



IN HARMONY AND BALANCE

Immerse in the healing, restorative power of the natural world. D'Erica Residences is the response to life in a fast-paced, hectic world. A haven enveloped in abundant, overflowing flora to refresh and delight your mind, body and soul.





LEVEL 7
Tranquil Pool

URBAN LIVING AMIDST NATURE

Set against the backdrop of lush jungles, D'Erica Residences is a sanctuary at the intersection of contemporary living and stunning wilderness. The beauty of the hills beyond the development birthed the idea of a space where nature is the designer and verdant greenery flows from the surroundings into the living room.

The contemporary urban forest concept is a feast for the senses and a respite for the soul. Geometrical forms and patterns, colors and building materials merge with carefully selected plants and planting schemes to simulate a walk through the greens. The tranquility of the hills that envelopes the land becomes a daily reality created just for you.



LEVEL 7
Hammock Gazebo

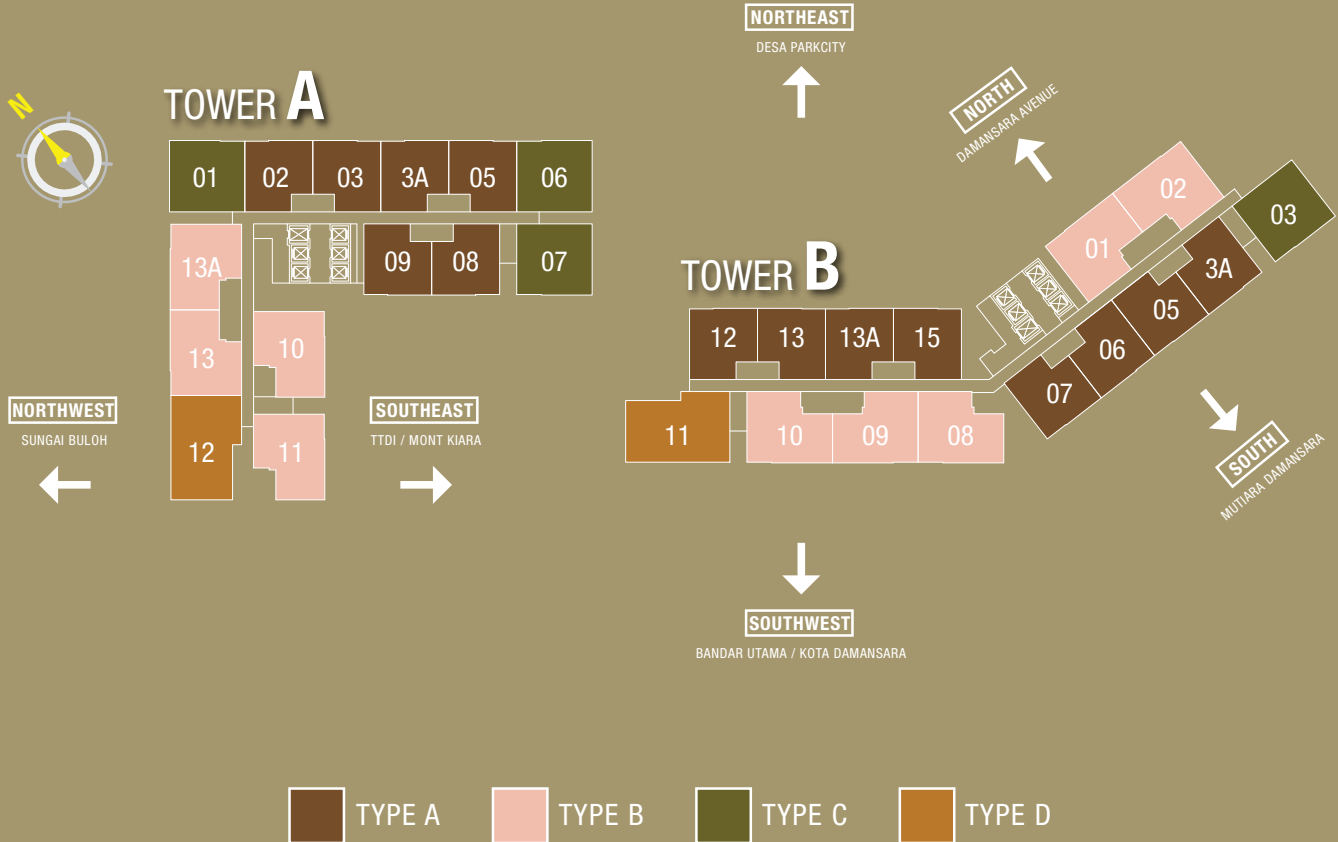


LEVEL 7
Reader's Hideout

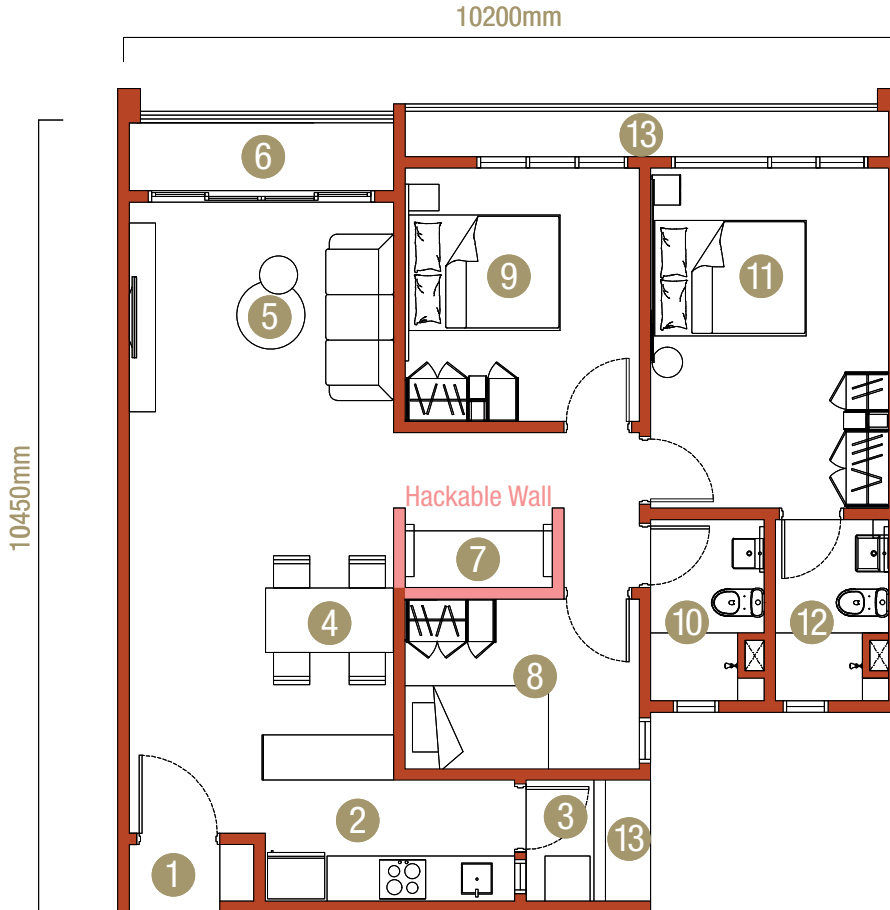
FLOOR PLAN

CREATING A HAVEN

Functional and efficient spaces meet tasteful, contemporary design sensibilities. Our philosophy of smart living and good design echoes throughout this serviced residence. Spacious units optimize space, natural light and ventilation. Efficient layouts offer room for all and flexibility to carve out a truly personalized sanctuary.



LAYOUT PLAN



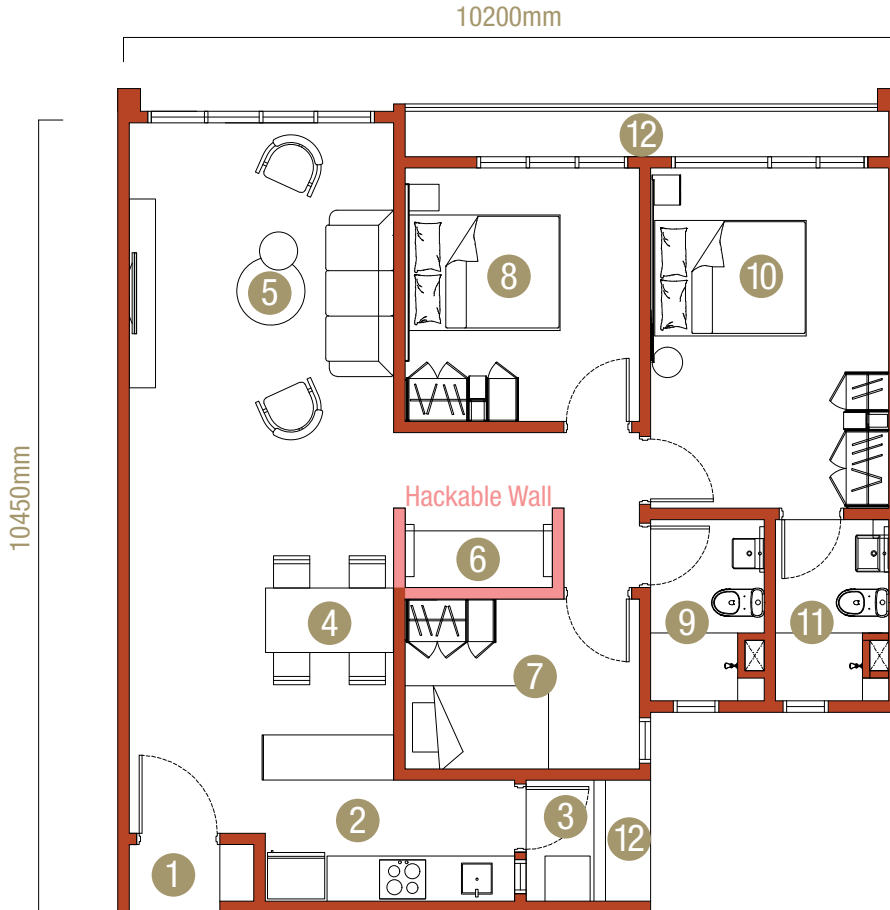
TYPE A1
3R2B (Balcony)
1,000 sq.ft.

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

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

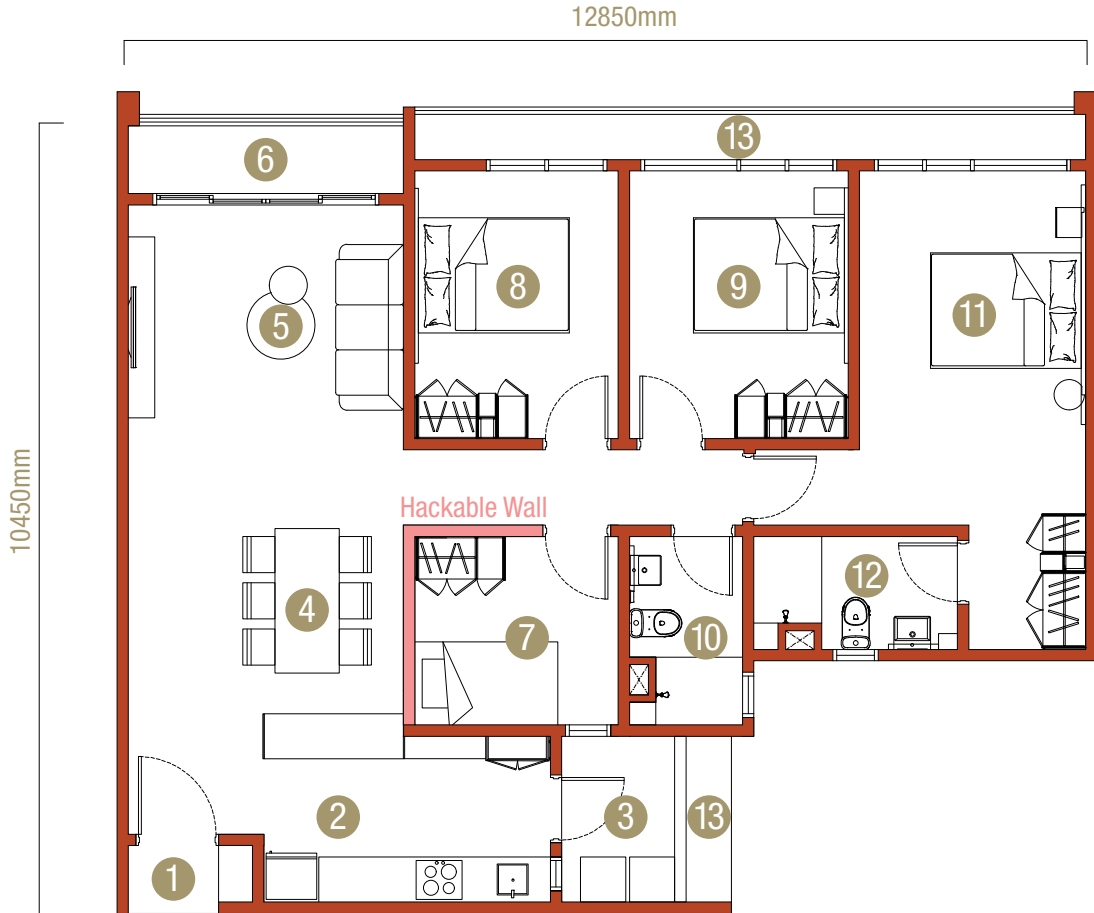
- 9. Bedroom 1
- 10. Bathroom
- 11. Master Bedroom
- 12. Master Bathroom

- 13. A/C Ledge



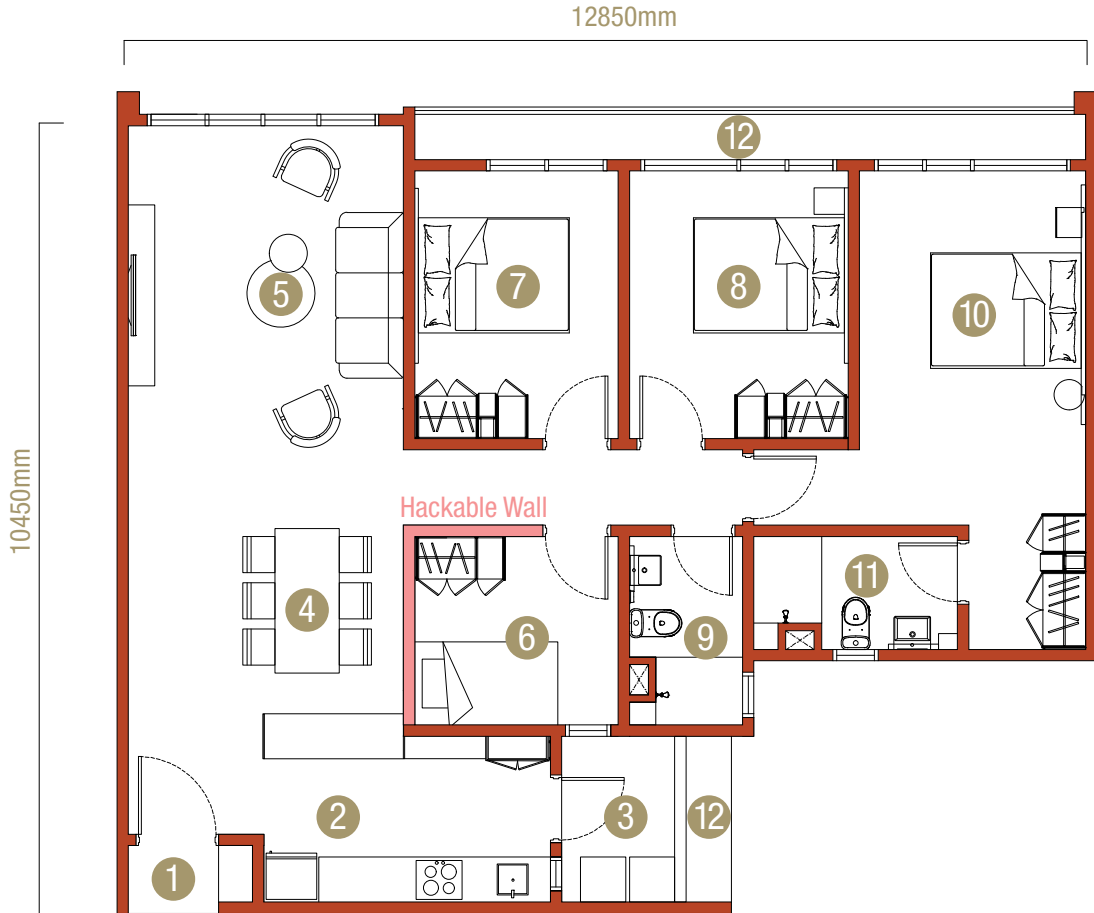
TYPE A2
3R2B (Without Balcony)
 1,000 sq.ft.

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



TYPE B1
4R2B (Balcony)
 1,200 sq.ft.

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



TYPE B2
4R2B (Without Balcony)
 1,200 sq.ft.

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



TYPE C1
4R2B (Balcony)
 1,200 sq.ft.

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



TYPE C2
4R2B (Without Balcony)
 1,200 sq.ft.

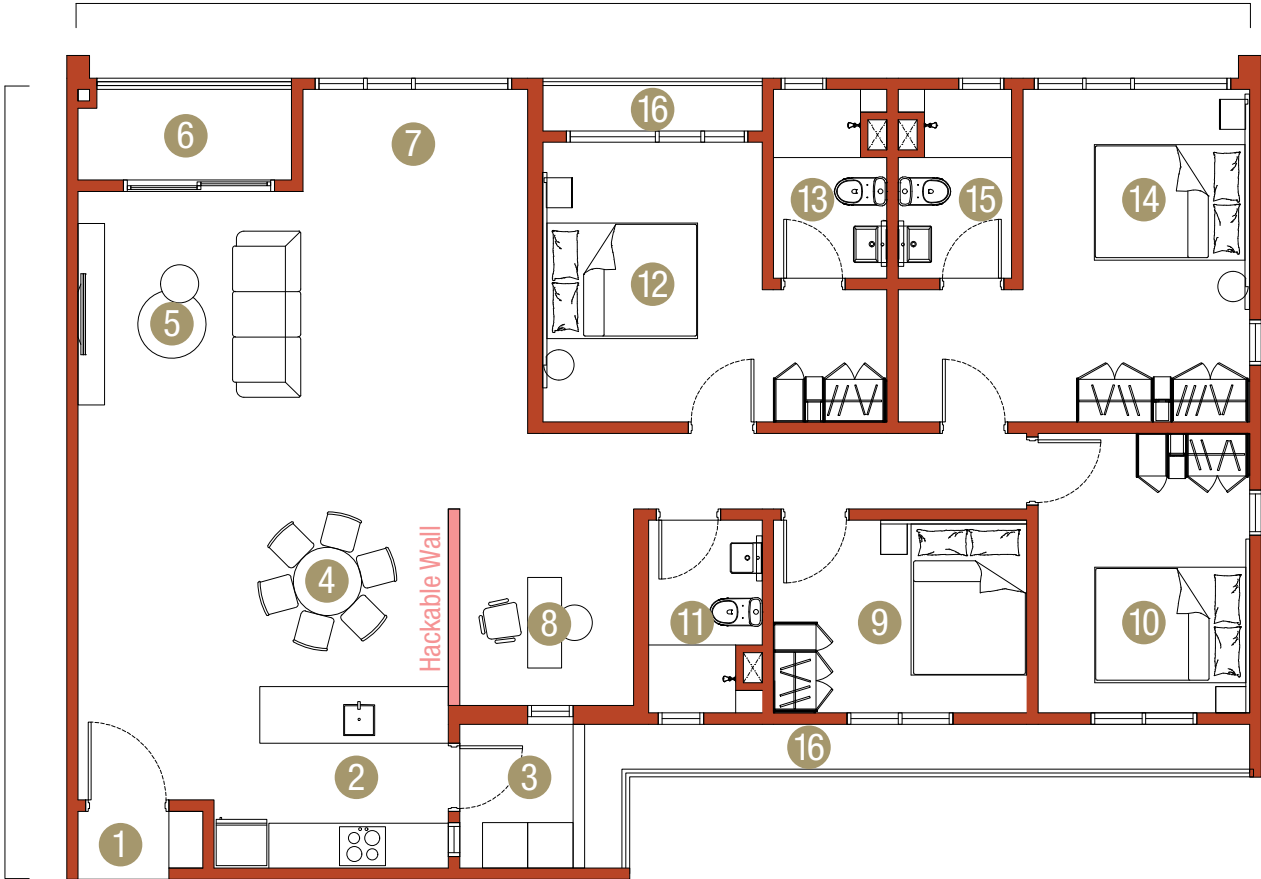
1. Foyer
 2. Kitchen
 3. Yard
 4. Dining

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

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

15650mm

10450mm

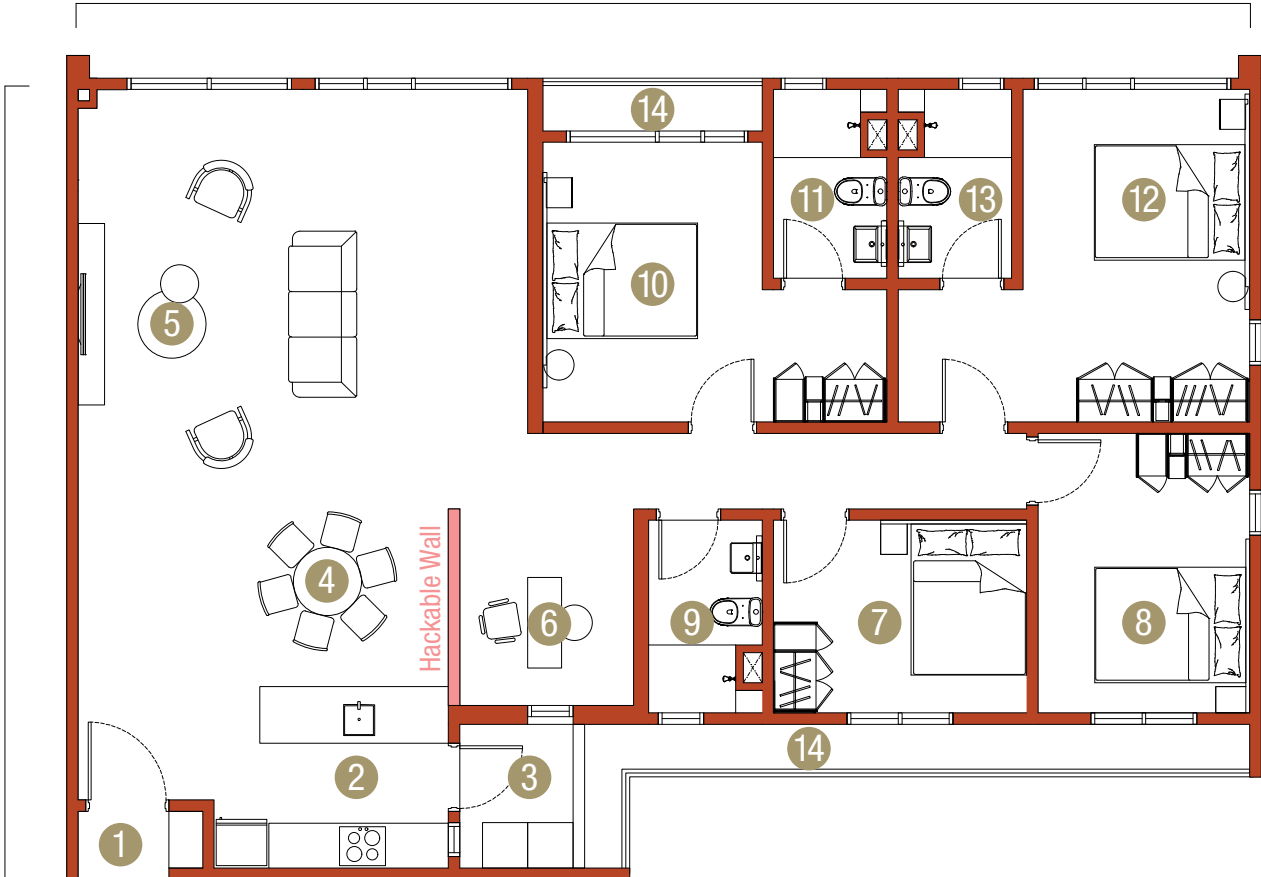


TYPE D1
4R3B (Balcony)
1,540 sq.ft.

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

15650mm

10450mm



TYPE D2
4R3B (Without Balcony)
1,540 sq.ft.

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

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

- 9. Bathroom
- 10. Junior Master Bedroom
- 11. Junior Master Bathroom

- 12. Master Bedroom
- 13. Master Bathroom
- 14. A/C Ledge



LEVEL 7
Garden Dining & BBQ



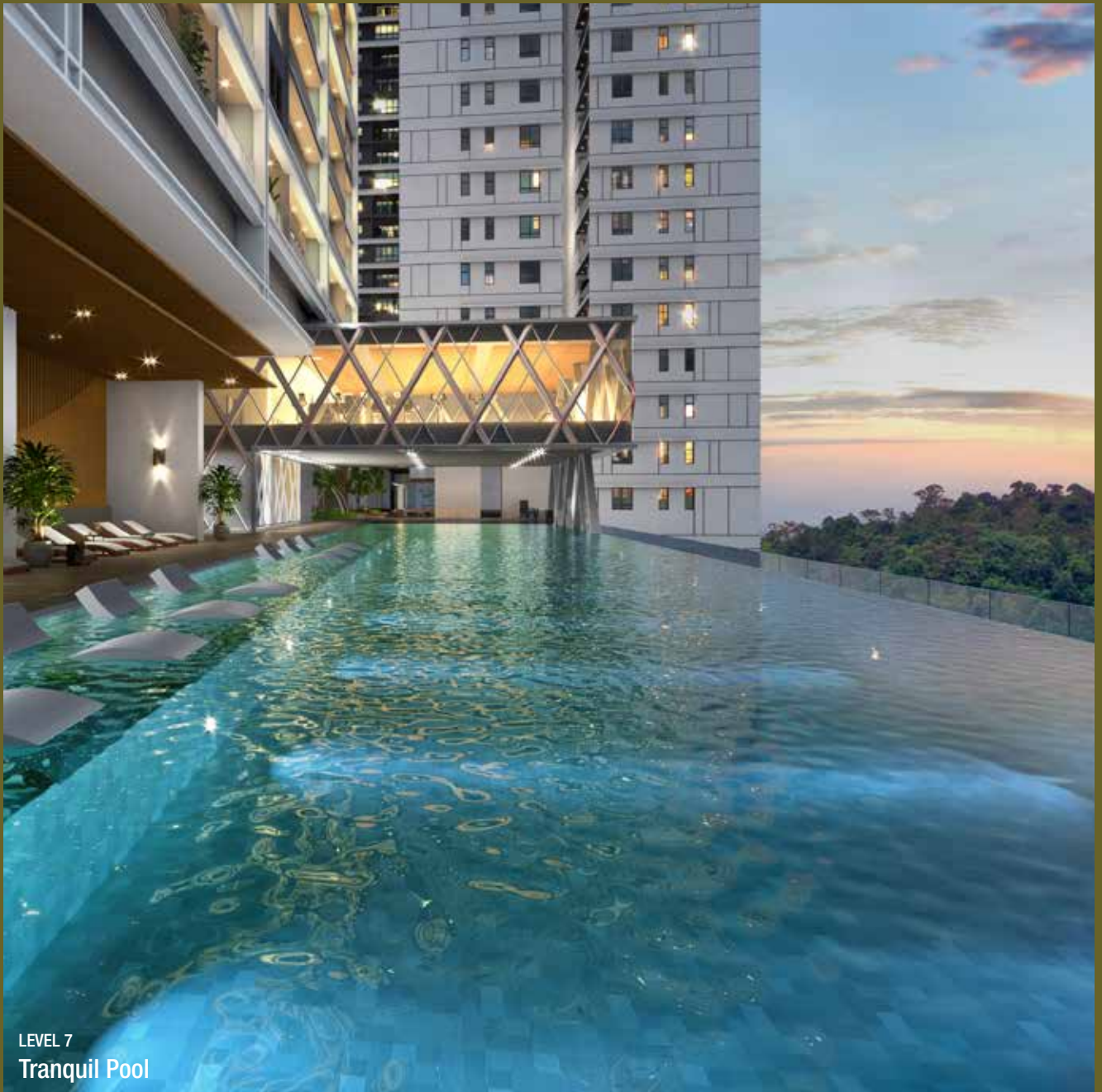
LEVEL 7
Fitness House (Double Decker)



LEVEL 7
Games House



GROUND
Lobby Lounge Tower A



LEVEL 7
Tranquil Pool



LEVEL 7
Kid's Play House



LEVEL 7
Multiuse Hall

SURROUNDED BY NATURE

Our concept of Zen Garden is most evident as you wander through the grounds. Lush landscaping create a sense of escape into the cooling, soothing comforts of the jungle. Blending seamlessly into this backdrop is a range of well-planned facilities in line with the conveniences of modern living. It is the best of both worlds at one address.



LEVEL 7
Zen Garden



LOWER GROUND 2

1. Drop off Tower B
2. Lobby Lounge Tower B

GROUND

1. Entrance Avenue
2. Drop off Tower A
3. Lobby Lounge Tower A

LEVEL 7

1. Tranquil Pool
2. Sun Lounger Deck
3. Sports Hub - Badminton Court
- Half Basketball Court
- Table Tennis
4. Jacuzzi Cove
5. Fitness House (Double-decker)
6. Kid's Pool
7. Rest Corner
8. Dry Fountain
9. Reader's Hideout
10. Kid's Playground
11. Hammock Gazebo
12. Kid's Play House
13. Lush Green Lawn
14. Zen Garden
15. Zen Gazebo
16. Games House
17. Mound Play
18. Garden Dining & BBQ
19. Multiuse Hall

ROOF

1. Outdoor Fitness
2. Modern Forest
3. Zen Gazebo
4. Yoga Deck
5. Rooftop Dining
6. Viewing Deck
7. Zen Garden



FACILITIES PLAN





AN ENVIABLE ADDRESS

It's hard to imagine one can live this close to nature and yet enjoy such connectivity! Strategically located in the coveted North Petaling Jaya corridor, D'Erica Residences is surrounded by a network of highways, access roads, train and bus routes. From leisure, entertainment and dining choices to important public amenities like hospitals, schools and colleges, your choices abound.



TO KEPONG

TO BATU CAVES

NORTH-SOUTH EXPRESSWAY

● Bandar Menjalara

● Bandar Sri Damansara

● Desa ParkCity

● Sentul



PLAZA TOLL PENCHALA

● Bukit Lanjan

KPJ DAMANSARA 2 SPECIALIST HOSPITAL

DUKE HIGHWAY

● Damansara Perdana

Empire City

● Mont Kiara

PROPOSED DASH EXPRESSWAY

PENCHALA LINK

TO KLCC

● Kota Damansara

● Mutiara Damansara

THE CURVE
IKEA
IPC

● Sri Hartamas

NORTH KLANG VALLEY EXPRESSWAY (NKVE)

Kota Damansara MRT

Surian MRT

Mutiara Damansara MRT

● Damansara Heights

1 UTAMA

● Taman Tun Dr Ismail

Bandar Utama MRT / LRT 3 - ST1

TTOJ MRT

Phileo Damansara MRT

LEBUHRAYA DAMANSARA-PUCHONG (LDP)

DAMANSARA SPECIALIST CENTRE

SPRINT HIGHWAY

● Bangsar

PLAZA TOLL DAMANSARA

● Tropicana

● Damansara Jaya

● SS2

TO SHAH ALAM /
PORT KLANG

TO PUCHONG

LOCATION MAP



NEW AGE INGENUITY



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• Pemaju: MIGHTYPROP SDN BHD (1299882-V) • No Lesen Pemaju: 20011/11-2027/1104(R) • Tempoh Sah: 10/11/2022-09/11/2027 • No. Permit Iklan & Jualan: 20011-1/11-2025/0716(R)-(S) • Tempoh Sah: 10/11/2024-09/11/2025 • Pihak berkuasa yang meluluskan: Majlis Bandaraya Petaling Jaya. • No Pelan Rujukan: MBRJ/120100/T/P10/752/2020 () • Pengangan Tanah: Pajakannya Sehingga 82 Tahun, berakhir 18/08/2102 • Sekatan Kepentingan: Tanah yang diberi milik ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri • Beban Tanah: MALAYAN BANKING BERHAD • Tarikh Jangka Stap: Nov 2023 • Bilangan Unit: BLOK A – 528 UNIT | BLOK B – 615 UNIT • Bilangan Unit Tempat Letak Kereta: 2 Unit • Harga Jualan: BLOK A : RM736,400.00 (Min Harga) – RM1,143,700.00 (Max Harga) | BLOK B : RM741,100.00 (Min Harga) – RM1,150,200.00 (Max Harga) • 2% Bumiputra Diskaun • Jenis Pembangunan: Pangsapuri Perkhidmatan