



SOUTH SENTRAL
PJ

VERANDO
RESIDENCE

VERANDO
RESIDENCE

Taylor's
University
& College

Sunway
University

Sunway
Medical
Centre

Monash
University

Sunway
Lagoon

Sunway
Pyramid

Sime Darby
Medical Centre

Subang Jaya
Medical
Centre

Subang
National
Golf Club

DAMANSARA-PUCHONG EXPRESSWAY

OLD KLANG ROAD

NEW PANTAI EXPRESSWAY (NPE)

FEDERAL HIGHWAY



SOUTH SENTRAL
PJ

Transforming Community. Shaping Petaling Jaya's New Neighbourhood

Strategically located in Petaling Jaya South, PJ South Sentral taps within the advanced neighbourhood which showcases a truly exciting way of living. This urbane master-plan is poised to further escalate and to satisfy your every need from work and business to lifestyle, shopping and recreation.

Sustainability

Sustainable living via a mixed-integrated development featuring all the components that makes your life complete. From residential to office from wellness center and commercial convenience to even an industrial zone, PJ South Sentral is a self-sustaining city concept to enrich your life with ease, comfort, success and safety.

Connectivity

PJ South Sentral is strategically connected with major highways including the NPE, Federal Highway, LDP and KESAS. Enjoy superb accessibility with just 3km to Sunway Pyramid, 5km to Subang, 7km to Puchong and a mere 14km to Kuala Lumpur.

Community

PJ South Sentral is the perfect catalyst to transform and shape the new community. It's a trend-setting neighbourhood that shares new lifestyles and experiences with everything you need right at your doorstep.

The background of the advertisement is a photograph of a tall, modern skyscraper at dusk. The building has a distinctive design with a central vertical section and two side wings. It features numerous balconies, some of which are illuminated from within, and several green rooftop gardens are visible on different levels. The sky is a soft blue with some light clouds. In the foreground, there's a street with some trees and a few cars, and a smaller building at the base of the main structure.

VERANDO
RESIDENCE

Your Private Sanctuary In The Sky

European Scandinavian inspired Sky Living, Verando Residence is spectacular for all the right reasons.

Spanning over 3.68 acres of prime land, Verando Residence is your private sanctuary in the sky. This modern architecture masterpiece is enviably an ultimate expression of urbane chic, balanced with generously open spaces and tranquility, safeguarded by thoughtful security.

Artist's Impression Only



Gymnasium and Swimming Pool



Cabana

Masterpiece of Wholesomely Indulging Recreation

The art of minimalism married to exceptional quality and attention to simplistic yet chic detailing.

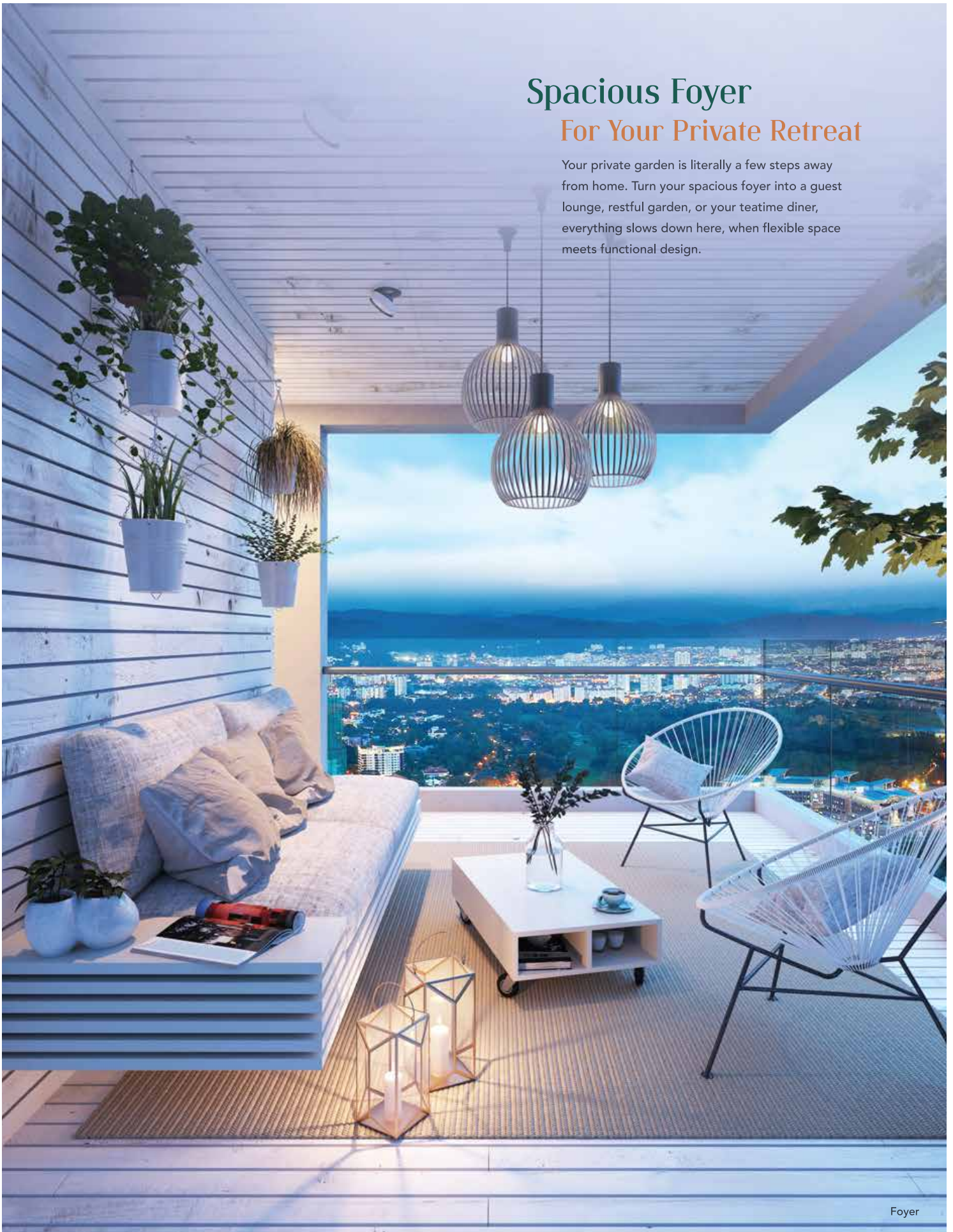
Savour the beauty of holistically enriching artistry both indoors and outdoors. From tastefully designed poolside cabana to the fully equipped recreational gym, there is a blissful living with exclusive facilities presented to you.

EXCLUSIVE FACILITIES

- | | |
|---------------|------------------|
| Swimming Pool | Lounge Garden |
| Spa Pool | Hammock Garden |
| Yoga Deck | Alphabet Garden |
| Cabana | Mini Library |
| Tree House | Kid's Playground |
| Gymnasium | BBQ Area |

Spacious Foyer For Your Private Retreat

Your private garden is literally a few steps away from home. Turn your spacious foyer into a guest lounge, restful garden, or your teatime diner, everything slows down here, when flexible space meets functional design.



Floor Plans

TYPE
A

864 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony



TYPE
A1

1,101 sq.ft.

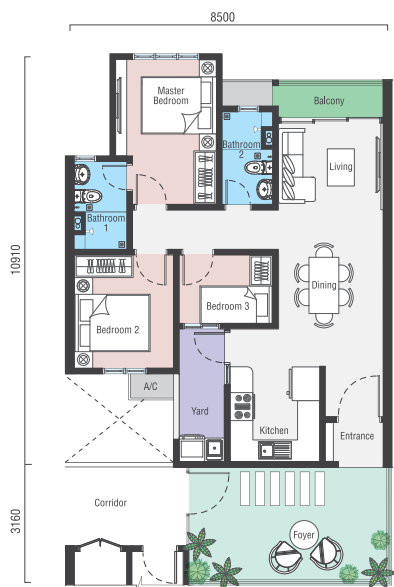
3 Bedrooms
2 Bathrooms
1 Balcony
1 Foyer



TYPE
A2

1,046 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony
1 Foyer



TYPE
B

961 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony



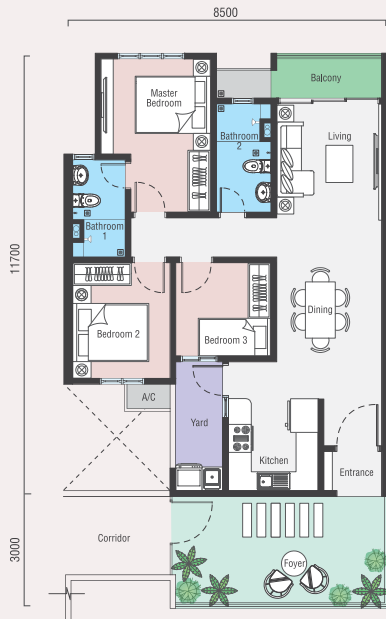
All illustrations and pictures are artist impressions only and subject to change.

Floor Plans

TYPE
B1

1,148 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony
1 Foyer



TYPE
B2

1,090 sq.ft.

3 Bedrooms
2 Bathrooms
1 Balcony
1 Foyer



Specifications

Structure	Reinforced Concrete Frame Work	
Wall	Brickwall / Concrete Wall Panel	
Roofing Covering	Reinforced Concrete Flat Roof / Metal Deck Roofing	
Ceiling	Master Bedroom, Bedroom 2 & 3	Skim Coat
	Living & Dining	Skim Coat
	All Bathrooms	Plaster Ceiling
Windows	Aluminium Frame Glass Window	
Doors	Entrance	Timber Door
	Other Areas	Timber Flush Door
	Yard	Timber Flush Door
	Balcony	Glass Sliding Door
Locks	Quality Lockset	
Wall Finishes	Kitchen	Ceramic Tiles @ 5' height
	Master Bathroom / Other Bathrooms	Ceramic Tiles @ 5' height
	Other Areas	Plaster and Paint
Painting	Internal Wall	Emulsion Paint
	External Wall	Weather Resistant Paint
Floor Finishes	Living / Dining	Ceramic Tiles
	Kitchen	Ceramic Tiles
	Master Bedroom, Bedroom 2 & 3	Ceramic Tiles
	Balcony	Ceramic Tiles
	Master Bath / Other Bathrooms	Ceramic Tiles
	Yard & Foyer	Ceramic Tiles

Sanitary Fittings											
UNIT TYPE	A	A1	A2	A4	B	B1	B1(a)	B2	B3	B4	
Wash Hand Basin	2	2	2	2	2	2	2	2	2	2	
Water Closet	2	2	2	2	2	2	2	2	2	2	
Shower Head	2	2	2	2	2	2	2	2	2	2	
Toilet Roll Holder	2	2	2	2	2	2	2	2	2	2	
Kitchen Sink	1	1	1	1	1	1	1	1	1	1	
Electrical Installations											
Hand Bidet	2	2	2	2	2	2	2	2	2	2	
Lighting Point	13	14	14	14	13	14	14	14	14	14	
Fan Point	2	2	2	2	2	2	2	2	2	2	
13A Power Point	11	11	11	11	11	11	11	11	12	12	
Air Cond Point	2	2	2	2	2	2	2	2	2	2	
Water Heater Point	2	2	2	2	2	2	2	2	2	2	
Fiber Wall Socket	1	1	1	1	1	1	1	1	1	1	
TV Point	1	1	1	1	1	1	1	1	1	1	
Bell Point	1	1	1	1	1	1	1	1	1	1	

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VERANDO
RESIDENCE

3.0 km

to Sunway Pyramid Shopping Mall

3.2 km

to Sunway Medical Centre

4.0 km

to Sunway University

5.0 km

to Subang National Golf Club

6.7 km

to Subang Parade

7.0 km

to IOI Shopping Mall

14.0 km

to Kuala Lumpur City Centre



ANOTHER PRESTIGIOUS PROJECT BY:
MASTERON SDN BHD (79249-H)
(Masteron Group of Companies)

SALES GALLERY@MASTERON GRAND PAVILION

No. 1G, Pusat Komersial Koi, Jalan Puchong Batu 13 1/2,
47100 Puchong, Selangor Darul Ehsan.

MASTERON GALLERY@PETALING JAYA

Level 1.01, 1st Floor, Menara Choy Fook On,
No. 1B Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan.

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www.pjsouthsentral.com.my

Developer: Masteron Sdn Bhd (79249-H) • Type: Condominium • Developer's License No: 7504-5/01-2020/23(L) • Validity: 10/01/2018 - 09/01/2020 • Advertising & Sales Permit No: 7504-5/01-2020/23(P) • Validity: 10/01/2018 - 09/01/2020 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No: MBPJ/120100/T/P10/130/2017(6) • Land Tenure: Leasehold (expiry date 13/7/2116) • Land Encumbrance: Nil • Expected Date of Completion: June 2022 • Total Units: 527 • Price: RM650,800 (Minimum) - RM890,700 (Maximum) • Bumiputera Discount: 7% • Restriction in Interest: The land is not transferable, leased or charged without prior consent from the State Authority.

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