

Waltz

RESIDENCES
华尔兹公寓

Kuala Lumpur

FREEHOLD

Step Into The Future

There is a new 63-acre buzz in the neighbourhood of OUG. Towers of prestigious residences, a stylish mall, a banquet hall, premier retails and commerce outlets are set to flood and breathe new life and styles to this old and gold neighbourhood.

Shop and Dine. Take walks of leisure.
Spend quality time with family and friends.
Enjoy convenience.
Delight in the stylish cafes and eateries.

Happiness is Contagious.
Breathe in the landscaped surroundings.
Enjoy traditional therapies of the mind
and soul whilst enjoying contemporary
and appealing change.

*Maybe it is also time to start
a new business venture here.*

Be charmed by life's little pleasures.
Life is even easier with everything at your doorstep.

THE PERFECT LOCATION, WITHIN REACH.

15 minutes from Petaling Jaya and Kuala Lumpur city centre.

Take your step into the future.

The Future Steps

*MALL | BANQUET HALL | RETAIL | COMMERCE | RESIDENCES | LANDSCAPED PIAZZAS | BOULEVARDS

**Developments subject to authority approval*



Waltz RESIDENCES

Freehold, rising 33 & 38 storeys, with choices of single or dual key homes, Waltz residences is the epitome of the luxurious life amidst this established golden neighbourhood. Nestled within a cozy corner of this new 63-acre neighbourhood buzz, Waltz is just an easy stroll via a new link bridge to a carefully-planned wide array of commerce, amenities, lifestyle conveniences and retail therapies for the body, mind and soul.

With more than 20 facilities to nurture your life.

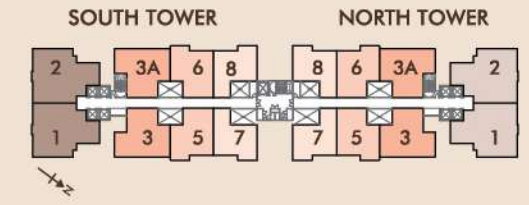
Gardens and Lounges. Sky-high infinity pool.
Gymnasium with spectacular views.
Breathe in the heights of success.
Let your imagination rise.

Single or Dual Key. 3 rooms or more.

Comfortable at 948 sf.
Family at 1,250 sf.
Spacious single and dual keys at 1,691 sf.
Penthouse luxury at 3,511 sf.

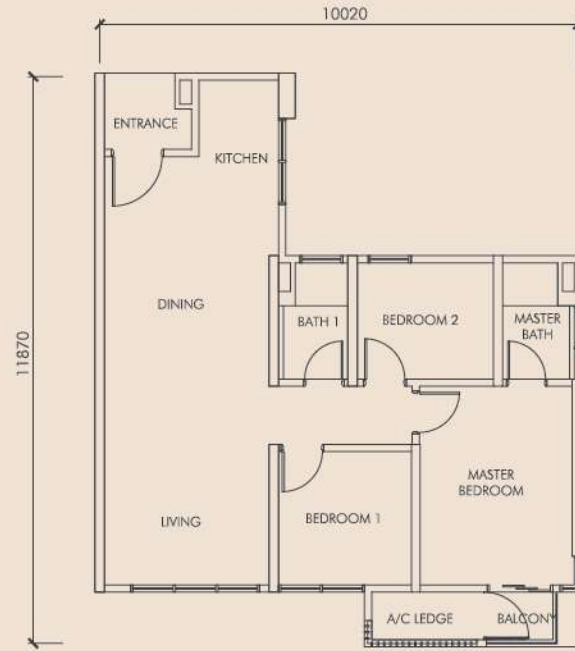


Typical Floor Plan



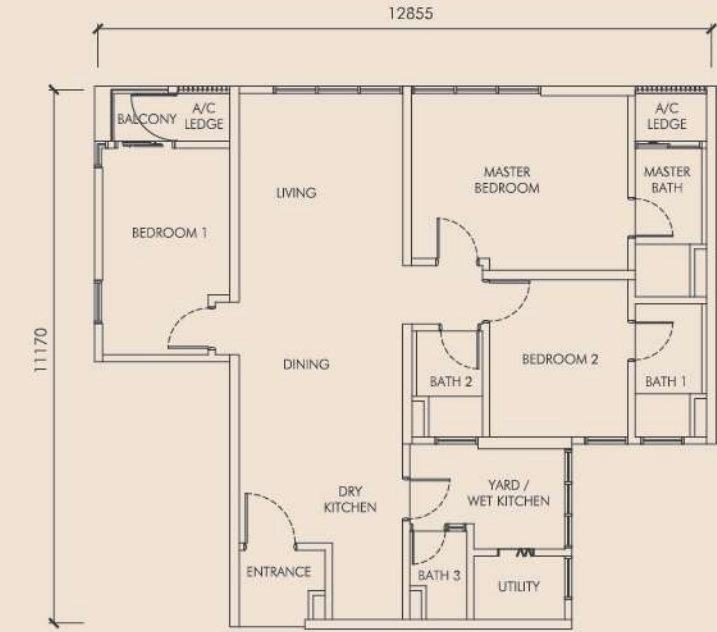
Type A

BUILT-UP 948 sq.ft.
3 BEDROOMS
2 BATHROOMS
UNITS 7, 8



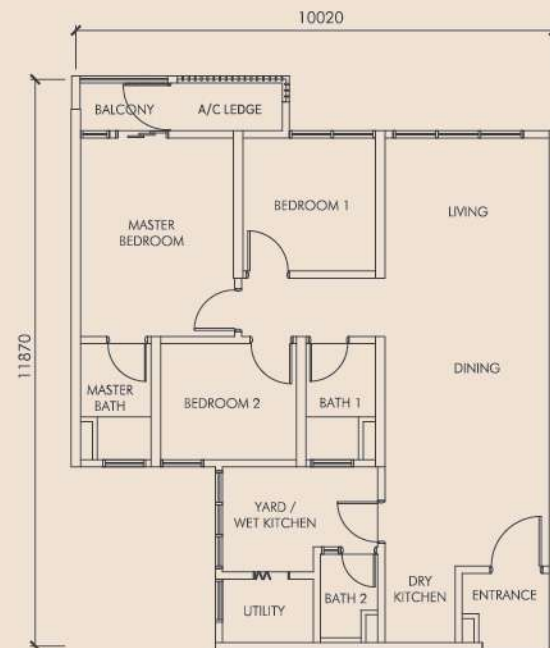
Type C

BUILT-UP 1,250 sq.ft.
3+1 BEDROOMS
4 BATHROOMS
UNITS 3, 3A



Type B

BUILT-UP 1,088 sq.ft.
3+1 BEDROOMS
3 BATHROOMS
UNITS 5, 6



Type D1

(DUAL-KEY)
BUILT-UP 1,691 sq.ft.
2+1 BEDROOMS & STUDIO
4 BATHROOMS
UNITS 1, 2



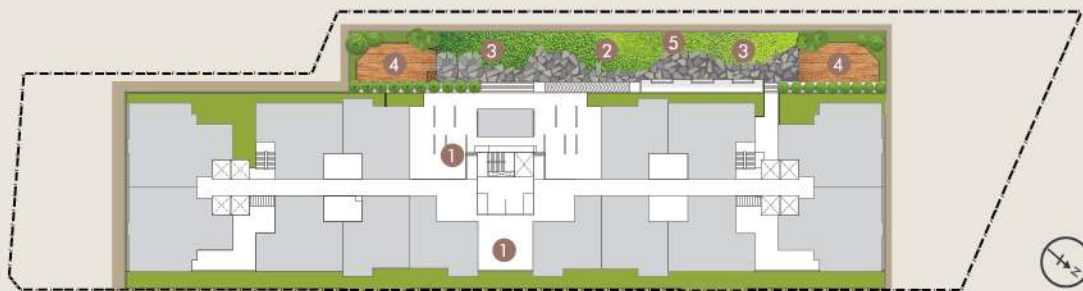
Facilities Plans

South Wing North Wing



- Level G**
- | | | |
|-------------------------|-----------------|----------------------|
| 1 Interactive Play Zone | 5 Car Entrance | 9 Business Centre |
| 2 Launderette | 6 Service Lobby | 10 Management Office |
| 3 Mini Market | 7 Toilet | 11 Guard House |
| 4 Child Care Centre | 8 Store | 12 Lobby |

South Wing North Wing



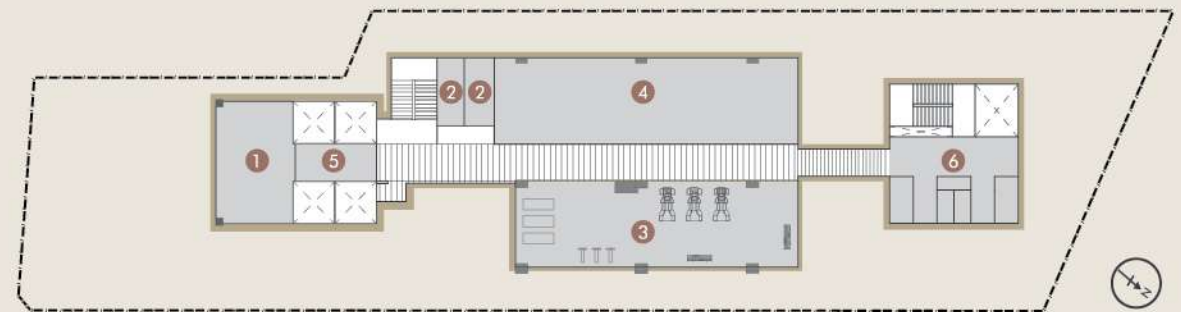
- Level 7**
- | | | |
|--------------------|-------------|--------------|
| 1 Lounge Area | 3 Cabana | 5 Play Lawns |
| 2 Reflexology Path | 4 Yoga Deck | |

South Wing North Wing



- Level 31**
- | | | |
|---------------------|-------------------|------------------|
| 1 Infinity Lap Pool | 5 Function Deck | 9 Spa Bath |
| 2 Floating Cabana | 6 Coffee Lounge | 10 Sauna |
| 3 Wading Pool | 7 BBQ Lounge | 11 Steam Room |
| 4 Sun Deck | 8 Poolside Lounge | 12 Squash Courts |

South Wing North Wing



- Level 33**
- | | | |
|----------------------------|-----------------|-----------------|
| 1 Multipurpose Hall | 3 Sky Gymnasium | 5 Service Lobby |
| 2 Changing Room Facilities | 4 Games Area | 6 Lift Lobby |



For The Body, Mind And Soul.

- Interactive Play Zone
- Launderette*
- Child Care Centre*
- Mini Market*
- Play Lawns
- Floating Cabana
- Wading Pool
- Sun Deck
- Games Area
- Changing Room Facilities
- Reflexology Path
- Lounge Area
- Cabana
- Squash Courts
- Sauna
- Spa Bath
- Steam Rooms
- Yoga Deck
- Infinity Lap Pool
- Coffee Lounge*
- BBQ Lounge
- Multipurpose Hall
- Sky Gymnasium

* Space provision only



Interactive Play Zone - Ground Floor



Sky Gymnasium - Level 33



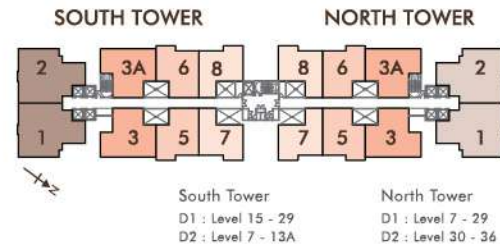
Sky Garden - Level 7

Secure And Safe, It's Under Control

- Visitor Management
- Vehicle Control
- CCTV Surveillance
- Card Accesses
- Patrolling System

Elevation

TYPE A 948 sf. TYPE B 1,088 sf. TYPE C 1,250 sf. TYPE D1 1,691 sf. TYPE D2 1,691 sf.



SOUTH WING										
FACILITIES & RECREATIONAL								L31 & L33		
SERVICES										
TYPE										
S-29-01 D	S-29-02 D	S-29-03 C	S-29-03A C	S-29-05 B	S-29-06 B	S-29-07 A	S-29-08 A			
S-28-01 D	S-28-02 D	S-28-03 C	S-28-03A C	S-28-05 B	S-28-06 B	S-28-07 A	S-28-08 A			
S-27-01 D	S-27-02 D	S-27-03 C	S-27-03A C	S-27-05 B	S-27-06 B	S-27-07 A	S-27-08 A			
S-26-01 D	S-26-02 D	S-26-03 C	S-26-03A C	S-26-05 B	S-26-06 B	S-26-07 A	S-26-08 A			
S-25-01 D	S-25-02 D	S-25-03 C	S-25-03A C	S-25-05 B	S-25-06 B	S-25-07 A	S-25-08 A			
S-23A-01 D	S-23A-02 D	S-23A-03 C	S-23A-03A C	S-23A-05 B	S-23A-06 B	S-23A-07 A	S-23A-08 A			
S-23-01 D	S-23-02 D	S-23-03 C	S-23-03A C	S-23-05 B	S-23-06 B	S-23-07 A	S-23-08 A			
S-22-01 D	S-22-02 D	S-22-03 C	S-22-03A C	S-22-05 B	S-22-06 B	S-22-07 A	S-22-08 A			
S-21-01 D	S-21-02 D	S-21-03 C	S-21-03A C	S-21-05 B	S-21-06 B	S-21-07 A	S-21-08 A			
S-20-01 D	S-20-02 D	S-20-03 C	S-20-03A C	S-20-05 B	S-20-06 B	S-20-07 A	M&E SERVICES			
S-19-01 D	S-19-02 D	S-19-03 C	S-19-03A C	S-19-05 B	S-19-06 B	S-19-07 A	S-19-08 A			
S-18-01 D	S-18-02 D	S-18-03 C	S-18-03A C	S-18-05 B	S-18-06 B	S-18-07 A	S-18-08 A			
S-17-01 D	S-17-02 D	S-17-03 C	S-17-03A C	S-17-05 B	S-17-06 B	S-17-07 A	S-17-08 A			
S-16-01 D	S-16-02 D	S-16-03 C	S-16-03A C	S-16-05 B	S-16-06 B	S-16-07 A	S-16-08 A			
S-15-01 D	S-15-02 D	S-15-03 C	S-15-03A C	S-15-05 B	S-15-06 B	S-15-07 A	S-15-08 A			
S-13A-01 D	S-13A-02 D	S-13A-03 C	S-13A-03A C	S-13A-05 B	S-13A-06 B	S-13A-07 A	S-13A-08 A			
S-13-01 D	S-13-02 D	S-13-03 C	S-13-03A C	S-13-05 B	S-13-06 B	S-13-07 A	S-13-08 A			
S-12-01 D	S-12-02 D	S-12-03 C	S-12-03A C	S-12-05 B	S-12-06 B	S-12-07 A	S-12-08 A			
S-11-01 D	S-11-02 D	S-11-03 C	S-11-03A C	S-11-05 B	S-11-06 B	S-11-07 A	S-11-08 A			
S-10-01 D	S-10-02 D	S-10-03 C	S-10-03A C	S-10-05 B	S-10-06 B	S-10-07 A	S-10-08 A			
S-9-01 D	S-9-02 D	S-9-03 C	S-9-03A C	S-9-05 B	S-9-06 B	S-9-07 A	S-9-08 A			
S-8-01 D	S-8-02 D	S-8-03 C	S-8-03A C	S-8-05 B	S-8-06 B	S-8-07 A	S-8-08 A			
S-7-01 D	S-7-02 D	S-7-03 C	S-7-03A C	S-7-05 B	S-7-06 B	S-7-07 A	HARDSCAPE			
Level 6A / 6B		PARKING								
Level 5A / 5B		PARKING								
Level 4A / 4B		PARKING								
Level 3A / 3B		PARKING								
Level 2A / 2B		PARKING								
Level 1A / 1B		PARKING								
Level A / B		MAIN LOBBY / FACILITIES						Ground		
Level P1A / P1B		PARKING								
Level P2A / P2B		PARKING								
Level P3A / P3B		PARKING								

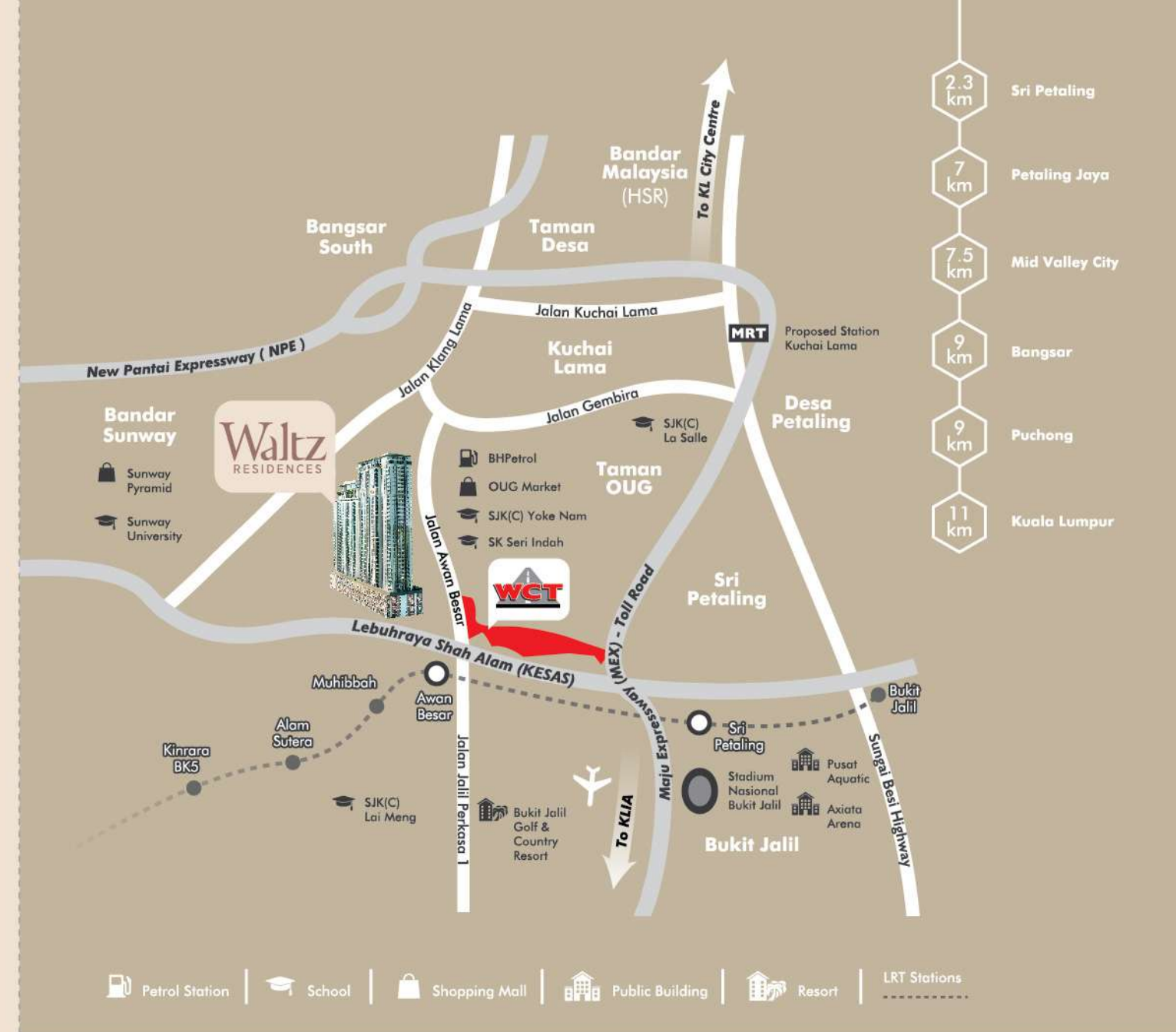
NORTH WING										
FACILITIES & RECREATIONAL								L31 & L33		
SERVICES										
TYPE										
N-38-03 PENTHOUSE (PA2)	N-38-02 PENTHOUSE (PA1)	N-38-01 PENTHOUSE (PB)								
N-36-08 A	N-36-07 A	N-36-06 B	N-36-05 B	N-36-03A C	N-36-03 C	N-36-02 D	N-36-01 D			
N-35-08 A	N-35-07 A	N-35-06 B	N-35-05 B	N-35-03A C	N-35-03 C	N-35-02 D	N-35-01 D			
N-33A-08 A	N-33A-07 A	N-33A-06 B	N-33A-05 B	N-33A-03A C	N-33A-03 C	N-33A-02 D	N-33A-01 D			
N-33-08 A	N-33-07 A	N-33-06 B	N-33-05 B	N-33-03A C	N-33-03 C	N-33-02 D	N-33-01 D			
N-32-08 A	N-32-07 A	N-32-06 B	N-32-05 B	N-32-03A C	N-32-03 C	N-32-02 D	N-32-01 D			
N-30-08 A	N-30-07 A	N-30-06 B	N-30-05 B	N-30-03A C	N-30-03 C	N-30-02 D	N-30-01 D			
N-29-08 A	N-29-07 A	N-29-06 B	N-29-05 B	N-29-03A C	N-29-03 C	N-29-02 D	N-29-01 D			
N-28-08 A	N-28-07 A	N-28-06 B	N-28-05 B	N-28-03A C	N-28-03 C	N-28-02 D	N-28-01 D			
N-27-08 A	N-27-07 A	N-27-06 B	N-27-05 B	N-27-03A C	N-27-03 C	N-27-02 D	N-27-01 D			
N-26-08 A	N-26-07 A	N-26-06 B	N-26-05 B	N-26-03A C	N-26-03 C	N-26-02 D	N-26-01 D			
N-25-08 A	N-25-07 A	N-25-06 B	N-25-05 B	N-25-03A C	N-25-03 C	N-25-02 D	N-25-01 D			
N-23A-08 A	N-23A-07 A	N-23A-06 B	N-23A-05 B	N-23A-03A C	N-23A-03 C	N-23A-02 D	N-23A-01 D			
N-23-08 A	N-23-07 A	N-23-06 B	N-23-05 B	N-23-03A C	N-23-03 C	N-23-02 D	N-23-01 D			
N-22-08 A	N-22-07 A	N-22-06 B	N-22-05 B	N-22-03A C	N-22-03 C	N-22-02 D	N-22-01 D			
N-21-08 A	N-21-07 A	N-21-06 B	N-21-05 B	N-21-03A C	N-21-03 C	N-21-02 D	N-21-01 D			
M&E SERVICES	N-20-07 A	N-20-06 B	N-20-05 B	N-20-03A C	N-20-03 C	N-20-02 D	N-20-01 D			
N-19-08 A	N-19-07 A	N-19-06 B	N-19-05 B	N-19-03A C	N-19-03 C	N-19-02 D	N-19-01 D			
N-18-08 A	N-18-07 A	N-18-06 B	N-18-05 B	N-18-03A C	N-18-03 C	N-18-02 D	N-18-01 D			
N-17-08 A	N-17-07 A	N-17-06 B	N-17-05 B	N-17-03A C	N-17-03 C	N-17-02 D	N-17-01 D			
N-16-08 A	N-16-07 A	N-16-06 B	N-16-05 B	N-16-03A C	N-16-03 C	N-16-02 D	N-16-01 D			
N-15-08 A	N-15-07 A	N-15-06 B	N-15-05 B	N-15-03A C	N-15-03 C	N-15-02 D	N-15-01 D			
N-13A-08 A	N-13A-07 A	N-13A-06 B	N-13A-05 B	N-13A-03A C	N-13A-03 C	N-13A-02 D	N-13A-01 D			
N-13-08 A	N-13-07 A	N-13-06 B	N-13-05 B	N-13-03A C	N-13-03 C	N-13-02 D	N-13-01 D			
N-12-08 A	N-12-07 A	N-12-06 B	N-12-05 B	N-12-03A C	N-12-03 C	N-12-02 D	N-12-01 D			
N-11-08 A	N-11-07 A	N-11-06 B	N-11-05 B	N-11-03A C	N-11-03 C	N-11-02 D	N-11-01 D			
N-10-08 A	N-10-07 A	N-10-06 B	N-10-05 B	N-10-03A C	N-10-03 C	N-10-02 D	N-10-01 D			
N-9-08 A	N-9-07 A	N-9-06 B	N-9-05 B	N-9-03A C	N-9-03 C	N-9-02 D	N-9-01 D			
N-8-08 A	N-8-07 A	N-8-06 B	N-8-05 B	N-8-03A C	N-8-03 C	N-8-02 D	N-8-01 D			
HARDSCAPE	N-7-07 A	N-7-06 B	N-7-05 B	N-7-03A C	N-7-03 C	N-7-02 D	N-7-01 D			
Level 6A / 6B		PARKING								
Level 5A / 5B		PARKING								
Level 4A / 4B		PARKING								
Level 3A / 3B		PARKING								
Level 2A / 2B		PARKING								
Level 1A / 1B		PARKING								
Level A / B		MAIN LOBBY / FACILITIES						Ground		
Level P1A / P1B		PARKING								
Level P2A / P2B		PARKING								
Level P3A / P3B		PARKING								

Specifications

STRUCTURE	: Reinforced concrete	CEILING	: Plaster board/ Skim Coat
WALLS	: Brick/ Reinforced concrete	WINDOWS	: Aluminium frame glass window
ROOF	: Reinforced concrete Roof	IRONMONGERY	: Quality lock sets

AREA	FOR ALL TYPE (A,B,C,D1,D2)	
DOORS	Main Entrance Bedroom 2 Utility Others	Flush Door Fire Rated Door (for Type D1 only) Foldable Door Flush Doors/ Sliding Doors
WALL FINISHES	Master Bath Bath 1,2 & 3 Kitchen Yard/ Wet Kitchen Others	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Plaster and Paint
FLOOR FINISHES	Entrance Living/ Dining Kitchen Yard/ Wet Kitchen Balcony Master Bedroom Bedroom 1 & 2 Master Bath Bath 1,2 & 3 Utility Others	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Timber Flooring Timber Flooring Porcelain Tiles Porcelain Tiles Porcelain Tiles Cement Render

AREA	TYPE A	TYPE B	TYPE C	TYPE D1	TYPE D2
ELECTRICAL POINTS / UNITS					
Lighting Point	14	16	20	21	21
Power Point	21	22	22	26	26
Fan Point	5	5	6	6	6
SMATV Point	2	2	2	3	2
Telephone Point	2	2	2	3	2
Door Bell Point	1	1	1	2	1
Data Point	1	1	1	2	1
Distribution Board	1	1	1	1	1
Sub-DB	-	-	-	1	-
Internet Utility Panel	1	1	1	1	1
Audio Intercom Unit	1	1	1	2	1
Air-Cond Unit	4	4	4	4	4
Water Heater	2	2	3	3	3
Water Heater Point	-	1	1	1	1



LRT Sri Petaling Line



● KLIA TRANSIT
 ● KTM KOMUTER RAWANG-SEREMBAN
 ● MONORAIL LINE
 ● KELANA JAYA LINE

Another Prestigious Development by:



BUILDING VALUES

WCT OUG Development Sdn Bhd (14216-V)

Lot PT 15210, Jalan Awan Besar,
58200 OUG, Wilayah Persekutuan Kuala Lumpur, Malaysia
Tel: +(603) 7971 8333

www.waltzresidences.com



WCT Sales Gallery (KL)

03-7971 8333

017-301 9882

Developers License : 14379-1/06-2018/0414(L). Advertising & Sale Permit : 14379-1/06-2018/0414(P). Validity Period : 3 June 2016 - 2 June 2018. Approval Authority : DBKL. Building Plan Approval Number : BP S3 OSC 2015 1005. Land Encumbrances : None. Tenure of Land : Freehold. Total Units : 419 Units. Expected Completion : July 2020 Selling Price : Min. RM774,000 - Max. RM3,841,600. Car Park Bay : 1 Unit : 2 Bays. Bumiputera Discount : 5%. Restriction in Interest : NIL. Type of Property : Condominium. Disclaimer: All plans and information contained herein are subject to changes and/or amendments as required by the relevant authorities and cannot form part of an offer/or contract. While every reasonable care has been taken in providing the said information, the developer and its agent cannot be held responsible for any inaccuracies.