

D'COSMOS  
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.



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## QUALITY EPITOMIZED

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### The Cosmos

Make that dream come true; live in a home you can call your own. Introducing D'Cosmos Residences, a new contemporary residence created for discerning young buyers. A prime development for urban living and savvy homeowners. A haven where quality lifestyle, affordability, central location and connectivity are all in your hands.



GROUND FLOOR  
**Cosmos Avenue**

Artist's Impression



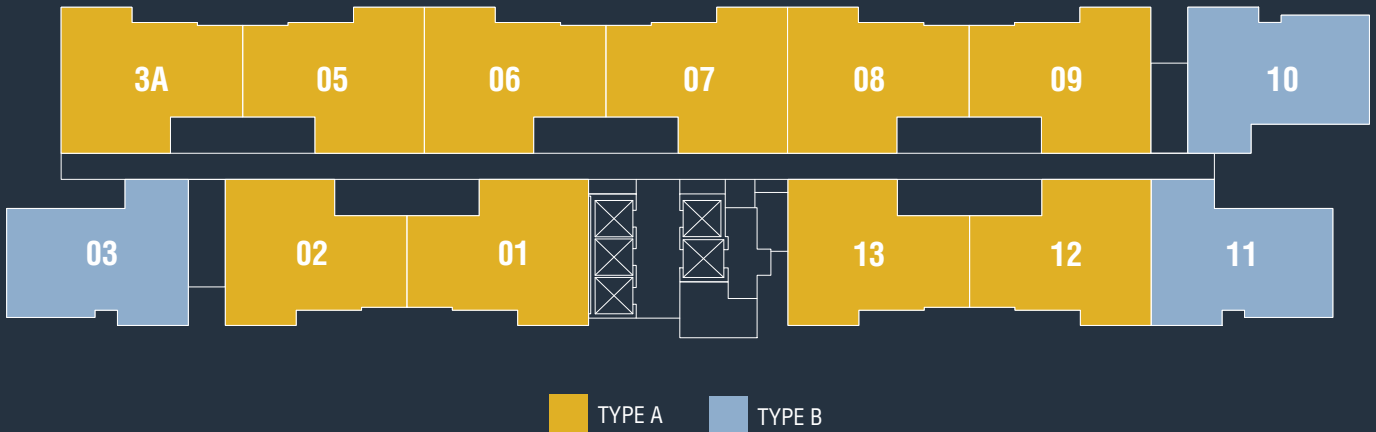
GROUND FLOOR  
Lobby Lounge

Artist's Impression

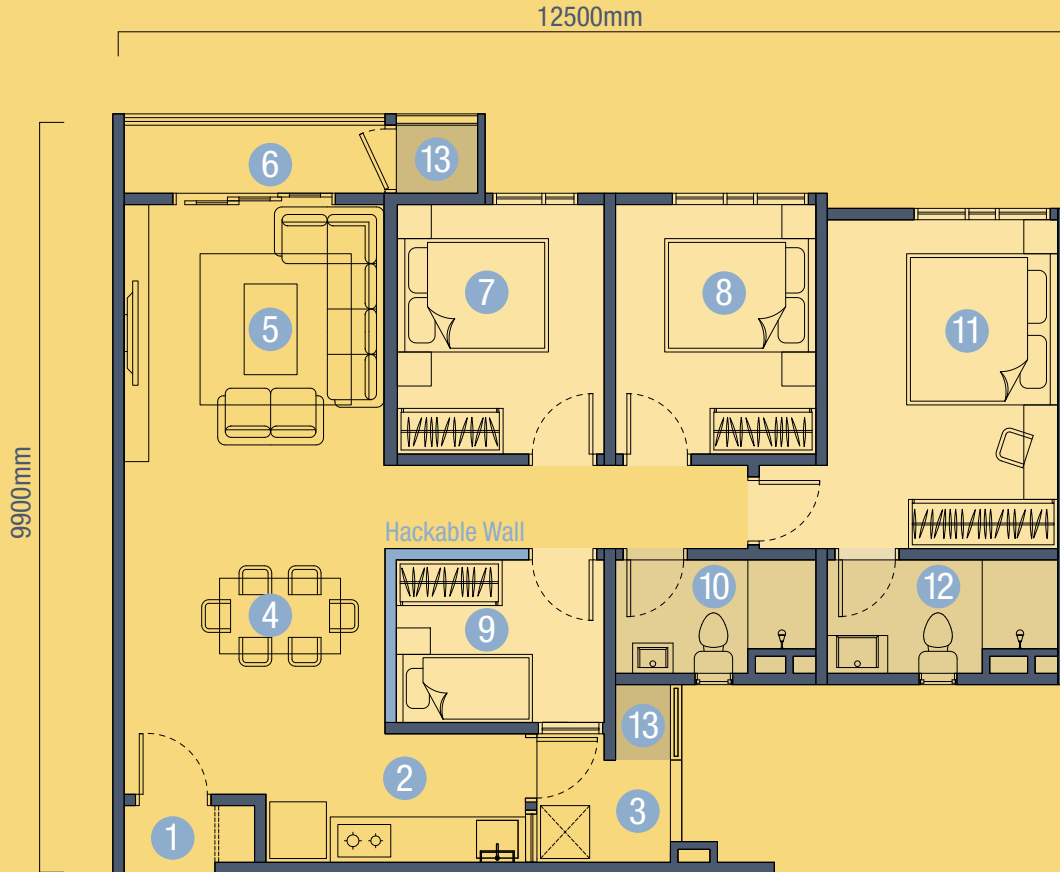
# FLOOR PLAN

## PROMISE OF PRIVACY

D'Cosmos Residences uniquely combines affordability with all the offerings of exclusivity – lower density, more rooms and sizeable units. The single block with 402 units comprises a 4-bedroom unit with 1,100 sq. ft. – perfect for young and growing families. Build your own sanctuary with a calm and peaceful space that allows you to have a balance and peaceful retreat.

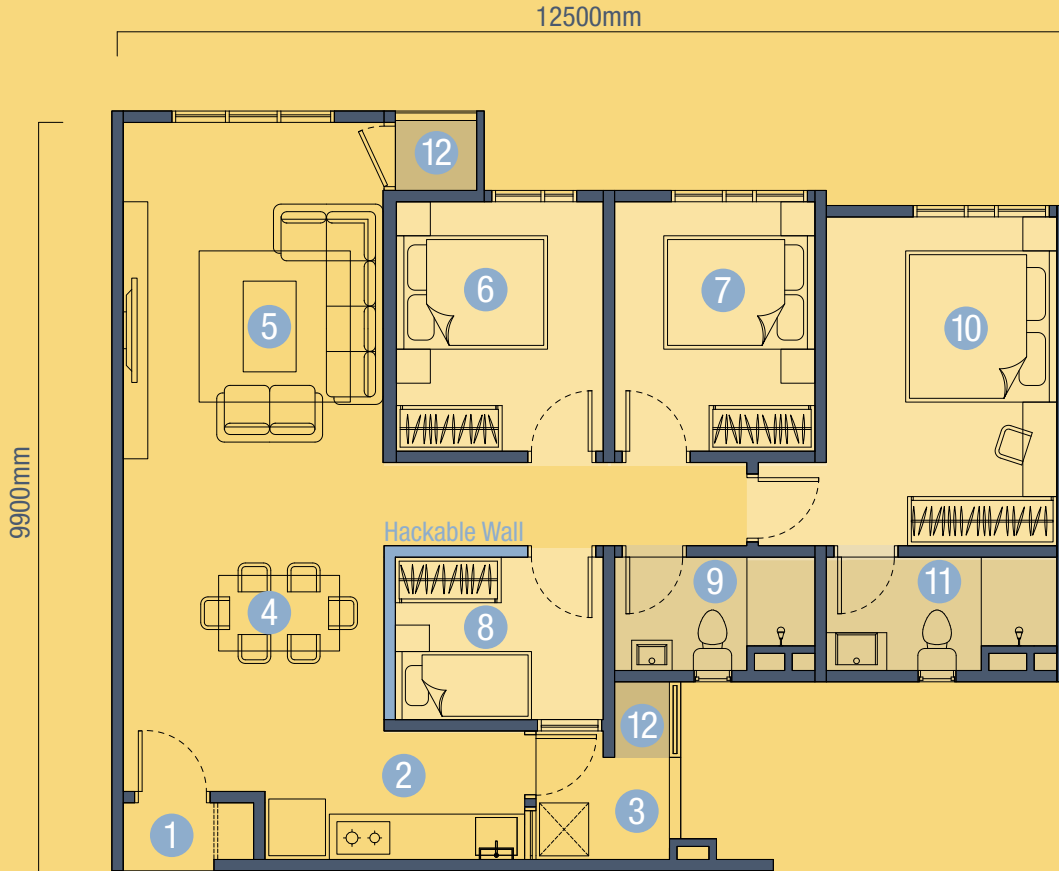


# LAYOUT PLANS



**TYPE A1**  
4R2B (Balcony)  
1,100 sq.ft.

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

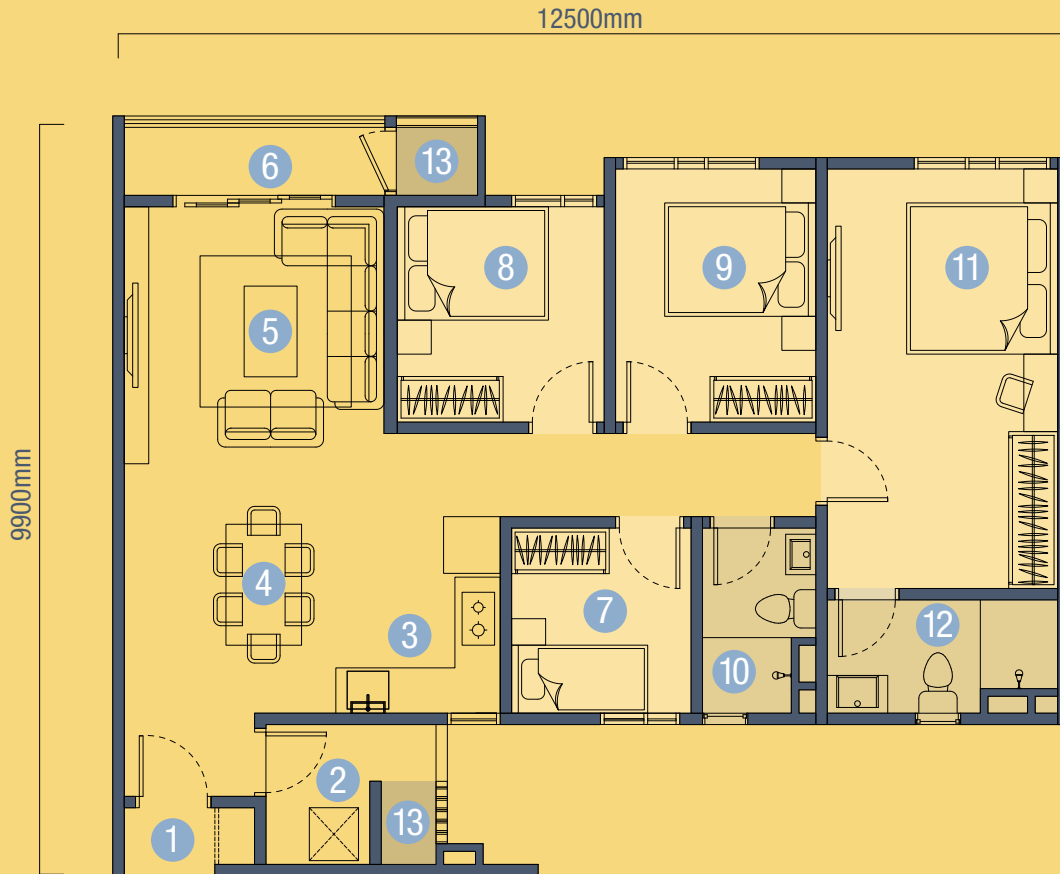


**TYPE A2**  
**4R2B**  
 1,100 sq.ft.

- 1. Foyer
- 2. Kitchen
- 3. Yard
- 4. Dining

- 5. Living
- 6. Bedroom 1
- 7. Bedroom 2
- 8. Bedroom 3

- 9. Bathroom
- 10. Master Bedroom
- 11. Master Bathroom
- 12. A/C Ledge



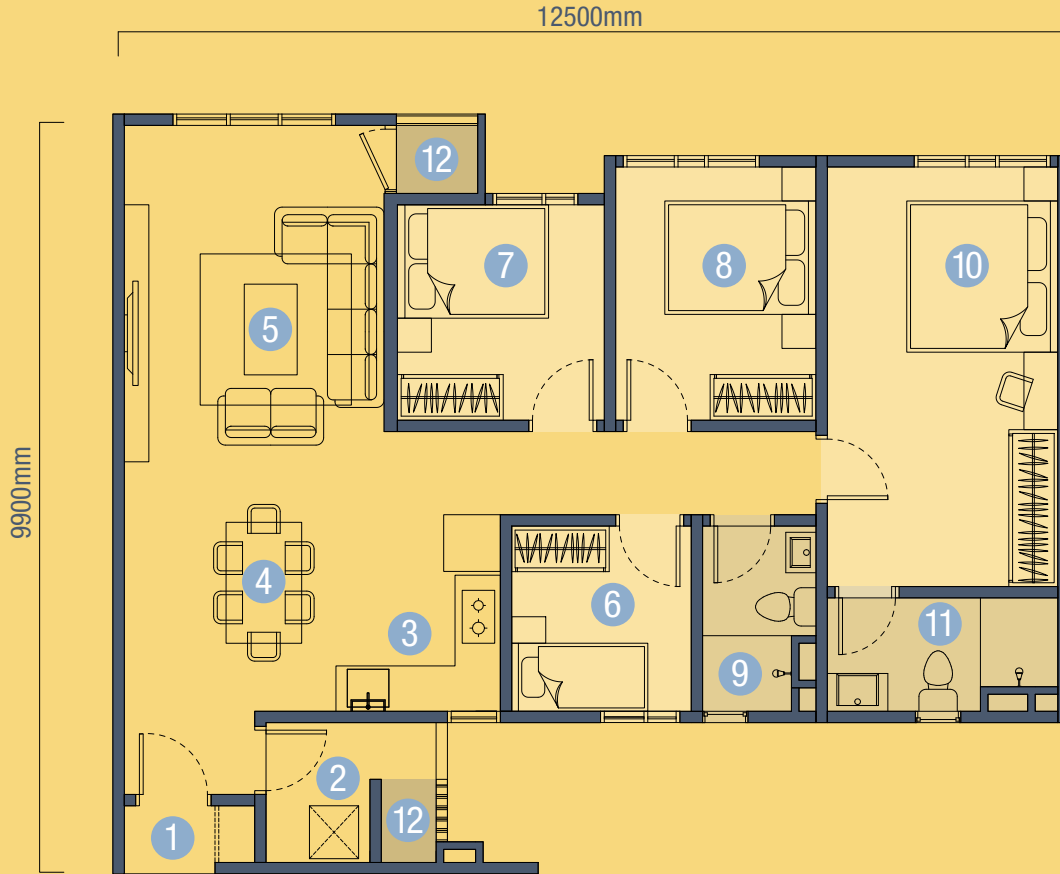
**TYPE B1**  
**4R2B** (Balcony)  
 1,100 sq.ft.

- 1. Foyer
- 2. Yard
- 3. Kitchen
- 4. Dining

- 5. Living
- 6. Balcony
- 7. Bedroom 3
- 8. Bedroom 2

- 9. Bedroom 1
- 10. Bathroom
- 11. Master Bedroom
- 12. Master Bathroom

- 13. A/C Ledge



**TYPE B2**  
 4R2B  
 1,100 sq.ft.

- 1. Foyer
- 2. Yard
- 3. Kitchen
- 4. Dining

- 5. Living
- 6. Bedroom 3
- 7. Bedroom 2
- 8. Bedroom 1

- 9. Bathroom
- 10. Master Bedroom
- 11. Master Bathroom
- 12. A/C Ledge

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# DYNAMIC LIVING

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Live in Petaling Jaya's latest coveted address, D'Cosmos Residences is part of a well-planned residence surrounded by thriving neighborhoods. Enjoy centrality with endless choices – from hospitals, schools, colleges, public amenities to malls, restaurants, leisure and more – all within easy reach from home.



LEVEL 8  
Grill Patio

Artist's Impression



# FACILITIES PLAN

## GROUND FLOOR

- 1. Terrace Fun Slide
- 2. Outdoor Fitness
- 3. Lush Walkway
- 4. Viewing Cottage
- 5. Cosmos Avenue
- 6. Multiuse Gallery
- 7. Lobby Lounge
- 8. Drop-off Area

## LEVEL 2

- 1. Half Basketball Court
- 2. Warm Up Zone
- 3. Tree Shade Avenue

## LEVEL 8

- 1. Kid's Fun Ground
- 2. Chill Out Corner
- 3. Tree Shade Avenue
- 4. Loafing Deck
- 5. Dipping Sunbed
- 6. Splash Pool
- 7. Infinity Pool
- 8. Vitality Gym
- 9. Grill Patio
- 10. Open EcoPark
- 11. Hammock Haven



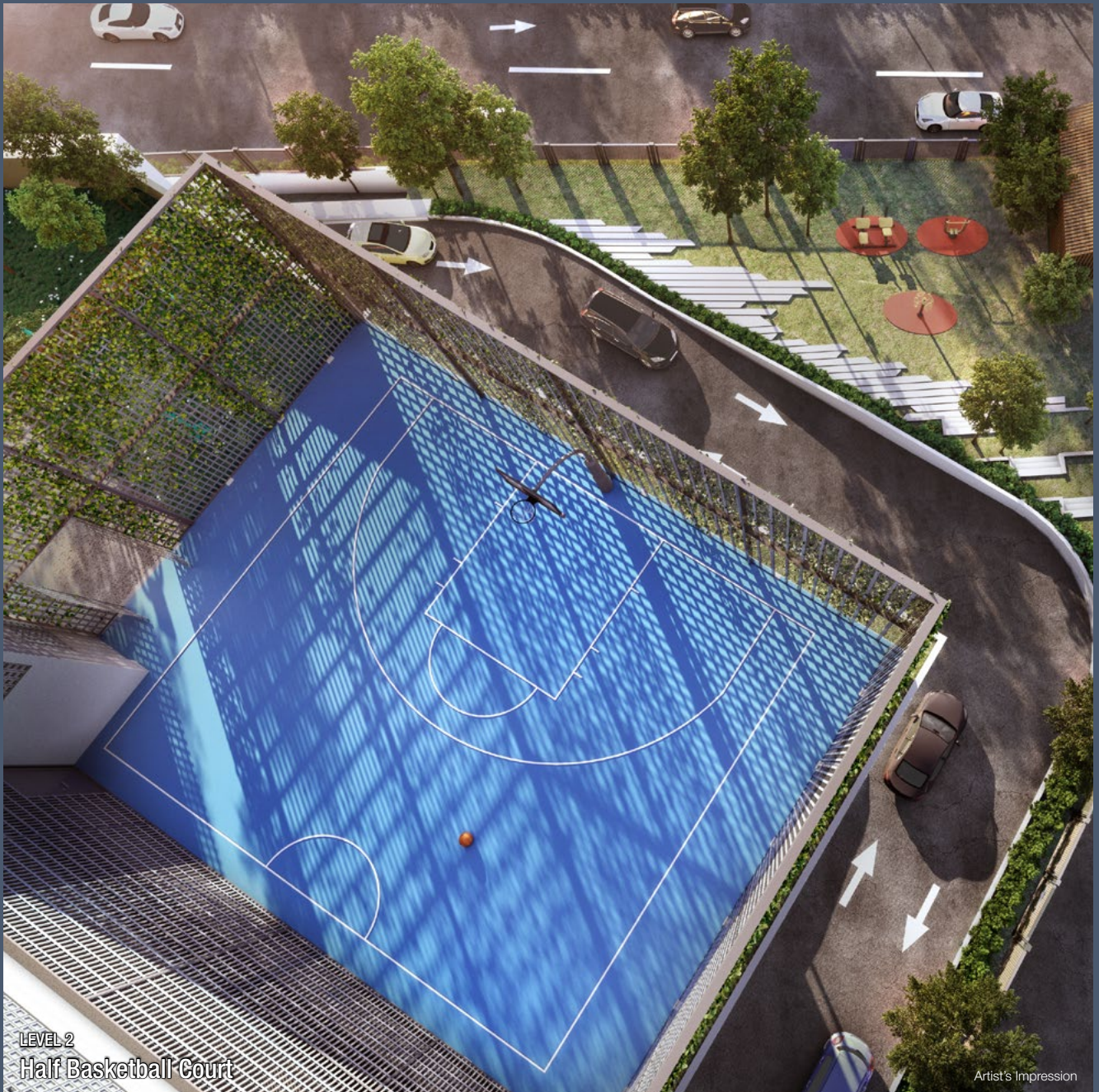
LEVEL 8  
Infinity Pool

Artist's Impression



LEVEL 8  
Vitality Gym

Artist's Impression



LEVEL 2  
Half Basketball Court

Artist's Impression



GROUND FLOOR  
Multiuse Gallery

Artist's Impression



GROUND FLOOR

Viewing Cottage

Artist's Impression



LEVEL 8  
Hammock Haven

Artist's Impression

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## SEAMLESS CONNECTIVITY

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The promise of easy connectivity and accessibility from your doorstep to wherever life brings you. Located at the intersection of several key highways, D’Cosmos Residences is supported by a network of access roads and various highways like the Lebuhraya Damansara-Puchong (LDP), Penchala Link, soon-to-be completed DASH Highway, Jalan PJU 8/8, Jalan Damansara and proposed link roads.



TO SHAH ALAM /  
PORT KLANG

TO PUCHONG

# LOCATION MAP



## NEW AGE INGENUITY



**MOMENTUMACE SDN BHD** (Registration No.: 201801037848 (1299878-U))  
(A member of EXSIM Group)

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SALES GALLERY**

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• Developer: Momentumace Sdn Bhd (1299878-U) • Developer's License No.: 19917-1/05-2022/0305(L) • Validity Period: 24/05/2022 - 11/06/2027 • Advertising Permit No.: 19917-1/05-2022/0305(P) • Validity Period: 30/05/2022 - 29/05/2023 • Approving Authority: Majlis Bandaraya Petaling Jaya. • Building Plan Approval No.: MBPJ/120100/TP10/1026/2019(1) • Land Tenure: Leasehold until 99 Years, due date at 22/12/2103 • Restriction in interest: This land cannot be transferred, pledged, or charged without prior consent from State Authority • Land Encumbrances: Charged to Ambank (M) Berhad • Expected Date of Completion: May 2024 • Total Units: 402 Units • No. of Car-park: 2 Units • Selling Price: RM 751,120.00(Min) - RM 783,340.00(Max) • 2% Bumiputra Discount • Type of Development: Serviced Apartment