

FREEHOLD

KL48

2 KM
MERDEKA 118

3.1 KM
KL TOWER

3.7 KM
KLCC

2.8 KM
TRX

Anything
&
Everything

A M TO P M



THE
VIBRANT
CITY HOME
THAT
HAS IT ALL



Welcome to KL48, the ultimate address for modern urban living in Kuala Lumpur. Nestled within the city's vibrant districts, this Transit-Adjacent Development (TAD) offers unfettered access to major public transport routes and lifestyle amenities. With a free shuttle service, 3-tiered security, and just 500 metres from the LRT station, residents can enjoy a luxury experience in the most connected location. Come and experience the true essence of city living at KL48 today.



THE LEADING
ADDRESS IN KL



WELL
CONNECTED



3-TIERED
SECURITY



500M TO
LRT STATION



FREE
SHUTTLE SERVICE



Artist's Illustration Only

THE BARGAIN OF A LIFETIME

Take advantage of an affordable urban home built by a reputable developer.

**FACILITIES PLAN
LEVEL 8
8 樓設施圖**



- | | | |
|-------------------|----------------------|----------------------------|
| 1 Pavilion | 8 Water Lounge | 15 Changing Room |
| 2 Pool Deck | 9 Outdoor Shower | 16 Gymnasium |
| 3 Jacuzzi | 10 Multipurpose Hall | 17 Indoor Game Room |
| 4 Kids' Pool | 11 Playground | 18 Computer & Reading Room |
| 5 Yoga Deck | 12 Mini Trampoline | 19 Meeting Room |
| 6 Seating Alcoves | 13 BBQ Area | 20 Green Deck |
| 7 Outdoor Gym | 14 Swimming Pool | |



**INDULGE IN
EXCELLENT
ESCAPADES**

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Thrive in the city centre of KL's premier address and hotspot with boundless access to a variety of trendy and great dining, entertainment, and shopping experiences. There's never a dull moment for residents at KL48.



**CITY
LIFESTYLES**



**NEARBY
AMENITIES**



**INFINITY
POOL**



SKY FACILITIES
(SKY GYM & SKY LOUNGE
@ LEVEL 46 & 47)



**VERSATILE
LAYOUTS**
(2 AND 3 BEDROOMS)



Elevate your lifestyle with stunning panoramic views of the city skyline while you workout at the Sky Gym and unwind in style at the sophisticated Sky Lounge with refreshing beverages.



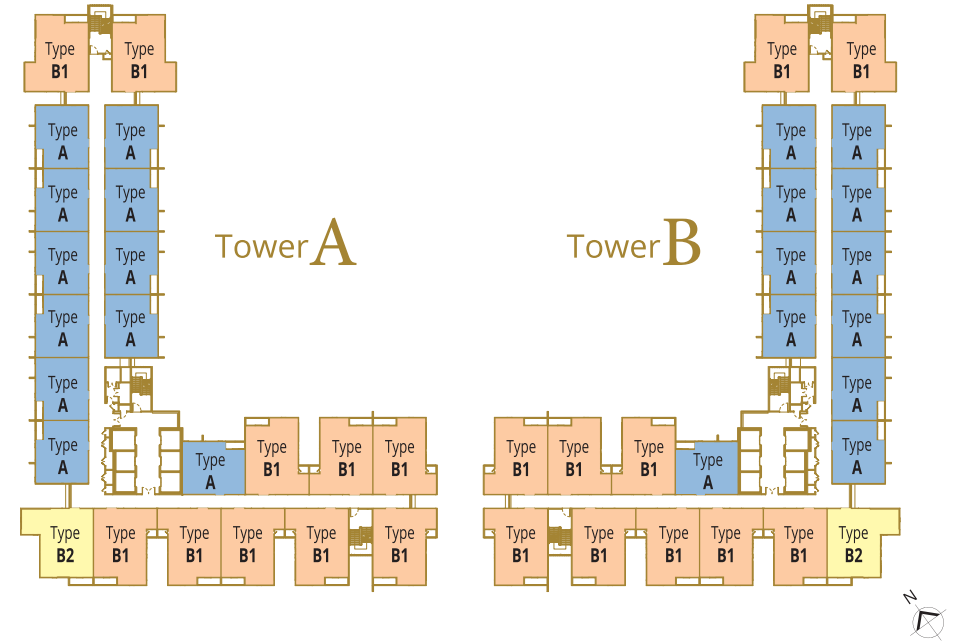
CHIC & COSY SUITES

Move-in Condition

Every residence is meticulously designed with aesthetically pleasing layouts that allow maximum space utilization.



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Type **A**

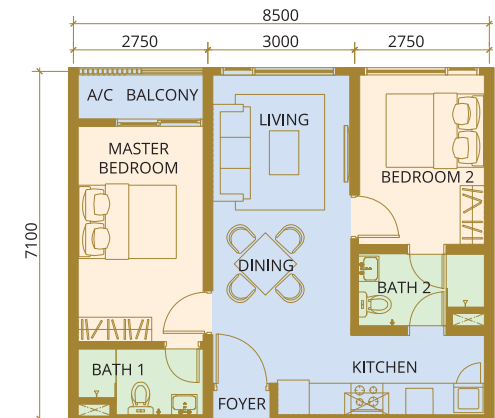
650 sq.ft.
Approx.
60 sqm.

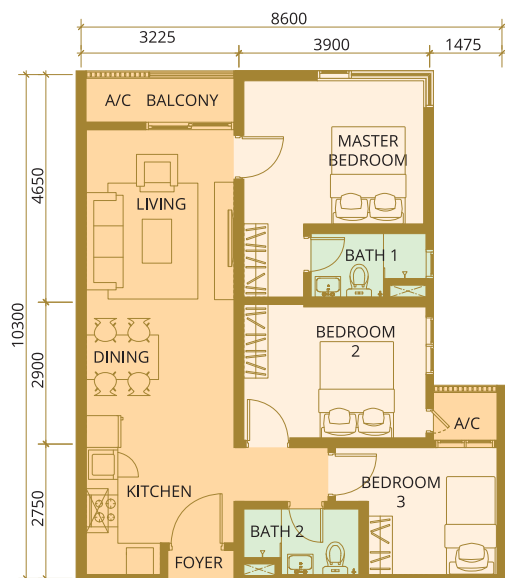


2 BEDROOMS



2 BATHROOMS





Type B1

850 sq.ft.

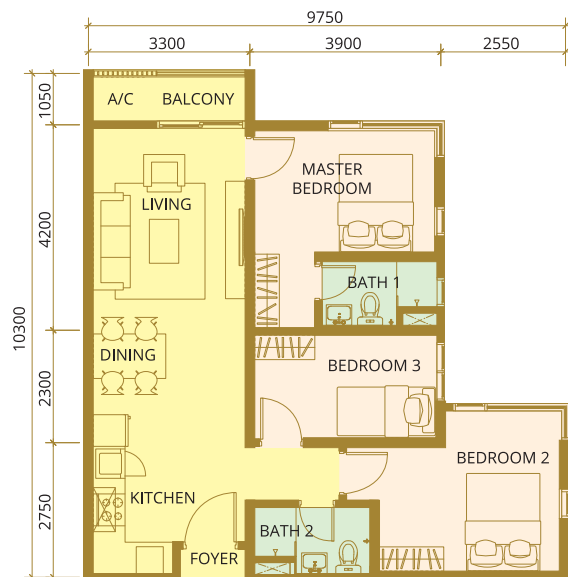
Approx.
79 sqm.



3 BEDROOMS



2 BATHROOMS



Type B2

850 sq.ft.

Approx.
79 sqm.



3 BEDROOMS



2 BATHROOMS

SPECIFICATIONS 交樓規格

STRUCTURE	Reinforced Concrete Frame / Shear Wall		
WALL	Reinforced Concrete Frame / Shear Wall / Brick Wall / Precast Concrete Panel		
ROOF	Reinforced Concrete Slab		
CEILING	Skim Coat & Paint / Fibrous Plaster & Paint		
WINDOWS	Aluminium Frame Glass Panel		
DOOR	Fire Rated Door / Timber Flush Door / Aluminium Sliding Glass Door		
IRONMONGERY	Selected Lock Set		
WALL FINISHES	General Kitchen Bathrooms	Skim Coat / Cement & Sand Plaster Selected Tiles Between Top and Bottom Cabinet Selected Tiles Up To Ceiling Height	
FLOOR FINISHES	Living / Dining / Kitchen / Foyer Bedrooms Bathrooms Balcony / AC Ledge	Selected Tiles Selected Tiles Selected Tiles Selected Tiles / Cement Render	
PAINTING	External Internal	Weather Resistant Paint Emulsion Paint	
SANITARY FITTINGS	Type A	Type B1	Type B2
Water Closet	2 Nos.	2 Nos.	2 Nos.
Hand Wash Basin	2 Nos.	2 Nos.	2 Nos.
Tissue Holder	2 Nos.	2 Nos.	2 Nos.
Basin Tap	2 Nos.	2 Nos.	2 Nos.
Shower Tap	2 Nos.	2 Nos.	2 Nos.
Bib Tap	3 Nos.	3 Nos.	3 Nos.
Sink Tap	1 No.	1 No.	1 No.
Kitchen Sink	1 No.	1 No.	1 No.
ELECTRICAL INSTALLATIONS			
Lighting Point	11 Nos.	13 Nos.	13 Nos.
Ceiling Fan Point	1 No.	1 No.	1 No.
Air Conditioner Point	3 Nos.	4 Nos.	4 Nos.
13A Socket Point	11 Nos.	13 Nos.	13 Nos.
15A Socket Point	1 No.	1 No.	1 No.
SMATV Point	1 No.	1 No.	1 No.
Water Heater Point	2 Nos.	2 Nos.	2 Nos.
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING			
Fiber Wall Socket	1 No.	1 No.	1 No.

Note: The Vendor shall at its own cost and expenses install or construct all of the items listed above in accordance to the description out save for the item or items marked with and which may be deleted if not applicable.



THE CENTRE POINT OF ACTIVITY & ACCESSIBILITY



LEISURE & RECREATION

- 3.1km KL Tower
- 5.1km KL Forest Eco Park
- 6.2km Royal Selangor Golf Club
- 6.9km KL Bird Park
- 7.3km Perdana Botanical Garden

PUBLIC TRANSPORTATION

- 0.5km LRT Chan Sow Lin
- 0.5km MRT Chan Sow Lin
- 2.7km MRT Bandar Malaysia North (Proposed)
- 4.5km MRT Bandar Malaysia South (Proposed)

COMMERCIAL CENTRES

- 0.5km Southgate Commercial Centre
- 1.4km Fraser Business Park
- 4.4km Tun Razak Exchange (TRX)

ACCESS POINTS

- Cheras Highway
- Kuala Lumpur Middle Ring Road 2 (MRR2)
- East-West Link Expressway
- Kajang-Seremban Highway
- Sungai Besi Expressway
- Kajang Dispersal Link Expressway (Kajang SILK Highway)
- Cheras-Kajang Expressway

EDUCATION

- 1.1km Chung Kwo (Chinese) Primary School
- 1.5km Tsun Jin High School
- 3.6km Alice Smith School
- 3.7km Confucian Private Secondary School
- 4.1km Taylor's International School

HEALTHCARE

- 1.8km Sunway Medical Centre Velocity (SMCV)
- 3.5km Prince Court Medical Centre
- 4.3km Tung Shin Hospital
- 5.5km National Heart Institute (IJN)

SHOPPING

- 2.0km IKEA Cheras
- 2.0km Sunway Velocity Mall
- 2.6km AEON Taman Maluri Shopping Centre
- 4.2km Pavilion Kuala Lumpur
- 5.5km Suria KLCC

ef **BCM Holdings Sdn Bhd**
(A member of EcoFirst Consolidated Berhad)

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KL48 Sales Gallery
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 Chan Sow Lin, 57100 Kuala Lumpur,
 Wilayah Persekutuan Kuala Lumpur


KL48 Sales Gallery

1300 22 4848
www.kl48.com.my

No Lesen Pemaju: 30031/03-2027/0030(N) • Tempoh Sah: 31/03/2022 – 30/03/2027 • No Permit Iklan: 30031-1/02-2026/0208(N)-(S) • Tempoh Sah: 28/02/2023 – 27/02/2026 • Pemaju: BCM Holdings Sdn. Bhd. 199701021004 (436501-W) No.A-19, Menara Allianz Sentral, 203 Jalan Tun Sambanthan, KL Sentral, 50470 Kuala Lumpur, Malaysia • Tel: 603 2725 1888 • Pegangan Tanah: Kekal • Gadaian Tanah: Ambank Islamic Berhad • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No Kelulusan Pelan Bangunan: BP S1 OSC 2022 0044 • Bilangan: 1,700 unit (Pangsapuri Servis) • Jumlah Unit Blok A: 850 unit • Harga (Blok A): RM505,800.00 (Min) – RM793,600 (Mak) • Jumlah Unit Blok B: 850 unit • Harga (Blok B): RM503,800.00 (Min) – RM RM794,800 (Mak) • Luas Binaan Anggaran: 650 kps (Approx. 60 sqm.) & 850 kps (Approx. 79 sqm.) • Bil. Parkir: 1 Atau 2 • Tarikh Dijangka Siap: Q2 2027 • Bumiputera Diskaun: 5% • Sekatan Kepentingan: Tiada

"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"

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