



A PARKING, AND A PRIVATE WALKWAY, A PUBLIC ACCESS ROAD, A DEDICATED BRIDGE, DIRT ROADS, PAVED INCLINES, NATURAL JUNGLE TREKS, CANOPIED WALKS, A JOG TO THE CIRCUIT, A CYCLE TO THE PARK, COVERED CORRIDORS, HIGHWAYS, BYWAYS, FREEWAYS, DUKE, SUKE, LRTS, A HOP, SKIP, A JUMP, 13 MINUTES TO KL, 27 TO PJ, 7 TO THE STATION THAT TAKES YOU TO THE REST OF THE KLANG VALLEY, NEXT TO A COLLEGE NEAR A UNIVERSITY, DOWNWIND FROM AN INSTITUTION, AN INTERNATIONAL SCHOOL, IN FRONT OF A HILL, BEHIND A MALL, DIAGONALLY ACROSS SHOP-LOTS, EAST OF NEW DEVELOPMENTS, WEST OF THE MRR2, IN THE MIDDLE OF ALL THE ACTION, RISING ABOVE THE CROWD, BELOW THE DIN OF THE CITY, AT AN ANGLE TOWARDS ALPHA ANGLE, SLANTING AWAY FROM THE EXPECTED, AND YOU HAVEN'T EVEN DECIDED WHERE TO EXPLORE FIRST;



Wangsa 9 Project Site
GPS Coordinates
N 3°11'57.7"
E 101°44'27"

Property & Sales Gallery
GPS Coordinates
N 3°11'45.3"
E 101°43'39.8"

Intertwined, interconnected, in the city

A hill, A 40-acre Green Lung,
Sri Rampai LRT station (150m)

Fairview International School (2km)
Sri Utama International School (2.5km)
Geomatika College International (3.3km)
TAR College (3.5km)
International School of Kuala Lumpur (6km)
Grammar International School (6km)

DUKE Highway
Middle Ring Road 2 (MRR2)
Ampang-KL Elevated Highway

Wangsa Walk Shopping Mall (20m)
AEON Big (400m)
AEON Alpha Angle Shopping Mall (3.5km)
Zoo Negara (3.5km)
Festival City Mall (4km)
KLCC (7km)

03 4131 6628
www.wangsa9.com

A prestigious project by:



Developer:
Mitrajaya Homes Sdn Bhd (402173-U)
Property & Sales Gallery: 7, Jalan Rampai Maju 1,
Rampai Business Park South, 53300 Wangsa Maju Kuala Lumpur.
F 03 4131 9739 E mjhomes@mitrajaya.com.my

Developer Licence No: 11382-3/06-2016/027411 - Validity: 13/06/2014 to 12/06/2016 - Advertising & Sales Permit No: 11382-3/06-2016/027411 - Validity: 13/06/2014 to 12/06/2016 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Building Plan Approval: BP (D) OSC 2013 3640 - Land Tenure: Leasehold 99 Years (20 May 2097) - Encumbrances: Nil - Expected Completion Date: March 2019 - Type of Building: Condominium - Total Units: 565 units - Built-up Type: A - 1,013 sq ft, Type B1 - 1,005 sq ft, Type B2 - 1,213 sq ft, Type C - 1,647 sq ft, Type D1 - 2,236 sq ft, Type E - 2,358 sq ft, Type F1 - 2,847 sq ft, Type F2 - 3,070 sq ft, Type F3 - 5,522 sq ft, Type G - 5,048 sq ft, Type G1 - 8,892 sq ft - Min Price: RM 981,800 - Max Price: RM 8,242,800 - Bumiputra discount: 3%
Restriction in Interest: This land may be transferred, changed or leased upon receiving the consent of the State Authority.
All items shown are subject to variations, modifications and substitutions as may be required by approving authorities/architects.

A CONDO, A HOME, A PUBLIC ACCESS ROAD, A DEDICATED WALK BRIDGE, A JOGGING PATH, CAFETERIAS, RESTAURANTS, SKY GARDENS, NEXT TO A COLLEGE, CLOSE TO A MALL, AND ALL THESE IN THE MIDDLE OF IT ALL, LIVE LIFE WITHOUT FULL STOPS, AT

wangsa
residency



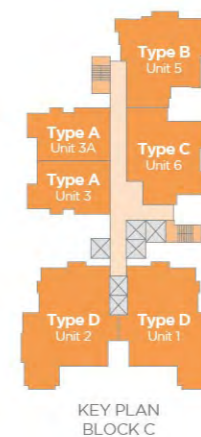
SPECIFICATIONS

- (a) **STRUCTURE**
 • Reinforced concrete structure
- (b) **WALL**
 • Reinforced concrete wall/masonry/dry wall
- (c) **ROOF**
 • R.C. flat roof/metal roofing
- (d) **ROOF FRAMING**
 • Reinforced concrete framing/metal framing
- (e) **CEILING**
 General
 • Plaster ceiling/skim coat
 Bathrooms
 • Plaster ceiling/skim coat
- (f) **WINDOWS**
 General
 • Aluminium frame windows
- (g) **DOORS**
 Entrance
 • Fire rated door
 Living
 • Aluminium frame door
 Bedrooms/Bathrooms
 • Plywood flush door
- (h) **IRONMONGERY**
 • Quality locksets
- (i) **WALL FINISHES**
 General
 • Plaster/skimcoat and paint
 Bathrooms
 • Selected quality marble
 Kitchen
 • Selected quality wall tiles
- (j) **FLOOR FINISHES**
 Living/Dining/Dry Kitchen
 • Selected quality marble
 Wet Kitchen
 • Porcelain tiles
 Master Bedroom/Bedrooms 2 & 3
 • Solid timber flooring
 Bathrooms (except maid's bathroom)
 • Selected quality marble
- Others
 • Ceramic tiles/cement render
- (k) **PAINTING**
 Internal
 • Emulsion paint
 External
 • Weathershield emulsion paint
- (l) **SANITARY WARES & FITTING**
- | TYPE | A/A1 | B | C | D |
|-----------------------|------|---|---|---|
| Bath Tub | 0 | 1 | 0 | 1 |
| Water Closet | 2 | 3 | 3 | 5 |
| Water Basin | 2 | 3 | 3 | 5 |
| Toilet Paper Holder | 2 | 3 | 3 | 5 |
| Shower | 2 | 3 | 3 | 4 |
| Hand Bidet | 2 | 2 | 2 | 4 |
| Basin Tap | 2 | 3 | 3 | 5 |
| Maid's Toilet Bib Tap | 0 | 1 | 1 | 1 |
| Hose Bib Tap | 1 | 1 | 1 | 1 |
| Kitchen Sink | 1 | 1 | 1 | 1 |
| Kitchen Tap | 1 | 1 | 1 | 1 |
- (m) **ELECTRICAL FITTINGS**
- | TYPE | A/A1 | B | C | D |
|-----------------------|------|----|----|----|
| 13A Power Point | 18 | 21 | 19 | 20 |
| 15A Power Point | 1 | 1 | 1 | 1 |
| Lighting Point | 17 | 22 | 21 | 28 |
| Air Conditioner Point | 4 | 5 | 5 | 5 |
| Water Heater Point | 2 | 2 | 2 | 3 |
| Fan Point | 3 | 4 | 4 | 4 |
| SMATV Point | 2 | 4 | 4 | 4 |
| Door Bell Point | 1 | 1 | 1 | 1 |
- (n) **INTERNAL TELEPHONE TRUNKING AND CABLING**
- | TYPE | A/A1 | B | C | D |
|-----------------|------|---|---|---|
| Telephone Point | 1 | 1 | 1 | 1 |
- (o) **BUILT-IN FURNITURE**
 • Built-in kitchen cabinets complete with gas hob, chimney hood and oven
 • Wardrobes in all bedrooms (except maid's room)
 • Air-conditioning units in all living, dining and bedrooms
 • Water Heater System in all bathrooms (except maid's bathroom)

FLOOR PLAN & SPECIFICATIONS

wangsa
residency

FLOOR PLAN



TYPE A

1,033 sq.ft.,
2 bedrooms



TYPE B

1,733 sq.ft.,
3+1 bedrooms



TYPE C

1,647 sq.ft.,
3+1 bedrooms



TYPE D

2,336 sq.ft.,
3+1 bedrooms with ensuite bathrooms,
powder room and private lift lobby



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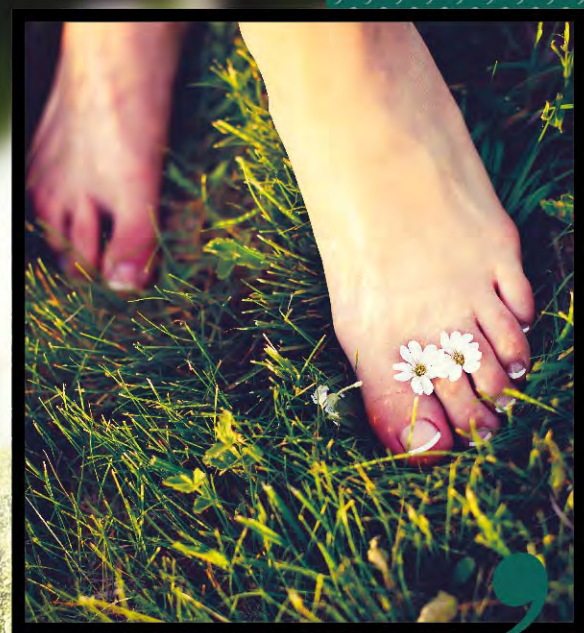
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On the way,
by the highway,
no going out of your way.



A walk
down memory lane,
a sprint up
the jogging path.



A HOME, AND A JUNGLE, A
40-ACRE GREEN LUNG, FRESHLY CUT GRASS, PUDDLES, MIST
FLORA, FAUNA, FUN FILLED FAMILY FOREST FORAGING, WALKING
THE BABY IN THE ZEN GARDEN, **RUNNING AFTER THE GIRL AT THE
ENGLISH ONE**, RUNNING ON THE JOGGING PATH, RUNNING OUT OF
BREATH, RUNNING OUT OF TIME TO TRAIN FOR THE MARATHON
GIVING UP, WALKING DOWN A JUNGLE TRAIL, CALLING IT
"EXERCISE", ESCAPING TO THE MANHATTAN GARDEN, TAKING IN A
BREATH OF FRESH AIR IN THE CITY, LEAVING IT FOR THE COMFORT OF
THE POOL, RELAXING IN A SAUNA, GOING HIGH UP IN THE SKY
GARDEN, THEN INTO A HIGHER SKY GARDEN, THAT'S FIVE GARDENS
NOW IF YOU'VE BEEN COUNTING, HITTING THE GYM, LEAVING IT
15 MINUTES LATER, SITTING OUT ON THE DECK UNDER THE STARS,
SUN, MOON, CLOUDS, PLANETS, SATELLITES, SPACE SHUTTLES,
AND YET YOU'VE YET TO EVEN LEAVE THE CONDOMINIUM COMPOUNDS ;



Shop around, walk around,
sit down for a couple
of rounds.



A CONDO, AND A
PERSONAL MALL, HAIRDRESSERS, GYM, A WET MARKET, A DRY
ONE, A SUPER ONE, A HYPER ONE, PET GROOMING, **PERSONAL
GROOMING**, BRIDE AND GROOMING, SNOOZING, SCHMOOZING,
RESTAURANTS, DELIS, EATERIES, CAFETERIAS, BAKERIES, HOME
COOKED, CHEF MADE, FINE DINING, FINER CLOTHING, FINEST
SILK, MILK, COOKIES, HOLIDAY DECORATIONS, FAKE SNOW,
INDOOR AIR-CONDITIONING, GETTING A HIGH-SPEED INTERNET
CONNECTION, A SLOW TRIP DOWN MEMORY LANE, A PUBLIC
DOMAIN, A PERSONAL COMPUTER, WALKING AROUND
AIMLESSLY, HAVING A COFFEE, HAVING A KOPI, SIGHT-SEEING,
PEOPLE WATCHING, MOVIE APPRECIATING, BOOK READING,
KARAOKE-ING, ADRENALINE SEEKING, GETTING A SHAVE, A
HAIRCUT, A PERM, A DYE JOB, A DESSERT TO DIE FOR, A SOUND
SYSTEM, ENTERTAINMENT SYSTEM, GAME STATION, LRT STATION,
LOSE WEIGHT, GAIN A FASHION SENSE, A LIFE LONG FRIEND,
AND IT'S SUCH A SHAME THAT A WEEK ONLY HAS ONE WEEKEND ;

