

# MEGAH RISE

TAMAN MEGAH, PETALING JAYA



## A community with camaraderie

The good old days may seem like an era long past but take a stroll around Taman Megah and you'll find this very spirit alive and well. Be transported to a place where we still greet one another by name, where parks are filled with laughing children, and good-natured haggling over fresh produce at the local markets is a regular sight.

The close-knit camaraderie of a mature neighbourhood meets the modern amenities and facilities of the present.

**Truly the best of both worlds.**







## A neighbourhood revitalised

As this neighbourhood continues to grow, so does its value and potential. With exciting businesses and eateries springing up in this prime location, more and more are choosing Taman Megah as a place to call home.

Megah Rise is a natural progression in this growth: residential and retail offerings imbuing the neighbourhood with new energy while welcoming 228 new families into the township.



## Live. Play. Bond. All in one place.

Megah Rise has been carefully designed to flow seamlessly into the neighbouring streets of bustling Taman Megah. The retail podium, featuring a fully-stocked premium grocer as the main tenant, will be managed by PPB Properties' experienced retail team to ensure a well-balanced mix of offerings to complement the neighbourhood shops and eateries.

The exciting new retail destination will continue to promote genuine interactions within the community, always kept at the heart of our focus and attentions.



## Recharge at a retail oasis

Our vision of integrating old and new begins with the café-lined boulevard, bustling with residents and families. Everyone can shop, dine, and indulge in meaningful weekend activities hosted in the airy community spaces.

The relaunch of the sports centre is also a call for celebration, once again the perfect social and sporting location, open to all residents of Taman Megah.

Rarely has there been such a plan that places such focus on the health, productivity, and well-being of a community.





# Staying connected to it all

You'd be hard-pressed to find a more convenient location than Taman Megah. A self-contained township in the middle of Petaling Jaya with ready amenities for family and community life. Public and private schools, medical care, banks, F&B outlets, markets, and parks are all available in the surrounding areas.



- Location: Close proximity to SS2, Tropicana Gold & Country Resort, Health Centres
- Accessibility: 2 LRT station, access to the NKVE, LDP, Federal Highway
- Education: SK Taman Megah, SJK (C) Yuk Chai, Beaconhouse Sri Inai





## Elevated living experiences

Megah Rise grounds feature well-laid-out plans designed to create a sense of elegance and space.

As impressions go, nothing will make a greater impact than stepping into the lobby for the first time. Plush and luxurious, it sets the tone for more to come. The Residents Lounge carries this theme of stylish comfort, accessible only to the building occupants.

Higher up on level 8, one can enjoy the shared spaces including the flux pavilion, flux pool, jacuzzi, spa & sauna, playground, multipurpose hall, fully equipped gymnasium and other useful amenities.



Drop-off Area



Chill Garden

The interior of the entertainment lounge was conceptualised to be on par with the lobby and lounge, transforming into a leisure and entertainment area with minimal effort.

Thematic Sky Gardens are beautifully designed corners filled with lush greenery. Six such spaces cater to varying needs whether it be for relaxation, yoga, or as an area of play for little ones. Perfect little corners to stop for quick respite.

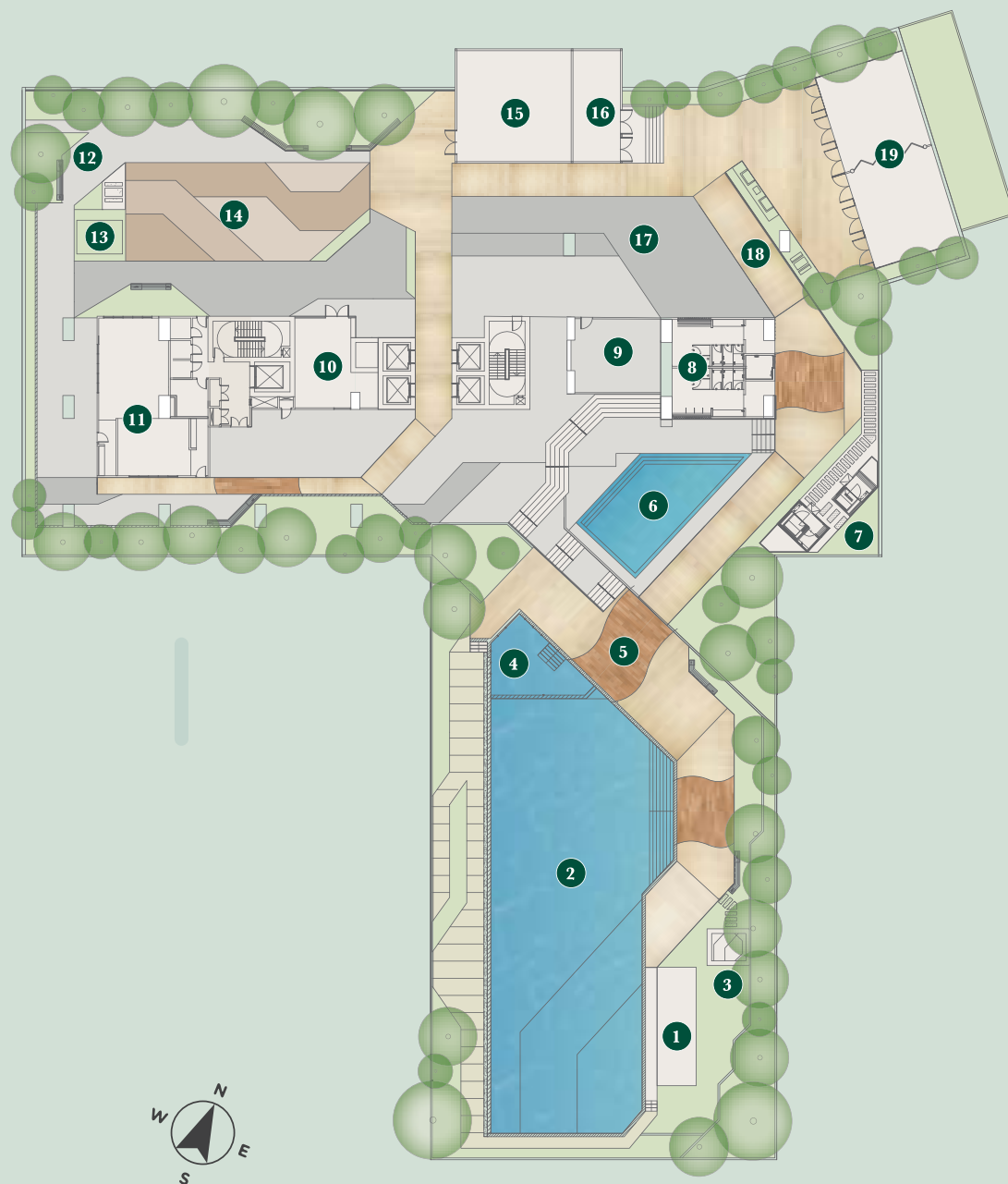




Entertainment Lounge



Gymnasium



## The Facilities

An array of world-class facilities for your personal enjoyment.

- 1 Flux Pavilion
- 2 Flux Pool
- 3 Outdoor Shower
- 4 Jacuzzi
- 5 Sunbed Lounges
- 6 Kids Splash Pool
- 7 Spa & Sauna Garden
- 8 Changing Rooms
- 9 Multipurpose Room
- 10 Management Office
- 11 Surau
- 12 Cardio Garden
- 13 Fun Wall Corner/Tree House
- 14 Children's Playground
- 15 Gymnasium
- 16 Game Room
- 17 Calisthenics Lawn
- 18 BBQ Wings & Rain Shelter
- 19 Multipurpose Hall



## Safe and sound

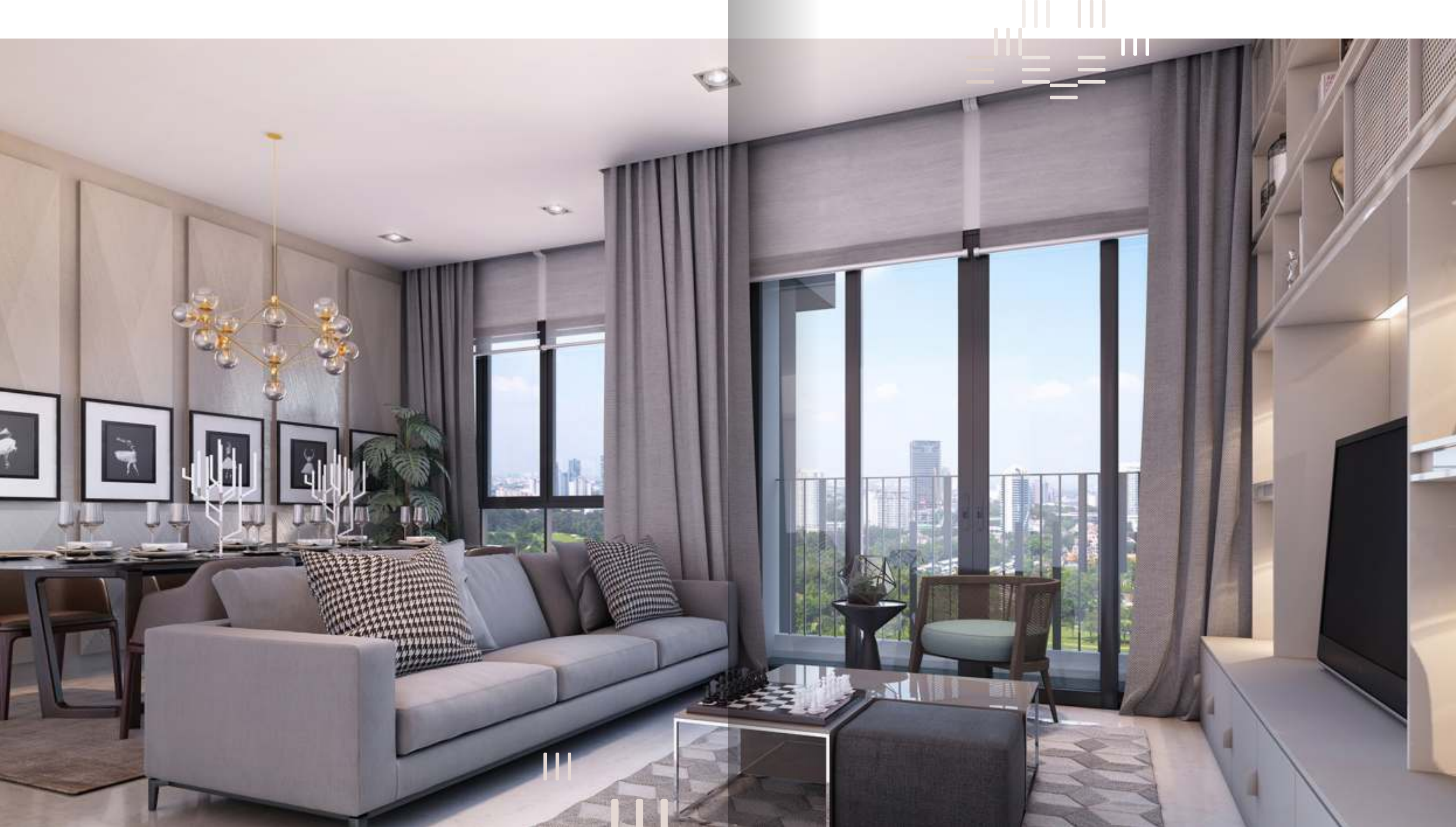
A 4-tier card access security system is enhanced by around-the-clock security personnel while closed circuit monitors operate 24 hours daily for added security and privacy.

A dedicated Residents Entrance is fully separate from the commercial and retail access to keep your mind at ease.



Residents Lounge





Always more room to grow

Thoughtful design and quality finishings are what you can come to expect with our properties. The airy and spacious layouts evolve along with you as you grow your family. Live freely without restriction in a home to call your own whether you're a family of one or five.





## A taste of quality

The kitchen comes fully equipped and crafted with luxury fittings from BUÉNOS. Long lasting, high quality designs with stylish aesthetics will inspire your culinary adventures.

A practical, beautiful space to enjoy a memorable meal.





## Harmony and home

Build your life in a space that caters to you and not the other way around. Make yourself comfortable in any of the eight available layouts and start living the life you desire.

**Welcome home.**





# About PPB Properties

The property division of PPB Group, PPB Properties has earned a sterling reputation from developing high-value, thoughtfully designed residential, retail and commercial properties over the years. PPB Properties develops, owns, and manages several malls and retails spaces in Kuala Lumpur and Penang.



Southern Marina, Johor



Cheras LeisureMall, Kuala Lumpur



The LINC, KL



New World Park, Penang



The Whiteaways Arcade, Penang

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• **Project Name:** Megah Rise • **Developer's License No.:** 1079-6/11-2021/03342(L) • **Validity:** 10/11/2020 - 09/11/2021 • **Advertising & Sales Permit No.:** 1079-6/11-2021/03342(P) •  
**Validity:** 10/11/2020 - 09/11/2021 • **Land Tenure:** Freehold • **Land Encumbrances:** Nil • **Restriction in Interest:** Nil • **Approving Authority:** Majlis Bandaraya Petaling Jaya • **Approved Building Plan No.:** MBPJ/120100/T/P10/454/2017 • **Expected Completion Date:** February 2022 • **Development Type:** Serviced Apartments • **Total Units:** 228 units • **Sizes:** 764sf - 3,232sf • **Price:** RM894,800(Min.) - RM5,236,800(Max.) • **Bumiputera Discount:** 7%

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