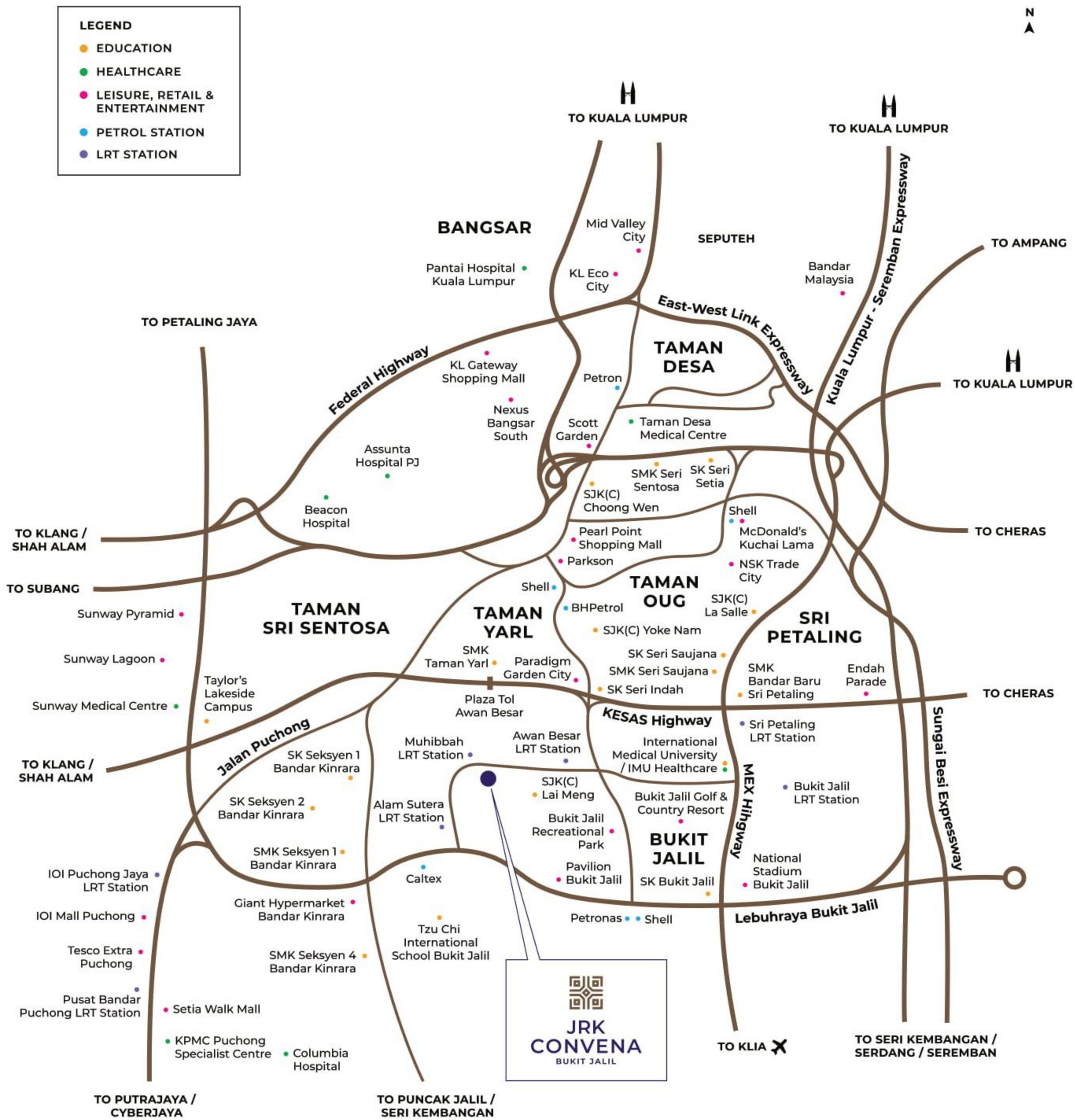




**JRK**  
**CONVENA**  
BUKIT JALIL



# LOCATION



## A CONVENIENT PLACE TO CONVENE

JRK Convena's name is derived from the words *Convenient* and *Convene*. This refers to its strategic central location in Bukit Jalil with a plethora of key amenities within close proximity such as Taman Muhibbah LRT station, education institutions, healthcare facilities, convenience stores and major shopping malls, as well as easy access to arterial roads and major highways connecting to Klang Valley and Kuala Lumpur.



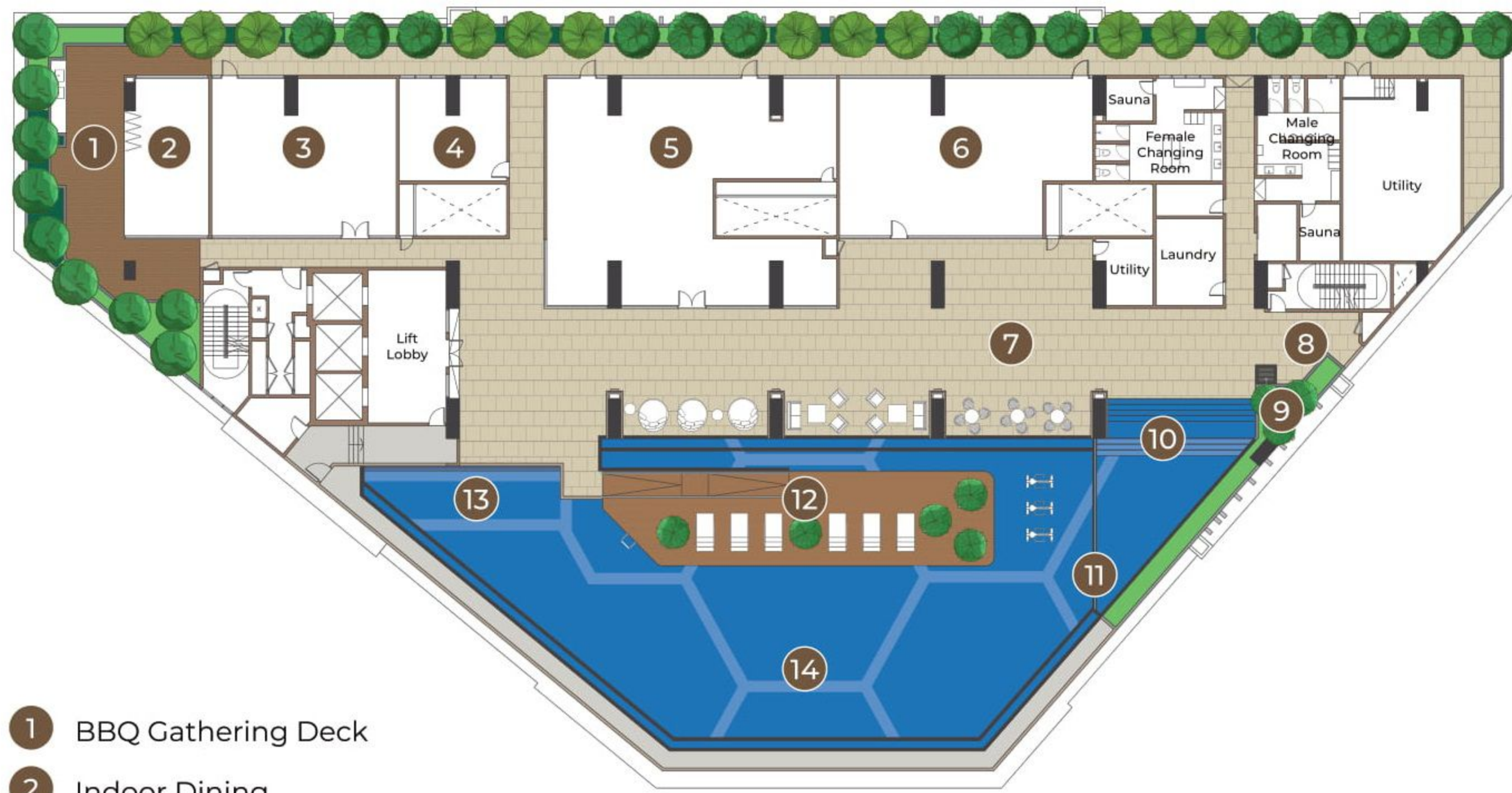
## A GRAND WELCOME HOME

Welcome to JRK Convena, where a life of luxury and convenience awaits. We expect JRK Convena to attract families and individuals who intend to relocate in order to spend more quality time at home.



## FACILITIES DECK

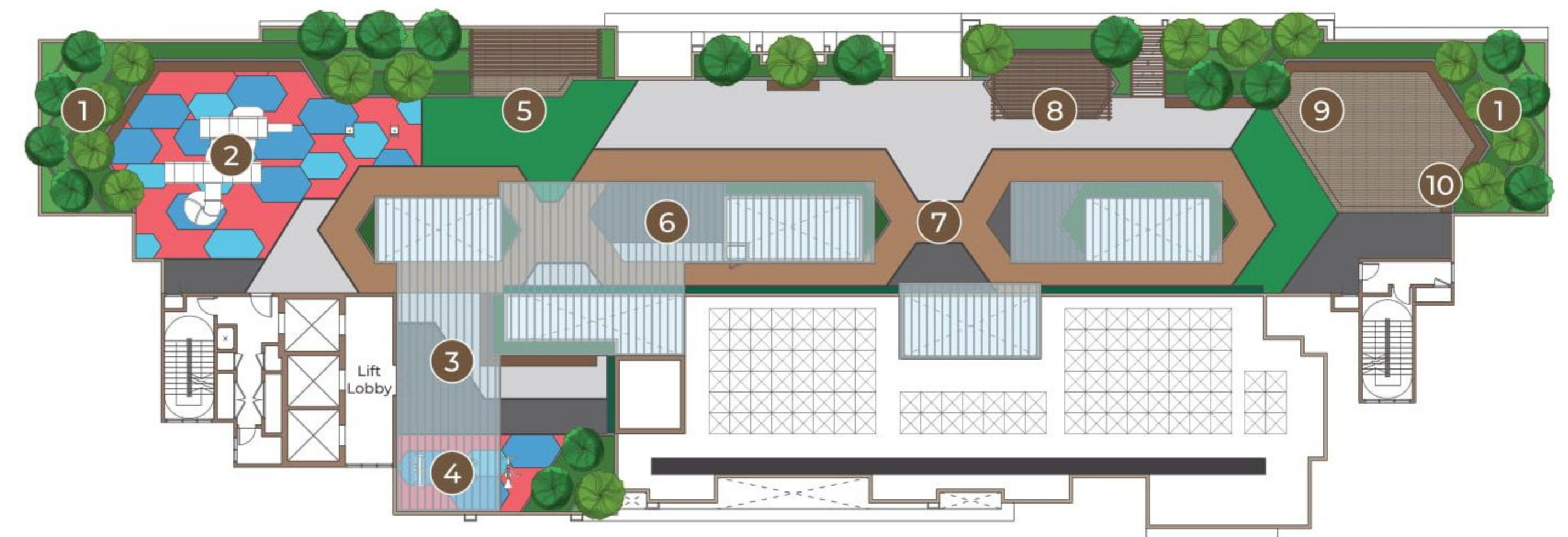
With a wide variety of facilities provided at JRK Convena, residents will never have to leave the comfort of their own home to enjoy a relaxing swim or host a barbecue party with family & friends. We have dedicated the Kiddoz World wading pool and Thematic Children's Playground to keep young ones entertained, while also providing a relaxing lounge by the pool where the elderly can enjoy the cool breeze and amazing views.



- |                      |                   |                    |                  |
|----------------------|-------------------|--------------------|------------------|
| 1 BBQ Gathering Deck | 6 Gymnasium       | 9 Feature Tree     | 12 Floating Deck |
| 2 Indoor Dining      | 7 Relaxing Lounge | 10 Kiddoz World    | 13 Bubble Soak   |
| 3 Games Room         | 8 Outdoor Shower  | 11 Cascading Water | 14 Infinity Pool |
| 4 Karaoke Room       |                   |                    |                  |
| 5 Multipurpose Room  |                   |                    |                  |

## SKY PODIUM

JRK Convena offers breathtaking panoramic views of Kuala Lumpur's skyline and the surrounding districts of Bukit Jalil from above. Mesmerise your family & friends with distant yet amazing morning sunrises and evening sunsets.



- |                                  |                    |                  |
|----------------------------------|--------------------|------------------|
| 1 Terrace Planting               | 5 Romantic Shelter | 9 Chit-Chat Deck |
| 2 Thematic Children's Playground | 6 Relaxing Swing   | 10 Long Bench    |
| 3 Pavilion                       | 7 Jogging Track    |                  |
| 4 Outdoor Gym                    | 8 Yoga Deck        |                  |



# FLOOR PLANS



**TYPICAL FLOOR PLAN**



**LEVEL 32**



**LEVEL 33 - 35**

# FLOOR PLANS



**TYPE A**  
890 sq ft



**TYPE B**  
735 sq ft



**TYPE C**  
1,050 sq ft

# SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Brickwall / Reinforced Concrete Wall
<b>ROOFING COVERING</b>	Reinforced Concrete Roof / Metal Deck Roofing
<b>CEILING</b>	Skim Coat / Plaster Ceiling Where Applicable
<b>DOORS</b>	Main Entrance: Fire Rated Door Yard: Timber Door Other Areas: Timber Door Living: Glass Sliding Door (Where Applicable)
<b>WINDOWS</b>	Aluminium Frame Glass Window
<b>IRONMONGERY</b>	Quality Lockset
<b>WALL FINISHES</b>	All Bedrooms: Plaster / Skim & Paint Kitchen: Plaster / Skim & Paint / Tiles
<b>FLOOR FINISHES</b>	All Bathrooms: Tiles Living / Dining: Tiles Foyer / Yard: Tiles Utility (Type C): Tiles All Bathrooms: Tiles All Bedrooms: Laminated Timber

	Type A	Type B	Type C
<b>SANITARY FITTINGS</b>			
Wash Basin	2	2	2
Water Closet	2	2	2
Shower	2	2	2
Toilet Roll Holder	2	2	2
Hand Bidet	2	2	2
Kitchen Sink	1	1	1
<b>ELECTRICAL INSTALLATION</b>			
Lighting Point	15	13	17
Ceiling Fan Point	1	1	1
Power Point	16	14	18
Air Conditioner Point	4	3	5
Water Heater Point	2	2	2
Distribution Board	1	1	1
TV Point	1	1	1
Fiber Wall Socket	1	1	1
Door Bell Point	1	1	1



JUDICIOUS • RELIABLE • KNOWLEDGEABLE



**TWINWOOD DEVELOPMENT SDN BHD 1149752-W**  
(A SUBSIDIARY COMPANY OF JRK HOLDINGS BERHAD)

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Developer: Twinwood Development Sdn Bhd (1149752-W) • Office: No. 122, Jalan Dataran Cheras 8, Cheras Traders Square, 43200 Cheras, Selangor, Malaysia. • Tel: +603-9081 3355 / 5115 • Fax: +603 9081 1001 • Type of Property: Serviced Apartments • Developer License No.: 20006-1/10-2022/0738(L) • Advertising & Sales Permit No.: 20006-1/10-2022/0738(P) • Validity Period: 31/10/2020 – 30/10/2022 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Approved Building Plan No.: BP S3 OSC 2019 2506 • Tenure of Land: Freehold • Land Encumbrances: AmBank (M) Berhad (8515-D) • No. of Units: 332 unit • Selling Price: RM448,000 (min) – RM915,000 (max) • Expected Completion Date: November 2023 • Bumiputra Discount: 5% • **THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.**

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