



OAKA

RESIDENCES
BUKIT JALIL

FREEHOLD

Discover The Timeless Appeal Of Modern Living

Immerse yourself in the refined allure of modern minimalism, where sophistication meets tranquility in the vibrant locale of Bukit Jalil. Experience the epitome of serenity as clean lines and purposeful design seamlessly merge, crafting an exquisite sanctuary that embodies the essence of simplicity, serene, elegance, and mindful living.



FREEHOLD

OAKA
RESIDENCES
BUKIT JALIL





ARTIST'S IMPRESSION ONLY

Embrace The Serenity Of Lush Greenery

Within your secure haven,
OAKA Residences provides
an array of dynamic
amenities and facilities,
delivering boundless
experiences.



RESIDENTIAL
DEVELOPMENT



GREENRE
GOLD CERTIFIED



FREEHOLD



2-3
PARKING BAYS



PET-FRIENDLY
COMMUNITY



VIEWING GAZEBO
ARTIST'S IMPRESSION ONLY

Illuminating Moments Of Enjoyment

Ascend to the facilities deck for breathtaking views of Bukit Jalil, showcasing cityscapes and serene landscapes through unique architecture, offering an unmatched living experience.

Living
Beyond Walls



POOL PAVILION
ARTIST'S IMPRESSION ONLY



INFINITY POOL
ARTIST'S IMPRESSION ONLY



BBQ DECK & PLAYGROUND
ARTIST'S IMPRESSION ONLY



HAMMOCK LAWN
ARTIST'S IMPRESSION ONLY

Facilities Plan



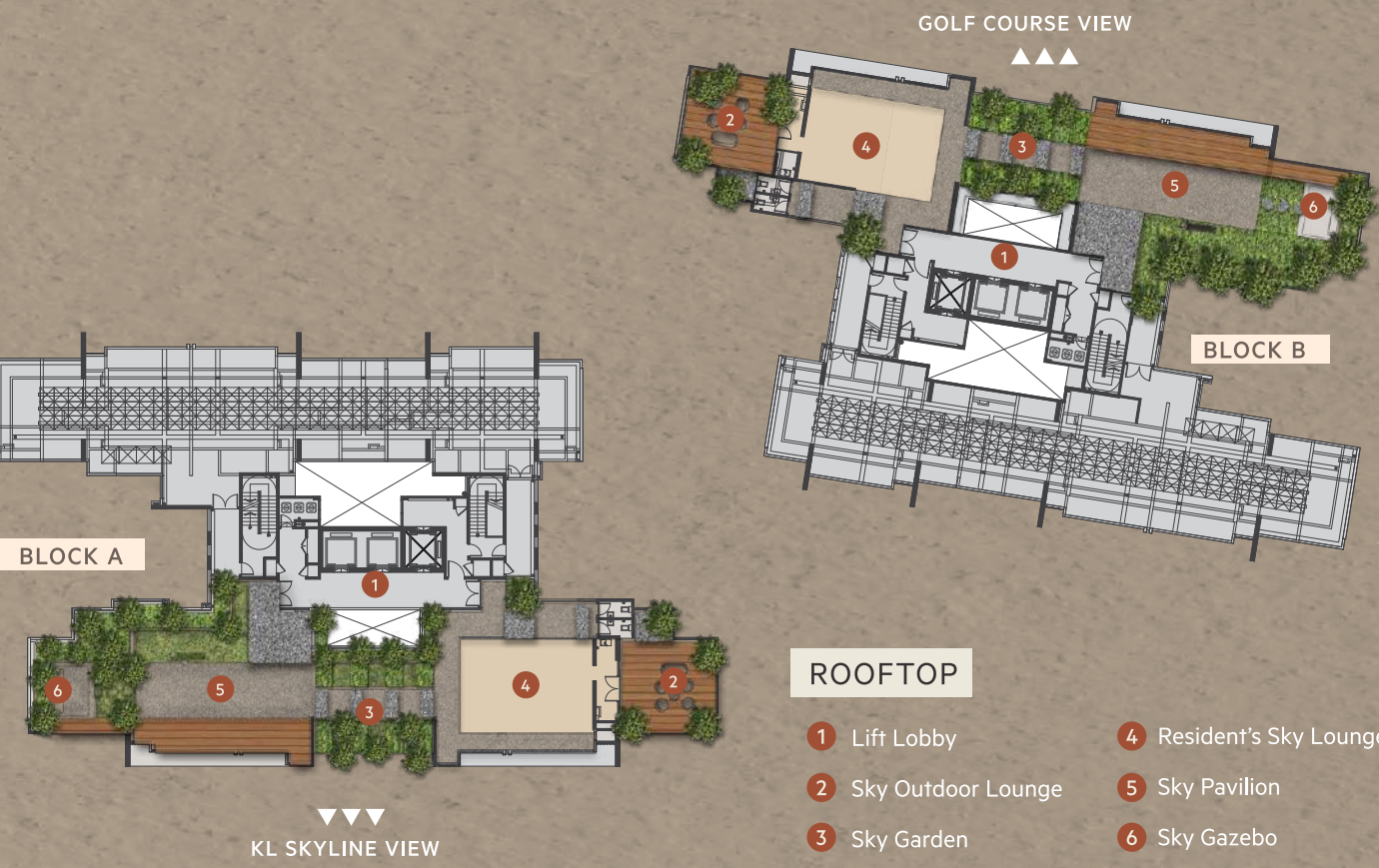
GROUND FLOOR

- | | | | | |
|-----------------|------------------------|-----------------------------|-------------------------------|--------------------------|
| 1 Guard House | 5 Tower B Lobby | 9 Retail (space only) | 13 Food Delivery Area | 17 Half Basketball Court |
| 2 Drop Off Area | 6 Nursery (space only) | 10 Laundrette (space only) | 14 Toilet | 18 Lawn |
| 3 Concourse | 7 Surau | 11 Mail Room | 15 Car Wash Area (space only) | |
| 4 Tower A Lobby | 8 Management Office | 12 Parcel Room (space only) | 16 EV Charging Bays | |



LEVEL 5

- | | | | |
|------------------|---------------------------------|--------------------------------|--------------------|
| 1 Wading Pool | 7 Sauna (male & female) | 13 Gymnasium | 19 Viewing Gazebo |
| 2 Infinity Pool | 8 Changing Room (male & female) | 14 Yoga Room / Dance Studio | 20 BBQ Deck |
| 3 Whirlpool Tub | 9 Kid's Studio | 15 Games Room | 21 Pavilion |
| 4 Pool Deck | 10 Multipurpose Hall | 16 Theatre Room | 22 Hammock Lawn |
| 5 Outdoor Shower | 11 Kitchen (space only) | 17 Resident's Lounge | 23 Outdoor Fitness |
| 6 Pool Pavilion | 12 Children Playground | 18 Water Feature With Fountain | 24 Sensory Path |



ROOFTOP

- | | |
|----------------------|-------------------------|
| 1 Lift Lobby | 4 Resident's Sky Lounge |
| 2 Sky Outdoor Lounge | 5 Sky Pavilion |
| 3 Sky Garden | 6 Sky Gazebo |



ALL UNITS COME
WITH STORAGE /
UTILITY ROOM



ALL UNITS
COME WITH
BALCONY / LANAI



CONVERTIBLE
LAYOUT*



DRY &
WET KITCHEN*

* for selected units



Embrace Life In Perfect Harmony

Crafted for communal joy and
celebrations, this space
encourages an active lifestyle,
honoring every precious moment.



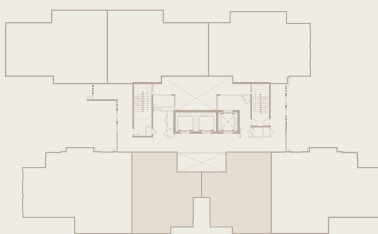
Floor Plans

TYPE

A

882 sq.ft.
82 m²

- 2 Bedrooms
- 2 Bathrooms
- Balcony

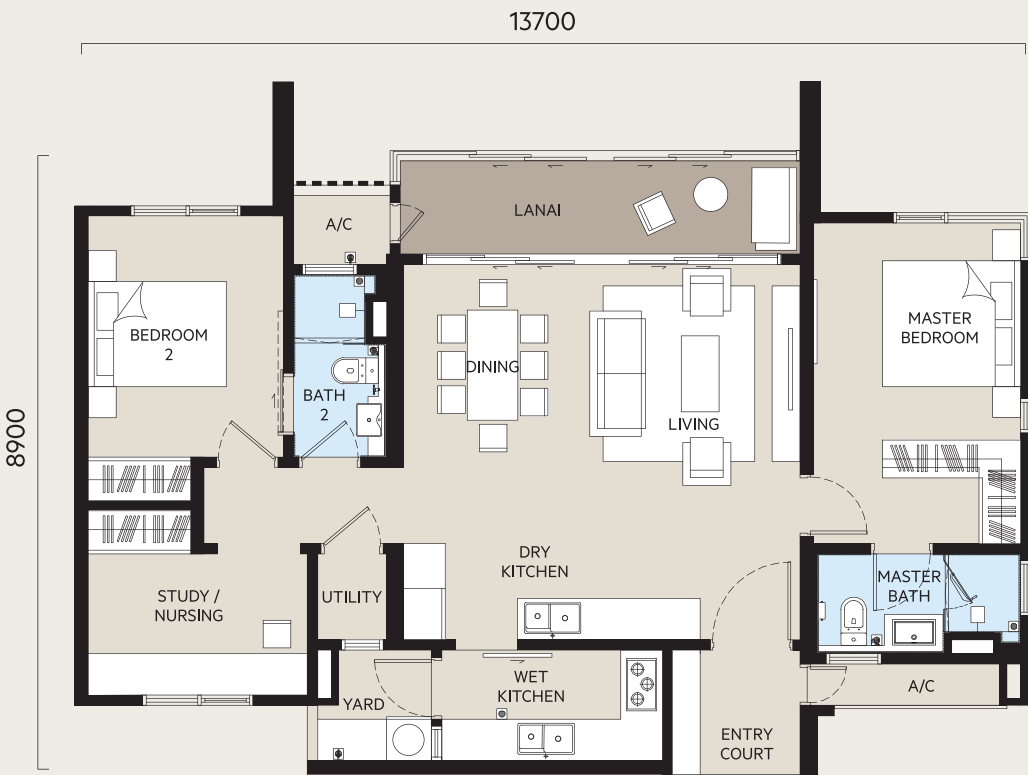
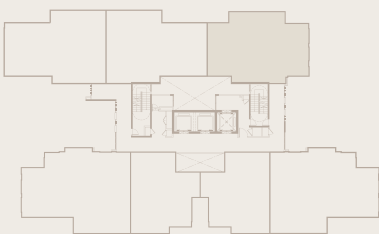


TYPE

B3

1,175 sq.ft.
109 m²

- 2+1 Bedrooms
- 2 Bathrooms
- Lanai

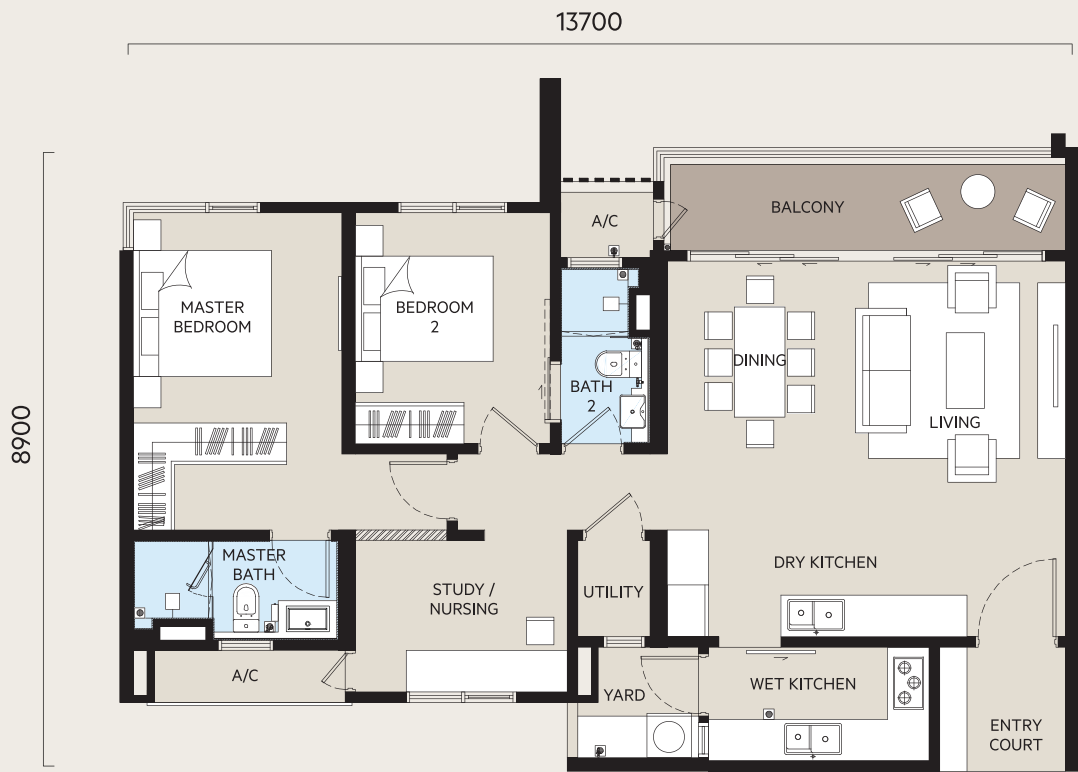
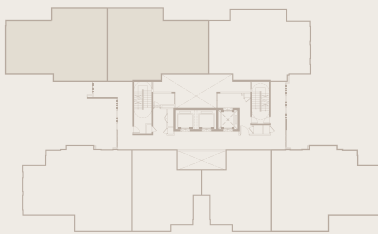


TYPE

B1

1,182 sq.ft.
110 m²

- 2+1 Bedrooms
- 2 Bathrooms
- Balcony
- Hackable Wall

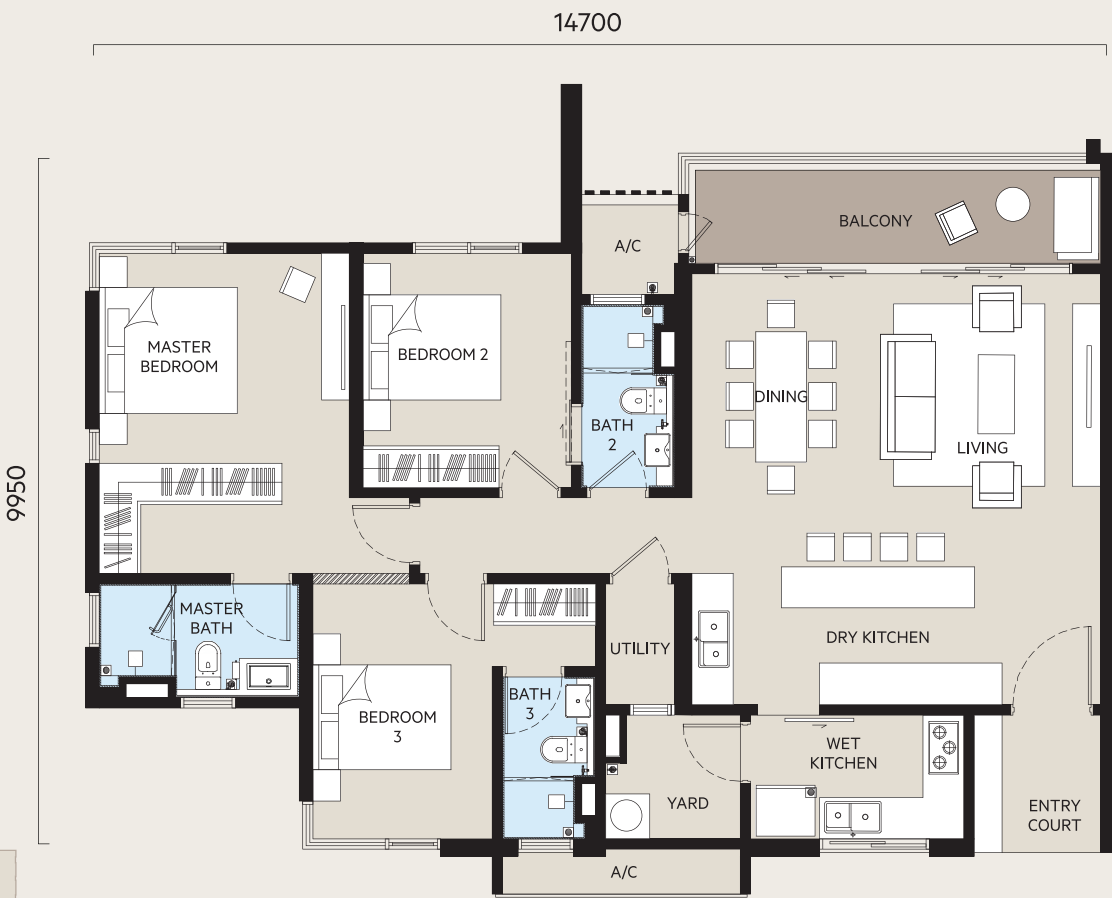
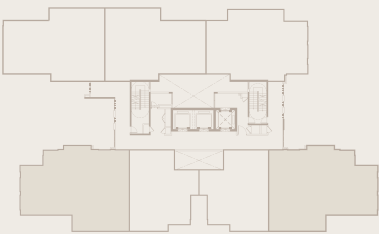


TYPE

C

1,423 sq.ft.
132 m²

- 3 Bedrooms
- 3 Bathrooms
- Balcony
- Hackable Wall

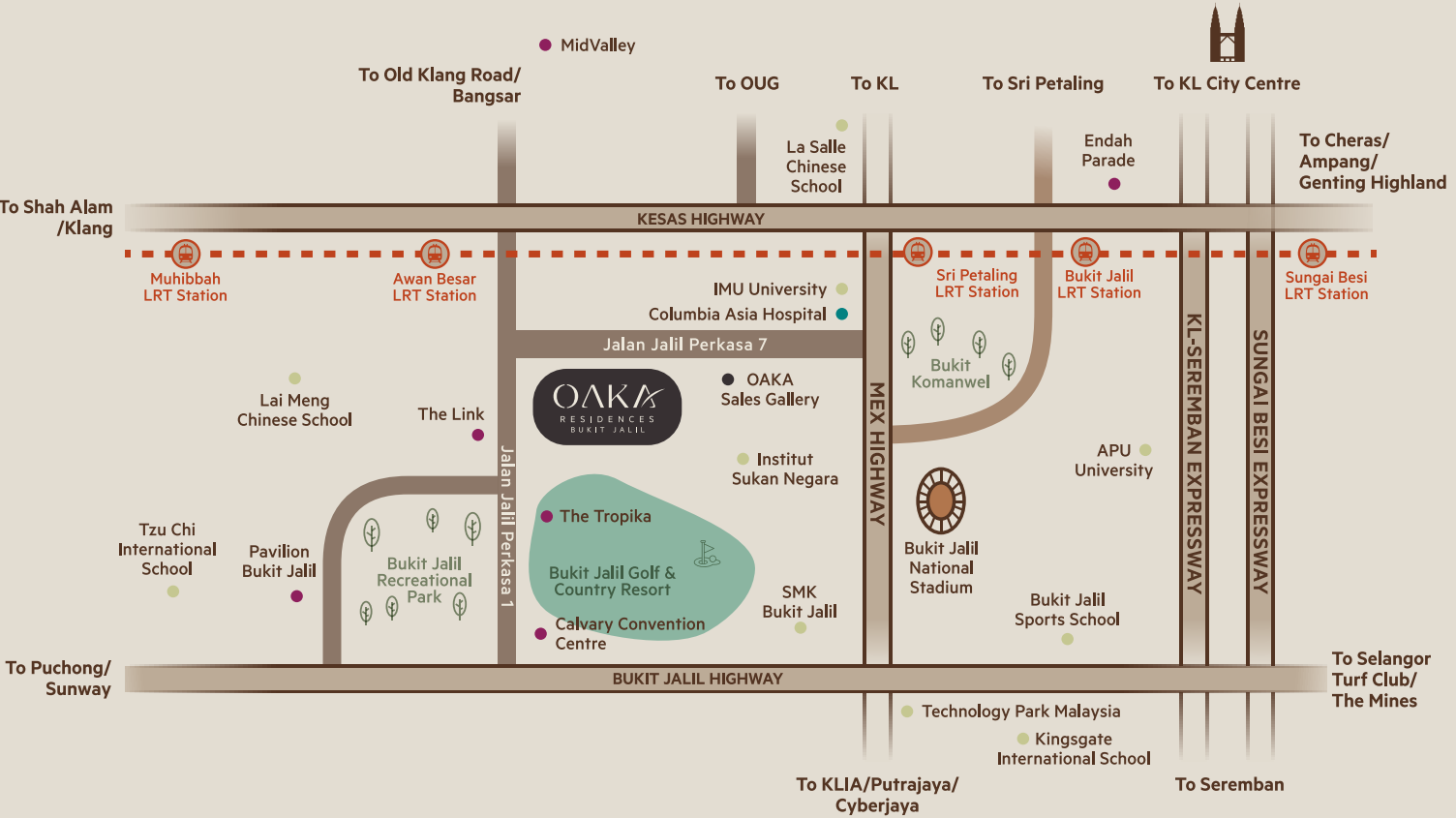


Specifications

Structure	Reinforced Concrete Structure			
Roof	Reinforced Concrete Slab			
Wall	Reinforced Concrete Wall / Brick Wall			
Wall Finishes				
General	Skim Coat / Plaster & Paint			
Bathroom	Wall Tiles to Ceiling Level			
Kitchen / Wet Kitchen	Skim Coat / Plaster & Paint			
Ceiling	Skim Coat & Paint to Slab Soffit Plaster Ceiling to All Bathrooms and Yard Plaster Ceiling to Kitchen (Type A) Plaster Ceiling to Wet Kitchen (Type B & C)			
Floor Finishes				
Foyer / Living / Dining & Kitchen	Tiles			
Master Bedroom / Bedrooms	Laminated Timber Flooring			
Master Bathroom / Bathrooms	Tiles			
Study (Type B)	Laminated Timber Flooring			
Utility / Yard	Tiles			
Balcony	Tiles			
Air-Cond Ledge	Cement Render			
Doors				
Entrance	Fire Rated Door			
Bedrooms / Bathrooms	Timber Flush Door			
Utility / Yard	Timber Flush Door			
Wet Kitchen (Type B & C)	Frame Sliding Door			
Balcony / Lanai	Aluminium Frame Sliding Glass Door			
Windows	Aluminium Framed Glass Window			
Painting				
Internal	Paint			
Kitchen Fittings				
Kitchen (Type A)	Sink, Sink Tap, Electric Hob and Hood			
Wet Kitchen (Type B & C)	Sink, Sink Tap, Electric Hob and Hood			
Cabinet				
Kitchen (Type A)	Wall Hung Cabinet and Bottom Cabinet			
Wet Kitchen (Type B & C)	Wall Hung Cabinet and Bottom Cabinet			
Sanitary Fitting	Type A & B	Type C		
Wash Basin	2	3		
Water Closet	2	3		
Basin Tap	2	3		
Shower Head	2	3		
Toilet Paper Holder	2	3		
Bidet Tap	2	3		
Mirror	2	3		
Electrical Fitting	Type A	Type B1 & B2	Type B3	Type C
Lighting Point	21	27	27	31
13A Switch Socket Outlet	22	28	28	30
15A Switch Socket Outlet	0	1	1	1
Air Conditioning Point	3	4	4	4
Ceiling Fan Point c/w Hook	4	5	6	5
Storage Water Heater	2	2	2	3
Water Heater Point	2	2	2	3
SMATV Outlet	2	2	2	2
Fibre Wall Socket Outlet	1	1	1	1
Door Bell Point	1	1	1	1
Connection Outlet Hood	1	1	1	1
Connection Outlet Hob	1	1	1	1
Electrical Board 1 Phase	1	1	1	1

Elevated Living In The Urban Core

OAKA Residences offers excellent connectivity to major expressways, convenient walking distance to Awan Besar & Sri Petaling LRT stations, and is situated in a great location within a mature neighborhood, providing easy accessibility to various hotspots in KL & Selangor.



CONNECTIVITY

Shah Alam Expressway (KESAS)	
Maju Expressway (MEX)	
Bukit Jalil Highway	
KL-Seremban Expressway	
Sungai Besi Expressway	
Sri Petaling LRT Station	
Awan Besar LRT Station	

HEALTHCARE

Columbia Asia Hospital	1.0 km
------------------------	--------

EDUCATION

IMU University	1.0 km
SJK(C) Lai Meng	1.6 km
SMK Bukit Jalil	2.2 km
APU University	4.2 km
Tzu Chi International School	4.3 km

LEISURE

The Tropika, Bukit Jalil	1.8 km
The Link 2, Bukit Jalil	2.0 km
Pavilion, Bukit Jalil	2.4 km

RECREATIONAL

Bukit Jalil Recreational Park	1.3 km
Bukit Jalil National Stadium	1.7 km
Bukit Jalil Golf & Country Resort	1.8 km
Bukit Jalil National Aquatic Centre	2.0 km



Developer:

Berjaya Hartanah Berhad
(Formerly known as Berjaya Golf Resort Berhad) (223292-U)
(A subsidiary of Berjaya Land Berhad - 201765-A)

Head Office:

**Level 12, East, Berjaya Times Square,
No. 1, Jalan Imbi 55100 Kuala Lumpur.**
T : 03-2142 8028 **E** : property@berjaya.com.my
F : 03-2143 2028 **W** : berjayaproperties.com

Property Gallery:

Berjaya Property Gallery Bukit Jalil
Lot 36471, Jalan Jalil Perkasa 7, Bukit Jalil, 57100 Kuala Lumpur.
T : 03-8994 4866
 : Berjaya Property Gallery Bukit Jalil

Developer: Berjaya Hartanah Berhad (223292-U) • Developer Address: Level 12, East, Berjaya Times Square, No.1, Jalan Imbi 55100 Kuala Lumpur. • Developer's License No: 5660/01-2028/0354(A) • Validity Period: 21/01/2023 - 20/01/2028 • Advertising Permit No: 5660-14/02-2027/0165(N)-(S) • Validity Period: 20/02/2024 - 19/02/2027 • Land Tenure: Freehold • Land Encumbrances: CIMB Bank Berhad • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: DBKL/JKB.BP S3 OSC 2022 2368 (17) • Expected Date of Completion: February 2028 • Type of Property: Condominium • Total Units: 350 units - Block A (175 units) | Block B (175 units) • Price: RM854,000 (min) - RM1,535,000 (max) • Bumiputera Discount of 5%

Disclaimer: The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All of the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer • THE ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.