



Legasi
IV

NEXT GENERATION HOMES

2-STOREY TERRACE



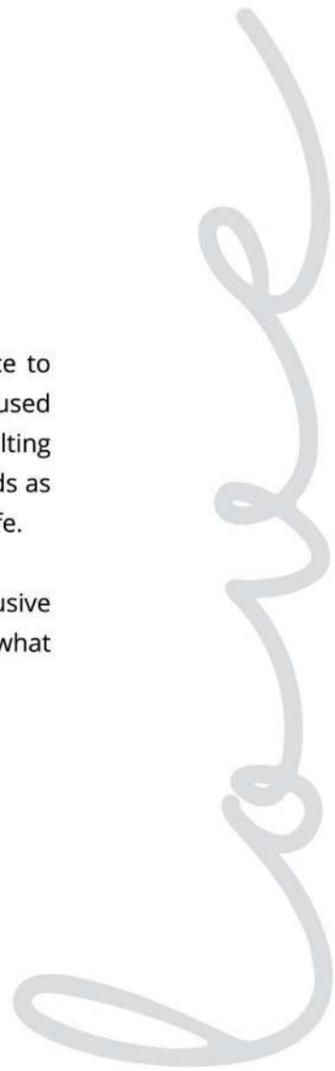
A multi-generation home that gives you space to live, work and breathe.

Legasi IV is a home designed to give prominence to spacious rooms and great open spaces that is focused on a fusion of family bonds and work privacy resulting in homes that are ready to evolve with your needs as you grow in a neighbourhood that is secure and safe.

Do as you please and grow as you need in an exclusive community where you can enjoy the luxury of what really matters - your family.

An inspiring environment where you can be productive without compromising on the luxury of life.

Legasi
IV



**Your private pocket
of serenity in an
exclusive low-density
neighbourhood.**



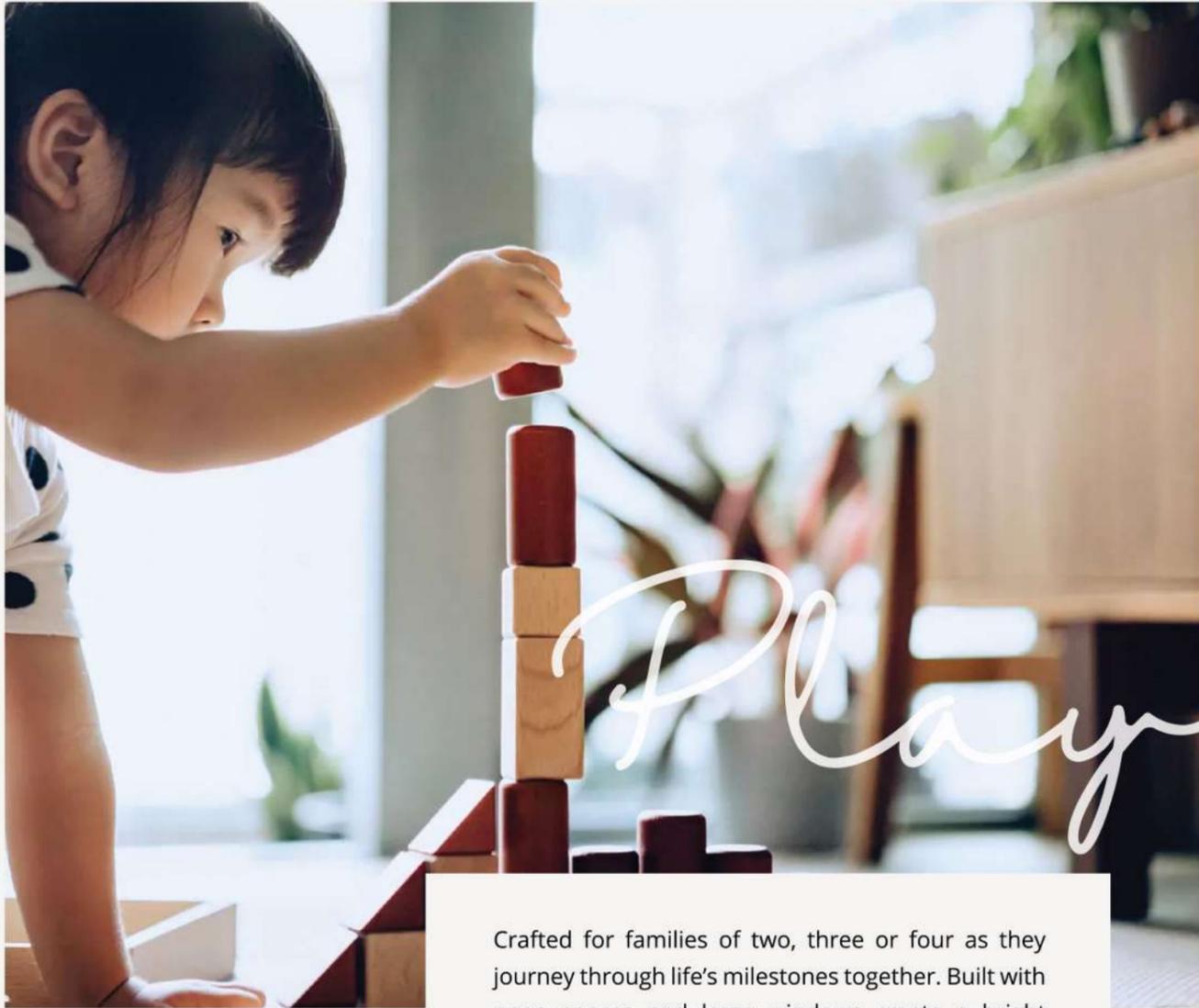
**A place tailored
to soothe your
senses and lift
your spirits.**

The highlights of this exclusive contemporary designed homes are the large spaces, big windows that lets in the outside of Legasi IV. You will never feel suffocated here. Nestled in heart of Bandar Kinrara, your private sanctuary is close to everything yet away from it all. Your home is orchestrated to be connected to everything inside and outside the home. Right outside your door, you are fronted by a beautifully landscaped recreational greenspace that is shared but can also be your own if you wish it to be so.

It is truly the perfect place for urban wellness of body and mind.

my home, my refuge

Legassi



Play

Crafted for families of two, three or four as they journey through life's milestones together. Built with open spaces and large windows create a bright atmosphere that encourages holistic activities for the entire family, no matter the age. This is a safe and serene place that everyone can call home. A place to grow, experience, and thrive effortlessly.

A home to grow

**Perfectly designed
around you and your family.**

A new beginning for families to design a space of their own, to complement a career, to see a child through lifestages and for the special moments to remember. Open layout plan that ensures it is cosy enough for family time, and comfortable enough for work time. A versatile space to live, create and discover.

A place to work



Work



Crafted with a purpose

Legasi IV

Play for life. Grow for life. Interact for life.

The focus on multi-generational living begins in the concept of our design. Best of all, the Next Generation Living concept is fulfils both the needs of the growing family and the work from home facilities that is the theme of living experiences of the future. At Legasi IV, all facilities have been planned meticulously to ensure everything is integrated for all, from energetic kids to working parents to retired grandparents. An enclave designed for everyone and catered to every individual.





The comforts are never ending. If you seek privacy, this is where you will find it. Wide windows invites the lush landscaping in, offering a view of green that is peaceful and inviting. A thoughtful development that is built to bring people together as a community or to recharge in your own personal space. Large enough to nurture a family and cosy enough for creativity. More than enough to cater to what you will need and to elevate the concept for modern living.

**Your private pocket of serenity
in an exclusive low-density
neighbourhood.**

Egassi

**Designed to
refresh and restore.**

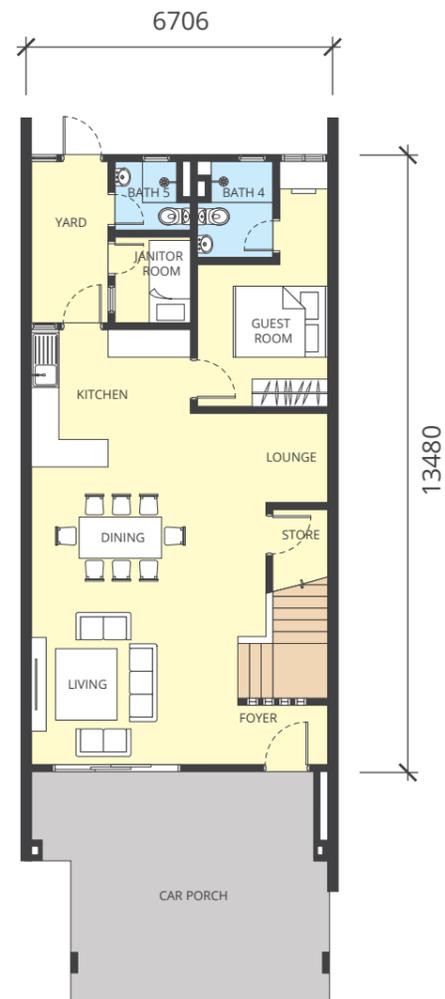


floor plans

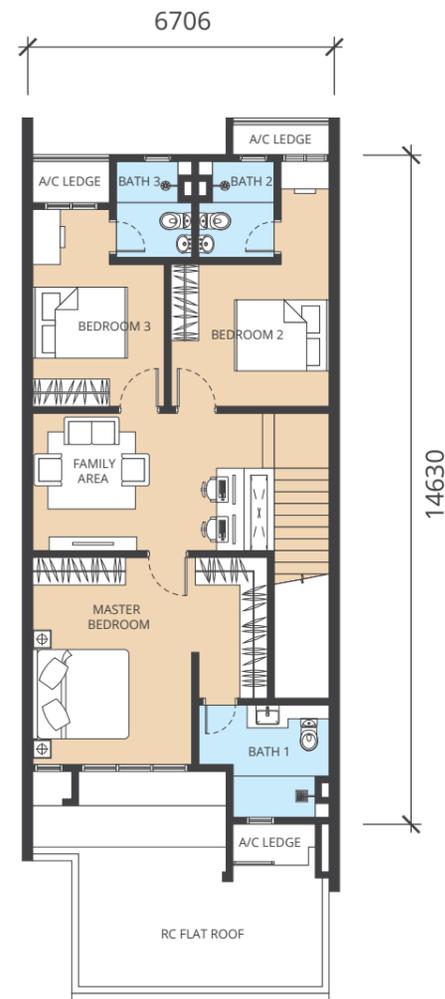
type A1/ A1-M

Land size: 22' x 80'
Built-up: 2,261 sq.ft.

-  4 Bedrooms
-  5 Bathrooms



Ground Floor

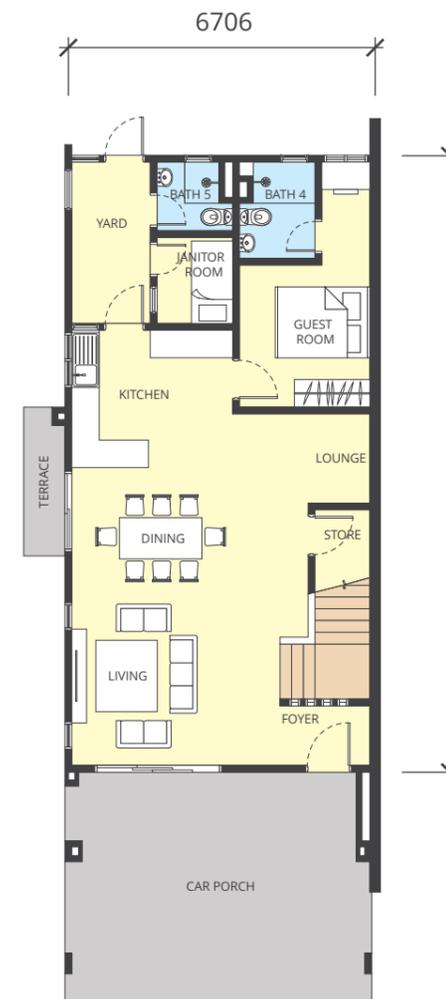


First Floor

type B1/ B1-M

Land size: 22' x 80'
Built-up: 2,437 sq.ft.

-  4 Bedrooms
-  5 Bathrooms



Ground Floor



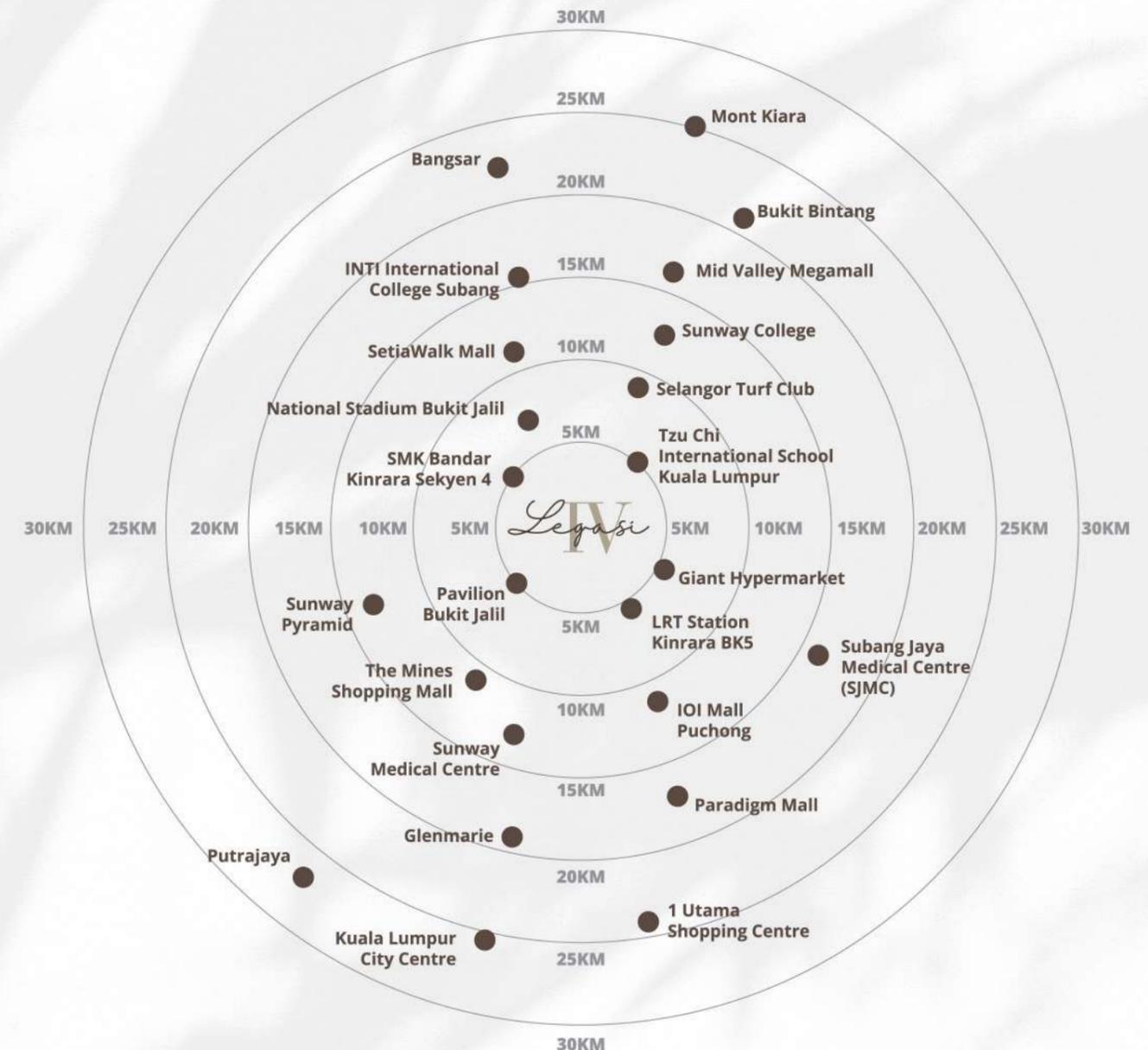
First Floor

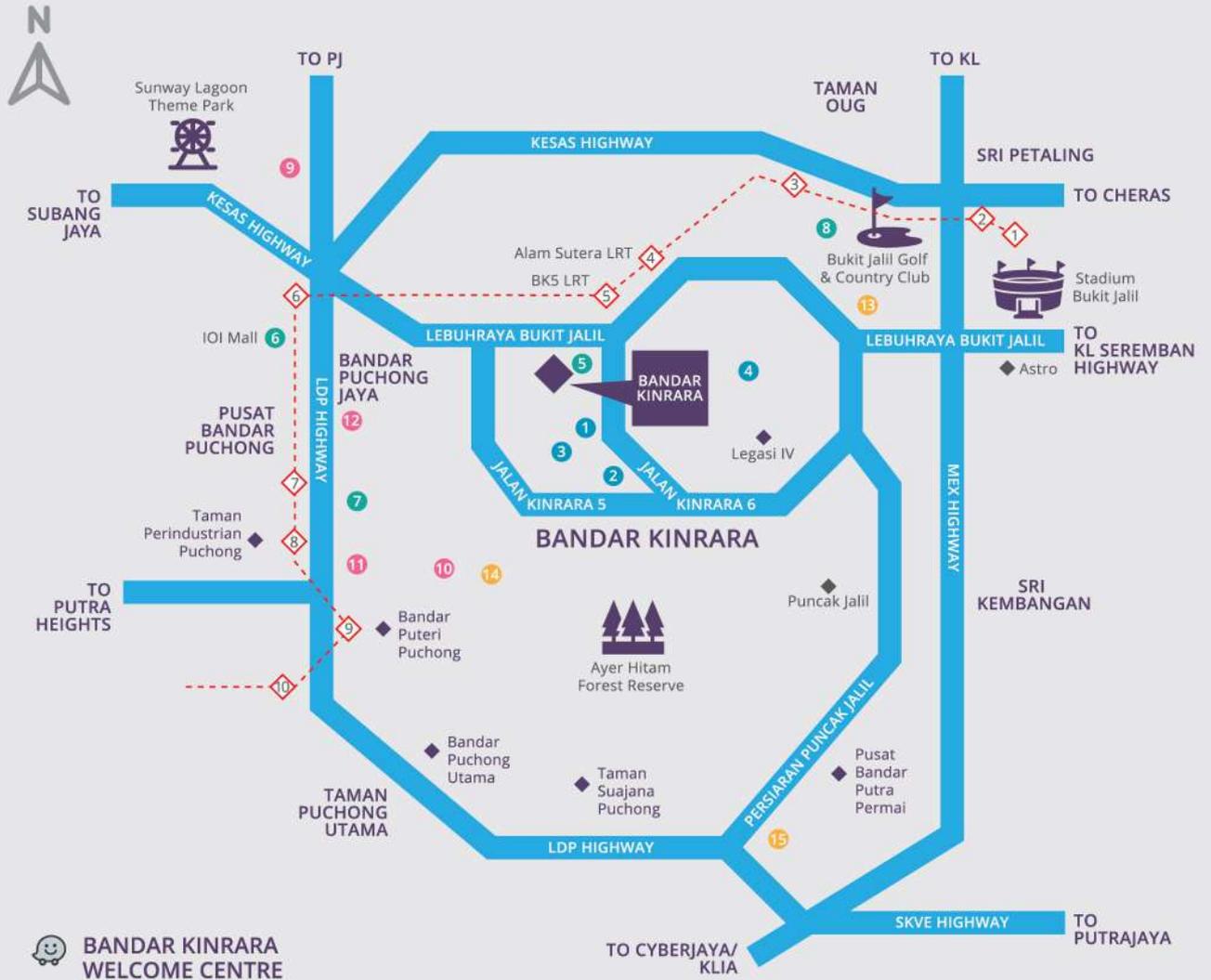
specifications

Structure	: Reinforced Concrete	
Wall	: Clay Bricks / Cement Bricks	
Roofing Covering	: Metal Deck Roof / Reinforced Concrete Flat Roof	
Roofing Framing	: Light Weight Steel Trusses / Reinforced Concrete Slab	
Ceiling	: Skim Coat & Paint : Plaster Ceiling & Paint	
Window	: Aluminium Frame Casement : Aluminium Frame Fixed Glass : Aluminium Frame Top Hung : Aluminium Frame Overlapping Glaze Window	
Door	: Entrance / Foyer : Living : Dining (End unit) : Bedrooms : Guest Room : Bathrooms : Kitchen : Janitor Room : Store : Yard	: Timber Door : Aluminium Frame Sliding Door : Aluminium Frame Sliding Door : Timber Door : Timber Door : Timber Door : Timber Door : Timber Door : Timber Louvered Door : Composite Door
Ironmongery	: Provided	
Wall Finishes	: Bathrooms : Kitchen : Internal : External	: Tiles Up to Ceiling Height : Tiles Up to 5 ft. : Plaster & Paint : Plaster & Paint
Floor Finishes	: Car Porch & Driveway : Entrance / Foyer : Living & Dining : Lounge : Guest Bedroom : Terrace / Balcony (End unit) : Kitchen : Janitor Room : Store : Yard : Staircase : Master Bedroom / Bedrooms : Family Area : Bathrooms : Others	: Tiles : Tiles : Tiles : Tiles : Tiles : Tiles : Tiles : Cement Render : Tiles : Timber Flooring : Timber Flooring : Timber Flooring : Tiles : Cement Render
Sanitary & Plumbing Fittings	TYPE	
	A1/ A1-M	B1/ B1-M
: Kitchen Sink	1	1
: Water Closet	5	5
: Wash Basin	5	5
: Shower	5	5
: Hand Bidet	5	5
Electrical Installation		
: Light Point	34	36
: Power Point	32	32
: Fan Point	7	7
: TV Point	3	3
: Air Conditioner Electrical Point	6	6
: Water Heater Electrical Point	5	5
: Data Point	1	1
: Telephone Point	1	1
: Auto Gate Point	1	1
: Door Bell Point	1	1
: Booster Pump	Provided	Provided
Internal Telecommunication Trunking and Cabling	: Provided	
Fencing	: Provided	
Turfing	: Not provided	
Gas Piping	: Not provided	

connectivity

Legasi IV is one of the few last remaining enclave of Bandar Kinrara. Your new home provides its residents easy and convenient access to everything you need- essential amenities, schools, business, parks, shopping and entertainment centers while strategically connected to the Bukit Jalil highway, KESAS highway, New Pantai Expressway & MEX Highway. In addition, you are a short drive away from established townships such as Puchong, Bukit Jalil, Sunway, Subang Jaya, Sri Petaling & the Kuala Lumpur City Centre.





BANDAR KINRARA WELCOME CENTRE

LEGENDS

Education

- 1 SMK Bandar Kinrara Seksyen 4
- 2 Brainy Bunch Bandar Kinrara
- 3 Windsor International Academy
- 4 Tzu Chi International School Kuala Lumpur

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
- 7 SetiaWalk Mall
- 8 Pavilion Bukit Jalil

Medical

- 9 Sunway Medical Centre
- 10 Columbia Asia Hospital Puchong
- 11 KPMC Puchong Specialist Center
- 12 Puchong Specialist Clinic

Recreational Area

- 13 Bukit Jalil Recreational Park
- 15 Wawasan Hill Trail
- 16 Farm In The City

LRT SRI PETALING LINE (Sentul Timur - Putra Heights)



BANDAR KINRARA WELCOME CENTRE
 Eight Kinrara – Block B, Jalan BK5A/1, Bandar Kinrara,
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 E bandarkinrara@spsetia.com W www.spsetia.com/bandarkinrara



Phase 8A1B, Double Storey Terrace • Developer: Perumahan Kinrara Berhad (192001000029(305-PJ)) • Developer Address : Bandar Kinrara Welcome Centre, Eight Kinrara - Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 • Developer's License No: 4924/10-2023/0056(A) • Expiry Date: 22/10/2021 – 21/10/2023 • Advertising Permit No: 4924-74/07-2024/0077(N)-L • Validity Period: 14/07/2022 - 13/07/2024 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/17(17) • Expected Date of Completion: July 2024 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Number of Units: 44 • Selling Price: Min RM1,268,000 - Max RM1,876,000 • Discount: 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT