



R E S I D E N C E S





# Where Design Meets Function



# A Lasting Impression





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BEST BOUTIQUE  
DEVELOPER

Masteron Sdn Bhd

2019



# Striking The Perfect Balance

Amidst the serenities of Puchong's scenic landscapes, KR7 stands tall and proud with its distinctive design features that sets to define the standards of today's modern living. Embellished with an aesthetic that celebrates versatility, KR7 is a photogenic masterpiece that is sure to leave a lasting impression.

## A Photogenic Masterpiece

KR7 makes inspired living possible through an ideal balance between modern urbanity and lush greeneries. Overlooking the serenities of Puchong's scenic landscapes, it makes the perfect sanctuary from the hustle and bustle of the city.



## Integrated Smart Community Features

KR7 comes equipped with a smart community app so you can enjoy convenience and accessibility right at your fingertips.



### Integrated VP Scheduler & Defect Management System

Schedule your VP appointments, report and monitor defect statuses and more.



### Security & Visitor Management System

Pre-register your visitors through your smartphone, enable panic mode through the touch of a button, and more.



### Resident Management System

Pre-book your facilities, conveniently view your e-documents and more.





# Floor Plans

## Harmoniously Designed Spaces

### TYPE A/A-R

753 sq.ft  
2 Bedrooms + 1 Utility // 2 Bathrooms



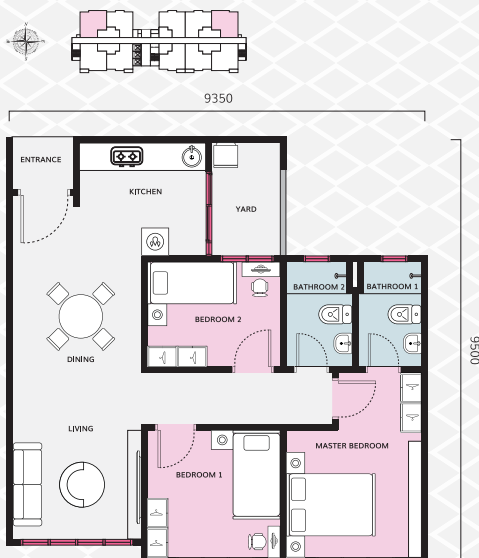
### TYPE A1/A1-R

792 sq.ft  
2 Bedrooms + 1 Utility // 2 Bathrooms



### TYPE B/B-R

850 sq.ft  
3 Bedrooms // 2 Bathrooms



### TYPE B1/B1-R

889 sq.ft  
3 Bedrooms // 2 Bathrooms



Spaces within KR7 are intricately designed to fulfill a modern cutting-edge aesthetic, whilst providing a living environment perfectly suited for everything you may wish for.

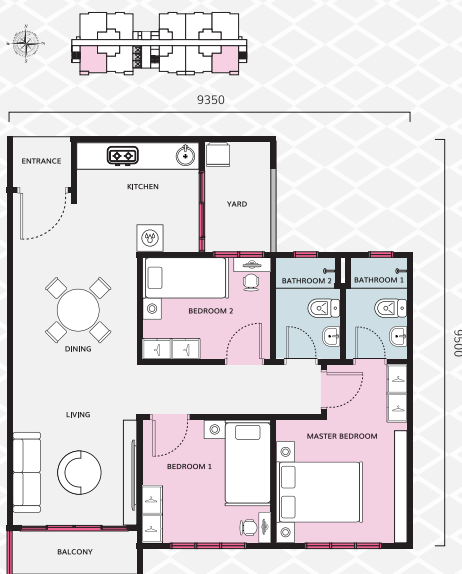
## TYPE A3

792 sq.ft  
2 Bedrooms + 1 Utility // 2 Bathrooms



## TYPE B3/B3-R

889 sq.ft  
3 Bedrooms // 2 Bathrooms



## Specifications

Structure	Reinforced Concrete				
Wall	Brick Wall or Concrete Wall				
Roof	Concrete Slab				
Ceiling	Living, Dining, Kitchen, Bedrooms, Utility Room, Yard, Balcony			Skim coat to concrete soffit	
	Bathrooms			Plaster ceiling board	
Wall Finishes	External Wall			Weather shield paint	
	Internal Wall			Emulsion paint	
	Kitchen			Ceramic tiles up to concrete soffit	
	Bathrooms			Ceramic tiles up to ceiling height	
Floor Finishes	Living, Dining, Kitchen			Porcelain tiles	
	Bedrooms, Utility Room			Porcelain tiles	
	Bathrooms			Ceramic tiles	
	Yard, Balcony			Ceramic tiles	
	Open Terrace (Type A2/A2-R & B2/B2-R only)			Cement render / Artificial turfing	
Doors	Sliding glass door				
	Timber flush door				
Windows	Casement / top hung windows				
Sanitary Fittings	Water closet			2 nos	
	Wash basin			2 nos	
	Tap			3 nos	
	Shower rose			2 nos	
	Kitchen sink			1 no	
Electrical Installation		A/A-R	A1/A1-R/A2/A2-R/A3	B/B-R	B1/B1-R/B2/B2-R/B3/B3-R
	Light point	10	11	11	12
	Ceiling fan point	2	2	2	2
	Air-cond point	2	2	2	2
	Power point	10	10	10	10
	Telephone outlet	1	1	1	1
	TV point	1	1	1	1
	Water heater point	2	2	2	2
	Door bell point	1	1	1	1

## Inspired Living Spaces

The master plan boasts a multitude of amenities to inspire a balance of work and play. With each section tastefully designed, this truly is the ideal environment with all the essentials to create life as you wish.

## Facilities

Swimming Pool	Guest Room / Private Dining
Children Pool	Karaoke Room
Pool Deck	Management Office
Open Lawn	Gymnasium
Outdoor Gym & Children Playground	Multi Purpose Hall
BBQ Area	Community Hub
Themed Garden	Changing Room
	Steam & Sauna Room

# An Enviably Location

Strategically sitting in the crossroads of Petaling, Sepang and Kuala Langat districts, KR7's coveted location boasts a balance of lush greeneries that breathes life into its surroundings.



**Kemajuan Masteron Sdn Bhd** (228939-X)  
(Masteron Group of Companies)

## MASTERON GALLERY

L1-11, Block C, Koi Prima,  
Jalan Pinggiran Mas, Taman Mas Langat,  
47130 Puchong, Selangor Darul Ehsan

## MASTERON GRAND PAVILION

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**WWW.KR7RESIDENCES.MY**



**KR7 RESIDENCES**

Developer: Kemajuan Masteron Sdn Bhd (228939-X) | Developer's License No: 6564-3/05-2022/01890(L) | Validity: 29/5/2021 - 28/5/2022 | Sales & Advertising Permit No: 6564-3/05-2022/01890(P) | Validity: 29/5/2021 - 28/5/2022 | Land Tenure: Leasehold 99 years | Expiry Date: 6/12/2116 | Land Encumbrance: Nil | Building Plans Approving Authority: MDKL | Building Plans Ref. No: MDKL/JKB/2/4/1234 | Type of Property: Serviced Apartment | Total units: 269 | Selling Price: RM472,300 (Min) - RM691,900 (Max) | Expected Date of Completion: Oct. 2025 | Restriction in Interest: The land is not transferable, leased or charged without prior consent from the State Authority.

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