

THE MANSIONS @KENNY HEIGHTS





Reimagination

KENNY HEIGHTS

RIGHT IN THE HEART OF A

historical

SPLENDOUR

Journey through the quiet, undulating roads of the Uplands, IN A PLACE WHERE ONLY WE KNOW; where vines of age-long trees and bushes get tangled in the gentle winds of the East, as it whispers lingering stories of the past.







STEEPED IN
HISTORY & HERITAGE
IN A PICTURESQUE
SETTING OF EAST
MEETS WEST.

A bustling city, adorned with iconic landmarks of English influence and traditional roots, from the impressively ancient Fort Margherita to the architecturally stunning Sarawak State Museum.



THE CITY
OF KUCHING
Ensconced in the heart
of the British Colonial
enclaves, dating back
to the early fifties.

THE CLASSIC

Bornean

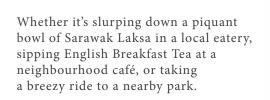
LIFESTYLE





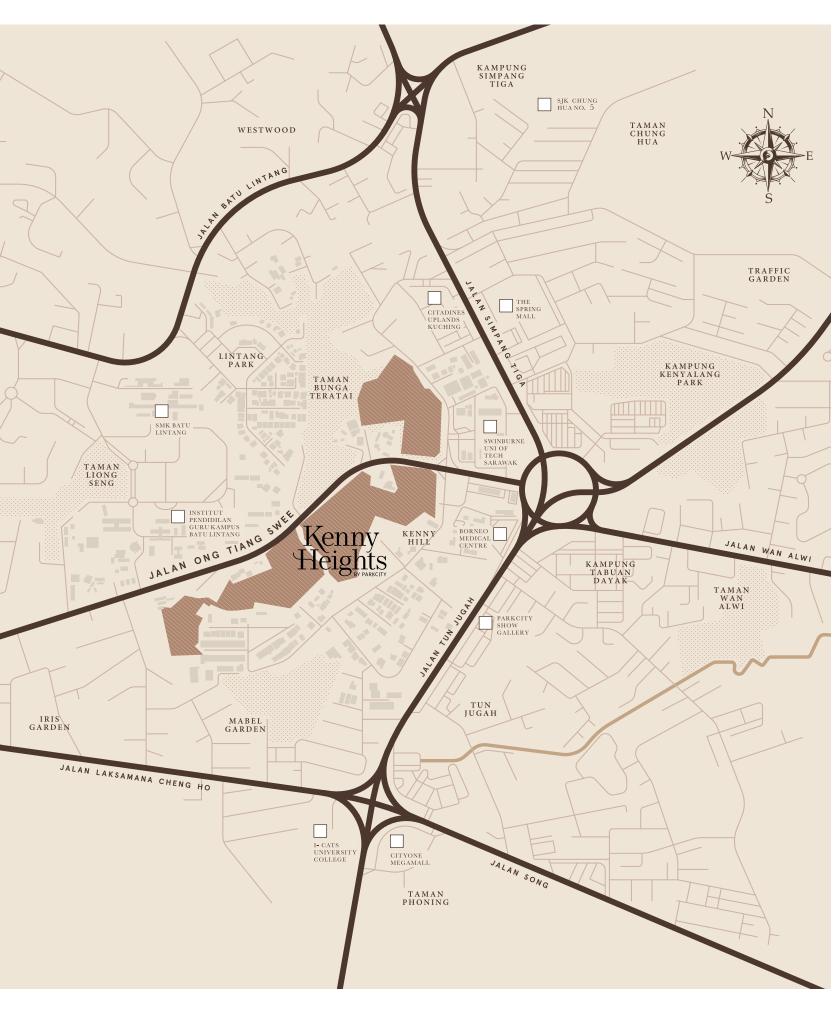






SLOW DOWN TO EXIST IN MOMENTS OF CONTENTMENT

WHERE A TAPESTRY OF CULTURES COME TOGETHER IN A 45-ACRE BEATING CORE OF KUCHING SOUTH Nestled amidst major landmarks of the city, with a plethora of amenities set only steps away, yet sequestered in the quiet part of town. Discover the best of both worlds in Kenny Heights by ParkCity where a quaint neighbourhood exists within the buzzing capital of Sarawak.



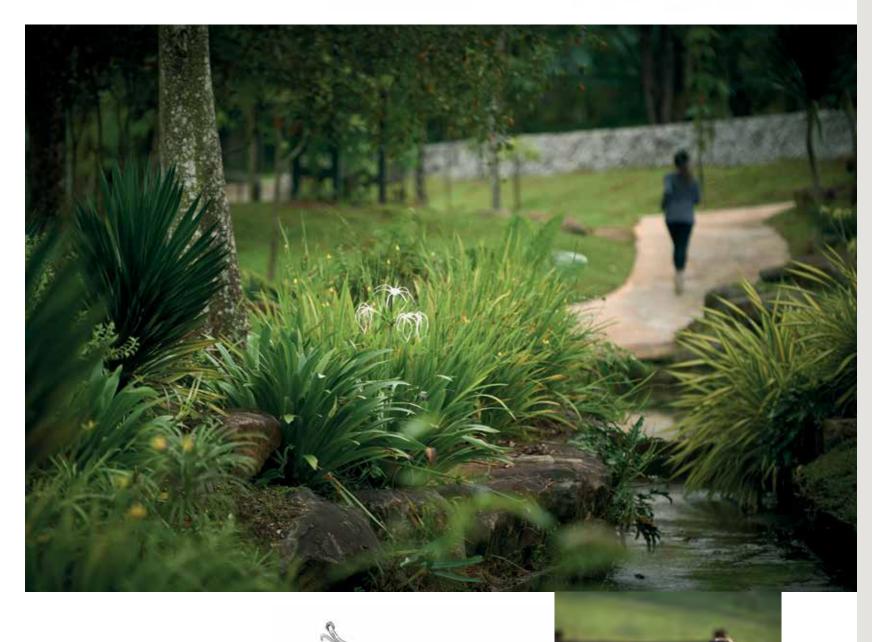
A VERDANT PARK

ENSHROUDED WITHIN

greens

OF ONLY A STONE'S THROW





WHERE GREEN LEAVES LAY, THAT'S MY CUE TO REST & PLAY



WHERE

communities

ARE MADE TO

THRIVE



From foliage-covered pathways, soft manicured fields, and lush trees that scramble to meet the blue skies,

The Mansions @ Kenny Heights is curated for the company of multi-gen families, friends, and furry little ones coming from all walks of life.



A NEW UPPER CLASSIC
TO MARK YOUR ARRIVAL

WHEN THE

old & new

COME ALIVE

IN AN ODE TO

K U C H I N G ' S

RICH HERITAGE

Enter the neighbourhood's best kept secret of colonial allure made beautifully bespoke



JOURNEY TO A WORLD FEATURING A BLEND OF

tropical elegance AND colonial grace

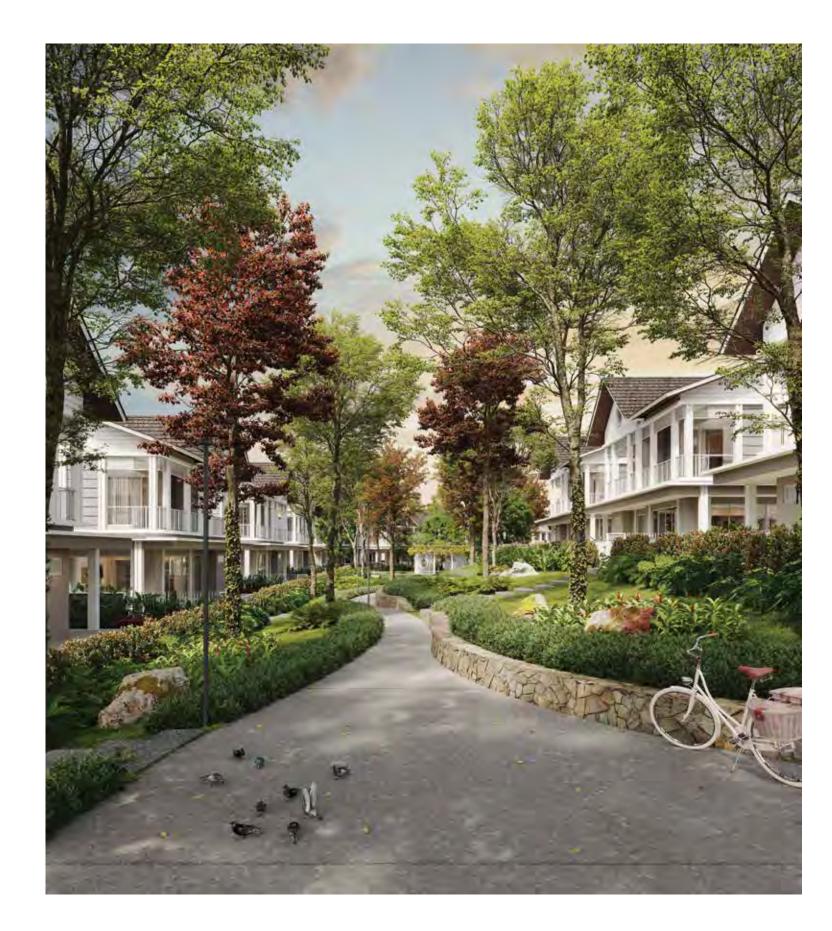
with sprawling residences made of cosy bones for the comforting company of multi-gen and furnished with an assortment of delicate elements gently reminiscent of the hallowed colonial era.

tapestry

OF TALL TREES, LOW HEDGES,
BLOOMING BEDS AND WHITE WALLS



Discover the grandeur of sizeable built-up options, thoughtfully designed to cater to multi-generational living, as every corner offers ample space for cherished family moments.



LINEAR PARK
A COLONIAL STROLL TO CAMARADERIE

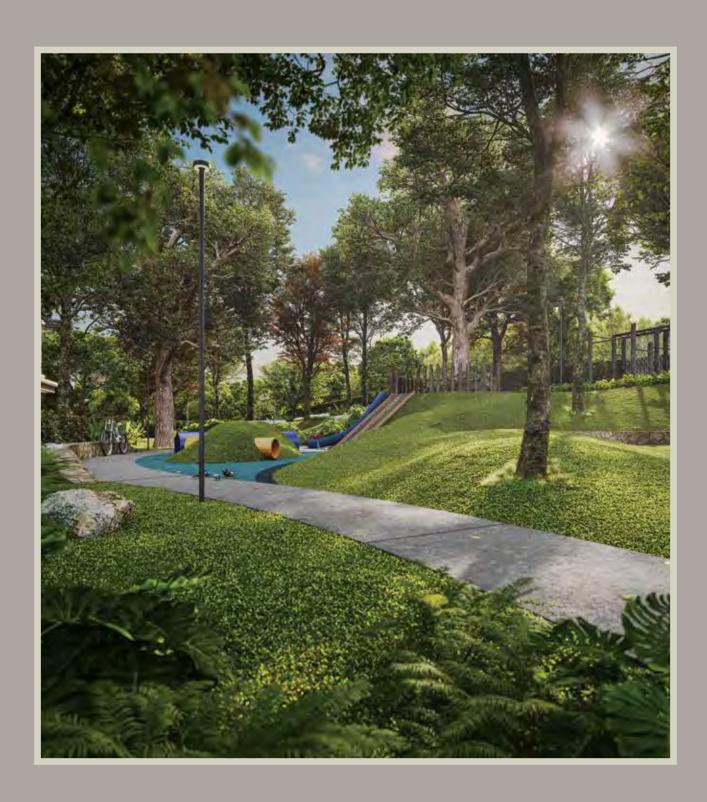


Enveloped by the pristine greens and graced by the invigorating air of the tropical rainforest, dwell amidst the breathtaking beauty of

mother nature's embrace

AND SHARE THIS
PROFOUND AFFINITY
WITH LOVED ONES.





LIVELY RANGE
OF LUSH TROPICAL LANDSCAPES

colonial

TREASURE OF BESPOKE BEAUTY

IN A SECRET GARDEN THAT ECHOES WITH ELEGANCE



Embark on a voyage through time and into a colonial reverie. A masterpiece of habitat awaits, crafted for individuals with the appreciation of life's finest. Like a crown jewel, The Mansions @ Kenny Heights emerges as the epitome of colonial grace of the city.



an enduring abode

FOR GROWING FAMILIES

Discover the allure of a commodious home that gracefully accommodates to the needs of large families. Experience the joy of shared activities in spaces thoughtfully designed to bring families closer, as this home becomes a haven for those who embrace the beauty of togetherness.





escapade



Spend casual weekends lounging in the vast outdoor area with loved ones, or growing your own private garden.

Embrace the generous space where nature flourishes into a peaceful escape from the city noise.





POISED FOR refined pleasure

Bask in the graceful interplay of abundant natural light that bathes the indoors, seamlessly merging with the verdant backdrop of lush greens, effortlessly welcoming in the breezy outdoors.



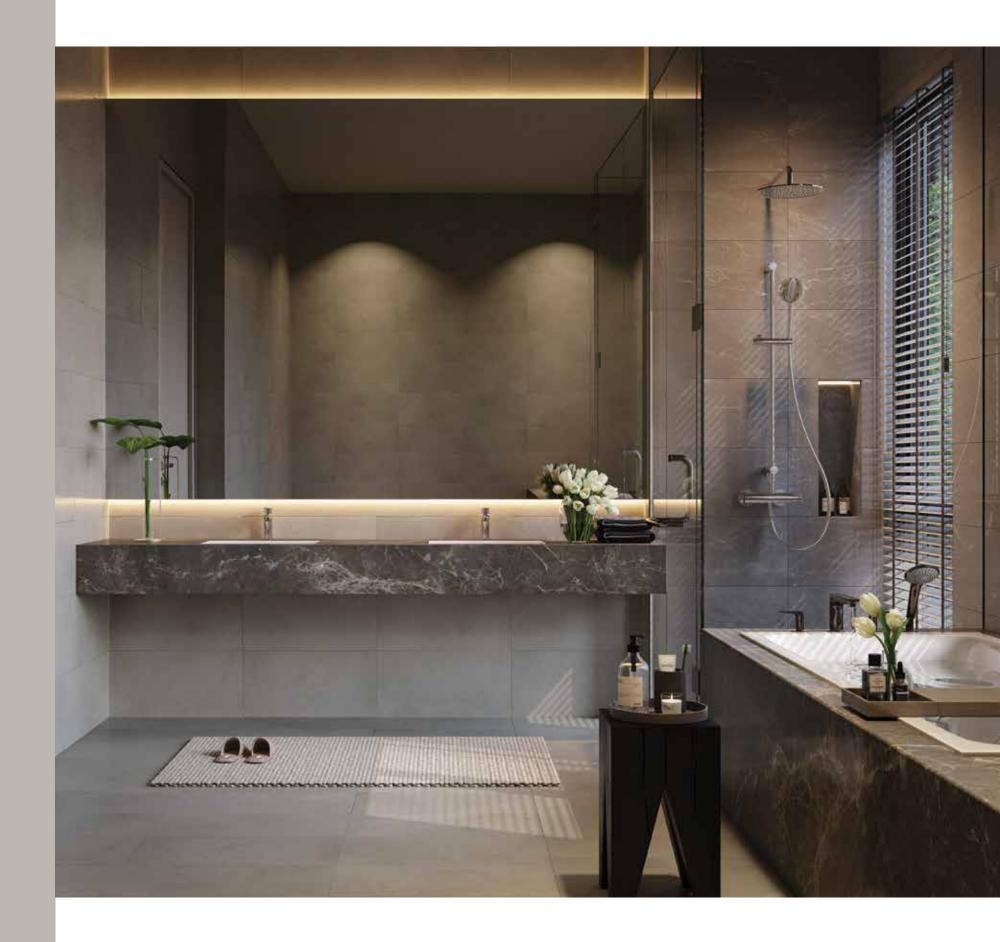
WITH LASHINGS OF SIMPLE

elegance

AND CONTEMPORARY CLEAN LINE APPEAL



Ease into the simple pleasures that brings out the best kind of satisfaction, from the embrace of a bathtub to all the space one could ever ask for. Find your sanctuary within moments of tranquil solitude and pure reflection amidst lavishly comforting surroundings.





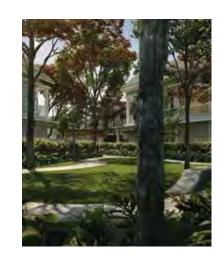
THE MANSIONS

site plan





Follow the Meandering Walkway trail of bountiful experiences



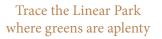
GO ON A





Savour aromas wafting from the Outdoor BBQ Terrace



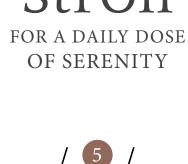


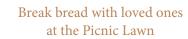






Stop and smell the flowers at the Floral Pavilion











Swing by the Kids' Play Area to melt the time away

BUNGALOW



CRAFTED FOR THE LAVISH DWELLING OF
MULTI-GENERATIONAL FAMILIES, THIS SPRAWLING
5 BEDDER HOME FEATURES A GRACIOUS
COURTYARD AND A SEAMLESS SEPARATION
BETWEEN THE SPACIOUS LIVING AND DINING
AREAS THAT ARE FLOODED WITH NATURAL
LIGHT AND OPTIMAL VENTILATION.



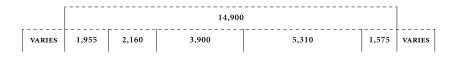
BUNGALOW

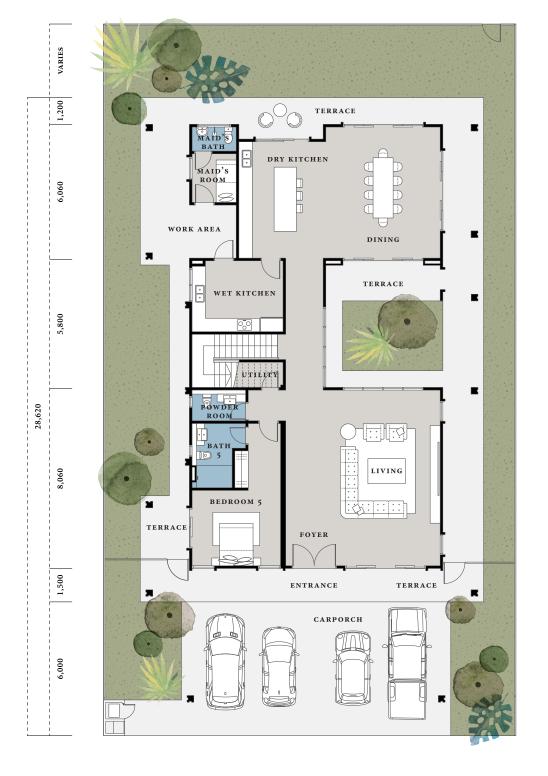
total units / 25

 TYPICAL LOT
 BUILT-UP AREA

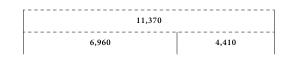
 61'x105' / 14.7 PTS
 // 4,040 SF / 375 SM

 5 BEDROOMS
 // 5 BATHROOMS





GROUND FLOOR





FIRST FLOOR

SEMI-D



MADE FOR EXQUISITE LIVING, THESE HOMES COME
WITH 4 BEDROOMS, A SPRAWLING GARDEN AREA,
AND REFINED LIVING SPACES THAT RECEIVE PLENTY
OF SUN. JUST THE RIGHT SIZE WITH AMPLE OF SPACE
FOR THE GROWING FAMILY TREE.



SEMI-D

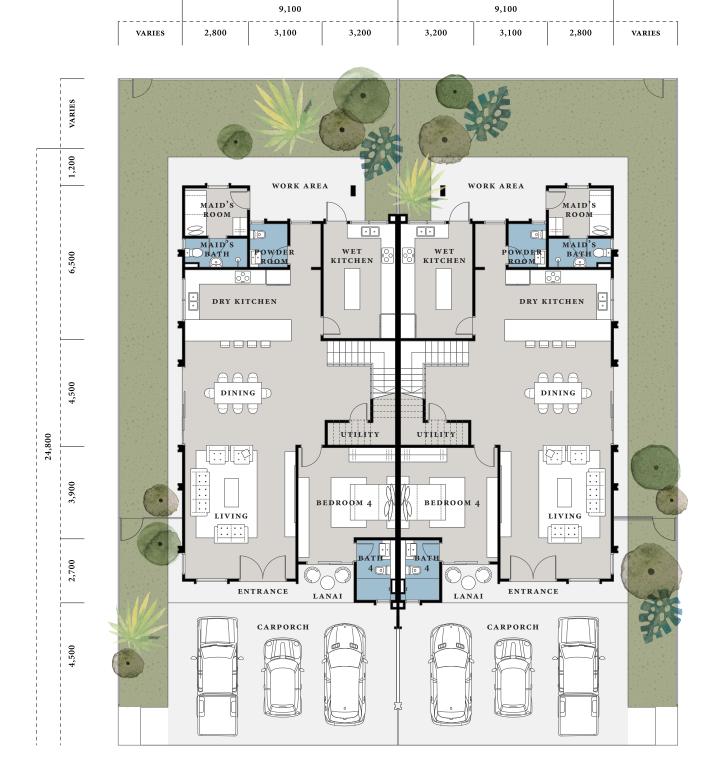
total units / 28

TYPICAL LOT 39' x 95' / 8.4 PTS // 2,866 SF / 266 SM

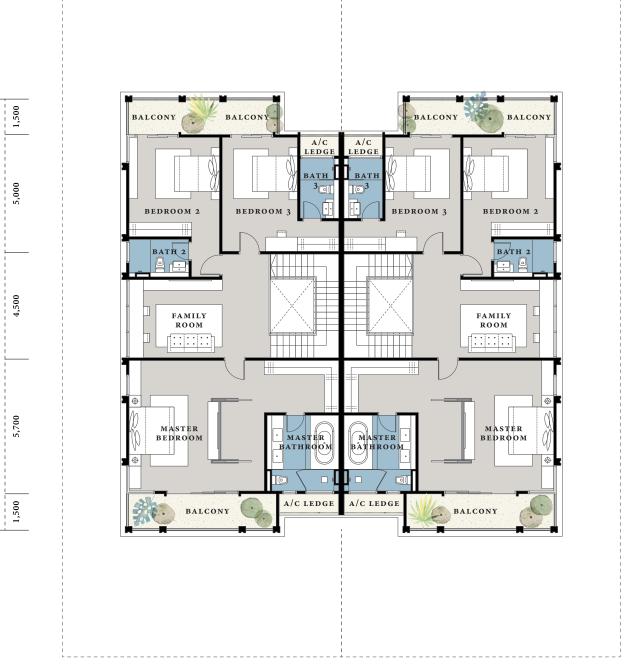
BUILT-UP AREA

4 BEDROOMS

// 4 BATHROOMS



9,100 9,100 4,000 3,300 1,800 1,800 3,300 4,000



GROUND FLOOR FIRST FLOOR

5,000

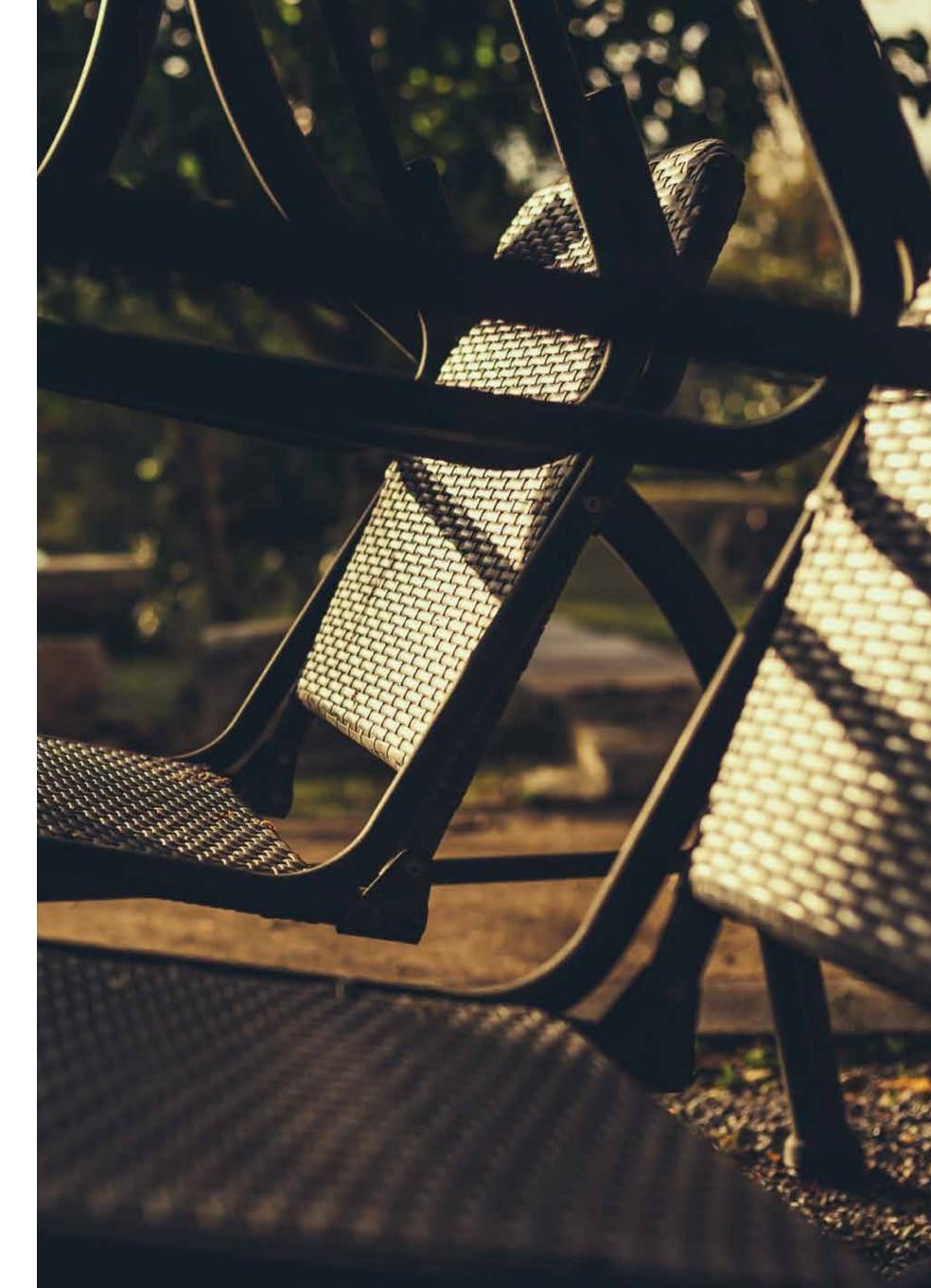
Specifications & Finishes

Structure	Reinforced concrete frame	•••••••••••••••••••••••••••••••••••••
Wall	Brickwork / lightweight blocks / dry partition wall (where applicable)	
Roof	RC flat roof / concrete roof tiles (where applicable)	
Windows		aluminium frame windows with clear / frosted glass (where applicable)
Door	Fixed / openable windows	(where applicable)
	Calaataal ayyalitaatiyalaa ayala	
Main Entrance	Selected quality timber door	
Bedroom	Selected quality timber door	
Bathroom	Selected quality timber door	
Balcony	Selected quality powder-coated aluminium frame sliding glass door	
Others	Selected quality timber door / timber louvered door (where applicable)	
Ironmongery	Selected quality lockset	
Wall Finishes		el e de la
Master Bathroom	Selected quality porcelain tiles up to ceiling height (where applicable)*	
Other Bathroom / Maid's Bath	Selected quality porcelain tiles up to ceiling height (where applicable)*	
Dry Kitchen / Wet Kitchen	Selected quality porcelain tiles / plaster and paint / skim coat and paint (where applicable)*	
Others Floor Finishes	Plaster and paint / skim co	at and paint (where applicable)
Living / Dining / Dry Kitchen	Selected quality porcelain tiles	
Bathroom	Selected quality porcelain tiles	
Bedroom	Selected quality engineered timber flooring / quality porcelain tiles (where applicable)**	
Balcony / Terraces / Yard	Selected quality porcelain tiles	
Others	Selected quality porcelain tiles / cement render (where applicable)	
Ceiling Finishes	Skim coat and paint / plaster board and paint (where applicable)	
Sanitary Installations	Selected quality sanitary wares and fittings to all bathrooms (except maid's bathroom)	
	Long bath in master bathroom	
	Double basins to master bathroom	
	Counter top finished with selected natural stone or counter top to all bathrooms except maid's bathrooms (where applicable)***	
Additional Features	Selected quality sink & sink tap,	
	Overhead shower and shower screen with door to master bathrooms	
	Shower screen to all common bathrooms (except powder room and maid's bathrooms) Air-conditioning wall-mounted units to living / dining / family area, and all bedrooms (except maid room & store room)	
	Hot water supply to shower (except maid's bath)	
	Hot water point to wet kitchen sink	
	SMATV system compatible for Astro Personal Video Recorder (PVR) transmission ready	
	Fiber-to-the-home (FTTH) infrastructure ready	
Electrical Installations	3-Phase Power Supply to a	
	Semi-D	Bungalow
Lighting Point	44	69
Power Point	32	35
Ceiling / Wall Fan Point	8	9
Door Bell Point	1	1
Air-Cond Point	7	8
Water Heater Point (20A)	2	2
Kitchen Hob Point (20A)	1	1
Water Pump Point (20A)	1	1
Kitchen Hood Point (20A)	1	1
Oven Point (20A)	1	1
SMATV Point	3	3
Fibre Wall Socket Point	1	1

^{*} No finishes will be provided at the back of the fixtures such as mirrors, etc (where applicable).

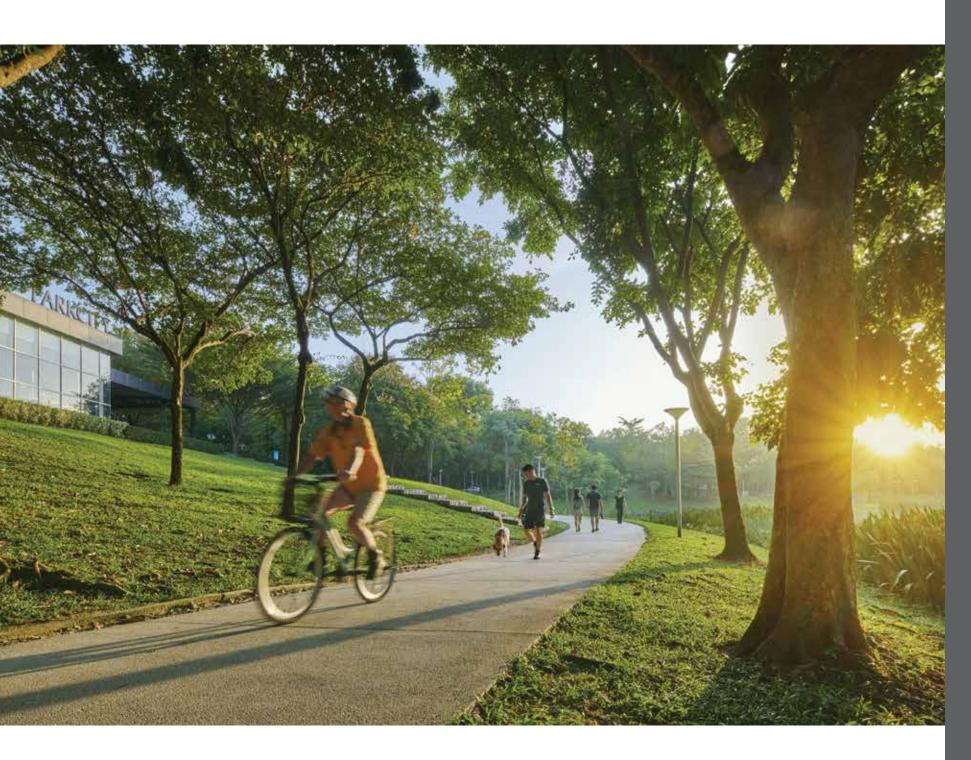
Crime Prevention & Security Features

- + Vehicle entrance with guardhouse, separate in / out lanes for residents and visitors and boom gates with car plate recognition monitored by CCTV cameras.
- + Visitor control management system at guardhouse.
- + Perimeter security with selected quality welded mesh fencing monitored by CCTV camera and video motion detection.
- + Round-the-clock manned guardhouse, security control room and patrolling.
- + CCTV cameras are strategically located at selected areas.



 ^{**} As timber is a natural material, it is not possible to achieve total consistency of colour and grain in its selection and installation.

^{***} Natural stone contains veins with tonality differences and there will be colour and marking caused by their complex mineral composition and incorporated impurities.



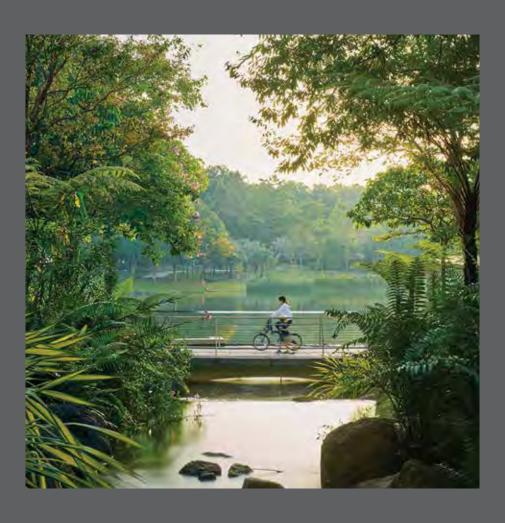
ALMOST 20 YEARS ON, WE ARE STILL METICULOUSLY
CRAFTING ADDRESSES THAT SEAMLESSLY WEAVE IMPORTANT
TOUCHPOINTS TO INTUITIVELY MEET THE NEEDS OF
INDIVIDUALS, FAMILIES AND COMMUNITIES.

A B O U T

• PARKCITY •

wholesome

COMMUNITIES



An established and multi award-winning regional property and investment company in Malaysia and Vietnam, ParkCity Group is dedicated to crafting wholesome communities that enrich lives beyond mere bricks and mortar. It extends beyond simply building and managing exclusive residential and commercial developments, but also incorporating innovative placemaking concepts, curating sustainable living, and blending modern lifestyles with service to ensure the spaces resonate as complete, vibrant ecosystems.

A COMMUNITY-DRIVEN

journey TRANSCENDING BORDERS

ParkCity Group was founded in 1990, and has grown by leaps and bounds since its pioneering introduction of strata landed development at Desa ParkCity Kuala Lumpur in 2002. This flagship master plan township project heralded a new era of community living, and its revolutionary concept elevated Desa ParkCity to become one of the nation's most sought-after, liveable and sustainable townships, cherished by both local residents and expatriates.



Desa ParkCity earned global recognition as the World's Best Master Plan in 2019, where it was recognised for its innovative placemaking, housing concepts, and designs.

This success has propelled our expansion overseas, highlighted by our acclaimed ParkCity Hanoi development, which was awarded the prestigious Best Housing Development (Hanoi) in 2020. Now, extending our legacy, we're embarking on a venture in Kuching, Sarawak, to introduce our award-winning concept which will be a first-of-its-kind in the region.



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PARKCITY SHOW GALLERY
Ground Floor, Lot 10901 & 10902, Section 64 Ktld,
801-2B Jalan Tun Jugah, 93350 Kuching, Sarawak
sales.kuching@ppcity.com.my

PARKCITY®

Developer: Arif Hemat Properties Sdn. Bhd. • Developer's Address: Ground & First Floor, Lot 10901 & 10902, Section 64 Ktld, Jalan Tun Jugah,93350 Kuching, Sarawak, Malaysia. • Project Location: Lot 3501 (Parent Lot 3296) Block 10 Kuching Central L.D • Developer's License No.: L0018/KP/HD/01/2024/0006 • Validity Period: 16.02.2024 - 15.02.2028 • Advertising & Sales Permit No.: P0024/KP/HD/01/2024/0010 • Validity Period: 22.02.2024 - 15.02.2028 • SPA Approval No.: MUDeNR.P.DC/800-1/1/ID(TP149/2013VL/16 to 16/16) • Approving Authority: Council Of The City Of Kuching South • Building Plan Approval No.: BP21/2023 & BP22/2023 • Expected Date of Completion: Mar. 2027 • Tenure of Land: Leasehold (Expired in February 2071) • Land Encumbrances: NIL • Type of Property: 2-Storey Semi-Detached Houses (Strata Title) • Total No. of Units: 25 • Authority Approved Selling Price: Min RM4,106,000 - Max RM8,272,000

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Kenny Heights

