



S A L E S K I T



P R O P E R T Y

BUILDING ELEVATION PLAN



DUPLEX PENTHOUSES &
APARTMENTS & SKY LOUNGE
LEVEL **19-20**

APARTMENTS & SKY GARDEN
LEVEL **16-18**

APARTMENTS
LEVEL **6-15**

APARTMENTS & FACILITIES
LEVEL **5**

RESIDENTS CARPARK
LEVEL **2-4**

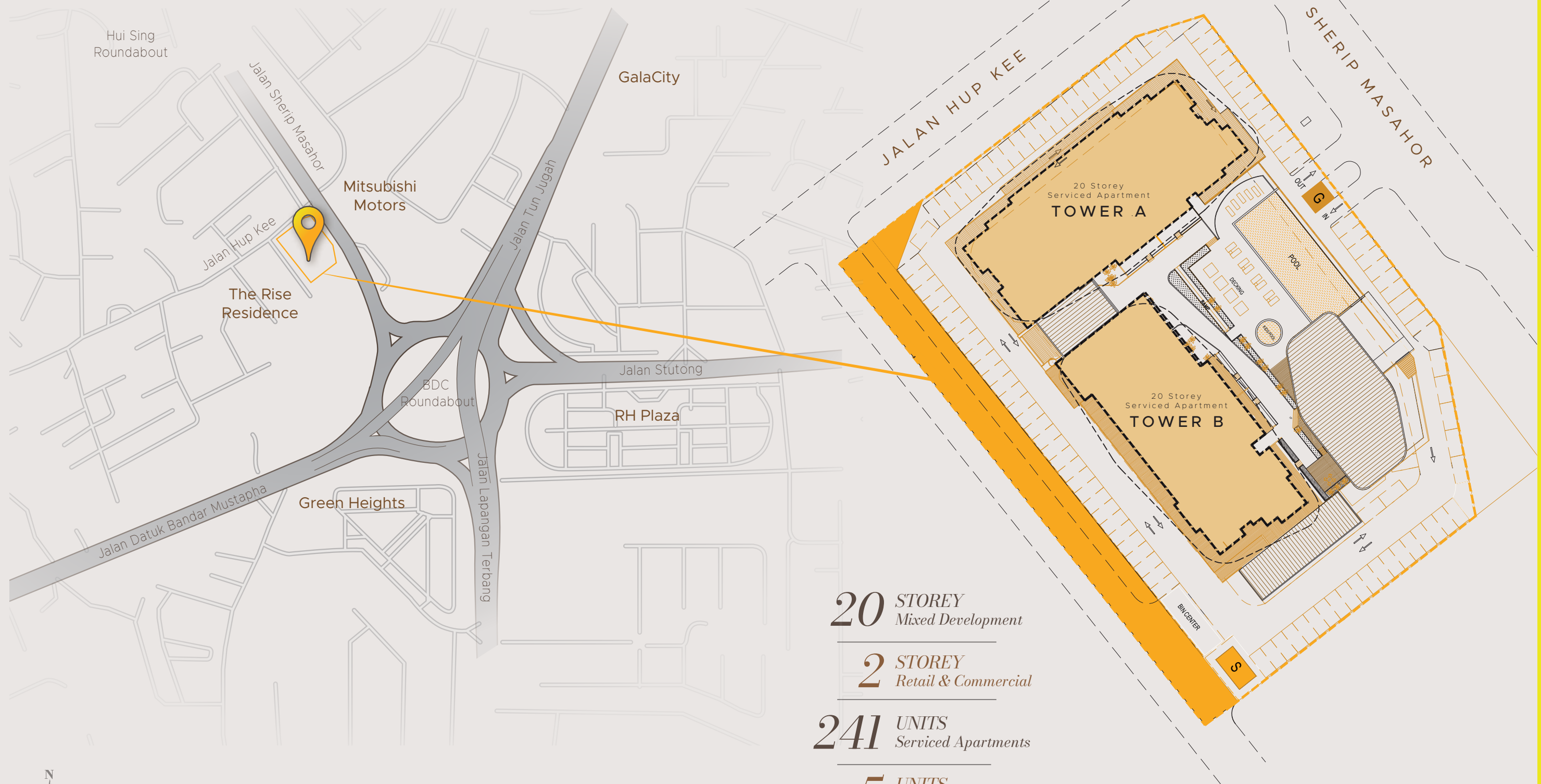
RETAIL & COMMERCIAL
& RESIDENTS CARPARK
LEVEL **1**

RETAIL & COMMERCIAL & CARPARK
GROUND FLOOR

DISCLAIMER: Please be advised that the images and color schemes shown are purely for illustration purposes only. The information provided in this material is subject to change without notice, as deemed necessary by the relevant Authorities or the Developer. This information should not be considered as a formal offer or contract. All dimensions and measurements are rough estimates and may not be exact. Although efforts have been made to ensure accuracy, the Developer cannot be held responsible for any discrepancies or inaccuracies that may occur.

Property Name: The Rise Residence • Approval Authority for Building Plan: MBKS • Approved Building Plan No.: B.P. 63/2022 • SPA Approval No.: P/1D/713-16 • Project Address: Lot 5530, Block 16 Kuching Central Land District • Land Tenure: 99 years • Expected date of completion: 48 months from the date of SPA • Type P: 5 units • Type A1: 3 units • Type A2: 1 unit • Type A3: 1 unit • Type B1: 4 units • Type C1: 5 units • Type D2: 2 units • Type D3: 3 units • Type A: 60 units • Type B: 52 units • Type C: 65 units • Type D: 45 units • Total Units: 246 units • Housing Developer's License No.: L0058/KP/HD/01/2023/0023 • Validity Period: 23.06.2023-31.05.2027 • Advertisement & Sale Permit No.: P0058/KP/HD/01/2023/0024 • Validity Period: 07.07.2023-31.05.2027 • Min Price: RM553,000 • Max Price: RM1699,000

SITE PLAN



20 STOREY
Mixed Development

2 STOREY
Retail & Commercial

241 UNITS
Serviced Apartments

5 UNITS
Duplex Penthouses



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LAYOUT PLAN

LEVEL 5

COMMON FACILITIES

- Swimming Pool
- Kids Pool
- Poolside Serenity
- Game Room
- Reading Room
- Function Room
- Sauna
- Changing Room
- Kids Playground
- Yoga Deck
- Gym
- Zen Terrace
- Management Office
- Washroom
- Utility Room
- Sky Garden @ Level 16
- Sky Lounge @ Level 19



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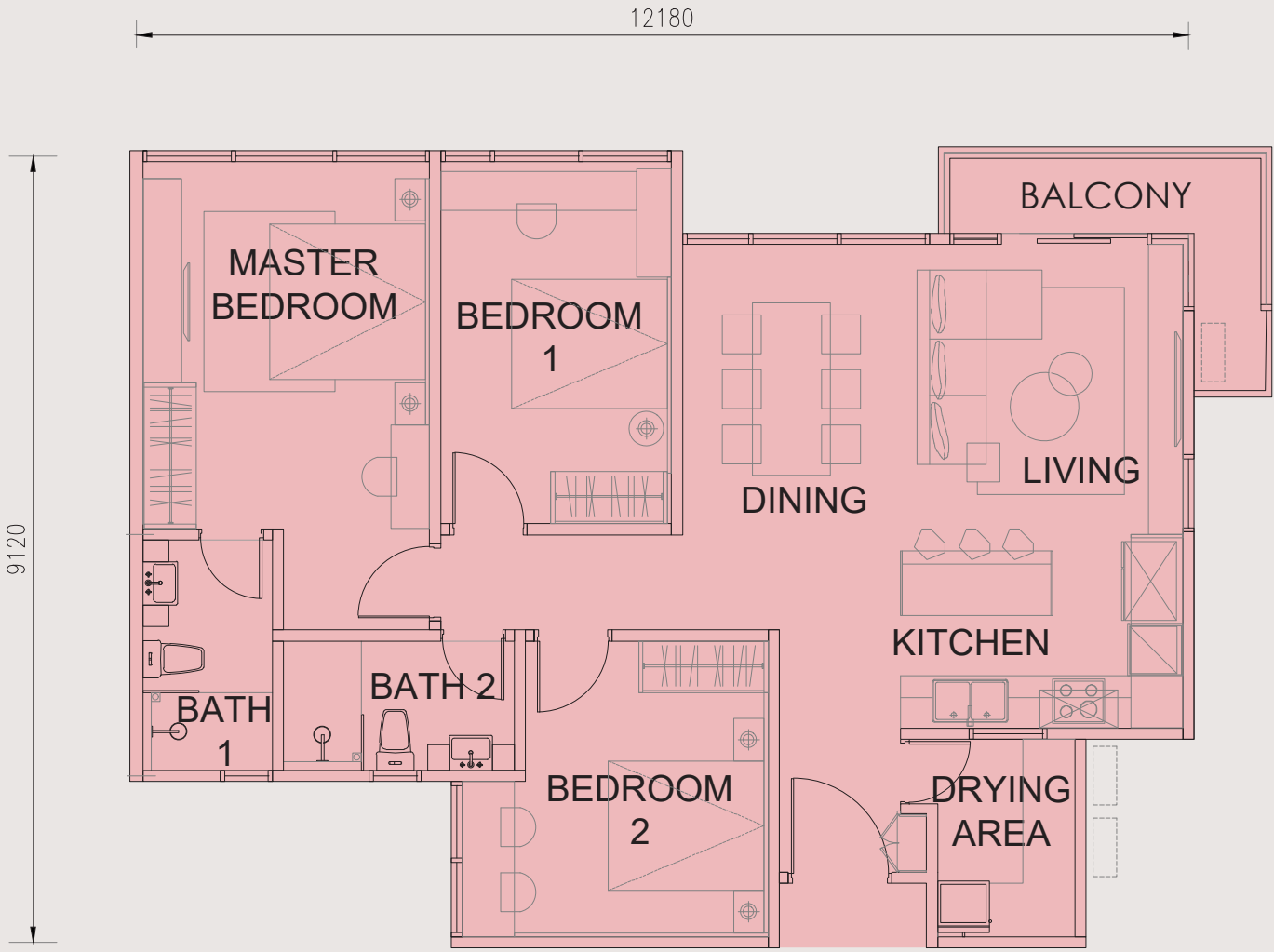
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FLOOR PLAN

TYPE **A** – Level 6 to 18

1115.5 FT²

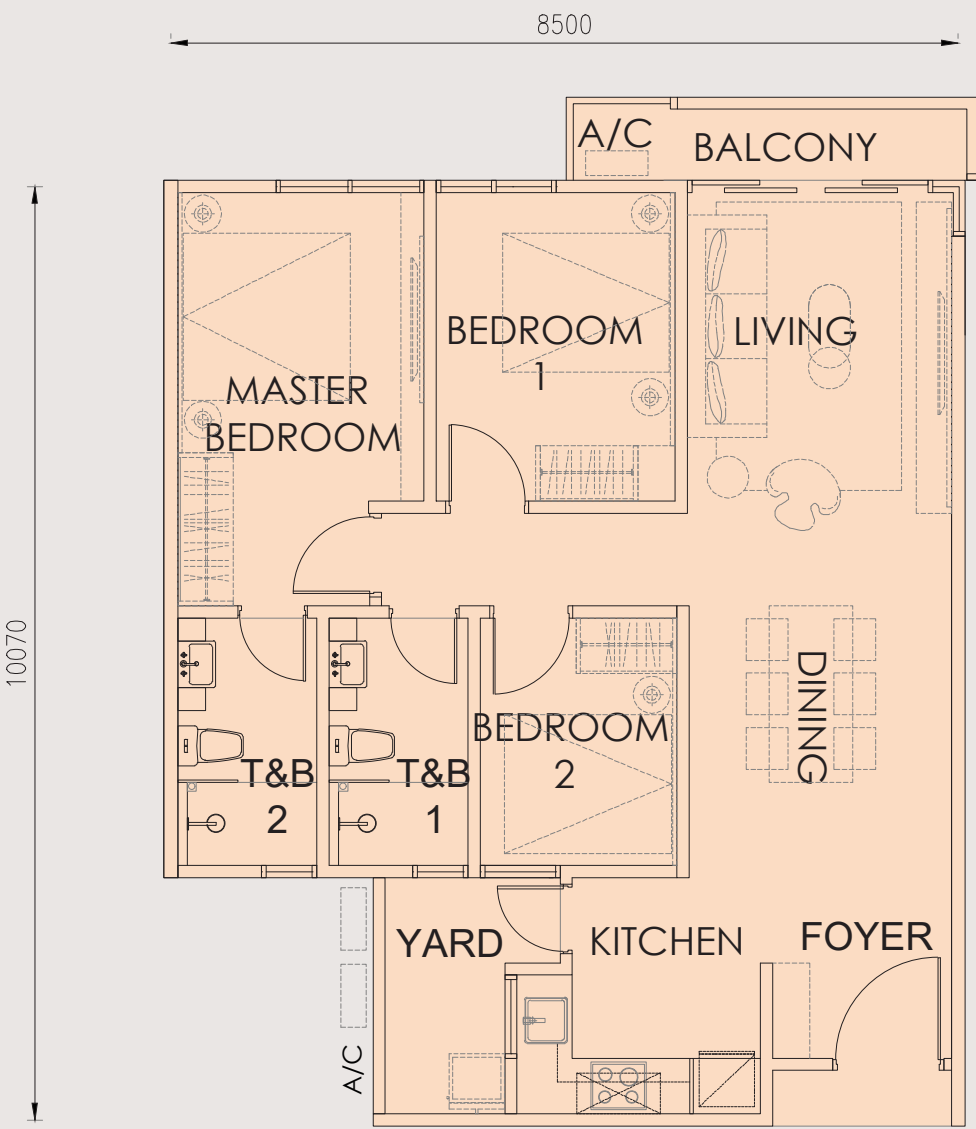
3  2  2 



TYPE **B** – Level 6 to 19

913.3 FT²

3  2  1 



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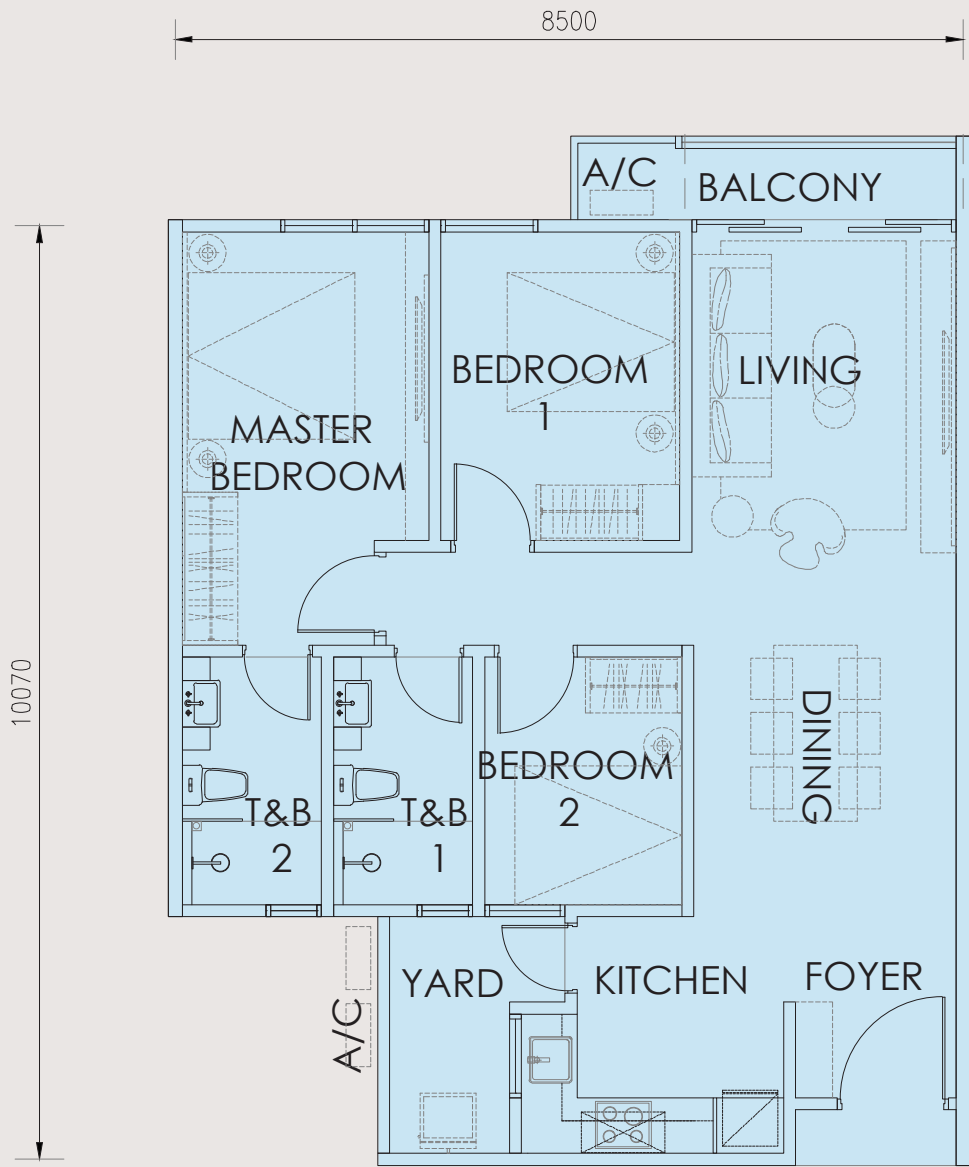
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FLOOR PLAN

TYPE C – Level 6 to 19

911.1 FT²

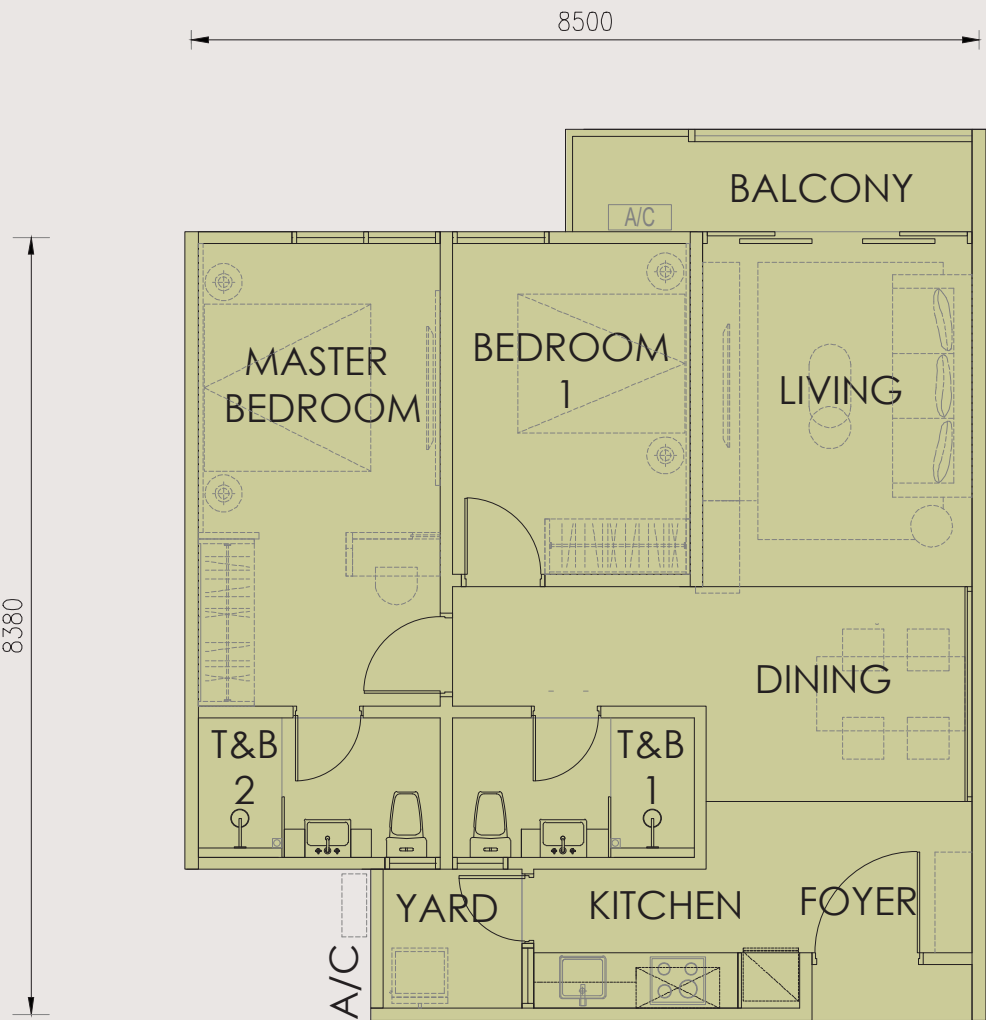
3 2 1



TYPE D – Level 7 to 19

797.5 FT²

2 2 1



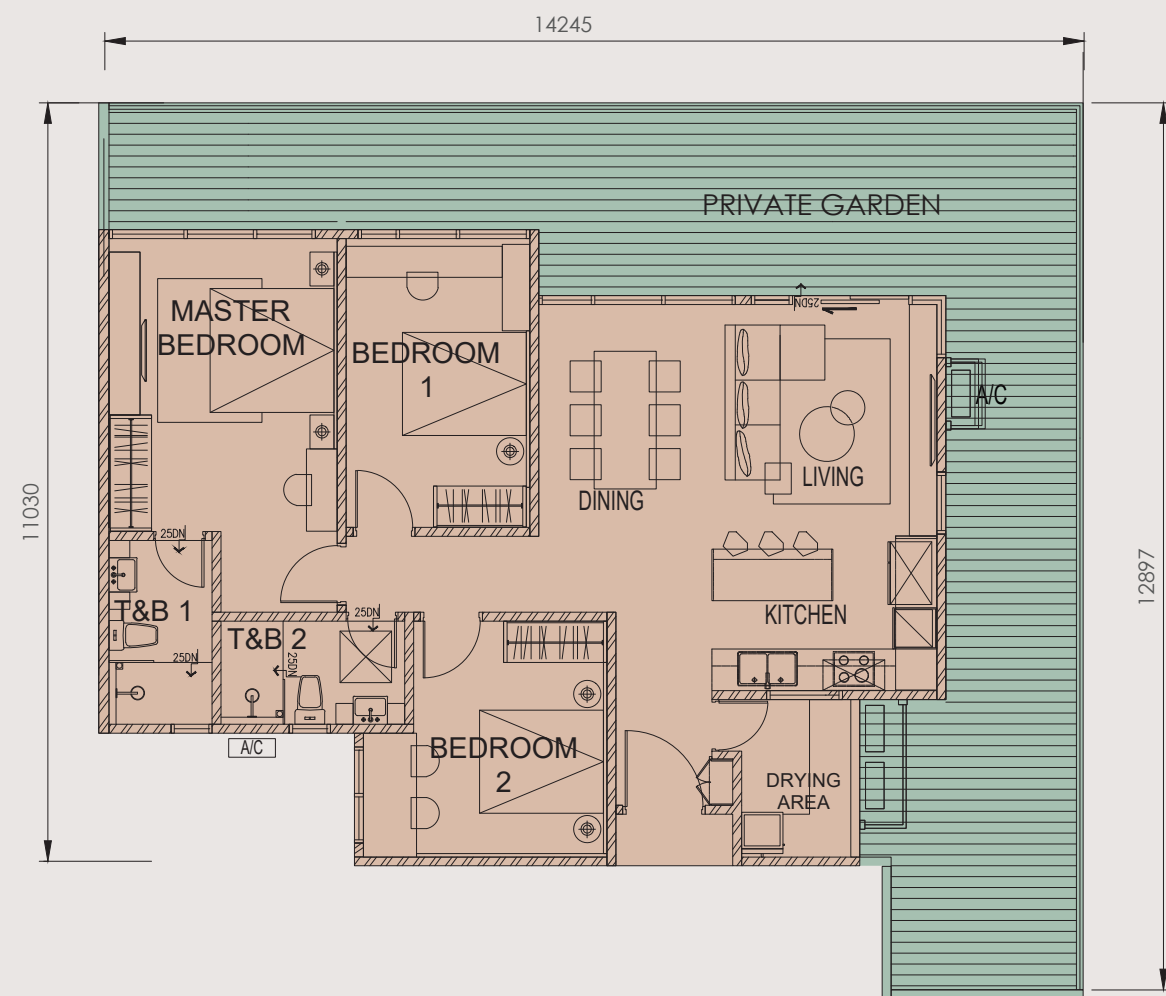
FLOOR PLAN

LEVEL 5

TYPE A1

1673.7 FT² (Private Garden 649.0 FT²)

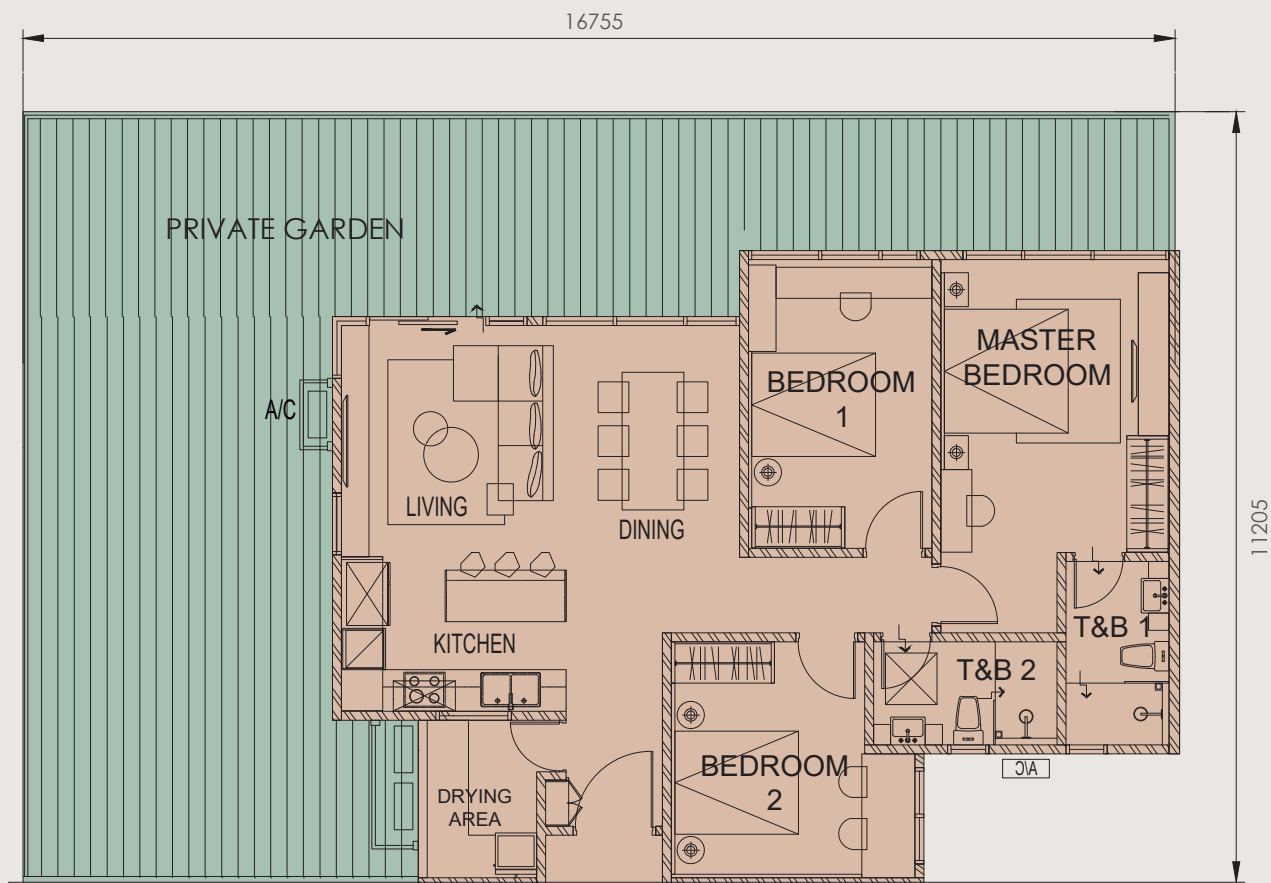
3  2  2 



TYPE A3

1942.8 FT² (Private Garden 918.1 FT²)

3  2  2 



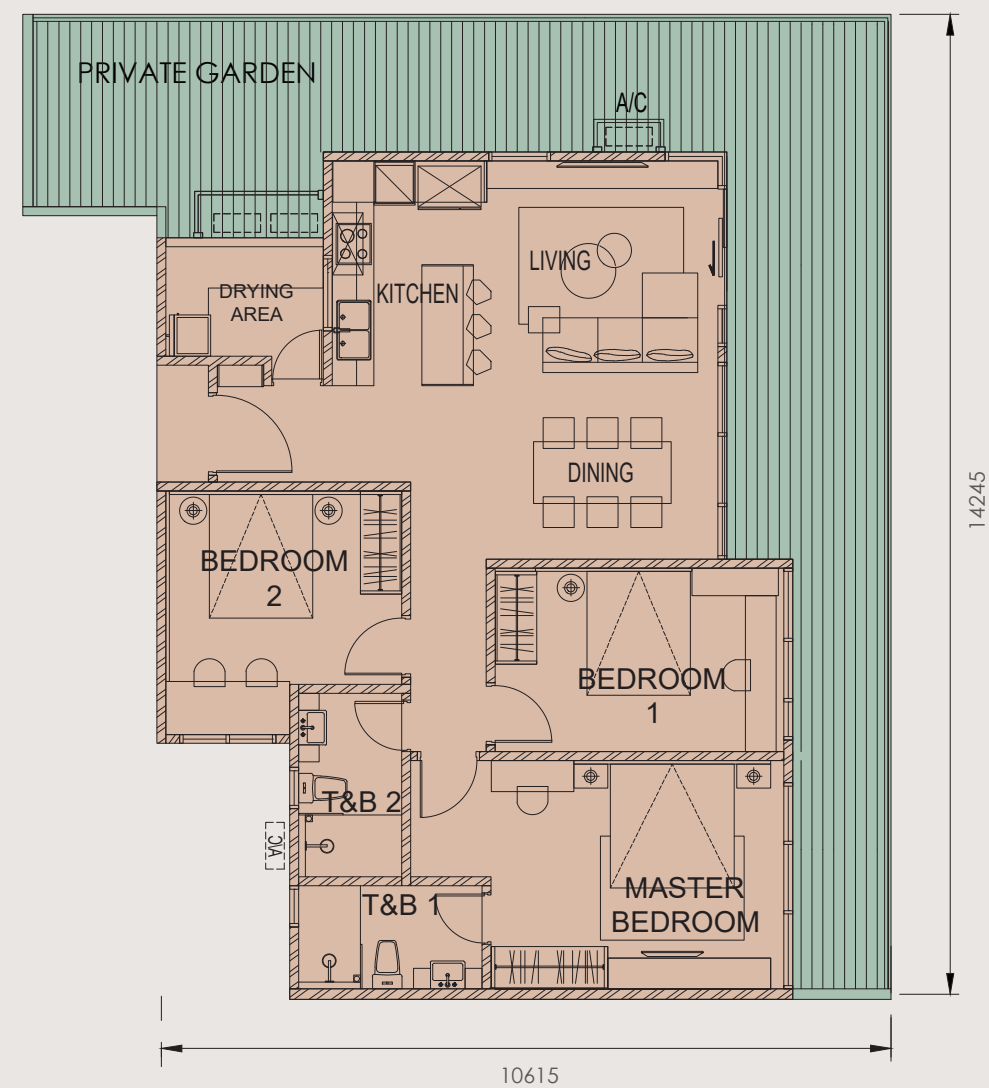
FLOOR PLAN

LEVEL 5

TYPE A4

1597.3 FT² (Private Garden 572.6 FT²)

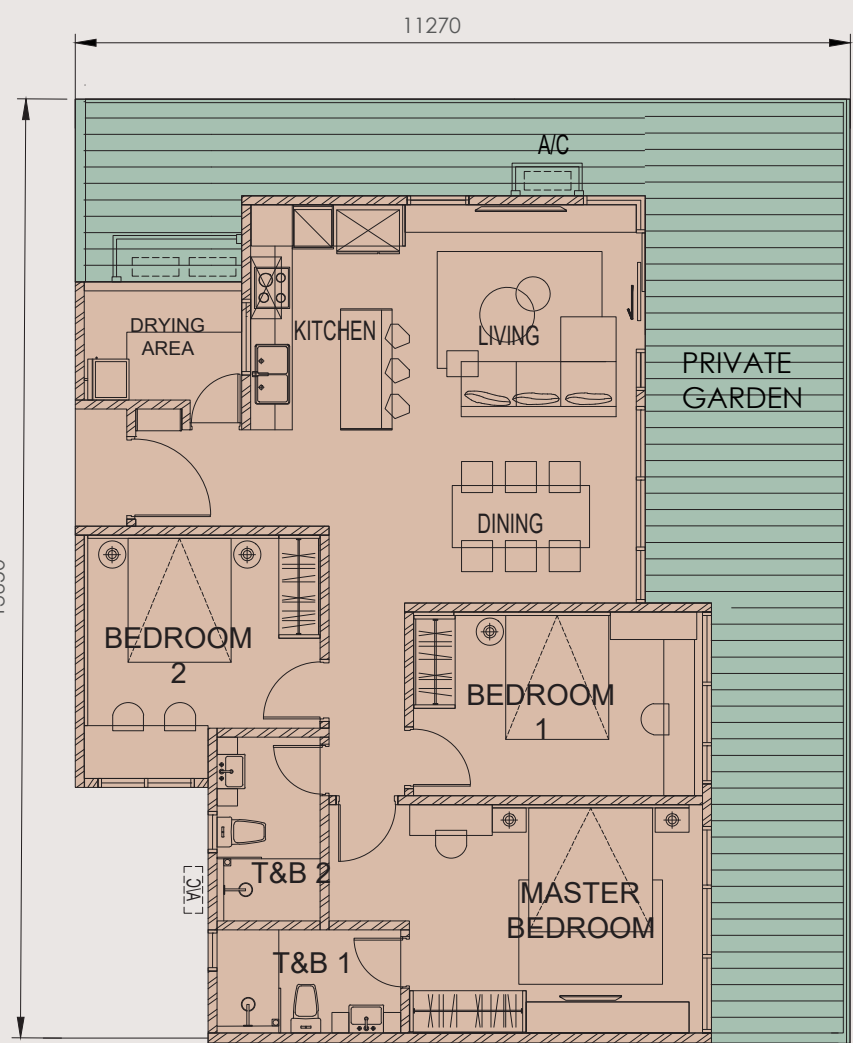
3  2  2 



TYPE A5

1591.4 FT² (Private Garden 568.1 FT²)

3  2  2 



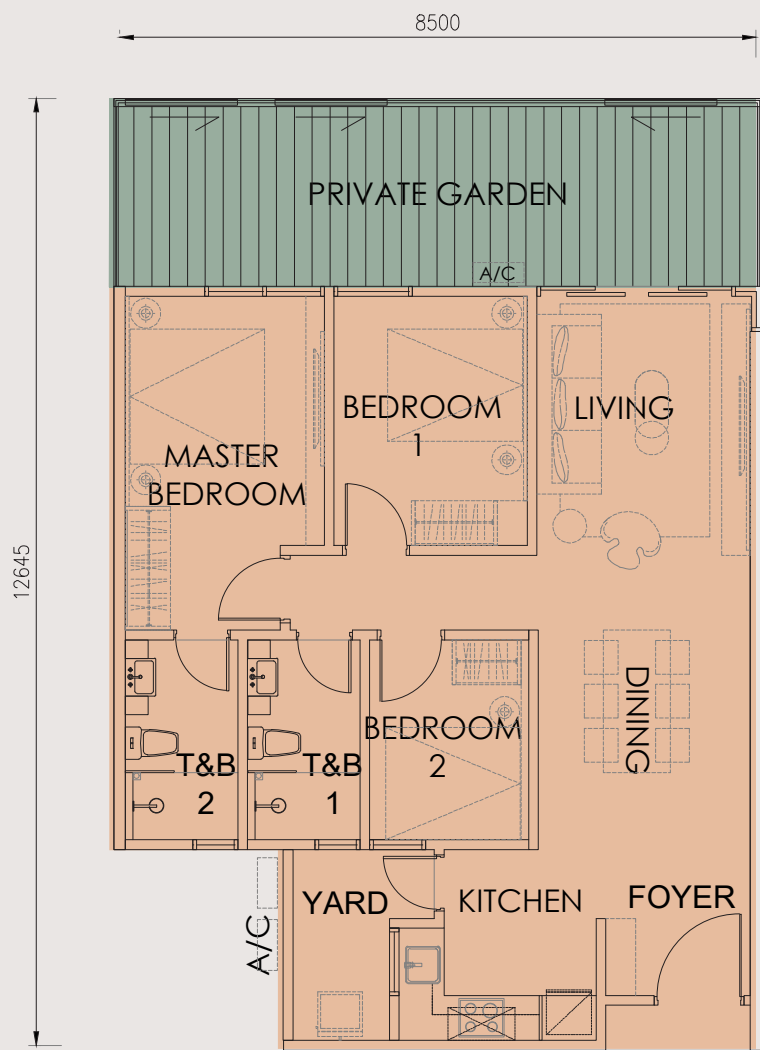
FLOOR PLAN

LEVEL 5

TYPE B1

1094.6 FT² (Private Garden 237.8 FT²)

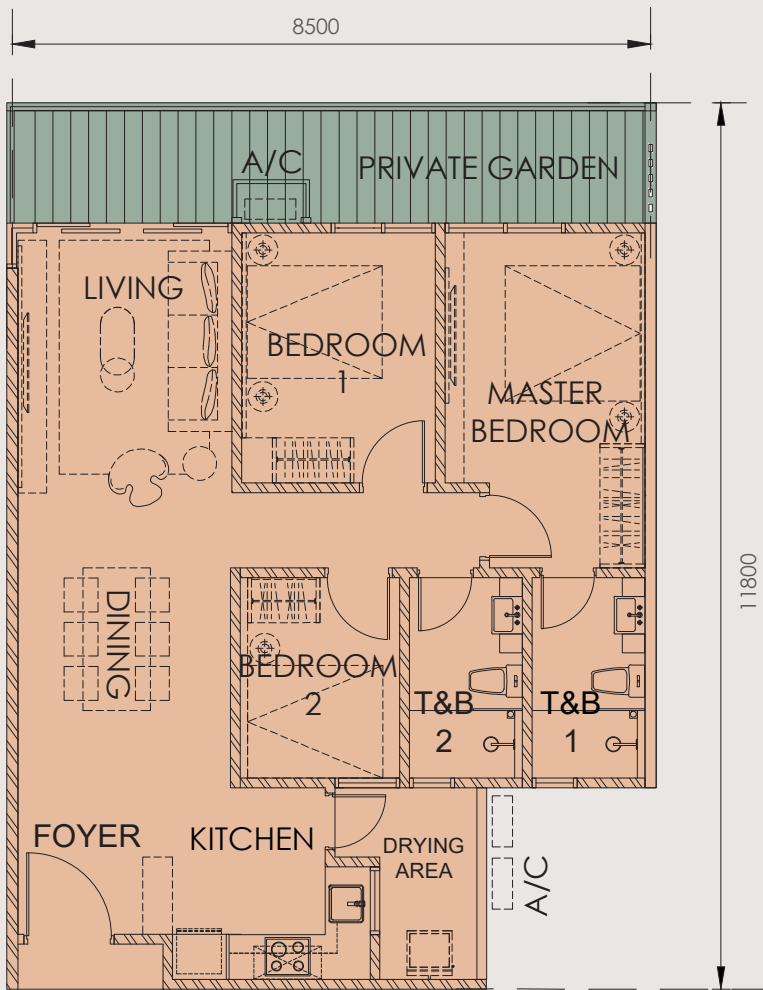
3  2  1 



TYPE B2

1010.7 FT² (Private Garden 153.9 FT²)

3  2  1 



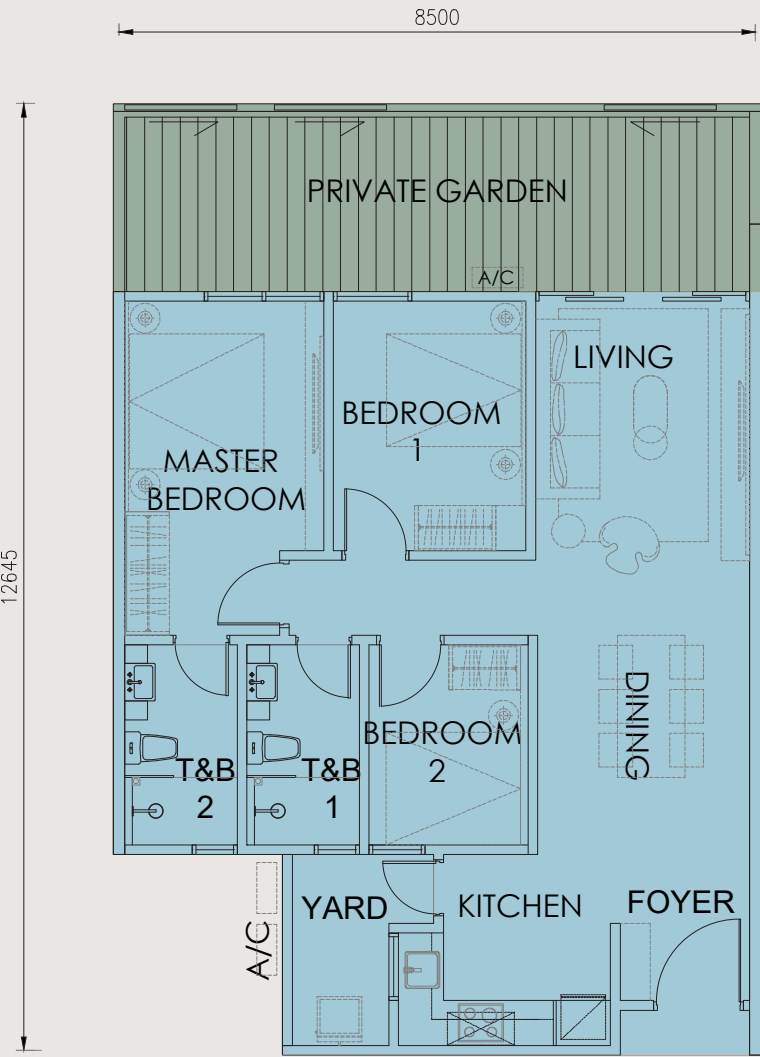
FLOOR PLAN

LEVEL 5

TYPE C1

1089.3 FT² (Private Garden 232.5 FT²)

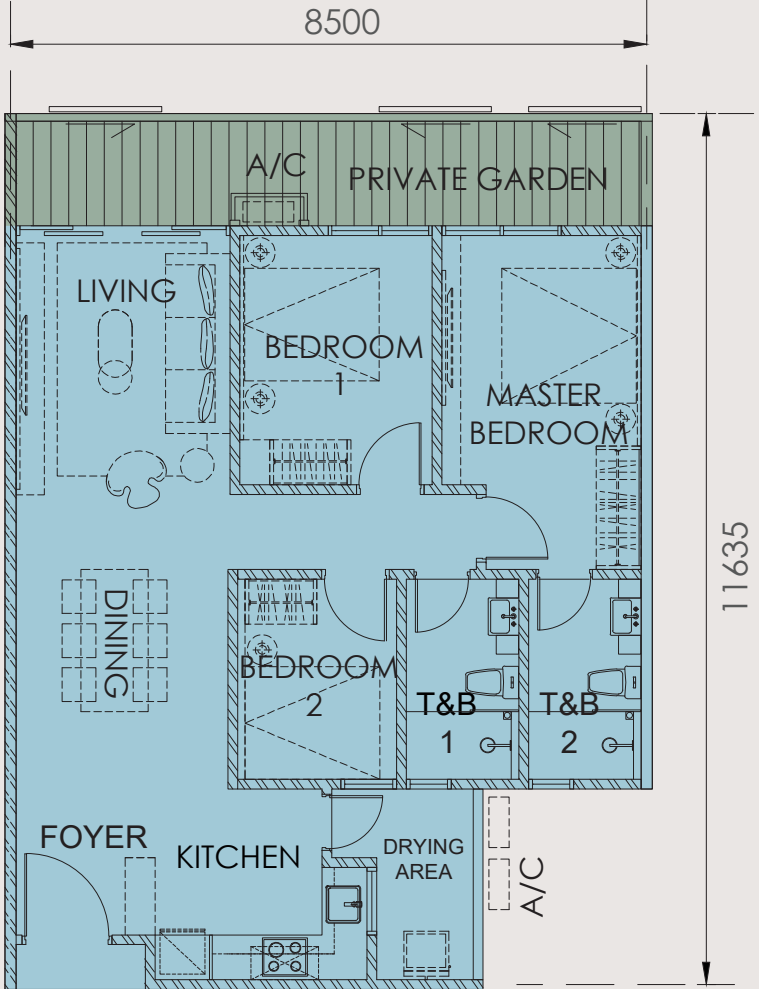
3  2  1 



TYPE C2

1001.0 FT² (Private Garden 144.2 FT²)

3  2  1 



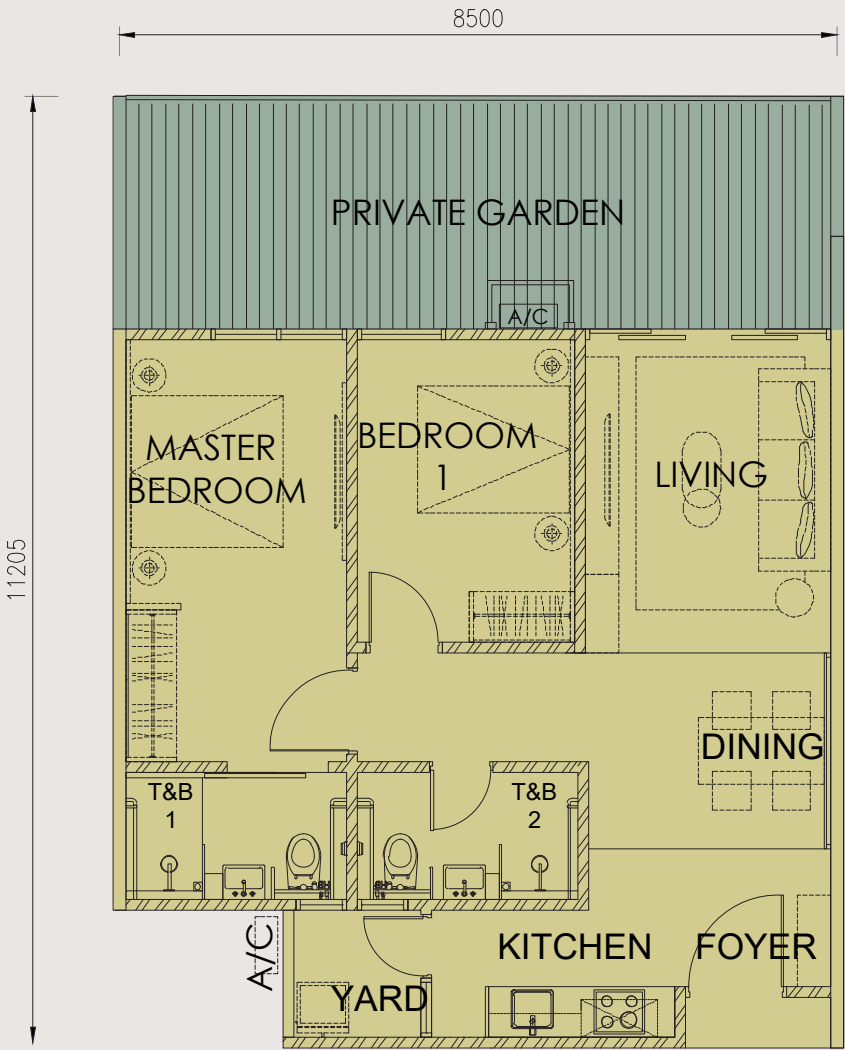
FLOOR PLAN

LEVEL 5

TYPE D3 / OKU UNIT

990.2 FT² (Private Garden 258.3 FT²)

2 2 1

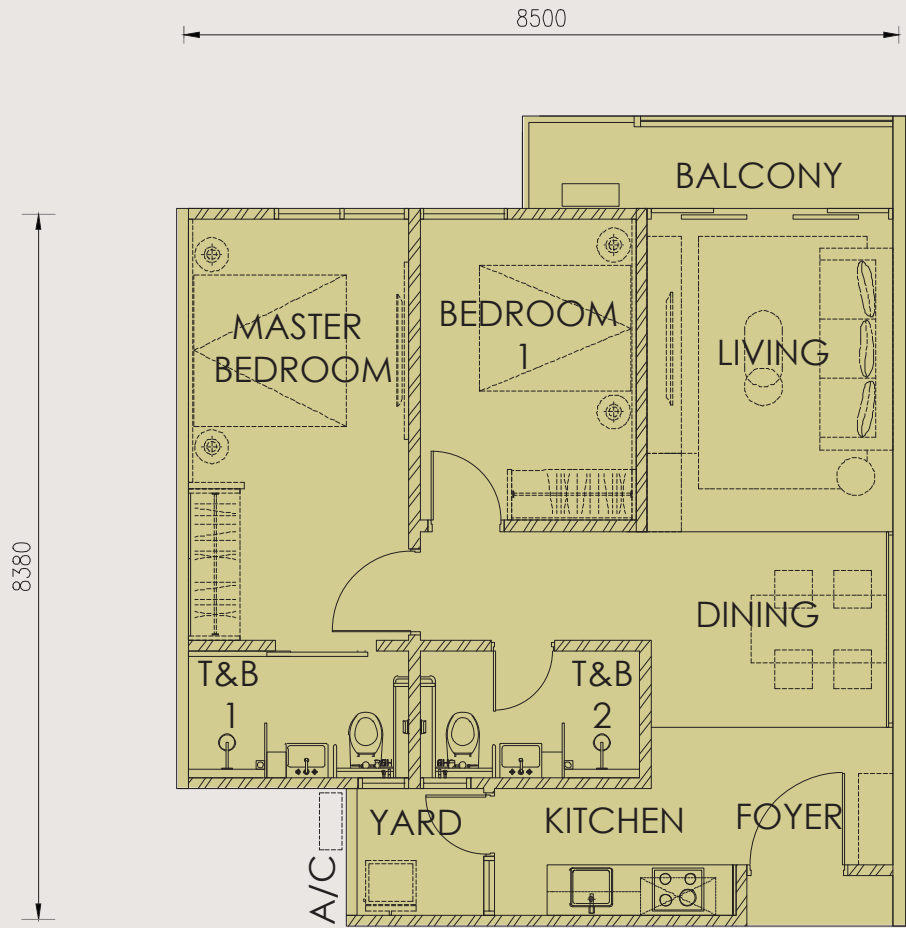


LEVEL 6

TYPE D2 / OKU UNIT — Level 6

797.5 FT²

2 2 1



Project FAQs

Concept	Mixed Development		
Type	Serviced Apartment		
Apartment Title	Commercial Title		
Project Lot	LOT 5530 BLOCK 16 KUCHING CENTRAL LAND DISTRICT		
Land Area	approx. 2.07 acres		
Parent Lots Leasehold	Parent Lot 99 years		
Project Architect	CC NG Architect		
Project Main Contractor	Coramax		
Total No. of Blocks	2 (Tower A & B)		
Total No. of Units	Tower A - 126 (3 Duplex Penthouses) Tower B - 120 (2 Duplex Penthouses) TOTAL 246 units (Includes 5 Duplex Penthouses)		
Total No. of Storey	20-STOREY Serviced Apartment - Level 5 to 20 (15-storey) Resident Car Park - Level 2 to 4 (3-storey) Retail & Commercial - Ground to Level 1 (2-storey)		
Building Height (m)	71.4 m		
Retail & Commercial - Floor & NLA	Ground & Level 1 (2-storey) Total NLA 39,825 ft²		
Retail & Commercial - Concept	Operated by Vivacity Team		
Swimming Pool size	85 (L) x 33 (W) ft.		
Expected date of completion	Q1 of year 2027		
SPA Timeframe	48 months		
Access Card	No Floor Control		
Additional Parking Lot For Sale/Rent	Type B & C have option to buy 2nd car park @ RM 30k		
EV Charging & Visitor Parking	EV Charging 9 units Visitor Car Park - Yes		
Bin Room & Waste Collection	Level 2, 3, 4 (Resident Parking Floors)		
Internet Service Provider	TBC		
Electricity Bill	Single Phase, Commercial Rate		
Monthly Service Charge & Sinking Fund	Total Monthly Overhead RM 53,000/- + RM 5,300 Sinking Fund Total RM 0.24 PSF includes Sinking Fund		
Booking Fee	RM 10,000 *deduct RM 500 as admin fee for cancellation of Booking with / without Bank Loan Rejection Letter		
Booking Form Change of Name	Strictly no change of name , additional name subject to Developer's approval		
Furnishings Package	(refer to Sales Kit)		
Agreements	SPA	MOT	Loan Docs
Legal Fee	FREE	Half Share *payable upon issuance of Strata-title	Purchaser
Stamp Duty	*to execute SPA within 14 days from the date of BOOKING FORM (max EOT to 30 days). *Loan docs to be prepared by Developer's panel solicitor.		
Developer's Panel Solicitors	1. Tang & Partners Advocates - Ms Ann Choo (082-415934)		
End Financiers	Maybank Public Bank Hong Leong Bank UOB CIMB		

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