



THE HEART OF KUALA LUMPUR.

A CENTRAL YET QUIET LOCATION.

The Oval enjoys an enviable location within the Kuala Lumpur City Centre.

The prime business and financial district, embassy row and five-star leisure amenities are mere minutes away, whether by foot or public and private transportation.

And yet, amidst it all, the Oval also delivers the quiet relief of a residential living environment.

The Oval places you at the centre of the most desirable real estate in Malaysia.







The luxury of the Oval lifestyle is not based upon opulence, but the gratification of design that nurtures and inspires.

The understated glamour and modernity of the Oval's architecture perfectly matches the elegance of the lifestyle it facilitates.

COMFORTS AND NECESSITIES.



As a matter of comfort, the security at the communal areas and facilities of the Oval is closely monitored at all times.

There are many comforts and recreational possibilities for the family within the grounds of the Oval.

There are dual infinity pools, one respectively for the residents of each tower, as well as gymnasium, sauna room, steam room and landscape garden.

All facilities are under constant secure surveillance by highly trained guards, supported by high-tech devices to ensure safety of all residents.



LORONG KUDA

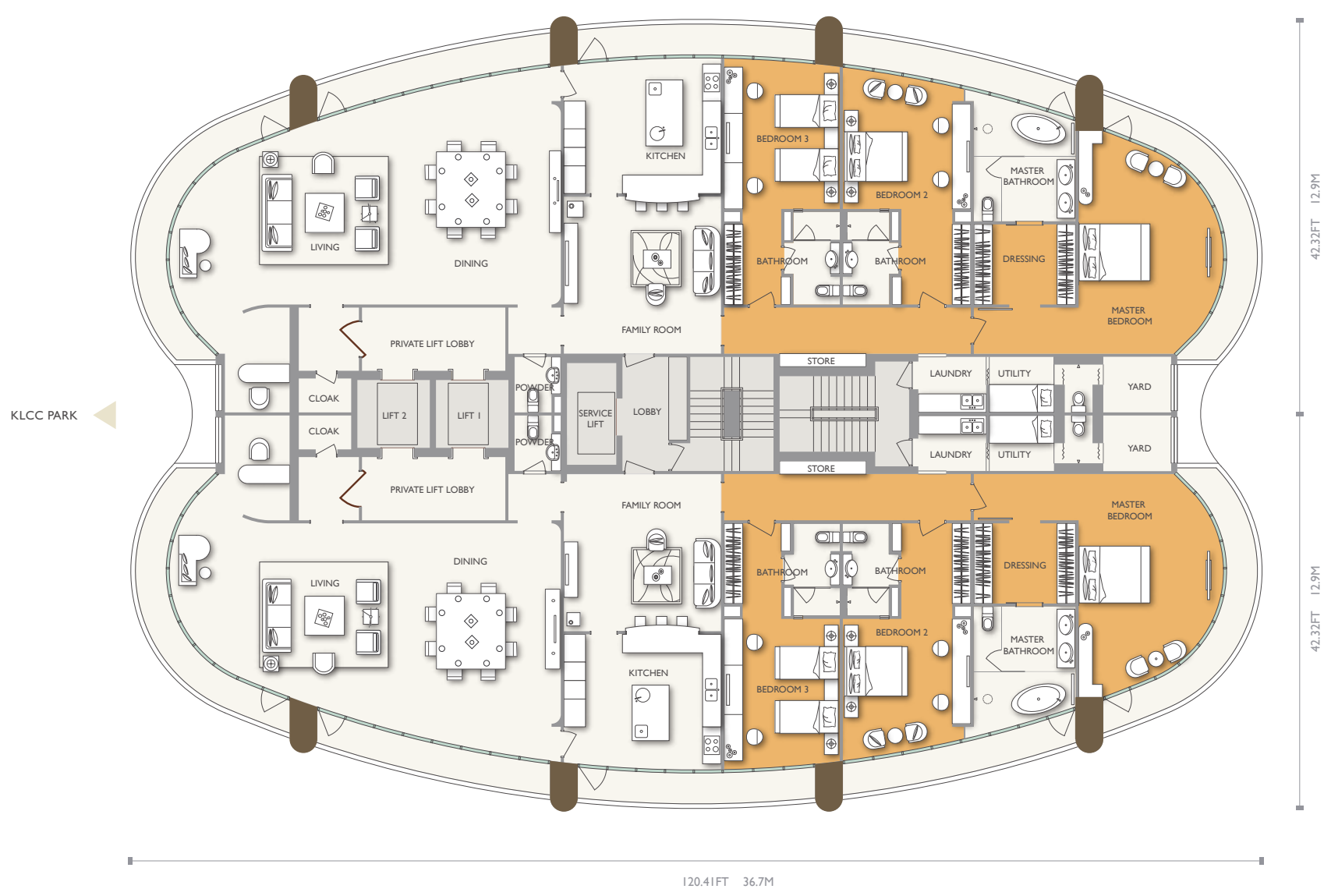
- 1 Swimming pool
- 2 Wading Pool
- 3 Lounger Deck
- 4 Lawn Area
- 5 Children's Playground
- 6 Function Area
- 7 Courtyard
- 8 Lift Lobby
- 9 Management Office
- 10 Gymnasium
- 11 Sauna & Steam room



SKY VILLA

3750 SQ FT | 348.39 SQ M

2ND — 32ND FLOOR



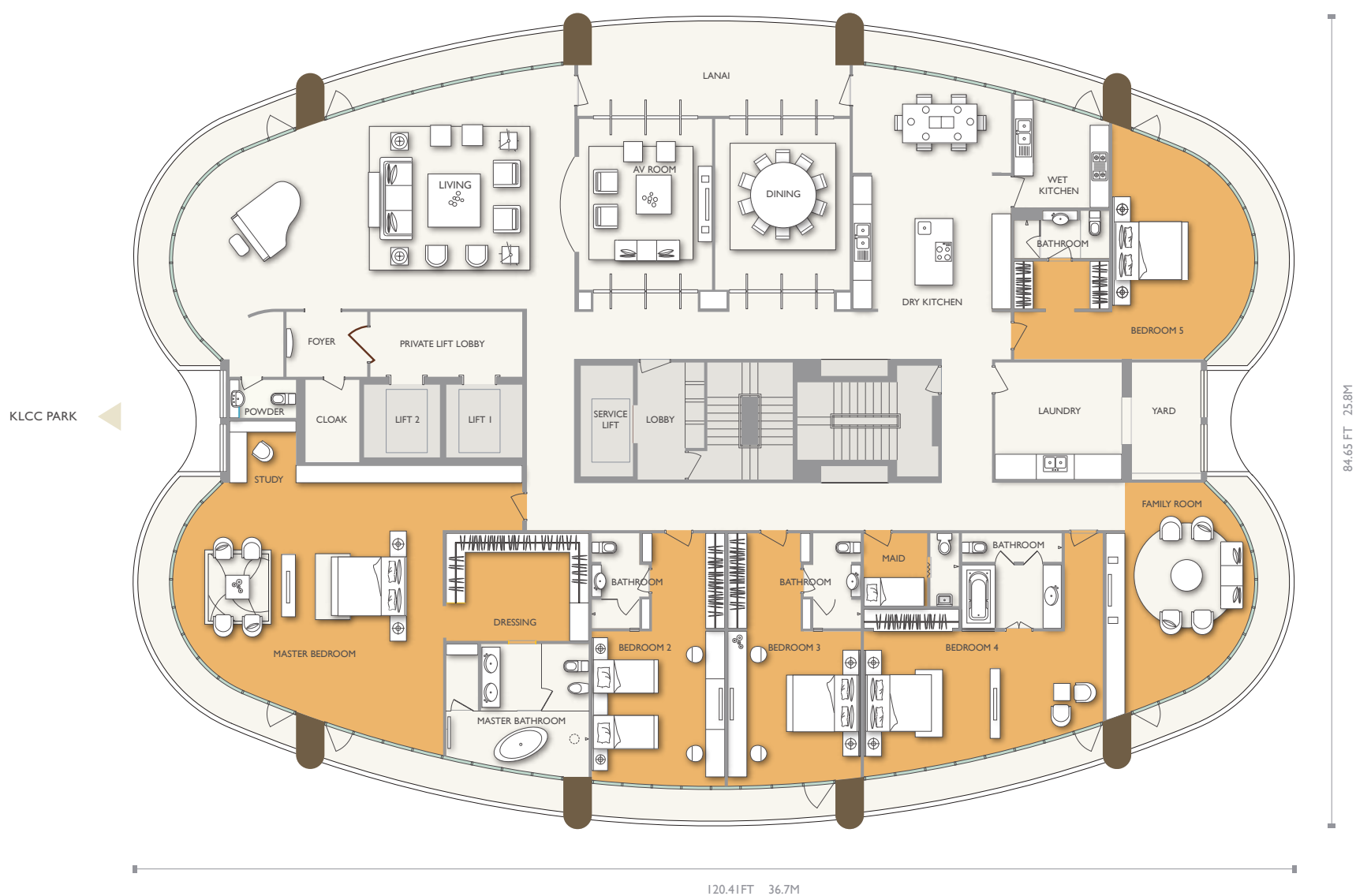
Each Sky Villa encompasses half the entire floor of a tower. A feat that very few high-rise homes accomplish.

The Sky Villa, appropriately named as it creates the sensation of floating in the air, is exactly half of the Oval.

MANSIONARY VILLA

7600 SQ FT | 706.06 SQ M

33RD — 40TH FLOOR



A MANSION IN THE SKY.

These homes rewrite the rules entirely. There are other high-rise homes that offer 7600 sq ft of living space. And there are other high-rise homes that offer one or two penthouse apartments that span an entire level. But no other residence in Malaysia, and very few in the world offer 16 full-floor homes in a single development.

Each sprawling Mansionary Villa spans the length and width of a tower. Residents enjoy unparalleled 360° panoramic views. Each has their own private lift lobby for the highest level of security and privacy. All share the singular sensation of owning the building.



SPECIFICATIONS



STRUCTURE	Reinforced concrete framework		
WALLS	Masonry blockwork / reinforced concrete		
ROOFING	Reinforced concrete flat roof with waterproofing		
CEILING FINISHES	Skim coat & paint / suspended fibrous board & paint		
WINDOWS	Curtain wall aluminium system / aluminium framed glass window		
DOORS	Solid timber / flush timber / aluminium framed glass / frameless glass		
LOCKS	Selected quality lockset including proprietary system for main entrance		
FLOOR FINISHES	Foyer, living, study, dining, kitchen, family room	Imported quality marble	
	Master bathroom, powder room, other bathrooms	Imported quality marble	
	Bedrooms	Teak / oak timber	
	Laundry, yard, balcony	Selected quality tiles / pebble wash	
WALL FINISHES	Master bathroom, powder room, other bathrooms	Marble / glass / plaster & paint	
	Kitchen	Selected quality tiles / panel / plaster & paint	
	Others	Plaster & paint	
		SKY VILLA	MANSIONARY VILLA
SANITARYWARE	Long bath (whirlpool)	1	1
INSTALLATIONS	Long bath	—	1
	Glass screened shower	3	5
	Basin with marble / granite vanity top	4	6
	One piece water closet	4	6
	One piece bidet	—	1
	Hot water supply to powder room, kitchen and bedroom bathrooms		



		SKY VILLA	MANSIONARY VILLA
ELECTRICAL INSTALLATION	Light points	40	60
	Ceiling fan points	6	10
	Air-conditioner points with units	6	10
	13-amp power points	30	40
	30-amp power points	3	4
	SMATV points	6	10
	Telephone points	6	10
	Data points	6	10
OTHERS	Designer kitchen cabinets with sink, cooker hob, hood, oven and microwave		
	Security with visitor, vehicular & building access control system		
	Smartcard to access private lift lobby and activate allocated lift floor button		
	24-hour guard patrol and cctv monitoring at strategic areas		
	Audio intercom with video link		

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