

ZETA

RESIDENCE

Grand Finale
Serviced Apartment

Privileged lifestyle, perfect value

Presenting Zeta Residence – the final launch of One South that completes the whole integrated mixed development. The brand new series of contemporary serviced apartment is set within an enclave where urban lifestyle essentials are readily available at your doorstep. Exquisitely designed and affordably priced, be a part of this much-coveted community today, and it's now or never.





Chillax with a hearty meal and more

Everyone deserves a treat or two to get through the day. Zeta Residence can give you just that with its retail and F&B selections just downstairs.



Artist's Impression



Salient features

- 104 limited units
- Bungalow in the sky
- 4 units per floor served by 4 lifts with private lift lobby
- Air-conditioner provided for living area & all bedrooms
- Bathroom with built-in hot water system
- Bathroom fitted with mirror, towel hanger, basin counter top, shower screen & rain shower
- Visual intercom handset & digital lockset for main entrance
- 3-tier security with 24-hr CCTV surveillance
- Sky infinity pool, sky gym, putting green and many more



A quality home designed to impress



Privacy, totally yours

- Spacious private lift lobby for every unit
- An additional passenger lift for visitors
- Every unit comes without neighbouring unit attached





Modern facilities, everyday necessities

The sky-high tower offers each unit scenic views of the skyline. Take advantage of its signature levels on the 23rd, 24th and 25th floor, where a sky deck stretches out into the open skies. The facilities floor on level 7 is also abundantly loaded with modern facilities for your utmost living pleasure.

Artist's Impression



Artist's Impression

Facilities Plan

Level 7



Level 23 - 24



Level 25



Meditation garden

Artist's Impression

A lifestyle of many indulgences



Leisure pavilion

Artist's Impression

Top notch facilities

Level 7

1. Function room
2. Children playground
3. Nursery
4. Cafeteria
5. Multi purpose area
6. Water fountain
7. Laundry
8. Male prayer room
9. Female prayer room
10. Female toilet
11. Male toilet
12. Discussion room
13. Meeting rooms
14. Terrace
15. Lounge/dining area
16. Viewing area
17. Mini market
18. Salon
19. Multi purpose hall

Level 23 - 24

20. Sky lounge & BBQ area
21. Snooker & pool room
22. Putting green
23. Gymnasium/yoga room
24. Pool decking
25. Sunken sundeck
26. Female changing room
27. Wading pool
28. Infinity swimming pool
29. Spa pool
30. Male changing room

Level 25

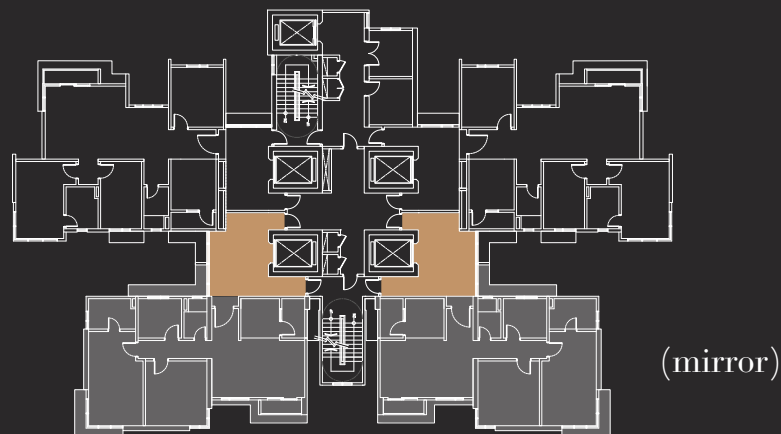
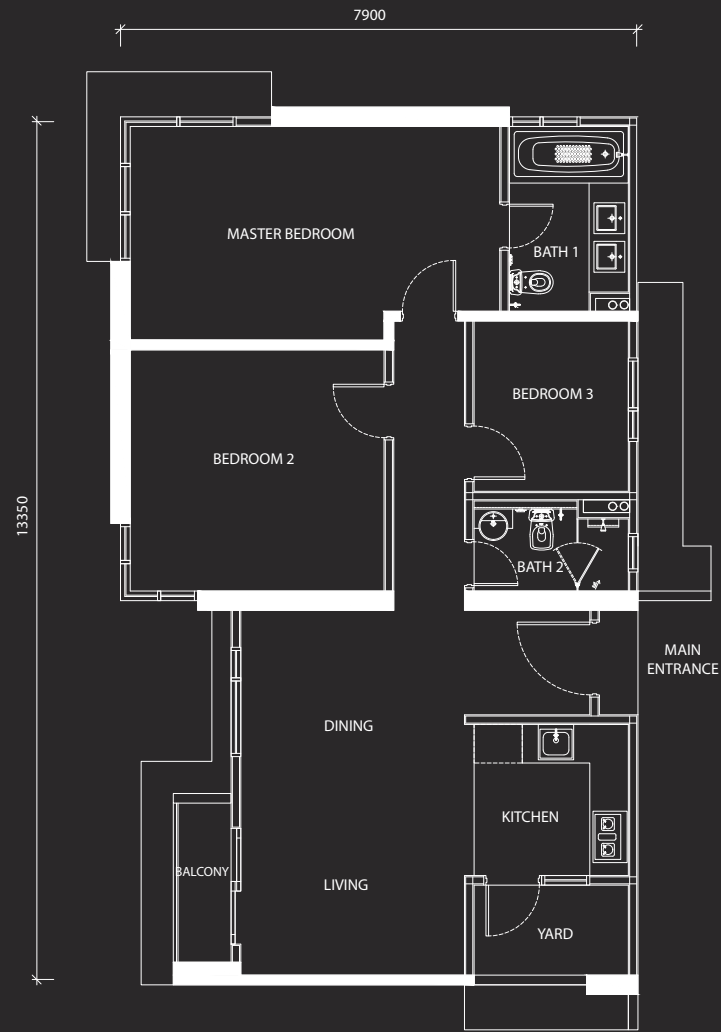
31. Meditation garden
32. Leisure pavilion



Floor Plans

Type A (1,055sf + Private Lift Lobby 250sf)

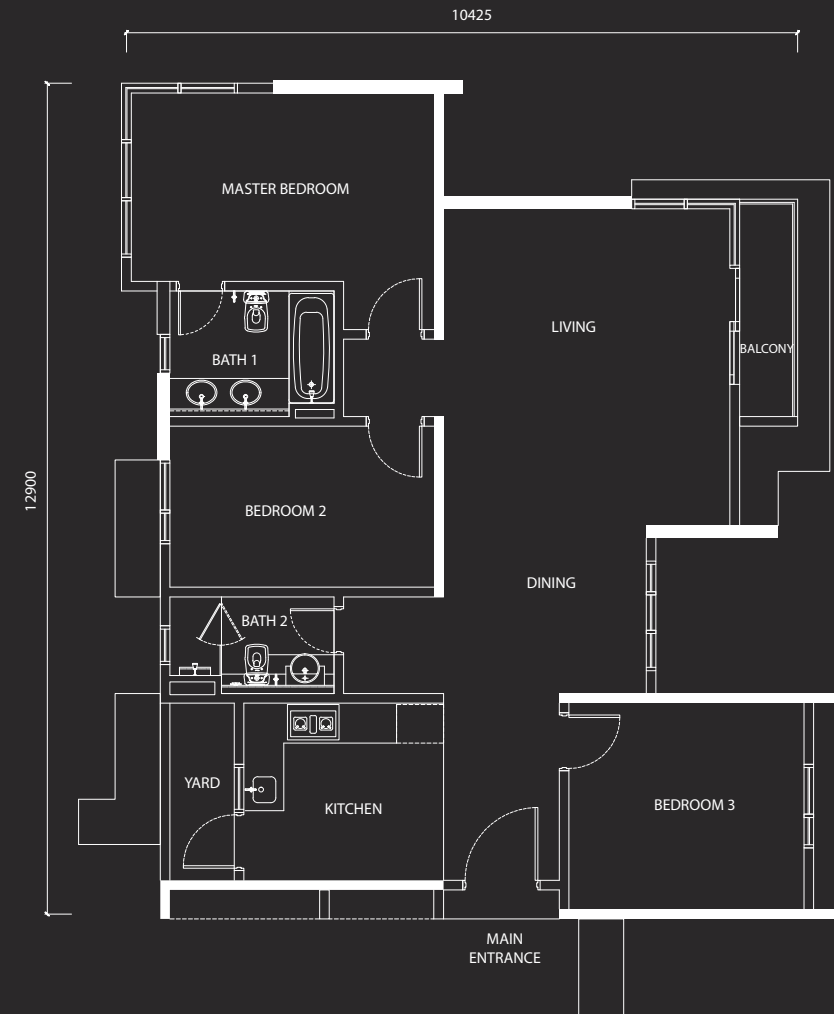
Type A(mirror) (1,055sf + Private Lift Lobby 245sf)



Private lift lobby

Type B (1,184sf + Private Lift Lobby 173sf)

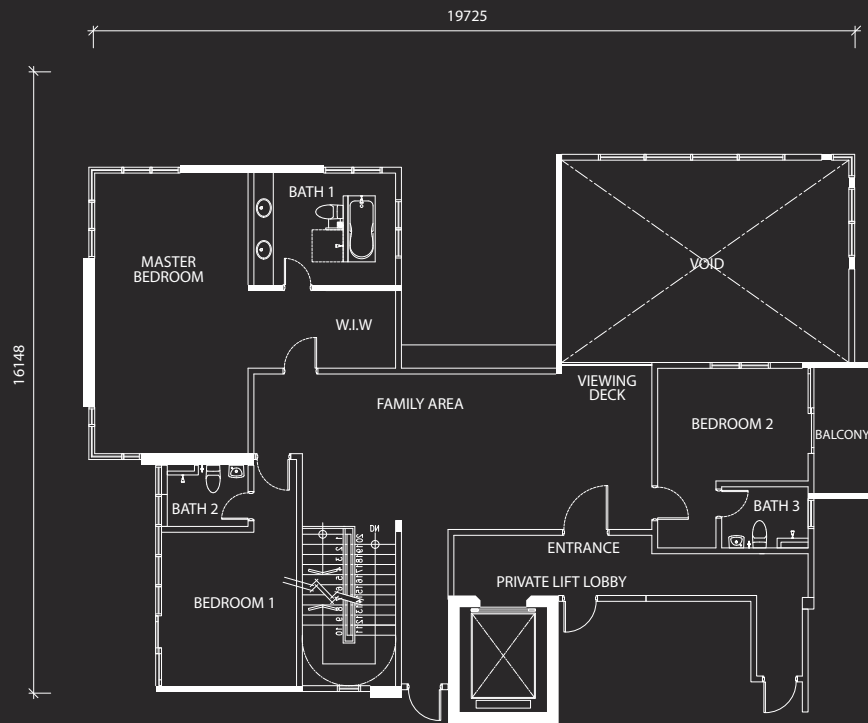
Type B(mirror) (1,184sf + Private Lift Lobby 196sf)



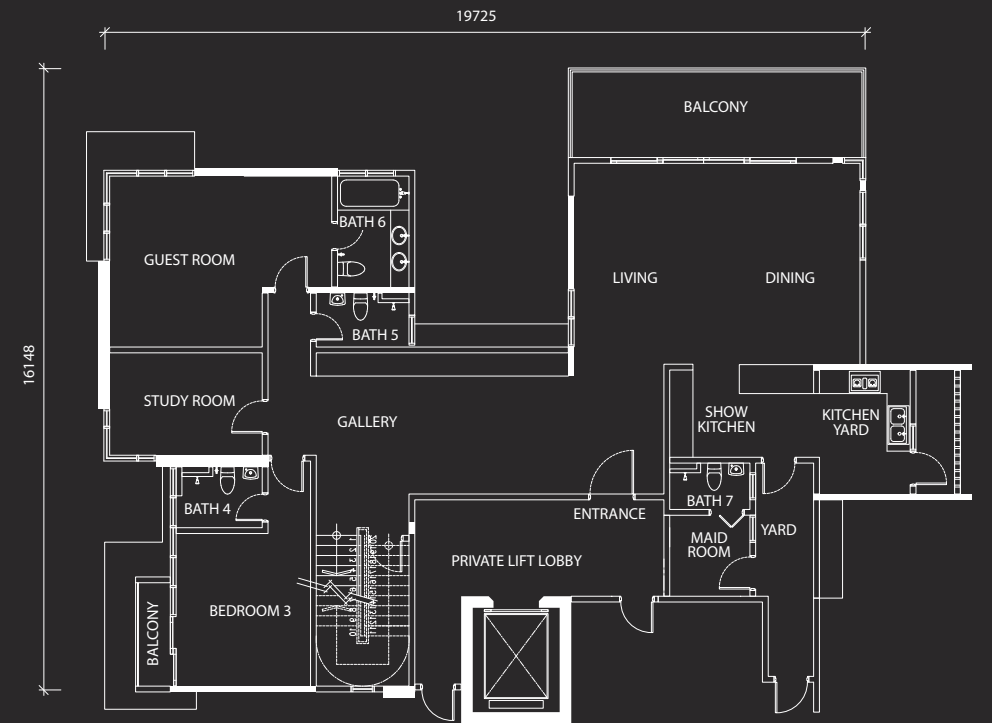
Private lift lobby



Upper Penthouse (1,625sf + Private Lift Lobby 175sf)
 Upper Penthouse(mirror) (1,625sf + Private Lift Lobby 170sf)



Lower Penthouse (2,247sf + Private Lift Lobby 232sf)
 Lower Penthouse(mirror) (2,247sf + Private Lift Lobby 225sf)



■ Private lift lobby



■ Private lift lobby



Specifications

STRUCTURE

Reinforced concrete frame

WALLS

Brick wall/Reinforced concrete

ROOFING

Reinforced concrete flat roof/Metal deck roof

CEILING

Skim coat/Plaster & paint

WINDOW

Powder coated aluminium window/Fixed glass panel

DOOR

Main entrance door - Fire rated timber door
Others - Timber flushed door

LOCKS

Quality locksets

FLOOR FINISH

Dining/Living - Porcelain tiles
Bedroom - Laminated timber
Kitchen - Porcelain tiles
Baths - Ceramic tiles
A/C ledge - Cement render
Private lift lobby - Ceramic tiles

WALL FINISH

Bathroom - Ceramic tiles to ceiling height
Kitchen - Ceramic tiles
External - Plaster & paint
Internal - Skim coat/Plaster & paint

SANITARY & PLUMBING

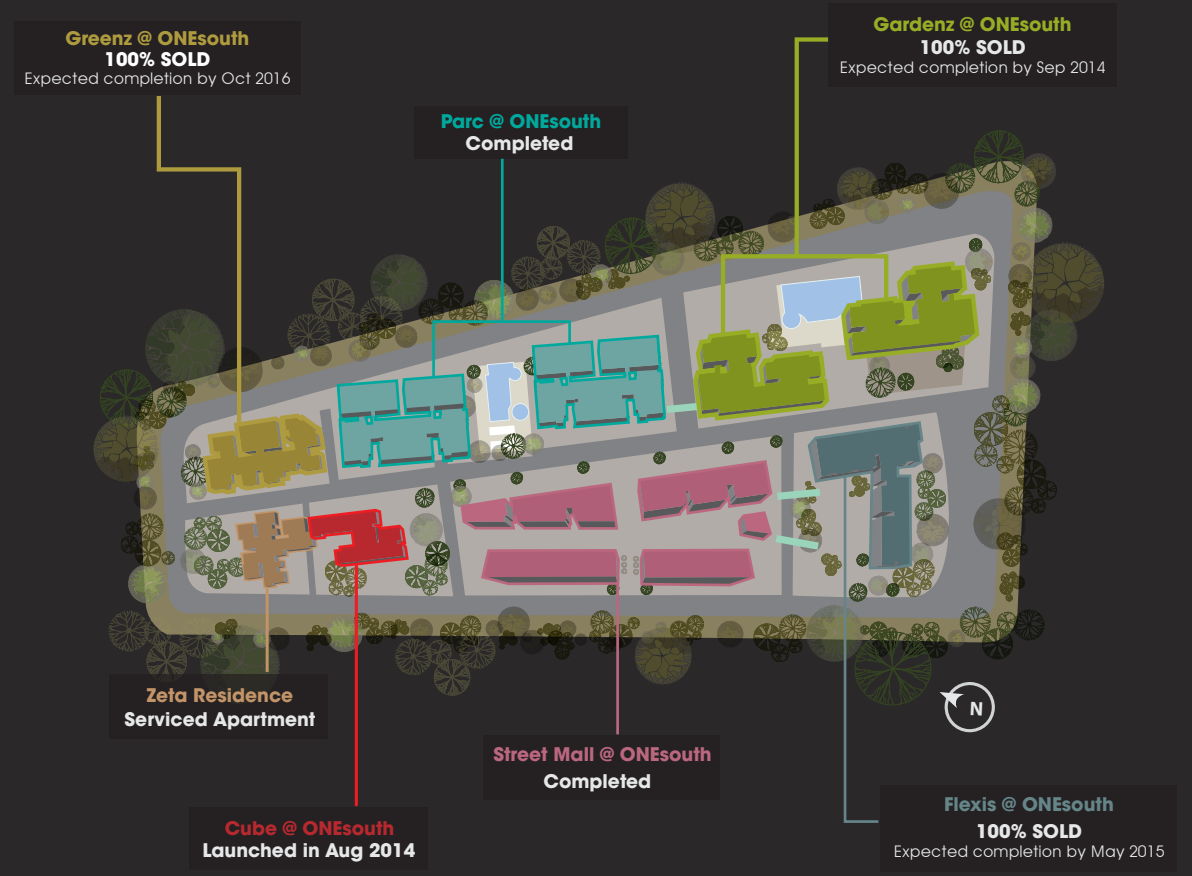
Quality sanitary wares and Fittings

ELECTRICAL INSTALLATION

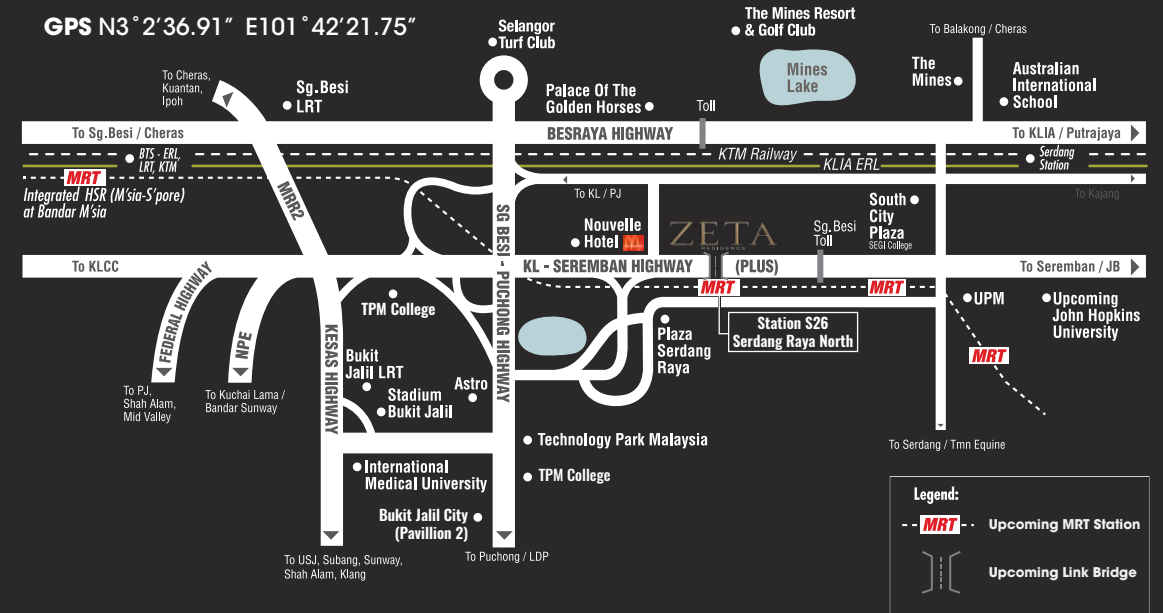
TYPE	A	B	Penthouse
Lighting Point	20	22	59
Ceiling Fan Point	5	5	9
13A Switch Socket Outlet	22	22	37
Air Conditioning Point	4	4	9
Water Heater Point	2	2	5
TV Point	3	3	4
Telephone/ Data Point	2	2	4
Door Bell Point	1	1	2
Visual Intercom Handset	1	1	2
Distribution Board	1	1	1
Fiber Wall Socket Point	1	1	1

An all-in-one modern central

Your home in the sky is within each reach to a wide selection of essentials and attractions. From edgy SOHOs, business establishments, personal indulgences, to retail outlets, Zeta Residence promises a vibrant environment, presenting you with the newest and most current and convenient of all. Indulge in the freedom to integrate your home, work, and leisure activities.



Great connectivity



- Direct access and exit to KL-Seremban highway and Persiaran Serdang Perdana. It is also well-connected via other major highways such as Besraya highway, Puchong-Sg Besi highway, KESAS, NPE, LDP, MRR 2, MEX, SILK, SKVE, Cheras-Kajang highway and Kajang-Seremban highway.
- Upcoming highways: SKIP, KIDEX and SUKE.
- Convenient commuting options with public transport such as bus service, LRT, KTM, bus terminal (TBS) nearby. The upcoming MRT line 2 services will also serve the area.

Comprehensive amenities within the vicinity

Shopping hotspots:

- The Mines Shopping Mall
- AEON Cheras Selatan
- AEON Big Bandar Tun Hussein Onn
- AEON Equine Park
- IOI Mall
- Mid Valley Megamall
- Sunway Pyramid
- IOI City Mall (Putrajaya)
- Upcoming Pavilion 2 (Bukit Jalil)
- Upcoming Paradigm Mall (OUG)

Healthcare facilities:

- Columbia Asia Medical Centre
- Perdana Medical Centre
- Hospital Serdang

Educational institutions:

- Australian International School
- International Medical University
- Alice Smith International School
- SEGI College
- Universiti Putra Malaysia
- Universiti Tenaga Nasional
- Upcoming Johns Hopkins University

Leisure and sport facilities:

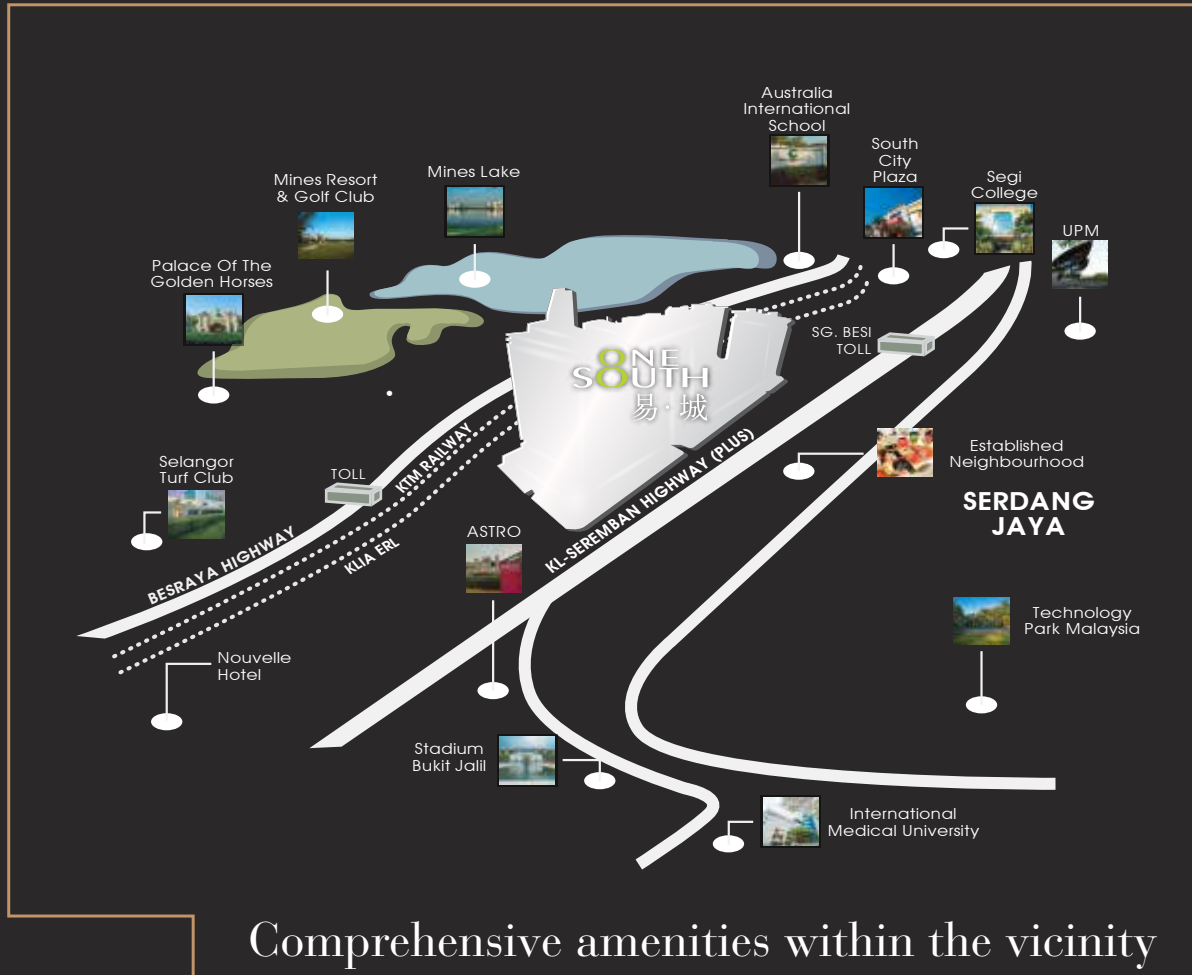
- Bukit Jalil Stadium
- The BSC Badminton Sports Club
- Technology Park Malaysia

Tourist spots:

- Malaysia Agro Exposition Park Serdang (MAEPS)
- Farm in the City at Seri Kembangan

A short driving distance away from the upcoming Bandar Malaysia by 1MDB at Sungai Besi – the designated terminal for the high speed rail (Malaysia-Singapore rail link service)*

*Source : The Star, 8-4-2014





A Signature Lifestyle Development by



Developer
Prop Park Sdn Bhd (70874-H)

One South Sales Gallery
D-G-3A, One South Street Mall, Jalan OS,
Taman Serdang Perdana, Seksyen 6,
43300 Seri Kembangan, Selangor.

Exclusive Marketing Agent



Lesen Pemaju: 11477-7/07-2016/0695(L) • Permit Iklan & Jualan: 11477-7/07-2016/0695(P) • Tempoh Sah: 17/07/2014 – 16/07/2016 • Bebanan Tanah: Public Bank Berhad • Pegangan Tanah: 99 Tahun (19 Oktober 2094) • Pihak Berkuasa: Majlis Perbandaran Subang Jaya • No. Rujukan Pelan Bangunan: MPSJ/BGN/600-1/10/4(BP7-6)(24) • Tarikh Dijangka Siap: Oktober 2017 • Harga (Min) RM151,575, (Max) RM2,901,618 • Jumlah Unit: 104 unit • Sekatan Kepentingan: Tanah yang diberi milik tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri.

