



OUR LOCATION ADVANTAGE:

-  EST. 12KM TO KLCC
EMERGING HOT SPOT IN KL NORTH
HIGH PRICE APPRECIATION
-  **TOD DEVELOPMENT**
KTM · MRT2 · 2 MAIN ROADS · 3 HIGHWAYS
-  **66-ACRE LAKEFRONT LIVING**
80-ACRE HOPSCA DEVELOPMENT
-  **10KM RADIUS**
6 HOSPITAL, 5 SHOPPING MALL AND
6 INTERNATIONAL SCHOOLS



Typical Floor Plan

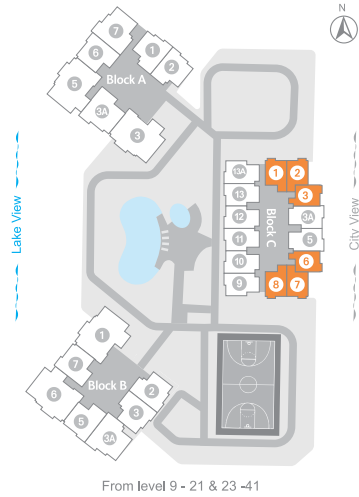
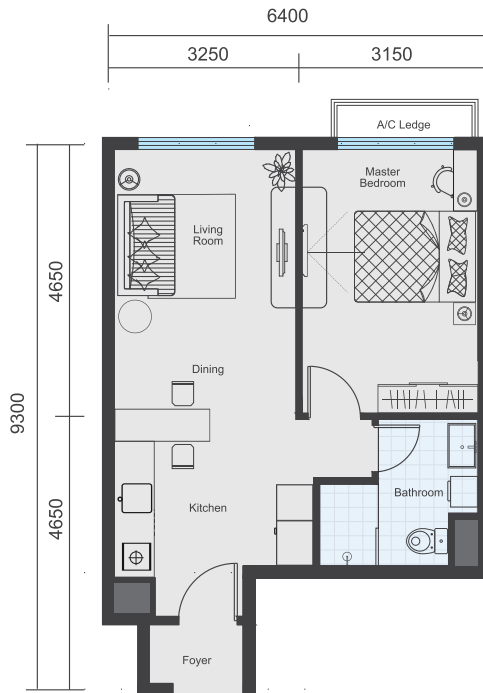
Type

A1

Built-up

547.88 ft² / 50.90m²

1 Bedroom 1 Bathroom



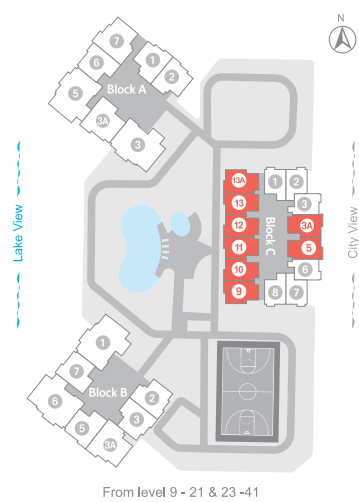
Type

B

Built-up

671.67 ft² / 62.40m²

2 Bedrooms 1 Bathroom

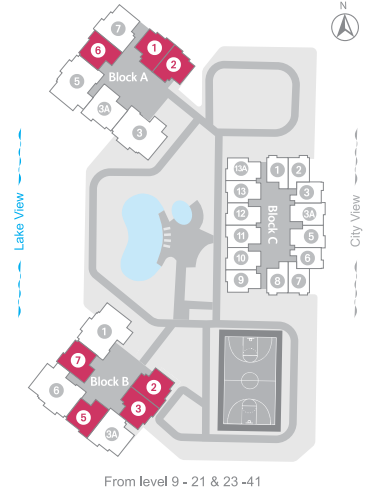
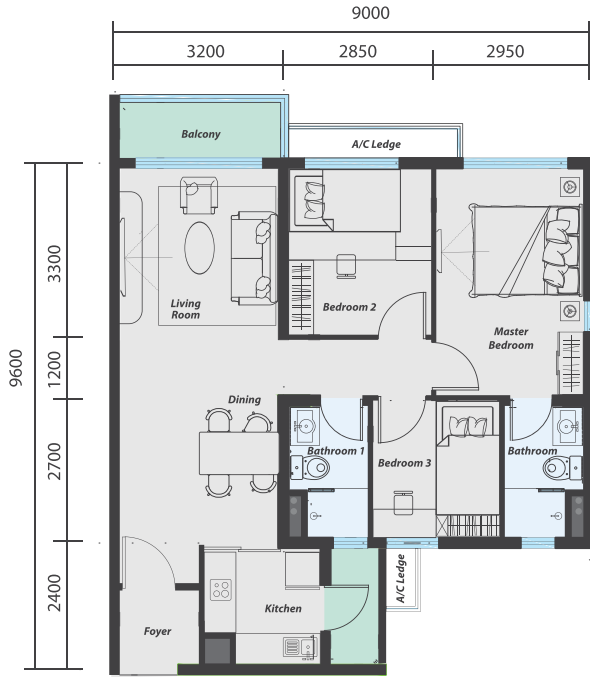


Type **C**

Built-up

872.96 ft² / 81.10m²

3 Bedrooms 2 Bathrooms

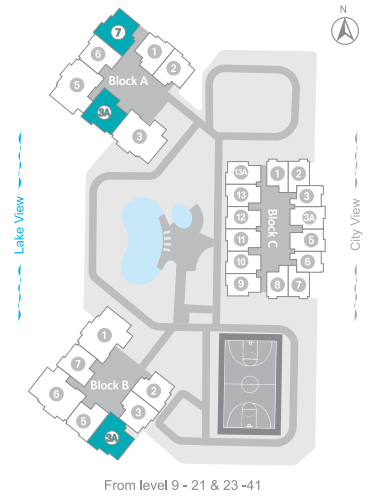
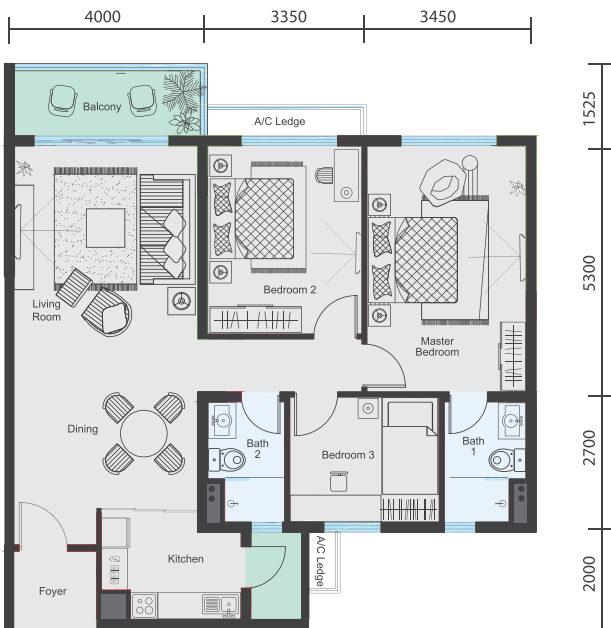


Type **D**

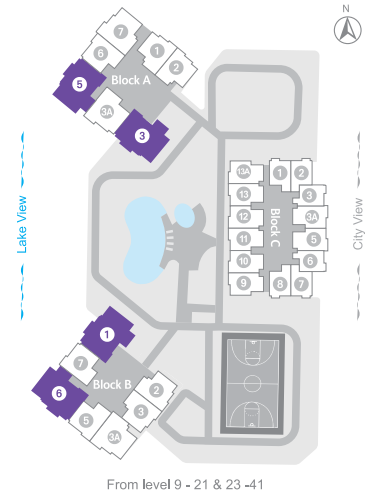
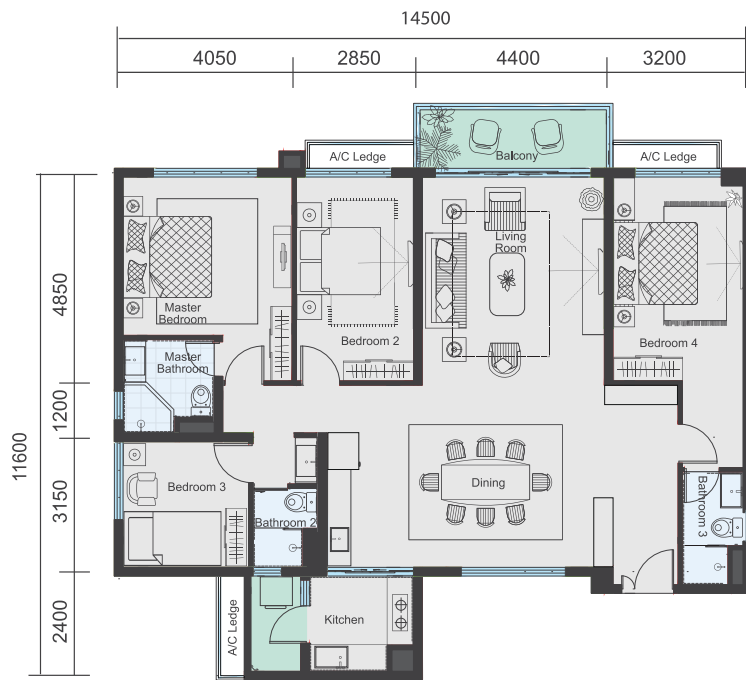
Built-up

1129.14 ft² / 104.9m²

3 Bedrooms 2 Bathrooms



Type

F1**Built-up****1625.35 ft² / 151m²****4 Bedrooms 3 Bathrooms**

Baron Residence Specification

BUILDING SPECIFICATION

STRUCTURE :	Reinforced concrete
ROOF :	Reinforced concrete slab
WALL :	Lightweight block / Concrete wall panel / Brick wall
WINDOWS :	Aluminium framed window
MAIN ENTRANCE DOOR :	Fire rated door
BEDROOM DOORS :	Timber flush door
OTHER DOORS :	Timber flush door /Aluminium frame door
IRONMONGERY :	Lock-set

WALL FINISHES

EXTERNAL :	Plaster & paint
LIVING, BEDROOM & DINING :	Plaster & paint
KITCHEN :	Plaster & paint
BATHROOM :	Tiles
YARD (where applicable) :	Plaster & paint

FLOOR FINISHES

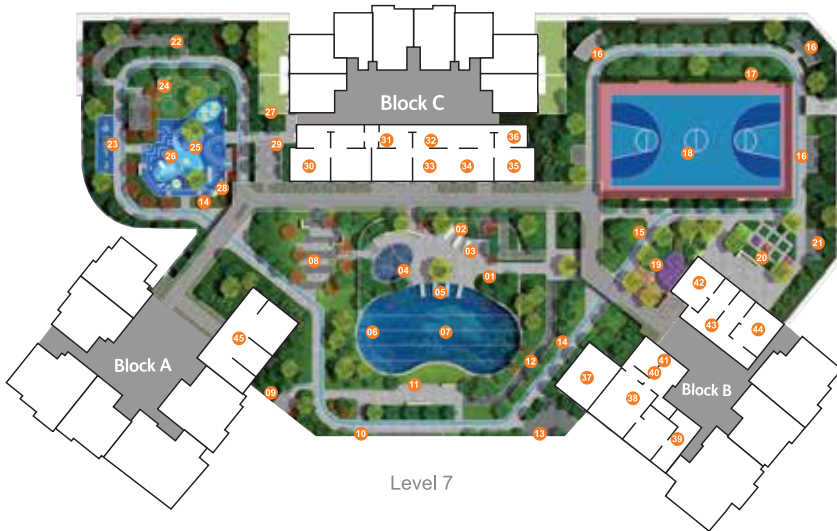
ENTRANCE FOYER :	Tiles
LIVING & DINING AREA :	Tiles
ALL BEDROOM :	Laminated flooring
ALL BATHROOM :	Tiles
KITCHEN :	Tiles
YARD (where applicable) :	Tiles
BALCONY (where applicable) :	Tiles

CEILING FINISHES

ENTRANCE FOYER :	Skim Coat
LIVING, GENERAL (where applicable) :	Skim Coat
BEDROOM, DINING, KITCHEN (where applicable) :	Skim Coat
BATHROOM :	Plaster board

Baron Facilities Plan

Rooftop Level 44



Block A



Block B

- | | | | |
|----------------------|------------------------------|--------------------------------------|-------------------------|
| 01 Rain-shower | 13 Yoga Deck | 25 Featured Seamless Rubber Flooring | 35 Recreation Area |
| 02 Poolside Lounger | 14 Jogging Path | 26 Children Playground | 36 Chess Room |
| 03 Resting Pavilions | 15 Creative Zone | 27 Stroller Parking | 37 Yoga Space |
| 04 Kid's Pool | 16 Stargazing Deck | 28 Water Refill Station | 38 Gymnasium |
| 05 Shallow Pool | 17 Resting Bench | 29 Family Resting Area | 39 Dance Hall |
| 06 Jacuzzi | 18 Multi-purpose Sport Court | 30 Indoor Children Playground | 40 Wash Room |
| 07 Infinity Pool | 19 Herbs Garden | 31 Infant Room | 41 Sauna Room |
| 08 Grove Garden | 20 Maze Garden | 32 Reading Room | 42 Pingpong Deck |
| 09 Viewing Pavilions | 21 Maze Lounge | 33 Library | 43 Prayer Room |
| 10 Viewing Deck | 22 Resting Deck | 34 Multi-purpose Hall | 44 Meeting Room |
| 11 Outdoor Lounger | 23 Outdoor Gym | | 45 Sheltered Sport Area |
| 12 Reflexology Path | 24 Play Mound | | |
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- | | | | |
|-------------------------|----------------------------|----------------------|-------------------------|
| 01 Leisure Rooftop Deck | 03 Chit-chat Corner | 05 Resting Bench | 07 Rooftop Leisure Lawn |
| 02 Featured Planter Box | 04 Rooftop Gathering Space | 06 Lake Viewing Deck | 08 Outdoor BBQ |

Lake City Master Plan

- HOTEL / SERVICE APARTMENT
- OFFICE
- PARK
- SHOPPING MALL / SOHO / RETAIL
- CONNECTIVITY
- APARTMENT / SOHO / RETAIL

