

NEW LUXURY CONDOMINIUM @ TAMAN OVERSEAS GARDEN (OUG, KL)

**BOOKING
FOR ONLY
RM3,000**

PROJECT BRIEF

Respect • Efficient • Needed

SALES PACKAGES

No	PART	DETAILS
1	BOOKING FEE	RM3,000 per unit - RM1,000 upon Booking - RM2,000 upon Signing of SPA
2	DOWNPAYMENT	No Downpayment
3	LEGAL FEE	SPA & Loan Agreement absorbed
4	DISBURSEMENT	SPA & Loan Agreement absorbed
5	STAMP DUTY	Loan Agreement & MOT per HOC Terms & Conditions (for Malaysian only)
6	ALL TYPES	Renovation Incentive @ 2% of SPA

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PROPERTY DETAILS

PRICE	From RM565,000
PROPERTY TYPE	Condominium
LAND AREA	4.91 acres
LAND TYPE	Residential
LAND TENURE	FREEHOLD
NUMBER OF ELEVATOR	Tower A: 6 (3 per zone) Tower B: 6 (3 per zone) Tower C: 8 (4 per zone)
UNIT TYPE	A1: 808 sqft A2: 808 sqft B1: 958 sqft B2: 958 sqft C1: 1,163 sqft C2: 1,152 sqft D1: 1,378 sqft
COMPLETION ESTIMATION	End of 2025



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UNIQUE FEATURES

Within integrated mixed-use development.

Floor to floor height: 3.6 meter.

Low lift to unit ratio.

Dual zone per floor for enhance privacy.

Solid timber flooring for all bedrooms.

Steam & sauna room.

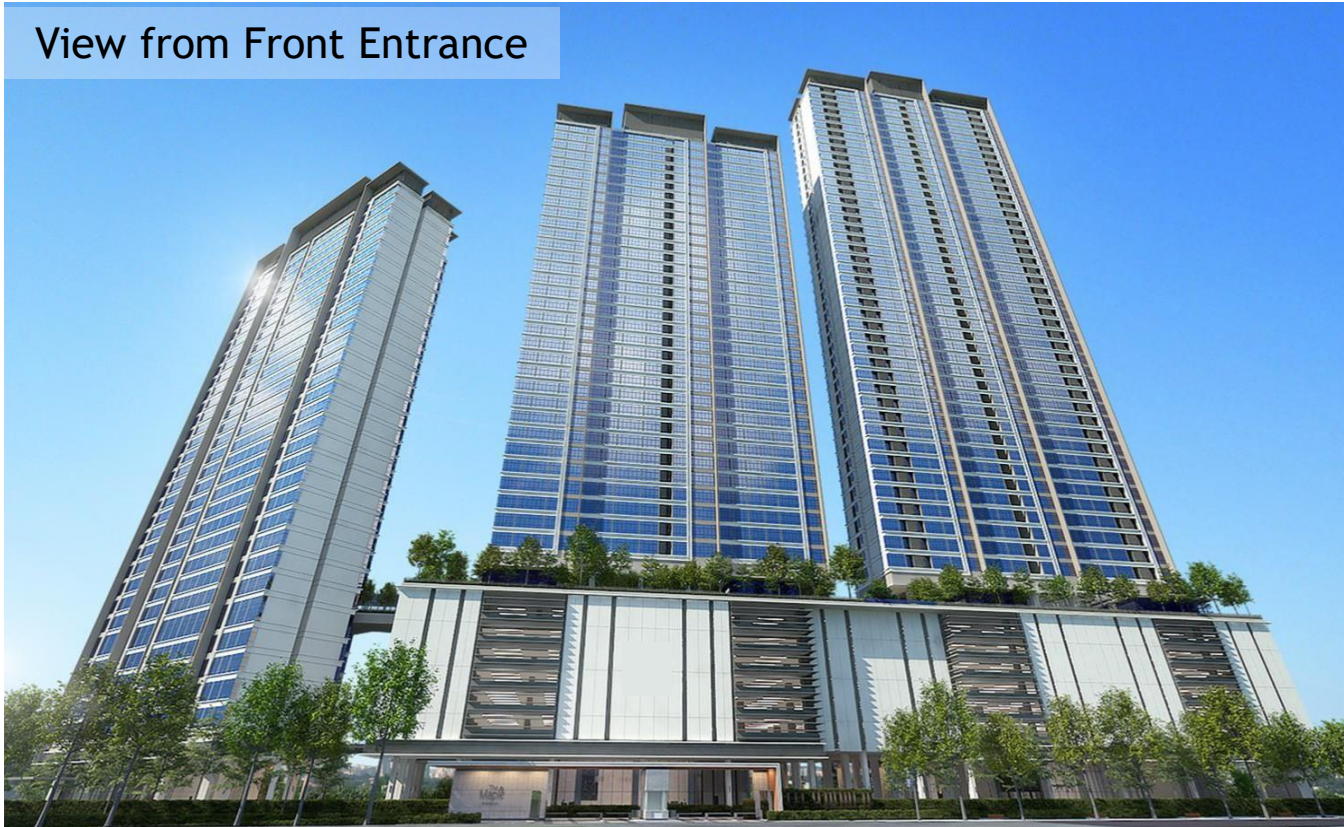
5-tier security system.

Double lobby at each Towers.

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ARTIST IMPRESSION

View from Front Entrance



View from KESAS



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ARTIST IMPRESSION



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FUTURE COMPONENTS

FUTURE DEVELOPMENT COMPONENTS:

- Signature Offices
- Hotel
- Future Residential Building
- Retail Lifestyle Mall



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SITE LOCATION



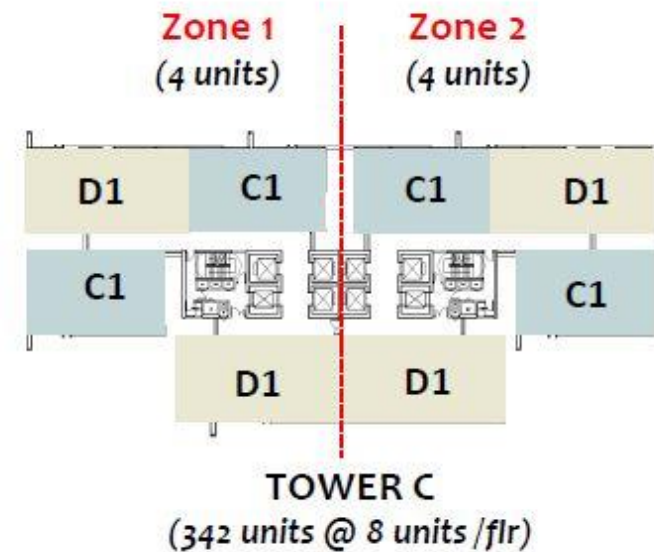
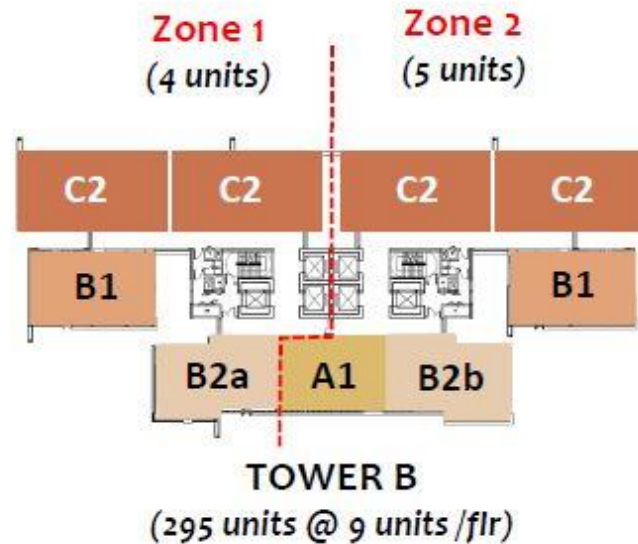
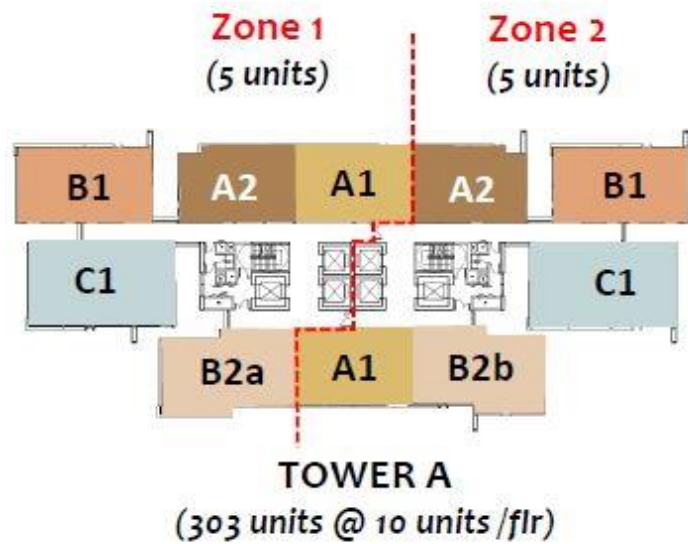
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TOWER BREAKDOWN

COMPOSITION	TOWER A	TOWER B	TOWER C
TOTAL 940 UNITS	303 units	295 units	342 units
TOTAL STOREY	32 storeys	41 storeys	51 storeys
TYPICAL FLOORS	27 floors 10 units/floor	31 floors 9 units/floor	41 floors 8 units/floor
NON-TYPICAL FLOORS	4 floors: 1) L5 & L13A = 9 units/floor 2) L6 = 7 units/floor 3) L7 = 8 units/floor	2 floors:: 1) L13 & L27 = 8 units/floor	2 floors: 1) L13A & L33A = 7 units/floor
FACILITIES FLOORS	1 floor : Ground	2 floors : Ground & level 7	
CARPARK FLOORS	3 Basement (All towers) 6 Elevated (Tower B & C)	- 1,085 lots (6 OKU @ B1, 3 E-Charging Bay + 94 visitor) - 1,112 lots = 2,197 lots (TOTAL)	

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TYPICAL FLOOR PLAN

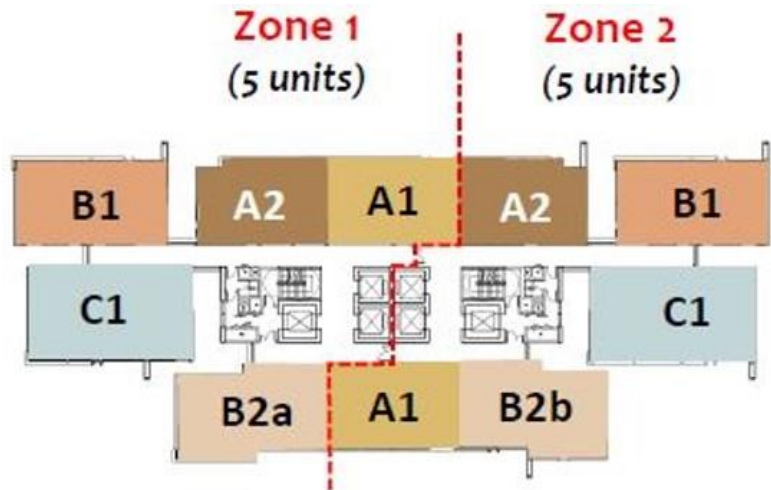


Type A1	Type A2	Type B1	Type B2	Type C1	Type C2	Type D
808 sqft	808 sqft	958 sqft	958 sqft	1,152 sqft	1,152 sqft	1,378 sqft

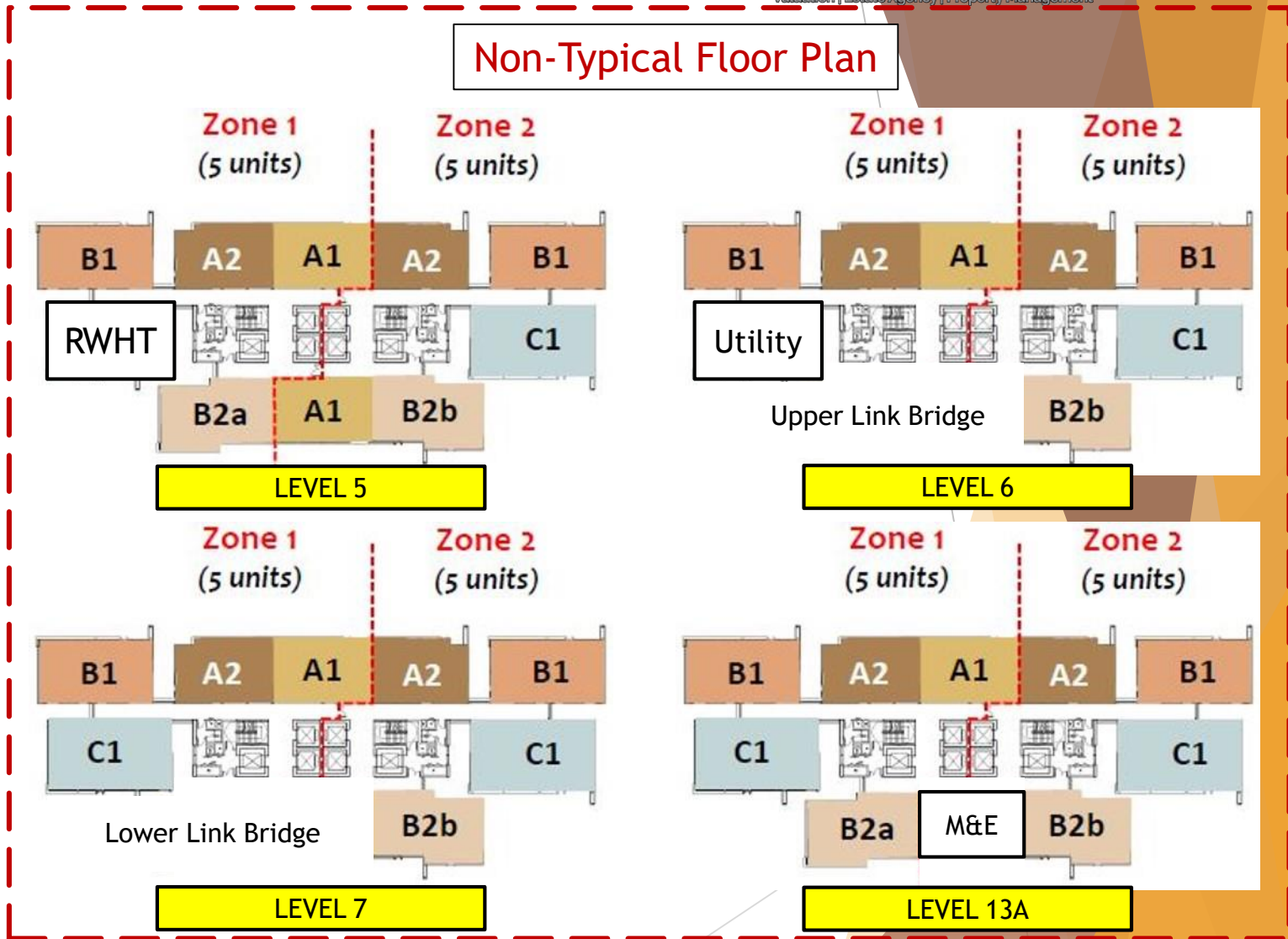
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FLOOR PLAN - TOWER A

Typical Floor Plan



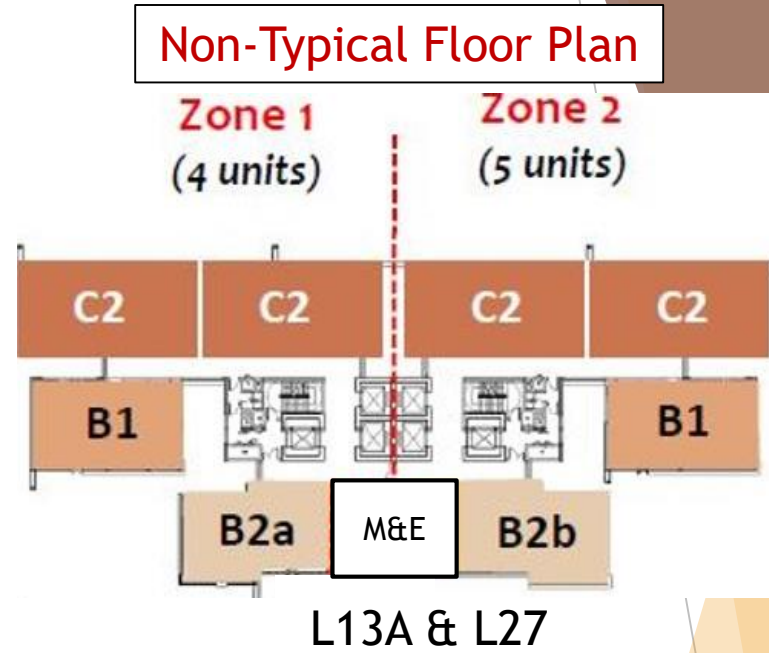
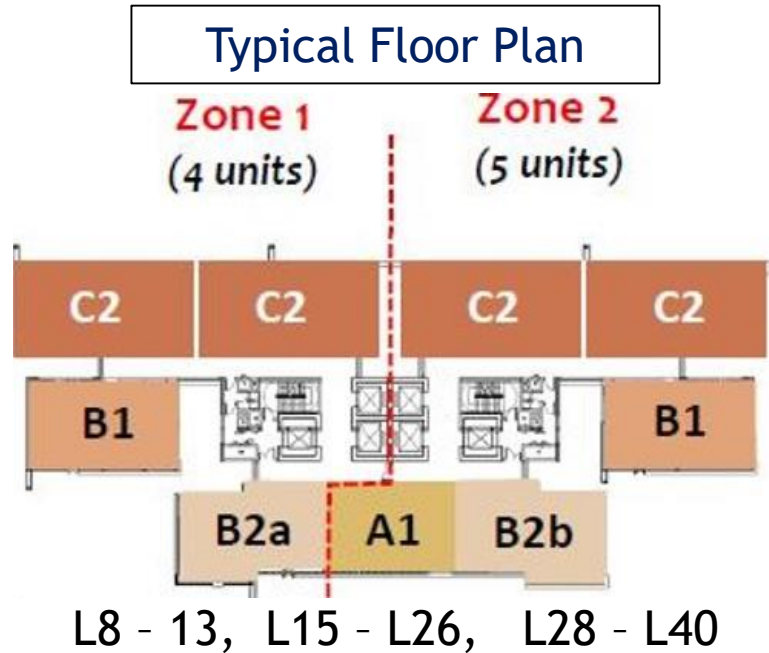
L1 - 3A, L8 - L13, L15 - L31



TYPE	SIZE	LAYOUT
A1	808 sqft	3 Room, 2 Baths
A2	808 sqft	3 Room, 2 Baths
B1	958 sqft	3 Room, 2 Baths, Yard
B2	958 sqft	3 Room, 2 Baths
C1	1,163 sqft	3 Room, 3 Baths, Yard

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FLOOR PLAN - TOWER B

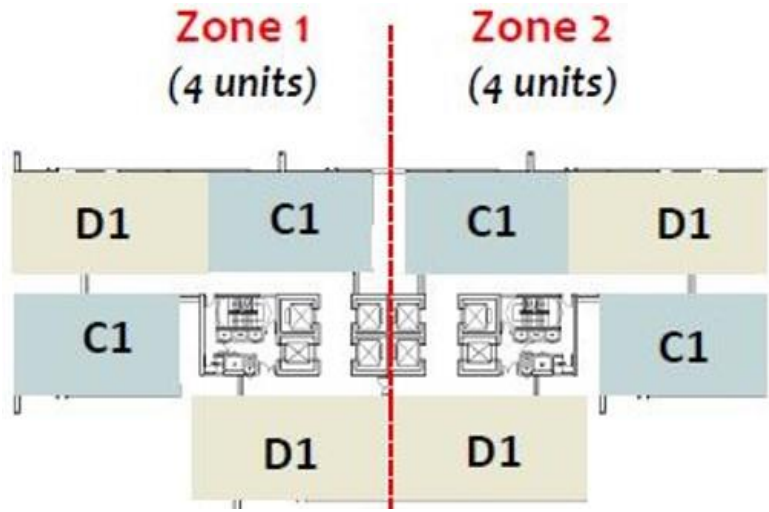


TYPE	SIZE	LAYOUT
A1	808 sqft	3 Room, 2 Baths
B1	958 sqft	3 Room, 2 Baths, Yard
B2	958 sqft	3 Room, 2 Baths
C2	1,152 sqft	3 Room, 3 Baths, Yard

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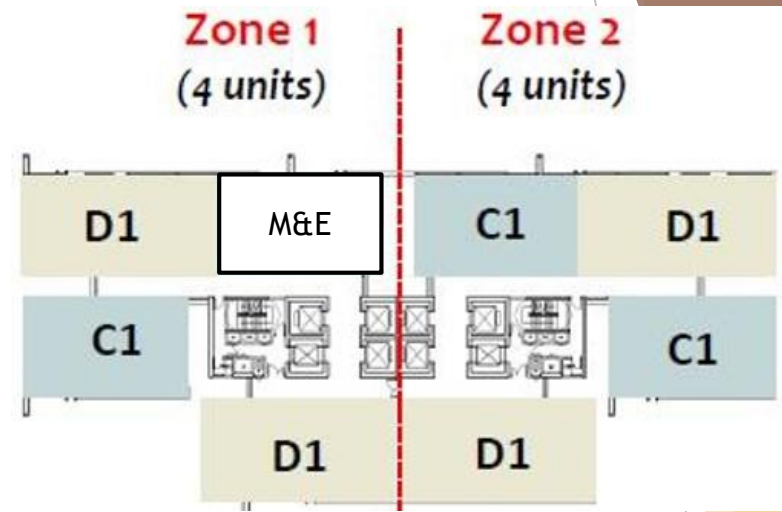
FLOOR PLAN - TOWER C

Typical Floor Plan



L8 - L13, L15 - L31, L35 - L50

Non-Typical Floor Plan



L13A & L33A

TYPE	SIZE	LAYOUT
C1	1,163 sqft	3 Room, 3 Baths, Yard
D1 (2-Keys)	1,378 sqft	4 Room, 3 Baths, Yard

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FACILITIES - GROUND FLOOR

1. 260m Linear park
2. Entrance Statement
3. Entrance Water Feature
4. Entrance Green Frontage
5. Tower A Drop-off Island
6. Tower B Drop-off Island
7. Tower C Drop-off Island
8. Water Spout Water Feature
9. Refresh Garden
10. Cozy Garden
11. Garden Terrace
12. Lush Oasis Green Garden
13. Community Function Deck
14. Perimeter Planting



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ARTIST IMPRESSION



Tower B Drop-off



Tower A Drop-off

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ARTIST IMPRESSION - GROUND FLOOR FACILITIES



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FACILITIES - LEVEL 7

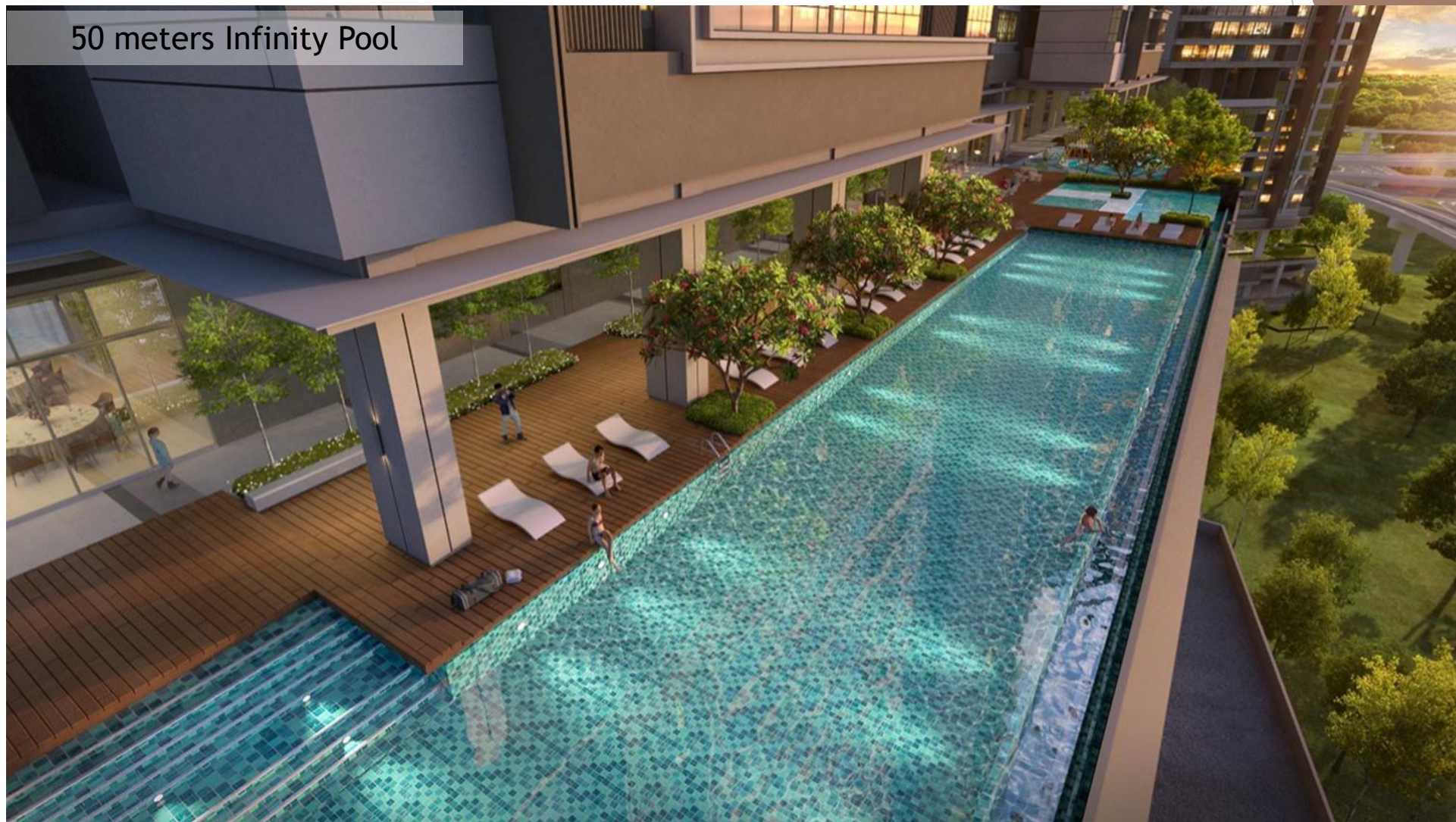


- | | | |
|-------------------------------|-----------------------------|---------------------------------|
| 1. 50m Infinity Pool | 9. Sheltered Terrace | 17. Reading Room |
| 2. Pool Step | 10. Reading Deck | 18. Yoga Room |
| 3. Sun Deck with Sun Lounger | 11. Flower Garden | 19. Games Room |
| 4. Jacuzzi Garden | 12. Green Lawn Garden | 20. Interactive Kid's Play Zone |
| 5. Kid's Water Play Area | 13. Aromatic Herbs Garden | 21. Function Room |
| 6. Kid's Pool Slide | 14. Reflexology Path | 22. Indoor Gym |
| 7. BBQ Terrace | 15. Meditation Deck | 23. Sauna & Steam Rooms |
| 8. Covered Walkway to Tower A | 16. Outdoor Fitness Station | |

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ARTIST IMPRESSION - GROUND FLOOR FACILITIES

50 meters Infinity Pool

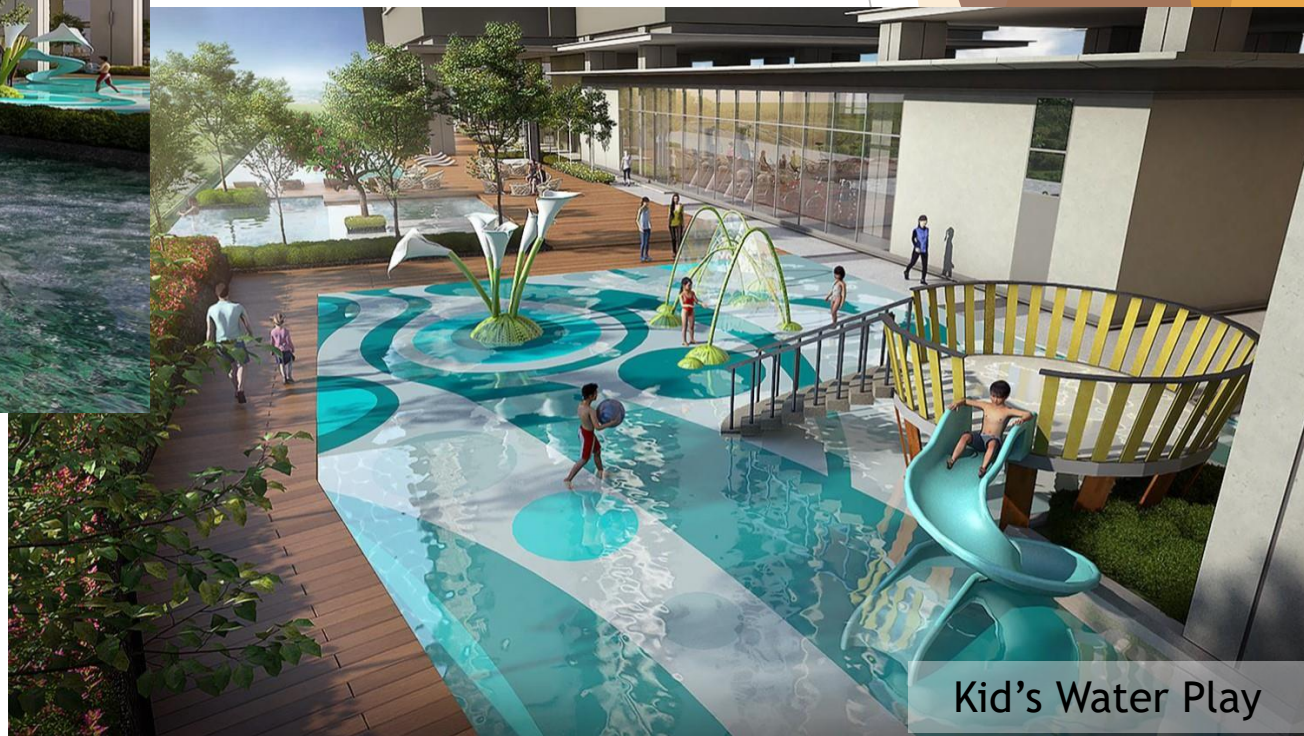


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ARTIST IMPRESSION - GROUND FLOOR FACILITIES



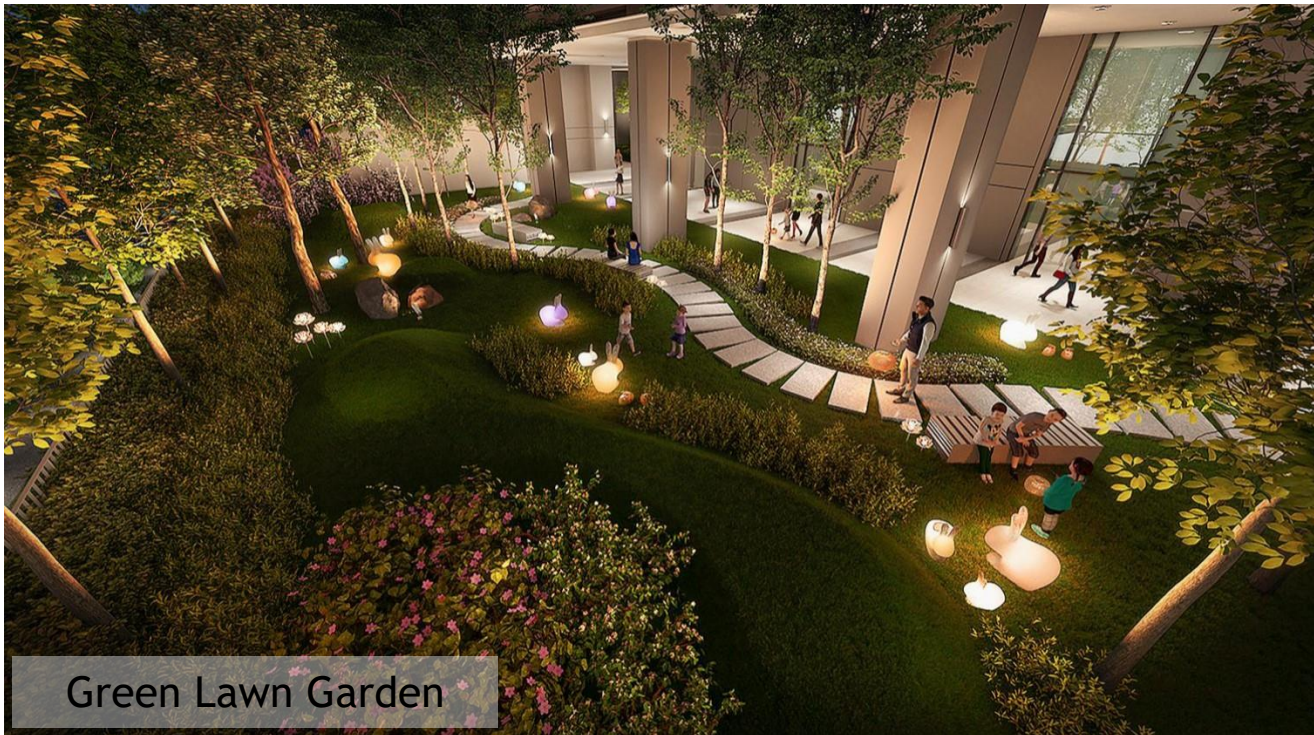
Garden Jacuzzi



Kid's Water Play

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ARTIST IMPRESSION - GROUND FLOOR FACILITIES



Green Lawn Garden



BBQ Terrace

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FLOOR PLAN



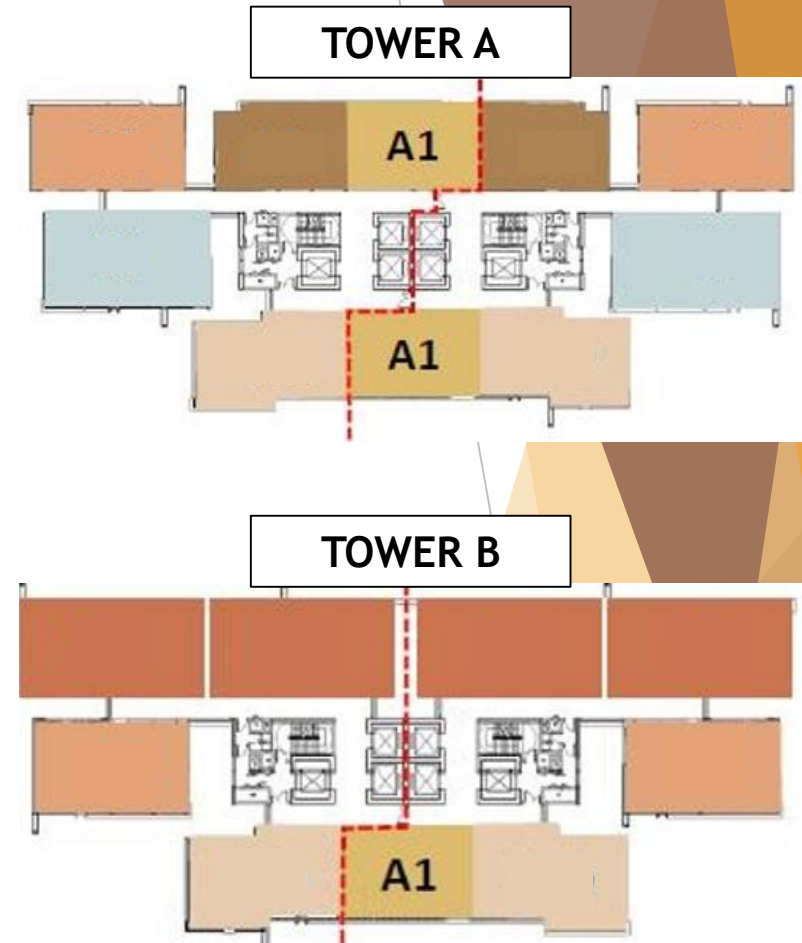
TYPE A1

90 Units

808 sqft

3 Bedrooms

2 Bathrooms



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FLOOR PLAN



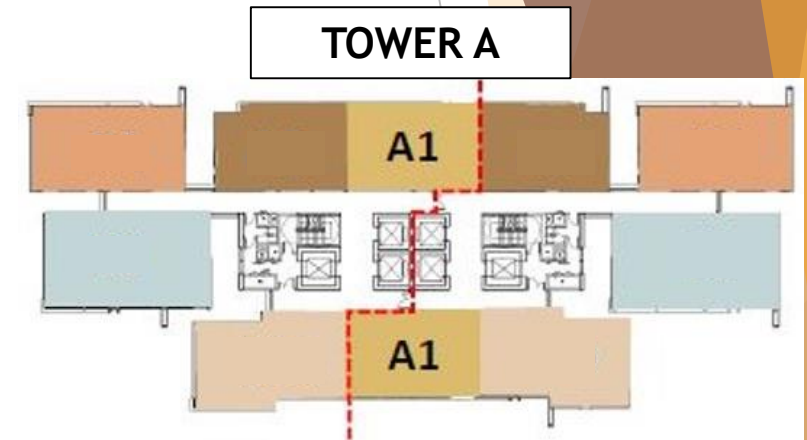
TYPE A2

62 Units

808 sqft

3 Bedrooms

2 Bathrooms



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FLOOR PLAN



TYPE B1

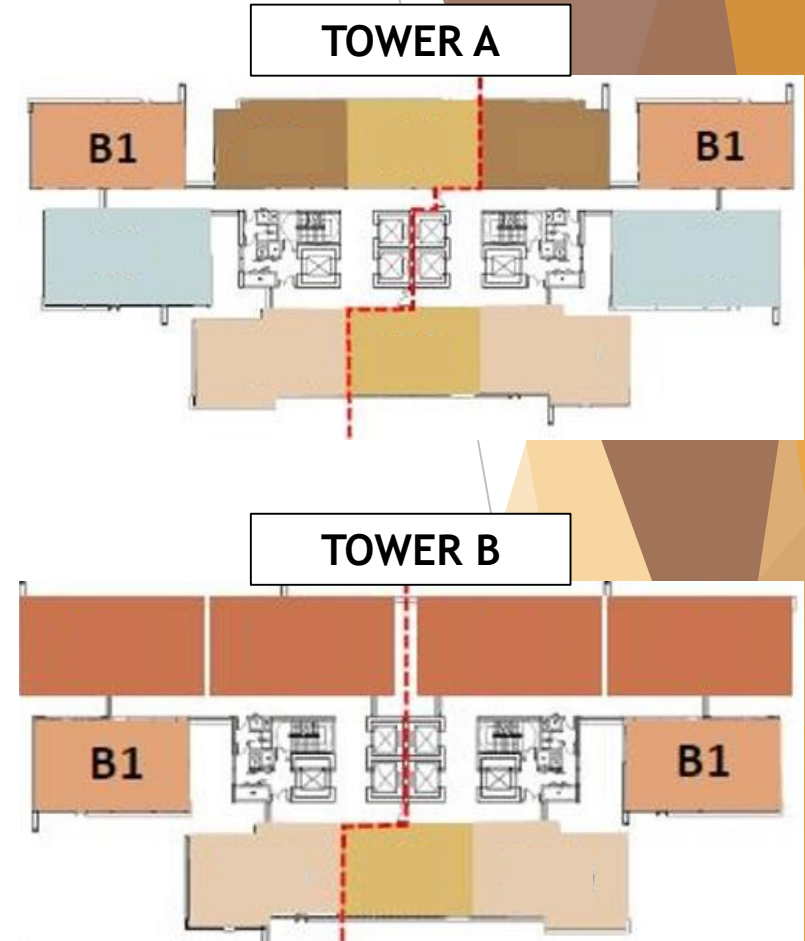
128 Units

958 sqft

3 Bedrooms

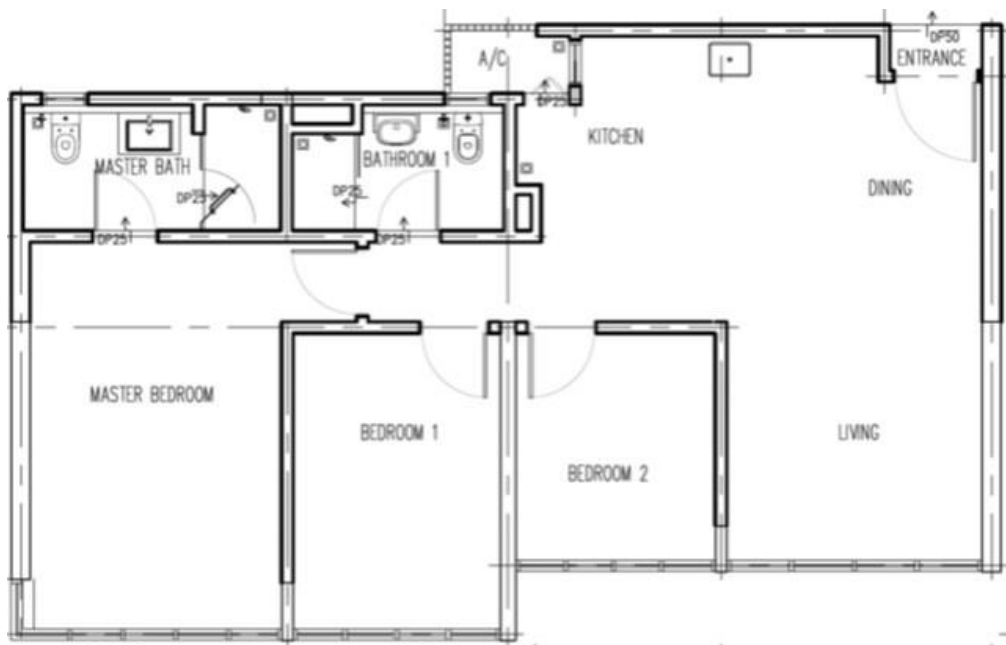
2 Bathrooms

Yard



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FLOOR PLAN



TYPE B2a

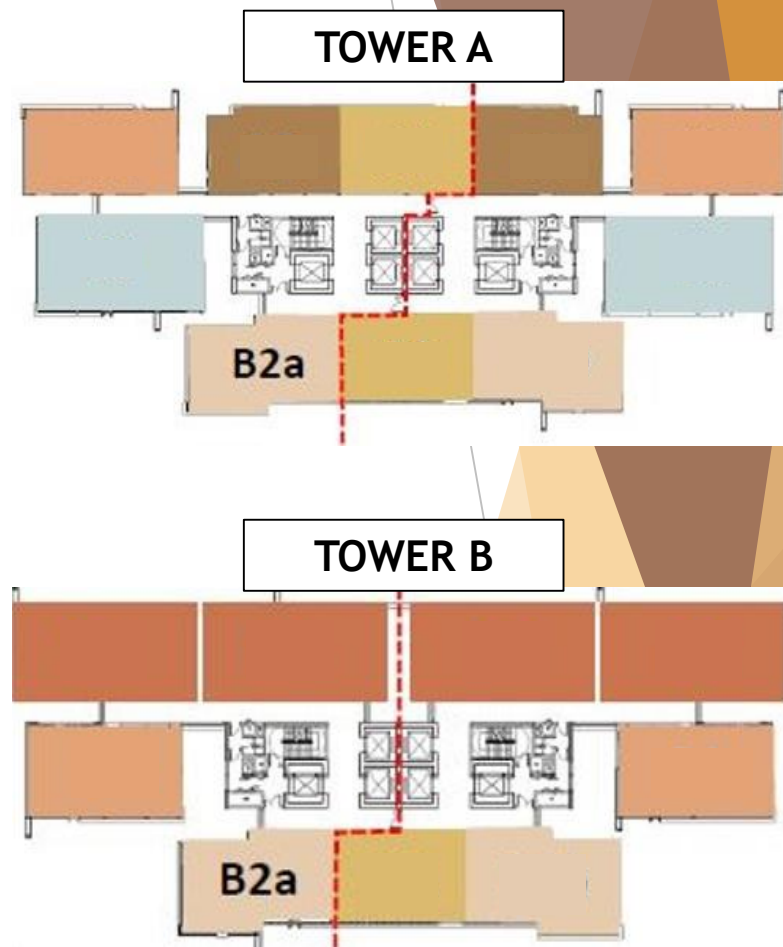
126 Units

958 sqft

3 Bedrooms

2 Bathrooms

Open Kitchen



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FLOOR PLAN



TYPE B2b

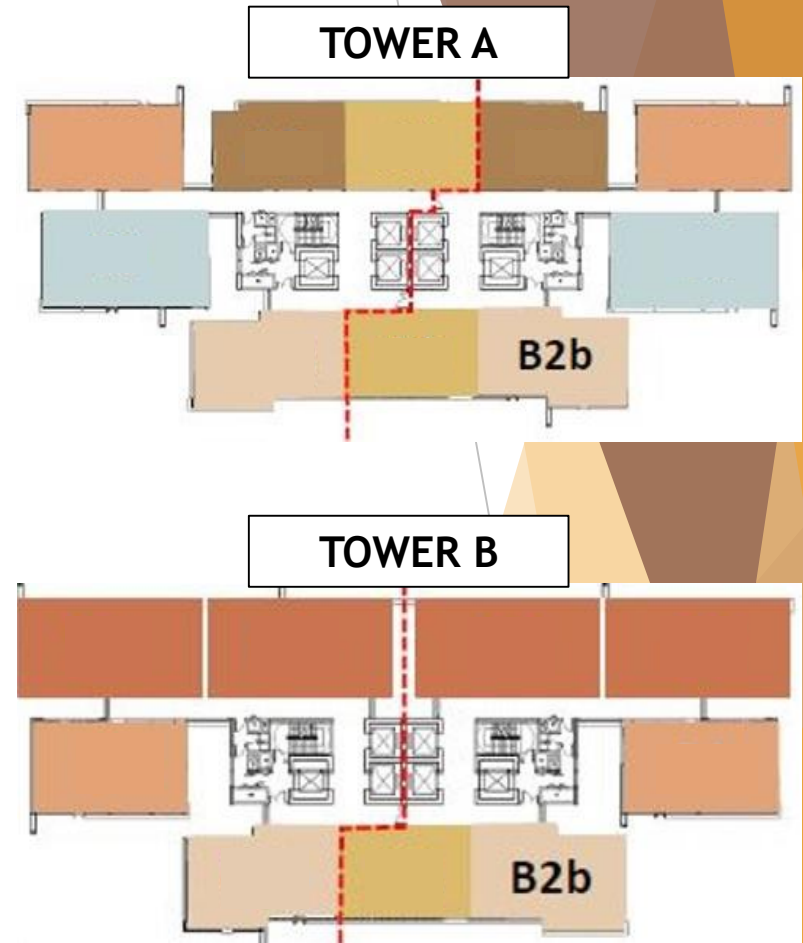
126 Units

958 sqft

3 Bedrooms

2 Bathrooms

Closed Kitchen



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FLOOR PLAN



TYPE C1

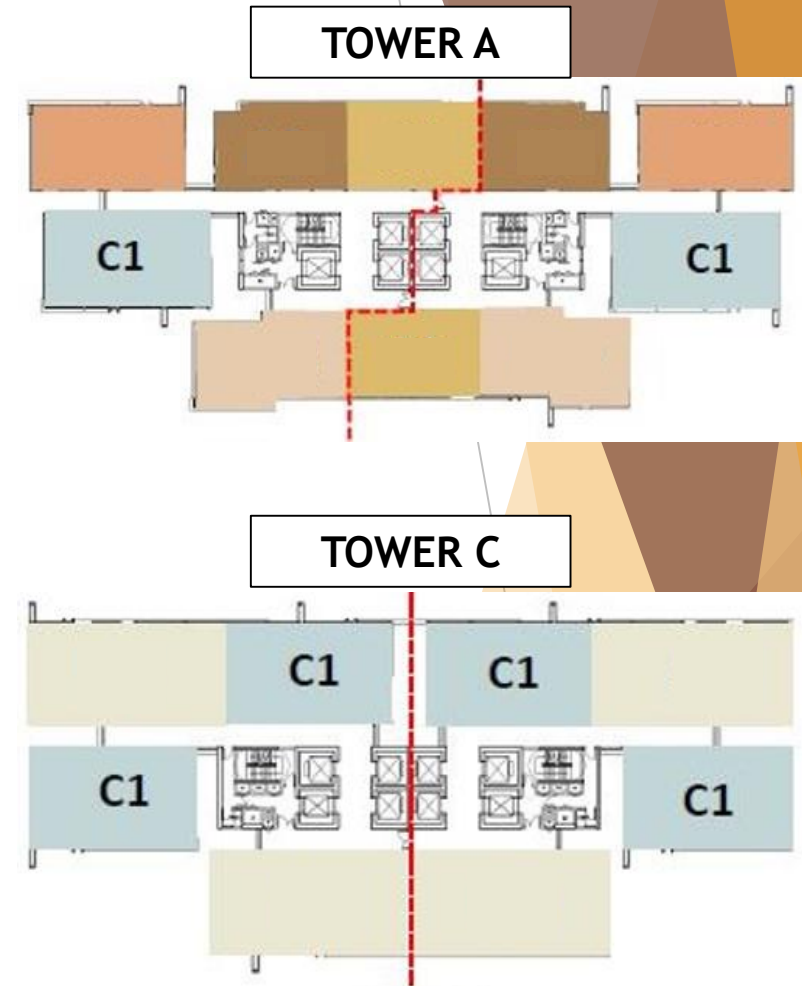
230 Units

1,163 sqft

3 Bedrooms

3 Bathrooms

Yard



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FLOOR PLAN



TYPE C2

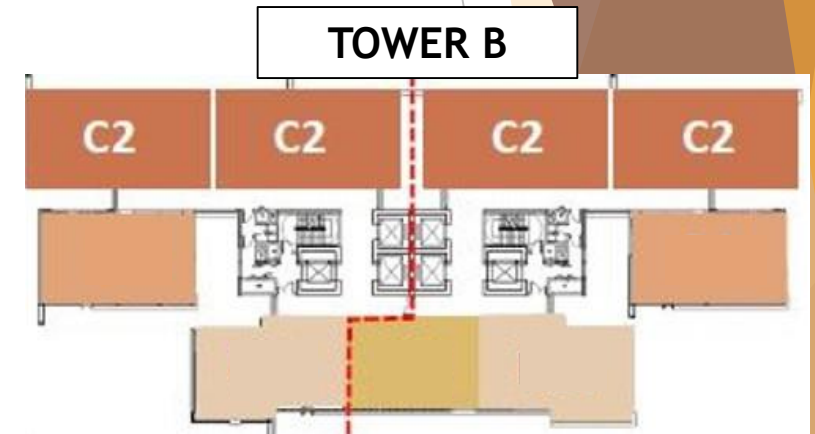
132 Units

1,152 sqft

3 Bedrooms

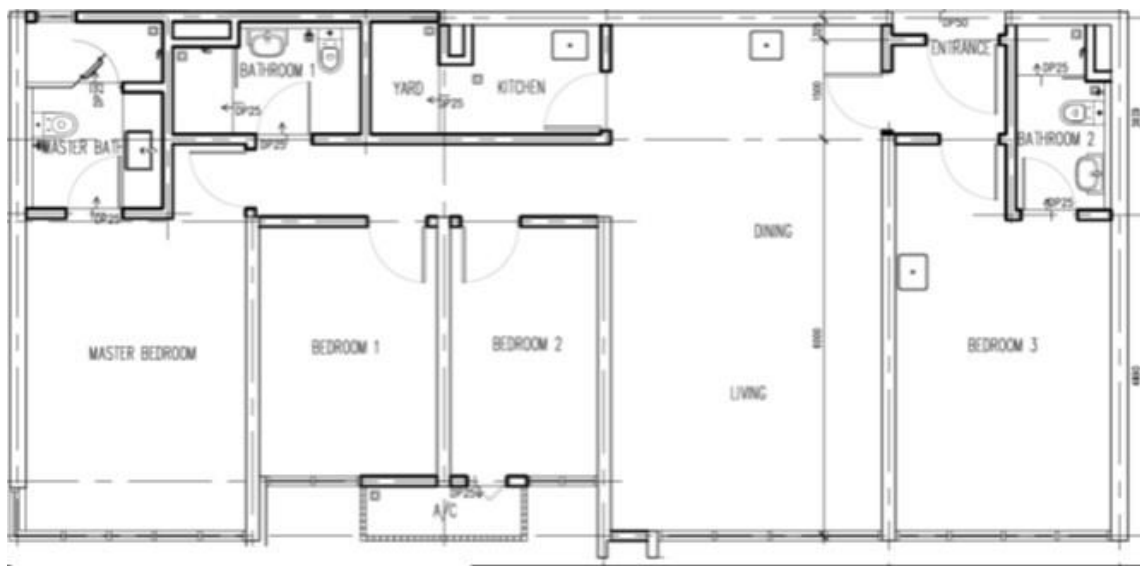
3 Bathrooms

Yard



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FLOOR PLAN



TYPE D1

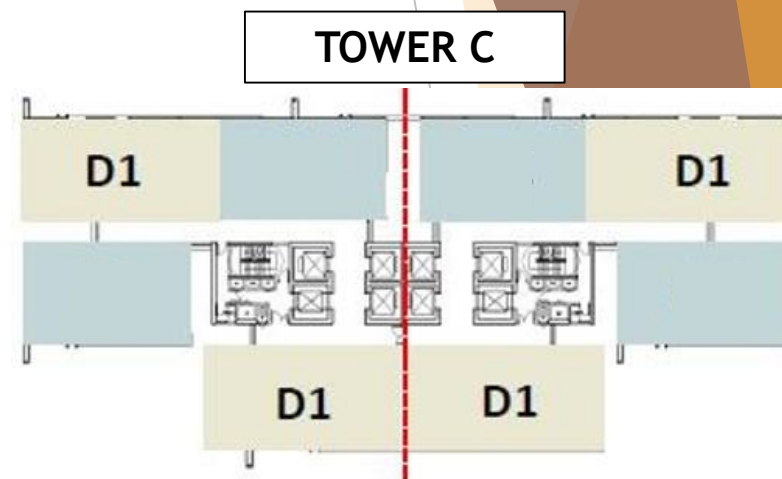
172 Units

1,378 sqft

4 Bedrooms

3 Bathrooms

Yard



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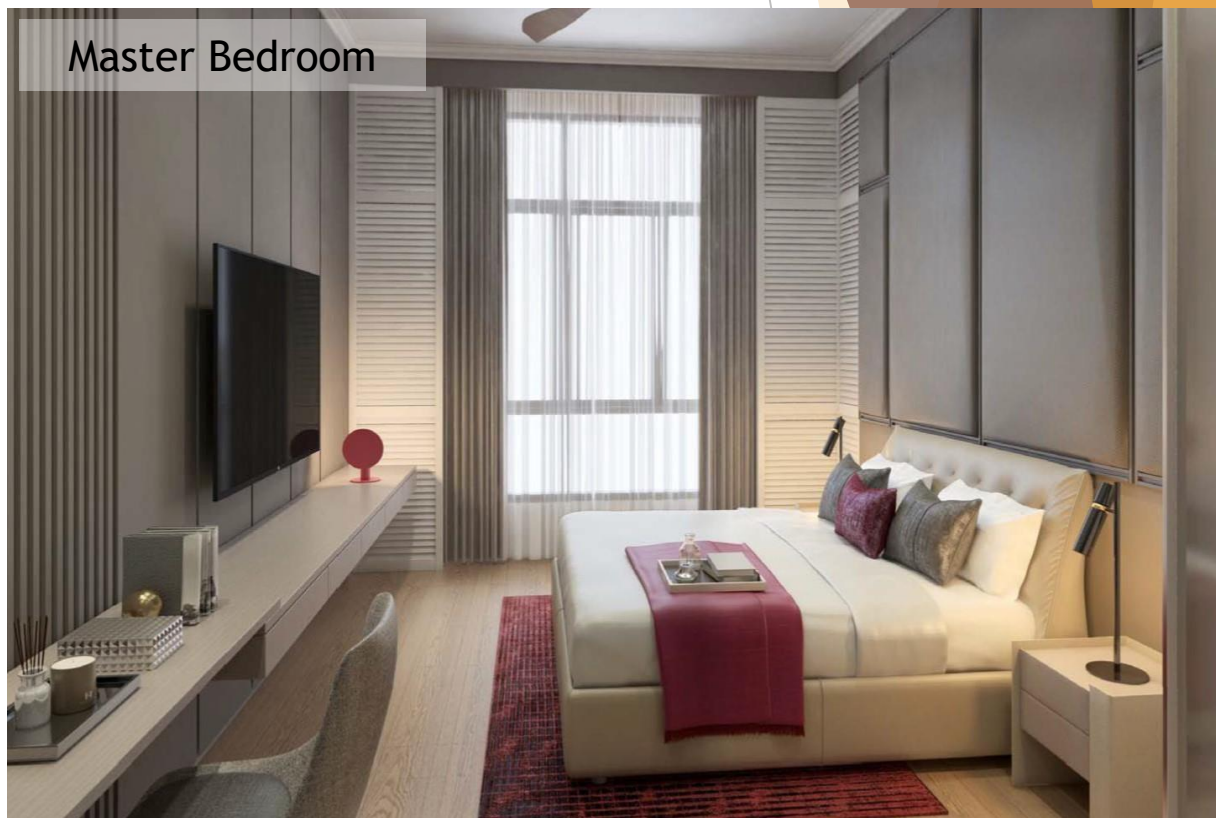
SHOW UNIT - TYPE B2a



Living & Dining Area

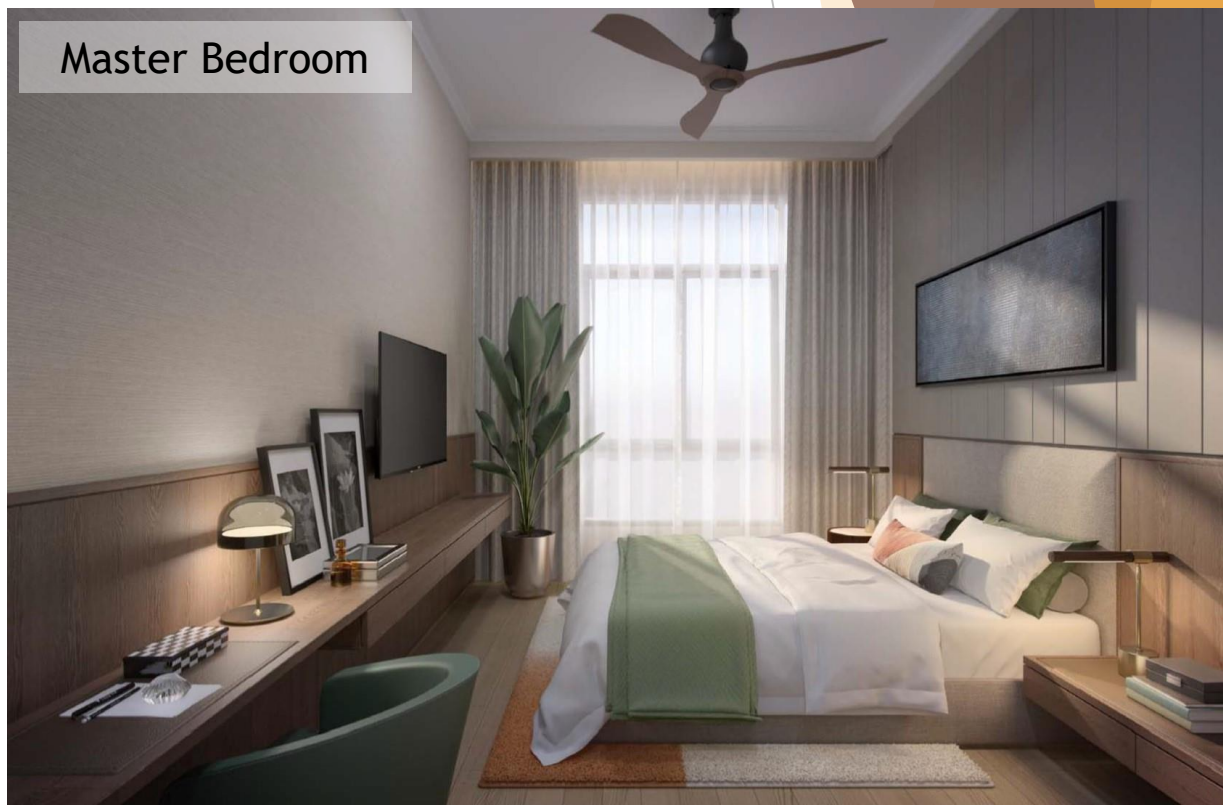
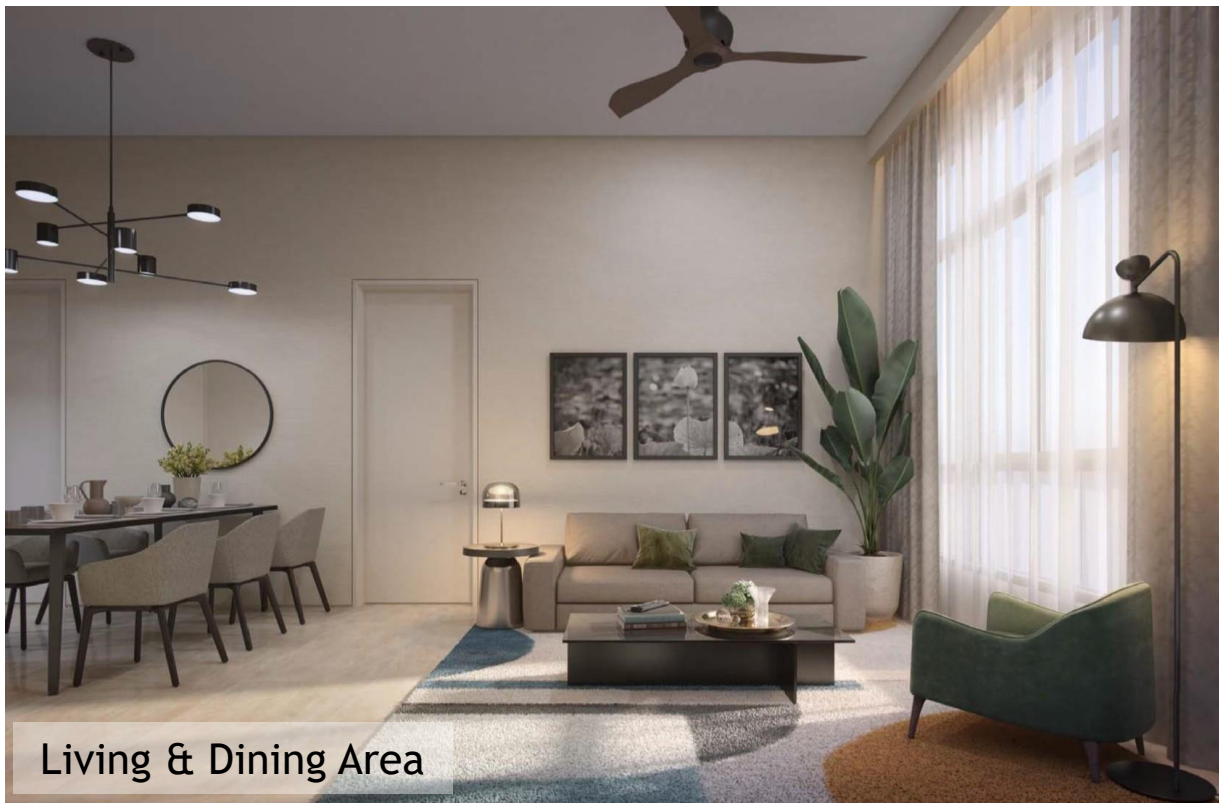
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SHOW UNIT - TYPE B2a



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SHOW UNIT - TYPE C1



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The Earth Bukit Jalil, No. 50-2 Jalan
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Lebuhraya Puchong-Sungai Besi,
57000 Kuala Lumpur

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