

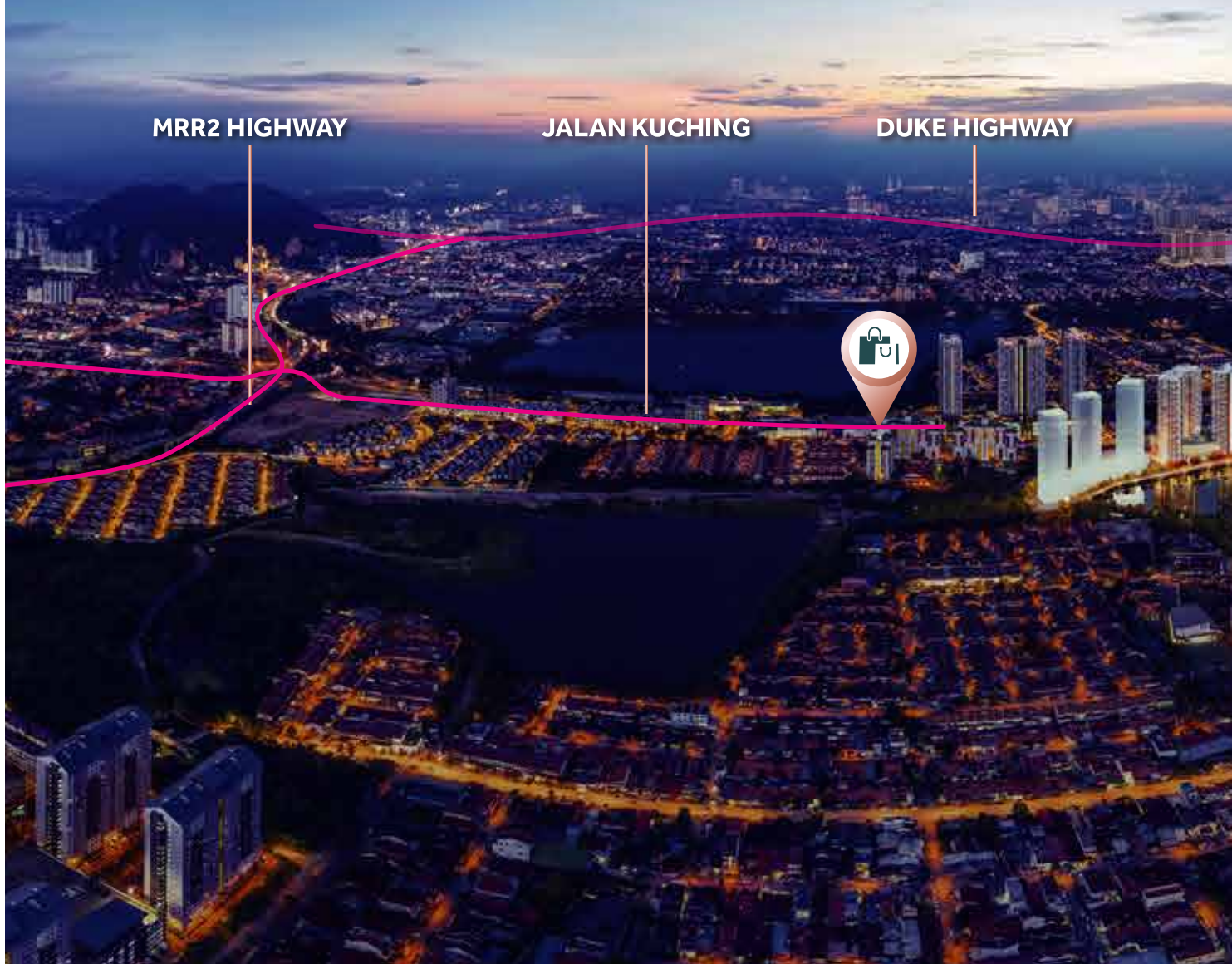


LAKE CITY
— KL NORTH —

EMBRACE A WONDERFUL LIVING

TOD HOPSCA / Lakefront Lifestyle / Smart Community







OUR LOCATION ADVANTAGE:



EST. 12KM TO KLCC

EMERGING HOT SPOT IN KL NORTH
HIGH PRICE APPRECIATION



TOD DEVELOPMENT

KTM · MRT2 · 2 MAIN ROADS · 3 HIGHWAYS



66-ACRE LAKEFRONT LIVING

80-ACRE HOPSCA DEVELOPMENT



10KM RADIUS

6 HOSPITAL, 5 SHOPPING MALL AND
6 INTERNATIONAL SCHOOLS



TAMAN WAHYU

JALAN IPOH



S08 SRI DELIMA

JALAN KEPONG



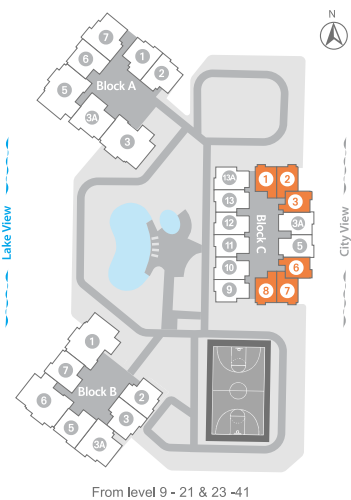
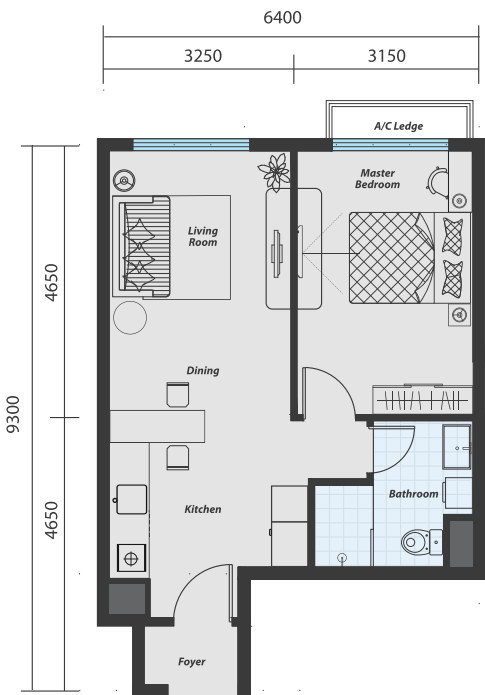
Typical Floor Plan

Type **A1**

Built-up

547.88 ft² / 50.90m²

1 Bedroom 1 Bathroom

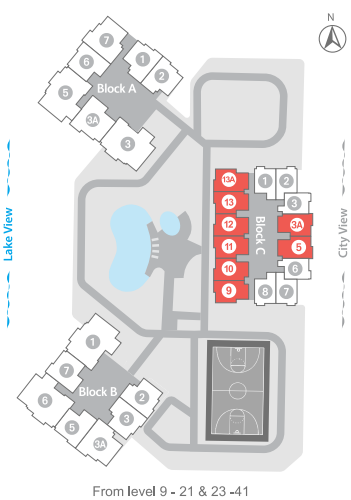
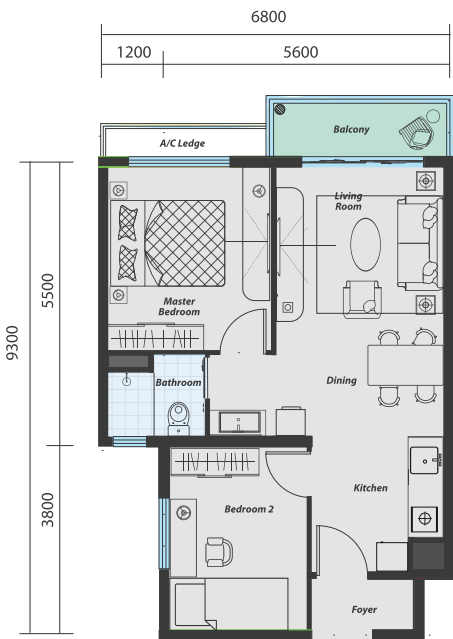


Type **B**

Built-up

671.67 ft² / 62.40m²

2 Bedrooms 1 Bathroom

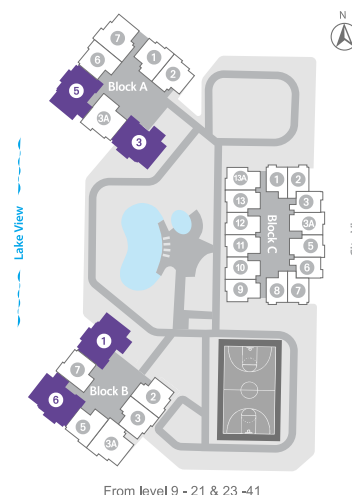
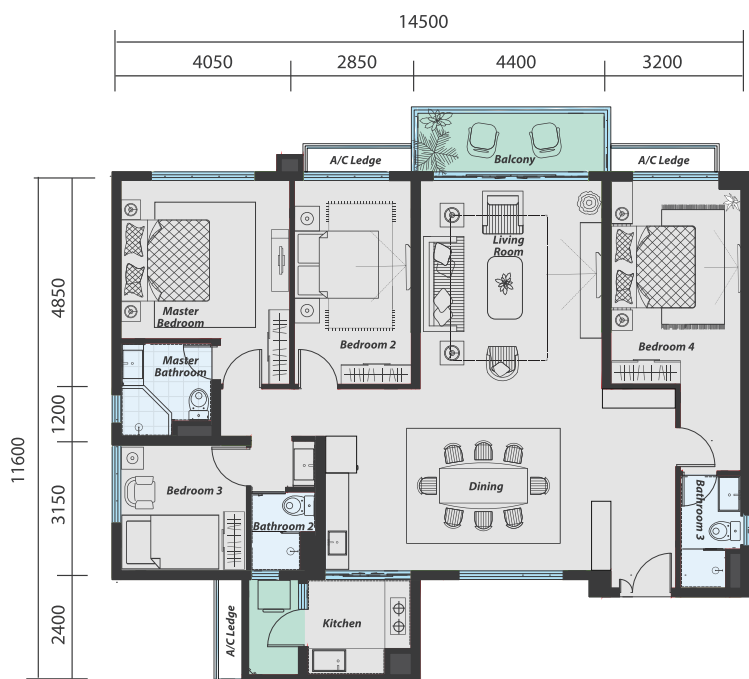


Type **F1**

Built-up

1625.35 ft² / 151m²

4 Bedrooms 3 Bathrooms



Baron Residence Specification

BUILDING SPECIFICATION

STRUCTURE :	Reinforced concrete
ROOF :	Reinforced concrete slab
WALL :	Brick wall / Concrete wall panel / Lightweight block
WINDOWS :	Aluminium framed window
MAIN ENTRANCE DOOR :	Fire rated door
BEDROOM DOORS :	Timber flush door
OTHER DOORS :	Timber flush door /Aluminium frame door
IRONMONGERY :	Quality lock-set

WALL FINISHES

EXTERNAL :	Plaster & paint
LIVING, BEDROOM & DINING :	Plaster & paint
KITCHEN :	Plaster & paint
BATHROOM :	Tiles
YARD (where applicable) :	Plaster & paint

FLOOR FINISHES

ENTRANCE FOYER :	Tiles
LIVING & DINING AREA :	Tiles
ALL BEDROOM :	Laminated flooring
ALL BATHROOM :	Tiles
KITCHEN :	Tiles
YARD (where applicable) :	Tiles
BALCONY (where applicable) :	Tiles

CEILING FINISHES

ENTRANCE FOYER :	Skim Coat
LIVING, GENERAL (where applicable) :	Skim Coat
BEDROOM, DINING, KITCHEN (where applicable) :	Skim Coat
BATHROOM :	Plaster board



Baron Facilities Plan

- | | | | | |
|----------------------|------------------------------|--------------------------------------|-------------------------------|-------------------------|
| 01 Rain-shower | 11 Outdoor Lounger | 21 Maze Lounge | 30 Indoor Children Playground | 40 Wash Room |
| 02 Poolside Lounger | 12 Reflexology Path | 22 Resting Deck | 31 Infant Room | 41 Sauna Room |
| 03 Resting Pavilions | 13 Yoga Deck | 23 Outdoor Gym | 32 Reading Room | 42 Pingpong Deck |
| 04 Kid's Pool | 14 Jogging Path | 24 Play Mound | 33 Library | 43 Prayer Room |
| 05 Shallow Pool | 15 Pet Lounge | 25 Featured Seamless Rubber Flooring | 34 Multi-purpose Hall | 44 Meeting Room |
| 06 Jacuzzi | 16 Stargazing Deck | 26 Children Playground | 35 Recreation Area | 45 Sheltered Sport Area |
| 07 Infinity Pool | 17 Resting Bench | 27 Stroller Parking | 36 Chess Room | |
| 08 Grove Garden | 18 Multi-purpose Sport Court | 28 Water Refill Station | 37 Yoga Space | |
| 09 Viewing Pavilions | 19 Herbs Garden | 29 Family Resting Area | 38 Gymnasium | |
| 10 Viewing Deck | 20 Maze Garden | | 39 Dance Hall | |

Baron Rooftop Plan



Block A

Level 44



Block B

- | |
|----------------------------|
| 01 Leisure Rooftop Deck |
| 02 Featured Planter Box |
| 03 Chit-chat Corner |
| 04 Rooftop Gathering Space |
| 05 Resting Bench |
| 06 Lake Viewing Deck |
| 07 Rooftop Leisure Lawn |
| 08 Outdoor BBQ |

Lake City Master Plan

- HOTEL / SERVICE APARTMENT
- OFFICE
- PARK
- SHOPPING MALL / SOHO / RETAIL
- CONNECTIVITY
- APARTMENT / SOHO / RETAIL



KL North New Central City In City Center



 **Lake City Sales Gallery** | **1300-22-9999** | **Lake City Development Sdn Bhd (1189631-P)**
www.lakecitykl.com | **Managed and Marketed by Country Garden**

The information contained herein do not form part of an offer or contract. Floor plans, specifications, measurements and other information contained herein are intended to give a general indication of the proposed design only and are subject to variations, modifications and substitutions due to land/developer changes as well as requirement from the relevant authorities, architect or engineer. While every reasonable care has been taken in preparing the advertisement, the developer cannot be held responsible for any inaccuracy.

