

CHANCERY

HYBRID SOHO • AMPANG KL

Ampang's First Hybrid SOHO Sales Kit

PROJECT FACTSHEET

CHANCERY

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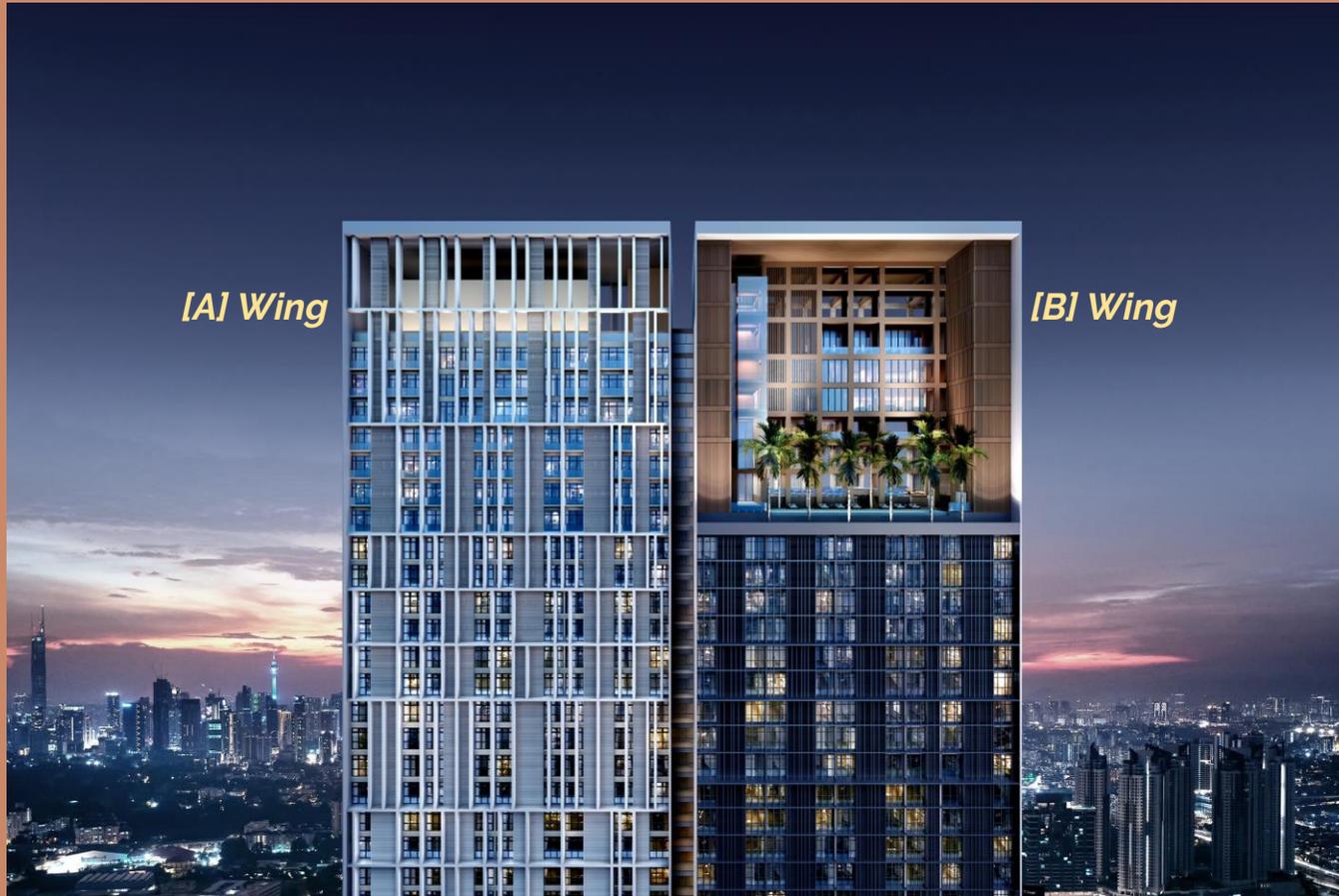
DEVELOPER	IDAMAN SEJIWA (AMPANG) SDN BHD (a subsidiary company of Radium Development Berhad)		
PROJECT NAME	CHANCERY AMPANG • HYBRID SOHO		
LAND TENURE	FREEHOLD		
LAND TITLE	COMMERCIAL (SPA under HDA Schedule H)		
TOTAL BLOCK(S)	ONE (1) BLOCK 944 UNITS		
DEVELOPMENT LAND AREA	2.18 ACRES (94,928 SQFT)		
LOCATION	JALAN ULU KLANG, AMPANG		
COMPONENT	SOHO OFFICE RETAIL HOTEL		
ESTIMATED COMPLETION DATE	4 th QUARTER 2027		
MAINTENANCE FEES	RM 0.65 cents (excluding Sinking fund)		
DEVELOPMENT DATA	HYBRID SOHO		
	LEVEL(s)	FLOOR(s)	UNIT(s)
SOHO OFFICE	Lvl 15 – Lvl 50	36	944
HOTEL SUITES	Lvl 10 – Lvl 14	5	
FACILITIES FLOOR	LEVEL G & LEVEL 9		
No. Of LIFTS	5 Passenger Lifts 1 Service Lift		
CAR PARK	B1, Lvl 2 – Lvl 8	8	957 CP(s) 26 Visitor CP(s) 4 OKU CP(s)
No. Of UNITS PER FLOOR	Lvl15, 22, 23, 30	4	29
	Lvl16 – 21, 23a – 29, 31 – 43	25	30
	L43a – 47	4	15
	L48 – 50	3	6

UNIT TYPE	HYBRID SOHO Bedrooms + Bath	
	Built Up Area (sqft)	Bedrooms + Bath
TYPE A A1	452	2 Suite + 1 Bath
TYPE A2	485	2 Suite + 1 Bath
TYPE B B1	506	2 Suite + 1 Bath
TYPE C, C1	840	2 BR + 2 Bath
TYPE C2	861	2 BR + 2 Bath

ABOUT THE PROJECT

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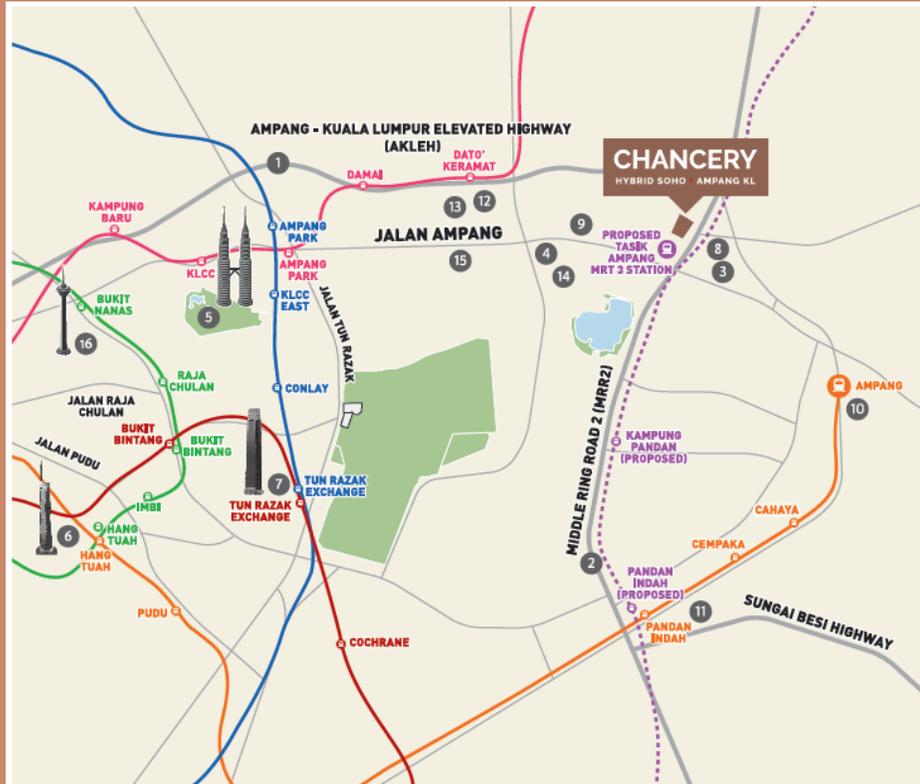
Key Architectural Element

- The design concept of Chancery is based on Modern Tropical where 2 different color schemes of **White** & **Dark Grey** to emphasize on contrasting balance between metropolitan lifestyle & leisure. These enables us to differentiate between A & B wing.
- Vertical elements of play on the tower façade to highlight the architectural design and the uniqueness of the project.

LOCATION

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- MRT Putrajaya Line
- LRT Ampang Line
- MRT Kajang Line
- LRT Kelana Jaya Line
- KL Monorail Line
- Proposed MRT3 Station
- MAJOR HIGHWAY**
 - 1 Ampang KL Elevated Highway (AKLEH)
 - 2 Middle Ring Road 2 (MRR2)
- SHOPPING CENTRE**
 - 1 Ampang Point Shopping Mall
 - 1 Great Eastern Mall
 - 1 Suria KLCC
 - 1 Merdeka 118
 - 1 TRX
- MEDICAL CENTRE**
 - 1 KPJ Ampang Puteri Specialist Hospital
 - 1 Gleneagles Hospital KL



- EXCHANGE 106 @ TRX (8km)
- LALAPORT BBCC (7.6km)
- BERJAYA TIMES SQUARE (7.3km)
- MERDEKA 118 (9.5km)
- PAVILION KL (7.7km)
- KL TOWER (7.4km)
- PETRONAS TWIN TOWERS (5km)
- PRINCE COURT MEDICAL CENTRE (5.5km)
- GREAT EASTERN MALL (2.2km)
- GLENEAGLES HOSPITAL KL (1.7km)
- CHANCERY** HYBRID SOHO • AMPANG KL

PROPOSED TASEK AMPANG MRT 3 STATION

JALAN AMPANG

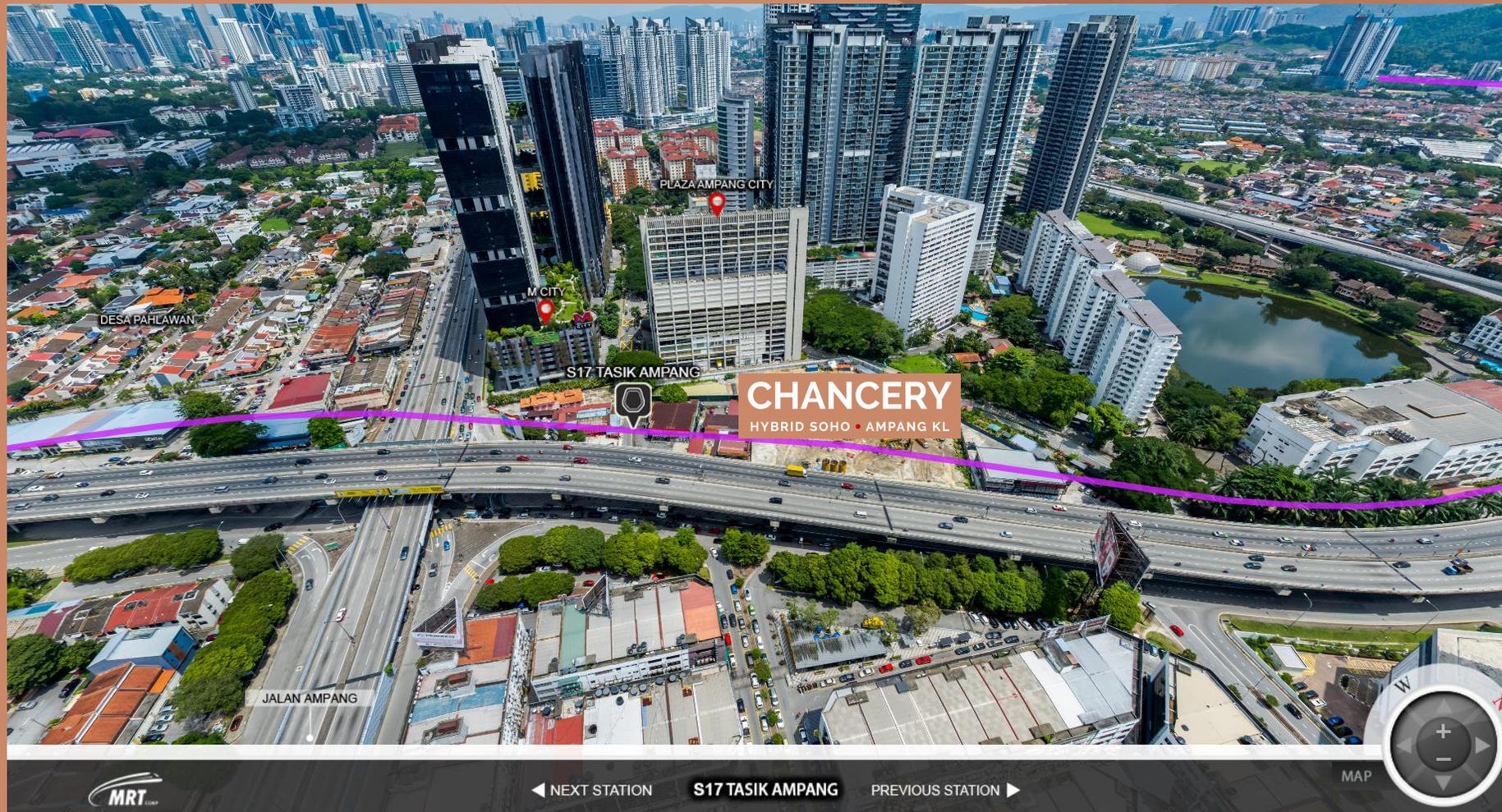
AMPANG POINT SHOPPING MALL

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MRT3 CIRCLE LINE – Proposed location

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Aerial view of s17 Tasik Ampang Station

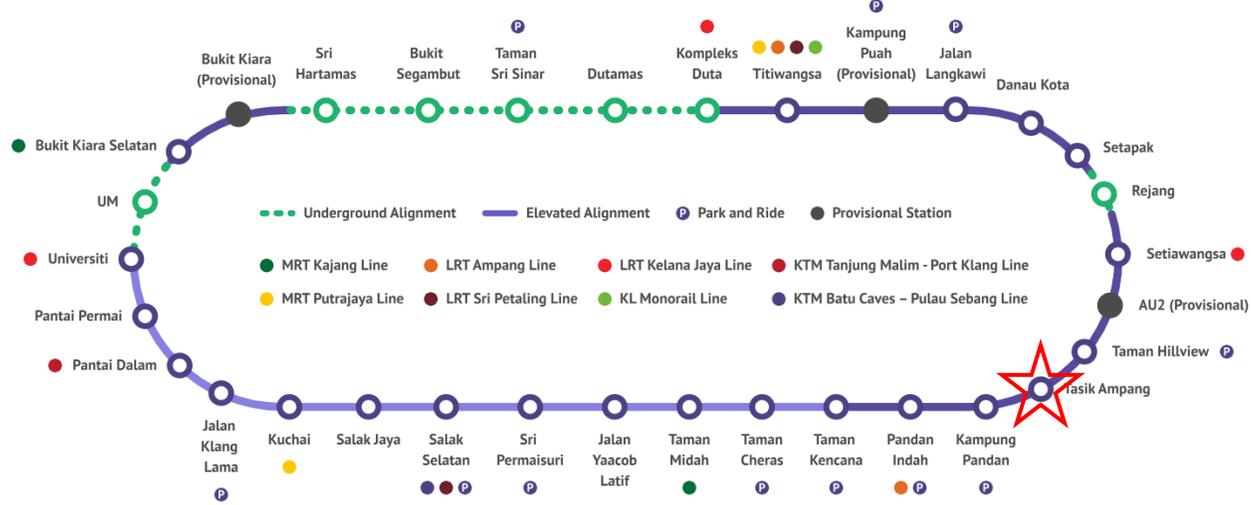
Virtual Tour link: <https://mrt3.pi.mymrt.com.my/virtual-tour/>

Source from: <https://www.mymrt.com.my/projects/mrt3-circle-line/>

MRT3 CIRCLE LINE – Proposed location

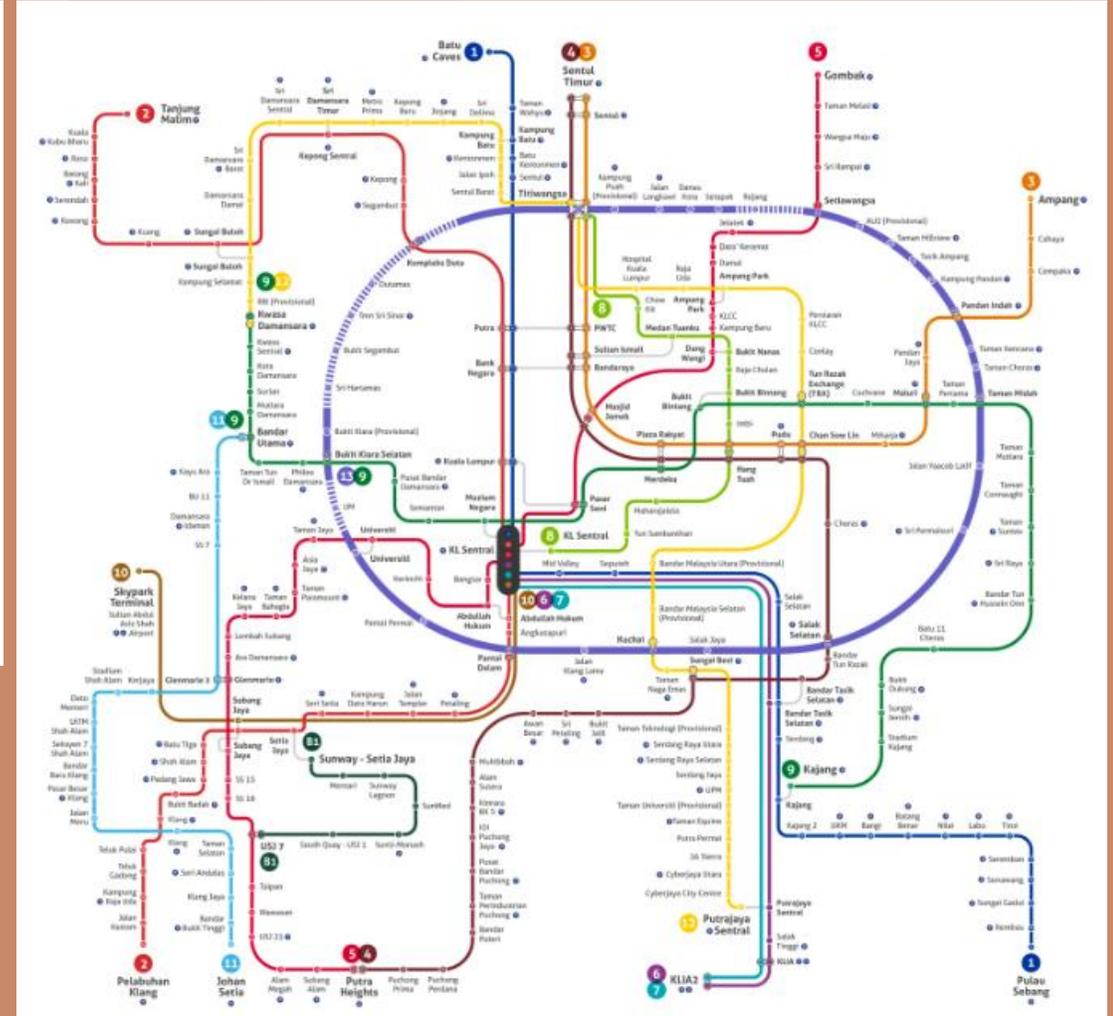
Connecting the City Like Never Before

The Circle Line (MRT3) enhances connectivity for faster, more convenient travel for everyone.



MRT3 Tasik Ampang Station right beside Chancery Ampang

- Journey 1 – Take to Pandan Indah station and Interchange to LRT Ampang Line to Taman Maluri to reach Aeon Maluri for your grocery fix.
- Journey 2 – Take to Taman Midah Station and interchange to MRT Kajang Line to TRX to indulge in high-end shopping and international F&B.

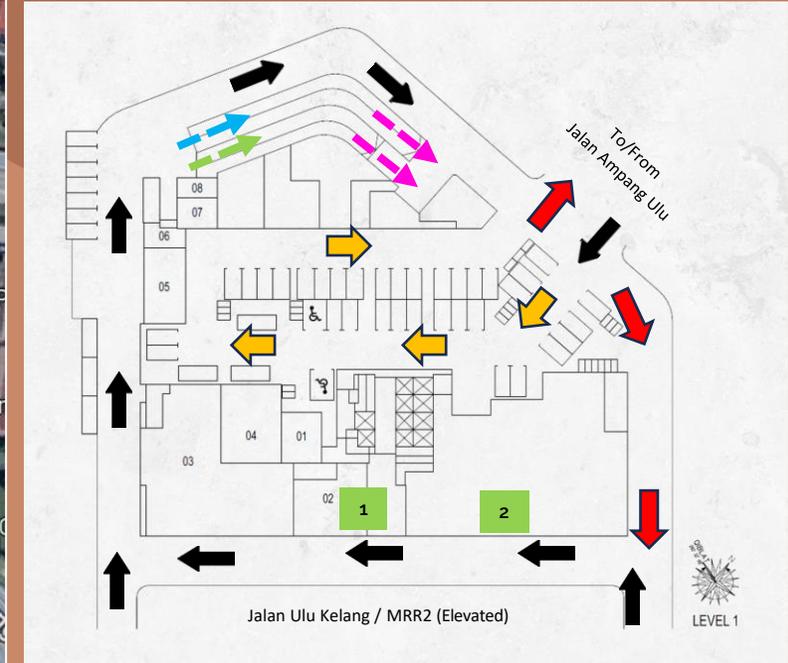
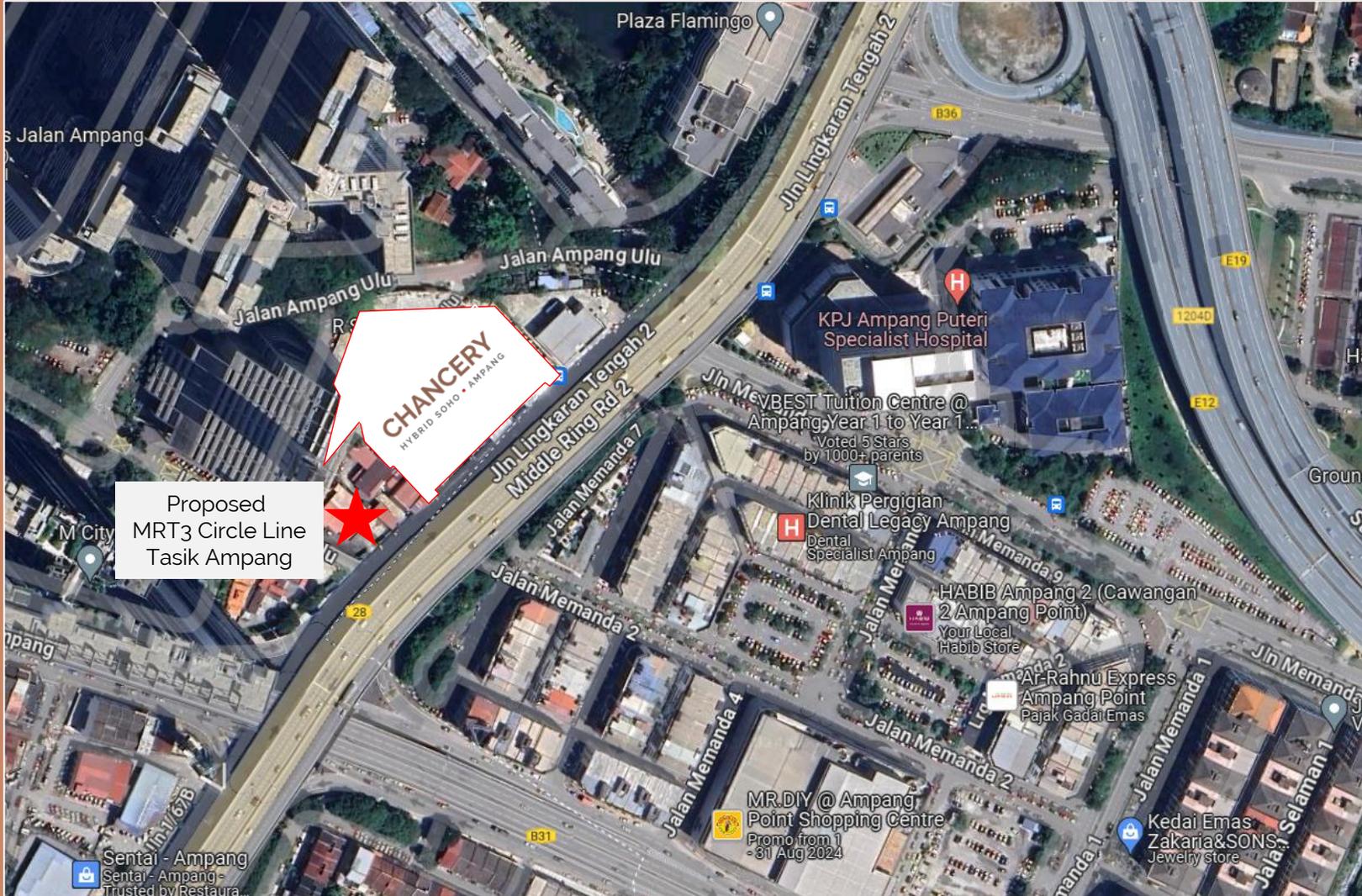


Source from: <https://mrt3.pi.mymrt.com.my/wp-content/uploads/2024/08/MRT3-Map.pdf>

LOCATION

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Legends | Ingress & Egress

- 1 SOHO Drop off & Lobby
- 2 Hotel Drop off & Lobby
- ↑ Entrance from Jln Ulu Kelang
- ↑ Down to Basement 1 (B1)
- ↑ Up to Level 1 Parking
- ↑ Route within building
- ↑ Exit to Jln Ampang/ Jln Ampang Ulu
- ↑ Exit from Lvl 1 and B1 Carpark

ABOUT THE LANDSCAPE

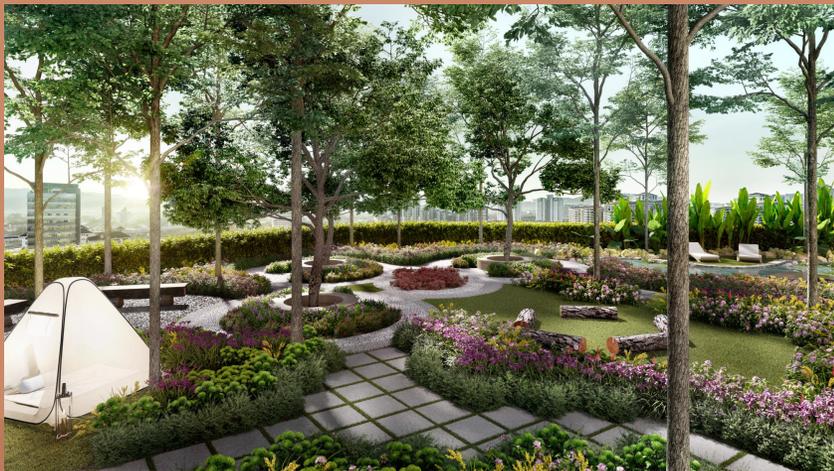
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Landscape Design Philosophy

- The design philosophy of this project centers around creating diverse, multi-functional outdoor spaces that cater to relaxation, socialization, play, and community engagement, while celebrating natural beauty and tranquility
- The project aims to create an urban sanctuary that appeals to both the senses and the soul, to provide a balanced, inclusive environment for relaxation, socialization, and personal growth.
- It blends natural beauty with artistic inspiration, encourages social interaction through communal areas, and promotes healthy lifestyle.



FACILITIES

Level G– Lifestyle Park [KL CBD's 1st Pet Friendly Garden & Pickleball Court]

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PICKLEBALL COURT



PICNIC AREA



GARDEN BENCH



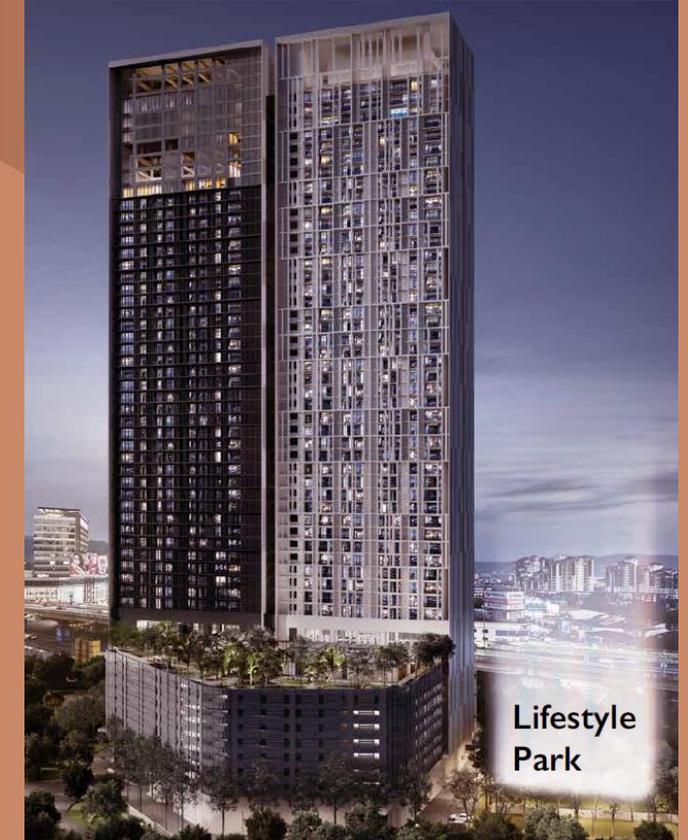
PET'S PARK WITH TRAINING FACILITIES



GARDEN SWING



WALKWAY & UNDULATING EARTH MOUND



10,000sf Pet-friendly Park with Pickleball Court

Additional landscape area to create a differentiation to the project thus the inclusion of a 1st Pet Friendly Garden

FACILITIES

Level G – Landscape

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Shrubs

Eugenia Oleana



Melaleuca linariifolia 'Claret Top'

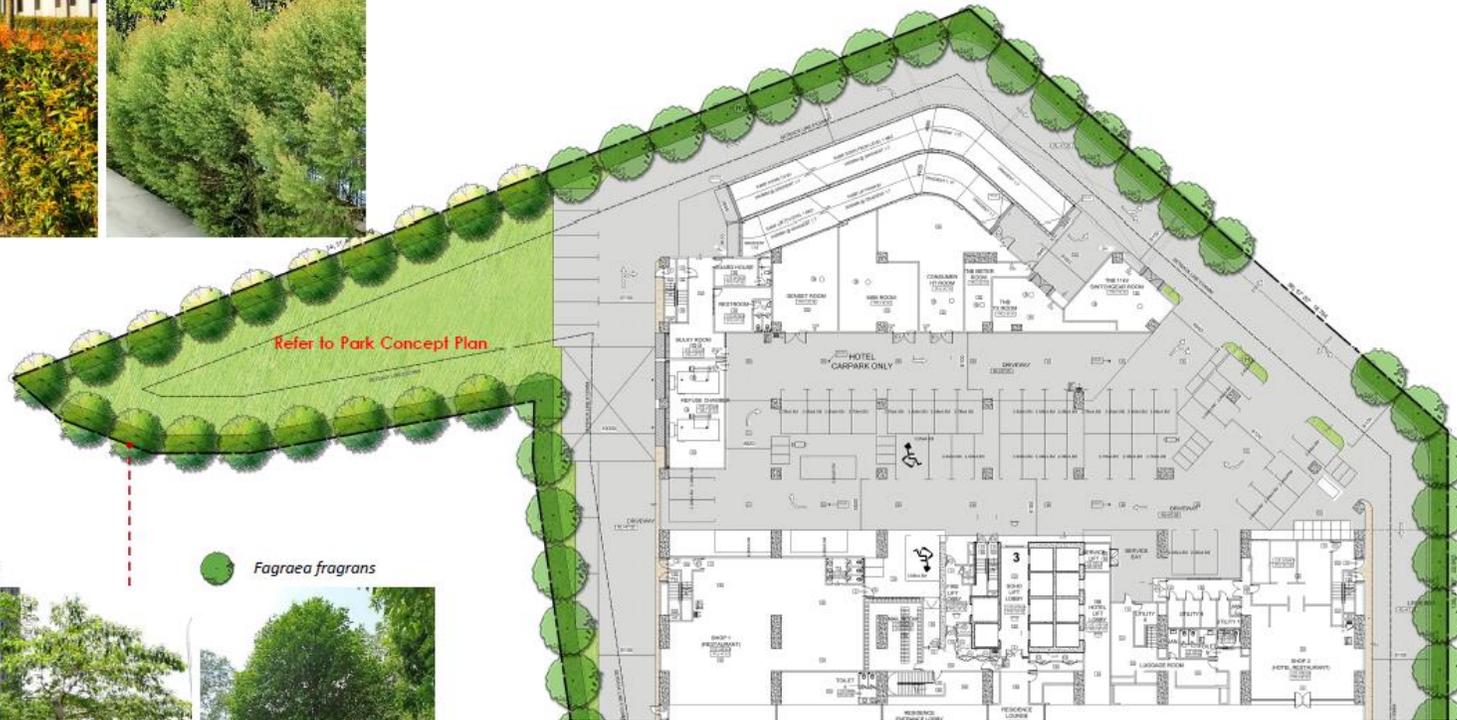


Trees

Terminalia Ivorensis



Fagraea fragrans



Facilities Plan

Lifestyle Park, Ground Floor

LEGEND

- A Pickle Ball Court
- B Jogging Trek
- C Pet-Friendly Garden



The Lifestyle Park is a space crafted for one to have fun time with their lovely pets where pets facilities are provided. One can also hang out with friends and family for picnicking or simply unwind themselves on the garden swings. For active dwellers, they can jog around the park and enjoy the in-trend pickleball games in the court provided.

FACILITIES

Level G– Lifestyle Park [KL CBD's 1st Pet Friendly Garden & Pickleball Court]

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Pickle Ball Court



FACILITIES

Level G– Lifestyle Park [KL CBD's 1st Pet Friendly Garden & Pickleball Court]

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FACILITIES

Level G– KL CBD's 1st Pet Friendly Park & Pickleball Court

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FACILITIES

LEVEL 9 & MEZZANINE FLOOR

32 LIFESTYLE FACILITIES

Level 9 Podium Deck

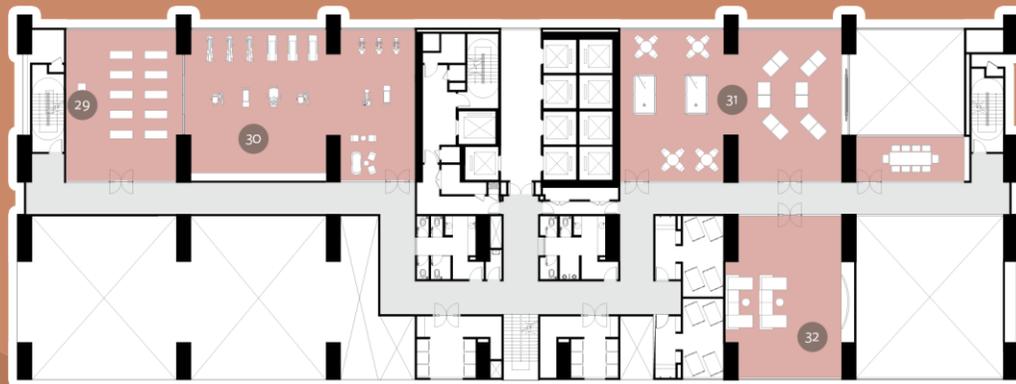
LEGEND

- | | | | |
|-------------------|-------------------------|-----------------------|---|
| 1 Lap Pool | 8 Children's Playground | 15 Seating Logs | 22 Spice Garden |
| 2 Aqua Gym | 9 Glamping Pod | 16 Monet Garden | 23 Zen Garden |
| 3 Children's Pool | 10 Forest Trail | 17 Vine Trellis | 24 The Meadow |
| 4 Bubble Bath | 11 Hammock Garden | 18 Party Lawn | 25 Sculpture Garden |
| 5 Chillax Lounge | 12 Secret Alcove | 19 Party/BBQ Pavilion | 26 Outdoor Lounge |
| 6 Party Pool | 13 Reflexology Path | 20 Pristine Lawn | 27 Co-working Space |
| 7 Dining Pavilion | 14 Summer Garden | 21 Seating Alcove | 28 Basketball Court & Multipurpose Hall |

Level 9 Mezzanine

LEGEND

- | | | | |
|--------------------|--------|---------------|-----------------|
| 29 Yoga/Dance Room | 30 Gym | 31 Games Room | 32 Mini Theatre |
|--------------------|--------|---------------|-----------------|



ADDITIONAL SERVICES PROVIDED

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SHUTTLE SERVICE

Dedicated shuttle service for owners to key destinations

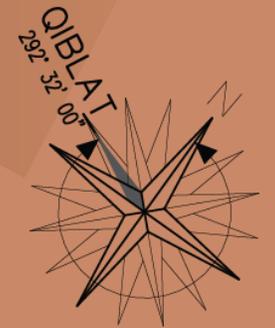
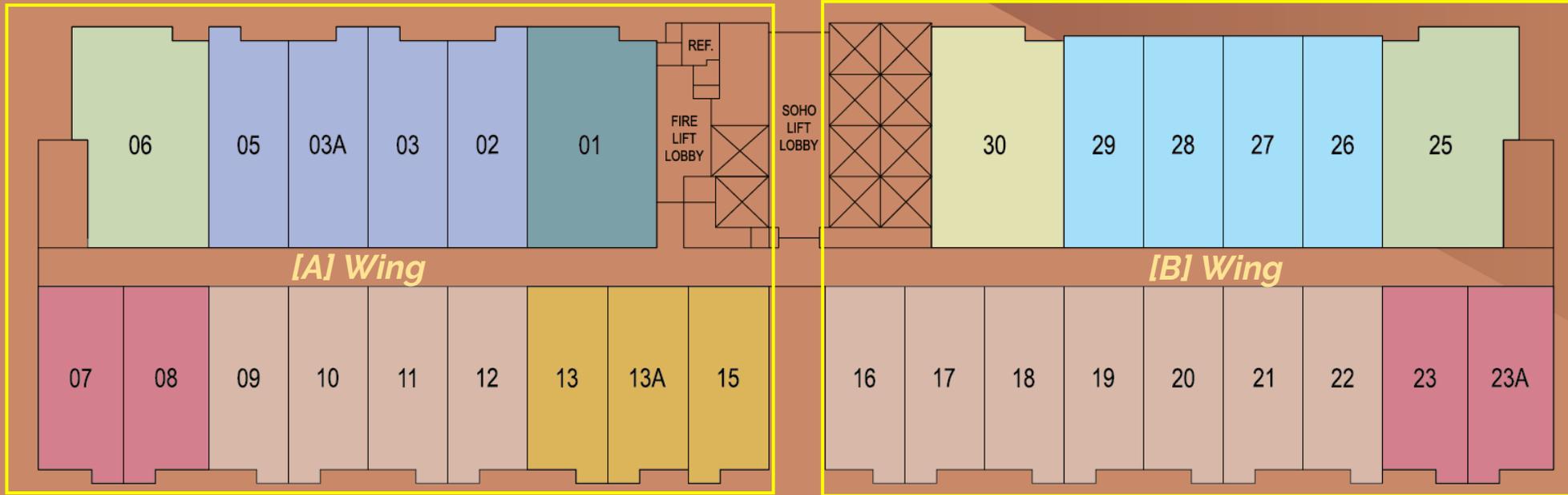
- KLCC
- LRT Ampang
- Tun Razak Exchange
- Bukit Bintang
- Pavillion Kuala Lumpur

**Destinations subject to changed by way of request from occupants.*

TYPICAL FLOOR PLAN

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LEVEL 16 – 21, 23A – 29, 31 – 43

A SOHO
452 sq.ft. | 42 sq.m
Level 15 - 43

A1 SOHO
452 sq.ft. | 42 sq.m
Level 15 - 43

A2 SOHO
485 sq.ft. | 45 sq.m
Level 15 - 43

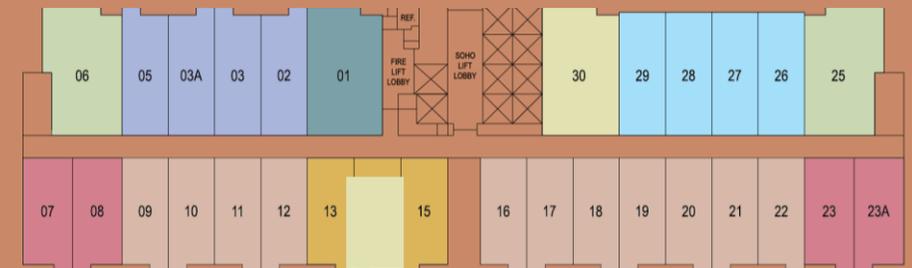
B SOHO
506 sq.ft. | 47 sq.m

B1 SOHO
506 sq.ft. | 47 sq.m

C 2 BEDS + 2 BATHS
840 sq.ft. | 78 sq.m

C1 2 BEDS + 2 BATHS
840 sq.ft. | 78 sq.m

C2 2 BEDS + 2 BATHS
861 sq.ft. | 80 sq.m

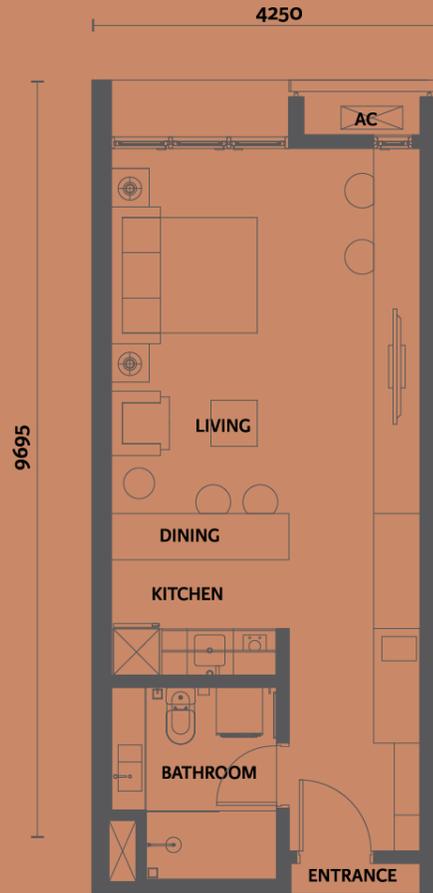


LEVEL 15, 22, 23 & 30

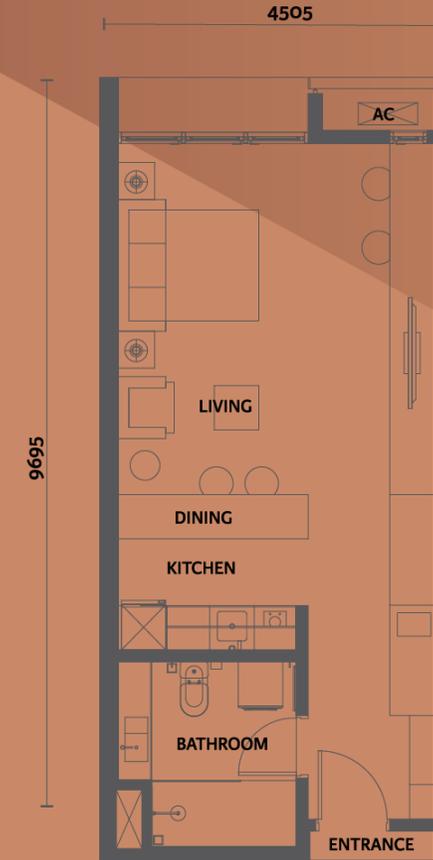
TYPICAL LAYOUT PLAN



A SOHO
452 sq.ft. | 42 sq.m
Level 15 - 43

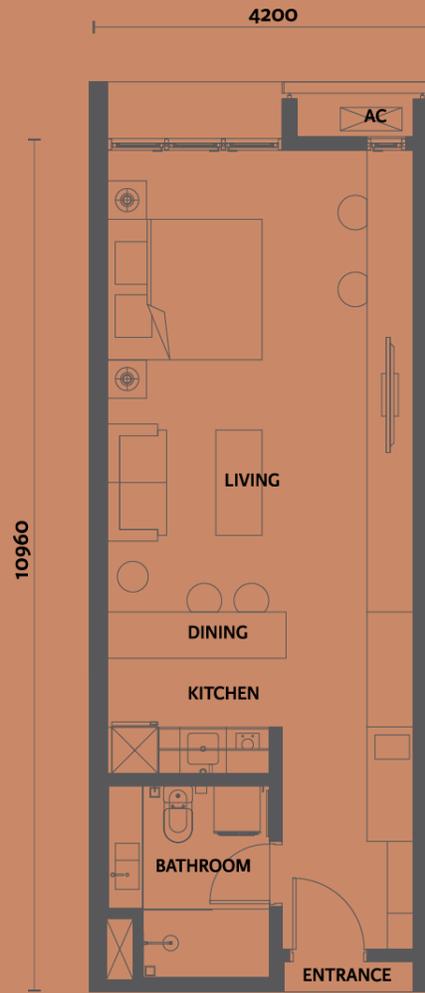


A1 SOHO
452 sq.ft. | 42 sq.m
Level 15 - 43

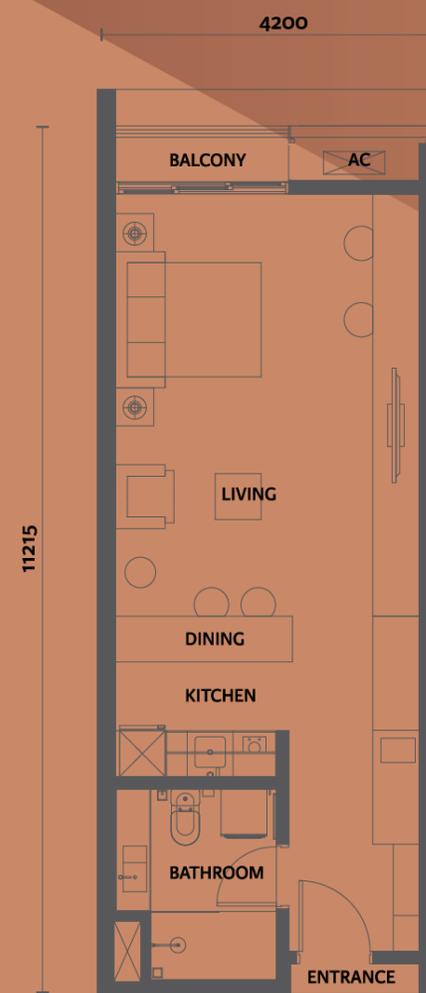


A2 SOHO
485 sq.ft. | 45 sq.m
Level 15 - 43

TYPICAL LAYOUT PLAN



B SOHO
506 sq.ft. | 47 sq.m

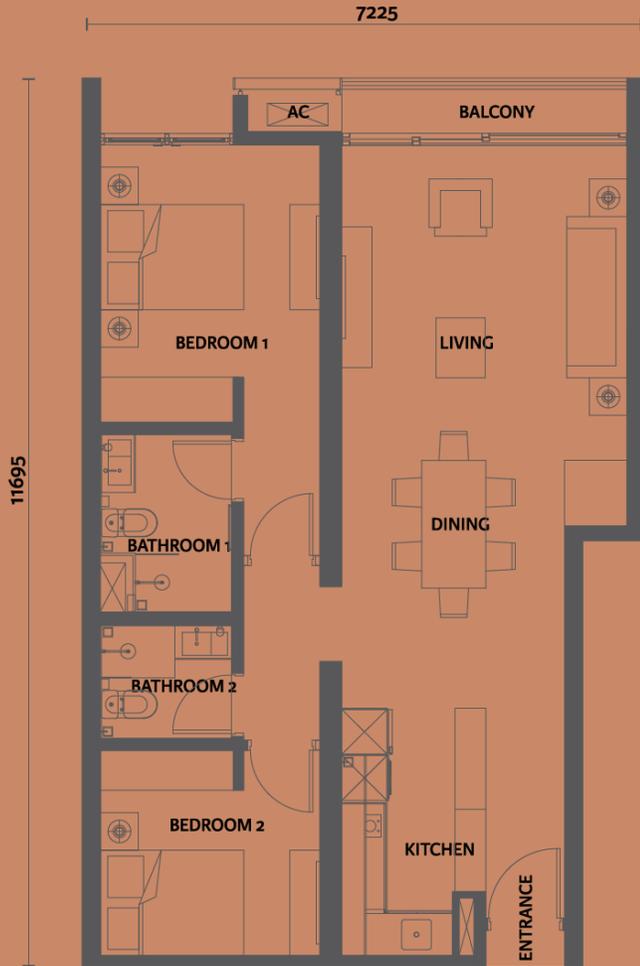


B1 SOHO
506 sq.ft. | 47 sq.m

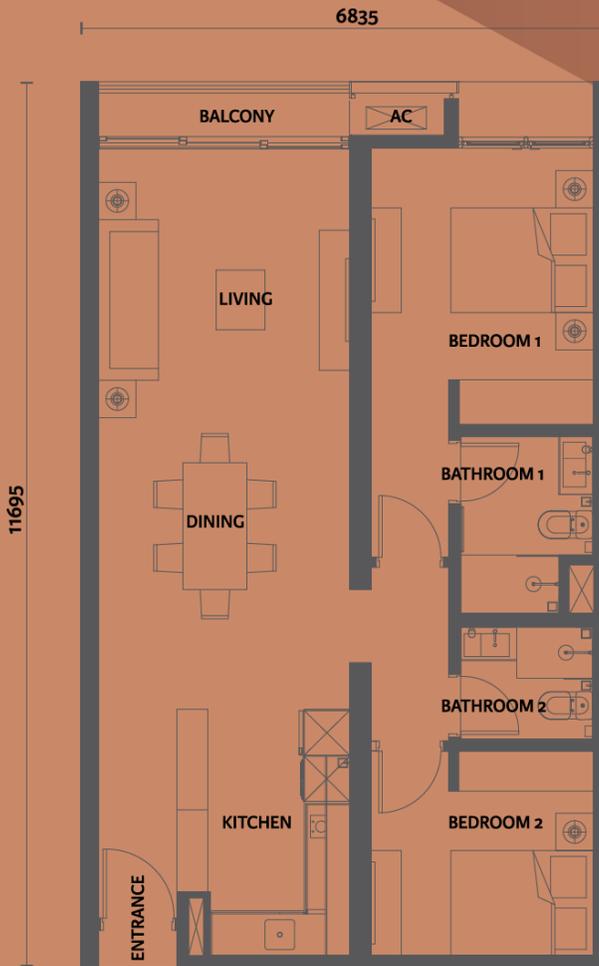
TYPICAL LAYOUT PLAN

CHANCERY

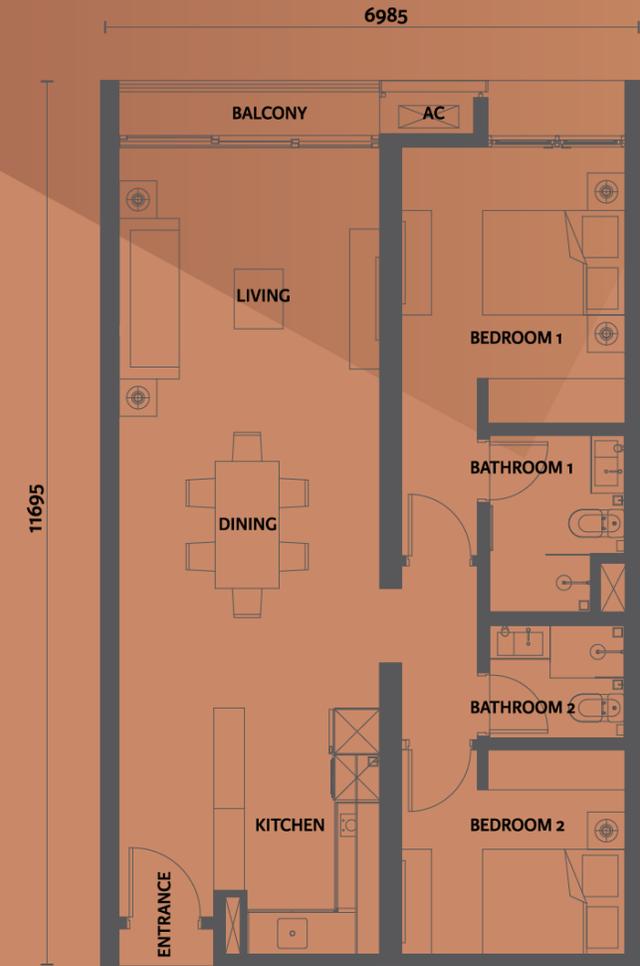
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C 2 BEDS + 2 BATHS
840 sq.ft. | 78 sq.m



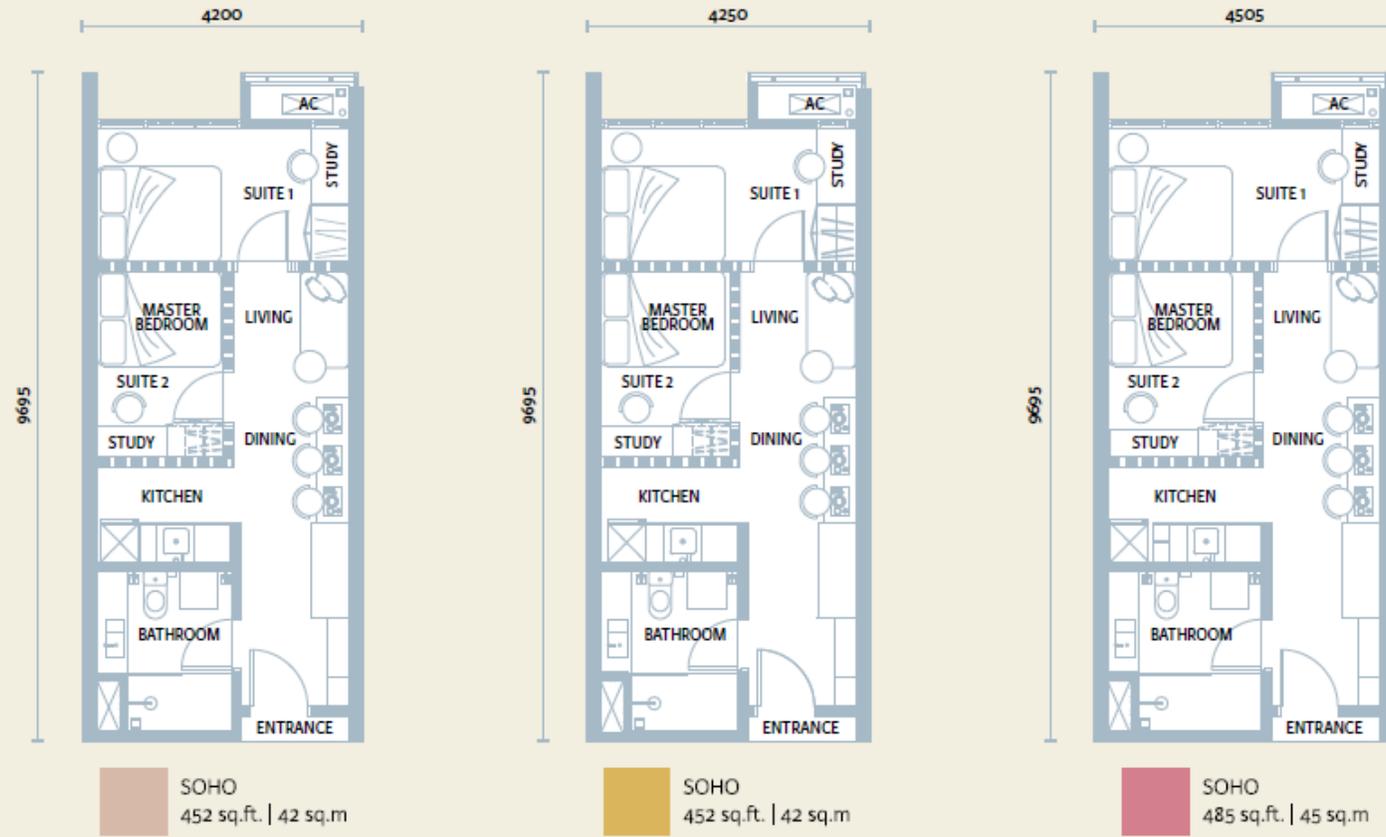
C1 2 BEDS + 2 BATHS
840 sq.ft. | 78 sq.m



C2 2 BEDS + 2 BATHS
861 sq.ft. | 80 sq.m

Design Concept Floor Plans

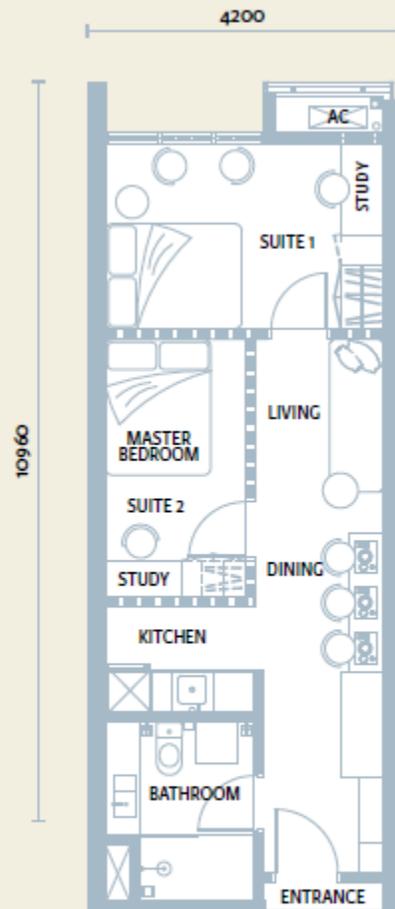
Design Concept is for illustration purposes only



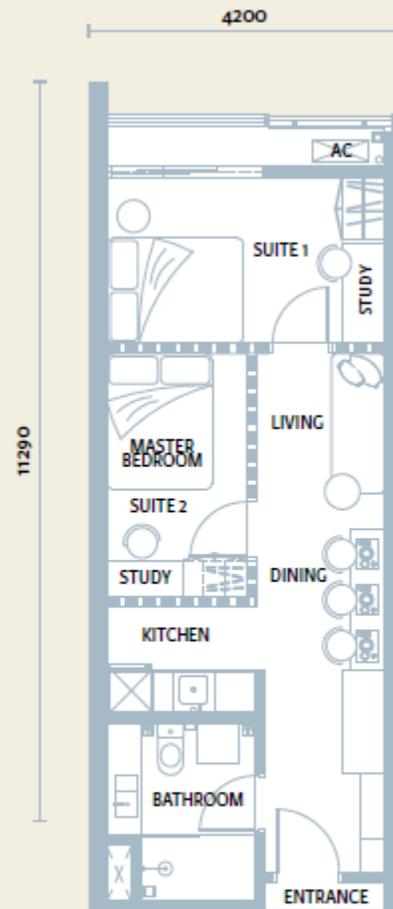
Design Concept

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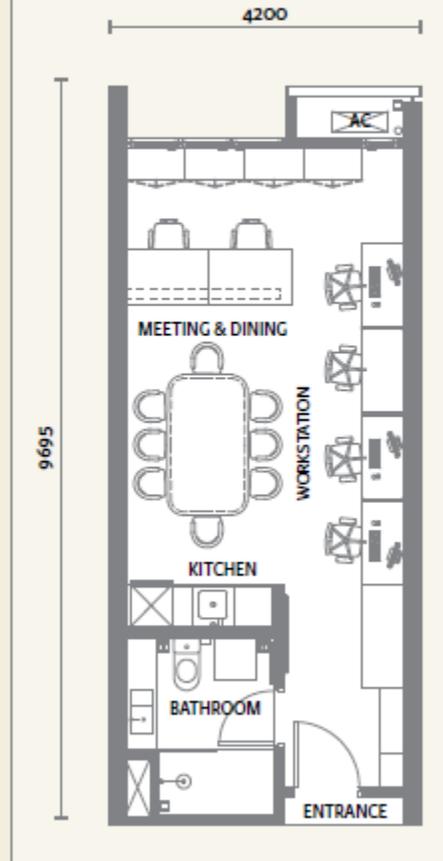


SOHO
506 sq.ft. | 47 sq.m



SOHO
506 sq.ft. | 47 sq.m

An Option Of Office Layout





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Actual Aerial View of Ampang, Kuala Lumpur

RENDERINGS

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SOHO LOBBY AREA

RENDERINGS

Facilities Level

CHANCERY
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SUMMER GARDEN

RENDERINGS

Facilities Level

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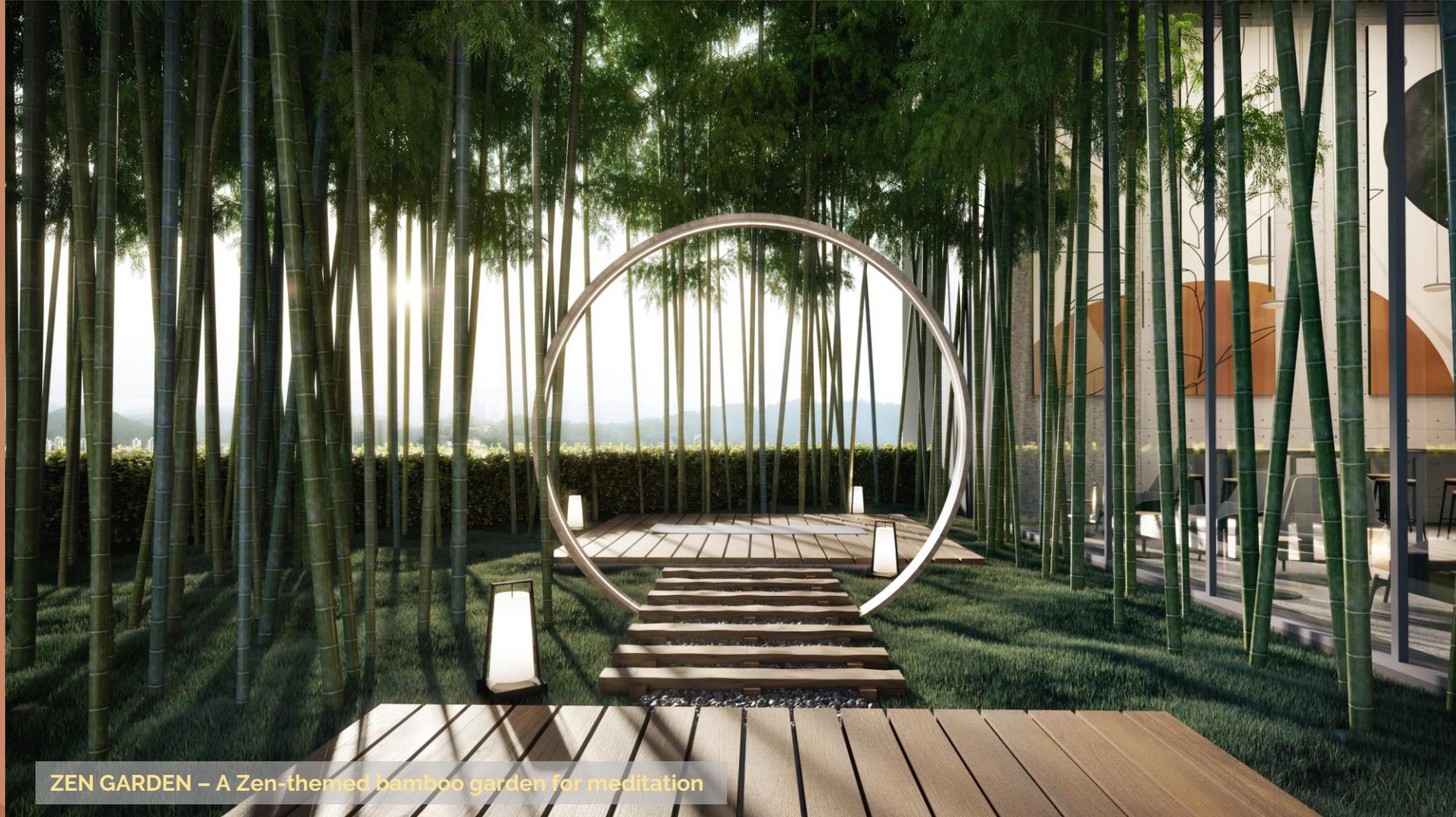


MONET GARDEN

RENDERINGS

Facilities Level

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ZEN GARDEN – A Zen-themed bamboo garden for meditation

RENDERINGS

Facilities Level

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OUTDOOR SWING



GYMNASIUM

RENDERINGS

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LOUNGE



DINING PAVILLION



INDOOR SWIMMING POOL

RENDERINGS

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SKY DINING

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SALES CHART

International Bulk Buyers Units

Leaseback Units (F/F)

Fully Furnished (Type A & B) Fully Fitted Units (Type C)

Basic Units

Unit No	NORTHWEST REC. VIEW										SOUTHWEST (DINING AREA) VIEW										NORTHWEST REC. VIEW										Unit No																					
	CL	SE	SW	SE	SW	SE	SW	SE	SW	SE	CL	SE	SW	SE	SW	SE	SW	SE	SW	SE	CL	SE	SW	SE	SW	SE	SW	SE	SW	SE																						
Unit 1A	HOTEL FACILITIES (ROOFTOP RESTAURANT)																														Unit 1A																					
Unit 1B	HOTEL FACILITIES (RESTAURANT, MEDICINE)																														Unit 1B																					
Unit 1C	HOTEL FACILITIES (RESTAURANT, OFFICE)																														Unit 1C																					
Unit 1D	HOTEL FACILITIES (BAR, SPA, SUITE)																														Unit 1D																					
Unit 1E	HOTEL FACILITIES (SWIMMING POOL, GYM, SPA)																														Unit 1E																					
Unit 1F	HOTEL FACILITIES (GOLF SALON, CHANGING ROOM)																														Unit 1F																					
Unit 2A	402A	402B	402C	402D	402E	402F	402G	402H	402I	402J	402K	402L	402M	402N	402O	402P	402Q	402R	402S	402T	402U	402V	402W	402X	402Y	402Z	402AA	402AB	402AC	402AD	402AE	402AF	402AG	402AH	402AI	402AJ	402AK	402AL	402AM	402AN	402AO	402AP	402AQ	402AR	402AS	402AT	402AU	402AV	402AW	402AX	402AY	402AZ
Unit 2B	403A	403B	403C	403D	403E	403F	403G	403H	403I	403J	403K	403L	403M	403N	403O	403P	403Q	403R	403S	403T	403U	403V	403W	403X	403Y	403Z	403AA	403AB	403AC	403AD	403AE	403AF	403AG	403AH	403AI	403AJ	403AK	403AL	403AM	403AN	403AO	403AP	403AQ	403AR	403AS	403AT	403AU	403AV	403AW	403AX	403AY	403AZ
Unit 2C	404A	404B	404C	404D	404E	404F	404G	404H	404I	404J	404K	404L	404M	404N	404O	404P	404Q	404R	404S	404T	404U	404V	404W	404X	404Y	404Z	404AA	404AB	404AC	404AD	404AE	404AF	404AG	404AH	404AI	404AJ	404AK	404AL	404AM	404AN	404AO	404AP	404AQ	404AR	404AS	404AT	404AU	404AV	404AW	404AX	404AY	404AZ
Unit 2D	405A	405B	405C	405D	405E	405F	405G	405H	405I	405J	405K	405L	405M	405N	405O	405P	405Q	405R	405S	405T	405U	405V	405W	405X	405Y	405Z	405AA	405AB	405AC	405AD	405AE	405AF	405AG	405AH	405AI	405AJ	405AK	405AL	405AM	405AN	405AO	405AP	405AQ	405AR	405AS	405AT	405AU	405AV	405AW	405AX	405AY	405AZ
Unit 2E	406A	406B	406C	406D	406E	406F	406G	406H	406I	406J	406K	406L	406M	406N	406O	406P	406Q	406R	406S	406T	406U	406V	406W	406X	406Y	406Z	406AA	406AB	406AC	406AD	406AE	406AF	406AG	406AH	406AI	406AJ	406AK	406AL	406AM	406AN	406AO	406AP	406AQ	406AR	406AS	406AT	406AU	406AV	406AW	406AX	406AY	406AZ
Unit 2F	407A	407B	407C	407D	407E	407F	407G	407H	407I	407J	407K	407L	407M	407N	407O	407P	407Q	407R	407S	407T	407U	407V	407W	407X	407Y	407Z	407AA	407AB	407AC	407AD	407AE	407AF	407AG	407AH	407AI	407AJ	407AK	407AL	407AM	407AN	407AO	407AP	407AQ	407AR	407AS	407AT	407AU	407AV	407AW	407AX	407AY	407AZ
Unit 2G	408A	408B	408C	408D	408E	408F	408G	408H	408I	408J	408K	408L	408M	408N	408O	408P	408Q	408R	408S	408T	408U	408V	408W	408X	408Y	408Z	408AA	408AB	408AC	408AD	408AE	408AF	408AG	408AH	408AI	408AJ	408AK	408AL	408AM	408AN	408AO	408AP	408AQ	408AR	408AS	408AT	408AU	408AV	408AW	408AX	408AY	408AZ
Unit 2H	409A	409B	409C	409D	409E	409F	409G	409H	409I	409J	409K	409L	409M	409N	409O	409P	409Q	409R	409S	409T	409U	409V	409W	409X	409Y	409Z	409AA	409AB	409AC	409AD	409AE	409AF	409AG	409AH	409AI	409AJ	409AK	409AL	409AM	409AN	409AO	409AP	409AQ	409AR	409AS	409AT	409AU	409AV	409AW	409AX	409AY	409AZ
Unit 2I	410A	410B	410C	410D	410E	410F	410G	410H	410I	410J	410K	410L	410M	410N	410O	410P	410Q	410R	410S	410T	410U	410V	410W	410X	410Y	410Z	410AA	410AB	410AC	410AD	410AE	410AF	410AG	410AH	410AI	410AJ	410AK	410AL	410AM	410AN	410AO	410AP	410AQ	410AR	410AS	410AT	410AU	410AV	410AW	410AX	410AY	410AZ
Unit 2J	411A	411B	411C	411D	411E	411F	411G	411H	411I	411J	411K	411L	411M	411N	411O	411P	411Q	411R	411S	411T	411U	411V	411W	411X	411Y	411Z	411AA	411AB	411AC	411AD	411AE	411AF	411AG	411AH	411AI	411AJ	411AK	411AL	411AM	411AN	411AO	411AP	411AQ	411AR	411AS	411AT	411AU	411AV	411AW	411AX	411AY	411AZ
Unit 2K	412A	412B	412C	412D	412E	412F	412G	412H	412I	412J	412K	412L	412M	412N	412O	412P	412Q	412R	412S	412T	412U	412V	412W	412X	412Y	412Z	412AA	412AB	412AC	412AD	412AE	412AF	412AG	412AH	412AI	412AJ	412AK	412AL	412AM	412AN	412AO	412AP	412AQ	412AR	412AS	412AT	412AU	412AV	412AW	412AX	412AY	412AZ
Unit 2L	413A	413B	413C	413D	413E	413F	413G	413H	413I	413J	413K	413L	413M	413N	413O	413P	413Q	413R	413S	413T	413U	413V	413W	413X	413Y	413Z	413AA	413AB	413AC	413AD	413AE	413AF	413AG	413AH	413AI	413AJ	413AK	413AL	413AM	413AN	413AO	413AP	413AQ	413AR	413AS	413AT	413AU	413AV	413AW	413AX	413AY	413AZ
Unit 2M	414A	414B	414C	414D	414E	414F	414G	414H	414I	414J	414K	414L	414M	414N	414O	414P	414Q	414R	414S	414T	414U	414V	414W	414X	414Y	414Z	414AA	414AB	414AC	414AD	414AE	414AF	414AG	414AH	414AI	414AJ	414AK	414AL	414AM	414AN	414AO	414AP	414AQ	414AR	414AS	414AT	414AU	414AV	414AW	414AX	414AY	414AZ
Unit 2N	415A	415B	415C	415D	415E	415F	415G	415H	415I	415J	415K	415L	415M	415N	415O	415P	415Q	415R	415S	415T	415U	415V	415W	415X	415Y	415Z	415AA	415AB	415AC	415AD	415AE	415AF	415AG	415AH	415AI	415AJ	415AK	415AL	415AM	415AN	415AO	415AP	415AQ	415AR	415AS	415AT	415AU	415AV	415AW	415AX	415AY	415AZ
Unit 2O	416A	416B	416C	416D	416E	416F	416G	416H	416I	416J	416K	416L	416M	416N	416O	416P	416Q	416R	416S	416T	416U	416V	416W	416X	416Y	416Z	416AA	416AB	416AC	416AD	416AE	416AF	416AG	416AH	416AI	416AJ	416AK	416AL	416AM	416AN	416AO	416AP	416AQ	416AR	416AS	416AT	416AU	416AV	416AW	416AX	416AY	416AZ
Unit 2P	417A	417B	417C	417D	417E	417F	417G	417H	417I	417J	417K	417L	417M	417N	417O	417P	417Q	417R	417S	417T	417U	417V	417W	417X	417Y	417Z	417AA	417AB	417AC	417AD	417AE	417AF	417AG	417AH	417AI	417AJ	417AK	417AL	417AM	417AN	417AO	417AP	417AQ	417AR	417AS	417AT	417AU	417AV	417AW	417AX	417AY	417AZ
Unit 2Q	418A	418B	418C	418D	418E	418F	418G	418H	418I	418J	418K	418L	418M	418N	418O	418P	418Q	418R	418S	418T	418U	418V	418W	418X	418Y	418Z	418AA	418AB	418AC	418AD	418AE	418AF	418AG	418AH	418AI	418AJ	418AK	418AL	418AM	418AN	418AO	418AP	418AQ	418AR	418AS	418AT	418AU	418AV	418AW	418AX	418AY	418AZ
Unit 2R	419A	419B	419C	419D	419E	419F	419G	419H	419I	419J	419K	419L	419M	419N	419O	419P	419Q	419R	419S	419T	419U	419V	419W	419X	419Y	419Z	419AA	419AB	419AC	419AD	419AE	419AF	419AG	419AH	419AI	419AJ	419AK	419AL	419AM	419AN	419AO	419AP	419AQ	419AR	419AS	419AT	419AU	419AV	419AW	419AX	419AY	419AZ
Unit 2S	420A	420B	420C	420D	420E	420F	420G	420H	420I	420J	420K	420L	420M	420N	420O	420P	420Q	420R	420S	420T	420U	420V	420W	420X	420Y	420Z	420AA	420AB	420AC	420AD	420AE	420AF	420AG	420AH	420AI	420AJ	420AK	420AL	420AM	420AN	420AO	420AP	420AQ	420AR	420AS	420AT	420AU	420AV	420AW	420AX	420AY	420AZ
Unit 2T	421A	421B	421C	421D	421E	421F	421G	421H	421I	421J	421K	421L	421M	421N	421O	421P	421Q	421R	421S	421T	421U	421V	421W	421X	421Y	421Z	421AA	421AB	421AC	421AD	421AE	421AF	421AG	421AH	421AI	421AJ	421AK	421AL	421AM	421AN	421AO	421AP	421AQ	421AR	421AS	421AT	421AU	421AV	421AW	421AX	421AY	421AZ
Unit 2U	422A	422B	422C	422D	422E	422F	422G	422H	422I	422J	422K	422L	422M	422N	422O	422P	422Q	422R	422S	422T	422U	422V	422W	422X	422Y	422Z	422AA	422AB	422AC	422AD	422AE	422AF	422AG	422AH	422AI	422AJ	422AK	422AL	422AM	422AN	422AO	422AP	422AQ	422AR	422AS	422AT	422AU	422AV	422AW	422AX	422AY	422AZ
Unit 2V	423A	423B	423C	423D	423E	423F	423G	423H	423I	423J	423K	423L	423M	423N	423O	423P	423Q	423R	423S	423T	423U	423V	423W	423X	423Y	423Z	423AA	423AB	423AC	423AD	423AE	423AF	423AG	423AH	423AI	423AJ	423AK	423AL	423AM	423AN	423AO	423AP	423AQ	423AR	423AS	423AT	423AU	423AV	423AW	423AX	423AY	423AZ
Unit 2W	424A	424B	424C	424D	424E	424F	424G	424H	424I	424J	424K	424L	424M	424N	424O	424P	424Q	424R	424S	424T	424U	424V	424W	424X	424Y	424Z	424AA	424AB	424AC	424AD	424AE	424AF	424AG	424AH	424AI	424AJ	424AK	424AL	424AM	424AN	424AO	424AP	424AQ	424AR	424AS	424AT	424AU	424AV	424AW	424AX	424AY	424AZ
Unit 2X	425A	425B	425C	425D	425E	425F	425G	425H	425I	425J	425K	425L	425M	425N	425O	425P	425Q	425R	425S	425T	425U	425V	425W	425X	425Y	425Z	425AA	425AB	425AC	425AD	425AE	425AF	425AG	425AH	425AI	425AJ	425AK	425AL														

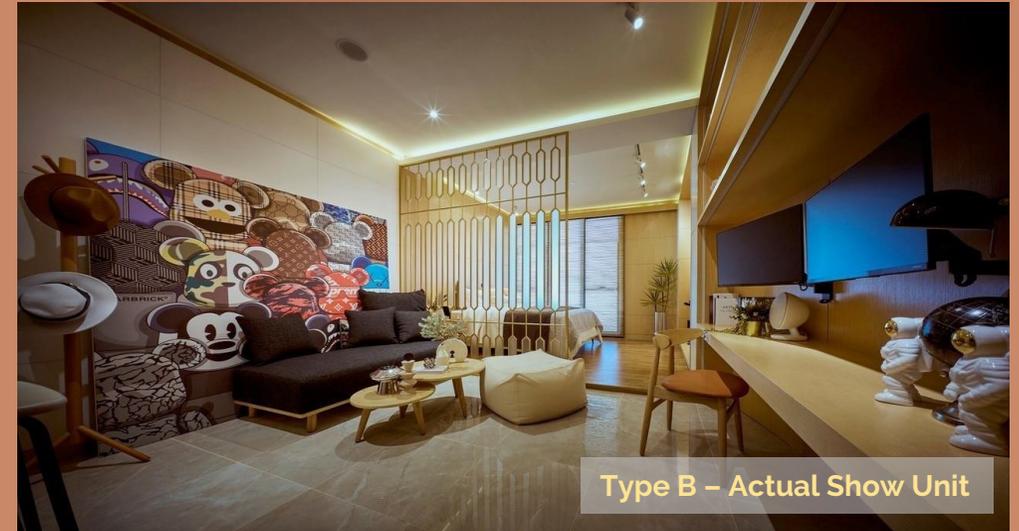
BASIC AND FITTED UNITS

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FITTED UNITS Level 23 – Level 33 (Type C)	
1	Air conditioner
2	Plaster Ceiling (with LED downlight)
3	Kitchen cabinet
4	Shoe cabinet
5	Curtain
6	Fridge
7	Cooker Hood & Hob
8	Oven
9	Washer cum dryer
10	Wardrobe
11	Bedframe & Mattress (Queen Bed)
12	Instant water heater
13	Shower screen
14	Bathroom mirror
15	Digital lock set

BASIC UNITS Level 15 – Level 22	
1	Air conditioner
2	Plaster Ceiling (with LED downlight)
3	Instant water heater
4	Shower screen
5	Bathroom mirror
6	Digital lock set



Type B – Actual Show Unit



Type C – Actual Show Unit

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Leaseback Units - Level 33A – Level 38

Leaseback Units Level 33A – Level 38			
1	Air conditioner	16	Sofa
2	Plaster Ceiling (with LED downlight)	17	Dining Table & Chair
3	Kitchen cabinet	18	Bedside table
4	Shoe cabinet	19	Coffee table
5	Curtain	20	Smart Tv
6	Fridge	21	Dressing Table
7	Cooker Hood & Hob		
8	Oven		
9	Washer cum dryer		
10	Wardrobe		
11	Bedframe & Mattress (Queen size bed)		
12	Instant water heater		
13	Shower screen		
14	Bathroom mirror		
15	Digital lock set		

Fully Furnished Units For Type A & B - Level 23 - 33

Fully Furnished (Short Term Rental Units) Level 23-33			
1	Air conditioner	16	Sofa
2	Plaster Ceiling (with LED downlight)	17	Dining Table & Chair
3	Kitchen cabinet	18	Bedside table
4	Shoe cabinet	19	Coffee table
5	Curtain	20	Smart Tv
6	Fridge	21	Dressing Table
7	Cooker Hood & Hob		
8	Oven		
9	Washer cum dryer		
10	Wardrobe		
11	Bedframe & Mattress (Queen size bed)		
12	Instant water heater		
13	Shower screen		
14	Bathroom mirror		
15	Digital lock set		

Sample mood boards



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ZERO DOWNPAYMENT PLAN (ZDP)

Level	No. of floors	No. of units	Furnishes	Sales Package(s)
43A to 50	7	78	Fitted unit	International Bulk Buyer Units
39 to 43	5	150	Fitted unit	International Bulk Buyer Units
33A to 38	5	150	Fully Furnished	10% Rebate (Leaseback units)
23 to 33	11	328	Fully Furnished & Fully Fitted	10% Rebate - Fully Furnished – 452 -506 sqft only - Fully Fitted – 840 sqft only
15 to 22	8	238	Basic unit	10% Rebate

HDA ACCOUNT

Bank: UOB

Name: Idaman Sejiwa (Ampang) Sdn Bhd

Acc Num: 2093107227

Swiftcode : UOVBMYKL XXX

Eligible buyer who paid **booking deposit (RM1,000)** are entitled to Zero Downpayment Plan (ZDP) where buyer allow to convert the existing incentives, **10% Rebate**, to offset the 1st 10% billing of the Payment Schedule H as per SPA.

Terms & condition:

Buyer who request for the ZDP to undertake to fully compensate to developer ALL expenses incurred in relation to Sale & Purchase Agreement (SPA), Loan Agreement, Deed of Revocation and other relevant documents on its legal fees, stamping duties, disbursement charges, etc.

EASY PAYMENT PLAN (EPP)

Easy Payment Plan (EPP) allow buyer to make payment via credit card(s) [Visa and/or Mastercard], up to max 10.00% of the SPA Price to ease buyer's financial burden. Buyers are requires to submit valid bank loan approval letter for verification and review/approval purposes.

List of credit cards participating EPP program:

No.	Participating Bank's	No. of Instalments Available		
		6	12	24
1	RHB Bank	✓	✓	✓
2	UOB Bank	✓	✓	✓
3	AmBank	✓	✓	✓
4	OCBC Bank	✓	✓	✓
5	Affin Bank	✓	✓	✓
6	BSN Bank	✓	✓	✓
7	Alliance Bank	✓	✓	✓
8	Standard Chartered Bank	✓	✓	✓
9	HSBC Bank	✓	✓	✓
10	Citibank Malaysia	✓	✓	✓

Remark: All buyer who opt for EPP requires proceed to Chancery Sales Gallery to make payment via credit card issued from the bank listed above.

AirBnB ready – Be a PRO Purchaser

CHANCERY
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PURCHASE & RENT OUT

- With DM Suites (recommended operator)

Be a PRO – Purchase and Rent Out package where after you purchase the unit, enjoy a hassle-free management services in managing your unit. Here at Chancery Ampang, we have Airbnb partners that will provide you with hospitality services & rental management to take care of your unit.

Our choice of partners will provide you with an attractive profit sharing scheme with a split of **80:20** where owners will get 80% of the profit making it one of the highest profit sharing scheme in the market

Why Choose PRO

- **Hassle-Free** (Manage booking, key management, maintenance, housekeeping services & marketing)
- **5-Star Hospitality Management Services**
- **Expected High ROI**
- **Units are Fully Furnished to be AirBnB ready**

D'MERVEILLEUX

SUITES

<https://dmsuites.com.my/>

PIC: Fergus – 013-349 5319

AirBnB ready – Be a PRO Purchaser

Estimated Gross Rental Yield

Unit	List Price (RM)	Net Price (RM)	Projected Average Daily Rental*	Projected Monthly Rental & Gross Yearly Yield			
				20 days occupancy	Projected Gross Yield	25 days occupancy	Projected Gross Yield
Type 452 sqft (based on unit @ Lvl 27)	495,000	445,500	RM 220	RM 4,400	(RM 52,800/RM 445,500) x 100% = 11.85%	RM 5,500	(RM 66,000/RM 445,500) x 100% = 14.8%
Type 506 sqft (based on unit @ Lvl 27)	538,000	484,200	RM 240	RM 4,800	RM 57,600/RM 484,200) x 100% = 11.9%	RM 6,000	RM 72,000/RM 484,200) x 100% = 14.9%

Note:

- Projection is based on current daily average on similar properties along Jalan Ampang area and is for illustration purposes only. Actual results may vary from the projections.

AirBnB ready – Be a PRO Purchaser

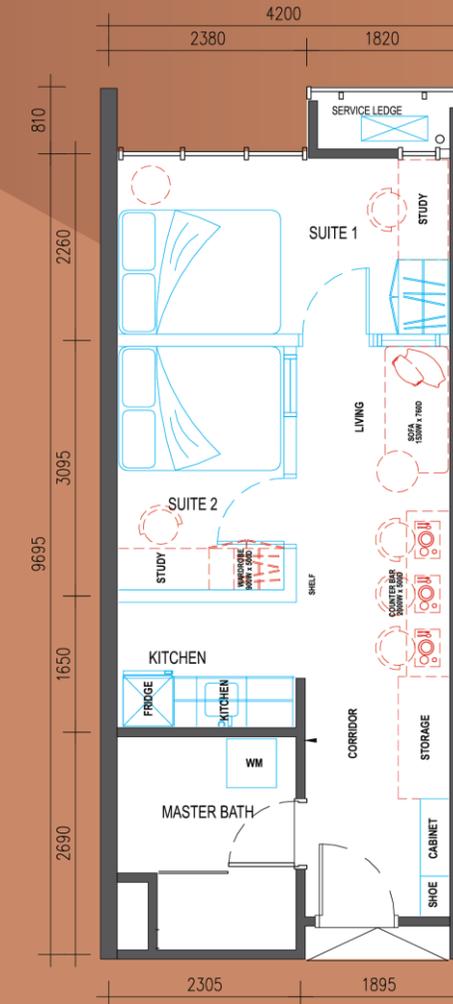
CHANCERY

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Estimated Gross Rental Yield – Type (452 sqft)

Unit	Level 27
Price	RM 495,000
Rebate (10%)	RM 49,500
Net Price	RM 445,500
Loan Amount 90% (3.9%@35 years)	RM 445,500
Est Monthly Repayment	RM 1,946

Average Rooms Rate	: RM 220 per night	
Mthly Occupancy	Mthly Collection	Est . ROI/annum
20 days x RM 220	RM 4,400	11.85%
25 days x RM 220	RM 5,500	14.8%



AirBnB ready – Be a PRO Purchaser

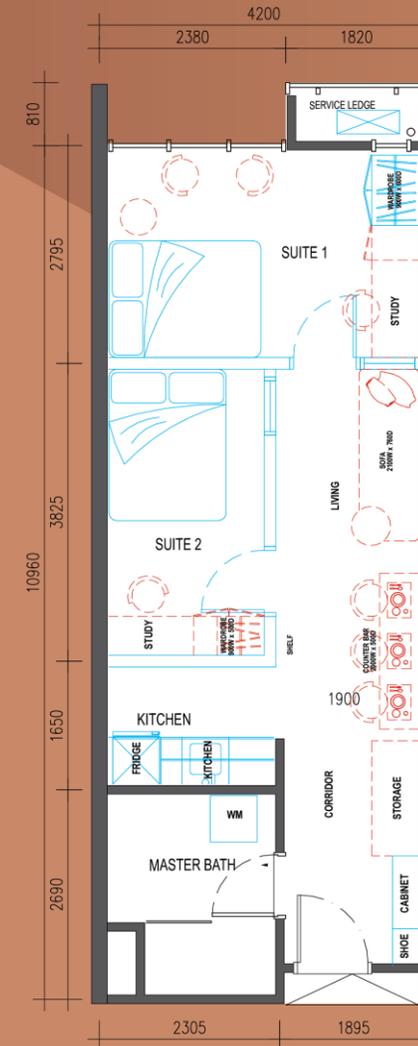
CHANCERY

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Estimated Gross Rental Yield – Type (506 sqft)

Unit	Level 27
Price	RM 538,000
Rebate (10%)	RM 53,800
Net Price	RM 484,200
Loan Amount 90% (3.9%@35 years)	RM 484,200
Est Monthly Repayment	RM 2,115

Average Rooms Rate	: RM 240 per night	
Mthly Occupancy	Mthly Collection	Est . ROI/annum
20 days x RM 240	RM 4,800	11.9%
25 days x RM 240	RM 6,000	14.9%



Fully Fitted Unit

CHANCERY

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Estimated Gross Rental Yield – Type (840 sqft)

Unit	Level 27
Price	RM 858,000
Rebate (10%)	RM 85,800
Net Price	RM 772,200
Loan Amount 90% (3.9%@35 years)	RM 772,200
Est Monthly Repayment	RM 3,373



2 BEDS + 2 BATHS
840 sq.ft. | 78 sq.m

Average Rooms Rate	: RM 350 per night	
Mthly Occupancy	Mthly Collection	Est. ROI/annum
20 days x RM 350	RM 7,000	10.9%
25 days x RM 350	RM 8,750	13.6%

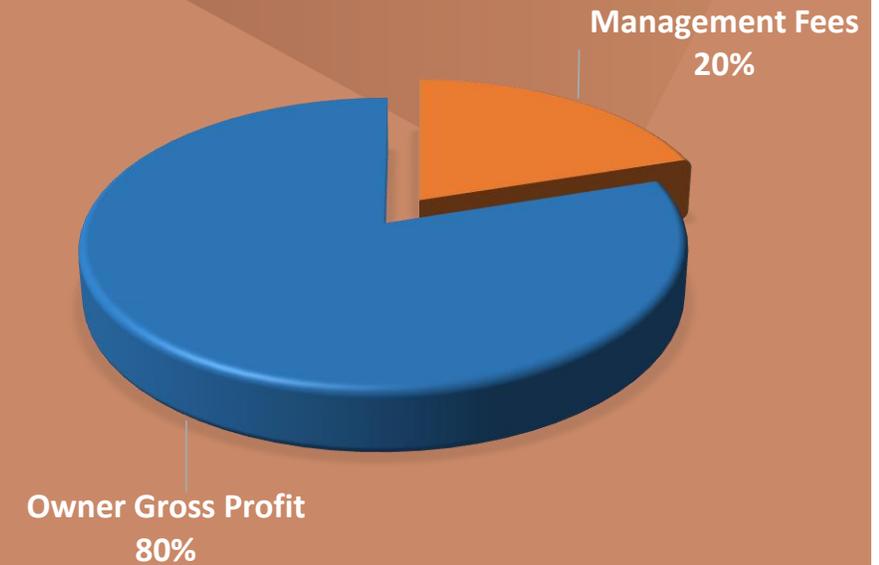
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Sample Scheme Calculations

80:20 scheme estimated calculation by recommended operator

Gross Sales	RM 4,400 (A)
Operation cost (est. 25%) - Water & Electricity bill - WIFI - Misc Fees (operations/manpower) - Laundry & cleaning - Unit Maintenance (estimated operational cost)	RM 1,100 (B)
Gross Profit	$A - B = \text{RM } 3,300$ (C)
Management Fees (20%)	$C \times 20\% = \text{RM } 660$ (D)
Net Profit	$C - D = \text{RM } 2,640$
*Maintenance Fees/ Quit Rent/ Assessment and other cost to own the property would be borne by the owner.	

80 : 20 SCHEME



Note:

- Projection is based on current daily average on similar properties along Jalan Ampang area and is for illustration purposes only. Actual results may vary from the projections.

FREQUENTLY ASKED QUESTIONS

- 1. How many entrances and exit in the development?**
 - Total 3 ingress and 2 egress
- 2. What type of perimeter fencing or wall and the height provided in the development?**
 - Total 2.4m (1.8m high brick wall + 600mm high anti climbing fencing)
 - No Perimeter fencing at the front entrance fronting Jalan Ulu Klang
- 3. How many tiers of security?**

Three (3) tiers

 - Ground level guardhouse at carpark ramp
 - Access to lift lobby with CCTV
 - Lift access to designated floor
- 4. Intercom provided and linked to the guardhouse?**
 - No intercom system provided
- 5. Is there panic button at the car park/common area?**
 - No panic button provided
- 6. Is there any access card system to the emergency staircase?**
 - Fire staircase is accessible with dedicated access card to the designated floor level when there is no emergency situation unless Property Management make it otherwise;
 - During emergency situation such as Fire – the fire staircase will automatically unlock and enable access to all levels
- 7. In the event of a power failure, is there a backup generator to support the electricity?**
 - Yes, backup genset is provided for public area
- 8. Does motorcycle need access card to enter into car park level?**
 - Yes, motorist need access card to enter into car park level

FREQUENTLY ASKED QUESTIONS

- 9. How many access card will be provided? Is there any possibility to purchase additional access card?**
 - Access card to be issued based on number of room(s) of the unit purchased.
- 10. What is the lift brand, speed and capacity?**
 - Supplier/Contractor: Antah Schindler
 - Speed 4.0 m/s
 - Capacity: 17 person
- 11. Where is the water tank/other services located?**
 - Cold water tank – B2 to B1, L8, L51
 - Fire tank – B1, LG, L15, L22, L23, L30, L51
- 12. What is the size and depth of the swimming pool and wading pool?**
 - Adult Pool 01 - 64 sqm, 10,160mm (L) x 6,345mm (W) x 1,200mm (D)
 - Adult Pool 02 - 103 sqm, 10,160mm (L) x 10,160mm (W) x 1,200mm (D)
 - Adult Pool 03 - 224 sqm, 29,020mm (L) x 6,100mm + 6,450mm (W) x 1,200mm (D)
 - Kid's Pool - 36 sqm, 10,200mm (L) x 3,600mm (W) x 600mm(D)
- 13. What is the total green percentage for this development?**
 - 10% land area = Approx. 0.019 acres / 812.95 sqft
 - Recognized by REHDA's GreenRE Gold Certification on Residential Category (Provisional)
- 14. Are there waiting area provided in the lobby? AC provided?**
 - Residence Lounge – AC provided
 - Hotel Entrance Lobby – AC provided
- 15. Can purchaser buy or rent additional carpark?**
 - No, there is no additional carpark to be purchased.

FREQUENTLY ASKED QUESTIONS

- 16. What is the size of each parking bay?**
 - 2400mm x 4800mm
 - 2700mm x 4800mm (CPs with 1 side column/wall) and
 - 2400mm x 6000mm (Horizontal CP)
- 17. Is the car park area covered?**
 - Yes.
- 18. Carpark clearance?**
 - 2.0 meter (min)
- 19. What is the width of carpark ramp?**
 - 3.8 meter
- 20. What is the utility rate? Commercial or residential?**
 - Owners may apply directly from TNB for residential rate
- 21. What is the TNB phasing?**
 - Residential unit – 60 amp single phase
- 22. Is the water bill charged based on individual basis? Or otherwise?**
 - Bulk meter
- 23. What is the internal corridor width?**
 - 1.9 meter width
- 24. Will the unit come with wall skirting? What type of brick is used for the construction of unit walls?**
 - Yes unit comes with wall skirting. Refer to SPA for type of brick

FREQUENTLY ASKED QUESTIONS

- 25. Which wall in the unit is hackable?**
 - All walls are NOT hackable
- 26. What is the internal unit floor to ceiling height?**
 - SOHO: 3.20 meter height (Floor to Floor)
- 27. What is the internal corridor flooring material?**
 - Tiles finish
- 28. What are the materials of the main door? What is the fire rating/classification of the fire rated doors in the building?**
 - 1-Hr fire rated door
- 29. Upon completion, is the building fibre optic ready? Telephone/data point – either one?**
 - Fibre optic fittings is ready for each unit.
 - One (1) no. of fibre wall socket (FWS) is provided for each unit
- 30. Who is the appointed architect of the development?**
 - Ping Ng Architect
- 31. Who is the appointed main contractor of the development?**
 - MCC Overseas (M) Sdn Bhd
- 32. Maintenance charges?**
 - Maintenance charges @ 65 cents psf (excluding Sinking Fund)
- 33. Target completion Date?**
 - Targeted Q4 2027