



ANCUBIC
ROSALIE
— SOHO —

**Lifestyle & Work In
Perfect Harmony**

ANCUBIC
HARMONI CITY



A Stylish Icon In The Heart Of Vibrancy

**WELCOME TO ROSALIE SOHO SUITES -
WHERE EVERY DETAIL IS DESIGNED TO
ENHANCE MODERN LIFESTYLES.**

Perfectly positioned amidst a vibrant network of shops, dining spots, and essential services, these smartly designed SOHO units offer seamless integration of work, life, and leisure.



300 retail shops
surrounding Botanical Park



110 EV charging
car parks



Home to largest
high-end grocer



1.5km circular pet-friendly
Botanical Park walkpath



Ancubic Lifestyle
Pickleball Club &
Sports Complex



Botanical Alley walkway
with kiosks



Artist's impression

ANCUBIC
HARMONI CITY

ANCUBIC
ROSALIE
SOHO

Ecoworld
Roundabout

Ancubic Lifestyle
Pickleball Club &
Sports Complex

Majestic
Fountain

Harmoni 1

Harmoni 8

Rimbayu
Roundabout

PERSTARAN AMAN PERDANA 2

PERSTARAN AMAN PERDANA 2

TO KESAS, KOTA KEMUNING

TO KLIA-ELITE / SKVE

Artist's impression



Kota Kemuning Suburb, The New Southern Growth Hub

LOCATED IN THE THRIVING KOTA KEMUNING, ANCUBIC HARMONI CITY IS AN EXCLUSIVE INTEGRATED DEVELOPMENT WITH RESIDENCES, CHIC SOHO SUITES, VIBRANT RETAIL, AND COMMERCIAL SPACES.

This pet-friendly development features a 1.5km botanical park trail that links key components amid lush greenery, seamlessly blending urban living with nature. Surrounded by established amenities, Ancubic Harmoni City offers convenient access and a vibrant modern community.



Convenience & Flexibility,
Reflection Of Tasteful Living

Village Grocer



ROSALIE SOHO SUITES OFFERS STYLISH, FLEXIBLE SPACES FOR DIGITAL NOMADS, URBAN ELITES, AND ENTREPRENEURS - A SEAMLESS BLEND OF HOME AND WORKSPACE, SET ABOVE THE POPULAR VILLAGE GROCER AND SURROUNDED BY KEY AMENITIES.

The project is close to primary and secondary schools, with several renowned colleges nearby, further strengthening the area's essential population base. This is expected to increase foot traffic and drive property value. Whether for self-occupation, business use, or investment, Rosalie SOHO Suites offers high potential and strong returns, ensuring your investment exceeds expectations.







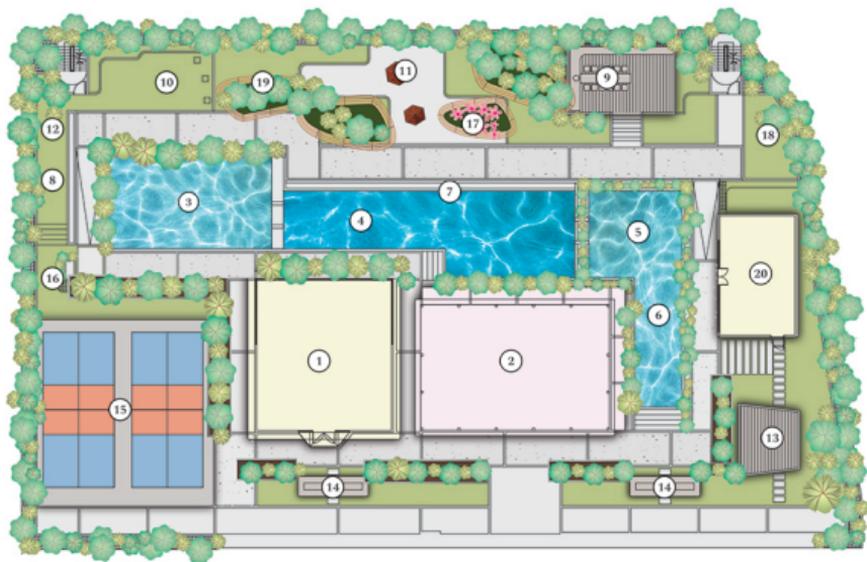
A Fitness Experience With Excellent Facilities

A FULLY EQUIPPED GYM IS AVAILABLE HERE, COMPLETE WITH HIGH-END FITNESS EQUIPMENT IDEAL FOR STRENGTH TRAINING, CARDIO, OR GENERAL FITNESS—WHETHER YOU'RE A BEGINNER OR A PROFESSIONAL.

The overall spatial design meets four-star facility standards, offering a comfortable, modern, and stylish fitness environment that makes working out the best part of your day.



Facilities Plan



1. Indoor Gym
2. Leisure Area
3. Water Fountain
4. Swimming Pool
5. Wading Pool

6. Bubble Pool
7. Water Cascade
8. Garden Ramp
9. Co-Working Space
10. Parcourse Station

11. Plaza Garden
12. Green Nook
13. Reading Deck
14. Chit Chat Garden
15. Pickleball Court

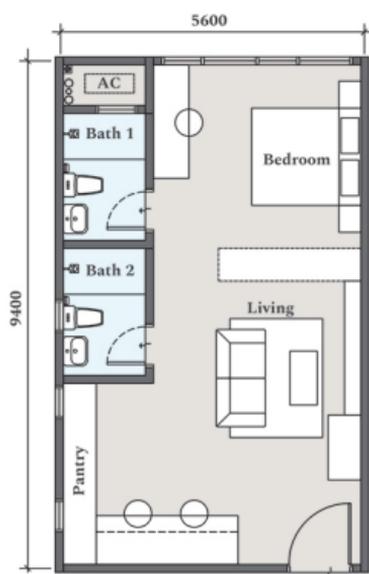
16. Outdoor Shower
17. Flower Bench
18. Open Lawn
19. Terrace Planting
20. Meeting Room



Layout Plans



TYPE **B1** | 550 sq. ft.

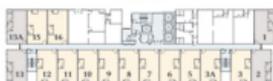


TYPE **B2** | 550 sq. ft.

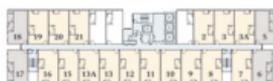
Floor Plans



LEVEL 8



LEVEL 9 - 29



Artist's Impression

Artist's Impression

The Advantage Of A Central Location

Ancubic Harmoni offers a prime location as a commercial hub with the advantage of established highways.

Village Grocer on the ground floor

3 km to malls

5 km to Tenby International School

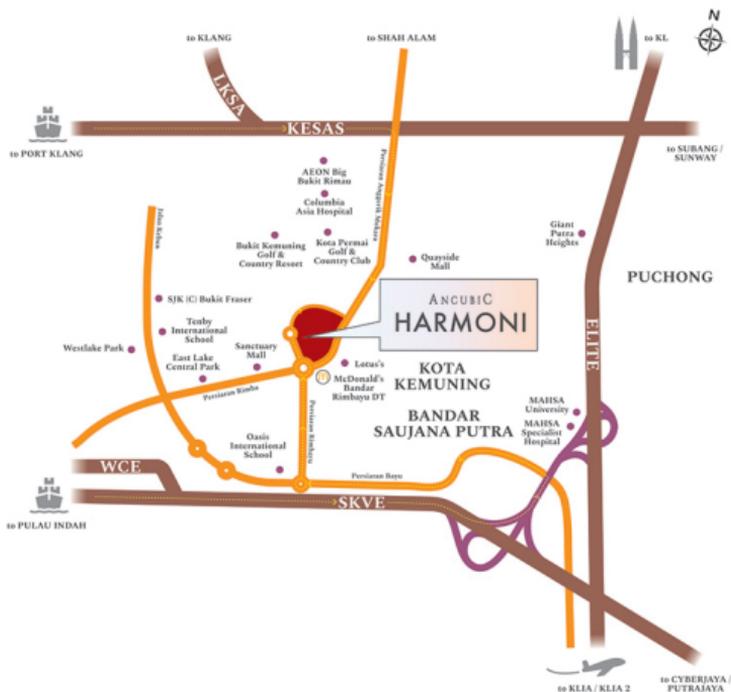
6 km to Kota Kemuning

10 km to Bukit Kemuning Golf & Country Resort

15 km to Puchong

25 km to Sultan Abdul Aziz Shah Airport

35 km to KLIA 1 & 2



SALES GALLERY
Persiaran Aman Perdana 3,
Tropicana Aman, 42500 Telok
Panglima Garang, Selangor.
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DEVELOPER
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FOR MORE INFORMATION, PLEASE CONTACT:



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012-368 1503

Development: Harmoni 8 • Developer: Ancubic Valley Sdn. Bhd. (1384059-A) • Sales Gallery: Persiaran Aman Perdana 3, Tropicana Aman, 42500 Telok Panglima Garang, Selangor • Developer's License No: 3095401-203030100A • Validity: 2013/2023 • Advertising & Sales Permit No: 20954-109-2020/07/26-29 • Validity: 25/09/2023 - 24/09/2028 • Land Tenure: Leasehold (99 Years) • Expiring (01/12/10) • Encumbrances: Maybank Islamic • Approving Authority: Mulla Perbandaran Kuala Lumpur (MPKL) • Building Plan No: MPKL/JK/06/21/1204/13 • Expected Date Of Completion: August 2024 • Total Units: 699 (SOHO, Type A1 - 50 units, Type A2 - 13 units & Type B - 436 units • Built up: 450 - 550 sq. ft. • Minimum Price: RM230,000.00 • Maximum Price: RM467,480.00 • Type Of Property: Small Office Home Office (SOHO) • Restriction Of Interest: Tanah ini boleh dipindahmilik, dipajak atau dipinjam setelah mendapat kebenaran Pihak Berkuasa Negeri • 10% Bonus/pendua Discount

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA, MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY