



Plans &
Specifications

Storey Plan

 TYPE A1 1 Bedroom	 TYPE B1 / B2 2 Bedrooms	 TYPE C1 2 Bedrooms + Studio / 3 Bedrooms	 TYPE C4 3 Bedrooms + Study
 TYPE A2 1 Bedroom + Study	 TYPE B3 2 Bedrooms + Study	 TYPE C2 / C3 3 Bedrooms	 TYPE CP1 / CP2 / CP3 3 Bedrooms

TOWER A

TOWER B

FOREST / WANGSA VIEW				POOL / FACILITIES VIEW				BUKIT DINDING VIEW				FOREST / KL CITY VIEW			
CORNER	CENTER	CENTER	CORNER	CORNER	CENTER	CENTER	CORNER	CORNER	CENTER	CENTER	CORNER	CORNER	CENTER	CORNER	

ROOF FACILITIES LEVEL (SKY BRIDGE)

	TOWER A								TOWER B											
	A2	B2	A2	C2	C1	B1	B1	C3	B3	A1	A2	B2	C2	C3	B1	B1	C4			
	01	02	03	03A	05	06	07	08	01	02	03	03A	05	06	07	08	09			
	NORTH WEST ORIENTATION				SOUTH EAST ORIENTATION				NORTH ORIENTATION						SOUTH ORIENTATION					
37	A-36-01	A-36-02	A-36-03	A-36-3A	A-36-05	A-36-06	A-36-07	A-36-08	B-36-01	B-36-02	B-36-03	B-36-3A	B-36-05	B-36-06	B-36-07	B-36-08	B-36-09			
36	A-35-01	A-35-02	A-35-03	A-35-3A	A-35-05	A-35-06	A-35-07	A-35-08	B-35-01	B-35-02	B-35-03	B-35-3A	B-35-05	B-35-06	B-35-07	B-35-08	B-35-09			
35	A-33-01	A-33-02	A-33-03	A-33-3A	A-33-05	A-33-06	A-33-07	A-33-08	B-33-01	B-33-02	B-33-03	B-33-3A	B-33-05	B-33-06	B-33-07	B-33-08	B-33-09			
33A	A-32-01	A-32-02	A-32-03	A-32-3A	A-32-05	A-32-06	A-32-07	A-32-08	B-32-01	B-32-02	B-32-03	B-32-3A	B-32-05	B-32-06	B-32-07	B-32-08	B-32-09			
33	A-31-01	A-31-02	A-31-03	A-31-3A	A-31-05	A-31-06	A-31-07	A-31-08	B-31-01	B-31-02	B-31-03	B-31-3A	B-31-05	B-31-06	B-31-07	B-31-08	B-31-09			
32	A-30-01	A-30-02	A-30-03	A-30-3A	A-30-05	A-30-06	A-30-07	A-30-08	B-30-01	B-30-02	B-30-03	B-30-3A	B-30-05	B-30-06	B-30-07	B-30-08	B-30-09			
31	A-29-01	A-29-02	A-29-03	A-29-3A	A-29-05	A-29-06	A-29-07	A-29-08	B-29-01	B-29-02	B-29-03	B-29-3A	B-29-05	B-29-06	B-29-07	B-29-08	B-29-09			
30	A-28-01	A-28-02	A-28-03	A-28-3A	A-28-05	A-28-06	A-28-07	A-28-08	B-28-01	B-28-02	B-28-03	B-28-3A	B-28-05	B-28-06	B-28-07	B-28-08	B-28-09			
29	A-27-01	A-27-02	A-27-03	A-27-3A	A-27-05	A-27-06	A-27-07	A-27-08	B-27-01	B-27-02	B-27-03	B-27-3A	B-27-05	B-27-06	B-27-07	B-27-08	B-27-09			
28	A-26-01	A-26-02	A-26-03	A-26-3A	A-26-05	A-26-06	A-26-07	A-26-08	B-26-01	B-26-02	B-26-03	B-26-3A	B-26-05	B-26-06	B-26-07	B-26-08	B-26-09			
27	A-25-01	A-25-02	A-25-03	A-25-3A	A-25-05	A-25-06	A-25-07	A-25-08	B-25-01	B-25-02	B-25-03	B-25-3A	B-25-05	B-25-06	B-25-07	B-25-08	B-25-09			
26	A-23A-01	A-23A-02	A-23A-03	A-23A-3A	A-23A-05	A-23A-06	A-23A-07	A-23A-08	B-23A-01	B-23A-02	B-23A-03	B-23A-3A	B-23A-05	B-23A-06	B-23A-07	B-23A-08	B-23A-09			
23A	A-23-01	A-23-02	A-23-03	A-23-3A	A-23-05	A-23-06	A-23-07	A-23-08	B-23-01	B-23-02	B-23-03	B-23-3A	B-23-05	B-23-06	B-23-07	B-23-08	B-23-09			
23	A-22-01	A-22-02	A-22-03	A-22-3A	A-22-05	A-22-06	A-22-07	A-22-08	B-22-01	B-22-02	B-22-03	B-22-3A	B-22-05	B-22-06	B-22-07	B-22-08	B-22-09			
22	A-21-01	A-21-02	A-21-03	A-21-3A	A-21-05	A-21-06	A-21-07	A-21-08	B-21-01	B-21-02	B-21-03	B-21-3A	B-21-05	B-21-06	B-21-07	B-21-08	B-21-09			
21	A-20-01	A-20-02	A-20-03	A-20-3A	A-20-05	A-20-06	A-20-07	A-20-08	B-20-01	B-20-02	B-20-03	B-20-3A	B-20-05	B-20-06	B-20-07	B-20-08	B-20-09			
20	A-19-01	A-19-02	A-19-03	A-19-3A	A-19-05	A-19-06	A-19-07	A-19-08	B-19-01	B-19-02	B-19-03	B-19-3A	B-19-05	B-19-06	B-19-07	B-19-08	B-19-09			
19	A-18-01	A-18-02	A-18-03	A-18-3A	A-18-05	A-18-06	A-18-07	A-18-08	B-18-01	B-18-02	B-18-03	B-18-3A	B-18-05	B-18-06	B-18-07	B-18-08	B-18-09			
18	A-17-01	A-17-02	A-17-03	A-17-3A	A-17-05	A-17-06	A-17-07	A-17-08	B-17-01	B-17-02	B-17-03	B-17-3A	B-17-05	B-17-06	B-17-07	B-17-08	B-17-09			
17	A-16-01	A-16-02	A-16-03	A-16-3A	A-16-05	A-16-06	A-16-07	A-16-08	B-16-01	B-16-02	B-16-03	B-16-3A	B-16-05	B-16-06	B-16-07	B-16-08	B-16-09			
16	A-15-01	A-15-02	A-15-03	A-15-3A	A-15-05	A-15-06	A-15-07	A-15-08	B-15-01	B-15-02	B-15-03	B-15-3A	B-15-05	B-15-06	B-15-07	B-15-08	B-15-09			
15	A-13A-01	A-13A-02	A-13A-03	A-13A-3A	A-13A-05	A-13A-06	A-13A-07	A-13A-08	B-13A-01	B-13A-02	B-13A-03	B-13A-3A	B-13A-05	B-13A-06	B-13A-07	B-13A-08	B-13A-09			
13A	A-13-01	A-13-02	A-13-03	A-13-3A	A-13-05	A-13-06	A-13-07	A-13-08	B-13-01	B-13-02	B-13-03	B-13-3A	B-13-05	B-13-06	B-13-07	B-13-08	B-13-09			
13	A-12-01	A-12-02	A-12-03	A-12-3A	A-12-05	A-12-06	A-12-07	A-12-08	B-12-01	B-12-02	B-12-03	B-12-3A	B-12-05	B-12-06	B-12-07	B-12-08	B-12-09			
12	A-11-01	A-11-02	A-11-03	A-11-3A	A-11-05	A-11-06	A-11-07	A-11-08	B-11-01	B-11-02	B-11-03	B-11-3A	B-11-05	B-11-06	B-11-07	B-11-08	B-11-09			
11	A-10-01	A-10-02	A-10-03	A-10-3A	A-10-05	A-10-06	A-10-07	A-10-08	B-10-01	B-10-02	B-10-03	B-10-3A	B-10-05	B-10-06	B-10-07	B-10-08	B-10-09			
10	A-09-01	A-09-02	A-09-03	A-09-3A	A-09-05	A-09-06	A-09-07	A-09-08	B-09-01	B-09-02	B-09-03	B-09-3A	B-09-05	B-09-06	B-09-07	B-09-08	B-09-09			
09																				

PODIUM FACILITIES LEVEL

	CAR PARK LEVEL											
	VILLA UNITS						VILLA UNITS					
	SOUTH EAST ORIENTATION			SOUTH ORIENTATION			SOUTH EAST ORIENTATION			SOUTH ORIENTATION		
	CP1	CP3	CP2	CP2	CP3	CP1	CP2	CP3	CP1	CP2	CP3	
06	A-06-01	A-06-02	A-06-03	B-06-01	B-06-02	B-06-03						
05	A-03A-01	A-03A-02	A-03A-03	B-03A-01	B-03A-02	B-03A-03						
3A	A-02-01	A-02-02	A-02-03	B-02-01	B-02-02	B-02-03						
03												
02												
01												
GF	GROUND FACILITIES LEVEL, LOBBY AND CAR PARK LEVEL											

An Inner World Of Serenity

The landscape at Sfera creates natural settings that blend harmoniously to architecture. Manicured lawns, open decks and private corners resonate with a resort-style ambience. Comprehensive facilities surrounded by subtle greenery bring sensory indulgence for leisure and relaxation. Sfera offers over 50 lifestyle facilities across 3 levels. It is the first Sky Bridge Residence in Wangsa Maju and features a Sky Park at the rooftop.



Pool Pavilion Lounge

G

GROUND FLOOR



- | | | | |
|---|--------------------------------|----|---------------------------------|
| 1 | Guard House Entrance | 10 | Childcare Centre |
| 2 | Drop-Off Lobby | 11 | Mailbox Room and Parcel Storage |
| 3 | Tower A Guest Waiting Pavilion | 12 | Prayers Room |
| 4 | Tower B Guest Waiting Pavilion | 13 | Bicycle Parking |
| 5 | Secret Lawn | 14 | EV Charging Bays |
| 6 | Multi-Purpose Lawn | 15 | Retail Plaza |
| 7 | Tropical Garden | 16 | Management Office |
| 8 | Fern Garden | 17 | Covered Link Bridge to LRT |
| 9 | Launderette | 18 | Covered Linkway to Mall |





LV8 E-DECK



- | | | | |
|----|----------------------------|----|--------------------------------|
| 19 | 50M Lap Pool | 33 | Swing Lounge |
| 20 | Lounge Pool | 34 | Outdoor Swing Chairs |
| 21 | Kids Pool | 35 | Play Lawn and Putting Green |
| 22 | Male Indoor Dipping Pool | 36 | Party Lawn |
| 23 | Female Indoor Dipping Pool | 37 | Picnic Lawn |
| 24 | Pool Deck | 38 | Reflective Pond Pavilion |
| 25 | Sun Loungers | 39 | Games Room |
| 26 | Lounge Deck | 40 | Mini Theater and Karaoke Room |
| 27 | Pool Pavilion Lounge | 41 | Multi-Purpose Hall |
| 28 | Cabana | 42 | Kids Play Area |
| 29 | Pool Shower | 43 | Family Lawn |
| 30 | Male Steam Room | 44 | Family Lounge |
| 31 | Female Steam Room | 45 | Gym |
| 32 | Party Lounge | 46 | Male and Female Changing Rooms |

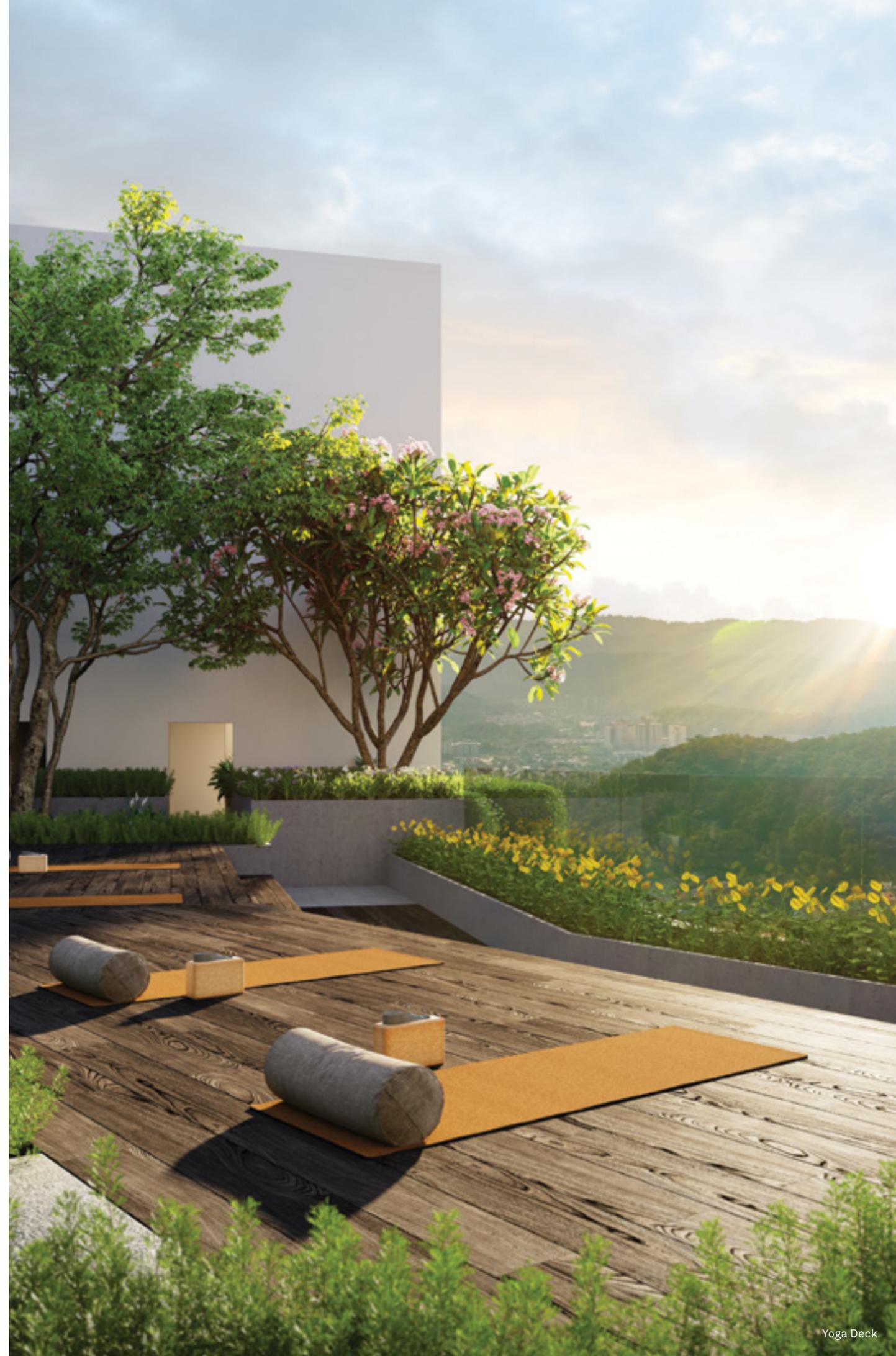
50M Lap Pool

LV 37

SKY DECK



- | | | | |
|----|--------------------------------|----|---------------------------|
| 47 | Celebrity Kitchen | 56 | Reading Room |
| 48 | Sky Dining | 57 | Meeting Room |
| 49 | Party Lawn | 58 | Swing Garden |
| 50 | BBQ Garden | 59 | Meditation Garden |
| 51 | BBQ Pit | 60 | Co-Working Space |
| 52 | The Herb and Spice Garden | 61 | Private Working Pods |
| 53 | Sky Garden | 62 | Social Garden |
| 54 | Sky Lounge and The Living Room | 63 | Covered Linkway |
| 55 | Yoga and Pilates Deck | 64 | Male and Female Restrooms |



Live Subtle, Play Bold

Living spaces at Sfera are gracious to personal and family growth. Those who yearn simple sophistication and those with flamboyant penchants will find mutual rewards. Partially furnished with branded fittings, each unit is carefully configured for privacy and appreciation of the sweeping views beyond.



Type CP1 Master Bedroom

Type A

1 Bedroom

Sharp and smart, a home that complements the ambitious spirit.

A1 | 1 Bedroom
541 ft²

A2 | 1 Bedroom + Study
621 ft²

Type B

2 Bedrooms

Gallantly understated for versatility in a world of changing norms.

B1 & B2 | 2 Bedrooms
755 ft² - 756 ft²

B3 | 2 Bedrooms + Study
889 ft²

Type C

3 Bedrooms and Dual-Key Concept

Generous home for growth and flexible efficiency for versatile lifestyles.

C1 | 2 Bedrooms + Studio / 3 Bedrooms (Dual Key)
952 ft²

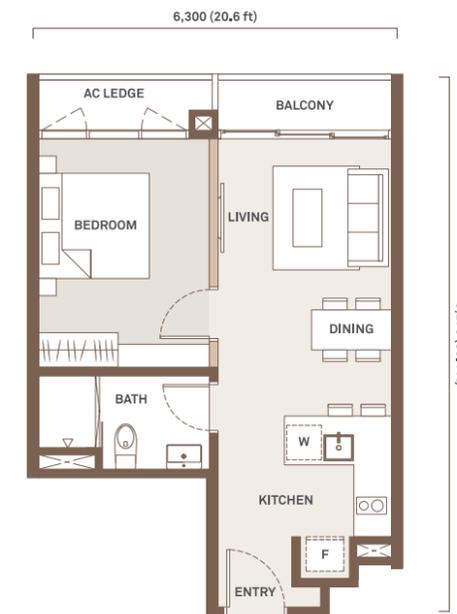
C2 & C3 | 3 Bedrooms
995 ft² - 997 ft²

C4 | 3 Bedrooms + Study
1,069 ft²

A1

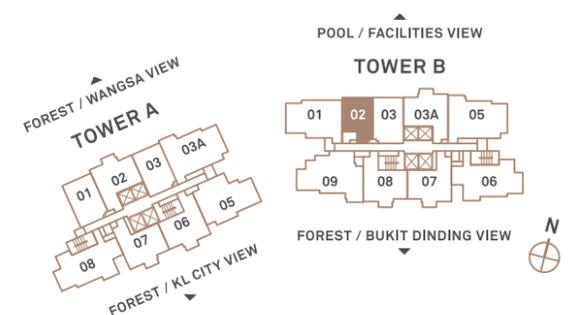
541 ft² | 50 m²
Level 9 to 36

1 Bedroom
1 Bathroom
1 Balcony



LEGEND

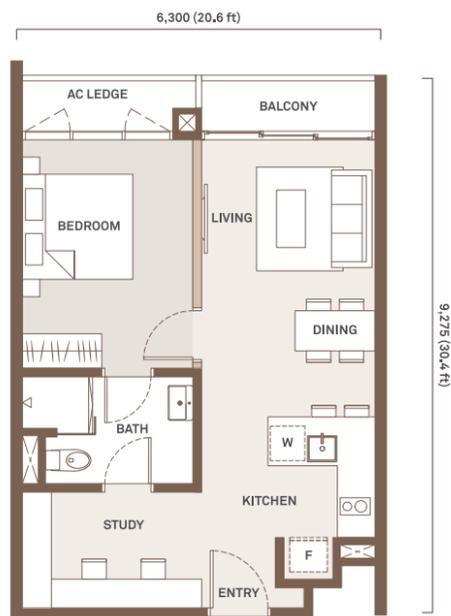
- Removable Inner Wall
- F Fridge
- W Washing Machine



A2

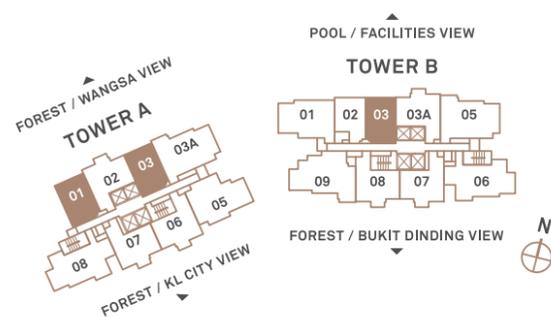
621 ft² | 58 m²
Level 9 to 36

- 1 Bedroom
- 1 Study
- 1 Bathroom
- 1 Balcony



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine



B1

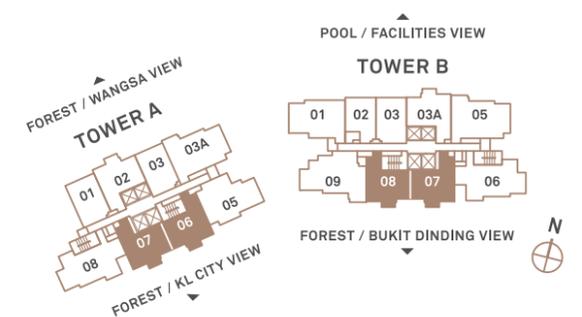
755 ft² | 70 m²
Level 9 to 36

- 2 Bedrooms
- 2 Bathrooms
- 1 Balcony



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine



B2

756 ft² | 70 m²

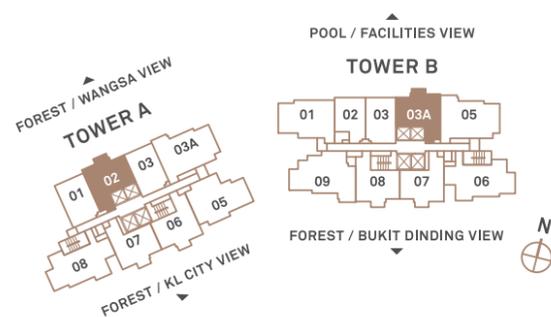
Level 9 to 36

- 2 Bedrooms
- 2 Bathrooms
- 1 Balcony



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine

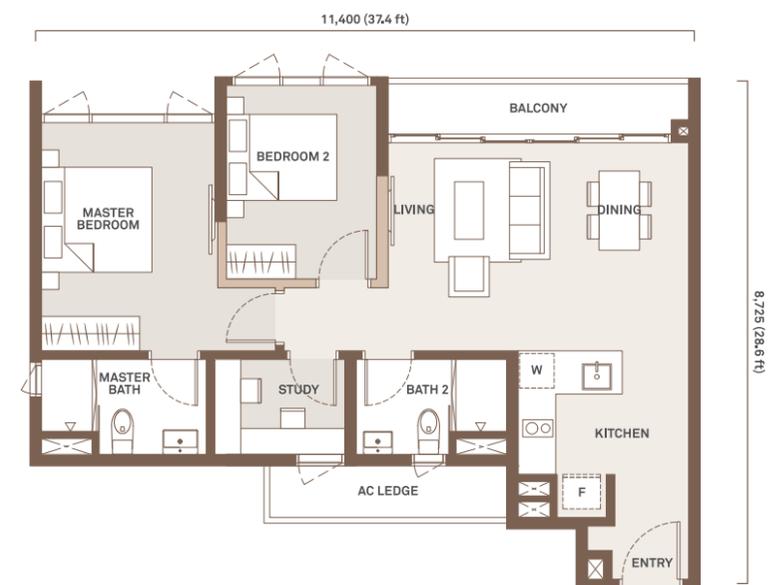


B3

889 ft² | 83 m²

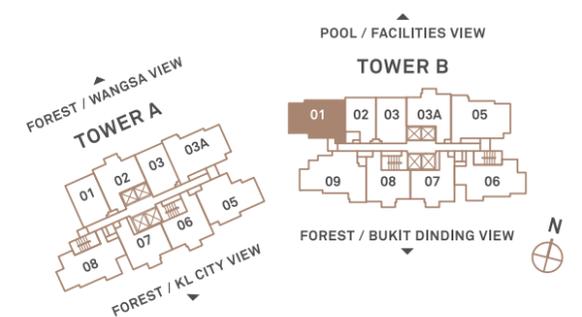
Level 9 to 36

- 2 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Balcony



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine

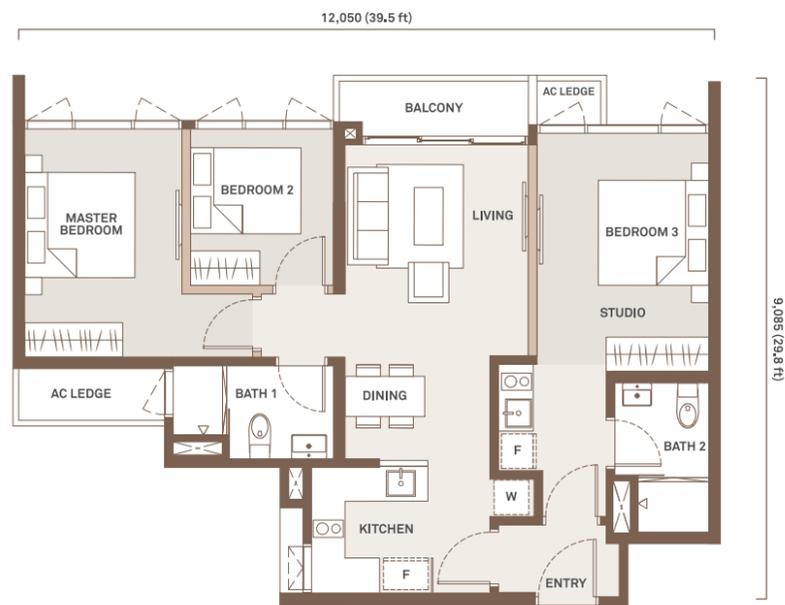


C1

952 ft² | 88 m²

Level 9 to 36

- 3 Bedrooms
- 2 Bathrooms
- 1 Balcony

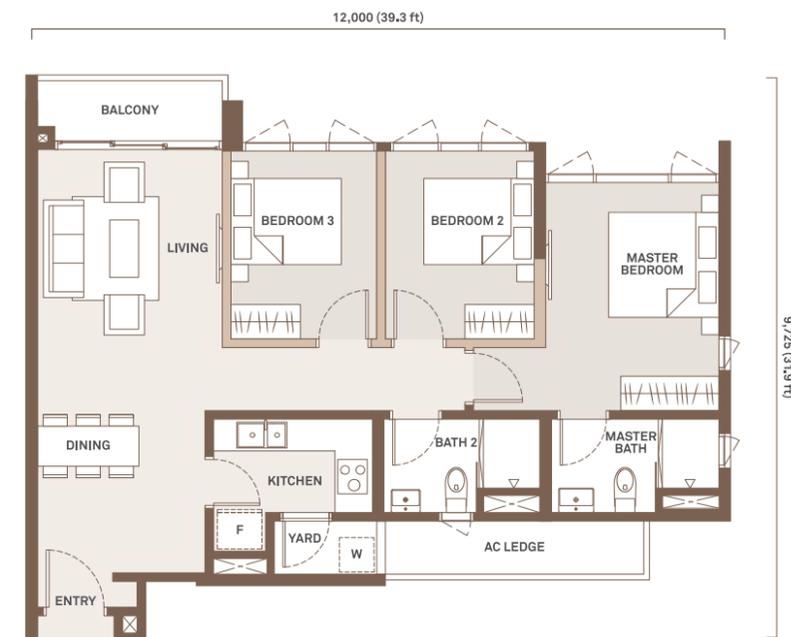


C2

997 ft² | 93 m²

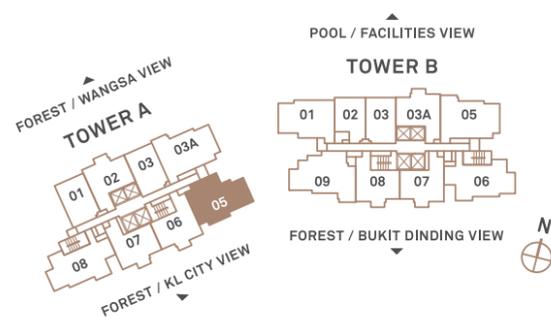
Level 9 to 36

- 3 Bedrooms
- 2 Bathrooms
- 1 Balcony
- 1 Yard



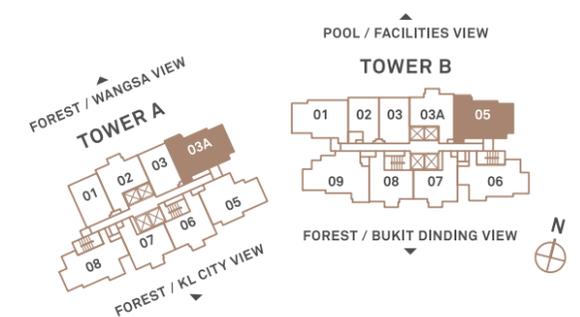
LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine

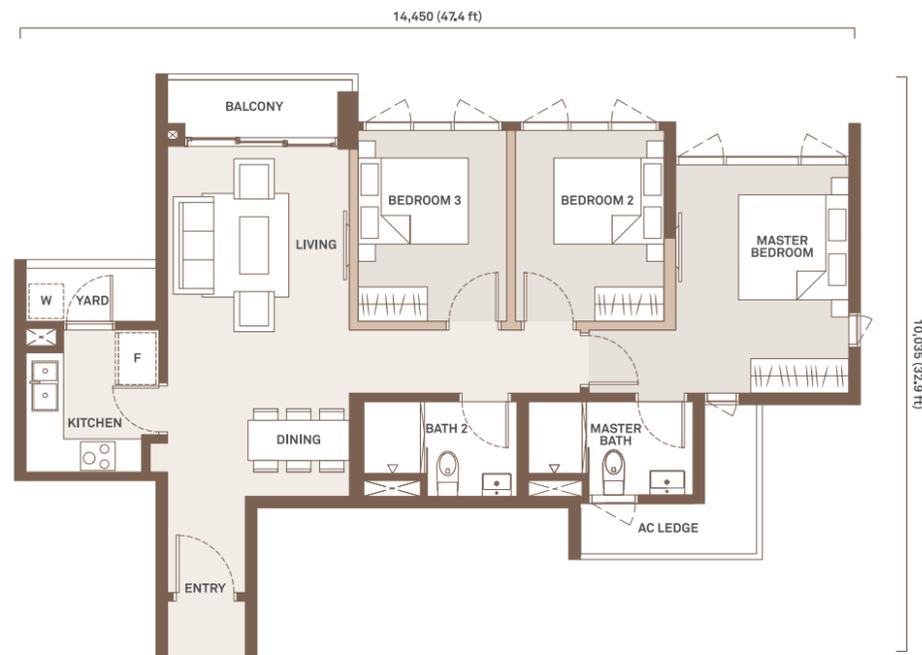


C3

995 ft² | 92 m²

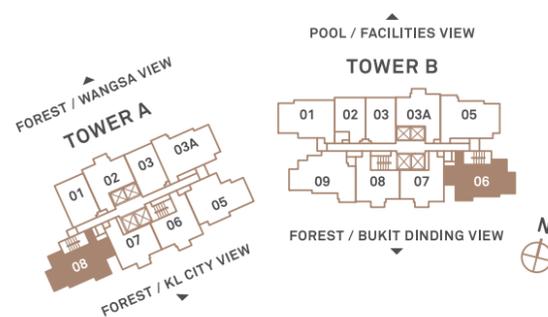
Level 9 to 36

- 3 Bedrooms
- 2 Bathrooms
- 1 Balcony
- 1 Yard



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine

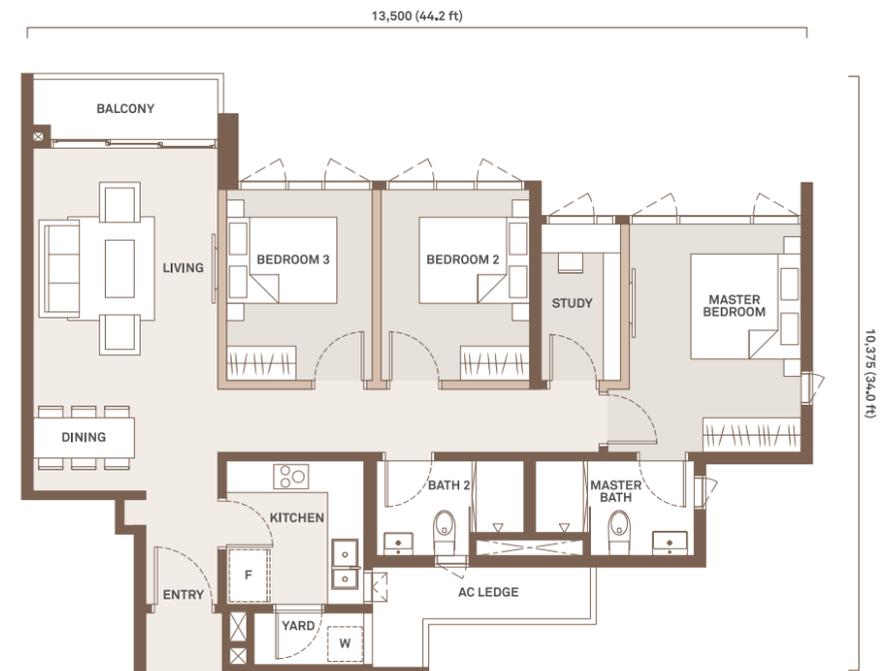


C4

1,069 ft² | 99 m²

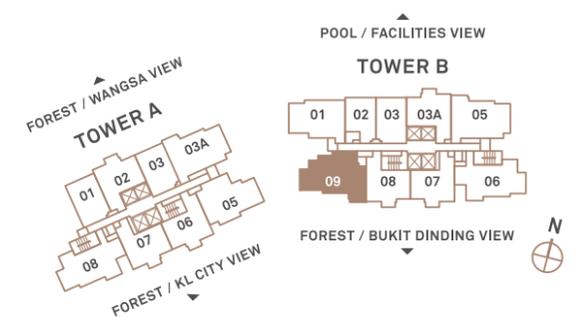
Level 9 to 36

- 3 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Balcony
- 1 Yard



LEGEND

- Removable Inner Wall
- F Fridge
- W Washing Machine



Exclusive Villa Units With Private Car Park Foyer

A limited collection designed to feel like private, landed homes.

Villa

3 Bedrooms
1,341 ft² - 1,371 ft²



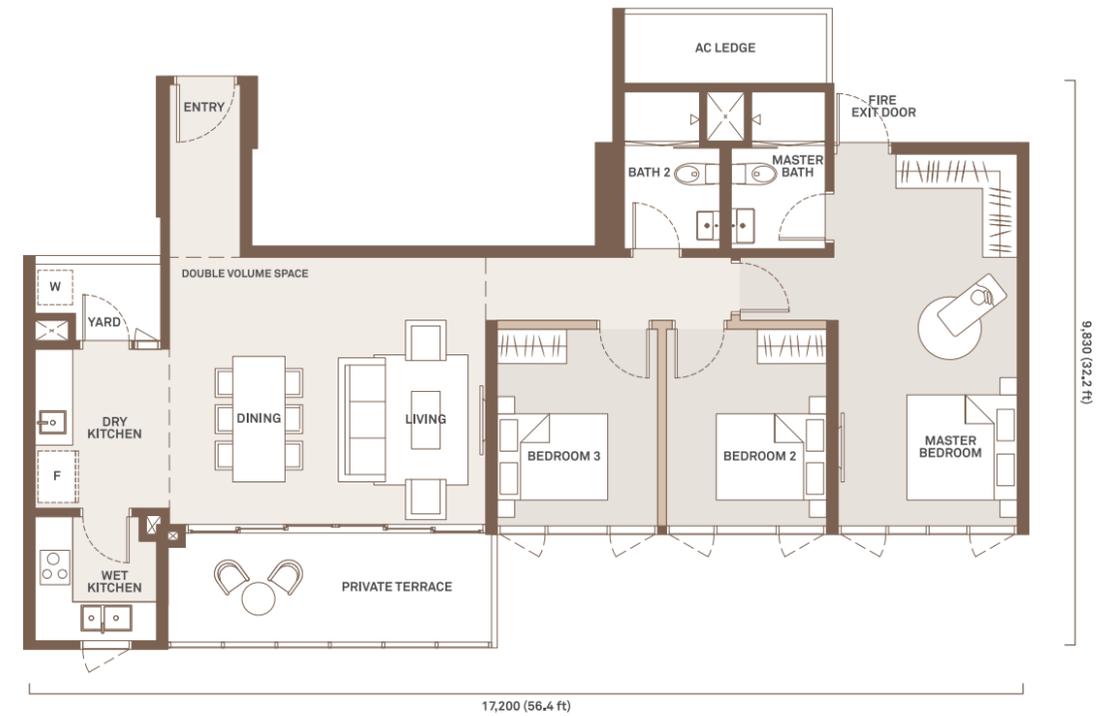
Type CP1 Living and Dining

CP1

1,341 ft² | 125 m²

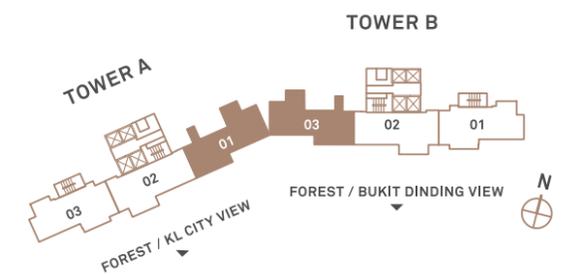
Level 2, 3A & 6

3 Bedrooms
2 Bathrooms
1 Private Terrace
1 Yard



LEGEND

-  Removable Inner Wall
- F** Fridge
- W** Washing Machine

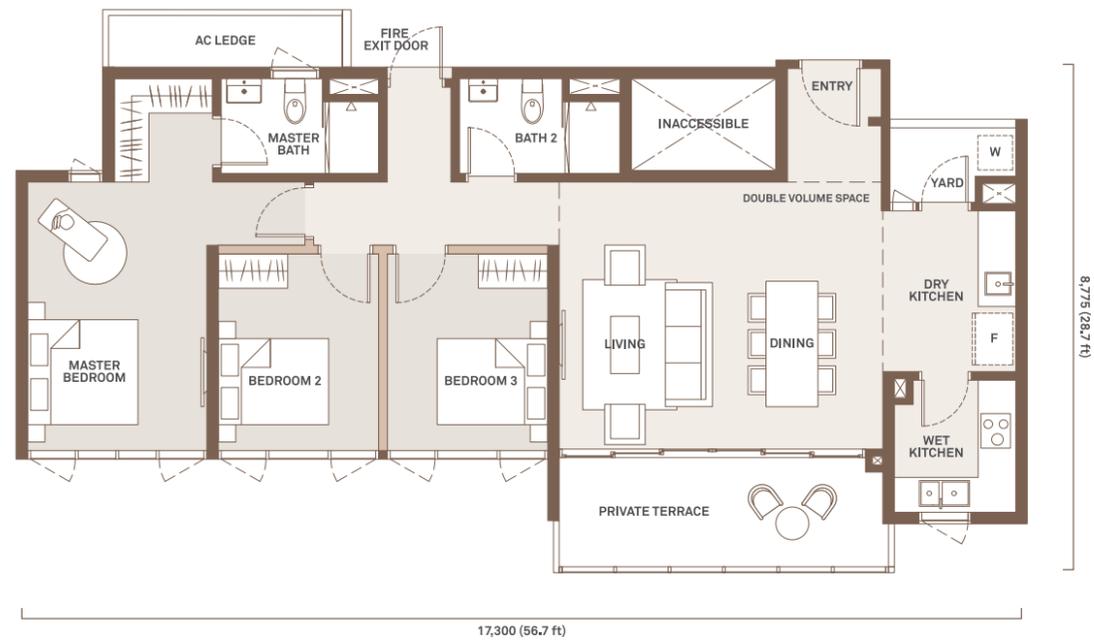


CP2

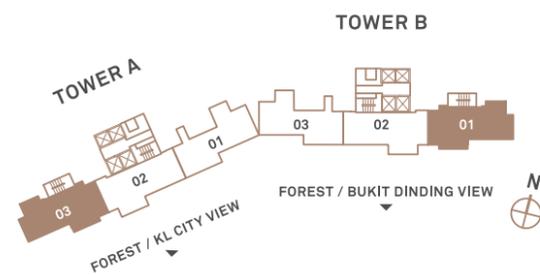
1,334 ft² | 124 m²

Level 2, 3A & 6

- 3 Bedrooms
- 2 Bathrooms
- 1 Private Terrace
- 1 Yard



- LEGEND**
- Removable Inner Wall
 - F Fridge
 - W Washing Machine

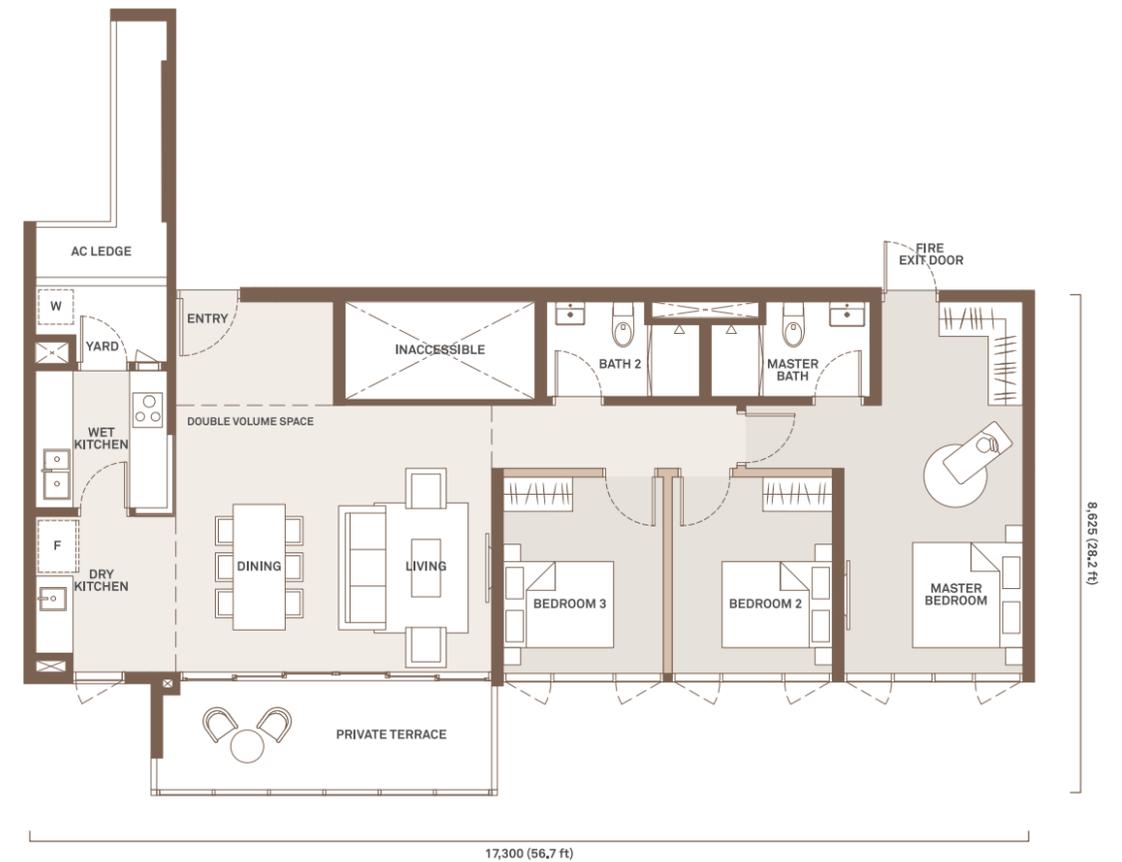


CP3

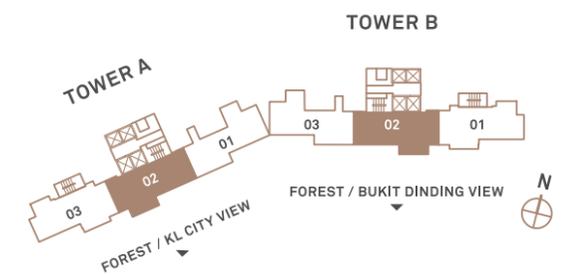
1,371 ft² | 127 m²

Level 2, 3A & 6

- 3 Bedrooms
- 2 Bathrooms
- 1 Private Terrace
- 1 Yard



- LEGEND**
- Removable Inner Wall
 - F Fridge
 - W Washing Machine





Specifications

STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete / Masonry where applicable	
ROOF	Reinforced Concrete Slab	
CEILING	Skim Coat and Paint / Plaster Board and Paint where applicable	
WINDOWS	Aluminium Framed Glass Window	
DOORS	Main Entrance	Selected Quality Fire Rated Door
	Others	Selected Quality Timber Flush Door / Aluminium Frame Glazed Door where applicable
IRONMONGERY	Selected Quality Locksets	
FLOOR FINISHES	Bedroom	Selected Quality Laminated Timber Flooring
	Study	Selected Quality Tiles
	Living, Dining, Kitchen, Bathroom, Yard and Balcony	Selected Quality Tiles
	Others	Selected Quality Tiles / Cement Render where applicable
WALL FINISHES	Bathroom	Selected Quality Tiles up to Ceiling Height
	Kitchen	Selected Quality Tiles / Plaster and Paint where applicable
	Others	Skim Coat / Plaster and Paint where applicable
SANITARY INSTALLATION	Selected Quality Sanitary Wares and Fittings	
ADDITIONAL FEATURES	Smart Digital Door Lock on Main Entrance Door Air Cond Units to Living / Dining and Bedroom(s) Kitchen Cabinet with Cooker Hood and Hob Shower Screen to all Bathrooms Storage Water Heater to all Bathrooms	

ELECTRICAL INSTALLATION

	1BR	1BR+ Study	2BR		2BR+ Study	3BR/2BR+ Studio	3BR			3BR		
	A1	A2	B1	B2	B3	C1	C2	C3	C4	CP1	CP2	CP3
Light Points	10	11	14	14	16	19	17	17	18	20	21	20
SMATV Points	2	2	2	2	2	3	2	2	2	2	2	2
Power Points	14	17	16	16	18	23	18	18	20	21	21	21
Fiber Wall Socket	1	1	1	1	1	2	1	1	1	1	1	1
Fan Points	2	2	3	3	4	3	4	4	4	5	5	5
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Unit(s)	1	1	2	2	2	2	2	2	2	2	2	2
Air Cond Units	2	3	3	3	4	4	4	4	5	5	5	5
Distribution Board	1	1	1	1	1	2	1	1	1	1	1	1



Security Features

- 1 Security Guard House and Boom Gates Monitored by CCTV Cameras.
- 2 One Card System, Vehicle and Building Access.
- 3 Separate In and Out Lanes for Residents and Visitors.
- 4 Visitor Management System Access and Exit Control at Guard House.
- 5 Multi-Storey Car Park Levels Monitored by CCTV Cameras.
- 6 Lift Lobby Card-Access-Controlled.
- 7 Lift Access Control to Designated Floor with CCTV Cameras.
- 8 Gen-Set Power Supply to Security System.
- 9 Round-The-Clock Security Guards Patrolling.
- 10 CCTV Cameras along Perimeter with Line Crossing and Intrusion Detection.



COMMITTED TO SUSTAINABILITY

Building towards sustainability is a philosophy ingrained into every MCL Land project. We are committed to environmentally responsible properties and supporting the well-being and future of our communities.

We design and build to reduce carbon footprint, minimise the use of natural resources and energy and seize new opportunities in green technology. As a result, our homes surpass green building standards.

The GreenRE certification is a badge of honor that Sfera embraces proudly for its residents.

SFERA RESIDENCE PROPERTY GALLERY

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1800 88 0088
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PROPERTY

Master Community Developer

Developer: MCL Land (Malaysia) Sdn. Bhd. | Company Registration No. 198301013518 (108912-M) • Developer Address: Lot G-93A, Wangsa Walk Mall, Wangsa Avenue, No. 9, Jalan Wangsa Perdana 1, Bandar Wangsa Maju, 53300 Kuala Lumpur, Malaysia. Tel: 603 4142 8888 Fax: 603 4142 6900 • Developer's License No.: 3097/08-2026/1440(R) • Validity Period: 7 August 2006 – 6 August 2026 • Advertising & Sales Permit No.: 3097-11/03-2026/0231(N)-(S) • Validity Period: 3 March 2023 – 2 March 2026 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP U2 OSC 2022 0301 (38) • Expected Date of Completion: March 2026 • Tenure of Land: Leasehold (Expire on 19 April 2123) • Land Encumbrances: Nil • Restriction In Interest: This land cannot be transferred, leased or pawned without prior approval by Land Works Committee of the Federal Territory of Kuala Lumpur • Total No. of Units: 494 • No. of Units by Type: Type A: 112 Units, Type B: 196 Units, Type C: 168 Units, Type CP: 18 Units • Property Type: Apartment Suite • Total 233 Units (Tower A) Selling Price: RM529,800.00 (Minimum) – RM1,256,800.00 (Maximum), Total 261 Units (Tower B) Selling Price: RM497,800.00 (Minimum) – RM1,285,800.00 (Maximum) • Total No. of Car Park for Each Unit: 1 (Type A & B), 2 (Type C & CP) • Bumiputera Discount: 5%

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

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