



# BANGSAR HILL PARK

URBAN · RESORT · HOME

**SUNSURIA** | **suezcap**



TALISA

## A Radiant State of Calm

Experience privacy unlike any other at Talisa,  
with multi-tiered security, flowing water features  
around landscaped grounds, and interiors crafted  
for unparalleled serenity.

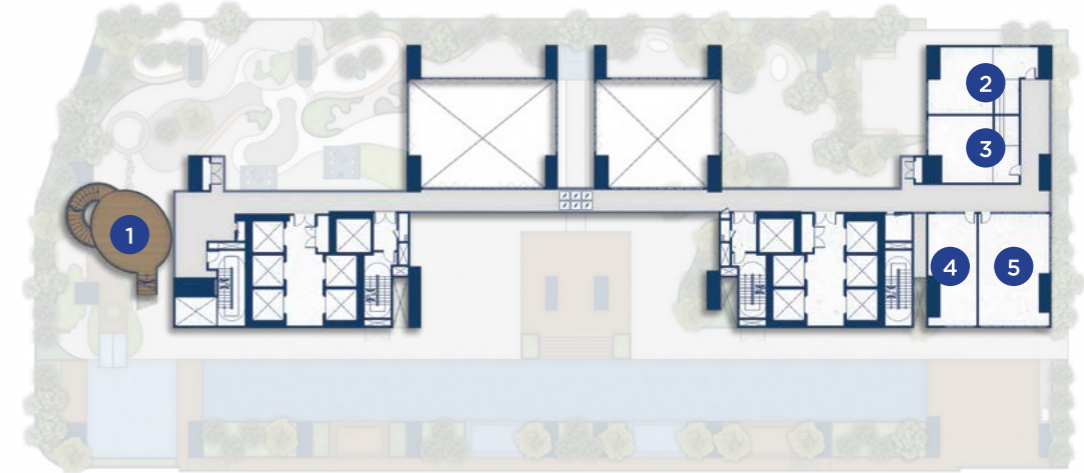
All you need is at home,  
within the beauty of balanced living.



# Facility Plan



## Level 6U



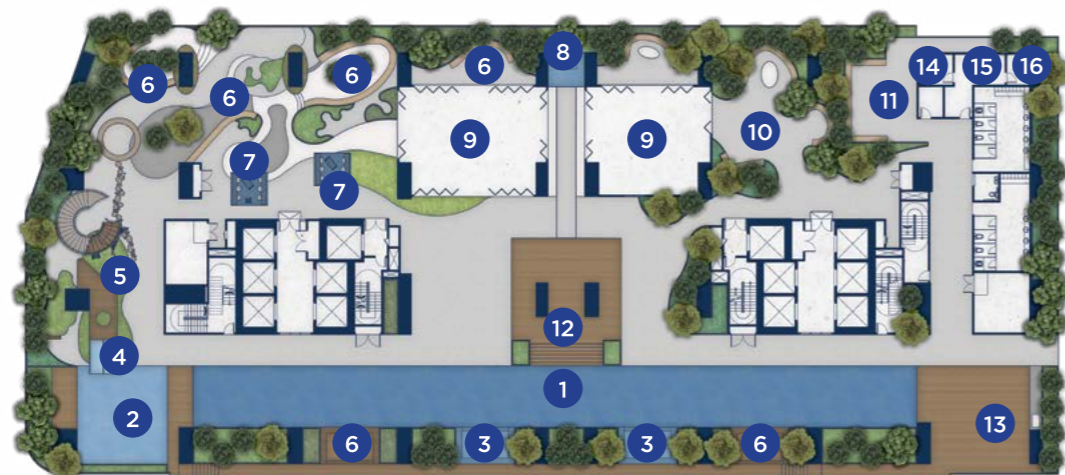
- 1 Floating Platform
- 2 Surau (Male)
- 3 Surau (Female)
- 4 Shop
- 5 Management Office

## Level 6M



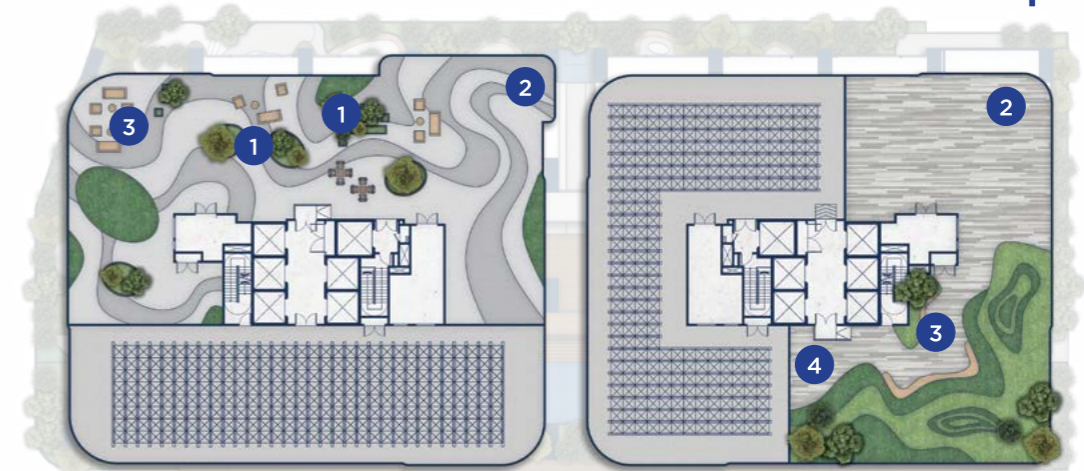
- 1 Co-Working Space @ Floating Platform
- 2 Gymnasium

## Level 6L



- 1 Swimming Pool
- 2 Kids' Pool
- 3 Whirlpool
- 4 Kids' Water Play
- 5 Kids' Playground
- 6 Seating Area
- 7 Swing Seat
- 8 Water Feature
- 9 Event Space
- 10 Outdoor Event Space
- 11 Study Area
- 12 Pool Deck
- 13 BBQ Area
- 14 Sauna
- 15 Changing Area
- 16 Steam Room

## Rooftop



- 1 Planter Area
- 2 Viewing Area
- 3 Seating Area
- 4 Walkway Path

# A Well-balanced Life

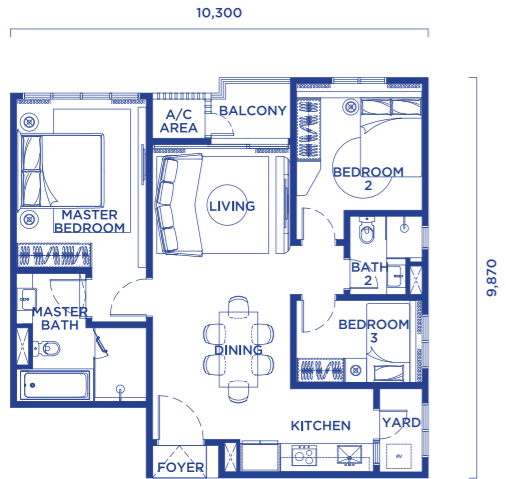
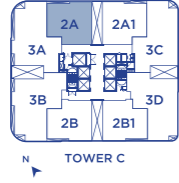


Step inside your home and into a world of your own that is both elegant and inviting. Your home at Talisa features stunning attention to detail in every corner, creating spaces that are perfect for spending time and making priceless memories with loved ones and friends.

## Type 2A

978 SQ.FT.

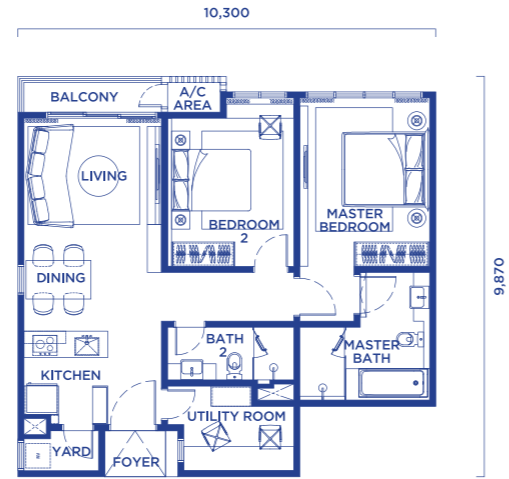
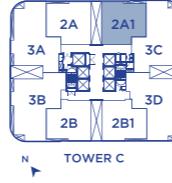
3 Bedrooms  
2 Bathrooms



## Type 2A1

978 SQ.FT.

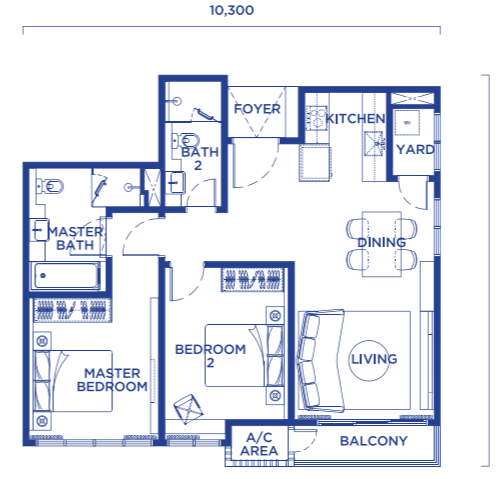
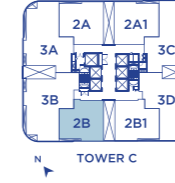
2 + 1 Bedrooms  
2 Bathrooms



## Type 2B

917 SQ.FT.

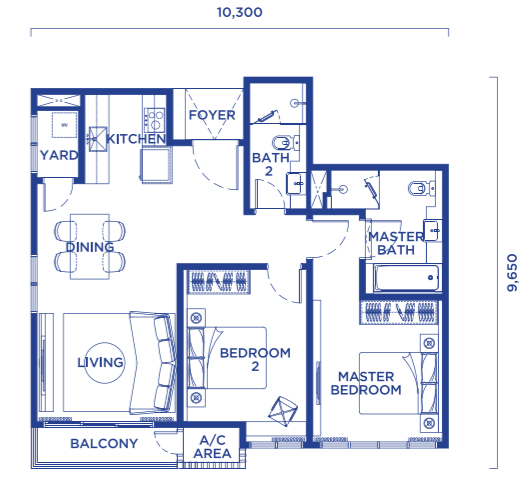
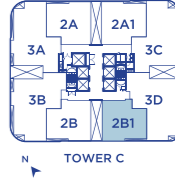
2 Bedrooms  
2 Bathrooms



## Type 2B1

917 SQ.FT.

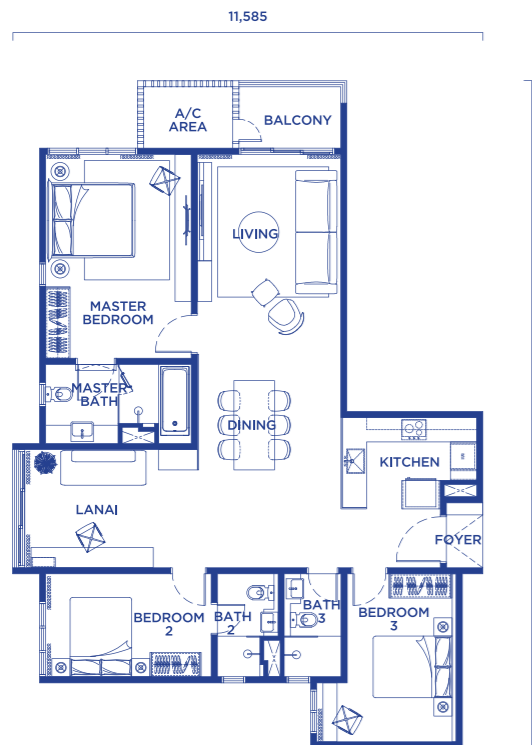
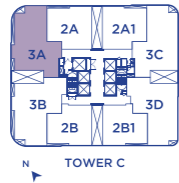
2 Bedrooms  
2 Bathrooms



## Type 3A

1,435 SQ.FT.

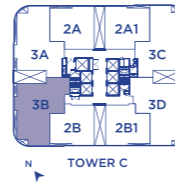
3 Bedrooms  
3 Bathrooms  
Lanai



## Type 3B

1,478 SQ.FT.

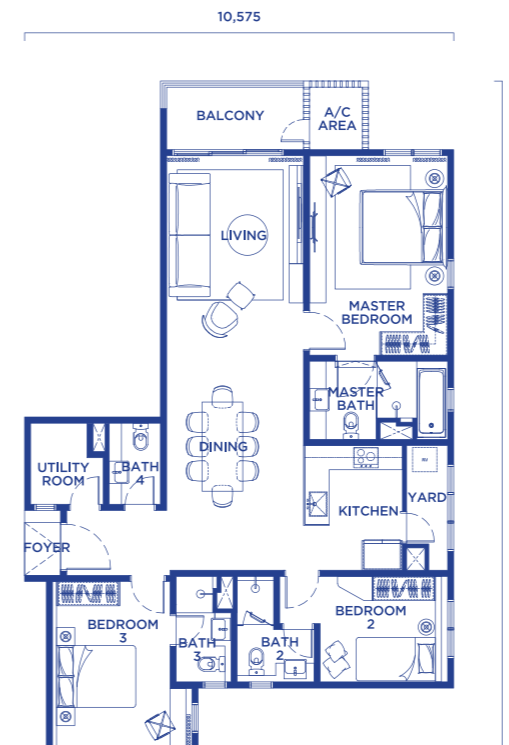
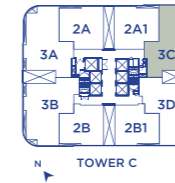
3 + 1 Bedrooms  
3 + 1 Bathrooms



## Type 3C

1,372 SQ.FT.

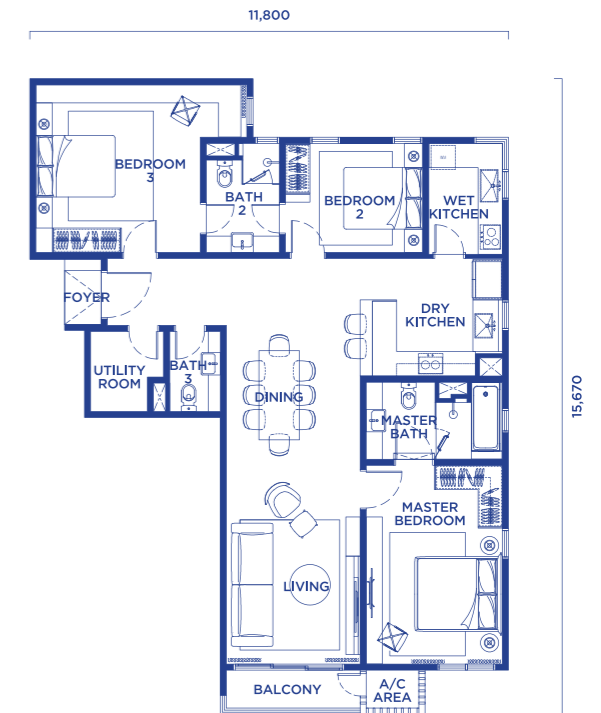
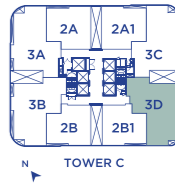
3 + 1 Bedrooms  
3 + 1 Bathrooms



## Type 3D

1,407 SQ.FT.

3 + 1 Bedrooms  
2 + 1 Bathrooms



# Specifications

<b>Structure</b>	Reinforced Concrete / Shear Wall System	
<b>Wall</b>	Masonry / Reinforced Concrete Wall / Lightweight Concrete Wall	
<b>Roofing</b>	Reinforced Concrete	
<b>Ceiling</b>	Skim Coat / Ceiling Board Finished with Paint	
<b>Windows</b>	Powder Coated Aluminium Frame Glass Window	
<b>Ironmongery</b>	Quality Locksets	
<b>Doors</b>	Main Door Bedroom / Bathrooms / Utility Room / Yard Balcony	Fire-rated Door Timber Flush Door Powder Coated Aluminium Sliding Door with Glass Panel
<b>Wall Finishes</b>	Foyer / Living / Dining / Kitchen / Bedrooms / Yard / Balcony / Utility Bathrooms	Skim Coat / Plaster / Paint  Porcelain Tiles up to Ceiling Height
<b>Floor Finishes</b>	Foyer / Living / Dining / Kitchen / Yard / Balcony / Utility Bathrooms Bedrooms	Porcelain Tiles with Skirting  Porcelain Tiles Engineered Hardwood Flooring with Timber Skirting

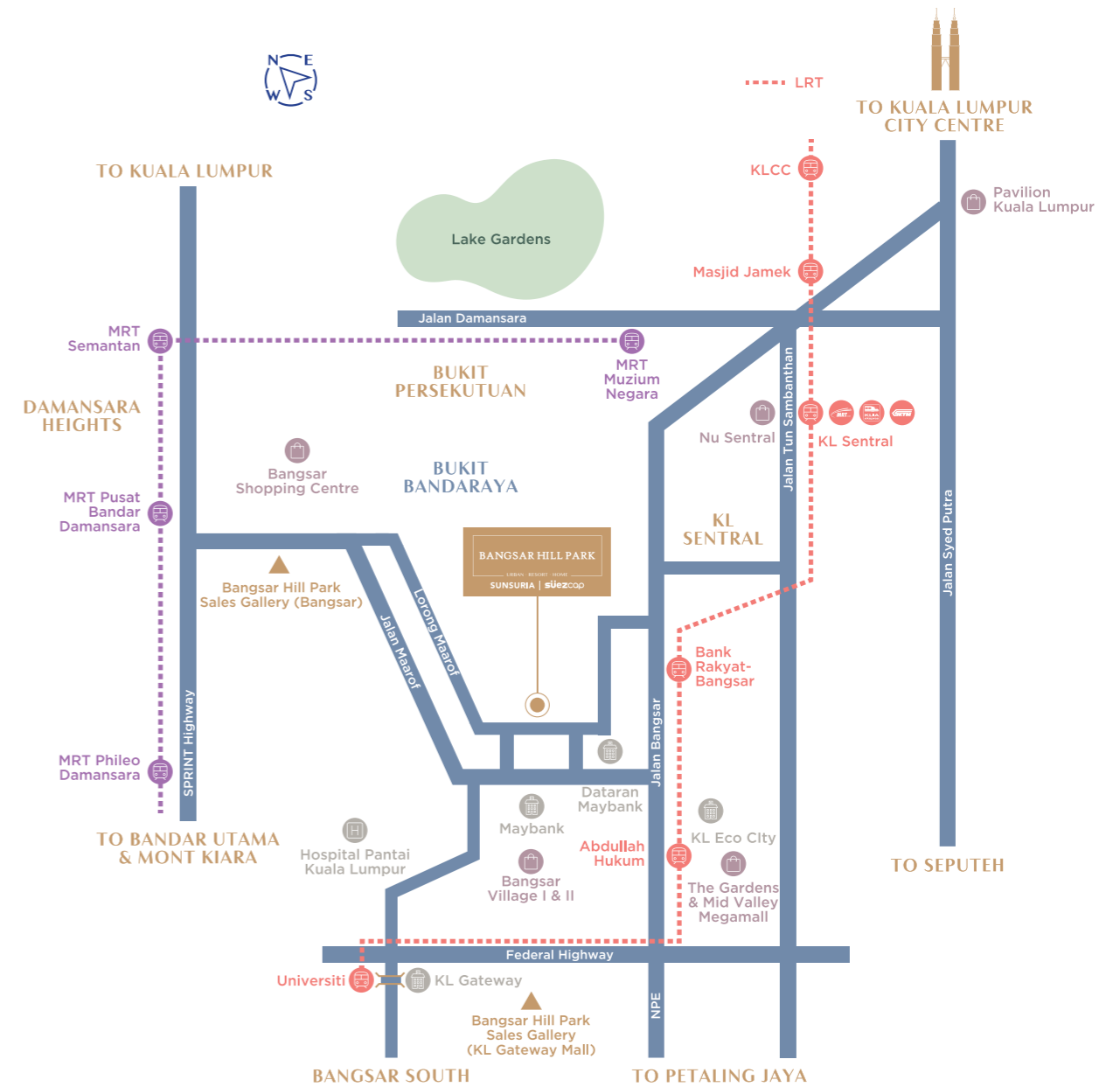
	Type 2A	Type 2A1	Type 2B	Type 2B1	Type 2C1	Type 3A	Type 3B	Type 3C	Type 3D
<b>Sanitary Wares &amp; Fittings</b>									
<b>Water Closet</b>	2	2	2	2	1	3	4	4	3
<b>Hand Bidet</b>	2	2	2	2	1	3	4	4	3
<b>Bathtub</b>	1	1	1	1	-	1	1	1	1
<b>Shower Rose</b>	2	2	2	2	1	3	3	3	2
<b>Shower Screen</b>	2	2	2	2	1	3	3	3	2
<b>Hand Basin</b>	2	2	2	2	1	3	4	4	3
<b>Vanity Top</b>	2	2	2	2	1	3	4	4	3
<b>Vanity Mirror</b>	2	2	2	2	1	3	4	4	3
<b>Kitchen Sink &amp; Tap</b>	1	1	1	1	1	1	2	1	2
<b>Bib Tap</b>	1	1	1	1	1	1	1	1	1

	Type 2A	Type 2A1	Type 2B	Type 2B1	Type 2C1	Type 3A	Type 3B	Type 3C	Type 3D
<b>Electrical Installation</b>									
<b>Lighting Point</b>	22	21	18	18	12	27	27	29	27
<b>Ceiling Fan Point</b>	5	5	4	4	3	6	5	6	6
<b>13A Power Point</b>	22	21	21	21	18	25	27	24	29
<b>15A Power Point</b>	2	2	2	2	2	2	2	2	3
<b>SMATV Point</b>	2	2	2	2	1	2	2	2	2
<b>Fibre Wall Socket</b>	1	1	1	1	1	1	1	1	1
<b>Doorbell Point</b>	1	1	1	1	1	1	1	1	1
<b>Storage Water Heater with Point</b>	1	1	1	1	-	1	1	1	1
<b>Instant Water Heater with Point</b>	-	-	-	-	1	-	-	-	-
<b>Water Heater Point</b>	-	-	-	-	-	-	1	1	1
<b>Air Conditioning Units</b>	4	3	3	3	2	6	5	5	5

**Internal Telecommunication System:** Intercom (Audio) for all units

# A Well-connected Sanctuary

Located along the esteemed Lorong Maarof, Talisa brings together the convenience of a quintessential Bangsar lifestyle experience together with the serenity of a peaceful sanctuary. Step outside the residence and find everything you need at your fingertips.



Bangsar Hill Park Development Sdn. Bhd. (492755-M)  
 Bangsar Hill Park Sales Gallery (Bangsar)  
 182, Jalan Maarof, Taman Bangsar, 59000 Kuala Lumpur, Malaysia.  
 Bangsar Hill Park Sales Gallery (KLG M)  
 LG1.05, KL Gateway Mall, No. 2, Jalan Kerinchi, Gerbang Kerinchi Lestari, 59200 Kuala Lumpur, Malaysia.

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**+6011 2611 2281**  
[www.bangsarhillpark.com](http://www.bangsarhillpark.com)

A Development By  
**SUNSURIA | suezcap**

Developer: Bangsar Hill Park Development Sdn. Bhd. (492755-M), L3.01 & L3.02, KL Gateway Mall, No. 2, Jalan Kerinchi, Gerbang Kerinchi Lestari, 59200 Kuala Lumpur, Malaysia | Contact No: +603-7941 1199 | Developer License No: 7997/02-2026/042(A) | Validity Period: 15/02/2023 - 12/02/2026 | Advertising & Sales Permit No: 7997-4/07-2026/0768(A)-(S) | Validity Period: 04/07/2023 - 03/07/2026 | Building Plan No: BP 51 OSC 2022 2431 (19) | Approving Authority: Dewan Bandaraya Kuala Lumpur | Expected Completion: Jan 2028 | Land Encumbrances: OCBC Bank Berhad (295400-04) | Land Tenure: Leasehold (99 years - expiring on 15/10/2119) | Type of Property: Condominium | Total Units: Block B - 410 unit; Block C - 392 unit | Built-up: Block B - 803 sq. ft. (Min) - 1,478 sq. ft. (Max); Block C - 803 sq. ft. (Min) - 1,478 sq. ft. (Max) | Selling Price: Block B - RM 934,000 (Min) - RM 1,807,000 (Max); Block C - RM 914,000 (Min) - RM 1,749,000 (Max) | Bumiputera Discount: 5% | Disclaimer: The information herein is subject to change and cannot form an offer or contract, and all illustrations/pictures are artist's impression only. The developer reserves the right to modify any part of the buildings, developments and/or units prior to completion and as directed and/or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies.

