



**D'CLOVER**  
RESIDENCES



## ECO-RESPONSIBLE DEVELOPER

The GreenRE logo has been the hallmark symbol for buildings and townships nationwide that encourages sustainable living for residents and developer.

At EXSIM, every venture we take utilised technology in an intelligent and organic manner for the advancement of mankind.

We are also equally intensifying our efforts to create buildings with a specific character which exemplify innovative green features.

## ENVELOPED BY NATURE

Tradition has it that the four-leaf clover is a symbol of good fortune, with each leaf representing the virtues of faith, hope, love and luck. This charm provides the inspiration for D'Clover Residences. Named after a thriving plant, the development is surrounded by lush greenery – both man-made and nature-made. Sheltered on one side by the sanctuary of a natural hill and forest landscape, the site merges with a meandering linear park and beautifully landscaped gardens dotted with ponds and waterscapes.



Podium  
Entrance Parlour

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## ART DECO MASTERPIECE

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Step into a world of elegance, refinement, and timeless style. Taking inspiration from the Art Deco period, D'Clover Residences is a showpiece of class, luxury, and glamour. Characterized by sophisticated and stylized designs, the Art Deco movement influenced architecture, fashion, furniture, jewelry, and even, everyday appliances. More than a 100 years after its first appearance, its chic and upscale designs continue to be iconic and appealing. D'Clover Residences brings the same finesse alive with polished craftsmanship, exquisite materials, bold geometric shapes and patterns, and a carefully selected palette – sometimes posh, sometimes striking – of colours. Witness the rise of a new icon in the Petaling Jaya skyline.



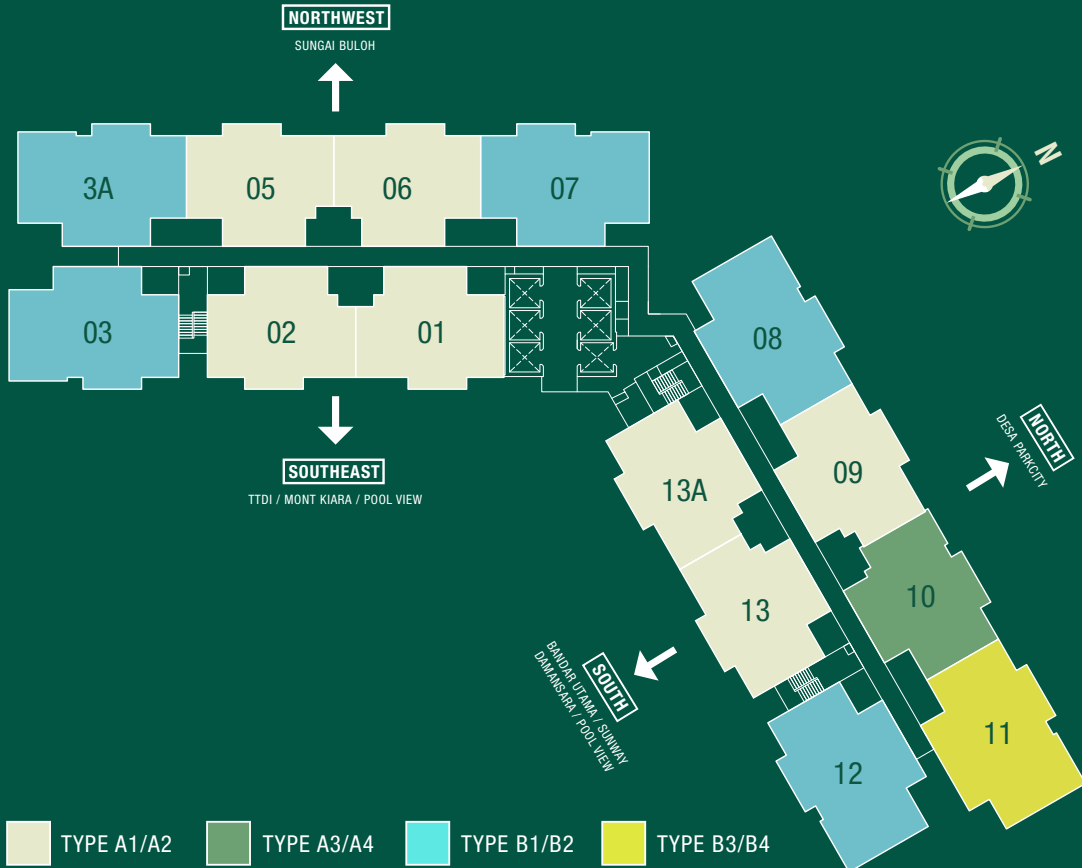
Ground  
Retail Boulevard

# FLOOR PLAN

## DESIGN YOUR LIFE

A space for community and connections or for solitude and serenity; for hanging out or working out; for staying in and for going out; for getting in touch with the outdoors or all the enjoyment of city life. This is your canvas – a home with the spatial capacity, design intelligence and experiential vision to bring dreams to life.

Sizeable units ranging from 1,210 to 1,440 square feet provide ample space to express individuality and creativity. With flexible, hackable walls, the original four bedrooms layouts can be easily adapted to cater to different needs. In addition, ramps at the foyer and bathroom (available in elderly-friendly unit types) accommodate the requirements of elderly and special needs living.

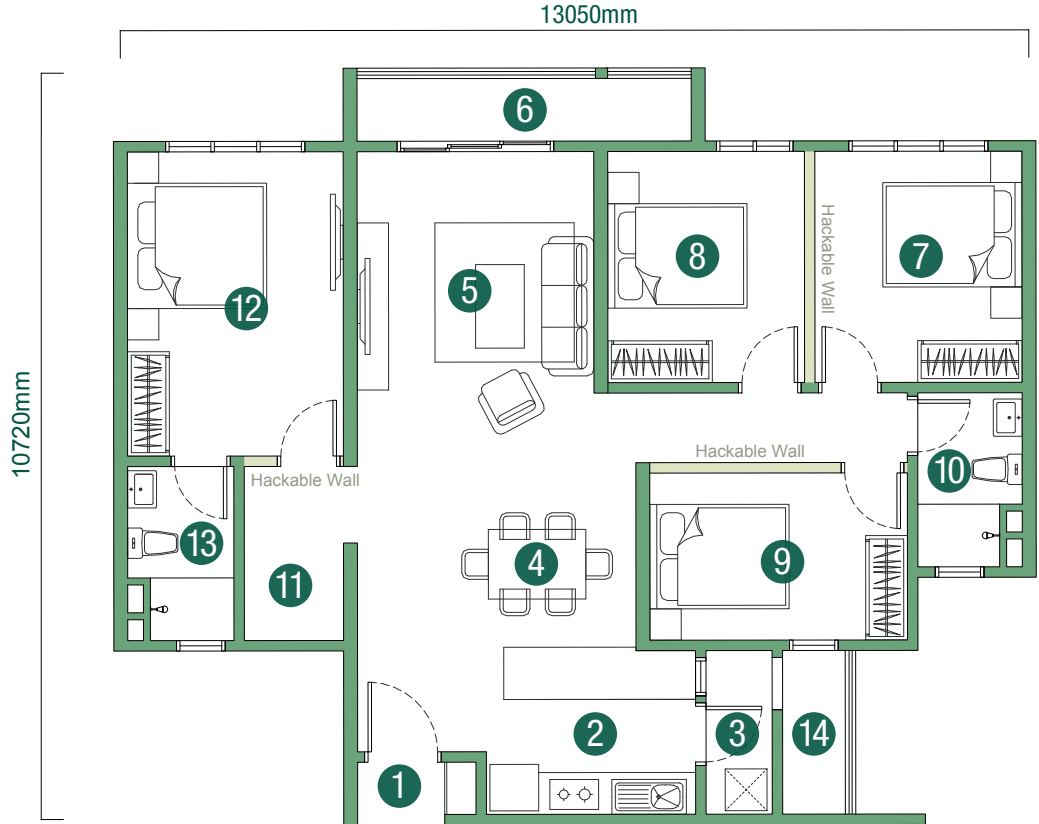


# LAYOUT PLAN

## TYPE A1

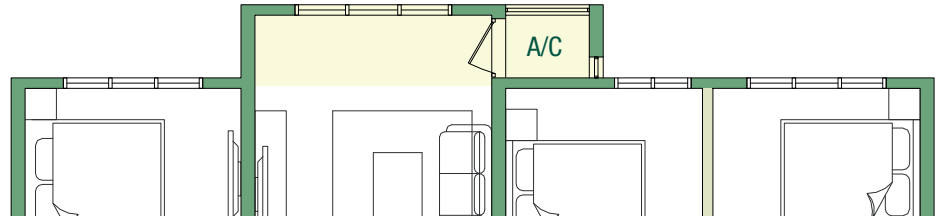
4R2B (Balcony)  
1,210sq.ft.

1. Foyer
2. Kitchen
3. Yard
4. Dining
5. Living
6. Balcony
7. Bedroom 3
8. Bedroom 2
9. Bedroom 1
10. Bathroom
11. Utility
12. Master Bedroom
13. Master Bathroom
14. A/C Ledge



## TYPE A2

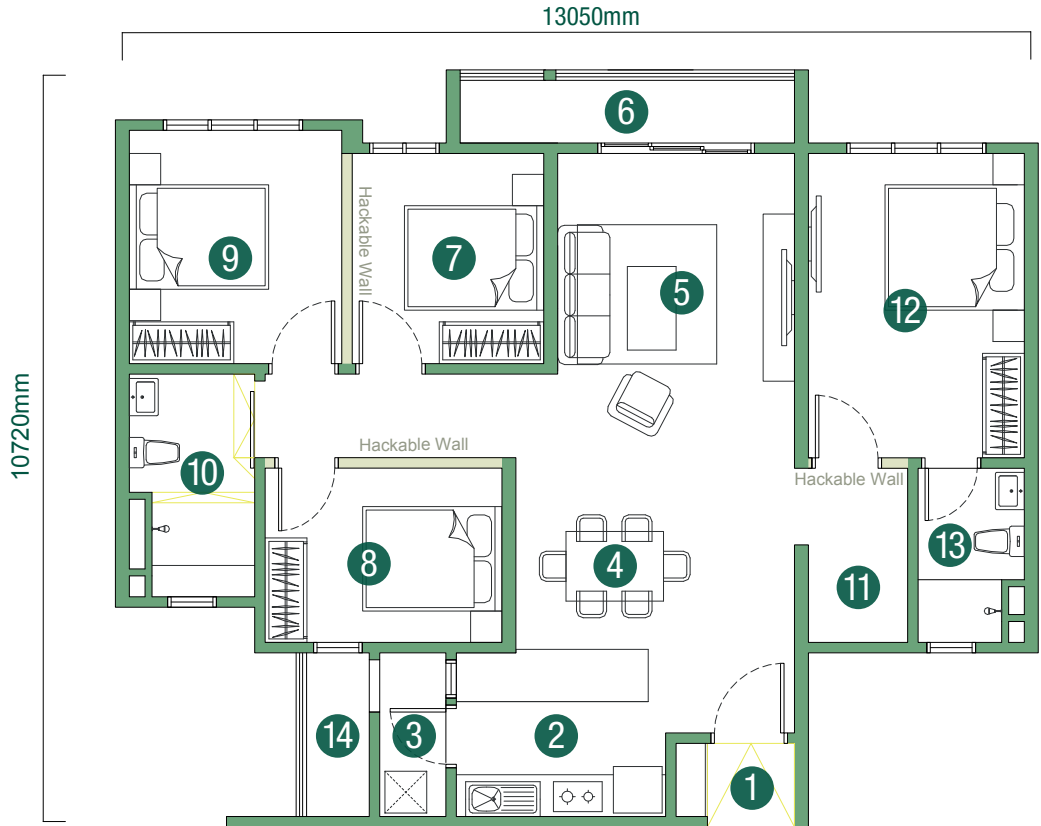
4R2B (Lanai)  
1,210sq.ft.



## TYPE A3

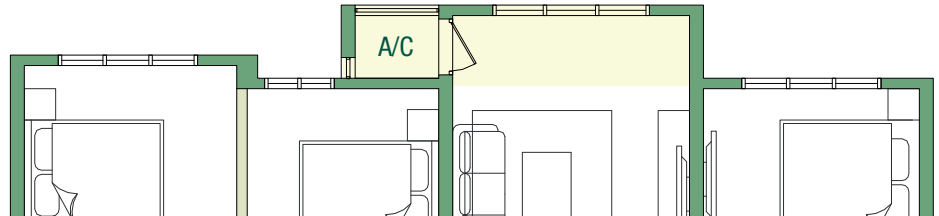
4R2B (Elderly-Friendly | Balcony)  
1,227sq.ft.

1. Foyer
2. Kitchen
3. Yard
4. Dining
5. Living
6. Balcony
7. Bedroom 3
8. Bedroom 2
9. Bedroom 1
10. Bathroom
11. Utility
12. Master Bedroom
13. Master Bathroom
14. A/C Ledge



## TYPE A4

4R2B (Elderly-Friendly | Lanai)  
1,227sq.ft.

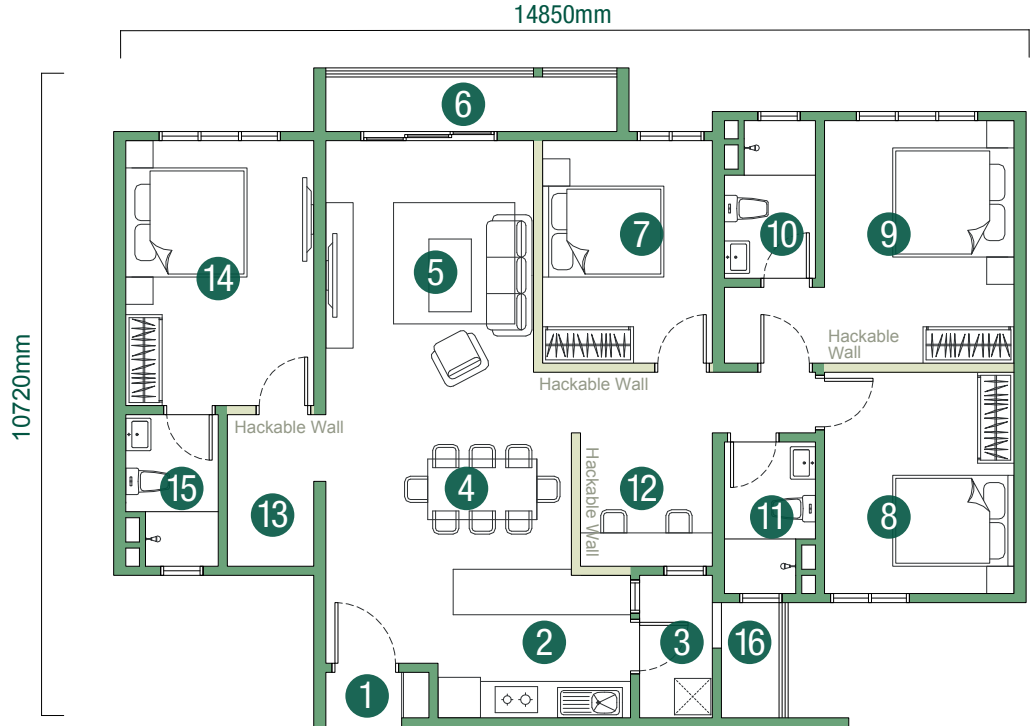


# TYPE B1

4+1R 3B (Balcony)

1,421sq.ft.

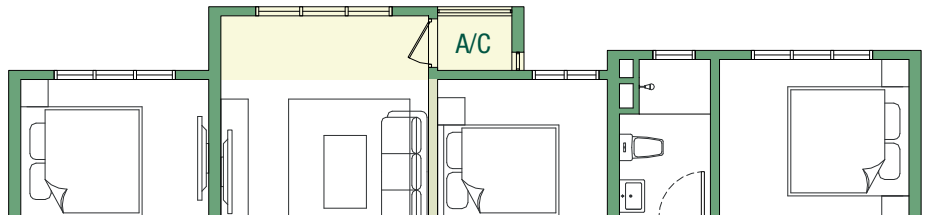
1. Foyer
2. Kitchen
3. Yard
4. Dining
5. Living
6. Balcony
7. Bedroom 3
8. Bedroom 2
9. Junior Master Bedroom
10. Junior Master Bathroom
11. Bathroom
12. Study
13. Utility
14. Master Bedroom
15. Master Bathroom
16. A/C Ledge



# TYPE B2

4+1R 3B (Lanai)

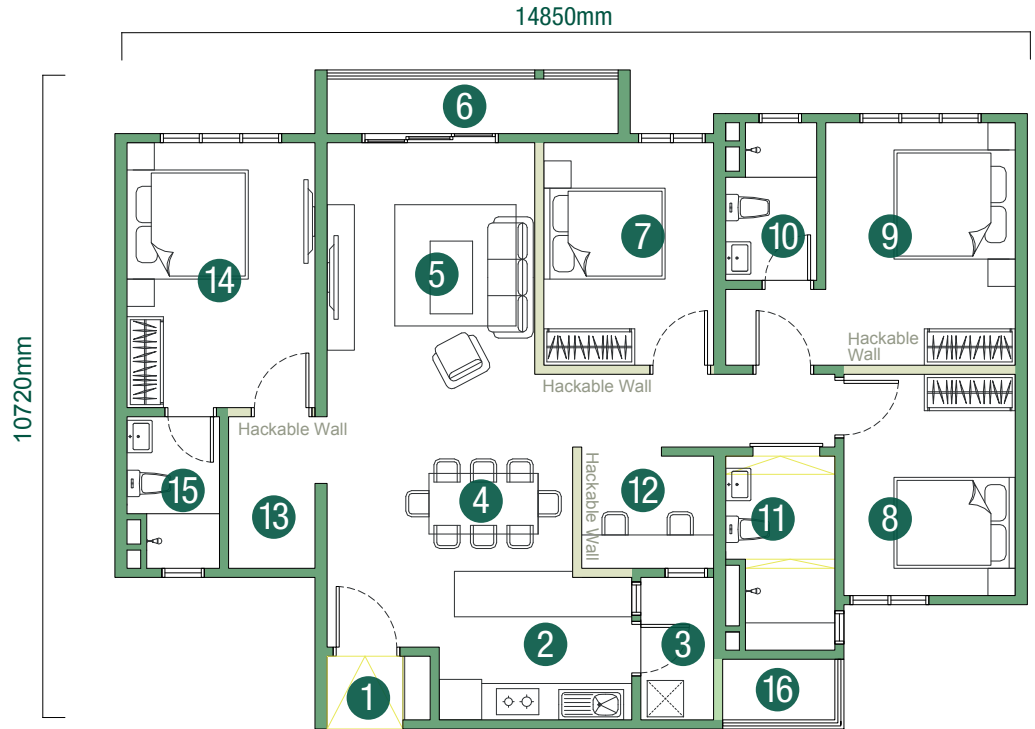
1,421sq.ft.



## TYPE B3

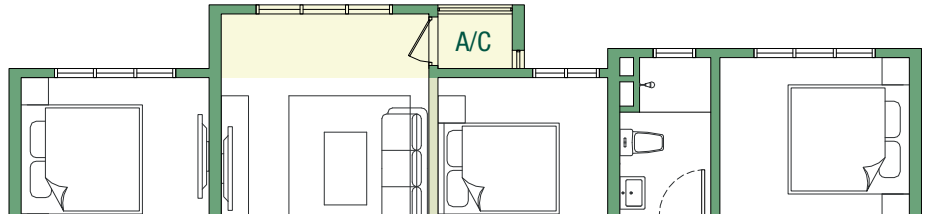
4+1R 3B (Elderly-Friendly | Balcony)  
1,440sq.ft.

1. Foyer
2. Kitchen
3. Yard
4. Dining
5. Living
6. Balcony
7. Bedroom 3
8. Bedroom 2
9. Junior Master Bedroom
10. Junior Master Bathroom
11. Bathroom
12. Study
13. Utility
14. Master Bedroom
15. Master Bathroom
16. A/C Ledge



## TYPE B4

4+1R 3B (Elderly-Friendly | Lanai)  
1,440sq.ft.





Ground  
Grand Entrance



Podium  
Residential Drop-off



Podium  
Wavy Pool



Podium  
Broadway Lounge



Ground  
Retail Boulevard



Podium  
Workout Station



Rooftop  
Panoramic BBQ Corner



Rooftop  
Horizon Fitness Corner

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# INTEGRATED URBAN LIVING

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D'Clover Residences artfully balances between being ensconced in nature and living an urban lifestyle. Tucked away within the residences is a wide range of facilities while outside, nature beckons in an enveloping belt of parks and forests. A few steps away, a vibrant retail and dining experience awaits with the promise of exciting social opportunities. This is the epitome of having it all.



Podium  
Leisure Lounge





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2

3

1

# FACILITIES PLAN

## GROUND

1. Grand Entrance
2. Retail Boulevard
3. Retail Drop-off
4. Clover Plaza

## PODIUM

1. All-purpose Hall
2. Mythical Fun Ground
3. Workout Station
4. Shallow Pool
5. Aqua Pool
6. Floating Gazebo
7. Wavy Pool
8. Shady Bench
9. Laze Deck
10. Chilling Aqua Bed
11. Clover Corner
12. Residential Drop-off
13. Coworking Lounge
14. Entrance Parlour
15. Broadway Lounge
16. Leisure Lounge

## ROOFTOP

1. Panoramic BBQ Corner
2. Edible Garden
3. Bird's-eye Pavilion
4. Horizon Fitness Corner
5. Sky Deck





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## CONNECTED & CENTRAL

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The exemplification of an enviable location, D'Clover Residences sits at the intersection of city and nature. This North Petaling Jaya address is connected to major cities and neighbourhoods via a network of roads and highways, including the LDP, Penchala Link and soon-to-be completed DASH. Amenities, facilities and leisure choices abound – just like any coveted cosmopolitan address – while greenery surrounds, creating an oasis of calm within a city.



TO KEPONG

TO BATU CAVES

NORTH-SOUTH EXPRESSWAY

D' CLOVER  
RESIDENCES

PLAZA TOLL  
PENCHALA

DUKE HIGHWAY

PROPOSED DASH EXPRESSWAY

PENCHALA LINK

TO KLCC

NORTH KLANG VALLEY EXPRESSWAY (NKVE)

LEBUHRAYA DAMANSARA-PUCHONG (LDP)

SPRINT HIGHWAY

TO SHAH ALAM /  
PORT KLANG

TO PUCHONG

LOCATION MAP

● Bandar Sri Damansara

● Bandar Menjalara

● Desa ParkCity

● Sentul

● Bukit Lanjan

KPJ DAMANSARA 2  
SPECIALIST HOSPITAL

● Damansara Perdana

Empire City

● Mont Kiara

● Kota Damansara

● Mutiara Damansara

THE CURVE  
IKEA  
IPC

● Sri Hartamas

Kota Damansara MRT

Surian MRT

Mutiara Damansara MRT

● Damansara Heights

1 UTAMA

● Taman Tun Dr Ismail

Bandar Utama MRT / LRT3 - ST1

TTDI MRT

● Bangsar

DAMANSARA  
SPECIALIST CENTRE

Phileo Damansara MRT

● Tropicana

PLAZA TOLL  
DAMANSARA

● Damansara Jaya

● SS2



## NEW AGE INGENUITY



**MIGHTYPROP SDN BHD** (Registration No.: 201801037852 (1299882-V))  
(A member of EXSIM Group)

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• Pemaju: MIGHTYPROP SDN BHD [201801037852 (1299882-V)] • No Lesen Pemaju.: 20011/11-2027/1104(R) • Tempoh Sah: 10/11/2022 – 09/11/2027 • No. Permit Iklan & Jualan: 20011-3/01-2026/0075(N)-(S) • Tempoh Sah: 20/01/2023-19/01/2026 • Pihak berkuasa yang meluluskan: MAJLIS BANDARAYA PETALING JAYA • No Pelan Rujukan.: MBPJ/120100/T/P10/719/2022(8) • Pegangan Tanah: Pajakan Sehingga 80 Tahun, berakhir 18 OGOS 2102 • Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri • Beban Tanah: RHB BANK BERHAD • Tarikh Jangka Siap: OKT 2026 • Bilangan Unit: 593 Units • Harga Jualan: RM918,500.00(Min) – RM1,130,360.00(Mak) • Bil Unit Tempat Letak Kereta: 1 Unit • Jenis Pembangunan: PANGSAPURI SERVIS