



*Affordable Luxury*

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*Affordable Luxury*

v21residence.com.my

# BUILDING REAL URBAN LIFESTYLE FOR THE WORKING PEOPLE OF SABAH



-  **Affordable Price**  
Starts from RM138,888
-  **Great Features**  
Free furniture & fittings
-  **Electric Vehicle Charging Port**  
Future-proof your home
-  **5G Connectivity**  
Better network connectivity
-  **High-Speed Internet Fiber**  
Infrastructure ready in every unit
-  **Central Bus System**  
Extensive bus networks & EV shuttles
-  **Accommodating Facilities**  
Commercial centre & lifestyle facilities



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# AFFORDABLE PRICE

Starts from RM138,888





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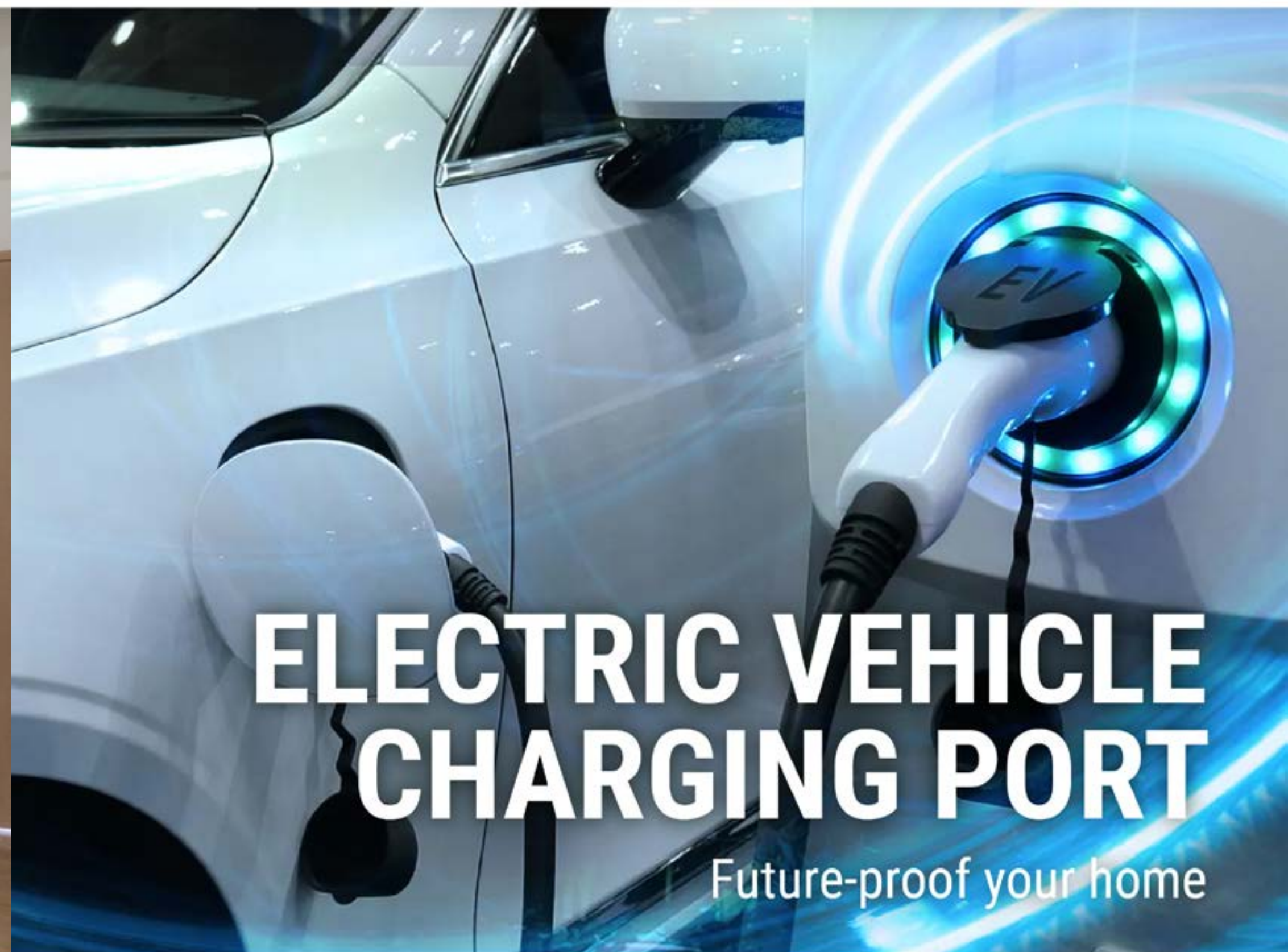
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**GREAT  
FEATURES**

Free furniture & fittings, move-in condition



**ELECTRIC VEHICLE  
CHARGING PORT**

Future-proof your home





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A hand holding a transparent smartphone with the '5G' logo glowing on its screen. The background is a soft, light blue with bokeh light effects.

# 5G NETWORK CONNECTIVITY

5G broadband cellular networks ready

A close-up of a computer keyboard with several Ethernet cables plugged into the ports. A bright, glowing blue fiber optic cable is shown running across the keyboard, with light trails suggesting high speed.

# HIGH-SPEED INTERNET FIBER

Infrastructure ready in every unit





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# CENTRAL BUS SYSTEM

Extensive bus networks & EV shuttles

# ACCOMMODATING FACILITIES

Commercial centre & lifestyle facilities



## Developer



### Our Vision

To provide a sustainable and integrated development of affordable homes with no burdening loans or heavy moving-in costs in a quality environment.

- Swimming pool & club house
- Extensive jogging & cycling tracks
- Nursery & daycare centre
- Multi purpose hall
- Parameter security
- Electric car charging stations
- 5G connectivity and fiberized homes
- Commercial centre within the area.

The development will be equipped with a central bus terminal to the KKIP factories and nearby vicinities as well as the city centre.



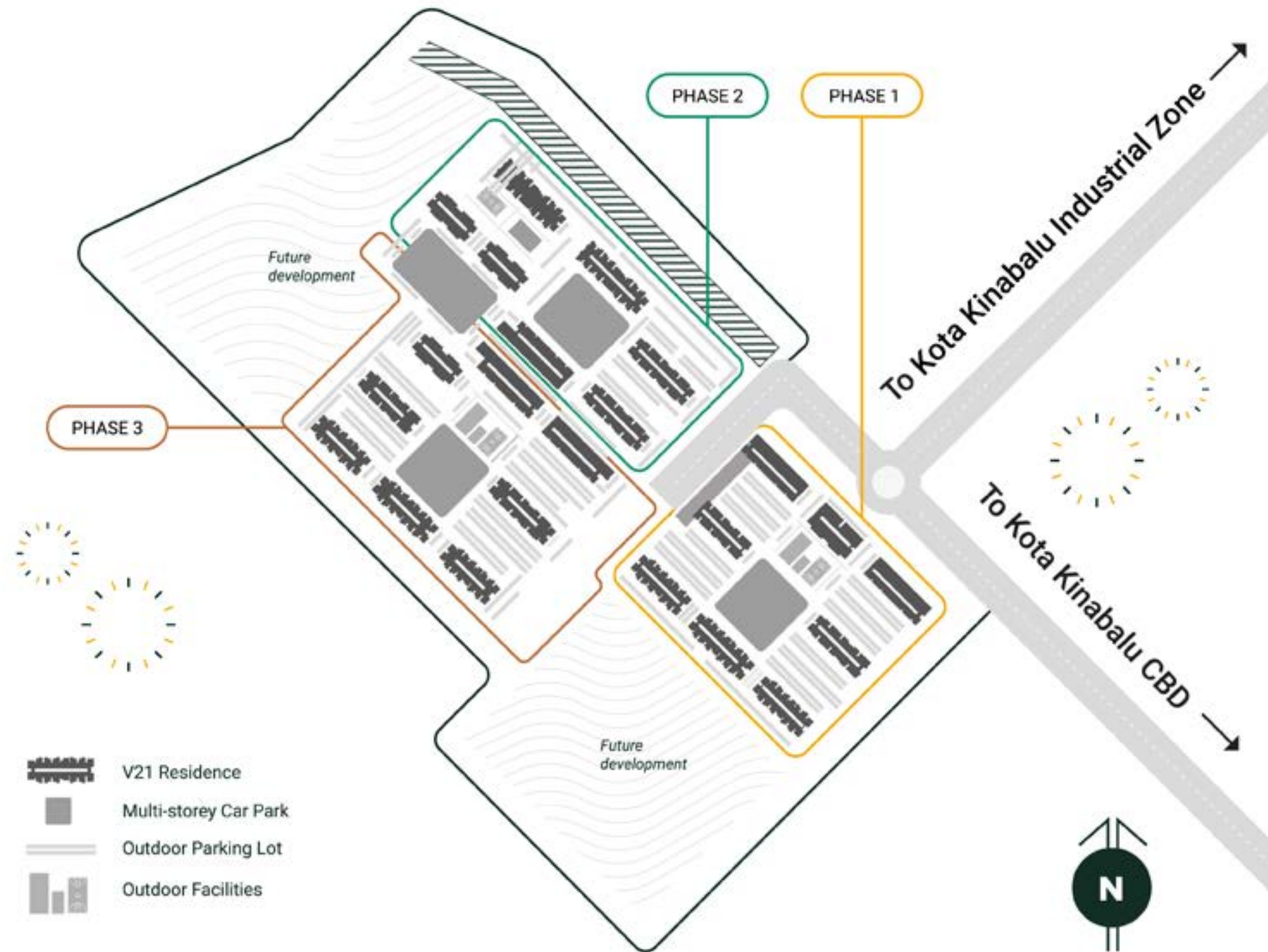
*What's nearby?*



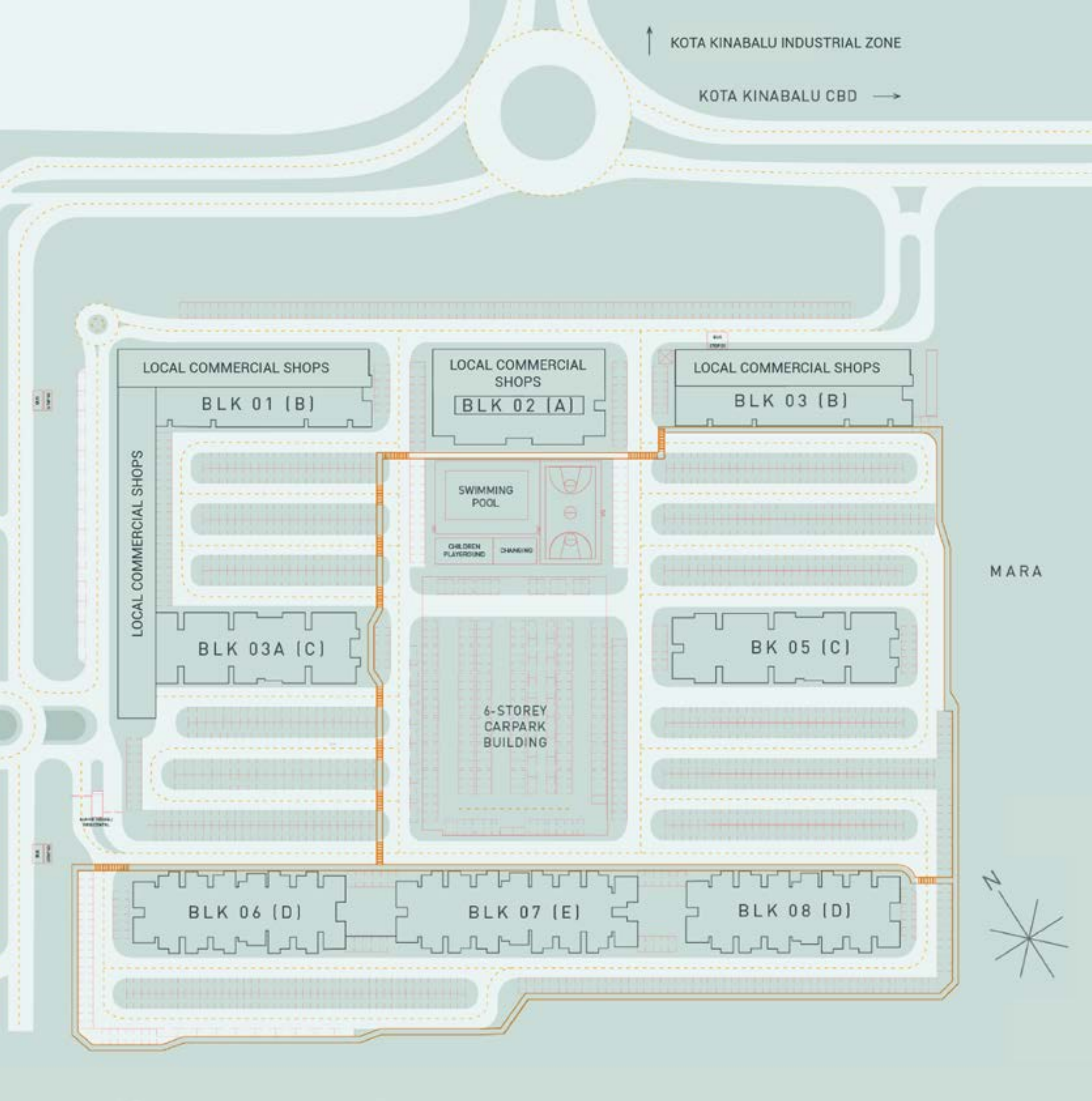


# Development Site Map

Space efficient and integrated with facilities, the development covers an area of 45 acres to be developed in three phases.







## Typical Floor Plan



**BLOCK 01**  
First floor & onwards



**BLOCK 02**  
Ground floor



**BLOCK 02**  
First floor & onwards



**BLOCK 03A**  
First floor & onwards



**BLOCK 06**  
First floor & onwards



**Studio Type A**  
(S-A)



**1 Room Type A**  
(1R-A)



**2 Rooms Type A**  
(2R-A)



**2 Rooms Type C**  
(2R-C)



**Studio Type B**  
(S-B)



**1 Rooms Type B**  
(1R-B)



**2 Rooms Type B**  
(2R-B)



**3 Rooms Type A**  
(3R-A)

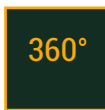


# The Studio

Ideal for the young professional or chic urbanite looking for that perfect, minimalist lifestyle, this contemporary apartment is tastefully furnished and comes equipped with modern electrical fittings.

## Type A Studio

from  
RM 138,888



## Type B Studio

from  
RM 154,613



FEATURES	
	Bed
	Refrigerator
	Kitchen Cabinet
	Dryer/Washer
	Dining Table
	Furnished
	Air Conditioning
	Pre-fab Bathroom



Type A show unit photos



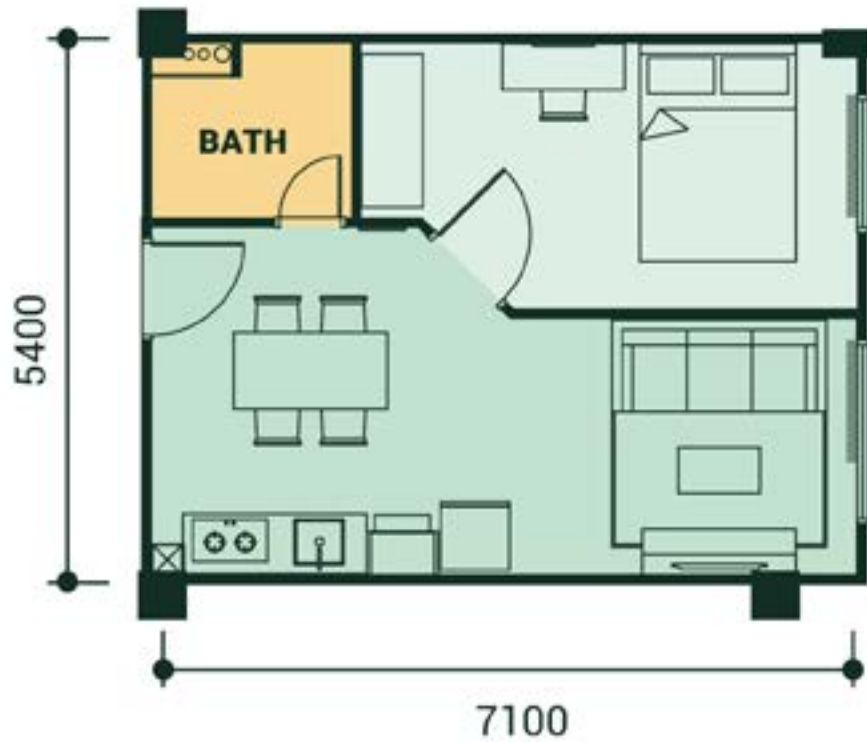
# One Room

Ideal for those who seek the value of privacy in a separated space, this apartment is designed for comfort, featuring stylish, contemporary furnishings and electrical fittings.

Type A One Room

from  
RM 149,312

360°



Type B One Room

from  
RM 153,955



FEATURES	
	1 Room
	Refrigerator
	Kitchen Cabinet
	Dryer/Washer
	Dining Table
	Furnished
	Air Conditioning
	Pre-fab Bathroom



Type A show unit photos



# Two Rooms

This apartment offers both privacy and comfort with its dynamic and clever utilization of space with its separate living, dining and kitchen areas.

Type A Two Rooms

360°

from  
RM 158,288

Type B Two Rooms

360°

from  
RM 210,330



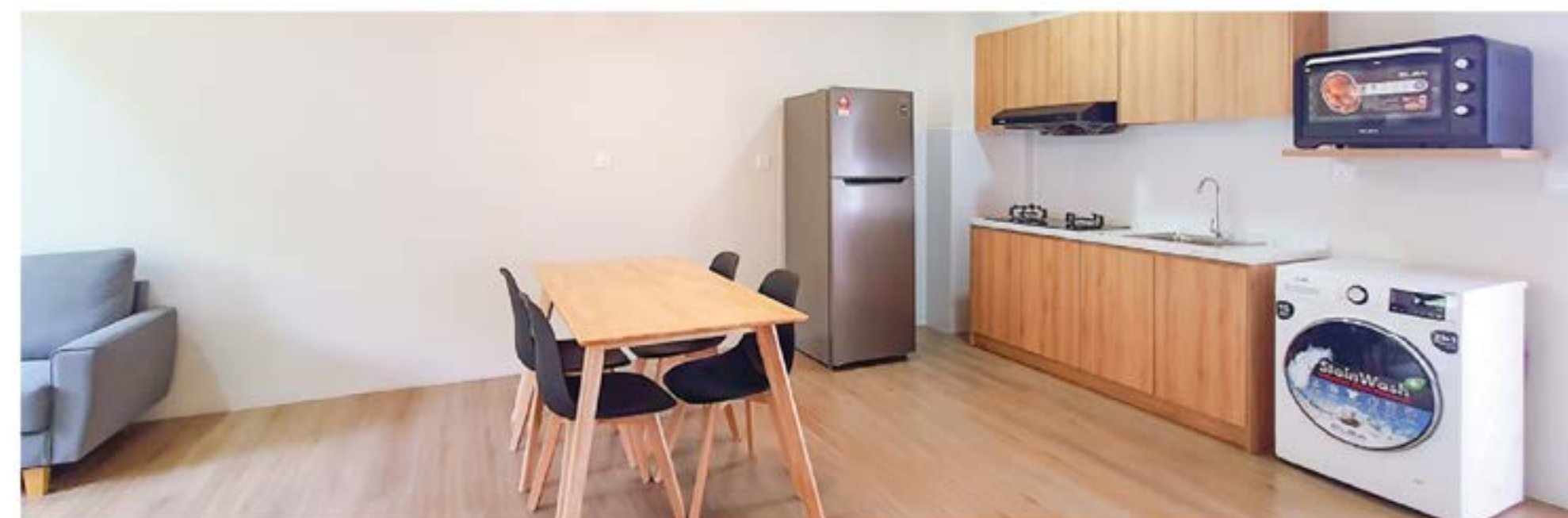
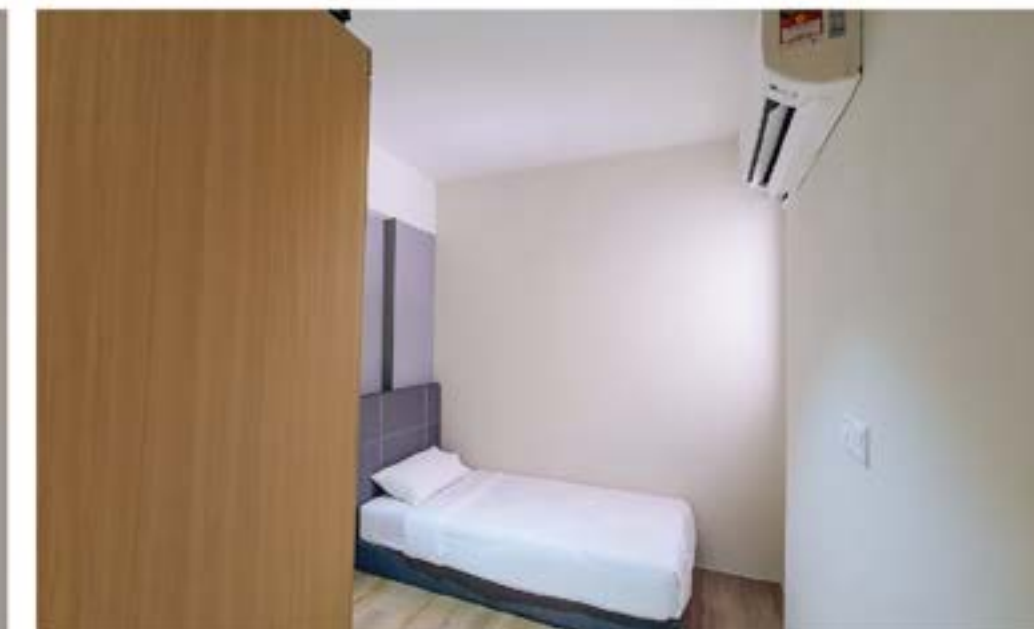
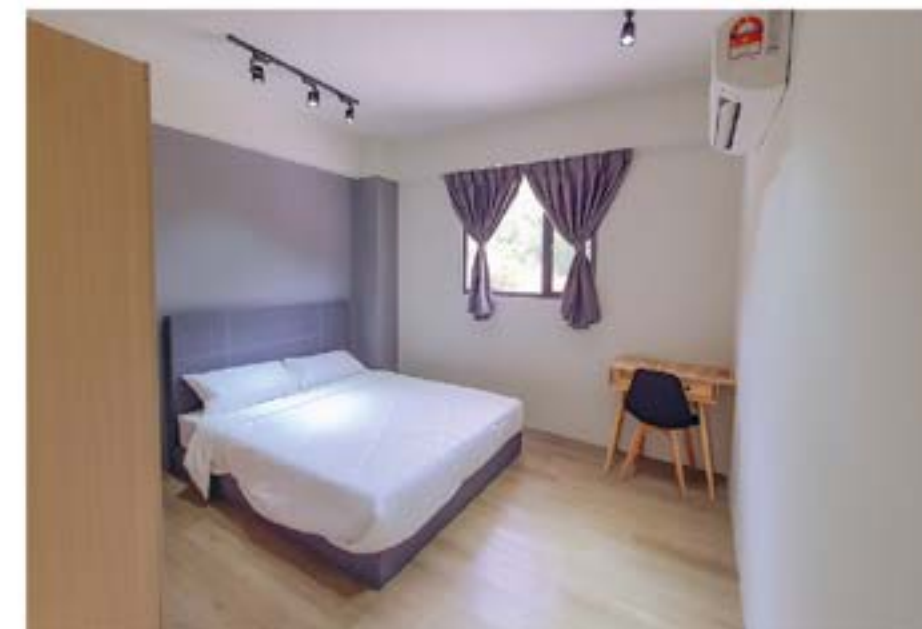
Type C Two Rooms

from  
RM 214,433



## FEATURES

- 2 Rooms
- Refrigerator
- Kitchen Cabinet
- Dryer/Washer
- Dining Table
- Furnished
- Air Conditioning
- Pre-fab Bathroom



Type B show unit photos

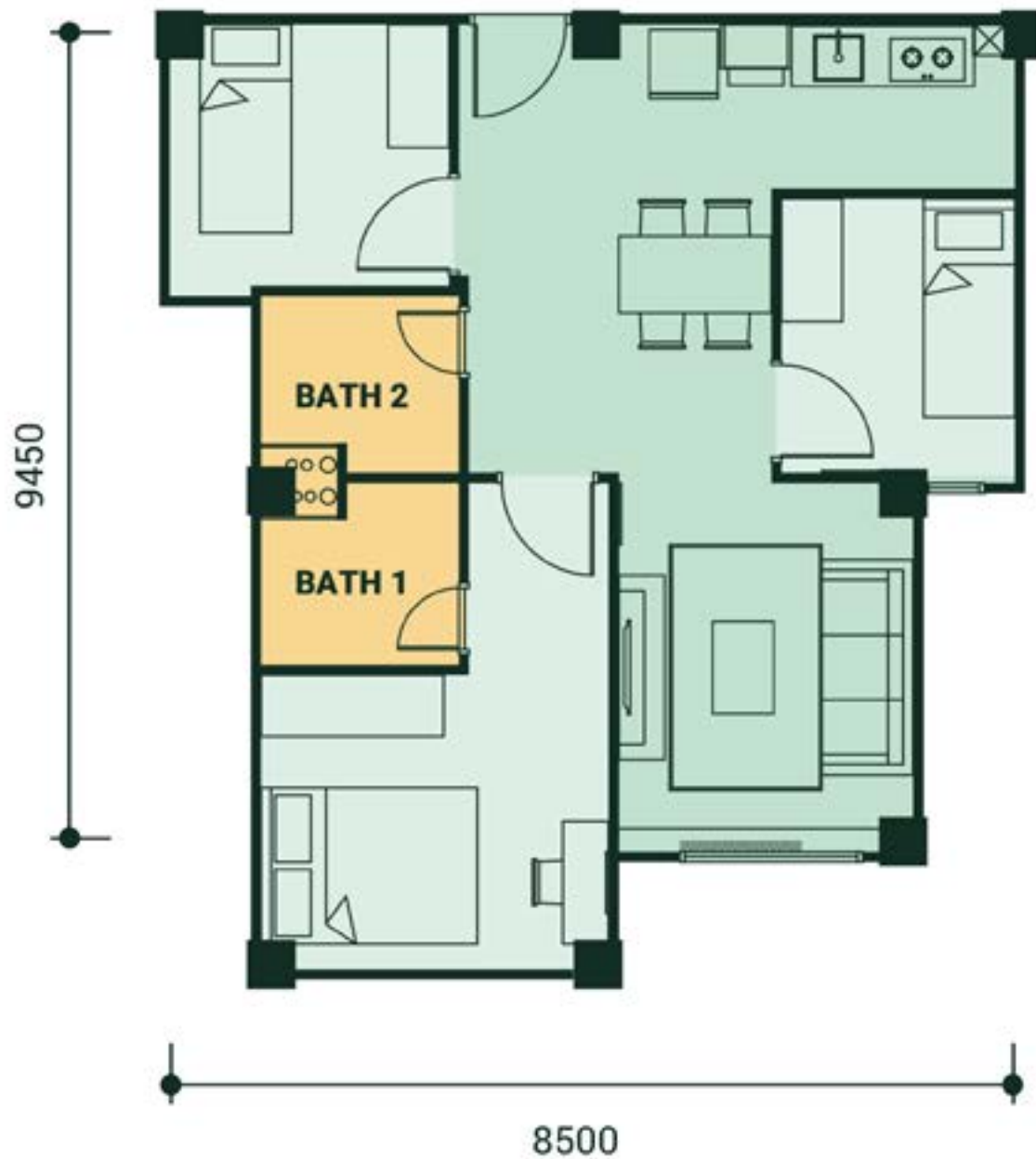
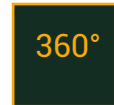


# Three Rooms

Ideal for those who desire a bigger space to accommodate the size of a growing family, this apartment also features contemporary furniture and comes equipped with electrical fittings.

Type A Three Rooms

from  
RM 242,391



- | FEATURES |                  |
|----------|------------------|
|          | 3 Rooms          |
|          | Refrigerator     |
|          | Kitchen Cabinet  |
|          | Dryer/Washer     |
|          | Dining Table     |
|          | Furnished        |
|          | Air Conditioning |
|          | Pre-fab Bathroom |



Type A show unit photos





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## IBS/PREFAB BATHROOM INCLUDES:

- ① Ventilation
- ② Shower with water heater
- ③ Toilet bowl
- ④ Sink

**Key benefit:**  
Lowers the  
risk of leakage!



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## LATEST VINYL FLOORING

### SPC Flooring Key Benefits:

- ① Water-proof
- ② Slip-resistant
- ③ Termite-proof







## FREE FURNITURE & FITTINGS\*

Move-in condition; What you see in our show units is what you'll get.



\*Subject to terms & conditions.



## FREE FURNITURE & FITTINGS\*

Move-in condition; What you see in our show units is what you'll get.



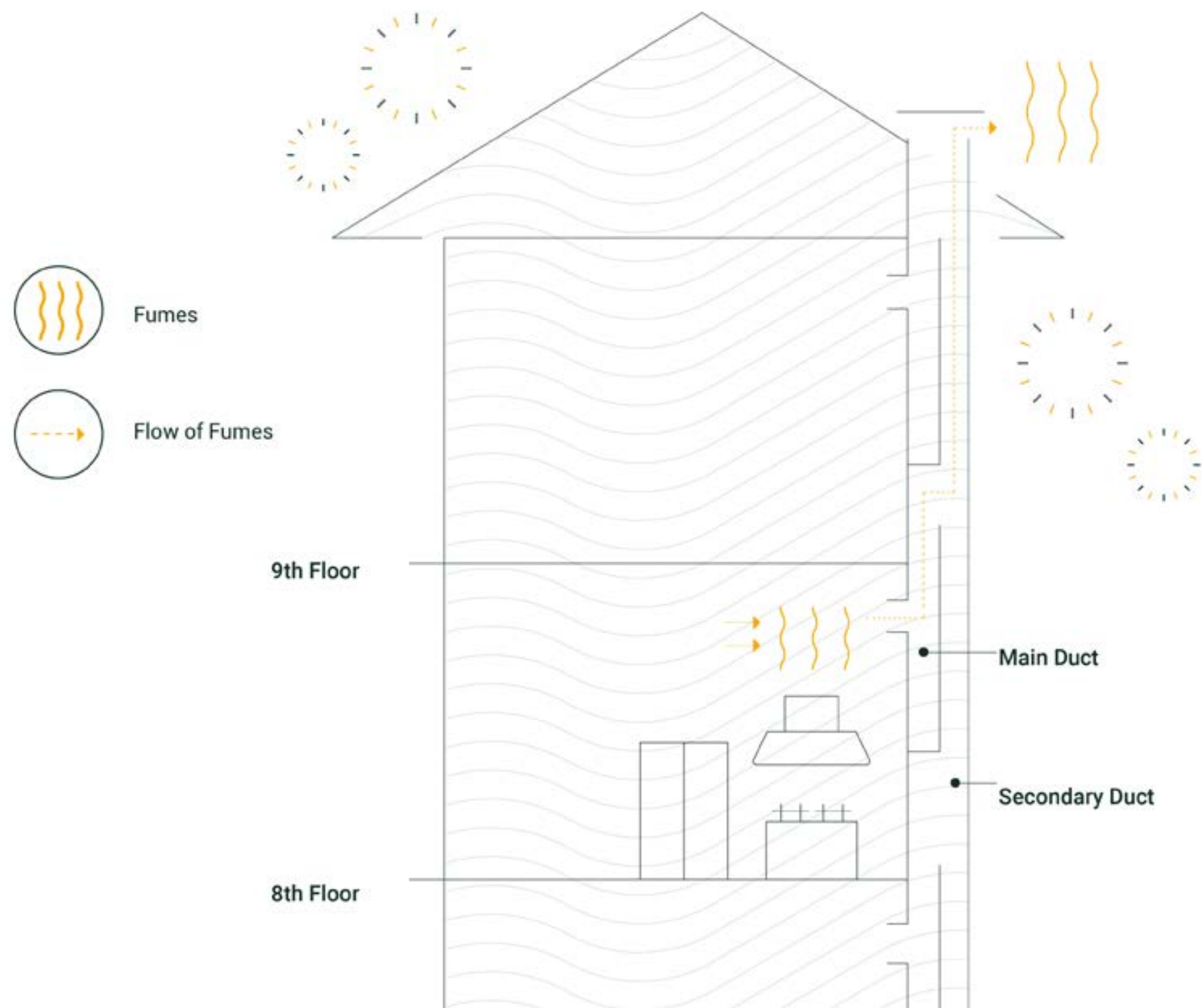
\*Subject to terms & conditions.



## Fresh Air Everyday

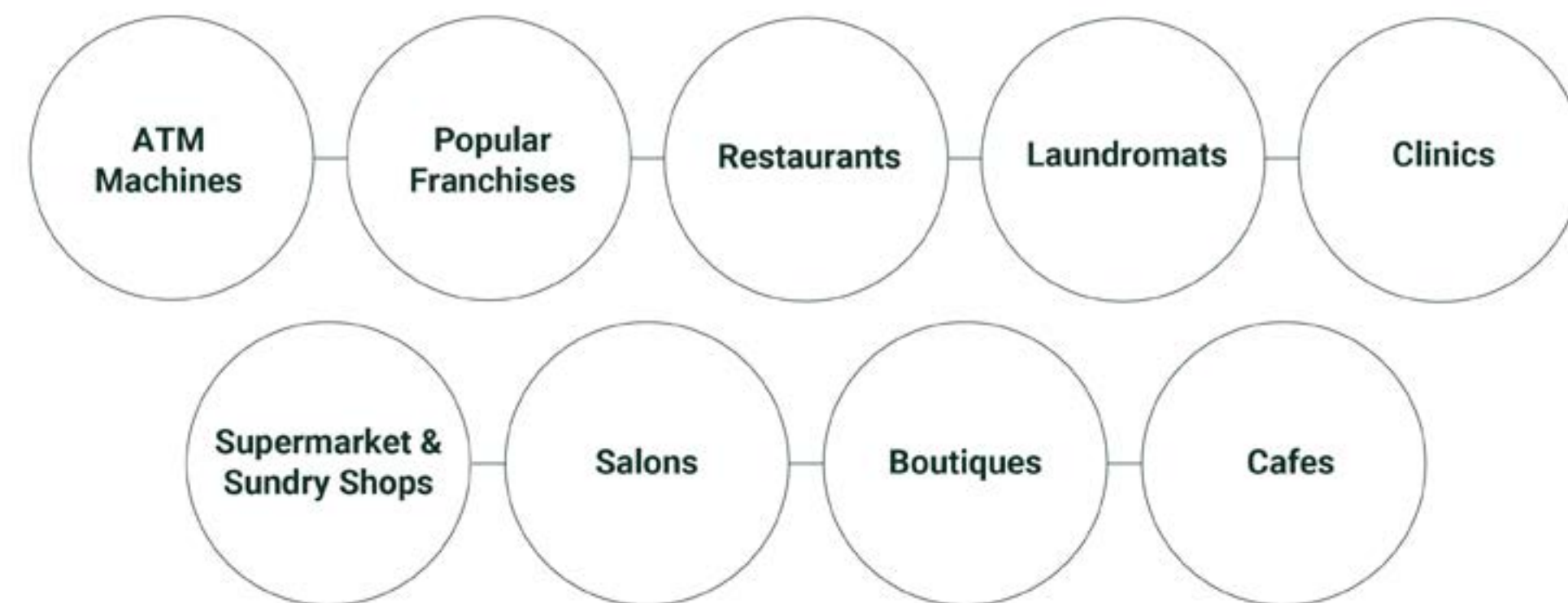


V21 Residence employs a state-of-the-art centralized exhaust system in the kitchens, so that any fumes or odours from cooking is filtered out of the building through natural ventilation; naturally preventing any backflow from coming back into the unit or penetrating other units in the building, allowing you to prepare your meals in peace.



## Proposed Retail Lots

With the concept of convenience in mind, the development will feature a range of retail vendors to ensure that there is nothing lacking in your day-to-day life.





## Common Facilities



Swimming Pool &  
Children's Playground



Extensive Jogging  
& Cycling Track



Advanced  
Ventilation System

## Commercial Facilities



Commercial Centre



5G Connectivity  
& Home Fibre\*\*



Nursery &  
Daycare Centre\*



Bus Stops &  
Shuttle Service



Electric Car Charging\*

\*Subject to terms and conditions. \*\*Subject to network availability & compatibility







**The hassle of  
owning a car  
getting to you?**

**Fret not.**

With our bus networks  
within walking  
distance, we cross the  
expense of owning a  
car off your list.

**Simplicity is  
sophistication.**

We have selected  
only the very best to  
furnish your home.

**Moving in costs?  
Furniture expenses?  
No worries.**

We've done all that  
for you. All you need  
to do is move in.\*

\*Subject to terms and conditions.



**Free  
Furniture &  
Fittings\***

**Free  
Sinking Fund  
Fee For 2  
Years\***

**Free  
Maintenance  
Fee For 2  
Years\***

**Free  
Sale &  
Purchase  
Agreement  
Fee\***

\*Subject to terms and conditions.

## Panel Banks







### Connectivity

- 1 Kota Kinabalu International Airport  
27.1km (30 mins)
- 5 Jesselton Point Terminal  
20.3km (15 mins)
- 8 Sepanggar Port Bay  
6.4km (5 mins)

### Lifestyle

- 2 IMAGO Shopping Mall  
22.9km (18 mins)
- 3 Centre Point Shopping Mall  
22.2km (18 mins)
- 4 Suria Sabah Shopping Mall  
20.0km (18 mins)
- 7 1Borneo Shopping Mall  
10.9km (10 mins)
- 14 Nexus Gold Resort Karambunai  
7.9km (10 mins)

### Education

- 6 University Malaysia Sabah  
12.8km (10 mins)
- 10 Industrial Learning Institute (ILP)  
2.6km (5 mins)
- 12 SK Pekan Telipok Primary School  
4.7km (5 mins)
- 13 Polytechnic Kota Kinabalu  
1.6km (5 mins)
- 9 Institute Kemahiran MARA (IKM)  
1.5km (5 mins)
- 9 SK Malawa  
2km (5 mins)

### Industrial

- 11 Kota Kinabalu Industrial Park  
2.2km (5 mins)

### Township

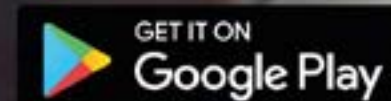
- A Kota Kinabalu CBD  
19.3km (25 mins)
- B Inanam Township  
14.1km (10 mins)

Travel time given above is based on estimation.



**BROWSE,  
BOOK,  
& APPLY LOAN  
EASILY WITH  
KKIP MOBILE**

Download our app now **KKIP MOBILE**







## KKIP MOBILE

**The KKIP Mobile app makes it easy for you to search or book your desired property!**






- Book units in real time anytime, anywhere!
- Keep track of your booking and view information, documents or statements in real time!
- Receive news and updates as they come!
- Want to do your part in saving the environment?

**Download the property brochure and relevant information from the app now!**



**ONLINE**

## BUYER'S JOURNEY FOR **V21 RESIDENCE**

- 1 Download KKIP Mobile & register 
- 2 View, book & apply loans via app 
- 3 SPA & loan agreement signing\* 
- 4 Wait for construction to finish\* 
- 5 Receive the keys to your new home with free furniture & fittings! 

\*Subject to terms & conditions.



## HIGHLIGHTED FEATURES



Extensive Jogging  
& Cycling Track



Electric Car  
Charging Mains



Commercial Centre



Advanced  
Ventilation System

## Contact Us

 **088 533 218**

 **enquiry@v21residence.com.my**

A project 100% owned by:

**K.K.I.P SDN. BHD.**

(CO. No. 281566-D)

No. 9, Lot 11B, Industrial Zone 1

Amenity Centre

Jalan 1A, KKIP Selatan,

Kota Kinabalu Industrial Park,

88460, Kota Kinabalu,

Sabah Malaysia.

**VISIT OUR WEBSITE**

[v21residence.com.my](http://v21residence.com.my)

Download **KKIP MOBILE**



Follow us **@v21residence**



K.K.I.P SDN. BHD., CO. No. 199301026828 (281566-D) No. 9, Lot 11B, Industrial Zone 1, Amenity Centre, Jalan 1A, KKIP Selatan, Kota Kinabalu Industrial Park, 88460, Kota Kinabalu, Sabah Malaysia. • Developer License No.: (100-24/922/1/5 Jld 2)/05-2025/06272 • Advertisement & Sales Permit No.: (100-24/922/1/5 Jld 2) /05-2025/04858 • Housing Development Account: 510143712614 • Land Tenure: 99 years • Expected Completion Period: 42 Months from date of Sale & Purchase Agreement • 30% Reserved For Bumiputra • 5% Discount For Bumiputra • Artist's Impression Only •

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