



Fortune
Perdana

LAKESIDE RESIDENCES @ METROPOLITAN PARK

At the heart of vibrancy,
rediscover exclusivity.

于绚丽城市中，重新发现高尚生活

*Sited at the edge of urban lifestyles and blissful surroundings,
Fortune Perdana Lakeside seamlessly melds two worlds into
one desirable living space.*

Fortune
Perdana

LAKESIDE RESIDENCES @ METROPOLITAN PARK

Embrace the Desired Life

Where serenity meets luxury
当谧静与华丽融汇

An iconic new addition to the Fortune developments, Fortune Perdana promises to be one of Kepong's most eminent residential addresses. Comprising 3 blocks of serviced residences overlooking the lush Kepong Metropolitan Park and bustling cityscape, Fortune Perdana is the ideal space for you to relish a taste of green paradise amid modern comforts.

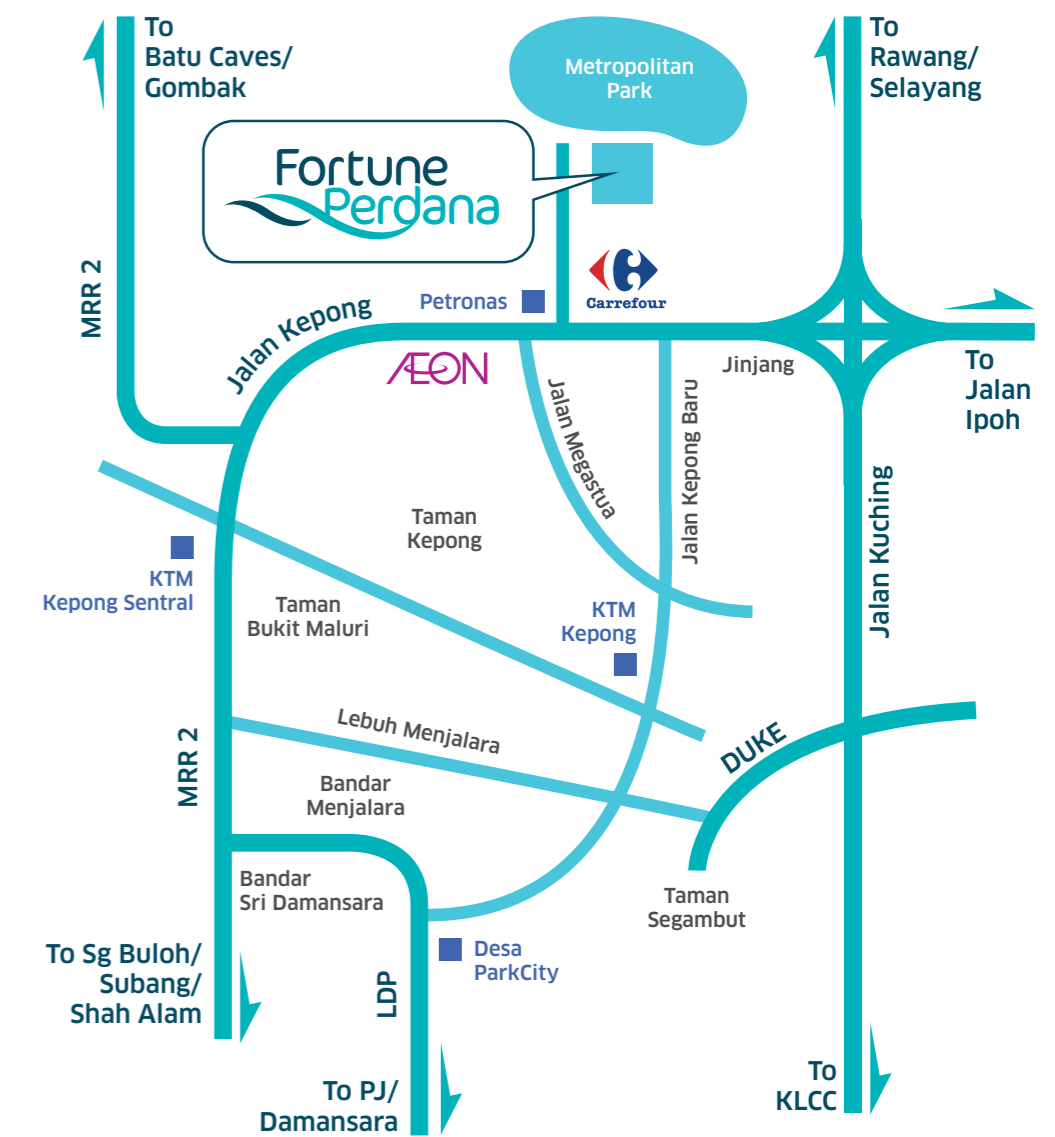




Best of Both Worlds

A hidden gem in the midst of brilliance
 犹如繁华里闪耀的宝石

Surrounded by the dynamic urban infrastructure of Kepong, Fortune Perdana is located in close vicinity to reputable shopping malls, supermarkets, retail outlets, F&B outlets, banks and schools. Getting around is also a simple affair, as the location is strategically connected through a network of highways and roads and abundant with public transportation options.





Verdant Treasures Abound

Escape to a slice of lakeside paradise

让您身处天堂般的湖畔公寓

Come home every day to the sweet escape of nature. Hectares of sprawling greenery and a pristine lake, Kepong Metropolitan Park is one of Kuala Lumpur's most prominent recreational parks for families and nature lovers. Stroll along captivating lakeside views where majestic kites dot the sky and children play in carefree joy. Best of all, it's right here at your doorstep.





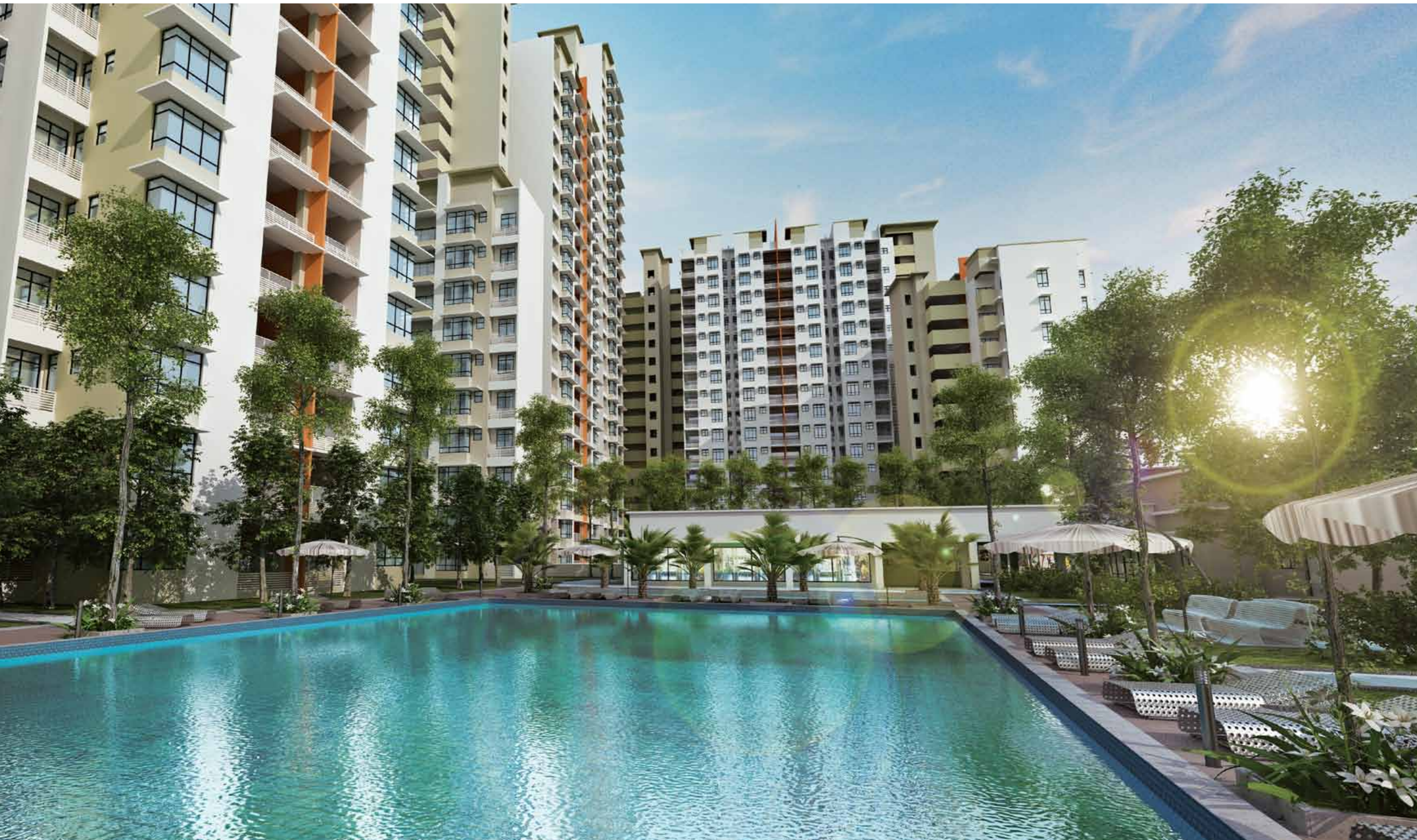
Complete Lifestyle Comforts

Pamper your desires with total amenities

让你尽享全面的设施和生活

Be it immersing yourself in sheer relaxation or keeping up with a healthy lifestyle, Fortune Perdana offers you the full trappings of modernity. From swimming pools to gyms, every apartment boasts a wide range of comprehensive facilities that are well maintained.





Elevated Pleasures

*Connect and rejuvenate
at the EcoDeck*
在属于您的绿林憩园中歇息

Meticulously designed to incorporate the passions of both green and contemporary living, the Eco Deck is a unique 2 acres of facility deck with lush landscape areas where residents come together to unwind or interact as a community. In this heavenly setting of lush trees, soothing waters and perfect skies, there's no better place to rediscover life.



Designed features with Green Building Index (GBI) 'Gold' status certified with better usage of resources and environmental friendly design.



Metropolitan Pulses

*Vivacious city colours
at your fingertips*
充满活力色彩的都市
只是咫尺之距


True to an all-in-one living experience, Fortune Perdana houses a myriad of retail outlets, shops, eateries and office space on the ground floor and first floor. Here, you can shop, dine and enjoy to your heart's content in one convenient avenue. For the new age entrepreneur, this platform also presents vibrant opportunities in Kepong's most exciting residential destination.



Safe Secure Sanctuary

*Uncompromising security
for absolute peace of mind*
专业的保安给予绝对的安心

Fortune Perdana is equipped with the highest standards of security measures available to maintain professionalism on all levels. From round-the-clock CCTV surveillance to 24-hour manned security patrols, 3 tier security system with intercom system both you and your loved ones can be rest assured of a safe and secure lifestyle always.





Contemporary Flair

*Come home to the sleek
pleasures of modern living*
回到私人时髦品味的摩登生活

Inventive elegance. Time-honoured disciplines.
At Fortune Perdana, each individual unit is designed
by top-notch specialists to fashion a living space that
is both at the same time strikingly practical and yet
effortlessly stylish. The result — a cosy sanctuary
that you will love to call home.





Fortune Perdana Lakeside Residences @ Metropolitan Park

3 blocks of
serviced residences

Total Units
576

Legend

	Type A		Type B		Type C
	Terrace Garden				

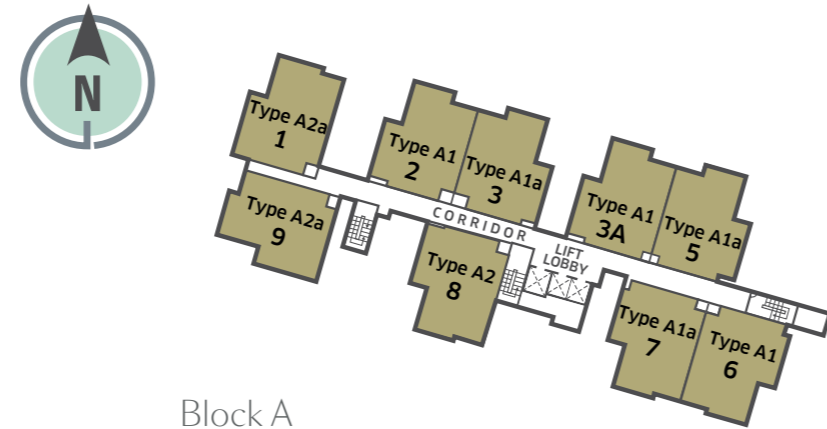
- | | |
|-------------------------------------|---------------------------|
| 1 35m lap pool | 14 Toddler's Cycling Path |
| 2 Kid's pool | 15 Outdoor Gym Area |
| 3 Jacuzzi | 16 Half Basketball Court |
| 4 Poolside Cabanas | 17 Tai Chi Lawn |
| 5 Covered Walkway | 18 Herbs Garden |
| 6 BBQ Terrace | 19 Reflexology Path |
| 7 Yoga Deck | 20 Jogging Path |
| 8 Hammock Graden | 21 Contemplation Lawn |
| 9 Picnic Area | 22 Gym |
| 10 Outdoor Reading Room /Games Room | 23 Cafe Bar |
| 11 Viewing Gallery | 24 Multi-Purpose Hall |
| 12 Children Playground | 25 Kindergarten / Nursery |
| 13 Jamboree Field | 26 Surau |
| | 27 Management Office |



Facilities Layout Plan - Level 5

Floor Plan

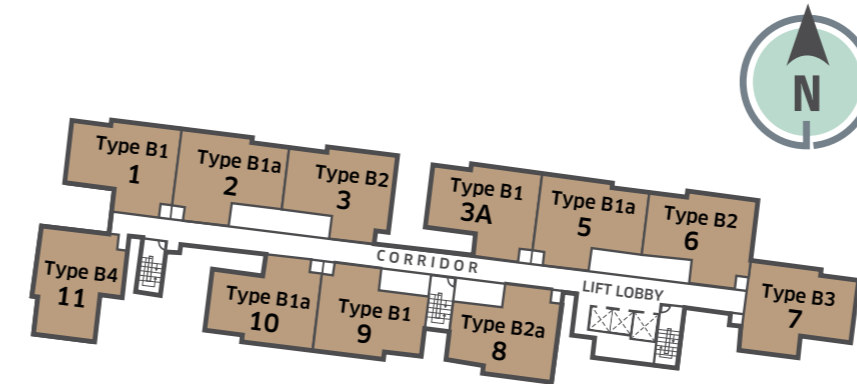
Block A



Block A
Layout Plan

Floor Plan

Block B



Block B
Layout Plan

Type A1

Standard unit:
1,292 sq ft

3 + 1 Bedrooms
+ 2 Bathrooms

Type A1-2

Standard unit: 1,302 sq ft | Terrace unit: 938 sq ft | Total: 2,240 sq ft

3 + 1 Bedrooms
+ 2 Bathrooms

Type B1

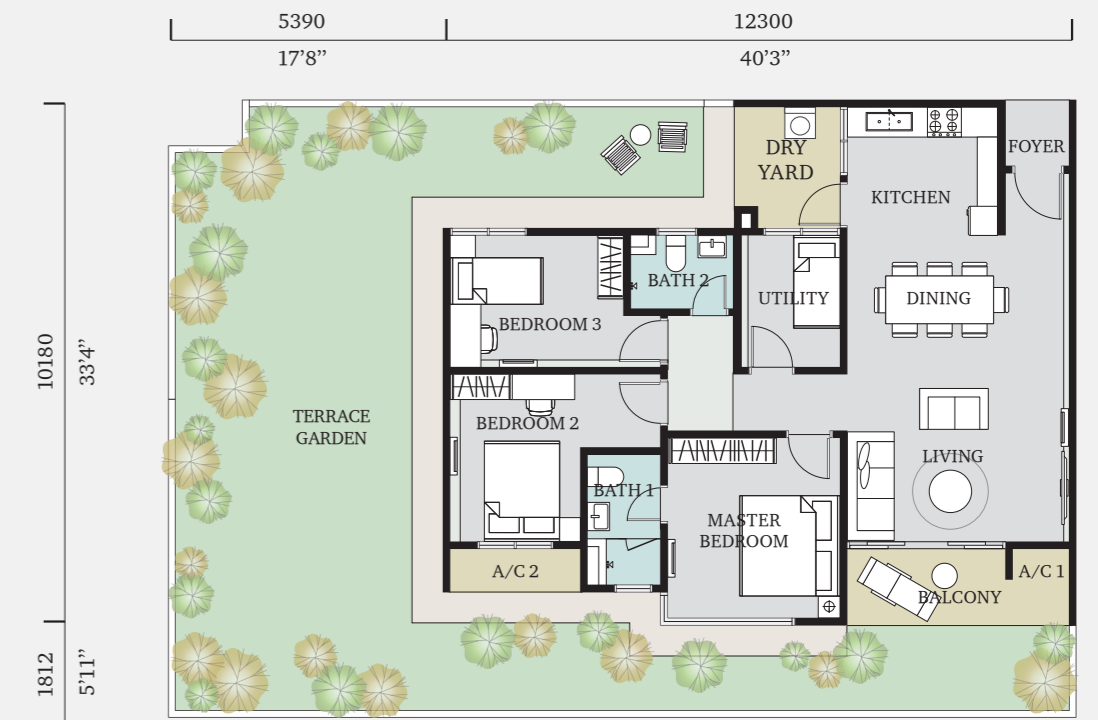
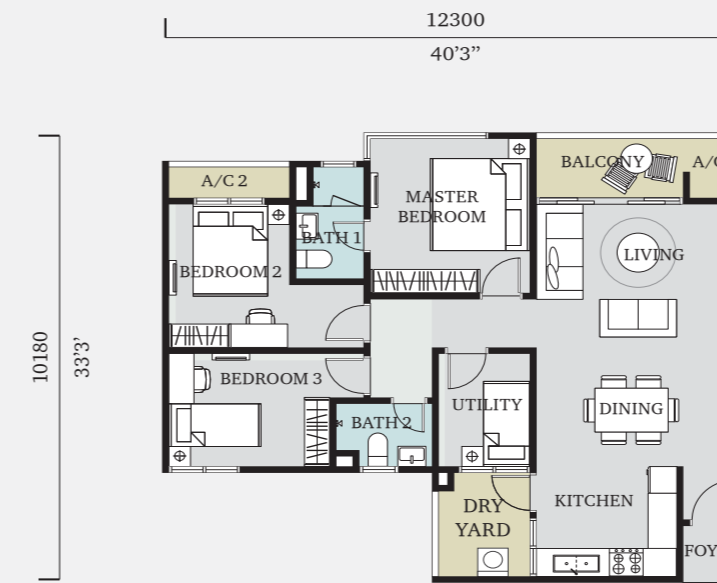
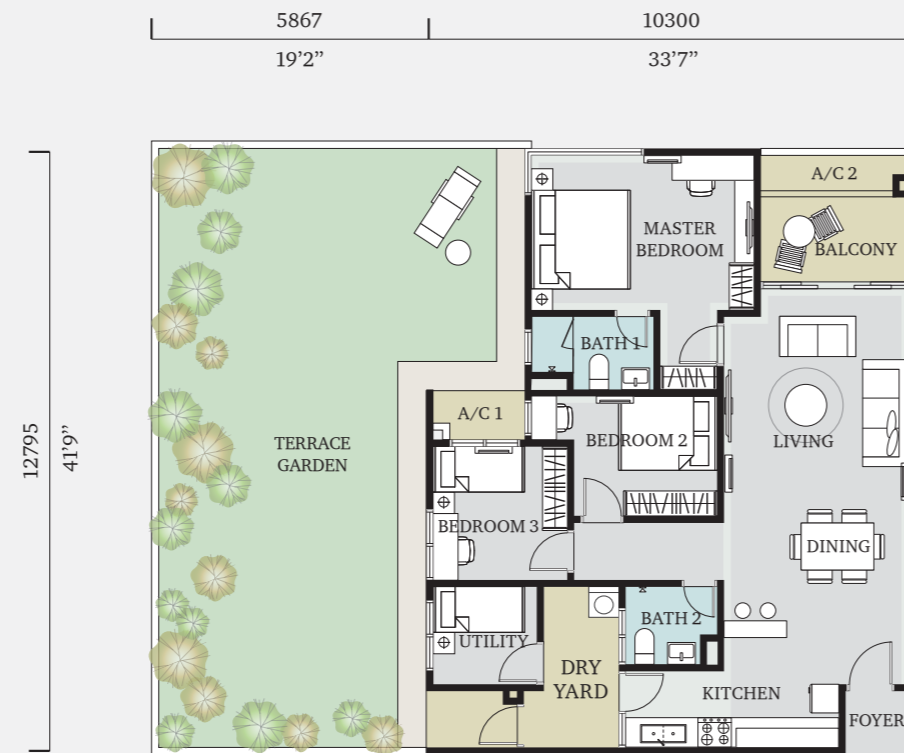
Standard unit:
1,162 sq ft

3 + 1 Bedrooms
+ 2 Bathrooms

Type B1a-10

Standard unit: 1,162sq ft | Terrace unit: 1,107sq ft | Total: 2,269 sq ft

3 + 1 Bedrooms
+ 2 Bathrooms

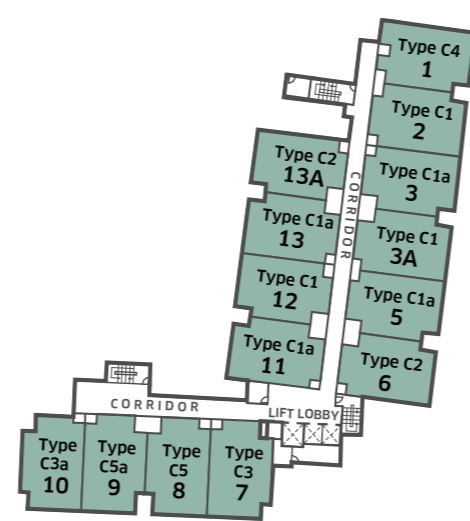


Floor Plan

Block C



Block C
Layout Plan



Type C1

Standard unit:
1,027 sq ft

3 Bedrooms
+ 2 Bathrooms

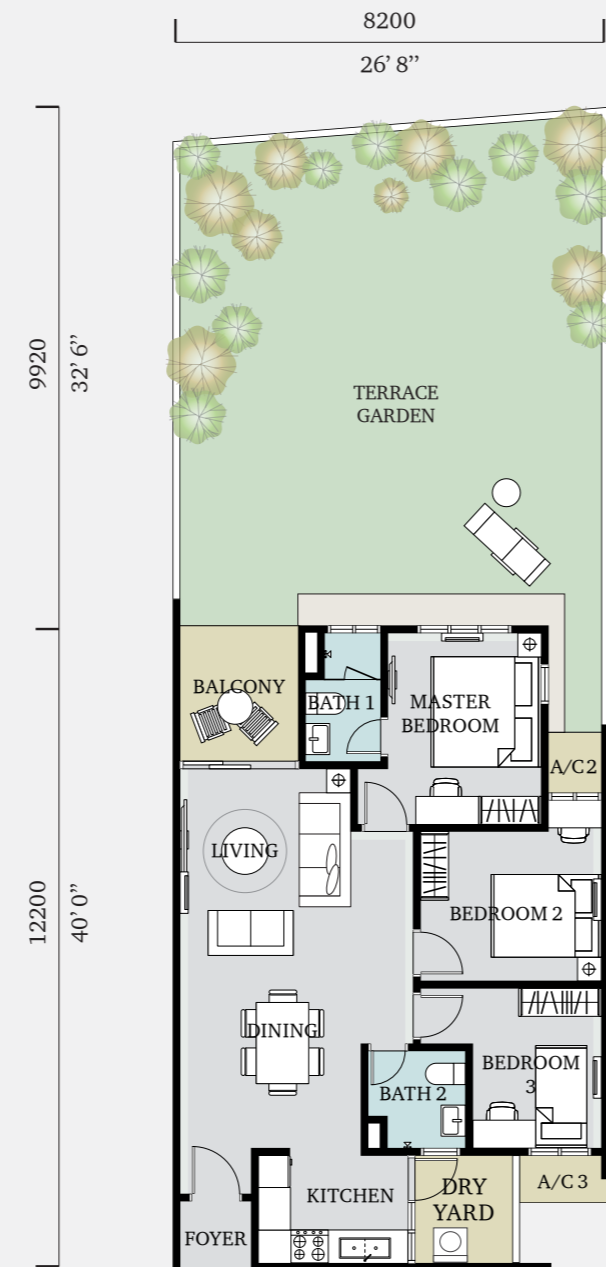
Type C1a-5

Standard unit:
1,027sq ft

Terrace unit:
872sq ft

Total:
1,899 sq ft

3 Bedrooms
+ 2 Bathrooms



SPECIFICATIONS

1. Structure	Reinforced Concrete Frame					
2. Roof Covering	Metal Decking / RC Flat Roof					
3. Wall	RC / Bricks					
4. Windows	Powder Coated Aluminium Framed Windows					
5. Ceiling	Skim Coat / Asbestos Free Ceiling Boards					
6. Doors	Main Entrance	Timber Door				
	Living Room	Powder Coated Sliding Door				
	Bathrooms	Timber Door with PVC Laminated				
	Others	Timber Door				
7. Floor Finishes	Living / Dining / Bedrooms / Kitchen	Porcelain Tiles				
	Bathrooms / Balcony / Utility / Dry Yard	Ceramic Tiles				
8. Wall Finishes	Living / Dining / Bedrooms / Balcony / Utility / Dry Yard	Paint				
	Bathrooms / Kitchen	Ceramic Tiles to Ceiling Height				
9. Locks	Quality Lockset					
10. Plumbing & Sanitary Fittings	Water Closet	2 Nos				
	Wash Basin	2 Nos				
11. Electrical Installation	Item	Type A1, A1a, A2, A2a	Type B1, B1a, B2, B2a, B4	Type B3	Type C1, C1a, C2, C3, C5, C5a	Type C4
	Lighting Point	16	15	16	13	14
	13 amp Power Point	17	16	16	15	15
	Air-cond Electrical Point	4	4	4	4	4
	SMATV Point	2	2	2	2	2
	Telephone Point (HSBB)	1	1	1	1	1
	Water Heater Point	2	2	2	2	2
	Bell Point	1	1	1	1	1
	Intercom	1	1	1	1	1
Ceiling Fan Point	3	3	3	3	3	
12. Bib Tap	Terrace Garden Unit Only		1 No			

* The above specifications are subject to variations, modifications and substitutions as recommended and / or imposed by the architect / or the appropriate authorities

Track Records



Asian Pac Holdings Bhd is listed on the Main Board of Bursa Malaysia with its core business in property investment and development. As a leading property developer in the country, Asian Pac counts several well-known residential and commercial developments among its many achievements.

Current On-going Projects



The Loft Private Residences @ KK Times Square @ Kota Kinabalu, Sabah



Dataran Larkin @ Johor Bahru

Commercial Developments



Fortune Central @ Kepong, KL



Fortune Square 2 @ Kepong, KL



Fortune Square @ Kepong, KL



Karamunsing Capital @ Kota Kinabalu, Sabah



KK Signature Office @ Kota Kinabalu, Sabah



Prima Sri Gombak @ KL

Residential Developments



Sutera Bukit Tunku @ Kenny Hills, KL



LeVenue II, Terrace Bungalow @ Desa Park City, KL



Fortune Court @ Kepong, KL.



LeVenue I Semi-D @ Desa Park City, KL



Fortune Park @ Kepong, KL



Fortune Avenue @ Kepong, KL

A view to perfection

Panoramic splendour
above the lights

霓虹之上的壮观夜景

Enjoy a clear unobstructed view of the Kuala Lumpur skyline from your very own home, at your own time and leisure. Be mesmerised by a glowing symphony of bright lights, or just allow yourself to be swept away by the ever-changing horizons. For indeed, this is where everything comes together in perfect harmony.



For Enquiries, Please Call

+603 6258 3838

Or Visit Our Sales Gallery / Show Unit

Open Weekdays (Mon - Fri) : 9.00 am to 6.00 pm
Weekends (Sat, Sun & Public Holidays) : 10.00 am to 6.00 pm

Fortune Perdana Lakeside Residences @ Metropolitan Park
Jalan Metro Perdana Barat, Taman Usahawan Kepong
52100 Kuala Lumpur, Malaysia

Tel: 03-6258 3838 (Hunting Line) Fax: 03-6258 3002
03-6258 3023/3028

Developer & Land Owner:



BH REALTY SDN BHD (107179-X)
(A Subsidiary of Asian Pac Holdings Berhad)

Head Office

106, Block G, Pusat Dagangan Phileo Damansara I,
No 9, Jalan 16/11 off Jalan Damansara
46350 Petaling Jaya, Selangor

Tel: 03-7665 3388

Fax: 03-7665 2288

www.asianpac.com.my

Developed by: BH REALTY SDN BHD (Co No. 107179-X) · Developer License No: 4611-5/04-2015/27(L) · Validity Date: 30/04/2013 - 29/04/2015
· Advertisement & Sales Permit No: 4611-5/04-2015/27(P) · Validity Date: 30/04/2013 - 29/04/2015 · Approving Authority: Dewan Bandaraya
Kuala Lumpur · Building Plan Approval No: BP U1 OSC 2012 1069 · Expected Completion: June 2016 · Encumbrance: Charged to UOB
(United Overseas Bank (M) Bhd) · Tenure of Land: Leasehold 99 years (Ending 10 January 2111) · Type of Property: Serviced Apartment
· Total Units: 576 · Selling Price: RM476,000 (min) – RM1,067,000 (max) · Built-up area (Standard units): A1, A1a, A2, A2a – 1,292 sq ft · B1,
B1a, B2, B2a, B4 – 1,162 sq ft · B3 – 1,215 sq ft · C1, C1a, C2, C3, C3a, C4, C5, C5a – 1,027 sq ft · Built-up area (Terrace units): A2a-1 – 2,137 sq ft,
A1-2 – 2,240 sq ft, A1a-3 – 1,702 sq ft, A1-3A – 1,702 sq ft, A1a-5 – 1,646 sq ft, A1-6 – 1,482 sq ft, A1a-7 – 1,482 sq ft, A2-8 – 2,368 sq ft,
A2a-9 – 2,785 sq ft, B1-1 – 1,498 sq ft, B1a-2 – 1,498 sq ft, B2-3 – 1,774 sq ft, B1-3A – 1,929 sq ft, B1a-5 – 1,498 sq ft, B2-6 – 1,498 sq ft,
B3-7 – 3,033 sq ft, B2a-8 – 1,525 sq ft, B1-9 – 1,525 sq ft, B1a-10 – 2,269 sq ft, B4-11 – 1,692 sq ft, C4-1 – 1,672 sq ft, C1-2 – 1,729 sq ft,
C1a-3 – 1,786 sq ft, C1-3A – 1,843 sq ft, C1a-5 – 1,899 sq ft, C2-6 – 1,956 sq ft · Bumiputra Discount: 5% · Restriction-in-interest: This land
cannot be transferred, pledged or charged except after receipt of consent from the relevant state authorities.

DISCLAIMER This Brochure shall not constitute and/or be treated as an offer or an invitation to offer on part of the developer.
The information contained in this brochure is subject to variations, medications and substitutions as may be recommended
by the relevant authorities and/or the project architect and cannot form part of an offer to contract. The developer believes the content of
the brochure is correct at printing time and shall not be held responsible for any inaccuracy.



please scan it for more information



green
building
index

GBI Provisional
Rating - Gold

