

Unique Selling Points – Double Volume Drop Off Lobby



Grand Entrance Statement

Landscaping to soften the Building Facade

PROJECT LOCATION – Well Enveloped Within & Around

Where is IX SURIA Residences?

EDUCATION

Primary

SJK(C) Batu 11 Cheras	3.7 km
SJK(C) Bandar Sungai Long	4.1 km
SK Seri Sekamat	4.7 km
SK Kajang	8.5 km
SJK(T) Kajang	8.7 km

Secondary

SMK Bandar Baru Sungai Long	4.0 km
SMK Bandar Tun Hussein Onn (2)	7.2 km
SMJK Yu Hua	8.1 km
SMK Saujana Impian	8.7 km

International

Columbia International School	3.3 km
Sequoia International School	3.9 km
Eaton International School	11.7 km

Tertiary

UTAR	3.0 km
New Era University College	9.2 km
UCSI University	10.6 km

MRT Stations

MRT Batu 11 Cheras	2.8 km
MRT Bukit Dukung	3.6 km

DAILY ESSENTIALS/CONVENIENCES

99 Speed Mart Taman Rakan	550 m
Cheras Batu 11 Morning Market	3.5 km
BMC Mall	4.4 km
AEON Mall Cheras Selatan	5.4 km
Lotus's Kajang	9.4 km
Giant Prima Saujana	10.0 km

MEDICAL CENTRES

Sungai Long Specialist Hospital	3.0 km
Columbia Asia Hospital	7.0 km
KPJ Kajang Specialist Hospital	7.3 km
Kajang Plaza Medical Centre	7.8 km
Kajang Hospital	8.6 km
Serdang Hospital	16.1 km

LEGEND

- Kajang MRT Route
 - Toll Plaza
 - BKVE Highway (under construction)
 - Shuttle van* route to & from UTAR & Bukit Dukung MRT station
- **Terms & conditions apply



PROJECT LOCATION – Well Enveloped Within & Around

What is near IX SURIA Residences?

Highway

Cheras Highway	5 mins
SILK Highway	5 mins
EKVE Highway	10 mins

Locations

Bandar Mahkota Cheras	6 mins	1.9 km
Bandar Sungai Long	7 mins	2.6 km
Putrajaya	25 mins	24.3 km
Cyberjaya	30 mins	29.9 km
KLIA	40 mins	49.3 km
KL City Centre	25 mins	19.1 km

MRT Availability

MRT Batu 11 Cheras	6 mins	2.8 km
MRT Bukit Dukung	7 mins	3.6 km

Primary School

SK Seri Sekamat	7 mins	4.7 km
SJK(C) Bandar Sungai Long	8 mins	4.1 km
SJK(C) Batu 11 Cheras	8 mins	3.7 km
SK Kajang	10 mins	8.5 km
SJK(T) Kajang	12 mins	8.7 km

Secondary School

Bandar Baru Sungai Long	9 mins	4.0 km
SMK Saujana Impian	12 mins	8.7 km
SMJK Yu Hua	14 mins	8.1 km
SMK Bandar Tun Hussein Onn (2)	16 mins	7.2 km

International School

Columbia International	7 mins	3.3 km
Sequoia International	10 mins	3.9 km
Eaton International	17 mins	11.7 km

Tertiary

UTAR	7 mins	3.0 km
UCSI	15 mins	10.6 km
New Era University College	17 mins	9.2 km
University of Nottingham	20 mins	20.0 km
UKM	27 mins	20.3 km
UM	35 mins	28.7 km

Supermarket/Grocer

99 Speed Mart Taman Rakan	2 mins	550 m
Cheras Batu 11 Morning Market	8 mins	3.5 km
BMC Mall	11 mins	4.4 km
AEON Mall Cheras Selatan	17 mins	5.4 km
Lotus's Kajang	12 mins	9.4 km
Giant Superstore Prima Saujana	15 mins	10.0 km

Medical Centres

• Government Hospital		
Kajang Hospital	15 mins	8.6 km
Serdang Hospital	19 mins	16.1 km
• Private Hospital		
Sungai Long Specialist Hospital	9 mins	3.0 km
KPJ Kajang Specialist Hospital	11 mins	7.3 km
Kajang Plaza Medical Centre	12 mins	7.8 km
Columbia Asia Hospital	14 mins	7.0 km

General Information

Freehold

- Perpetual Ownership

4.75 Acres

- Total Land Area

Residential Title

2 Blocks

6 Lifts

18 Storeys

380 Units

- Low Density

30 Types

- Of Facilities and Services

176 Motorcycle Parks

907 Car Parks

6 Tiers Security

Partially Furnished

Separated Visitor and Resident Parking

Solar PV Panel

Integrated Energy Storage

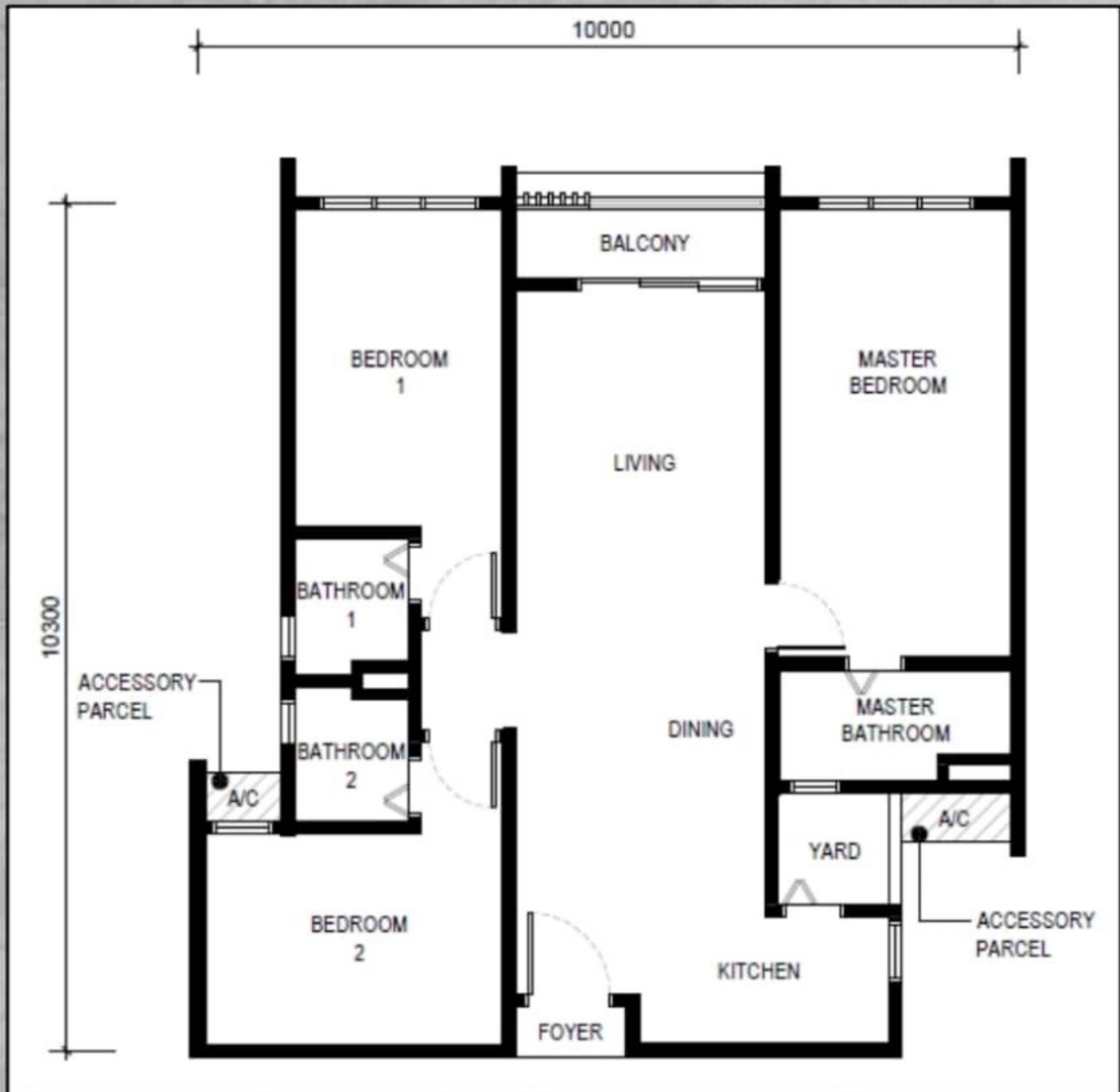
RM 0.20 psf Maintenance Fee

3.5m Ramp Width

1.25 Acre Facilities Podium

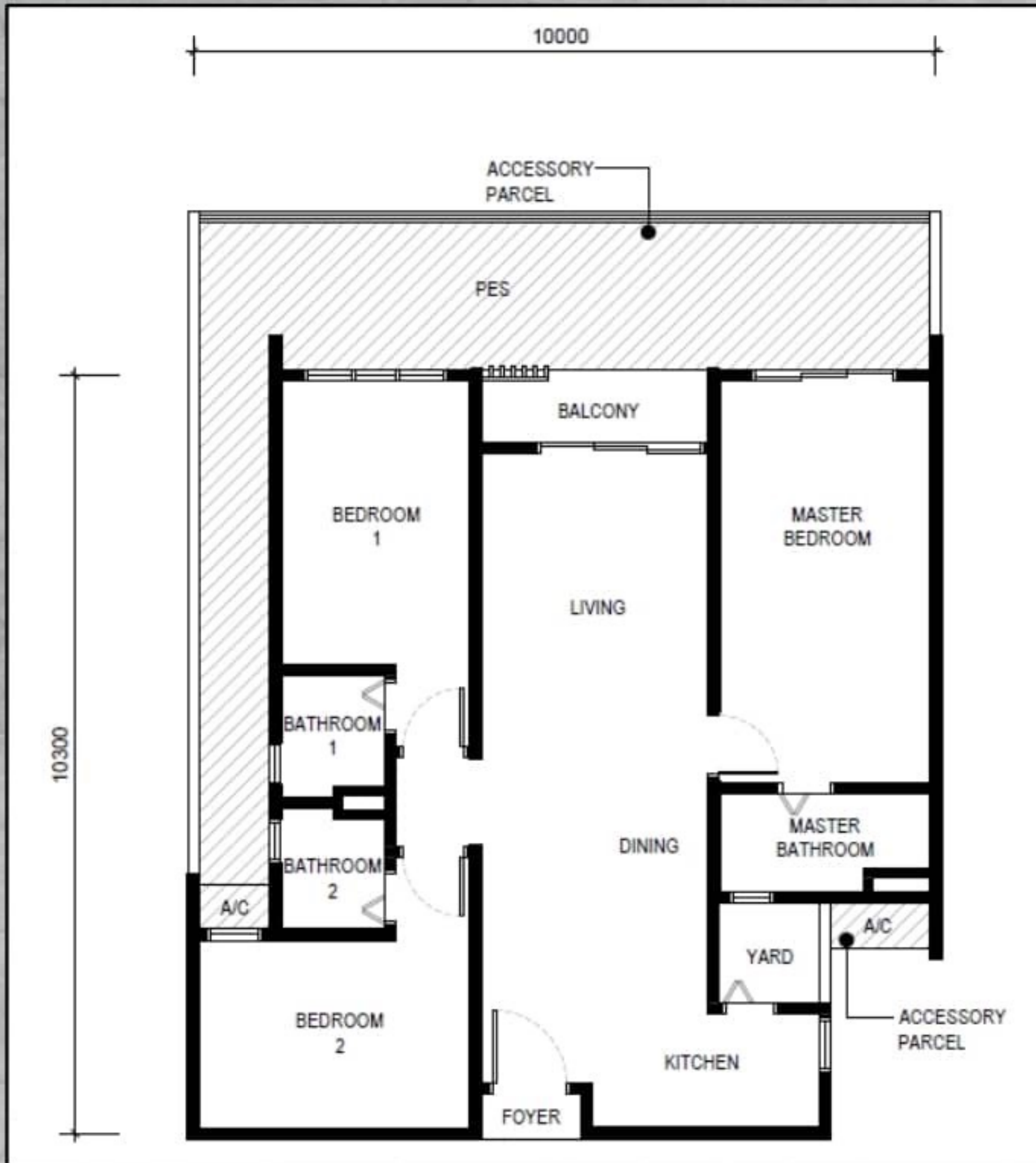
Floor Plan

Type A1-L



Floor Plan

Type C1-L



Unit Type – Show Unit Illustrations

- **Living Room**



Unit Type – Show Unit Illustrations

- **Dining Area**



Unit Type – Show Unit Illustrations

- **Kitchen**



Unit Type – Show Unit Illustrations

- **Master Bedroom & Bathroom**

