The background features a central white space with four large, overlapping watercolor washes: a green one in the top-left, a red one in the top-right, a teal one in the bottom-left, and a blue one in the bottom-right. Scattered throughout are small yellow and orange dots. Botanical illustrations include a red leafy branch in the top-left, a white leafy branch in the top-right, a green leafy branch in the bottom-left, and a blue leafy branch in the bottom-right.

**RADIUM
ADESA**
DESA EAST RESIDENCES

Fulfill your Desired Lifestyle

Level up your modern lifestyle with a comfortable home that reflects the way you live. Whether you are looking for a private space to live independently or exploring a residential upgrade for your family, **RADIUM ADESA** is perfect for everyone who desires a city living experience with excellent proximity to vibrant urban offerings.



Overall View of Radium Adesa

Artist's Impression Only

Seamless Connectivity with Panoramic Skylines

BANGSAR SOUTH

MID VALLEY CITY

**RADIUM
ADESA**
DESA EAST RESIDENCES

MERDEKA 118

KL TOWER

KLCC

THE EXCHANGE
106

SALAK SELATAN
LRT STATION

FROM PJ

KL-SEREMBAN
EXPRESSWAY

TO PJ

FROM KL

SMART
TUNNEL

TO KL

EAST-WEST LINK

MEX HIGHWAY

SG. BESI EXPRESSWAY

TO CHERAS

TO PUTRAJAYA

Comfort Living Meets Impressive Convenience

SHOPPING MALLS / HYPERMARKETS

- 1 CMC Centre (Giant Taman Connaught)
- 2 Sunway Velocity Mall
- 3 IKEA Cheras
- 4 Lotus's Cheras
- 5 Mid Valley Shopping Centre
- 6 Eko Cheras
- 7 NU Sentral
- 8 KLCC

HOSPITAL / MEDICAL CENTRES

- 1 Universiti Kebangsaan Malaysia Medical Centre
- 2 Sunway Velocity Medical Centre
- 3 iHEAL Medical Centre
- 4 Prince Court Medical Centre
- 5 Pantai Hospital Kuala Lumpur
- 6 Kuala Lumpur Hospital
- 7 Universiti Malaya Medical Centre

PRIMARY SCHOOLS

- 1 SJKC Tai Thung
- 2 SJKC Sam Yoke
- 3 SK Salak South
- 4 SK Danau Perdana
- 5 SJKC Chung Kwo
- 6 SJKC La Salle
- 7 SK Taman Desa
- 8 SK Desa Tasik
- 9 SK Desa Petaling
- 10 SJKC Taman Connaught

SECONDARY SCHOOLS

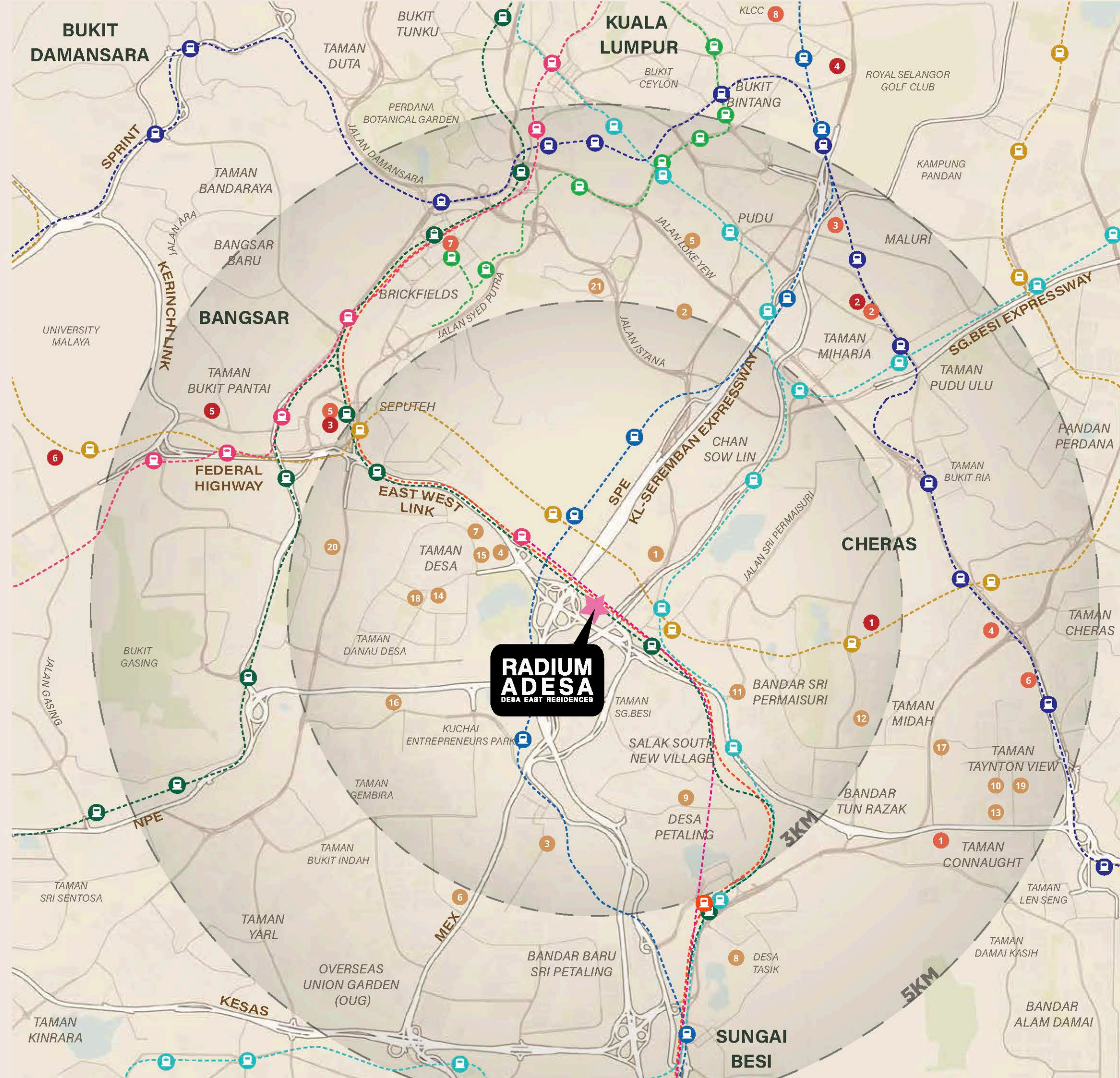
- 11 SMK Seri Mulia
- 12 SMK Bandar Tun Razak
- 13 SMK Taman Connaught
- 14 SMK Taman Desa
- 15 SMK Danau Perdana
- 16 SMK Seri Sentosa
- 17 SMK Seri Mutiara

INTERNATIONAL SCHOOLS

- 18 Sri Desa International Secondary School
- 19 UCSI International School
- 20 Campus Rangers International School
- 21 Cempaka International School

TRAIN STATIONS

- LRT Ampang Line
- LRT Kelana Jaya Line
- MRT Putrajaya Line
- MRT Kajang Line
- Express Rail Link
- KTM Seremban Line
- KL Monorail Line
- MRT3 Circle Line (Coming Soon)



DISCLAIMER: All distance measurements provided are estimates and may vary based on actual travel conditions and other factors.

SITE PLAN & FACILITIES PLAN



TRAFFIC INFLOW/OUTFLOW



LG FLOOR FACILITIES PLAN

- ① MAZE GARDEN
- ② BICYCLE TRACK
- ③ PLAYGROUND
- ④ AMPHITHEATRE
- ⑤ BASKETBALL COURT

LEVEL 7 FACILITIES PLAN

- | | | |
|----------------|------------------|-----------------------------|
| ⑥ YOGA DECK | ⑫ OUTDOOR SHOWER | ⑱ REFLEXOLOGY AREA |
| ⑦ PAVILION | ⑬ DRY DECK | ⑲ PLAYGROUND AREA |
| ⑧ WET DECK | ⑭ LAP POOL | ⑳ HAMMOCK GARDEN |
| ⑨ SPA POOL | ⑮ CLUB & GYM | ㉑ BBQ AREA & OUTDOOR DINING |
| ⑩ LEISURE POOL | ⑯ WADING POOL | ㉒ HERB GARDEN |
| ⑪ OPEN LAWN | ⑰ CHESS CORNER | ㉓ SECRET GARDEN |



Overall View - Facilities at Level 2

Artist's Impression Only

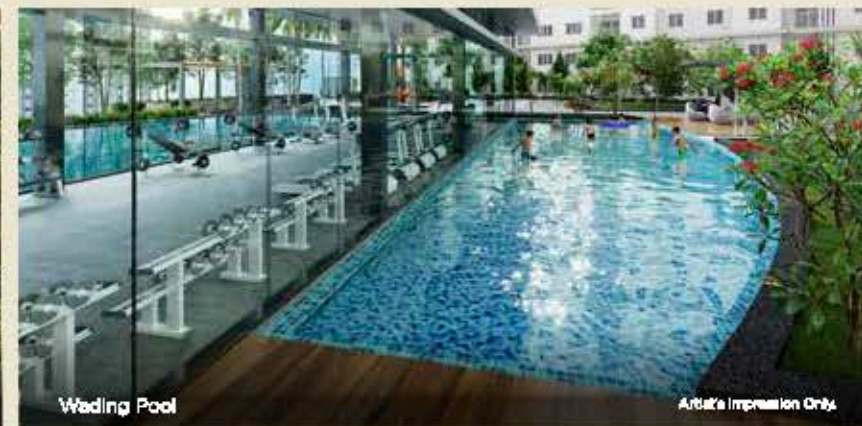
Complete Facilities for Comfort Living

Take a swim in the pool, go for a stroll in the garden or spend quality time with family and friends at the pavilion. Every outdoor moment at **RADIUM ADESA** marks a unique experience. Every facility is tailored to empower you to live your lifestyle to the fullest, to the healthiest.



Lap Pool

Artist's Impression Only



Wading Pool

Artist's Impression Only



BBQ Area

Artist's Impression Only

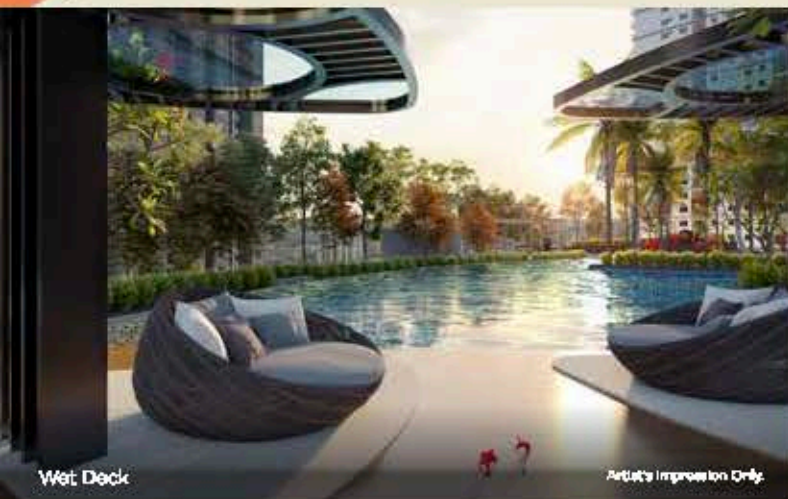


Hammock Garden

Artista Impression Only

Spending time outdoors at **RADIUM ADESA** provides a unique experience. Relax in the comfortable hammock accompanied by the beautiful maze garden that offers a refreshing sight yet energising feeling as you walk through the garden. It is the perfect place to catch up with families and friends or even read your favourite book alone.

Chill in Comfort



Wet Deck

Artista Impression Only



Maze Garden

Artista Impression Only



Secret Garden

Artista Impression Only





For Illustration Purposes Only

Home Sweet Home

Nothing beats the freedom to design your dream home. The simple design offers you the liberty to decorate the space, making your dream home truly yours. With the natural light and cooling breeze of the surroundings, fill your daily routine with fresh comfort and endless pleasure.



For Illustration Purposes Only



Type F - Actual Show Unit Display Of Living Room



Revel in true living comfort with the wide variety of layouts that range from 850 to 2,560 sqft. Whether you are living alone, with your spouse, or even in a big family, there is always room for everyone. All units are designed to empower space, convenience and flexibility to make indoor living more desirable.



Type A - Actual Show Unit Display Of Bedroom

Delightful Indoor Living



Type F - Actual Show Unit Display Of Living Room



Type A - Actual Show Unit Display Of Living Room

TYPE
A/A(M)

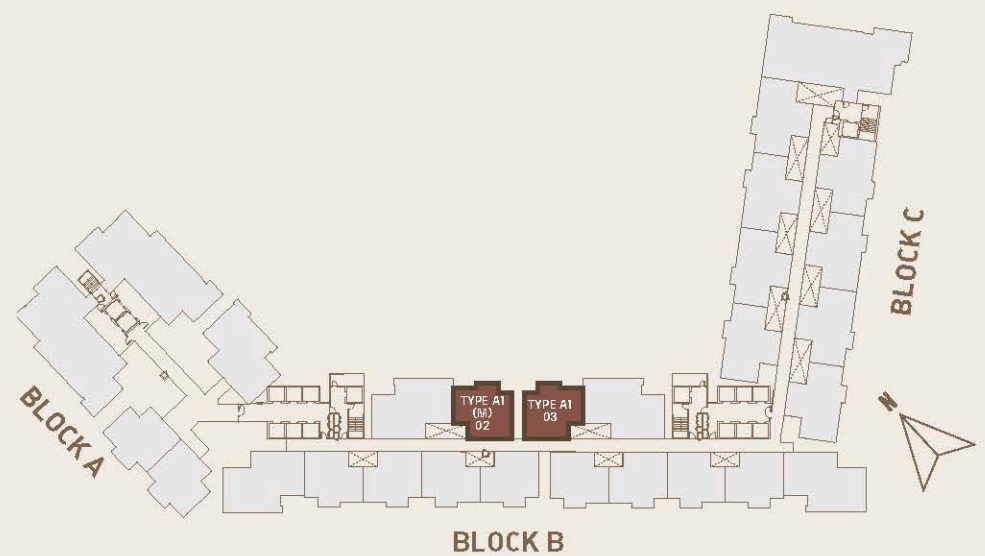
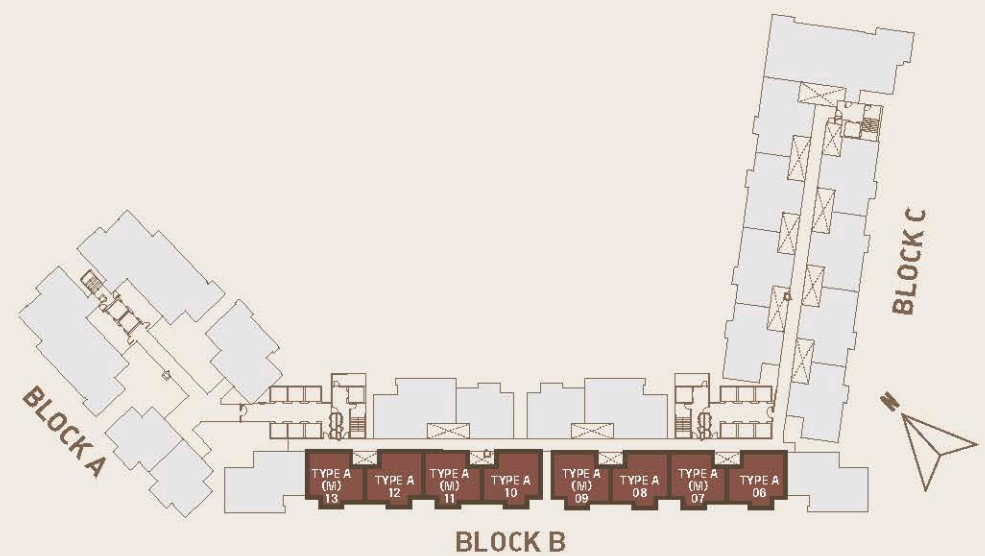
850sq.ft.



3 BEDROOMS



2 BATHROOMS



TYPE
A1/A1(M)

850sq.ft.



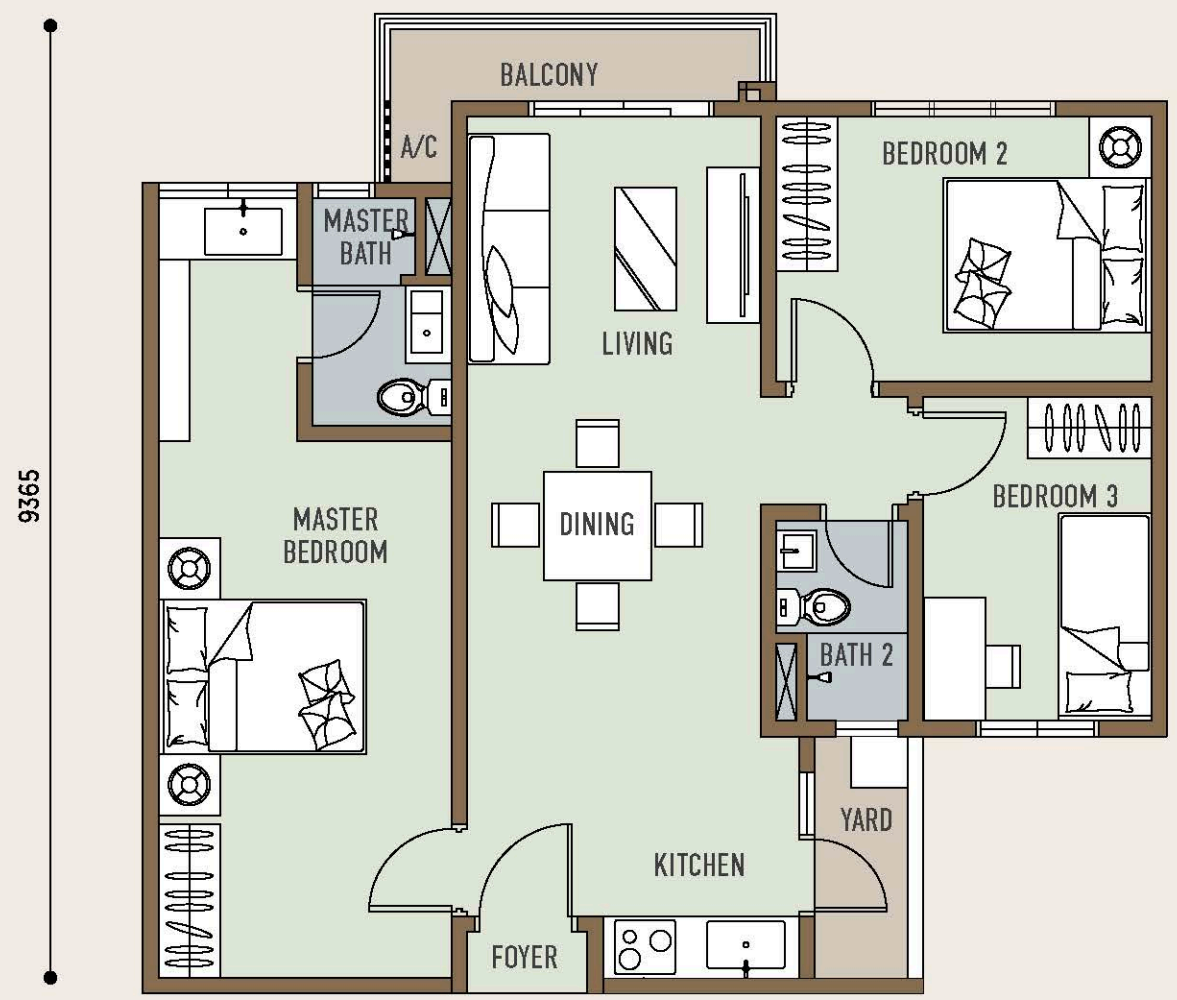
3 BEDROOMS



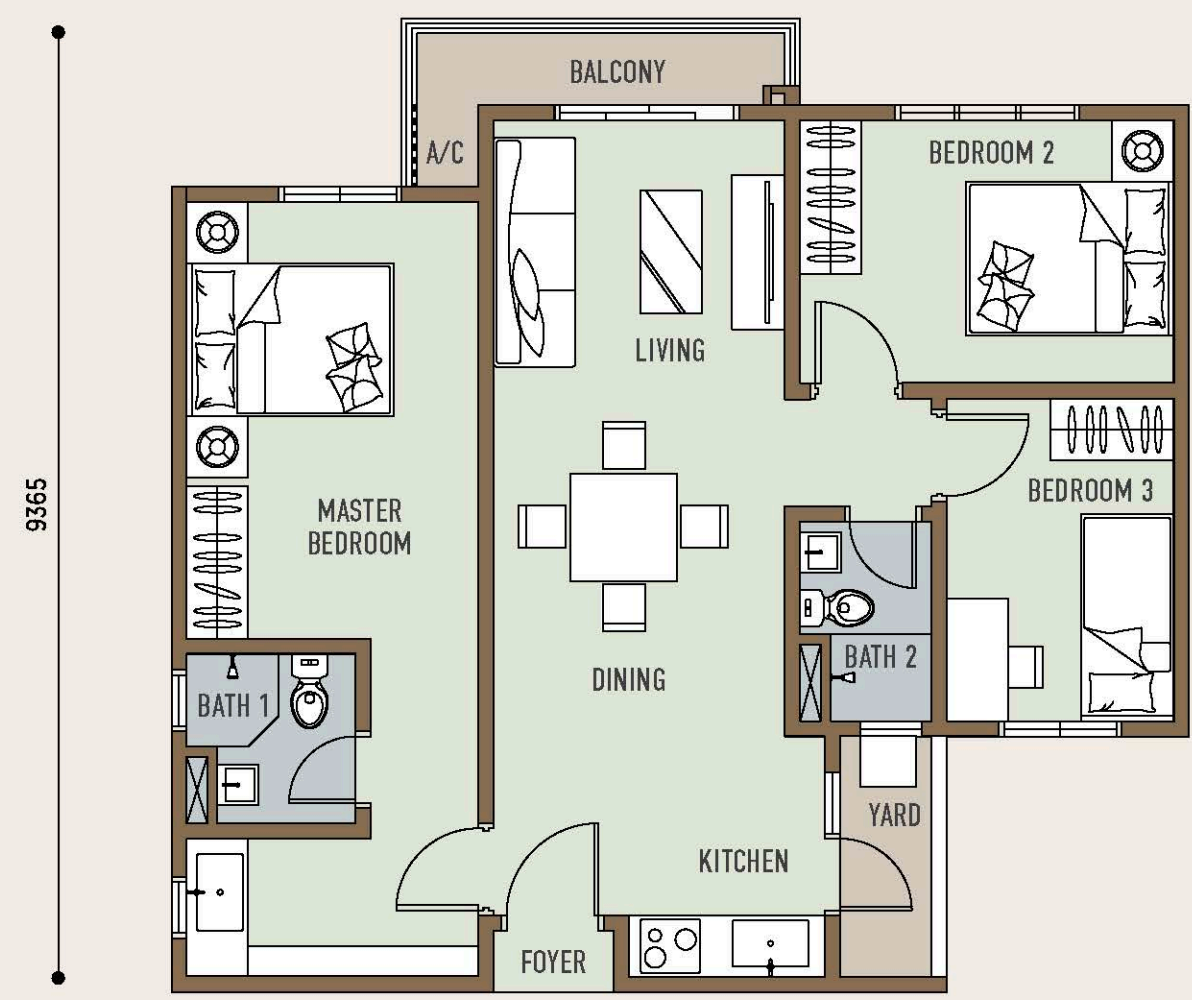
2 BATHROOMS

9800

9800



TYPE A



TYPE A1

TYPE
B/B(M)

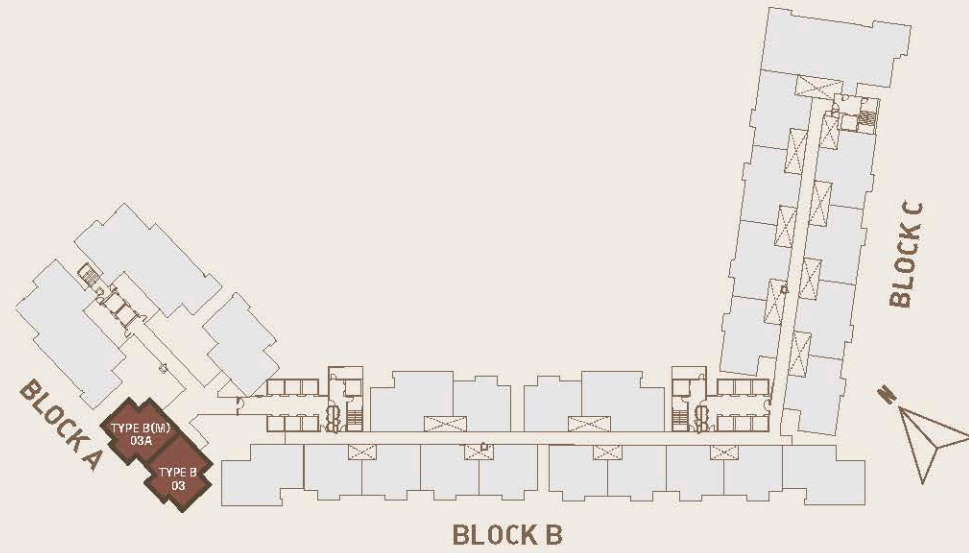
900sq.ft.



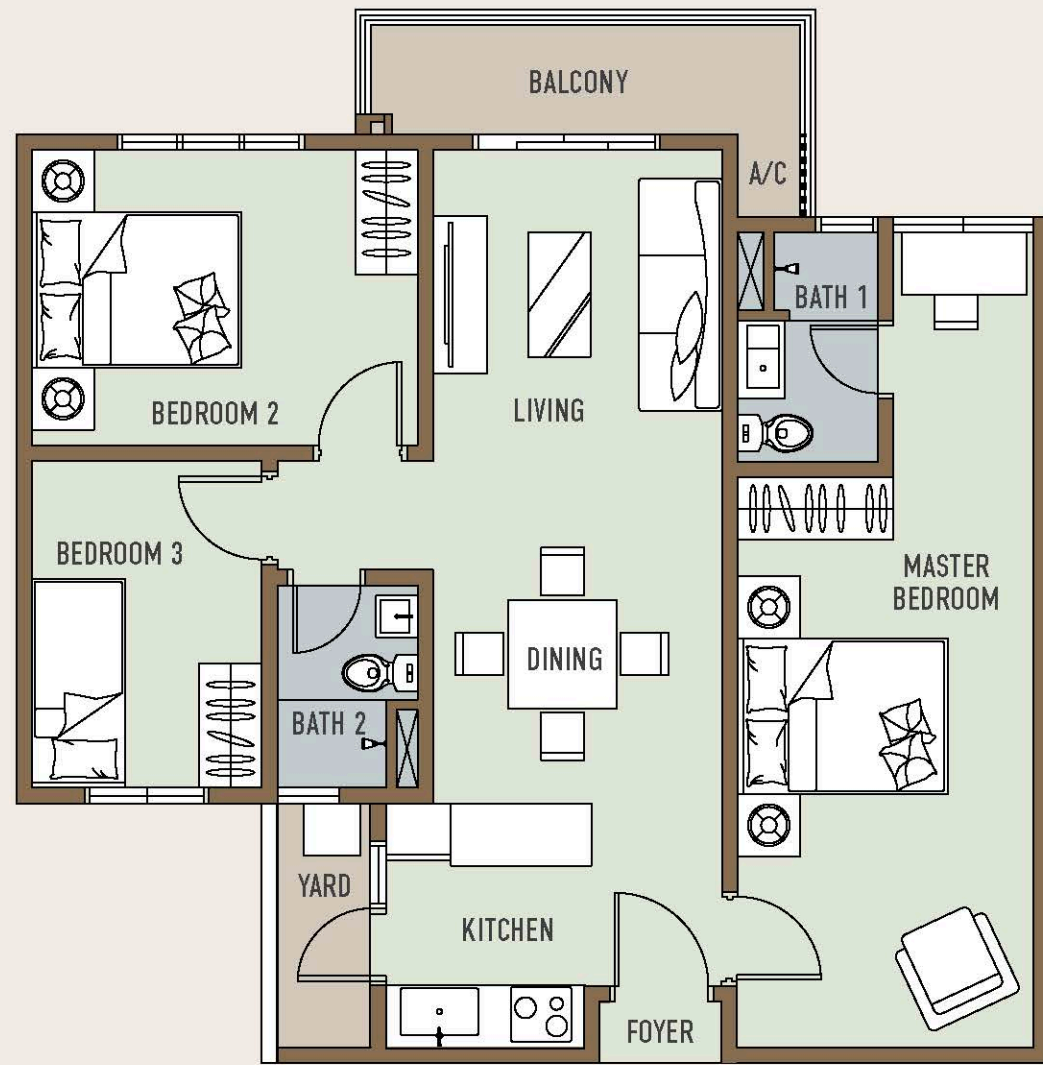
3 BEDROOMS



2 BATHROOMS



9800



TYPE B

9995

TYPE
C/C(M)

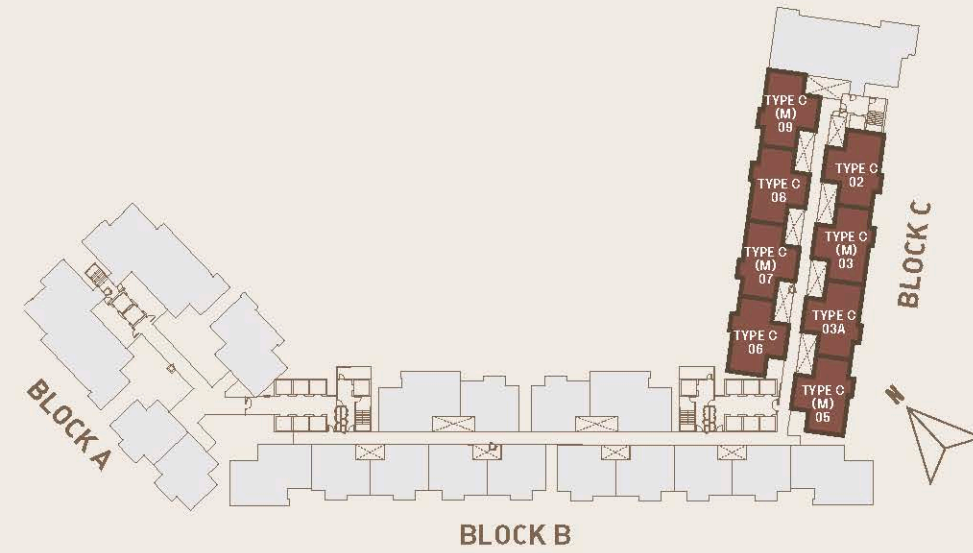
1,050sq.ft.



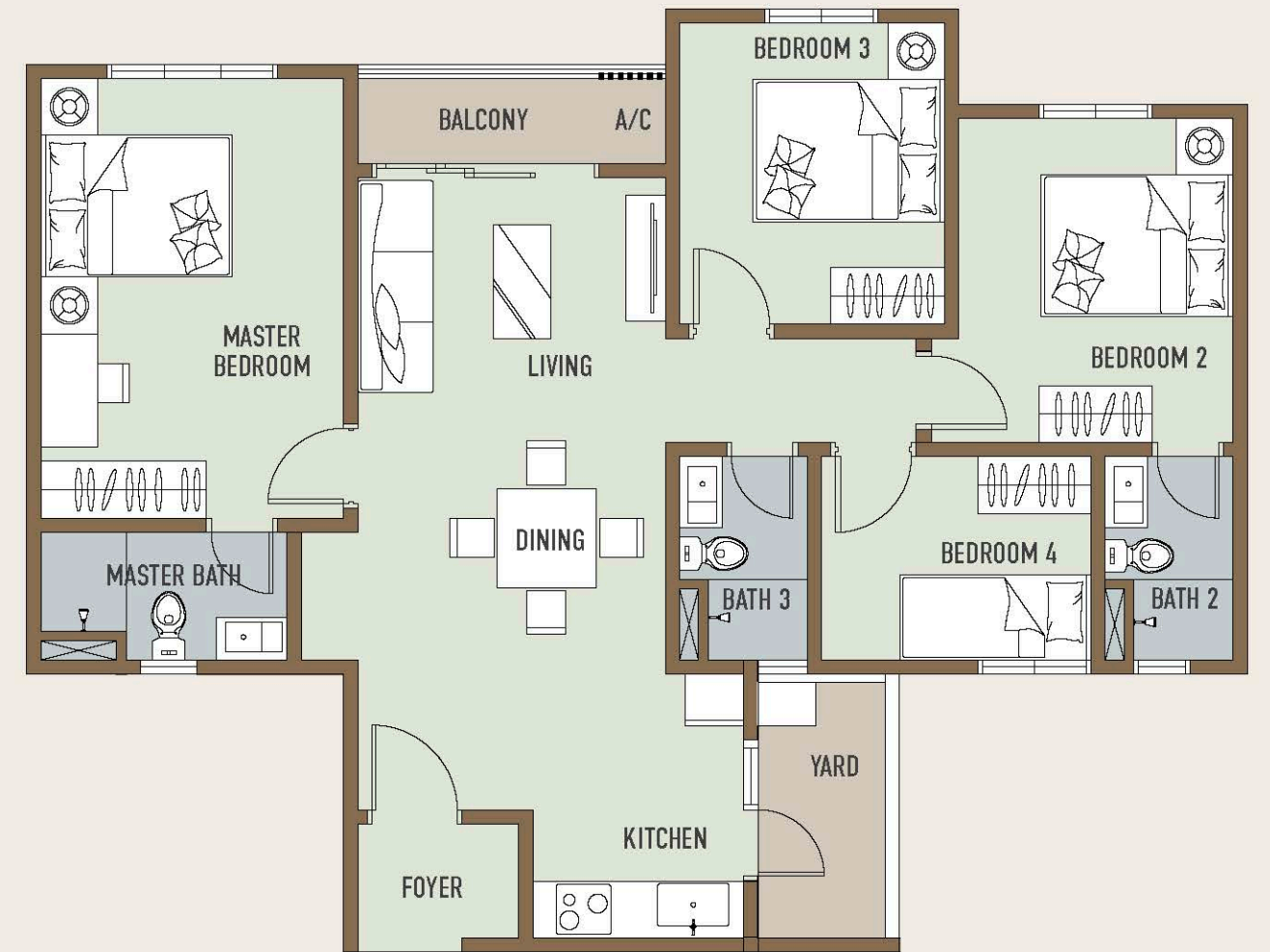
4 BEDROOMS



3 BATHROOMS



12750



TYPE C

9825

TYPE
D/D(M)

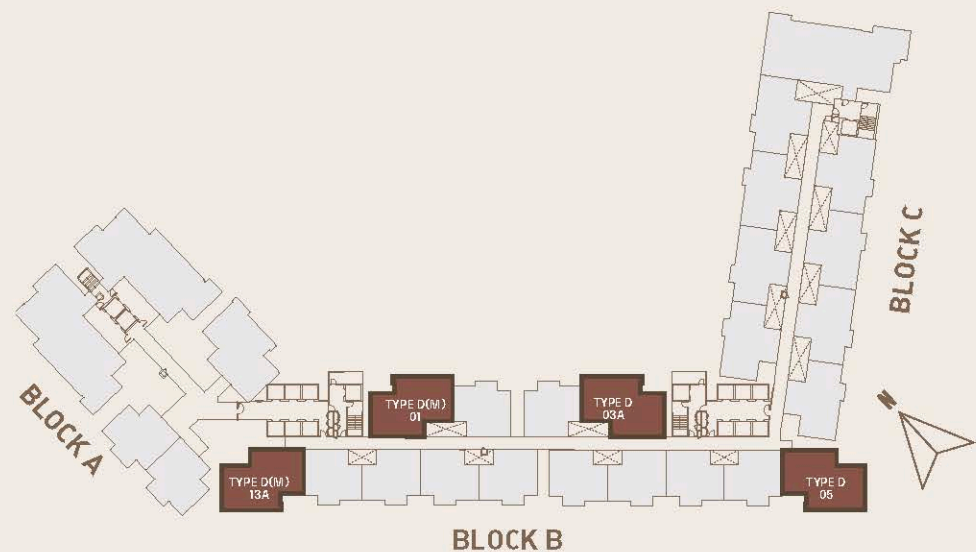
1,250sq.ft.



4 BEDROOMS



3 BATHROOMS



TYPE
E

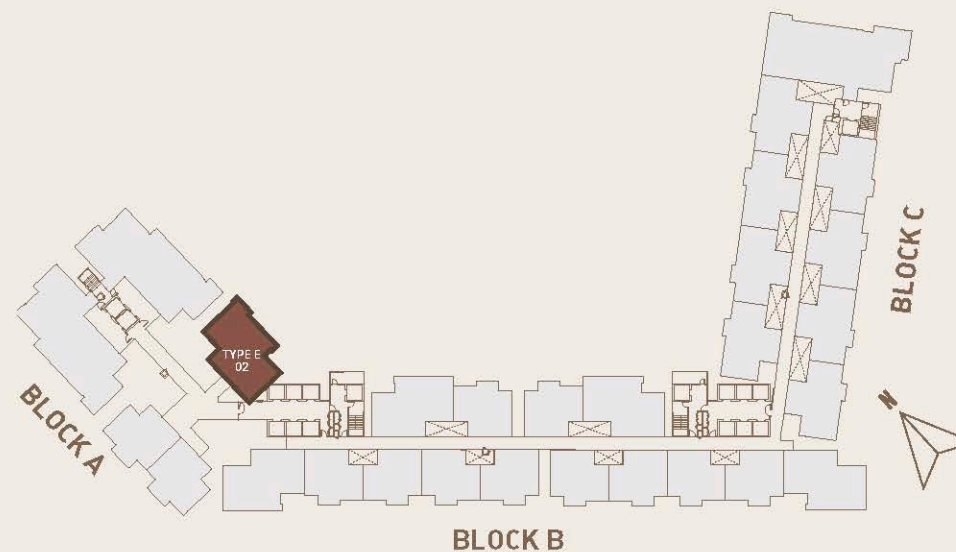
1,260sq.ft.



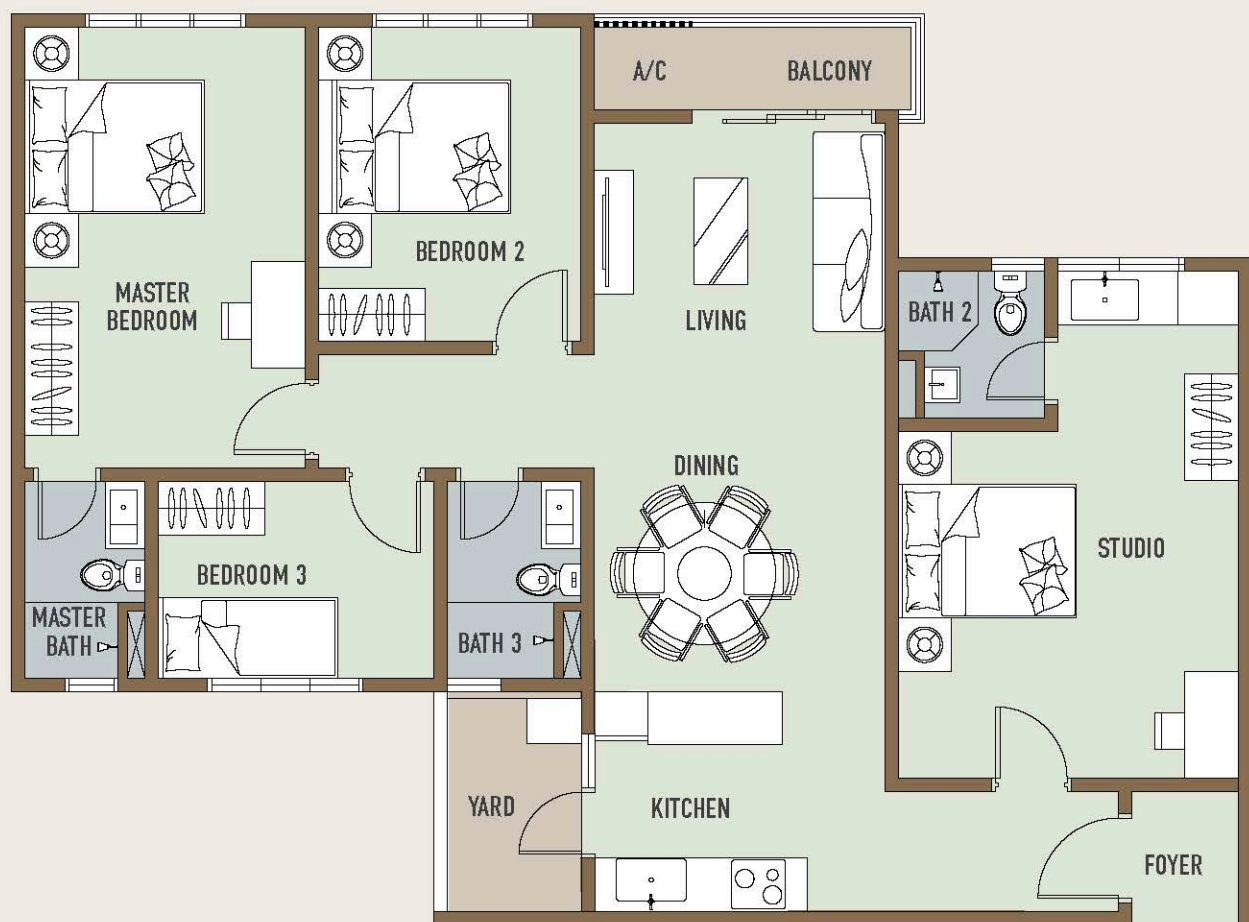
4 BEDROOMS



3 BATHROOMS

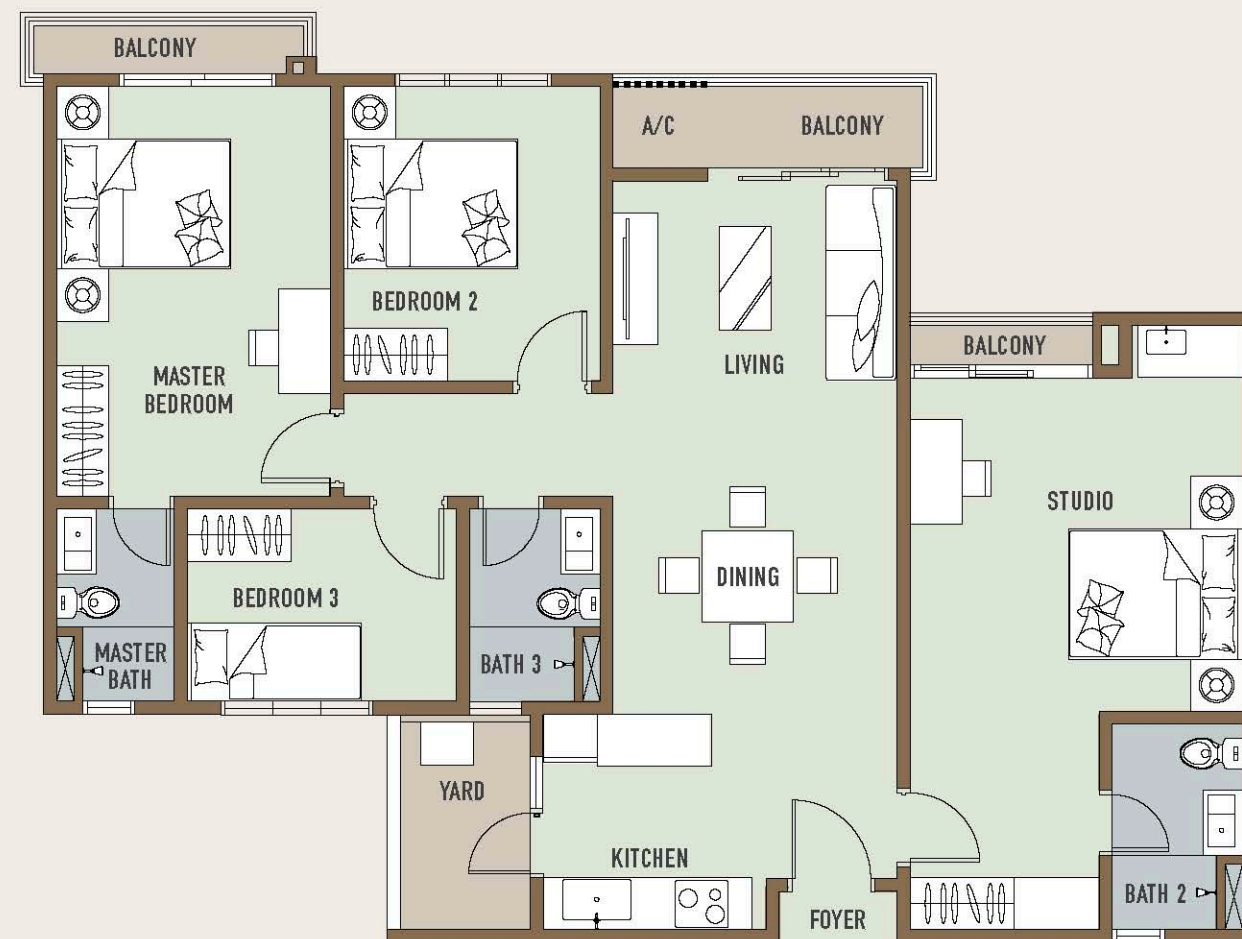


13790



TYPE D

13790



TYPE E

10095

10545

TYPE F/F(M)

MAIN PARCEL

2,300sq.ft.

ACCESSORY PARCEL

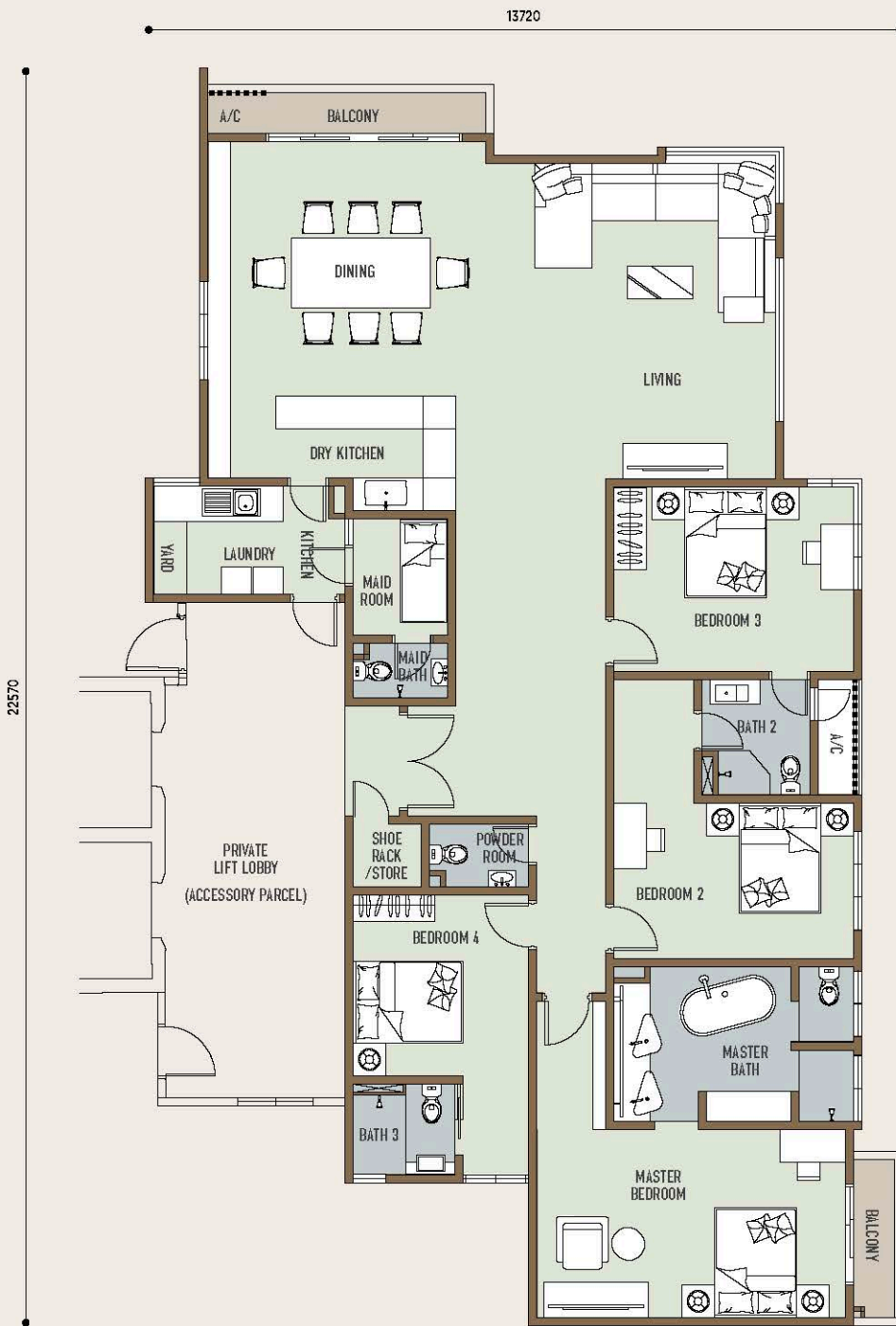
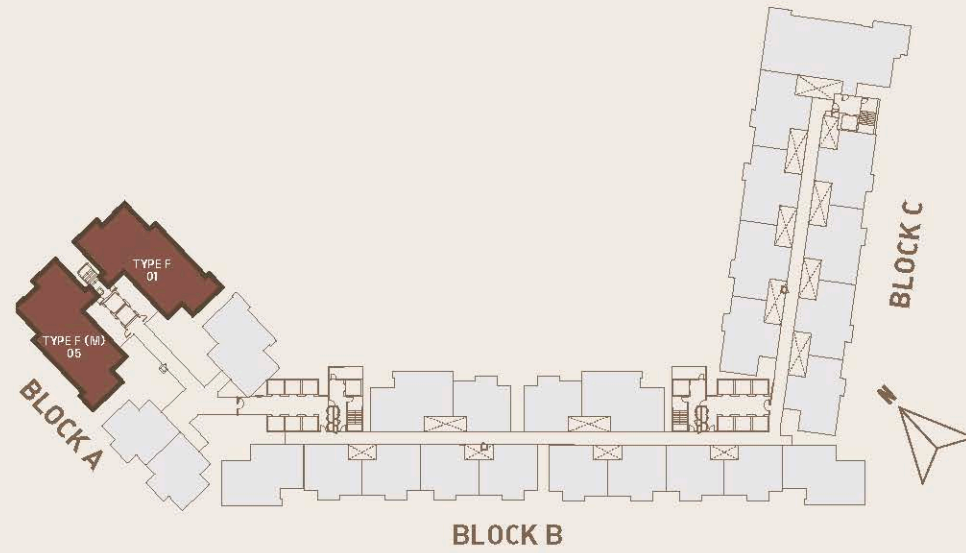
312sq.ft.



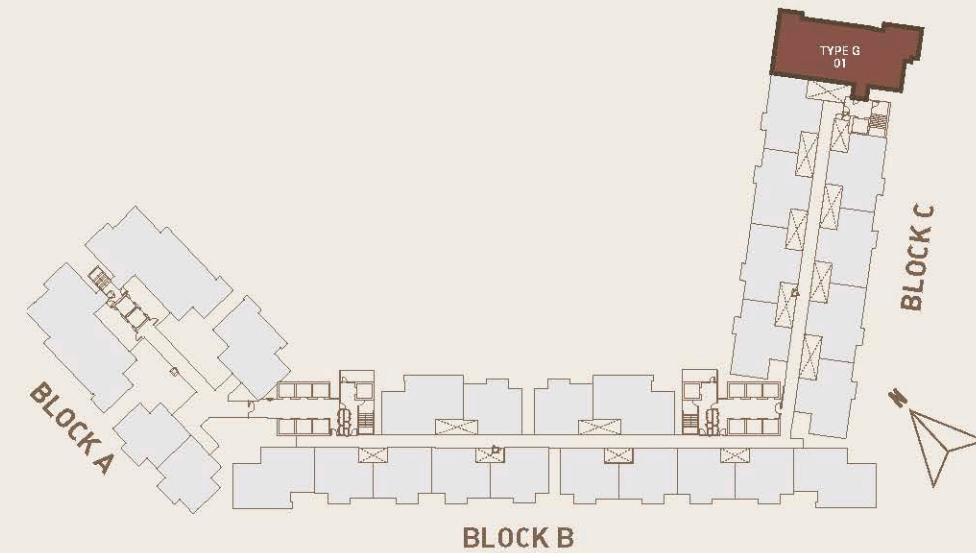
4+1 BEDROOMS



4 BATHROOMS
+ 1 POWDER ROOM



TYPE F



TYPE G

TYPE

G

2,560sq.ft.



4+1 BEDROOMS



5 BATHROOMS
+ 1 POWDER ROOM

SPECIFICATIONS

FOUNDATION	Reinforced Concrete							
STRUCTURE	Reinforced Concrete							
WALL	Masonry / Reinforced Concrete Wall / Lightweight Block & Panel							
ROOF	Reinforced Concrete Slab							
CEILING FINISHES	Skimcoat / Plaster Board & Paint							
WINDOW	Aluminium / Metal Framed Window							
DOORS	Main Entrance Door	Fire Rated Timber Door						
	Balcony	Aluminium Framed Sliding Door						
	Bathroom / Others	Timber Flush Door						
LOCKS	Selected Lockset							
FLOOR FINISHES	Living	Tiles						
	Dining	Tiles						
	Kitchen	Tiles						
	Foyer	Tiles						
	Bedrooms	Laminated Flooring						
	Maid Room	Tiles						
	Bathrooms / Powder Room	Tiles						
	Balcony With A/C Ledge	Tiles						
	Yard	Tiles						
	Store	Tiles						
	A/C Ledge (Type F & G)	Cement Render						
	WALL FINISHES/POWDER ROOMS	Interior	Plaster/Skimcoat & Paint					
Bathrooms/Powder Rooms (Type F & G)		Tiles Up To Ceiling Height						
Kitchen/Dry Kitchen (Type F & G)		Tiles up to 1500mm in Height						
SANITARY FITTINGS	Type A/A(M)	Type A1/A1(M)	Type B/B(M)	Type C/C(M)	Type D/D(M)	Type E	Type F/F(M)	Type G
Pedestal Water Closet c/w Bib Tap	2	2	2	3	3	3	5	6
Wash Basin c/w Tap	2	2	2	3	3	3	6	7
Kitchen Bowl Sink w/o Drainer c/w Tap	1	1	1	1	1	1	2	2
Washing Machine Tap	1	1	1	1	1	1	1	1
Paper Roller Holder	2	2	2	3	3	3	5	6
Overhead & Handheld Shower Fittings with Mixer	N/A	N/A	N/A	N/A	N/A	N/A	1	1
Long Bath	N/A	N/A	N/A	N/A	N/A	N/A	1	1
ELECTRICAL FITTINGS								
Lighting Point	16	17	16	19	20	21	35	35
13 Amp Switch Socket Point	18	18	19	20	23	22	30	30
Ceiling Fan Point	2	2	2	2	3	3	3	3
Air-Conditioning Point	4	4	4	5	5	5	6	6
Water Heater Point	2	2	2	3	3	3	2	3
SMATV point	1	1	1	1	1	1	2	2
Fiber Wall Socket (FWS)	2	2	2	2	2	2	2	2
Door Bell Point	1	1	1	1	1	1	1	1
Electrical DB (Single Phase)	1	1	1	1	1	1	N/A	N/A
Electrical DB (Three Phase)	N/A	N/A	N/A	N/A	N/A	N/A	1	1

All the above specification shall be subject to variation and modification as required by the vendor's Architect and / or appropriate Approving Authorities.



RADIUM
BUILDING GOOD

FITRAH RESOURCES SDN BHD
199801009044 (465171-T)
Anak syarikat dimiliki oleh
Radium Development Berhad

SALES GALLERY

Lot G-13, Residensi Platinum Arena,
No. 116, Jalan Kelang Lama, Batu 5 1/2,
Taman Sentosa, 58000 Kuala Lumpur

0111-722 5566
RADIUMDEVELOPMENT.COM

Developer: Fitrah Resources Sdn Bhd | Development's Name : Residensi Desa Timur | Property Type : Apartment Suites | Developer's License No.: 30363/02-2028/0040(N) | Validity Period : 13/02/2023 - 12/02/2028 | Advertising & Sales No.: 30363-2/06-2026/0744(N)-(S) | Validity Period : 23/06/2023 - 22/06/2026 | Approving Authority : Dewan Bandaraya Kuala Lumpur | Reference No.: DBKLJKB.BP S1 OSC 2022 2532 | Tenure of Land : Leasehold (99 Years ended 13 November 2118) | Land Encumbrance: Mortgage (Maybank Islamic Berhad) | Expected Completion Date : September 2027 | Total No. of units : Phase 2; Block A : 215 units; Block B : 616 units; Block C : 387 units; Parking: 1/2/3 | Selling Price: RM498,000 (min) and RM1,562,000 (max) | Bumiputera Discount : 5% (for apartment suites only)

Disclaimer:

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