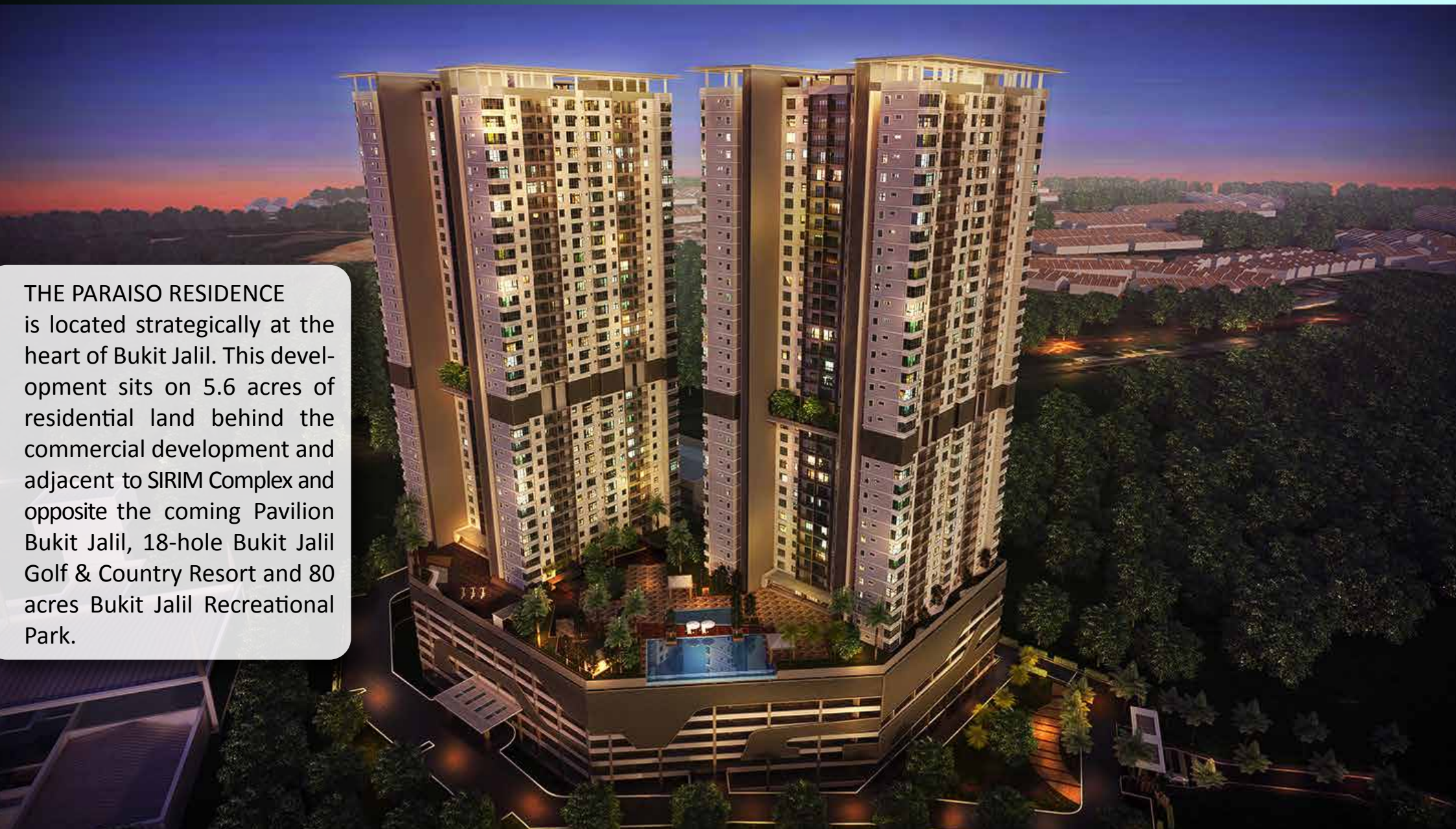
PARAISO

THE EARTH BUKIT JALIL

WZR GROUP OF COMPANIES

SALES KIT

Introduction of PARAISO



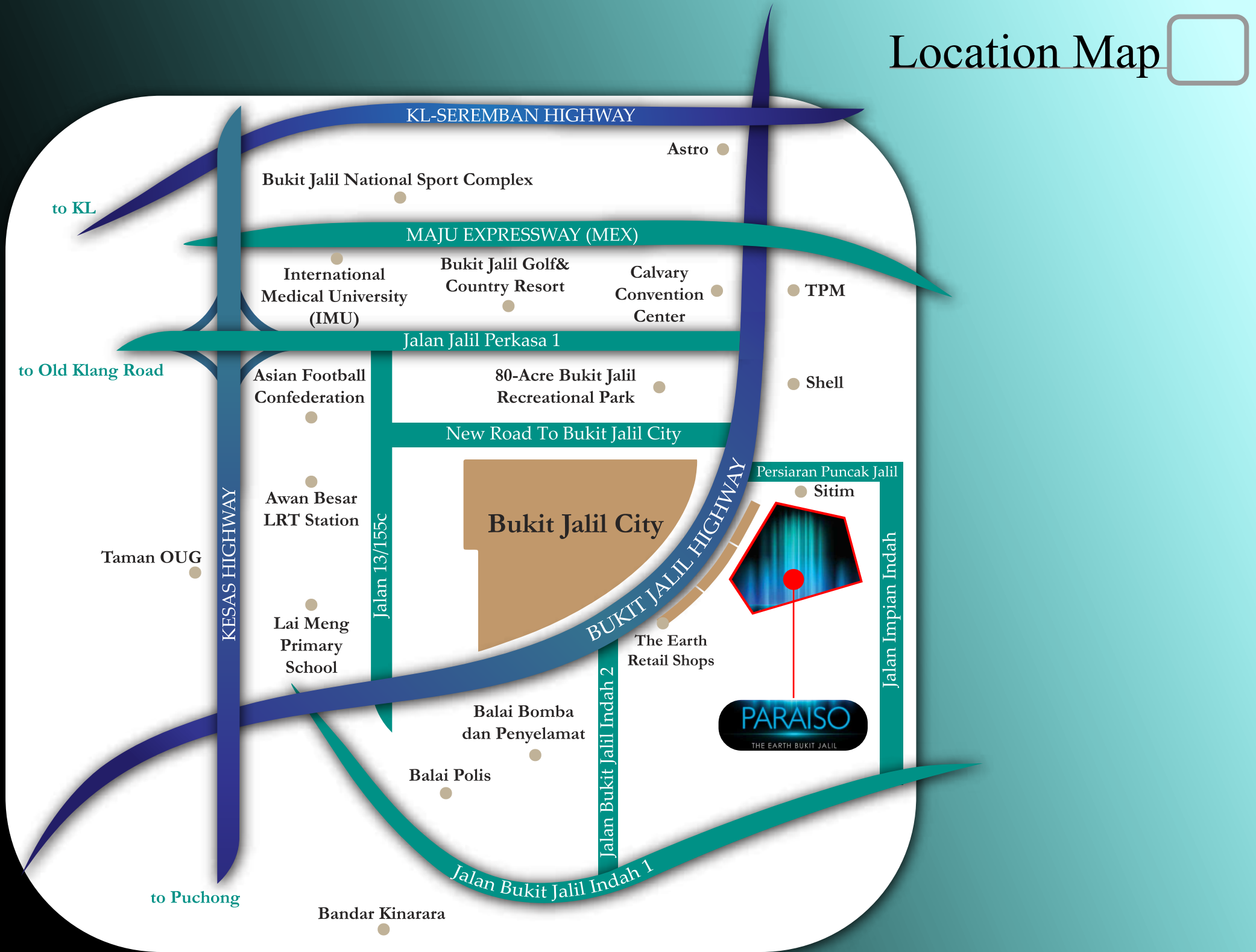
THE PARAISO RESIDENCE is located strategically at the heart of Bukit Jalil. This development sits on 5.6 acres of residential land behind the commercial development and adjacent to SIRIM Complex and opposite the coming Pavilion Bukit Jalil, 18-hole Bukit Jalil Golf & Country Resort and 80 acres Bukit Jalil Recreational Park.

Introduction of PARAISO

The units are east-west and north-south orientation. The unit is design based on minimalize concept. Each unit has 3 bedrooms and 2 bathroom, a family living, kitchen and dining room.

Largest built up also provided in which a study room was an extra. With build up from 960 sqf to 1,480 sqf, a medium size that's rather to position it's as a practically and affordable condiminiums.

Location Map



Connectivities

Less than a few kilometres away you will find Bukit Jalil National Sport Complex and Sri Petaling LRT Station. Its just 10 minutes to KL city centre and 20 minutes to KLIA via Maju Expressway. It is accessible via the Bukit Jalil Highway, Lebuhraya Damansara-Puchong (LDP), Plus and KESAS Highway. Surrounded by a newly established neighborhoods such as Alam Sutera, Bandar Kinrara, Sri Petaling and OUG.

BUKIT JALIL

-GREAT ACCESSIBILITY TO MAJOR LAND MARKS.

.Awan besar LRT station within 1 km.

-Link to Major Highway :

.LDP, KESAS, MRR2

.BUKIT JALIL HIGHWAY

.MEX HIGHWAY

-UPCOMING MRT STATION AT TPM

PARAISO

THE EARTH BUKIT JALIL

ID Inspired Eelevated Walkway to Pavilion 2

Development Info

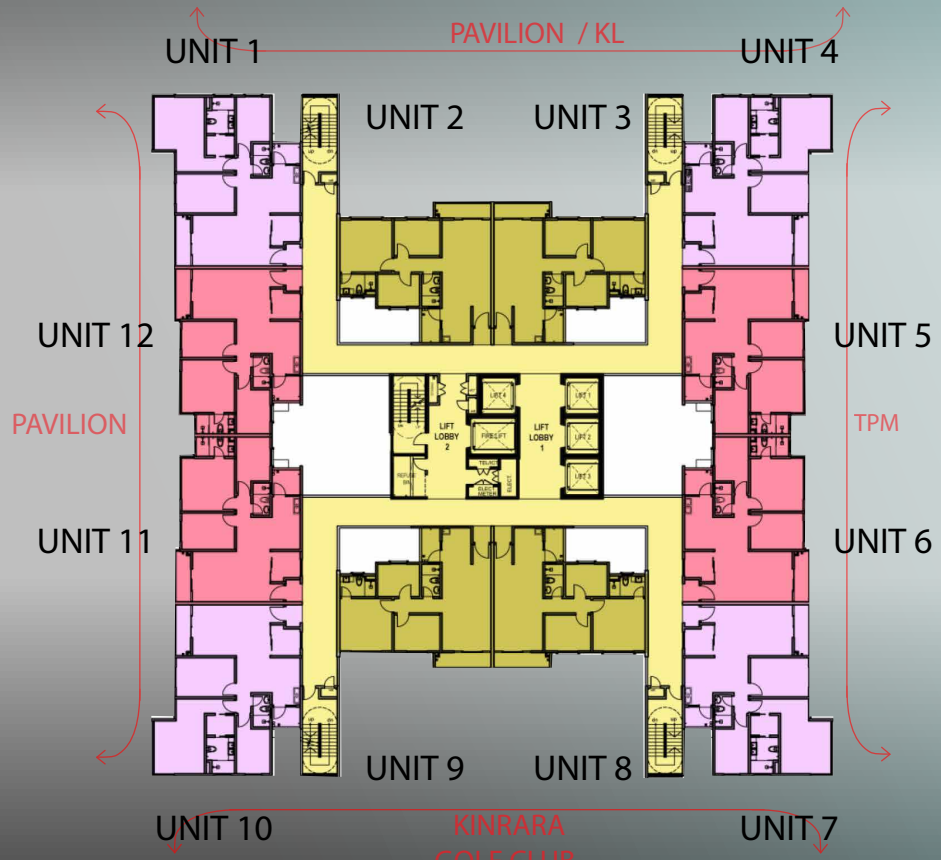
PROJECT NAME	THE PARAISO RESIDENCY @BUKIT JALIL
Developer	Wealth Plateau Sdn. Bhd. (WZR Group of companies)
Land Type	Residential Title
Location	BUKIT JALIL
Tenure	Leasehold 99 Years
Land Size	5.6 acres
No. of Blocks	2 Blocks
No. of Storey	38 Storeys
	Ground Floor - 5th Level (Car Parks)
	6th Level (Facilities + 9 Units of Condo, Type A1 with Garden Patio)
	7th-38th Level (Condominium Units)

Development Info

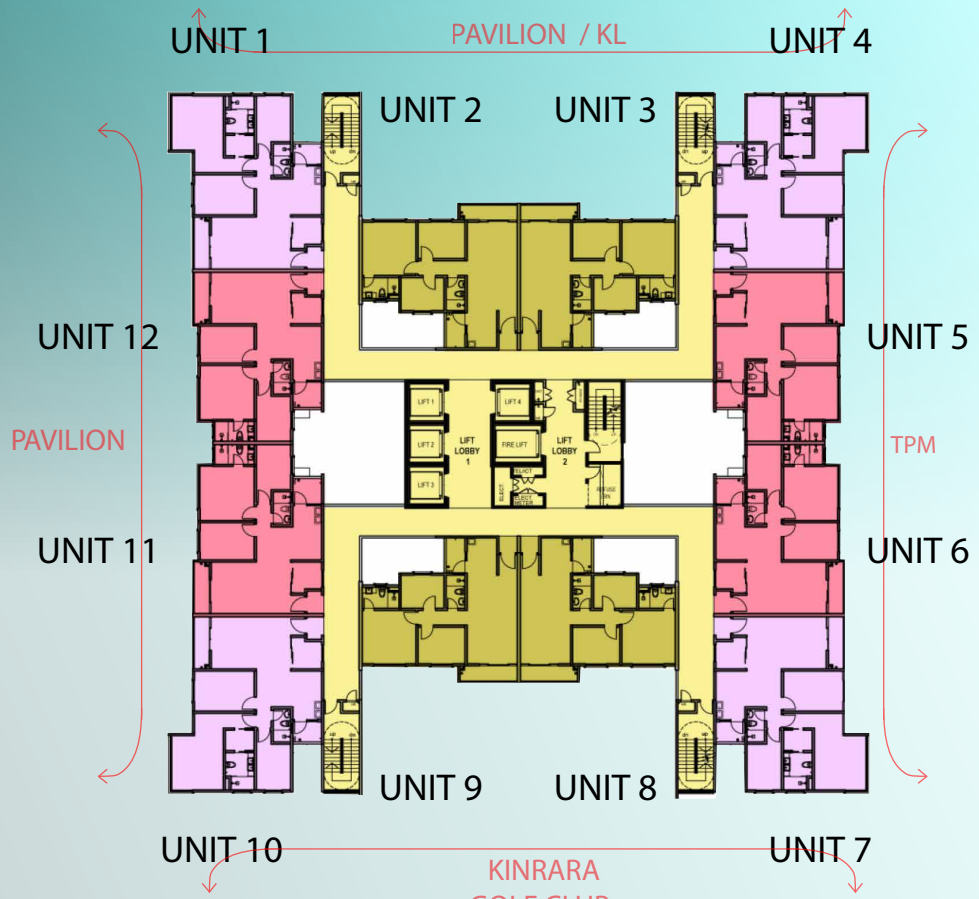
Unit Composition	Type A - 960 sq.ft	2+1 Bedroom | 2 Bathroom | Balcony
	Type A1 - 1480 sq.ft	3 Bedroom | 2 Bathroom | Garden Patio
	Type B - 1101 sq.ft	3 Bedroom | 2 Bathroom | Balcony
	Type C - 1226 sq.ft	3+1 Bedroom | 2 Bathroom | Balcony
Maintainance Fee	RM0.35 psf Including sinking fund	
No. of Lifts	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	

UNITS ,TYPES & VIEWS

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



BLOCK A



BLOCK B

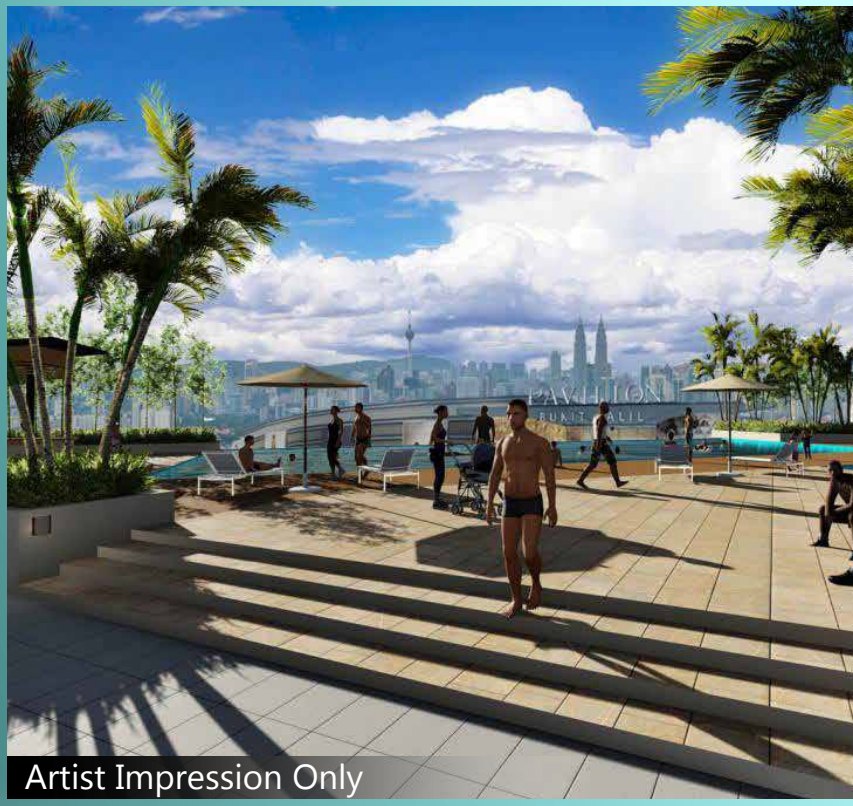
Type A (960 sq.ft) & Type A1 (1,480 sq.ft)

Type B (1,101 sq.ft)

Type C (1,225sq.ft)

THE PARAISO-Entrace

THE EARTH FACILITIES



LEVEL 6

Podium will be equipped with value-add landscape such as barbeque area, playground, swimming pool, sauna, indoor and outdoor, gym, reflexology path and modern gazebo.

THE PARAISO FACILITIES

Facilities At Level 6
1)Multipurpose Hall
-Badminton Court
-Basketball Court
-Futsal Court
2)Gymnasium
3)Cafe
4)Infinity Swimming Pool
5)Wading Pool
6)Sauna & SPA
7)Laundry
8)BBQ Pit
9)Reading Room
10)Gazebo

Facilities At Level 2
1)Surau
2)Tadika
3)Taska
4)Shops
5)Management Office
6)Children Playground

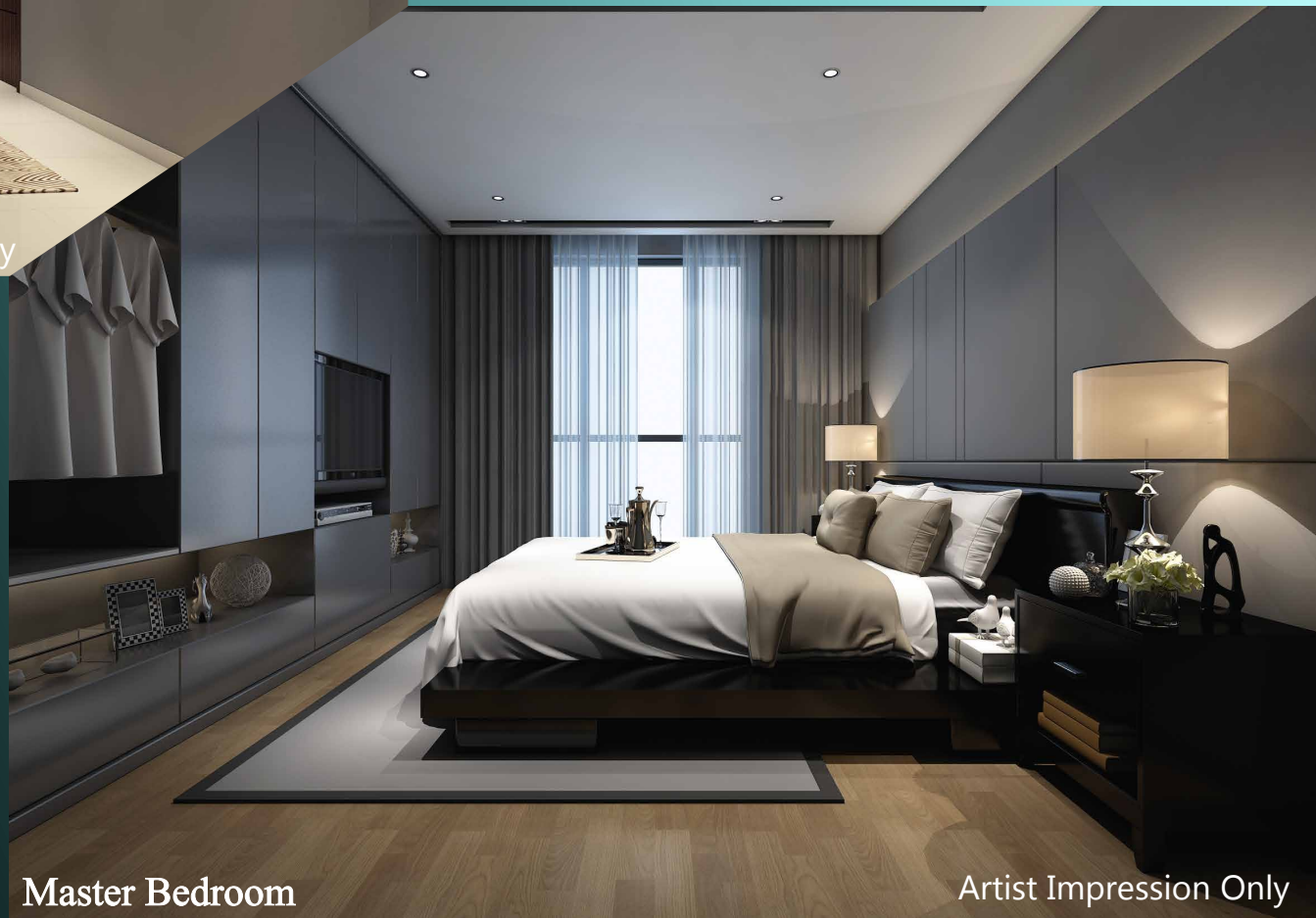
7 Tier Security System

1. CCTV Surveillance @ Parameter
2. CCTV Surveillance @ Public Area
   Podium Parking
3. Visitor Management System
4. Boom Gate
5. Card Access System
6. Digital Intercom System
7. Physical Guards

Interior View

Dining

Artist Impression Only



Master Bedroom

Artist Impression Only

Interior View

Living Hall

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Kitchen

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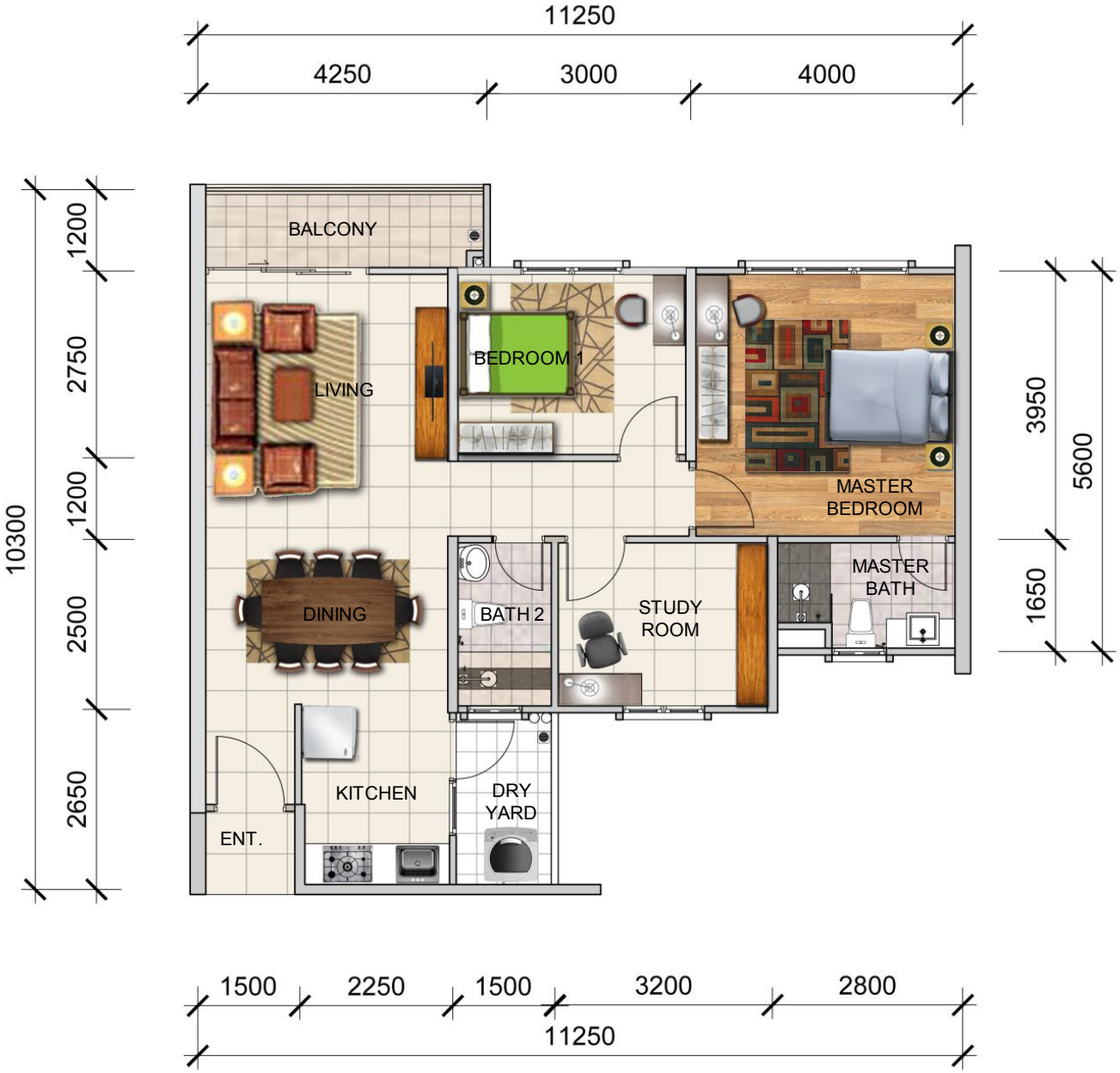
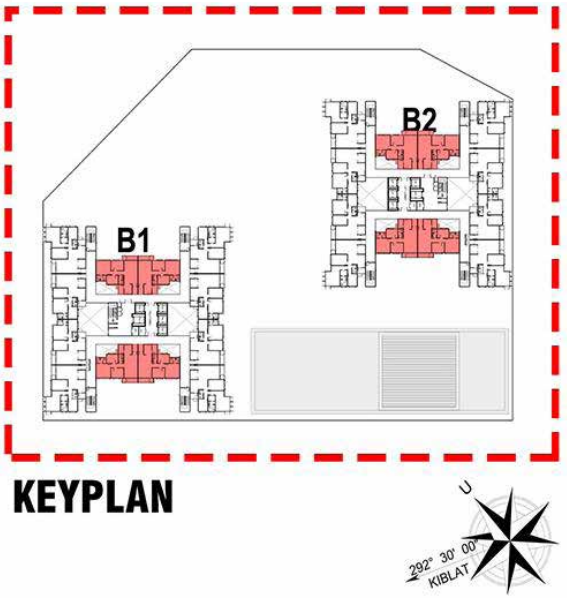
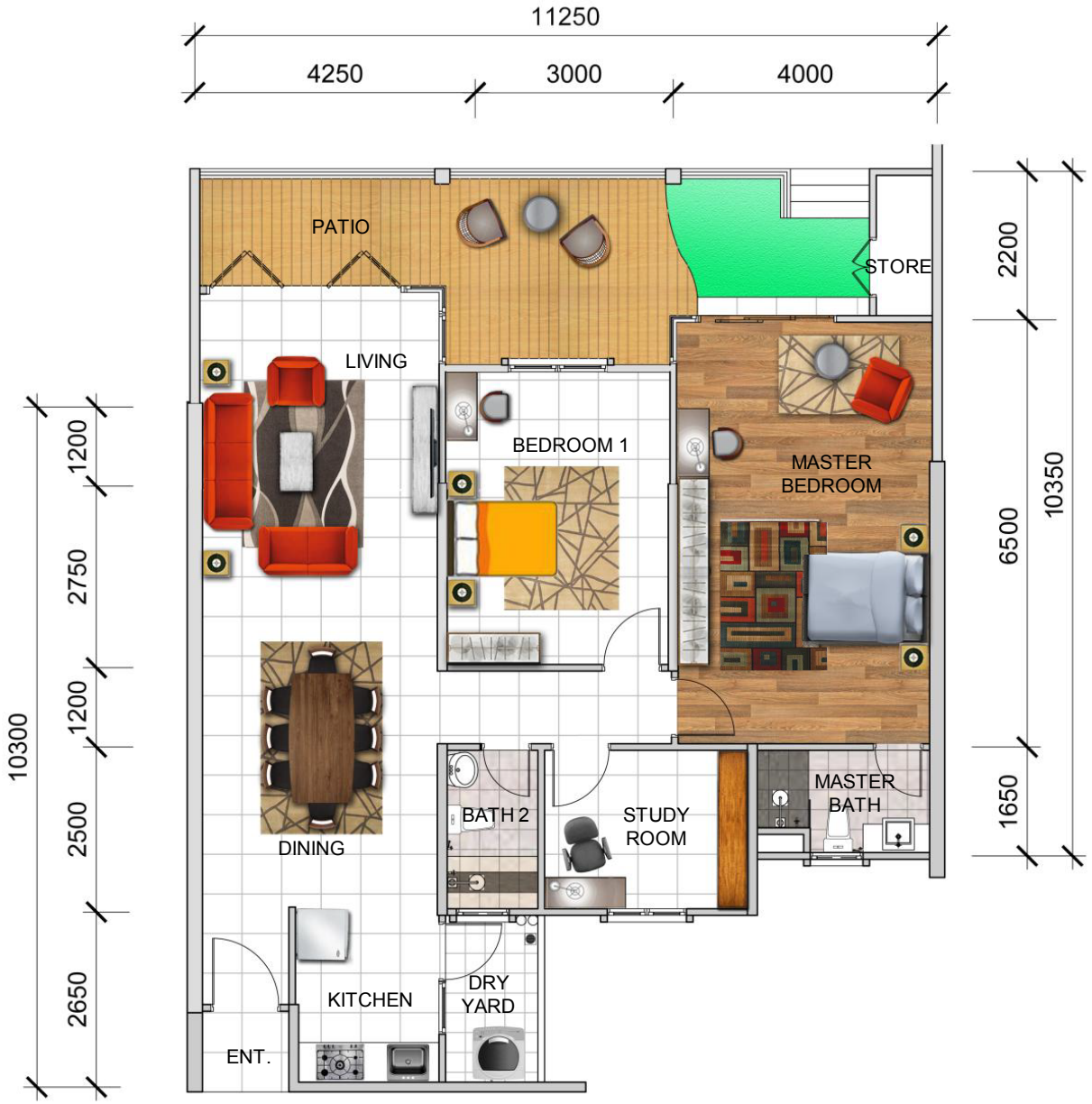
FLOOR PLAN TYPE A

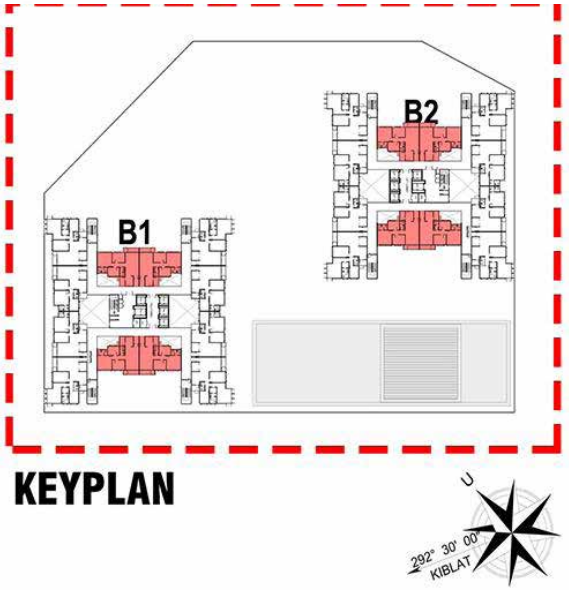




SPACE	m2	ft2
ENTRANCE FOYER	1.80	19.37
LIVING	19.01	8.24
DINING	11.55	124.32
MASTER BEDROOM	15.80	170.07
MASTER BATH	4.62	49.72
BEDROOM 1	9.62	103.54
BATHROOM 2	3.75	40.36
STUDY ROOM	8.00	86.11
KITCHEN	5.96	64.15
YARD	3.96	42.62
BALCONY	5.10	54.89
TOTAL	89.19	960.00

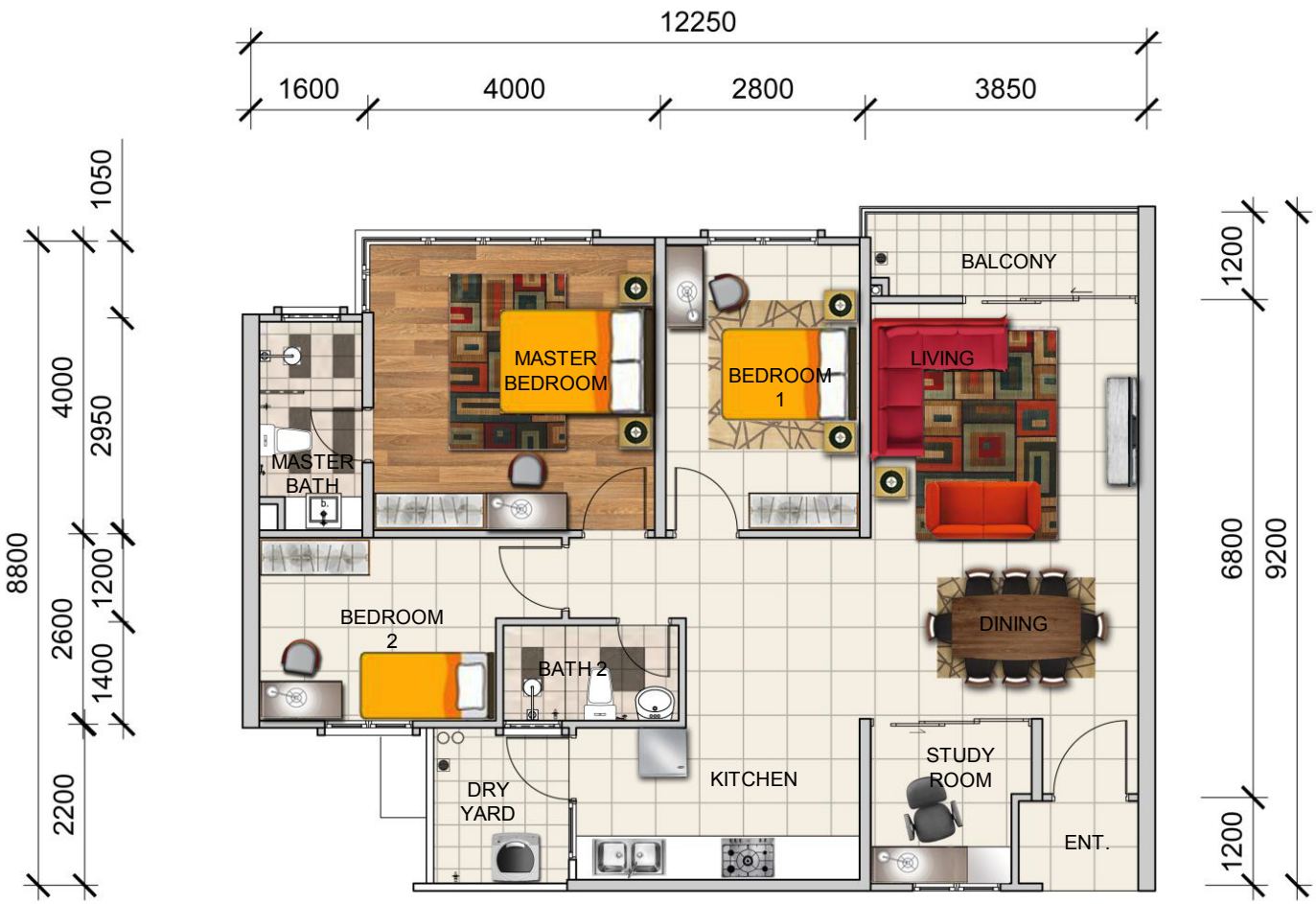
FLOOR PLAN TYPE A1

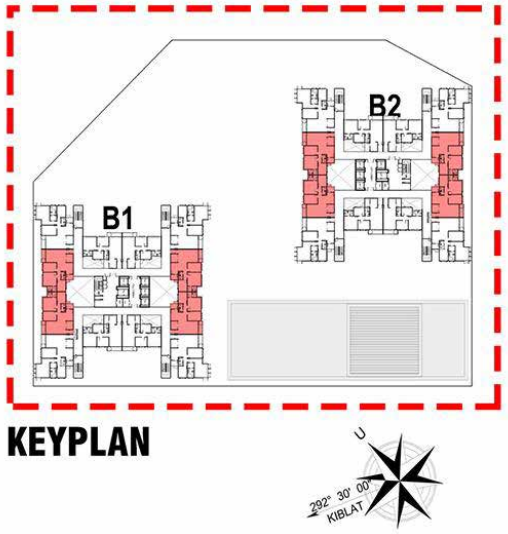




SPACE	m2	ft2
ENTRANCE FOYER	1.80	19.37
LIVING	30.26	325.72
DINING	11.55	124.32
MASTER BEDROOM	26.00	279.86
MASTER BATH	4.62	49.72
BEDROOM 1	15.92	171.36
BATHROOM 2	3.75	40.36
STUDY ROOM	8.00	86.11
KITCHEN	5.96	64.15
YARD	3.98	42.84
PATIO	25.69	276.52
TOTAL	137.53	1,480.37

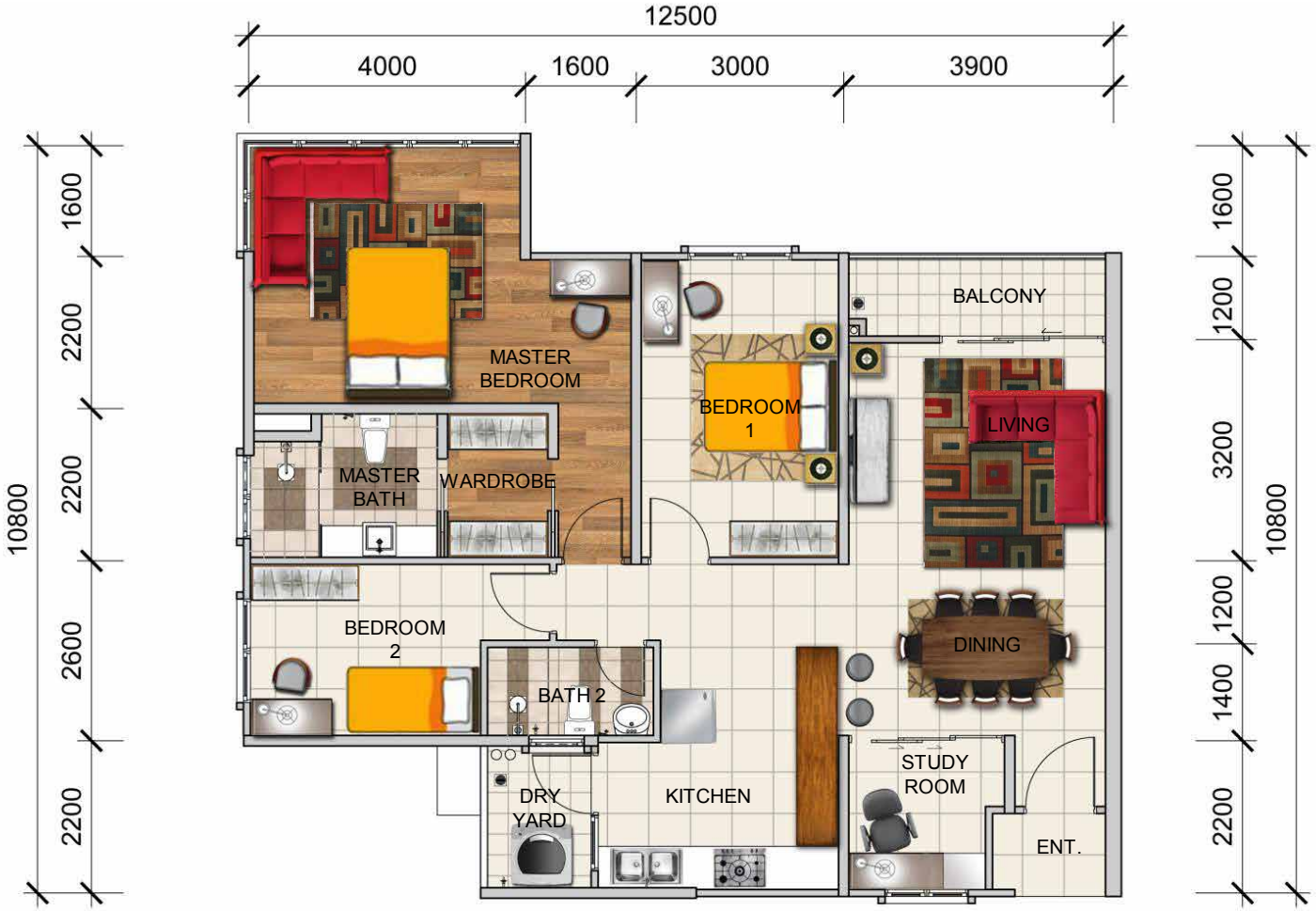
FLOOR PLAN TYPE B

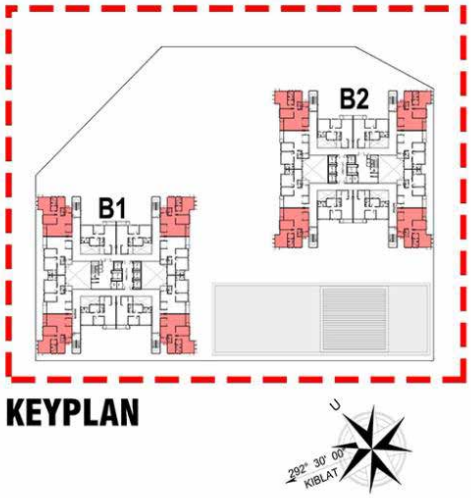




SPACE	m2	ft2
ENTRANCE FOYER	1.80	19.37
LIVING	12.32	132.62
DINING	17.50	188.37
MASTER BEDROOM	16.00	172.22
MASTER BATH	4.72	50.80
BEDROOM 1	11.20	120.55
BEDROOM 2	8.84	95.15
BATHROOM 2	3.50	37.68
STUDY ROOM	5.17	55.65
KITCHEN	12.30	132.40
YARD	4.30	46.28
BALCONY	4.62	49.73
TOTAL	102.27	1,100.82

FLOOR PLAN TYPE C





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
STUDY ROOM	5.28	56.83
KITCHEN	11.70	125.93
DRY YARD	3.52	37.88
BALCONY	4.68	50.37
TOTAL	113.88	1,225.80

Distance From KL + Sepang

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

Landmarks And Amenities

SALES PACKAGE

-Free SPA & Laon Agreement
(Excluding MOT, Stamping & Disbursement)
(Solicitors Appointed By Developer)

-Rebate 7% + 2%
(7% Upon Signing SPA)
(2% Upon Stage 2"a")

-Bumi Discount 5%
(Deduct 5% From Price list then Apply 7% + 2% Rebate)

-Free 2 units Air-Conditioner
(Master Bedroom & Living Hall)

-Free Kitchen Cabinet
(Bottom Only)

-EPF of Funds
(With any EPF Statement Proof of Fund,
Buyers Allowed to Sign SPA and Disburse
The Fund Form EPF Account Later.)

-Panel Bankers
(MBB, BSN, BANK ISLAM, BANK RAKYAT)
(Upcoming Panel Bankers: CIMB, RHB, UOB)

Booking Fees RM5,000