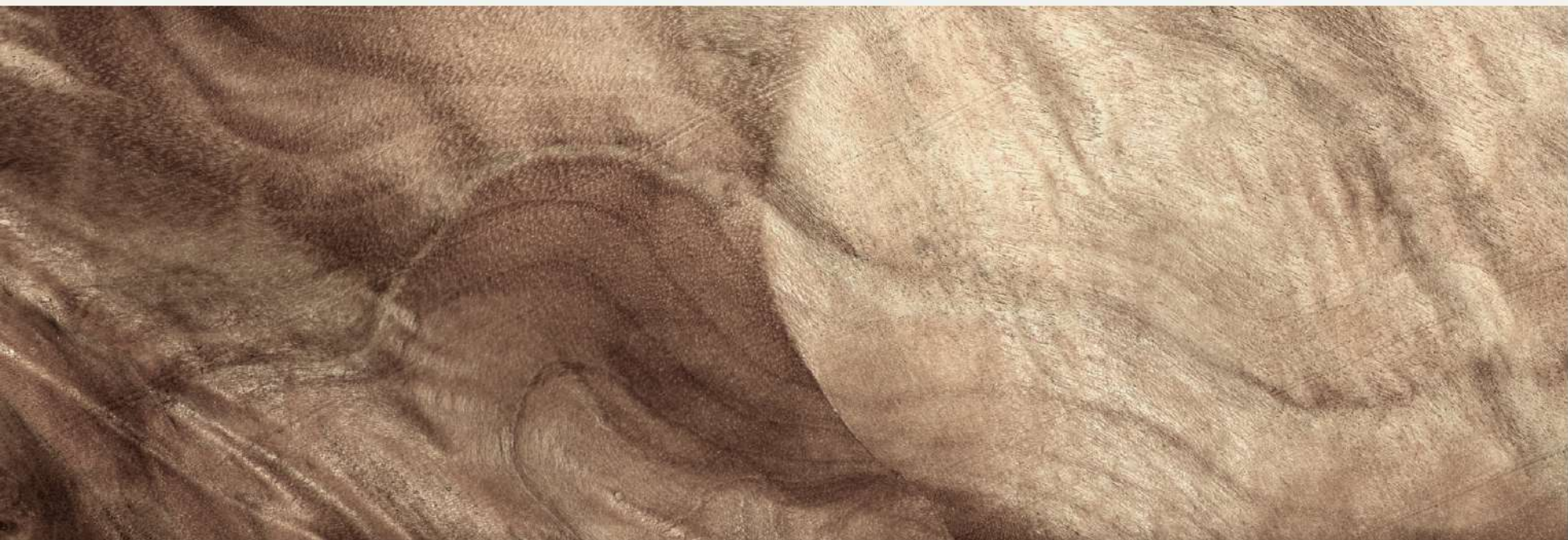




UTAMARA

BOUTIQUE RESIDENCES

*Welcome to*  
**UTAMARA**



Built over a sprawling 1.67 acres green haven, Utamara is an exclusive low-density experience combining the vibrancy and accessibility of Bandar Utama with the rustic, natural charm of Kayu Ara. Intimate, tranquil and connected to the things that matter, it's everything a home should be.

2

Blocks

82

Units

5

Storeys



# *Make yourself at Home*

Your Utamara home is your own intimate canvas to do with as you will. Our 9 different unit layouts, partially furnished and complete with thoughtful touches, bring out that perfect combination of open space and privacy, comfort and practicality.

# *Space for Possibilities*

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If you like having room to grow, you'll love the open plan layout of Utamara. Here, the kitchen, living room and dining area weave seamlessly into each other, extending into a private lanai and balcony, giving you abundant ventilation and natural lighting. Think of it as privacy and possibility, all rolled into one.

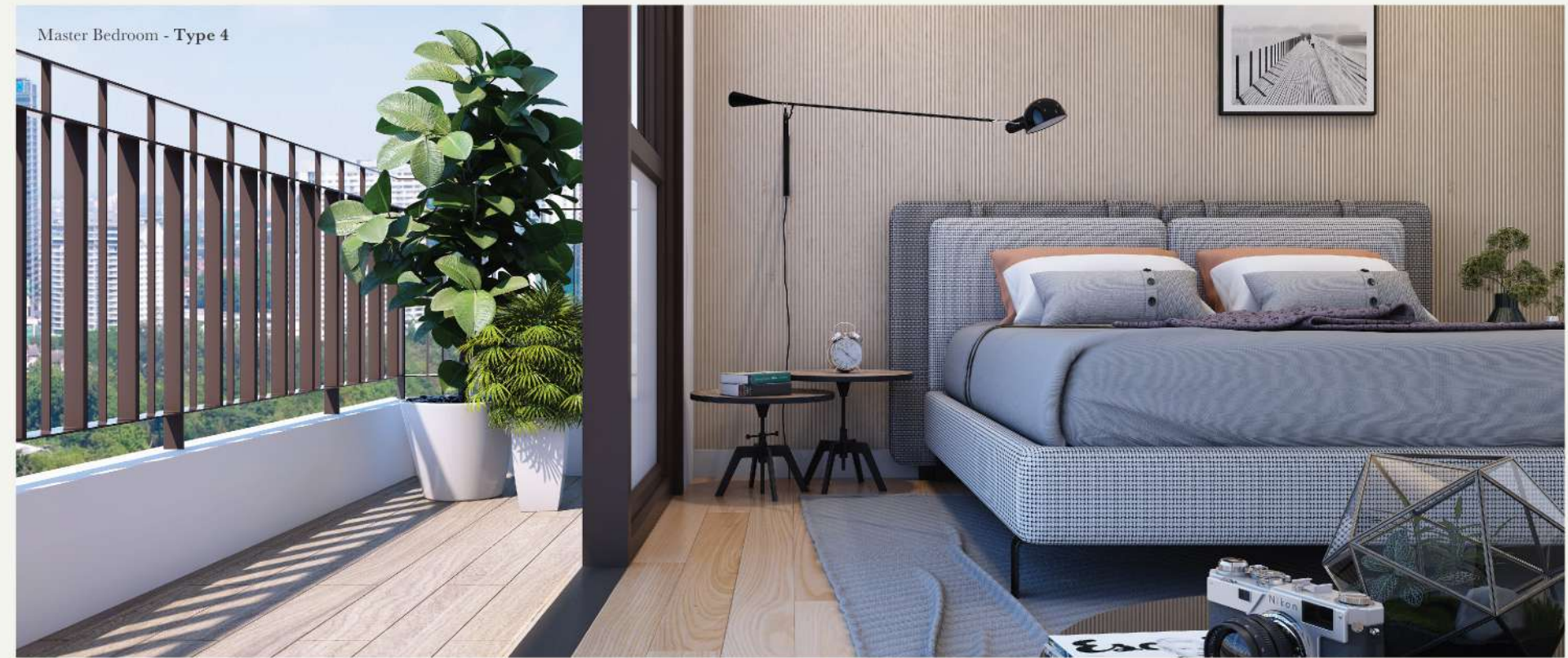


*Rest  
well  
Feel  
well*

---

We put a lot of thought into making your most private spaces even more intimate. All our sizeable bedrooms come with generously-proportioned windows. Our bathrooms in larger units boast a combination of louvre windows with opaque and frosted glass panels ensuring your choice of natural light, ventilation, and privacy.

Master Bedroom - Type 4



Bathroom - Type 7, 8 & 9



# *Designed to Delight*

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Freedom on the outside, tranquility on the inside; this essentially describes Utamara's unique living concept. In one block, a rooftop recreational space invites residents to wile away the hours with leisure facilities. In the other, an inner sanctum with spa-like features for those seeking private, intimate relaxation. All protected by a multi-tier security system with CCTV at perimeter fencing, 24/7 security guard patrols, card access system at guard house and lift, and internal home security system in every home.

Outdoor excitement, indoor relaxation - the best of both worlds



# Your very own Onsen

When things get overwhelming, it's nice to have a quiet place to retreat to. Wash away worries and soothe your senses at Utamara's private, by-reservation-only onsen (hot bath). Tune out of the noise of the city, turn down the hustle and bustle, and immerse yourself in cleansing, healing waters that will leave you refreshed and reinvigorated.



# *Well-being* *comes* *First*

The podium located at the ground floor is home to various welcoming facilities. A signature gym equipped with all manner of exercise equipment is ready for your daily health regimen. A pool sits close by, ideal for a quick dip or to simply lounge by. Last but not least, a quaint playground is ever-ready for kids to be, well, kids.

Pool Side Lounge



Double Level Gymnasium - Block B



# *Private Farm to Plate*

---

A rooftop isn't just a rooftop at Utamara; it's a place where life blossoms – literally. Harvest your own edible plants from the herbs garden and private roof farm, and make them part of your cookout at home, or in the panoramic BBQ garden. Or take your entertaining to the next level with a splendid multi-purpose venue that comes with an adjoining kitchen; perfect for parties, celebrations and any occasion worth making memorable.



A detailed architectural rendering of a rooftop terrace. In the foreground, a wooden deck is furnished with a large orange sofa, a wicker chair with a red polka-dot cushion, and a round white marble coffee table with a pink mesh base. A swimming pool with blue tiles and white lounge chairs is in the middle ground. The terrace is surrounded by lush greenery, including large trees with pink flowers. In the background, a modern multi-story building with balconies is visible against a blue sky with clouds. The overall atmosphere is one of luxury and tranquility.

*enter* Exclusivity.  
*explore* Tranquility.  
*experience* Intimacy.

# Podium Facilities



Ground Level (BLOCK B)

- |                        |                           |               |
|------------------------|---------------------------|---------------|
| 1 Wading Pool          | 5 Sun Deck                | 9 Shower Area |
| 2 Children's Play Area | 6 Floating Lounge         | 10 Restroom   |
| 3 Pool Side Lounge     | 7 Infinity Pool           |               |
| 4 Onsen (Hot Bath)     | 8 Gymnasium (Level 1 & 2) |               |

# Rooftop Facilities



Rooftop (BLOCK A)

- |                                  |                     |                                       |
|----------------------------------|---------------------|---------------------------------------|
| 1 Courtyard                      | 6 Surau             | 11 Terrace Garden with Seating        |
| 2 Multipurpose Hall with Kitchen | 7 Play Area         | 12 Landscape Courtyard (Ground Level) |
| 3 Private Roof Farm              | 8 Hammock Area      | 13 Restroom                           |
| 4 Herbs Garden                   | 9 Barbecue Area     |                                       |
| 5 Interactive Terrace            | 10 Reflexology Path |                                       |

Site Plan  
Block B

Block A



# Surrounded By Comfort & Convenience



## TRAIN STATION

|   |                      |        |
|---|----------------------|--------|
| 1 | MRT Bandar Utama     | 1.4 km |
| 2 | MRT TTDI             | 2.2 km |
| 3 | LRT Damansara Utama* | 800 m  |
| 4 | LRT Tropicana*       | 850 m  |



## SHOPPING

|    |                                                        |        |
|----|--------------------------------------------------------|--------|
| 5  | Centrepont                                             | 260 m  |
| 6  | The Starling                                           | 1.3 km |
| 7  | One Utama Shopping Centre                              | 1.5 km |
| 8  | TTDI Market                                            | 2.0 km |
| 9  | IPC Shopping Centre                                    | 2.3 km |
| 10 | Ikea Damansara                                         | 2.4 km |
| 11 | eCurve                                                 | 2.4 km |
| 12 | Atria Shopping Gallery                                 | 1.2 km |
| 13 | 3 Damansara<br>(Formerly known as Tropicana City Mall) | 1.8 km |



## LEISURE

|    |                                 |        |
|----|---------------------------------|--------|
| 14 | Tropicana Golf & Country Resort | 3.1 km |
| 15 | Bandar Utama Golf House         | 1.5 km |



## HEALTH CARE

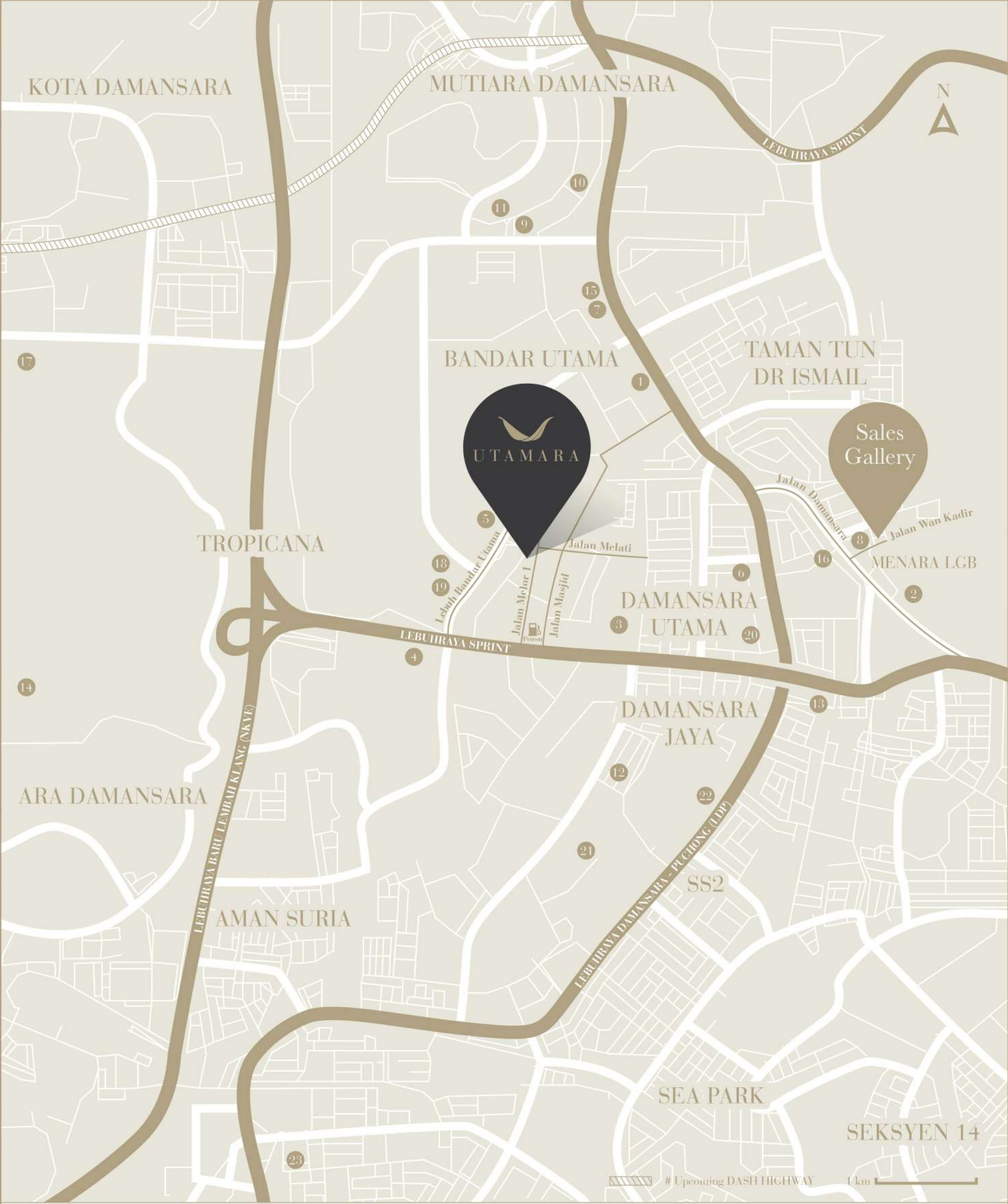
|    |                                   |        |
|----|-----------------------------------|--------|
| 16 | KPJ Damansara Specialist Hospital | 1.8 km |
| 17 | Thomson Hospital Kota Damansara   | 3.9 km |



## EDUCATION

|    |                                           |        |
|----|-------------------------------------------|--------|
| 18 | First City University College             | 500 m  |
| 19 | The British International School          | 500 m  |
| 20 | UCSI College                              | 1.5 km |
| 21 | Beaconhouse Sri Inai International School | 1.6 km |
| 22 | KDU University College                    | 1.6 km |
| 23 | Lincoln University College                | 5.1 km |

\*Upcoming LRT stations



Utamara Boutique Residences  
Jalan Melati, Jalan PJU 6A, 47400 Petaling Jaya, Selangor

Sales Gallery  
No 28, Ground Floor, Jalan Wan Kadir 1, Taman Tun Dr Ismail, 60000 Kuala Lumpur



# PARKWOOD

Parkwood is an innovative yet sustainable boutique developer focused on creating quality lifestyle property projects through a measured approach that yields well-considered designs to positively impact quality of life, the environment and surrounding communities.

Parkwood draws on the combined multi-faceted capabilities and expertise of its management, who were previously involved in projects such as the award-winning Menara LGB and The Greens at Taman Tun Dr. Ismail as well as international projects including Lancer Square in London. Parkwood seeks to tap into unique opportunities in the property sector. It takes pride in its commitment to quality, uncompromising integrity and future-friendly living concepts.

A wholly-owned subsidiary of Amalgamated Industrial Steel Berhad (AISB), a public listed company on the Main Market of Bursa Securities with its core business in the trading of steel related products, property development and property investment, Parkwood was established as the property arm of AISB to capitalise on the opportunities in the property sector.

Disclaimer: All pictures and sketches in this publication are artist impressions/renderings for illustration purposes only. The developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. The developer shall not be held responsible for any error or inaccuracy nor be liable for any loss and/or damages that may be suffered or sustained resulting from any reliance on this publication and/or visualisation or any part thereof.

DEVELOPER: Parkwood Sdn Bhd (18730-T) | Address: Unit 8-02, Level 8, Menara LGB, No. 1, Jalan Wan Kadir, Taman Tun Dr. Ismail, 60000 Kuala Lumpur | Contact No. 603 2788 9323 | Developer's License No.: 19654-1/04-2021/0326(L) | Validity Period : 11/04/2019 - 10/04/2021 | Advertising & Sales Permit No.: 19654-1/04-2021/0326(P) | Validity Period: 11/04/2019 - 10/04/2021 | Approving Authority: Majlis Bandaraya Petaling Jaya | Building Plan Approval No.: MBPJ/120100/T/P10/1102/2018 | Expected Date of Completion: February 2022 | Tenure of Land: Leasehold 99 years (Expiring: 05/03/2117) | Land Encumbrances: Nil | Restriction in Interest: Nil | Property Type: Townhouse | Total No. of Unit: 82 units (Block A - 31 units & Block B - 51 units) | Selling Price: RM911,694 (Min) - RM1,932,501 (Max) | Built-up Areas: 1,033sf - 2,379sf | 7% Bumiputera Discount  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

010 208 3003



[www.parkwood.my](http://www.parkwood.my)

A Development by



PARKWOOD

**Developer:** Parkwood Sdn Bhd (144917 - V) Level 8, Menara LGB, Jalan Wan Kadir, Taman Tun Dr Ismail, 6000 Kuala Lumpur, Malaysia. **Email:** [info@parkwood.my](mailto:info@parkwood.my)