



THE  
MANSIONS  
@KENNY HEIGHTS



Beautifully Bespoke

THE  
MANSIONS  
@KENNY HEIGHTS

THE  
Reimagination  
of  
KENNY  
HEIGHTS  
KUCHING

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  
 Ensnared in the heart of the British Colonial enclaves, dating back to the early fifties.

THE CLASSIC

# Bornean

LIFESTYLE

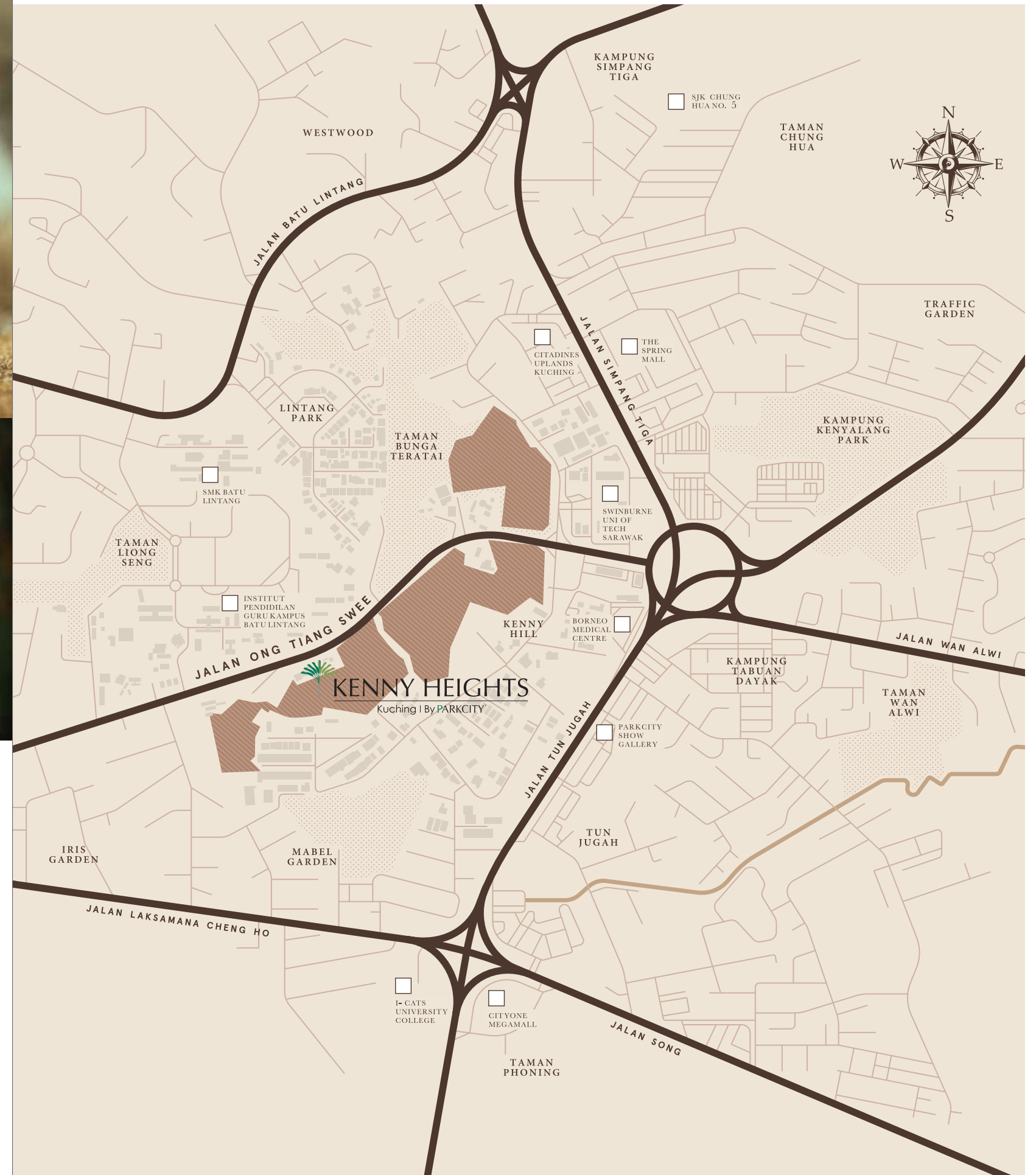


Whether it's slurping down a piquant bowl of Sarawak Laksa in a local eatery, sipping English Breakfast Tea at a neighbourhood café, or taking a breezy ride to a nearby park.

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



REVEL IN SPACES  
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-generational 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  
R I C H H E R I T A G E

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 designed for  
the comfort of multigenerational families,  
furnished with an assortment of delicate  
elements gently reminiscent of the  
hallowed colonial era.

WITHIN A SOOTHING  
**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

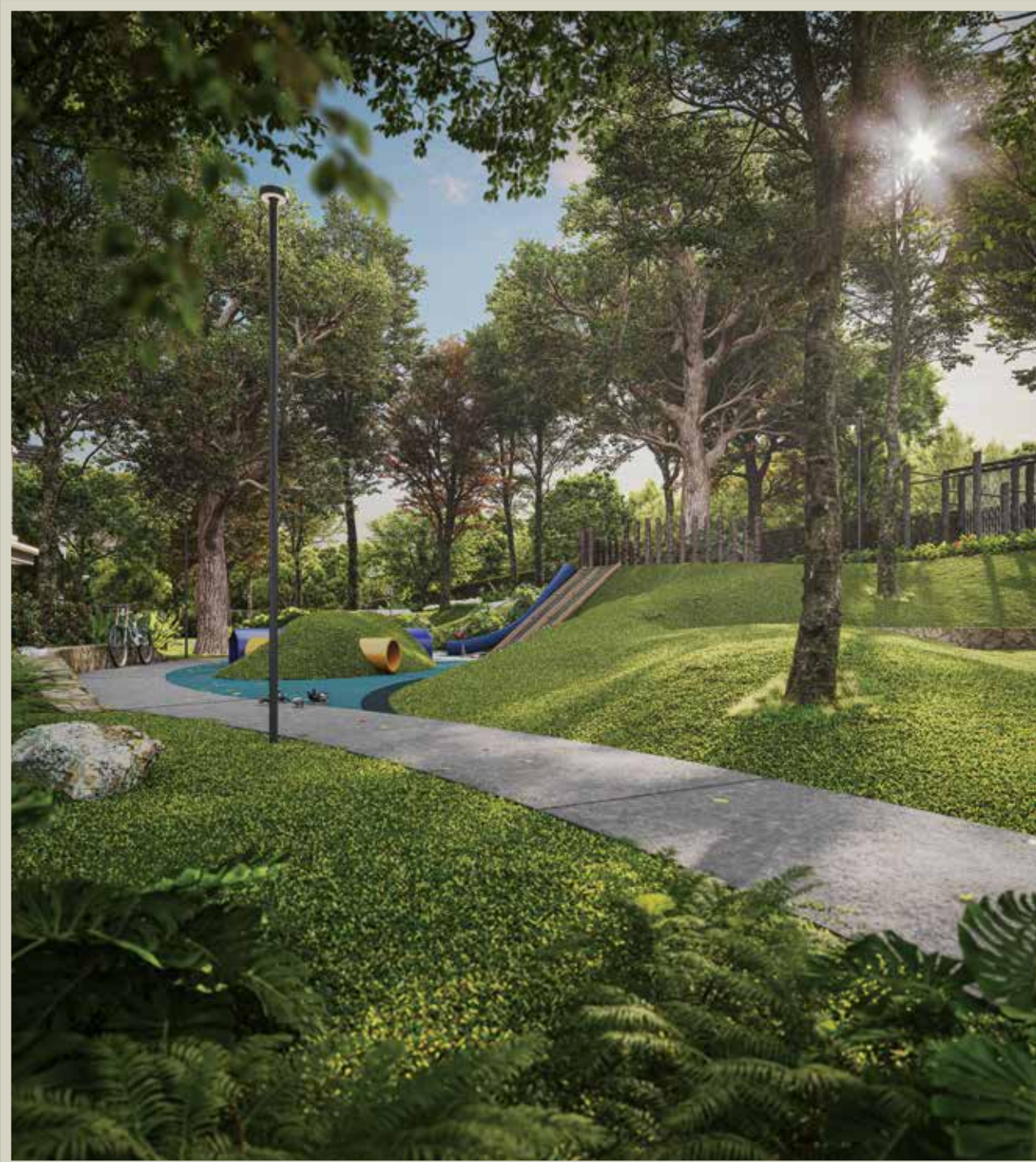


Enveloped by the pristine greens  
and graced by the invigorating air  
of the tropical rainforest, dwell amidst  
the breathtaking beauty of

## mother nature's embrace

AND SHARE THIS  
PROFOUND AFFINITY  
WITH LOVED ONES.





LIVELY RANGE  
OF LUSH TROPICAL LANDSCAPES

# A 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.



More than just a dwelling place, more than just a neighbourhood, but an invitation to refined living curated just for you.

## an exclusive community

WHERE ONLY 53 RESIDENCES MADE OF METICULOUSLY CRAFTED SEMI-DS AND BUNGALOWS ARE FOUND.

# 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.





IN THE QUIET

## embrace of nature

Immerse in the comfort of ultimate privacy with an expansive outdoor area and large courtyard space, perfectly suited for embracing our balmy tropical climate. Relish blissful mornings with breakfast in the gentle sunlight and breeze, while listening to the sounds of nature.

INTO A SERENE  
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.



timelessly

INFUSED WITH ESSENCE OF  
A BYGONE ERA YET ELEGANTLY

en vogue

Resonating with timeless echoes of  
the past yet attuned to the demands of  
modern living, it presents a harmonious  
weave of traditional elements with  
contemporary materials and finishes,  
arising with an interior that seamlessly  
balances comfort and functionality.

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  
@KENNY HEIGHTS

site plan

- 1 GUARDHOUSE
- 2 LINEAR PARK
- 3 FLORAL PAVILION
- 4 MEANDERING WALKWAY
- 5 PICNIC LAWN
- 6 OUTDOOR BBQ TERRACE
- 7 KIDS' PLAY AREA
- 8 PAR COURSE
- 9 OUTDOOR SOCIAL SPACE
- 10 LINEAR PLAZA
- 11 LINEAR GREEN
- 12 MANAGEMENT OFFICE
- 13 VISITOR PARKING BAY

- BUNGALOW
- SEMI-D



/ 4 /

Follow the Meandering Walkway  
trail of bountiful experiences



/ 6 /

Savour aromas wafting from  
the Outdoor BBQ Terrace



/ 2 /

Trace the Linear Park  
where greens are aplenty



GO ON A  
**stroll**  
FOR A DAILY DOSE  
OF SERENITY

/ 5 /

Break bread with loved ones  
at the Picnic Lawn



/ 7 /

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



/ 3 /

Stop and smell the flowers at  
the Floral Pavilion



## BUNGALOW



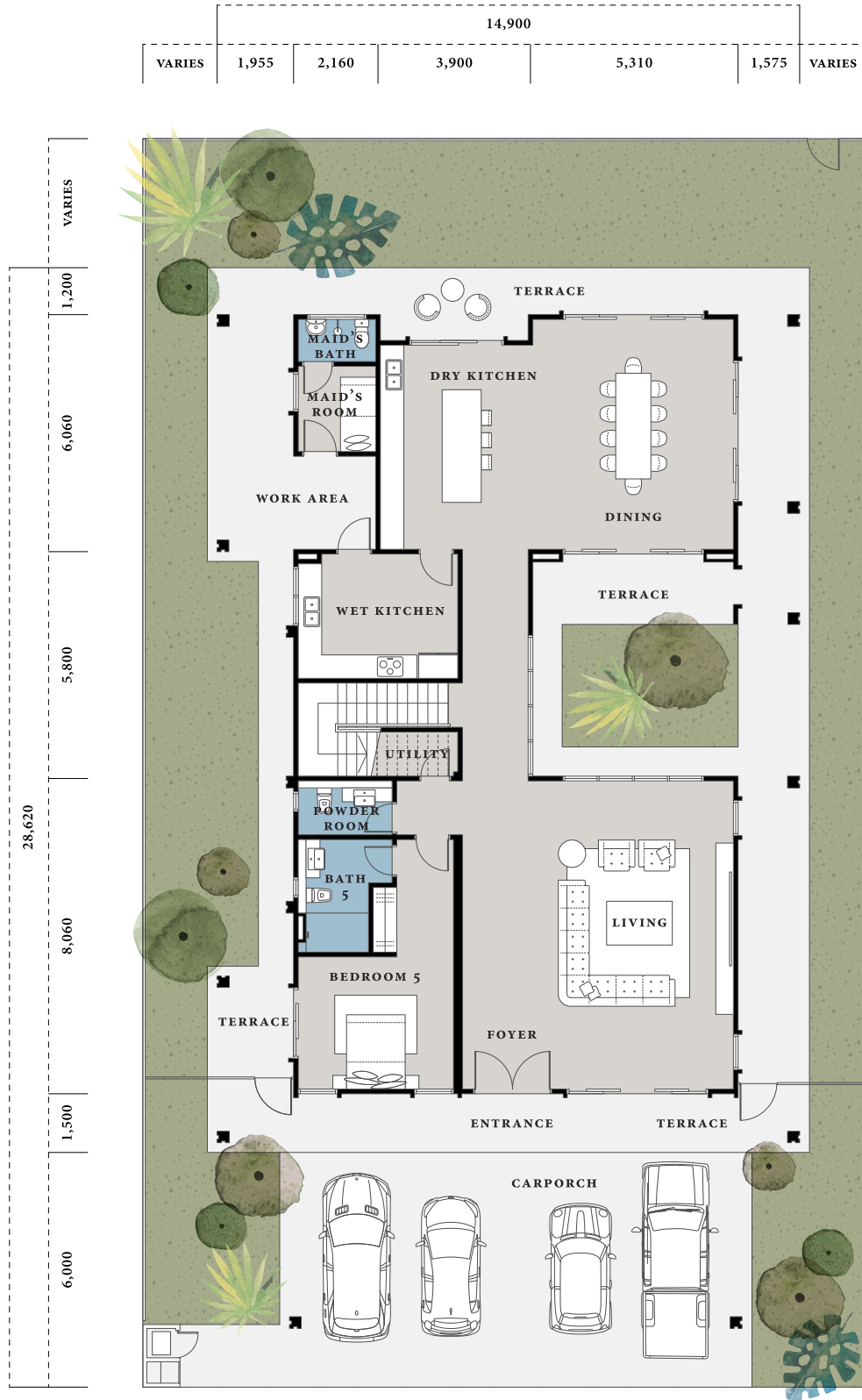
CRAFTED FOR THE LAVISH DWELLING OF MULTI-GENERATIONAL FAMILIES, THIS SPRAWLING 5 BEDDER HOME FEATURES A GRACIOUS COURTYARD AND A SEAMLESS SEPARATION BETWEEN THE SPACIOUS LIVING AND DINING AREAS THAT ARE FLOODED WITH NATURAL LIGHT AND OPTIMAL VENTILATION.



# BUNGALOW

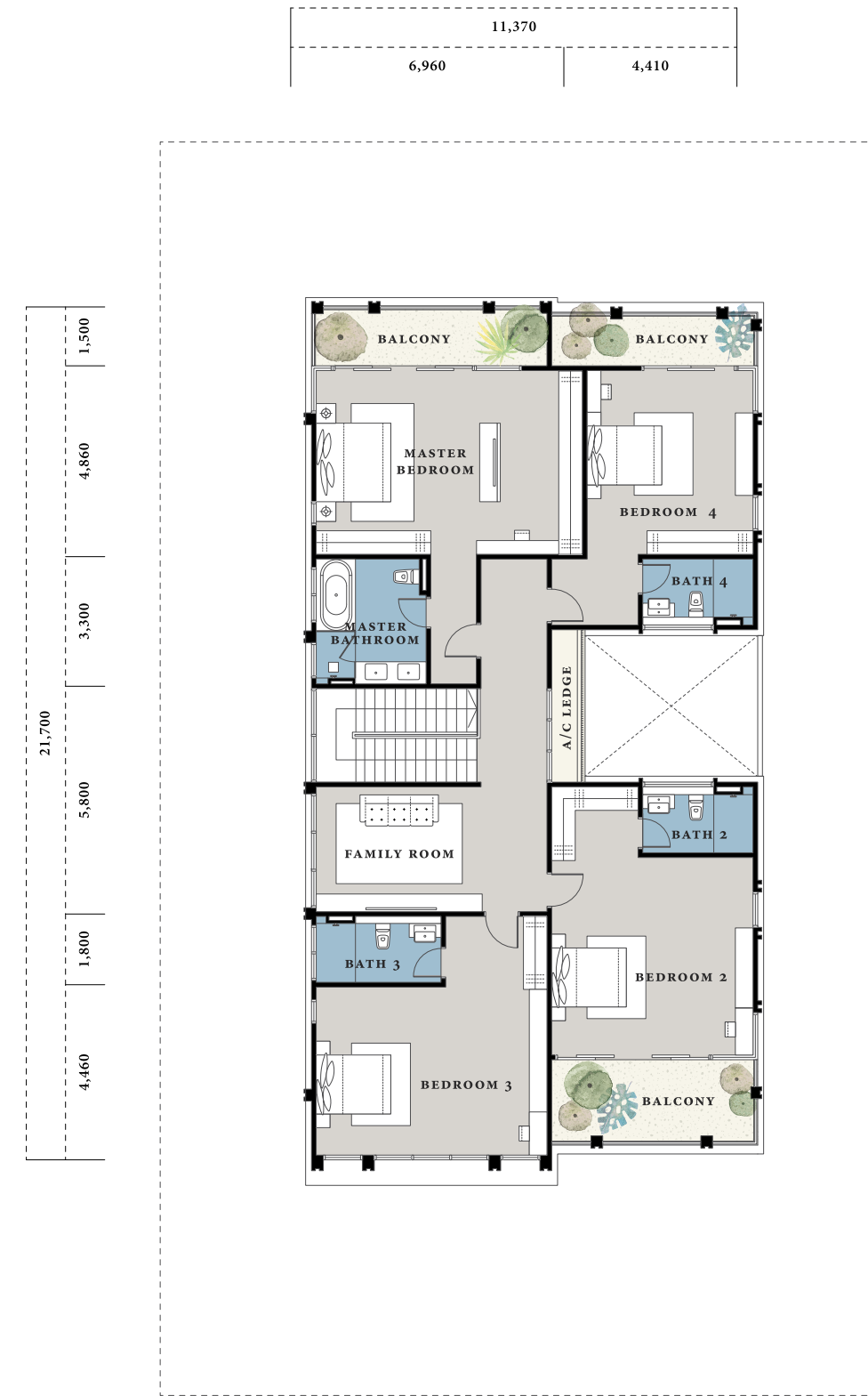
TOTAL UNITS / 25

TYPICAL LOT 61'x105' / 14.7 PTS // BUILT-UP AREA 4,040 SF / 375 SM  
 5 BEDROOMS // 5 BATHROOMS



GROUND FLOOR

Layouts presented are for illustration purposes only. Kindly refer to the formal Sale and Purchase Agreement of the actual unit being purchased for the unit specification(s) and finishing detail(s) as approved by the relevant authorities.



FIRST FLOOR

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## 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.

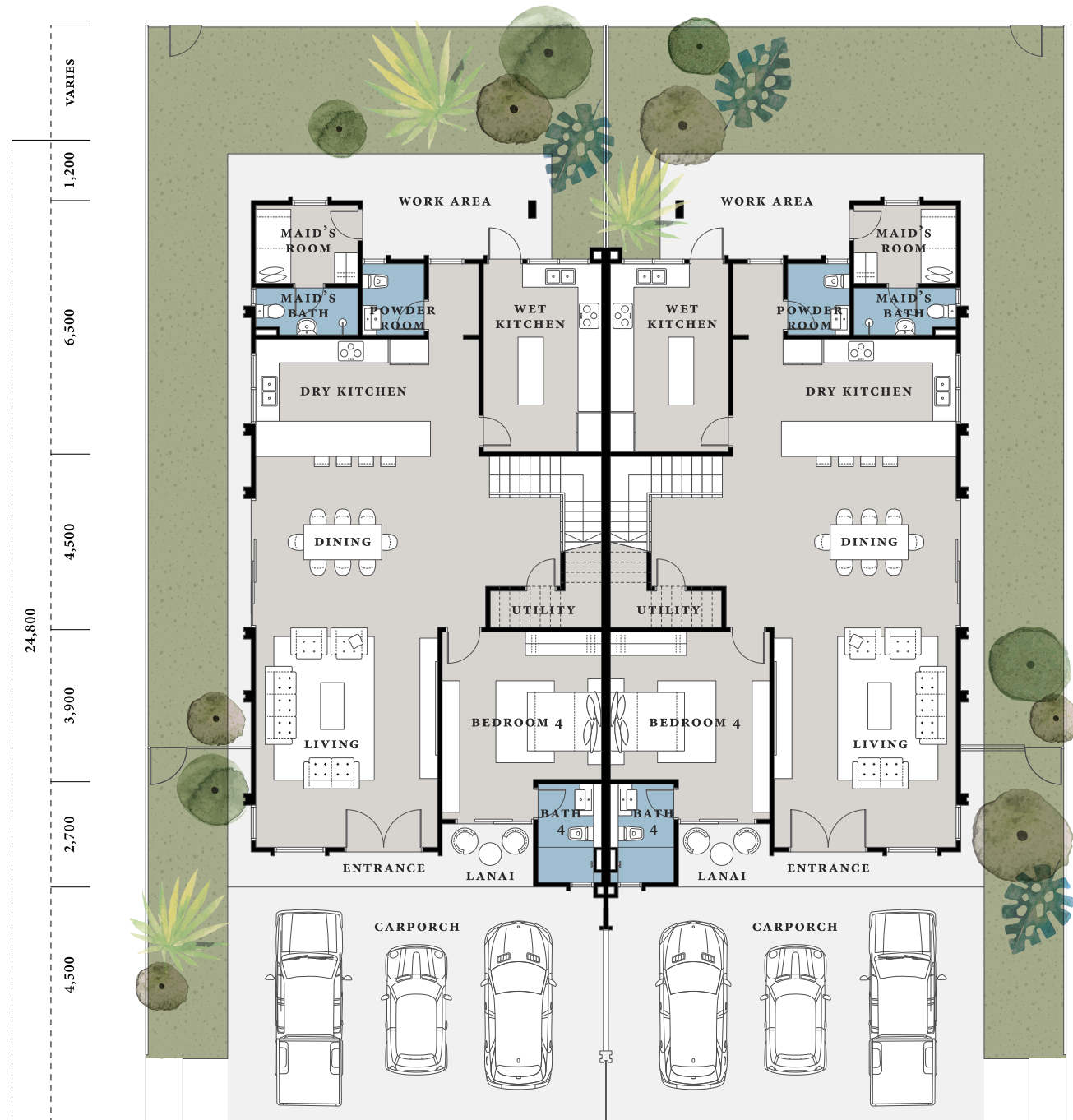


# SEMI-D

TOTAL UNITS / 28

TYPICAL LOT	BUILT-UP AREA
39' X 95' / 8.4 PTS //	2,866 SF / 266 SM
4 BEDROOMS //	4 BATHROOMS

	9,100			9,100			
VARIABLES	2,800	3,100	3,200	3,200	3,100	2,800	VARIABLES



GROUND FLOOR

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



FIRST FLOOR

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## 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	Generally powder-coated aluminium frame windows with clear / frosted glass (where applicable) Fixed / openable windows (where applicable)	
Door		
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		
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	Plaster and paint / skim coat and paint (where applicable)	
Floor Finishes		
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		
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 all units	
	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
Telephone Point	3	3

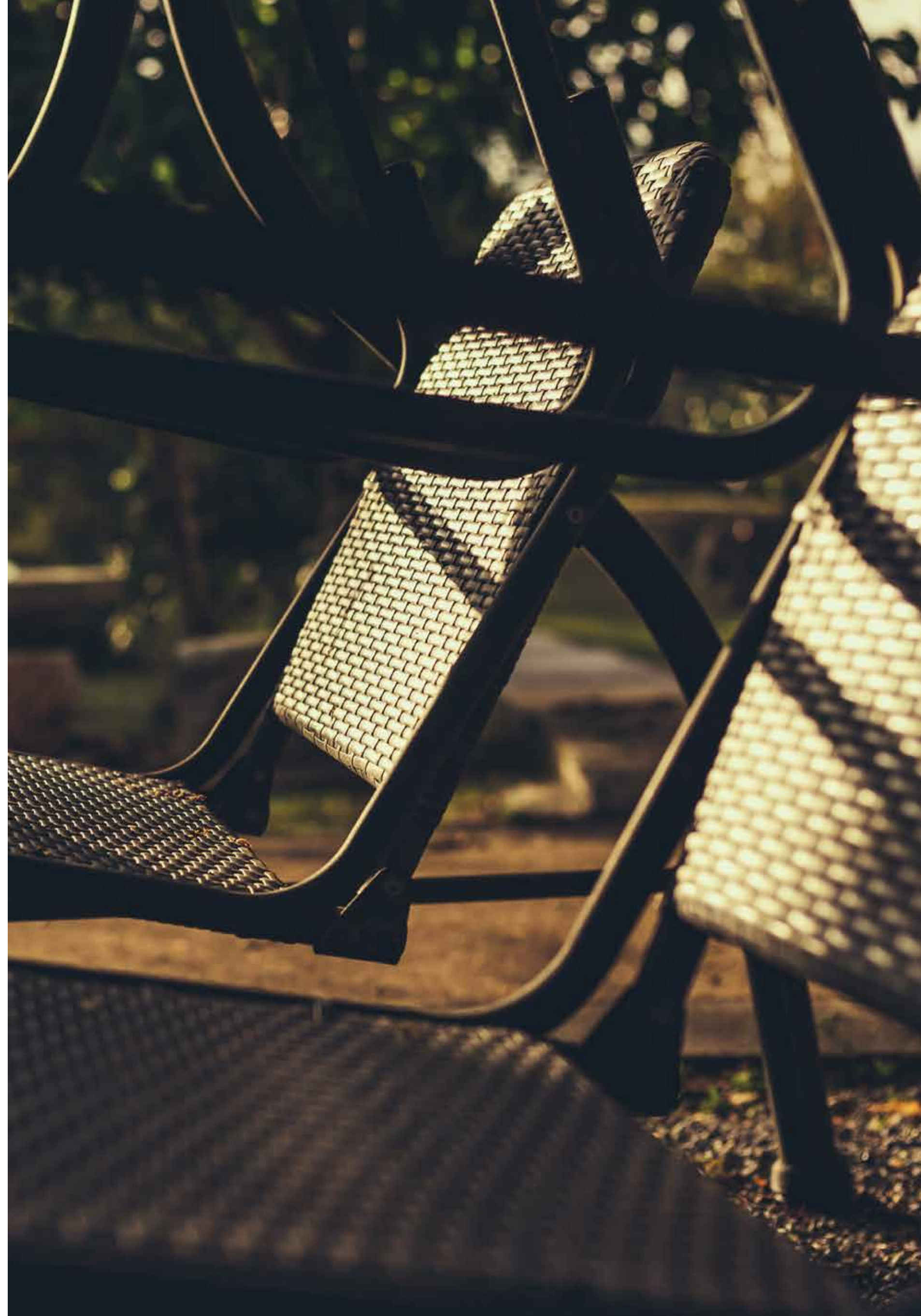
\* No finishes will be provided at the back of the fixtures such as mirrors, etc (where applicable).

\*\* 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.

## 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.





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.

ABOUT  
• PARKCITY •  
BUILDING  
**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.



THE WATERFRONT @ PARKCITY  
Award-winning neighbourhood mall



THE MANSIONS @ PARKCITY HANOI  
First-of-its-kind strata landed homes in ParkCity Hanoi



PARKCITY HOLDINGS  
Corporate office tower in Plaza Arkadia, Desa ParkCity



THE MANSIONS @ DESA PARKCITY  
The internationally acclaimed strata landed in Kuala Lumpur



THE INTERNATIONAL SCHOOL @ PARKCITY

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.



**+6082 612 033**  
**PARKCITYKENNYHEIGHTS.COM**

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

MASTER DEVELOPER  
**PARKCITY®**

Developer: Arif Hemat Properties Sdn. Bhd. • Developer's Address: Ground & First Floor, Lot 10901 & 10902, Section 64 Kild, Jalan Tun Jugah, 93350 Kuching, Sarawak, Malaysia • Project Location: Lot 3501 (Parent Lot 3296) Block 10 Kuching Central L.D • Developer's License No.: LO018/KFPHD/01/2024/0006 • Validity Period: 16.02.2024 - 15.02.2028 • Advertising & Sales Permit No.: P0024/KFPHD/01/2024/0010 • Validity Period: 22.02.2024 - 15.02.2028 • SPA Approval No.: MUDENR.P.DC/800-1/1/1/DCTP/49/2013/1/6 to 16/161 • 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: 28 • Authority Approved Selling Price: Min RM4,106,000 - Max RM5,234,000 • Type of Property: 2-Storey Detached Houses (Strata Title) • Total No. of Units: 25 • Authority Approved Selling Price: Min RM6,263,000 - Max RM8,272,000

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