

LIVING PERFECT HARMONY

The Oval, presents 41 stories of pure residential luxury at the heart of the most desirable location in Malaysia, the Kuala Lumpur City Centre.

Every aspect of the homes is designed and dedicated to living well; generous servings of private space, the most dramatic panoramic views, a tastefully landscaped environment, unobtrusive state-of-the-art security systems and the company of a like-minded international community of peers.

SPREAD YOUR
WINGS WHERE
YOU LIVE.

AT THE OVAL, YOU'LL FIND A HOME THAT LOOKS AFTER
YOUR NEEDS IN MANY WAYS.

**COMFORT. LUXURY.
PRIVACY. SOCIAL
POSSIBILITIES.**

In all things, a masterful balance is easily struck, between comfort and luxury, social possibilities and private spaces, hi-tech and hi-touch services. In all things, perfect harmony makes life here, sheer pleasure.



OPULENCE
AND
COMFORT.
IN EQUAL
MEASURE.

**GRACEFUL AND AIRY.
SHIMMERING AND
LUMINOUS.**

Architecture becomes art as the two elliptical towers of the Oval rise from a carefully designed pocket of landscaped tranquillity.

Composed around eight slender columns, the edifice of the building presents a study in lightness and strength, in the heart of the Kuala Lumpur City Centre. By day, the Oval is a graceful and airy glass wrapped sculpture. By night, it transforms into shimmering, luminous towers of light, coloured by discrete LED illumination.

The fluid organic lines of the building are intentionally devoid of hard angles or corners. As a result, its almost exclusively glass façade opens the interior to dramatic panoramas of the Petronas Twin Towers, the multi-textured landscaped Kuala Lumpur City Centre Park and dark green hills unfolding into blue-green mountains beyond.

AN OASIS
AMIDST
URBAN
ELECTRICITY.



The iconic location of the Oval, places it in constant view within the city centre.

The towers offer a perpetual and comforting reminder that the relief of retreating to one's own private space is accessible at a moment's notice.



WHEREVER ONE ROAMS IN THE CITY, THE COMFORT OF HOME IS NEVER OUT OF REACH.

Once through the gates, a short drive through a multi-textured landscape of greenery, hard sculpture and water features, enriches the drive with perspectives of pleasure. The calming residential welcome provides a distinct break from the environs of the city.

An even warmer welcome awaits in the lobby, where each and every member of our highly trained hospitality and security staff knows you by name. The quiet, spacious elegance of the entrance offers a glimpse of what's to come in the comfort of the private homes above.

The exterior hints at the transparency and volume of the interiors. However nothing prepares you for the impact of entering this space.



AN ENTIRELY UNIQUE SPATIAL EXPERIENCE.

IT'S ALMOST AS IF THE LIVING SPACE OPENS UP TO RECEIVE YOU, LIKE A GIANT GLASS BLOSSOM.



SPACE AND AIR. LIGHT AND MOVEMENT.

Access to the high-speed lift is gained by a proximity card, which only offers admission to the ground floor, first floor and the floor of your residence. The lift doors open into a private lobby, ensuring privacy for the living areas within. And as an added security measure, the entrance to your home is controlled by a comprehensive security system.

Once through the doors and into the foyer, your home opens up to embrace you in an expansion of space and air and light.

There is a sense of movement in the organic, flowing oval shaped interior that provokes an almost tangible sense of relief and lightness of being.

The homes span either the entire floor or half of it, opening up the interior to unparalleled views, ventilation and illumination.



OPEN SPACE, SKY AND HORIZON.



INTRIGUING OPTIONS. ENDLESS POSSIBILITIES.

Floor-to-ceiling glass walls and balconies that wrap around the entire circumference of each home blur the lines of distinction between the interior and exterior.

The cool smoothness of marble and the organic feel of travertine add to the tactile pleasure of the interior. While quiet colour, subtle textures and unobstructed internal views add to the sweeping largeness of the living space.

You are free to customise the internal layout of your home. It is entirely possible to liberate your home from columns, providing 180° window-to-window views. Likewise, you may erect feature walls and designate private niches for him, for her and for the little ones. No two homes need ever look alike. Make of your home what you wish according to your own personal sense of harmony and satisfaction.

A SILKEN
COCOON.
OR LOFTY
EAGLE'S NEST.

CHOOSE TO RETREAT FROM THE WORLD. OR THROW
YOUR DOORS OPEN AND EMBRACE THE CITY SKYLINE.

The design of our homes pays particular attention to the manner in which the most important spaces, the bedrooms, will work best for you.

Both master and guest bedrooms are resolutely set apart from common living areas to ensure peace, quiet and privacy.

All are generously proportioned to allow for individual interior design tastes, such as walk-in wardrobes, built-in furniture or storage and custom-sized beds. Every bedroom has an ensuite bath and opens up to wrap-around balconies, allowing for natural ventilation and stunning views.

**PEACE. PRIVACY.
PLEASURES.**

The bedrooms, the most private spaces within a home are one's refuge of rest and regeneration.







**SECURE.
FAMILY-FRIENDLY.
EFFICIENT.**

Family friendly facilities, such as a fully equipped gymnasium, sauna room, steam room and infinity lap pool and playground are available in each tower. Within the protected enclave of the private Oval community, these spaces provide a secure and relaxed environment to socialise with neighbours.

AT YOUR PLEASURE AND CONVENIENCE.

Relax, knowing you are in good hands.

A skilled concierge team helps keep the details of a busy life running smoothly and efficiently. They will always be on hand to assist with anything from simple tasks such as organising drycleaning, ticket bookings, restaurant reservations and limousine services to more specialised requests such as party catering and child-minding.

Comprehensive security system such as 24-hour security guard patrolling, cctv monitoring at strategic areas and smart card access to private life lobby are provided.

A CITY WITH A BIG HEART.

Kuala Lumpur, Malaysia personifies the vision
of a 21st century metropolis.

The United Nations rates the city as having the highest quality of life in Asia. And yet the UBS Bank of Switzerland ranks it as one of the world's most affordable cities.

The Oval is located at the heart of the most prestigious area of Kuala Lumpur. Key businesses and corporations are headquartered in this central business district. The environs are home to embassies, five star hotels and amenities, the finest restaurants, retail outlets, art galleries and cultural entertainment.

The nearby 50-acre Kuala Lumpur City Centre Park, softens the high voltage excitement of the city and offers an elegant and safe green respite.

Kuala Lumpur offers the possibility of living a life with balance; it is a place to grow wealth and work, and yet it is also a city with strong community spirit and space enough to raise a family.

**PRESTIGIOUS.
CONNECTED.
EXCITING.**

There are few places in the world where you will find such a happy combination of living comforts.

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.



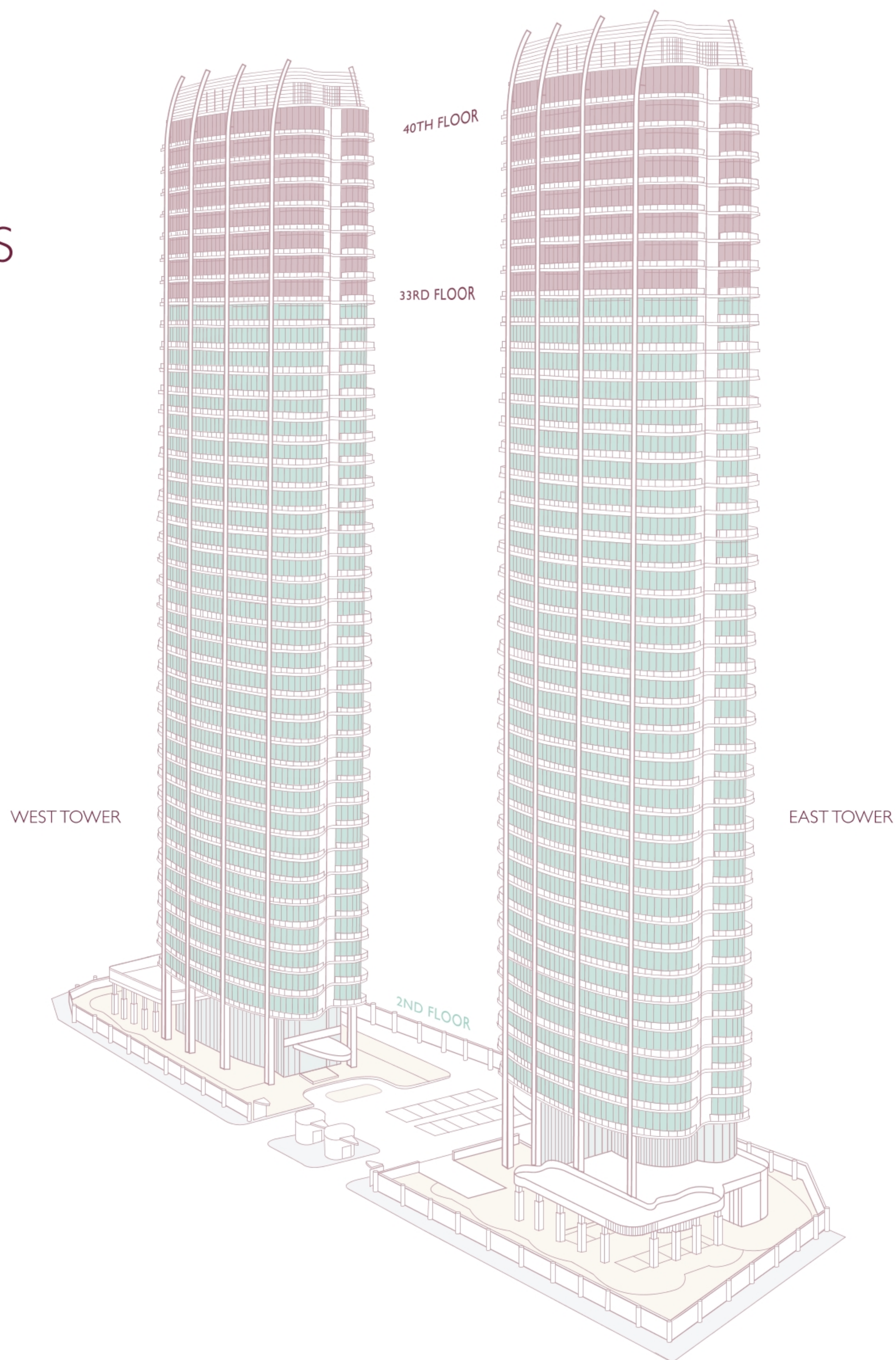




The luxury of the Oval lifestyle is not based upon opulence, but the gratification of design that nurtures and inspires.

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

TWIN MONUMENTS TO LUXURY.



INTELLIGENTLY DESIGNED CITY LIVING.

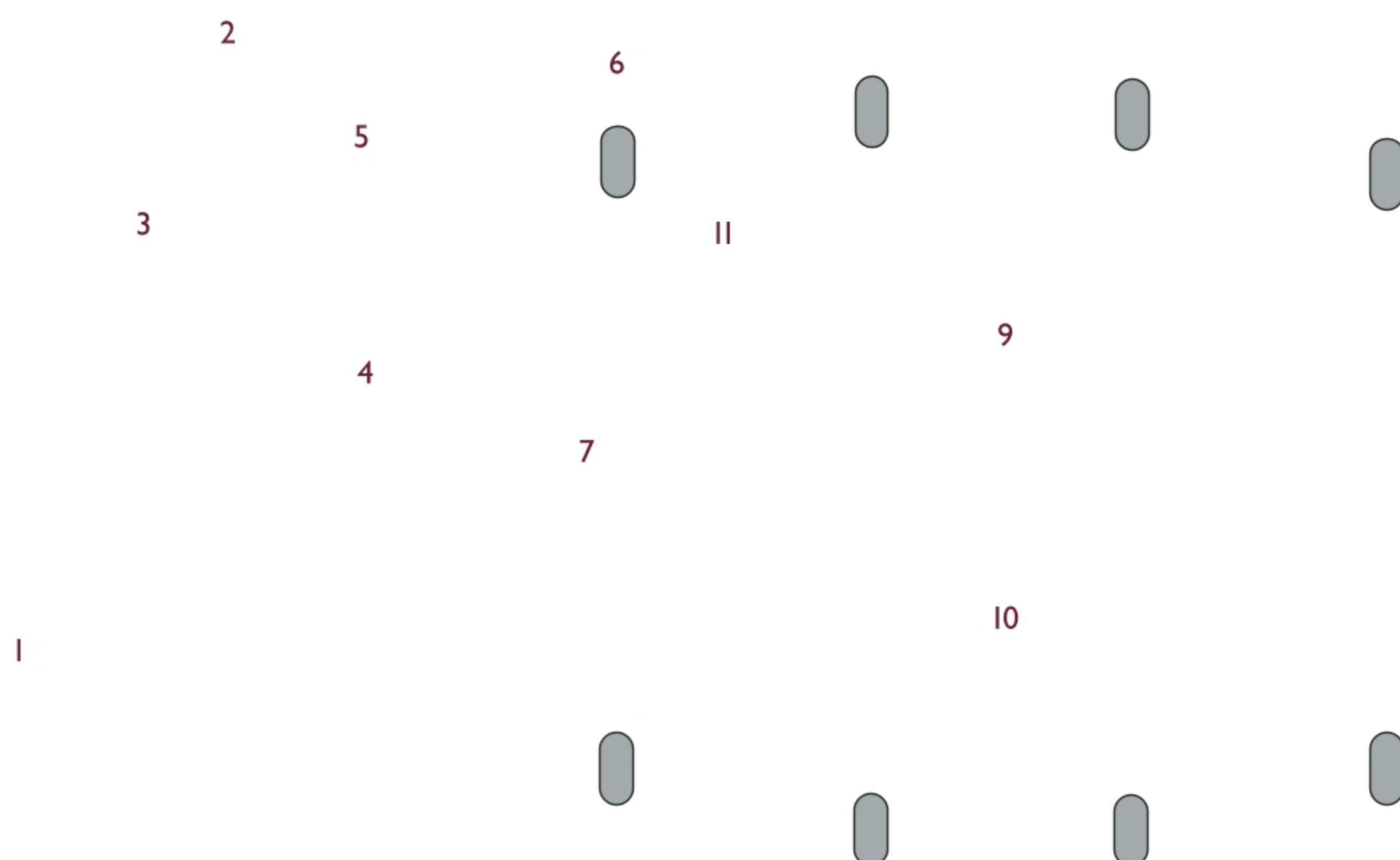
The orientation of the towers, generous windows and wrap-around balconies maximise views and passage of natural light.

Likewise the distance between the towers accommodates a tastefully landscaped footprint that distinguishes the residence from the city environs.



COMFORTS AND NECESSITIES.

JALAN BINJAI

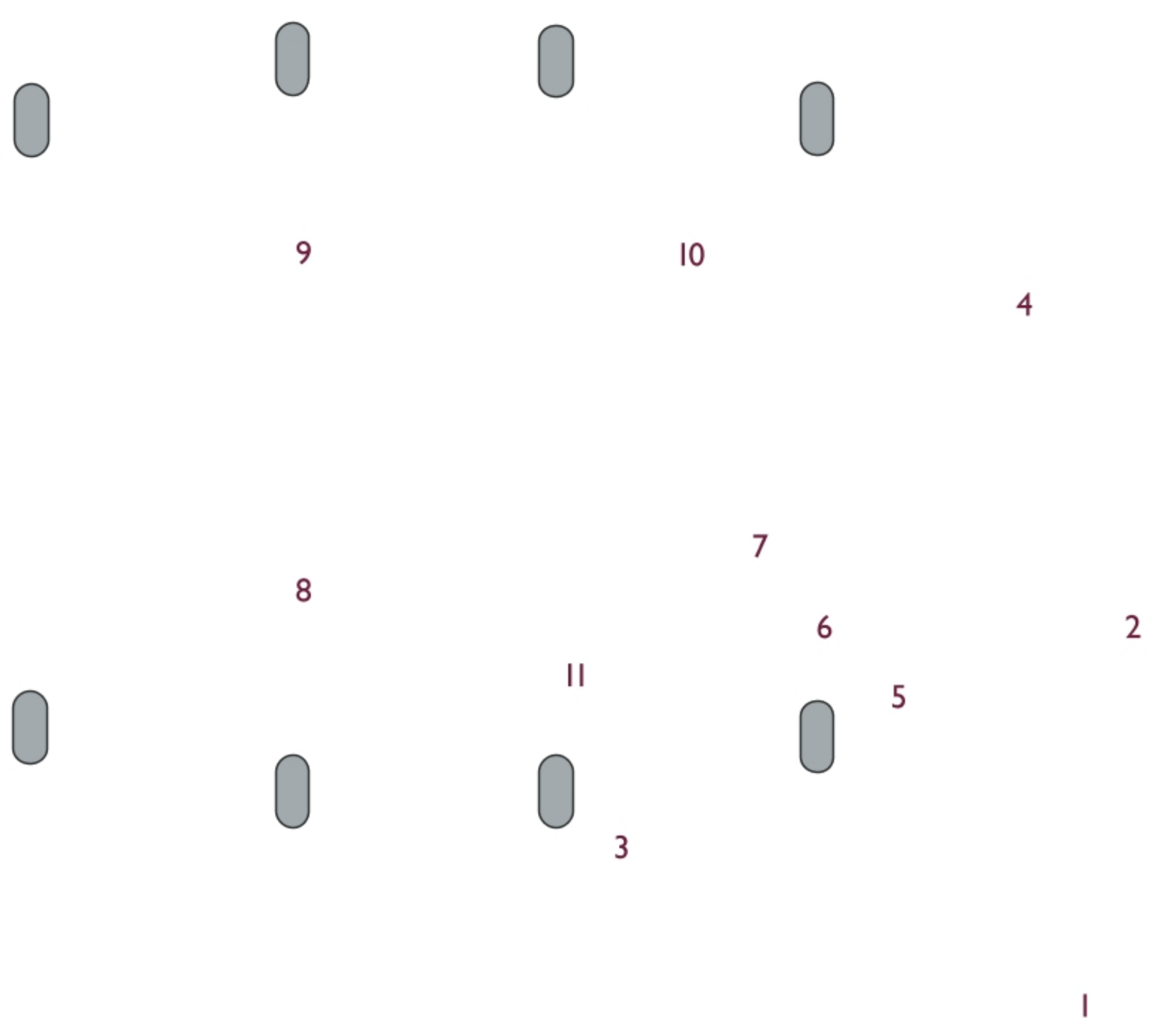


As a matter of comfort, the security at the communal areas and facilities of the Oval is closely monitored at all times.

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

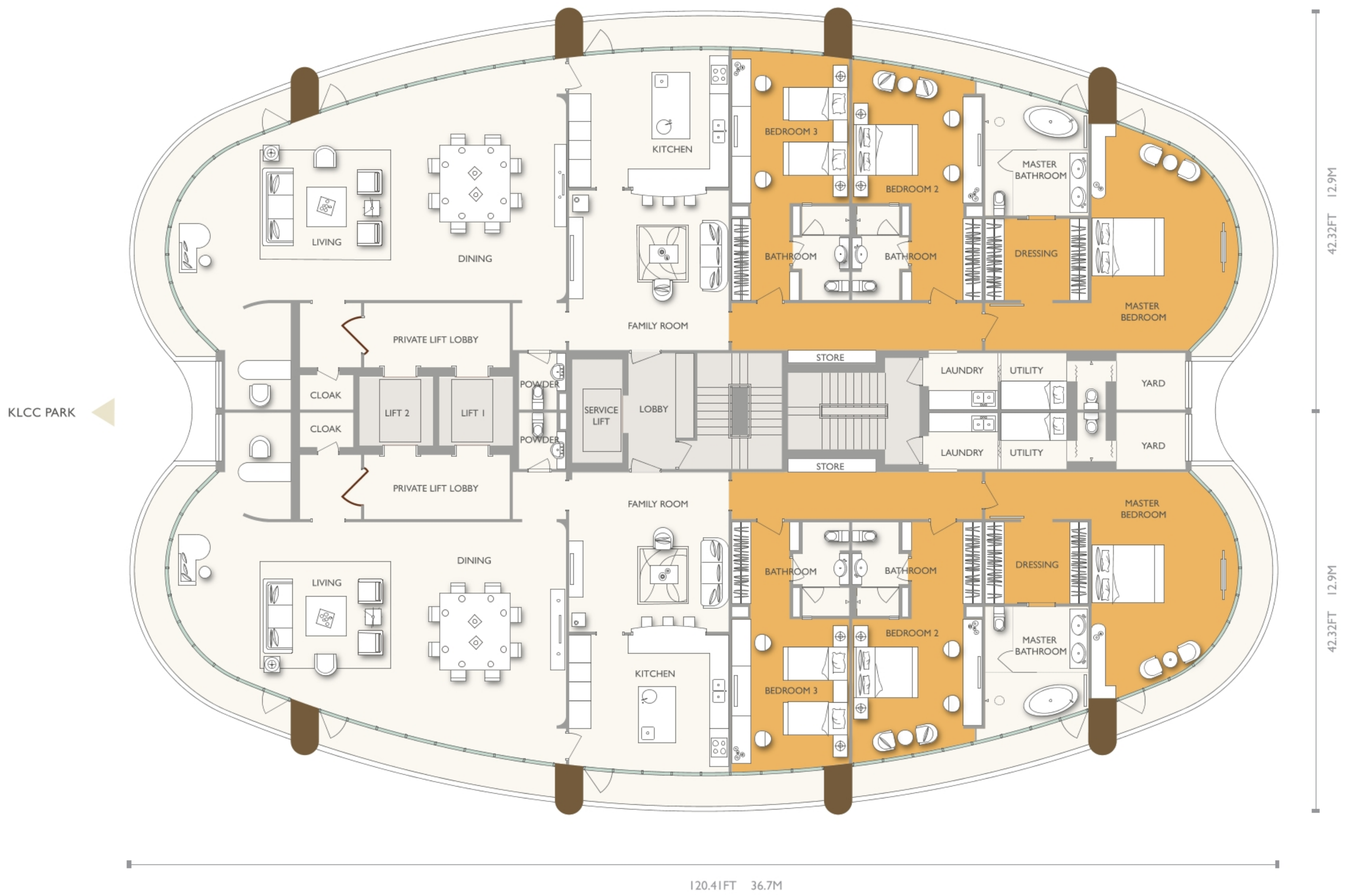
- 1 Swimming pool
- 2 Wading Pool
- 3 Lounger Deck
- 4 Lawn Area
- 5 Children's Playground
- 6 Function Area
- 7 Courtyard
- 8 Lift Lobby
- 9 Management Office
- 10 Gymnasium
- 11 Sauna & Steam room



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.

**GENEROUS SPACE.
180° VIEWS.**

Each home serves up 3750 sq ft of living space, but the sensation of space may be further expanded as each home may be designed with columnless interiors to allow for unobstructed views.

SKY VILLA
PERSPECTIVE VIEW

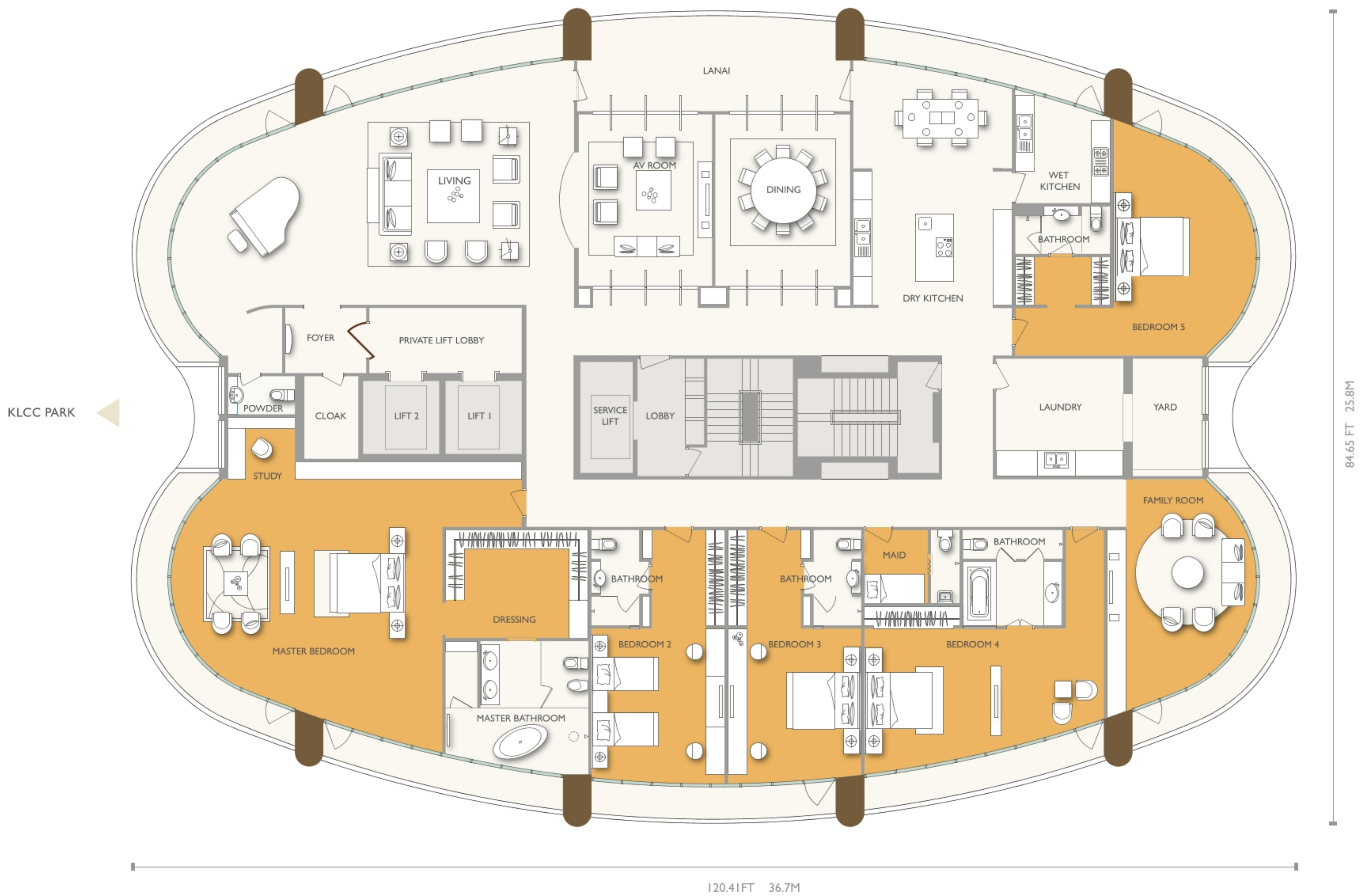
MANSIONARY VILLA
PERSPECTIVE VIEW

There are practically no restrictions to the living environment one can dream up in a Mansionary Villa.

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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