

Flora Rosa





Oxygenation
Breathing Life into the Nation

Flora Rosa

Elegant high-rise homes
exquisitely designed
to meet your discerning needs
perfectly positioned among
beautiful green landscapes
and surrounded by
contemporary lifestyle amenities

LUXURY IS WITHIN REACH



Grand entrance statement with security

garden-city **LIVING**

Surrounded by established neighbourhoods, this lavish collection of condominiums offers pleasant views of the neighbourhood park. Inspiring recreational and communal spaces, meanwhile, encourage healthy lifestyles and a sense of community while also preserving the privacy of residents.

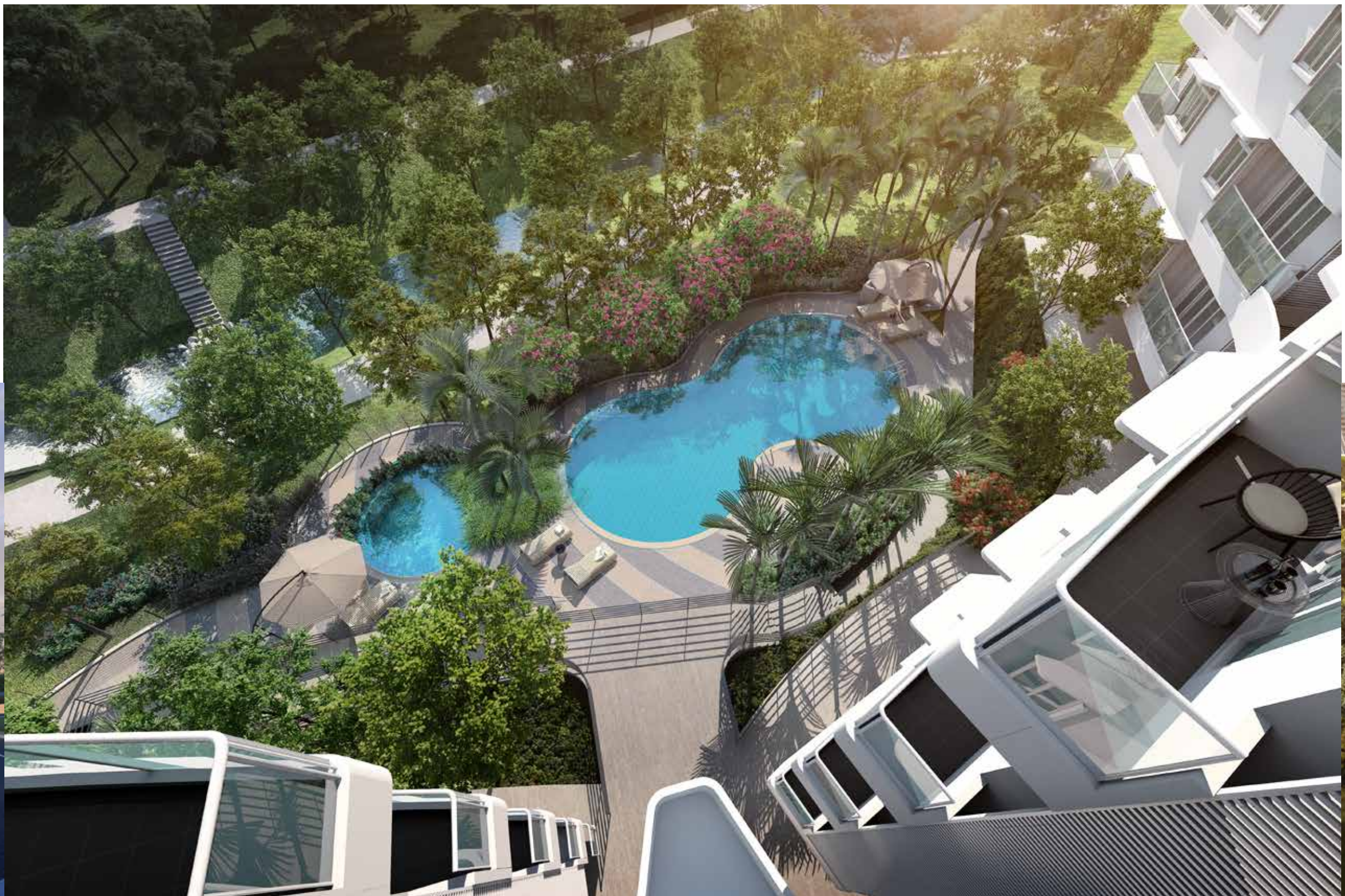


Condominiums with a distinctive sculpture

11.29 acres of & GREENERY FACILITIES



A designer drop-off area & lobby as well as private lifts are ever ready to welcome you and your guests in style



View of infinity pool from balcony



View of playground from balcony



WELL EQUIPPED

with a host of exclusive facilities

- Landscaped gardens surround and outline the towers
- Jogging and cycling tracks
- Gymnasium
- Infinity swimming & learner pools
- Guardhouse
- Dedicated designer surau with Islamic geometric motifs
- Function room
- 2 parking bays for each unit
- Pedestrian walk from Level 2 to car park



Make a splash or go with the flow, the infinity and learner pools

inspiring
SPACE



Actual show unit – Type A

contemporary
CHIC



Actual show unit - Type B

modern **ELEGANCE**



Actual show unit – Type C



Built up area : 1,399 sq ft
 No. of rooms : 4 bedrooms & 3 bathrooms

14000



10050



Built up area : 829 sq ft
 No. of rooms : 2 bedrooms & 2 bathrooms

10100



8250



Built up area : 1,184 sq ft
 No. of rooms : 3 bedrooms & 2 bathrooms

12650



9200



Built up area : 1,227 sq ft
 No. of rooms : 3 bedrooms & 3 bathrooms

14000



8250



Built up area : 2,250 sq ft
 No. of rooms : 5 bedrooms & 4 bathrooms



SPECIFICATIONS

TOWERS A, B, C & D FOR ALL TYPES

FOUNDATION & SUPER STRUCTURE	Reinforced Concrete
WALL (External/Internal)	Brickwall/Reinforced Concrete Wall
ROOF	Reinforced Concrete Slab

FINISHES	FLOOR	WALL	CEILING
Entrance	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint
Living	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint
Dining	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint
Kitchen	Porcelain Tiles	Porcelain Tiles (1500mm height) with Plaster & Paint	Skim Coat & Paint
Master Bedroom	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint
Other Bedrooms	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint
Maid's Room	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint
Master Bathroom	Porcelain Tiles	Porcelain Tiles (to ceiling height)	Plaster Board Ceiling
Other Bathrooms	Porcelain Tiles	Tiles (to ceiling height)	Plaster Board Ceiling
Balcony	Porcelain Tiles	Plaster & Paint with Railing	Skim Coat & Paint
Yard	Porcelain Tiles	Plaster & Paint	Skim Coat & Paint

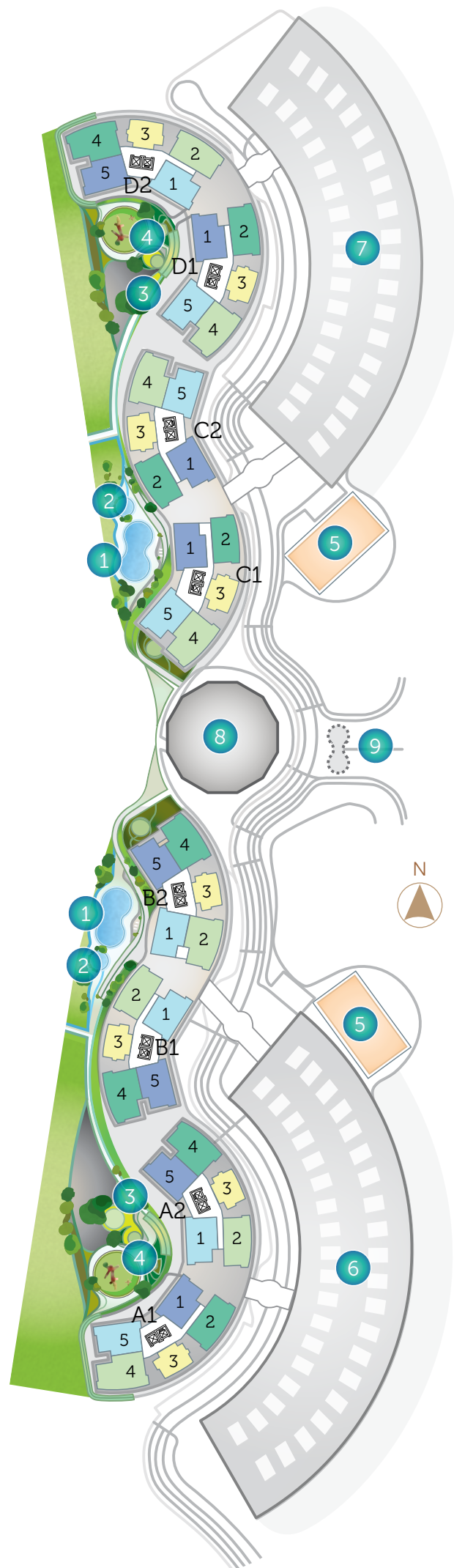
WINDOWS	Aluminium Framed Window
DOORS	Timber Door Aluminium Framed Sliding Door Aluminium Framed Folding Door
IRONMONGERY	Quality Lock Sets

SANITARY/PLUMBING FITTINGS	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
Water Closet	3	2	2	3	5
Basin & Tap	3	2	2	3	6
Shower Screen	1	1	1	1	2
Shower Unit	3	2	2	3	5
Hand Bidet	3	2	2	3	5
Soap Holder	3	2	2	3	5
Toilet Paper Holder	3	2	2	3	5
Kitchen Sink & Tap	1	1	1	1	2
Yard Tap	1	1	1	1	1

ELECTRICAL & MECHANICAL	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
Lighting Point	21	19	15	19	35
Ceiling Fan Point	6	5	4	5	8
13A Switch Socket Outlet	21	19	15	20	27
Kitchen Hob Point	1	1	1	1	2
Kitchen Hood Point	1	1	1	1	2
Aircon Point	4	4	4	4	6
Water Heater Point	3	2	2	3	5
Chime Bell	1	1	1	1	2
Telephone & Data Point	1	1	1	1	2
SMATV Point	1	1	1	1	2
Gas Detector	1	1	1	1	2
Gas Shut-Off Valve	1	1	1	1	2

SITE PLAN

TOWERS A1, A2, B1, B2, C1, C2, D1 & D2



Legend

- 1 Swimming Pool
 - 2 Learner Pool
 - 3 Terrace
 - 4 Children's Playground
 - 5 Recreational – Multicourt & Kick-about
 - 6 Car Park A & B
 - 7 Car Park C & D
 - 8 Surau
 - 9 Entrance Statement & Guardhouse
- | | |
|-----------------|---------------------------|
| ● Type A | ● Type A' (Mirror) |
| ● Type B | ● Type B' (Mirror) |
| ● Type C | ● Facilities |
| ● Type D | ● Type D' (Mirror) |
| ● Type D1 (OKU) | ● Type D1' (OKU) (Mirror) |

Note: Layout plans indicated in the site plan are for Levels 3 to 16. Please refer to the identification charts of Towers A, B, C and D for other levels.

a variety of
ACTIVITIES
AWAITS

LOCATION

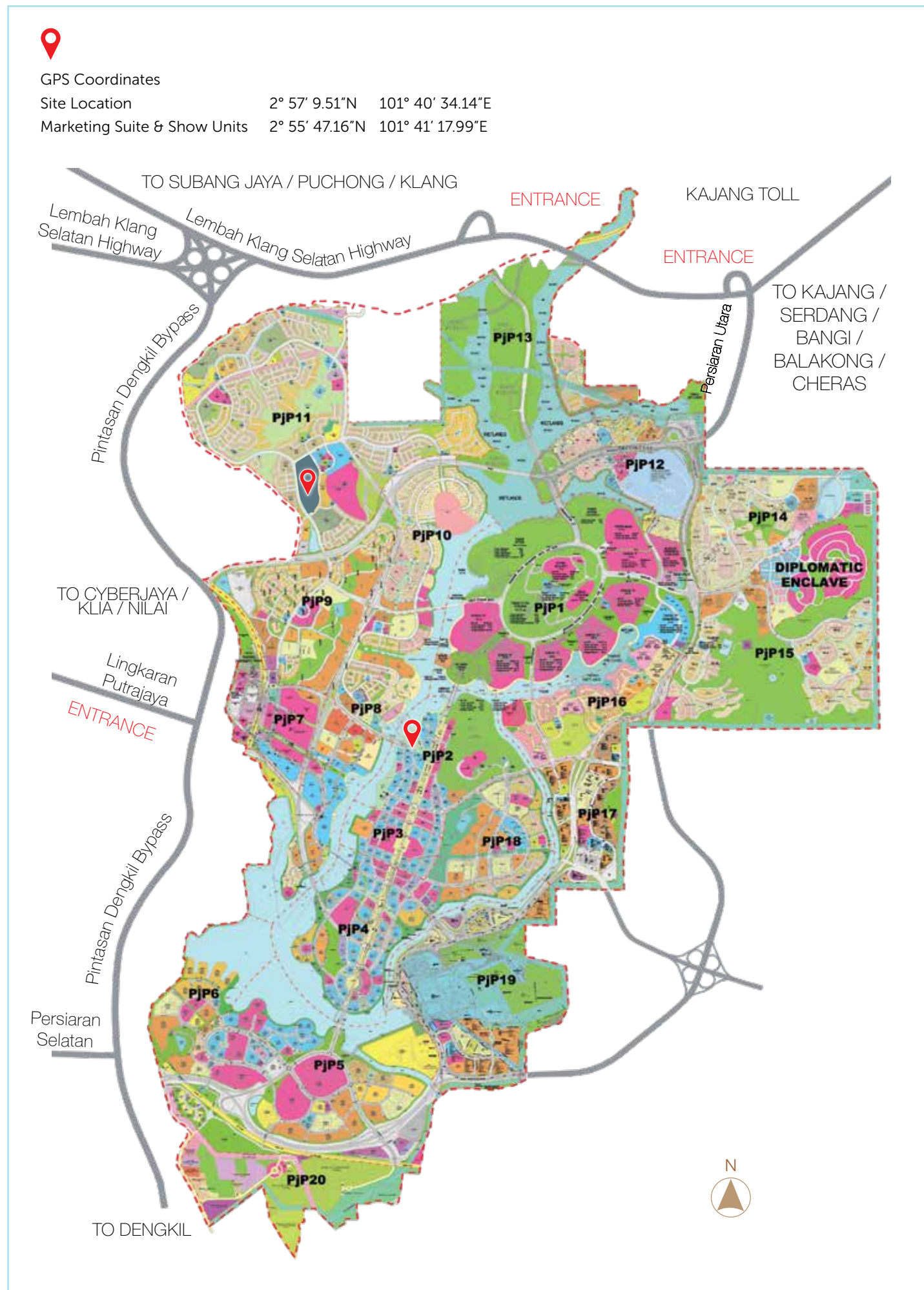
Flora Rosa @ Precinct 11

Precinct 11 is a lushly landscaped residential enclave with easy access to a wide range of amenities. Among others, the neighbourhood is home to schools, a police station as well as a community centre featuring a food court, a pool, a children's play area, jogging/cycling tracks and badminton and tennis courts.

GPS Coordinates
2° 57' 9.51" N
101° 40' 34.14" E



MASTER PLAN PUTRAJAYA



LIVING AT ITS MOST DESIRABLE IN PUTRAJAYA VIBRANT HAPPENINGS AND INSPIRING LANDSCAPES



CONVENIENCES

- Counts the acclaimed 41-hectare Taman Saujana Hijau as its neighbour
- A well-established neighbourhood with healthcare facilities, daily amenities such as Alamanda Shopping Centre, Pullman Putrajaya Lakeside Hotel, Putrajaya International Convention Centre, as well as recreational facilities such as Taman Equestrian and Putrajaya Lake Club within easy reach
- Hosts yearly events such as Magic of the Night, Royal Floria Putrajaya, Putrajaya International Hot Air Balloon Fiesta, Marathon, Formula E Putrajaya ePrix, Putrajaya International Fireworks Competition, Red Bull Air Race, etc.
- Connectivity – Comprehensive highway network including LDP, SKVE & MEX, Express Rail Link (ERL), MRT (Line 2), Nadi Putra & Rapid KL bus service and taxi



HALLMARK OF DISTINGUISHED EXCELLENCE

Incorporated in 1995, Putrajaya Holdings Sdn Bhd is backed by Petroliaam Nasional Berhad (PETRONAS), the National Heritage Fund and Khazanah Nasional Berhad, and the master developer of the entire Putrajaya city, the largest urban development project in the country. A winner of the prestigious FIABCI award and many other cityscape awards, the developer is renowned for its exemplary projects that exude elements of prestige, sustainability, innovation, aesthetics and harmony.

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No. 2 Jalan Tun Abdul Razak, Precinct 2, 62100 PUTRAJAYA.
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• Developer's License No: 7479-42/02-2019/90(L) • Validity Period: 08/02/2017 - 07/02/2019 • Advertising & Sales Permit No: 7479-42/02-2019/90(P) • Validity Period: 08/02/2017 - 07/02/2019 • Developer: Putrajaya Homes Sdn. Bhd. (427599-X) • Approving for Building Plan: Perbadanan Putrajaya • Building Plans Referral No: PPJ/PER/KBKB/2016/P11-6/01 to PPJ/PER/KBKB/2016/P11-6/67 • Tenure of Land: Freehold • Land Encumbrances: None • Development Name: Flora Rosa • Expected Date of Completion: August 2020 • Tower A: 17 & 18-storey Condominium • Price from: RM 426,800 – RM 1,171,700 • No of Units: 172 • Tower B: 17 & 18-storey Condominium • Price from: RM 436,800 – RM 1,176,648 • No of Units: 164 • Tower C: 17 & 18-storey Condominium • Price from: RM 446,300 – RM 1,180,800 • No of Units: 166 • Tower D: 17 & 18-storey Condominium • Price from: RM 458,300 – RM 1,175,800 • No of Units: 172 • Bumiputera Discount: 10%. All drawings & illustrations contained herein are artists' impressions only. All plans & specifications are subject to changes by the relevant authorities and/or the developer's architect.

