ARMANI
GROUP

RESIDENSI
ARMANI
PUTRA



RESIDENSI
ARMANI
PUTRA


DOUBLETREE BY HILTON
Heriot-Watt University
MRT / KLIA TRANSIT
PUTRJAYA SENTRAL
HOSPITAL PUTRAJAYA
PUTRJAYA SQUARE
PICC
MASJID PUTRA
PRIME MINISTER
OFFICE
SK / SMK PUTRAJAYA
RESIDENSI ARMANI PUTRA
PUTRA PERDANA PARK
ALAMANDA SHOPPING CENTRE
DoubleTree by Hilton
Cyberjaya Lakeside
Malaysia Campus
Putrajaya Sentral
MRT Station (PY41)
Recently viewed
SELANGOR
PUTRAJAYA
PRECINCT 2
Persiaran Perdana
PRESINT 4
Putrajaya Square
Recently viewed
Abidin Mosque
PRESINT 9
Jalan Tun Hussein
Lebuh Wadi Ehsan
PRESINT 3
Masjid Putra
FASA 18R
PRESINT 19
KAMPUNG
ORANG ASLI
BUKIT JENUK
15, Jalan Pinggiran
Putra 5/7
Recently viewed
PRESINT 18
Putrajaya
Lebuh Perdana Selatan
Moroccan
Pavilion Putrajaya
Taman Botani Putrajaya
Putra
Perdana Park
PRESINT
Jln Banting-Semenyih
KAMPUNG
JALAN BAHRU
B18
DESA PINGGIRAN
PUTRA
KAMPUNG
LIMAU MANIS
Langat River
Ministry of
Health Malaysia
Alamanda
Shopping Centre
Recently viewed
Jalan Sultan Salahuddin Abdul Aziz Shah
30
E6


DOUBLETREE BY HILTON
Heriot-Watt University
MRT / KLIA TRANSIT
PUTRJAYA SENTRAL
HOSPITAL PUTRAJAYA
PUTRJAYA SQUARE
PICC
MASJID PUTRA
PRIME MINISTER
OFFICE
RESIDENSI ARMANI PUTRA
SK / SMK PUTRAJAYA
PUTRA PERDANA PARK
ALAMANDA SHOPPING CENTRE
DoubleTree by Hilton
Cyberjaya Lakeside
Malaysia Campus
Putrajaya Sentral
MRT Station (PY41)
Recently viewed
SELANGOR
PUTRAJAYA
PRECINCT 20
Persiaran Perdana
PRESINT 4
Putrajaya Square
Recently viewed
Abidin Mosque
PRESINT 9
Lebuh Wadi Ehsan
Jalan Tun Hussein
PRESINT 3
Masjid Putra
FASA 18R
PRESINT 19
KAMPUNG
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Recently viewed
PRESINT 18
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JALAN BAHRU
DESA PINGGIRAN
PUTRA
KAMPUNG
LIMAU MANIS
Langat River
Ministry of
Health Malaysia
Alamanda
Shopping Centre
Recently viewed

SEAMLESS CONNECTIVITY



Discover the epitome of convenience at **RESIDENSI ARMANI PUTRA**, strategically positioned in the vibrant core of Putrajaya. With direct access to the main road and swift connections to major highways, the city is yours to explore with ease.

PROJECT INFO

DEVELOPER	Golden Chain Development Sdn Bhd
LOCATION	Dengkil
LAND TENURE	Leasehold
LAND SIZE	5.07 arces
TOTAL UNIT	SOHO: 438 Units / Affordable SOHO : 50 Units Serviced Apartment: 446 Units Affordable Serviced Apartment: 50 Units Shoplot : 6 Units
TOTAL FLOOR	32 Floor
FLOOR SEGREGATION	• BLOCK A Level G: Shoplots Level G to Level 32: SOHO Units Level G to Level 4: Carparks Level 5: Facilities • BLOCK B Lower Ground to Level 32: Serviced Apartment Units Lower Ground to Level 4: Carparks
LAYOUT TYPE	10 Types
BUILT-UP SIZE	• SOHO Type A: 550 sqft Type A1: 550 sqft Type B: 450 sqft Type C (affordable): 450 Sqft • SERVICED APARTMENT Type D: 850 sqft Type D1: 1,000 sqft Type E: 850 sqft Type E1: 1,000 sqft Type F: 550 Sqft Type G (affordable): 550 sqft

PUTRAJAYA

PUTRAJAYA

Ibu Kota Pentadbiran Malaysia

- Malaysia's Federal Administrative Capital (Ibu Pejabat Persekutuan)
- Bandar rancangan seluas 4,581 hektar
- 38% kawasan taman & tasik — paling hijau di ASEAN
- Rumah Perdana Putra, Masjid Putra & koridor landmark
- 25 min ke KLIA 1 & 2
  30 minit ke KLCC, 30 minit ke KL Sentral
- Sasaran penduduk: 350,000 — berkembang pesat

Mengapa Putrajaya?

Top 3

Bandar rancangan terbaik di Asia

8.2%

Pertumbuhan hartanah tahunan (purata 5 tahun)

38%

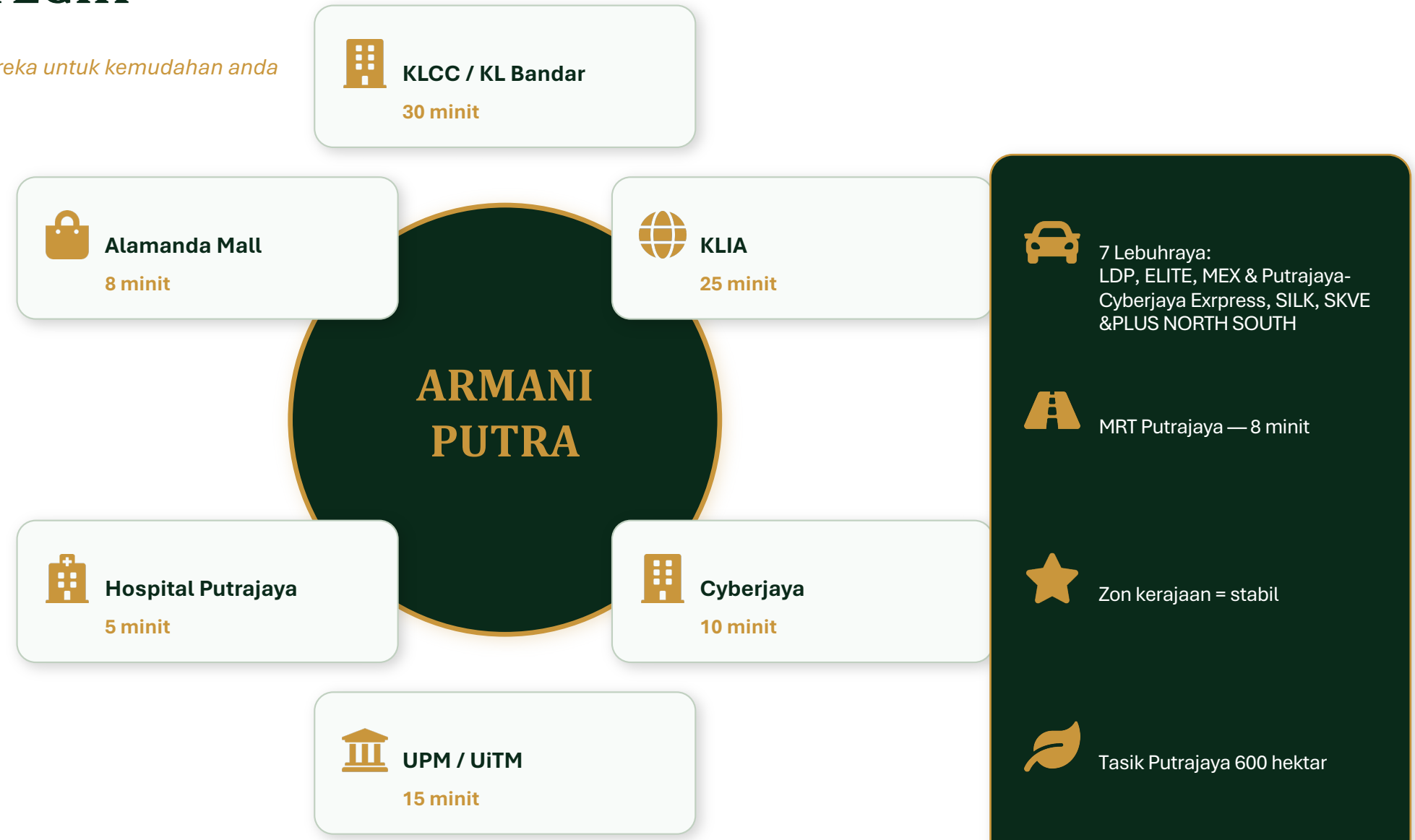
Ruang hijau terbuka & kawasan tepi air

7 Lebuhraya

LDP, ELITE, MEX & Putrajaya-Cyberjaya Exrpress, SILK, SKVE &PLUS NORTH SOUTH

LOKASI STRATEGIK

Semuanya dalam jangkauan — direka untuk kemudahan anda



KENAPA PUTRAJAYA BERBEZA DARIPADA BANDAR PERBANDARAN BIASA

Pentadbiran Kerajaan

Federal administrative offices, civic institutions and public-sector activity create daily city relevance.



Bandar Terancang

Wide roads, precinct planning, green lungs, lakes and civic architecture make the city feel controlled and premium.



Infrastruktur Moden

Schools, healthcare, sports, recreation and public facilities support practical own-stay decision making.



MENGAPA RAMAI PILIH RUMAH DI LOKASI PUTRAJAYA

1. Keselamatan

Persekitaran bandar yang lebih terancang dan terkawal, dengan identiti bandar pentadbiran kerajaan.



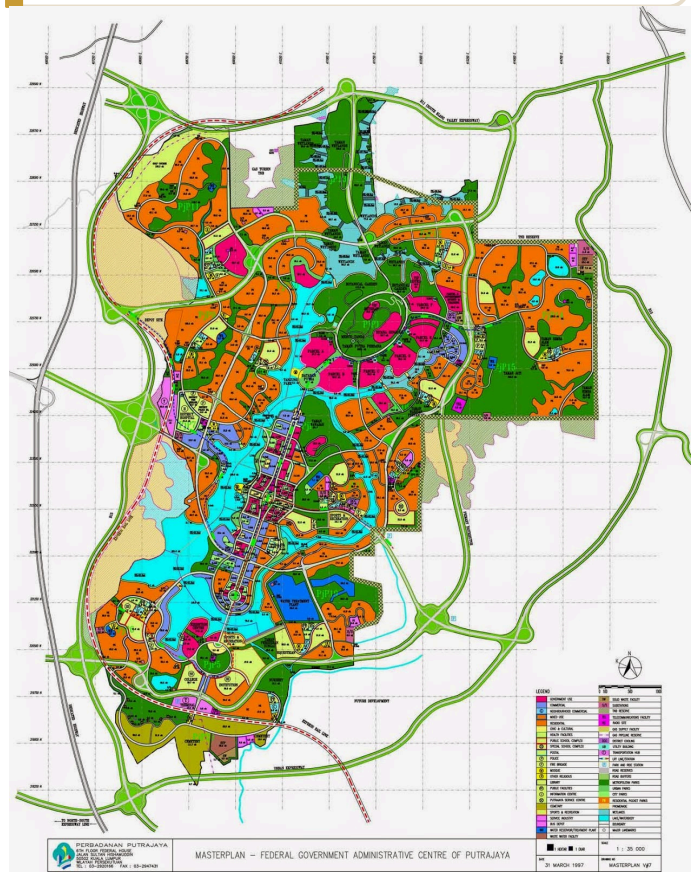
462
CCTV CAMERAS INSTALLED AS OF TO DATE

89
VIDEO INTERCOM PANIC BUTTON INSTALLED AS OF TO DATE

5
PUTRAJAYA LAKE'S WATER QUALITY MONITORING SITE

2. Kebanggaan Keluarga

Alamat kediaman yang baik untuk anak-anak dan membina kehidupan yang stabil.



3. Kemudahan Harian

Berdekatan dengan sekolah, klinik, pengangkutan awam dan kemudahan fasiliti awam.



MENGAPA RAMAI PILIH RUMAH DI LOKASI PUTRAJAYA

4. Harga berpatutan

Peluang untuk memiliki rumah di Putrajaya tanpa perlu terbeban dengan harga kawasan yang terlalu tinggi

5. Keyakinan Masa Depan

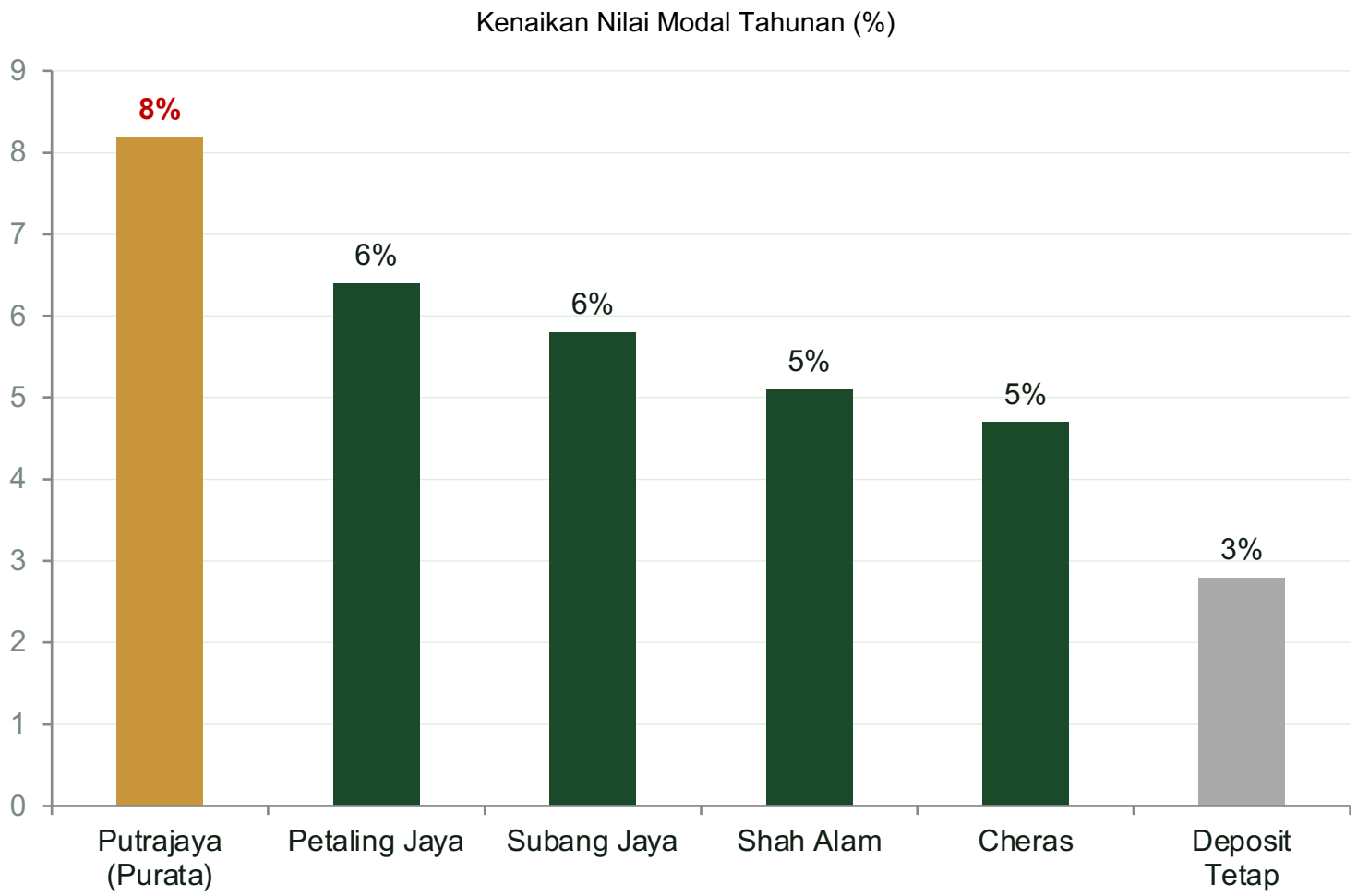
Bandar terancang, kemudahan pengangkutan dan pelaburan infrastruktur awam memberi pembeli sebab kukuh untuk tidak menangguhkan pembelian.

6. Keserasian Komuniti

Kedudukan sebagai hartanah Rizab Melayu menyokong kesesuaian budaya dan relevan dengan komuniti setempat.

ANGKA PELABURAN YANG MENGUJA

Prestasi hartanah Putrajaya vs pasaran lain



7–8% Capital Gain P.A

Hasil Sewa (Kasar)

7–9% Rental yield P.A

Hasil Sewa (Kasar)

92%+

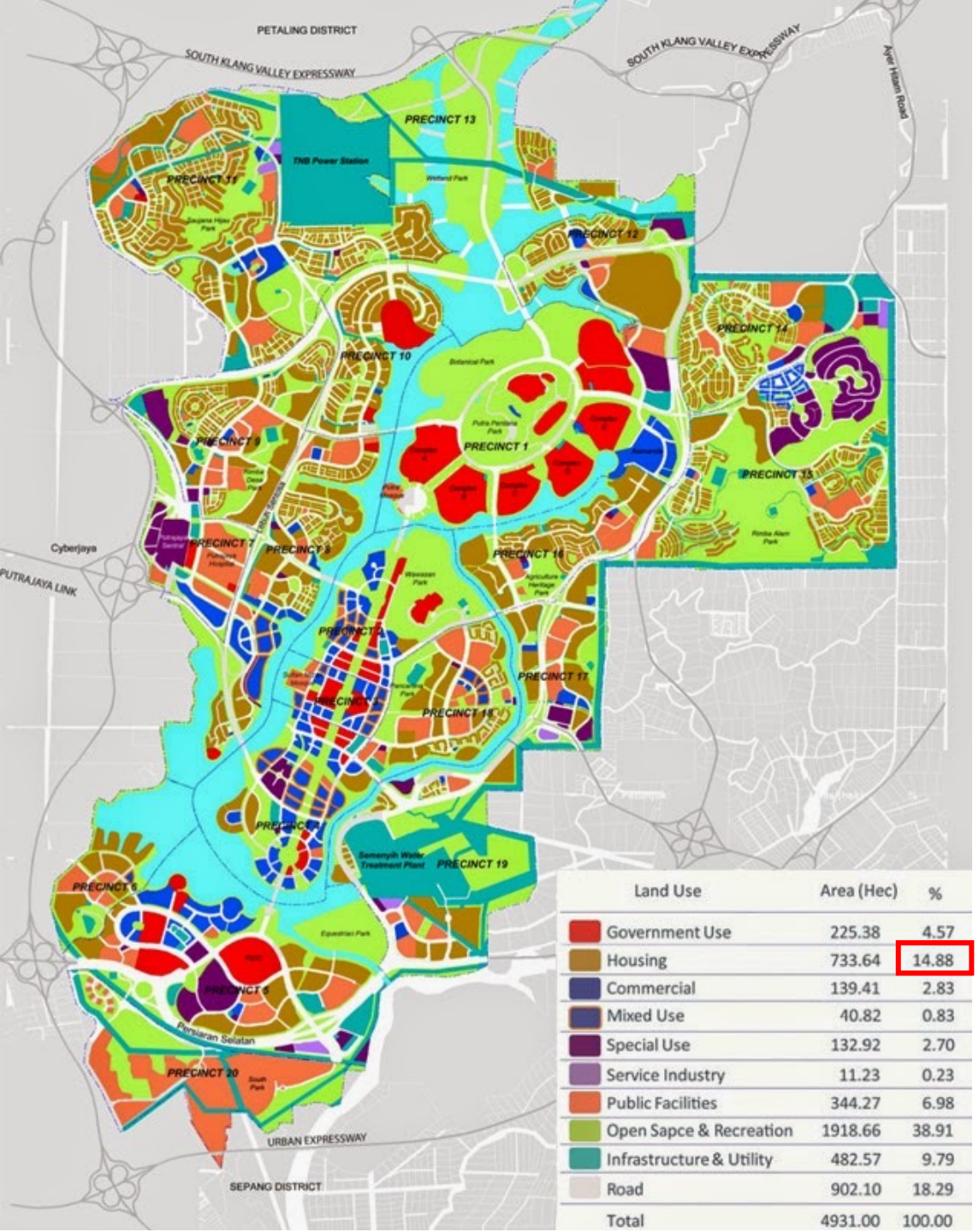
Purata Kadar Penghunian

RM 2,800

Purata Sewa Bulanan (3BHK)

< 3 minggu

Purata Masa untuk Disewa



Land Use	Area (Hec)	%
Government Use	225.38	4.57
Housing	733.64	14.88
Commercial	139.41	2.83
Mixed Use	40.82	0.83
Special Use	132.92	2.70
Service Industry	11.23	0.23
Public Facilities	344.27	6.98
Open Sapce & Recreation	1918.66	38.91
Infrastructure & Utility	482.57	9.79
Road	902.10	18.29
Total	4931.00	100.00

Land use	Total area	
	Hectare	%
Government Use	225.38	4.57
Housing	733.64	14.88
Commercial	139.41	2.83
Mixed Use	40.82	0.83
Special Use	132.92	2.70
Service Industry	11.23	0.23
Public Facilities	344.27	6.98
Open Space and Recreation	1,918.66	38.91
Infrastructure and Utility	482.57	9.79
Road	902.10	18.29
Total	4,931.00	100.00

Source: Putrajaya Structure Plan 2025

1
- Contains 700 species from over 90 countries
- 230 acres (93 ha) of land
- Explorer's Trail, Palm Hill, Floral
- Gardens and Sun Gardens Lakeside

Taman Botani Putrajaya

2
Attractions:
- Visitor's Complex (fruit stalls, exhibition gallery, cafe)
- weekly pasar tani (market)
- viewing deck
- rubber processing demonstration cooking demonstrations

Taman Warisan Pertanian

3
- Main attraction: a collection of lowland
- dipterocarp forest species (685), including
- bamboo, rattan and palms

Taman Rimba Alam

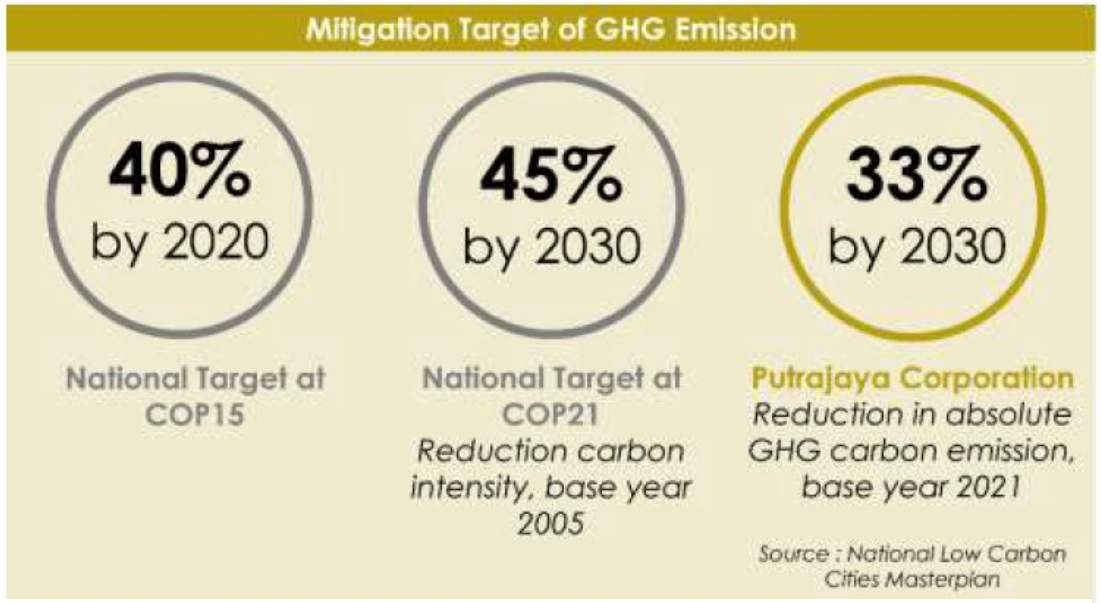
4
Among the facilities provided:
- Administration building
- Crematorium complex

Taman Selatan

PUTRAJAYA BANDAR BERSIH



Figure 11 : Three quantitative targets that have been recommended in the PGC2025





LIFE STYLE IN PUTRAJAYA


Rakuten




PARKSON



PUTRAJAYA POPULASI

121,000	60.6%	38.0%	71.4%	97.2%
Population	Working age	Children	Working	Muslim



FUTURE OUTLOOK

Upon full development, Putrajaya is projected to accommodate:

- **64,000 residential units**
- **A population of approximately 320,000 residents**

The city continues to evolve as a living laboratory for smart city innovation, setting a national and regional benchmark for sustainable urban development.

STRATEGIC LOCATION & CONNECTIVITY

Putrajaya spans 4,931 hectares and is situated within Malaysia's Multimedia Super Corridor (MSC). It is:

- **25 km south of Kuala Lumpur**
- **20 km north of KLIA**
- **Well-connected via major expressways and the Express Rail Link (ERL)**

  Putrajaya Sentral serves as a key transportation hub, linking the city to regional and international destinations.

HIGHWAY ACCESSIBILITY



Highway Connects to Putrajaya

MEX / KL–Putrajaya Expressway (E20)	KL city, Bukit Jalil, Salak South, KLCC direction
ELITE / North–South Expressway Central Link (E6)	Shah Alam, Subang, USJ, Nilai, KLIA
PLUS North–South Expressway (E2)	Kajang, Seremban, Johor / northbound via KL
SKVE / South Klang Valley Expressway (E26)	Cyberjaya, Dengkil, Bangi, Kajang, Pulau Indah direction
LDP / Damansara–Puchong Expressway (E11)	Puchong, Sunway, PJ, Damansara
Putrajaya–Cyberjaya Expressway / Persiaran Barat	Internal connection between Putrajaya, Cyberjaya and ELITE
SILK Highway	Kajang, Cheras, Bangi access via nearby routes

EDUCATION INSTITUION

Educational institutions

Kindergarten and Pre-School
•Brainy Bunch International Montessori (Presint 14)

Primary & Secondary Education in Putrajaya is provided by a few schools such as:
•SK Putrajaya Presint 5 (1)
•SK Putrajaya Presint 8 (1)
•SK Putrajaya Presint 8 (2)
•SK Putrajaya Presint 9 (1)
•SK Putrajaya Presint 9 (2)
•SK Putrajaya Presint 11 (1)
•SK Putrajaya Presint 11 (2)
•SK Putrajaya Presint 11 (3)
•SK Putrajaya Presint 14 (1)
•SK Putrajaya Presint 16 (1)
•SK Putrajaya Presint 16 (2)
•SK Putrajaya Presint 17 (1)
•SK Putrajaya Presint 18 (1)
•SK Putrajaya Presint 18 (2)
•SMK Putrajaya Presint 5 (1)
•SMK Putrajaya Presint 8 (1)
•SMK Putrajaya Presint 9
SMK Putrajaya Presint 9 (2)
•SMK Putrajaya Presint 11 (1)
•SMK Putrajaya Presint 11 (2)
•SMK Putrajaya Presint 14 (1)
•SMK Putrajaya Presint 16 (1)
•SMK Putrajaya Presint 18 (1)

Elite fully residential schools in Putrajaya:
•Sekolah Sultan Alam Shah
•Sekolah Menengah Kebangsaan Agama Putrajaya (SMAPUTRA)

Other universities:
•Heriot-Watt University Malaysia has a campus in Precinct 5.[26]

International schools:
•Nexus International School, Presint 15
•The International Modern Arabic School, Presint 14

KEY FEATURES



MULTIPLE LAYOUT OPTIONS



CONVENIENT CARPARK ACCESS



3-TIER SECURITY



AFFORDABLE LUXURY FACILITIES



RETAIL CONVENIENCE AT YOUR DOORSTEP



SPIRITUAL COMFORT, NATURE'S CALM



DROP-OFF (BLOCK A)

DISCLAIMER : ALL PICTURES SHOWN ARE ARTIST'S IMPRESSIONS/RENDERINGS FOR ILLUSTRATION PURPOSES ONLY. ALL VISUAL RENDITIONS OF INTERIORS AND LIFESTYLE PRESENTATIONS ARE ARTISTIC IMPRESSIONS AND SHALL NOT BE TAKEN AS IDENTICAL REPRESENTATIONS OF THE ACTUAL STATE THEREOF. NOTHING CONTAINED IN THIS VISUALIZATION SHALL CONSTITUTE OR BE CONSTRUED AS AN OFFER, A CONTRACT, PART OF THE SALE AND PURCHASE AGREEMENT, A REPRESENTATION, OR A WARRANTY ON THE PART OF THE DEVELOPER UNLESS EXPRESSLY AND SPECIFICALLY INCORPORATED INTO THE SALE AND PURCHASE AGREEMENT. PROSPECTIVE PURCHASERS ARE ADVISED TO READ AND SCRUTINIZE THE SALE AND PURCHASE AGREEMENT TOGETHER WITH ITS ENCLOSURES OR TO ENGAGE RELEVANT INDEPENDENT PROFESSIONALS FOR ADVICE PRIOR TO SIGNING THE SALE AND PURCHASE AGREEMENT. THE DEVELOPER AND/OR OTHER RELATED COMPANIES AND PARTIES SHALL NEITHER BE HELD RESPONSIBLE FOR ANY ERROR OR INACCURACY NOR BE LIABLE FOR ANY LOSSES, DAMAGES, COSTS, EXPENSES, OR LIABILITIES INCURRED, SUFFERED, OR SUSTAINED AS A RESULT OF RELIANCE ON THIS VISUALIZATION OR ANY PART THEREOF.



DROP-OFF (BLOCK B)

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FACILITIES



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GYMNASIUM

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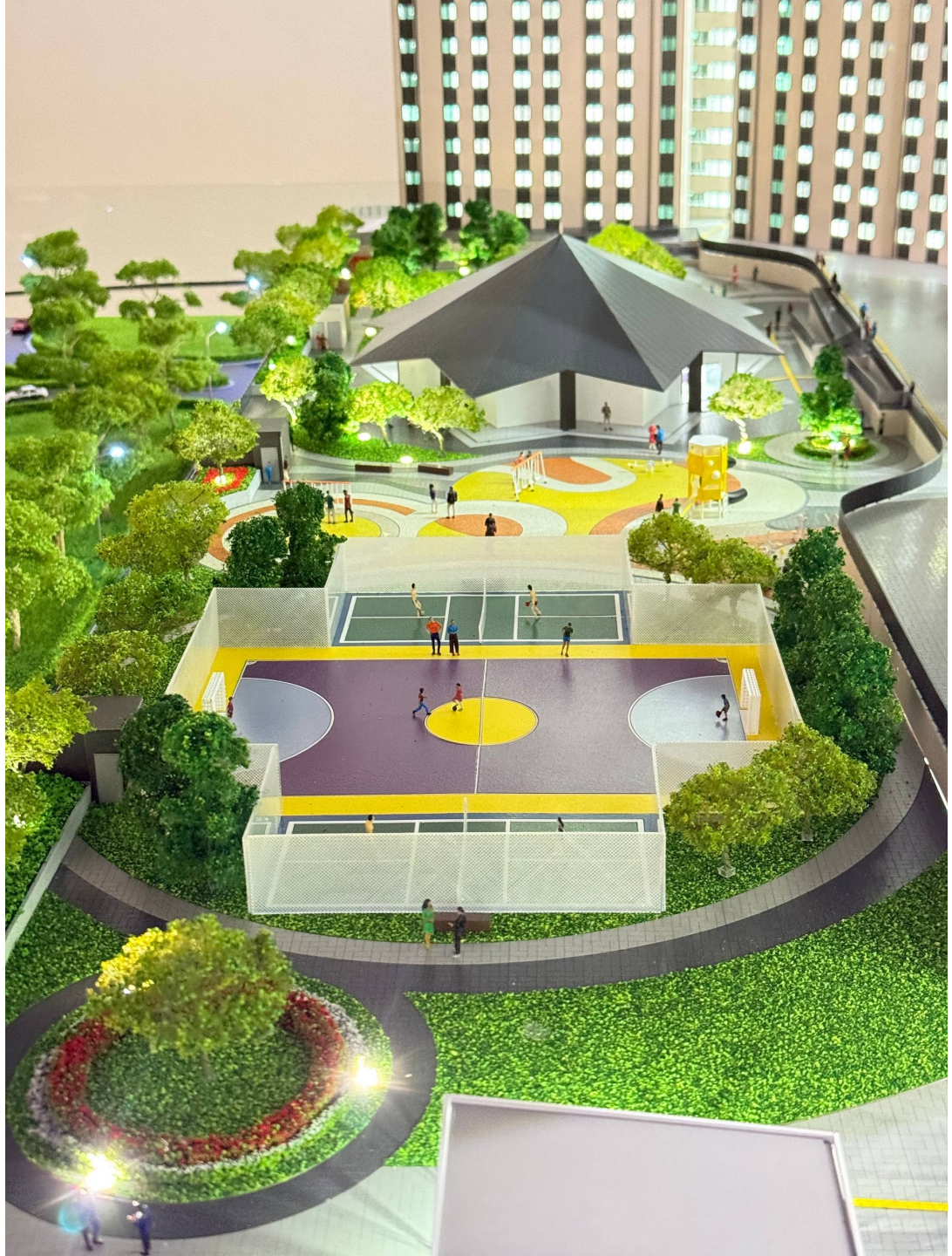
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SURAU

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FLOOR PLANS
DIRECTION

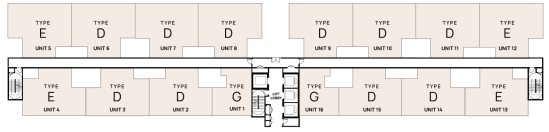
NORTH

WEST

EAST

SOUTH

FACILITIES

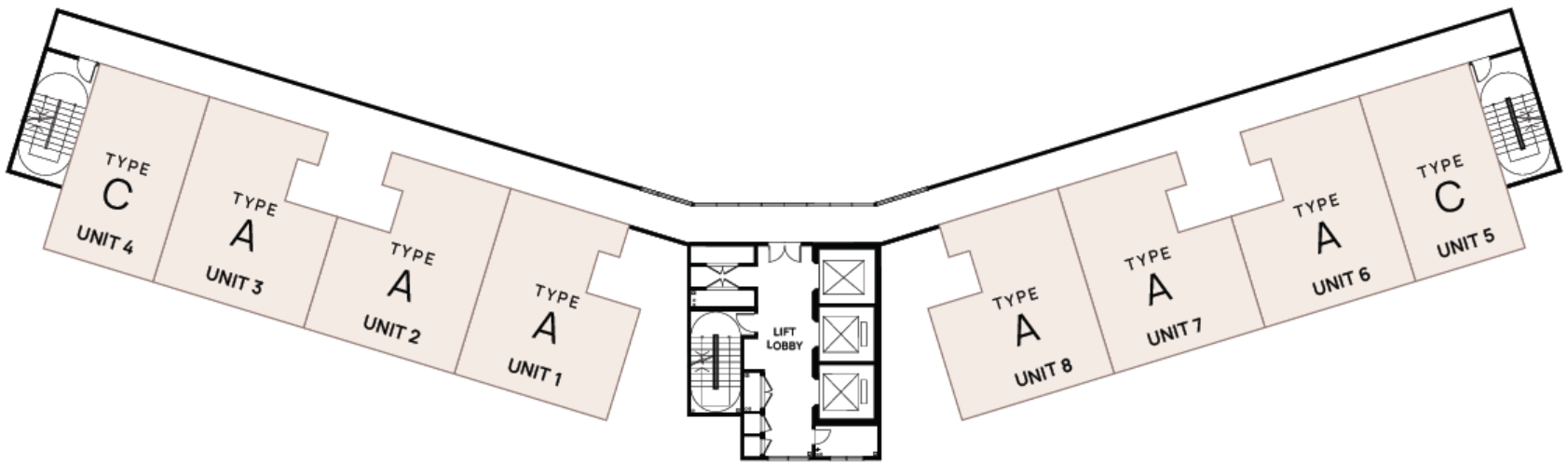




FLOOR PLANS

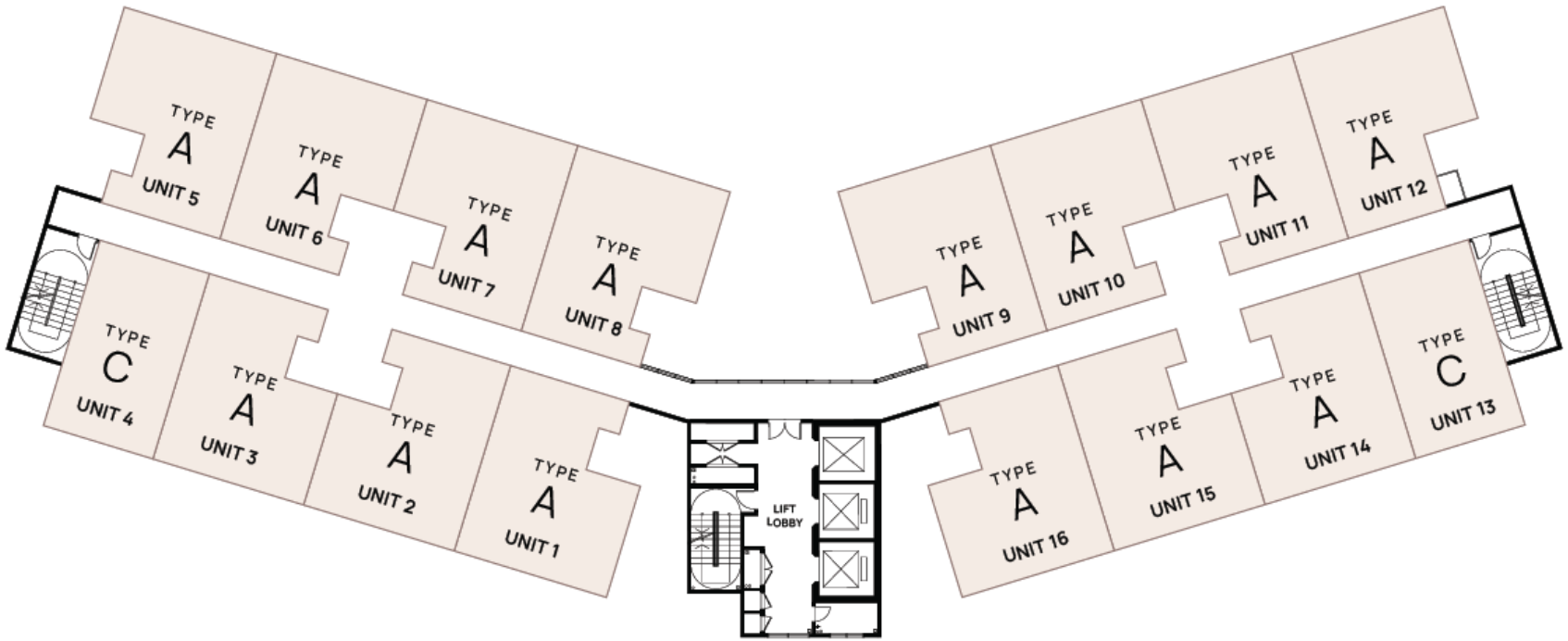
SOHO

G - L4


TYPE C UNIT 4
TYPE A UNIT 3
TYPE A UNIT 2
TYPE A UNIT 1
LIFT LOBBY
TYPE A UNIT 8
TYPE A UNIT 7
TYPE A UNIT 6
TYPE C UNIT 5

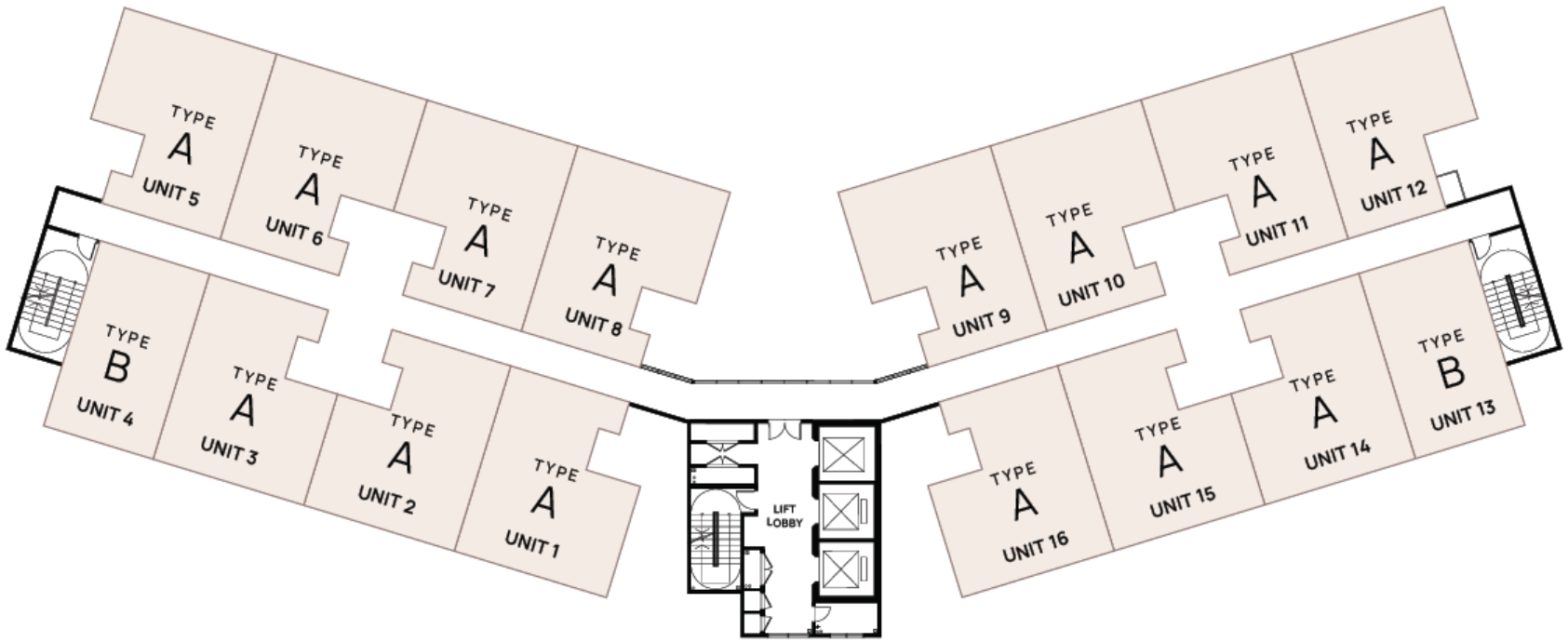
SOHO

L5 - L24


TYPE A UNIT 5
TYPE A UNIT 6
TYPE A UNIT 7
TYPE A UNIT 8
TYPE A UNIT 9
TYPE A UNIT 10
TYPE A UNIT 11
TYPE A UNIT 12
TYPE C UNIT 4
TYPE A UNIT 3
TYPE A UNIT 2
TYPE A UNIT 1
LIFT LOBBY
TYPE A UNIT 16
TYPE A UNIT 15
TYPE A UNIT 14
TYPE C UNIT 13

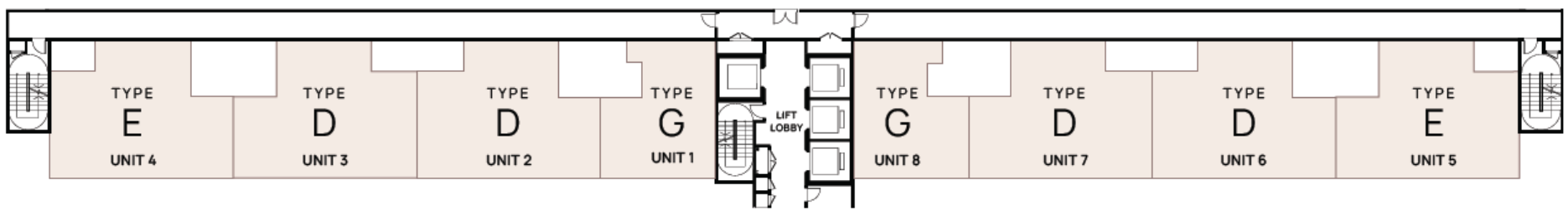
SOHO

L25 - L32


TYPE A UNIT 5
TYPE A UNIT 6
TYPE A UNIT 7
TYPE A UNIT 8
TYPE A UNIT 9
TYPE A UNIT 10
TYPE A UNIT 11
TYPE A UNIT 12
TYPE B UNIT 4
TYPE A UNIT 3
TYPE A UNIT 2
TYPE A UNIT 1
LIFT LOBBY
TYPE A UNIT 16
TYPE A UNIT 15
TYPE A UNIT 14
TYPE B UNIT 13

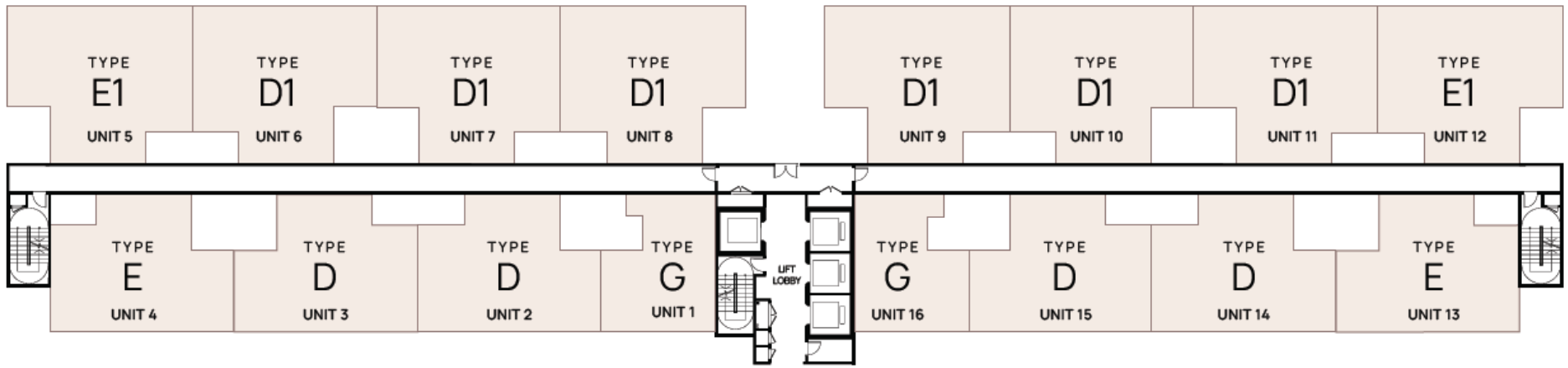
SERVICED APARTMENT

LG - L4



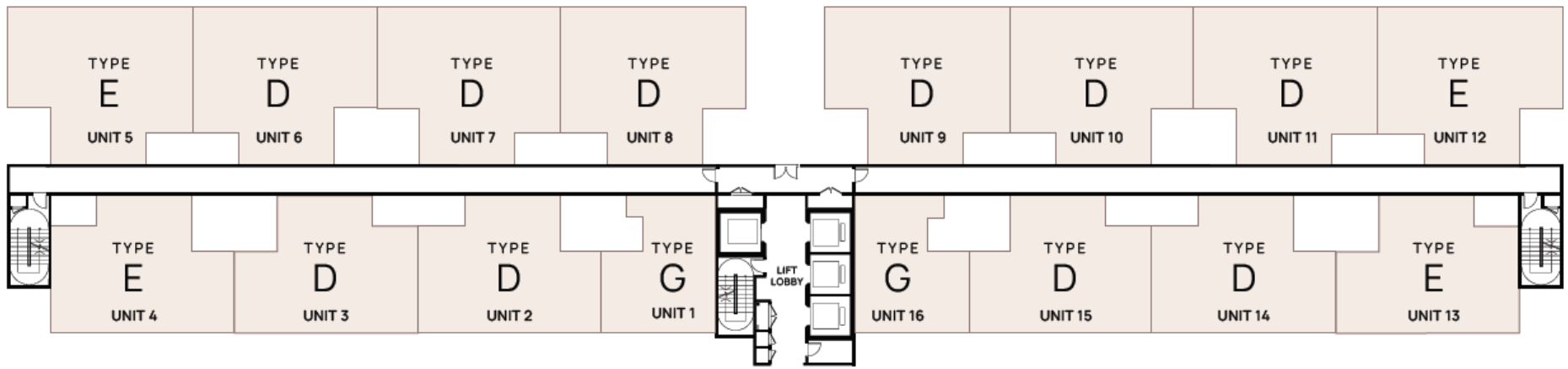
SERVICED APARTMENT

L5



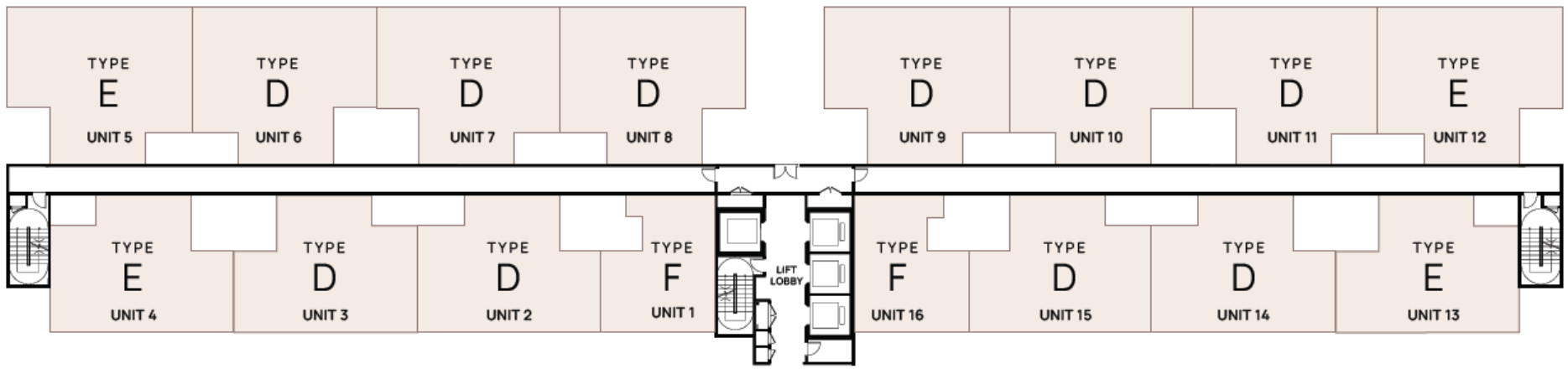
SERVICED APARTMENT

L6 - L23



SERVICED APARTMENT

L24 - L32



UNIT PLANS



Discover the allure of exquisite craftsmanship with intricate woodwork and accents of rose gold adorning every corner.

Sink into luxury with plush furnishings and unparalleled comfort, meticulously chosen to enhance your experience within our Executive Apartments.





TYPE

A

SOHO

TOTAL AREA

51.10 m² I 550 ft²

1 Bedroom
1 Bathroom

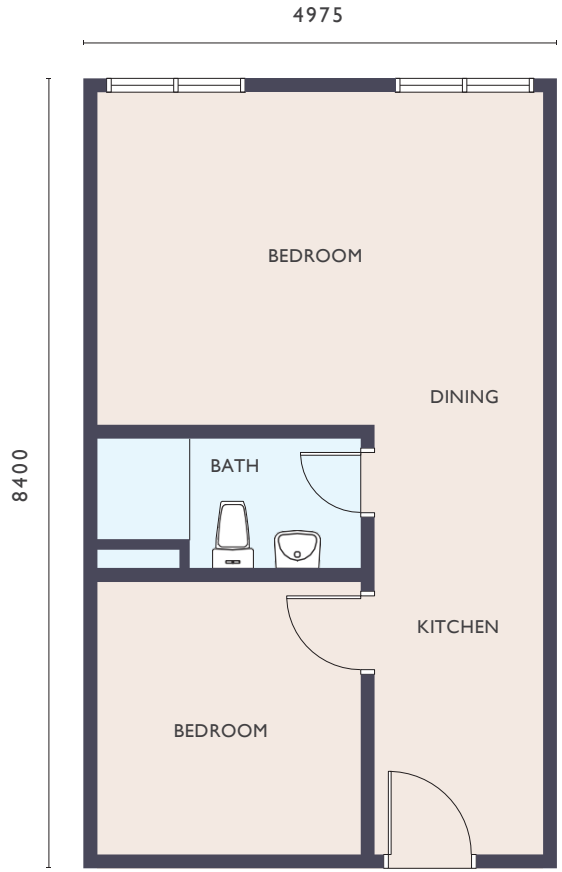


TYPE
A1

SOHO

TOTAL AREA
51.10 m² I 550 ft²

1 Bedroom
1 Bathroom

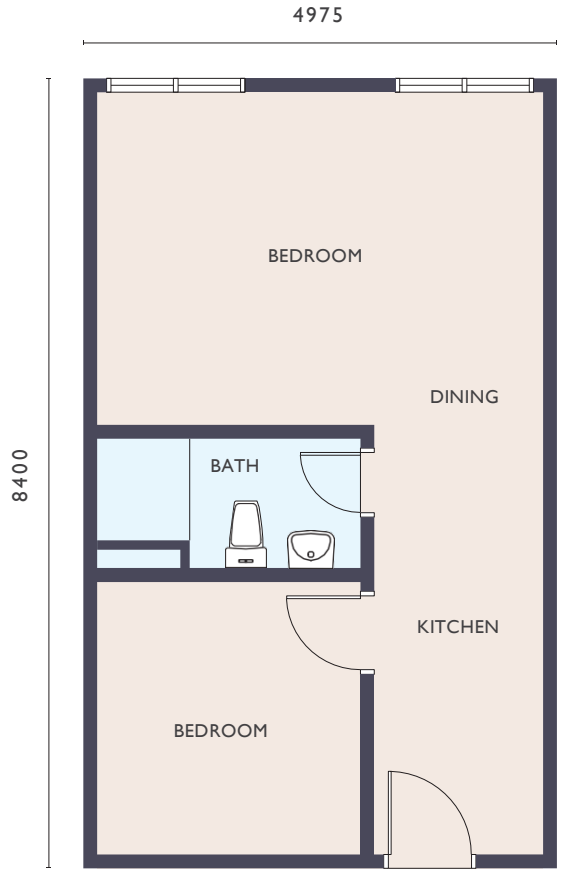


TYPE
B

SOHO

TOTAL AREA
41.79 m² I 450 ft²

2 Bedroom
1 Bathroom

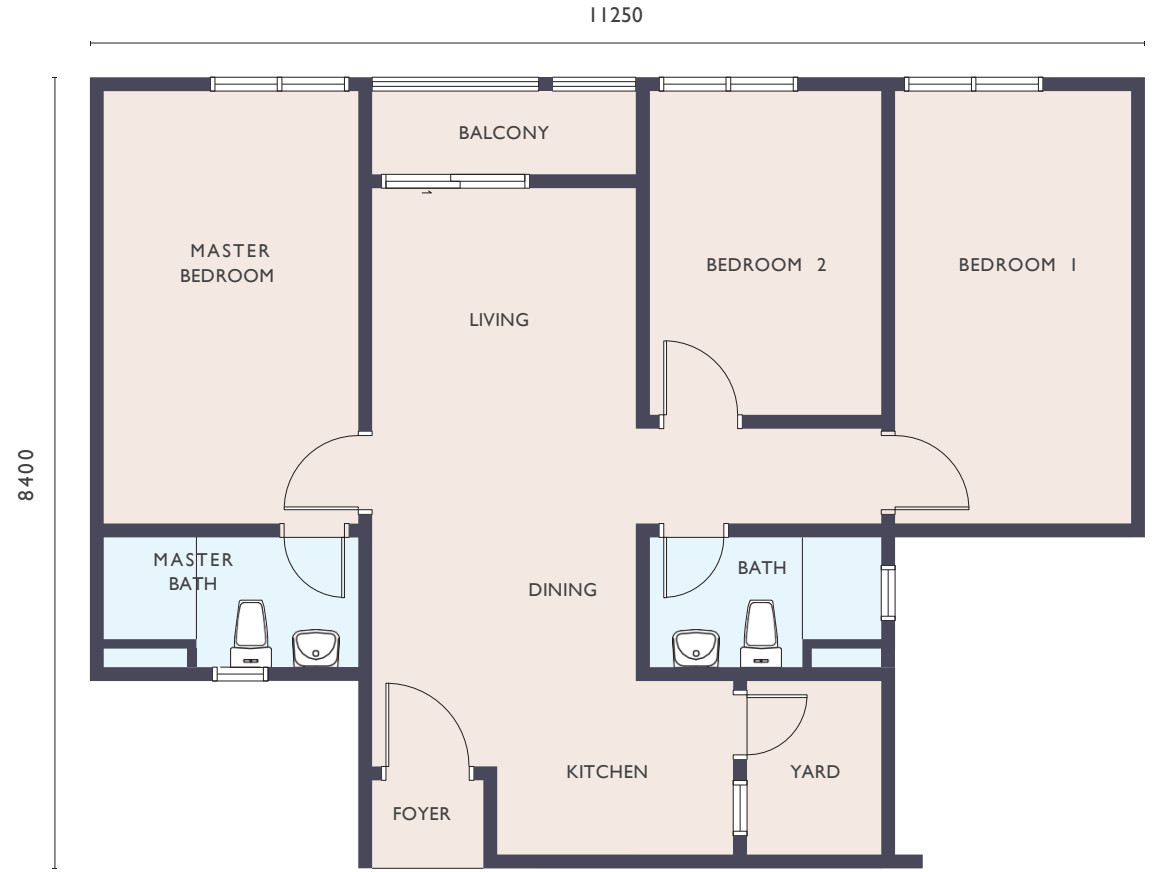


TYPE
C

SOHO

TOTAL AREA
41.79 m² I 450 ft²

2 Bedroom
1 Bathroom



TYPE

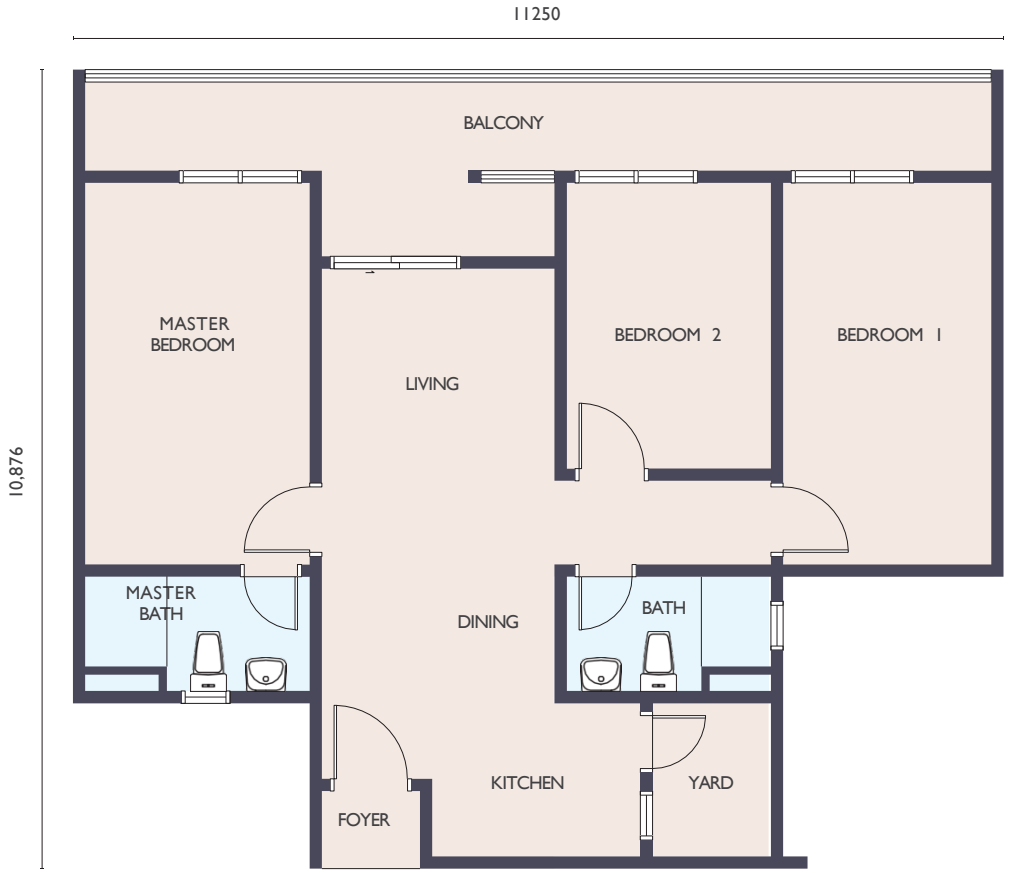
D

SERVICED APARTMENT

TOTAL AREA

78.98 m² I 850 ft²

3 Bedroom
2 Bathroom

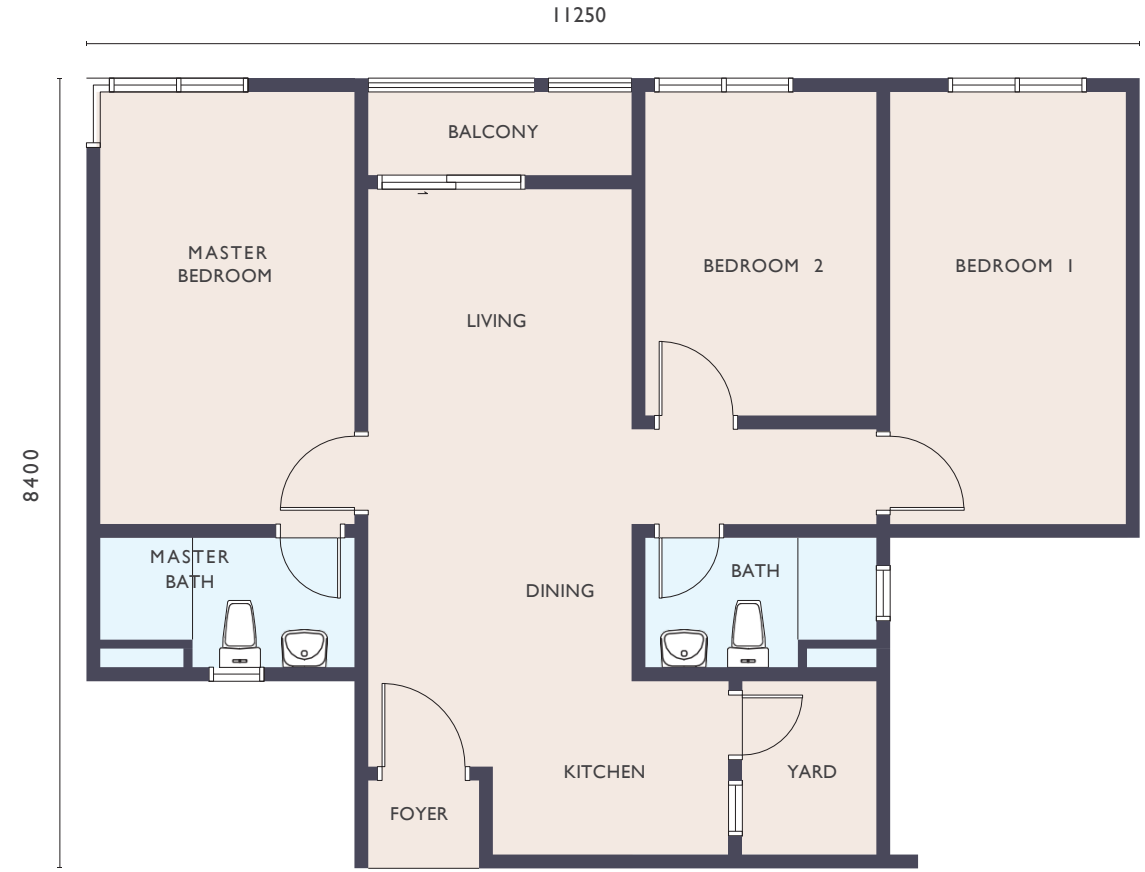


TYPE
D1

SERVICED APARTMENT

TOTAL AREA
92.90 m^2 I 1000 ft^2

3 Bedroom
2 Bathroom



TYPE

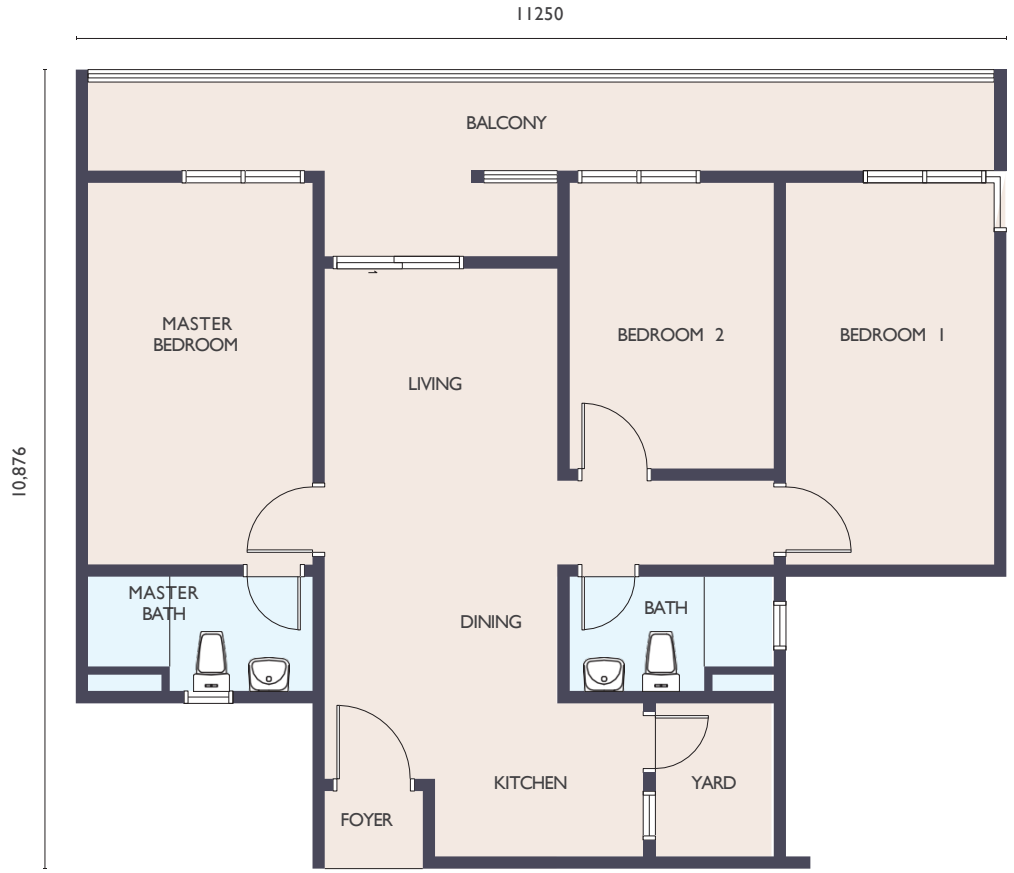
E

SERVICED APARTMENT

TOTAL AREA

78.98 m^2 I 850 ft^2

3 Bedroom
2 Bathroom



TYPE

E1

SERVICED APARTMENT

TOTAL AREA

92.90 m^2 I 1000 ft^2

3 Bedroom
2 Bathroom



TYPE

F

SERVICED APARTMENT

TOTAL AREA

51.10 m^2 I 550 ft^2

1 Bedroom
1 Bathroom



TYPE
G

SERVICED APARTMENT

TOTAL AREA
51.10 m² I 550 ft²

1 Bedroom
1 Bathroom

SURROUNDING COMPETITOR

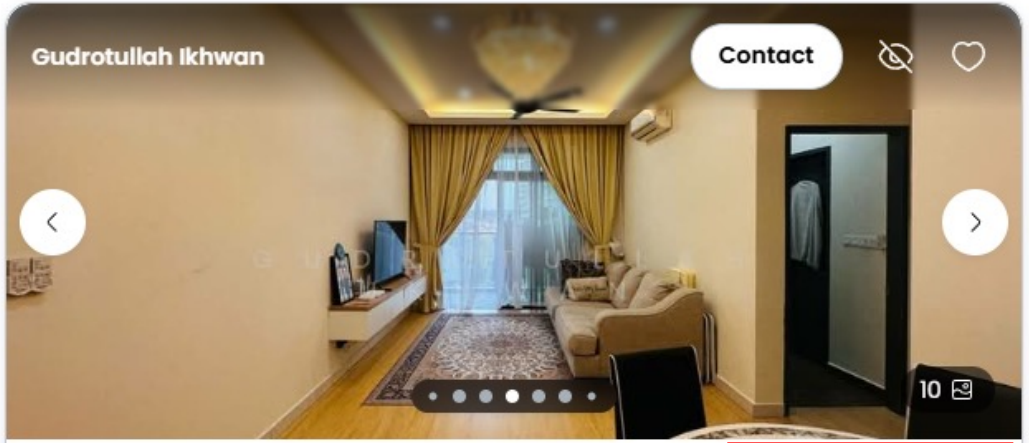
SURROUNDING COMPETITOR

Project Name	Developer	Type	Est. Price PSF	Selling Price	Completion	Layout Size (sq. ft.)	
Fraser Residence (Terra)	Putrajaya Holdings	Serviced Apt	RM 750+	From RM 600k+	Q2 2026	Studio – 2BR	Freehold
Premier Condo (Terra)	Putrajaya Holdings	Condominium	RM 650+	From RM 550k+ - 850K	2027	1,000 – 1,500	Freehold
Gems Residences	IOI Properties	Serviced Apt	RM 680	From RM 630k	Completed	969 – 1,400	Freehold
Myra Putri (Phase 2)	Oriental Interest Berhad - OIB	Serviced Apt	RM500psf	from RM 400,000 nett	Q1 2026	**904 sq. ft**	**Leasehold (Malay Reserve)**

SURROUNDING RENTAL

SURROUNDING LONG RENTAL

Typical Projects	Unit Type	Size (approx)	Monthly Rental (RM)	Rental per sqft
Aura Residence	Studio / 1 Bed	750 – 1,200	**RM 2,200 – RM 3,200**	RM2.66 – RM3.0
Tamara Residence, Dwiputra	2 Bedrooms	700 – 900 sqft	**RM1,700 – RM2,200**	RM2.3 – RM3.0
Antara Residence	Studio / 1 Bed	500 – 700 sqft	**RM1,700 – RM2,000**	RM2.5 – RM3.0
Shaftsbury	(Studio/2R)	686 sqft	**RM 1,800 – RM 2,300**	RM2.6 – RM3.35
Conezion, The Clio	3 Bedrooms	900 – 1,200 sqft	**RM2,300 – RM3,500**	RM2.0 – RM3.0
Conezion, The Clio	3 Bedrooms	900 – 1,200 sqft	**RM2,300 – RM3,500**	RM2.0 – RM3.0



Aura Residence

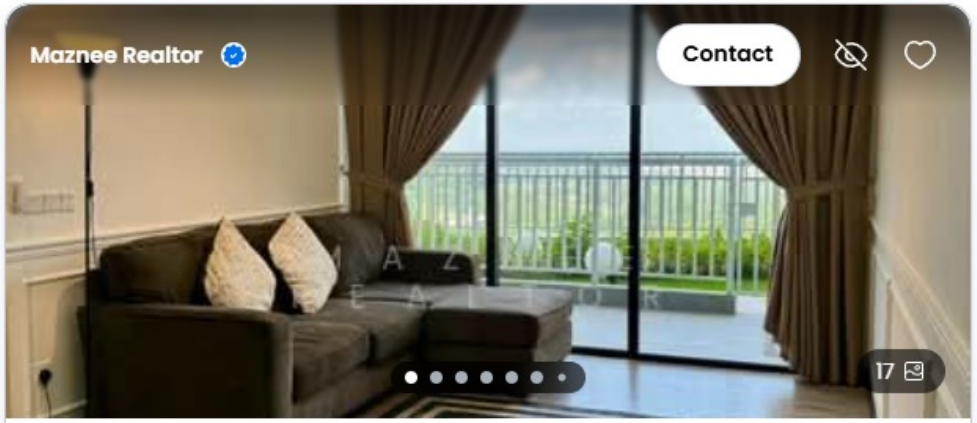
Jalan P8e, Presint 8, Putrajaya, Putrajaya

RM 2,300 /mo

RM 3.07 psf

2 | 2 | 2 | 750 sqft | Condominium | Built: 2021

Listed on Apr 04, 2026 (2w ago)



Antara Residence

Jalan P5, Presint 5, Putrajaya, Putrajaya

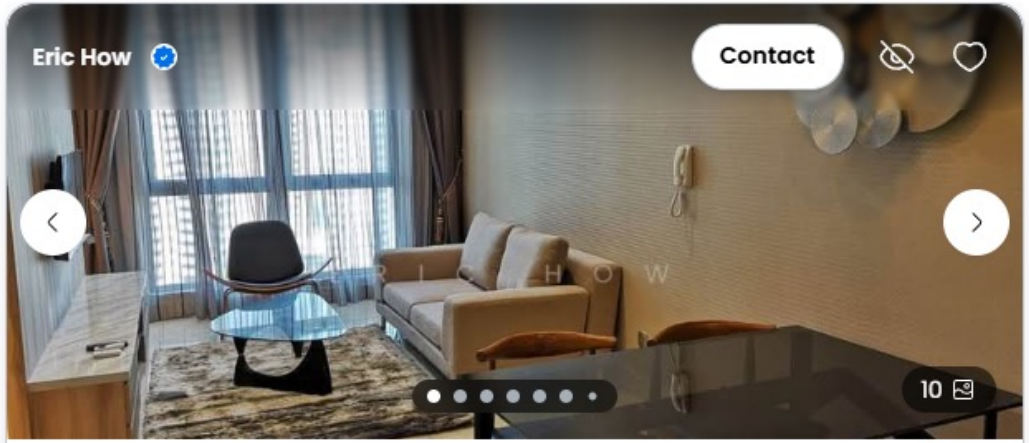
RM 1,900 /mo

RM 3.80 psf

1 | 1 | 1 | 500 sqft | Condominium | Built: 2022

Ready to Move

Listed on Apr 17, 2026 (5d ago)



Shaftsbury Putrajaya

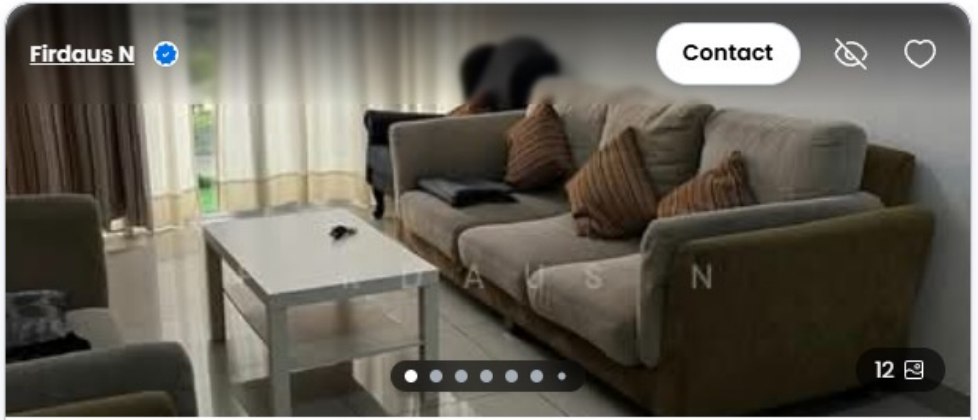
- Putrajaya, Presint 1, Putrajaya, Putrajaya

RM 2,100 /mo

RM 3.06 psf

Studio | 2 | 686 sqft | Service Residence | Built: 2018

Listed on Apr 08, 2026 (2w ago)



Dwiputra Residences

Lebuh Perdana Timur Lebuh Perdana Timur, Putrajaya, Putrajaya

RM 2,800 /mo

RM 3.11 psf

3 | 2 | 2 | 900 sqft | Condominium | Built: 2017

Ready to Move

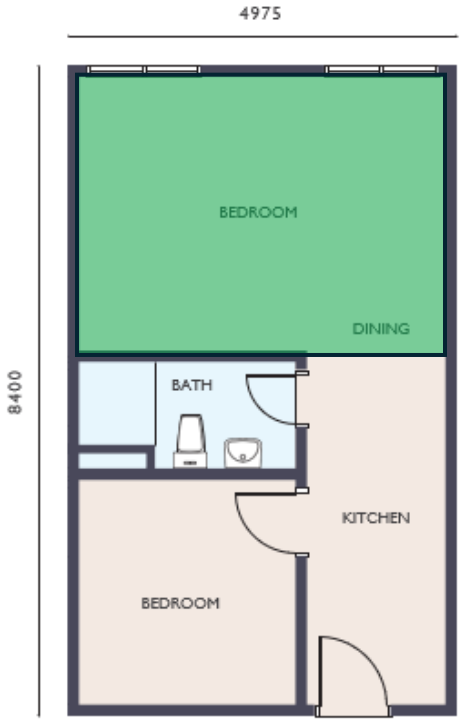
Listed on Mar 08, 2026 (1mo ago)

SURROUNDING SHORT TERM RENTAL

Property Name	Type	Precinct / Area	Nightly Rate (Daily)	Monthly Rate (Short-Term)
Gems Residences	Service Apartment	IOI Resort City	**RM 450 – RM 650**	**RM 5,500 – RM 7,000**
Shaftsbury Stellar	Service Apartment	Presint 1	**RM 200 – RM 350**	**RM 3,000 – RM 4,500**
Conezion	Service Apartment	IOI Resort City	**RM 250 – RM 400**	**RM 3,800 – RM 5,000**
Aura Residence	Condominium	Presint 8	**RM 300 – RM 450**	**RM 4,000 – RM 5,500**
Dwiputra	Condominium	Presint 15	**RM 250 – RM 380**	**RM 3,500 – RM 4,200**
Pangsapuri Putra	Apartment	Presint 9	**RM 150 – RM 220**	**RM 2,500 – RM 3,200**
Fraser Residence (Terra)	Apartment	Presint 8	**RM 280 – RM 380**	**RM 3,900 – RM 4,200**

RETURN OF INVESTMENT R.O.I
LONG TERM RENTAL

RETURN OF INVESTMENT R.O.I (LONG TERM RENTAL)



TYPE B
SOHO 450SQF
2 BEDROOMS
1 BATH

Loan amount
RM 250,000

Mth/Instalment 35 years @ 3.8%
RM 1,077



TYPE G
SERVICE APARTMENT 550SQF
2 BEDROOMS
1 BATH

Loan amount
RM 298,000

Mth/Instalment 35 years @ 3.8%
RM 1,283

Estimated Monthly Rental
RM 2,000

Type B
Monthly passive income
RM 2000 – RM 1,077= **RM 923**

Type G
Monthly passive income
RM 2000 – RM 1,283= **RM 717**

RETURN OF INVESTMENT R.O.I (LONG TERM RENTAL)



TYPE E
S.Apartment 850SQF
3 BEDROOMS
2 BATH

Loan amount
RM 458,000

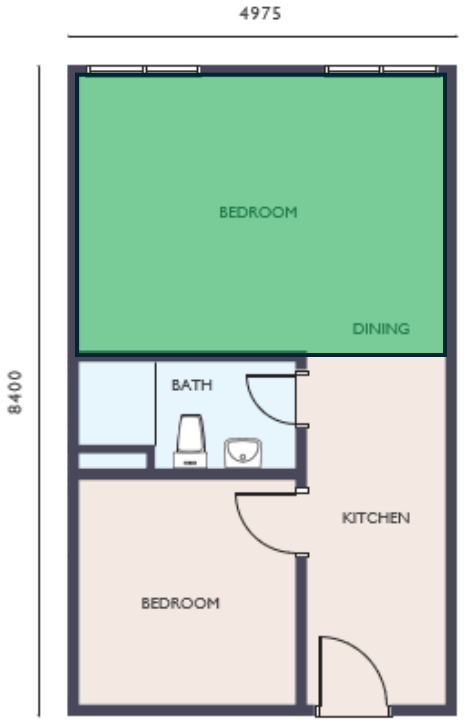
Mth/Instalment 35 years @ 3.8%
RM 1,970

Estimated Monthly Rental
RM 2,900

Type E
Monthly passive income
RM 2,900 – RM 1,970= **RM 930**

RETURN OF INVESTMENT R.O.I
SHORT TERM RENTAL

RETURN OF INVESTMENT R.O.I (SHORT TERM RENTAL)



TYPE B
SOHO 450SQF
2 BEDROOMS
1 BATH

Loan amount
RM 250,000

Mth/Instalment 35 years @ 3.8%
RM 1,077



TYPE G
SERVICE APARTMENT 550SQF
2 BEDROOMS
1 BATH

Loan amount
RM 298,000

Mth/Instalment 35 years @ 3.8%
RM 1,283

Estimated Daily Rental
RM 250 x 20 days = RM5,000 monthly

Deduct 20%-30 expenses
RM3,500 monthly nett income

Type B
Monthly passive income
RM 3,500 – RM 1,077= **RM 2,423**

Type G
Monthly passive income
RM 3,500 – RM 1,283= **RM 2,217**

RETURN OF INVESTMENT R.O.I (SHORT TERM RENTAL)



TYPE E
S.Apartment 850SQF
3 BEDROOMS
2 BATH

Loan amount
RM 458,000

Mth/Instalment 35 years @ 3.8%
RM 1,970

Estimated Daily Rental
RM 380 x 20 days = RM7,600 monthly

Deduct 20%-30 expenses
RM5,320 monthly nett income

Type E
Monthly passive income
RM 5,320 – RM 1,970= **RM 3,350**

Fixed Tenancy for 2 years

First 100 units only
Fixed Tenancy **2 years @ 6% P.A**

3 bedrooms

Nett Price RM458,000

RM28,480 per annum

RM2,290 per month

Monthly bank installment RM2,060
Maintenance fees RM233.75

2 bedrooms

Nett Price RM298,000

RM17,880 per annum

RM1,490 per month

Monthly bank installment RM1,315
Maintenance fees RM123.75

EXIT STRATEGY

EXIT STRATEGY TYPE E LAYOUT

ARMANI RESIDENCE PUTRA VP 2030	SCENARIO 1 (Price increase 0% every year)	SCENARIO 2 (Price increase 6% every year)
ENTRY PRICE (YEAR 2026)	RM448,000	RM448,000
SELLING PRICE (AFTER 10 YEARS 2040)	RM448,000	RM802,000
BALANCE BANK OUSTANDING	RM380,000	RM380,000
GROSS PROFIT	RM78,000	RM422,000

EXIT STRATEGY TYPE G LAYOUT

ARMANI RESIDENCE PUTRA VP 2030	SCENARIO 1 (Price increase 0% every year)	SCENARIO 2 (Price increase 6% every year)
ENTRY PRICE (YEAR 2026)	RM300,000	RM300,000
SELLING PRICE (AFTER 10 YEARS 2040)	RM300,000	RM537,000
BALANCE BANK OUSTANDING	RM208,000	RM208,000
GROSS PROFIT	RM92,000	RM329,000

ARMANI
GROUP

ARMANI GROUP DEVELOPMENT



Armani Rasa Industrial Park

Industrial Park

Leasehold

Selangor

View Project →



Armani BizCore

Stratified ramped-up factory

Freehold

Selangor

View Project →



Armani Avani

Condominium

Freehold

Selangor

View Project →



Armani Hallson KLCC

SOHO, SOVO

Freehold

Kuala Lumpur

View Project →



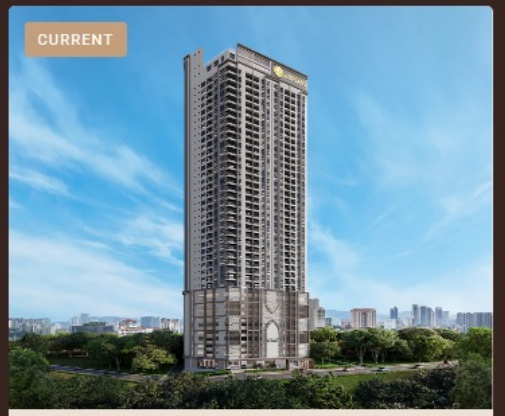
Pekan Perdana Pusat Komersial

Shoplot

Leasehold

Pahang

View Project →



Residensi Armani Kg Baru 1

Condominium

Freehold

Kuala Lumpur

View Project →

CURRENT



Lofthill Residence

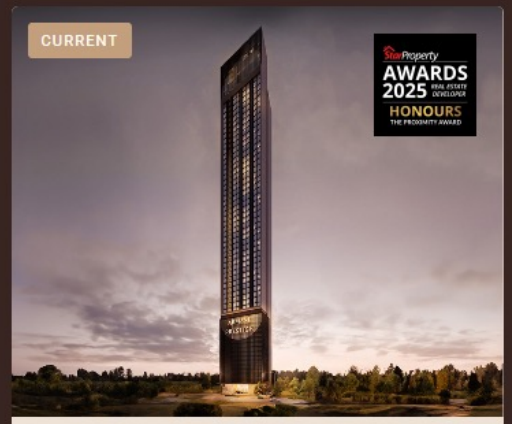
Serviced Apartments

Freehold

Kuala Lumpur

View Project →

CURRENT



Armani Prestige

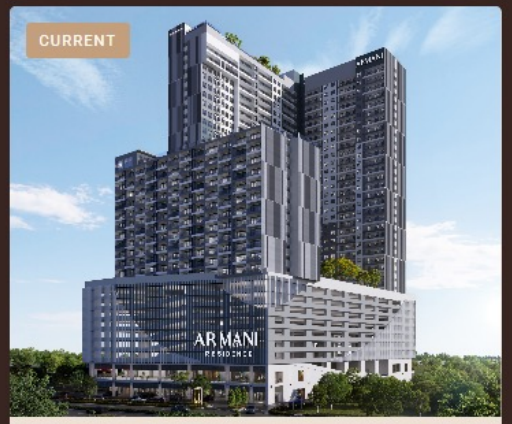
SOFO

Freehold

Kuala Lumpur

View Project →

CURRENT



Armani Residence Setia Alam

Mixed Development

Freehold

Selangor

View Project →

CURRENT



ATS Armani Industrial Park Kajang

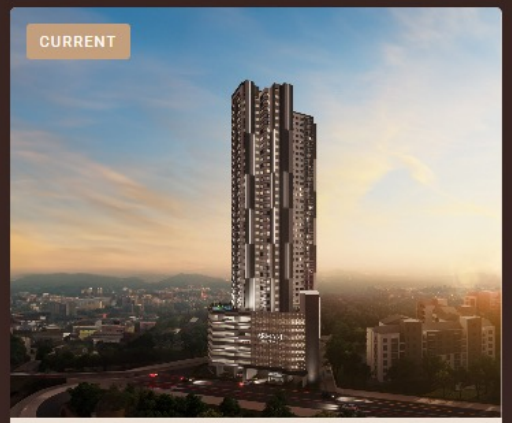
Industrial Park

Leasehold

Selangor

View Project →

CURRENT



Armani Residence Kepong

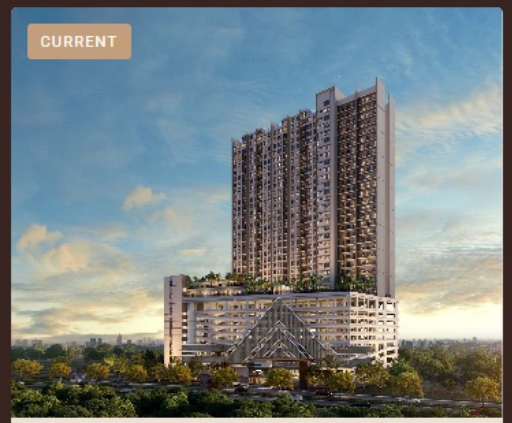
Condominium

Leasehold

Kuala Lumpur

View Project →

CURRENT



Armani Residence Shah Alam

Condominium

Leasehold

Selangor

View Project →



Armani Cameron Residence

Landed Homes

Freehold

Pahang

View Project →



Armani Cameron Boulevard

Shoplot

Freehold

Pahang

View Project →



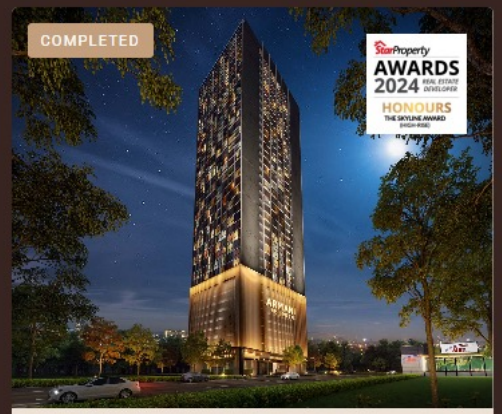
Armani Signature Residence

Condominium

Leasehold

Selangor

View Project →



Armani Raja Uda

Serviced Apartments

Freehold

Kuala Lumpur

View Project →



Armani Residence Sg. Long

Condominium

Freehold

Selangor

View Project →



Armani Business Park

Business Park

Leasehold

Sabah

View Project →



Taman Pmint Tebing Tembah 2

Landed Homes

Leasehold

Terengganu

View Project →



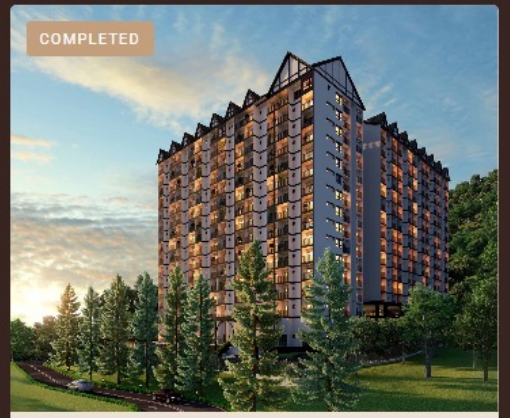
Residensi Pauh Armani

Condominium

Freehold

Penang

View Project →



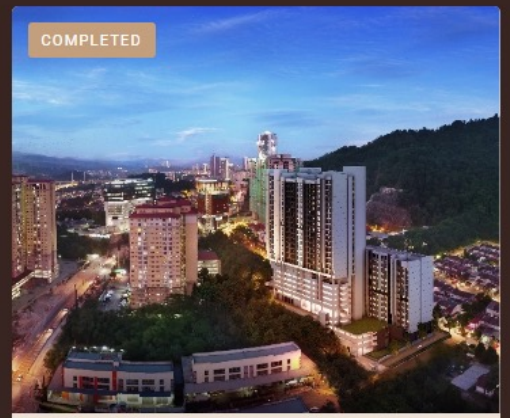
The Cameron

Serviced Apartments

Leasehold

Pahang

View Project →



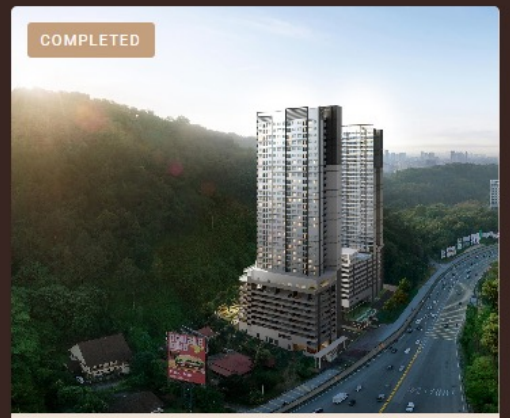
Residensi Armani Petaling

Condominium

Leasehold

Kuala Lumpur

View Project →



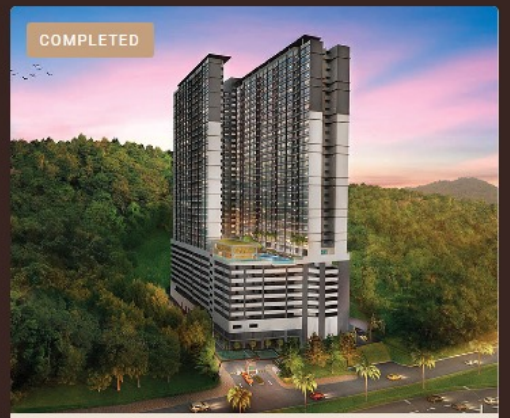
Armani Residence Bukit Lanjan

Condominium

Freehold

Selangor

View Project →



The Trees

Condominium

Freehold

Kuala Lumpur

View Project →



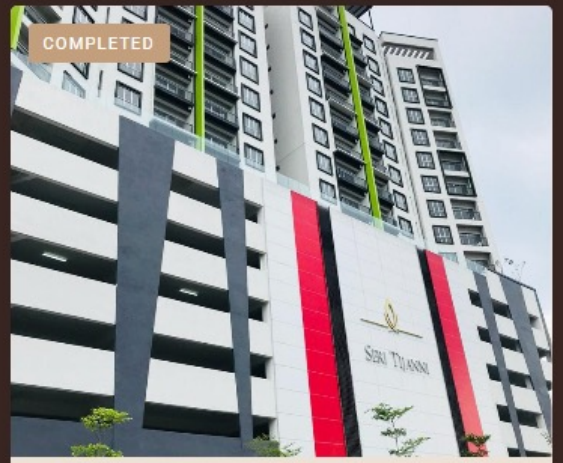
The Glenz

Mixed Development

Freehold

Selangor

View Project →



Seri Tijanni

Condominium

Freehold

Selangor

View Project →

PRICE & PACKAGE

PRICE LIST

SOHO

UNIT TYPE	CARPARK	TOTAL UNIT	BUA (sf)	SPA (RM)	NETT (RM)	OPTIONAL FURNITURE PACKAGE (RM)	FINAL NETT (RM)
TYPE A	2	422	550	420,000	358,000	BARE	358,000
TYPE B	1	16	450	343,800	298,000	BARE	298,000
TYPE C (mampu milik)	1	50	450	230,000	230,000	BARE	230,000

SERVICED APARTMENT

UNIT TYPE	CARPARK	TOTAL UNIT	BUA (sf)	SPA (RM)	NETT (RM)		FINAL NETT (RM)
TYPE D	2	284	850	538,800	458,000	BARE	458,000
TYPE D (1 extra cp)	3	14	850	572,500	488,000	BARE	488,000
TYPE D1	2	6	1,000	647,500	548,000	BARE	548,000
TYPE E	2	112	850	538,800	458,000	BARE	458,000
TYPE E (1 extra cp)	3	10	850	572,500	488,000	BARE	488,000
TYPE E1	2	2	1,000	647,500	548,000	BARE	548,000
TYPE F	2	18	550	379,500	318,000	BARE	318,000
TYPE G (mampu milik)	2	50	550	250,000	250,000	BARE	250,000

BUY NEW PROPERTY

VS

SUBSALES IN PUTRAJAYA

BOOKING PROCEDURE

Early bird promo (First 100 units sign SPA)

3 bedrooms

Cash back RM50,000

5% cashback - RM28,000

Early bird - RM10,000

Early bird (Massage chair) - RM13,000

2 bedrooms

Cash back RM33,000

5% cashback - RM20,000

Early bird - RM10,000

Early bird (Massage chair) - RM13,000



Early Bird promotion!

In addition to our existing offerings, we are now including two (2) additional properties for the **Early Bird 3D2N stay in the below Five Senses properties/hotel to the first 50 signed SPA.**

1. Quill Residence KL
2. The Manor KLCC
3. Armani Raja Uda KL
4. Oakwood Cameron
5. Fox Hotel Glenmarie



Perabot dan elektrikal

Bernilai

2 bilik RM18,000

3 bilik RM23,000

Terhad 50 pertama sign SPA



Gintell Massage Chair

Bernilai

RM12,988

Terhad 50 pertama sign SPA

Booking is RM200
Fully refundable if cancel

Account Name: GOLDEN CHAIN DEVELOPMENT SDN BHD
Account Number: 8881048027314
Bank: AMBANK BERHAD

Thank You