

## The LUMENH

Introducing The Lumenh at Mutiara Damansara, the epitome of modern luxury living. This exclusive development offers a unique blend of high-end features and hospitality-inspired environments. Each residence in The Club Edition is thoughtfully designed to cater to the discerning tastes of the modern resident.

A true masterpiece of green architecture, The Lumenh has been awarded Provisional Gold GreenRE Certification for its commitment to sustainability. Located adjacent to Mutiara Damansara, this elevated site boasts breathtaking views and a unique topography that naturally preserves the natural surroundings.

Our luxurious detached villas and twin villas are designed to maximize natural light and ventilation, creating a sense of serenity and tranquility within each residence. With only 80 units per acre, residents can enjoy absolute privacy and comfort in their spacious homes.

From unit types A and B with bungalow-style designs to C and D with Semi-D-style layouts, every detail has been carefully crafted to provide an unparalleled luxury living experience. The Lumenh at Mutiara Damansara is a low-density residence that combines stunning aesthetics with functional design, inviting residents to indulge in the ultimate resort-living experience.

Here, every moment feels like a vacation.

Location: The LUMENH, Jalan Damansara 13, Mutiara Damansara, Kuala Lumpur, 50380

#### Showroom Information:

1. Address: 7, Jalan Mutiara Damansara, 50480 Kuala Lumpur Wilayah Persekutuan Kuala Lumpur, Malaysia
2. Operating hours: Weekdays: 10am to 5pm; Weekends and Public Holidays: 10am to 5pm
3. Phone Number: 1234-567-891

#### Nearby Amenities

##### 1. Education

- 1.1 Garden International School
- 1.2 Mutiara Damansara International School
- 1.3 French School Of Kuala Lumpur

##### 2. Medical

- 2.1 Global Doctors Hospital
- 2.2 Damansara Medical Centre

##### 3. Sports & Leisure

- 3.1 Mutiara Damansara Equestrian Centre & Country Club
- 3.2 Kuala Lumpur Golf & Country Club (KLGCC)
- 3.3 National Tennis Centre

##### 4. Shopping

- 4.1 163 Retail Park
- 4.2 Plaza Mutiara Damansara
- 4.3 1 Mutiara Damansara
- 4.4 Solaris Mutiara Damansara
- 4.5 Hartamas Shopping Centre
- 4.6 Publika Shopping Gallery

## 5 Landmark

5.1 Royal Palace

5.2 MATRADE

5.3 Sime Darby Convention Centre

5.4 MITEC

5.5 Parliament House

## Property Offering overview

1. Developer: John Doe Sdn Bhd

2. Developer's License No.: 123456

3. Validity Period: 10/08/2022 – 09/08/2027

4. Advertising & Sales Permit No.: 30141-1/10-2025/0231(N)-(S)

5. Validity Period: 13/10/2022 – 12/10/2025

6. Approving Authority: Dewan Bandaraya Kuala Lumpur

7. Building Plan Reference No.: XX XX XXX 0000 0000

8. Expected Completion Date: September 2027

9. Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad

10. Type of Building: Condominium

11. Total No. of Units: Block A: 245 units, Block B: 251 units

12. Selling Price: RM599,800 – RM865,800

13. Bumiputera Discount: 5%

14. All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities.

## Condominium Details

1. Project Name :The LUMENH

2. Units: 496

3. PSF: RM 659 - RM 871
4. Tenure: Freehold
5. Land Title : Commercial
6. Completion Year :2028

#### Facilities & Amenities

1. Bicycle Station
2. Surau
3. Multipurpose Hall
4. Lounge
5. Management Office
6. Pre-Function
7. Lap Pool
8. Dining Terrace
9. Function Hall
10. French Garden with BBQ Area
11. Garden
12. Play Field
13. Trésor Lounge
14. Viewing Deck
15. Indoor Playground
16. Concierge
17. Lounge
18. Gymnasium
19. Yoga/Ballet Studio
20. Reading Room
21. French Garden
22. Sauna/ Halotherapy Room
23. Steam Room

24. Bamboo Garden
25. Jacuzzi
26. Dining Pavilion
27. Lap Pool
28. Garden Terrace
29. Multipurpose Hall Pavilion
30. Kickabout Lawn
31. Playground
32. Tennis Court
33. Outdoor Gym
34. Driver's Corner
35. Concierge
36. Kid's Pool
37. Poolside Cabana

#### Floor Plan Information

1. Unit name: Type A

Configuration: 3 Bedroom 3 Bathroom 2 Carpark

Built-up size: 1,607 sqft

Price :RM 599,800

2. Unit name: Type B

Configuration: 3 Bedroom 4 Bathroom 3 Carpark

Built-up size: 2,076 sqft

Price :RM 774,800

3. Unit name: Type C (with balcony)

Configuration: 3 Bedroom 4 Bathroom 3 Carpark

Built-up size: 2,733 sqft

Price :RM 893,800

3. Unit name: Type D (with balcony)

Configuration: 3 Bedroom 4 Bathroom 4 Carpark

Built-up size: 3,010 sqft

Price :RM 865,800

Property Features

- 1.Resort Style Condominium With Indochine Influences
- 2.Indoor Scenic Spa Hut
- 3.Multi-generational Playground
- 4.Beautifully Designed Swimming Pool With Water Cascade
- 5.EV Charger Ready Via Power Point
- 6.Express Ramp To Multi-level Parking
- 7.Private Lift\*
- 8.Automated Waste Collection System
- 9.Certified By GreenRE

Property A Contact Info:

1. Email: [customercare@propa.com](mailto:customercare@propa.com)
2. Toll-Free Line: 0000-00-0000
3. International Line: 000-0000-0000

Address: Property A Berhad, Level A2, Block B5, Mutiara Damansara, No.7 Jalan Melati 13, 50180 Kuala Lumpur, Malaysia