



## No Ordinary *Place*

Damansara Heights  
An address you want to own forever.  
You want to hold it for your next generation.  
And the next generation.

“ Damansara Heights  
is one of the World Top 10  
Coolest Neighbourhoods  
in 2017 ”  
- Lonely Planet

Set on Kuala Lumpur's tree-lined precincts and nearby Lake Garden, Damansara Fifty6 offers a unique location with Bukit Tunku, Kenny Hill, Bangsar and Damansara Heights as its distinguished neighbours. The KL Golden Triangle is only minutes' drive away. 56 exclusive condominiums with minimum 3 bedrooms, 2 bathrooms and a powder room, all featuring Malaysian inspired interiors and bespoke design.

*Exclusive · Bespoke · Tranquility*



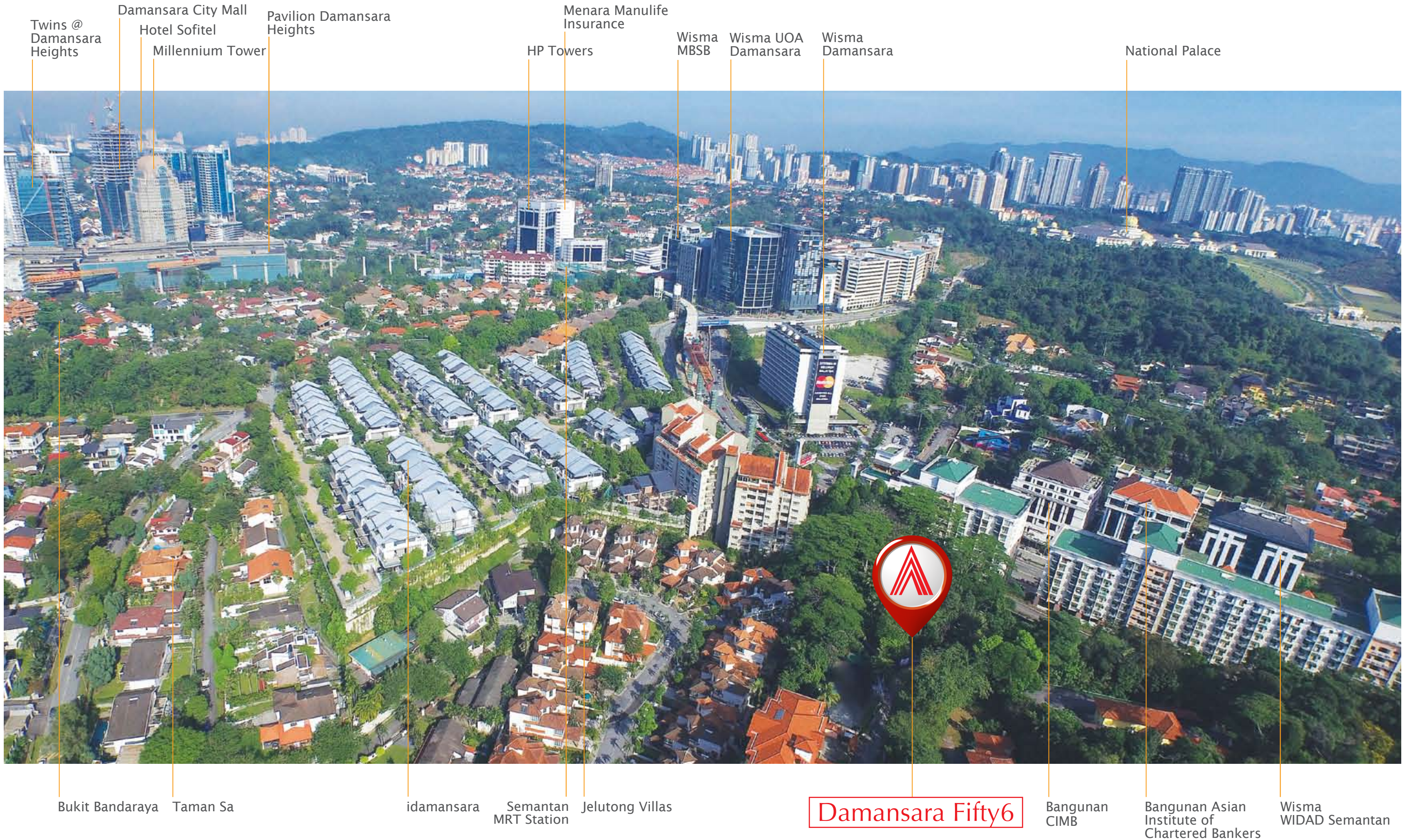
## *No Ordinary Place*

Damansara Fifty6, a private low density sanctuary nestled in the tranquility of Damansara Heights, promises a luxury lifestyle living at its best.





# No Ordinary Location



Twins @ Damansara Heights

Damansara City Mall

Hotel Sofitel

Millennium Tower

Pavilion Damansara Heights

HP Towers

Menara Manulife Insurance

Wisma MBSB

Wisma UOA Damansara

Wisma Damansara

National Palace

Bukit Bandaraya

Taman Sa

idamansara

Semantan MRT Station

Jelutong Villas

Damansara Fifty6




Bangunan CIMB

Bangunan Asian Institute of Chartered Bankers

Wisma WIDAD Semantan



# Drive Explore Discover

-  LRT Station
-  MRT Station
-  Shopping Centre
-  Parks & Recreation
-  University & College
-  Medical Centre
-  Sales Gallery  
@ 10 Semantan Kuala Lumpur

## LRT & MRT Stations

- Semantan
- Pusat Bandar Damansara
- KL Sentral
- Bangsar

## Shopping

- Damansara City Mall
- Bangsar Shopping Mall
- Bangsar Village
- Nu Sentral
- Mid Valley Megamall

## Medical Centre

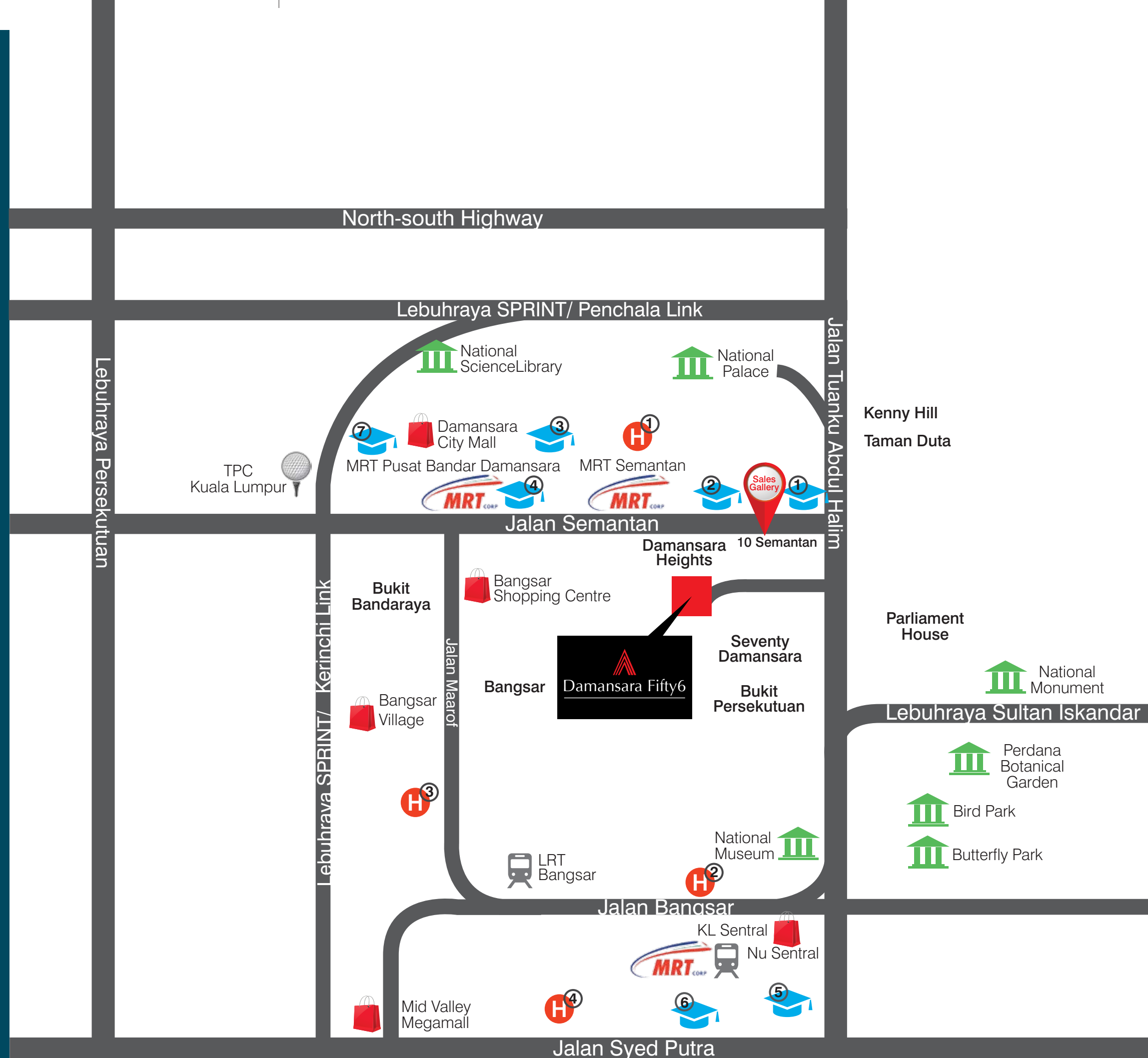
- ① Kuala Lumpur Sports Medicine Centre
- ② Bangsar Medical Centre
- ③ Pantai Hospital KL
- ④ IHEAL Medical Centre

## Parks & Recreation

- Perdana Botanical Garden
- KL Bird Park
- KL Butterfly Park
- National Planetarium
- National Monument
- National Museum
- National Palace
- National Science Centre Library
- TPC Kuala Lumpur

## Universities & Colleges

- ① ELM Bussiness School
- ② HELP University
- ③ Cempaka International School
- ④ HELP Academy
- ⑤ Brickfields Asia College KL
- ⑥ GlobalNxt University
- ⑦ University Malaya



Kenny Hill  
Taman Duta

Parliament  
House

Lebuhraya Sultan Iskandar

Perdana  
Botanical  
Garden

Bird Park

Butterfly Park

Jalan Syed Putra



# No Ordinary *Address*

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## *🌿* The Perfect Address

Situated in a much sought after neighbourhood in Kuala Lumpur, its address enjoys the best of both worlds in a low density sanctuary and yet easily accessible from all parts of Kuala Lumpur.



## *🌿* Rich & Famous Precinct

A location highly favoured by the affluent Malaysians and expatriates. Nestled within the greeneries and the private enclaves of Damansara Heights, Bukit Tunku, Kenny Hill and Bangsar, where the rich and famous reside in their beautifully designed mansions, bungalows and high end condominiums.

*Exclusive*





# No Ordinary *Neighbourhood*

## *Education Precinct*

The country's No.1 ranking university, University Malaya, HELP University and HELP Academy are within driving distance including established private schools of Garden International School, Mont Kiara International School and Cempaka International School.



*Shopping Mall*



*Cafeteria*

## *Shopping Precinct*

Popular shopping malls in the locality include Bangsar Shopping Centre, Bangsar Village, Midvalley Megamall, the Gardens, Publika and the upcoming of Pavilion Damansara Heights, a mixed development which is slated for completion after 2020.

# *Bespoke*



*University*



*Wisma UOA*

## *Office Precinct*

With more than 23 corporate office towers nearby offering more than 4.3 million sq ft of quality office space, Damansara Heights is currently home to many multinational corporations like Manulife Insurance Bhd, JTI Malaysia, Fleishman Hillard, HSBC, Hewlett Packard, Ogilvy & Mather and Caltex. Demand for high end residential homes has always been consistent, be it for sale or for rental.



*Restaurants*



# No Ordinary Lifestyle

## Medical Precinct

The world class Pantai Medical Centre owned by IHH, the top 3 healthcare group in the world, the Kuala Lumpur Sports Medicine Centre and the National Heart Institute (IJN) are all within close proximity to cater to any medical needs.



Medical Centre



## Parks & Recreation

### The Largest Green Space in Kuala Lumpur Perdana Botanical Garden

Perdana Botanical Gardens (popularly known as Lake Garden) covers over an expansive 220 acres of wide-open spaces, water features and lakes, walking, jogging and cycling tracks and abundance of greenery. Since it was first established, it has been Kuala Lumpur's favourite park for recreation, relaxation and sport. Its surrounding is planted with a collection of tropical plants and trees whilst its well maintained garden itself boasts of a pleasant botanical setting amidst the ambience of a tropical rainforest. It is also home to the famous Bird Park and the Butterfly Park.

### TPC Kuala Lumpur

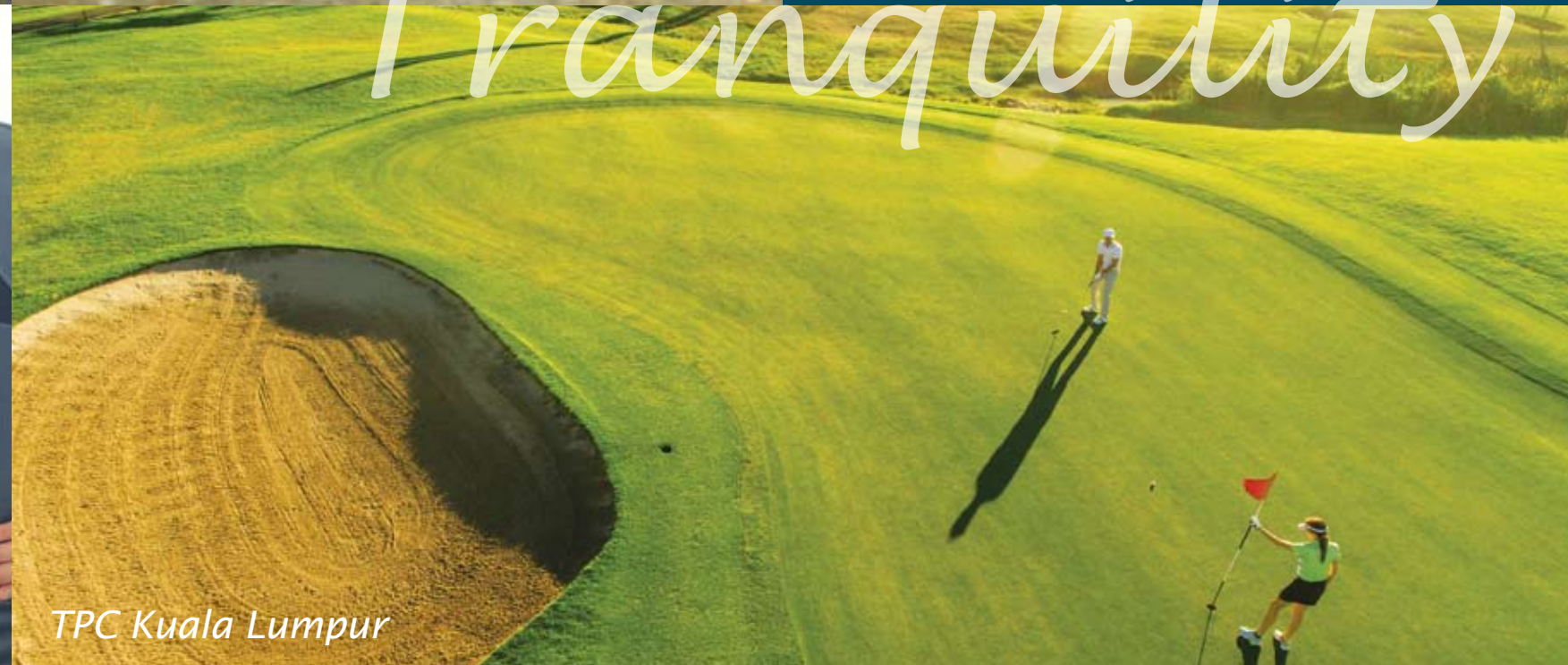
First of its kind in the region, this 36 holes golf course is endorsed by PGA and only a short drive away.



Gym



Sport Medicine



TPC Kuala Lumpur

# Tranquility



Timeless | Reflective | Classic

Defined by a timeless Malaysian aesthetic and Architects61's renowned quality design and attention to details, Damansara Fifty6 is classic architecture designed to enjoy now and stand the test of time. Intelligent, stylish architectural form allow lights to reflect within, while at the same time the condominiums offer sweeping views and Damansara Fifty6 own intimate designer's courtyard garden and pool.

"The design of Damansara Fifty6 depicts an articulated and enduring architectural form. A bespoke and classic design fit for a prime location in Malaysia, Damansara Heights."

Jeffrey Ling, Architects61

ARCHITECTS 61 SDN BHD was formed in 1995 and has offices in Kuala Lumpur and Penang and is associated to the regional architectural firm of Architects 61 Pte Ltd, which is one of the largest firms in Singapore. ARCHITECTS 61 SDN BHD has been consistently winning the Architectural Design and Construction Excellence Awards, reflecting the excellent architectural design, creativity and professional service provided. It was awarded BCI Asia Top 10 Awards in 2007, 2010, 2013 and 2016 as being one of the 10 most active architectural firms in Malaysia.

Its major achievements include :

- Stonor Park in KLCC had emerged winner in the FIABCI Malaysia Property Awards 2007 for Residential (Highrise) Building of the Year and runner up in FIABCI Prix 'd' Excellence Property Award 2008 for Residential Category.
- Wisma Great Eastern and 2 Hampshire both won the Honorable Mention and Mention respectively for PAM Award 2008 for Excellence in Architecture.
- Springtide Residence in Penang had won the FIABCI Malaysia Property Awards 2010 for Residential (Highrise) Building of the Year, runner up in FIABCI Prix 'd' Excellence Property Award 2011 for Residential Category and the Honorable Mention for PAM Award 2010 for Excellence in Architecture.
- Bangunan Lestari Kumpulan Emkay had won the Citation Commercial Category, Future Arc Green Leadership Award in 2011 and winner for Sustainable Development Category in the FIABCI Malaysia Property Award 2012.



Springtide Condo by A61



Hunza Infiniti, Penang by A61



The Horizon Residence by A61



i-Residence by A61

No Ordinary Design





## No Ordinary Concept

It is the connection between interior spaces and practicality that is at the heart of Damansara Fifty6.

Selected car park bays are equipped with charging stations for Hybrid vehicles.



## 4 Tiered Security

### Design Service Security

Safety and security have always been a priority with the provision of a fully manned 24/7 guard post, CCTVs and perimeter surveillance, card access, mobile security guard patrolling and clocking system.



## No Ordinary *Facilities*

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Exclusive  
Spacious  
Serene

The residences open up to the view of a designer's courtyard and pool. One can unwind at the hammock garden among the selected trees to relax, or take a leisure or competitive swim in a 25m pool and an equipped gym to burn away the calories and tone the muscles.



Tranquil  
Private  
Sanctuary

## Designer Courtyard and Pool

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Nestled within Damansara Fifty6 Condominiums is a beautifully designed garden courtyard - tranquil, private and lush green spaces. This innovative approach of garden and water amenities create an oasis for residents to enjoy.





## No Ordinary *Style*

Damansara Fifty6 offers a Malaysian inspired design - clean design captivated by nature and the warm weather of Malaysia. There is a classic practicality to this design that is enduring and stylish.



## *No Ordinary Space*

Most of Damansara Fifty6 condominiums have a private lanai integrated with the living area. Enjoy your morning coffee overlooking the courtyard and pool. That's life and to enjoy life. All bedrooms come with wardrobes to create a spacious interior and hasslefree renovation.





## No Ordinary Detail

A choice of neutral colours offer more possibilities with natural materials used wherever possible. Selected kitchen cabinets complete the stylish yet practical interior.





East View



North View



West View



South View

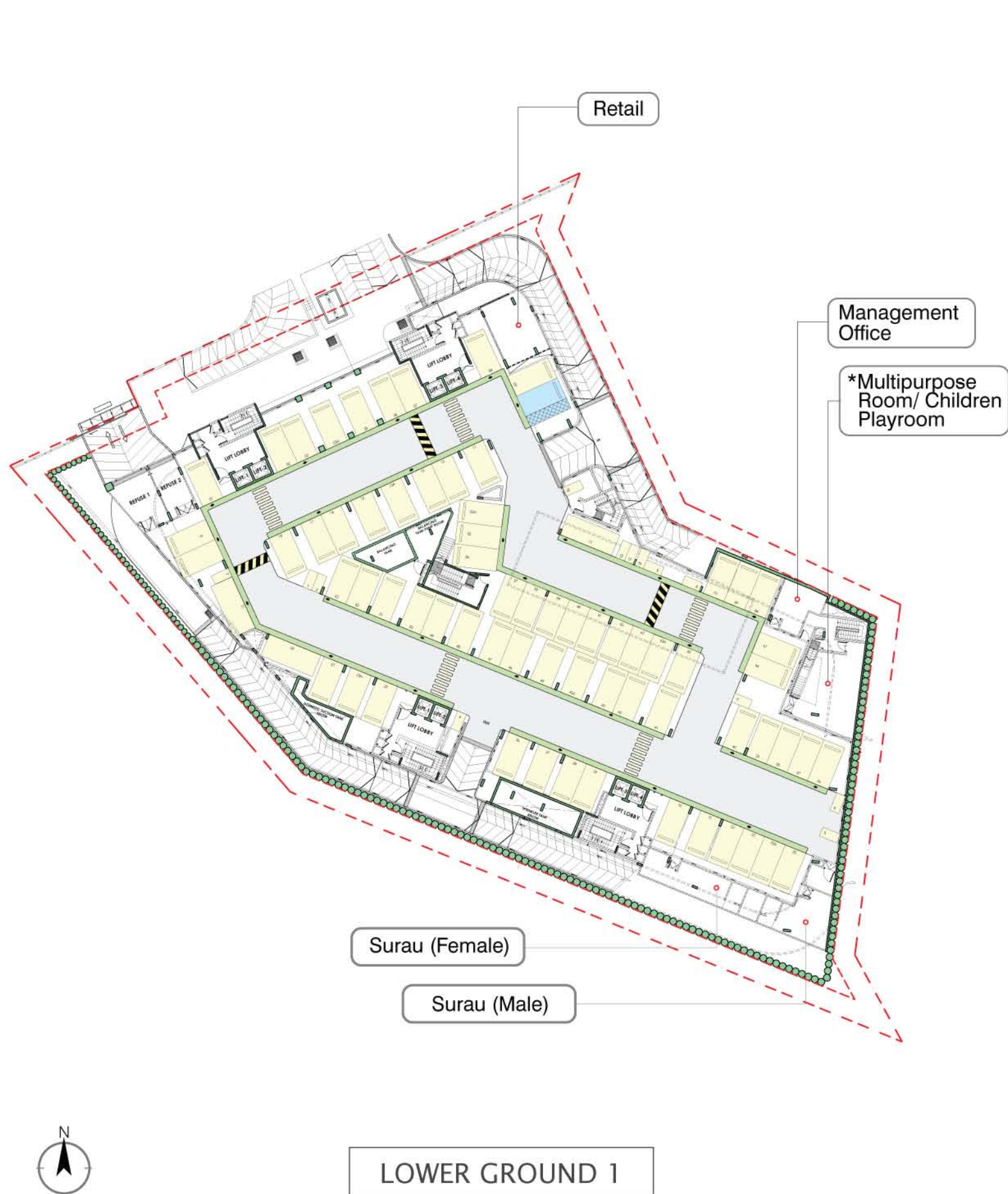


No Ordinary *Planning*



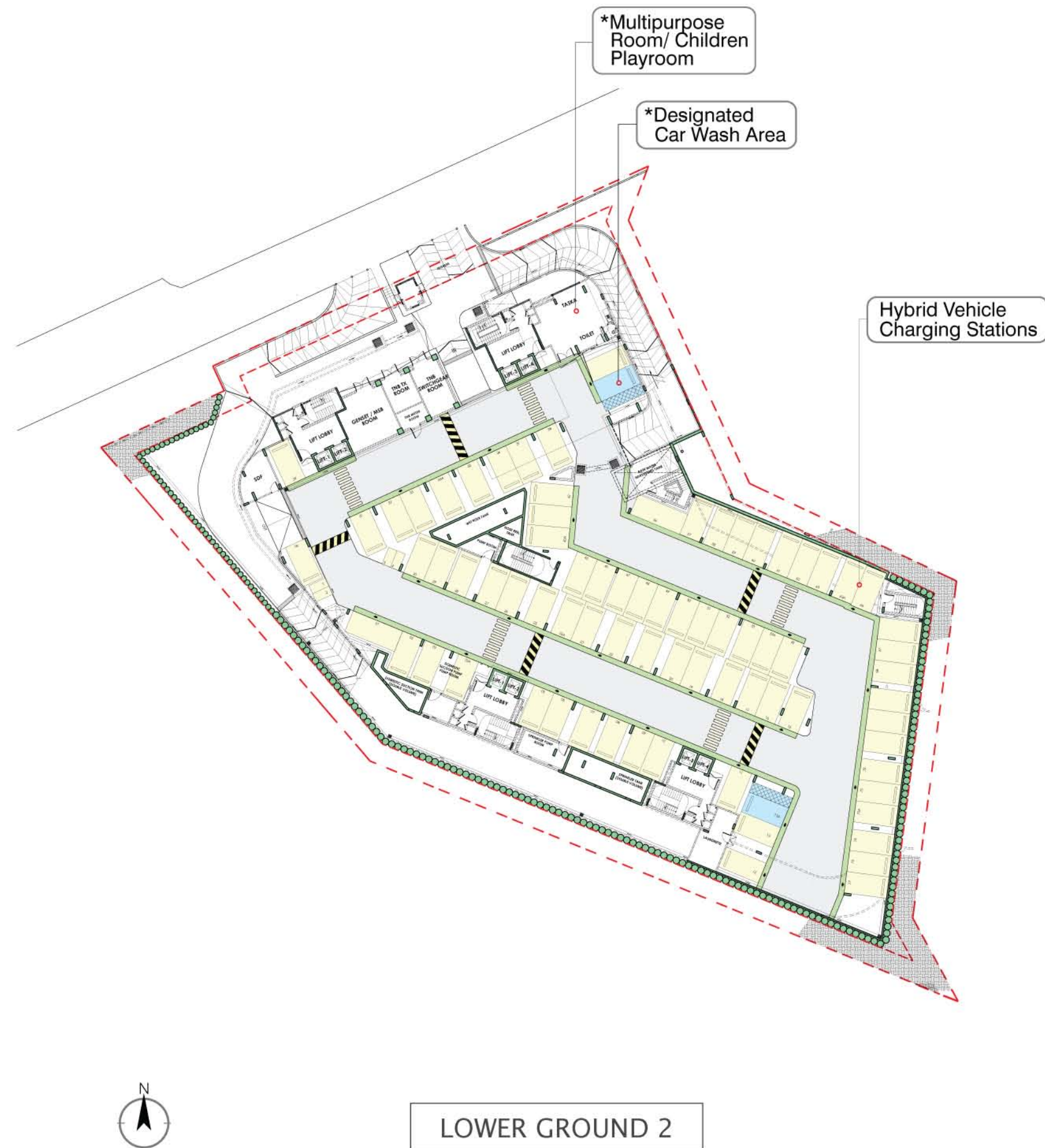
SITE PLAN





LOWER GROUND 1

\*Subject to changes as directed by Developer and/or Architect

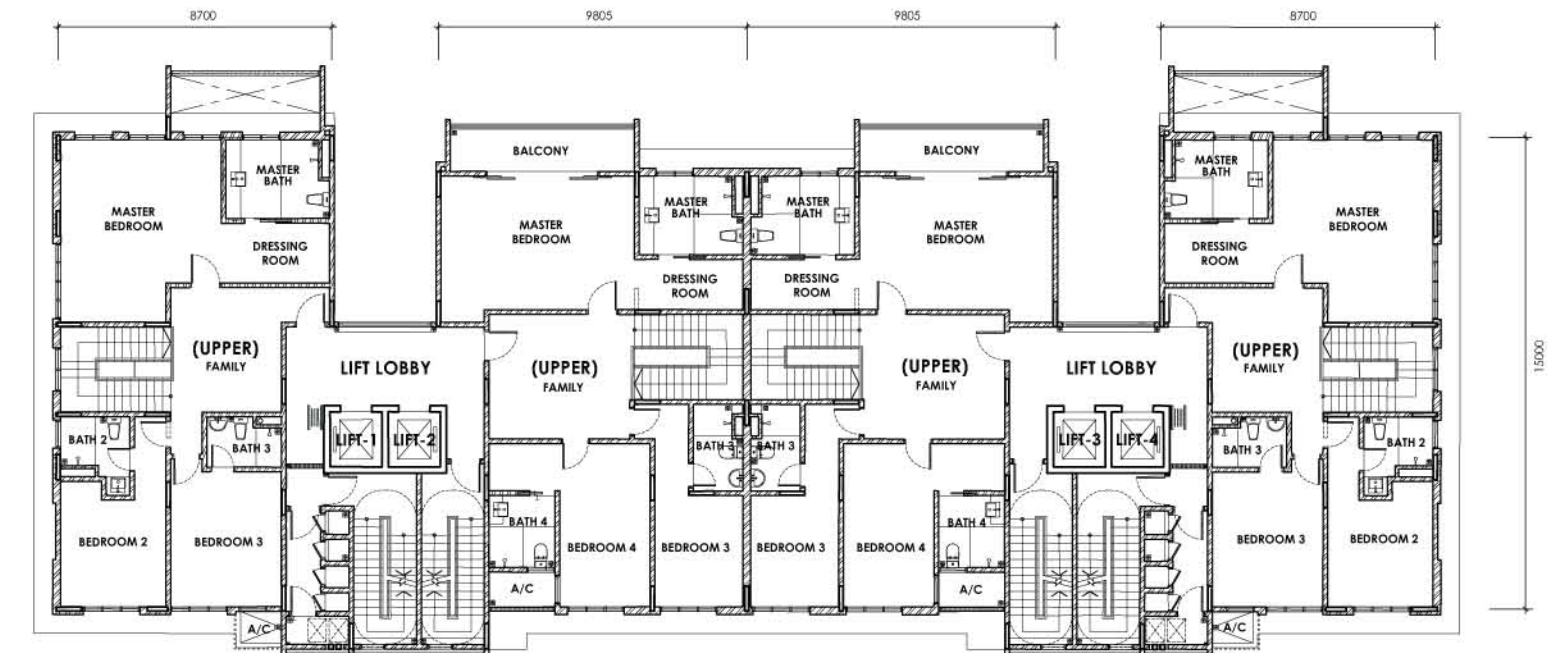


LOWER GROUND 2

\*Subject to changes as directed by Developer and/or Architect

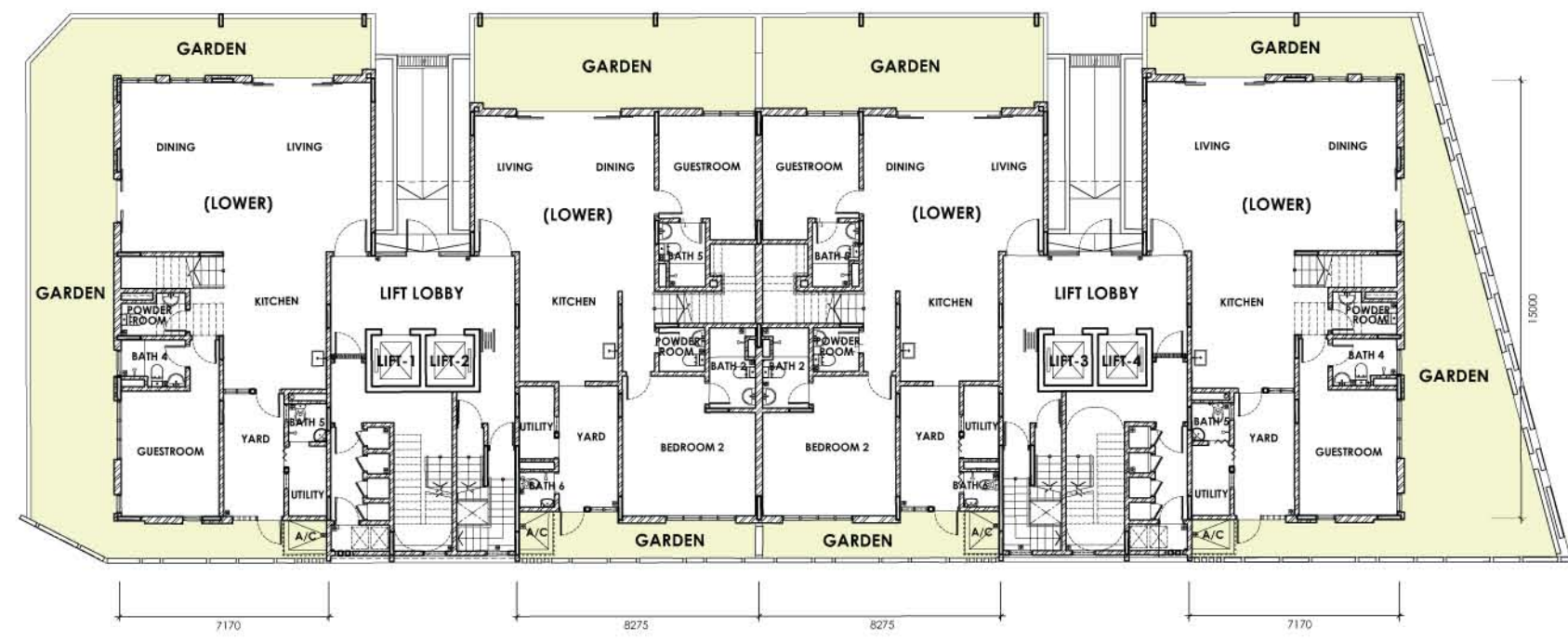


BLOCK A



1st Floor

No Ordinary *Layout*

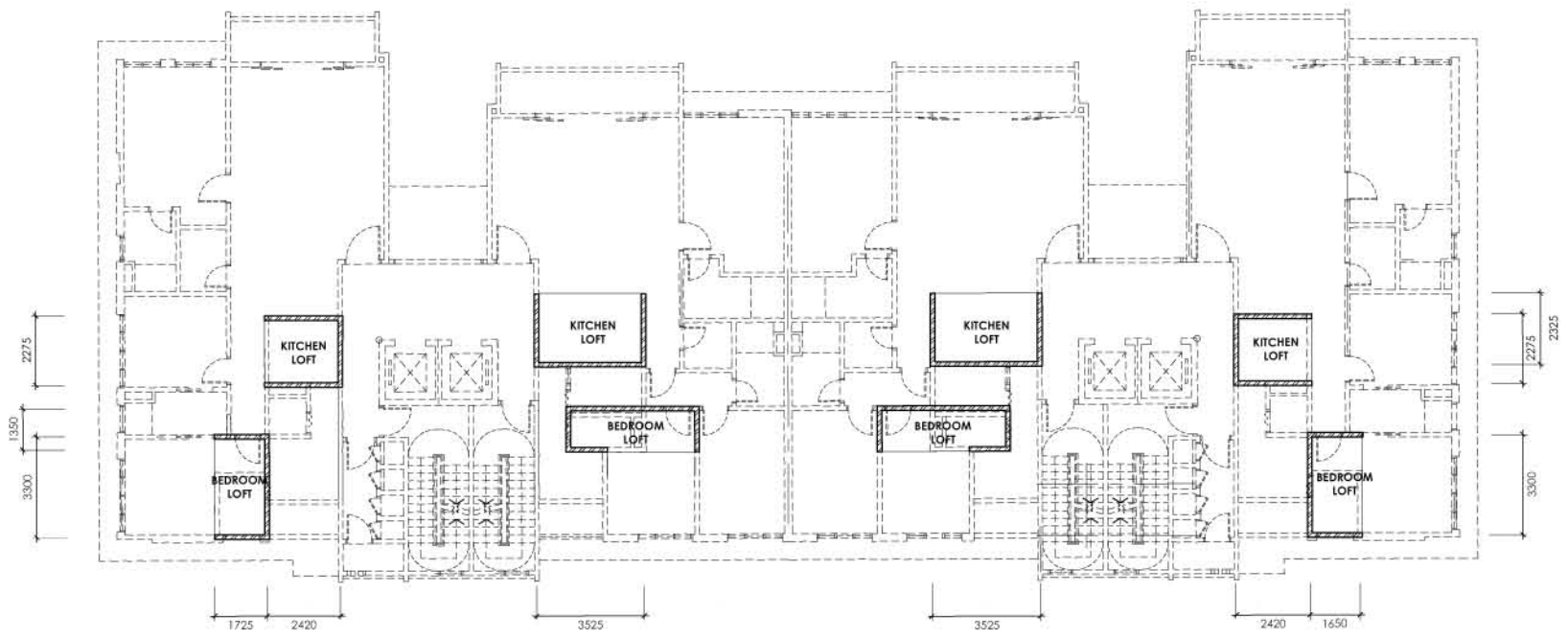


Ground Floor

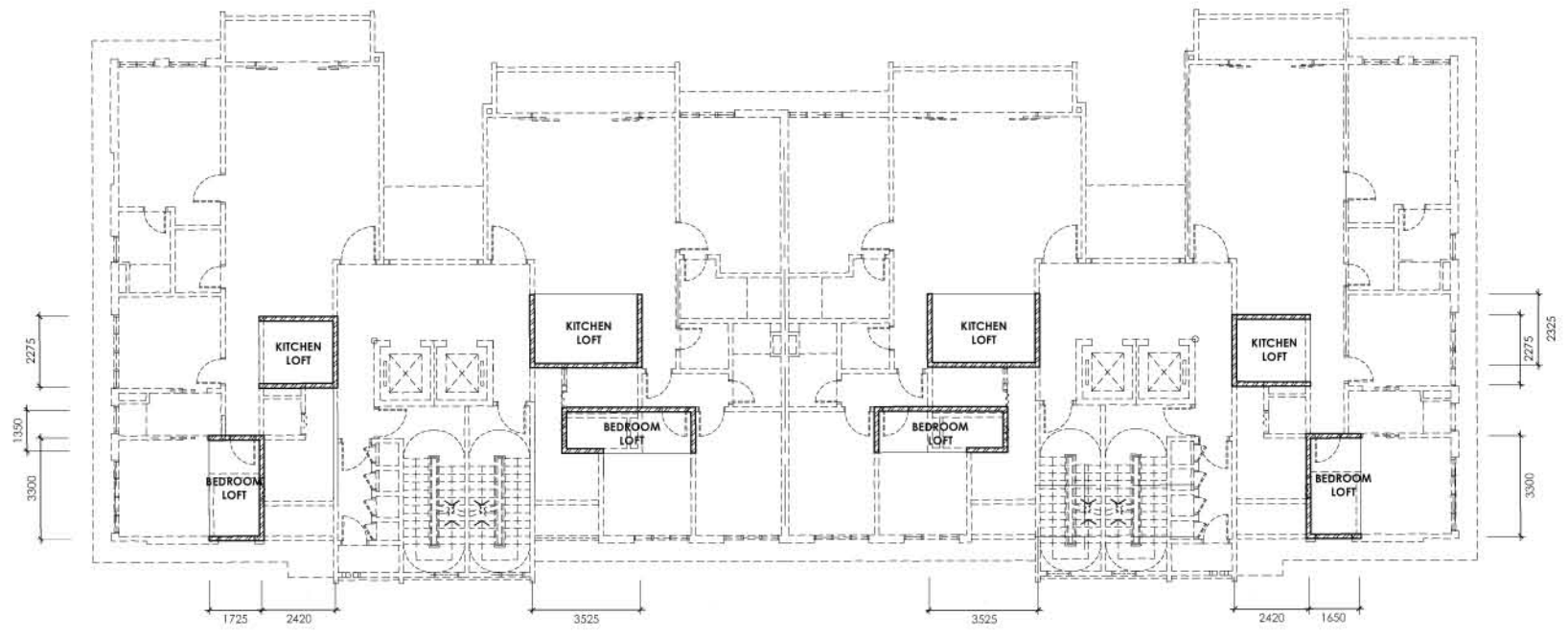
DUPLEX GARDEN UNIT



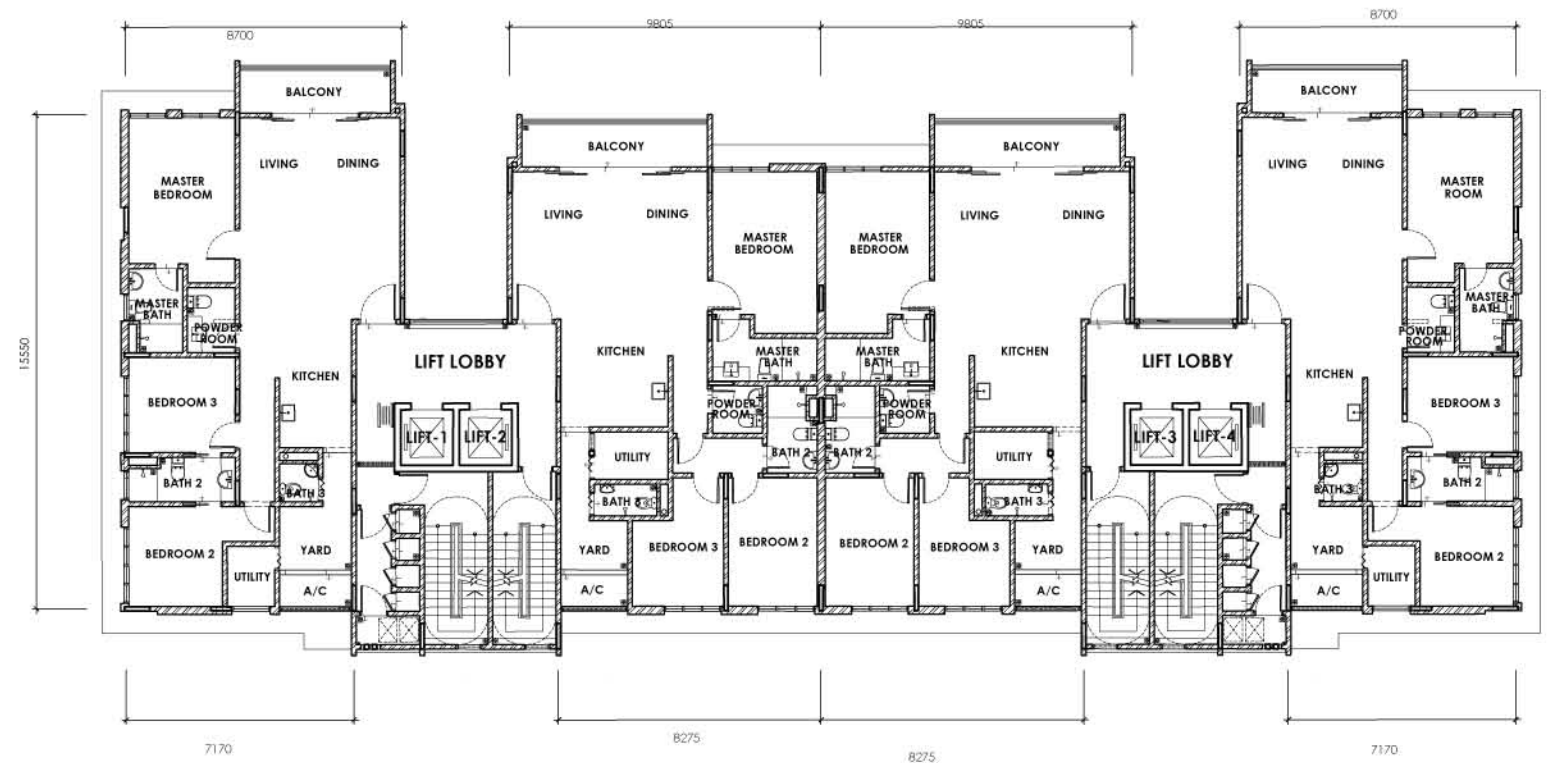




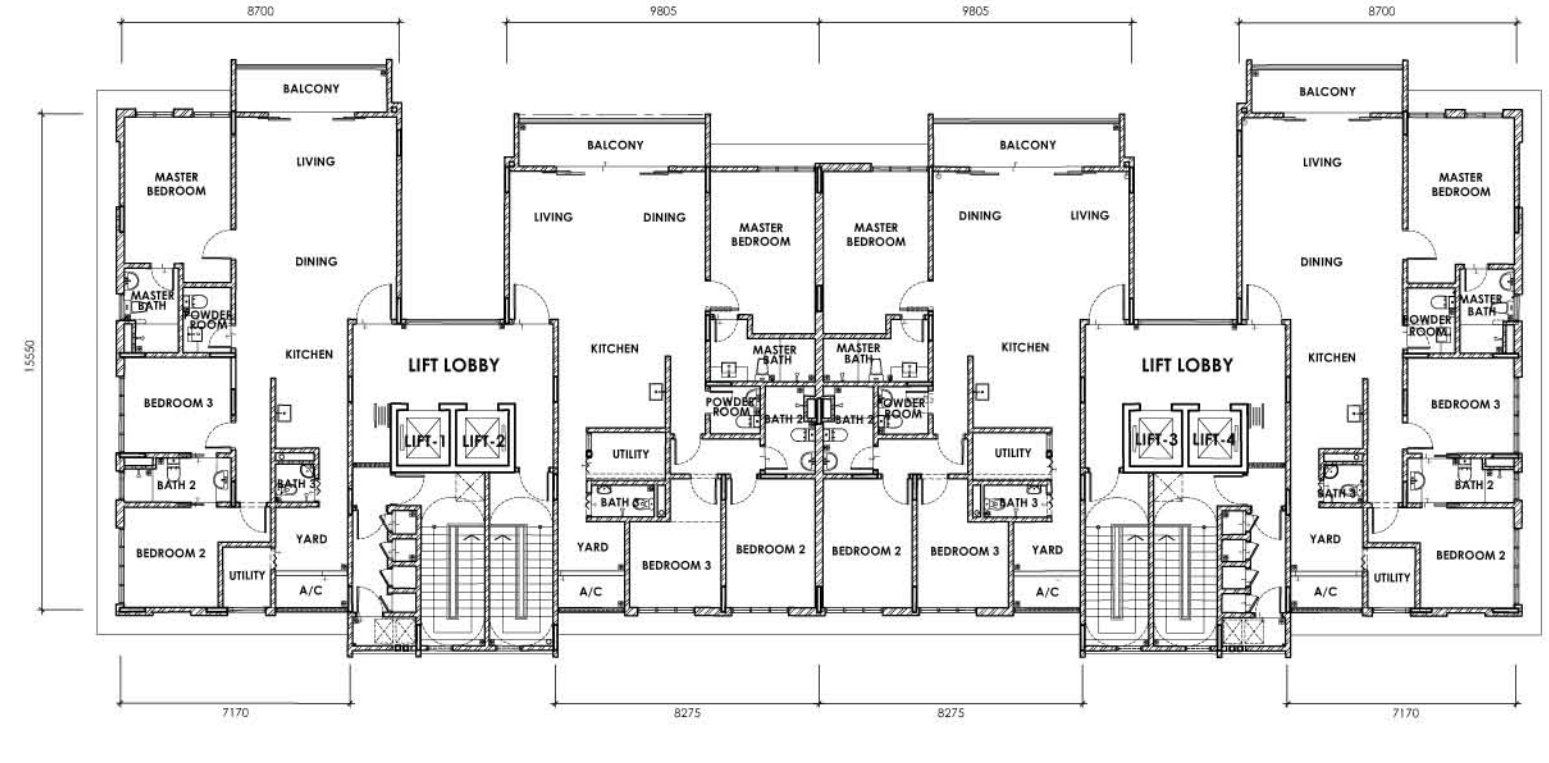
Loft Floor



Loft Floor



2nd Floor



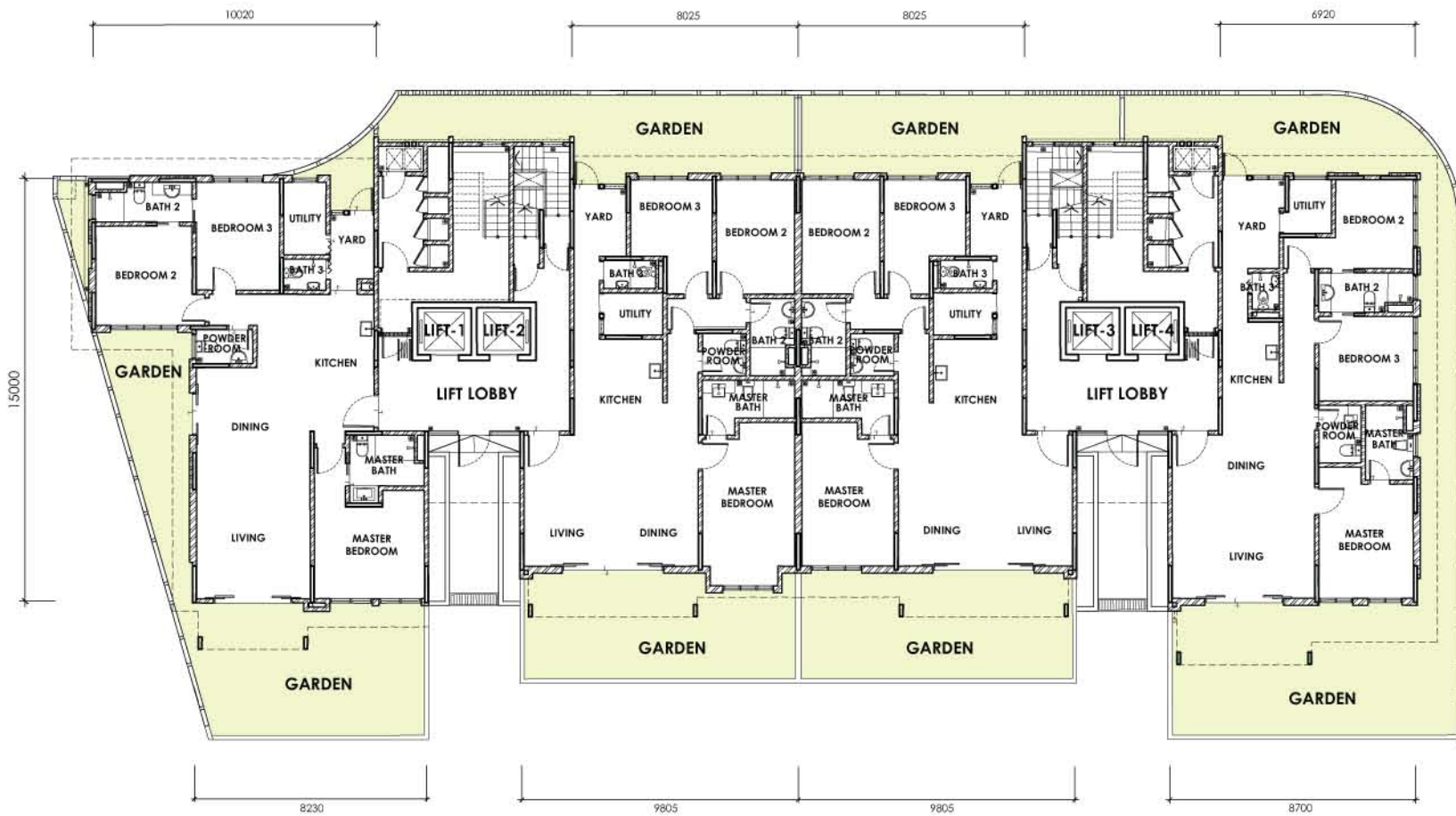
3rd Floor

STANDARD UNIT

STANDARD UNIT

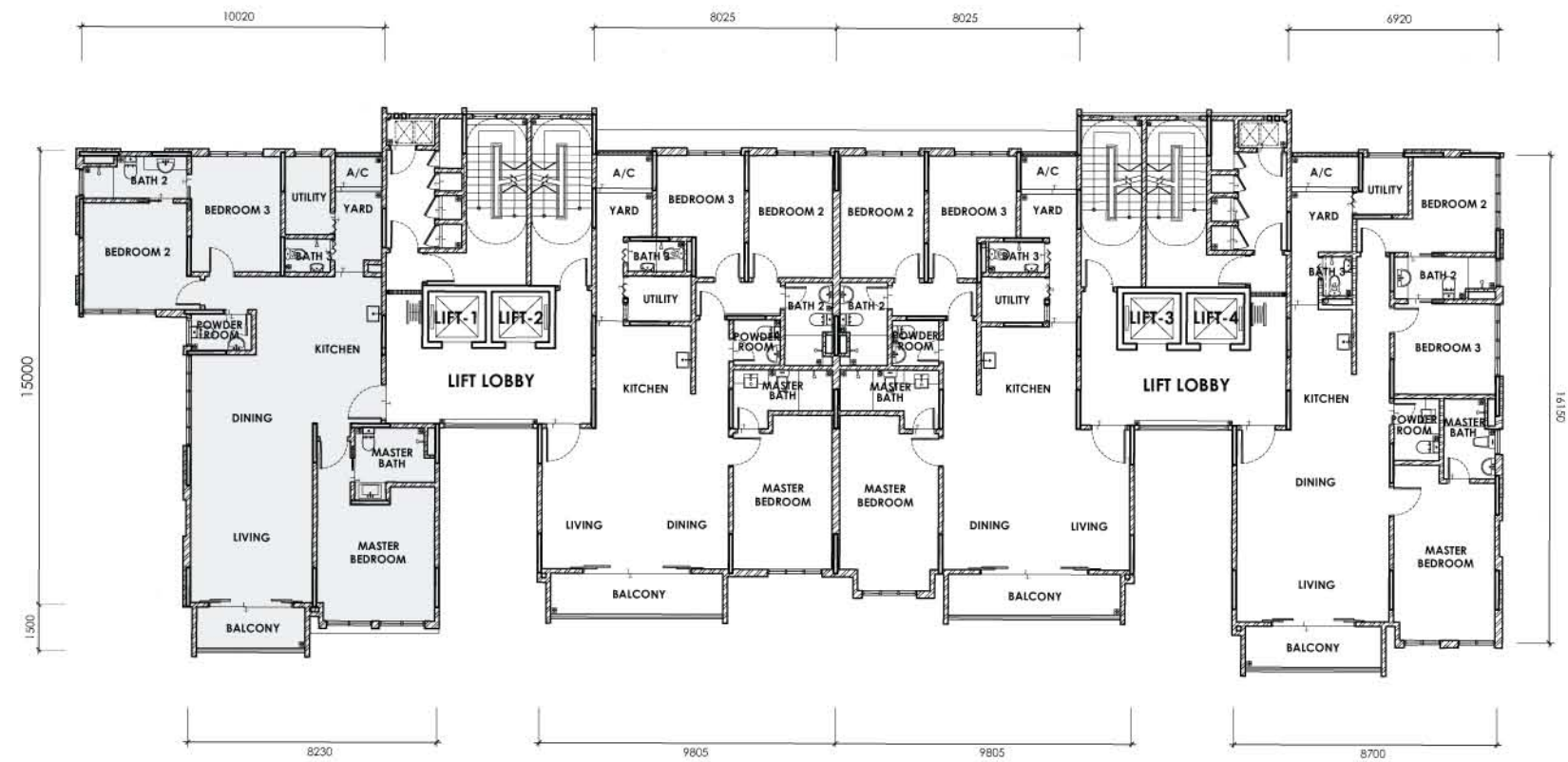






Ground Floor

STANDARD GARDEN UNIT



1st, 3rd, 5th, 7th & 9th Floor

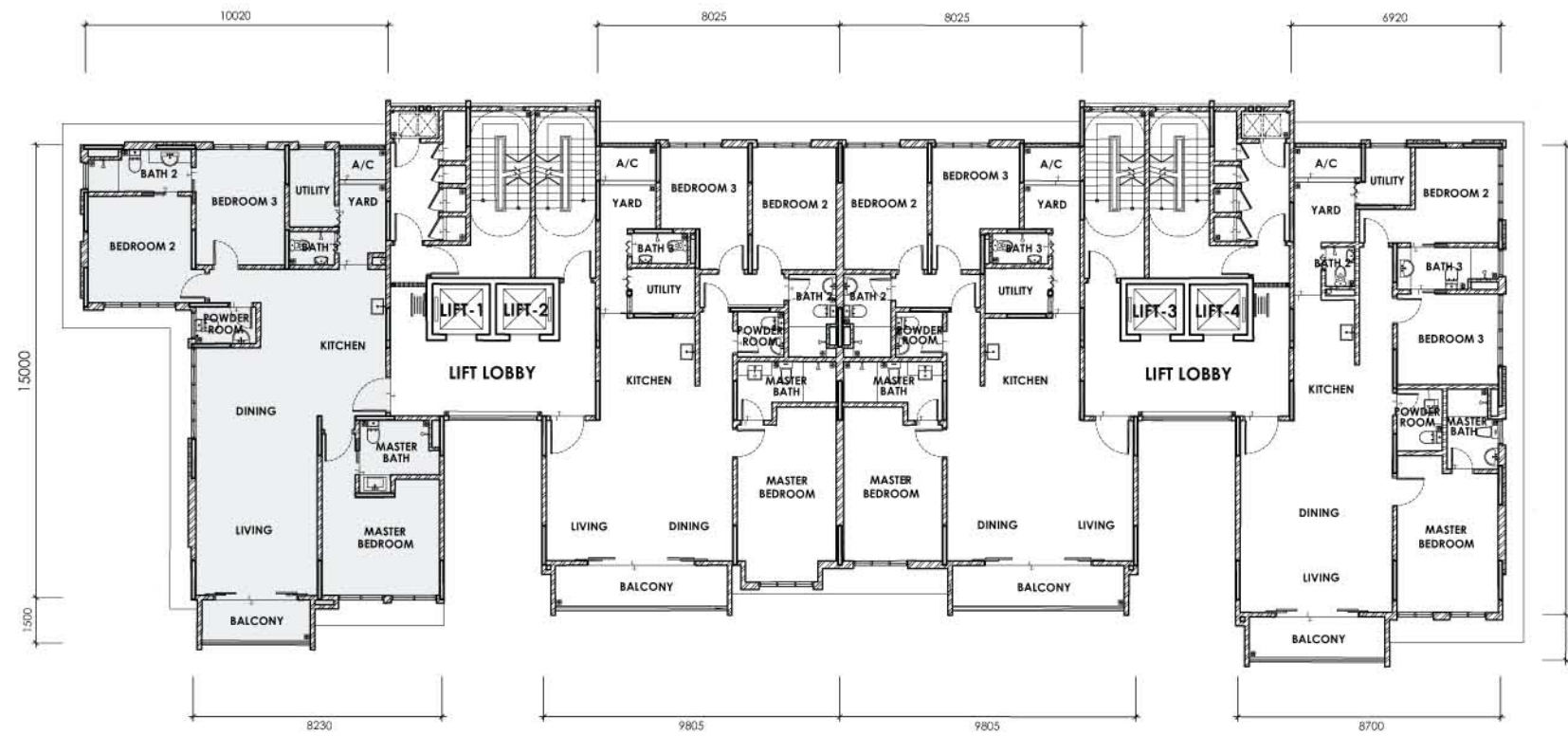
CORNER SPECIAL UNIT

STANDARD UNIT





**BLOCK B**

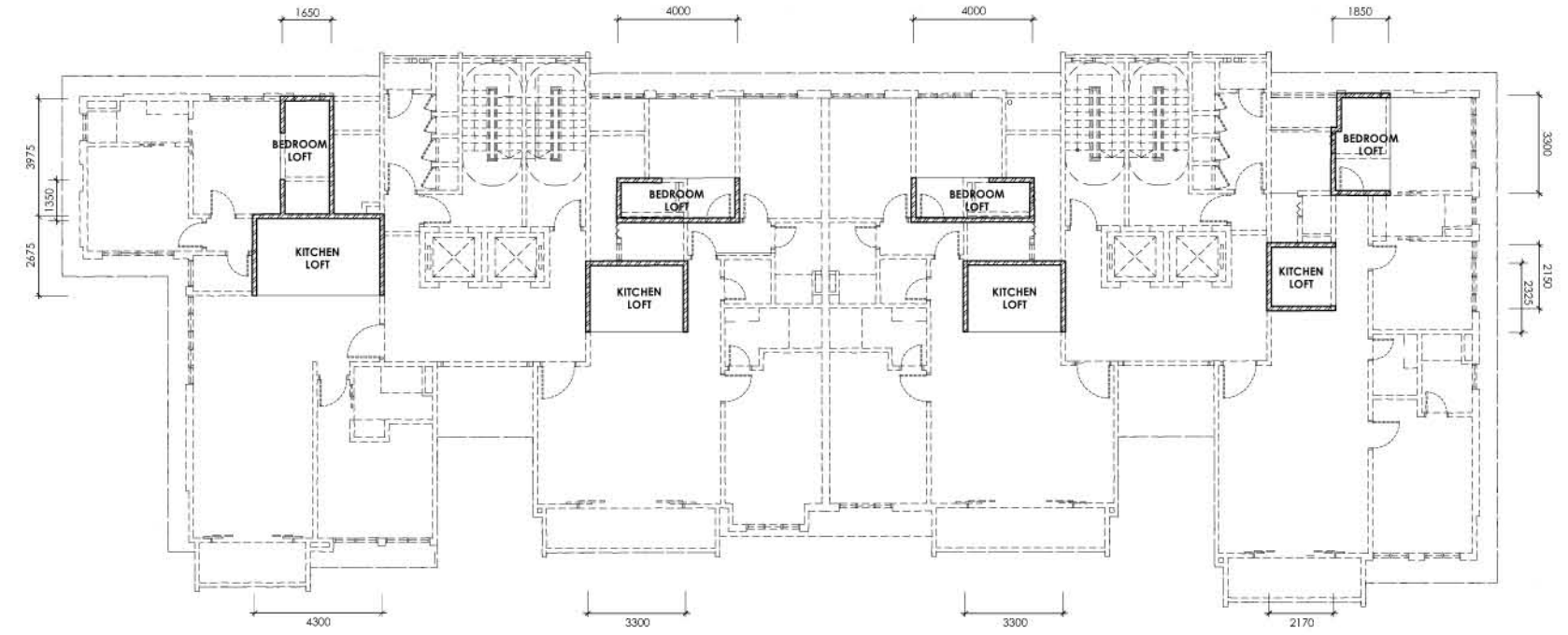


**2nd, 4th, 6th & 8th Floor**

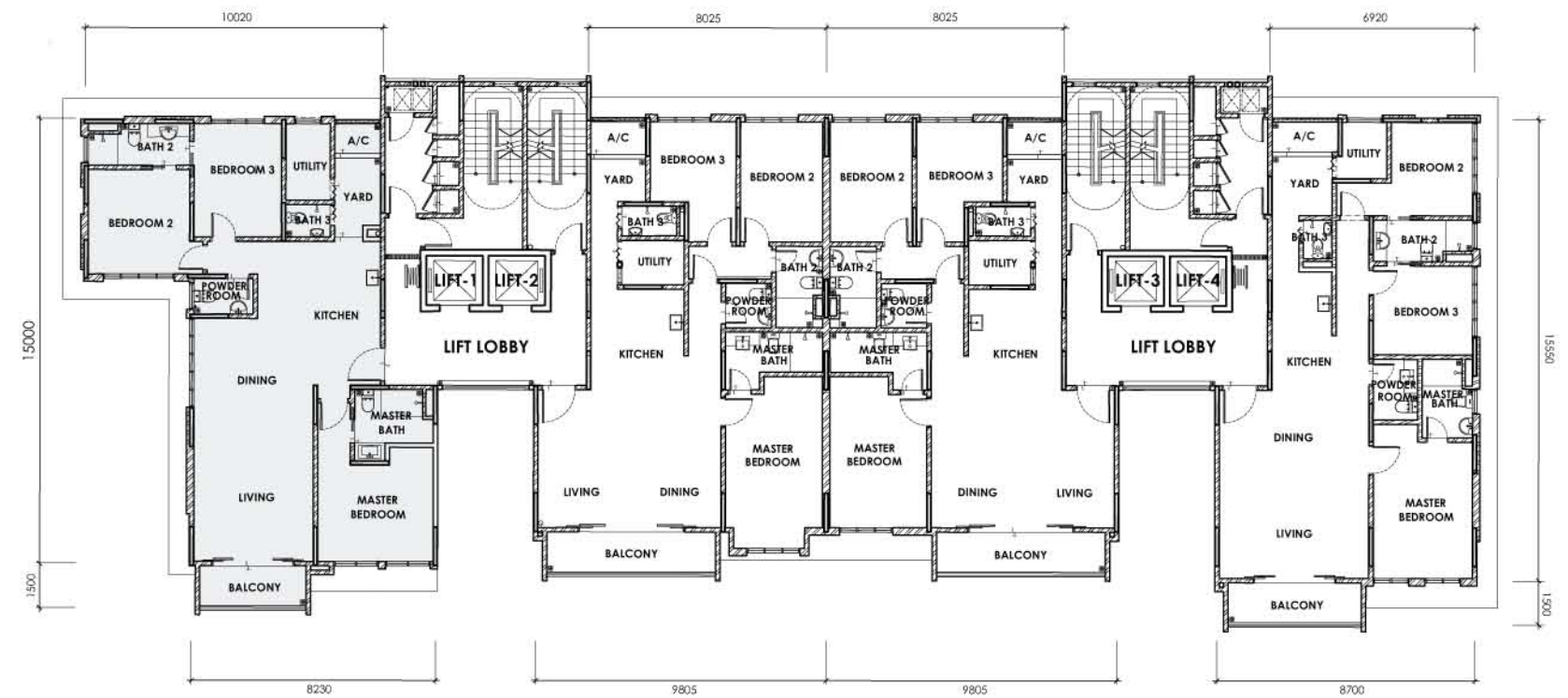
**CORNER SPECIAL UNIT**

**STANDARD UNIT**

**BLOCK B**



**Loft Floor**



**10th Floor**

**CORNER SPECIAL UNIT**

**STANDARD UNIT**





# No Ordinary Specifications

## FINISHES & SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALLS	Plastered brickwall and paint
ROOF	Reinforced Concrete Flat Roof
CEILING	Plaster fiber board ceiling/ cement plaster and painted
WINDOWS	Aluminum framed glass casement window/ top hung window/ fixed glass louvers window
DOORS	Timber flush doors in metal/ timber frames Aluminum framed glass sliding doors
IRONMONGERY	Quality Locksets

<b>BLOCK A</b>	
<b>Duplex and Standard units</b>	
<i>Living and Dining</i>	
FLOORING	Ceramic tile - 600mm x 600mm
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
<i>Kitchen</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
KITCHEN ISLAND	Concrete top in cement industrial finish
KITCHEN CABINET	Post form with timber carcass
SPLASHBACK	Glass mosaic tiles
SINK	Stainless steel double bowl single drainer
TAP FITTINGS	Single lever tap in chrome finish
<i>Powder Room</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm, moisture resistant fibrous plaster board ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
<i>Bedroom/ Guestroom</i>	
FLOORING	Solid natural timber
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
WARDROBE	Post formed with timber carcass with pre-finished doors
<i>Duplex Corner - Master Bath, Bath 2, 3 &amp; 4</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower

<b>BLOCK B</b>	
<b>Corner Special and Standard units</b>	
<i>Living and Dining</i>	
FLOORING	Ceramic tile - 600mm x 600mm
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
<i>Kitchen</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
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WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
<i>Bedrooms</i>	
FLOORING	Solid natural timber
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
WARDROBE	Post formed with timber carcass with pre-finished doors
<i>Master Bath &amp; Bath 2</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower
<i>Bath 3</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<i>Lanai</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted

<b>Duplex Corner - Bath 5</b>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<b>Duplex Intermediate - Master Bath, Bath 2, 3, 4 &amp; 5</b>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower
<b>Duplex Intermediate - Bath 6</b>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<b>Standard - Master Bath &amp; Bath 2</b>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower
<b>Standard - Bath 3</b>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<b>Lanai</b>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted
<b>Yard and Utility</b>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted
<b>Loft</b>	
FLOORING	Cement render
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling & paint

<b>Yard and Utility</b>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted
<b>Loft</b>	
FLOORING	Cement render
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling & paint

**SPLIT UNIT AIR CONDITIONING SYSTEM**  
 - Living/ Dining  
 - Bedrooms  
 - Guestroom

**CEILING LED LIGHTS AND FITTINGS**  
 - Living/ Dining/ Kitchen  
 - Powder room  
 - Bathrooms/ Family hall  
 - Bedrooms/ Guestroom/ Lanai  
 - Yard/ Utility

ELECTRICAL INSTALLATION	BLOCK A		BLOCK B	
	Standard	Duplex	Standard	Corner Special
13A Socket Outlet	20	26	20	20
15A Socket Outlet	1	1	1	1
13A Socket Outlet (external)	-	2	2*	2*
Lighting point	19	32	19	23
Wall lighting point	-	7	-	-
Fan point	1	2	1	1
Air cond point	4	6	4	4
Intercom point	1	2	1	1
SMATV point	2	3	2	2
Door bell point	1	1	1	1
Telephone point/Fiber wall socket	1	2	1	1

\* For Ground Floor units only

**FACILITIES AND AMENITIES**

**Security**  
 Proximity card access to car park and lift lobby  
 Security Intercom system to individual unit  
 Closed Circuit Televisions (CCTVs)  
 Visitors' Management System  
 Panic Buttons  
 Security patrolling and clocking system

**Gymnasium**  
 Sauna  
 Infinity Pool and wading pool  
 BBQ area  
 Hammock garden within the courtyard  
 Hybrid vehicle charging stations (cables not provided)  
 Multipurpose Hall/Children playroom  
 Designated car wash area



The Developer is a wholly owned subsidiary of the Allstones Group Asia Sdn Bhd. Established since 2000, the Group is in the business of property development, investment and real estate management services. The Group developed its niche in specialised situation projects and has since successfully undertaken residential, commercial, hotel and retail developments in Malaysia.

The projects undertaken and completed by the Group include :

- Taragon Puteri YKS, a luxurious condominium project in the vicinity of KLCC
- Taragon Puteri Cheras, gated and guarded town villas in Cheras, Kuala Lumpur
- Taragon Puteri Bintang, a mixed retail, hotel and service apartment development in Bukit Bintang, Kuala Lumpur
- Plaza Taragon Kelana, a mixed retail, shop offices and office suites development in Petaling Jaya
- Seremban Prima Mall, in JV with its owner, a German Property Fund



*Taragon Puteri YKS*



*Plaza Taragon Kelana*



*Seremban Prima Mall*



*Taragon Puteri Cheras*



*Taragon Puteri Bintang*





Developer :

**Damansara Fifty6 Sdn Bhd** (915441-U)  
(Formerly known as Taragon Bukit Ledang Sdn Bhd)  
B-13A-9, Block B, Level 13A, Unit 9, Megan Avenue II  
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur  
Tel. +603-2711 9798 Fax. +603-2161 9798

Development Manager :

**blackstone®**

**Blackstone DM Sdn Bhd** (792794-P)  
B-13A-9, Block B, Level 13A, Unit 9, Megan Avenue II,  
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur  
Tel. +603-2711 9798 Fax. +603-2161 9798

Project Financier :

**Hong Leong Bank**  
Hong Leong Bank Berhad



## IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Land Owner : Rahmadin (M) Sdn Bhd • Developer's License No: 13859-1/02-2019/01335(L) • Validity Period: 27/2/2018 - 26/2/2019 • Advertising & Sales Permit No:13859-1/02-2019/01335(P) • Validity Period: 27/2/2018-26/2/2019 • Approving Authority : Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP T2 OSC 2017 2650 • Expected Date of Completion: January 2021 • Land Tenure: Leasehold for 99 years expiring on 22 May 2108 • Land Encumbrances : Hong Leong Bank Berhad • Express Condition: Tanah ini hendaklah digunakan untuk bangunan kediaman bertingkat bagi tujuan pangsapuri sahaja. • Restrictions in Interest: Tanah ini tidak boleh dipindahmilik, dipajak, dicagar ataupun digadai tanpa kebenaran Jabatan Kuasa Kerja Tanah Wilayah Persekutuan, Kuala Lumpur. • Selling Price: RM1,625,000 (min) - RM3,779,000 (max) • Built-up area: 1,356 sf (min) - 3,510 sf (max). • Total units: 56 • Bumiputra Discount 5%

The information contained herein is subject to change without notification as may be required by the relevant authorities or the Developer' or Architect and cannot form a part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/ or relevant approving authorities.