

THE ATAS

— TAMAN DESA —

ELEVATE YOUR URBAN OASIS LIVING

A HOME WITHIN THE CITY'S DOORSTEP

Discover urban living with a variety of amenities.
Enjoy convenient access to multiple highways, including the upcoming DUKE 3 highway.
Stay connected to everything that matters.

EXCEPTIONAL CONNECTIVITY

SALAK HIGHWAY

SG BESI EXPRESSWAY

SMART TUNNEL

NPE EXPRESSWAY

FEDERAL HIGHWAY

KL-SEREMBAN HIGHWAY

MEX HIGHWAY

SPRINT EXPRESSWAY

SPE EXPRESSWAY



Low Density
624 UNITS



Conveniently
Connected to
8 Major Highways



Designated
EV Charging Bay



53 Assorted
Facilities



Spacious Layouts
From 3+1 Rooms to
4+1 Rooms



Pet Friendly
Development



THE ATAS — TAMAN DESA —





EXPERIENCE THE LAYERS OF COMFORT

Discover a variety of wellness amenities that elevate your everyday experience. Find a contemporary sanctuary for leisure and rejuvenation. Experience a home where quality living comes naturally.



DEDICATED LIFESTYLE FACILITIES

LG5 FLOOR

- | | | |
|-------------------------|-------------------------|------------------------|
| 1 Lift Lobby | 5 Children's Playground | 9 Jogging Path |
| 2 Car Wash Area | 6 Pavilion | 10 Pet Friendly Corner |
| 3 Tennis Court | 7 Foot Reflexology Path | |
| 4 Half Basketball Court | 8 Outdoor Fitness | |

GROUND FLOOR

- | | | |
|---------------------|--------------------|--------------------|
| 1 Management Office | 5 Lift Lobby | 9 Washroom |
| 2 Guard House | 6 Letter Box | 10 EV Charging Bay |
| 3 Nursery | 7 Guest Lounge | |
| 4 Kindergarten | 8 Disable Washroom | |

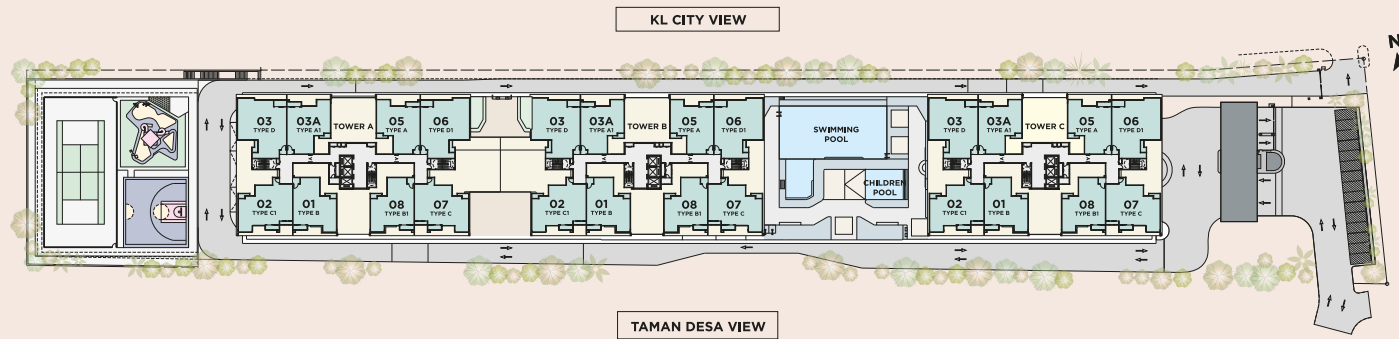
FACILITY FLOOR @ LEVEL 3A

- | | | |
|-----------------------------|-----------------------------|-------------------------|
| 1 Cafeteria | 11 Table Tennis | 21 BBQ Area |
| 2 Outdoor Lounge | 12 Male & Female Solat Room | 22 Shop |
| 3 Gymnasium | 13 Putting Green | 23 Guest Lounge |
| 4 Male/Female Changing Room | 14 Outdoor Fitness | 24 Disable Washroom |
| 5 Male/Female Sauna | 15 Swimming Pool | 25 Female Washroom |
| 6 Multi-Purpose Hall | 16 Children Pool | 26 Male Washroom |
| 7 Laundrette | 17 Alfresco Area | 27 Pavilion |
| 8 Yoga/Exercise Room | 18 Spa Pool | 28 Garden Lounge |
| 9 Badminton Court | 19 Poolside Pavilion | 29 Playground |
| 10 Squash Court | 20 Wet Deck | 30 Poolside Rain Shower |

ROOFTOP

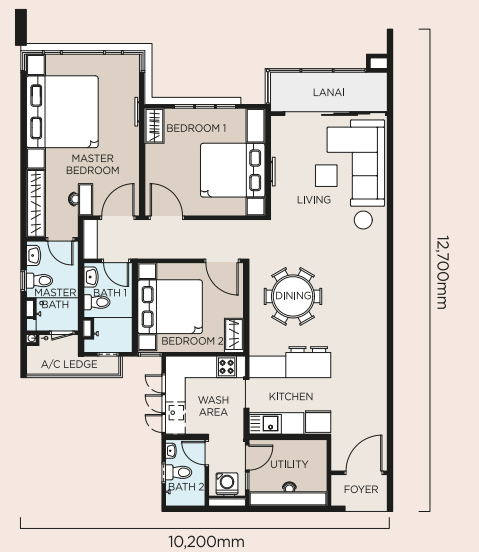
- | | | |
|-----------------|------------|------------|
| 1 Sky Pavillion | 2 BBQ Area | 3 Washroom |
|-----------------|------------|------------|

SITE PLAN

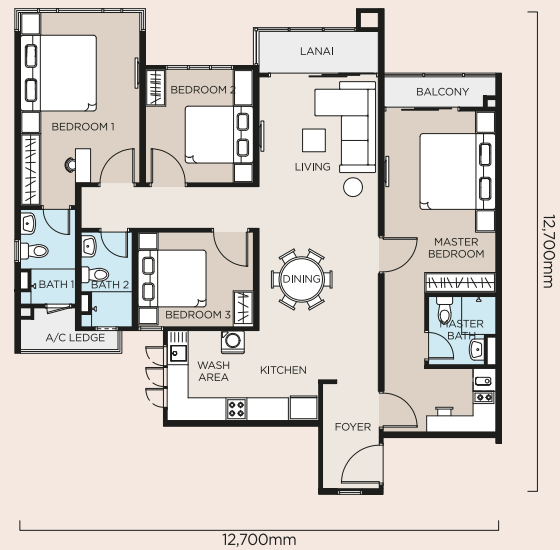


FLOOR PLAN

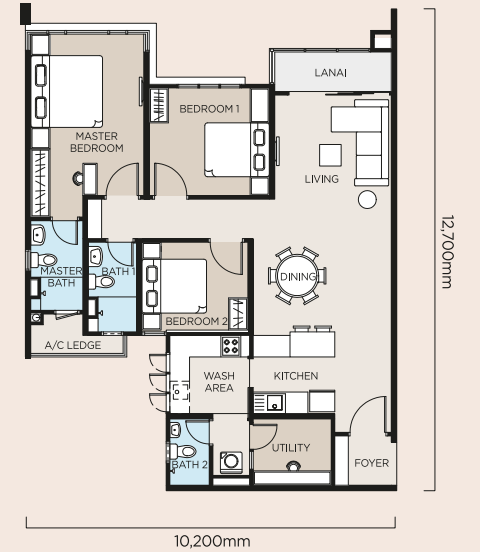
TYPE A/A1 1,156 sq.ft. | Unit 03A & 05
 3+1 Rooms | 3 Bathrooms



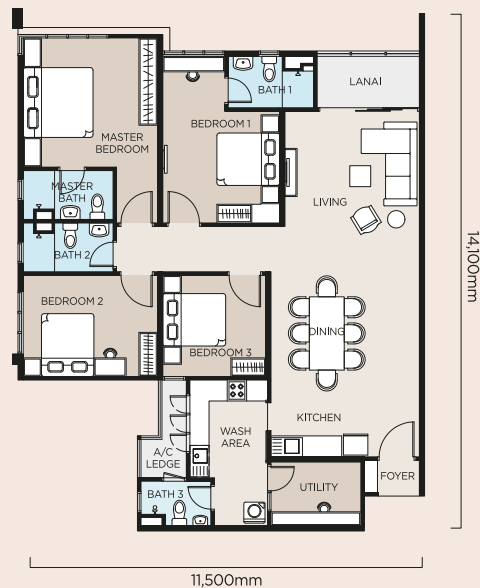
TYPE C/C1 1,321 sq.ft. | Unit 02 & 07
 4 Rooms | 3 Bathrooms



TYPE B/B1 1,156 sq.ft. | Unit 01 & 08
 3+1 Rooms | 3 Bathrooms



TYPE D/D1 1,518 sq.ft. | Unit 03 & 06
 4+1 Rooms | 4 Bathrooms



SPECIFICATIONS

STRUCTURE	Reinforced Concrete																																									
WALLS	Reinforced Concrete/Bricks																																									
ROOFING	Reinforced Concrete/Metal Roof Decking																																									
CEILING	Plasterboard Ceiling & Paint (except Balcony/AC Ledge) Skim Coat & Paint (Balcony/AC Ledge) Skim Coat & Paint (Wash Area for Type A/A1/B/B1/D/D1 only)																																									
WINDOWS	Alum. Framed Windows																																									
DOORS	General Quality Door																																									
LOCKS	General Quality Locksets																																									
DECORATION	Not Applicable																																									
FLOOR FINISHES	Living/Dining/Entrance Bedrooms Bathrooms/Kitchen/Utility Room Balcony/Wash Area Other Areas	- Porcelain Tiles - Laminate Composite Flooring Panel - Porcelain Tiles - Porcelain Tiles - Cement Render																																								
WALL FINISHES	Bathroom Kitchen Other Areas	- Wall Tiles to Ceiling Height - Wall Tiles to 1.5m Height - Cement & Sand Plaster/Skim Coating with Paint																																								
SANITARY INSTALLATION	UNIT TYPES Water Closet Wash Basin Shower Point Kitchen Sink Bib Tap Paper Roll Holder	<table border="0"> <tr> <td>A/A1</td> <td>B/B1</td> <td>C/C1</td> <td>D/D1</td> </tr> <tr> <td>3 nos.</td> <td>3 nos.</td> <td>3 nos.</td> <td>4 nos.</td> </tr> <tr> <td>3 nos.</td> <td>3 nos.</td> <td>3 nos.</td> <td>4 nos.</td> </tr> <tr> <td>3 nos.</td> <td>3 nos.</td> <td>3 nos.</td> <td>4 nos.</td> </tr> <tr> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> </tr> <tr> <td>4 nos.</td> <td>4 nos.</td> <td>4 nos.</td> <td>5 nos.</td> </tr> <tr> <td>3 nos.</td> <td>3 nos.</td> <td>3 nos.</td> <td>4 nos.</td> </tr> </table>	A/A1	B/B1	C/C1	D/D1	3 nos.	3 nos.	3 nos.	4 nos.	3 nos.	3 nos.	3 nos.	4 nos.	3 nos.	3 nos.	3 nos.	4 nos.	1 no.	1 no.	1 no.	1 no.	4 nos.	4 nos.	4 nos.	5 nos.	3 nos.	3 nos.	3 nos.	4 nos.												
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ELECTRICAL INSTALLATION	UNIT TYPES Lighting Points Ceiling Fan Points Wall Fan Points 13A Power Points Air Cond. Power Points Water Heater Power Point Door Bell/Chime Points S.M.A.T.V. Socket Outlet Fibre Wall Socket Outlet	<table border="0"> <tr> <td>A/A1</td> <td>B/B1</td> <td>C/C1</td> <td>D/D1</td> </tr> <tr> <td>26 nos.</td> <td>26 nos.</td> <td>31 nos.</td> <td>28 nos.</td> </tr> <tr> <td>5 nos.</td> <td>5 nos.</td> <td>6 nos.</td> <td>6 nos.</td> </tr> <tr> <td>1 no.</td> <td>1 no.</td> <td>-</td> <td>1 no.</td> </tr> <tr> <td>22 nos.</td> <td>22 nos.</td> <td>28 nos.</td> <td>25 nos.</td> </tr> <tr> <td>5 nos.</td> <td>5 nos.</td> <td>6 nos.</td> <td>6 nos.</td> </tr> <tr> <td>2 nos.</td> <td>2 nos.</td> <td>3 nos.</td> <td>3 nos.</td> </tr> <tr> <td>1/1 nos.</td> <td>1/1 nos.</td> <td>1/1 nos.</td> <td>1/1 nos.</td> </tr> <tr> <td>1 no.</td> <td>1 no.</td> <td>2 nos.</td> <td>1 no.</td> </tr> <tr> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> <td>1 no.</td> </tr> </table>	A/A1	B/B1	C/C1	D/D1	26 nos.	26 nos.	31 nos.	28 nos.	5 nos.	5 nos.	6 nos.	6 nos.	1 no.	1 no.	-	1 no.	22 nos.	22 nos.	28 nos.	25 nos.	5 nos.	5 nos.	6 nos.	6 nos.	2 nos.	2 nos.	3 nos.	3 nos.	1/1 nos.	1/1 nos.	1/1 nos.	1/1 nos.	1 no.	1 no.	2 nos.	1 no.	1 no.	1 no.	1 no.	1 no.
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1 no.	1 no.	2 nos.	1 no.																																							
1 no.	1 no.	1 no.	1 no.																																							
FENCING	Not Applicable																																									
TURFING	Not Applicable																																									
GAS PIPING	Not Applicable																																									
INTERNAL TELEPHONE TRUNKING	Concealed Conduit																																									



All information, specifications and plans contained herein are subject to amendments as may be required by the Authorities or Developer's Project Consultants.

Disclaimer: Please be informed that this show unit has features / furnishings which are different from or in addition to our standard unit. It has been furnished to provide you with an idea of what you can do to improvise your own unit.

CONVENIENTLY SITUATED FOR ALL OF YOUR NEEDS

The Atas offers easy access to the city center and established communities, with nearby amenities like shopping centers, offices, schools, supermarkets, medical facilities, and more.



- LRT Kelana Jaya Line
- KTM Komuter Line
- MRT Putrajaya Line

MID VALLEY 4.1km	PNB 118 8km	TRX 8.4km	KL TOWER 9km	PAVILION 9.4km	KLCC 10.1km

EDUCATION

Desa Perdana Secondary School	900m
Little Urban Forest Preschool	1km
SMk Taman Desa	1.1km
Vikas International School	2km
Baby Atelier Preschool	2.4km
SJK(C) Choong Wen	2.5km
Alice Smith International School	5.9km
University Malaya	7km
SJK(C) Kuen Cheng 2	7.7km

SHOPPING & LEISURE

De Market	1km
Pearl Suria	3.4km
Nexus Bangsar South	4km
Mid Valley Megamall	4.1km
Bandar Malaysia (Future)	5.6km
KL Sentral	6.4km
Bangsar Village	6.7km
Warisan Merdeka Tower (KL118)	8km
Bangsar Shopping Centre	8.1km
TRX Exchange	8.4km
Pavilion KL	9.4km
Suria KLCC	10.1km

MEDICAL CENTRE & AMENITIES

Public Bank	900m
Hong Leong Bank	1.6km
Taman Desa Medical Centre	1.7km
Maybank	1.8km
Pantai Medical Centre	5.6km
Prince Court Hospital	8.5km
Gleneagles Hospital	11.9km

PUBLIC TRANSPORT

Bus Stop (Taman Bukit Desa Stop) *Can Go MRT	210m
KTM (Seputeh Station)	1.7km
LRT (Kerinci Station)	4.8km
MRT (Kuchai Station)	5.5km
KLIA Express KL Sentral	7.6km
Terminal Bersepadu Selatan (TBS)	9.4km
HSR (KL-Singapore High Speed Rail)	(Future)



"Before we build anything, we build strong relationships"

SALES GALLERY

Lot 58461, Jalan Taman Bukit Desa, Taman Desa, 58100 Kuala Lumpur

WAYS TO FIND US!

Sales Gallery: The Atas, Taman Desa
Site: The Atas (Site)

For More Information Please Visit

WWW.THEATAS.COM.MY

Developer Name: Kaisar Maxim Sdn. Bhd. 201201004908 (978433-P) • Development Name: The Atas Residences • Developer License No.: 19088/12-2025/0149(R)/30/12/2022-29/12/2025 • Advertising and Sales Permit No.: 19088-3/04-2027/0356 (N)-(S)/30/04/2024-29/4/2027 • Approval Authority: Kuala Lumpur City Hall (DBKL) • Approved Building Plan No.: BP S1 OSC 2023 3207(23) • Expected Completion Date: August 2028 • Land Tenure: 99-Year Leasehold (Expires on 30th March 2023) • Land Encumbrance: Charged To United Overseas Bank (Malaysia) Berhad • Type: Condominium • Block A, Total Units: 208 (27 Storeys) • Selling Price From: RM808,000.00 min - RM1,101,000.00 max (5% Bumiputera Discount) Block B, Total Units: 208 (27 Storeys) • Selling Price From: RM808,000.00 min - RM1,101,000.00 max (5% Bumiputera Discount) Block C, Total Units: 208 (27 Storeys) • Selling Price From: RM808,000.00 min - RM1,101,000.00 max (5% Bumiputera Discount). This land cannot be transferred, leased, mortgaged or assumed without the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur. THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA