

# 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.



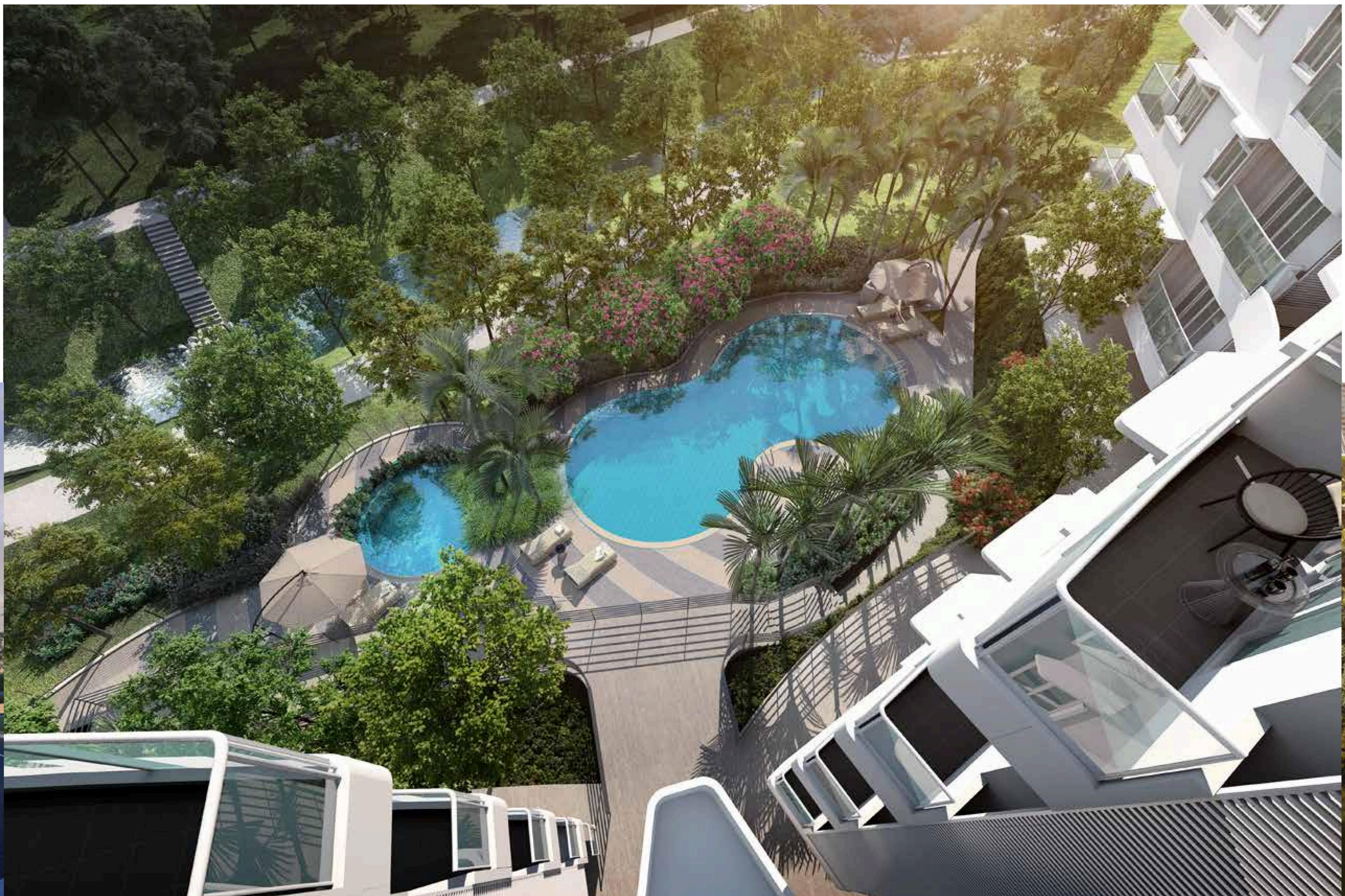
*Condominiums with a distinctive sculpture*



# 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

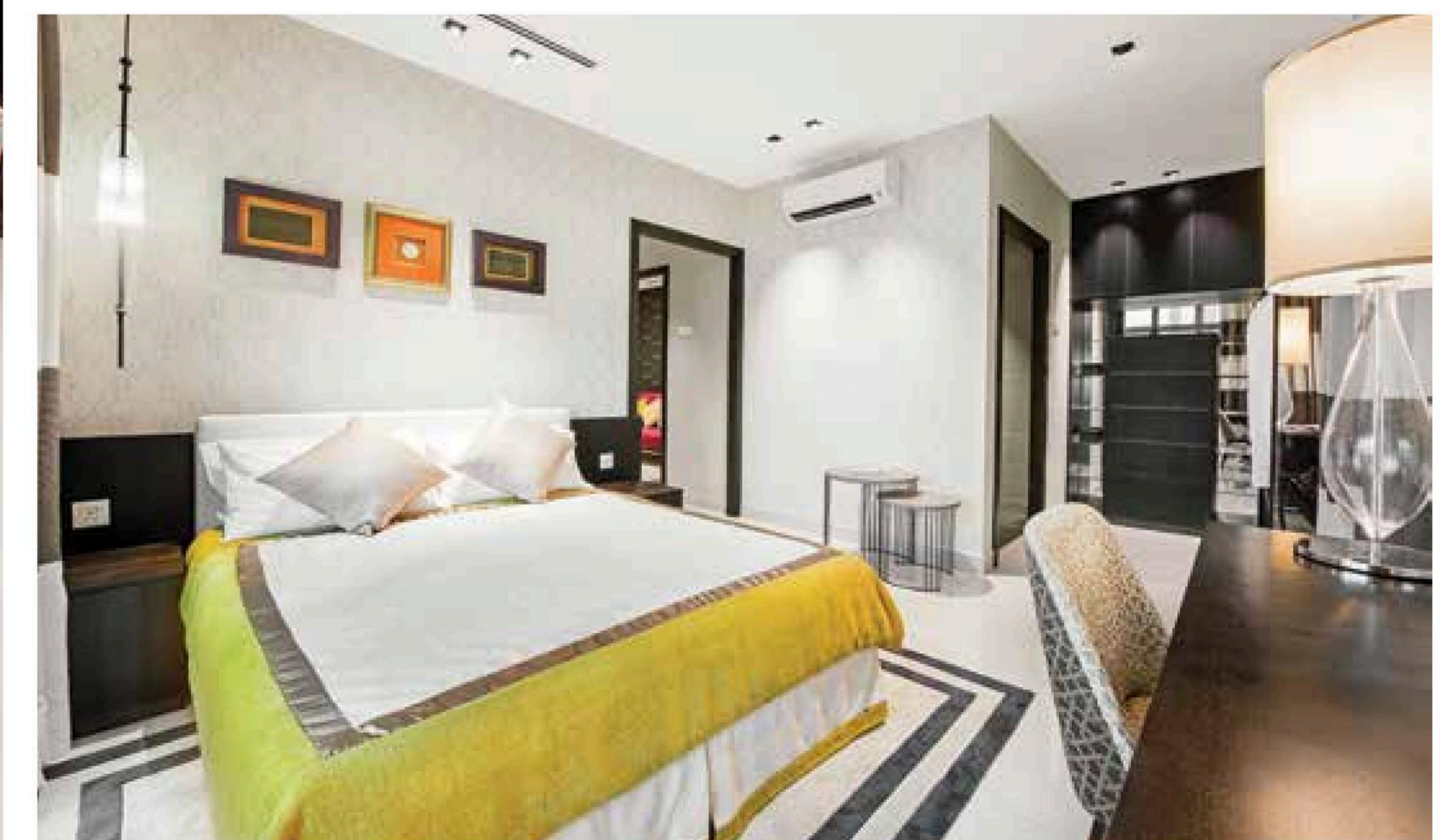
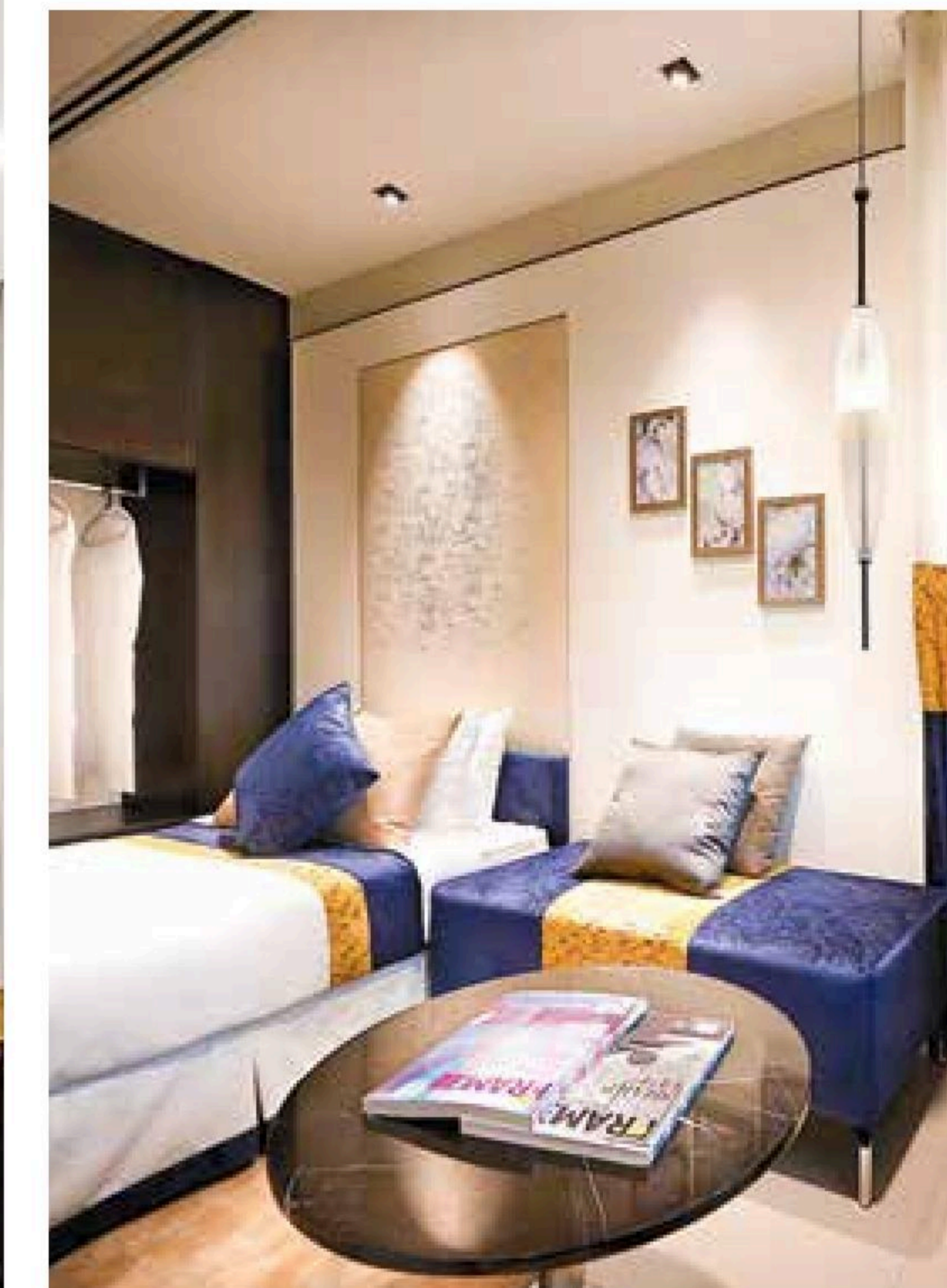
- Landscaped gardens surround and outline the towers
- Jogging and cycling tracks
- Gymnasium
- Infinity swimming & learner pools
- Guardhouse
- Dedicated designer surau with Islamic geometric motifs
- Function room
- 2 parking bays for each unit
- Pedestrian walk from Level 2 to car park



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



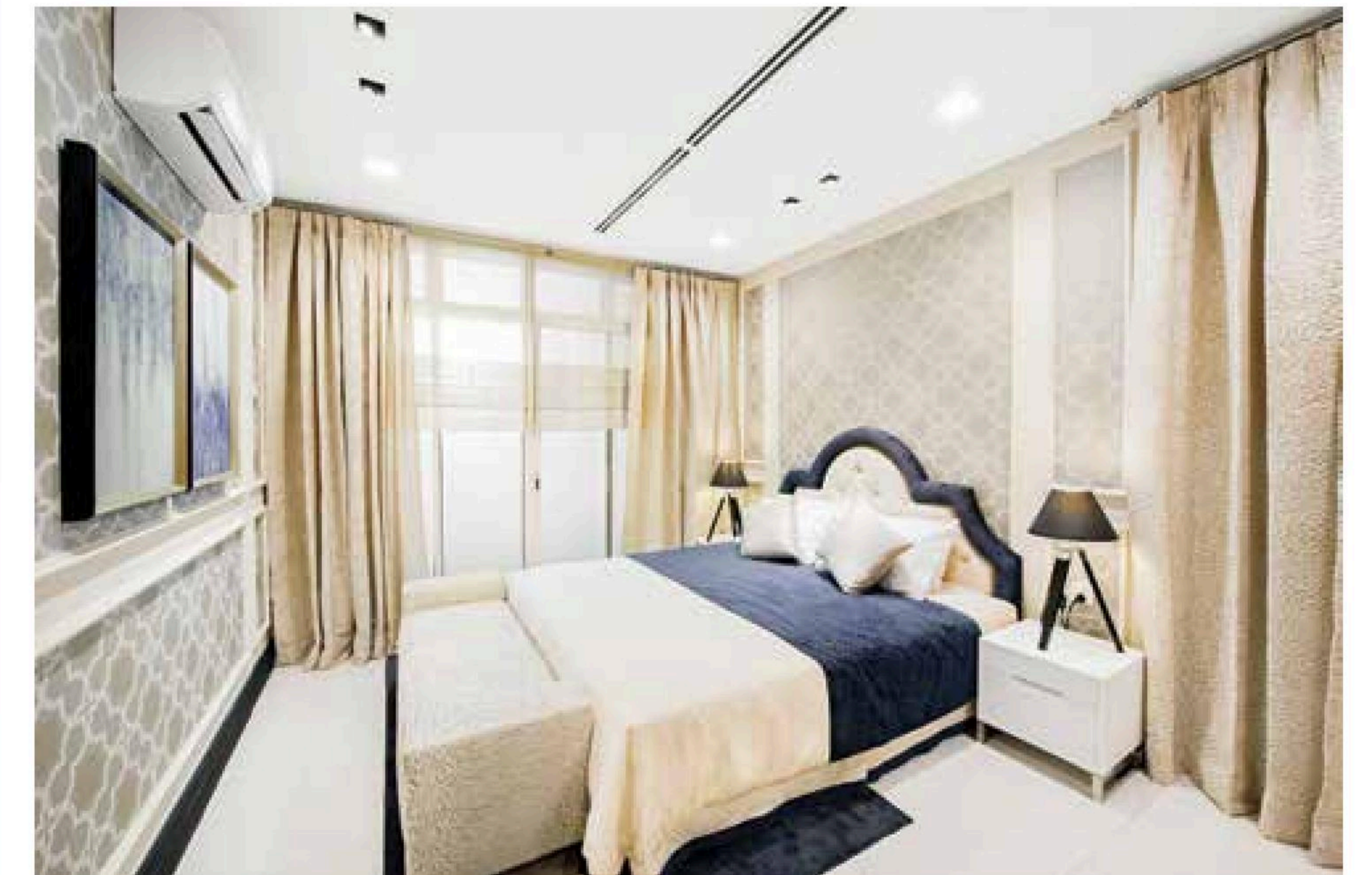
*inspiring*  
**SPACE**



Actual show unit – Type A



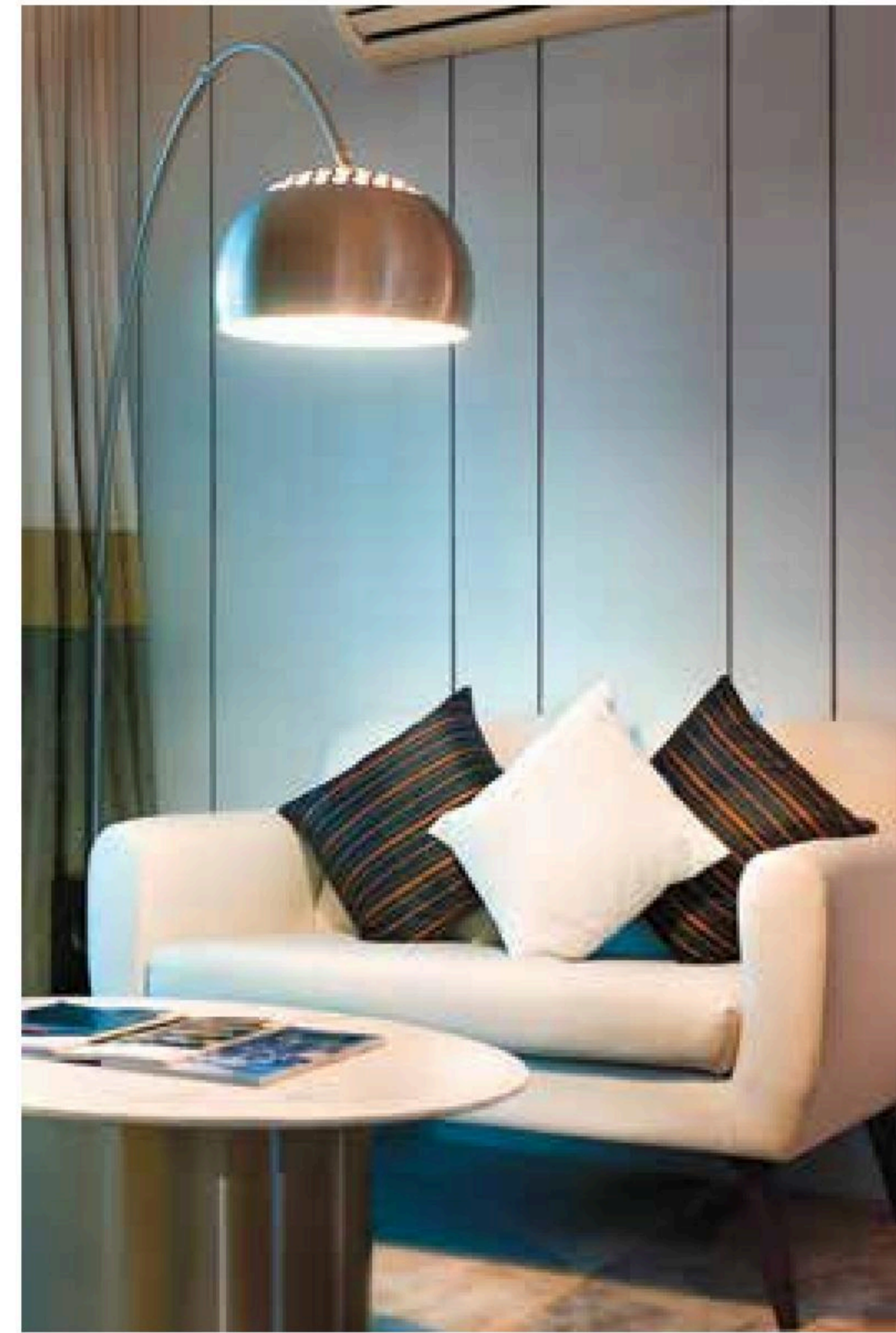
*contemporary*  
**CHIC**



Actual show unit - Type B

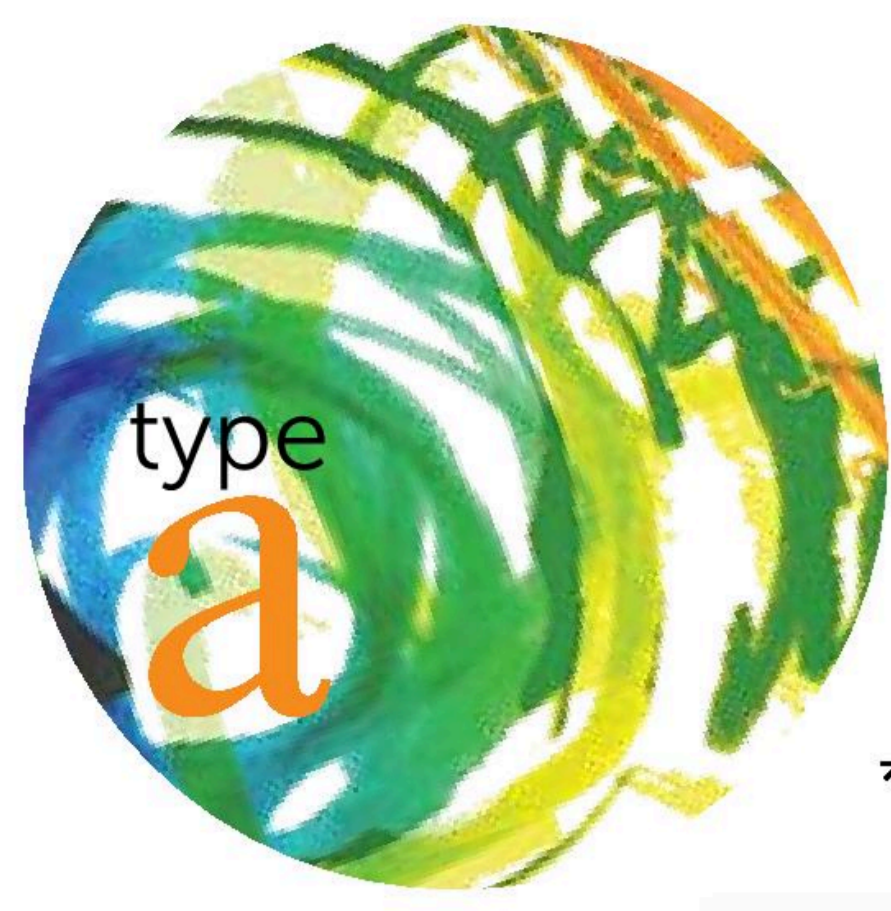


*modern*  
**ELEGANCE**



Actual show unit – Type C



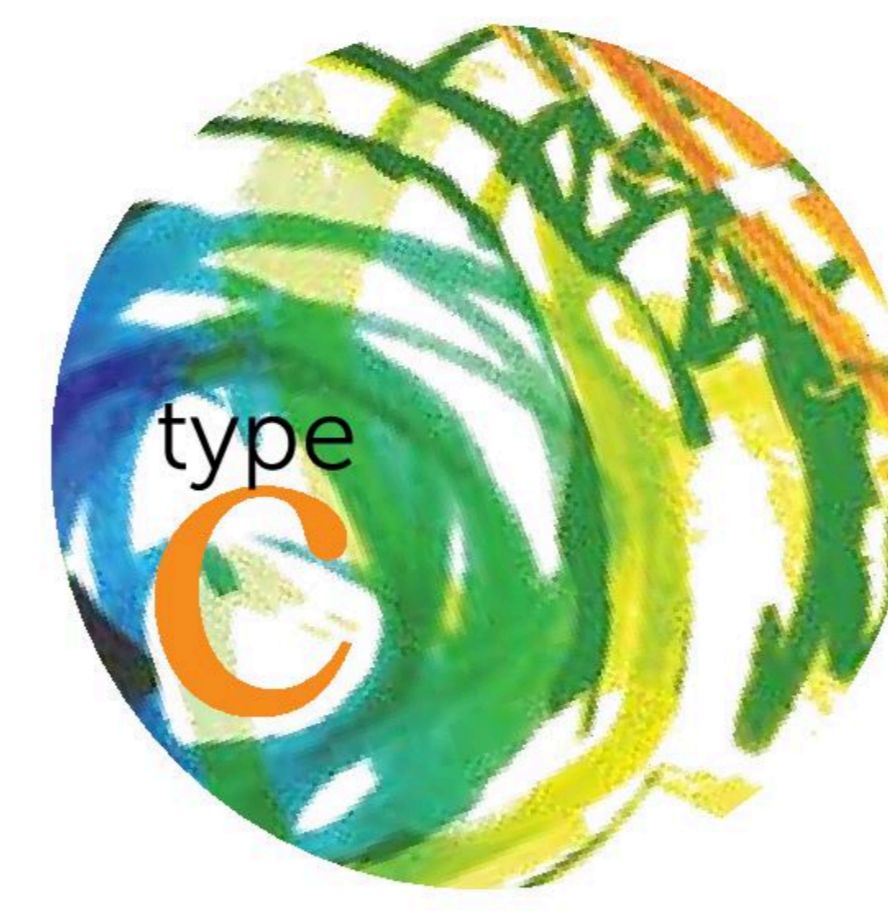


Built up area : 1,399 sq ft  
 No. of rooms : 4 bedrooms & 3 bathrooms

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



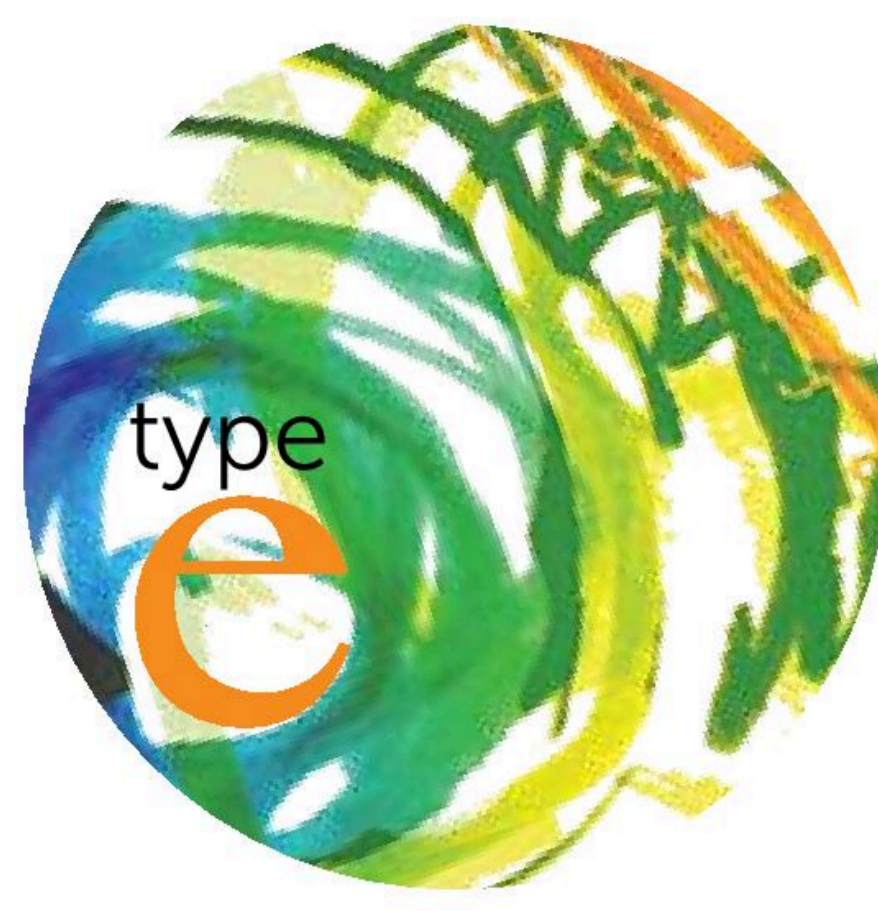
Built up area : 1,227 sq ft  
 No. of rooms : 3 bedrooms & 3 bathrooms

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

<b>FOUNDATION &amp; SUPER STRUCTURE</b>	Reinforced Concrete
<b>WALL (External/Internal)</b>	Brickwall/Reinforced Concrete Wall
<b>ROOF</b>	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

<b>WINDOWS</b>	Aluminium Framed Window
<b>DOORS</b>	Timber Door Aluminium Framed Sliding Door Aluminium Framed Folding Door
<b>IRONMONGERY</b>	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
Aircond 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





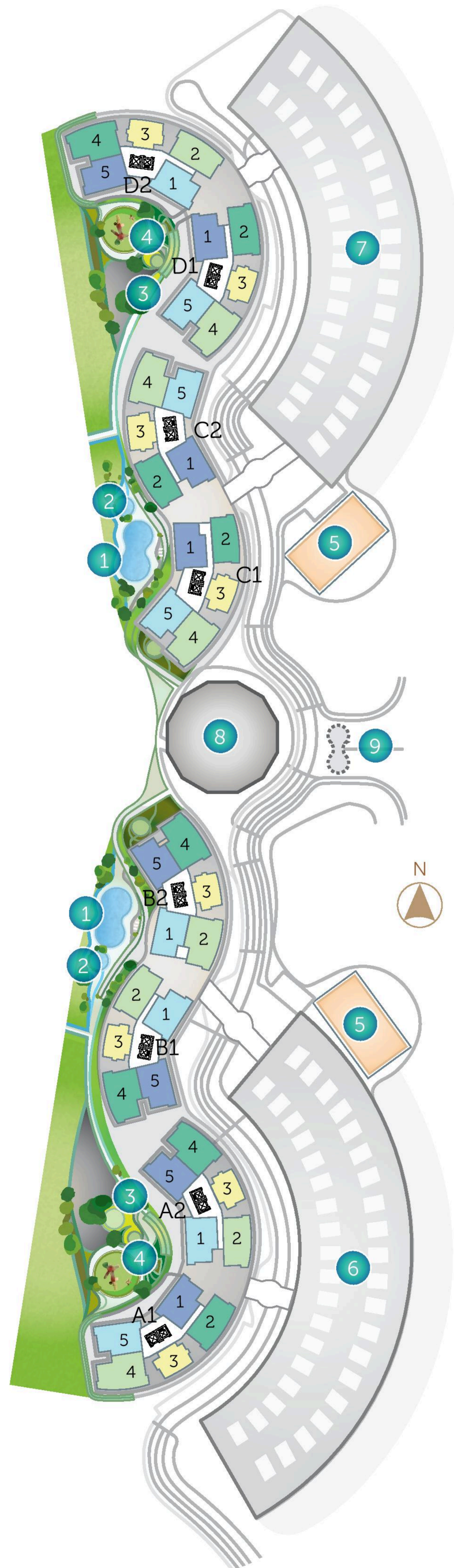






## SITE PLAN

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

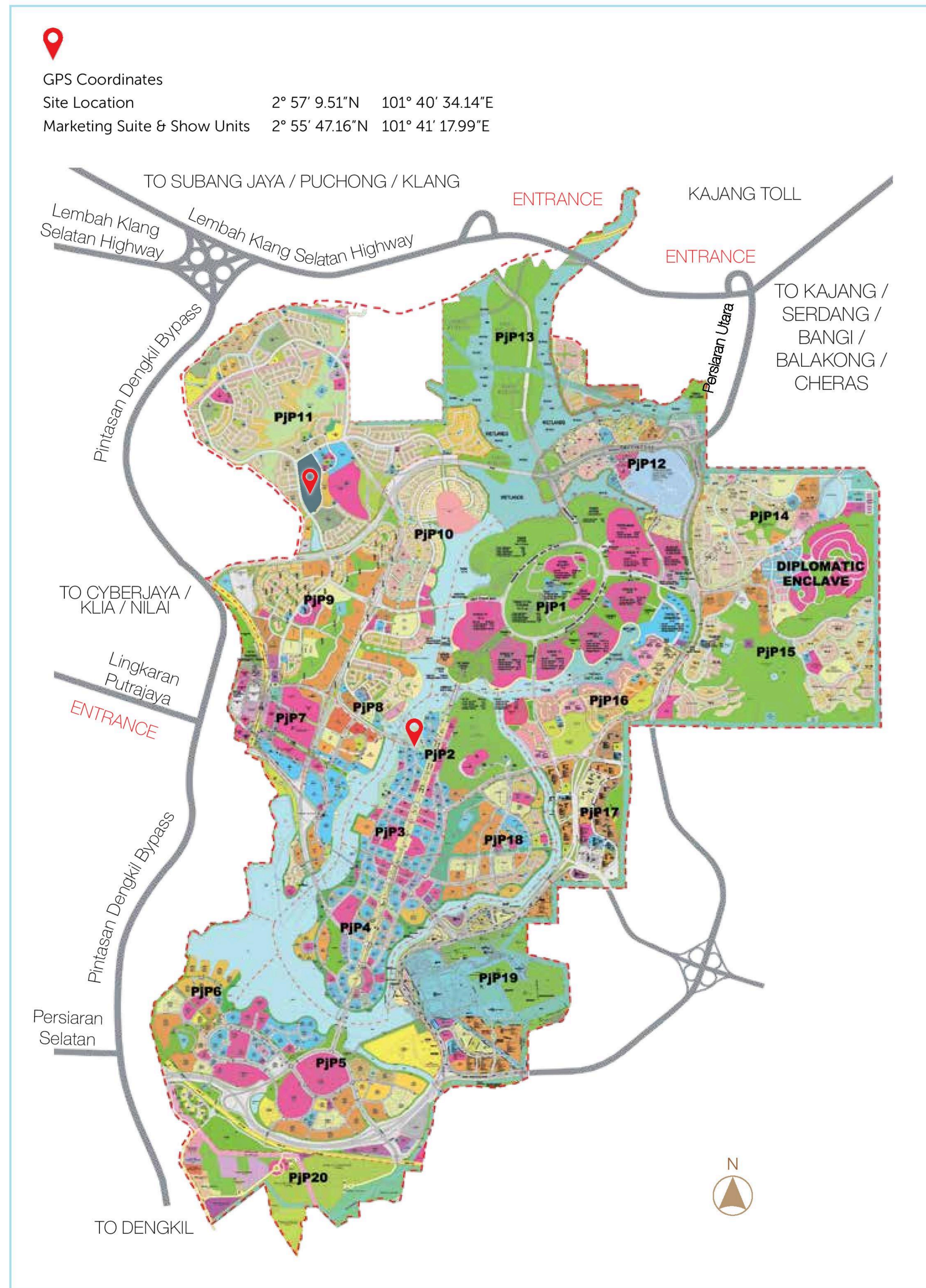
Precinct 11 is a lushly landscaped residential enclave with easy access to a wide range of amenities. Among others, the neighbourhood is home to schools, a police station as well as a community centre featuring a food court, a pool, a children's play area, jogging/cycling tracks and badminton and tennis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

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





# MASTER PLAN PUTRAJAYA

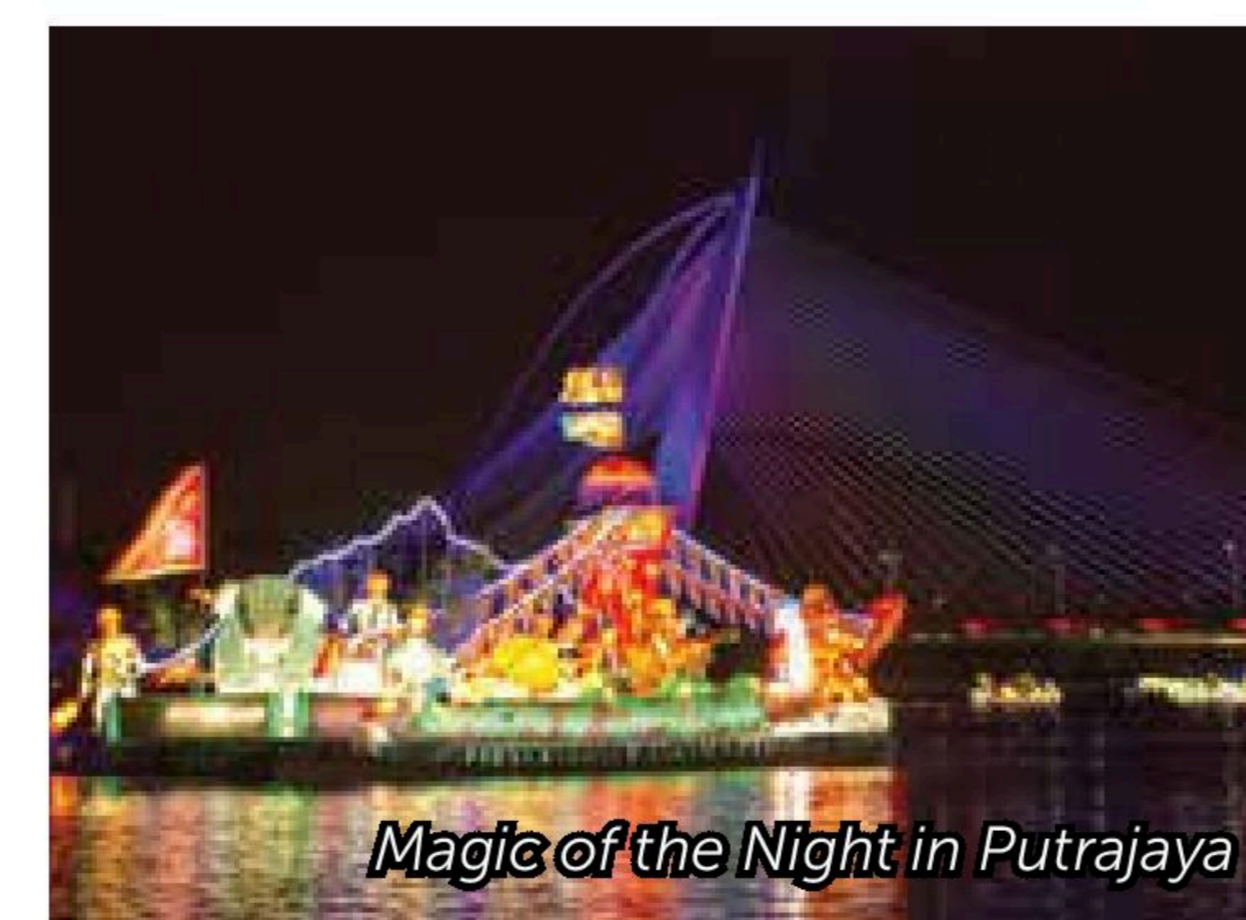


# LIVING AT ITS MOST DESIRABLE IN PUTRAJAYA VIBRANT HAPPENINGS AND INSPIRING LANDSCAPES



## 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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• Developer's License No: 7479-42/02- 2021/01562(L) • Validity Period: 18/02/2020 - 17/02/ 2021 • Advertising & Sales Permit No: 7479-42/02- 2021/01562 (P) • Validity Period: 18/02/2020 - 17/02/ 2021 • 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: February 2021 • 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 • 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.



