

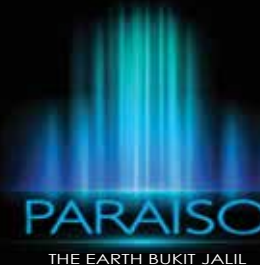


THE EARTH BUKIT JALIL

" A RARE GEM OF OPPORTUNITIES "

PARAISO

DISCOVER A RARE GEM OF OPPORTUNITIES RIGHT AT THE HEART OF BUKIT JALIL CITY, KUALA LUMPUR, MALAYSIA



Artist Impression Only



Introducing **PARAISO@The Earth Bukit Jalil**, a luxury and exclusive residence nestled just a 150 meter Sky Bridge walks to Kuala Lumpur latest prestigious mega mall, Pavillion 2 Bukit Jalil. Offering you a myriad of excellent opportunities for your living pleasures and beyond.

EXCELLENT CONNECTIVITY OPPORTUNITY...



With direct access to major highways, minutes to the light rail transit (LRT) station/future MRT station and link with a sky bridge to the new Mega Mall , living here is simply a breeze and convenient , plus gets you to places completely easy and stress free whenever you travel.



100 Meter To Bukit Jalil Highway



2 Mins Drive To Nearest LRT Station



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Sky Bridge Link To Mega Mall (150 m)



POTENTIALLY REWARDING INVESTMENT OPPORTUNITY...



Giant Hypermarket (2 Km)



Golf Course/Club (3 Km)



LRT Station (500 m)



Mosque (2 km)



Petrol Station (800 m)



Shopping Malls (5 km)



Commercial Shops (3 km)



Private School (6 km)



Private Hospital (6 Km)



With various spectrum of ready amenities already in place, all within less than 10 km radius such as hypermarket, shopping malls, golf courses, lrt stations, petrol stations, commercial shops, banks, medical center, sports complex and club houses makes **PARAISO@The Earth Bukit Jalil** one of Kuala Lumpur hot spot property and a top choice for potentially rewarding investment opportunity.

SHOPPING CONVENIENCE OPPORTUNITY...



With the Mega Mall only minutes away from you, feel free to indulge in therapy shopping as and when your heart's desire . Alternatively, you can satisfy your taste buds to savor many delightful foods fiesta available here at fine cafes and authentic restaurants. Or simply relax and unwind for a coffee break with your friends or loved ones. The choice is endless...



QUALITY LIFESTYLE OPPORTUNITY...

PARAISO
THE EARTH BUKIT JALIL



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From sophisticated security system surveillance right up to contemporary lifestyle activities, PARAI-SO @The Earth Bukit Jalil is modernly equipped with assorted condominium facilities for your utmost living enjoyment. Among others, a 7 tier security system for your maximum security protection . An infinity swimming pool overlooking Kuala Lumpur skyline at the podium block with beautiful landscape and comes with value added resort like amenities such as a barbeque area, children's playground, sauna facility, indoor & outdoor gymnasium, reflexology path & modern gazebos.



' A HOT SPOT PROPERTY AT A HOT LOCATION '



GREAT ACCESSIBILITY TO MAJOR LAND MARKS



Awan besar LRT Station within 1km.



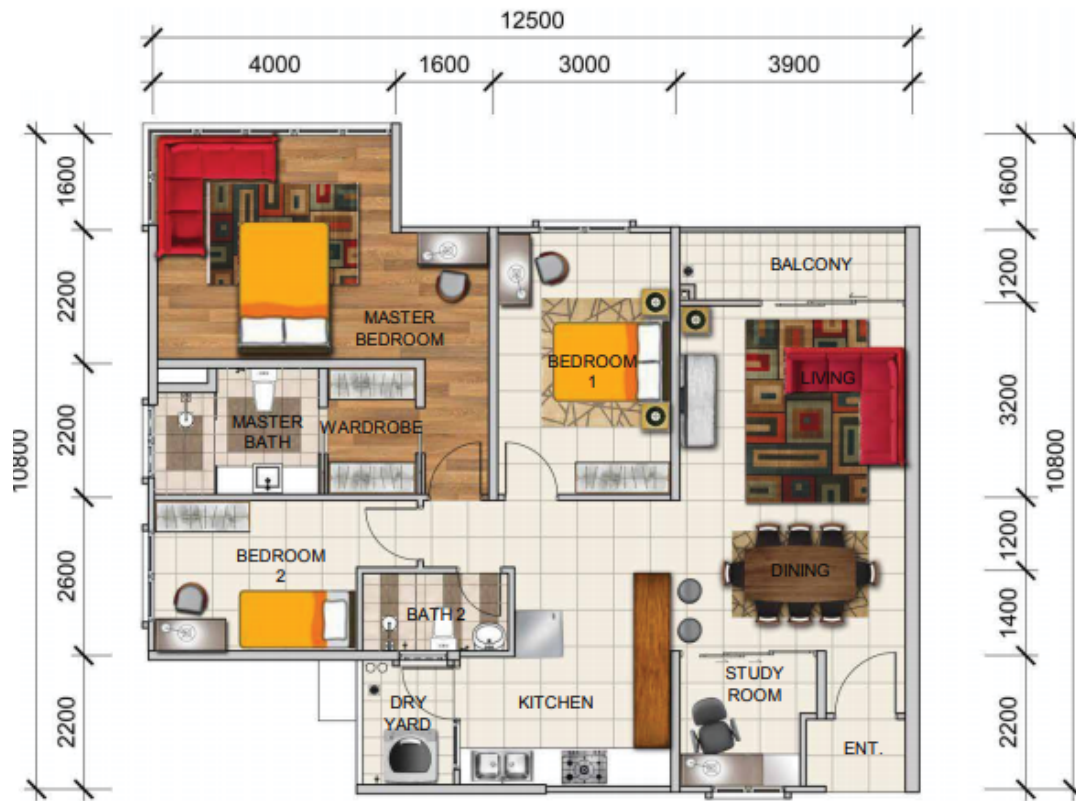
Link to Major Highway :
LDP, KESAS, MRR2
BUKIT JALIL HIGHWAY
MEX HIGHWAY



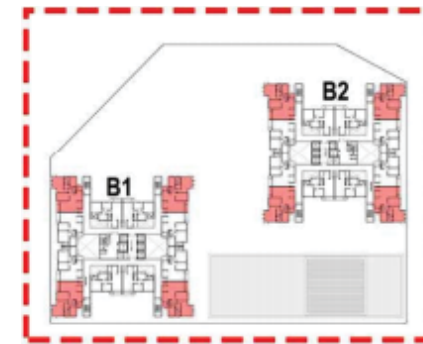
UPCOMING MRT STATION AT TPM

PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

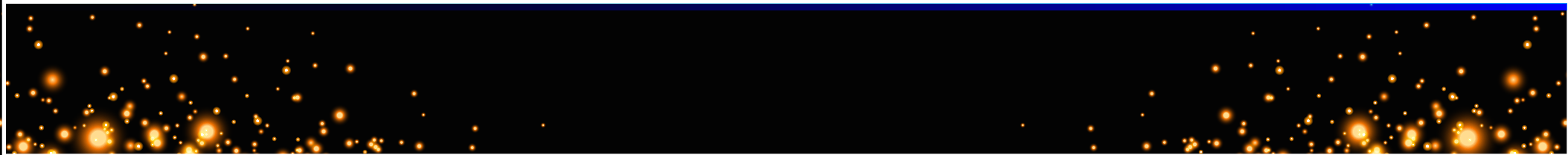
Type Of Property For Sale - Type C



KEYPLAN



SPACE	m2	ft2
ENTRANCE FOYER	1.80	19.37
LIVING	12.48	134.33
DINING	16.68	179.54
MASTER BEDROOM	21.36	229.90
MASTER BATH	6.16	66.30
WARDROBE	3.52	37.88
BEDROOM 1	13.20	142.05
BEDROOM 2	10.00	107.64
BATHROOM 2	3.50	37.67
STUDYROOM	5.28	56.83
KITCHEN	11.70	125.93
DRY YARD	3.52	37.88
BALCONY	4.68	50.37



PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

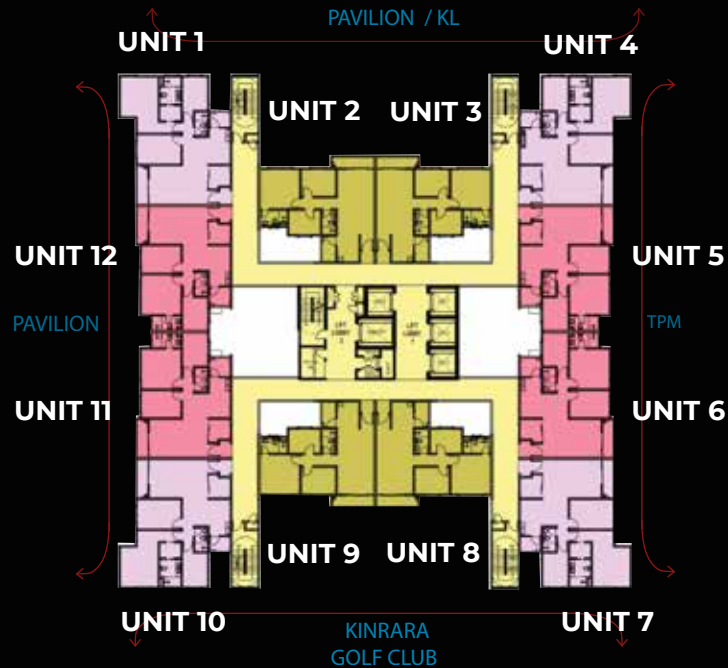
Floor Specifications



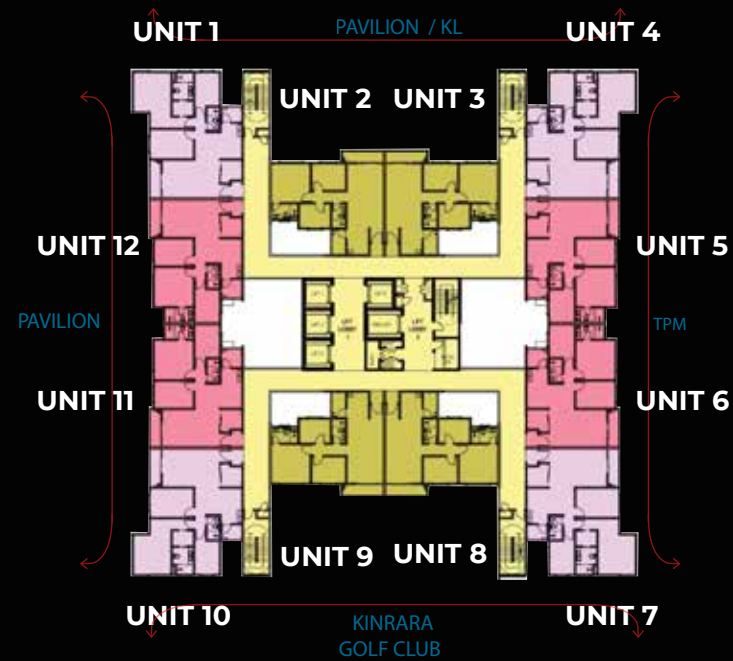
Structure	Reinforced Concrete Frame and Shear Wall System	Sanitary & Plumbing Installations	i) Pedestal Water Closet 2 Nos.		
Wall	Reinforced Concrete Shear Wall System		ii) Wash Hand Basin 2 Nos.		
Roof Covering	Reinforced Concrete Slab Roof		iii) Shower Rose 2 Nos.		
Roof Framing	Reinforced Concrete Slab Roof		iv) Paper Roll Holder 2 Nos.		
Ceiling	Skim Coat And Paints		v) Bid Tap 3 Nos.		
	Non Asbestos Ceiling Board And Paint		vi) Hand Bidet 2 Nos.		
Window	Aluminium Frame Glass Window		vii) Aluminium Sink With Tap 1 No.		
	Aluminium Frame Top Hung Glass Window	Electrical Installations	Unit Type		
	Aluminium Frame Adjustable Glass Louvres Window		A	B	C
	Aluminium Frame Fix Glass Louvres Window		17	18	22
Doors	Timber Door/Fire Door		Lighting Points	5	5
Ironmongery	Plywood Flush Door	Ceiling Fan Points	16	17	17
	Aluminium Sliding Glass Door	13A Switch Socket Outlet	1	1	1
	Quality Lockset	15A Switch Socket Outlet	2	2	2
Wall Finishes	i) General Wall – Skim Coat/Cement Plaster	Water Heater Point	4	4	4
	ii) Kitchen – Tiles At Ceiling Height	Aircond Point	1	1	1
	iii) Master Bath – Tiles At Ceiling Height	Telephone Socket Outlet	1	1	1
	iv) Bath 1 – Tiles At Ceiling Height	Data Socket Outlet	1	1	1
Floor Finishes	i) Living, Dining & Kitchen – Tiles	SMATV Socket Outlet	1	1	1
	ii) Master Bedroom – Timber Floor	Intercom Point	1	1	1
	iii) Bedroom/Study Room – Tiles	Door Bell Point	1	1	1
	iv) Dry Yard – Tiles	Internal Telephone Trunking & Cabling	Concealed		
	v) Balcony – Tiles	Fencing	Brick Wall & Security Fencing		

PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

Units, Types & Views Orientation



BLOCK A



BLOCK B

UNIT TYPE	UNIT NUMBER
Type A - 960 sq.ft	2,3,8,9
Type A1 - 1480 sq.ft	2,3,8,9
Type B - 1101 sq.ft	5,6,11,12
Type C - 1226 sq.ft	1,4,7,10

- Type A** (960 sq.ft) & **Type A1** (1,480 sq.ft)
- Type B** (1,101 sq.ft)
- Type C** (1,226sq.ft)

TPM - Technology Park Malaysia

PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

Development Info



PROJECT NAME	THE PARAISO RESIDENCY @BUKIT JALIL	
Developer	Wealth Plateau Sdn Bhd (WZR Group of companies)	
Land Type	Residential Title	
Location	BUKIT JALIL	
Tenure	Leasehold 99 Years	
Land Size	5.6 acres	
No. of Blocks	2 Blocks	
No. of Storey	37 Storey	
	Ground Floor - 5th Level (Car Parks)	
	6th Level (Facilities + 9 Units of Condo, Type A1 with Garden Patio)	
	7th - 37th Level (Condominium Units)	
Unit Composition	Type A - 960 sq.ft	2+1 Bedroom 2 Bathroom Balcony
	Type A1 - 1480 sq.ft	3 Bedroom 2 Bathroom Garden Patio
	Type B - 1101 sq.ft	3 Bedroom 2 Bathroom Balcony
	Type C - 1226 sq.ft	3+1 Bedroom 2 Bathroom Balcony
Maintainance Fee	RM0.35 psf Including sinking fund	
No. of Lifts	4 +1 Units Per Block	
Total Car park	2 no's Carpark per Unit	
Facilities Level	Level 2 , Level 6 + Multipurpose Hall	
Construction Period	48 Months	

PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

Facilities



FACILITIES AT LEVEL 6

- ✔ Multipurpose Hall
 - Badminton Court
 - Basketball Court
 - Futsal Court
- ✔ Gymnasium
- ✔ Cafe
- ✔ Infinity Swimming Pool
- ✔ Wading Pool
- ✔ Sauna & SPA
- ✔ Laundry
- ✔ BBQ Pit
- ✔ Reading Room
- ✔ Gazebo

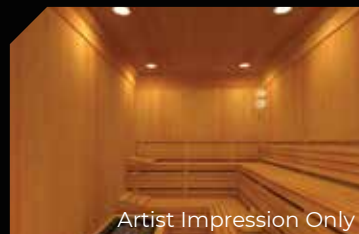
FACILITIES AT LEVEL 2

- ✔ Surau
- ✔ Tadika
- ✔ Taska
- ✔ Shops
- ✔ Management Office
- ✔ Children Playground



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GREEN LANDSCAPE



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SAUNA ROOM



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REFLEXOLOGY AREA



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GYMNASIUM



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7 TIER SECURITY SYSTEM

PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

Entrance & Interior View



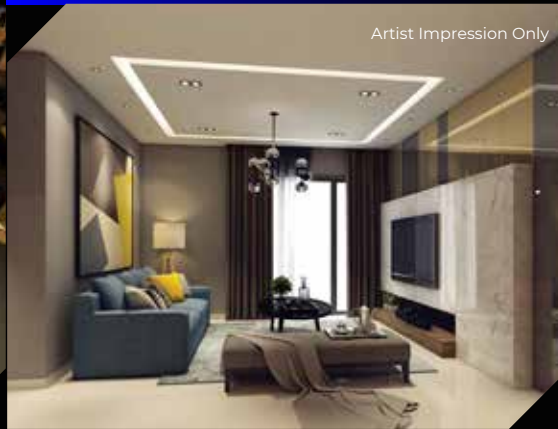
DINING



MASTER BEDROOM



KITCHEN

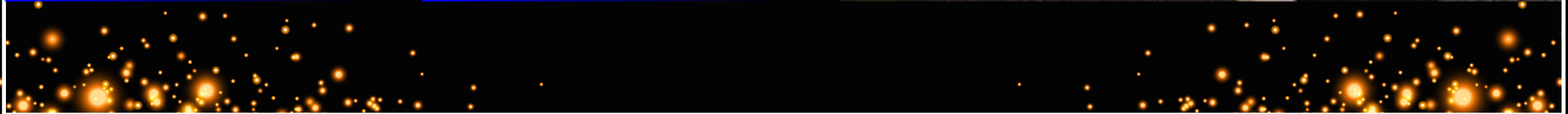


LIVING HALL



ENTRANCE

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PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

Distance From Kuala Lumpur & Other Major Cities/Landmarks



KLCC	13km
MID VALLEY	7.5km
PAVILLION	12km
UNIVERSITI OF MALAYSIA	8km
ALICE SMITH INTERNATIONAL SCHOOL	5.8km
AUSTRALIAN INTERNATIONAL SCHOOL	6.8km
KL SENTRAL (MAIN TRANSPORTATION HUB)	9km
BANDAR TASIK SELATAN LRT (KLIA EXPRESS STATION)	5km
KLIA	33km
KLIA2	36km
CYBERJAYA	15km
PUTRAJAYA	14km
SEPANG F1 CIRCUIT	33km

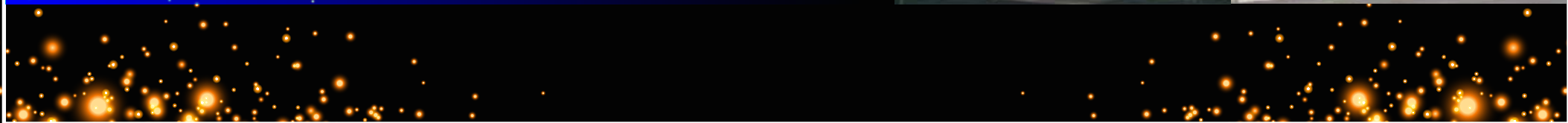
PARAISO @ THE EARTH BUKIT JALIL KUALA LUMPUR, MALAYSIA

Developer Background



WZR PROPERTY SDN BHD

- Established since 7 December 1999.
- Involved in diversified range of property services which include property development & constructions.
- Within 11 years, have successfully completed projects worth RM716 million with current projects estimated at RM296 million. Among its development include a maiden project of 46 units commercial project The Earth@Bukit Jalil, Pr1ma Alam Damai, Cheras high rise apartment project, Mayang Mall Kuala Trengganu, Felcra Tower Jalan Semarak, Kuala Lumpur, Al Ehsan Mosque Bandar Kinrara and also various housing development projects from established developers such as Island & Peninsular Sdn. Bhd, NAZA TTDI, TPPT Sdn. Bhd. & Perumahan Kinrara Sdn. Bhd.
- CIDB Grade 7 licensee holder with Malaysian Construction Industry Development Board
- A registered contractor with Ministry Of Finance, Malaysia.





PARAISO

THE EARTH BUKIT JALIL

Developed By :

WEALTH PLATEAU SDN. BHD. (800097-A)

(A Subsidiary Of WZR Group)



www.paraisobukitjalil.com

Purchase Now & Get The Followings FREE :

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- ✓ FREE Air-Conditioners
- ✓ FREE Kitchen Cabinet
- ✓ FREE 2 Years High Speed Broadband
- ✓ FREE MM2H Participation Fee (T&C Apply)