



**LAUREL  
RESIDENCE**  
BANGSAR SOUTH





Bangsar South 2007

**The Beginning Of Bangsar South 15 Years Ago**

# Bangsar South: Most Sought-after Address



Bangsar South 2021

Serving as the catalyst for transforming the previously rural area into its current status as an urban metropolis, Bangsar South is an iconic 60-acre integrated development that is designed to better the livelihood of everyone in the community.

Featuring residential, commercial and leisure components, Bangsar South also encompasses urban amenities such as Grade-A office towers, high-rise residences, retail and F&B outlets.



**28**  
Commercial Blocks



**6-acre**  
Award-winning Park



**118**  
Retail Lots



**2**  
Hotels



## Award-Winning 6 Acre Park

"An early-morning walk is a blessing for the whole day."  
- Henry David Thoreau.



Seamlessly Linked To  
Everyday CONVENIENCES

Buying grocery can never be easier  
when you stay in Bangsar South.



## Award-Winning Lifestyle Hub

Nexus | The Sphere

Explore trending eateries and retail therapy amidst green landscapes and cooling waterscapes. The world class food destination has something for everyone.



## The Preferred Venue in Kuala Lumpur

Connexion Conference & Event Centre (CCEC)

CCEC is an advance, fresh, and urban venue for occasions that link business, interest and lifestyles.





## Health Care

LifeCare Diagnostic Medical Centre | Cengild G.I Medical Centre | Tong Xin Tang Health Care

It is the ideal neighbourhood of choice for residents with the access to basic quality health care all around the corner.



## Accessibility to multiple amenities at ease

Covered link bridge | Shuttle bus service | Cover Link Walkway

The neighbourhood is surrounded by shuttle bus service and covered link bridge, making travelling within Bangsar South easy.

# WHY BANGSAR SOUTH?



## Highly Valuable In Klang Valley

5 Fundamental Reasons To Own Or Rent In Bangsar South

1/ Self-sustaining ecosystem

2/ A transit oriented development that encompasses conveniences such as retail shops, F&B options, health care and transportation choices

3/ Well-known corporate address for major corporations such as Pfizer Malaysia, Touch 'n Go, CIMB Bank, Alibaba, etc.

4/ Booming growth of businesses due to strategic location and signature address

5/ Good investment opportunities



## Your Elevated Lifestyle

Laurel Residence takes the modern living experience and elevates it to a lifestyle of affordable luxury.

**2**  
TOWERS

**42**  
STOREYS  
RESIDENCE

**MODERN &  
LUXURY**  
ARCHITECTURE DESIGN

**PARTIALLY  
FURNISHED**



## A Welcoming Arrival From Every Angle

Where the homecoming experience begins at the elegant Grand Lobby and continues throughout the stylish spaces, Laurel Residence is designed with meticulous care for the discerning urbanites.



# Well-planned Recreational Enjoyment

A myriad of recreational facilities await the enjoyment of residents. With additional facilities at the Ground Floor as well, there are plenty of settings for outdoor activities and indoor excitement.



RELAX

Discover your inner peace amidst a sanctuary of tranquillity



CHILL

Take a break and enjoy chill out moments at the Pool Lounge



REJUVENATE

Uplift the mood and senses with nature's refreshing touch



SWEAT

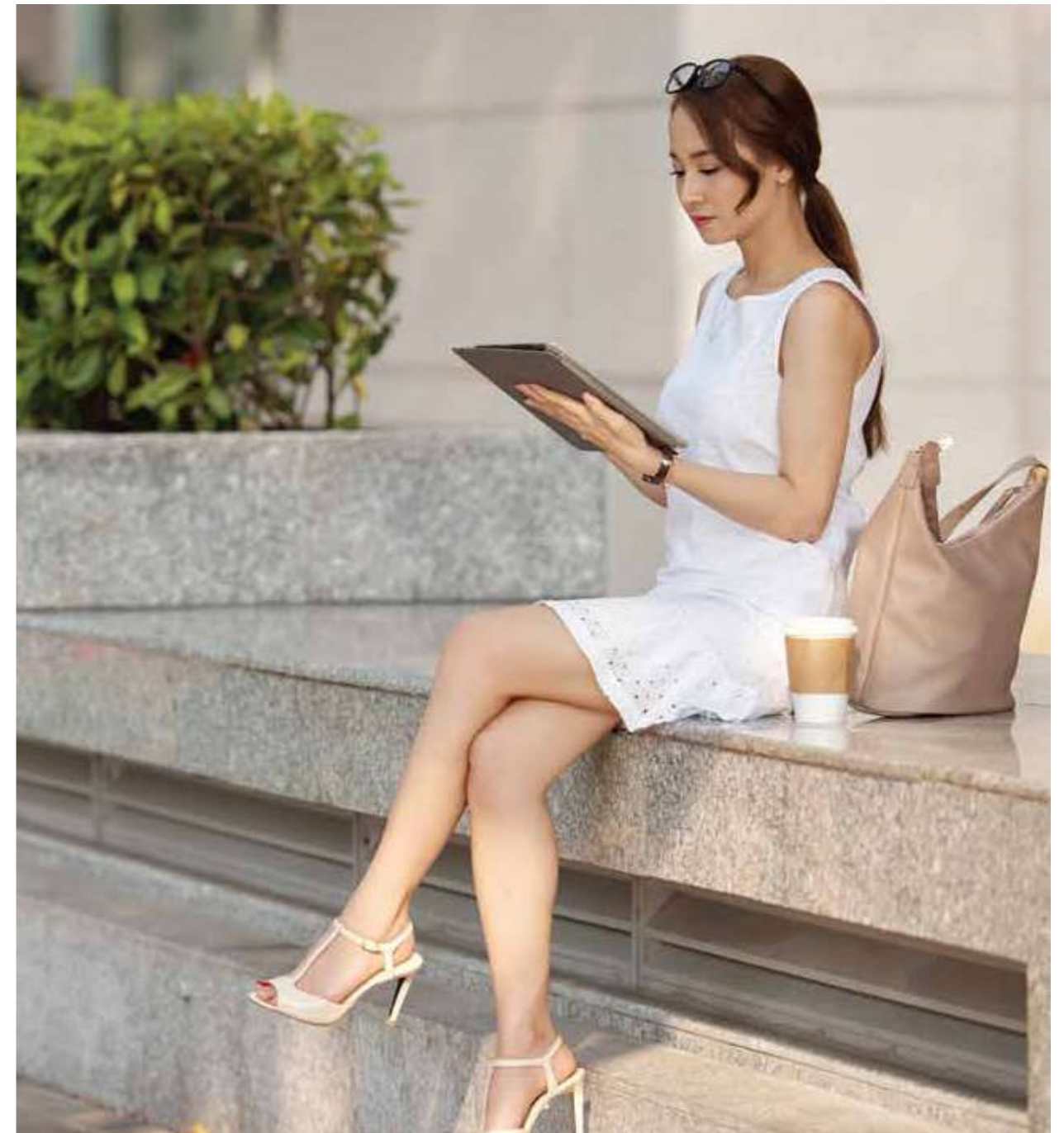
Get moving and break a sweat to keep the body fit and healthy





## Indulge In Wholesome Living

From the pool to the garden, the landscape for leisure beckons invitingly. Awaken your inner peace and feel the stress of the day fade away when you take the time to rest and relax here.



## A Sanctuary That Revolves Around Nature's Palette

Come together in the pocket alcoves,  
carved out from the abundance of greenery,  
or spend a quiet time treasure in your books moment.



# GROUND FLOOR PLAN



- |                  |                     |                      |
|------------------|---------------------|----------------------|
| 1 Grand Entrance | 6 Drop Off Area     | 11 Taska             |
| 2 Guard House    | 7 Pre Function Area | 12 Function Room 2   |
| 3 Mail Room      | 8 Multipurpose Hall | 13 Function Room 1   |
| 4 Alcove         | 9 Washroom          | 14 Lobby Lounge      |
| 5 Grand Lobby    | 10 Surau            | 15 Management Office |



- |                    |  |                    |
|--------------------|--|--------------------|
| 1 Sun Deck         | 9 In-Pool Loungers                     | 17 Kids Playground |
| 2 Zen Garden       | 10 Community Hangout Pavilion          | 18 Splash Deck     |
| 3 Garden Benches   | 11 BBQ Pit                             | 19 Splash Pool     |
| 4 Hydrotherapy Spa | 12 Dining Alfresco                     | 20 Garden Pool     |
| 5 Reflexology Path | 13 Zen Yoga Deck                       | 21 Gymnasium       |
| 6 Zen Enclave      | 14 Function Room 1 (Co-working Lounge) | 22 Shower Area     |
| 7 Games Room       | 15 Open Lounge                         | 23 Washroom        |
| 8 Pool Lounge      | 16 Function Room 2                     |                    |

# FACILITIES PLAN (Level 5)



## Living Space

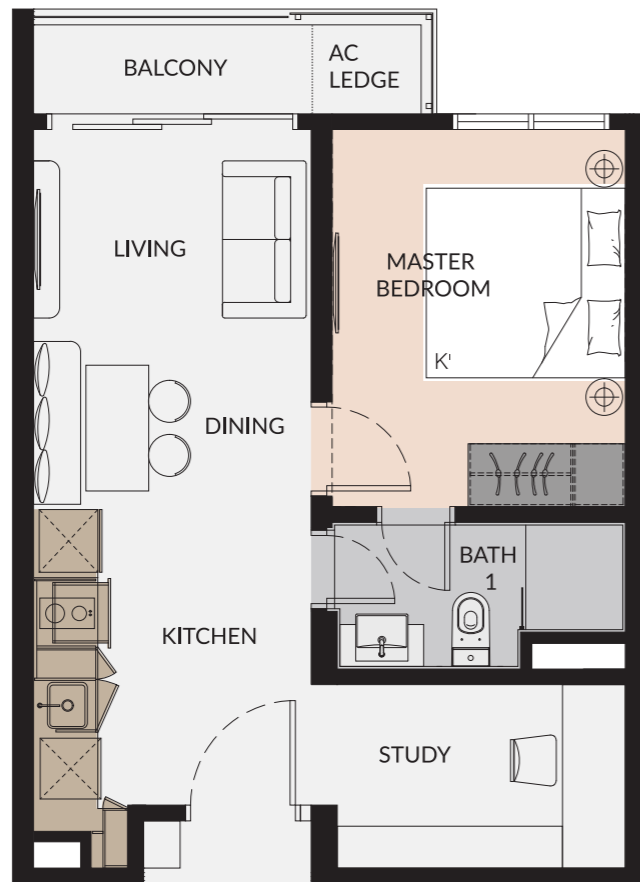
Comfortable layouts that are thoughtfully designed for practical living.

Scan QR code for virtual show unit



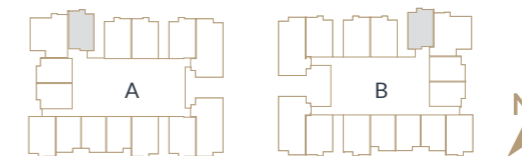
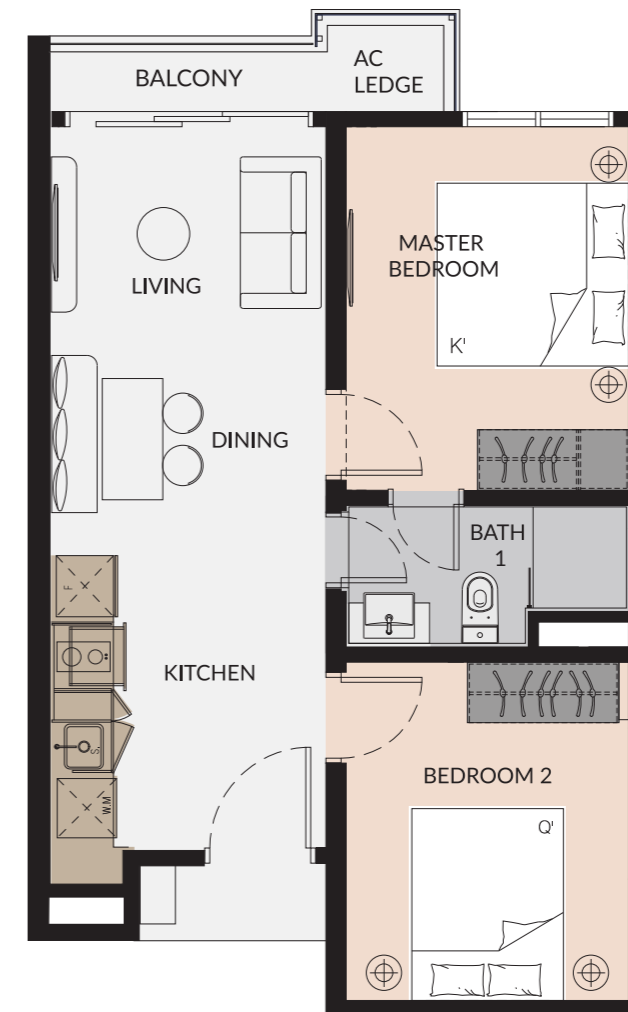
# Type A

495 sq.ft.  
1+1 Bedrooms  
1 Bathroom



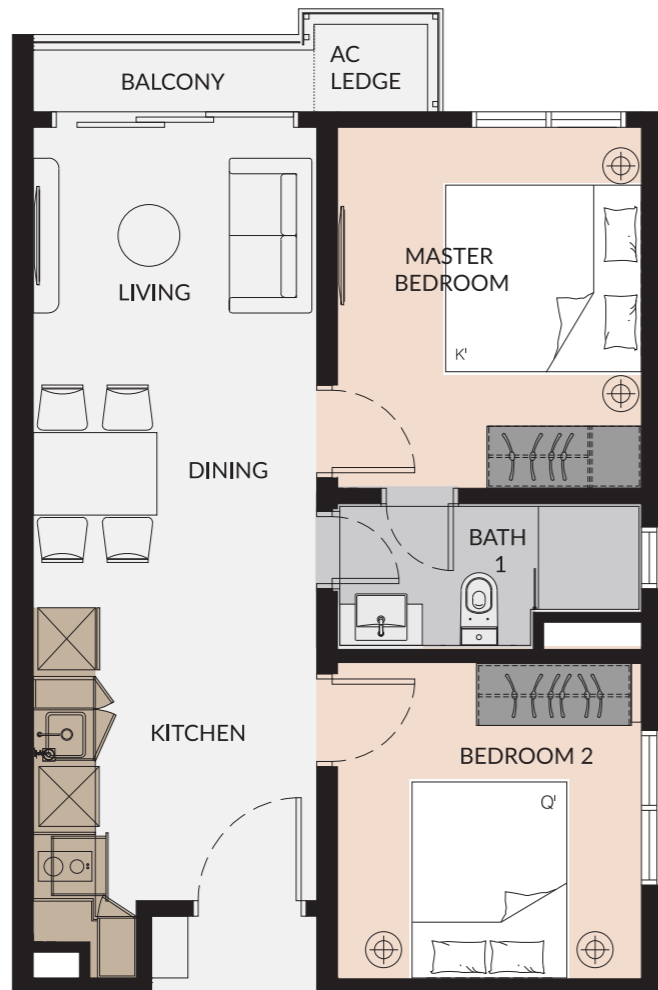
# Type B

548 sq.ft.  
2 Bedrooms  
1 Bathroom



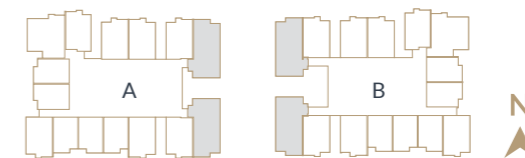
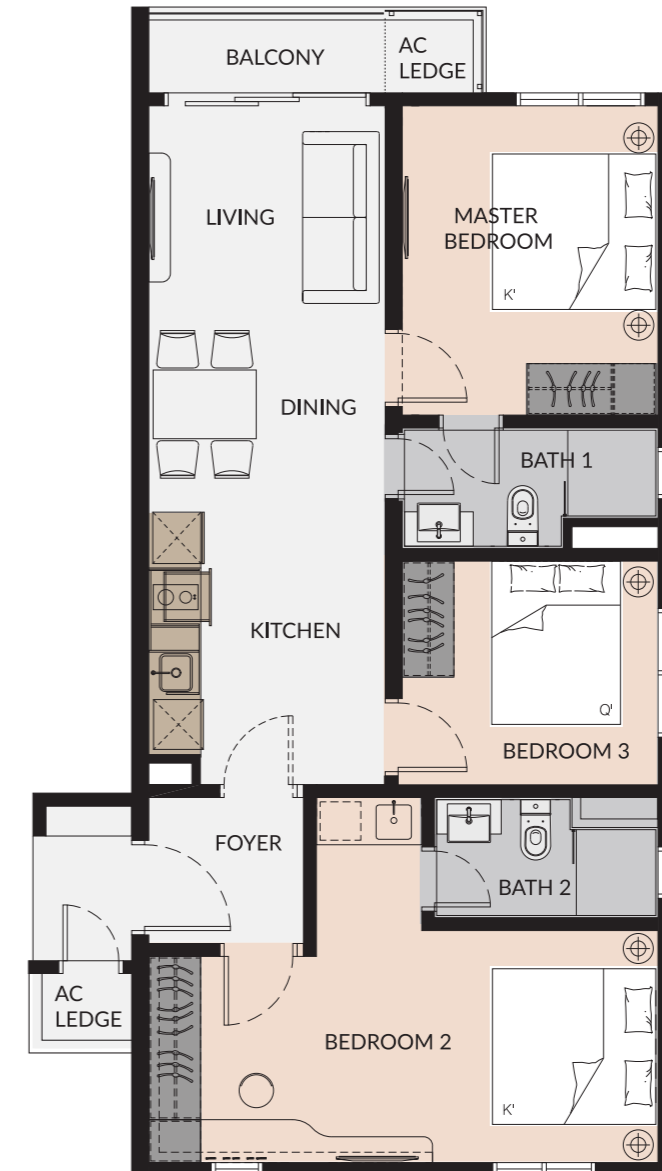
# Type C

590 sq.ft.  
2 Bedrooms  
1 Bathroom



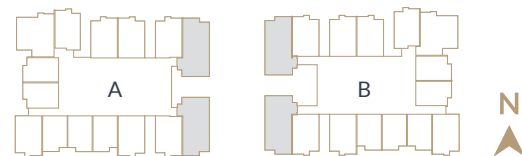
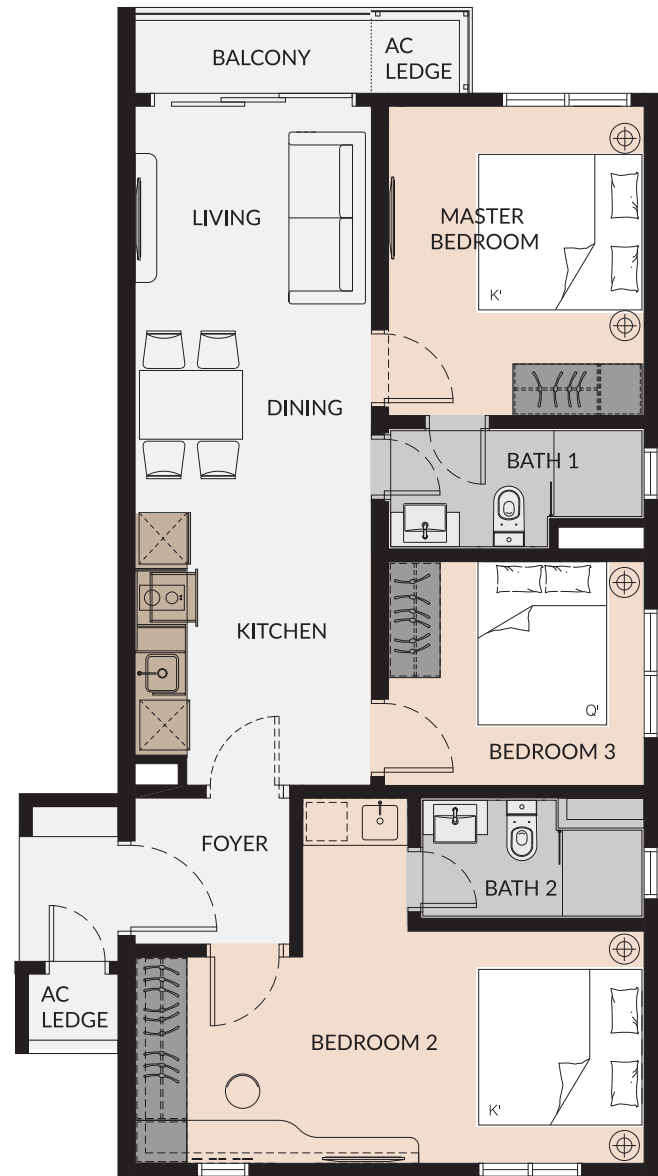
# Type D

903 sq.ft.  
3 Bedrooms  
2 Bathrooms



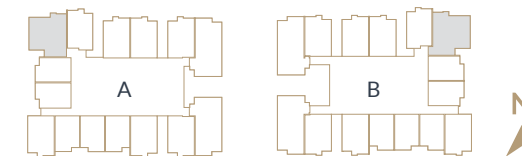
# Type D1

903 sq.ft.  
3 Bedrooms  
2 Bathrooms



# Type E

853 sq.ft.  
3 Bedrooms  
2 Bathrooms



# Excellent Connectivity For Every Journey

WALK



To Kerinchi LRT Station  
Nexus Lifestyle Centre  
The Sphere Lifestyle Centre  
LifeCare Diagnostic Medical Centre  
6-Acre Park

TRAIN



Kelana Jaya MRT Line  
Connected To Subang & Kuala Lumpur

CAR



3km to Mid Valley City  
3km to Petaling Jaya & 6km to Kuala Lumpur  
Major Highway Accessibility:  
Federal Highway, NPE, SPRINT, LDP & upcoming SPE

BUS



Complimentary Bangsar South shuttle bus service  
RapidKL Bus

4   
Shopping Malls  
within 5km

5   
Medical Centres  
within 5km

3   
Universities  
within 4km

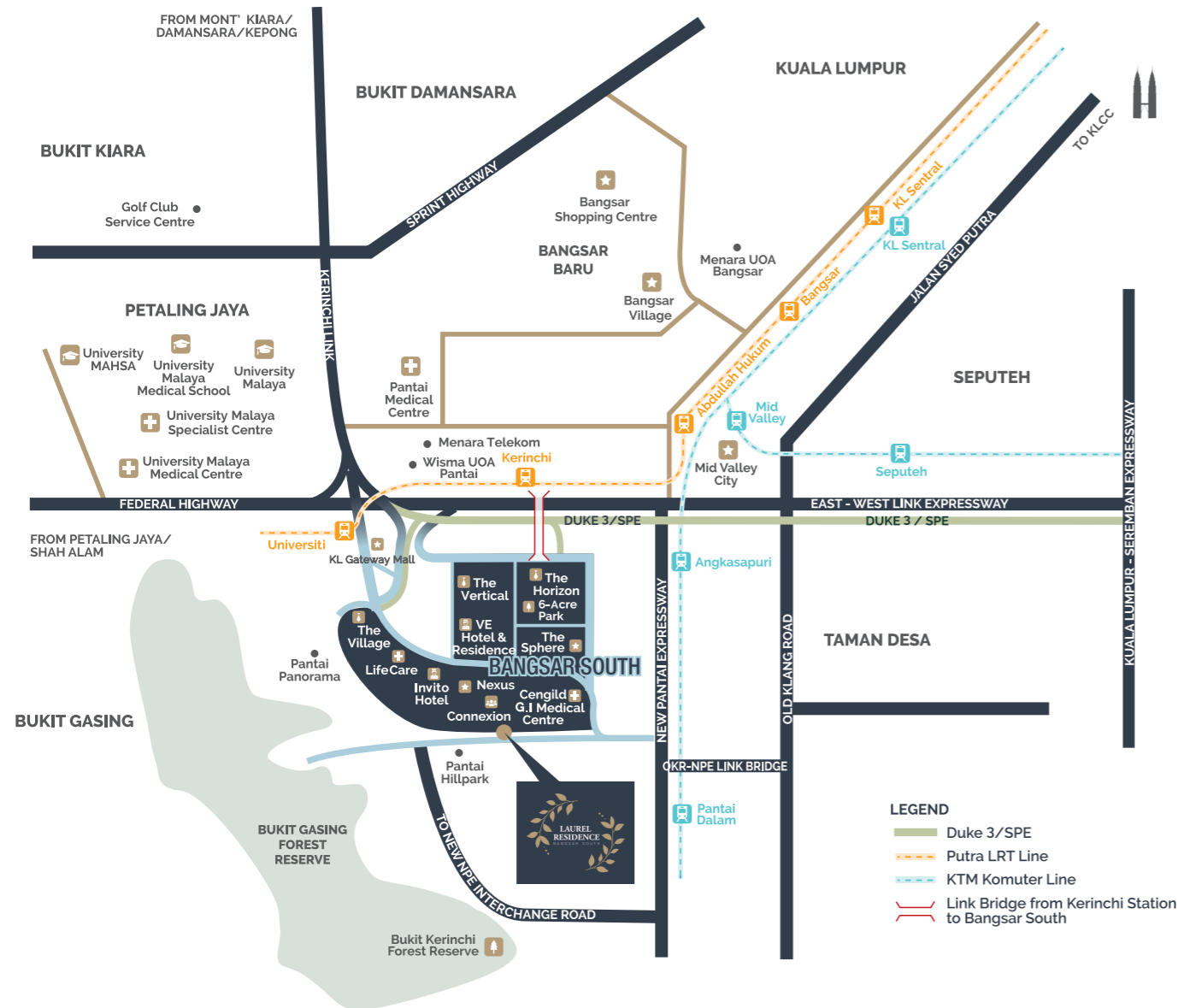
800m   
to Bukit Gasing  
Forest Reserve

3   
LRT Stations  
within 5km

Seamlessly Linked To Everyday **CONVENIENCES**

# Strategically Connected

Getting around with easy access and connectivity  
For your daily convenience.



## LEISURE

Nexus	100m (walking distance)
The Sphere	450m (walking distance)
KL Gateway Mall	1.0km
Mid Valley Megamall	3.0km
Bangsar Village Shopping Centre	3.6km
Bangsar Shopping Centre	5.5km

## HEALTHCARE

Cengild Medical Centre	140m (walking distance)
Life Care Diagnostic Medical	300m (walking distance)
Pantai Medical Centre	2.6km
Universiti Malaya Medical Centre	3.1km
Universiti Malaya Specialist Centre	4.1km

## EDUCATION

University of Malaya	2.7km
University of Malaya Medical School	3.0km
MAHSA University	3.4km

## HOSPITALITY

Invito Hotel	150m
VE Hotel @ Residence	300m

## CONFERENCE & EVENT

Connexion Confrence & Event Centre	120m (walking distance)
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## COMMERCIAL OFFICES

The Vertical	300m (walking distance)
The Horizon	500m (walking distance)

## LRT STATION

Universiti LRT Station	1.1km
Kerinchi LRT Station	1.2km (walking distance)
Bangsar LRT Station	4.0km
KL Sentral LRT Stesen	6.0km

## KTM STATION

Pantai Dalam KTM Station	2.8km
Angkasapuri KTM Station	3.0km
Mid Valley KTM Station	3.3km

## NATURE

6-Acre Park	120m (walking distance)
Bukit Kerinchi / Gasing Forest Reserve	800m

### LEGEND

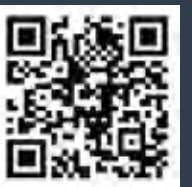
- Duke 3/SPE
- Putra LRT Line
- KTM Komuter Line
- Link Bridge from Kerinchi Station to Bangsar South



# SPECIFICATIONS

No.	Description	Specifications (SPA)					
1	<b>STRUCTURE</b>	Reinforced Concrete					
2	<b>WALL</b>	Reinforced Concrete Wall / Masonry					
3	<b>ROOF</b>	Reinforced Concrete Slab					
4	<b>FLOOR FINISHES</b>						
	a. Entrance	Tiles					
	b. Living, Dining & Kitchen	Tiles					
	c. Bedrooms	Laminate Flooring					
	d. Bedroom 2 (Type D & Type D1)	Laminate Flooring/ Tiles					
	e. Bathrooms	Tiles					
	f. Balcony	Tiles					
	g. Study (Type A)	Tiles					
	h. Yard (Type E)	Tiles					
5	<b>WALL FINISHES</b>						
	a. Exterior	Paint					
	b. Interior	Skim Coat and Paint					
	c. Bathrooms	Tiles					
	d. Kitchen	Skim Coat and Paint					
6	<b>CEILING</b>						
	a. Bathrooms	Fibrous Plaster Ceiling Board and Paint					
	b. Others	Skim Coat and Paint					
7	<b>DOORS</b>						
	a. Main Entrance	Fire Door to Authority/Bomba's Requirement					
	b. Balcony	Powder Coated Aluminium Frame Sliding Door					
	c. Others	Flushed Door					
8	<b>IRONMONGERY</b>	Selected Locksets					
9.	<b>WINDOWS</b>	Powder Coated Aluminium Frame Window					
	<b>UNIT TYPE</b>						
		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>D1</b>	<b>E</b>
10.	<b>SANITARY FITTINGS</b>						
	a. Pedestal Water Closet c/w Bib Tap	1 no.	1 no.	1 no.	2 nos.	2 nos.	2 nos.
	b. Wash Basin c/w Tap	1 no.	1 no.	1 no.	2 nos.	2 nos.	2 nos.
	c. Handheld Shower Fittings with Mixer	1 no.	1 no.	1 no.	2 nos.	2 nos.	2 nos.
	d. Kitchen Bowl Sink w/o drainer c/w Tap	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	e. Washing Machine Tap	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
11	<b>ELECTRICAL INSTALLATION</b>						
	a. Lighting Point	8 nos.	8 nos.	8 nos.	14 nos.	14 nos.	15 nos.
	b. 13 Amp Switch Socket Outlet	13 nos.	14 nos.	14 nos.	18 nos.	18 nos.	14 nos.
	c. 15Amp Switch Socket Outlet	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	d. Ceiling Fan Point (c/w fan hook)	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	e. Air-Conditioning Point (c/w wiring & piping system)	2 nos.	3 nos.	3 nos.	4 nos.	4 nos.	4 nos.
	f. Door Bell (Switch & Point only)	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
	g. Water Heater Point	1 no.	1 no.	1 no.	2 nos.	2 nos.	2 nos.
	h. Electrical Distribution Board (Single Phase)	1 no.	1 no.	1 no.	2 nos.	2 nos.	1 no.
	<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>						
	a. SMATV Socket Outlet	1 no.	1 no.	1 no.	2 nos.	2 nos.	1 no.
	b. Fiber Wall Socket (Internet/Telephone)	1 no.	1 no.	1 no.	2 nos.	2 nos.	1 no.

Scan qr code  
For sales gallery



Experience the Exclusivity

**+603 2282 9993**

[www.uoa-laurel.com](http://www.uoa-laurel.com)

Sales gallery and show unit,  
open from 10.00am to 6.00pm daily



DEVELOPER: SUNNY UPTOWN SDN BHD 200301026840 (629260-H)

**UOA CORPORATE TOWER**  
Lobby A, Avenue 10, The Vertical, Bangsar South City  
No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia  
T: +603 2245 9188 F: +603 2245 9128 www.uoa.com.my

**SINGAPORE PROPERTY GALLERY**  
UOA (SINGAPORE) PTE LTD  
7, Temasek Boulevard, #18-02, Suntec Tower 1 Singapore 038987  
T: +65 6333 9383 F: +65 6333 9332



Developer's Address: UOA Corporate Tower, Lobby A, Avenue 10, The Vertical, Bangsar South City, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia | Developer's License No: 10697-4/12-2023/0919(L) | Validity Period: 16/12/2021- 15/12/2023 | Sale & Advertising Permit No: 10697-4/12-2023/0919(P) | Validity Period: 16/12/2021- 15/12/2023 | Project Type: Suite Apartments | Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No: BP S1 OSC 2021 1285 | Total Suite Apartment Units: 1,260 | Land Tenure: Leasehold | Land Encumbrance: None | Proposed Completion Date: December 2025 | Minimum Price (Suite Apartments): RM450,000 | Maximum Price (Suite Apartments): RM899,300 | 5% Discount for Bumiputera

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