

**FREEHOLD**

# TOWER D

**Elevated Rhythm**

**emerald** **9**  
CHERAS

RESIDENCES • SHOPPES • OFFICES

# Freehold of Possibilities, Future of Flexibility

永久地契的潜能, 灵活性的未来规划

Combine living, work & entertainment in one venue that inspires a new chapter in this 10.14-acre freehold Integrated Transit-Oriented master plan – Emerald 9, where the familiar culture of yesteryear merges with the trendiest culture of today. Find endless possibilities with every corner designed to interact, chill & deal with your business and life.



Artist's Impression

## In Tune With Living, In Harmony With Life.

协调的生活步调, 和谐的自在生活

Relish in a wealth of dining treats on Ground Level across Emerald 9 as you savour what life has to offer here with 90 retail outlets and groceries.

With up to 5 acres of spacious recreational facilities in emerald 9, to reassuring relaxation at the Sky Deck, find your sweet spot from 536 artfully designed residences that suit distinctly diverse stages of life.



Artist's Impression

### Shop

无限的购物与享乐

With 90 retail selections at your doorstep. A myriad of specialty stores, grocers, & cafes under one roof, giving you one venue, multiple lifestyles.

### Chill

写意的休憩设施

Get active or chill in spacious recreational landscape space exclusive to residents, & enjoy indoor & outdoor amenities in private. Life is always fun here.

### Live

万用的居住空间

Flexibility is the key to future living. Our new layouts & flexi-dual key design allow you to adapt to any future changes, in any way you desire.

A Multiple Award-Winning Transit-Oriented Development





Covered linked bridge to Suntext MRT

Artist's Impression

**TRAFFIC FREE**

Escape the weather & traffic with a dedicated covered walkway direct linked to Suntext MRT & just 8 stops to Bukit Bintang.



Lobby Lounge

Artist's Impression

**SOCIAL SAFETY**

With multi-tier security that ensures only neighbours share your lift & a dedicated lounge to welcome your guests. Enjoy a social life that safeguards your privacy & safety.

**Safe to Live In, Assurance to Step Out**

安心地入住, 欢愉地外出

Get active or unwind within the 5 acres of recreational landscape space in Emerald 9.

From the top of Emerald 9, soothe your mind & immerse yourself in magnificent views of the sky and greater Klang Valley in a single glance.

**PRIVILEGED LIFESTYLE**



Artist's Impression

Spacious facilities podium



Artist's Impression

Sky hammock at Sky deck

**PRIVATE SANCTUM**

**Private & Privileged Lifestyle Facilities**

**LEVEL 8 FACILITIES**  
8楼生活设施



Sky Deck



**TOWER D**  
Elevated Rhythm

★ Access Link to Shoppes/Offices



**LEGEND**

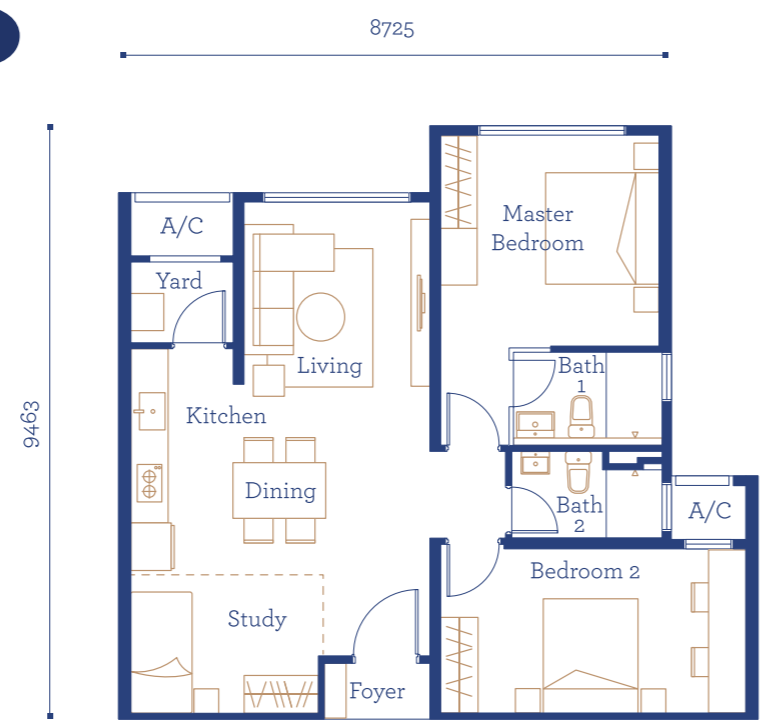
- |                                    |                                 |   |
|------------------------------------|---------------------------------|---|
| 1 Function Hall 1                  | 15 Badminton Courts (P2 & P5)   | 29 Open Lawn  |
| 2 Chill/Karaoke Room               | 16 Table Tennis (P2 & P5)       | 30 BBQ Pavilion                                       |
| 3 Interactive & Crossfit Gymnasium | 17 Function Hall 2              | 31 Fun Slide  |
| 4 Co-Living Lounge                 | 18 Changing Room & Sauna        | 32 Co-Living Zone: Communal Lounge & Co-Creation Zone |
| 5 Hot and Cold Jacuzzi             | 19 Amphitheatre                 | 33 Music Room   |
| 6 50m Swimming Pool                | 20 Runabout Lawn                | 34 Elevated Jogging Track                             |
| 7 Wading Pool                      | 21 Children's Playground        | 35 Gourmet Kitchen & Lounge (P1)                      |
| 8 Changing Room & Sauna            | 22 Games Room                   |   |
| 9 Family Indoor Play Area          | 23 Chill/Karaoke Room           |   |
| 10 Sunken Playground               | 24 Wet Playground & Wading Pool |   |
| 11 Laundry (space only)            | 25 50m Infinity Swimming Pool   |   |
| 12 Reading Lounge                  | 26 Jacuzzi                      |   |
| 13 Surau                           | 27 Gymnasium                    |   |
| 14 Squash Courts (P2)              | 28 Basketball Half Court        |   |
- 
- |                                 |                               |
|---------------------------------|-------------------------------|
| <b>TOWER A – Sky Deck</b>       | <b>TOWER B – Sky Deck</b>     |
| • Sunken Seating Area           | • Sky Gym                     |
| • Yoga Deck                     | • Tower B Sky Communal Lounge |
| • BBQ Pit & Outdoor Dining Area | • Sky BBQ                     |
|                                 | <b>TOWER C – Sky Deck</b>     |
|                                 | • Sky Cinema                  |
|                                 | • Tower C Sky Communal Lounge |
|                                 | • Sky Cabana                  |
|                                 | • Sky Jacuzzi                 |
|                                 | • Sky Sauna                   |
|                                 | <b>TOWER D – Sky Deck</b>     |
|                                 | • Boxing Pavilion             |
|                                 | • Sky Parcourse               |
|                                 | • Sky Hammock                 |
|                                 | • Tower D Sky Communal Lounge |
|                                 | • Games Room                  |

**TOWER D**

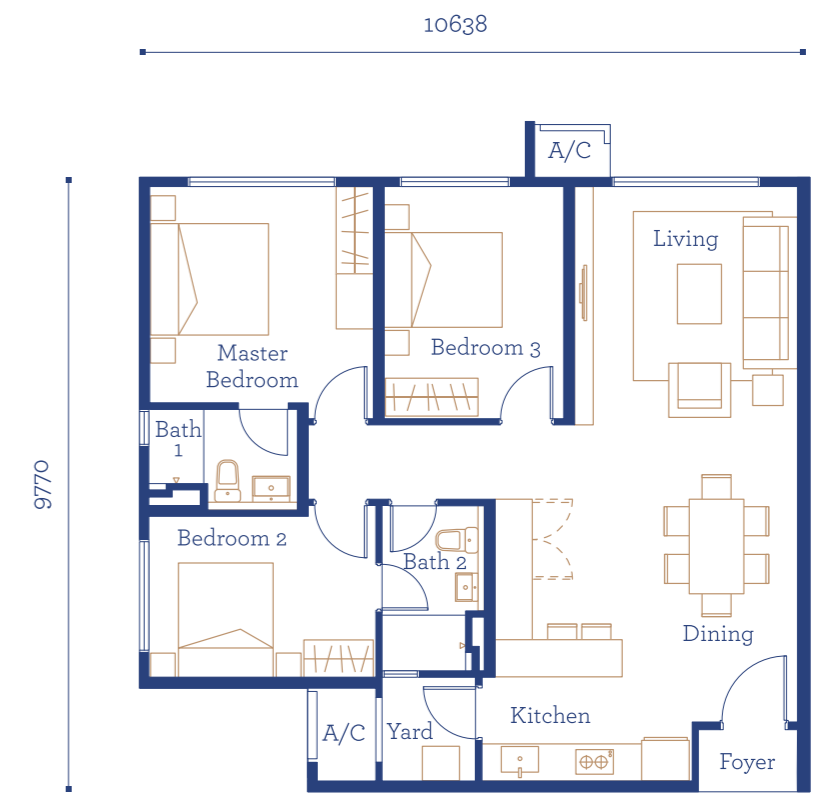
**FLOOR PLAN 单位平面图**



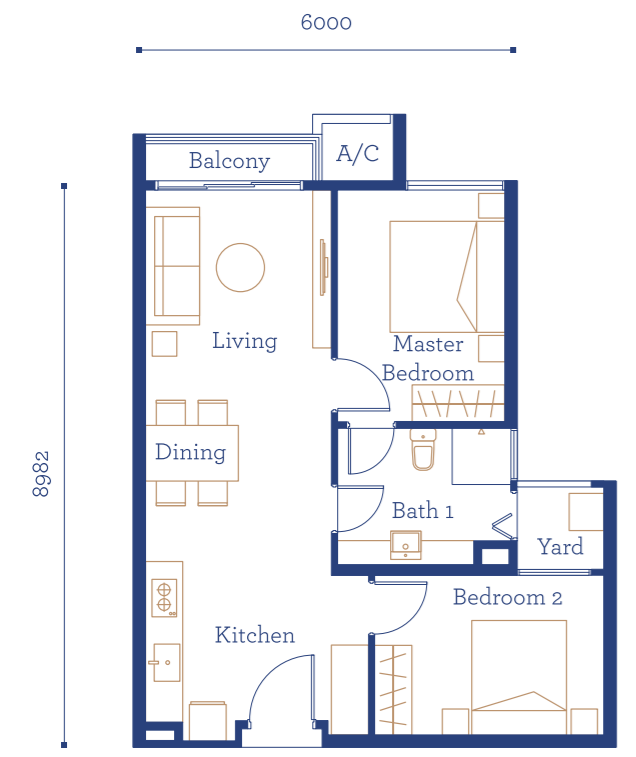
**Type B**  
 852 SQ.FT.  
 2+1 2



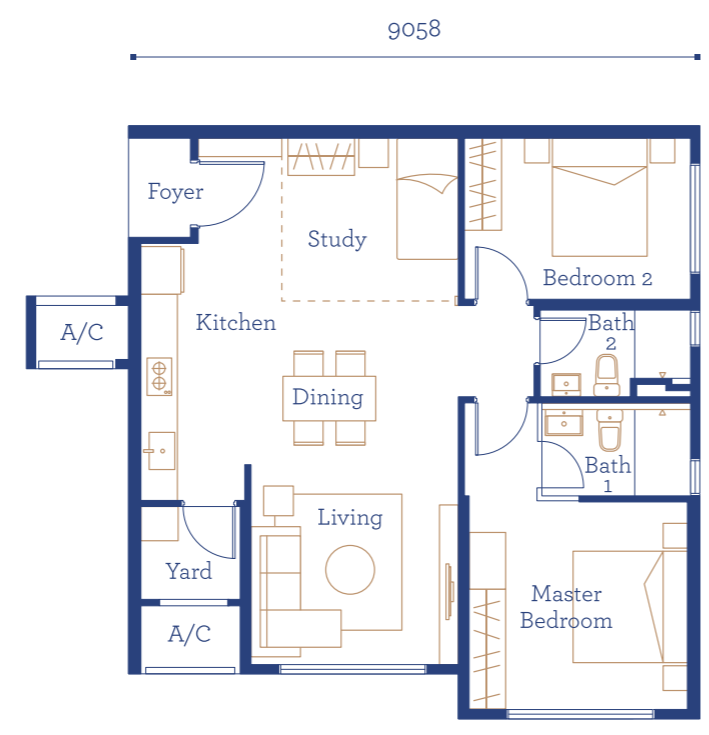
**Type C**  
 1,052 SQ.FT.  
 3 2



**Type A**  
 675 SQ.FT.  
 2 1



**Type B1**  
 851 SQ.FT.  
 2+1 2



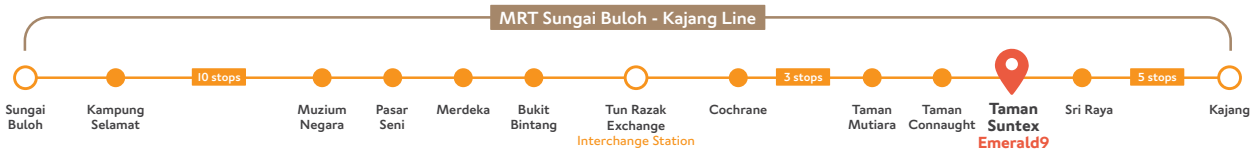
**Type D**  
 1,300 SQ.FT.  
 3+1 3



# The Heartbeat of the City At Your Doorstep

当所有城市中心与您只有咫尺之距

Surrounded by familiarity in a mature neighbourhood of Cheras, indulge in a lifestyle of convenience like never before. Connect to multiple localities across Klang Valley via a host of highways or take public transit from Taman Suntex MRT Station & experience the Transit-Oriented Lifestyle. Whichever route you take, life is a breeze at Emerald 9.



Show Unit Open For Viewing. Visit Our Sales Gallery. Open Daily, 10am – 6pm

欢迎参观我们的展销厅，示范单位开放供参观。  
每日开放，上午10时至下午6时。

1300 22 0099 / 018 2220 929  
emerald9.com.my

Waze. Emerald 9 Sales Gallery | GPS. 3.0779°N, 101.7611°E | E. emerald9@guocoland.com



THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

• **Developer:** GLM Emerald Square (Cheras) Sdn Bhd (1126805-P) • **Address:** Level 13, Wisma Guocoland, Damansara City, No.6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur. • **Type of Property:** Serviced Apartment  
• **Developer's License No.:** 19644-3/11-2023/0842(L) • **Validity Period:** 23/11/2021-22/11/2023 • **Advertising & Sales Permit No.:** 19644-3/11-2023/0842(P) • **Validity Period:** 23/11/2021-22/11/2023 • **Approving Authority:** Majlis Perbandaran Kajang • **Building Plan Approval No.:** MPKJ6/P/22/2017 (PARCEL 4) • **Land Tenure:** Freehold • **Expected Date Of Completion:** April 2026 • **Land Encumbrances:** RHB Islamic Bank Berhad • **Total No. Of Units:** 1,072 • **Authority Approved Selling Price:** RM 613,000 (Min) – RM 1,086,000 (Max) • **10% Bumiputera Discount**

**DISCLAIMER:** All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.