

# OAKA

RESIDENCES  
BUKIT JALIL

FREEHOLD



ARTIST'S IMPRESSION ONLY



RESIDENTIAL  
DEVELOPMENT



GREENRE  
GOLD CERTIFIED



FREEHOLD



PET-FRIENDLY  
COMMUNITY



2-3  
PARKING  
BAYS



ALL UNITS  
COME WITH  
BALCONY / LANAI



ALL UNITS COME  
WITH STORAGE /  
UTILITY ROOM

# Facilities Plan

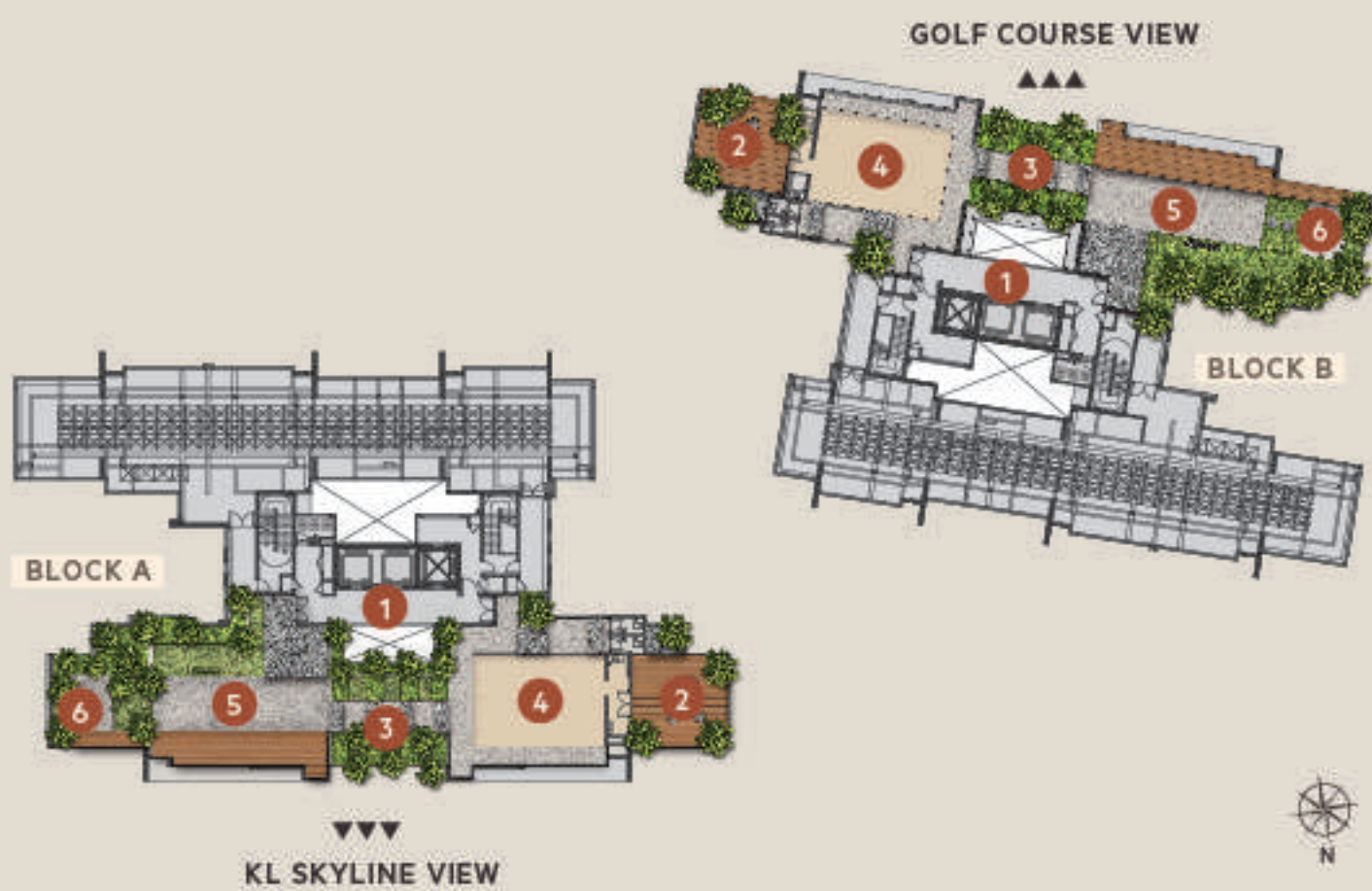
## LEVEL 5



- |                  |                                 |                                |                    |
|------------------|---------------------------------|--------------------------------|--------------------|
| 1 Wading Pool    | 7 Sauna (male & female)         | 13 Gymnasium                   | 19 Viewing Gazebo  |
| 2 Infinity Pool  | 8 Changing Room (male & female) | 14 Yoga Room / Dance Studio    | 20 BBQ Deck        |
| 3 Whirlpool Tub  | 9 Kid's Studio                  | 15 Games Room                  | 21 Pavilion        |
| 4 Pool Deck      | 10 Multipurpose Hall            | 16 Theatre Room                | 22 Hammock Lawn    |
| 5 Outdoor Shower | 11 Kitchen (space only)         | 17 Resident's Lounge           | 23 Outdoor Fitness |
| 6 Pool Pavilion  | 12 Children Playground          | 18 Water Feature With Fountain | 24 Sensory Path    |

## ROOFTOP

## GROUND FLOOR



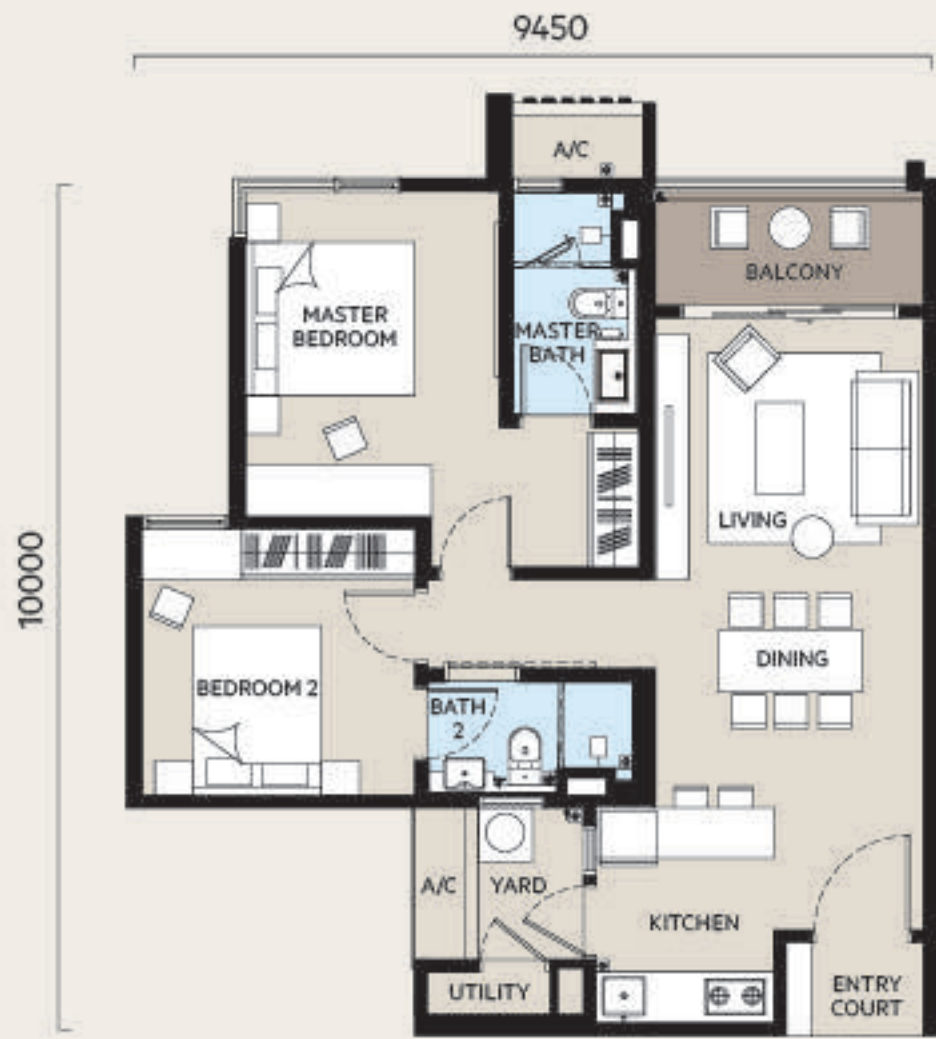
- |                      |                         |                        |                             |                               |
|----------------------|-------------------------|------------------------|-----------------------------|-------------------------------|
| 1 Lift Lobby         | 4 Resident's Sky Lounge | 1 Guard House          | 7 Surau                     | 13 Food Delivery Area         |
| 2 Sky Outdoor Lounge | 5 Sky Pavilion          | 2 Drop Off Area        | 8 Management Office         | 14 Toilet                     |
| 3 Sky Garden         | 6 Sky Gazebo            | 3 Concourse            | 9 Retail (space only)       | 15 Car Wash Area (space only) |
|                      |                         | 4 Tower A Lobby        | 10 Laundrette (space only)  | 16 EV Charging Bays           |
|                      |                         | 5 Tower B Lobby        | 11 Mail Room                | 17 Half Basketball Court      |
|                      |                         | 6 Nursery (space only) | 12 Parcel Room (space only) | 18 Lawn                       |

# Typical Floor Plans

TYPE  
**A**



882 sq.ft. | 82 m<sup>2</sup>

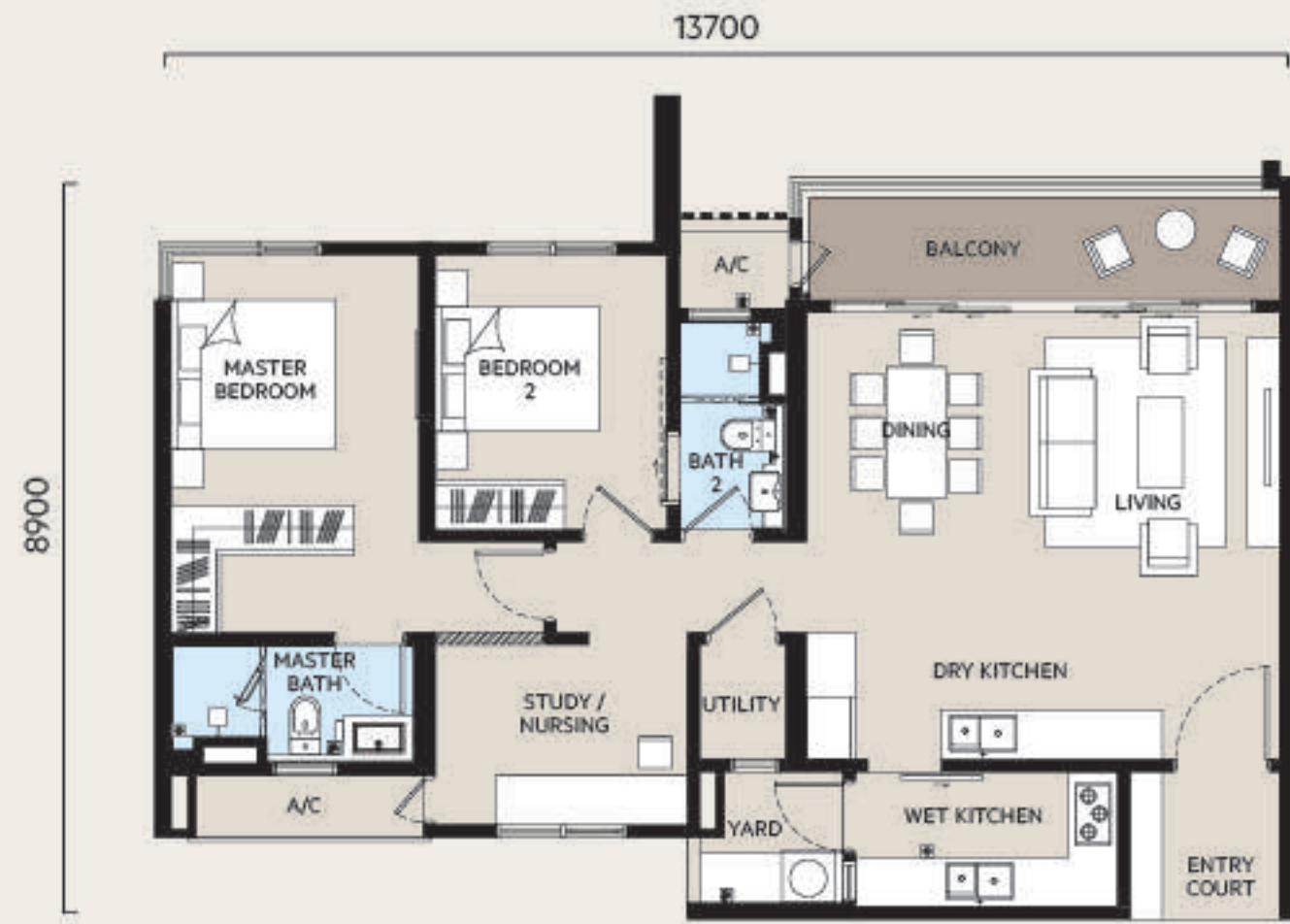


2 Bedrooms 2 Bathrooms Balcony

TYPE  
**B1**



1,182 sq.ft. | 110 m<sup>2</sup>

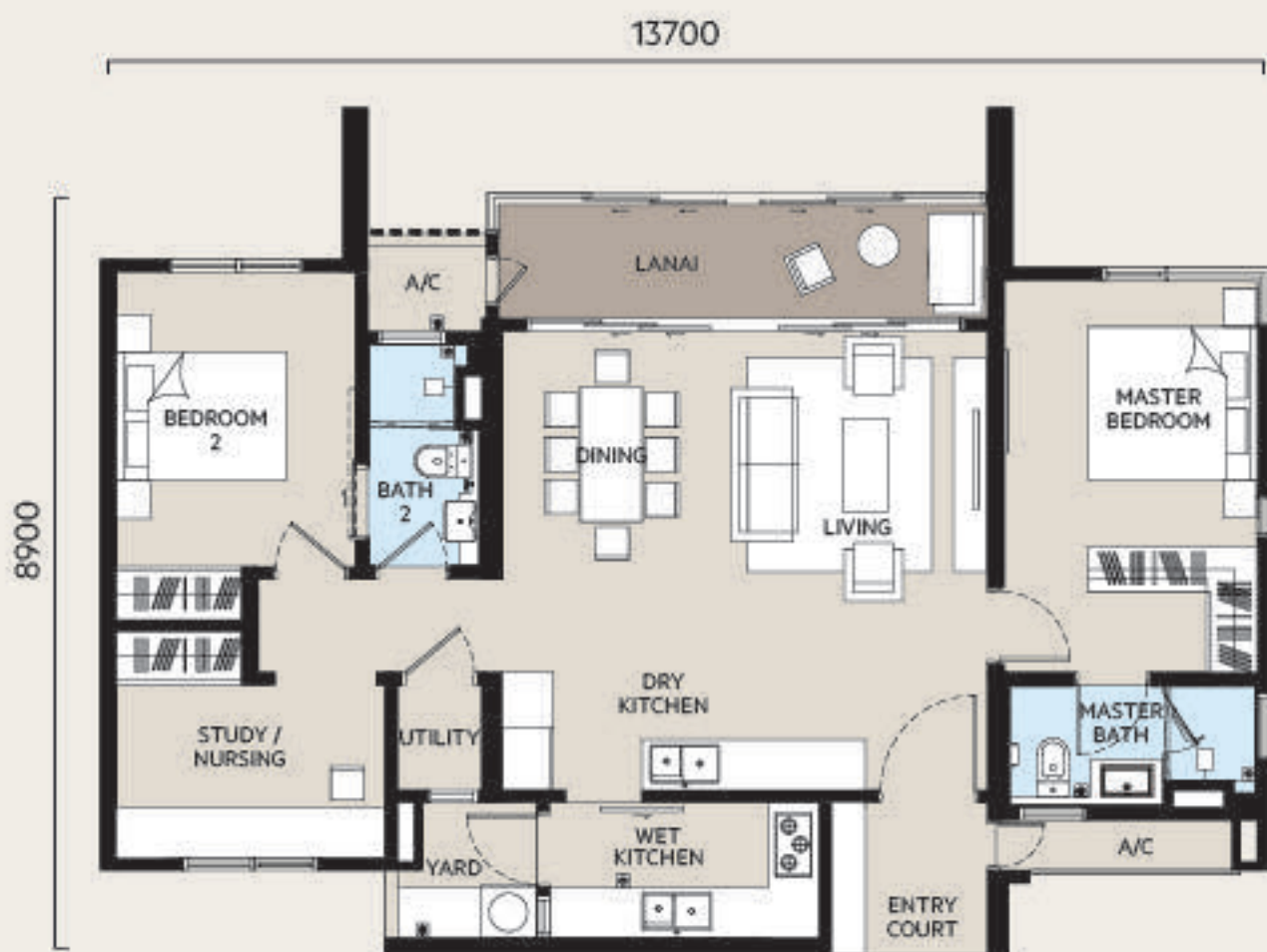


2+1 Bedrooms 2 Bathrooms Balcony Hackable Wall

TYPE  
**B3**



1,175 sq.ft. | 109 m<sup>2</sup>

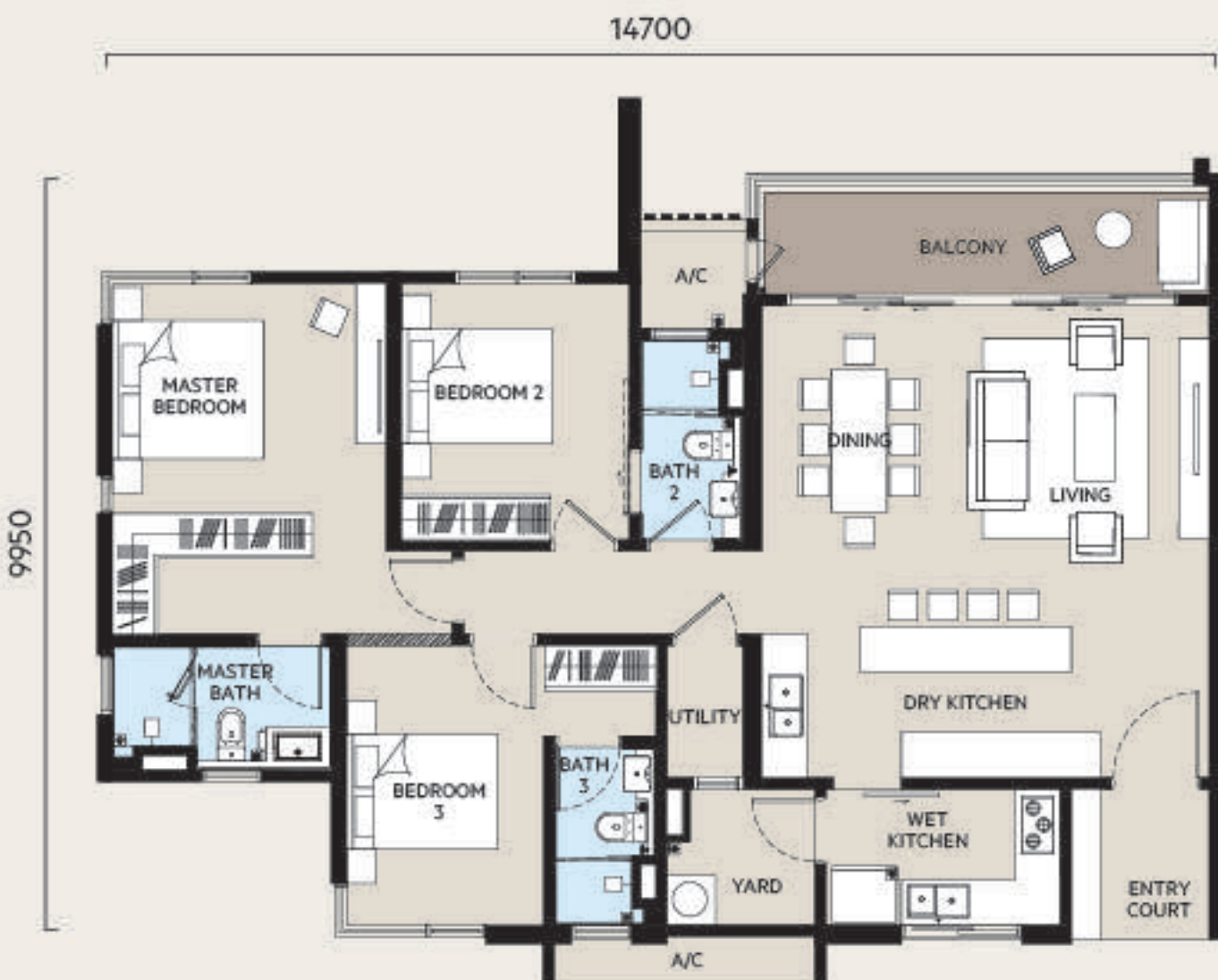


2+1 Bedrooms 2 Bathrooms Lanai

TYPE  
**C**

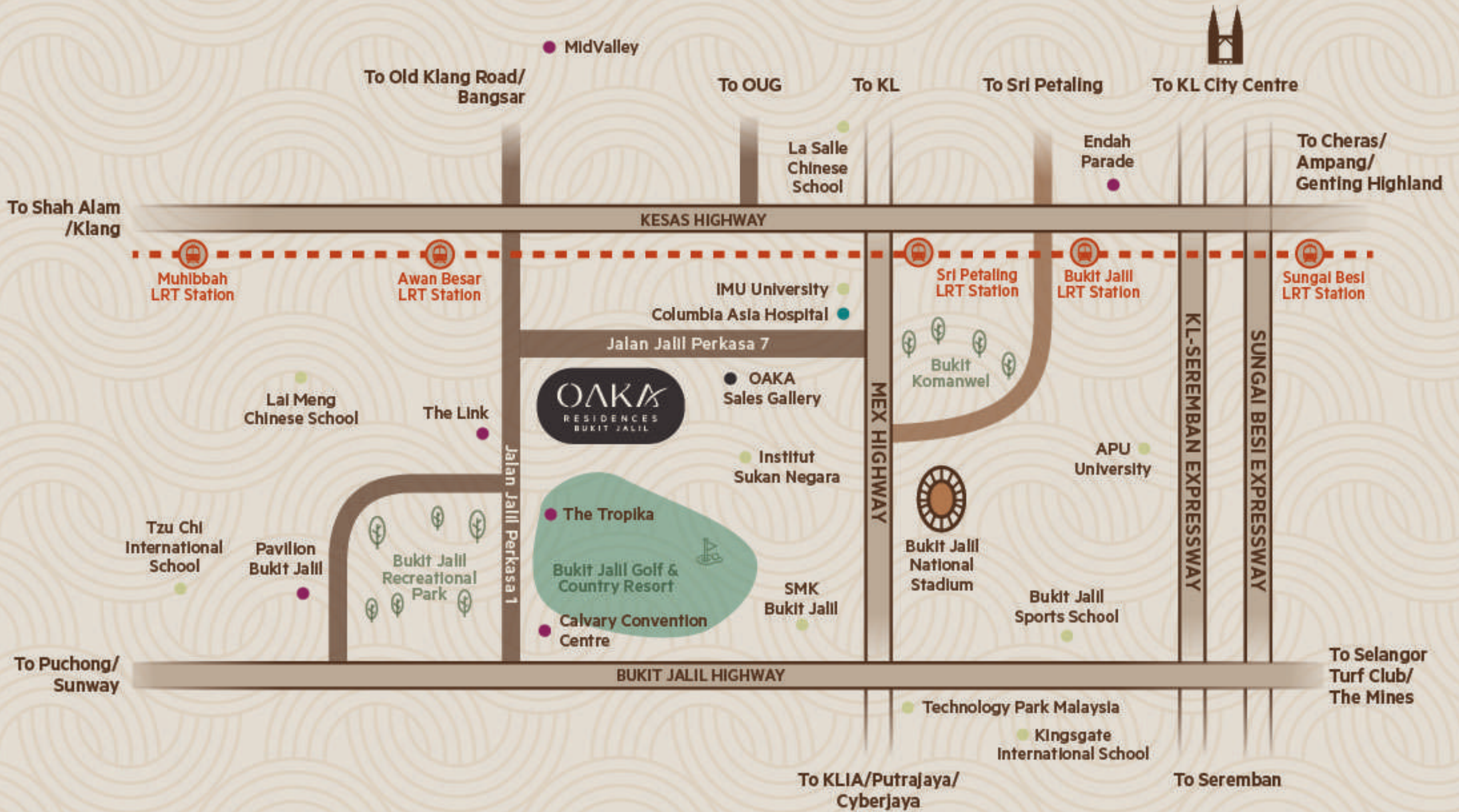


1,423 sq.ft. | 132 m<sup>2</sup>



3 Bedrooms 3 Bathrooms Balcony Hackable Wall

# Elevated Living In The Urban Core



## CONNECTIVITY

Shah Alam Expressway  
(KESAS)  
Maju Expressway (MEX)  
Bukit Jalil Highway  
KL-Seremban Expressway  
Sungai Besi Expressway  
Sri Petaling LRT Station  
Awan Besar LRT Station

## HEALTHCARE

Columbia Asia Hospital 1.0 km

## EDUCATION

IMU University 1.0 km  
SJK(C) Lai Meng 1.6 km  
SMK Bukit Jalil 2.2 km  
APU University 4.2 km  
Tzu Chi International School 4.3 km

## LEISURE

The Tropika, Bukit Jalil 1.8 km  
The Link 2, Bukit Jalil 2.0 km  
Pavilion, Bukit Jalil 2.4 km

## RECREATIONAL

Bukit Jalil Recreational Park 1.3 km  
Bukit Jalil National Stadium 1.7 km  
Bukit Jalil Golf & Country Resort 1.8 km  
Bukit Jalil National Aquatic Centre 2.0 km



Developer:  
**Berjaya Hartanah Berhad**  
(Formerly known as Berjaya Golf Resort Berhad) (223292-U)  
(A subsidiary of Berjaya Land Berhad - 201765-A)

Head Office:  
Level 12, East, Berjaya Times Square,  
No. 1, Jalan Imbi 55100 Kuala Lumpur.  
T : 03-2142 8028 E : property@berjaya.com.my  
F : 03-2143 2028 W : berjayaproperties.com

Property Gallery:  
Berjaya Property Gallery Bukit Jalil  
Lot 36471, Jalan Jallil Perkasa 7, Bukit Jalil, 57100 Kuala Lumpur.  
T : 03-8994 4866  
W : Berjaya Property Gallery Bukit Jalil

Developer: Berjaya Hartanah Berhad (223292-U) • Developer Address: Level 12, East, Berjaya Times Square, No.1, Jalan Imbi 55100 Kuala Lumpur. • Developer's License No: 5660/01-2028/0354(A) • Validity Period: 21/01/2023 - 20/01/2028 • Advertising Permit No: 5660-14/02-2027/0165(N)-(S) • Validity Period: 20/02/2024 - 19/02/2027 • Land Tenure: Freehold • Land Encumbrances: CIMB Bank Berhad • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: DBKLJKB.BP S3 OSC 2022 2368 (17) • Expected Date of Completion: February 2028 • Type of Property: Condominium • Total Units: 350 units - Block A (175 units) | Block B (175 units) • Price: RM854,000 (min) - RM1,535,000 (max) • Bumiputera Discount of 5%

Disclaimer: The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All of the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. THE ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.