



**Berkeley**  
**UP TOWN**

# YESTERDAY, MEETS TOMORROW, TODAY

## AT BERKELEY UPTOWN.

Wake up to the sight of colonial buildings, that still stands majestically along the old streets of Klang. While you revel in its mighty presence, you are not too far from modern offerings this town has to offer. Take your pick from leisure to business meetings, all of which are a short walk or drive away. Everything you could ever want and need is merely a skip away. Where yesterdays are just down the street, and tomorrow are just down stairs.

Berkeley Uptown.

Where yesterdays are still here today.

The Old  
Chartered Bank Building  
1874



Old Klang  
Fire Station  
1890



Sultan Abdul Aziz  
Royal Gallery  
1909

Our Lady of  
Lourdes Church  
1928



Uptown  
Residences  
2019



# Vibrant vicinities



## Unparalleled accessibility

Easily accessible and well-connected to major highways such as Federal, NKVE and Shapadu. Other means of transportation is via KTM station and upcoming LRT Line 3 station soon to be at this place.

New Klang Valley Expressway (NKVE)

Federal Highway

Shapadu Highway

KTM Line

Proposed LRT Line 3





## Everything you need is here

Its close proximity to Klang's reputable schools, variety of shopping malls, hospitals, restaurants and facilities nearby make living just so much easier.



### Shopping Malls

- Shaw Centre Point - 1KM
- Klang Parade - 2.6KM
- Marvelane Square - 3KM
- AEON BiG Klang - 3KM
- AEON Bukit Raja - 4.8KM
- Central i-City - 7.8KM

### Schools

- SRI KDU International School - 120M
- Pin Hwa High School - 0.5KM
- SMK Tinggi Klang - 1.2KM
- SJK (C) Kong Hoe - 2.2KM
- Sri Acmar International School - 3.6KM
- Beaconhouse Sri Lethia Private School - 3.8KM
- SJK (C) Taman Rashna - 3.9KM
- SMJK Kwang Hua - 4KM
- Regent International School - 4.2KM

### Hospitals

- Hospital Wanita Metro - 1KM
- Sri Kota Specialist Medical Centre - 3KM
- KPJ Klang Specialist Hospital - 3.7KM
- Hospital Tengku Ampuan Rahimah - 5KM
- Columbia Asia Hospital, Klang - 5.6KM
- Columbia Asia Extended Care Hospital - 9.4KM

### Public Transportation

- Proposed LRT Line 3 Station 20 - 1KM
- Proposed LRT Line 3 Station 19 - 1.5KM
- Proposed LRT Line 3 Station 18 - 2KM
- Klang KTM Station - 2KM
- Teluk Pulai KTM Station - 4KM



## Lifestyle indulgences for your everyday enjoyment

It's an exclusive business address cited in the vicinity of Berkeley Uptown, where an array of convenience stores and leisure sections ready to complement your lifestyle needs.





## Sri KDU International School

At Sri KDU International School, students are empowered to explore and discover about themselves. Through this empowerment, they will gain the confidence to explore the world's endless possibilities.

- Primary & secondary school
- Total 53 classrooms
- Total 15 labs
- School capacity: 1,500 students
- In operation by 2021



**Uptown**  
Residences



Artist's impression

## Modern living within classic vicinity

All units combine beauty and functionality to cater to your family needs. Whether you're starting solo or one with family, the extensive unit selections and its modern living are made for all ages. Live here at ease and revel in your thought that this piece of affluence belongs to you everyday.





## Carefree living It's a place like no other

Live here with unsurpassed peace of mind with our multi-tier security system, providing your family the assurance of secured living.

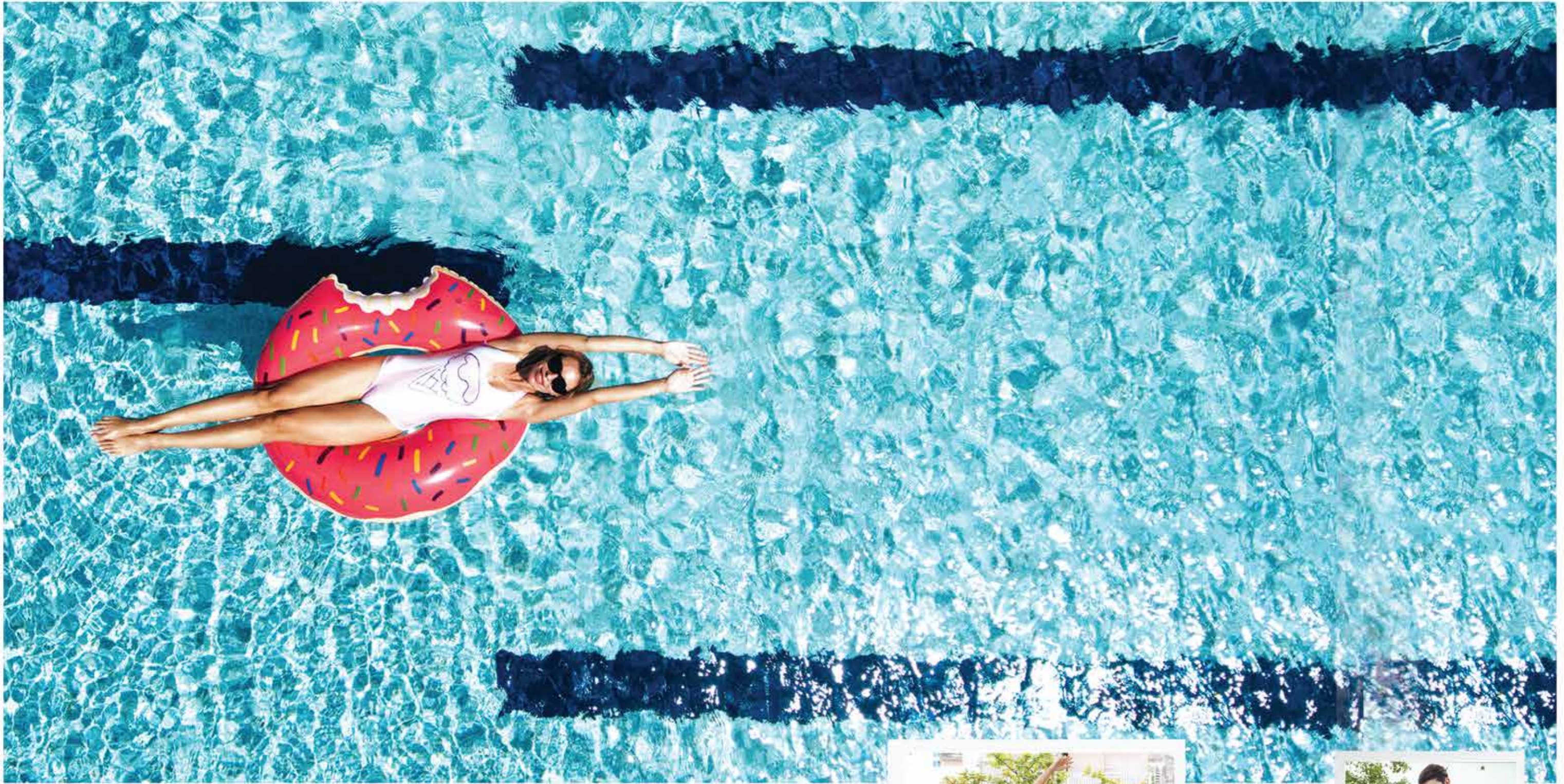
Artist's impression



The image shows a multi-story apartment building with a modern facade of white panels and dark window frames. In the foreground, a rooftop terrace is visible, featuring a wooden deck, a glass railing, and a pergola structure. Under the pergola, there is a gym area with various exercise machines and a lounge area with white furniture and a closed umbrella. The terrace is surrounded by lush greenery, including trees and flowering plants. The sky is clear and blue.

## Designed for your comfort

Wake up to the sight of lush greeneries and next to it, is where you lie on the deck or barbecue under the night stars. You can also spend time with your loved ones by the park or simply work out at the gym. Take comfort in knowing that all these indulgences are within your reach.



## Wide range of amenities for people of all ages

With a total of 5.17 acres of land catered to your convenience, you'll find yourself in bliss with that many choices of amenities at hand. Our serviced residence is equipped with swimming pool, jacuzzi, gym, and everything in between with no compromise on security.



# Uptown Residences

## Leisure at every corner

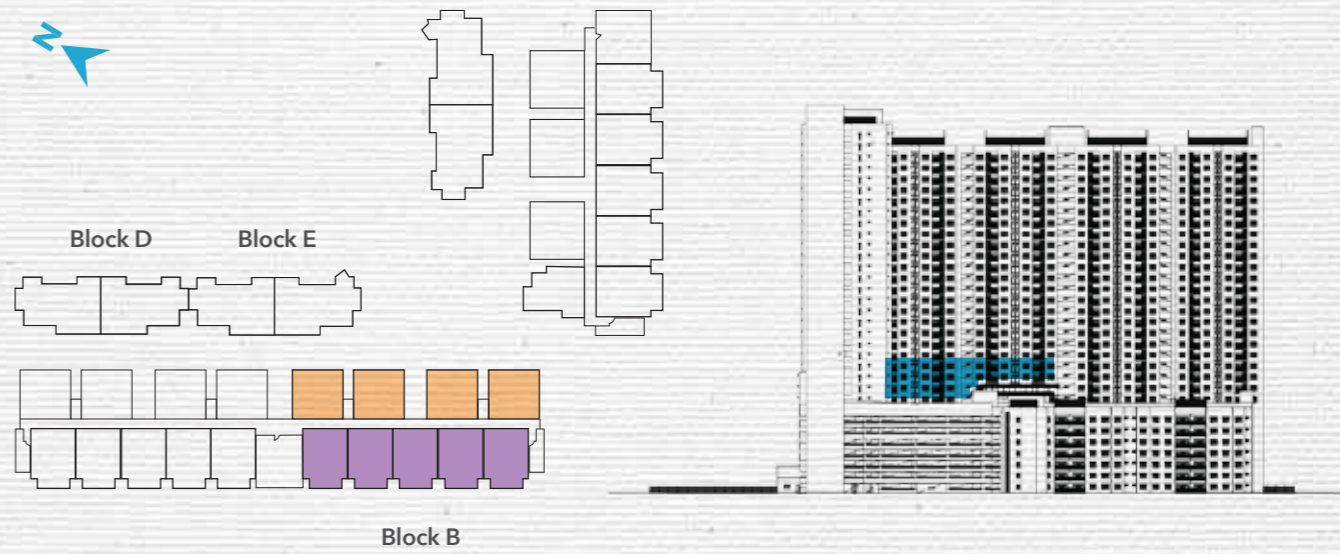
Crafted through meticulous planning, the facilities are designed to bring out fun elements for everyone of all ages.

1. Leisure park
2. Jogging & bicycle track
3. Pet stroll
4. Boardwalk
5. Swimming pool
6. Kids' fun pool
7. Chill out lounge
8. Jacuzzi
9. Sundeck
10. Children playground
11. Herb garden
12. Rest and relax seating area
13. Gym station
14. BBQ area
15. Gym room
16. Multipurpose hall / Badminton court



# Block B



Floor plan  
Level 8 - Level 11



## Facilities / Garden View (NE)

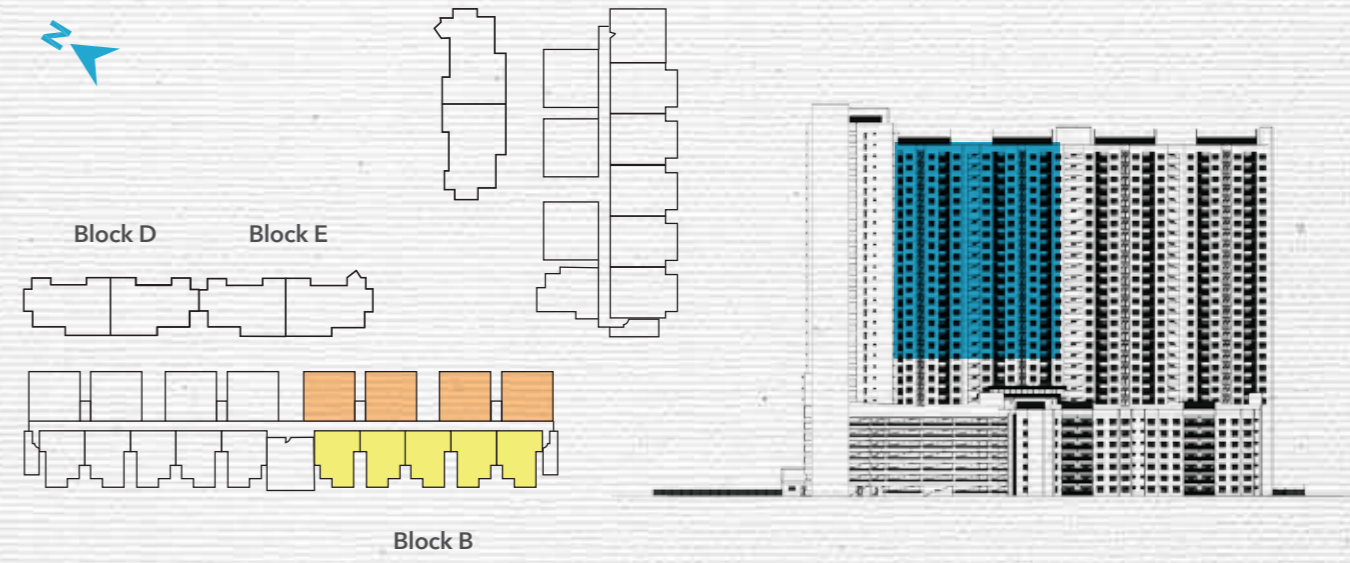


## Greenery View (SW)

- Type B (1,093 sq. ft.) 
- Type C (551 sq. ft.) 

# Block B



Floor plan  
Level 12 - Level 30



## Facilities / Garden View (NE)

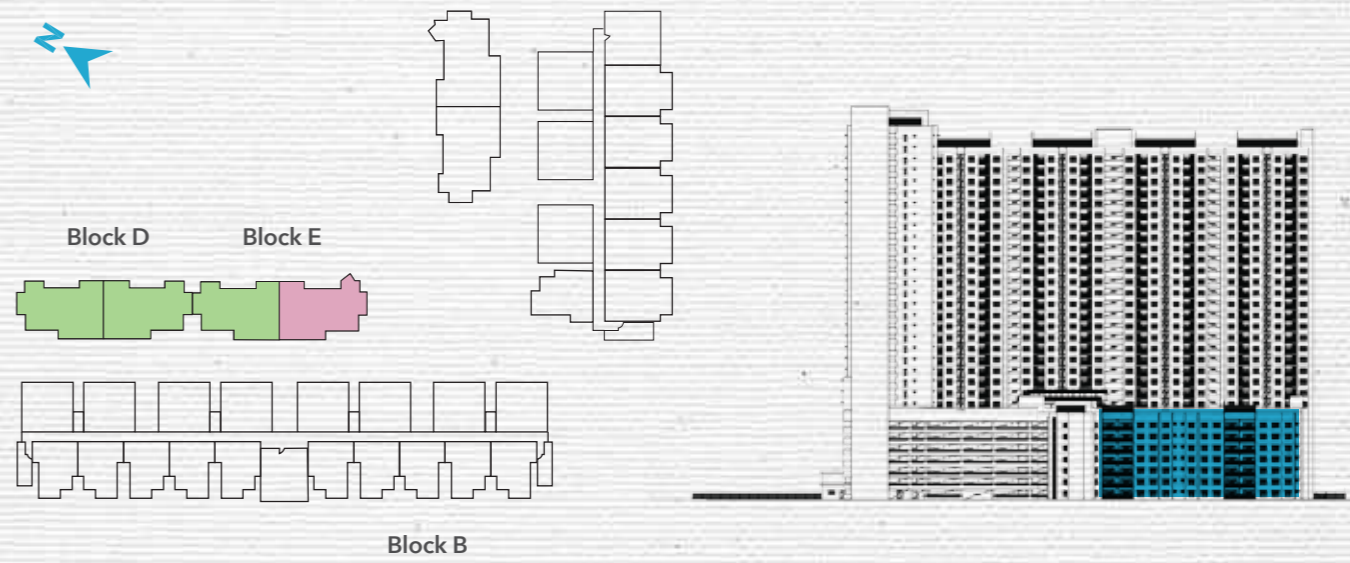


## Greenery View (SW)

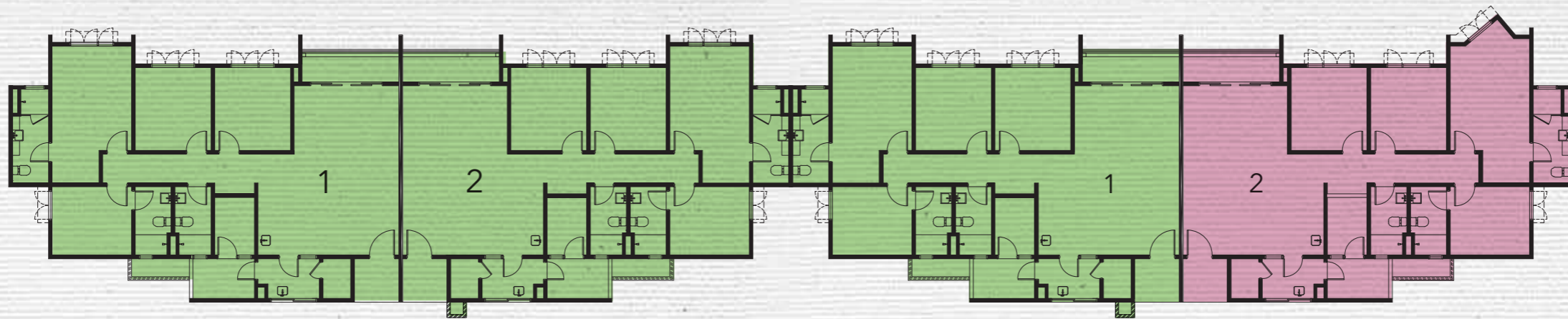
- Type A (859 sq. ft.) 
- Type B (1,093 sq. ft.) 

# Block D & E

Floor plan  
Level 1 - Level 7



## Facilities / Garden View (NE)



## Greenery View (SW)

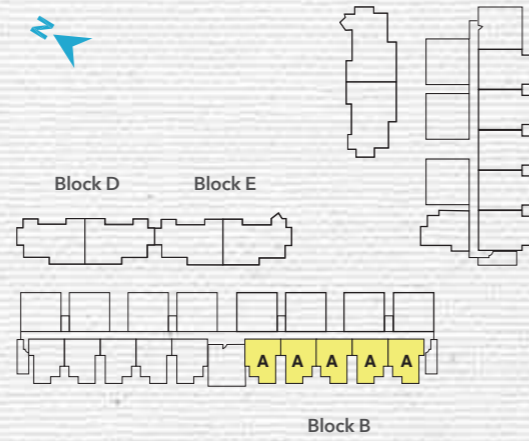
- Type D (1,572 sq. ft.) 
- Type E (1,588 sq. ft.) 

# Floor plan

## Type A

Block B: Level 12-30

859 sq. ft. | 2 Bedrooms, 2 Bathrooms

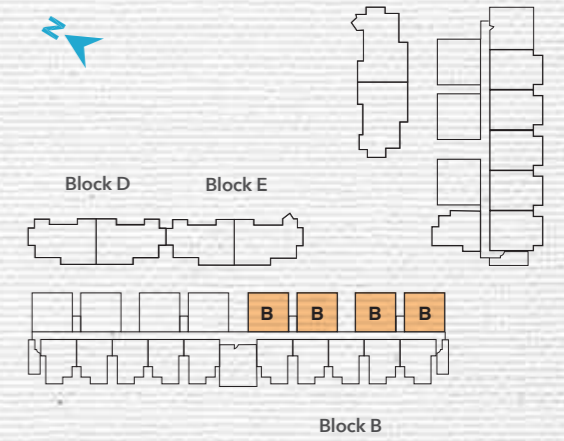


# Floor plan

## Type B

Block B: Level 8-30

1,093 sq. ft. | 3 Bedrooms, 2 Bathrooms

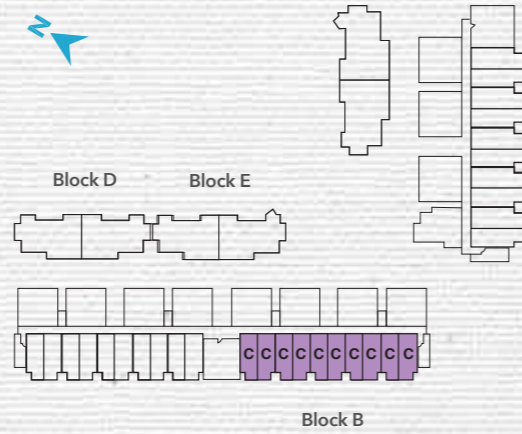


# Floor plan

## Type C (Affordable Home)\*

Block B: Level 8-11

551 sq. ft. | 1 Bedroom, 1 Bathroom

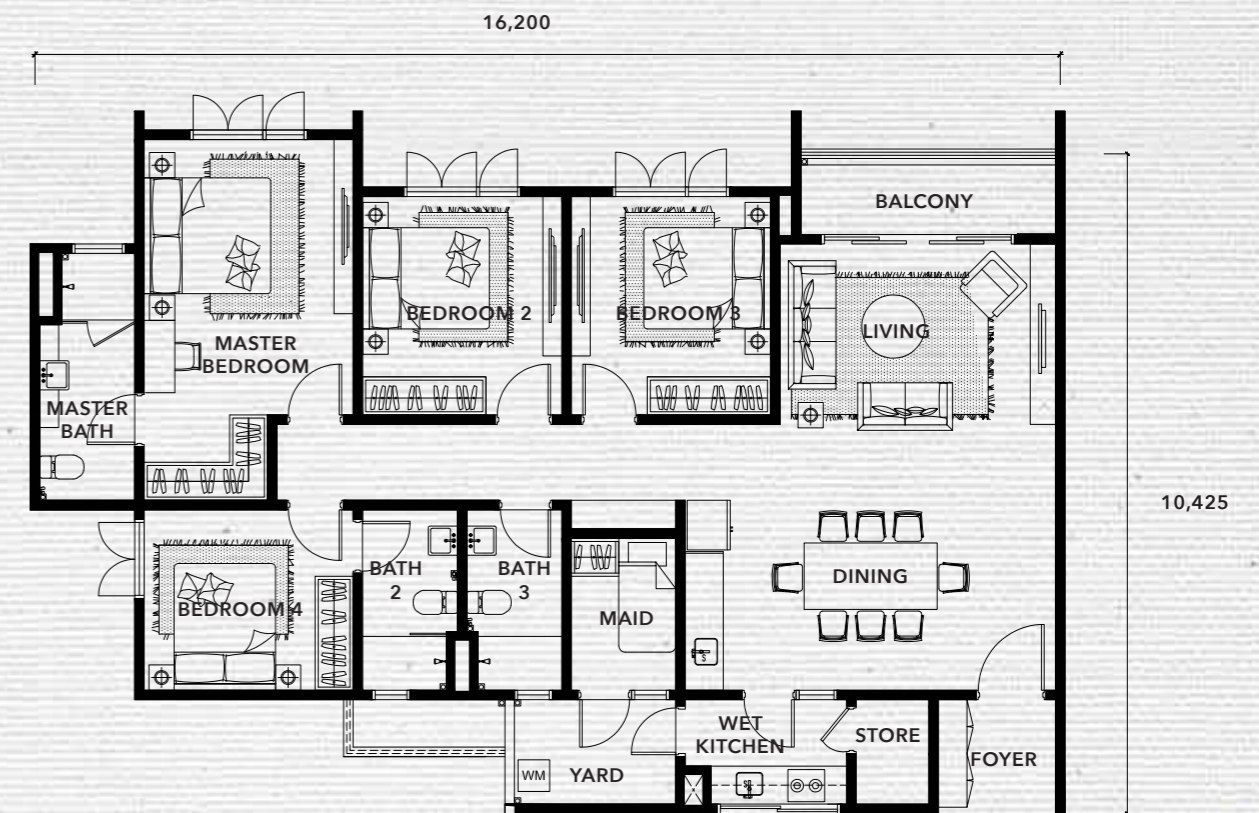
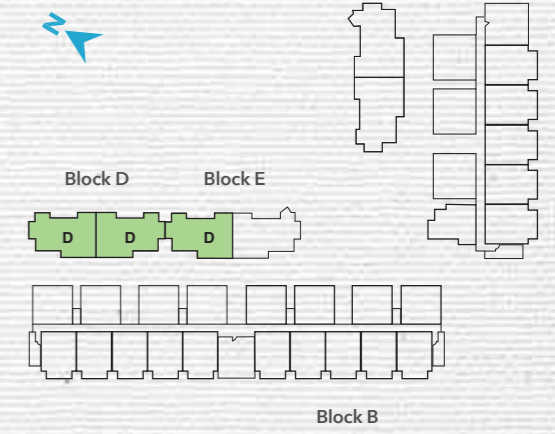


# Floor plan

## Type D

Block D & E: Level 1-7

1,572 sq. ft. | 4+1 Bedrooms, 3 Bathrooms



\*Applicable for first-time buyers with joint income from RM3,000 to RM15,000. Terms and conditions apply.

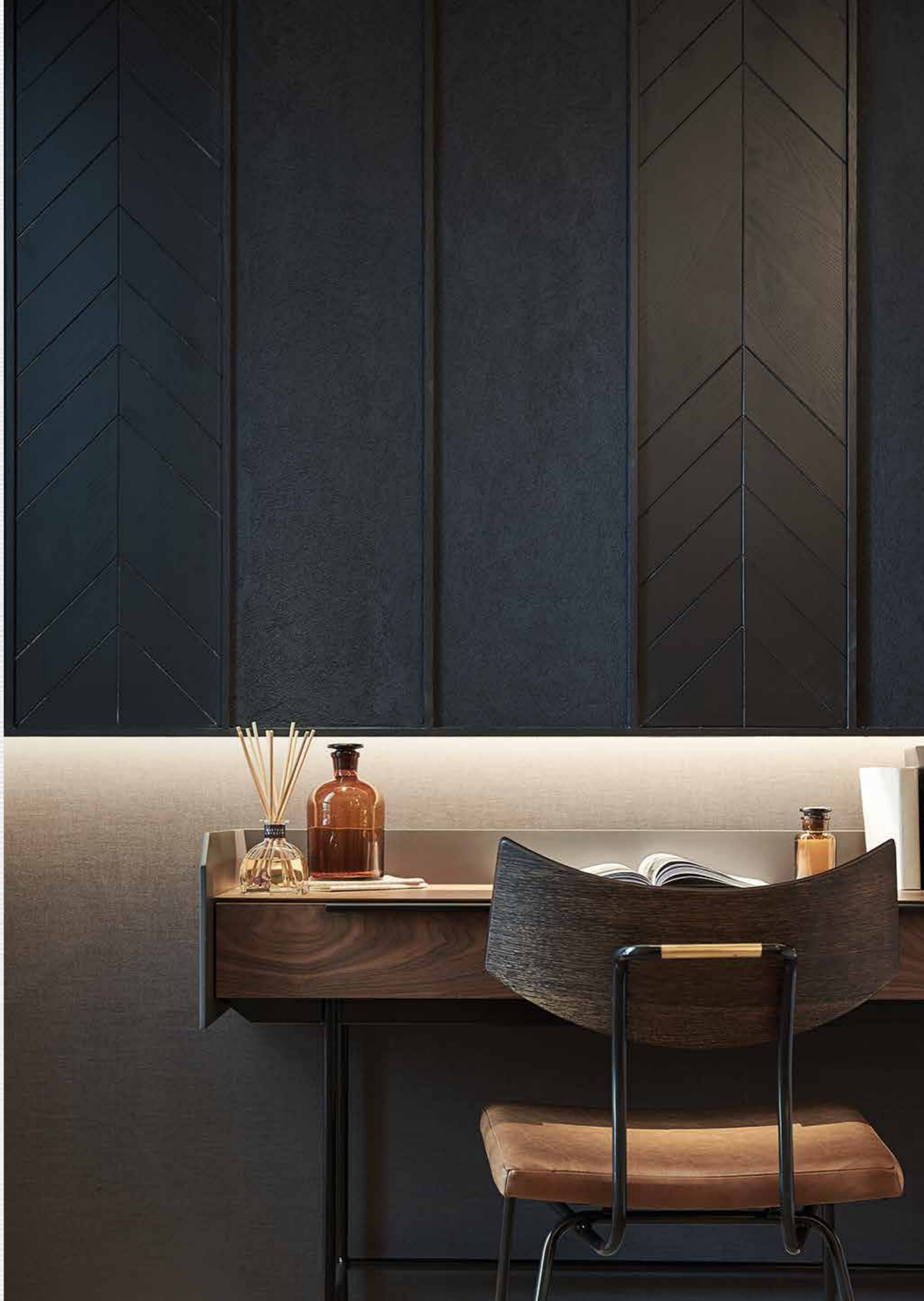
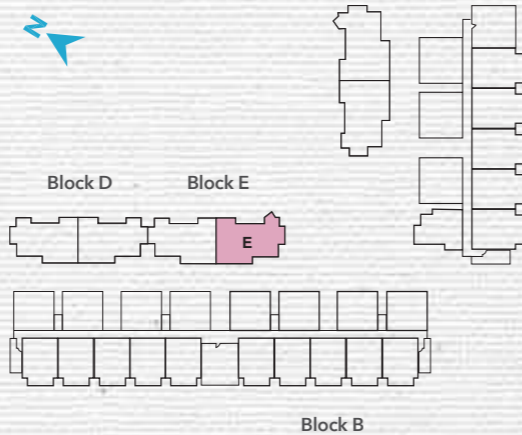


# Floor plan

## Type E

Block E: Level 1-7

1,588 sq. ft. | 4+1 Bedrooms, 3 Bathrooms



# Specifications

<b>STRUCTURE</b>	Reinforced Concrete Framework	
<b>WALL</b>	Brickwall / Reinforced Concrete	
<b>ROOF</b>	Reinforced Concrete Roof	
<b>CEILING</b>	Skim Coat and Paint / Plaster Ceiling	
<b>WINDOWS</b>	Aluminium Frame Glass Window	
<b>DOORS (TYPE A, B, D &amp; E)</b>	Main Entrance Others	Fire Rated Door Timber Flush Door / Aluminium Frame Glass Door
<b>DOORS (TYPE C)</b>	Main Entrance Others	Fire Rated Door Timber Flush Door
<b>IRONMONGERY</b>	Selected locksets	
<b>WALL FINISHES</b>	External Wall Internal Wall Toilet Wall Kitchen Wall	Weathershield Paint Emulsion Paint Ceiling Height Tiles 1500mm Height Tiles
<b>FLOOR FINISHES</b>	Living, Dining, Kitchen, All Bathrooms, Maidroom, Storeroom, Balcony, Yard  All Bedrooms A/C Ledges	Porcelain / Ceramic Tiles  Laminated Timber Flooring Concrete / Screed Finish

## SANITARY FITTINGS

	Type A	Type B	Type C	Type D	Type E
Shower	2	2	1	3	3
Water Closet	2	2	1	3	3
Water Tap	4	4	3	6	6
Basin	2	2	1	3	3
Sink	1	1	1	2	2

## ELECTRICAL INSTALLATION

	Type A	Type B	Type C	Type D	Type E
Lighting Point	14	17	8	23	23
Power Point	14	16	11	19	19
Fan Point	3	4	2	5	5
Air-cond Point	3	4	2	5	5
Fiber Wall Socket	1	1	1	1	1
Doorbell Point	1	1	1	1	1
Instant Water Heater	2	2	1	3	3
SMATV Point	1	1	1	1	1

## ELECTRICITY SUPPLY FENCING

Single Phase Power Supply
Brickwall Fencing

## THE PEOPLE'S DEVELOPER™

Everything that Paramount Property does is backed by its commitment to build with its customers in mind.

By engaging with its customers for feedback and keeping up with property trends, Paramount Property delivers functional and practical products that meet customers' expectation.

Today, Paramount Property is an award-winning developer with a diverse portfolio comprising townships as well as residential, commercial, retail, educational, industrial and integrated developments. It has a reputation of being the people's developer, with a track record of close to four decades for building enduring addresses in the Klang Valley, Sungai Petani and now in Penang.



Scan for show unit photos

BERKELEY SDN. BHD. (5341-D)  
Paramount Property Gallery @ Berkeley Uptown  
Lot 75 & Lot 1874, Jalan Delima / KU 1, Off Jalan Kapar, 41400 Klang, Selangor.

Facebook.com/ParamountPropertyMalaysia  
Paramountpropertymy

CONTACT US  
03 3358 2747

PARAMOUNT  
PROPERTY



DEVELOPER: BERKELEY SDN BHD (5341-D) • Co-labs Shah Alam, B-02-01 (Block B), Sekitar 26, Persiaran Hulu Selangor, Seksyen 26, 40400, Shah Alam, Selangor • Tenure of Land: Freehold • License No.: 18-4/07-2027/0541(A) • Validity Period: 25/07/2022 – 24/07/2027 • Advertising & Sales Permit No.: 18-4/07-2024/1105(R)-(S) • Validity Period: 25/07/2023 – 24/07/2024 • Approving Authority: Majlis Perbandaran Klang • Reference No.: MPK/BGN-600-4/1/0113(2018) • Land Encumbrances: Charged to OCBC Bank (M) Berhad • Expected Date of Completion: June 2024 • Restriction in Interest: Nil • Property Type: Serviced Apartment • No. of Units: 736 (Total) • Type A, Total Units: 325, Built-up: 859 sq. ft., Min. Price: RM417,100, Max. Price: RM549,600 • Type B, Total Units: 259, Built-up: 1,093 sq. ft., Min. Price: RM528,400, Max. Price: RM648,400 • Type C, Affordable Units, Total Units: 110, Built-up: 551 sq. ft., Min. Price: RM270,000, Max. Price: RM270,000 • Type D, Total Units: 28, Built-up: 1,572 sq. ft., Min. Price: RM726,600, Max. Price: RM801,200 • Type E, Total Units: 14, Built-up: 1,588 sq. ft., Min. Price: RM738,800, Max. Price: RM809,200 • Discount for Bumiputra: 10% • The information contained in this visual is subject to change and cannot form part of an offer or contract. All illustrations and pictures are artist's impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the company's consultants and/or relevant approving authorities.