



THE VUE

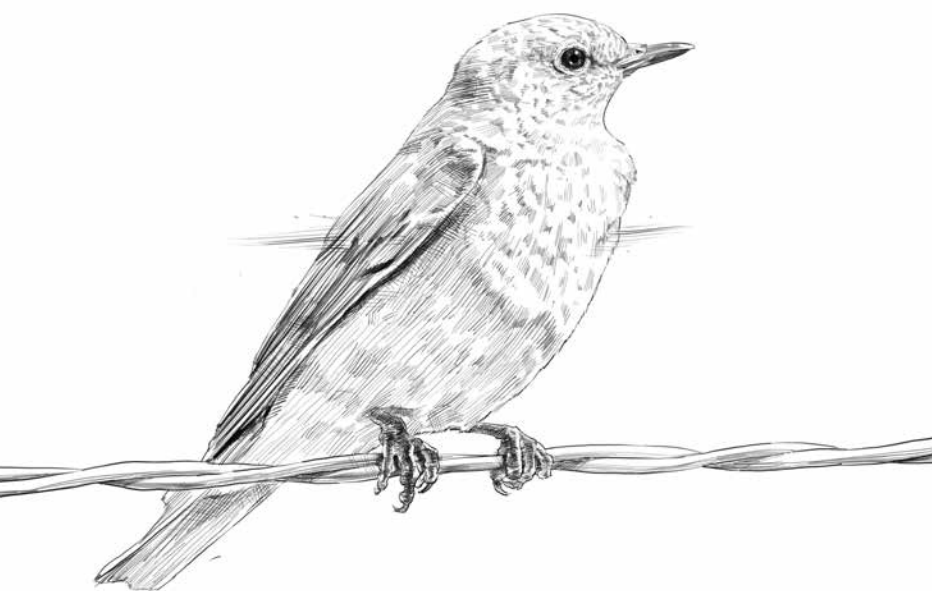
@ MONTEREZ

Amidst the leafy lined streets, you'll discover an inspiring, stimulating and varied lifestyle which will provide a new chapter in your life within the suburban charm of Shah Alam.

Prepare to take an compelling journey and discover a lifestyle which will change your views on 'condominium living' forever.



*A daily life in easy synergy with
our environment, right next to the
Monterey Golf & Country Club.*





**WARM AND WELCOMING LOBBY,
DESIGNED FOR THE UTMOST
RELAXING EXPERIENCE, PERFECT
HIDEAWAY AND FULLY “RIGHT AT HOME”.**

EVERGREEN STYLE

The Vue is an eleven and twelve-storey community, with a distinguished presence along a quiet streetscape on the high-point of the prestigious Monterez Golf & Country Club.

The landscaped courtyard integrates seamlessly with the streetscape and main entrance, opening up views and new experiences.

Strong architectural elements and a vibrant blend of natural factors, dwellers will be rewarded with invigorating, safe and inspiring living environment.



- SCHOOLS**
1. Subang National Primary School (Chinese) 2.4km
 2. REAL International and Private Schools 2.8km
 3. Sekolah Seri Cahaya 2.9km
 4. Sekolah Kebangsaan Subang 3.7km
 5. HELP International School 9.3km

- SHOPPING MALLS**
1. Pasaraya SEGI Freshmart 1.8km
 2. Star Avenue 6.3km
 3. Giant Hypermarket Shah Alam 8.3km
 4. AEON Shah Alam 9.6km
 5. Citta Mall 11.2km
 6. Tropicana Gardens Mall 12.2km

- MEDICAL CENTRES**
1. Ara Damansara Medical Centre 8.7km
 2. MSU Medical Centre 9.6km
 3. Putra Medical Centre Bukit Rahman Putra 15.2km
 4. Thomson Hospital Kota Damansara 17.9km

- GOLF COURSE**
1. Montere Golf & Country Club

- AIRPORT**
1. Sultan Abdul Aziz Shah Airport 8.2km

- PETROL STATION**
1. Petron 1.3km
 2. Shell 2.7km

- HIGHWAYS**
1. Guthrie Corridor Expressway toll 3.7km
 2. Jalan Lapangan Terbang Subang 5.3km
 3. DASH Denai Alam Toll 5.3km
 4. Jalan Sg Buloh 5.8km
 5. Federal Highway 9.7km
 6. NKVE Subang Toll 12.6km

LIVE LOCAL

The Vue is close to many attractions which make life comfortable, exciting and rewarding, and ensure its long-term value complimented by an 18-hole golf course suitable for amateurs and professionals, schools, medical centres, independent retailers selling their home-made goodness; life is ready for the taking.

Welcome to the neighbourhood.





BEAUTIFUL AT EVERY SCALE

Commanding the admiration as a future landmark, The Vue offers views of every facets, from the surrounding lush valley landscape to the 18-hole golf course and the distant escarpment.

LAND

8.725 acres

3 TOWERS

Tower A, Tower B, Tower C

SIZES

1173 sf, 1280 sf, 1292 sf, 1507 sf

TOTAL UNITS

436 units



Artist Impression

AN ALLURING COLLECTION OF GARDENS, RELAXING PODS AND ACTIVATION SPOTS

To deliver truly liveable spaces, our approach is to engage with fields of design through collaboration between Malaysia’s accomplished architect and landscape consultant that share our belief in refined simplicity and curated lifestyles.

Dotted with lush, pocket-sized gardens, it is the perfect place to entertain guests, prepare a barbecue and share a drink on the plush lounges.



Residents will form a genuine community, one where neighbours connect – We’re aiming for back-to-basics conversation and cooperation in future-focused, proactive communal spaces.

FACILITIES PLAN
Ground Floor



Ground Floor

- | | | |
|----------------------------|---------------------|-------------------------|
| 1 Garden Terrace | 11 Outdoor Shower | 21 Garden Courtyard |
| 2 Jungle Walk | 12 Sundek | 22 Children Playpool |
| 3 Garden Stairs | 13 Shallow Wet Deck | 23 Floating Garden |
| 4 Meditative Garden | 14 Main Lap Pool | 24 Garden Ramp |
| 5 Reflexology Pathway | 15 Jacuzzi | 25 Toddler’s Playground |
| 6 Trellis Garden | 16 BBQ Terrace | 26 Nursery |
| 7 Badminton / Takraw Court | 17 Tai Chi Lawn | 27 Gymnasium |
| 8 Children Playground | 18 Garden Daybed | |
| 9 Outdoor Fitness | 19 Leisure Deck | |
| 10 Covered Walkway | 20 Garden Deck | |

Lower Ground Floor

- | |
|----------------------|
| 28 Chillax Garden |
| 29 Multipurpose Hall |
| 30 Reading Room |
| 31 Gymnasium |
| 32 Surau |
| 33 Management Office |
| 34 Laundry |
| 35 Kiosk |

FACILITIES PLAN
Lower Ground Floor





YOUR ACTIVE ZONE OR PEACEFUL ESCAPE

From an invigorating swim or sweating it out at the gym with a flanking view of the infinity pool, expect a multitude of separate spaces for you to unwind.



Stay productive and active at your own pace.





Artist Impression



There's a dedicated play space for families, large expanses of lawn to maximise the sunlight and the views, and frequent seating.



ENABLING A BETTER QUALITY OF LIFE OUTDOORS

The Vue offers no shortage of outdoor areas, playgrounds, walking and cycling paths, children's play pool and other well thought facilities for you and your family's enjoyment.





FIND BALANCE IN A SUBLIME NATURAL LANDSCAPE

Along with all the luxuries of contemporary living, you can just as easily get away from it all and step into nature. Secluded tranquility for yoga and tai chi with comfort that only grows with time, offering a perfect resort style living. This is the ultimate escape, one you call home.



Community happens in smaller environments. With no more than twelve neighbours per floor – it's good to know who you're living with so lobbies feel like an extension of the home and somewhere that neighbours easily connect.





RETREAT TO YOUR HOME WITH A VIEW

Smartly-designed four-bedroom homes offer relaxed comfort and uninterrupted views that stretch out in every direction afforded by the building's unique site.

The Vue has gone well beyond incorporating simply the latest clean-lined designs. Beyond the technical innovation, each residence is part of a sophisticated concept enables sustainability, energy conservation and liveability.





SPACIOUS QUALITY

Space planning are key for The Vue, with bedrooms designed as sanctuaries of peace allowing a perfect environment to unwind and recharge.

A colour palette has been carefully chosen to enhance the interior while allowing personal touches.



Artist Impression

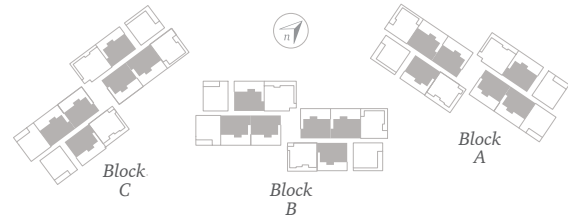
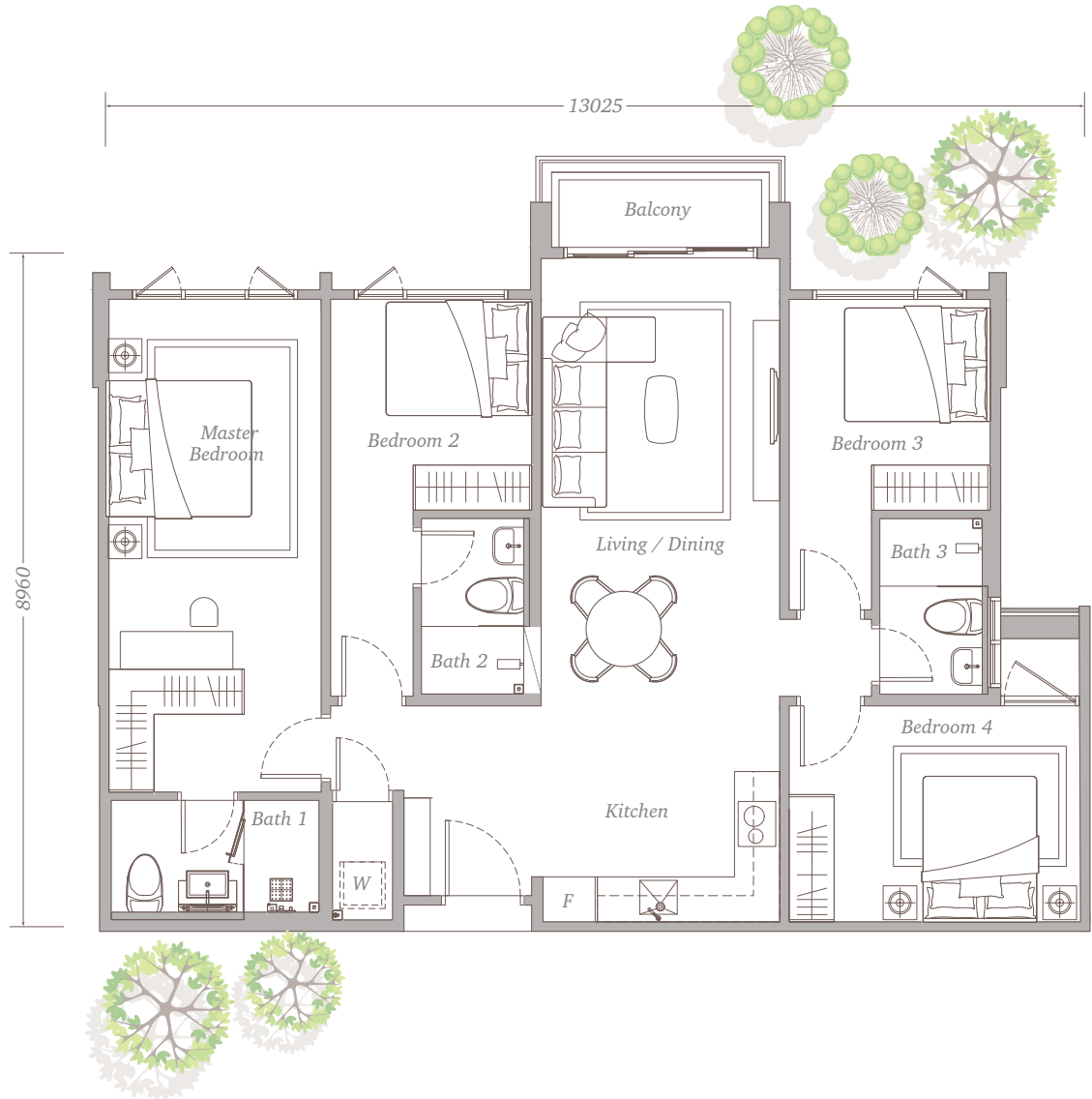
Contemporary in form to complement the aspirations of modern lifestyle.



Artist Impression

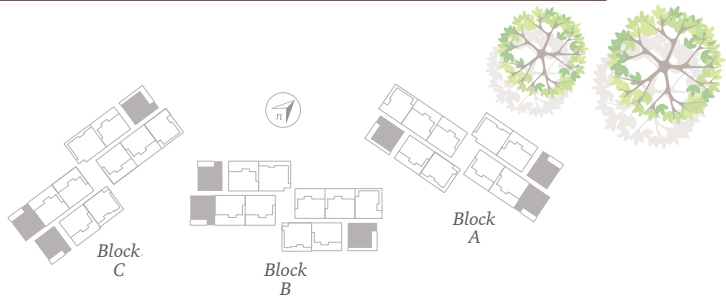
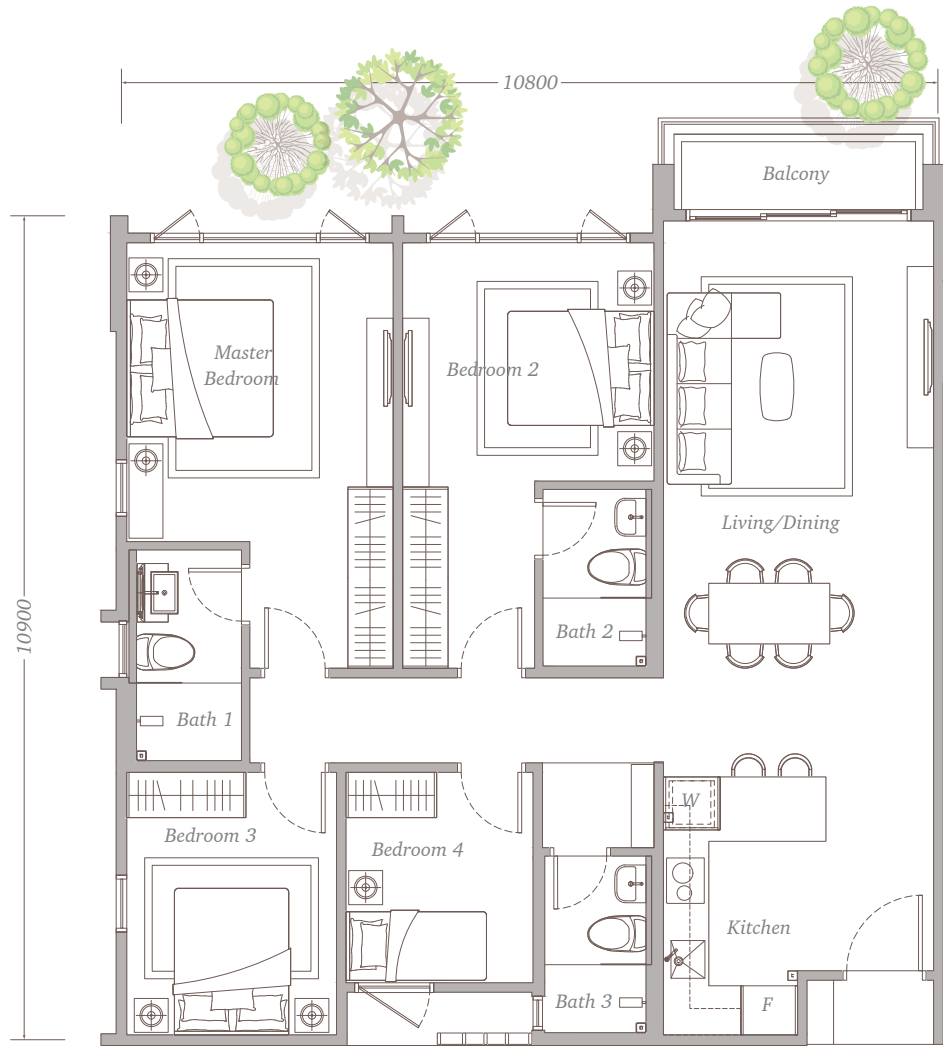
TYPE A

1,173 sq ft



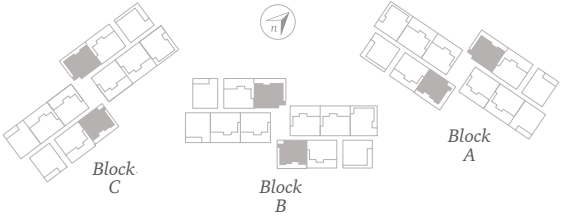
TYPE B

1,292 sq ft



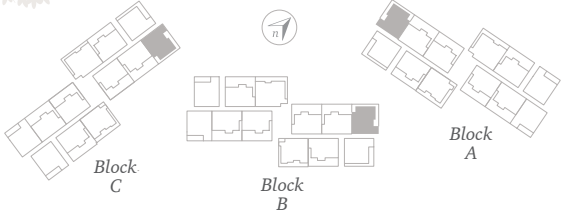
TYPE C

1,507 sq ft



TYPE D

1,280 sq ft



STRUCTURE	Reinforced concrete framework and concrete wall
WALL	Cement sand brick and concrete wall
ROOF COVERING	Reinforced concrete
ROOF FRAMING	Reinforced concrete
CEILING	Skim coat / fibrous plaster ceiling* (*where applicable)
WINDOWS	Aluminium framed
DOORS	Main entrance - Timber fire door Bedrooms & Bathrooms - Timber flush door Others - Timber flush door / Aluminum framed swing / sliding door* with glass panel (*where applicable)
IRONMONGERY	Selected quality locksets
WALL FINISHES	
Internal/ External Kitchen	Plaster with paint Plaster with paint / Porcelain tiles*/ Ceramic tiles* (*where applicable)
Bathrooms	Plaster with paint / Porcelain tiles*/ Ceramic tiles* (*where applicable)
Others	Mirror* (*where applicable) Plaster with paint
FLOOR FINISHES	
Living & Dining	SPC* / Vinyl flooring* (*where applicable)
Kitchen	SPC* / Vinyl flooring* (*where applicable)
Bedrooms	SPC* / Vinyl flooring* (*where applicable)
Bathrooms	Porcelain tiles* / Ceramic tiles* (*where applicable)
Others	Porcelain tiles* / Ceramic tiles*/ Cement render* (*where applicable)
SANITARY AND PLUMBING FITTINGS	Selected quality sanitary wares and fittings
INTERNAL TELEPHONE TRUNKING AND CABLING	Fibre wall socket
FENCING	Cement sand brick* / M.S. railing* (*where applicable)

*The information contained herein is subject to change as maybe required by local authorities and developer's Architect.

BUILDING SPECIFICATIONS

DEVELOPER LICENSE NO 11255-4/10-2017/02355 (L) VALIDITY PERIOD 28/10/2016 - 27/10/2017 ADVERTISING & SALES PERMIT 11255-4/10-2017/02355 (P) VALIDITY PERIOD 28/10/2016 - 27/10/2017 APPROVING AUTHORITY Dewan Bandaraya Kuala Lumpur (DBKL) APPROVAL BUILDING PLAN (22) dlm. BP U2 OSC 2016 1261 EXPECTED DATE OF COMPLETION Sept 2020 LAND TENURE Leasehold (27/6/2115) LAND ENCUMBRANCES Amlslamic Bank Berhad TOTAL UNITS 600 units UNSOLD UNITS 600 units MIN. PRICE RM664,000.00 MAX. PRICE RM1,125,000.00 BUILT-UP AREAS 635sf - 2018sf DISCOUNT FOR BUMIPUTRA 5%

All information contained herein is subject to change without notification as may require by the relevant authorities or developer's consultant. All measurements are approximate and all renderings contained in this advertisement are artist's impression only. Every care has been taken in providing this information, the developer cannot be held liable for any variations.

