



BOULEVARD  
RESIDENCE  
DAMANSARA

*Reinventing the way  
you live*





# BOULEVARD RESIDENCE

D A M A N S A R A

Amidst the bustling city, there is still a place where  
exclusivity, modernity, tranquility and practicality  
intertwines harmoniously in a contemporary enclave  
with plush greenery to call home.





LOCATION MAP







Actual show unit.

“Family bonding, comfort and growth begin right here.”

As the saying goes, “Home is where it all begins.” Thus, the infrastructure of your home is designed to be spacious, contemporary and practical so that you can nurture family bonds and love in the comfort of your home.







A little “secret garden” sits majestically among the beautiful verdant landscape and awe-inspiring features.

## PROPOSED LANDSCAPE MASTERPLAN

### A Fusion Of Exciting Space

A series of interesting landscape iconic spaces that creates premium and art to the development.

- |                                 |                         |
|---------------------------------|-------------------------|
| 1. Lap Pool                     | 8. Meandering Pond      |
| 2. Jacuzzi Lounges              | 9. The Tropical Islands |
| 3. Jumping Jets and Splash Pool | 10. Aqua Pavillion      |
| 4. Green Cabanas                | 11. Stone Pavillion     |
| 5. Timber Gallery               | 12. Cloister            |
| 6. Children Playground          | 13. Water Feature       |
| 7. Maze Garden                  | 14. Gymnasium           |

#### Other Facilities:

- Reading Room
- Multipurpose Hall
- Sauna & Changing Room
- Kindergarten
- Prayer Room
- Barbeque Area







Dynamic landscaped spots for gatherings, BBQs, birthday bashes and parties.

## family

Be inspired by Mother's Nature in comfort of your own home.

The landscape at Boulevard Residence Damansara is designed to inspire life. Let your inspirations flow as you indulge in the beauty of nature.

Whether it is by the pool, at the chill out lounge, by the meandering koi pond, in the maze garden, at the playground or by the water features – stay inspired to live your dream life.

## exercise

Tranquil spots for your healthy lifestyle including yoga, pilates, gyms and swimming facilities.



## play

Specially designed playground to stimulate children's senses and growth.

## party

Play zone for the whole family to have fun, nurture bonds and grow as one.



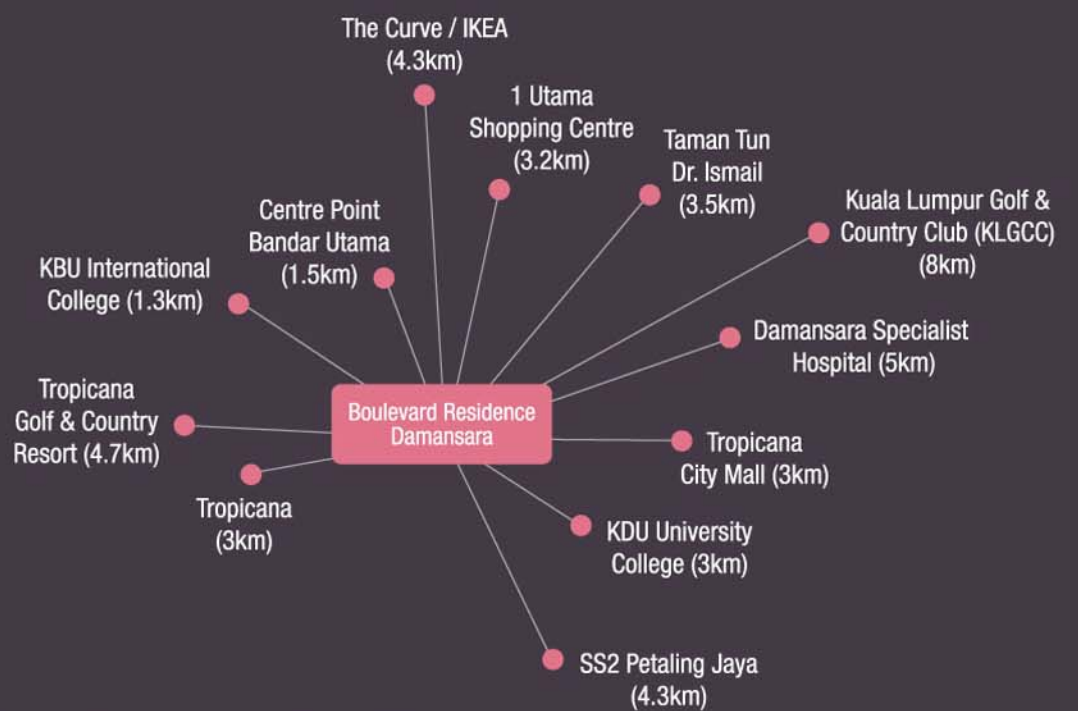




“Damansara is the most desirable home address for urban professionals and expatriates in Klang Valley.”

Boulevard Residence is not only located in an up-market neighborhood. It is strategically situated in the heart of most prime locations in Petaling Jaya. It spells exclusivity and convenience in many ways.

Surrounded by education institutions, shopping malls, golf courses, boutiques, cineplexes, bistros, restaurants and other entertainment hot-spots, your lifestyle takes on a new definition being in the centre of attractions. Best of all, your home is highly accessible through major roads and highways enabling you to travel with ease to do the things you love.





FLOOR PLAN



SPECIFICATIONS

STRUCTURE	Reinforced concrete frame
WALL	Brickwall / Reinforced concrete wall
ROOF	Concrete flat roof / Metal deck roof
CEILING	Skim coat / Board ceiling
WINDOWS	Powder coated aluminium framed glass window
DOORS	Timber door / Plywood flush door
IRONMONGERY	Quality locksets
FLOOR FINISHES	
Dining, Living, Kitchen, Bedrooms, Bathrooms, Balcony, Yard, Family Area, Powder & Maid's Room (Type C)	Ceramic / Porcelain / Homogenous
Air-cond Ledge	Cement Render
WALL FINISHES	
Internal	
Dining, Living, Bedrooms	Plaster and emulsion paint
Family Area & Maid's Room (Type C)	
Bathrooms, Powder Room (Type C)	Ceramic / Homogenous tiles to ceiling height
Kitchen	1.5m high ceramic tiles (selected area only)
External	Plaster and weather shield paint

SANITARY INSTALLATION	TYPE A	TYPE B	TYPE C
Kitchen Sink	1	1	2
Water Closet	2	2	5
Hand Basin	2	2	5
Shower Rose	2	2	4
Bidet	2	2	4

ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C
Lighting Point	13	15	30
13A Power Point	13	15	25
Fan Point	1	1	3
SMATV Point	1	2	3
Air-Cond Point	4	4	6
Telephone Point	1	1	2
Intercom Set	1	1	1
Door Bell Point	1	1	1

- ADDED FEATURES
- 3 Tiers security system - pedestrian & automatic vehicle barrier, CCTV surveillance, card access to car park lift lobby and lift car.
  - Air-cond refrigerant and drain pipe to living & bedrooms (all types), dining & family area (Type C) except maid's room.
  - Shower screen in master bathroom & fixed panel in other bathrooms (all types) except maid's bathroom (Type C).
  - Hot water supply for bathrooms (all types) and wet kitchen (Type C) except powder & maid's bathroom.
  - SMATV ready for Astro high definition connection.

\* The specifications is subjected to changes as may be required by the relevant Authorities and Developer's Architect.





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Developer / Proprietor : **SEACERA DEVELOPMENT SDN. BHD. (732507-K)**  
Developer's License : 11467-1/03-2016/350 • Validity: 23/03/2011 – 22/03/2016 • Advertising & Sales Permit No. : 11467-1/596/2012(03) • Validity : 28/03/2011 – 27/03/2012 • Approving Authority : Majlis Bandaraya Petaling Jaya • Building Plan Approval No. : MBPJ/120100/T/P10/1593/2010 Tenure : Leasehold 99 Years (Expiry : 06-05-2101) • Encumbrance : Bank Islam Malaysia Berhad • Total No. of Units : 300 units Condominium • Price : RM400,900.00 (Min) – RM1,317,480.00 (Max) • Expected Date of Completion : September 2014 • Restriction in Interest : The land shall not be transferred, leased or changed without prior approval by the State Authority. All illustrations and pictures are artist's impression only. The information contained herein is subject to change without notification and cannot form part of an offer to contract. All renderings are artist's impression only while every reasonable care is taken in providing this information, the developer cannot be liable for any variation. The items are subject to variations, modifications and substitution as may be recommended by the Company's Consultant and/or relevant Approving Authorities.