



CHERAS

FREEHOLD



COVERED LINK-BRIDGE TO MRT STATION

# THE FUTURE OF URBAN LIVING

Enjoy the ultimate convenience & connectivity of a transit-oriented development right at your doorstep and take a ride to the city centre within 7 stations away. Live your dream lifestyle amidst the vibrant, liveable and sustainable community for an enhanced living experience. This is a whole new level of unparalleled convenience & connectivity.

**YOU CITY  
RETAIL**

**TOWER A**

**TOWER B**

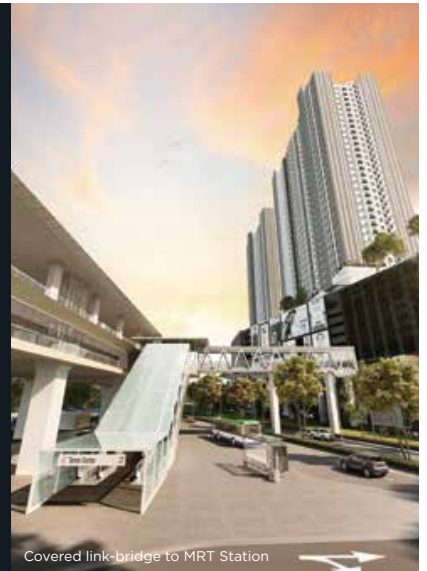
**NEW  
FLY OVER**  
(CONTRIBUTED BY  
OSK PROPERTY)

**SUNTEX  
WET MARKET**  
(CONTRIBUTED BY  
OSK PROPERTY)

**TAMAN SUNTEX  
MRT STATION**

**CHERAS-KAJANG HIGHWAY**

Immerse in the lifestyle vibrancy  
of modern living concept  
with ultimate conveniences  
under one roof.



Covered link-bridge to MRT Station

## COVERED LINK-BRIDGE TO



## STATION

Take a stroll via the covered link-bridge to Taman Suntex MRT station with the KL city centre just a few stops away. With the park and ride facilities, **YOU CITY III** is poised to be the heart of a lively urban exchange to and from KL city.

## YOU CITY RETAIL



MANAGED BY **ATRIA**  
**MANAGEMENT TEAM**

A hybrid mall which is poised to take neighbourhood retail shopping experience to the next level with its exciting mix of a grocery store, plenty of eateries & food kiosks, beauty & wellness, home improvement and activities & entertainment centre to cater for families.



## INDULGE IN 2.4 ACRES OF LIFESTYLE FACILITIES TAILORED FOR ALL AGES

Live in the comfort of an extensive list of amenities specially planned for all ages. From wellness to fitness and relaxation, every corner is curated to enhance the lifestyle of the community.



# THE KEY TO A MODERN LIFESTYLE

**YOU CITY III** features 39 storeys of 800 serviced apartments rising from two identical towers offering an urban retail experience where residents can live, ride, shop and eat, all in one place.



Artist's Impression Only





50M SWIMMING POOL

## A SPACE TO RETREAT & REJUVENATE

Enjoy a relaxing retreat from the city with extensive facilities within the 2.4 acres podium crafted for all generations. Splash out in the 50M length pool or simply enjoy the meticulously landscaped greenery in serenity.



TREEHOUSE PLAYGROUND

Spend precious moments with your loved ones at the kids play zone thoughtfully crafted for kids to grow and roam freely in a care-free atmosphere.



## FACILITIES FOR ALL AGES



- |                        |                    |                     |                          |
|------------------------|--------------------|---------------------|--------------------------|
| 1 Treehouse Playground | 6 Function Hall    | 11 Potpourri Garden | 16 Management Office     |
| 2 Library              | 7 Rain Shower Pool | 12 Changing Room    | 17 Laundry               |
| 3 Reading Pods         | 8 50m Pool         | 13 Gymnasium        | 18 Parcourse Area        |
| 4 Rolling Green        | 9 Kids Pool        | 14 Hydrotherapy Spa | 19 Half Basketball Court |
| 5 Karaoke              | 10 BBQ Deck        | 15 Surau            |                          |

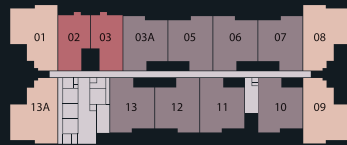
## SPECIFICATIONS

STRUCTURE	Reinforced Concrete		WALL FINISHES	Kitchen	1.5m High Wall Tiles / Skim Coat and Paint							
WALL	Brickwork / Reinforced Concrete / Precast Concrete Panel			All Bathrooms	Wall Tiles Up to Ceiling Height							
ROOFING	Concrete Slab			Others	Skim Coat and Paint							
CEILING	Skim Coat / Plaster Ceiling and Paint											
WINDOWS	Aluminium Frame Windows / Louvers Window		IRONMONGERY	Quality Locksets								
DOORS	Main Entrance	Solid Core Door	SANITARY & PLUMBING FITTINGS	TYPE	A	B	B1	C	C1	D1	D2	
	All Bedrooms	Flush Door		Water Closet	2	2	2	2	2	3	3	
	All Bathrooms	Flush Door		Wash Basin	2	2	2	2	2	3	3	
	Balcony / Terrace (Type C1,B1,D1,D2)	Sliding Door		Kitchen Sink	1	1	1	1	1	1	1	
	Utility (Type D1, D2)	Bi-Fold Door		Shower	2	2	2	2	2	3	3	
	Others	Flush Door	Long Bath	-	-	-	-	-	1	1		
FLOOR FINISHES	Living Area / Dining Area	Tiles	ELECTRICAL INSTALLATION	Light Point	9	11	12	12	16	21	19	
	Kitchen	Tiles		13A Switched Socket Outlet	10	11	11	12	12	18	17	
	Yard	Tiles		Air-conditioner Point	3	4	4	5	5	6	6	
	All Bedrooms	Laminated Timber Flooring		Water Heater Point	2	2	2	2	2	3	3	
	All Bathrooms	Tiles		SMATV Outlet	1	1	1	1	1	3	3	
	Balcony / Terrace	Tiles		Door Bell Point	1	1	1	1	1	1	1	
	Others	Cement Render		Fibre Wall Socket	1	1	1	1	1	1	1	
				Electrical Distribution Board	1	1	1	1	1	1	1	
				Ceiling Fan Point	1	1	1	1	1	3	3	

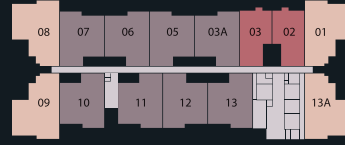


# SENSIBLE DESIGN & LAYOUT

KEY PLAN TYPE A TYPE B TYPE C



TOWER A



TOWER B

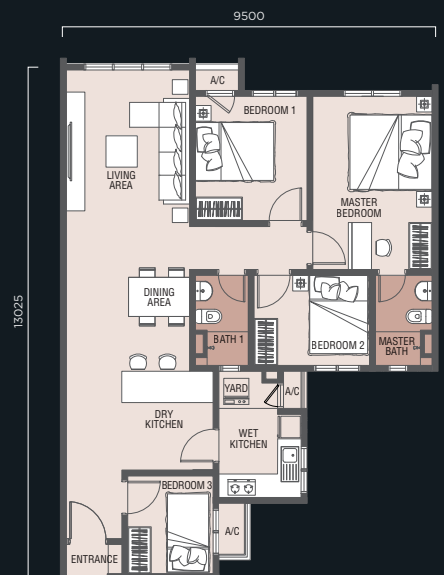
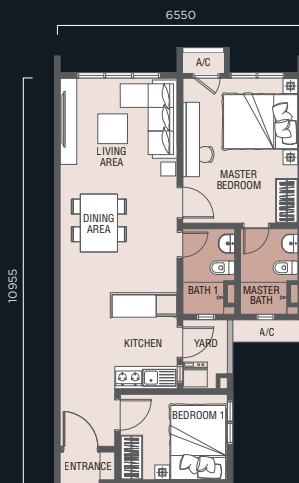
## TYPE A 678 SQFT



## TYPE B 893 SQFT



## TYPE C 1,033 SQFT



Each unit of this development is a result of careful design consideration unlocking optimal space, value and functionality.

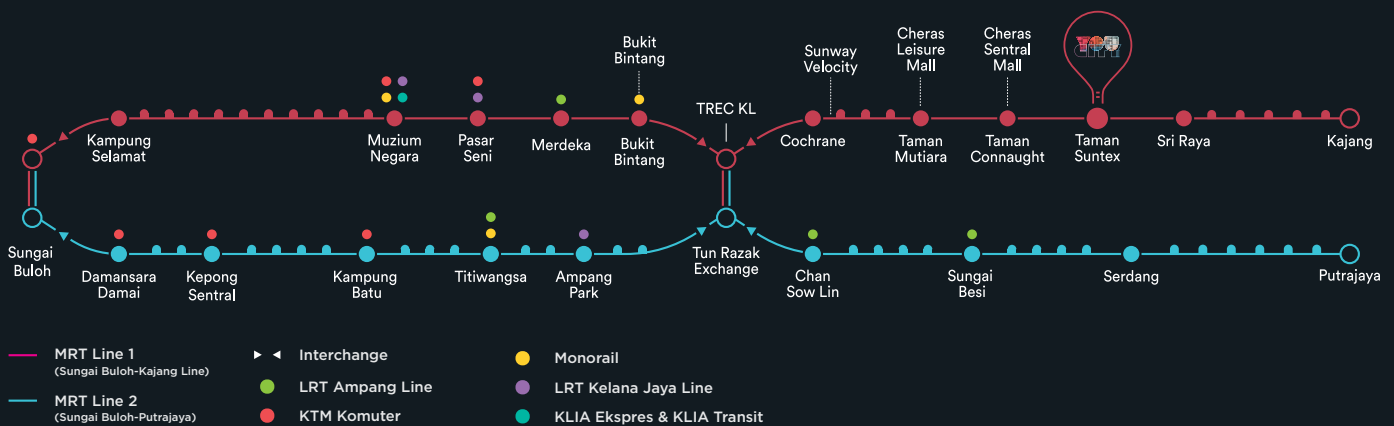
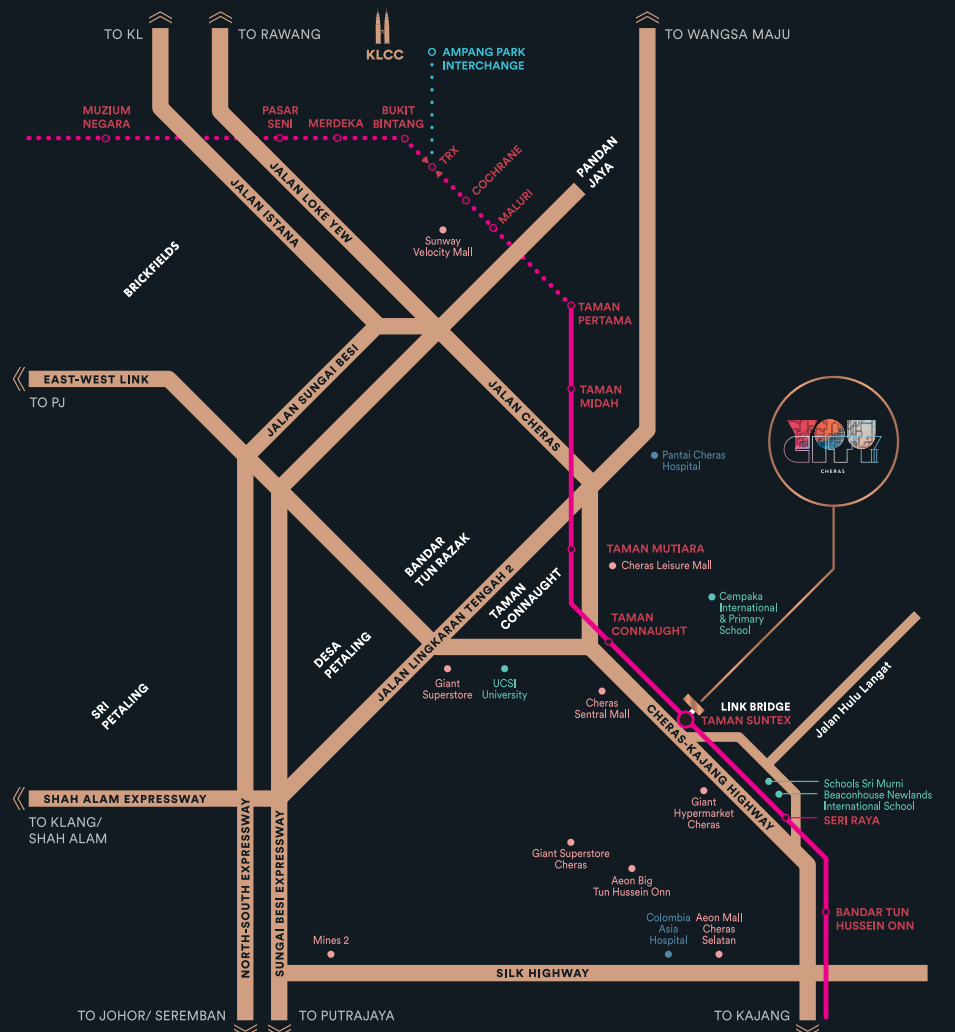


TYPE D LIVING & DINING AREA



# BE IN THE CENTER OF CONVENIENCE

MRT Line 1  
MRT Line 2  
Retail & Mall  
Education Institution  
Medical Centre



PJD REGENCY SDN BHD  
Level 9, Plaza OSK, Jalan Ampang,  
50450 Kuala Lumpur.  
Waze: Plaza OSK

018-311 6000  
yocity3.com

**OSK**  
PROPERTY

Developer License No: 10662-4/03-2021/0205 [L] • Validity Period : 05/03/2019 - 04/03/2021 • Advertising and Sales Permit No: 10662-4/03-2021/0205 [P] • Validity Period: 05/03/2019 - 04/03/2021 • Developer: PJD Regency Sdn Bhd • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 2161 3322 • Land Tenure: Freehold • Expected Date of Completion: May 2023 • Type of Property: Serviced Apartment • Minimum Selling Price: RM438,800 • Maximum Selling Price: RM1,220,000 • Land Encumbrances: Public Investment Bank Berhad • Total Units: 800 • Approved Authority: Majlis Perbandaran Kajang • Building Plan Reference No: MPPKJ 6/P/14/2017 • 10% Bumiputera Discount • This advertisement has been approved by National Housing Department • The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product. \*Terms & conditions apply.