Waltz
RESIDENCES
華爾茲公寓

Kuala Lumpur
吉隆坡

FREEHOLD
永久地契

Step Into
The Future
邁向未來

There is a new 63-acre buzz in the neighbourhood
of OUG. Towers of prestigious residences,
a stylish mall, a banquet hall, premier retails and commerce
outlets are set to flood and breathe
new life and styles to this old and gold neighbourhood.

Shop and Dine. Take walks of leisure.
Spend quality time with family and friends.
Enjoy convenience.
Delight in the stylish cafes and eateries.

Happiness is Contagious.
Breathe in the landscaped surroundings.
Enjoy traditional therapies of the mind
and soul whilst enjoying contemporary
and appealing change.

Maybe it is also time to start
a new business venture here.

Be charmed by life's little pleasures.
Life is even easier with everything at your doorstep.

THE PERFECT LOCATION, WITHIN REACH.
15 minutes from Petaling Jaya and Kuala Lumpur city centre.
Take your step into the future.

嶄新發展項目聳立於華聯花園社區。
佔地63英畝，擁有卓越公寓、時尚購物商場、
零售商店及商業中心。此高聳大樓將為當地社區
注入全新生命和風格。

購物與餐飲。輕鬆悠閑散步。
與家人和朋友歡度時光。盡享生活便利。
在時尚咖啡廳及餐飲店享樂。

歡愉可以互相感染。在青蔥綠意之中呼吸。
擁有傳統生活給予身心滿足之餘，
同時享受現代化帶來的蛻變。

也許是時候在此開啟全新創業之路。

對生活中的小樂趣感到愉悅。
生活更加便利，一切近在咫尺。

絕佳地點，僅一步之遙。
從八打靈再也市和吉隆坡市中心需15分鐘車程。
踏出你的腳步，邁向未來。

The Future Steps
未來的步伐

*MALL | BANQUET HALL | RETAIL | COMMERCE | RESIDENCES | LANDSCAPED PIAZZAS | BOULEVARDS
***購物商場 | 宴會廳 | 零售 | 商業中心 | 住宅公寓 | 景觀廣場 | 林蔭道**

**Developments subject to authority approval*
***開發項目需獲得當局批准**

Waltz
RESIDENCES

Freehold, rising 33 & 38 storeys, with choices of single or dual key homes, Waltz residences is the epitome of the luxurious life amidst this established golden neighbourhood. Nestled within a cozy corner of this new 63-acre neighbourhood buzz, Waltz is just an easy stroll via a new link bridge to a carefully-planned wide array of commerce, amenities, lifestyle conveniences and retail therapies for the body, mind and soul.

With more than 20 facilities to nurture your life.

Gardens and Lounges. Sky-high infinity pool.
Gymnasium with spectacular views.
Breathe in the heights of success.
Let your imagination rise.

Single or Dual Key. 3 rooms or more.

Comfortable at 948 sf. / 88 sm.
Family at 1,250 sf. / 116 sm.
Spacious single and dual keys at 1,691 sf. / 157 sm.
Penthouse luxury at 3,511 sf. / 326 sm.

永久地契，樓高33及38層，擁有單鑰匙或雙鑰匙戶型，
華爾茲公寓於成熟的黃金社區里提供高級奢華生活。
此嶄新大樓坐落於63英畝寧靜地段，經由新建橋樑可抵
達各種商業、設施、生活便利及購物帶來的樂趣。

設有超過20項豐裕生活的設備

花園與休閑廳。空中無邊際泳池。
配有壯觀美景的健身房。
在成功高度之中呼吸。
開發您的想象力。

單鑰匙或雙鑰匙。3房或以上。

舒適生活 948平方尺/88平方米
家庭生活 1,250平方尺/116平方米
寬闊單鑰匙或雙鑰匙 1,691平方尺/157平方米
頂樓豪華套房 3,511平方尺/326平方米

Aerial View of Waltz residences an artist impressions only. 華爾茲公寓鳥瞰構思圖

Infinity Pool - Level 31 無邊際泳池 – 第31層

Interactive Play Zone - Ground Floor 互動遊戲區 – 底層

Sky Gymnasium - Level 33 空中健身室 – 第33層

Sky Garden - Level 7 空中花園 – 第7層

For The Body, Mind And Soul.

給予身、心、靈的體驗

- Interactive Play Zone 互動遊戲區
- Launderette* 洗衣店*
- Child Care Centre* 託兒所*
- Mini Market* 迷你商店*
- Play Lawns 遊戲草坪
- Floating Cabana 水上涼亭
- Wading Pool 淺水池
- Sun Deck 陽光甲板
- Games Area 遊戲區
- Changing Room Facilities 更衣室設備
- Reflexology Path 足療小徑
- Lounge Area 休閒區
- Cabana 涼亭
- Squash Courts 壁球場
- Sauna 桑拿室
- Spa Bath 水療室
- Steam Rooms 蒸浴室
- Yoga Deck 瑜伽台
- Infinity Lap Pool 無邊際泳池
- Coffee Lounge* 咖啡廊
- BBQ Lounge 燒烤區
- Multipurpose Hall 多功能禮堂
- Sky Gymnasium 空中健身室

** Space provision only*
**僅提供空間*

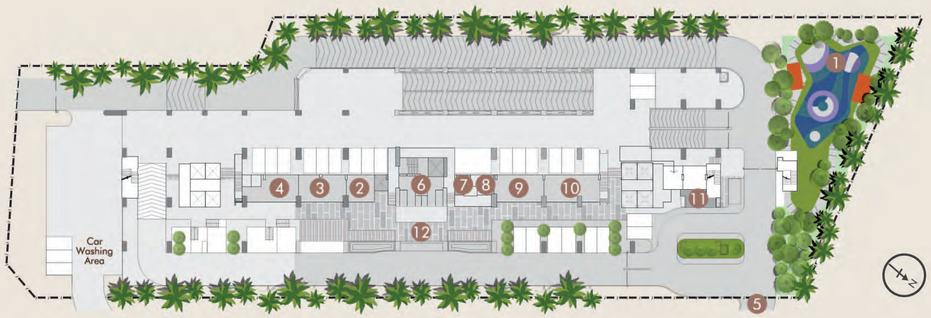
Secure And Safe, It's Under Control

保障與安全，全在掌握之中

- Visitor Management 訪客管理
- Vehicle Control 車輛控制
- CCTV Surveillance 閉路電視監控系統
- Card Accesses 出入卡系統
- Patrolling System 保安巡邏系統

Facilities Plans
設備平面圖

South Wing 南樓 | North Wing 北樓



Level G 底層

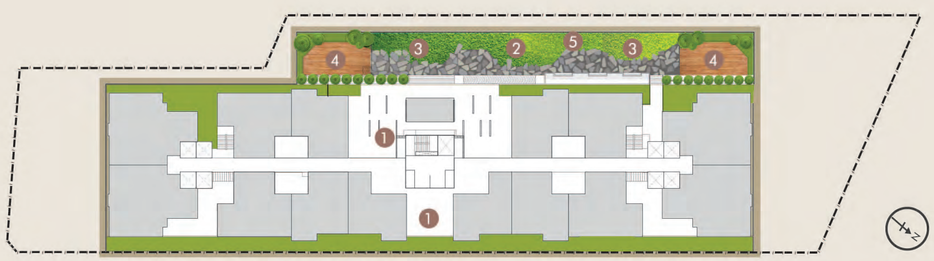
1. Interactive Play Zone 互動遊戲區
2. Launderette 洗衣店
3. Mini Market 迷你商店
4. Child Care Centre 托兒所
5. Car Entrance 車輛入口
6. Service Lobby 服務廳
7. Toilet 衛生間
8. Store 儲藏室
9. Business Centre 商務中心
10. Management Office 管理處
11. Guard House 保安室
12. Lobby 前廳

South Wing 南樓 | North Wing 北樓

Level 31 第31層

1. Infinity Lap Pool 無邊際泳池
2. Floating Cabana 水上涼亭
3. Wading Pool 淺水池
4. Sun Deck 陽光甲板
5. Function Deck 宴會甲板
6. Coffee Lounge 咖啡廊
7. BBQ Lounge 燒烤區
8. Poolside Lounge 池邊休閒區
9. Spa Bath 水療室
10. Sauna 桑拿室
11. Steam Room 蒸浴室
12. Squash Courts 壁球場

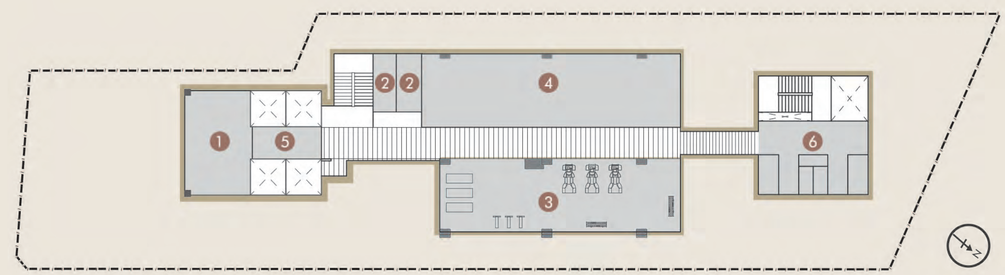
South Wing 南樓 | North Wing 北樓



Level 7 第7層

1. Lounge Area 休閒區
2. Reflexology Path 足療小徑
3. Cabana 涼亭
4. Yoga Deck 瑜伽台
5. Play Lawns 遊戲草坪

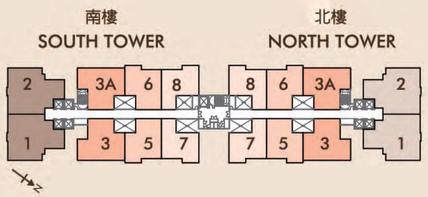
South Wing 南樓 | North Wing 北樓



Level 33 第33層

1. Multipurpose Hall 多功能禮堂
2. Changing Room Facilities 更衣室設備
3. Sky Gymnasium 空中健身室
4. Games Area 遊戲區
5. Service Lobby 服務廳
6. Lift Lobby 電梯大廳

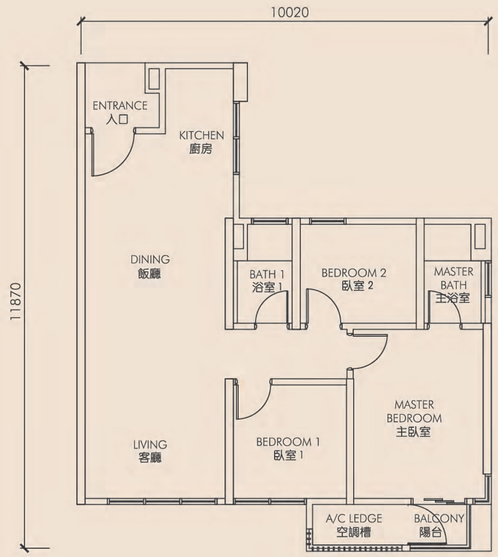
Typical Floor Plan
戶型平面圖



Type A
戶型A

BUILT-UP 948 sq.ft. / 88 sqm.
3 BEDROOMS
2 BATHROOMS
UNITS 7, 8

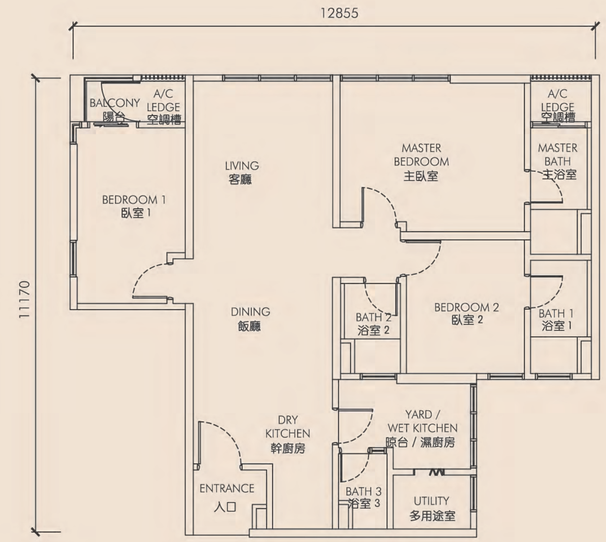
面積 948 平方尺 / 88 平方米
3 臥室
2 浴室
單位 7, 8



Type C
戶型C

BUILT-UP 1,250 sq.ft. / 116 sqm.
3+1 BEDROOMS
4 BATHROOMS
UNITS 3, 3A

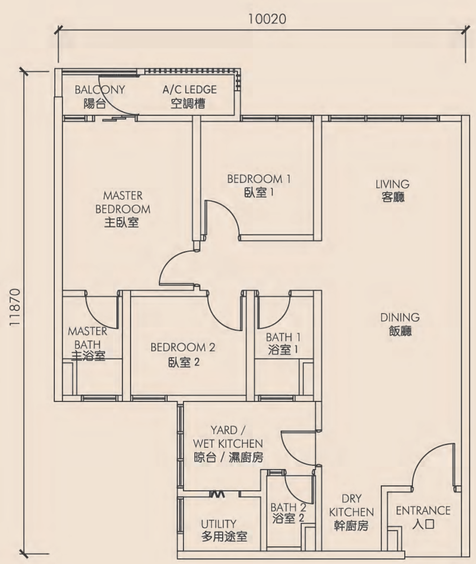
面積 1,250 平方尺 / 116 平方米
3+1 臥室
4 浴室
單位 3, 3A



Type B
戶型B

BUILT-UP 1,088 sq.ft. / 101 sqm.
3+1 BEDROOMS
3 BATHROOMS
UNITS 5, 6

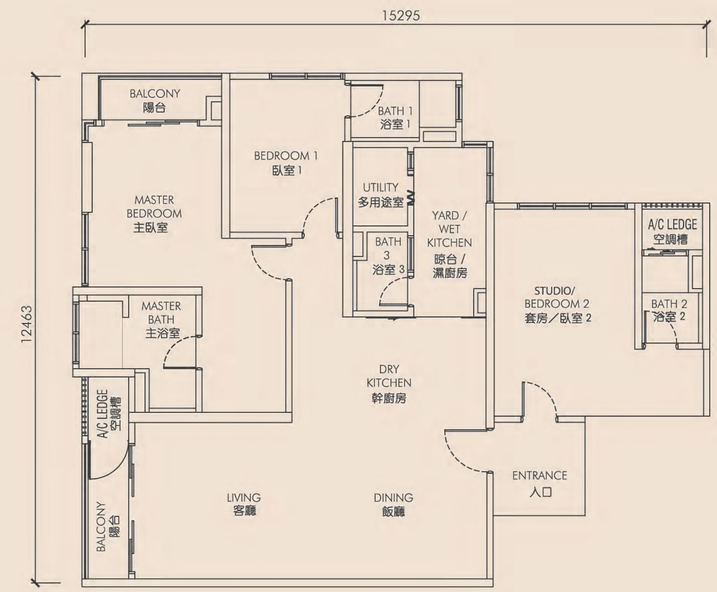
面積 1,088 平方尺 / 101 平方米
3+1 臥室
3 浴室
單位 5, 6



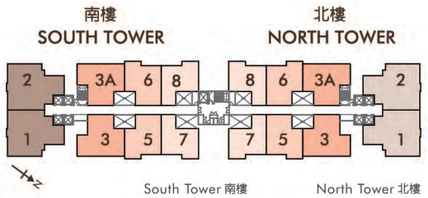
Type D1 (DUAL-KEY)
戶型D1 (雙鑰匙)

BUILT-UP 1,691 sq.ft. / 157 sqm.
2+1 BEDROOMS & STUDIO
4 BATHROOMS
UNITS 1, 2

面積 1,691 平方尺 / 157 平方米
2+1 臥室與套房
4 浴室
單位 1, 2



Elevation
樓層規劃圖



South Tower 南樓
D1 : Level 15 - 29
D1 : 第15層 – 第29層
D2 : Level 7 - 13A
D2 : 第7層 – 第13A層

North Tower 北樓
D1 : Level 7 - 29
D1 : 第7層 – 第29層
D2 : Level 30 - 36
D2 : 第30層 – 第36層

TYPE A 948 sf. 88 sm.
TYPE B 1,088 sf. 101 sm.
TYPE C 1,250 sf. 116 sm.
TYPE D1 1,691 sf. 157 sm.
TYPE D2 1,691 sf. 157 sm.

SOUTH WING 南樓

FACILITIES & RECREATIONAL 設備與休閒									L31 & L33 第31 & 33層
SERVICES 電機房									
TYPE 戶型									
S-29-01 D	S-29-02 D	CORE 核心 LIFT 電梯	S-29-03 C	S-29-03A C	S-29-05 B	S-29-06 B	S-29-07 A	S-29-08 A	CORE 核心 LIFT 電梯
S-28-01 D	S-28-02 D		S-28-03 C	S-28-03A C	S-28-05 B	S-28-06 B	S-28-07 A	S-28-08 A	
S-27-01 D	S-27-02 D		S-27-03 C	S-27-03A C	S-27-05 B	S-27-06 B	S-27-07 A	S-27-08 A	
S-26-01 D	S-26-02 D		S-26-03 C	S-26-03A C	S-26-05 B	S-26-06 B	S-26-07 A	S-26-08 A	
S-25-01 D	S-25-02 D		S-25-03 C	S-25-03A C	S-25-05 B	S-25-06 B	S-25-07 A	S-25-08 A	
S-23A-01 D	S-23A-02 D		S-23A-03 C	S-23A-03A C	S-23A-05 B	S-23A-06 B	S-23A-07 A	S-23A-08 A	
S-23-01 D	S-23-02 D		S-23-03 C	S-23-03A C	S-23-05 B	S-23-06 B	S-23-07 A	S-23-08 A	
S-22-01 D	S-22-02 D		S-22-03 C	S-22-03A C	S-22-05 B	S-22-06 B	S-22-07 A	S-22-08 A	
S-21-01 D	S-21-02 D		S-21-03 C	S-21-03A C	S-21-05 B	S-21-06 B	S-21-07 A	S-21-08 A	
S-20-01 D	S-20-02 D		S-20-03 C	S-20-03A C	S-20-05 B	S-20-06 B	S-20-07 A	M&E SERVICES	
S-19-01 D	S-19-02 D		S-19-03 C	S-19-03A C	S-19-05 B	S-19-06 B	S-19-07 A	S-19-08 A	
S-18-01 D	S-18-02 D		S-18-03 C	S-18-03A C	S-18-05 B	S-18-06 B	S-18-07 A	S-18-08 A	
S-17-01 D	S-17-02 D		S-17-03 C	S-17-03A C	S-17-05 B	S-17-06 B	S-17-07 A	S-17-08 A	
S-16-01 D	S-16-02 D		S-16-03 C	S-16-03A C	S-16-05 B	S-16-06 B	S-16-07 A	S-16-08 A	
S-15-01 D	S-15-02 D		S-15-03 C	S-15-03A C	S-15-05 B	S-15-06 B	S-15-07 A	S-15-08 A	
S-13A-01 D	S-13A-02 D		S-13A-03 C	S-13A-03A C	S-13A-05 B	S-13A-06 B	S-13A-07 A	S-13A-08 A	
S-13-01 D	S-13-02 D		S-13-03 C	S-13-03A C	S-13-05 B	S-13-06 B	S-13-07 A	S-13-08 A	
S-12-01 D	S-12-02 D		S-12-03 C	S-12-03A C	S-12-05 B	S-12-06 B	S-12-07 A	S-12-08 A	
S-11-01 D	S-11-02 D		S-11-03 C	S-11-03A C	S-11-05 B	S-11-06 B	S-11-07 A	S-11-08 A	
S-10-01 D	S-10-02 D		S-10-03 C	S-10-03A C	S-10-05 B	S-10-06 B	S-10-07 A	S-10-08 A	
S-9-01 D	S-9-02 D		S-9-03 C	S-9-03A C	S-9-05 B	S-9-06 B	S-9-07 A	S-9-08 A	
S-8-01 D	S-8-02 D		S-8-03 C	S-8-03A C	S-8-05 B	S-8-06 B	S-8-07 A	S-8-08 A	
S-7-01 D	S-7-02 D		S-7-03 C	S-7-03A C	S-7-05 B	S-7-06 B	S-7-07 A	HARDSCAPE	
Level 6A / 6B 第6A/6B層			PARKING 泊車位						
Level 5A / 5B 第5A/5B層			PARKING 泊車位						
Level 4A / 4B 第4A/4B層			PARKING 泊車位						
Level 3A / 3B 第3A/3B層			PARKING 泊車位						
Level 2A / 2B 第2A/2B層			PARKING 泊車位						
Level 1A / 1B 第1A/1B層			PARKING 泊車位						
Level GA / GB 底A/B層			MAIN LOBBY / FACILITIES 主前廳 / 設備						Ground 底層
Level P1A / P1B 第P1A/P1B層			PARKING 泊車位						
Level P2A / P2B 第P2A/P2B層			PARKING 泊車位						
Level P3A / P3B 第P3A/P3B層			PARKING 泊車位						

NORTH WING 北樓

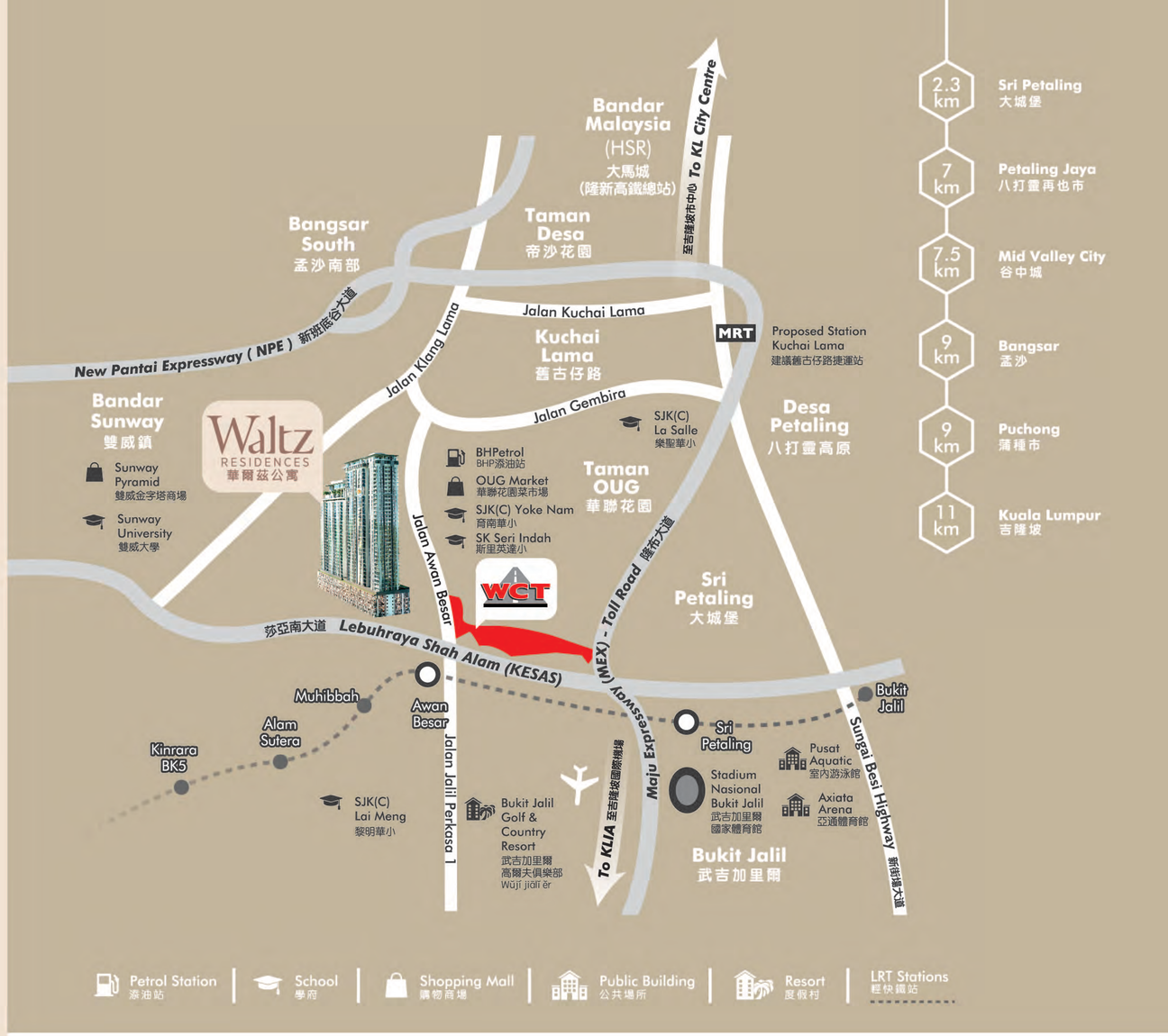
L38 第38層					N-38-03 PENTHOUSE (PA2) 頂樓套房	N-38-02 PENTHOUSE (PA1) 頂樓套房		N-38-01 PENTHOUSE (PB) 頂樓套房
					SERVICES 電機房			SERVICES 電機房
	TYPE 戶型							TYPE 戶型
	N-36-08 A	N-36-07 A	N-36-06 B	N-36-05 B	N-36-03A C	N-36-03 C		N-36-02 D / N-36-01 D
	N-35-08 A	N-35-07 A	N-35-06 B	N-35-05 B	N-35-03A C	N-35-03 C		N-35-02 D / N-35-01 D
	N-33A-08 A	N-33A-07 A	N-33A-06 B	N-33A-05 B	N-33A-03A C	N-33A-03 C		N-33A-02 D / N-33A-01 D
	N-33-08 A	N-33-07 A	N-33-06 B	N-33-05 B	N-33-03A C	N-33-03 C		N-33-02 D / N-33-01 D
	N-32-08 A	N-32-07 A	N-32-06 B	N-32-05 B	N-32-03A C	N-32-03 C		N-32-02 D / N-32-01 D
L31 & L33 第31 & 33層	FACILITIES & RECREATIONAL 設備與休閒							N-31A-02 D / N-31A-01 D
								N-31-02 D / N-31-01 D
CORE 核心 LIFT 電梯	N-30-08 A	N-30-07 A	N-30-06 B	N-30-05 B	N-30-03A C	N-30-03 C	CORE 核心 LIFT 電梯	N-30-02 D / N-30-01 D
	N-29-08 A	N-29-07 A	N-29-06 B	N-29-05 B	N-29-03A C	N-29-03 C		N-29-02 D / N-29-01 D
	N-28-08 A	N-28-07 A	N-28-06 B	N-28-05 B	N-28-03A C	N-28-03 C		N-28-02 D / N-28-01 D
	N-27-08 A	N-27-07 A	N-27-06 B	N-27-05 B	N-27-03A C	N-27-03 C		N-27-02 D / N-27-01 D
	N-26-08 A	N-26-07 A	N-26-06 B	N-26-05 B	N-26-03A C	N-26-03 C		N-26-02 D / N-26-01 D
	N-25-08 A	N-25-07 A	N-25-06 B	N-25-05 B	N-25-03A C	N-25-03 C		N-25-02 D / N-25-01 D
	N-23A-08 A	N-23A-07 A	N-23A-06 B	N-23A-05 B	N-23A-03A C	N-23A-03 C		N-23A-02 D / N-23A-01 D
	N-23-08 A	N-23-07 A	N-23-06 B	N-23-05 B	N-23-03A C	N-23-03 C		N-23-02 D / N-23-01 D
	N-22-08 A	N-22-07 A	N-22-06 B	N-22-05 B	N-22-03A C	N-22-03 C		N-22-02 D / N-22-01 D
	N-21-08 A	N-21-07 A	N-21-06 B	N-21-05 B	N-21-03A C	N-21-03 C		N-21-02 D / N-21-01 D
	M&E SERVICES	N-20-07 A	N-20-06 B	N-20-05 B	N-20-03A C	N-20-03 C		N-20-02 D / N-20-01 D
	N-19-08 A	N-19-07 A	N-19-06 B	N-19-05 B	N-19-03A C	N-19-03 C		N-19-02 D / N-19-01 D
	N-18-08 A	N-18-07 A	N-18-06 B	N-18-05 B	N-18-03A C	N-18-03 C		N-18-02 D / N-18-01 D
	N-17-08 A	N-17-07 A	N-17-06 B	N-17-05 B	N-17-03A C	N-17-03 C		N-17-02 D / N-17-01 D
	N-16-08 A	N-16-07 A	N-16-06 B	N-16-05 B	N-16-03A C	N-16-03 C		N-16-02 D / N-16-01 D
	N-15-08 A	N-15-07 A	N-15-06 B	N-15-05 B	N-15-03A C	N-15-03 C		N-15-02 D / N-15-01 D
	N-13A-08 A	N-13A-07 A	N-13A-06 B	N-13A-05 B	N-13A-03A C	N-13A-03 C		N-13A-02 D / N-13A-01 D
	N-13-08 A	N-13-07 A	N-13-06 B	N-13-05 B	N-13-03A C	N-13-03 C		N-13-02 D / N-13-01 D
	N-12-08 A	N-12-07 A	N-12-06 B	N-12-05 B	N-12-03A C	N-12-03 C		N-12-02 D / N-12-01 D
	N-11-08 A	N-11-07 A	N-11-06 B	N-11-05 B	N-11-03A C	N-11-03 C		N-11-02 D / N-11-01 D
	N-10-08 A	N-10-07 A	N-10-06 B	N-10-05 B	N-10-03A C	N-10-03 C		N-10-02 D / N-10-01 D
	N-9-08 A	N-9-07 A	N-9-06 B	N-9-05 B	N-9-03A C	N-9-03 C		N-9-02 D / N-9-01 D
	N-8-08 A	N-8-07 A	N-8-06 B	N-8-05 B	N-8-03A C	N-8-03 C		N-8-02 D / N-8-01 D
	HARDSCAPE	N-7-07 A	N-7-06 B	N-7-05 B	N-7-03A C	N-7-03 C		N-7-02 D / N-7-01 D
	PARKING 泊車位							Level 6A / 6B 第6A/6B層
	PARKING 泊車位							Level 5A / 5B 第5A/5B層
	PARKING 泊車位							Level 4A / 4B 第4A/4B層
	PARKING 泊車位							Level 3A / 3B 第3A/3B層
	PARKING 泊車位							Level 2A / 2B 第2A/2B層
	PARKING 泊車位							Level 1A / 1B 第1A/1B層
Ground 底層	MAIN LOBBY / FACILITIES 主前廳 / 設備							Level A / B 第A/B層
	PARKING 泊車位							Level P1A / P1B 第P1A/P1B層
	PARKING 泊車位							Level P2A / P2B 第P2A/P2B層
	PARKING 泊車位							Level P3A / P3B 第P3A/P3B層

Specifications
建築規格

STRUCTURE 結構	: Reinforced concrete 鋼筋混凝土	CEILING 天花板	: Plaster board/ Skim Coat 石膏天花/塗層抹灰
WALLS 牆壁	: Brick/ Reinforced concrete 磚塊/鋼筋混凝土	WINDOWS 窗口	: Aluminium frame glass window 鋁框玻璃窗
ROOF 屋頂	: Reinforced concrete Roof 鋼筋混凝土屋頂	IRONMONGERY 鎖具	: Quality lock sets 優質鎖具

	AREA 區域	FOR ALL TYPE (A,B,C,D1,D2) 所有戶型 (A,B,C,D1,D2)
DOORS 門	Main Entrance 主要入口	Fire Rated Door 防火門
	Bedroom 2 臥室 2	Fire Rated Door (for Type D1 only) 防火門 (僅限戶型D1)
	Utility 多用途室	Foldable Door 折疊式門
	Others 其它	Flush Doors/ Sliding Doors 木門/推拉式門
WALL FINISHES 牆面修飾	Master Bath 主浴室	Porcelain Tiles 瓷磚
	Bath 1,2 & 3 浴室 1, 2與3	Porcelain Tiles 瓷磚
	Kitchen 廚房	Porcelain Tiles 瓷磚
	Yard/ Wet Kitchen 晾台/ 濕廚房	Porcelain Tiles 瓷磚
	Others 其它	Plaster and Paint 石膏和油漆
FLOOR FINISHES 地面修飾	Entrance 入口	Porcelain Tiles 瓷磚
	Living/ Dining 客廳/ 飯廳	Porcelain Tiles 瓷磚
	Kitchen 廚房	Porcelain Tiles 瓷磚
	Yard/ Wet Kitchen 晾台/ 濕廚房	Porcelain Tiles 瓷磚
	Balcony 陽台	Porcelain Tiles 瓷磚
	Master Bedroom 主臥室	Timber Flooring 木質地板
	Bedroom 1 & 2 臥室1與2	Timber Flooring 木質地板
	Master Bath 主浴室	Porcelain Tiles 瓷磚
	Bath 1,2 & 3 浴室 1, 2與3	Porcelain Tiles 瓷磚
	Utility 儲藏室	Porcelain Tiles 瓷磚
	Others 其它	Cement Render 水泥抹面

	AREA 區域	TYPE A 戶型A	TYPE B 戶型B	TYPE C 戶型C	TYPE D1 戶型D1	TYPE D2 戶型D2
ELECTRICAL POINTS / UNITS 電源裝置 / 數量	Lighting Point 電燈位	14	16	20	21	21
	Power Point 電源插座	21	22	22	26	26
	Fan Point 風扇位	5	5	6	6	6
	SMATV Point 智能電視電制	2	2	2	3	2
	Telephone Point 電話插座	2	2	2	3	2
	Door Bell Point 門鈴電制	1	1	1	2	1
	Data Point 數據插座	1	1	1	2	1
	Distribution Board 电源分布板	1	1	1	1	1
	Sub-DB 電源分佈板	-	-	-	1	-
	Internet Utility Panel 互聯網插座箱	1	1	1	1	1
	Audio Intercom Unit 室內通話機	1	1	1	2	1
	Air-Cond Unit 空調	4	4	4	4	4
	Water Heater 熱水器	2	2	3	3	3
	Water Heater Point 熱水器電制	-	1	1	1	1



LRT Sri Petaling Line
大城堡輕快鐵路線

Another Prestigious Development by:
另一項卓越發展項目

BUILDING VALUES

Developed by:
開發商

WCT OUG Development Sdn Bhd (14216-V)
(A member of WCT Holdings Berhad)

Lot PT 15210, Jalan Awan Besar,
58200 OUG, Wilayah Persekutuan Kuala Lumpur, Malaysia
Tel: +(603) 7971 8333
www.waltzresidences.com

W City KL Sales Gallery
W City 吉隆坡銷售廳

03-7971 8333
013-288 9988

Developer License : 14379-1/07-2020/02411(L). Advertising & Sale Permit : 14379-1/07-2020/02411(P). Validity Period : 11 July 2019 - 10 July 2020. Approval Authority : DBKL. Building Plan Approval Number : BP S3 OSC 2015 1005. Land Encumbrances : None. Tenure of Land : Freehold. Total Units : 419 Units. Expected Completion : July 2020. Selling Price : Min. RM774,000 (Min) - RM3,841,600 (Max). Car Park Bay : 1 Unit : 2 Bays. Bumiputera Discount : 5%. Restriction in Interest : NIL. Type of Property : Condominium. Disclaimer : All plans and information contained herein are subject to changes and/or amendments as required by the relevant authorities and cannot form part of an offer/or contract. While every reasonable care has been taken in providing the said information, the developer and its agent cannot be held responsible for any inaccuracies.

所有效果圖和內容可依相關單位指示或許可下更動建築物任何部分。每項內容經合理研討，開發商和其代理商不需為任何失誤負責。