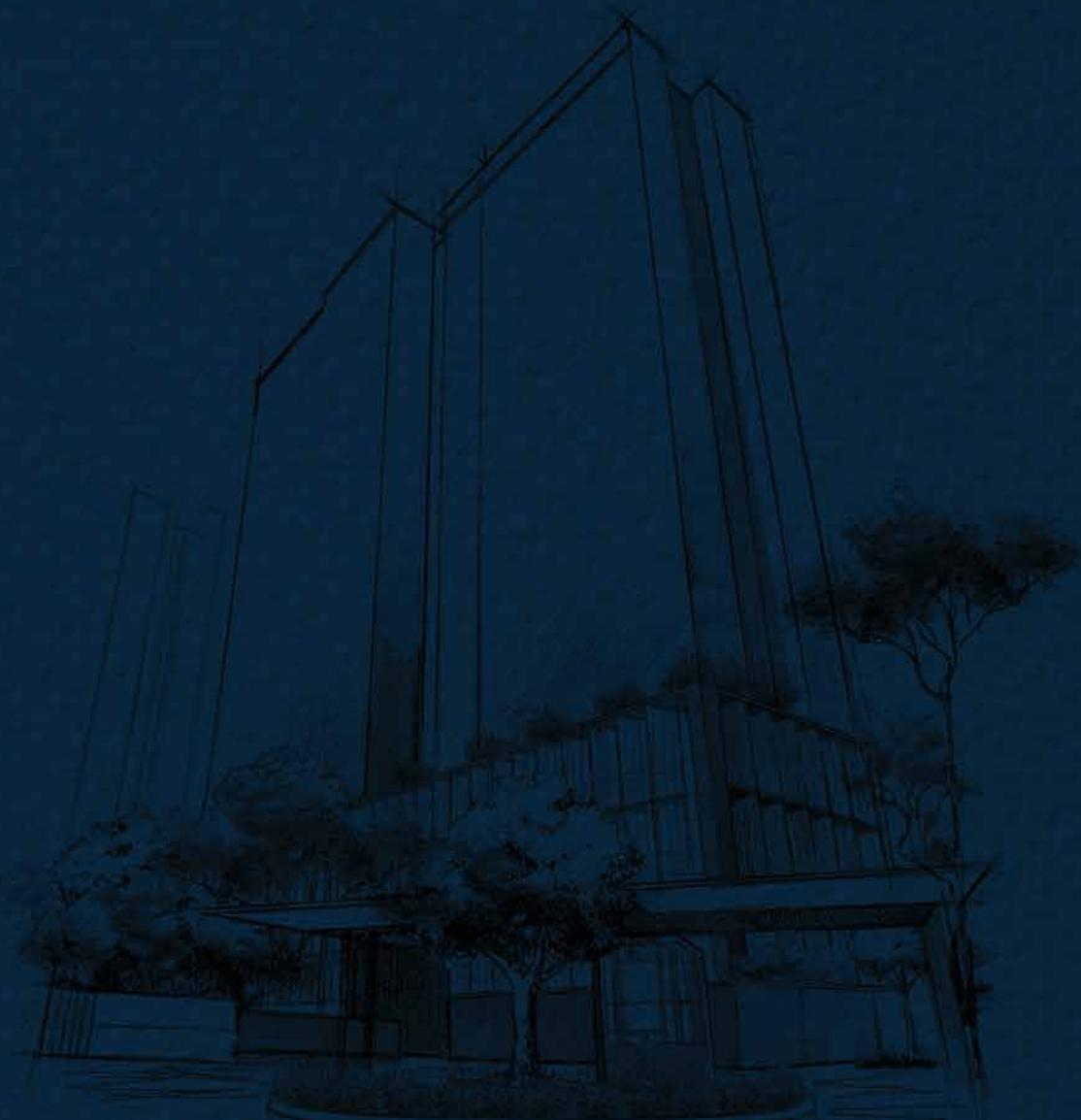


# LEVIA

RESIDENCE

KUALA LUMPUR

*Redefining Le Living*



# BRILLIANT LEISURE VIA CONVENIENCES

Located in the vibrant southern part of KL – Cheras, the residential vicinity of LEVIA comes alive with exuberance of joy as malls, educational institutions, leisure spots and healthcare services are illustriously present. Accessibility is a breeze with nearby LRT and MRT stations. Furthermore, Cheras is the sweet spot for those who crave the best of both worlds, KL and Selangor.



Strategically  
Located in  
South KL



Good Connectivity  
& Accessibility  
To Major Highways

# LEVIA

RESIDENCE

KUALA LUMPUR

MERDEKA  
118 TOWER

KL  
TOWER

BERJAYA  
TIMES  
SQUARE

TUN RAZAK  
EXCHANGE

SURIA  
KLCC

STADIUM  
MPAJ

TASIK PANDAN  
PERDANA AMPANG

JALAN KUARI

MIDDLE RING ROAD 2



# TRENDY LEISURE VIA SUSTAINABILITY

Celebrate dynamic excellence in life within the dazzling towers of LEVIA, a new vertical residence that integrates creative architecture and lush greenery across 4.71 acres of open space to offer both comfort and beauty. Perfectly positioned in a mature location of South KL, near KLCC and Tun Razak Exchange, the area boasts a vast array of lifestyle amenities and transportation links designed to provide a complete Kuala Lumpur lifestyle experience.



Residential  
Title



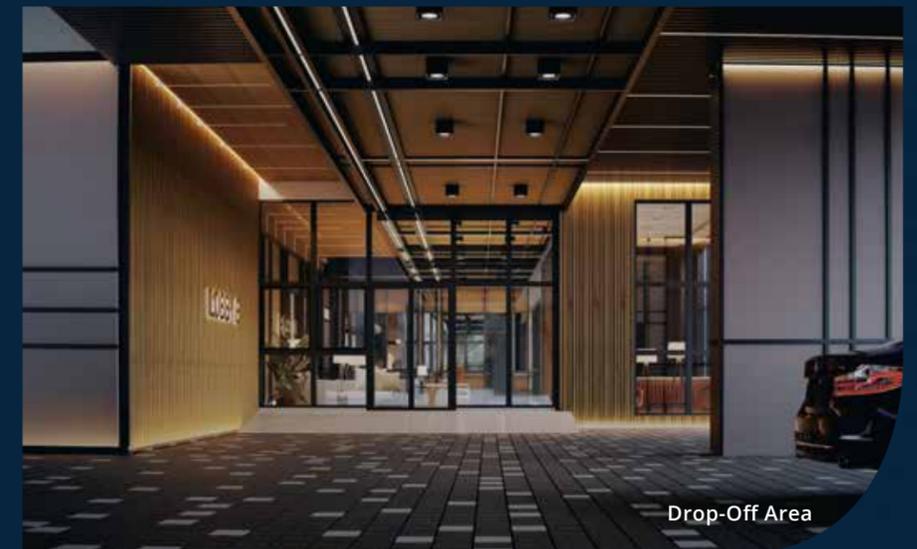
Low-density:  
778 Units On  
4.71-acres Land



North & South  
Orientation

## REDEFINING LE LIVING

The captivating fusion of elements hints at a lifestyle makeover, offering a sophisticated take on living spaces. It's an invitation to embrace a more mindful, culturally inspired way of living in Levia, where your surroundings and lifestyle intertwine seamlessly.



Drop-Off Area

## GREEN FEATURES



GREEN RE  
Silver Rated



Rainwater Harvesting for  
Common Areas & Gardening



Solar Powered Energy  
for Common Areas

## SMART CONCIERGE SERVICE KIOSK

Services at your Fingertips:



General  
House Cleaning



Dry Cleaning



Air-Conditioner  
Servicing



Property & Asset  
Management

## SHUTTLE SERVICE



Hop on and off conveniently  
at nearby locations with  
our daily shuttle service.

## EXPERIENCE THE UNIQUE **LEVIA** LIFESTYLE

### SMART SECURITY MEASURES



AI Powered CCTV



Facial Recognition Access

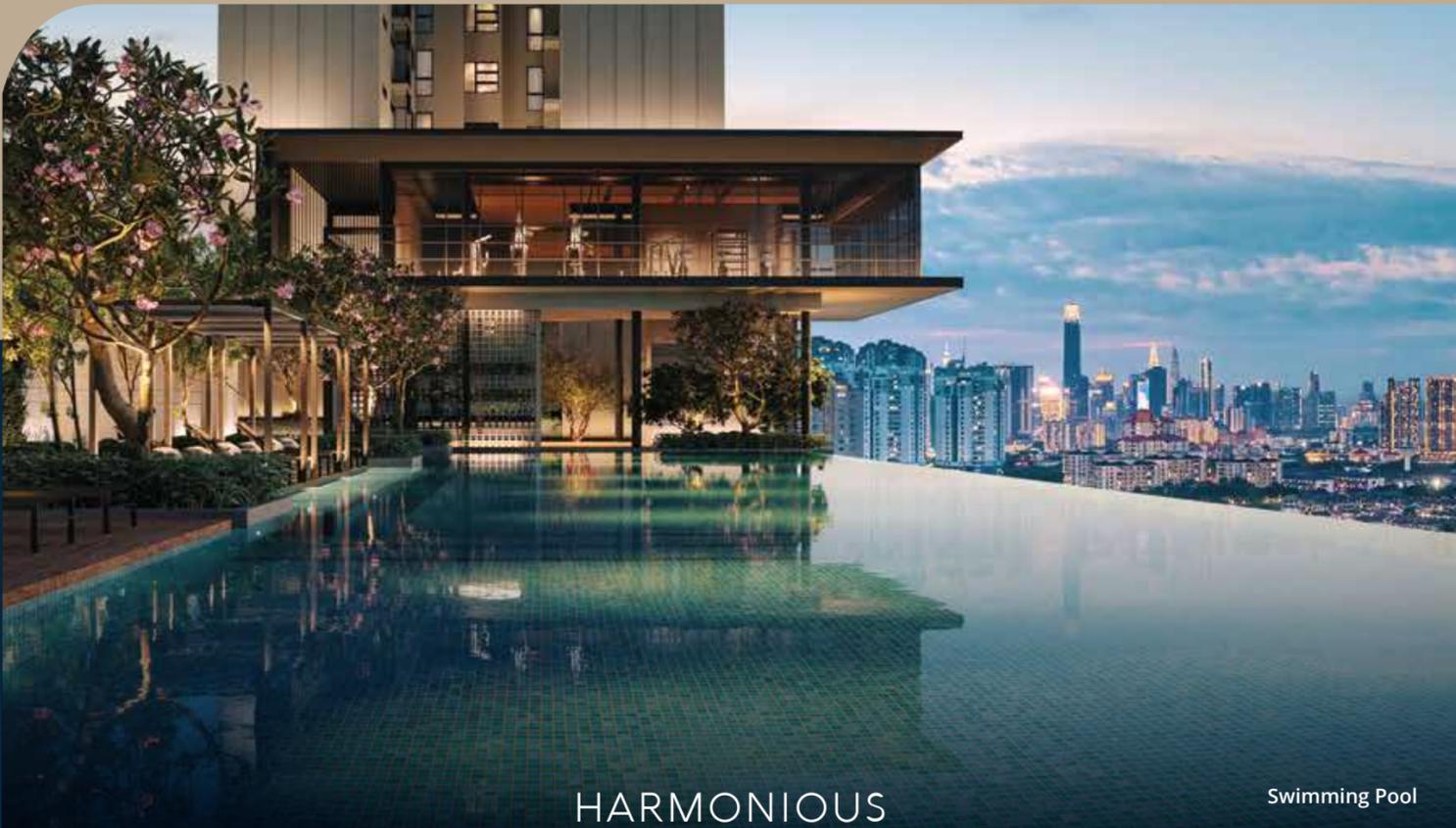
### STREAMLINED LIVING



Childcare Centre



Parcel Delivery Station



# HARMONIOUS LEISURE VIA GREENERY

Swimming Pool

Engage in the welcoming embrace of Levia, where a thoughtfully curated array of facilities caters to the diverse needs of both multigenerational and smaller families alike. The ambiance resonates with a harmonious blend of vitality and tranquillity, inviting residents to partake in activities ranging from fitness and rejuvenating wellness to moments of leisure and recreation.

## FACILITIES PLAN



Up To  
4 Car Parks



Comprehensive  
Lifestyle Facilities



North & South  
Orientation

### LEGEND

- Type A
- Type B
- Type C
- Type D

#### LEVEL G

- 1 Lobby Lounge
- 2 Management Office
- 3 Function Pavilion Hall

#### LEVEL 1

- 1 Prayer Room
- 2 Taska Space

#### LEVEL 36

- 1 Sky Lounge
- 2 Garden Deck

#### LEVEL 6

- 1 Garden Walkway
- 2 Pool Deck
- 3 Pool Cabana & Shallow Pool
- 4 Swimming Pool
- 5 Jacuzzi
- 6 Pool Lounge
- 7 Sunken Yoga Deck

- 8 Water Feature Courtyard
- 9 Sauna
- 10 Grill Deck
- 11 Farm Kitchen
- 12 Open Green Lawn
- 13 Outdoor Shower
- 14 Herb Garden

- 15 Outdoor Co-working Deck
- 16 Kids' Playground
- 17 Kids' Pool
- 18 Garden Lounge
- 19 Outdoor Fitness Garden & Reflexology Park
- 20 Forest Garden
- 21 Courtyard Garden

#### LEVEL 6

#### MEZZANINE FLOOR

- 22 Gym
- 23 Sports Lounge



Pool Cabana



Sky Lounge  
(Level 36)



Forest Garden

# CONTENTED LEISURE VIA COMFORT

Flourish amidst the brilliance of life at LEVIA as a high standard of life can be achieved here, through innovative homes that cater to all walks of life. Units Type C & D are tastefully designed as multigenerational units with a 2-master bedroom concept. Spacious layouts for living and dining in these units allow plenty of natural light and ample privacy for life to be lived to the fullest, at the location of your dreams.



Living Room  
Artist's Illustration Only

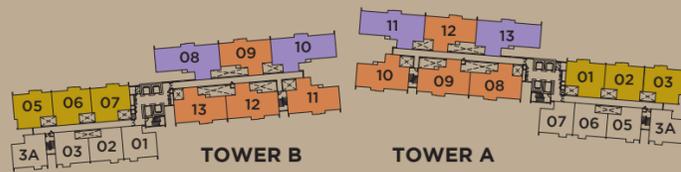


2 - 4  
Bedrooms



767 -  
1,364 sq. ft.

## FLOOR PLANS



**TYPE B** 938 sq.ft.  
3 Bedrooms + 2 Bathrooms



## SPECIFICATIONS

|                    |   |
|--------------------|---|
| <b>STRUCTURE</b>   | Reinforced Concrete   |
| <b>WALL</b>        | Reinforced Concrete / Brick Wall / Precast Panel / Lightweight Block              |
| <b>ROOF</b>        | Reinforced Concrete Roof / Metal Roof   |
| <b>CEILING</b>     | Paint<br>Plaster Board Ceiling (Where Applicable)                                 |
| <b>WINDOWS</b>     | Aluminium Frame Glass Panel   |
| <b>IRONMONGERY</b> | Quality Lockset   |
| <b>DOORS</b>       | Main Entrance<br>Others<br>Balcony  |
|                    | Fire Rated Door<br>Flush Door or Equivalent<br>Aluminium Frame Glass Sliding Door |

### Type B / B1, C / C1 & D / D1

|                       |   |  |
|-----------------------|---|--|
| <b>FLOOR FINISHES</b> | All Bedrooms<br>A/C Ledge (Where Applicable)<br>Other Areas | Laminated Flooring<br>Cement Render<br>Tiles |
| <b>WALL FINISHES</b>  | Kitchen<br>All Bathrooms<br>Others                          | Paint<br>Tiles Up to Ceiling Height<br>Paint |

### SANITARY AND PLUMBING FITTINGS

|                        | Type B / B1 | Type C / C1 | Type D / D1 |
|------------------------|-------------|-------------|-------------|
| Wash Basin and Tap     | 2 Nos       | 3 Nos       | 3 Nos       |
| Water Closet           | 2 Nos       | 3 Nos       | 3 Nos       |
| Kitchen Sink and Tap   | 1 No        | 1 No        | 1 No        |
| Hand Bidet and Bib Tap | 2 Nos       | 3 Nos       | 3 Nos       |
| Bib Tap                | 1 No        | 1 No        | 1 No        |

### ELECTRICAL INSTALLATION

|                    | Type B / B1 | Type C / C1 | Type D / D1 |
|--------------------|-------------|-------------|-------------|
| Lighting Point     | 16 Nos      | 21 Nos      | 23 Nos      |
| Door Bell Point    | 1 No        | 1 No        | 1 No        |
| Ceiling Fan Point  | 4 Nos       | 4 Nos       | 5 Nos       |
| Power Point        | 15 Nos      | 17 Nos      | 20 Nos      |
| A/C Point          | 4 Nos       | 4 Nos       | 5 Nos       |
| Water Heater Point | 2 Nos       | 3 Nos       | 3 Nos       |
| SMATV Point        | 2 Nos       | 2 Nos       | 2 Nos       |
| FWS                | 1 No        | 1 No        | 1 No        |
| Distribution Point | 1 No        | 1 No        | 1 No        |

**TYPE C** 1,109 sq.ft.  
3 + 1 Bedrooms + 3 Bathrooms



**TYPE D** 1,364 sq.ft.  
4 + 1 Bedrooms + 3 Bathrooms





# LEVIA

RESIDENCE

## THE GEOGRAPHY

### LEISURE & RECREATION

- 3.6km Taman Pudu Ulu
- 5.6km Taman Tasik Permaisuri

### COMMERCIAL CENTRES

- 2.4km Cheras Business Centre
- 5.3km Pandan Jaya
- 5.5km Taman Komersial Pandan Indah
- 8.2km Bukit Bintang
- 9.8km Tun Razak Exchange (TRX)
- 10.0km Merdeka 118

### SHOPPING MALLS & SUPERMARKETS

- 2.7km Cheras LeisureMall
- 2.9km Lotus's Cheras
- 5.3km EkoCheras Mall
- 5.3km IKEA Cheras
- 5.5km Sunway Velocity Mall
- 6.2km MyTOWN Shopping Centre
- 8.5km BBCC
- 10.2km Pavilion Kuala Lumpur
- 10.4km Suria KLCC

### TRANSPORTATION

- 0.7km Future MRT 3 Taman Cheras
- 1.0km Future MRT 3 Taman Kencana
- 2.3km Taman Pertama MRT
- 2.8km Taman Midah MRT
- 3.1km Taman Mutiara MRT
- 3.9km Maluri MRT
- 4.4km Cochrane MRT
- 4.7km Taman Connaught MRT

### EDUCATIONAL INSTITUTIONS

- 2.5km Sri Sempurna International School
- 6.1km UCSI University
- 6.2km Sunway College @ Velocity
- 6.3km Taylor's International School
- 6.6km Cempaka National Schools
- 8.3km Tsun Jin High School
- 9.4km Kuen Cheng High School
- 10.0km INTI International College

### HEALTHCARE

- 2.1km Pantai Hospital Cheras
- 3.6km Pantai Hospital Ampang
- 3.8km Hospital Canselor Tuanku Muhriz UKM
- 5.0km Ampang Hospital
- 5.9km Sunway Medical Centre Velocity
- 7.2km Gleneagles KL Medical Centre
- 9.0km Prince Court Medical Centre
- 10.2km Tung Shin Hospital

### ACCESS POINTS

- Kuala Lumpur Middle Ring Road 2 (MRR2)
- East-West Link Expressway
- Kajang-Seremban Highway
- Sungai Besi Expressway

Nurturing Environments, Enriching Lives.



A Member Of  
**MATRIX CONCEPTS HOLDINGS BERHAD**  
199601042262 (414615-U)

Developer:  
**MATRIX CONCEPTS (CHERAS) SDN BHD**  
201701015888 (1230052-H)

**Head Office**  
Wisma Matrix, No.57, Jalan Tun Dr Ismail,  
70200 Seremban, Negeri Sembilan D.K. Malaysia  
T +606 764 2688 F +606 764 6288

**Branch Office**  
A-1-5, Block A, Setiawalk, Persiaran Wawasan,  
Pusat Bandar Puchong, 47160 Puchong,  
Selangor Malaysia.



☎ **03 27877922**

🌐 [www.leviarestidence.com](http://www.leviarestidence.com)

📍 Levia Residence Gallery



Matrix Concepts Holdings Berhad



Matrix\_Concepts

Developer: Matrix Concepts (Cheras) Sdn Bhd (1230052-H) | Address: Wisma Matrix, No. 57, Jalan Tun Dr Ismail, 70200 Seremban, Negeri Sembilan | Tel. No.: 06-7642688 | Property Type: Condominium | Developer License No.: 30392/03-2028/0069(N) | Validity Period: 08/03/2023 - 07/03/2028 | Sales & Advertising Permit No.: 30392-1/07-2026/0810(N)-(S) | Validity Period: 14/07/2023 - 13/07/2026 | Approval: DBKL | Building Plan Ref. No.: DBKL\_JKB.BP S2 OSC 2022 1411 (20) | Leasehold: 99 Years (Expires On 30 January 2122) | Estimated Completion Date: July 2027 | Land Encumbrances: NIL | Total Units: 778 | Tower A: 389 Units Price From: RM 300,000 (Min) - RM 1,132,000 (Max) | Tower B: 389 Units Price From: RM 300,000 (Min) - RM 1,177,000 (Max) | Bumiputera Discount: 5%

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