




Call 0111 722 6555

Platinum South Valley Sales Gallery

No.1, Jalan Tasik Selatan 31, Bandar Tasik Selatan, 57000 Kuala Lumpur.
www.platinumsouthvalley.com  Platinum Victory



Residensi Platinum Saujana Vista 1 | Developer Name: Pembinaan Serta Hebat Sdn Bhd | Type of Property: Condominium | Developer's License No : 20253/03-2024/0204(A) | Validity Period: 09/03/2022 - 09/03/2024 | Advertising Permit No: 20253-2/11-2025/0298(N)-(S) | Validity Period: 04/11/2022 - 03/11/2025 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No: BP 52 OSC 2021 2341 | Land Tenure: Leasehold (Expire Date : 24 April 2119) | Encumbrances: AmBank (M) Berhad | Expected Date of Completion: April 2027 | Total Units: 500 Unit (Type A/ A(M) - 946 sq.ft.; Type B/ B(M) - 1,093 sq.ft.; Type C/ C(M) - 1,317 sq.ft.; Type D - 1,891 sq.ft.; Type D1 - 1,891 sq.ft.; Type E - 2,186 sq.ft) | Selling Price: min: RM615,600 and max: RM1,405,800 | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

THE ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

Disclaimer: All information contained herein is subject to change as may be required by the relevant authorities without any notification and shall not be binding or be deemed to form a contract or any part thereof. Whilst every care has been taken in providing this information, the developer shall not be held liable for any claims whatsoever arising from the use and/or reliance on the above information. All illustrations and pictures are artist's impressions only, no representation or warranty is made as to the accuracy or completeness of the same. The items are subject to variations, modifications and substitutions as may be recommended by the relevant authorities and/or consultants. Please refer to the Sale and Purchase Agreement of the actual unit being purchased for specification(s) and/or description(s) approved by the relevant authorities.

Victory's in the Score

Choose between individual, dual-key and penthouse units, to celebrate your trials and triumphs. In a home upon the undulating landscape of Platinum South Valley, in the well-connected township of Bandar Tasik Selatan.

For after giving it your best shot and battling it out on the social and professional field, PSV 1 Residences is where you can sit back, relax, and enjoy your hard-earned wins.



500
Units

946 sq. ft. to
2,186 sq. ft.



THE SCORE



Living Room

Artist's impression



Gaming Studio

Artist's impression

The Path to Independence

The 3-bedroom Type A unit is ideal for those who crave a space of their own, and for their surroundings to reflect their style. Thanks to its efficient layout, you can even convert a room into a gaming studio, or a personal workshop for your interests.



Master Bedroom

Artist's impression



Living Room

Artist's impression



Multipurpose Room

Artist's impression



Master Bedroom

Artist's impression

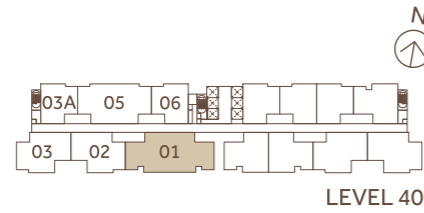
The Path towards Family

The Type B family-sized unit is perfect for a modern household, with multi-functional spaces. The open-plan living room flows into the dining area, creating a dual-purpose space where your family can interact with each other and also entertain guests.

THE VALLEY

Type E

2,186 sq. ft. / 203 sq. m.
6 Bedrooms | 4 Bathrooms



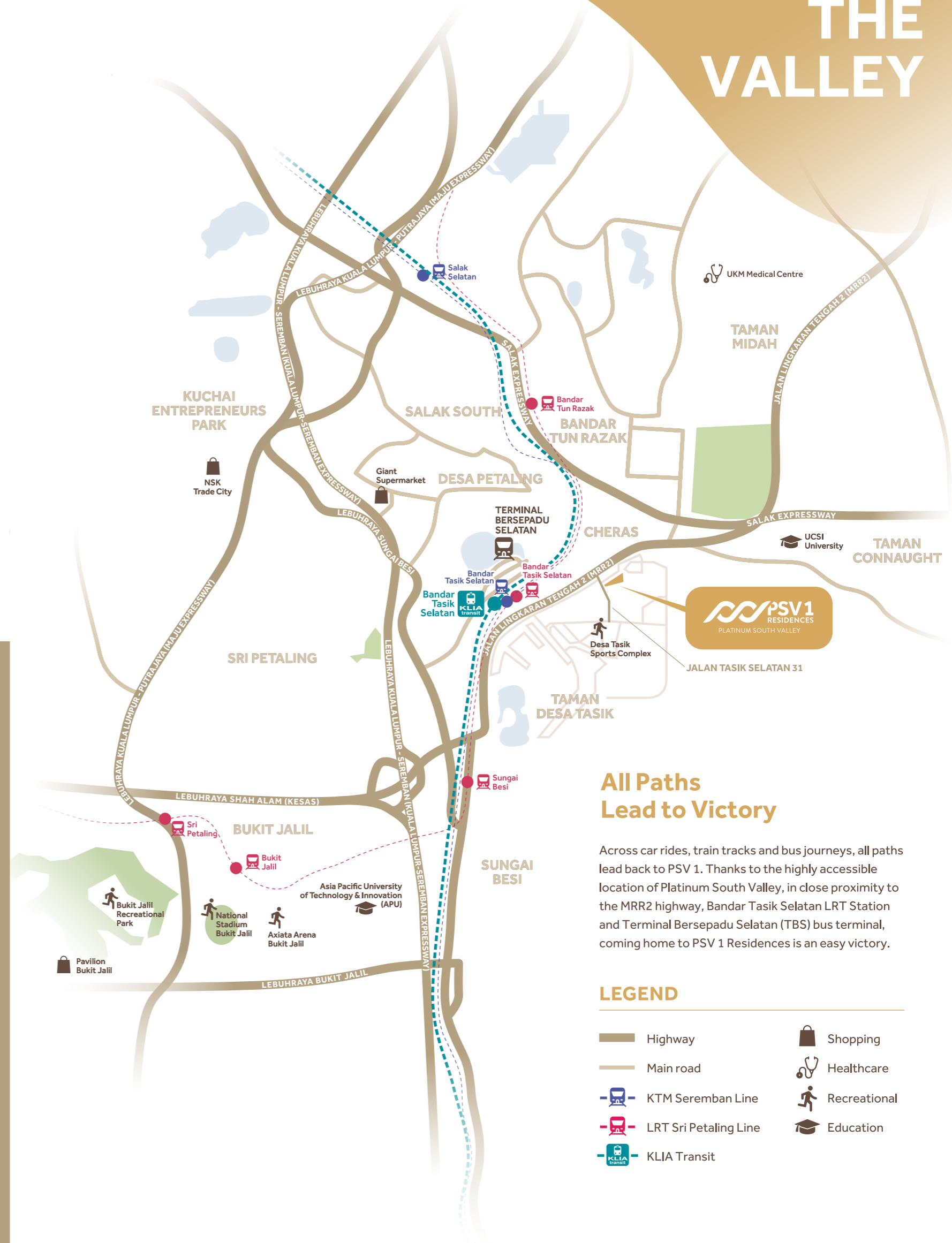
All drawings are not to scale and are subjected to variation, modification & substitution as recommended by the Architect and / or directed by the relevant Authority.

Specifications

STRUCTURE	Reinforced Concrete Frame					
WALL	Masonry Brick / Concrete Wall / Block / Panel					
WALL FINISHES	Quality Tiles			Kitchen 1500mm Height All Bathrooms Ceiling Height All Other Walls		
FLOOR FINISHES	Skim Coat & Paint Finish			Foyer / Living / Dining / Bedrooms / Kitchen / Bathrooms / Yard / Balcony / AC Ledge		
	Quality Tiles			AC Ledge		
	Cement Render					
WINDOWS	Aluminum Framed Window with Glass					
DOOR	Fire Door / Timber Door / Plywood Flush Door / Aluminum Framed Sliding Glass Door					
LOCKS	Quality Locksets					
CEILING	Skim Coat & Paint			All Ceiling		
FINISHES	Plaster Ceiling					
ROOF	Reinforced Concrete Roof / Metal Decking Roof					

ELECTRICAL SPECIFICATIONS	TYPE A/A(M)	TYPE B/B(M)	TYPE C/C(M)	TYPE D1	TYPE D	TYPE E
Lighting Point	17	19	21	34	30	31
Fan Point	2	2	3	4	4	4
Power Point	18	20	26	36	27	29
AC Point	4	5	5	8	8	9
Water Heater Point	2	2	3	4	4	4
Electrical DB	1	1	2	2	1	1
SMATV Point (HD)	1	1	2	2	1	1
Doorbell Point	1	1	1	2	1	1
Fiber Wall Socket Outlet	1	1	2	2	1	1
Data Point	-	-	-	-	2	2

SANITARY SPECIFICATIONS	TYPE A/A(M)	TYPE B/B(M)	TYPE C/C(M)	TYPE D1	TYPE D	TYPE E
Wash Basin with Tap	2	2	3	4	4	5
Bath Bib Tap	2	2	3	4	4	4
Wash Closet	2	2	3	4	4	4
Shower Head	2	2	3	4	4	4
Kitchen Sink with Tap	1	1	2	2	1	1
Yard Bib Tap	1	1	1	2	2	2



All Paths Lead to Victory

Across car rides, train tracks and bus journeys, all paths lead back to PSV 1. Thanks to the highly accessible location of Platinum South Valley, in close proximity to the MRR2 highway, Bandar Tasik Selatan LRT Station and Terminal Bersepadu Selatan (TBS) bus terminal, coming home to PSV 1 Residences is an easy victory.

LEGEND

- Highway
- Main road
- KTM Seremban Line
- LRT Sri Petaling Line
- KLIA Transit
- Shopping
- Healthcare
- Recreational
- Education

Sekolah Kebangsaan
Pengkalan Tentera Darat

The Mines
Shopping Mall

Sekolah Jenis
Kebangsaan (Cina)
Kwong Hon

LRT
Sungai Besi
Station

National Stadium
Bukit Jalil

Axiata Arena
Bukit Jalil



Shopping Malls & Supermarkets

- 📍 Giant Desa Petaling ----- 6km
- 📍 NSK Trade City ----- 7km
- 📍 The Mines Shopping Mall ----- 7km
- 📍 Endah Parade Mall ----- 7km
- 📍 Pavilion Bukit Jalil ----- 8km
- 📍 Sunway Velocity Mall ----- 8km

Healthcare Centres

- 📍 Klinik Famili BTS ----- 1km
- 📍 Klinik Pertama SG Besi ----- 2km
- 📍 Pantai Hospital Cheras ----- 6km
- 📍 UKM Medical Centre ----- 7km
- 📍 Sunway Medical Centre Velocity ----- 9km
- 📍 Ampang Hospital ----- 10km

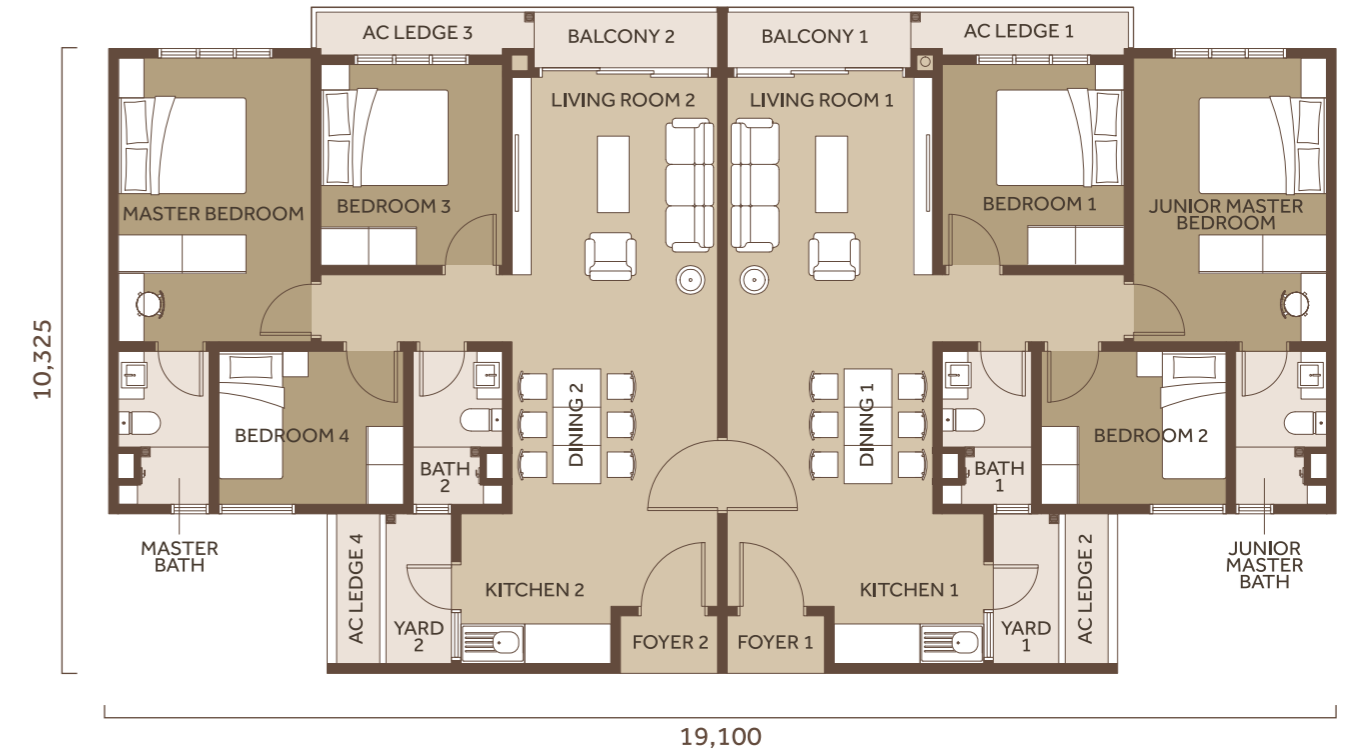
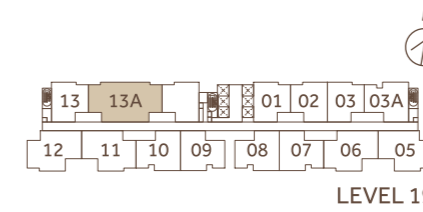
Parks & Recreation

- 📍 Desa Tasik Sports Complex --- 1km
- 📍 Taman Tasik Permaisuri ----- 4km
- 📍 National Stadium Bukit Jalil ----- 5km
- 📍 Axiata Arena Bukit Jalil ----- 6km

All published distances are approximate and are subjected to changes as dictated by the relevant authorities.

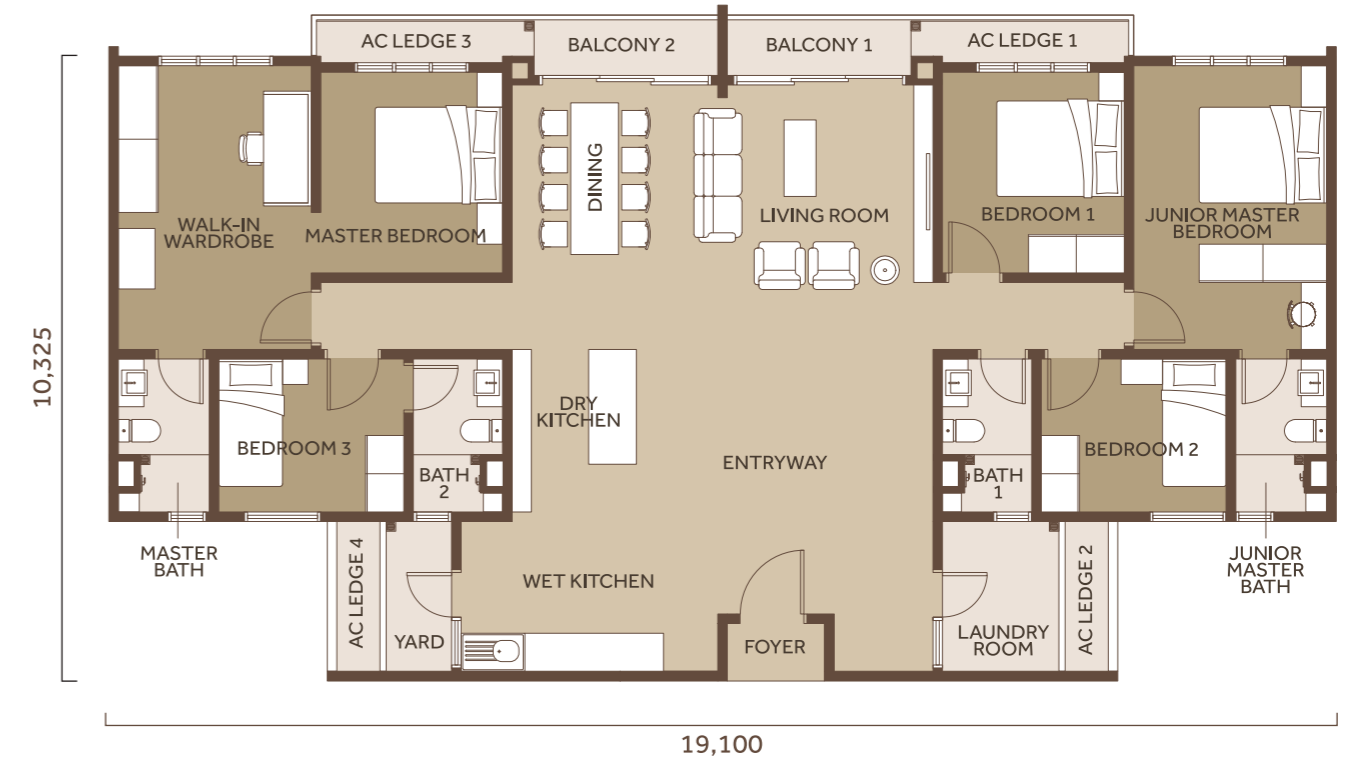
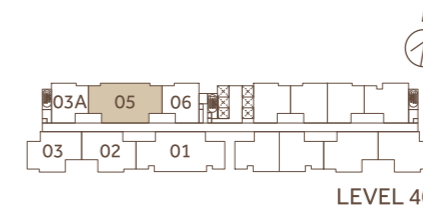
Type D1

1,891 sq. ft. / 176 sq. m.
6 Bedrooms | 4 Bathrooms



Type D

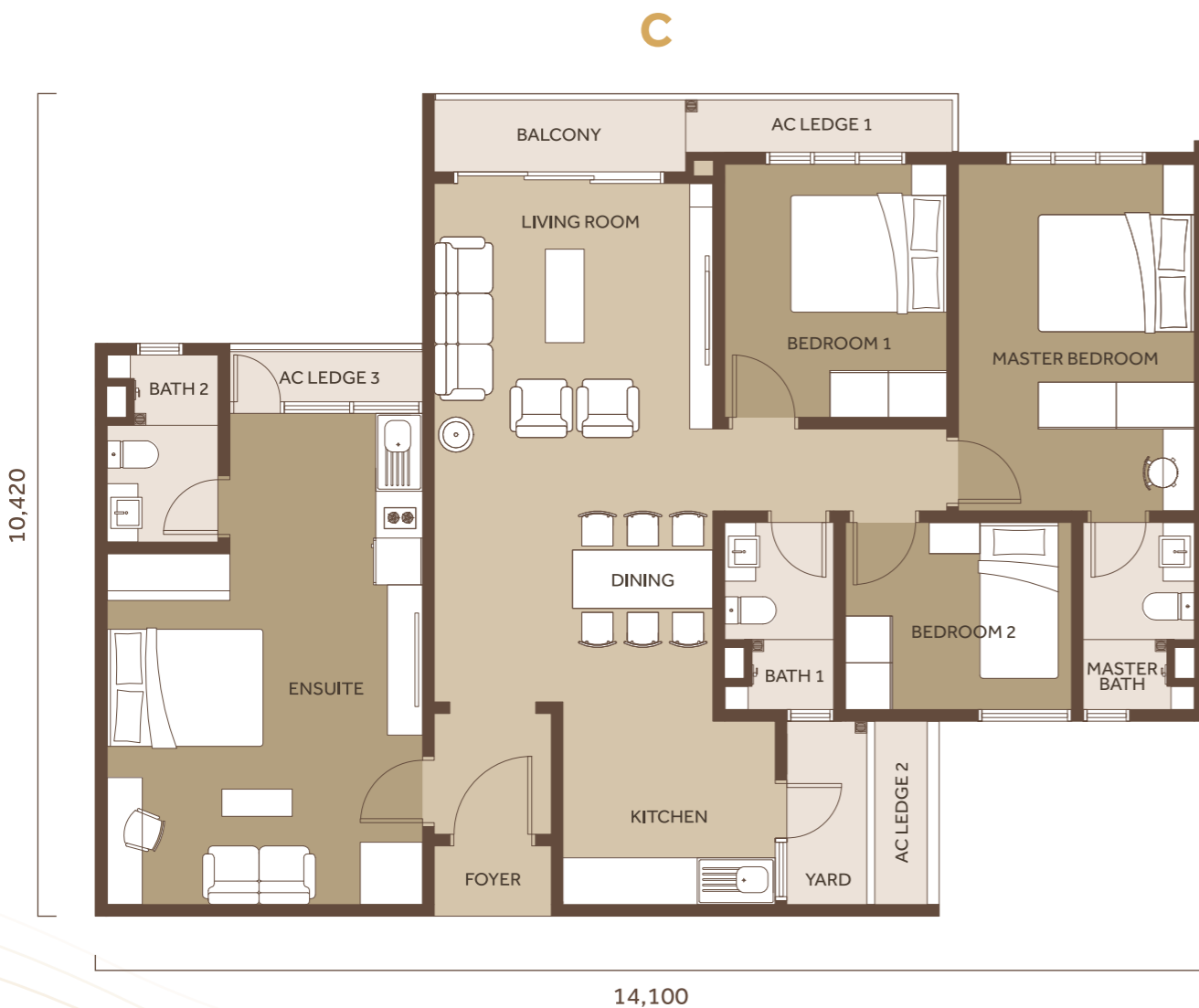
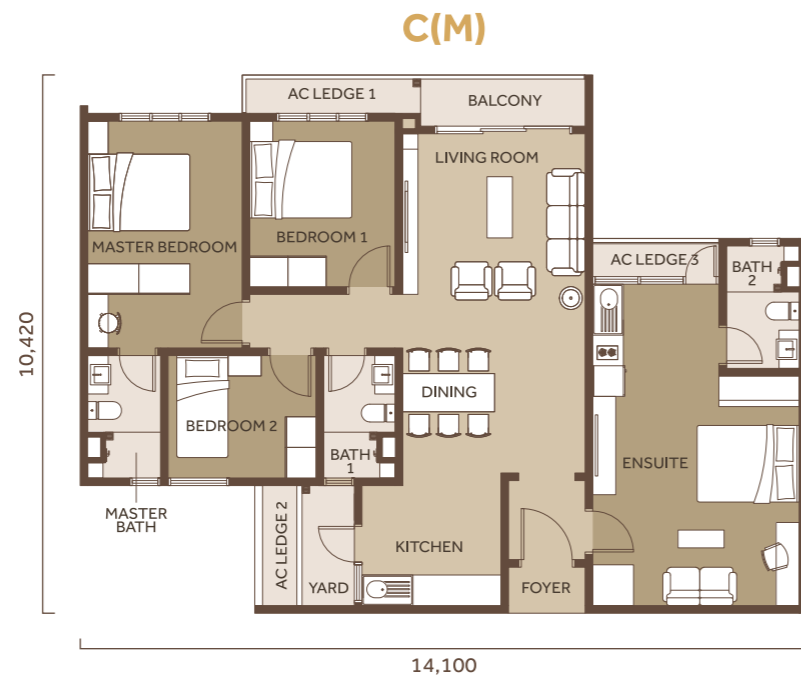
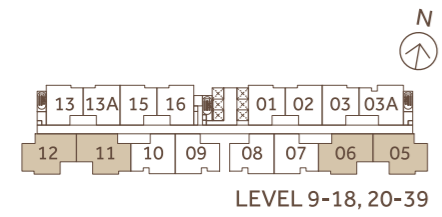
1,891 sq. ft. / 176 sq. m.
5 Bedrooms | 4 Bathrooms



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Type C/C(M)

1,317 sq. ft. / 122 sq. m.
3 Bedrooms | 1 Ensuite | 2 Bathrooms



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LRT & KTM
Bandar Tasik Selatan

Terminal
Bersepadu Selatan

Transportation Hubs & Access

- 📍 LRT Sungai Besi Station ----- 2km
- 📍 Terminal Bersepadu Selatan ----- 4km
- 📍 LRT & KTM Bandar Tasik Selatan --- 4km
- 📍 Sungai Besi Expressway
- 📍 MRR 2 Highway
- 📍 SUKE Expressway

Primary & Secondary Schools

- 📍 SMK Bandar Tasik Selatan ----- 1km
- 📍 SJK Tamil Sungai Besi ----- 1km
- 📍 SMK Sungai Besi ----- 2km
- 📍 SJK (C) Kwong Hon ----- 2km
- 📍 SK Pengkalan Tentara Darat ----- 3km

Tertiary Education

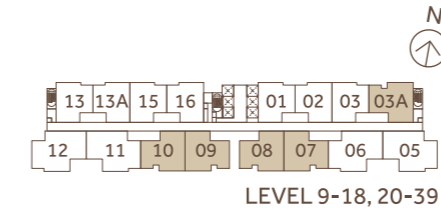
- 📍 UCSI University ----- 5km
- 📍 Asia Pacific University (APU) ----- 6km
- 📍 Al-Madinah International University --- 7km
- 📍 KRU Academy ----- 7km

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Type B/B(M)

1,093 sq. ft. / 102 sq. m.
4 Bedrooms | 2 Bathrooms



B(M)



B



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The Smarter & Safer Path

With round-the-clock guards watching over the ins and outs at PSV 1, you can be assured of a safe and secure home. Your home also comes with 3-tier security access, at the guard house, the lift lobby, and to your level.

What's more, with the all-in-one JAGA app, you can conveniently book facilities and answer the intercom on your phone. You can even alert your contacts in the event of an emergency and alert parties to dispatch assistance immediately.

INNOVATIVE LIFESTYLE WITH JAGA APP



FACILITIES BOOKING
Reserve your slot anytime, anywhere



EASY PAYMENT
Manage your maintenance fees online



STAY UP TO DATE
Share feedback, complaints, notices & happenings



DIGITAL INTERCOM
Your device connects straight to the guardhouse & vice versa



HEY JAGA
Connecting you with qualified professionals, from home services, car care, wellness & beyond

TECH-ENABLED SAFETY & SECURITY



RFID technology



Lift lobby card access



Level card access



CCTV surveillance



24-hour guard patrol



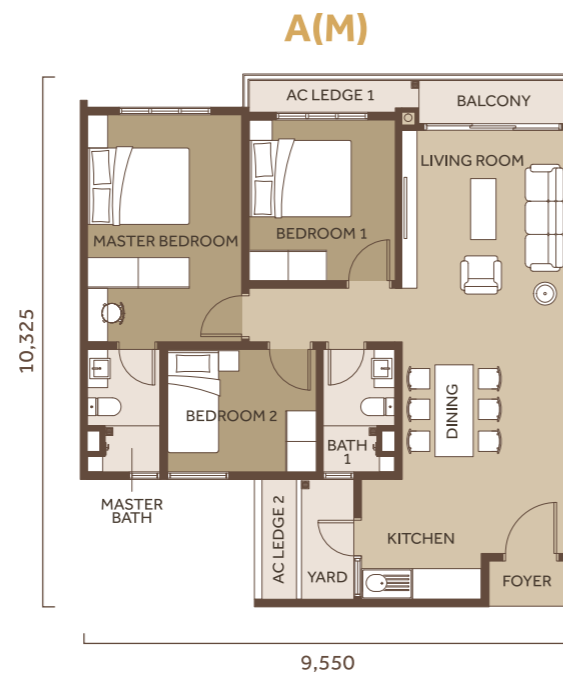
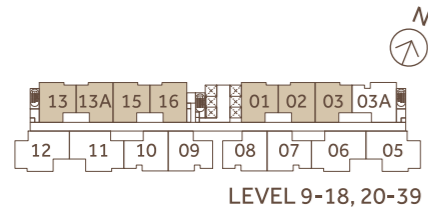
Emergency assistance

THE PROS

Unit Plans

Type A/A(M)

946 sq. ft. / 88 sq. m.
3 Bedrooms | 2 Bathrooms



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THE GAMES



Relaxing Moments
Artist's impression of Outdoor Lounge

The Path Twists & Turns

The games begin, at our engaging range of facilities for you and your family. Race laps around the 60m Infinity Pool or test your endurance at our Indoor Gym, while the kids challenge each other to the fastest slide down the Integrated Playground.

If you're looking for a spot of relaxation instead, lie back in the bubbling Jacuzzi or under the shade of the Outdoor Lounge. All around you is a landscape designed to seamlessly link with nature, with lush green foliage to soothe your senses.



Sunset Swim
Artist's impression of Infinity Pool



Ready to Race
Artist's impression of Integrated Playground

Paths to Fun & Function

Level 8 | Podium



- 1 60m Infinity Pool
- 2 Sundeck
- 3 Sunken Sunbed
- 4 Jacuzzi
- 5 Floating Deck
- 6 Wading Pool
- 7 Outdoor Shower
- 8 Open Lawn
- 9 Integrated Playground
- 10 BBQ Area
- 11 Outdoor Lounge
- 12 Fitness Corners
- 13 Gymnasium Room
- 14 Multipurpose Hall
- 15 Indoor Games Room
- 16 Space For Shop
- 17 Changing Rooms & Toilet
- 18 Surau



Achievements Unlocked
Artist's impression of Gymnasium Room



Magical Evening
Artist's impression of BBQ Area

Level 40 | Rooftop



- 1 Green Lawn
- 2 Camping Zone
- 3 Function Room
- 4 Co-working Space

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