

8998

OVER 90
facilities exclusively for
residents ✓

50M
international school in 50m
2 universities within 7km ✓

5+2
connectivity via 5
highways, 2 LRT stops ✓

Near upcoming
shopping malls* ✓

THE DESIRED ADDRESS IN BUKIT JALIL

Step into a world of prestige, at the epicentre of a district hallmarked by lifestyle, leisure and vibrant happenings amongst international schools and universities, malls, parks and golf courses. On the highest-elevated condo in the area, choose to enjoy unobstructed views of Titiwangsa mountain range or golf greens. Be part of a privileged community - **Residensi Bintang Bukit Jalil.**



*MALLS

Bukit Jalil City Mall (2km)
Paradigm Garden City Mall (6.5km)



CONNECTIVITY

Alam Sutera LRT Station (2km)
Awan Besar LRT Station (5.5km)
Multiple Highway Connectivity



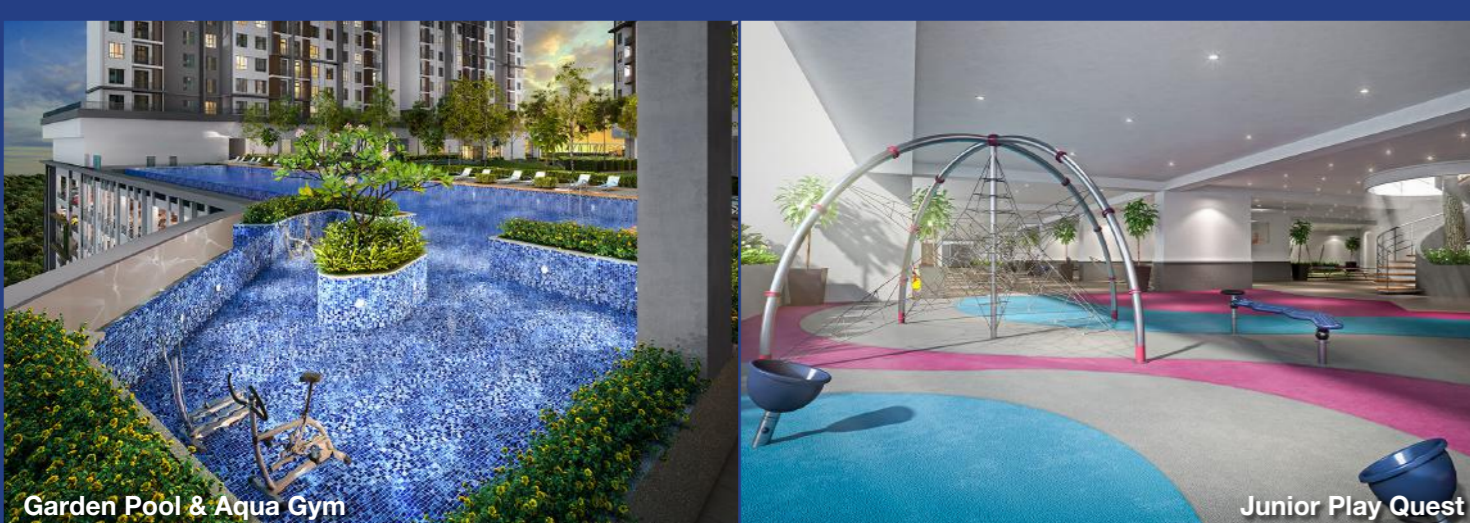
SCHOOLS

Tzu Chi International School (50m)
SJKC Lai Meng (3km)
SK Bukit Jalil (4.6km)
International Medical University (5km)
Asia Pacific University (7km)

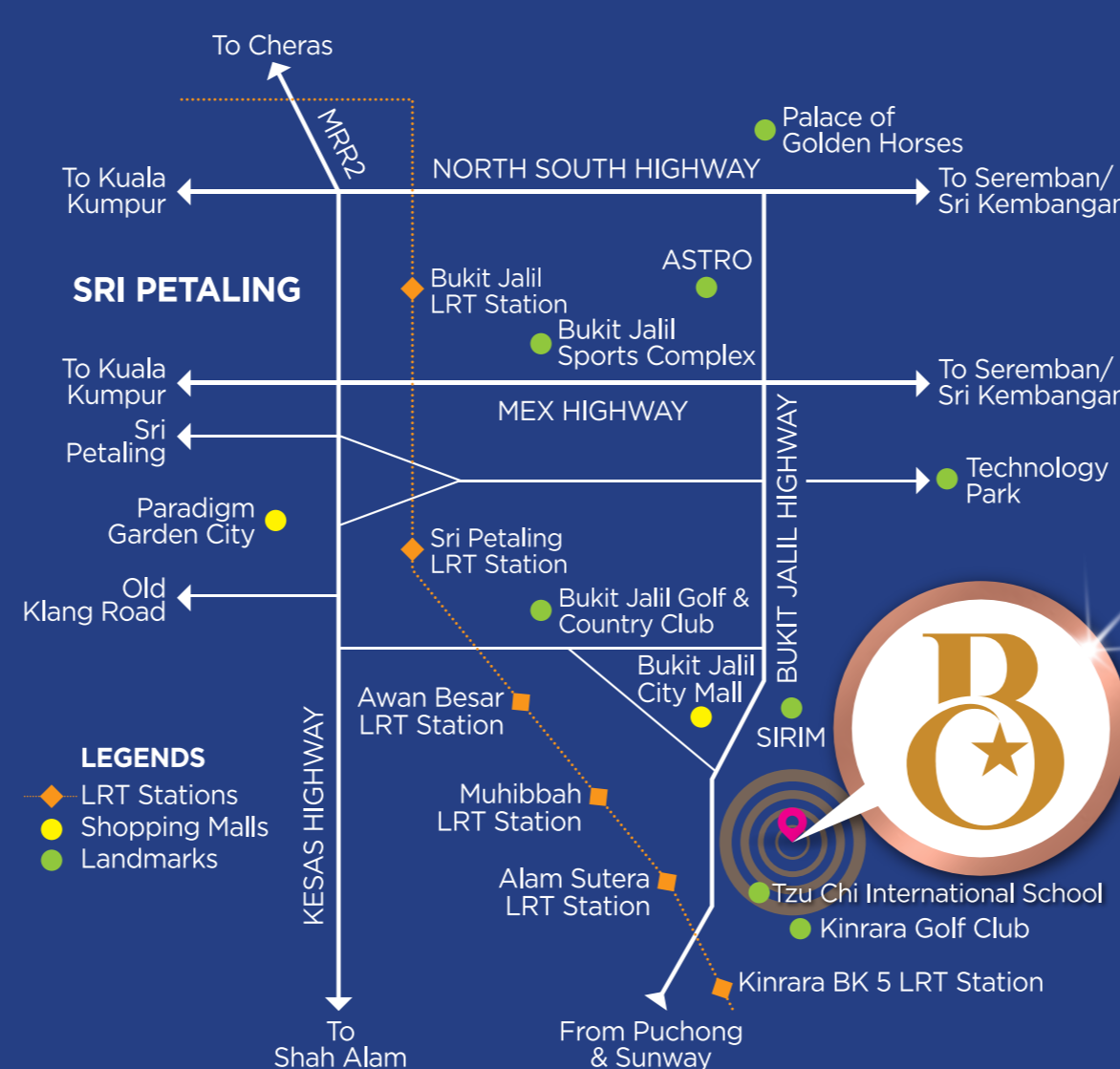


RECREATIONS

Bukit Jalil Recreation Park (3.5km)
Bukit Jalil Golf & Country Club (4km)
Bukit Jalil National Stadium (4.5km)
Kinrara Golf Club (6km)



OVER **90** FACILITIES



BY LBS

B

RESIDENSI
**BINTANG
BUKIT JALIL**

CALL NOW
1700 81 8998

www.bintangbukitjalil.com.my

Approved by
LBS
www.lbs.com.my

Developer: Puncak, Gamut, Sdn Bhd (929571-W) A Member of LBS Bina Group Bhd. Developer's License No.: 19162-2/11-2019/0897 (J). Validity Period: 04/11/2017 - 03/11/2019. Advertising & Sales Permit No.: 19162-2/11-2019/0897 (P). Validity Period: 04/11/2017 - 03/11/2019. Approving Authority: Dewan Bandaraya Kuala Lumpur, Building Plan Ref. No.: BP 23 025-2017 0718. Land Tenure: Leasehold 99 years (expiry date: 14 Aug 2118). Land Encumbrances: Charged to Maybank Islamic Berhad. Expected Date of Completion: May 2022. Total Units: 1,342 units. Price Block 1 RM 676,450 (Min) - RM1,905,550 (Max) / Price Block 2 RM635,950 - RM969,450 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority.

Disclaimer: Whilst every responsible care and skill has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

THE BEACON OF A PRIVILEGED COMMUNITY

Imagine, your home at the epicentre of an internationally renowned neighbourhood for lifestyle, education, fitness and entertainment. The beacon of Bukit Jalil's most sought-after community, Residensi Bintang Bukit Jalil, Kuala Lumpur.



THE VIEW

unobstructed vista of majestic Titiwangsa mountain range / golf course

360°

OVER 90

facilities exclusive for residents' use

5

major highways - LDP, MEX, KESAS, Bukit Jalil Highway and KL-Seremban Highway

2

international universities within 7km (IMU & APU)

2km

distance to the new Bukit Jalil City Mall while just 5.5km to the new Paradigm Garden City Mall

3km

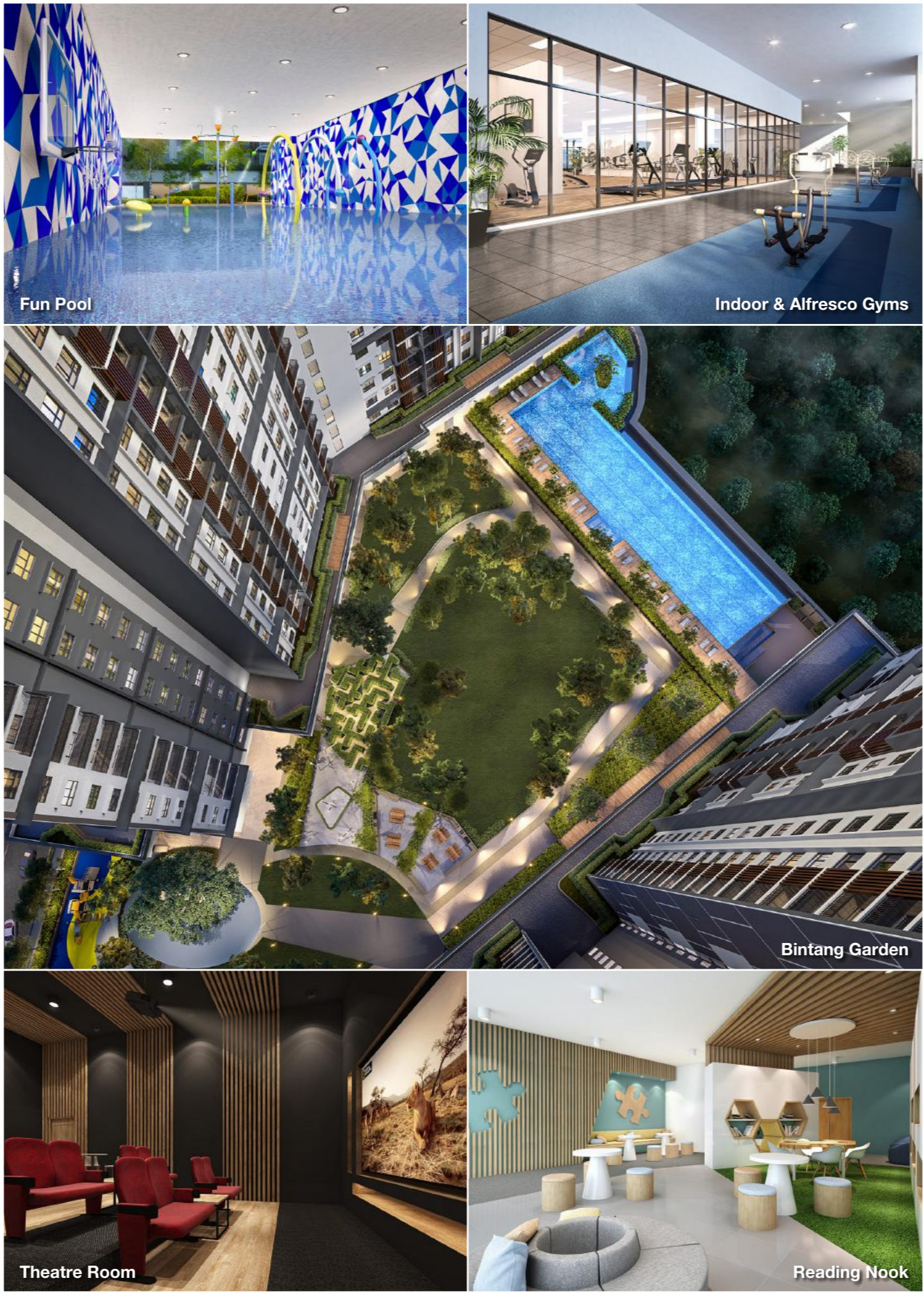
radius to two golf courses and one lush recreational park

50m

to Yzu Chi International School

15m

elevation from the main road, the area's highest positioned condo



FACILITIES PLANS

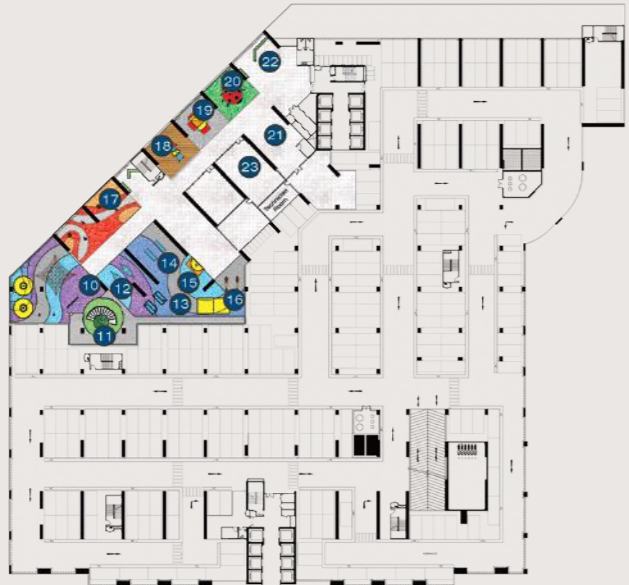
Ground Floor

- 01 Futsal Court
- 02 Play Mound
- 03 Gazebo
- 04 Court Plaza
- 05 Forest Walk
- 06 Nursery
- 07 Play Area
- 08 Kindergarten
- 09 Drop Off Zone



8th Floor

- 10 Junior Play Quest
- 11 Bintang Tree
- 12 Twin Hammock
- 13 Ping Pong Arena
- 14 Kid's Bowling
- 15 Mini Basketball Zone
- 16 Kid's Fun Zone
- 17 Kid's Gym
- 18 Car Hopscotch
- 19 Kid's Soft Block Zone
- 20 Ladybird Hopscotch
- 21 Resting Lounge
- 22 Reading Nook
- 23 Management Room



10th Floor

- 82 Viewing Deck
- 83 Chillout Zone
- 84 Leisure Path



FACILITIES PLANS



9th Floor

- 24 Builder's Playground
- 25 Bintang Tree Pavilion
- 26 Semi Indoor Playground
- 27 Trampoline
- 28 Kid's Basketball
- 29 Adult Basketball
- 30 Chillax Corner
- 31 Fossball
- 32 Dart Board
- 33 Air Hockey
- 34 Junior Pool Table
- 35 Pool Table
- 36 Carrom
- 37 Convenient Store
- 38 Mini Futsal
- 39 Theatre Room
- 40 Wifi Zone
- 41 Open Square
- 42 Function Room
- 43 Surau
- 44 Store
- 45 Bilik Pengurusan Jenazah (Islam)
- 46 Bilik Pengurusan Jenazah (Bukan Islam)
- 47 Garden Pool
- 48 Aqua Gym
- 49 Swimming Pool
- 50 Underwater Lounge
- 51 Pool Deck
- 52 Jogging Track
- 53 Maze Garden
- 54 Bintang Garden
- 55 Sculptural Park
- 56 BBQ Garden
- 57 Picnic Lawn
- 58 Aromatherapy Garden
- 59 Forest Space
- 60 Outdoor Fitness Station
- 61 Dancing Room
- 62 Reflexology Path
- 63 Silver Station
- 64 Tai Chi Deck
- 65 Meditation Room
- 66 Indoor Gymnasium
- 67 Alfresco Gym
- 68 Cafe
- 69 Herbs Garden
- 70 Poolside Gossip Zone
- 71 Wading Pool
- 72 Family Pool
- 73 Floating Deck
- 74 Jacuzzi
- 75 Fun Pool
- 76 Basketball Pool
- 77 Shower Area
- 78 Steam Room
- 79 Sauna Room
- 80 Changing Room
- 81 Children Play Lawn

FACILITIES PLANS

33rd Floor

- 85 Yoga Deck
- 86 Serenity Deck



34th Floor

- 85 Yoga Deck
- 86 Serenity Deck
- 87 Hammock Garden



Roof Top

- 88 Stargazing Deck
- 89 BBQ Pit
- 90 Starlight Path
- 91 Starwatching Bench



NORTH TOWER LEVEL PLANS

Level 10



Level 11 - 14 Level 16 - 32 Level 35 - 46



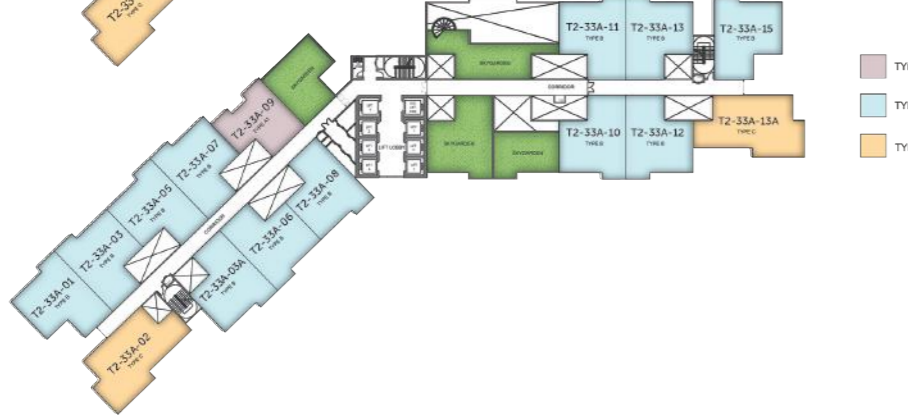
Level 15



Level 33



Level 34



FLOOR PLANS



SPECIFICATION

A) Structure		Reinforce Concrete
B) Wall		Reinforce Concrete / Brick Wall
C) Roof Covering		Metal Deck Roofing / Reinforce Concrete Flat Roof
D) Roof Framing		Metal frame
E) Ceiling Finishes		Skim Coating / Plaster Ceiling
F) Windows		Aluminium Framed Glass Window
G) Doors		Timber Flush Door / Fire-rated Door (Main Door)
H) Ironmongery		Quality Lockset
I) Wall Finishes		Kitchen Ceramic tile (2.1m Height) / Skimcoat & Paint Bathrooms Ceramic tiles (Ceiling Height) Others Plaster / Skimcoat With Paint
J) Floor Finishes		Foyer, Living, Dining & Kitchen Porcelain Tiles Balcony, Bedrooms, Ceramic Tiles Bathrooms & Yard Cement Render A/C Ledge
UNIT TYPE		TA TB1 TB2 TC TD1 TD2 P1 P2
K) Sanitary and Plumbing Fittings		
Kitchen Sink & Tap		1 1 1 1 1 1 2 1 1 1
Shower Rose		2 2 2 2 2 2 3 2 4 5
Wash Basin & Basin Tap		2 2 2 2 2 2 3 2 5 6
Water Closet		2 2 2 2 2 2 3 2 4 5
Bib / Water Tap		3 3 3 3 3 3 4 3 5 6
Soap Holder		2 2 2 2 2 2 3 2 4 5
Paper Holder		2 2 2 2 2 2 3 2 4 5
J) Electrical Installation		
Lighting Point		13 13 15 15 15 18 21 18 29 32
13A Switch Socket Point		13 13 15 15 15 17 18 15 18 20
Air-Cond Point		3 3 4 4 4 4 5 4 6 6
15A Water Heater Point		2 2 2 2 2 2 3 2 3 4
Ceiling Fan Point		4 4 5 5 5 5 6 5 7 8
Internet FWS		1 1 1 1 1 1 1 1 1 1
TV Point		1 1 2 2 2 2 2 2 2 2
Telephone Point		- - - - - - - - - -
Door Bell Point		1 1 1 1 1 1 1 1 1 1