



PLATINUM
MELATI
RESIDENCES

Redefining
Modern
Co-Living
Space

3.9
Acres of
Prime Land

From 6
units
per Floor

Practical Layout
with Built-up from
1,100 sq ft to 2,750 sq ft

3 Levels of
Landscaped
Facilities

Easy Access to
Major Highways

1km_{to}
TAR UMT Campus

UP
TO 4
Passenger
Lifts + 1 Service Lift per Block

2
Car Park
per Unit

Speed Ram
to Car Park

Featuring
Over 30
Modern Facilities

Ample Urban
Conveniences
within Reach

750m_{to}
LRT Station





JALAN TAMAN MELATI 1

At the heart of
a fully developed locale,
the vibrant enclave has
every lifestyle convenience
and more



SHOPPING

KL East Mall	1.2KM
M3 Shopping Mall	1.4KM
AEON Big @ The Palette	2.7KM
Setapak Central Mall	3.0KM
Giant Hypermarket Setapak PV128	3.4KM
Aeon Alpha Angle	3.5KM
NSK Wangsa Maju	3.8KM
Melawati Mall	3.9KM
Rampai Business Park	4.2KM
Wangsa Walk	4.3KM

RECREATIONAL

Danau Kota Lake	3.7KM
Tasik Sri Rampai	4.3KM
Zoo Negara	5.0KM
Istana Budaya	7.6KM
Tasik Titiwangsa	8.3KM

MEDICAL

Columbia Asia Setapak	3.3KM
Tawakal Medical Centre	7.8KM
Hospital Kuala Lumpur	8.3KM
Hospital Pusrawi	8.4KM
Institut Jantung Negara	8.9KM

TRANSPORTATION HUB

LRT Taman Melati	0.8KM
Terminal Bersepadu Gombak (TBG)	1.3KM



PLATINUM MELATI RESIDENCES



EDUCATION

Primary Schools

SJKC Wangsa Maju	3.4KM
SJKC Mun Yee	4.1KM
SJKC Chong Hwa	6.4KM
SJKC Chiao Nan	6.9KM
SK Taman Melati	0.65KM
SK Taman Setia	1.4KM
SK Danau Kota	2.2KM
SK Danau Kota 2	3.4KM
SK Setapak	6.5KM

Secondary School

SMK Taman Melati	0.4KM
SMK Gombak Setia	2.2KM
SMK Danau Kota	3.4KM
SMJK Chong Hwa	5.3KM
Chong Hwa Independent High School	12.5KM

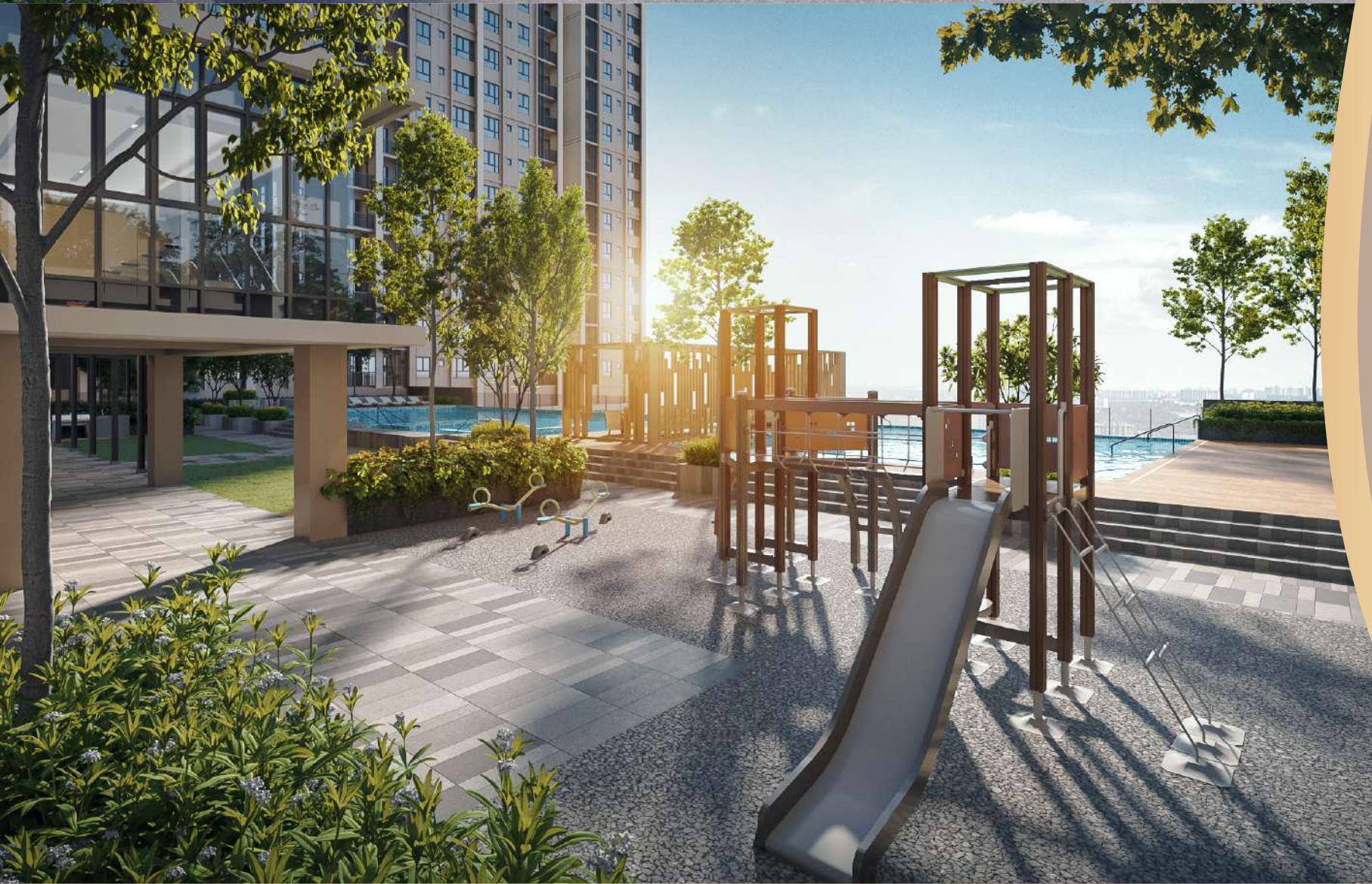
International School

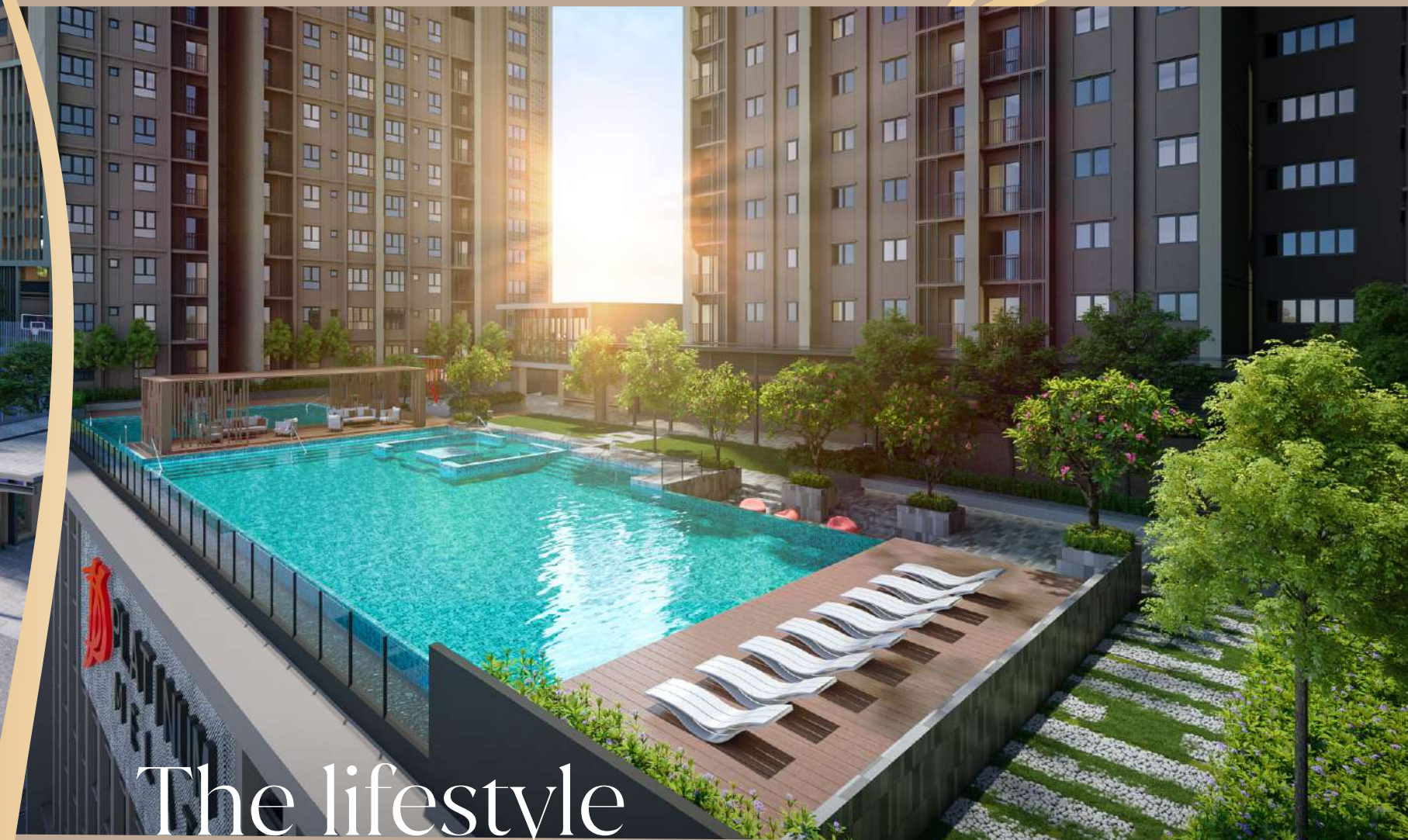
Sri Utama International School	4.3KM
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College/Universities

TARUC	1.1KM
Malaysia Institute of Art	4.2KM

All distances are based on the shortest routes as cited from Google Maps





The lifestyle village

More than just a home, it is a lifestyle choice for every member of your family. Simply put, it is a comprehensive living experience that caters to the lifestyle needs of the young to the old.

Platinum Melati Residence offers a wide array of amenities. Whether it's a day of fun at the recreational deck, a refreshing dip in the swimming pool after a workout at the gym or even a barbecue with family and friends, there's something for everyone.





LEVEL G

- | | | |
|-------------------------------|--------------------------------------|--|
| 1 GUARD HOUSE | 11 NON-MUSLIM WAKE ROOM | 21 WAITING LOUNGE (BLOCK B & C) |
| 2 HOPSCOTCH | 12 MUSLIM WAKE ROOM | 22 MAIL ROOM & PARCEL ROOM (BLOCK B & C) |
| 3 PAVILION | 13 MUSLIM PRAYER ROOM (MALE) | 23 WASHROOM |
| 4 URBAN FARM | 14 MUSLIM PRAYER ROOM (FEMALE) | 24 CAR WASH BAY |
| 5 JOGGING TRACK | 15 SPACE FOR KINDERGARTEN | 25 LIFT LOBBY 1 (BLOCK A) |
| 6 BASKETBALL COURT | 16 SPACE FOR RETAIL | 26 LIFT LOBBY 2 (BLOCK B) |
| 7 GARDEN SEATING CORNER | 17 MANAGEMENT OFFICE | 27 LIFT LOBBY 3 (BLOCK C) |
| 8 SPACE FOR MADANI FOOD COURT | 18 SPACE FOR LAUNDRY | |
| 9 SPACE FOR NURSERY | 19 WAITING LOUNGE (BLOCK A) | |
| 10 POLICE BOOTH | 20 MAIL ROOM & PARCEL ROOM (BLOCK A) | |

LEVEL 8

- | | | |
|-----------------------|-----------------------------|---------------------------|
| 1 WADING POOL | 11 POCKET GARDEN | 21 LIFT LOBBY 2 (BLOCK B) |
| 2 FLOATING PAVILION | 12 SEATING AREA | 22 LIFT LOBBY 3 (BLOCK C) |
| 3 SWIMMING POOL | 13 DINING AREA | |
| 4 JACUZZI | 14 PRE FUNCTION SPACE | |
| 5 SUNKEN LOUNGE AREA | 15 MULTIPURPOSE HALL | |
| 6 POOL DECK | 16 PREPARATION ROOM | |
| 7 REFLEXOLOGY PATH | 17 INDOOR GAME ROOM | |
| 8 OUTDOOR SHOWER AREA | 18 CO-WORKING SPACE | |
| 9 PLAYGROUND | 19 CHANGING ROOM / WASHROOM | |
| 10 BBQ AREA | 20 LIFT LOBBY 1 (BLOCK A) | |

LEVEL 9

- | |
|-----------------------|
| 1 GYM ROOM |
| 2 YOGA & DANCING AREA |
| 3 OPEN LAWN |
| 4 SEATING CORNER |
| 5 OUTDOOR FITNESS |
| 6 OUTDOOR LOUNGE |



Level 9

Level 8



Level G



Urban Co-Living & Family Living blending seamlessly



Discover a living space that brings together the warmth of home and the practicality of modern co-living. Designed for connection and comfort, our thoughtfully crafted environment supports both individual lifestyles and shared experiences. Whether you're a growing household or seeking a sense of community, this is where modern living meets timeless togetherness.

Here, every room, corner, and amenity is shaped to encourage harmony, convenience, and a fulfilling way of life.





More than a lifestyle choice, it's a great investment

Platinum Melati located in a vibrant and matured township has all the positive attributes to be a great family investment. The modern co-living and family lifestyle development concept with a ready catchment pool of TAR college nearby together with walking distance of Taman Melati LRT connectivity will ensure a good rental return and capital appreciation



1km to TAR UMT campus



**750m to
Taman Melati LRT station**

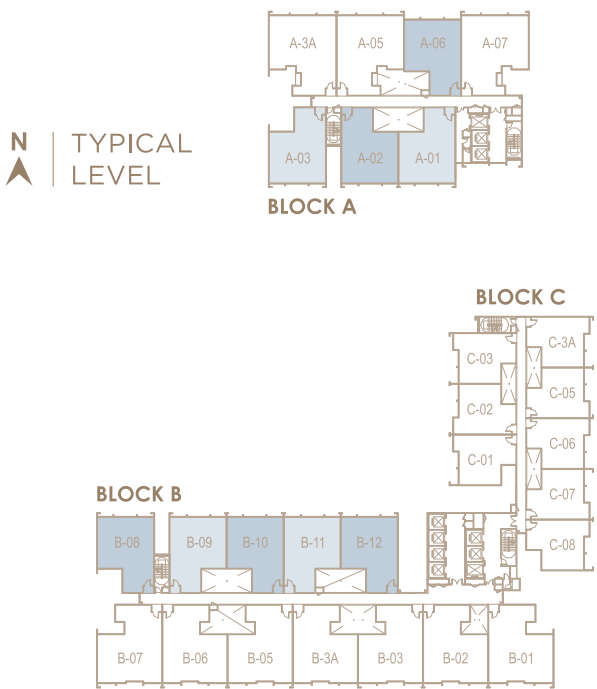
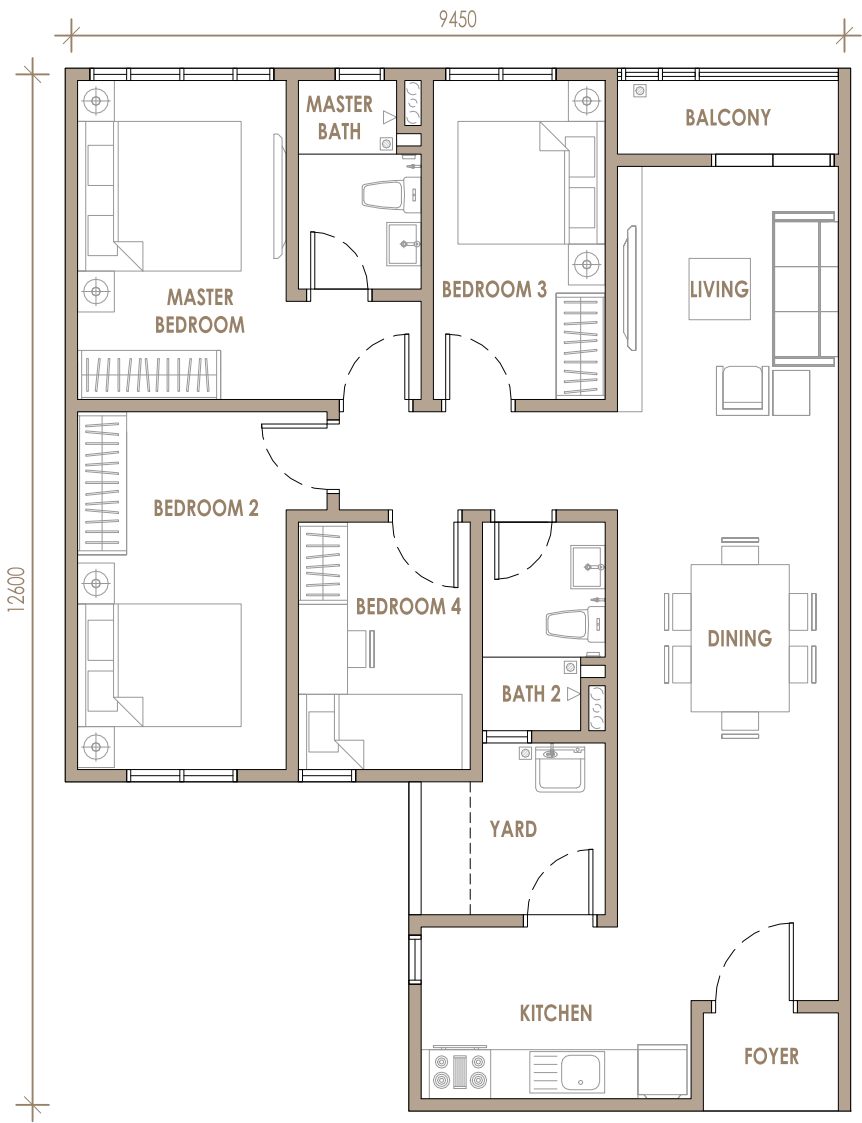
TYPE

B

1,100 sq. ft

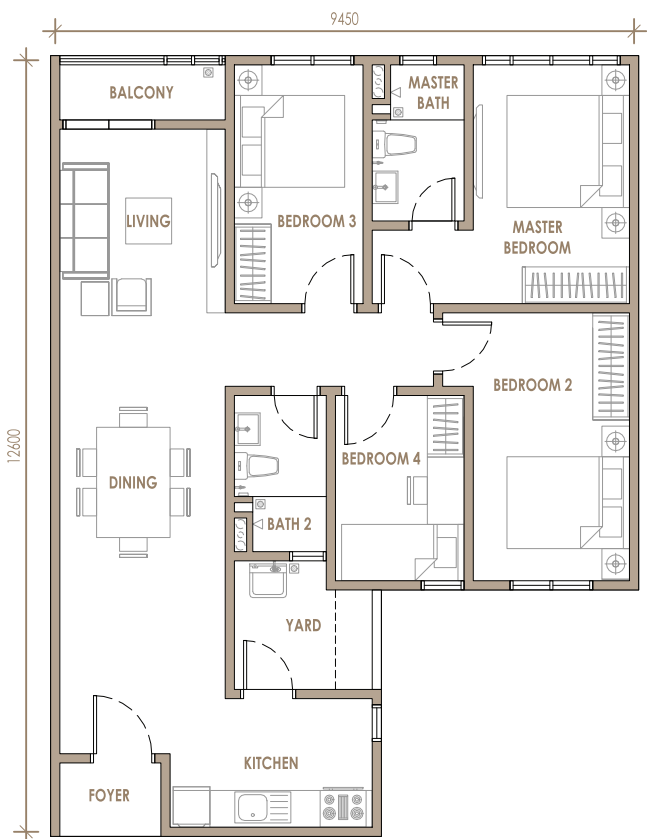
4

2

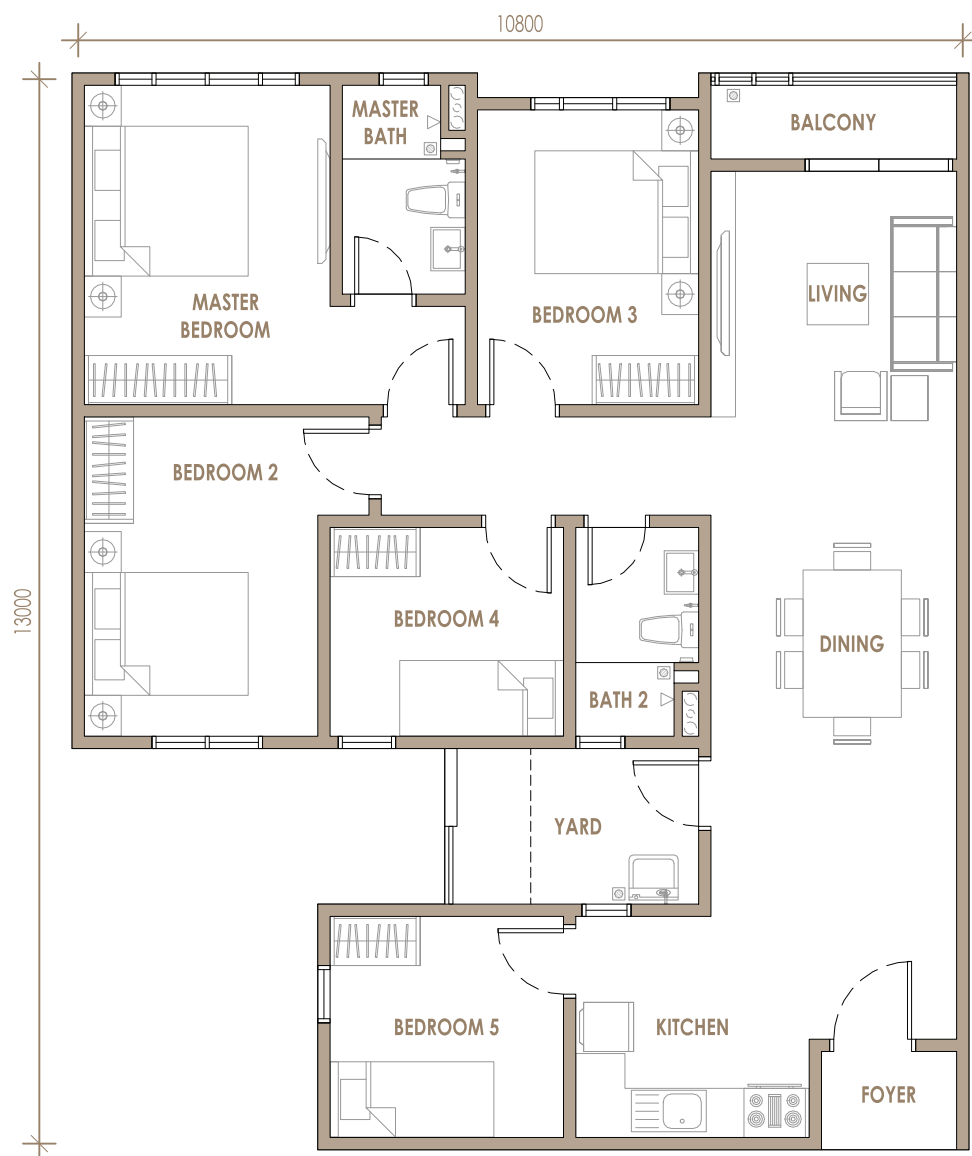


TYPE

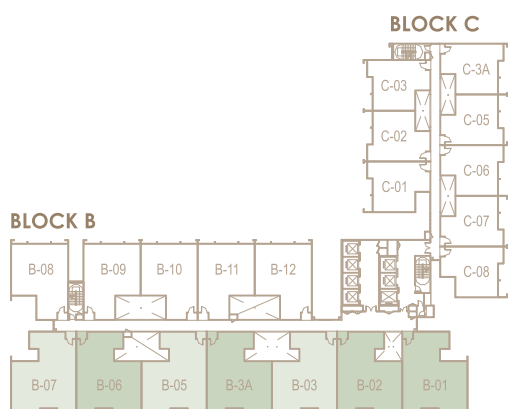
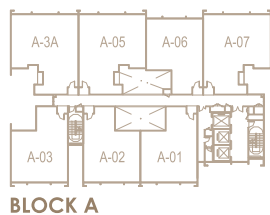
B(M)



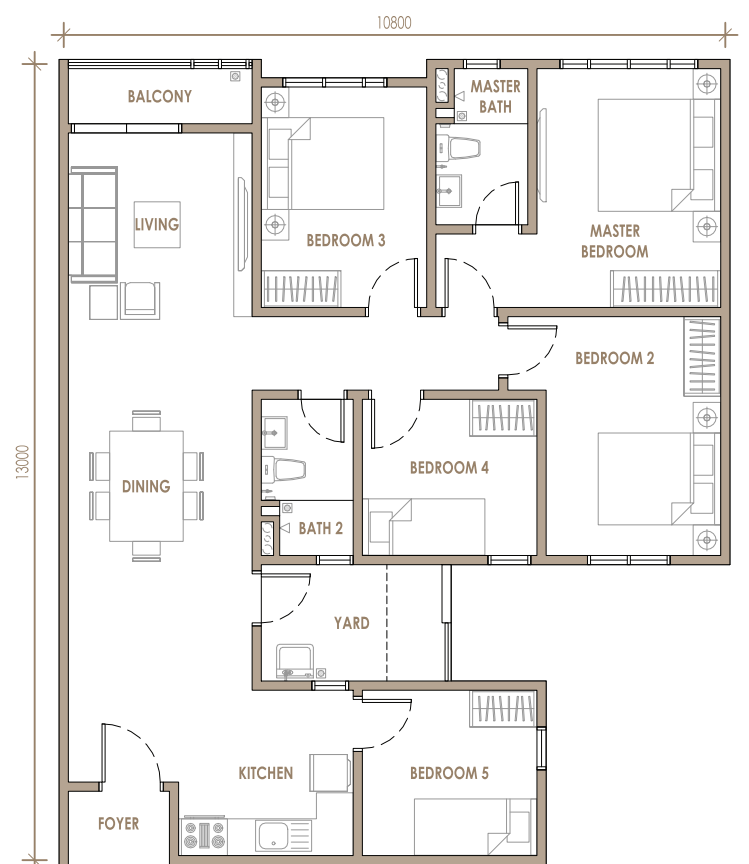
TYPE C 1,310 sq. ft 5 2



N
▲ TYPICAL
LEVEL



TYPE C(M)

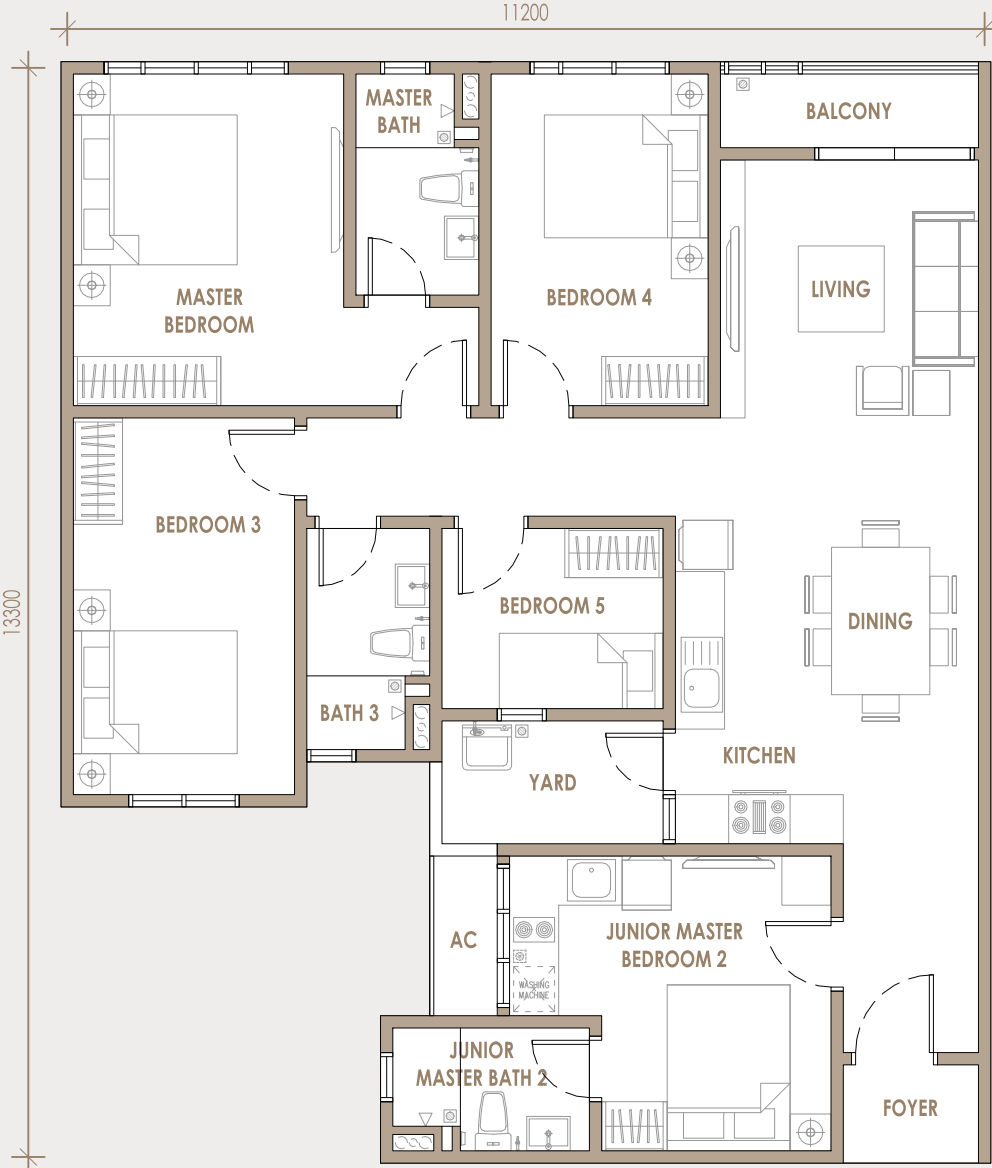


TYPE D

1,375 sq. ft

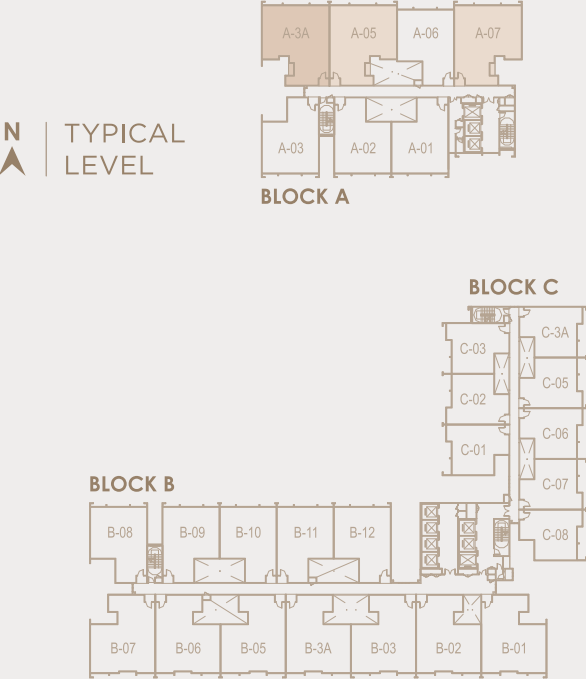
5

3



TYPE D

(M)

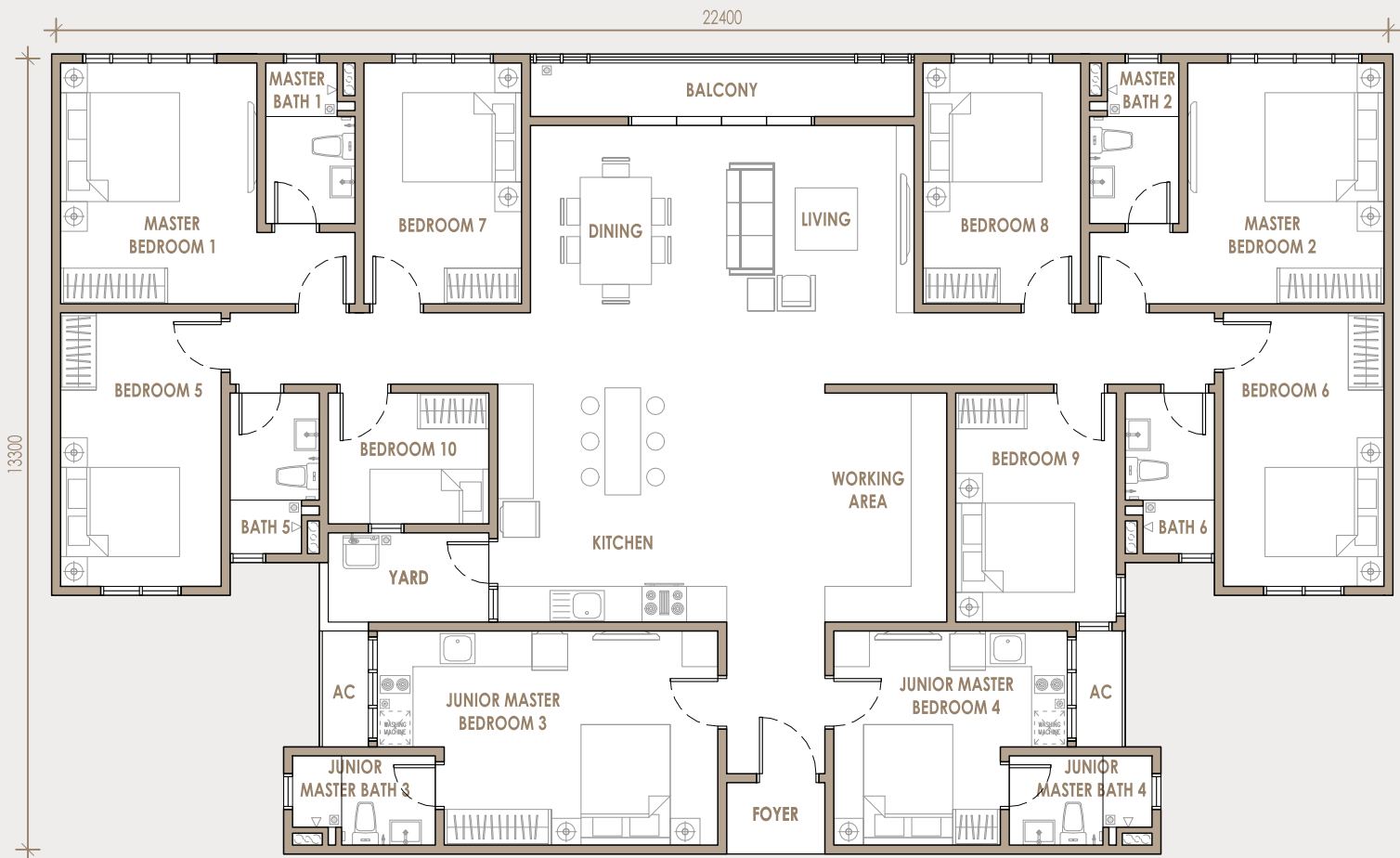


TYPE E

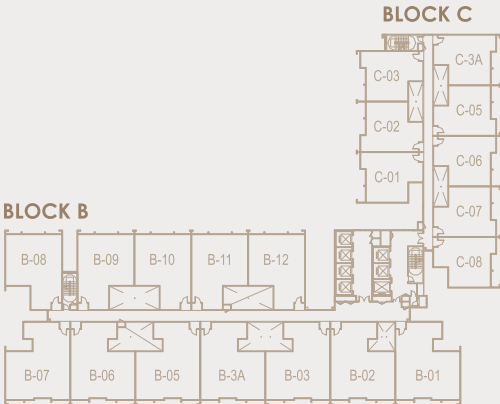
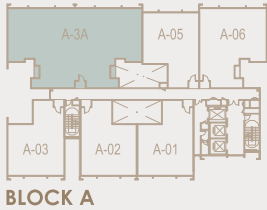
2,750 sq. ft

10

6

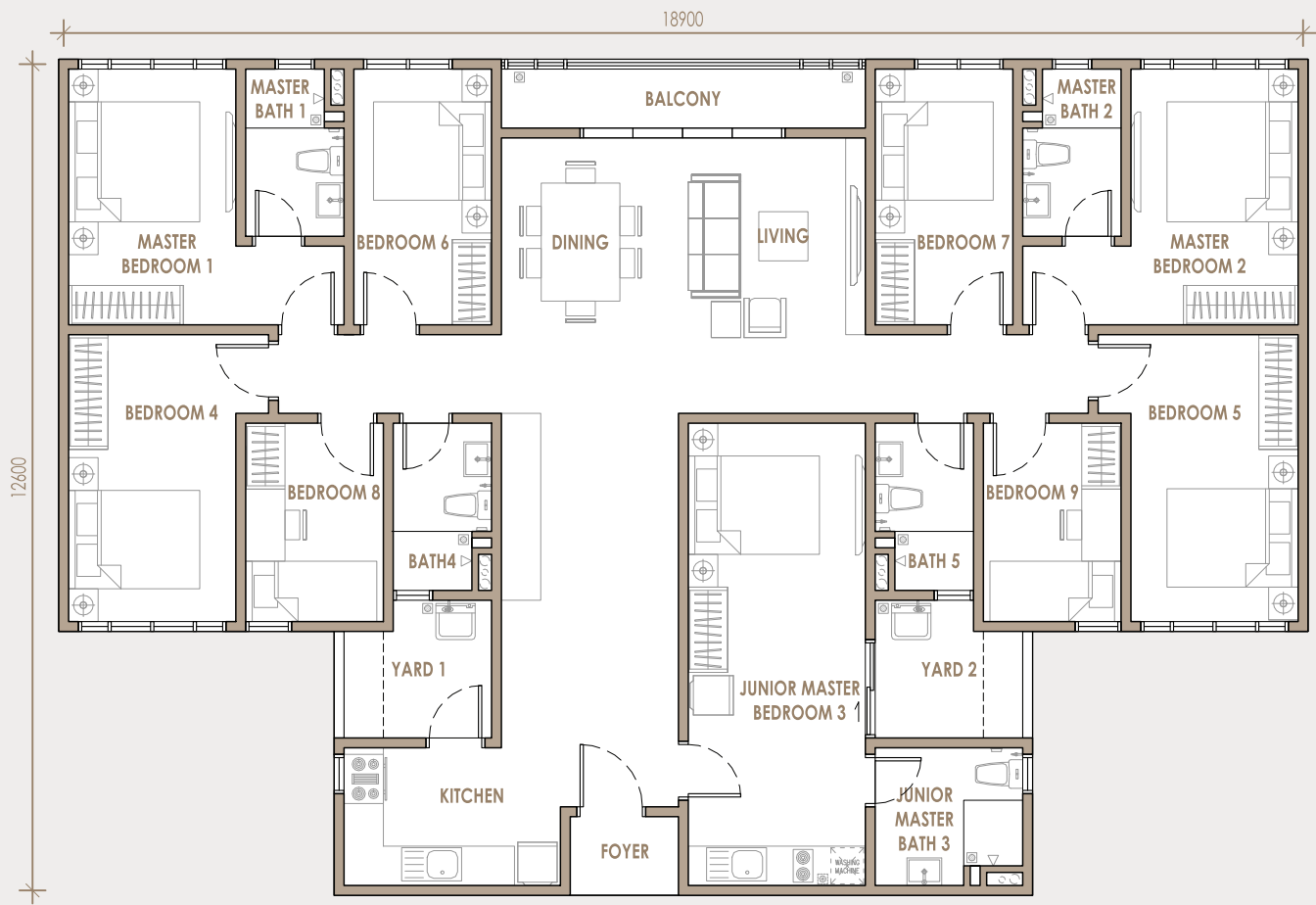


N | LEVEL 33 -
▲ | LEVEL 36

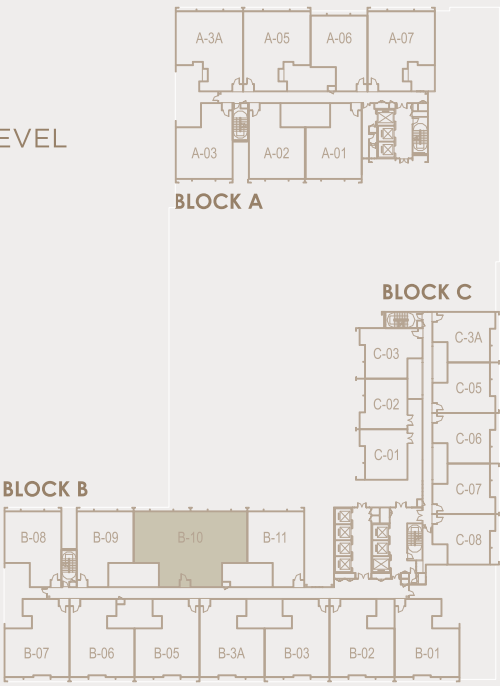


TYPE F

2,199 sq. ft 9  5 



N
▲
LEVEL
8



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame	
ROOF COVERING	Reinforced Concrete Roof/ Metal Decking Roof	
ROOF FRAMING	Reinforced Concrete Roof/ Metal Decking Roof	
WALL	Masonry Brick/ Concrete Wall/ Block/ Panel	
WALL FINISHES	Bathroom Kitchen Others	Tile up to ceiling height Tile up to 1500mm high Paint
FLOOR FINISHES	Others	Tiles
	AC Ledge	Cement Render
WINDOWS	Aluminum Framed Window with Glass	
DOOR	Fire Door/ Engineered wooden door / Aluminium Framed Sliding Glass Door	
LOCKS IRONMONGERY	Quality Locksets	
CEILING	Skim Coat & Paint / Plasterboard and paint (Where applicable)	

ELECTRICAL SPECIFICATIONS

TYPE	B/B(M)	C/C(M)	D/D(M)	E	F
Lighting Point	20	22	24	44	40
Fan Point	2	2	2	5	4
Switch Socket Outlet	24	26	28	47	43
AC Point	5	6	6	12	11
Water Heater Point	2	2	3	6	5
SMATV Point (HD)	1	1	2	3	2
Doorbell Point	1	1	1	1	1
Fiber Wall Socket Outlet	1	1	2	3	2
Electrical DB	1	1	2	3	2

SANITARY SPECIFICATIONS

Wash Basin with Tap	2	2	3	6	5
Bath Bib Tap	2	2	3	6	5
Wash Closet	2	2	3	6	5
Shower Head	-	2	3	6	5
Water Heater with Shower Head	1	1	2	3	2
Kitchen Sink with Tap	1	1	1	1	2



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RESIDENSI PLATINUM MELATI | Developer Name: Smart Advance Resources Sdn Bhd | Type of Property: Apartment | Developer's License No.: | Validity Period: | Advertising and Sales Permit: | Validity Period: | Building Plan Approval Authority: Dewan Bandaraya Kuala Lumpur | Reference No.: BP U2 OSC 2024 2058 (34) | Land Tenure: Leasehold (99 years Expiry Date: 09 July 2117) | Encumbrances: Al-Rajhi Bank | Expected Date of Completion: | Block A - 198 Unit | 37 Storey Apartment | Type B / B(M) - 1,100 sq.ft. ; Type D / D(M) - 1,375 sq. ft.; Type E - 2,750 sq.ft. | No. of carpark: 2 - 5 | Selling Price: Min: RM678,000 and max: RM1,625,500 | Block B - 358 unit | Type B / B(M) - 1,100 sq.ft. ; Type C /C(M) - 1,310 sq. ft.; Type F - 2,199 sq. ft | No. of carpark: 2 - 5 | Selling Price: Min: RM678,000 and max: RM1,300,000 | 5% Bumiputra discount. | Block C - 238 unit | Type A / A(M) - 800sq. ft. | No. of carpark: 1 | Selling Price: Min and Max : RM300,000.

This land cannot be transferred, leased, mortgaged, and pledged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. DEVELOPMENT INFORMATION AVAILABLE AT TEDUH.KPKT.GOV.MY PORTAL

CALL 0111 722 6161

Smart Advance Resources Sdn Bhd (710429-D)

Platinum Melati Residences Sales Gallery:
No.11, Jalan 1/23e, Taman Danau Kota, 53100 Kuala Lumpur.

www.platinumvictory.com



PLATINUM VICTORY
Creating Magical Moments

