



D'VERVAIN

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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# LIVE THE ENERGY

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## The Vervain

Savor the buzz of a cosmopolitan lifestyle. Feed off the energy of a city that is always on the go. This is the inspiration. This is the best of life in a dynamic city. This is D'Vervain Residences, a contemporary serviced residences offering urban, luxe living for less.



- Artist's Impression -



Ground  
Grand Arrival

- Artist's Impression -

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## CITY VIBES

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Come say hello at a thriving township of offices, residences, commercial and retail spaces. Discover connectivity, conveniences and community. Live within a fully integrated cityscape offering the best of work and play within a stone's throw of exciting neighborhoods.



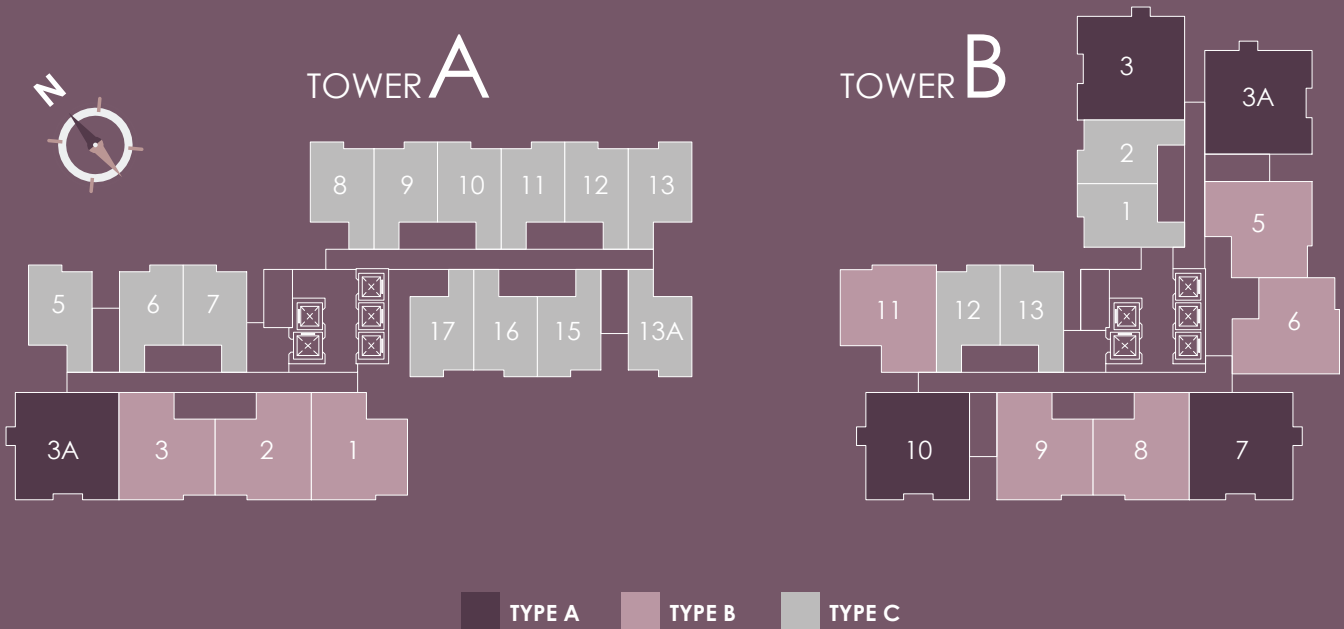
Level 9  
Outback Grill

- Artist's Impression -

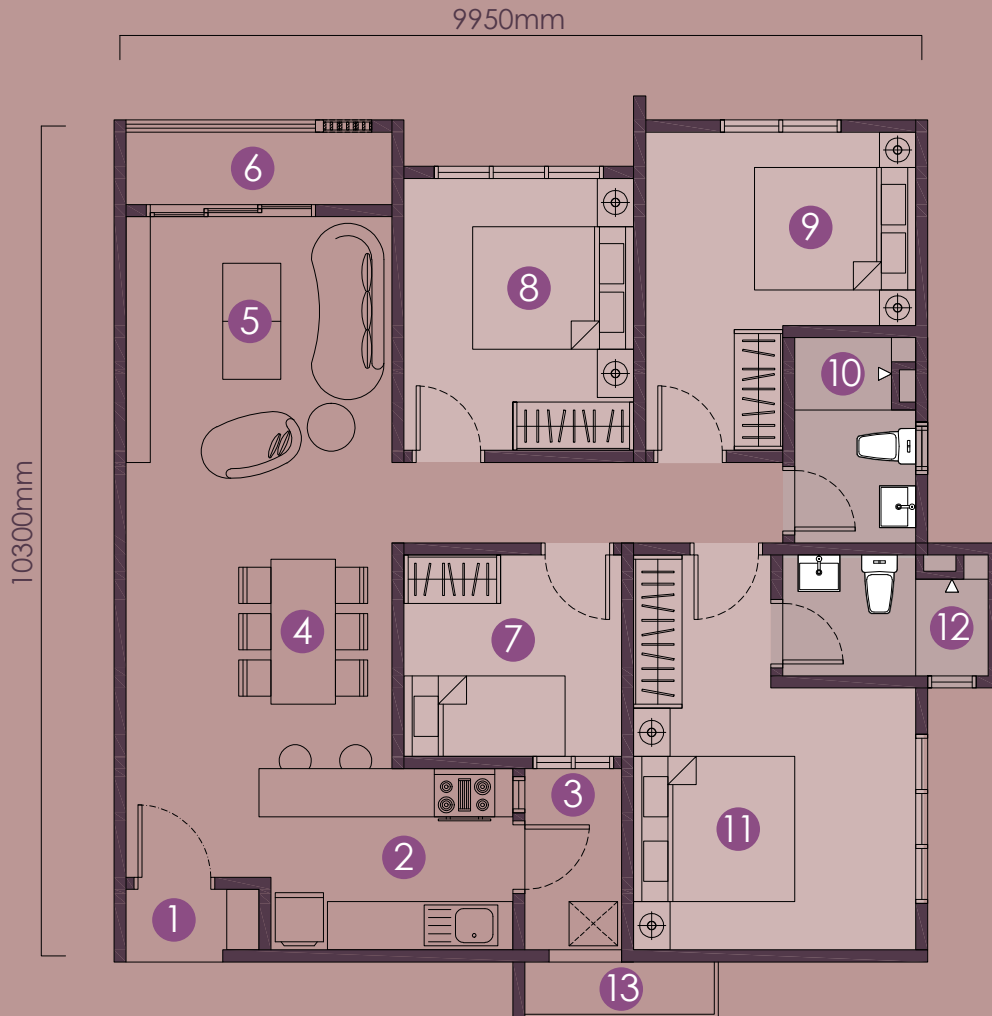
# FLOOR PLANS

## SMART LAYOUTS FOR SMART LIVING

Ingenious design and optimized layouts transform any space into a well-thought out home for smart living. Savvy space planning coupled with a front façade of windows create spaciousness in every unit, from the compact 2-bedroom to the family size of 3 and 4-bedroom units.

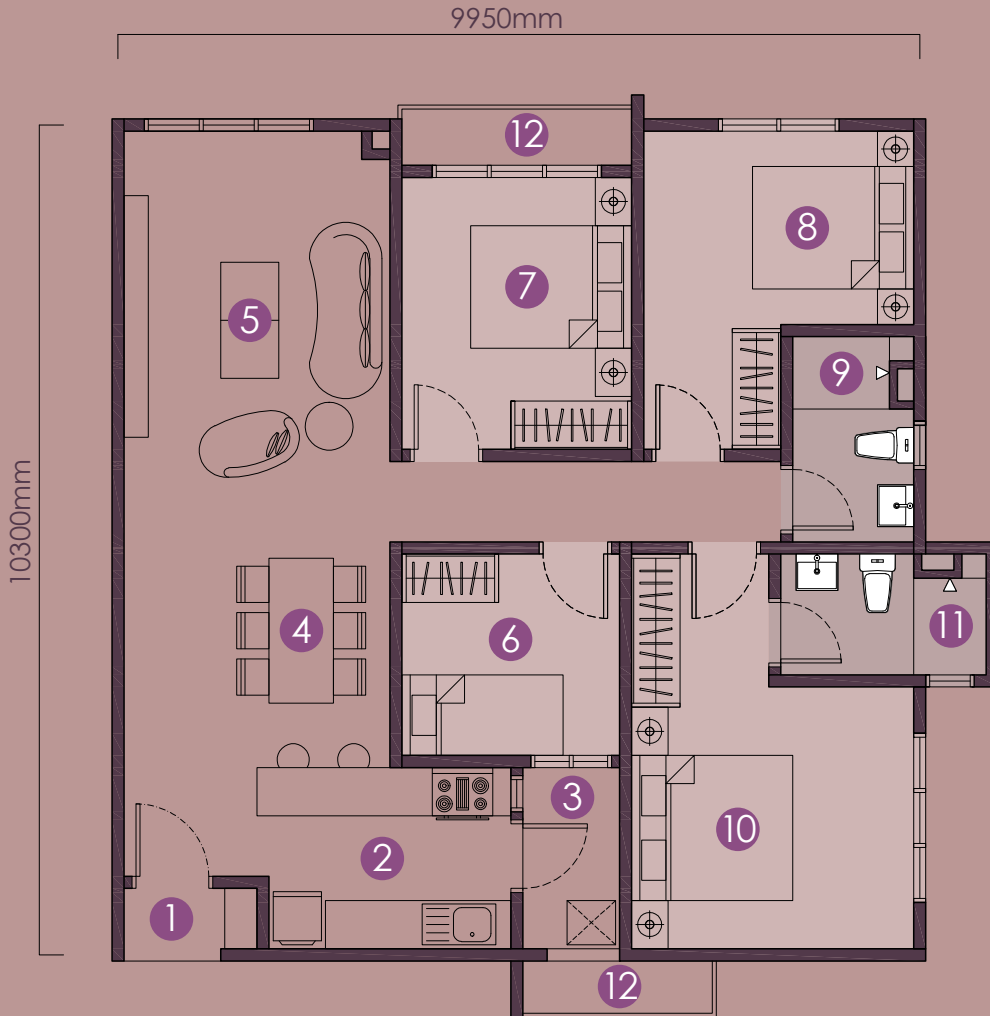


# LAYOUT PLANS



**TYPE A1**  
**4R2B** (Balcony)  
 1,100 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 |               |



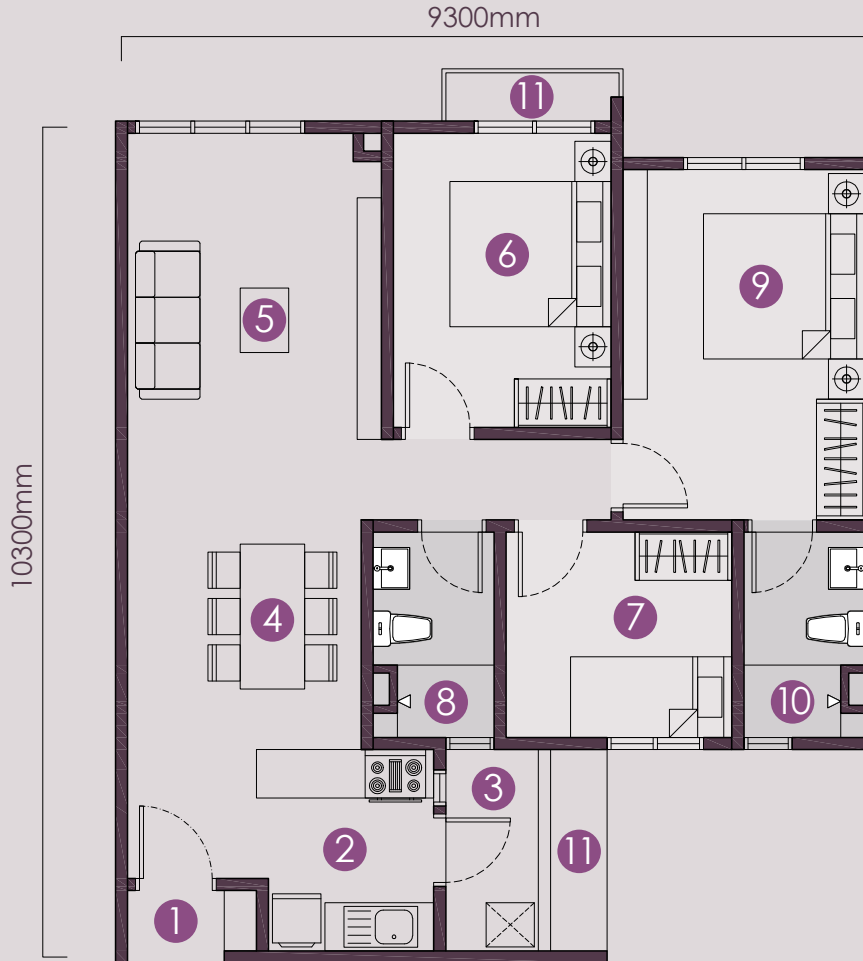
**TYPE A2**  
**4R2B**  
 1,100 sq.ft.

- 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



**TYPE B1**  
**3R2B** (Balcony)  
 900 sq.ft.

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

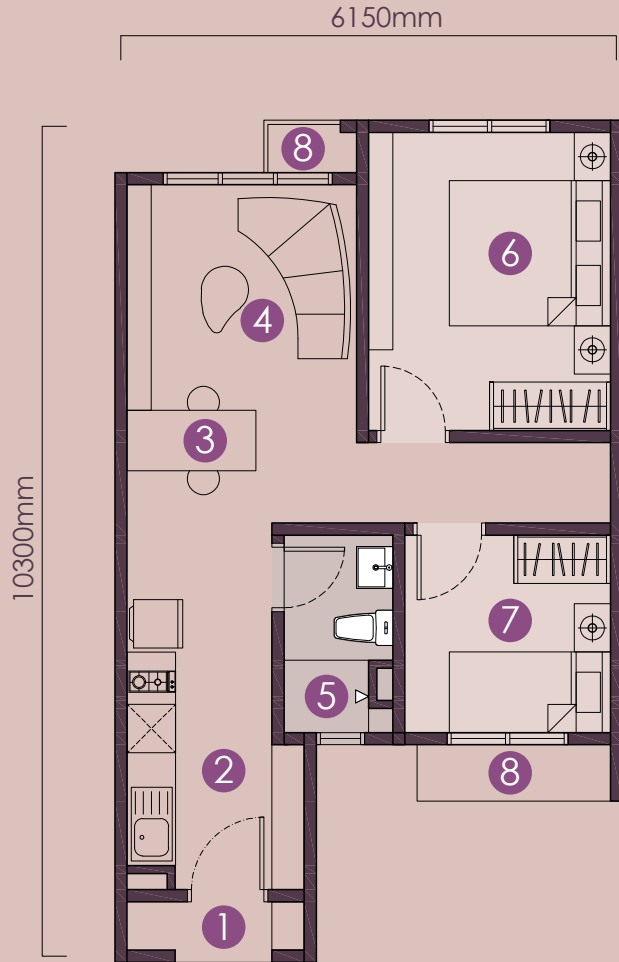


**TYPE B2**  
**3R2B**  
 900 sq.ft.

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

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

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



**TYPE C**  
**2R1B**  
 550 sq.ft.

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

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# WELL-DESIGNED LIFESTYLES

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A city at your doorstep, a haven inside. D'Vervain Residences unveils a plethora of lifestyle facilities nestled within a private world of serenity. Enter a place of rest and play for the whole family thoughtfully designed to include green spaces, fitness facilities and children play areas interspersed by pockets of tranquil gardens, pool and hidden coves.



**Level 9**  
Tranquil Pavillion

- Artist's Impression -



Ground  
Entrance Hall Tower A

- Artist's Impression -



Ground  
Entrance Hall Tower B

- Artist's Impression -

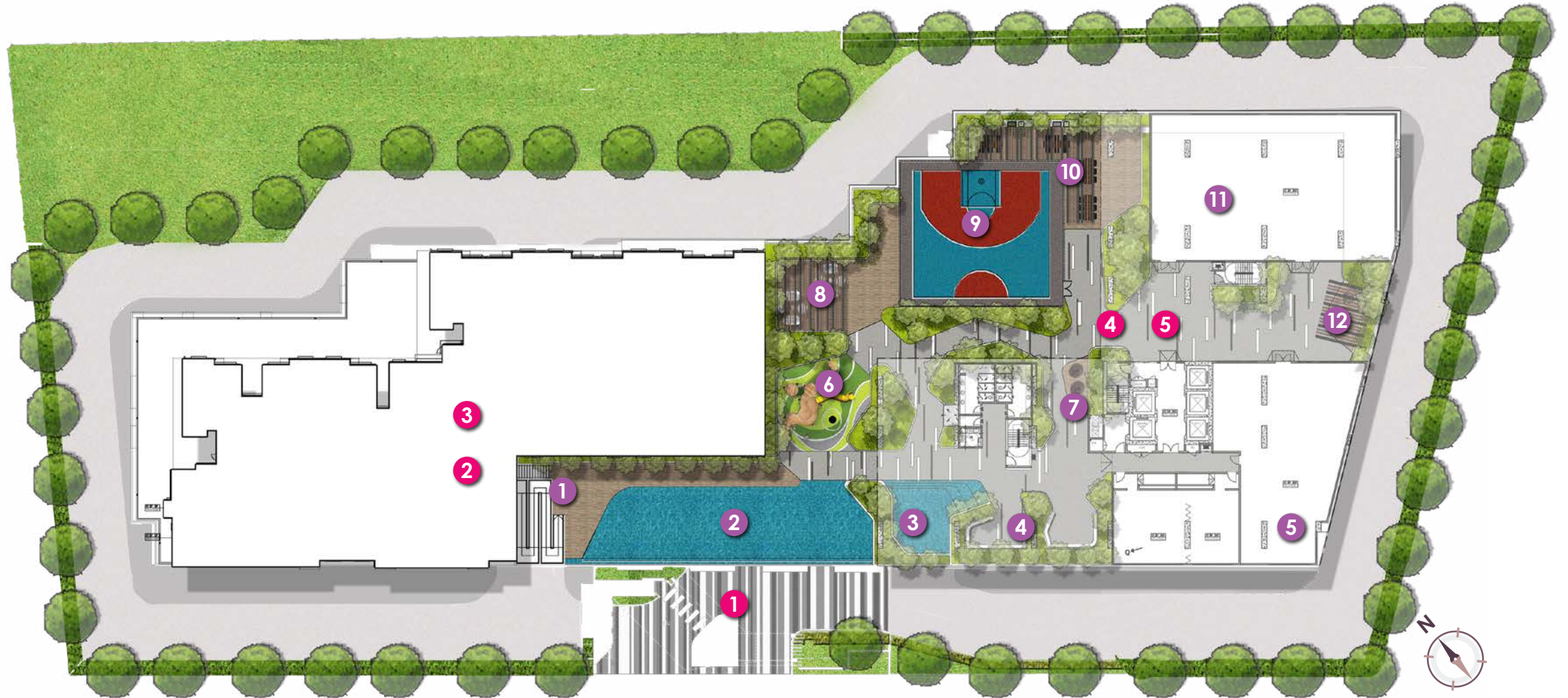
# FACILITIES PLAN

## GROUND

1. Grand Arrival
2. Drop-off Tower A
3. Entrance Hall Tower A
4. Drop-off Tower B
5. Entrance Hall Tower B

## LEVEL 9

1. Tanning Deck
2. Lap Pool
3. Junior Pool
4. Enclave Garden
5. Fitness Chamber
6. Kid's Fun Ground
7. Chill Out Spot
8. Tranquil Pavilion
9. Half Basketball Court
10. Outback Grill
11. Activity Hub
12. Hammock Garden





Level 9  
Fitness Chamber

- Artist's Impression -



Level 9  
Activity Hub

- Artist's Impression -



**Level 9**  
Half Basketball Court

- Artist's Impression -

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## CONNECTIVITY WITHOUT COMPROMISE

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Supported by a network of highways, roads, and public transportation system, D'Vervain Residences is connected to an endless list of leisure, entertainment, dining, medical and education facilities. Move with absolute freedom. Explore to your heart's content. It is remarkably breezy despite living in a city with accessibility.



TO KEPONG

TO BATU CAVES

NORTH-SOUTH EXPRESSWAY



PROPOSED DASH EXPRESSWAY

PENCHALA LINK

DUKE HIGHWAY

TO KLCC

NORTH KLANG VALLEY EXPRESSWAY (NKVE)

LEBUHRAYA DAMANSARA-PUCHONG (LDP)

SPRINT HIGHWAY

TO SHAH ALAM /  
PORT KLANG

TO PUCHONG



# LOCATION MAP



## NEW AGE INGENUITY



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(A member of EXSIM Group)

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• Developer: Momentumace Sdn Bhd (1299878-U) • Developer's License No.: 19917-2/06-2022/0336(L) • Validity Period: 24/05/2022 - 11/06/2027 • Advertising Permit No.: 19917-2/06-2022/0336(P) • Validity Period: 12/06/2022 - 11/06/2023 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/T/P10/1027/2019(7) • 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: Jun 2024 • Total Units: Free Cost : 454 Units | LPHS : 612 units • No. of Car-park: 1 / 2 Units • Selling Price: Free Cost : RM RM 594,450.00(Min) - RM 714,450.00 (Max) | LPHS : RM 270,000.00 • 2% Bumiputra Discount • Type of Development: Serviced Apartment