

Welcome to

PARAISO RESIDENCE

A LUXURY CONDOMINIUM

Good things in life don't come very often and PARAISO just might be one of those things.

There are 20 over in-house facilities and a world of amenities from education to recreation, not to mention unbeatable connectivity provided by the Bukit Jalil Highway which is almost right there at PARAISO's doorstep

**The Earth Bukit Jalil, No. 50-2 Jalan Jalil 1, Bumi Bukit Jalil,
Lebuhraya Puchong-Sungai Besi, 57000 Kuala Lumpur**

**BOOKING
RM1,000
ONLY**



-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

PAVILION 2

PARAISO

THE EARTH BUKIT JALIL

**BUKIT JALIL
NATIONAL STADIUM**

**CALVARY
CONVENTION
CENTRE**

SIRIM

3D Inspired Elevated Walkway to Pavilion 2

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FREE FEATURES!

- ✓ **FREE** 2 unit Air conditioner at Master Bedroom & Living Hall
- ✓ **FREE** Kitchen Cabinet (Bottom only)
- ✓ **FREE** Solid Timber Flooring at Master Bedroom
- ✓ **FREE** 2 years High Speed Broadband
- ✓ **FREE** legal fees and disbursement fees for SPA and loan except band loan documentation fees and stamp duty (panel solicitor only)

NEARBY AMENITIES

- | | |
|--|------------------------------------|
| • Pavilion 2 Megamall, Bukit Jalil (In Progress) | • Alam Sutera Mosque |
| • Bukit Jalil City | • International Medical University |
| • Bukit Jalil National Sports Complex | • FTMS College |
| • Calvary Convention Centre | • Asia Pacific College |
| • SIRIM Bukit Jalil | • Lai Meng Primary School |
| • Indah Parade Mall | • SMK Seksyen 4 Bandar Kinrara |
| • IOI Mall Puchong | • SMK Seksyen 3 Bandar Kinrara |
| • Giant Bandar Kinrara | • SMK Bandar Puncak Jalil |
| • Tesco Puchong | • SK Seksyen 2 Bandar Kinrara |
| • Setia Walk Mall Puchong | • LRT Sri Petaling |
| | • LRT Bukit Jalil |
| | • LRT Alam Sutera |
| | • LRT Kinrara 5 |



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FACILITIES FLOOR



7 TIER SECURITY SYSTEM

- 1) CCTV Surveillance @ Parameter Fencing
- 2) CCTV Surveillance @ PODIUM Parking at Public Area
- 3) Visitor Management System
- 4) Boom Gate
- 5) Card Access System
- 6) IP Intercom System
- 7) Physical Guard

24 hour security services in addition to CCTV surveillances



CCTV @Parameter



CCTV @Public area



Boom Gate



Card Access System



Digital Intercom



Physical Guards



NEARBY DEVELOPMENT COMPARISON

PROJECT NAME	PARAISO	The Park 2	The Park Sky	Skyluxe
PRICING	RM542,593 – RM892,088	RM850,000	From RM811,000	From RM609,000 - RM1.75mill
CATEGORY	Condominium	Serviced apartments	Serviced apartment	Serviced apartment
LAND TITLE	RESIDENTIAL	RESIDENTIAL	MIXED	COMMERCIAL
TENURE	LEASEHOLD			
SIZE	1) 2 tower (39-storeys) 2) No of units per floor : 12 3) Total units : 762 4) Size type : (960 sqft – 1480 sqft with 2 car parks for every units) TYPE A : 960sqft TYPE B : 1101sqft TYPE C : 1226sqft TYPE D : 1480sqft 5) No of lifts per floor : 5	1) 2 tower (39-storeys) 2) No of units per floor : 8 & 10 3) Total units : 709 4) Size type : (750 sq ft to 1570 sq ft) TYPE A - 750sqft TYPE B - 933sqft TYPE C1/C1a - 1570sqft TYPE C2 - 1519sqft 5) No of lifts per floor : 7 & 9	1) 4 tower (40-storeys) 2) No of units per floor : 8 3) Total units : 1098 4) Size type : (868 sq ft - 1,565 sq ft with 1 car parks for every unit) TYPE A – 1,565sq ft TYPE B1 – 1,103sq ft TYPE B2 – 1,044sq ft TYPE B3 – 1,061sq ft TYPE C1 – 953sq ft TYPE C2 – 868sq ft 5) No of lifts per floor : 4+1	1) 2 tower (44-storeys) 2) No of units per floor : 7 & 8 3) Total units : 477 4) Size type : (661 sqft – 1,224 sqft) TYPE A - 661 - 727sf TYPE B - 1,011 - 1,083sf TYPE B1 - 1,024 - 1,087sf TYPE C - 905 - 978sf TYPE D - 1,140 - 1,205sf TYPE D1 - 1,130 - 1,224sf 5) No of lifts per floor : 4
Furnishings package	Partially furnished	Partially furnished	Partially furnished	Partially furnished
Distance to Alam Sutera LRT station	2 km	2 km	2 km	4.5 km
Years of completion	2022	2020	2019	2020

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**BOOKING
RM5000
ONLY!!**

PARAISO PRICE RANGE

**SOLD
OUT!!**



TYPE / SIZE	A1 1480 sqft	A 960 sqft	B 1101 sqft	C 1226 sqft
ACTUAL PRICE (starting from)	RM892,088	RM542,593	RM632,451	RM666,400
REBATE ON DEPOSIT	9%	7%	9%	9%
*DEPOSIT AFTER REBATE (- BOOKING)	RM8,921.00 – RM5,000.00	RM16,278.00 – RM5,000.00	RM6,325.00 – RM5,000.00	RM6,664.00 – RM5,000.00
BALANCE DEPOSIT	RM3,921.00	RM11,278.00	RM1,325.00	RM1,664.00

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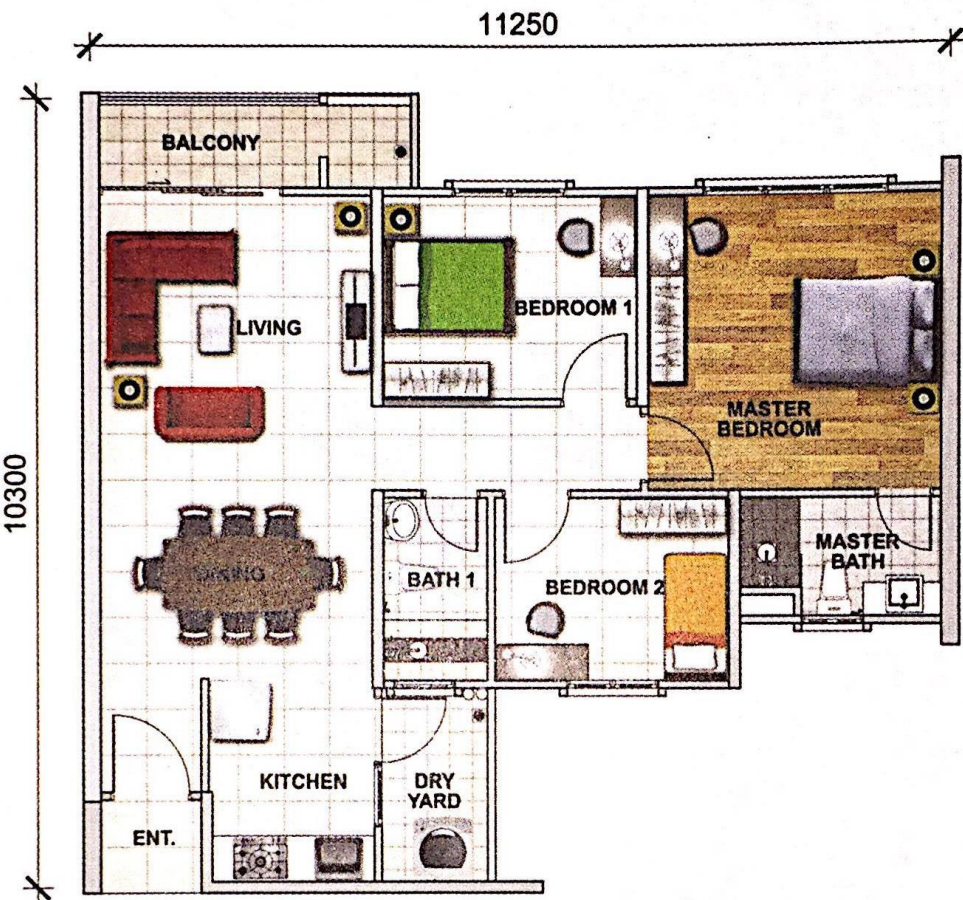


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TYPE OF UNITS

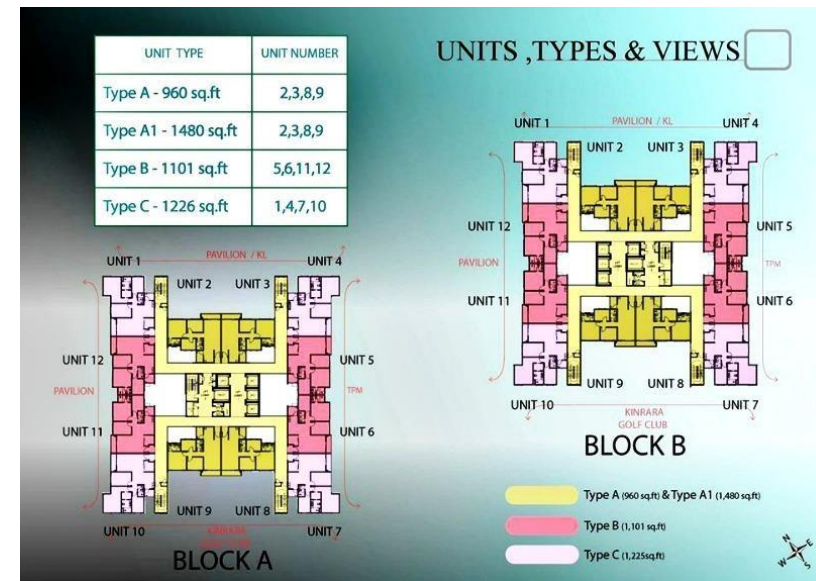


TYPE A : 960 sqft
(2+1 Bedroom, Balcony, Yard)

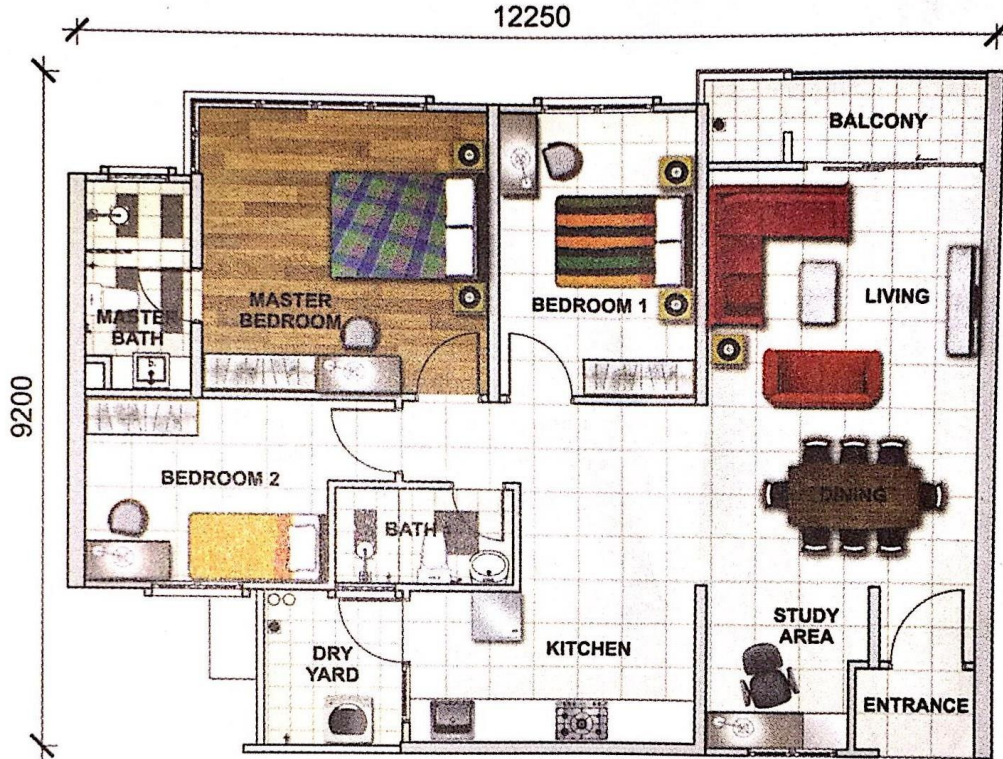


A
248 UNITS
RM542,593++
2 UNIT CAR PARKS

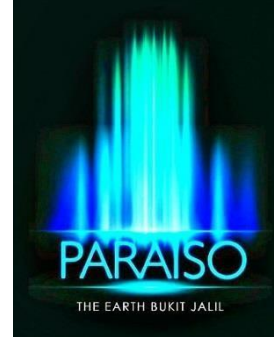
FREE 2 unit Air conditioner at Master Bedroom & Living Hall
FREE Kitchen Cabinet (Bottom only)
FREE Solid Timber Flooring at Master Bedroom
FREE 2 years High Speed Broadband



TYPE OF UNITS



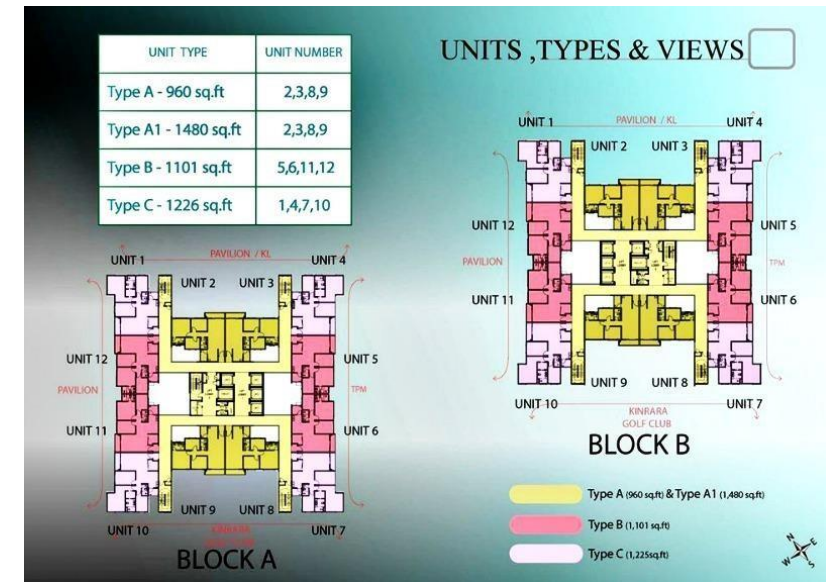
TYPE B : 1101 sqft
(3+1 Bedroom, Balcony, Yard)



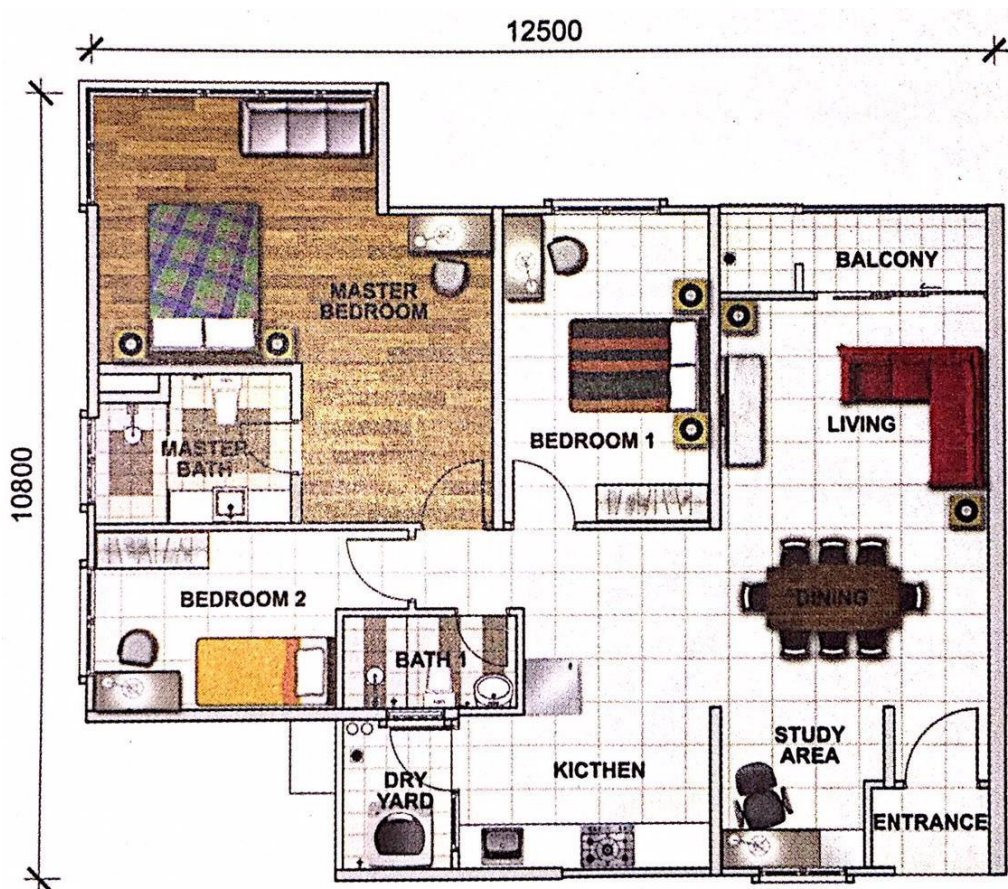
B

252 UNITS
RM623,451++
2 UNIT CAR PARKS

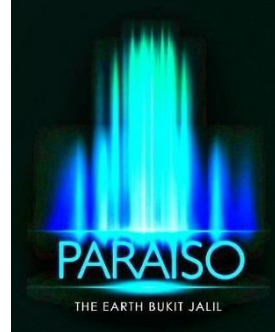
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TYPE OF UNITS



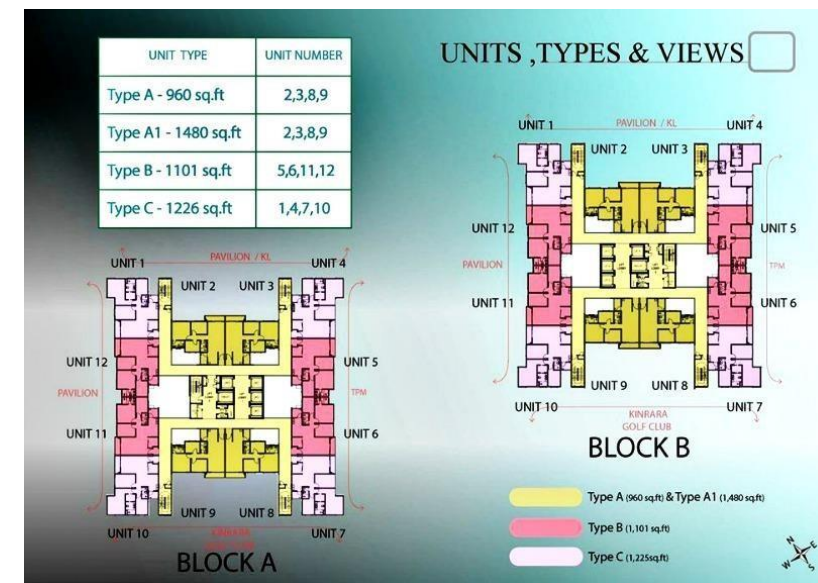
TYPE C : 1226 sqft
(3+1 Bedroom, Balcony, Yard)



C

254 UNITS
RM666,400++
2 UNIT CAR PARKS

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