



— IMPRESSION —
U-THANT

FREEHOLD



A Wealth of Splendor

Gracing your days with affluent comforts, Impression U-Thant offers the sublime equilibrium between avant-garde lifestyle and contemporary architecture. You are welcome to embark on round-the-clock adventures to freely explore the adjoining cultural, culinary, and commercial paragon of Kuala Lumpur. On laidback occasions, rejuvenate your mind and senses with back-to-nature strolls through the alluring verdant parkland.





An Address of Distinction

Positioned on the premier plot of Kuala Lumpur's Embassy Row and framed by the city's most iconic features, Impression U-Thant affords you the privileged opportunity to reside in the epicenter of an opulent metropolis. Erected in proximity to Jalan Tun Razak and within the capital's residential and lifestyle hub, Impression U-Thant offers a covetable balance of privacy and accessibility. Usher in each day with views of the handsome lushness of Asia's highly prestigious Royal Selangor Golf Club. At dusk, the landscape metamorphoses into the enchanting Shangri-La of a soaring urban fortress.



Landmark of Executive Living

Our prestigious 108-unit residence is catered exclusively for the high society. Distinguished by a low nine-storey density, Impression U-Thant offers a plethora of leading-edge essentialities invented for the ultra-urbanites. The freehold units open doors to an investment in quality, while the dual-key feature allows unit conversions into esteemed investments. Whether it is to stay or to lease, the value of your property will unceasingly flourish in years to come.







Dual-key, Dual-ease

An integral part of Impression U-Thant, the dual-key feature is catered for multi-generational living. Each regally-constructed residence is comprised of two homes with two separate keys under one shared roof, making it an exceptional investment for rental yield. Regardless of your intent, you are welcome to revel in the foremost in meticulous craftsmanship, elaborate privacy and personal space of the versatile units.



Type A1 (782 sq ft)

Pinnacle of Affluence

Awake your senses each morning to the unfolding of the city's finest spectacles in the comfort of your bed. Each residence comes complete with a generous one-bedroom space which embraces elements of privacy and largesse. Featuring a capacious living area and two bathrooms, the floor plan assimilates a reimagined approach to timeless exclusivity that will transform your home into a private world of wonders.









Type A (931 sq ft)



Forefront of Lavish Living

Immerse in an enveloping sense of high living the moment you breeze into the deluxe ambiance of this two plus 1 bedroom home. From the master bedroom, you can watch the mesmerizing sea of lights that befittingly captures the essence of the city. With an outstretched hallway and a dual living space, the 931 square feet residence has a plethora to offer.









Type D (1632 sq ft)



A Glittering Gemstone

Inspiring a sense of understated abundance, this three-bedroom residence of 1,632 square feet is the largest unit in Impression U-Thant. Its dual-key concept grants you the option to rent out the fore room completed with its own assemblage of kitchen and bathroom. The capacious living area offers an unobstructed sight of the exciting Kuala Lumpur skyline from afar. Designed to the nines yet expanded into something infinitely homelier, this unit is designed for larger families.







TYPE A1



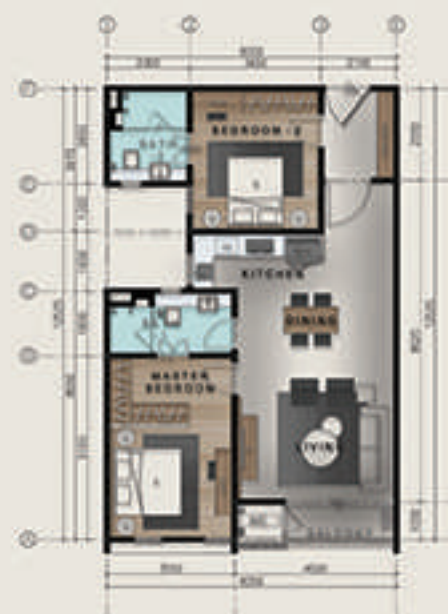
1 Room
782 sq ft

TYPE A



2+1 Rooms
931 sq ft

TYPE B



2 Rooms
1012 sq ft

TYPE C



3 Rooms
1259 sq ft

TYPE D



3 Rooms
1632 sq ft

TYPE D1



2+1 Rooms
1076 sq ft

An Upscale Playground Awaits

Here, visions are made a reality. Designed by renowned architects and designers, your future residence lets you experience first-class private facilities that makes coming home gratifying. You will be deluged with personalised services and amenities in a paradisiacal setting. An exclusive access to the rooftop sunken lounge, leisurely hours by the swimming and wading pool, an indoor gym and jogging path to supplement workout routines, and a nourishing pocket garden to unleash your inner zen. Our private amenities are interspersed with aesthetic landscaped surrounds for a supreme statement of opulence.

Facilities

 Swimming Pool

 Kid's Pool

 Wading Pool

 Jacuzzi

 Aqua Gym

 Indoor Gym

 Outdoor Gym

 Social Terrace

 Picnic Terrace

 Sunset Bar

 Viewing Deck

 BBQ Pavillion

 Community Farming Garden

 Foot Reflexology

 Cabana

 Pilates / Yoga Deck

 Convenient Shop

 Poolside Party Pavilion

 Surau

 Pristine Lawn





Specification

STRUCTURE:	Reinforced Concrete
WALL:	Bricks / Reinforced Concrete Wall
ROOFING COVERING:	Reinforced Concrete Roof / Metal Roofing
CEILING:	Skim Coat / Ceiling Board with Paint Finish
WINDOWS:	Powder Coated Aluminium Framed Glass Window with Fixed Glass Panel / Top Hung / Casement
DOORS:	1. Entrance: Fire-rated Composite Door 2. Other: Timber Door / Aluminium Framed Sliding Door.

FINISHES:

Residential Units

DESCRIPTION

Balcony/Living/Dining
Kitchen/ Bathrooms / Powder Room
Bedrooms / Study Room

WALL

Cement Sand Plastering / Skim Coat with Paint
Tile Finishes
Cement Sand Plastering / Skim Coat with Paint

FLOOR

Tile Finishes
Tile Finishes
Tile Finishes / Timber Flooring

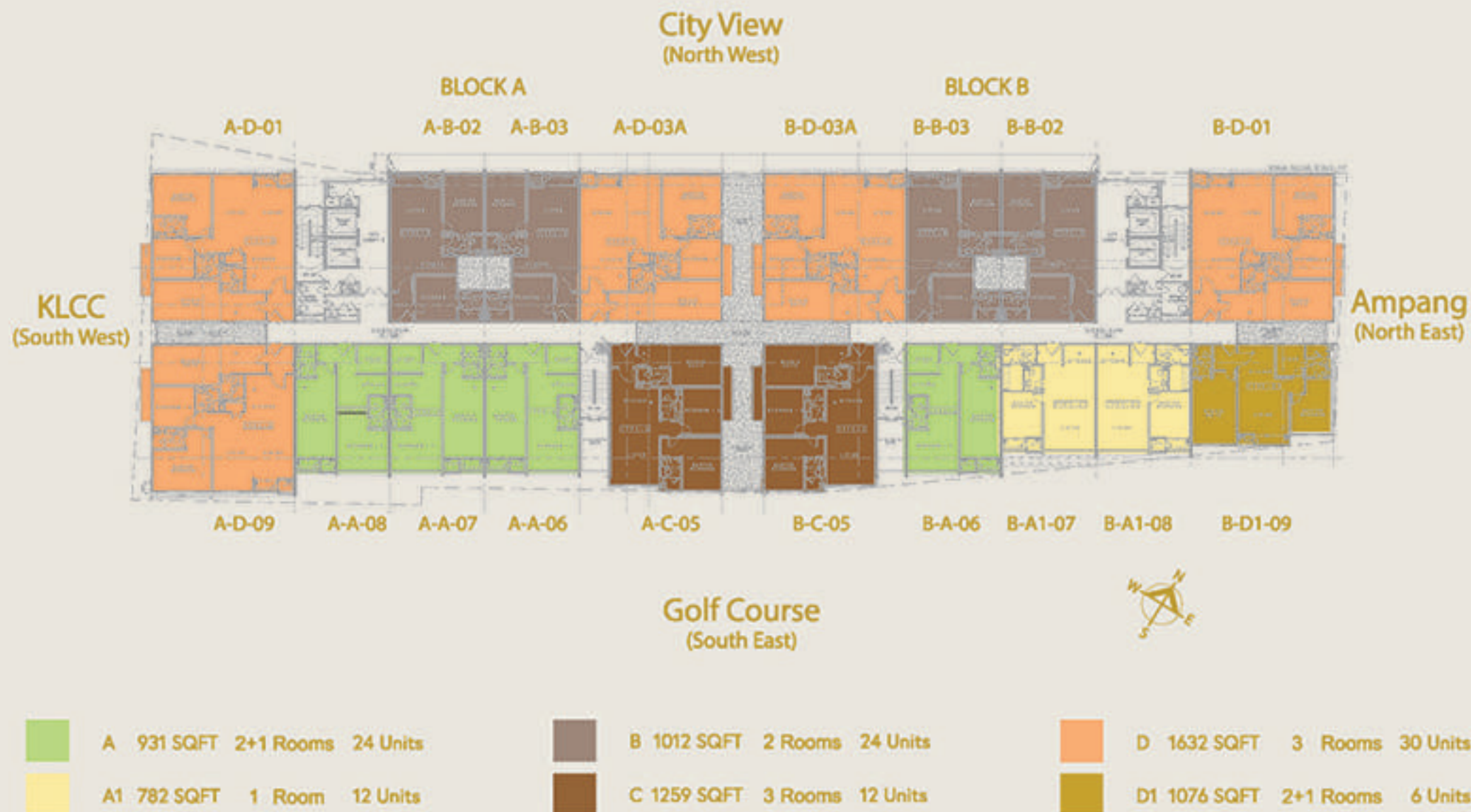
SANITARY FITTINGS:

Residential Units

DESCRIPTION	Type A	Type A1	Type B	Type C	Type D	Type D1
Water Closet	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	2 nos.
Basin	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	2 nos.
Water Bidet	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	2 nos.
Toilet Paper Holder	2 nos.	2 nos.	2 nos.	3 nos.	3 nos.	2 nos.
Shower Rose	2 nos.	1 nos.	2 nos.	3 nos.	3 nos.	2 nos.
Kitchen Sink with Tap	2 nos.	1 no.	1 no.	2 nos.	2 nos.	2 nos.

ELECTRICAL INSTALLATION:

	Type A	Type A1	Type B	Type C	Type D	Type D1
Lighting Point	20	15	21	23	24	23
Ceiling Fan Point	3	2	3	4	4	3
Power Point	24	15	20	29	30	27
Air Conditioning Point	3	2	3	4	4	4
TV Point	2	2	3	3	3	3
Heater Point	2	1	2	3	3	2
Electrical Distribution Board	1	1	1	2	2	2



Co-Developer: YTB Development Sdn Bhd (1045674-P)

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KL SALES GALLERY:

D-G-05, Block D, Oasis Damansara,
No 2, Jalan PJU 1A/7A, Ara Damansara,
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www.impression-uthant.com

Impression Uthant Development Sdn Bhd (1045674-P), Alamat Pemaju: 157A (Ruang D), Jalan SS 15/NA, Subang Jaya, Atrium Selangor No. Tel: Pemaju: 060-2277555, Nombor Lesen Pemaju: 13372 L/NA 31091324(E), Tempoh Tarikh: 01/04/2018 hingga 01/04/2020, Nombor Permit: 1045674-P, 1045674-P, Tempoh Tarikh: 01/04/2018 hingga 01/04/2020, Pengerian Tanah: Pengerian Boleh, Boleh an Tanah: Tanah, Tanah Djaruga: 3000 M2, 1987 yang Mula Mula: Peta Berukuran: Dewan Bandaraya Kuala Lumpur, Nombor Pengerian: SP 12-09C 2017/1108, Jenis A 01/10 p - 24 Unit, Harga Min: RM2,400,000 - Harga Maks: RM2,400,000, Jenis A1 01/10 p - 12 Unit, Harga Min: RM2,300,000 - Harga Maks: RM2,400,000, Jenis B 01/10 p - 34 Unit, Harga Min: RM2,100,000 - Harga Maks: RM2,300,000, Jenis C 01/10 p - 12 Unit, Harga Min: RM2,100,000 - Harga Maks: RM2,300,000, Jenis D 01/10 p - 34 Unit, Harga Min: RM2,100,000 - Harga Maks: RM2,300,000, Jenis D1 01/10 p - 12 Unit, Harga Min: RM2,100,000 - Harga Maks: RM2,300,000, Jenis D2 01/10 p - 12 Unit, Harga Min: RM2,100,000 - Harga Maks: RM2,300,000. The information contained herein is subject to change and shall not form part of an offer or contract. All measurements are approximate. All Plans are intended to serve as a guide only and are subject to approval by the relevant approving authority and/or project consultants. All illustrations, pictures and drawings are artist's impression only.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA