

BY LBS  RESIDENSI
BINTANG
BUKIT JALIL

A HOME
IN THE HEIGHTS
OF REFINEMENT

★

Artist's Impression

THE BEACON OF A PRIVILEGED COMMUNITY

Imagine, your home at the epicentre of an internationally renowned neighbourhood for lifestyle, education, fitness and entertainment. The beacon of Bukit Jalil's most sought-after community, Residensi Bintang Bukit Jalil, Kuala Lumpur.



THE VIEW

UNOBSTRUCTED VISTA OF MAJESTIC
TITIWANGSA MOUNTAIN RANGE*/GOLF
COURSE



OVER 90

FACILITIES EXCLUSIVE FOR RESIDENT'S USE



5 MAJOR HIGHWAYS

LDP, MEX, KESAS, BUKIT JALIL HIGHWAY
AND KL-SEREMBAN HIGHWAY



HIGH QUALITY EDUCATION

NEARBY RENOWNED UNIVERSITIES AND
SCHOOLS FOR TOP GRADE EDUCATION
AND LEARNING



2KM DISTANCE

TO THE NEW PAVILION BUKIT JALIL WHILE
JUST 6.5KM TO THE NEW PARADIGM
GARDEN CITY MALL



3KM RADIUS

TO TWO GOLF COURSES AND ONE LUSH
RECREATIONAL PARK



50M

TO TZU CHI INTERNATIONAL SCHOOL

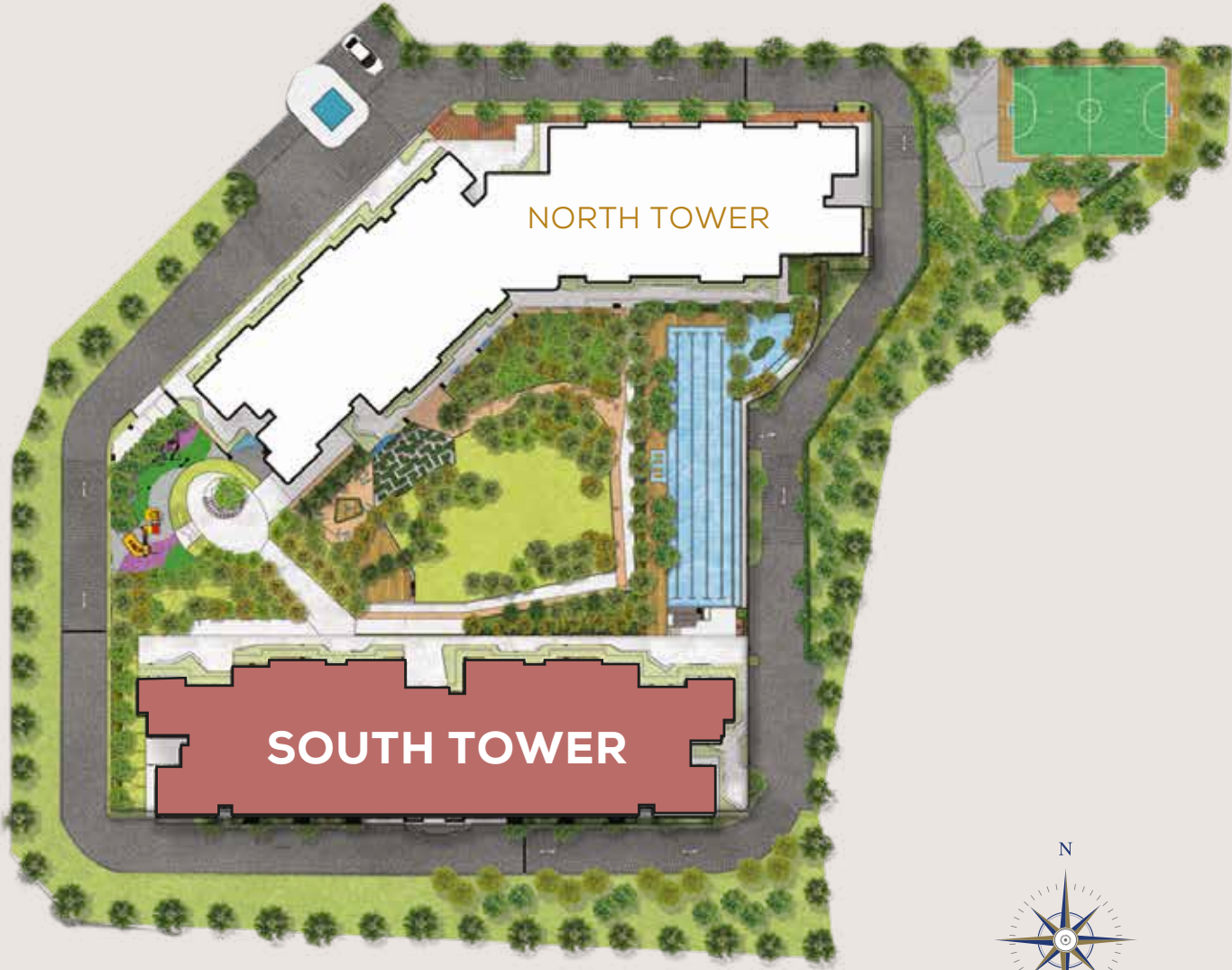


15M ELEVATION

FROM THE MAIN ROAD, THE AREA'S
HIGHEST POSITIONED CONDO



SITE PLAN



THE DESIRED ADDRESS IN BUKIT JALIL

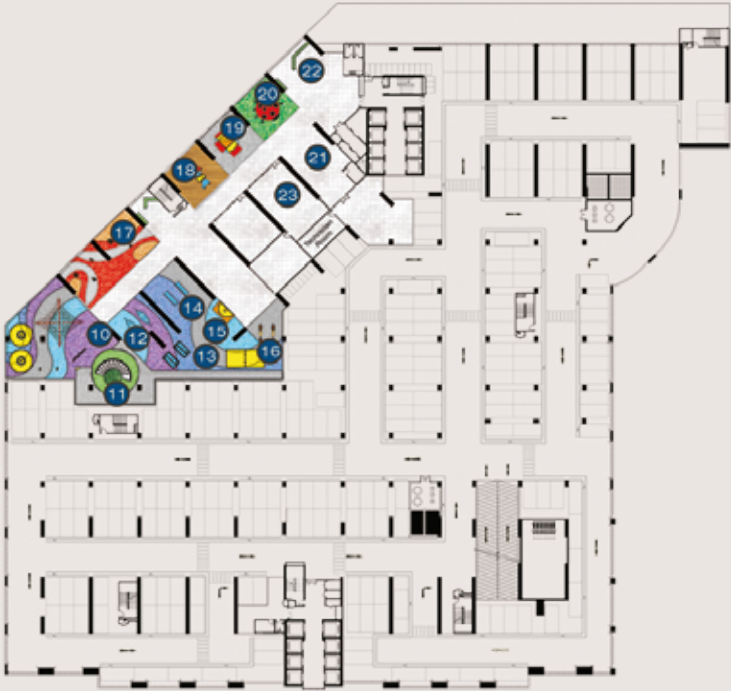
The residency is situated at the highest point of Bukit Jalil, surrounded by nature, where you will enjoy the panoramic view of the majestic Titiwangsa mountain range at every waking hour.

FACILITY PLAN



GROUND FLOOR

- 01 Futsal Court
- 02 Play Mound
- 03 Gazebo
- 04 Court Plaza
- 05 Forest Walk
- 06 Nursery
- 07 Play Area
- 08 Kindergarten
- 09 Drop Off Zone



8TH FLOOR

- 10 Junior Play Quest
- 11 Bintang Tree
- 12 Twin Hammock
- 13 Ping Pong Arena
- 14 Kid's Bowling
- 15 Mini Basketball Zone
- 16 Kid's Fun Zone
- 17 Kid's Gym
- 18 Car Hopscotch
- 19 Kid's Soft Block Zone
- 20 Ladybird Hopscotch
- 21 Resting Lounge
- 22 Reading Nook
- 23 Management Room



Indoor Gymnasium

Builder's Playground

Adult Basketball Court

Indoor Game Room

Reading Room

Stargazing Deck with BBQ Pit

Artist's Impression



XUBERANT LIFESTYLE

Over 90 exclusive facilities available to make your daily life much more exciting, all within the confinement of our premier residency. Enjoy and unleash yourself with our swimming pool, gym, meditation room, BBQ garden, basketball court, jogging track, game rooms, picnic lawn and more.

9TH FLOOR

- | | | | |
|---------------------------|---|----------------------------|-------------------------|
| 24 Builder's Playground | 39 Theatre Room | 52 Jogging Track | 67 Alfresco Gym |
| 25 Bintang Tree Pavilion | 40 Wifi Zone | 53 Maze Garden | 68 Cafe |
| 26 Semi Indoor Playground | 41 Open Square | 54 Bintang Garden | 69 Herbs Garden |
| 27 Trampoline | 42 Function Room | 55 Sculptural Park | 70 Poolside Gossip Zone |
| 28 Kid's Basketball | 43 Surau | 56 BBQ Garden | 71 Wading Pool |
| 29 Adult Basketball | 44 Store | 57 Picnic Lawn | 72 Family Pool |
| 30 Chillax Corner | 45 Bilik Pengurusan Jenazah (Islam) | 58 Aromatherapy Garden | 73 Floating Deck |
| 31 Fossball | 46 Bilik Pengurusan Jenezah (Bukan Islam) | 59 Forest Space | 74 Jacuzzi |
| 32 Dart Board | 47 Garden Pool | 60 Outdoor Fitness Station | 75 Fun Pool |
| 33 Air Hockey | 48 Aqua Gym | 61 Dancing Room | 76 Basketball Pool |
| 34 Junior Pool Table | 49 Swimming Pool | 62 Reflexology Path | 77 Shower Area |
| 35 Pool Table | 50 Underwater Lounge | 63 Silver Station | 78 Steam Room |
| 36 Carrom | 51 Pool Deck | 64 Taichi Deck | 79 Sauna Room |
| 37 Convenient Store | | 65 Meditation Room | 80 Changing Room |
| 38 Mini Futsal | | 66 Indoor Gymnasium | 81 Children Play Lawn |



10TH FLOOR

- 82 Viewing Deck
- 83 Chillout Zone
- 84 Leisure Path



33TH FLOOR

- 85 Yoga Deck
- 86 Serenity Deck



34TH FLOOR

- 85 Yoga Deck
- 86 Serenity Deck
- 87 Hammock Garden



ROOF TOP

- 88 Stargazing Deck
- 89 BBQ Pit
- 90 Starlight Path
- 91 Starwatching Bench

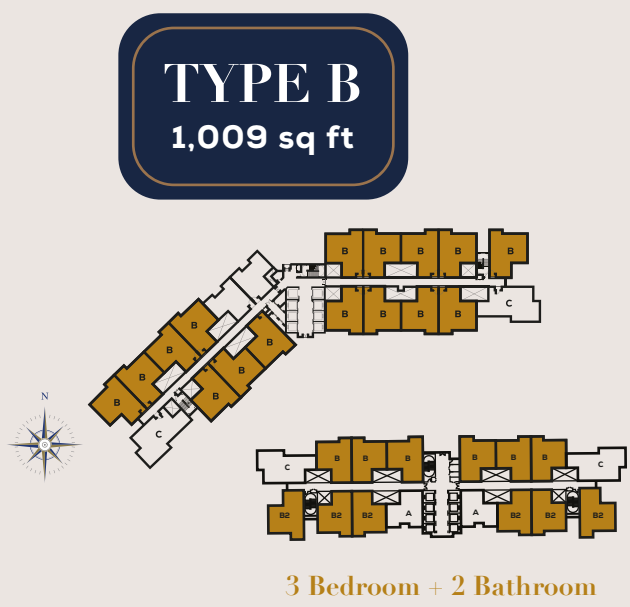
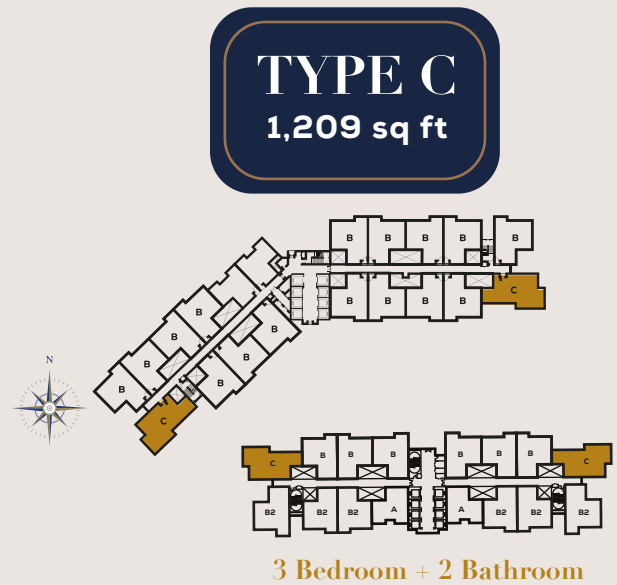
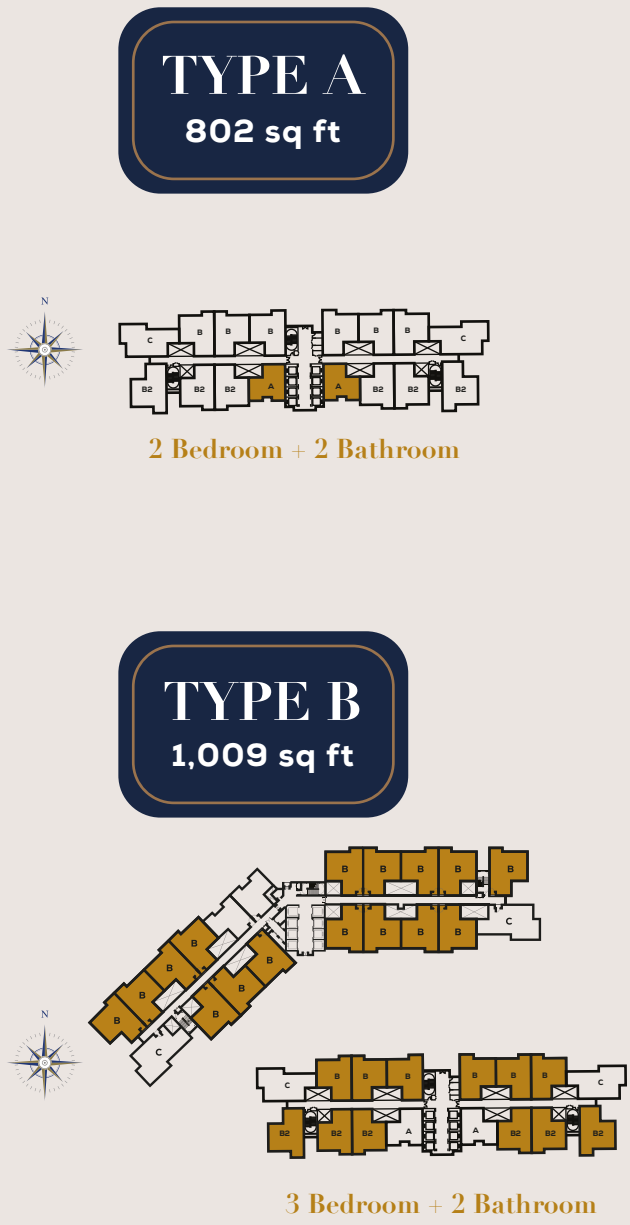


XTRAORDINARY LIVING

Step into a prestigious world, your home of grandeur, that places you in the epicentre of a vibrant lifestyle, surrounded by lush greens and amenities. Live beyond your limits, live extraordinarily.



FLOOR PLAN



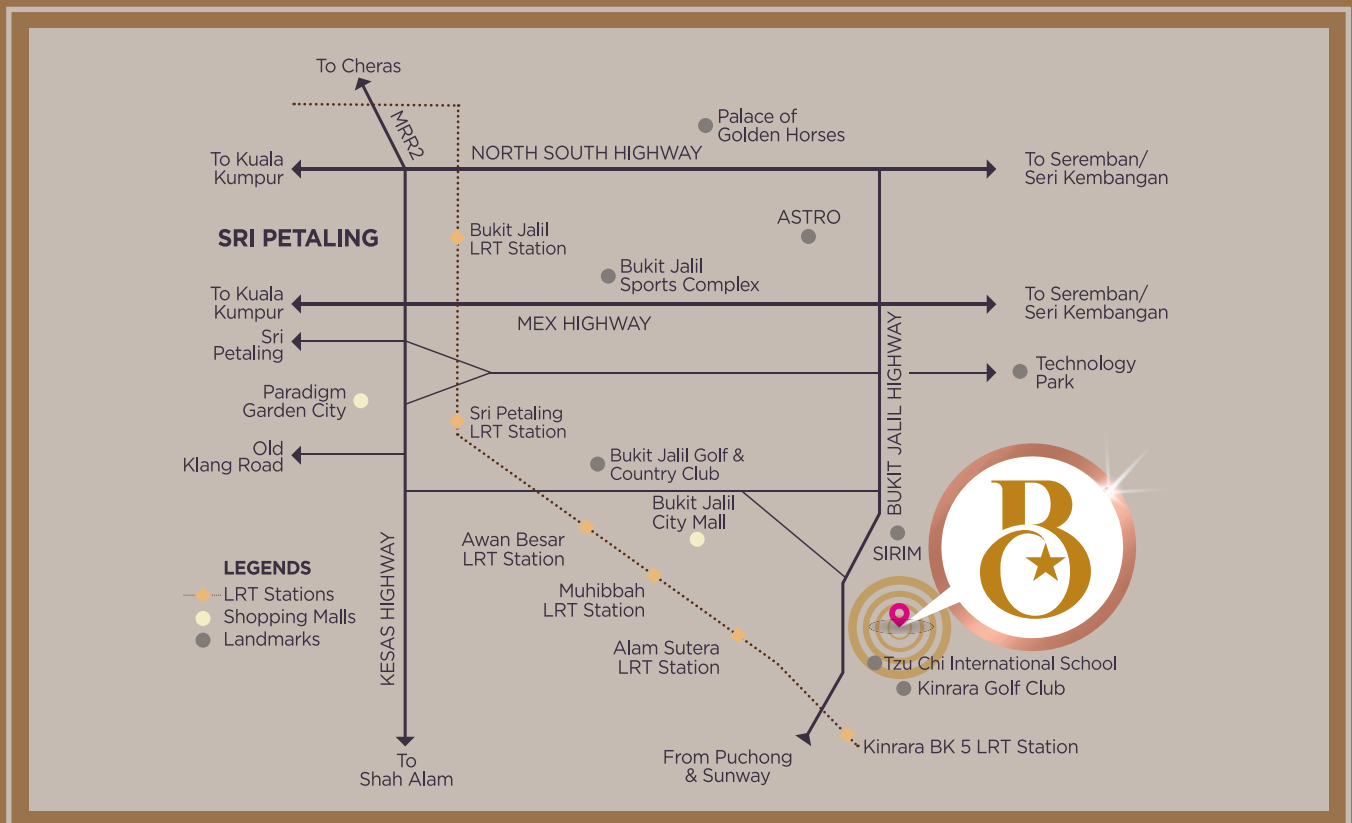
SPECIFICATION

STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete / Brick Wall
ROOF COVERING	Metal Deck Roofing / Reinforced Concrete Flat Roof
ROOF FRAMING	Metal Frame
CEILING FINISHES	Skim Coating / Plaster Ceiling
WINDOWS	Aluminium Framed Glass Window
DOORS	Timber Flush Door / Fire-rated Door (Main Door)
IRONMONGERY	Quality Lockset
WALL FINISHES	
Kitchen	Ceramic tiles (2.1m Height) / Skim Coat & Paint
Bathrooms	Ceramic tiles (Ceiling Height)
Others	Plaster / Skimcoat With Paint
FLOOR FINISHES	
Foyer, Living, Dining & Kitchen	Porcelain Tiles
Balcony, Bedrooms, Bathrooms & Yard	Ceramic Tiles
A/c Ledge	Cement Render

UNIT TYPE	A	A1	B	B1	B2	C
SANITARY AND PLUMBING FITTINGS						
Kitchen Sink & Tap	1	1	1	1	1	1
Shower Rose	2	2	2	2	2	2
Wash Basin & Basin Tap	2	2	2	2	2	2
Water Closet	2	2	2	2	2	2
Bib / Water Tap	3	3	3	3	3	3
Soap Holder	2	2	2	2	2	2
Paper Holder	2	2	2	2	2	2
ELECTRICAL INSTALLATION						
Lighting Point	13	13	15	15	15	18
13A Switch Socket Point	13	13	15	15	15	17
Air-Cond Point	3	3	4	4	4	4
15A Water Heater Point	2	2	2	2	2	2
Ceiling Fan Point	4	4	5	5	5	5
Internet FWS	1	1	1	1	1	1
TV Point	1	1	2	2	2	2
Door Bell Point	1	1	1	1	1	1

XCESSIBLE LIVING

Your home at the epicentre of a renowned neighbourhood with easy access to nearby education institutions, recreational parks, shopping malls, public transport and highways.



MALLS

2.0 KM • Pavilion Bukit Jalil
6.5 KM • Paradigm Garden City Mall

SCHOOLS

50 M • Tzu Chi International School
3.0 KM • SJKC Lai Meng
4.6 KM • SK Bukit Jalil
5.0 KM • International Medical University
7.0 KM • Asia Pacific University

RECREATION

3.5 KM • Bukit Jalil Recreation Park
4.0 KM • Bukit Jalil Golf & Country Resort
4.5 KM • Bukit Jalil National Stadium
6.0 KM • Kinrara Golf Club

CONNECTIVITY

Multiple Highway Connectivity
2.0 KM • Alam Sutera LRT Station
5.5 KM • Awan Besar LRT Station



LBS Sales Gallery @ Bukit Jalil
Opens daily from 10am - 6pm

Address: E13, Pusat Bandar Bukit Jalil,
Jalan Jalil Utama 2, 57000 Kuala Lumpur

bintangbukitjalil.com.my

Another project by



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PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
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FOLLOW LBS BINA ON:

Developer: Puncak Gama Sdn Bhd (200301027151) A Member of LBS Bina Group Bhd | Developer's License No.: 19162-2/11-2021/03351 (L) | Validity Period: 04/11/2020 - 03/11/2021 | Advertising & Sales Permit No.: 19162-2/11-2021/03351 (P); Validity Period: 04/11/2020 - 03/11/2021 | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Ref. No.: BP S3 OSC 2017 07161 | Land Tenure: Leasehold 99 years (expiry date: 14 Aug 2116) | Land Encumbrances: Charged to Maybank Islamic Berhad | Expected Date of Completion: May 2022 | Total Units: 1,342 units | Price: Block 1: RM 670,450 (Min) - RM 1,905,550 (Max) | Price Block 2: RM 635,950 (Min) - RM 969,450 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

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