

FLOOR PLANS

one

cochrane
RESIDENCES

BE ONE WITH
TRENDY LIVING



WHY ONE COCHRANE RESIDENCES
IS THE PLACE TO BE

Strategic
Location



Superb
Connectivity



Freehold
Residential
Status

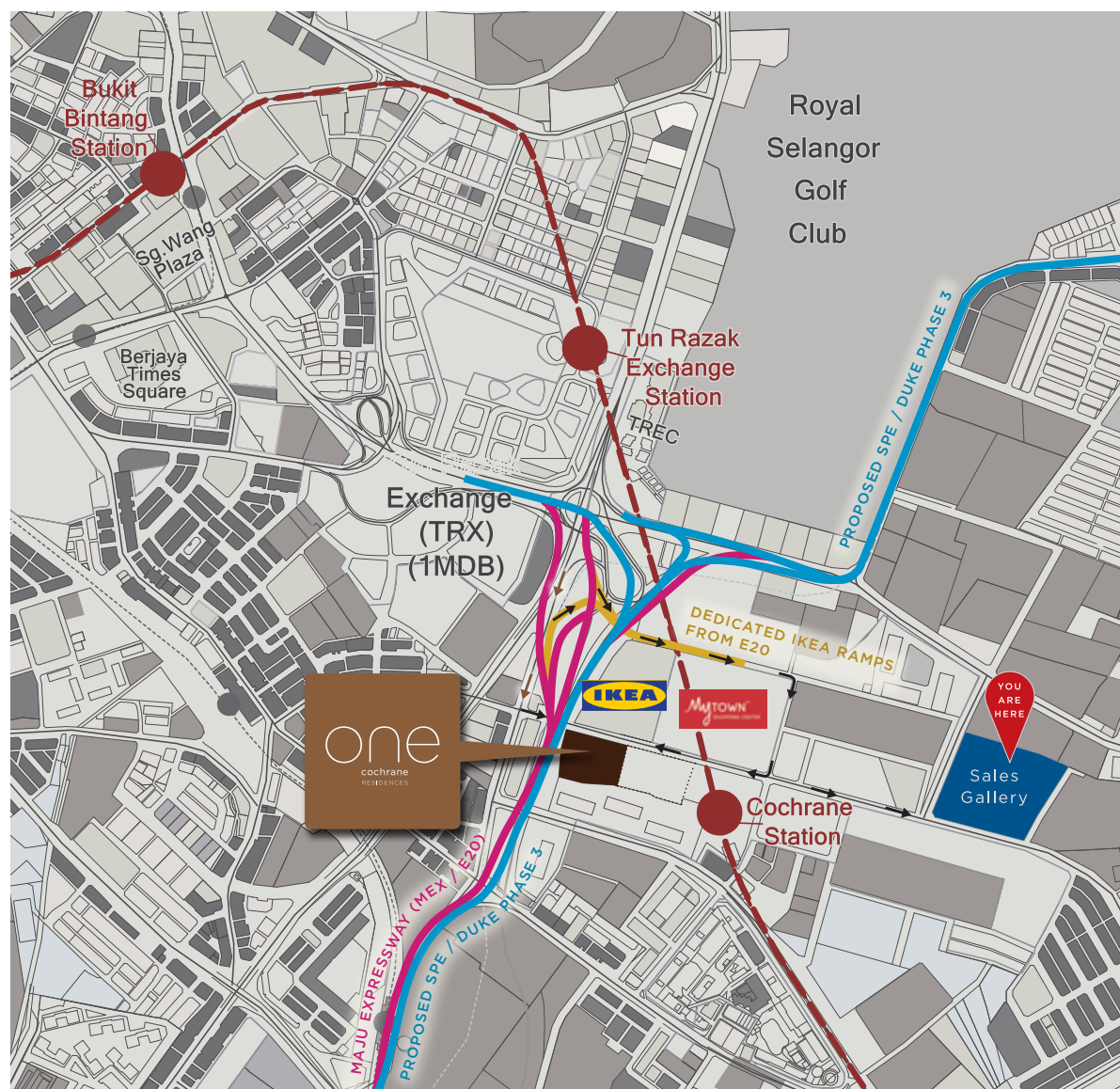


6 Units
Per Floor





BE one
WITH
AN IDEAL
LOCATION



CONNECTIVITY

Well connected by public transportation services by highways and MRT/ LRT lines.



READY AMENITIES

Supported by ready amenities and facilities with shopping centres, financial institutions, retail components and a matured residential neighbourhood.



CONVENIENT ESSENTIALS

One Cochrane Residences sits directly opposite of IKEA Cheras and MyTOWN Shopping Centre.



CLOSE TO SIGNIFICANT LANDMARKS

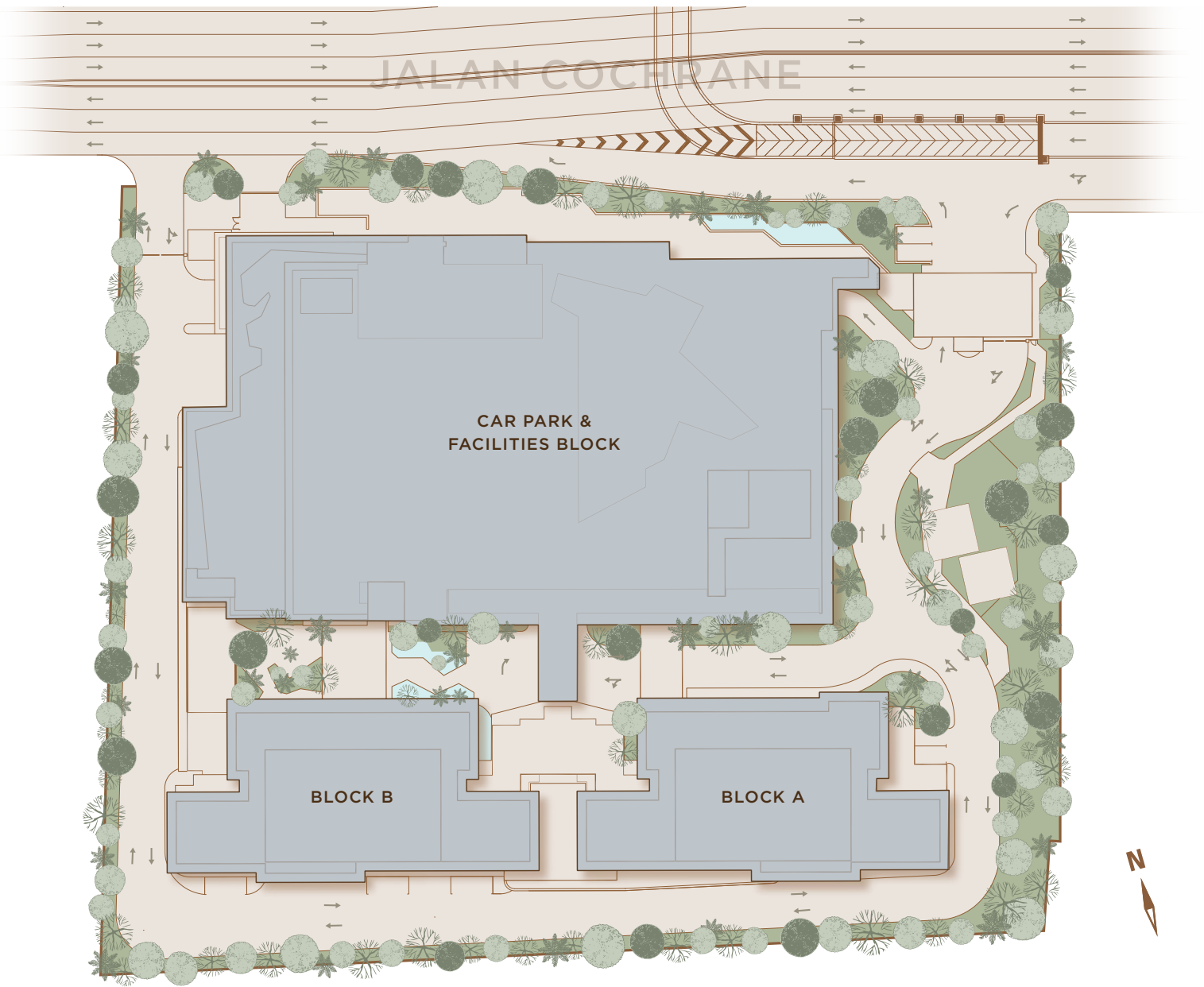
KL's upcoming international financial and business district, Tun Razak Exchange (TRX) and Bandar Malaysia are within close proximity.



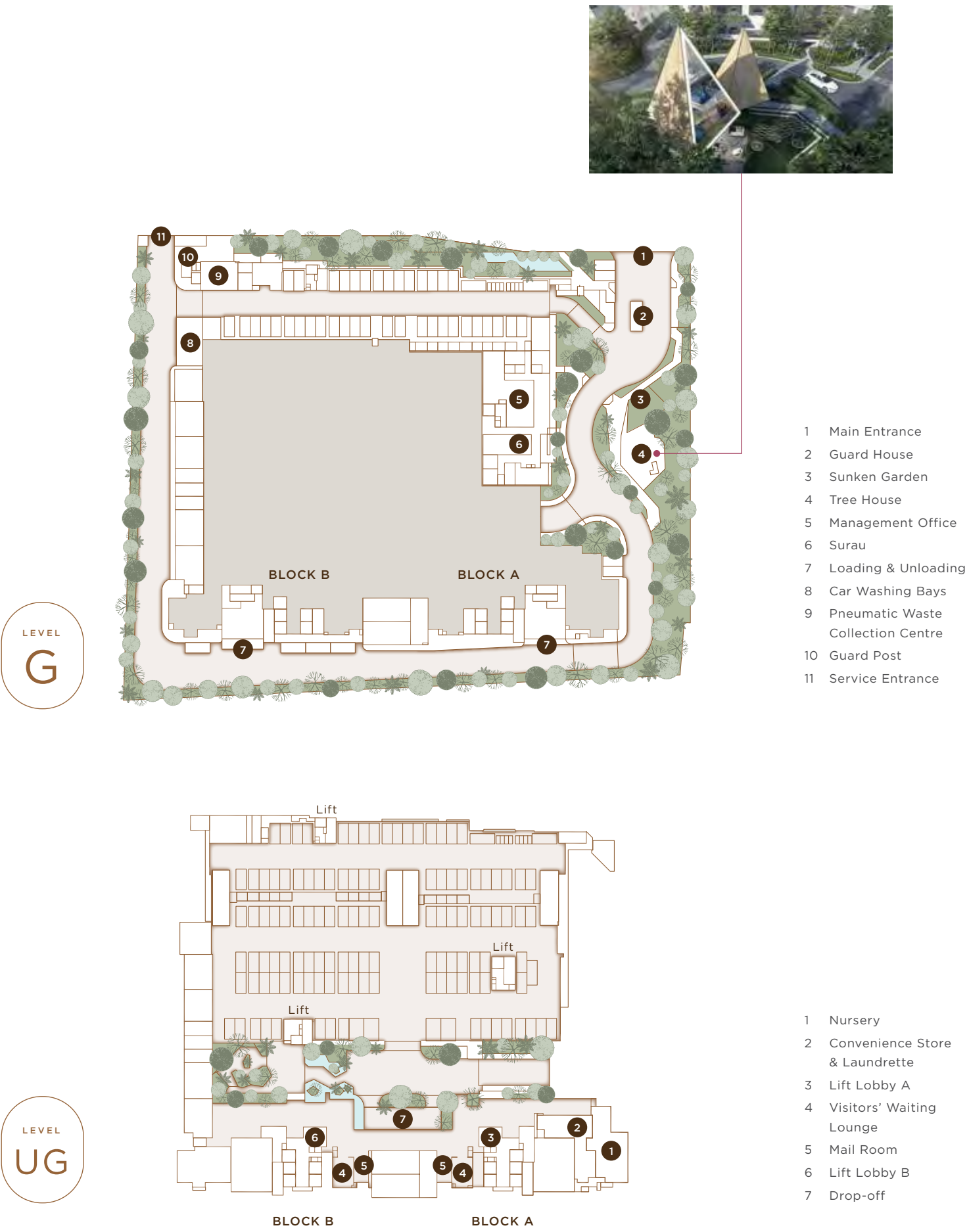
FREEHOLD RESIDENTIAL STATUS

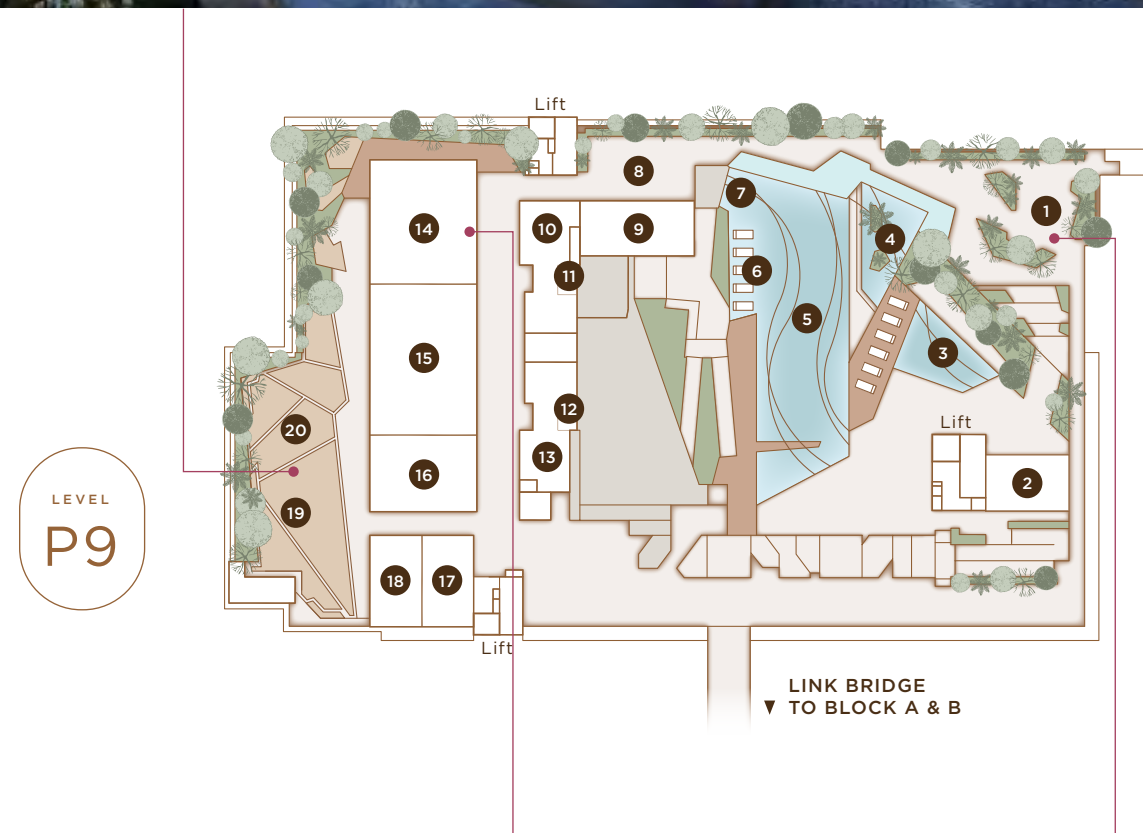
Freehold residential title where owners enjoy cheaper rates of utilities, assessment and quit rent.

LAYOUT PLAN

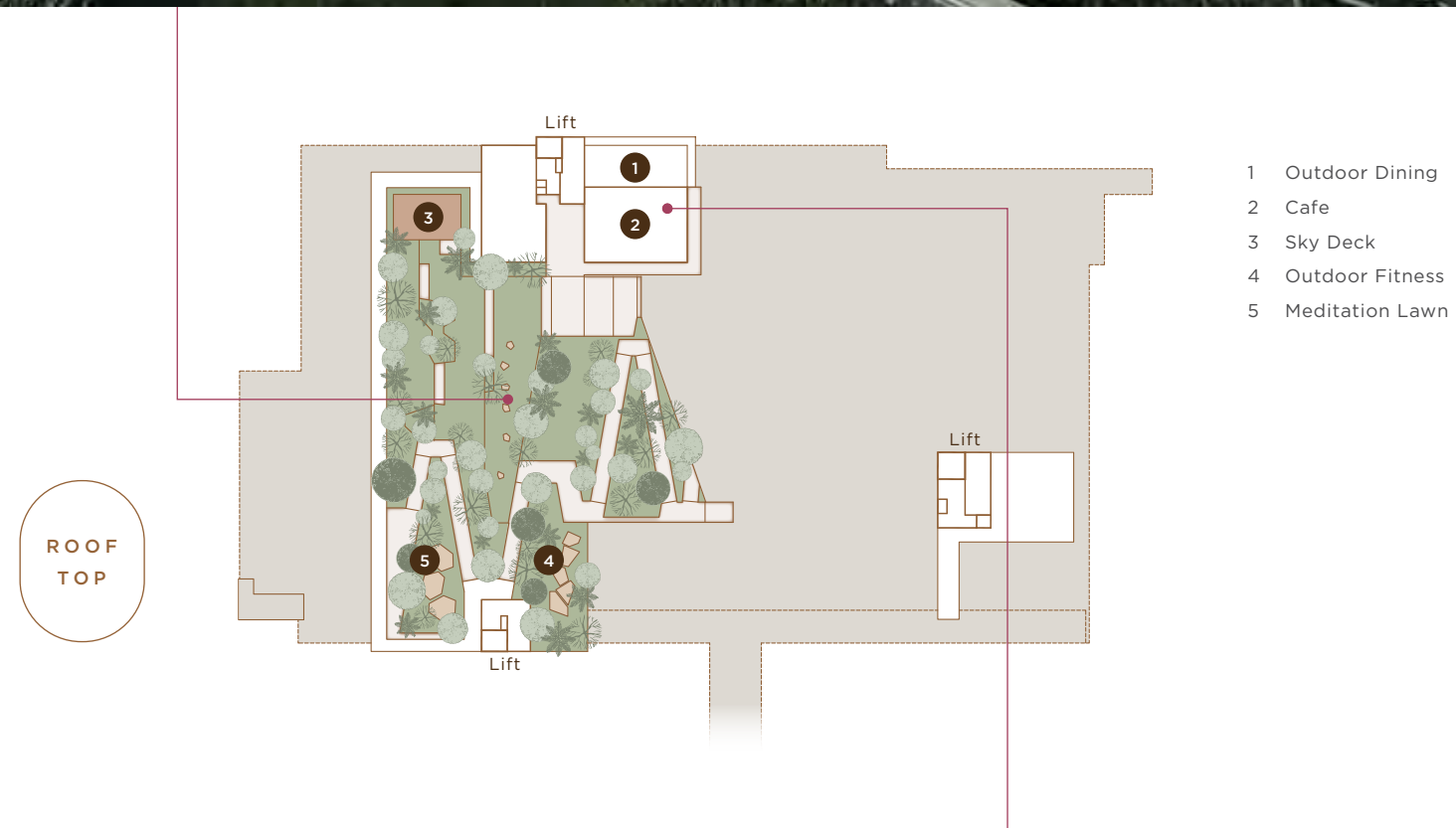


FACILITIES PLAN





- 1 BBQ Terrace
- 2 Lounge
- 3 Wading Pool
- 4 Family Jacuzzi
- 5 Swimming Pool
- 6 Floating Lounge
- 7 Aqua Gym
- 8 Garden Dining
- 9 Party Room 1
- 10 Male Changing Room
- 11 Male Sauna
- 12 Female Sauna
- 13 Female Changing Room
- 14 Gym
- 15 Multi-purpose Hall
- 16 Party Room 2
- 17 Games Room
- 18 Fitness Studio
- 19 Creative Play Area
- 20 Outdoor Fitness



- 1 Outdoor Dining
- 2 Cafe
- 3 Sky Deck
- 4 Outdoor Fitness
- 5 Meditation Lawn





FLOOR PLANS

TYPE
1_R
2 Bedrooms

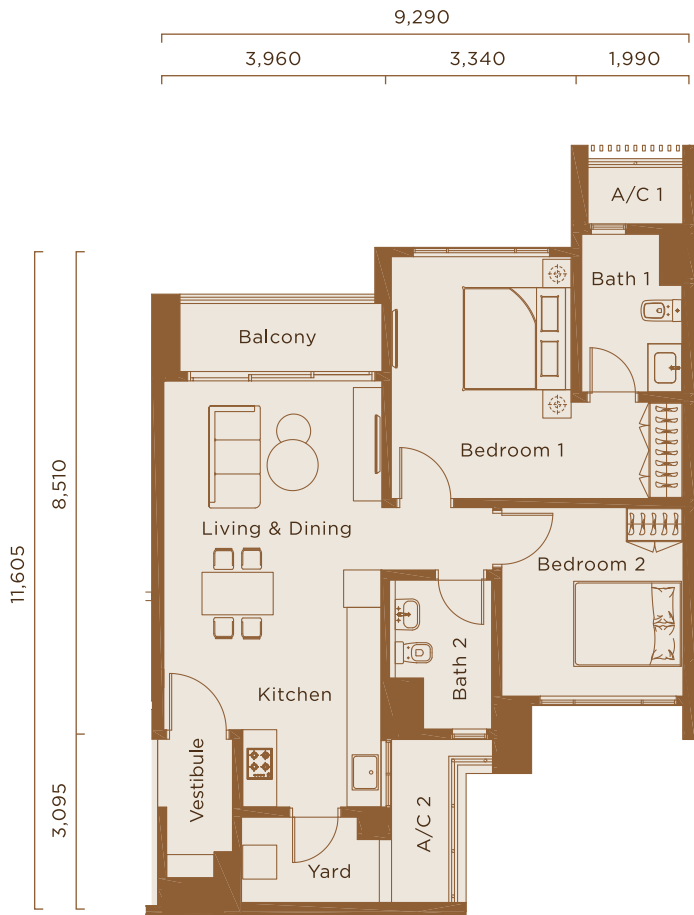
BUILT-UP AREA
926 sq ft / 86 sq m

TOTAL UNITS
10

UNIT LOCATION
Type 1R
Block B, Level 1 - 5

Type 1L
Block A, Level 1 - 5

Type 1L is a mirror image to Type 1R



TYPE
2_R
2 Bedrooms

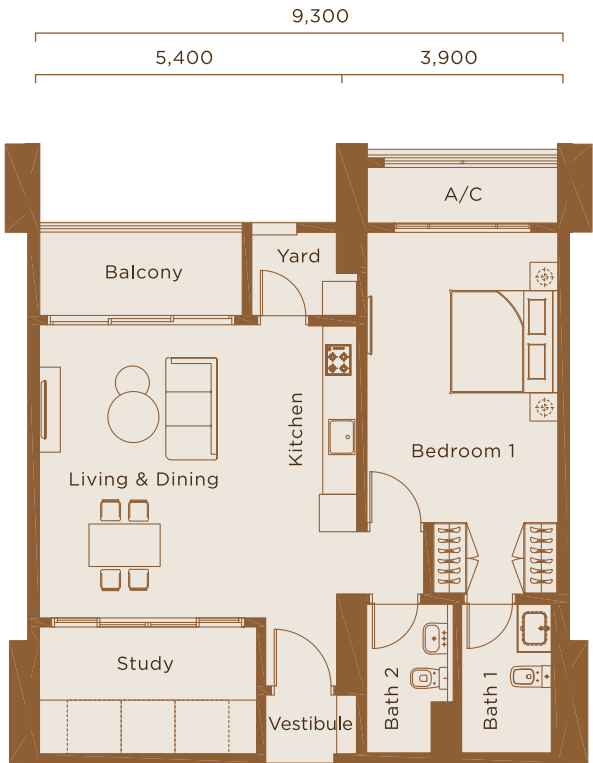
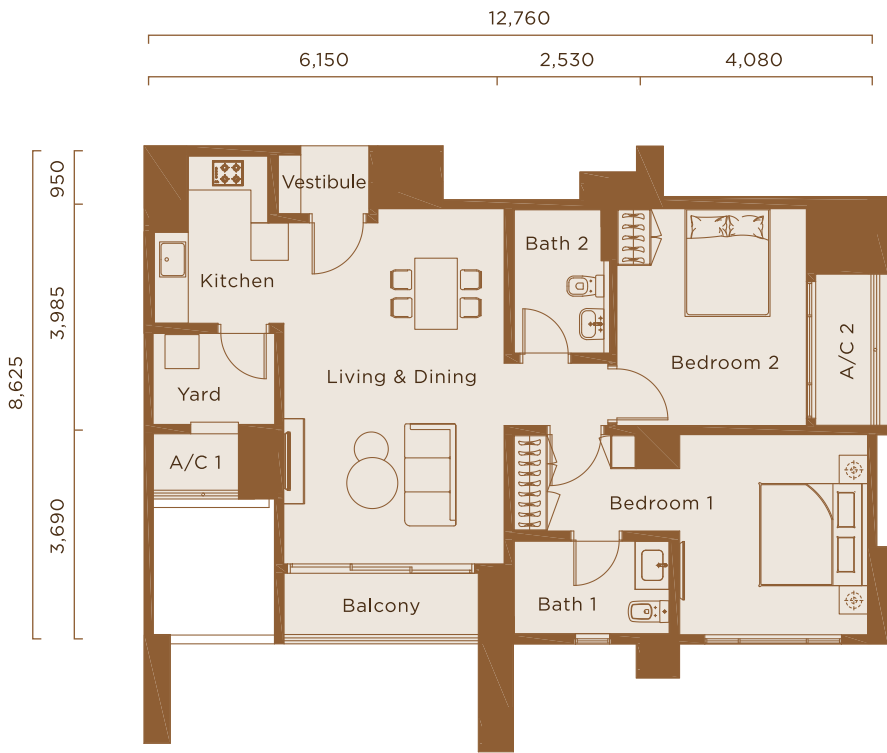
BUILT-UP AREA
969 sq ft / 90 sq m

TOTAL UNITS
12

UNIT LOCATION
Type 2R
Block B, Level 1 - 5, 7

Type 2L
Block A, Level 1 - 5, 7

Type 2L is a mirror image to Type 2R



TYPE
3_R
1 + 1 Bedroom

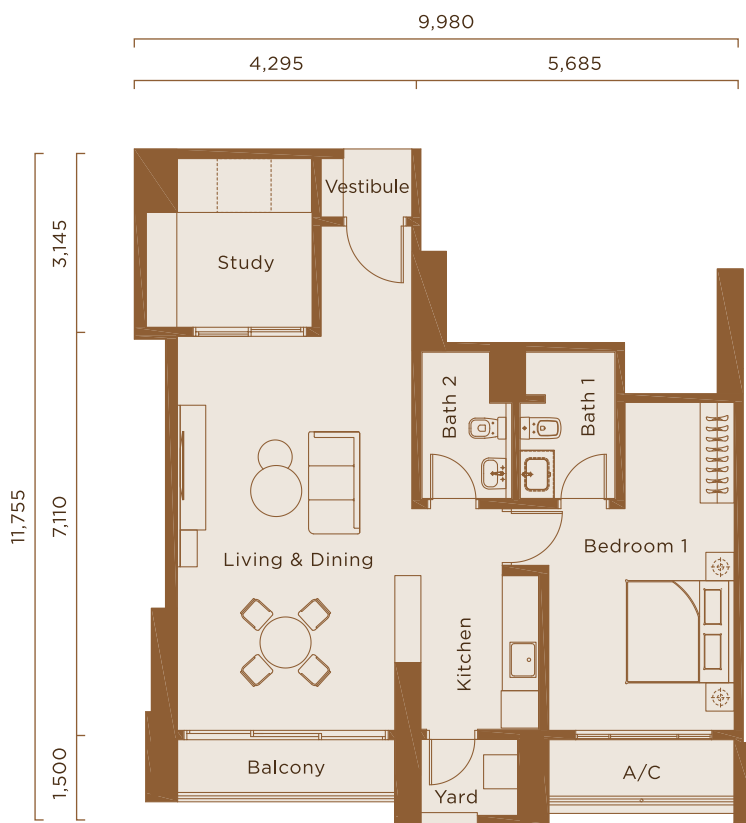
BUILT-UP AREA
947 sq ft / 88 sq m

TOTAL UNITS
74

UNIT LOCATION
Type 3R
Block B, Level 1 - 37

Type 3L
Block A, Level 1 - 37

Type 3L is a mirror image to Type 3R



TYPE
4_R
1 + 1 Bedroom

BUILT-UP AREA
980 sq ft / 91 sq m

TOTAL UNITS
70

UNIT LOCATION
Type 4R
Block B, Level 1 - 22, 25 - 37

Type 4L
Block A, Level 1 - 22, 25 - 37

Type 4L is a mirror image to Type 4R

TYPE
5_R
2 Bedrooms

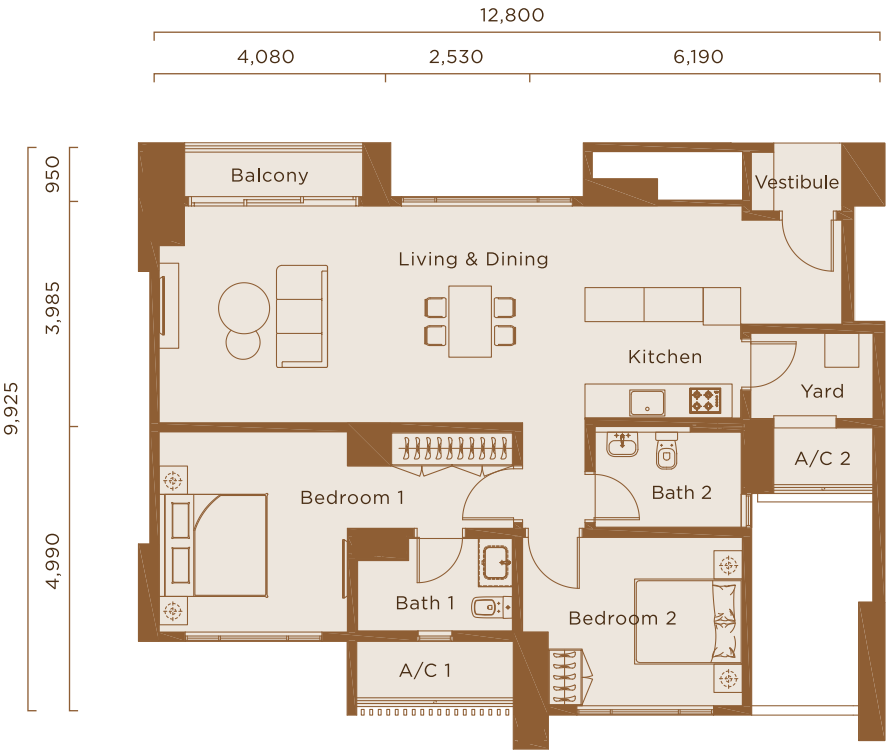
BUILT-UP AREA
1,055 sq ft / 98 sq m

TOTAL UNITS
134

UNIT LOCATION
Type 5R
Block A, Level 8 – 37
Block B, Level 1 – 37

Type 5L
Block A, Level 1 – 37
Block B, Level 8 – 37

Type 5L is a mirror image to Type 5R



TYPE
7_L
3 Bedrooms

BUILT-UP AREA
1,227 sq ft / 114 sq m

TOTAL UNITS
37

UNIT LOCATION
Block A, Level 1 – 37

TYPE
6_R
2 Bedrooms

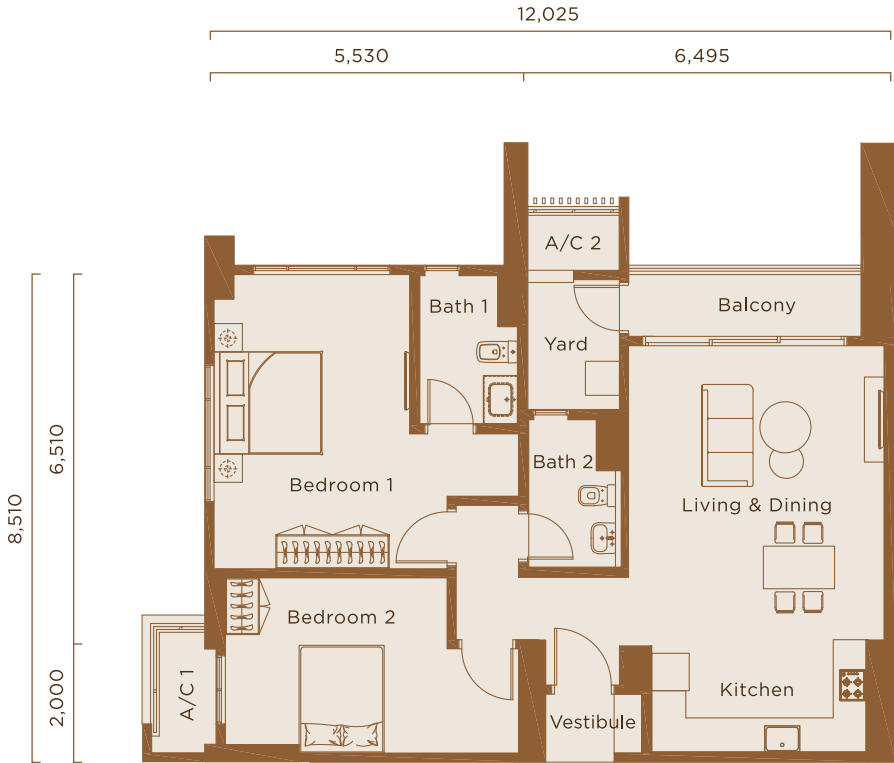
BUILT-UP AREA
1,098 sq ft / 102 sq m

TOTAL UNITS
111

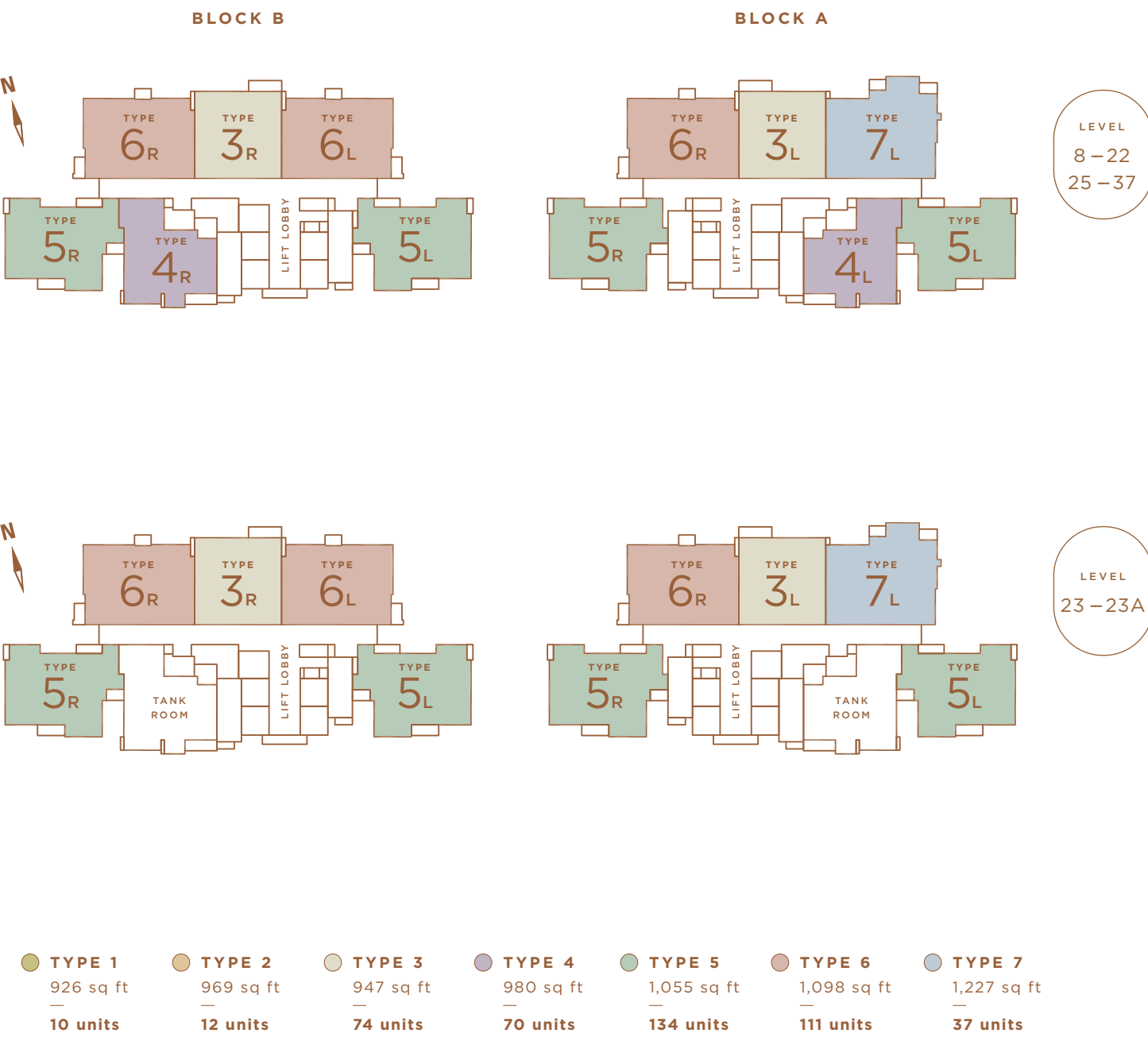
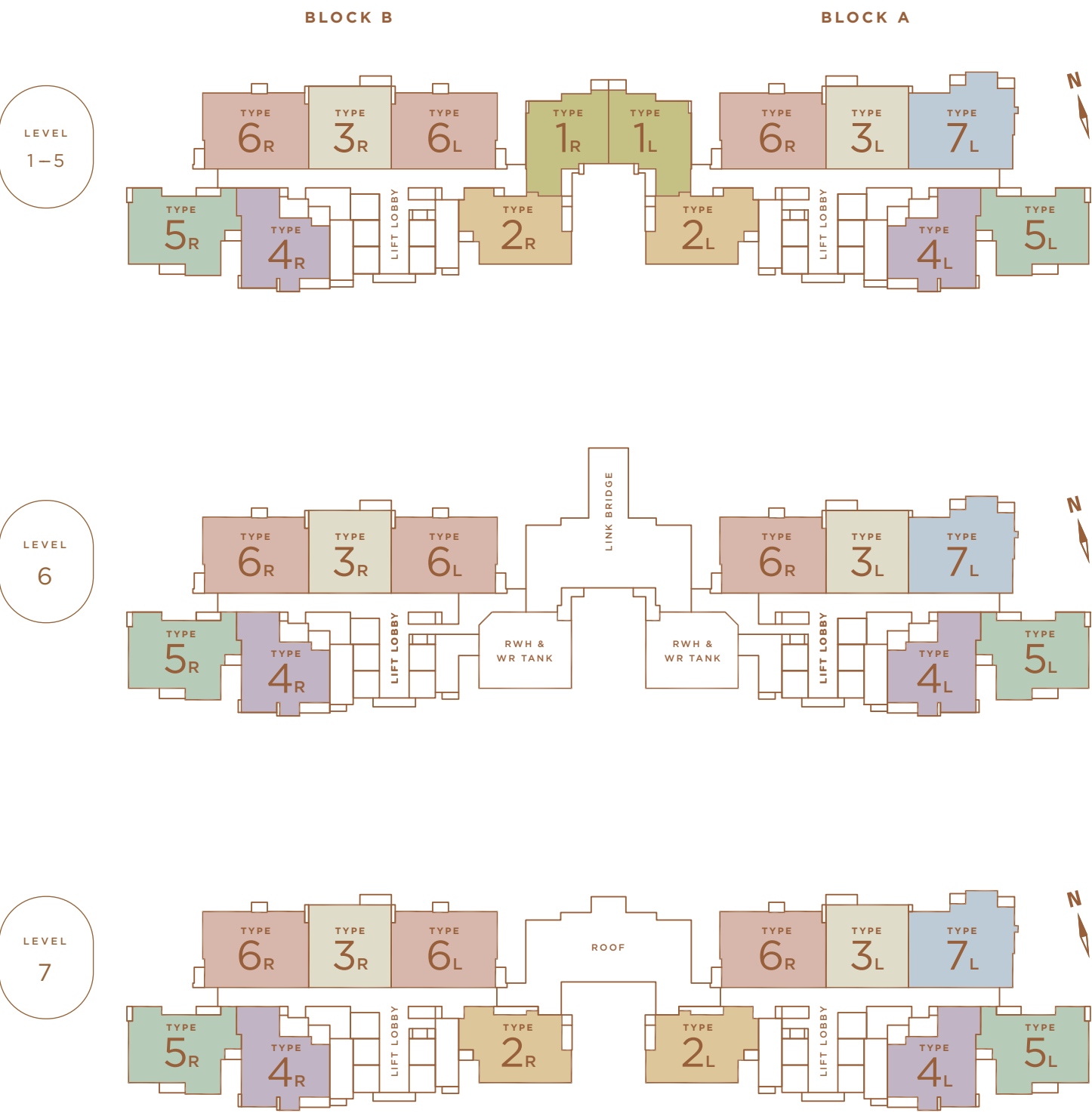
UNIT LOCATION
Type 6R
Block A, Level 1 – 37
Block B, Level 1 – 37

Type 6L
Block B, Level 1 – 37

Type 6L is a mirror image to Type 6R



KEY PLANS



STOREY PLAN

BLOCK
A

	CITY NORTH / City Skyline View					CITY SOUTH / Sg Besi View				
37	7 _L A*37*1	3 _L A*37*2	6 _R A*37*3		5 _R A*37*3A	M&E AND SERVICE LIFTS	STAIRCASE AND SERVICE LIFTS	4 _L A*37*5	5 _L A*37*6	37
36	7 _L A*36*1	3 _L A*36*2	6 _R A*36*3		5 _R A*36*3A			4 _L A*36*5	5 _L A*36*6	36
35	7 _L A*35*1	3 _L A*35*2	6 _R A*35*3		5 _R A*35*3A			4 _L A*35*5	5 _L A*35*6	35
33A	7 _L A*33A*1	3 _L A*33A*2	6 _R A*33A*3		5 _R A*33A*3A			4 _L A*33A*5	5 _L A*33A*6	33A
33	7 _L A*33*1	3 _L A*33*2	6 _R A*33*3		5 _R A*33*3A			4 _L A*33*5	5 _L A*33*6	33
32	7 _L A*32*1	3 _L A*32*2	6 _R A*32*3		5 _R A*32*3A			4 _L A*32*5	5 _L A*32*6	32
31	7 _L A*31*1	3 _L A*31*2	6 _R A*31*3		5 _R A*31*3A			4 _L A*31*5	5 _L A*31*6	31
30	7 _L A*30*1	3 _L A*30*2	6 _R A*30*3		5 _R A*30*3A			4 _L A*30*5	5 _L A*30*6	30
29	7 _L A*29*1	3 _L A*29*2	6 _R A*29*3		5 _R A*29*3A			4 _L A*29*5	5 _L A*29*6	29
28	7 _L A*28*1	3 _L A*28*2	6 _R A*28*3		5 _R A*28*3A			4 _L A*28*5	5 _L A*28*6	28
27	7 _L A*27*1	3 _L A*27*2	6 _R A*27*3		5 _R A*27*3A			4 _L A*27*5	5 _L A*27*6	27
26	7 _L A*26*1	3 _L A*26*2	6 _R A*26*3		5 _R A*26*3A			4 _L A*26*5	5 _L A*26*6	26
25	7 _L A*25*1	3 _L A*25*2	6 _R A*25*3		5 _R A*25*3A			4 _L A*25*5	5 _L A*25*6	25
23A	7 _L A*23A*1	3 _L A*23A*2	6 _R A*23A*3		5 _R A*23A*3A			BREAK TANK	5 _L A*23A*5	23A
23	7 _L A*23*1	3 _L A*23*2	6 _R A*23*3		5 _R A*23*3A				5 _L A*23*5	23
22	7 _L A*22*1	3 _L A*22*2	6 _R A*22*3		5 _R A*22*3A			4 _L A*22*5	5 _L A*22*6	22
21	7 _L A*21*1	3 _L A*21*2	6 _R A*21*3		5 _R A*21*3A			4 _L A*21*5	5 _L A*21*6	21
20	7 _L A*20*1	3 _L A*20*2	6 _R A*20*3		5 _R A*20*3A			4 _L A*20*5	5 _L A*20*6	20
19	7 _L A*19*1	3 _L A*19*2	6 _R A*19*3		5 _R A*19*3A			4 _L A*19*5	5 _L A*19*6	19
18	7 _L A*18*1	3 _L A*18*2	6 _R A*18*3		5 _R A*18*3A			4 _L A*18*5	5 _L A*18*6	18
17	7 _L A*17*1	3 _L A*17*2	6 _R A*17*3		5 _R A*17*3A			4 _L A*17*5	5 _L A*17*6	17
16	7 _L A*16*1	3 _L A*16*2	6 _R A*16*3		5 _R A*16*3A			4 _L A*16*5	5 _L A*16*6	16
15	7 _L A*15*1	3 _L A*15*2	6 _R A*15*3		5 _R A*15*3A			4 _L A*15*5	5 _L A*15*6	15
13A	7 _L A*13A*1	3 _L A*13A*2	6 _R A*13A*3		5 _R A*13A*3A			4 _L A*13A*5	5 _L A*13A*6	13A
13	7 _L A*13*1	3 _L A*13*2	6 _R A*13*3	5 _R A*13*3A	4 _L A*13*5	5 _L A*13*6	13			
12	7 _L A*12*1	3 _L A*12*2	6 _R A*12*3	5 _R A*12*3A	4 _L A*12*5	5 _L A*12*6	12			
11	7 _L A*11*1	3 _L A*11*2	6 _R A*11*3	5 _R A*11*3A	4 _L A*11*5	5 _L A*11*6	11			
10	7 _L A*10*1	3 _L A*10*2	6 _R A*10*3	5 _R A*10*3A	4 _L A*10*5	5 _L A*10*6	10			
9	7 _L A*9*1	3 _L A*9*2	6 _R A*9*3	5 _R A*9*3A	4 _L A*9*5	5 _L A*9*6	9			
8	7 _L A*8*1	3 _L A*8*2	6 _R A*8*3	5 _R A*8*3A	4 _L A*8*5	5 _L A*8*6	8			
7	7 _L A*7*1	3 _L A*7*2	6 _R A*7*3	2 _L A*7*3A	4 _L A*7*5	5 _L A*7*6	7			
6	7 _L A*6*1	3 _L A*6*2	6 _R A*6*3	LINK BRIDGE	RWH & WR TANK	4 _L A*6*3A	5 _L A*6*5	6		
5	7 _L A*5*1	3 _L A*5*2	6 _R A*5*3	1 _L A*5*3A	2 _L A*5*5	4 _L A*5*6	5 _L A*5*7	5		
3A	7 _L A*3A*1	3 _L A*3A*2	6 _R A*3A*3	1 _L A*3A*3A	2 _L A*3A*5	4 _L A*3A*6	5 _L A*3A*7	3A		
3	7 _L A*3*1	3 _L A*3*2	6 _R A*3*3	1 _L A*3*3A	2 _L A*3*5	4 _L A*3*6	5 _L A*3*7	3		
2	7 _L A*2*1	3 _L A*2*2	6 _R A*2*3	1 _L A*2*3A	2 _L A*2*5	4 _L A*2*6	5 _L A*2*7	2		
1	7 _L A*1*1	3 _L A*1*2	6 _R A*1*3	1 _L A*1*3A	2 _L A*1*5	4 _L A*1*6	5 _L A*1*7	1		
LOBBY & DROP-OFF										

BLOCK
B

	CITY SOUTH / Sg Besi View				CITY NORTH / City Skyline View				
37	5 _R B•37•6	4 _R B•37•5	M&E AND LIFTS LIFTS STAIRCASE AND SERVICE	5 _L B•37•3A	M&E AND LIFTS LIFTS STAIRCASE AND SERVICE	6 _L B•37•3	3 _R B•37•2	6 _R B•37•1	37
36	5 _R B•36•6	4 _R B•36•5		5 _L B•36•3A		6 _L B•36•3	3 _R B•36•2	6 _R B•36•1	36
35	5 _R B•35•6	4 _R B•35•5		5 _L B•35•3A		6 _L B•35•3	3 _R B•35•2	6 _R B•35•1	35
33A	5 _R B•33A•6	4 _R B•33A•5		5 _L B•33A•3A		6 _L B•33A•3	3 _R B•33A•2	6 _R B•33A•1	33A
33	5 _R B•33•6	4 _R B•33•5		5 _L B•33•3A		6 _L B•33•3	3 _R B•33•2	6 _R B•33•1	33
32	5 _R B•32•6	4 _R B•32•5		5 _L B•32•3A		6 _L B•32•3	3 _R B•32•2	6 _R B•32•1	32
31	5 _R B•31•6	4 _R B•31•5		5 _L B•31•3A		6 _L B•31•3	3 _R B•31•2	6 _R B•31•1	31
30	5 _R B•30•6	4 _R B•30•5		5 _L B•30•3A		6 _L B•30•3	3 _R B•30•2	6 _R B•30•1	30
29	5 _R B•29•6	4 _R B•29•5		5 _L B•29•3A		6 _L B•29•3	3 _R B•29•2	6 _R B•29•1	29
28	5 _R B•28•6	4 _R B•28•5		5 _L B•28•3A		6 _L B•28•3	3 _R B•28•2	6 _R B•28•1	28
27	5 _R B•27•6	4 _R B•27•5		5 _L B•27•3A		6 _L B•27•3	3 _R B•27•2	6 _R B•27•1	27
26	5 _R B•26•6	4 _R B•26•5		5 _L B•26•3A		6 _L B•26•3	3 _R B•26•2	6 _R B•26•1	26
25	5 _R B•25•6	4 _R B•25•5		5 _L B•25•3A		6 _L B•25•3	3 _R B•25•2	6 _R B•25•1	25
23A	5 _R B•23A•5	BREAK TANK		5 _L B•23A•3A		6 _L B•23A•3	3 _R B•23A•2	6 _R B•23A•1	23A
23	5 _R B•23•5			5 _L B•23•3A		6 _L B•23•3	3 _R B•23•2	6 _R B•23•1	23
22	5 _R B•22•6	4 _R B•22•5		5 _L B•22•3A		6 _L B•22•3	3 _R B•22•2	6 _R B•22•1	22
21	5 _R B•21•6	4 _R B•21•5		5 _L B•21•3A		6 _L B•21•3	3 _R B•21•2	6 _R B•21•1	21
20	5 _R B•20•6	4 _R B•20•5		5 _L B•20•3A		6 _L B•20•3	3 _R B•20•2	6 _R B•20•1	20
19	5 _R B•19•6	4 _R B•19•5		5 _L B•19•3A		6 _L B•19•3	3 _R B•19•2	6 _R B•19•1	19
18	5 _R B•18•6	4 _R B•18•5		5 _L B•18•3A		6 _L B•18•3	3 _R B•18•2	6 _R B•18•1	18
17	5 _R B•17•6	4 _R B•17•5		5 _L B•17•3A		6 _L B•17•3	3 _R B•17•2	6 _R B•17•1	17
16	5 _R B•16•6	4 _R B•16•5		5 _L B•16•3A		6 _L B•16•3	3 _R B•16•2	6 _R B•16•1	16
15	5 _R B•15•6	4 _R B•15•5		5 _L B•15•3A		6 _L B•15•3	3 _R B•15•2	6 _R B•15•1	15
13A	5 _R B•13A•6	4 _R B•13A•5	5 _L B•13A•3A	6 _L B•13A•3	3 _R B•13A•2	6 _R B•13A•1	13A		
13	5 _R B•13•6	4 _R B•13•5	5 _L B•13•3A	6 _L B•13•3	3 _R B•13•2	6 _R B•13•1	13		
12	5 _R B•12•6	4 _R B•12•5	5 _L B•12•3A	6 _L B•12•3	3 _R B•12•2	6 _R B•12•1	12		
11	5 _R B•11•6	4 _R B•11•5	5 _L B•11•3A	6 _L B•11•3	3 _R B•11•2	6 _R B•11•1	11		
10	5 _R B•10•6	4 _R B•10•5	5 _L B•10•3A	6 _L B•10•3	3 _R B•10•2	6 _R B•10•1	10		
9	5 _R B•9•6	4 _R B•9•5	5 _L B•9•3A	6 _L B•9•3	3 _R B•9•2	6 _R B•9•1	9		
8	5 _R B•8•6	4 _R B•8•5	5 _L B•8•3A	6 _L B•8•3	3 _R B•8•2	6 _R B•8•1	8		
7	5 _R B•7•6	4 _R B•7•5	2 _R B•7•3A	6 _L B•7•3	3 _R B•7•2	6 _R B•7•1	7		
6	5 _R B•6•5	4 _R B•6•3A	RW H & WR TANK	LINK BRIDGE	6 _L B•6•3	3 _R B•6•2	6 _R B•6•1	6	
5	5 _R B•5•7	4 _R B•5•6			2 _R B•5•5	1 _R B•5•3A	6 _L B•5•3	3 _R B•5•2	6 _R B•5•1
3A	5 _R B•3A•7	4 _R B•3A•6	2 _R B•3A•5	1 _R B•3A•3A	6 _L B•3A•3	3 _R B•3A•2	6 _R B•3A•1	3A	
3	5 _R B•3•7	4 _R B•3•6	2 _R B•3•5	1 _R B•3•3A	6 _L B•3•3	3 _R B•3•2	6 _R B•3•1	3	
2	5 _R B•2•7	4 _R B•2•6	2 _R B•2•5	1 _R B•2•3A	6 _L B•2•3	3 _R B•2•2	6 _R B•2•1	2	
1	5 _R B•1•7	4 _R B•1•6	2 _R B•1•5	1 _R B•1•3A	6 _L B•1•3	3 _R B•1•2	6 _R B•1•1	1	
LOBBY & DROP-OFF									

BUILDING SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Concrete Block Wall
Roof	Reinforced Concrete Roof
Ceiling	Skim Coated & Painted at Selected Areas
	Plasterboard Ceiling at Selected Areas
	Cement Board Ceiling at Selected Areas
FLOOR FINISHES	
Vestibule	Ceramic Tiles
Living / Dining / Kitchen	Ceramic Tiles
Balcony	Ceramic Tiles
Bedrooms	Engineered Timber Floor
Bathrooms	Ceramic Tiles
Yard	Ceramic Tiles
A/C Ledge	Cement Render
WALL FINISHES	
External Walls	Plaster & Paint
Internal Walls	Plaster & Paint
Kitchen	1,600mm High Ceramic Tiles
Bathrooms	Ceramic Tiles up to Ceiling Soffit
PAINTING	
External Walls	Weathershield Paint
Internal Walls	Emulsion Paint
Timber Works	Gloss / Water Based Paint
Metal Works	Gloss Paint
DOORS	
Entrance	Fire Resistant Door
Bathroom	Timber Flush Door
Balcony Sliding Door	Aluminium Frame Sliding Glass Door
Others	Timber Flush Door
Windows	Aluminium Frame Glass Window

IRONMONGERY	
Locksets	Quality Lockset
FITTINGS	
Kitchen	Stainless Steel Kitchen Sink
Yard	Tap for Washing Machine
SANITARY	
Master Bathroom	Vanity Top Wash Basin
	Water Tap
	Shower Set
	Water Closet
	Fixed Glass Panel
	Hand Bidet
Other Bathrooms	Toilet Roll Holder
	Tower Rail
	Wall Hung Wash Basin
	Water Tap
	Shower Set
	Water Closet
Additional Fittings	Hand Bidet
	Toilet Roll Holder
	Tower Rail
	Hot Water Storage Serving All Bathrooms
	Air Conditioning Units for Living / Dining, Bedroom and Study
Security Features	
	2.4m High Perimeter Fencing with CCTV
	Video Recognition for Visitors
	Separate Vehicle and Resident Access Cards
	24-hour Manned Security
	CCTV at Selected Areas
	Panic Buttons at Living and Master Bedroom

ELECTRICAL AND MECHANICAL	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7
Ceiling Light Point	19	21	21	21	23	23	27
Ceiling Fan Point with Hook	4	4	4	4	4	4	5
13A Socket Outlet	19	19	18	22	20	18	26
15A Socket Outlet	1	1	1	1	1	1	1
USB Charging Point	2	2	2	2	2	2	2
Air Condition Unit	3	3	3	3	4	4	4
Telephone Point	1	1	1	1	1	1	1
SMATV Point	2	2	2	2	2	2	2
Fiber Wall Outlet with Fiber Termination Connector	1	1	1	1	1	1	1
Video Intercom	1	1	1	1	1	1	1
Panic Button	2	2	2	2	2	2	2
Door Bell Press	1	1	1	1	1	1	1
Bell Chime Point	1	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1	1
Hot Water Storage Tank	1	1	1	1	1	1	2

SALES GALLERY

Jalan Cochrane, Lot 1246
55100 Kuala Lumpur, Malaysia

Mon — Fri 10:00 am – 5:00 pm
Sat — Sun 10:00 am – 6:00 pm

ENQUIRIES

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onecochnaneresidences.com

DEVELOPER



MUTIARA RINI SDN BHD
A member of Boustead Group 311297-H

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f +603 2143 0075

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07/03/2018 – 06/03/2020

Advertising Permit No.
6737-92/03-2020/0236 (P)
Validity Period
07/03/2018 – 06/03/2020

Building Plan Approval No.
BP U3 OSC 2017 1586

Expected Completion Date
April 2021

Type
Apartment

Approving Authority
Dewan Bandaraya
Kuala Lumpur

Land Tenure
Freehold

Restriction-In-Interest
Tanah ini tidak boleh dipindahmilik,
dipajak, dicagar atau digadai tanpa
kebenaran Jawatankuasa Kerja Tanah
Wilayah Persekutuan Kuala Lumpur

Land Encumbrances
Nil

Total Units
448

Pricing
Block A – Total Units: 224
Price: Min RM 880,000.00
Max RM 1,222,000.00

Block B – Total Units: 224
Price: Min RM 880,000.00
Max RM 1,124,000.00



BE ONE WITH
YOUR BODY
AND SOUL

