

# Live your dream of luxury



The Orinoco clubhouse is one of the many attractive and convenient elements that make Twin Palms Sungai Long an ideal abode.

NESTLED in Sungai Long within the south of Cheras is a residential project unlike any other called Twin Palms Sungai Long. Lush, green-lined walkways and mature landscaping come together seamlessly with a host of lifestyle amenities and round-the-clock security, creating a haven for residents in any one of the nine residential phases.

In line with the aim of fostering a holistic living environment for residents, those living in Twin Palms Sungai Long are able to enjoy the residents-only clubhouse, take a jog along the Linear Park, or simply take the children to a playground while enjoying the sights and sounds of the green outdoors.

Residents are also encouraged to bond and interact with others in the community through the many social events organised by the Property Management Team. This includes Twin Palms Family Day, Scavenger Hunts, Festivities Get Together and more.

Twin Palms Sungai Long was envisioned with a resort home concept in mind and, today, has matured into a development where community members can work, play and live their dream.

## Secure and connected

Twin Palms Sungai Long is easily accessible via the SILK Highway, Cheras-Kajang Highway, Grand Saga Highway and Lekas Highway. The gated and guarded

community consists of nine residential phases, including superlink, semi-detached and bungalow homes.

These total to 573 landed homes built on freehold land, with the first phase completed in September 2009, after which residents immediately started moving in. Since then, 95% of the completed units have been occupied or are undergoing renovation.

Residents come home to a cosy enclave that promises peace of mind, thanks to 24-hour security and perimeter CCTV surveillance of the private neighbourhood.

## The Orinoco

Those looking for a relaxing spot to unwind or spend time with friends and family will find what

they desire in The Orinoco clubhouse.

This architectural and artistic masterpiece combines rich textures and luxury materials, offering residents modern amenities and fixtures that enrich life within Twin Palms Sungai Long.

## Westiara

This phase of Twin Palms Sungai Long was launched in 2013 and completed last year with Certificate of Completion and Compliance, ready for occupants.

With an exclusive number of 28 units going from RM2.4mil, Westiara homes feature 5+1 bedrooms and six bathrooms,

promising luxury in comfort and convenience.

## Sierra

This phase of Twin Palms Sungai Long was launched in 2013 and completed last year with Certificate of Completion and Compliance, ready for occupants.

There are 37 units in total selling from RM1.6mil, with 4+1 bedrooms and five bathrooms.

Twin Palms Sungai Long is an exclusive project brought to you by Lum Chang Group.

■ For more information, visit [www.lumchang.com.my](http://www.lumchang.com.my)

### Facilities at The Orinoco include:

- Infinity pool
- Children's wading pool
- Gym
- Poolside café
- Spa with sauna, steam room and Jacuzzi
- Multipurpose hall with
  - badminton, basketball and table tennis courts
  - Children's playground
  - Linear park
  - Viewing deck
  - Parcourse with outdoor exercise machines
  - Recreational ponds



Take a leisurely stroll, jog or run while enjoying the sights and sounds of the green outdoors.



Residents of Twin Palms Sungai Long have the opportunity to exercise at a gym overlooking hills and trees.



Children can take a dip in the wading pool while adults enjoy the infinity pool.

Phase	Type	Status
Tsara		Fully owned
Westiara	Bungalows	Completed with limited units for sale
Indira		Future launch
Naria		Future launch
Palmyra	Superlinks	Fully owned
Areca		Fully owned
Latania	Semi-detached	Future launch
Maya		Fully owned
Sierra		Completed with limited units for sale

Each phase at Twin Palms Sungai Long is named after a palm tree species. The first letter of each phase spells out 'Twin Palms'.

Units available at Westiara.

Type	Built-up area	Land size
D1B	4,769sq ft (443.1sq m)	60ft x 100ft (18.3m x 30.5m)
U2	4,789sq ft (444.9sq m)	From 5,976sq ft (555.2sq m)

Units available at Westiara.

Type	Built-up area	Land size
F1	3,498sq ft (325sq m)	From 3,412sq ft (317.5sq m)
U1	3,413sq ft (317.1sq m)	40ft x 75ft (12.2m x 22.9m)

Units available at Sierra.