

THE CONNAUGHT ONE

KUALA LUMPUR

The **RISE** Series by UEM Sunrise

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Living Made Easy

See the established neighbourhood of Taman Connaught in a new light. Rising within this prime location in Cheras, The Connaught One allows residents to experience a new way of living. Consisting of two phases, this freehold transit-oriented development address is crafted for a more convenient lifestyle.

Day Activities

Much to do in a day within a 10km radius*



Shopping Malls

- 1 EkoCheras Mall
- 2 Aeon Mall Taman Maluri
- 3 Sunway Velocity Mall
- 4 Pavilion Kuala Lumpur



Sports

- 15 The Challenger Sports Centre
- 16 Lee Chong Wei Sports Centre & Academy
- 17 Bubble Sports Complex
- 18 Tops Arena Empire



Cafes

- 5 Thong Kee Cafe Connaught
- 6 Yuan Fong Kopitiam
- 7 ELK Kopitiam



Hills/Forests

- 19 Ketumbar Hill
- 20 Saga Hill Trail
- 21 KL Forest ECO Park



Morning Markets

- 8 Yulek Morning Market
- 9 Taman Midah Morning Market
- 10 Petaling Street Market



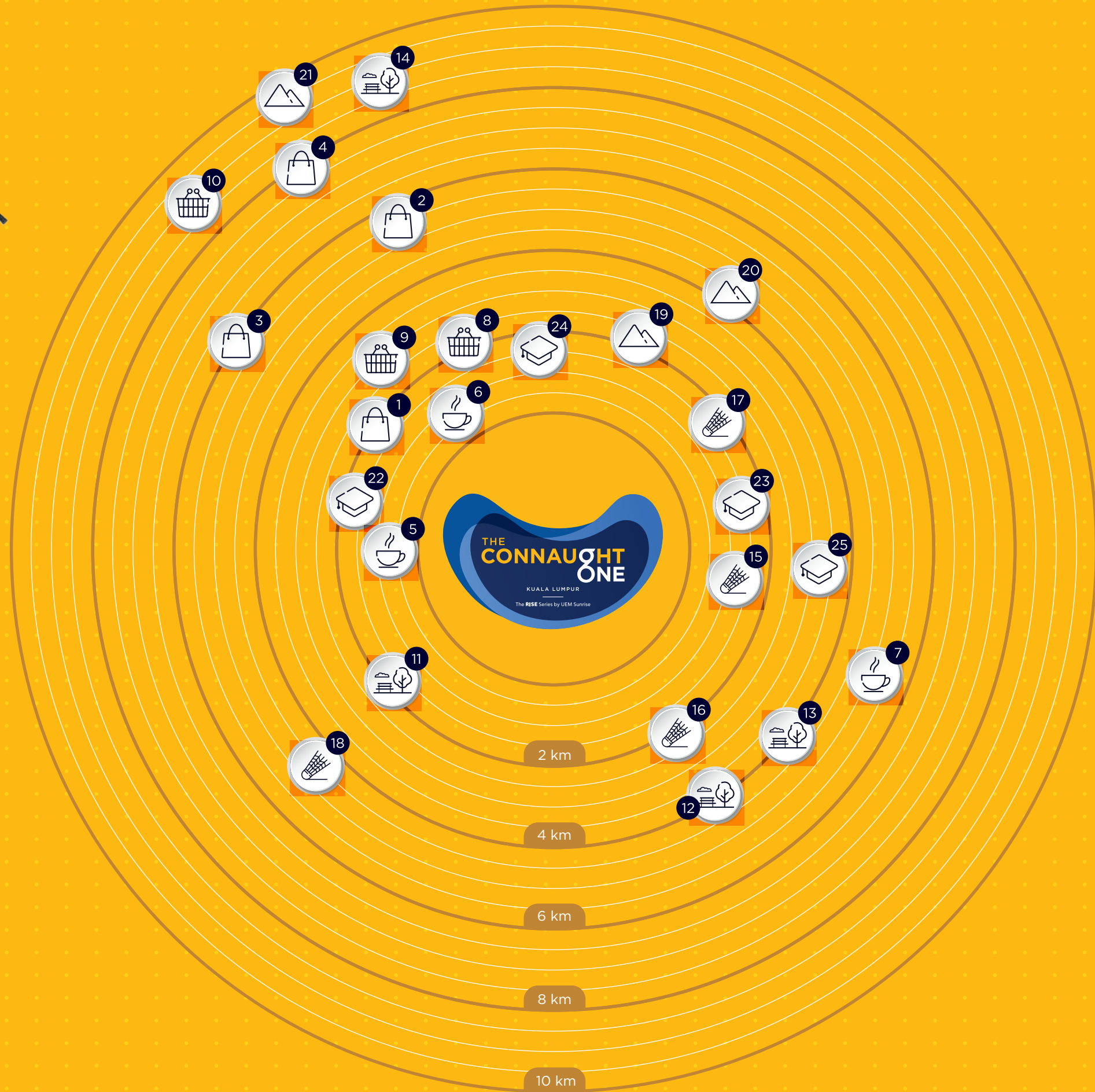
Education

- 22 UCSI University
- 23 Cempaka International School
- 24 Sri Sempurna International School
- 25 Oxburgh International School



Parks

- 11 Alam Damai Recreational Park
- 12 Lake Valley
- 13 Taman Rekreasi Bandar Mahkota Cheras
- 14 KLCC Park



*Measured based on straight line distance method

Night Activities

Even more to do at night within a 10km radius*



Cafes

- 1 Bookmark Coffee
- 2 Core by The Mechanic
- 3 Pun Shan



Karaoke

- 13 Myway Family Karaoke C180
- 14 Karaoke Manakeniko Sunway Velocity
- 15 Loud Speaker MyTown



Desserts

- 4 The Soybean Factory Connaught Cheras
- 5 Inside Scoop Taman Segar
- 6 Whip and Whisk Alam Damai



Entertainment

- 16 TGV Cheras Sentral Mall
- 17 GSC EkoCheras Mall
- 18 VAR LIVE MY



Local Food

- 7 Restoran Impian Maju
- 8 M.Shreaya Pillay Curry House



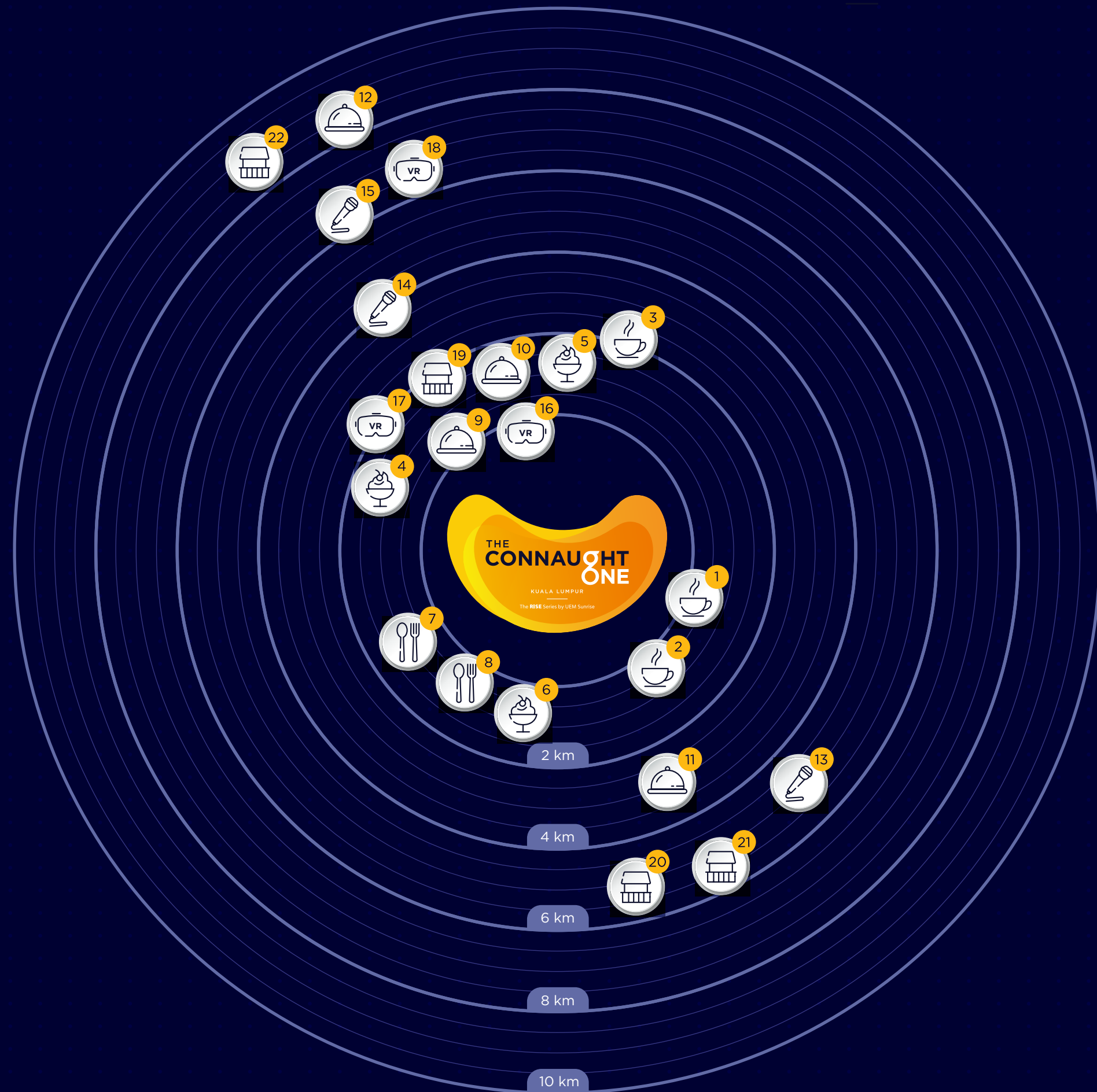
Hotspots

- 19 Pasar Malam Taman Connaught
- 20 Cheras Traders Square
- 21 C180
- 22 Chinatown



International Food

- 9 Anne Elizabeth The Deli Restaurant
- 10 Ahroy Thai Cuisine
- 11 L'Osteria e Cucina Cheras
- 12 Mitasu Japanese Restaurant



*Measured based on straight line distance method

The best of convenience in one location

The Connaught One offers total urban connectivity for everything you need and so much more.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

- 1 SUKE 2 Highway
- 2 Taman Connaught Night Market
- 3 Cheras Sentral Mall
- 4 Merdeka 118
- 5 KL Tower
- 6 EkoCheras Mall
- 7 Taman Connaught MRT Station
- 8 The Exchange 106
- 9 Cheras Leisure Mall
- 10 Ketumbar Hill



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Take living a step higher

The Connaught One is the perfect home for every stage of life, where convenience comes first at a location that places you closer to everything you want and need. Live easier and enjoy ultimate comfort within this one address that simplifies living and betters your lifestyle.



ASIA PACIFIC
PROPERTY AWARDS
DEVELOPMENT

in association with

American Standard



BEST APARTMENT / CONDOMINIUM DEVELOPMENT MALAYSIA

The Connaught One by UEM Sunrise Berhad

2023-2024



ASIA PACIFIC
PROPERTY AWARDS
ARCHITECTURE

in association with



BEST COMMERCIAL HIGH RISE ARCHITECTURE MALAYSIA

The Connaught One by UEM Sunrise Berhad

2023-2024

Get anywhere faster

Experience complete urban connectivity. Hop onto the integrated Sungai Buloh - Kajang line via the integrated Taman Connaught MRT Station that is right next to The Connaught One and get ready to explore the greater city area without boundaries.



Staircase is subject to authority's approval.

CONNAUGHT SQUARE

KUALA LUMPUR

The **COMMERCE** Series by UEM Sunrise

CONNAUGHT SQUARE

KUALA LUMPUR

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teeparadise

SEAFOOD

KS



FRESH BREAD



FamilyMart

EVELETT

Convenience amplified

With a vibrant retail space located right below The Connaught One, get all your necessities easily in one location with just an elevator ride below. Whether it's shopping for groceries, dining out with family or meeting up with friends, this is the Square to be in.



Dive into relaxation

Splash it up at the swimming pool, where refreshing new memories can be made with your loved ones.



Quality time outdoors

Breathe the fresh air and spend time in nature while conquering your fitness goals.



YOU
CHANGE
YOU
THE

100%

Sweat it out

Achieve your fitness goals as you push your fitness limits while working up a sweat and facing a breathtaking view from the gym.



Facilities

Level 7

- J Badminton Halls / Half Basketball Court

Level 9

- K Multipurpose Hall
- L Common EV Charging Station
- M Car Wash

Level G-11

- N Vertical Fun Zone

Level G

- A Outdoor Gym
- B Playground
- C Multiple Basketball Pole
- D Jogging Track & Bicycle Lane

Level 3

- E Parcel Room
- F Mail Room
- G E-hailing Waiting Lobby
- H Taska
- I Surau

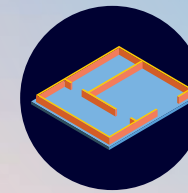
Facilities Deck

- 1 Play Pool
- 2 Wading Pool
- 3 Jacuzzi
- 4 Fun Pool
- 5 30m Lap Pool
- 6 Outdoor Gym
- 7 Toddler Playground
- 8 Yoga Deck
- 9 Open Lawn
- 10 Community Garden
- 11 Gymnasium
- 12 Poolside Terrace
- 13 Changing Rooms
- 14 Reading Area
- 15 Co-Working Lounge
- 16 Meeting Rooms

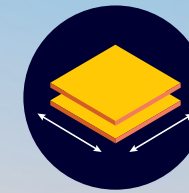


Welcome to life at **new heights**

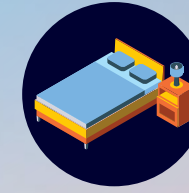
It's all about the little details that simplify everyday living. Outside the home, you're surrounded by every amenity you want. While within The Connaught One, you're enveloped by everything you need - from resilient design features to practical details and facilities crafted for a complete lifestyle.



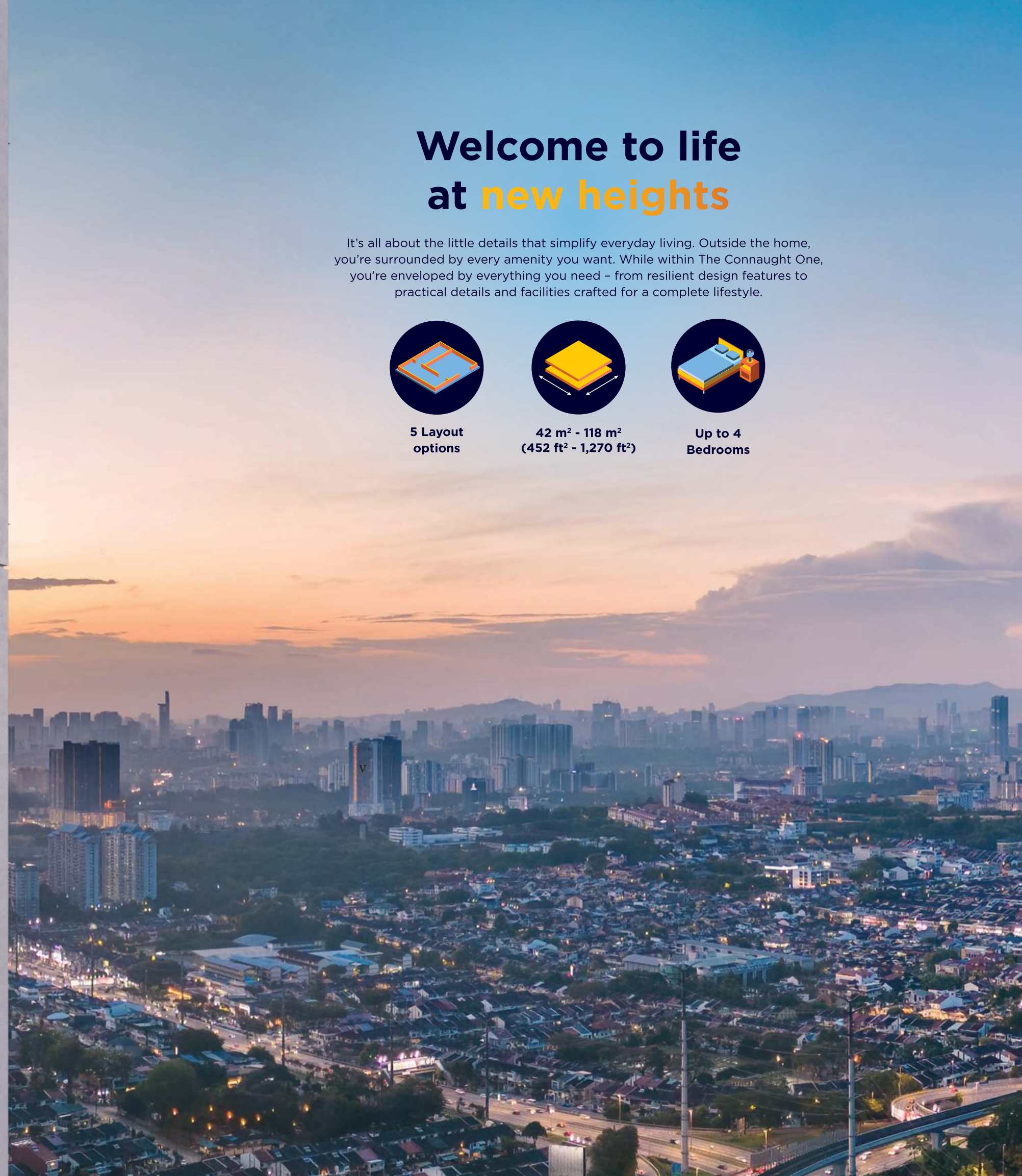
**5 Layout
options**



**42 m² - 118 m²
(452 ft² - 1,270 ft²)**



**Up to 4
Bedrooms**





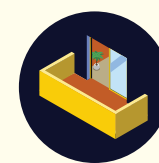
Innovated for comfort

Indulge in a living space that is uniquely yours, where every element has been thoughtfully designed and integrated to create a harmonious and practical home.



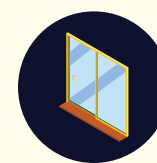
Practical Home

Experience practicality and comfort at an all-new level with our open-plan layout options. Discover a home that seamlessly merges functionality with style for a flexible and enjoyable living experience.



Signature Urban Yard

Every unit comes with an urban yard that maximises usability and practicality by avoiding space wastage through inconvenient corners.



Naturally Well-Ventilated

Enjoy a more comfortable experience with wide windows and a balcony (for selected unit types only) that bring in natural sunlight and ventilation right into your home.



Carefree flexibility

Enjoy everything an open-plan layout has to offer, where maximum flexibility meets easy spaciousness to fulfil every individual and family's requirement. The open layout aids in customisation of the space, as well as fostering closer family bonds with moments spent together under one roof.

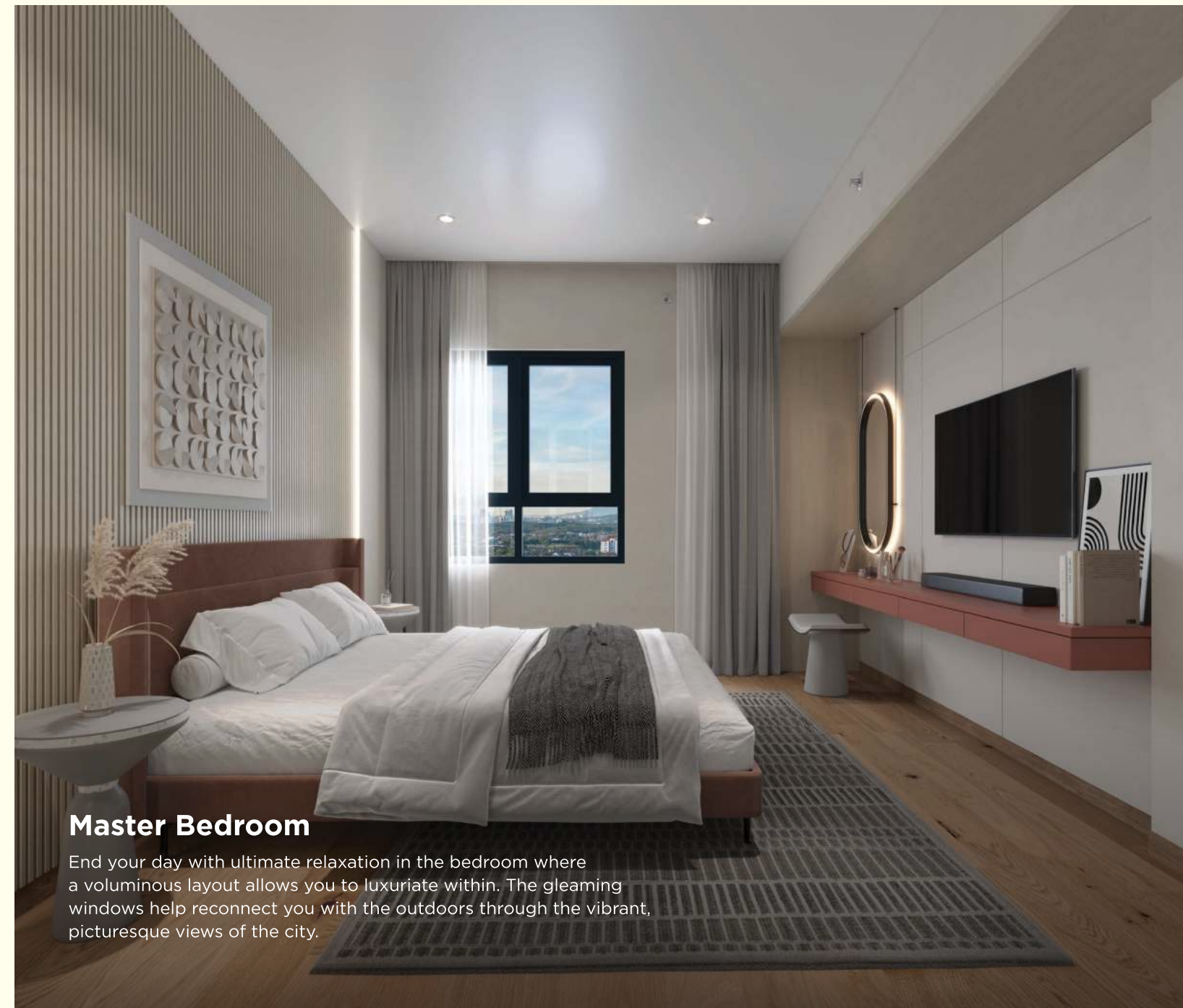


Well-designed for family living

Homes here are crafted for closer moments through time spent together. A spacious living area where family members can gather and relax creates a cosy communal space - it's also the perfect space for intimate gatherings with friends and loved ones.

Adaptable To Your Style

The home layouts in The Connaught One are designed to be flexible, practical and stylish, allowing you to switch them up any way that you want.



Master Bedroom

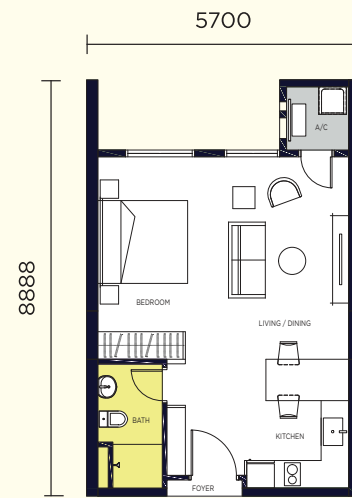
End your day with ultimate relaxation in the bedroom where a voluminous layout allows you to luxuriate within. The gleaming windows help reconnect you with the outdoors through the vibrant, picturesque views of the city.

Floor plans

TYPE A

1 Bedroom
1 Bathroom

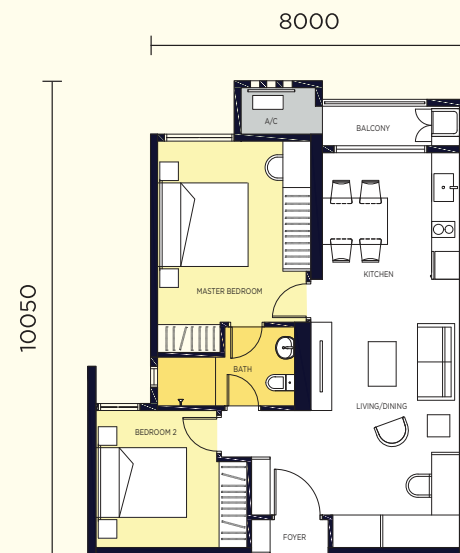
Built-Up
42 m² + 2.3 m² urban yard*
(452 ft² + 25 ft² urban yard*)



TYPE B

2 Bedrooms
1 Bathroom

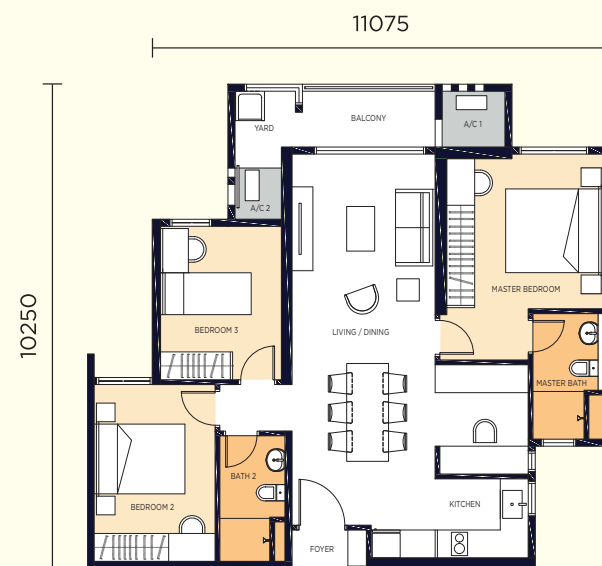
Built-Up
66 m² + 2 m² urban yard*
(708 ft² + 22 ft² urban yard*)



TYPE C

3+1 Bedrooms
2 Bathrooms

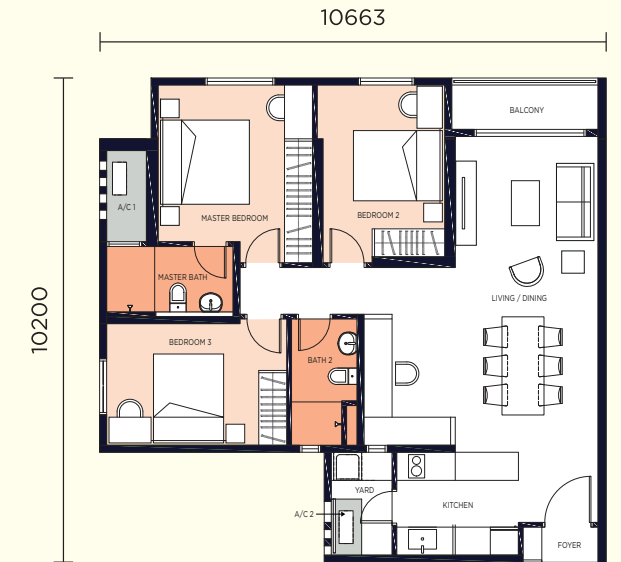
Built-Up
89 m² + 1.3 m² urban yard*
(960 ft² + 14 ft² urban yard*)



TYPE D

3 Bedrooms
2 Bathrooms

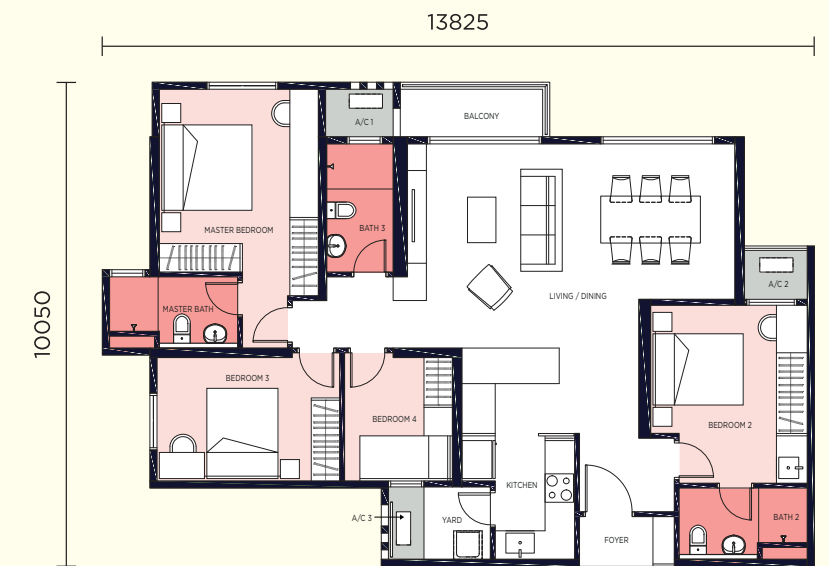
Built-Up
93 m² + 0.9 m² urban yard*
(1,000 ft² + 10 ft² urban yard*)



TYPE E

4 Bedrooms
3 Bathrooms

Built-Up
118 m² + 1.3 m² urban yard*
(1,270 ft² + 14 ft² urban yard*)



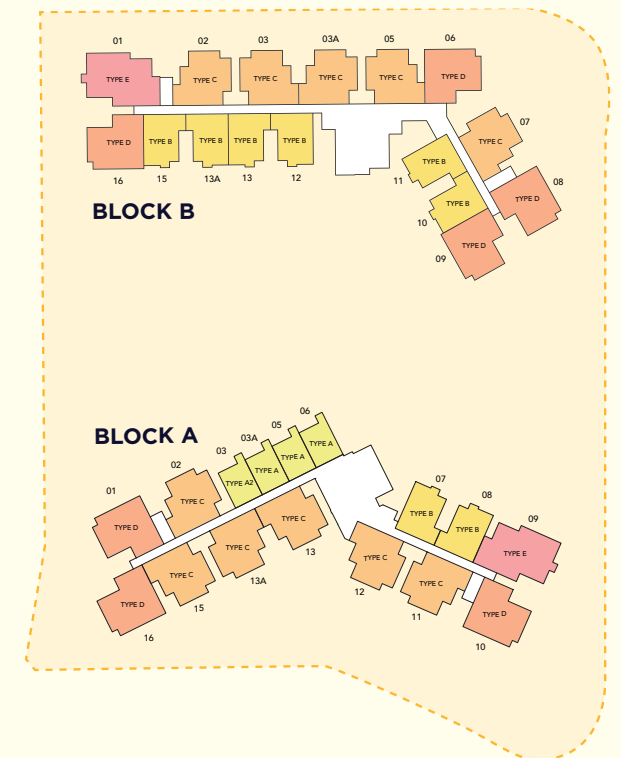
Typical layout plan

Key Plan



- Type A
- Type C
- Type E
- Type B
- Type D

Take a
virtual
unit tour



*Accessible AC ledge, usable as urban yard

Specifications

Structure	: Reinforced Concrete					
Wall	: Masonry Wall/Reinforced Concrete					
Roofing Covering	: Reinforced Concrete Roof					
Roof Framing	: Reinforced Concrete					
Ceiling	: Plasterboard and Paint/Skim Coat and Paint					
Windows	: Aluminium Framed Glass Window					
Doors	: Fire Rated Door/Flush Door/Flush Door with Fixed Glass Panel/Aluminium Framed Glass Sliding Door					
Ironmongery	: Locksets					
Wall Finishes	: Master Bath/Other Baths	: Tiles/Plaster and Paint				
	: Kitchen	: Skim Coat and Paint/Plaster and Paint				
	: Other Walls	: Skim Coat and Paint/Plaster and Paint				
Floor Finishes	: Kitchen/Master Bath/Other Bath/Yard/Balcony	: Tiles				
	: Living/Dining/Master Bedroom/Other Bedrooms	: Laminated Timber Flooring				
	: AC ledge	: Cement Screed/Tiles				
	Type	A/A1/A2	B	C	D	E
Sanitary and Plumbing Fittings	: Wash Basin With Tap	: 1 no.	: 1 no.	: 2 nos.	: 2 nos.	: 3 nos.
	: Water Closet	: 1 no.	: 1 no.	: 2 nos.	: 2 nos.	: 3 nos.
	: Bib Tap	: 2 nos.	: 2 nos.	: 3 nos.	: 4 nos.	: 5 nos.
	: Kitchen Tap Point	: 1 no.	: 1 no.	: 1 no.	: 1 no.	: 2 nos.
	Type	A/A1/A2	B	C	D	E
Electrical Installation	: Lighting Point	: 8 nos.	: 9 nos.	: 13 nos.	: 15 nos.	: 18 nos.
	: Power Point	: 11 nos.	: 14 nos.	: 17 nos.	: 17 nos.	: 18 nos.
	: Water Heater Power Point	: 1 no.	: 1 no.	: 2 nos.	: 2 nos.	: 3 nos.
	: Ceiling Fan Point without hook	: 1 no.	: 3 nos.	: 4 nos.	: 4 nos.	: 4 nos.
	: Air-Conditioning Power Point	: 1 no.	: 3 nos.	: 4 nos.	: 4 nos.	: 5 nos.
	: Door Bell Point	: 1 no.	: 1 no.	: 1 no.	: 1 no.	: 1 no.
	: SMATV Point	: 1 no.	: 1 no.	: 1 no.	: 1 no.	: 1 no.
	: Fibre Wall Socket	: 1 no.	: 1 no.	: 1 no.	: 1 no.	: 1 no.

Location map



Visit our show unit:
<https://bit.ly/41sYxoD>
The Connaught Sales Gallery
 Monday - Friday : 9:30am - 5:30pm
 Weekend & Public Holiday : 10:00am - 5:00pm

012-928 8917

find your happy



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This advertisement had been approved by the national housing department

Developer: UEM Land Bhd. 198201011169 (90894-P) • Address: Level U2, Block C5, Solaris Dutamas, No.1, Jalan Dutamas 1, 50480 Kuala Lumpur, Malaysia • Tel: 1800 88 8008 • Type of Property: Service Apartment • Developer's License No.: 10555/09- 2026/0712(R) • Validity Period: 21/09/2021-20/09/2026 • Advertising & Sales Permit No.: 10555-15/03-2026/0267(N)-(S) • Validity Period: 14/03/2023-13/03/2026 • Approving Authority: DBKL • Building Plan Approval No.: (19) dlm.DBKL.JPRB. 6544/2008 JLD 3 [OSC (B) S2 181213-035 (P2-A13 PPKM 220428)] • Land Tenure: Freehold • Restriction in Interest: Nil • Land Encumbrance: Nil • Expected Date of Completion: Nov 2027 • Block A & B Total No. of Units: Block A 677 units, Block B 657 units; Type A (126 units), Type A1 (27 units), Type A2 (42 units), Type B (334 units), Type C (445 units), Type D (275 units), Type E (85 units) • Selling Price: Block A (Min) RM419,860.00 - (Max) RM1,003,610.00, Block B (Min) RM581,110.00 - (Max) RM1,007,360.00 • Bumiputera 5% discount • All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information, and specifications are subject to change and cannot form a part of an offer or contract presentation.

