

nexus

TOWER B

KAJANG MRT ⇌ KTM

## A Modern Home Fronting Kajang MRT ⇌ KTM Station

Nexus @ Kajang Station (Tower B) is a freehold, high-quality and affordable development located in the heart of Kajang, in front of the integrated Kajang MRT-KTM Station, the most desirable area in Kajang.

The strategic location of the development, with access to major highways and excellent public transportation, promises seamless connectivity to various destinations. This serviced apartment has a low density of 393 units, as well as ample parking spaces.

All units, measuring 1,000 sq.ft. each, provide a spacious and cosy home.



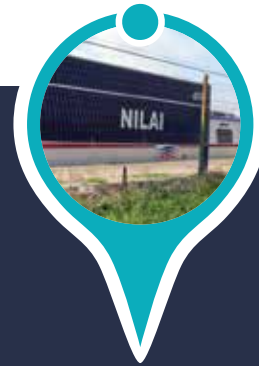
## MRT & KTM Route Map



1 station  
to  
Kajang 2



5 stations  
to  
Mid Valley Megamall



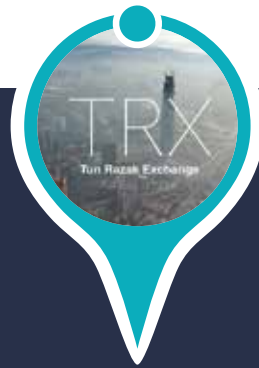
5 stations  
to  
Nilai



6 stations  
to  
KL Sentral



14 stations  
to  
Cochrane



15 stations  
to  
Tun Razak Exchange



16 stations  
to  
Bukit Bintang  
(approx. 33mins\*)

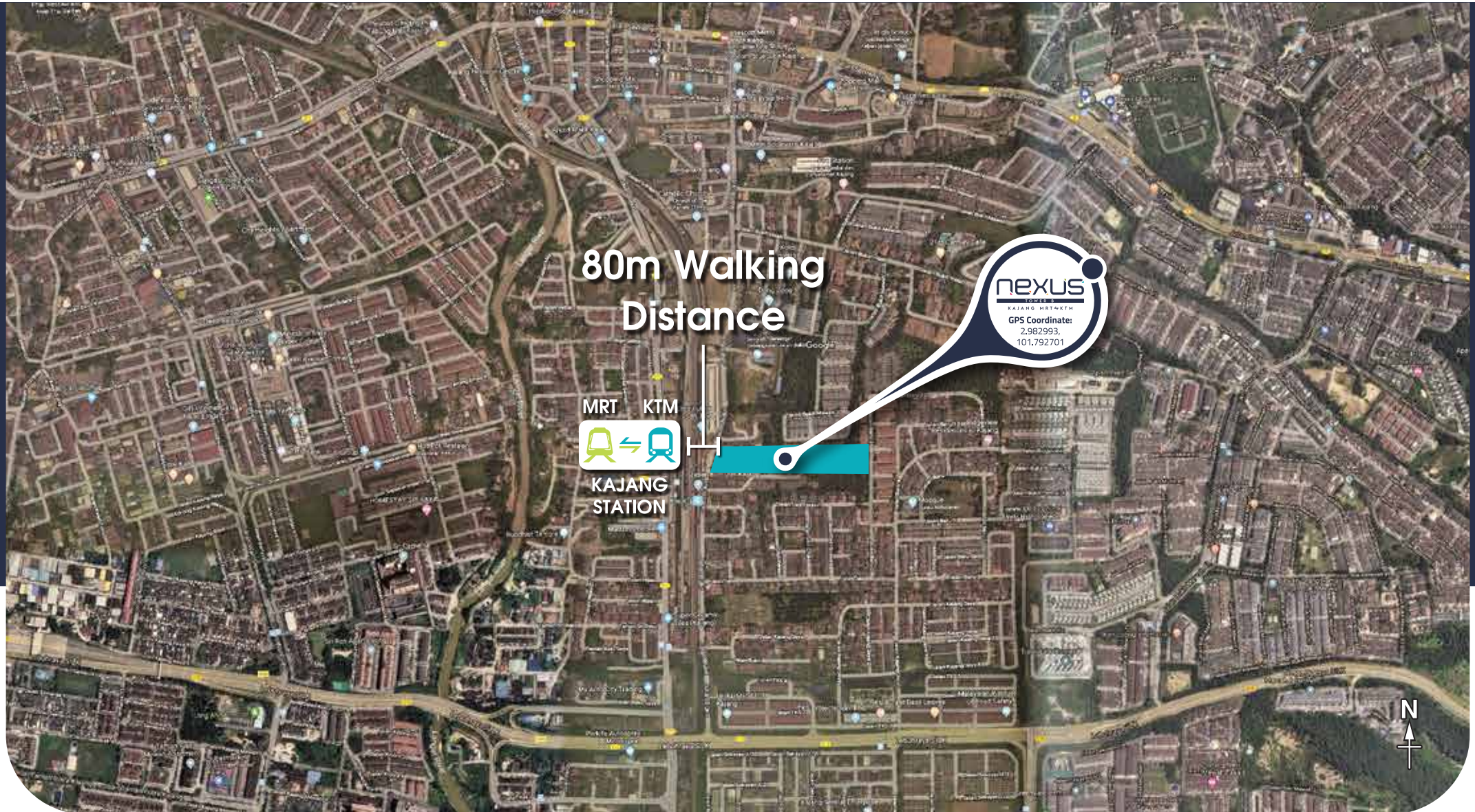


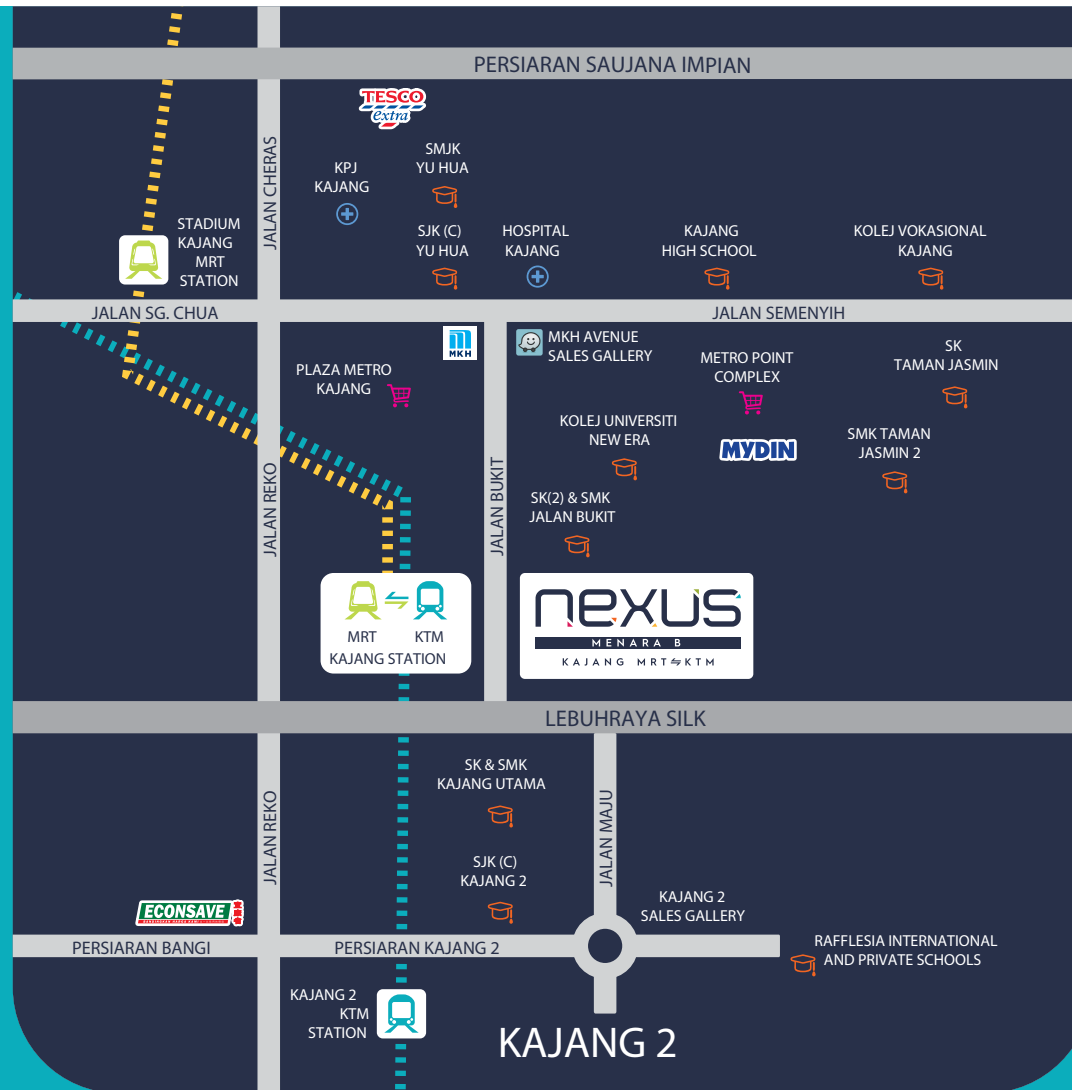
20 stations  
to  
Pusat Bandar  
Damansara



24 stations  
to  
Bandar Utama  
(approx. 53mins\*)







## A Desirable Location in Greater KL



## Transportation and Amenities



**2**

MRT ⇄ KTM  
Station



**8**

Major Links /  
Highways



**10**

Schools /  
Institutions



**3**

Medical  
Centers



**4**

Supermarkets /  
Markets

### Transportation

- Kajang KTM Station
- Kajang MRT Station

### Major Links / Highways

- SILK Highway
- LEKAS Highway
- PLUS Highway
- Cheras – Kajang (Grand Saga) Highway
- SKVE Highway
- Jalan Semenyih
- Jalan Cheras
- Sungai Besi Highway

### Medical Centers

- Hospital Kajang
- Kajang Plaza Medical Centre
- KPJ Kajang Specialist Hospital

### Supermarkets / Markets

- Metro Point Complex
- MYDIN Kajang Emporium
- Plaza Metro Kajang
- TESCO Extra Kajang

### Schools / Institutions

- SK (2) & SMK Jalan Bukit
- Kolej Universiti New Era
- SK Convent (M)
- SJK (C) & SMJK Yu Hua
- Kajang High School
- SK & SMK Kajang Utama
- SJK (C) Kajang 2
- Kolej Vokasional Kajang
- Rafflesia International & Private Schools
- SMK Taman Jasmin 2

## Next To The Amazing Kajang 2

Apart from the ideal location in an established neighbourhood, you also get to enjoy the best of two worlds: the mature locality of Kajang and the vibrant new commercial hub that is Kajang 2.







**MRT ⇌ KTM  
KAJANG STATION**



Facade Aerial View | Artist's Impression



## Modern Contemporary Homes with Great Connectivity

- High quality homes in a premium location in Kajang
- Fronting Kajang MRT-KTM Station
- Selling price from RM405,000\*
- Low density block – 393 units
- Spacious unit layout – 1,000 sq.ft.
- Great accessibility via 8 link routes
- Excellent amenities
- Ample parking space
- 24-hour CCTV surveillance
- Gated and guarded community

\*Selling price after bumiputera's discount. Terms & conditions apply

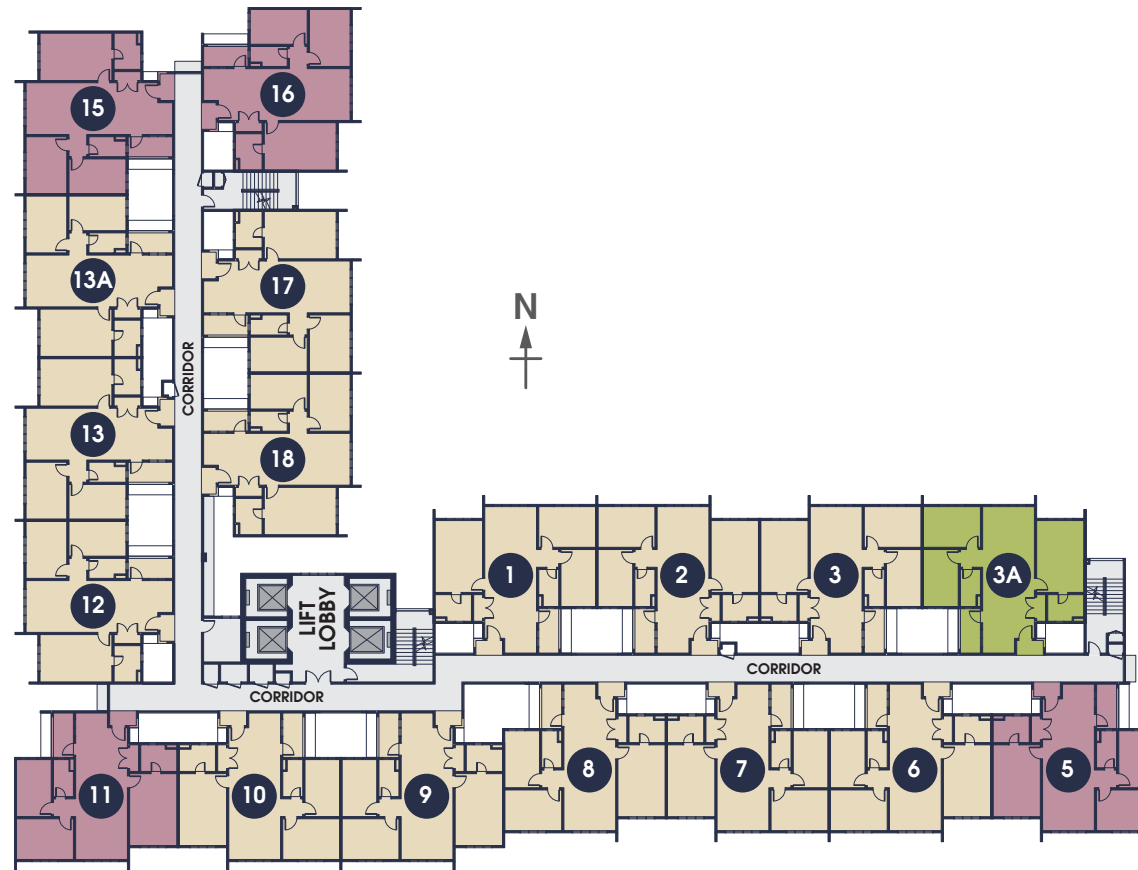


## Unit Layout

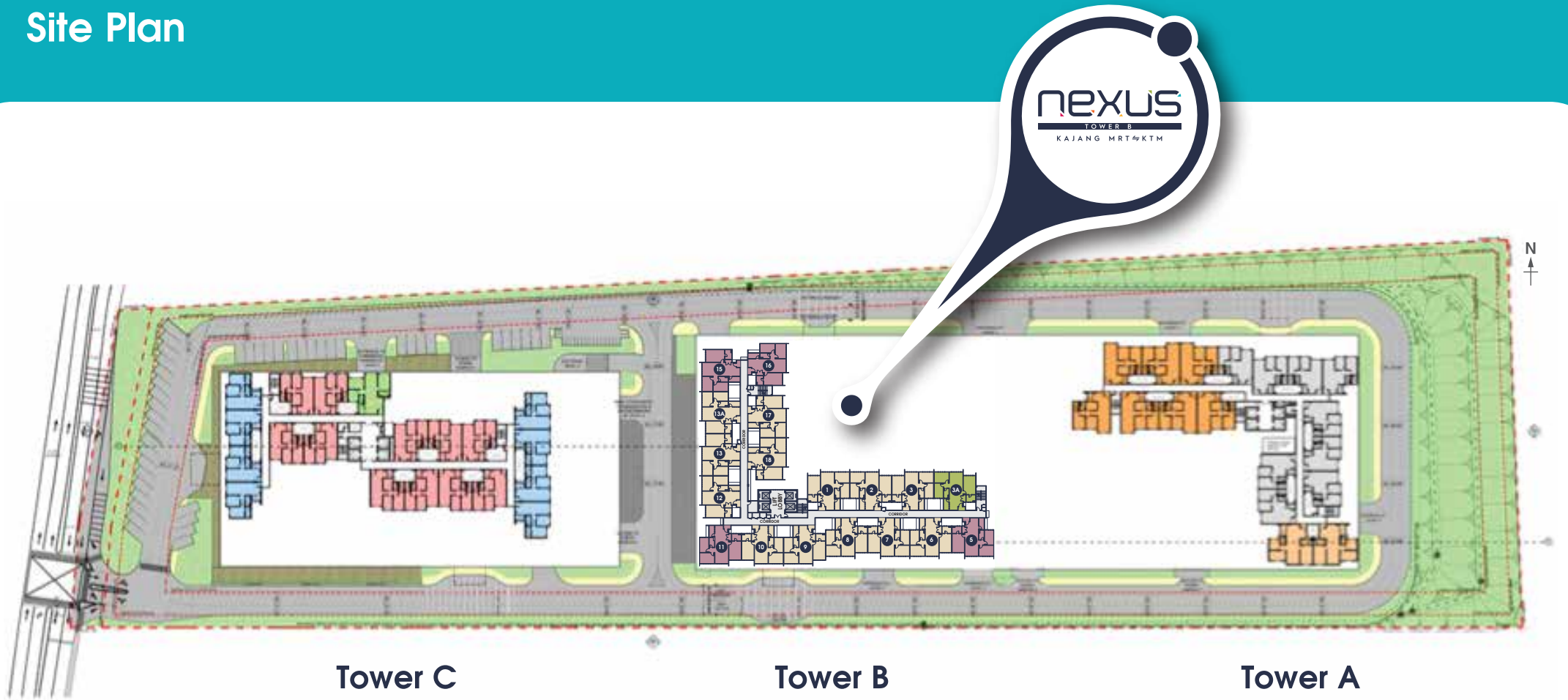
TYPE **B1** Built-up: 1,000 sq.ft.  
3 Bedrooms + 2 Baths



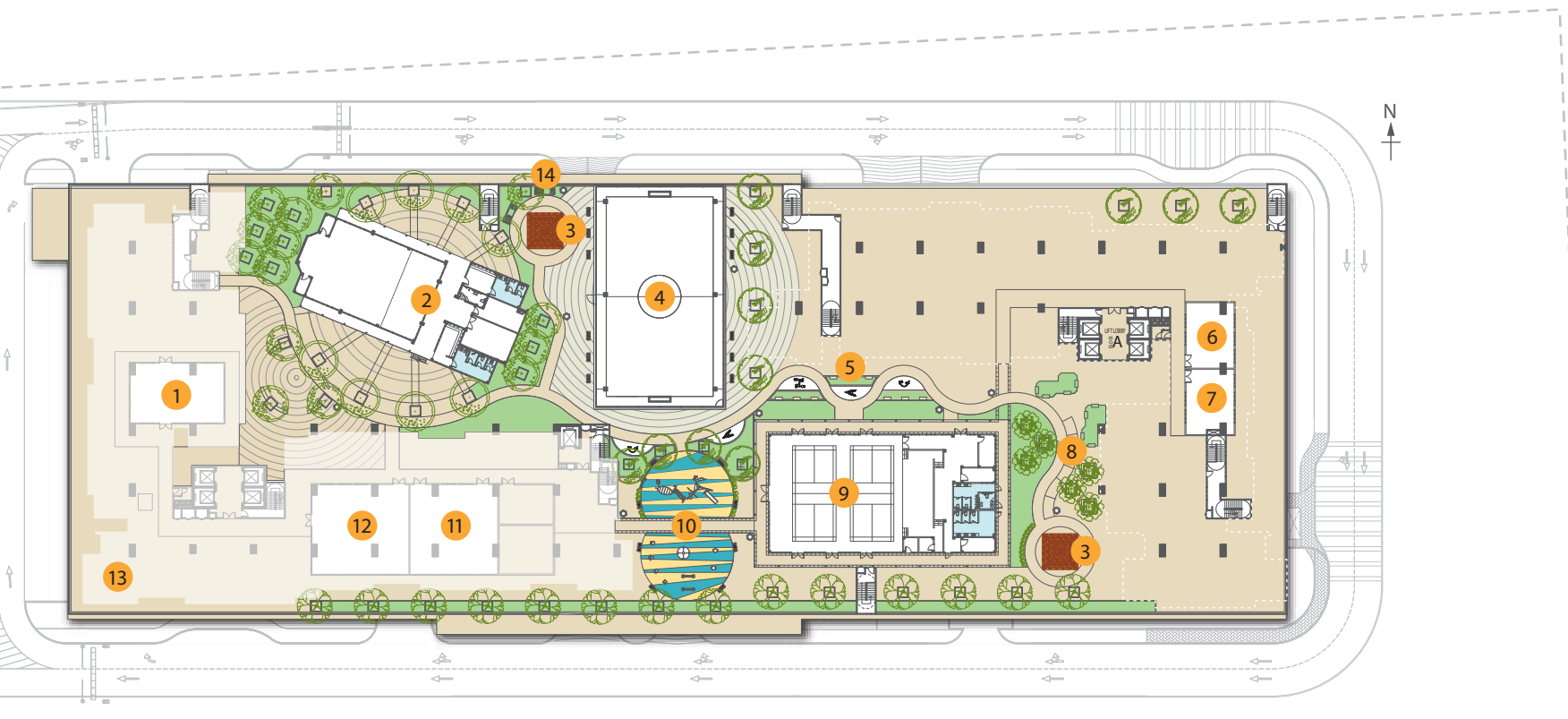
# Key Plan



# Site Plan



## Facility Podium (8th Floor)



### Legend

- 1 Discussion Room
- 2 Surau
- 3 Gazebo
- 4 Basketball Court / Futsal Court
- 5 Outdoor Gymnasium
- 6 Kid's Room
- 7 Housekeeping Room
- 8 Reflexology Path
- 9 Multipurpose Hall with Indoor Badminton Court
- 10 Playground
- 11 Gymnasium
- 12 Management Office\*
- 13 Wading Pool
- 14 BBQ Pit
- 15 Kindergarten (Level 4)\*
- 16 Nursery (Level 4)\*

\*Provision of Space Only





Playground 11 Artist's Impression





Gazebo | Artist's Impression

**For enquiries, please contact:**

 **MKH Avenue Sales Gallery**  
A-0-1, Jalan Avenue 1A,  
Bandar Kajang,  
43000 Kajang, Selangor

Sales Hotline: 03-8733 0777

**DISCLAIMER:**

- (a) Please note that this Sales Kit was prepared prior to all necessary Government consents and/or approvals being obtained and commencement of construction.
- (b) Information, images and artist impressions of exterior and interiors are intended as a guide only.
- (c) The information, pricing, availability, dimensions, specifications, inclusions, landscaping and materials may be changed without prior notice.
- (d) Interested parties are directed to rely on their own enquiries and information and not merely rely on this Sales Kit.



Developer:  
**METRO K.L. CITY SDN. BHD.**  
(385656-M) (A Subsidiary of MKH Berhad)  
Level 5, Wisma MKH, Jalan Semenyih,  
43000 Kajang, Selangor Darul Ehsan.  
T +603-8737 8228 F +603-8736 5436  
W [www.mkhberhad.com](http://www.mkhberhad.com)



**MKH Avenue  
Sales Gallery**



@mkhbhd

**03-8733 0777**  
[www.mkhberhad.com](http://www.mkhberhad.com)



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