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.



GRAND ENTRANCE
ARTIST'S IMPRESSION ONLY

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.



POOL PAVILION
ARTIST'S IMPRESSION ONLY

Living Beyond Walls



INFINITY POOL
ARTIST'S IMPRESSION ONLY



BBQ DECK & PLAYGROUND
ARTIST'S IMPRESSION ONLY



HAMMOCK LAWN
ARTIST'S IMPRESSION ONLY

Facilities Plan



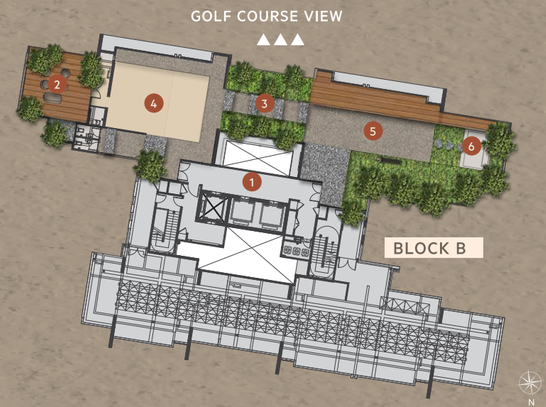
GROUND FLOOR

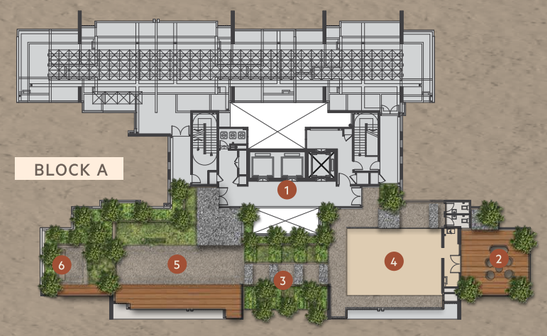
1. Guard House
2. Drop Off Area
3. Concourse
4. Tower A Lobby
5. Tower B Lobby
6. Nursery (space only)
7. Surau
8. Management Office
9. Retail (space only)
10. Laundrette (space only)
11. Mail Room
12. Parcel Room (space only)
13. Food Delivery Area
14. Toilet
15. Car Wash Area (space only)
16. EV Charging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



LEVEL 5

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





ROOFTOP

1. Lift Lobby
2. Sky Outdoor Lounge
3. Sky Garden
4. Resident's Sky Lounge
5. Sky Pavilion
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.



LANAI
ARTIST'S IMPRESSION ONLY

Floor Plans

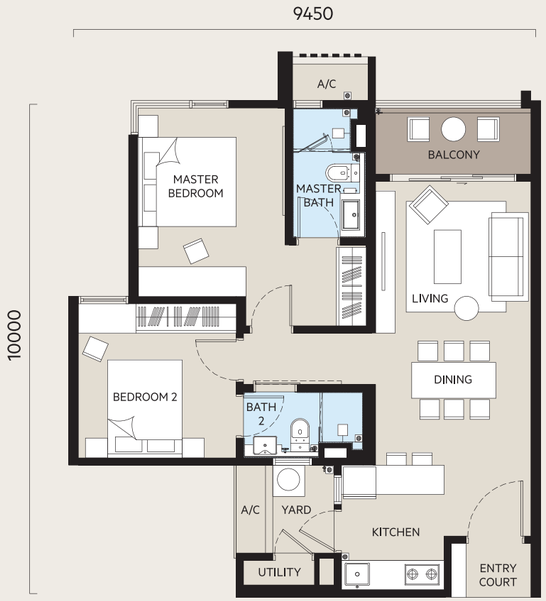
TYPE A

882 sq.ft.

82 m^2

- 2 Bedrooms
- 2 Bathrooms
- Balcony



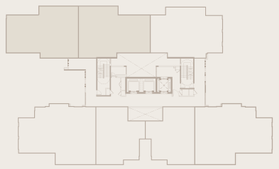


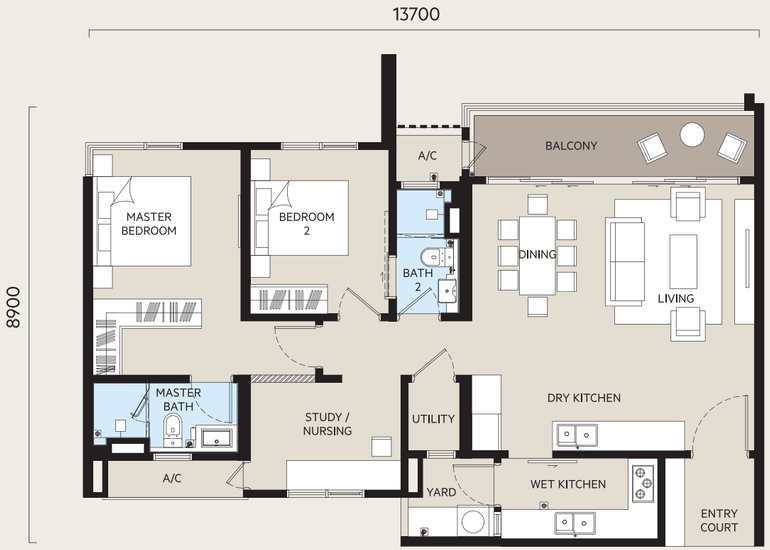
TYPE B1

1,182 sq.ft.

110 m^2

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



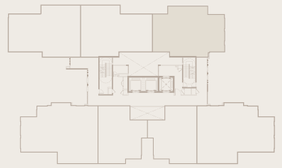


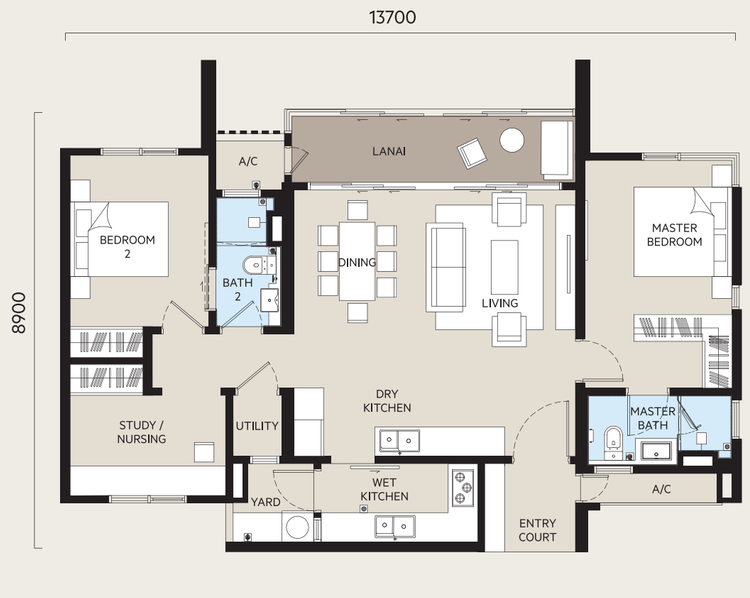
TYPE B3

1,175 sq.ft.

109 m^2

- 2+1 Bedrooms
- 2 Bathrooms
- Lanai



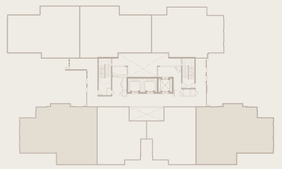


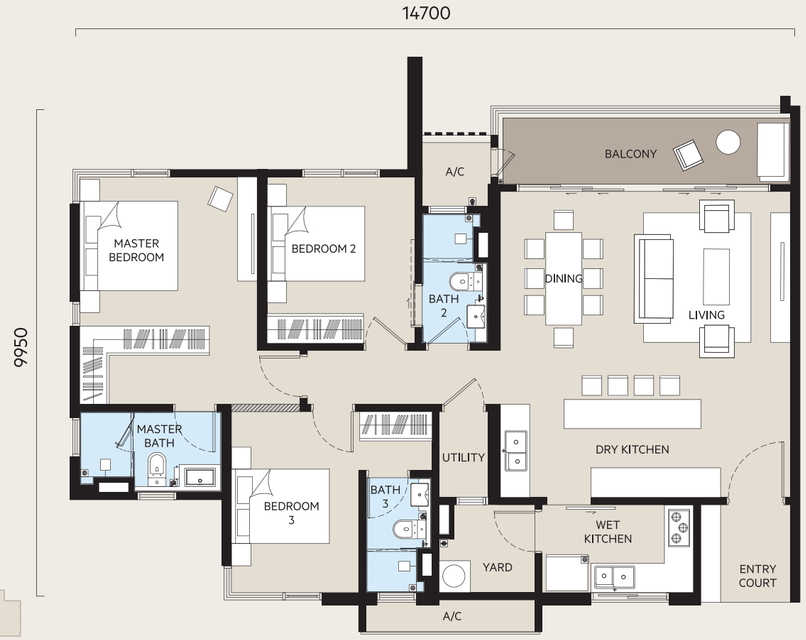
TYPE C

1,423 sq.ft.

132 m^2

- 3 Bedrooms
- 3 Bathrooms
- Balcony
- Hackable Wall





Specifications

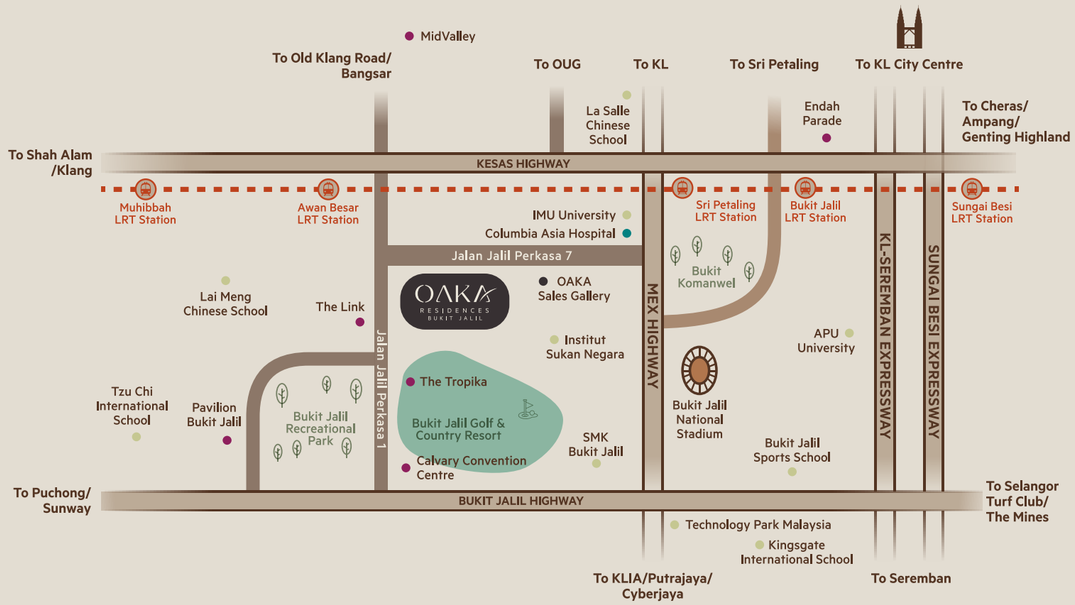
Structure	Reinforced Concrete Structure			
Roof	Reinforced Concrete Slab			
Wall	Reinforced Concrete Wall / Brick Wall			
Wall Finishes				
General	Skim Coat / Plaster & Paint			
Bathroom	Wall Tiles to Ceiling Level			
Kitchen / Wet Kitchen	Skim Coat / Plaster & Paint			
Ceiling	Skim Coat & Paint to 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