



ORION  
RESIDENCE



- ■ ■ ■ ■ LALUAN LRT
- ■ ■ ■ ■ LALUAN MRT
- ■ ■ ■ ■ LALUAN MONORAIL



# SISTEM JARINGAN PERHUBUNGAN

## MERCU TANDA

**Bukit Bintang  
MRT / Mono rail**  
Jalan Sultan Ismail, 550m

**Tun Razak Exchange**  
Persiaran TRX, 900m

**KL Menara**  
Jalan Raja Chulan, 2.4 km

**PNB 118**  
Jalan Hang Jebat, 3.9 km

**Royal Selangor Golf Club**  
Jalan Tun Razak, 4.0 km

## PUSAT KESIHATAN

**Prince Court Hospital**  
Jalan Raja Chulan, 1.2km

**Gleneagles Hospital**  
Jalan Ampang, 4.7km

**Hospital Kuala Lumpur**  
Jalan Pahang, 4.9km

## PUSAT MEMBELI-BELAH

**Starhill Gallery**  
Jalan Bukit Bintang, 75m

**Pavilion Mall**  
Jalan Bukit Bintang, 200m

**Lot 10**  
Jalan Bukit Bintang, 400m

**Suria KLCC**  
Jalan Ampang, 2.9 km

## PUSAT PENDIDIKAN INTERNATIONAL

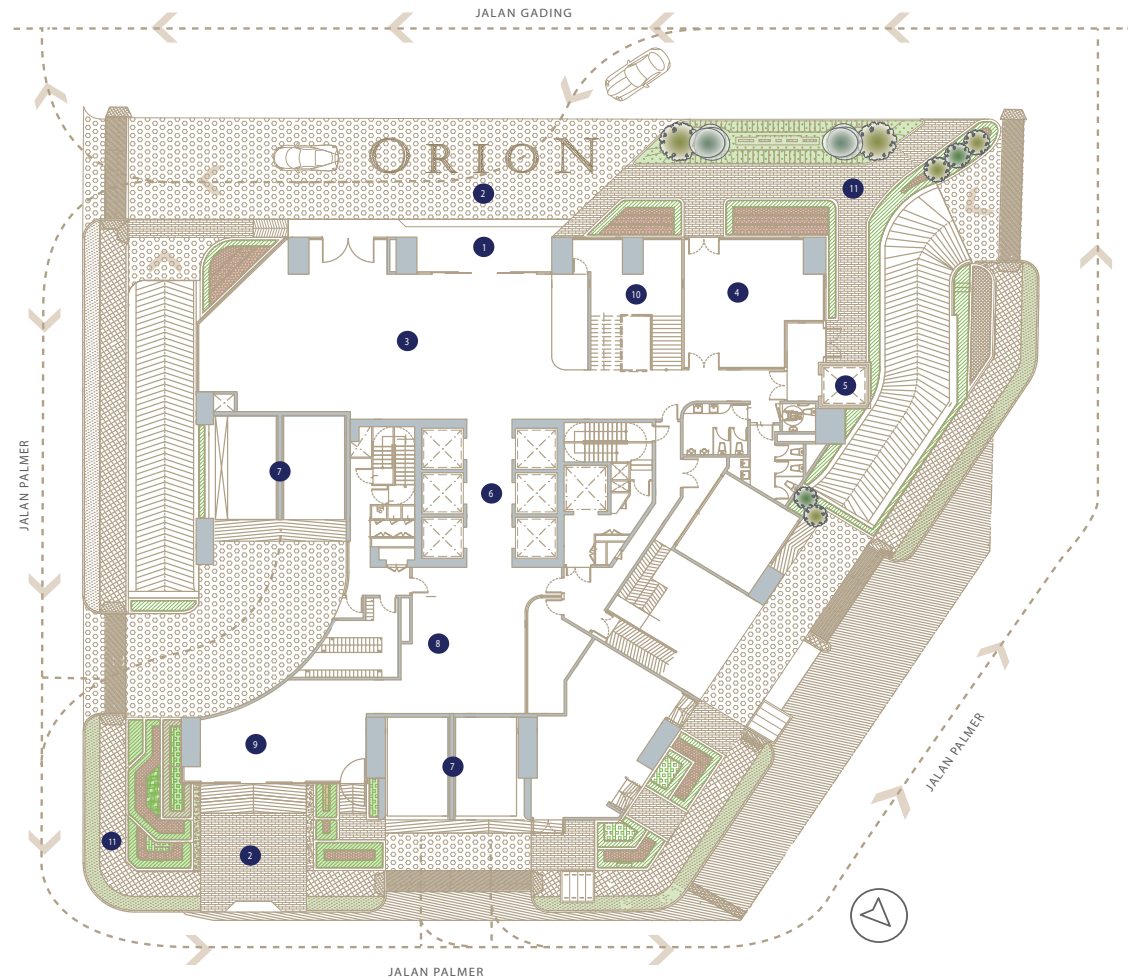
**Taylor's International School**  
Jalan 1/75c, 3.4 km

**Fairview International School**  
Jalan Ampang, 4.5 km

**Sayfol International School**  
Jalan Ampang, 4km

**International School of  
Kuala Lumpur**  
Jalan Ampang Hillir, 5km

# PELAN LANTAI RUMAH KELAB

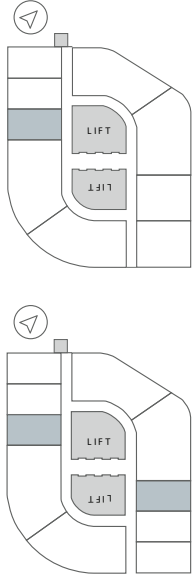


- |                        |                               |                         |                        |
|------------------------|-------------------------------|-------------------------|------------------------|
| 1 Ruang Masuk Utama    | 2 Tempat Menurunkan Penumpang | 3 Lobi Utama            | 4 Kedai                |
| 5 Lift Kaca            | 6 Lift Lobi                   | 7 Lift Mekanikal Kereta | 8 Ruang Menunggu/Rehat |
| 9 Ruang Masuk Peribadi | 10 Tangga Lobi Utama          | 11 Laluan Pejalan kaki  |                        |

# JENIS A1

UNIT STUDIO

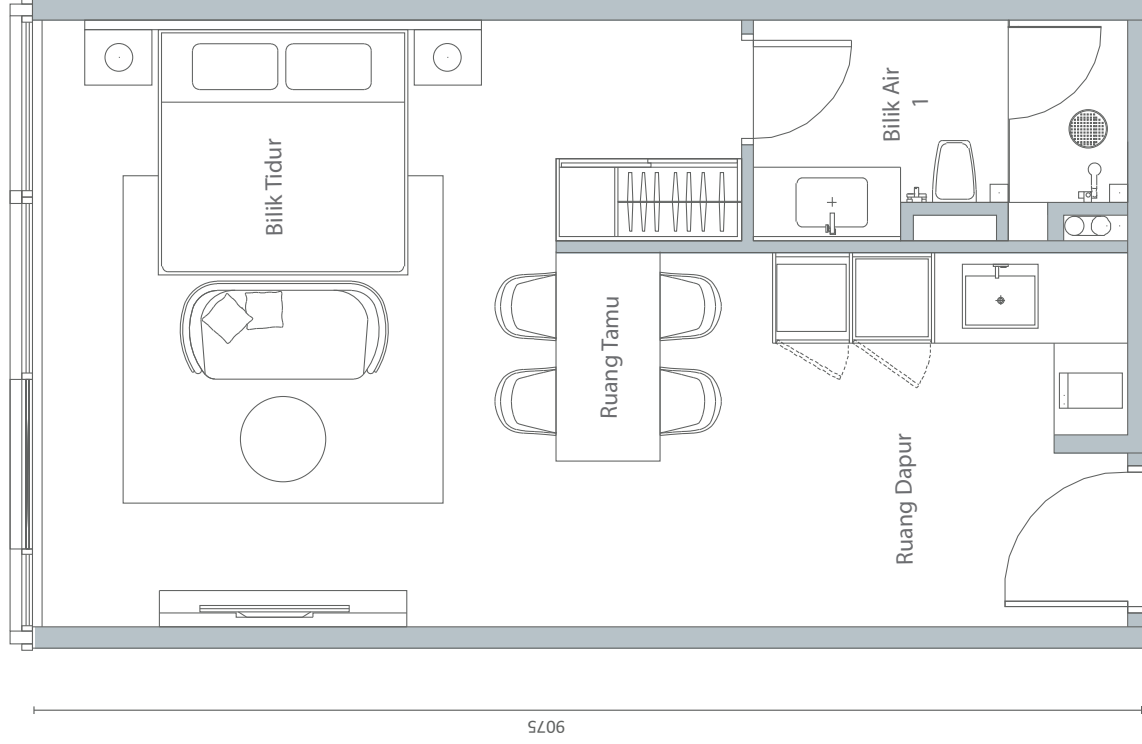
495 KPS



ARAS 27 - 31

ARAS 33 - 41

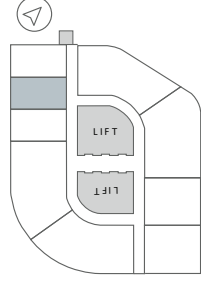
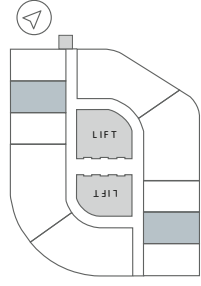
5115



# JENIS A2

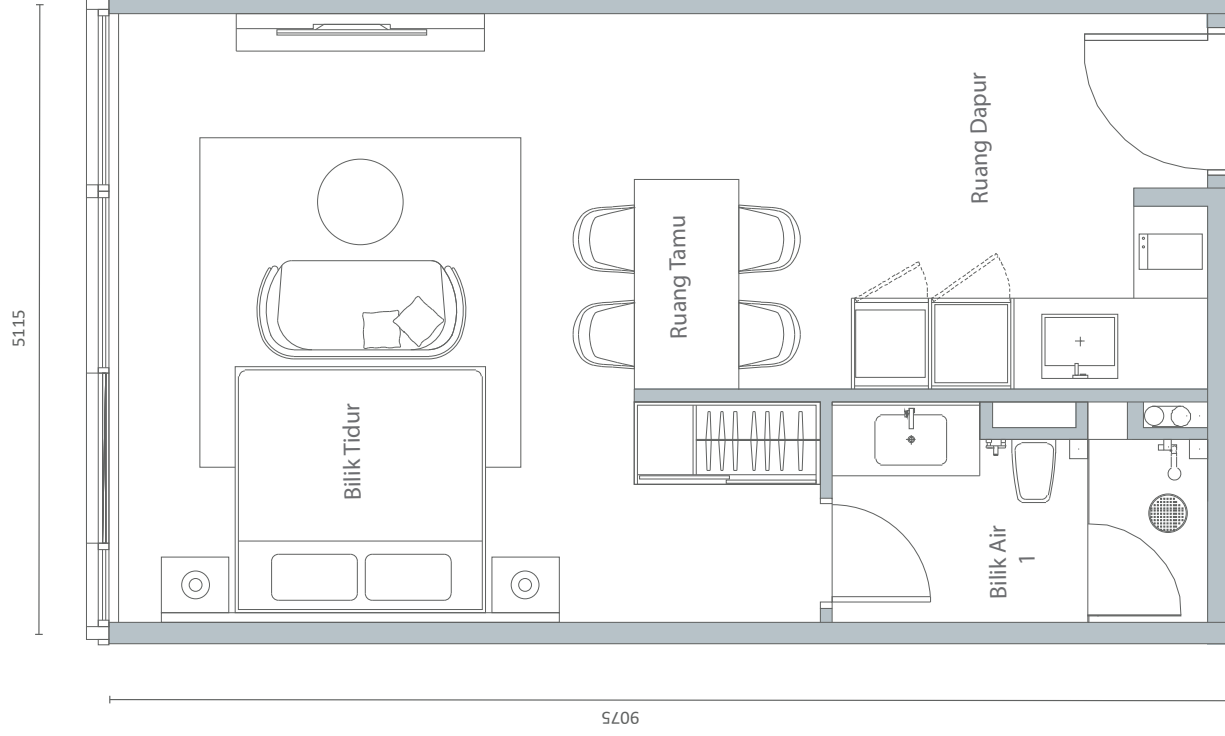
UNIT STUDIO

495 KPS



ARAS 27 - 31

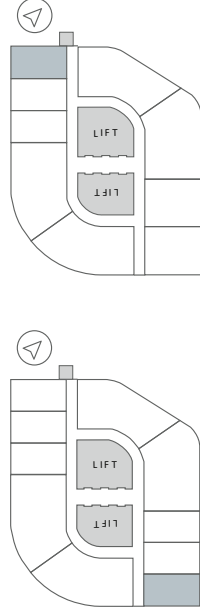
ARAS 32 - 41



# JENIS A3

UNIT STUDIO

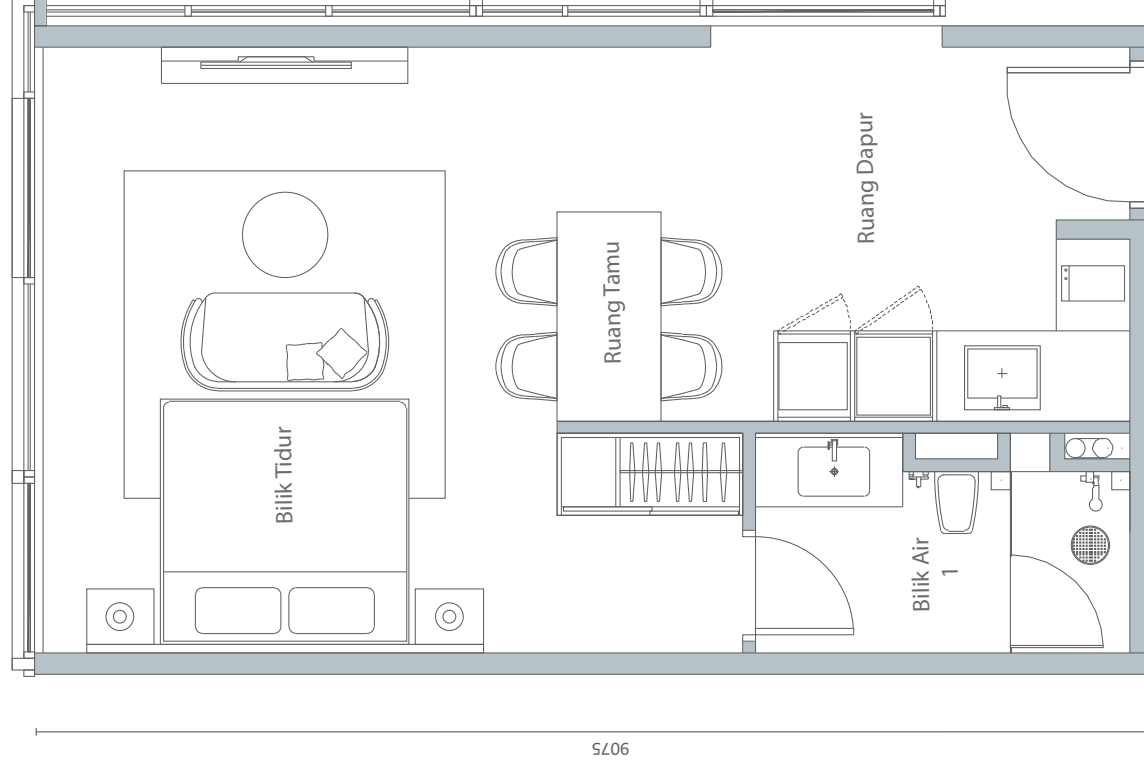
497 KPS



ARAS 27 - 31

ARAS 32 - 41

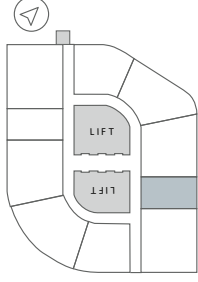
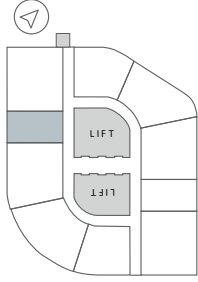
5115



# JENIS A4

UNIT STUDIO

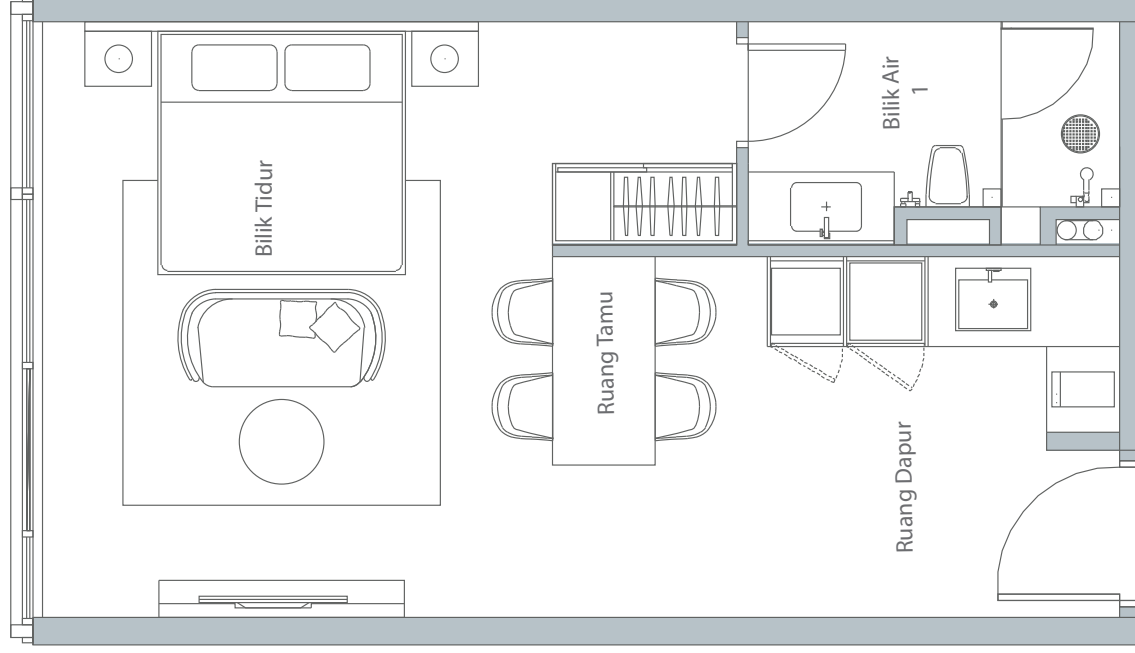
491 KPS



ARAS 11 , 13 - 23 , 26

ARAS 12 - 26

5115

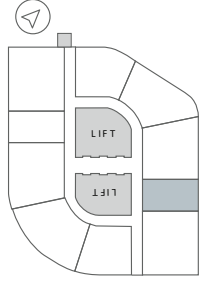


9075

# JENIS A4-T

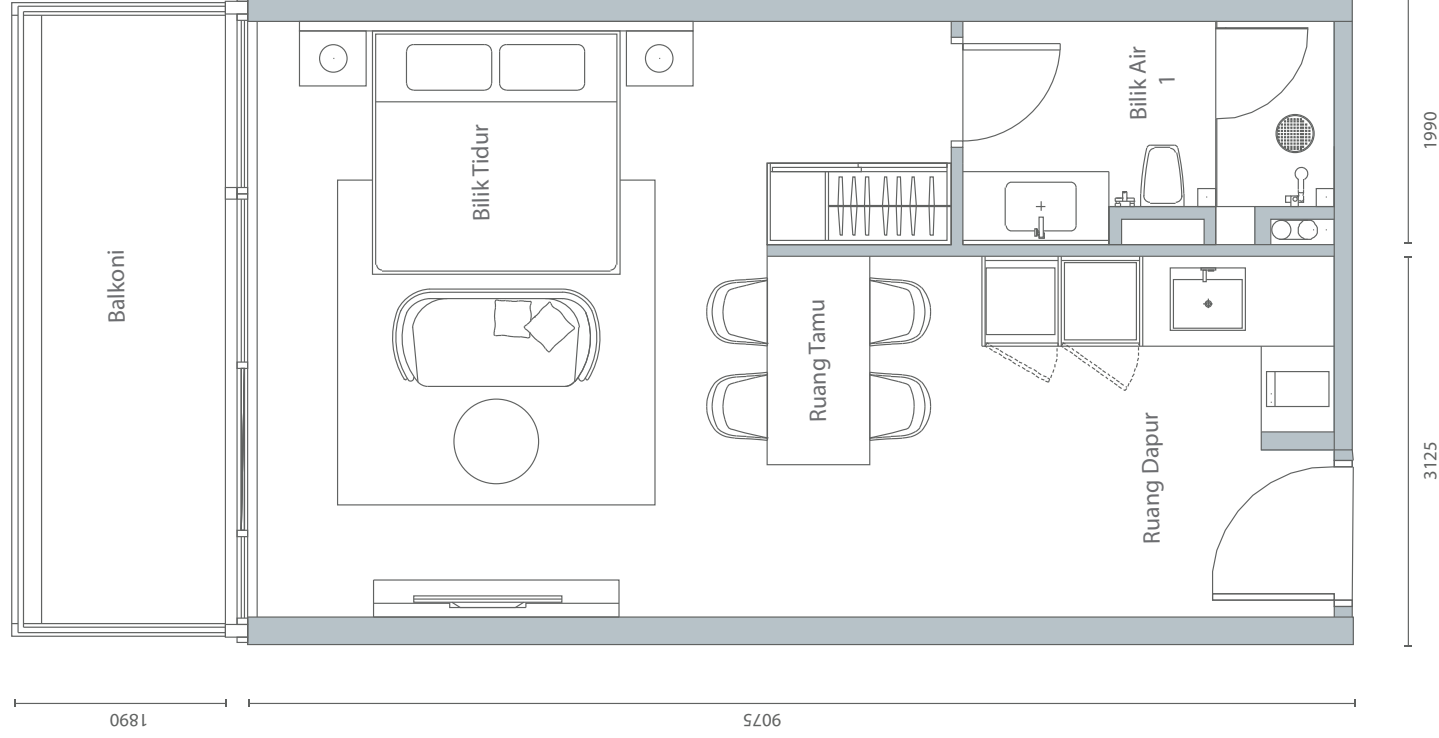
UNIT STUDIO

588 KPS



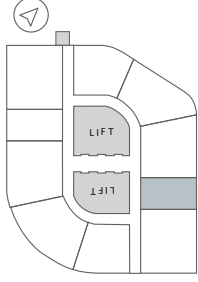
ARAS 9

5340

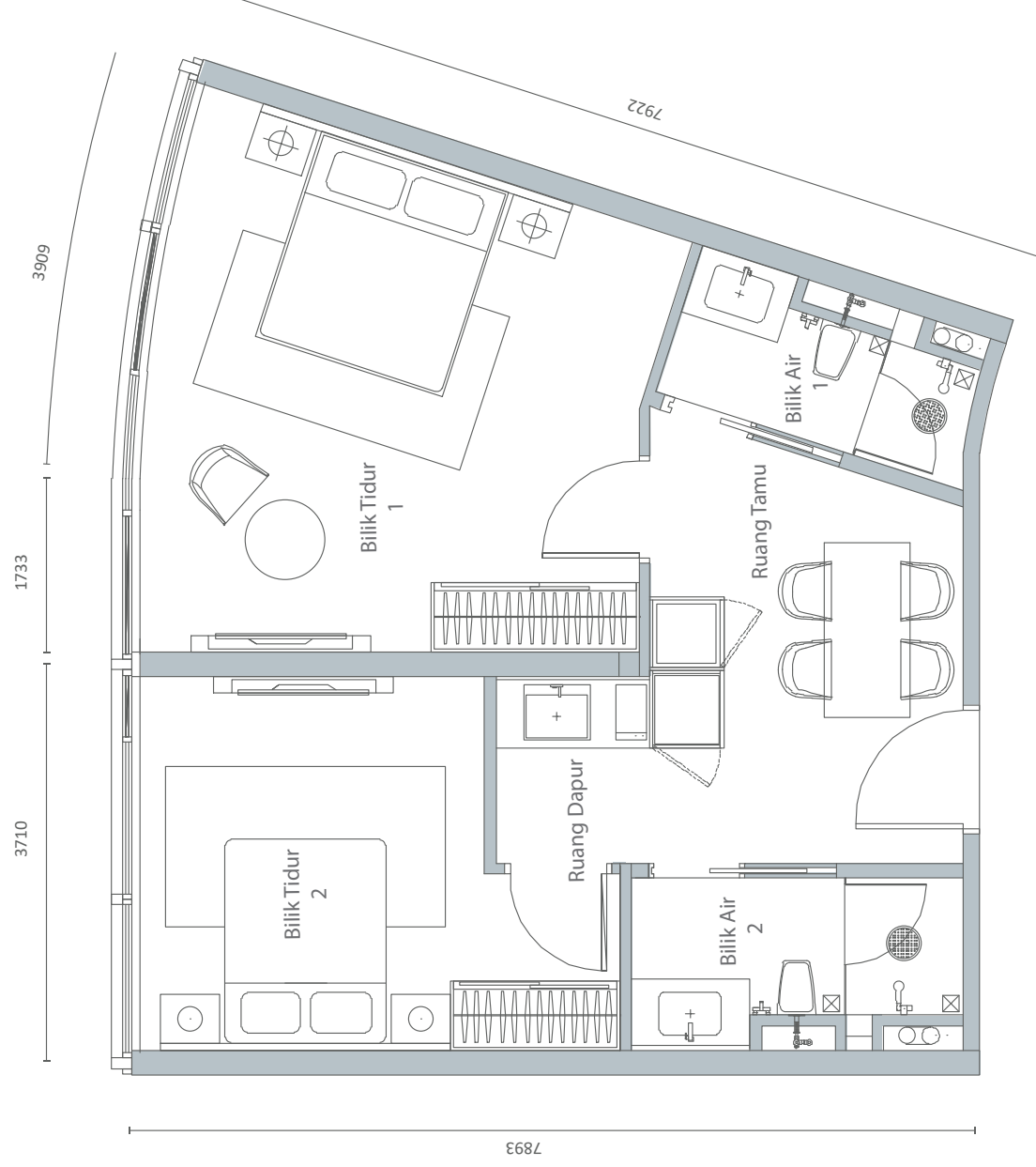


# JENIS B1

2 BILIK TIDUR + 2 BILIK MANDI  
680 KPS

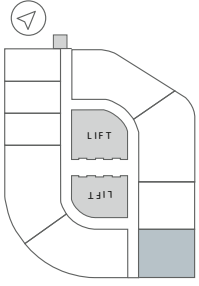


ARAS 11 - 26



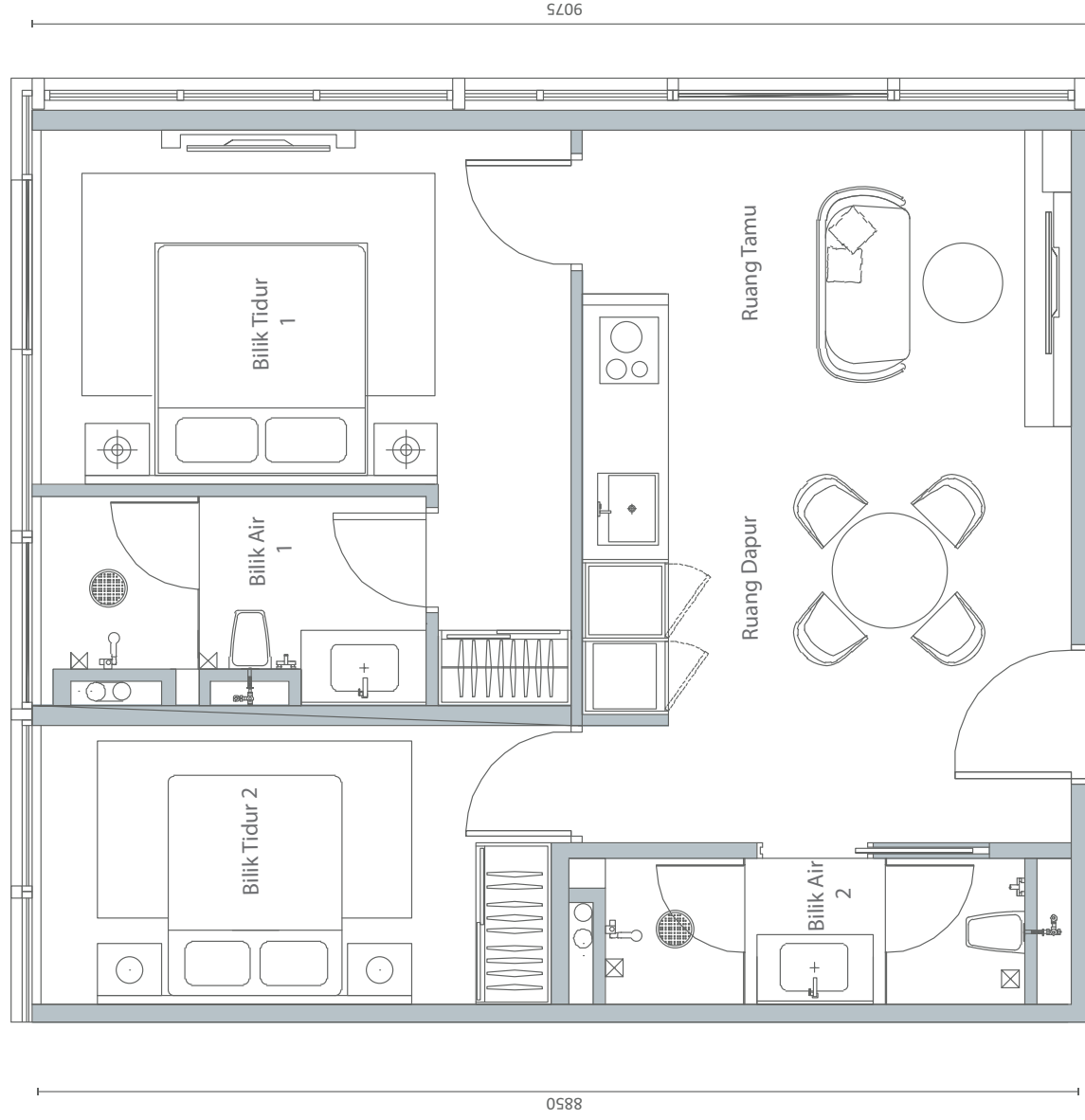
# JENIS B2

2 BILIK TIDUR + 2 BILIK MANDI  
746 KPS



ARAS 32 - 41

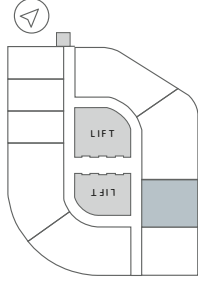
7666



# JENIS B3

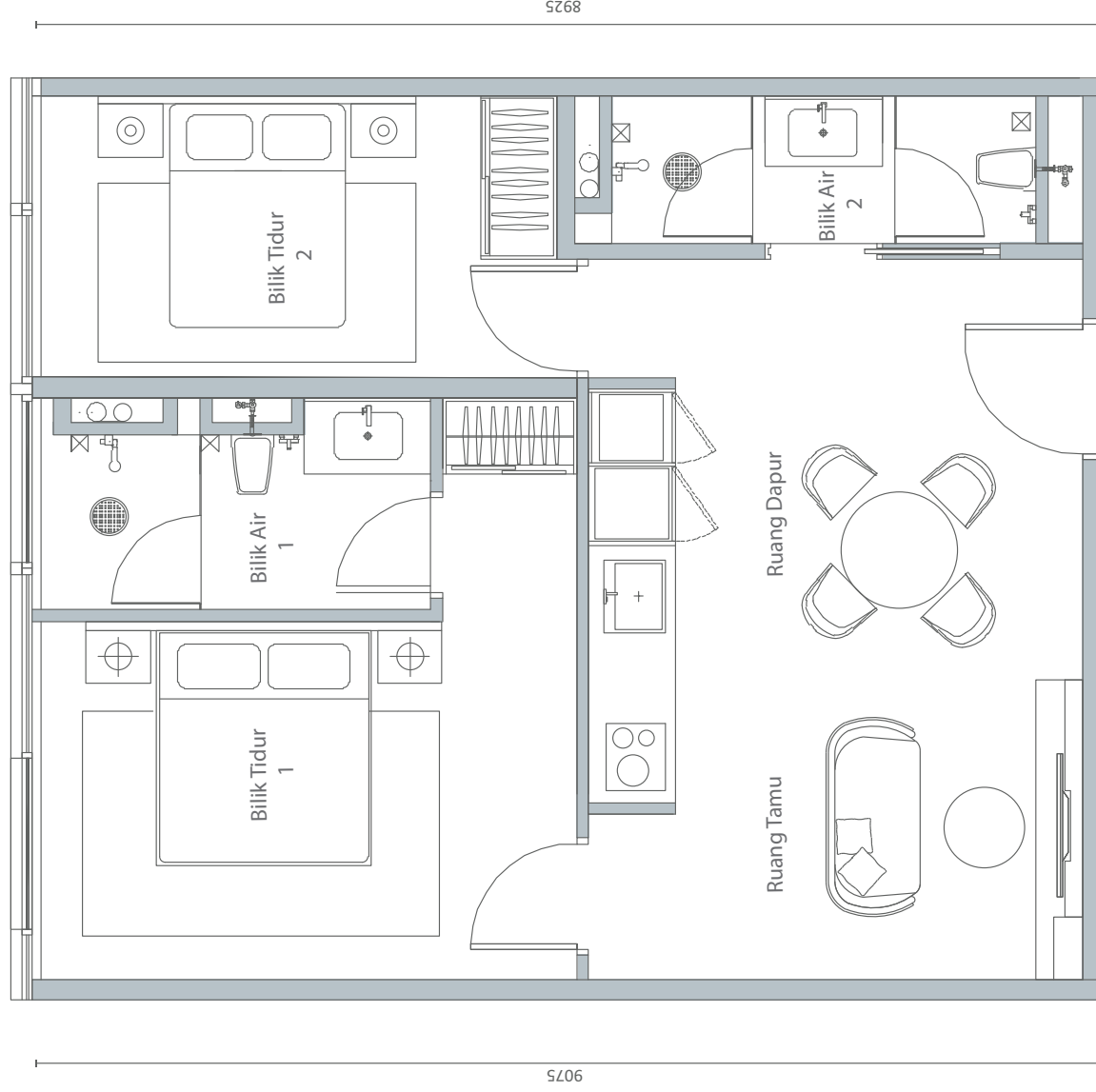
2 BILIK TIDUR + 2 BILIK MANDI

746 KPS



ARAS 32 - 41

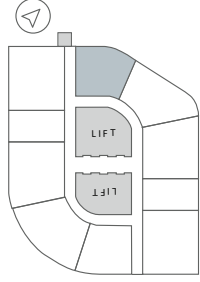
7679



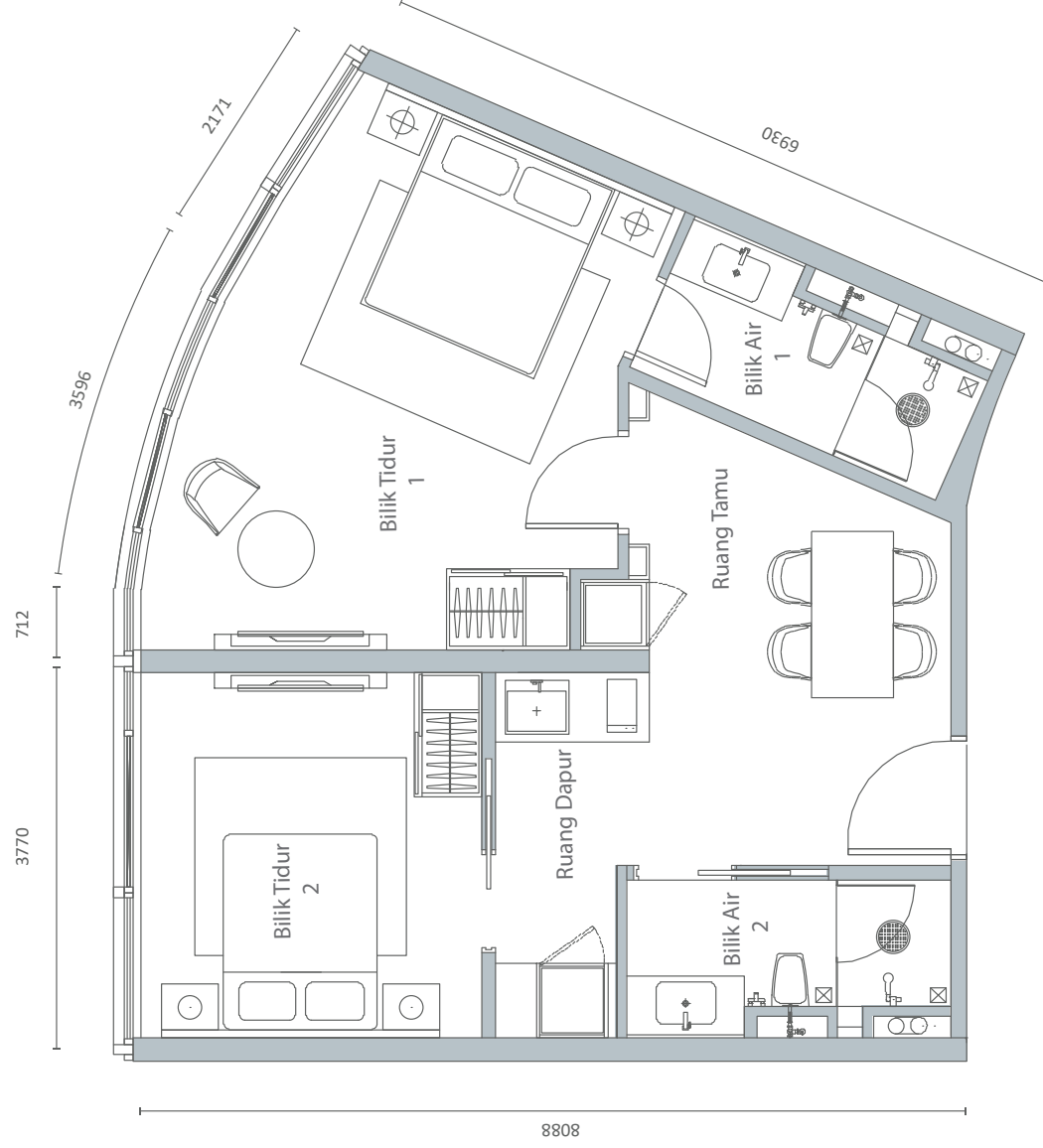
# JENIS B4

2 BILIK TIDUR + 2 BILIK MANDI

708 KPS



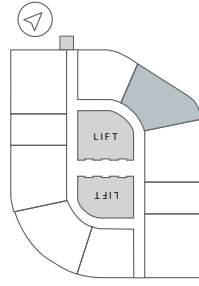
ARAS 11 - 26



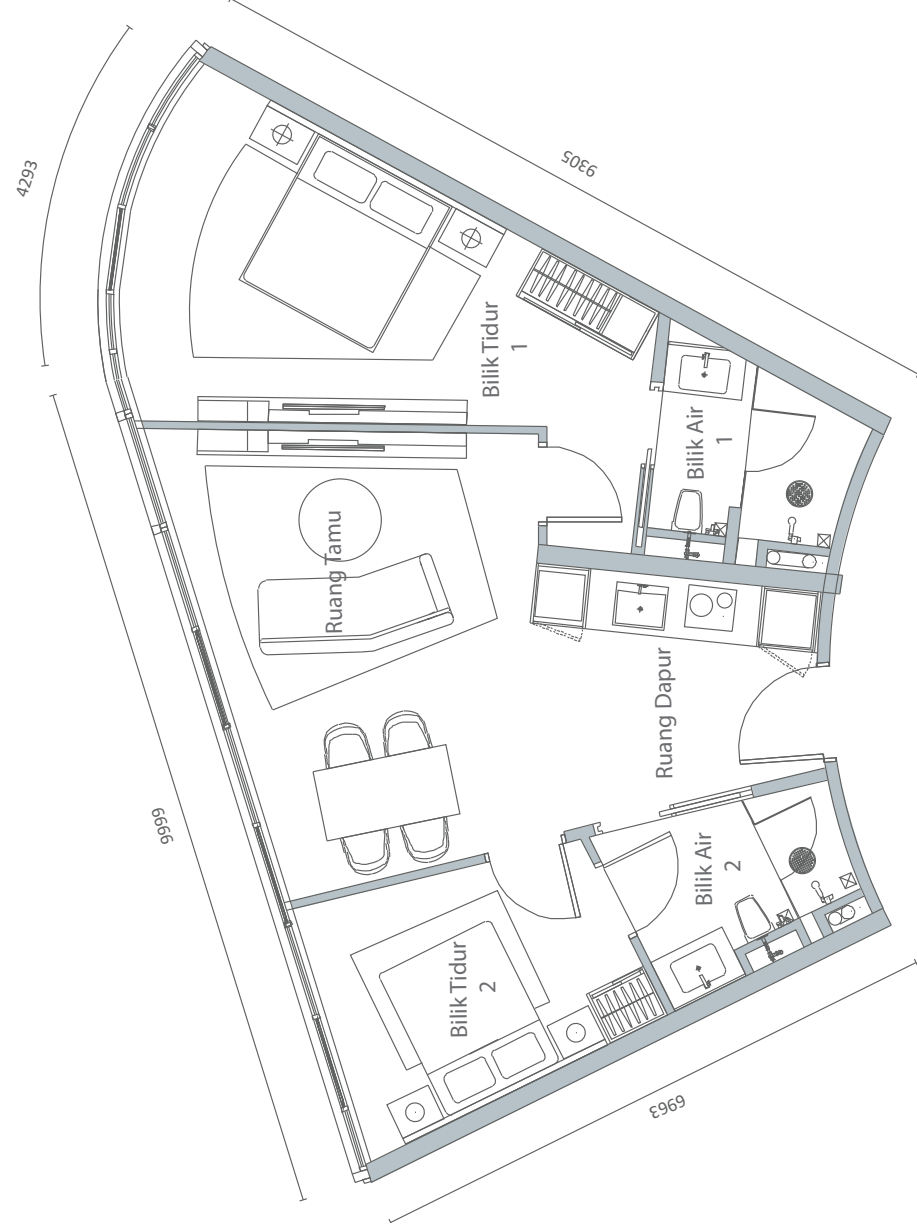
# JENIS C1

2 BILIK TIDUR + 2 BILIK MANDI

838 KPS

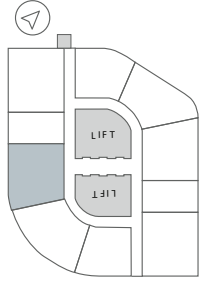


ARAS 11 -26

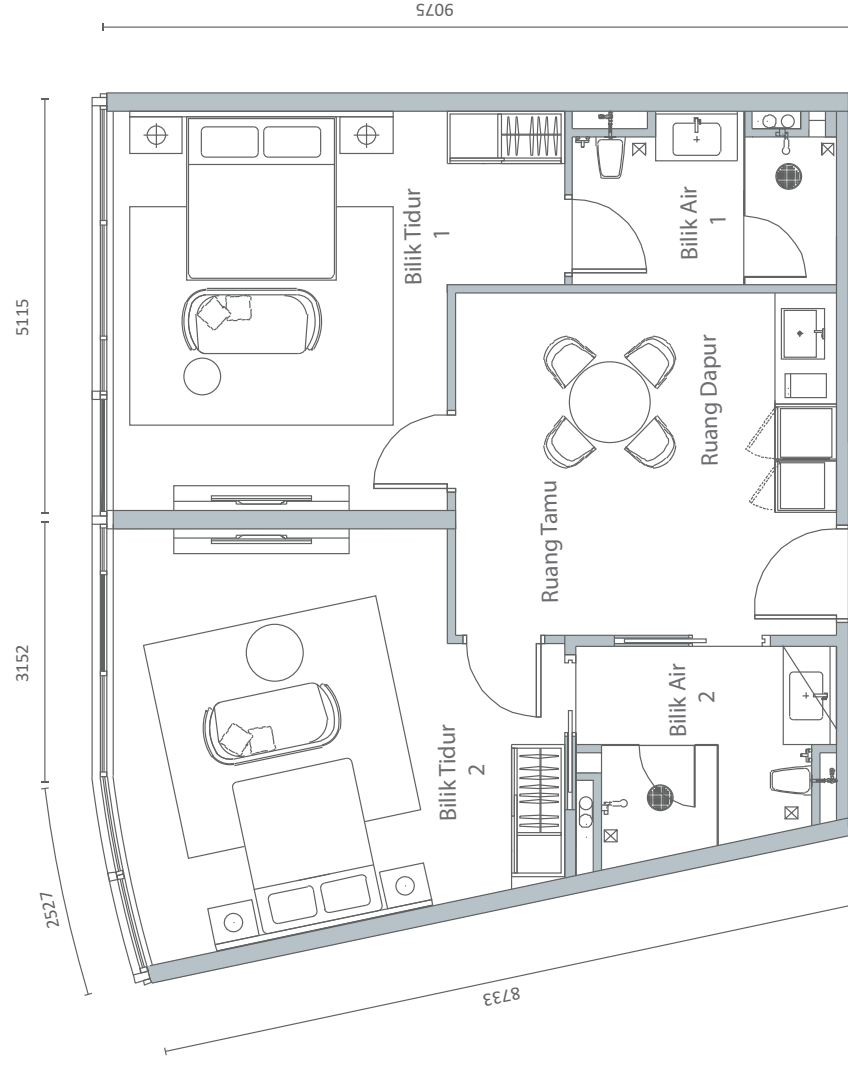


# JENIS C2

2 BILIK TIDUR + 2 BILIK MANDI  
945 KPS



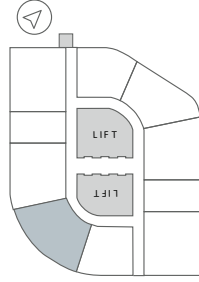
ARAS 11 -26



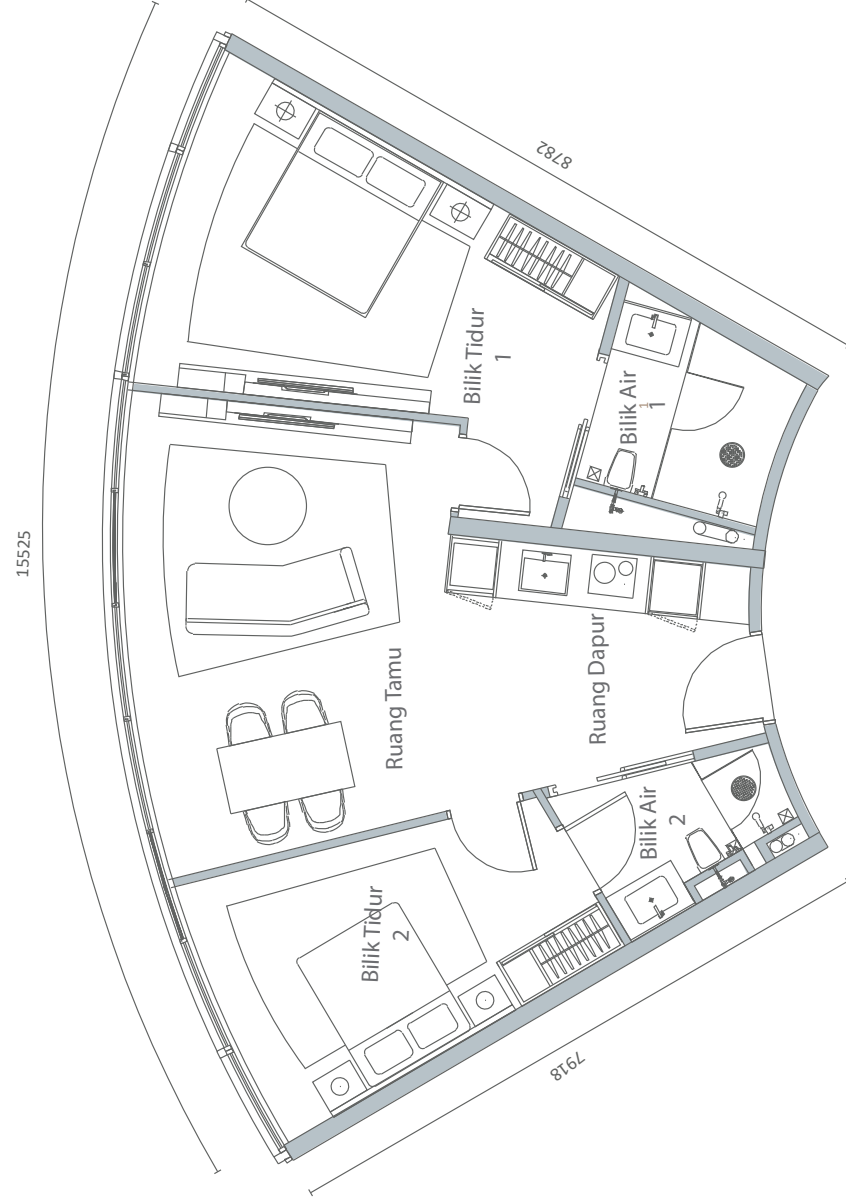
# JENIS C3

2 BILIK TIDUR + 2 BILIK MANDI

923 KPS



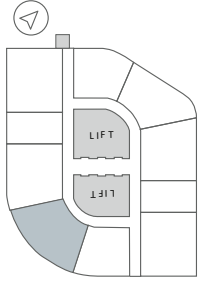
ARAS 12 -26



# JENIS C3-T

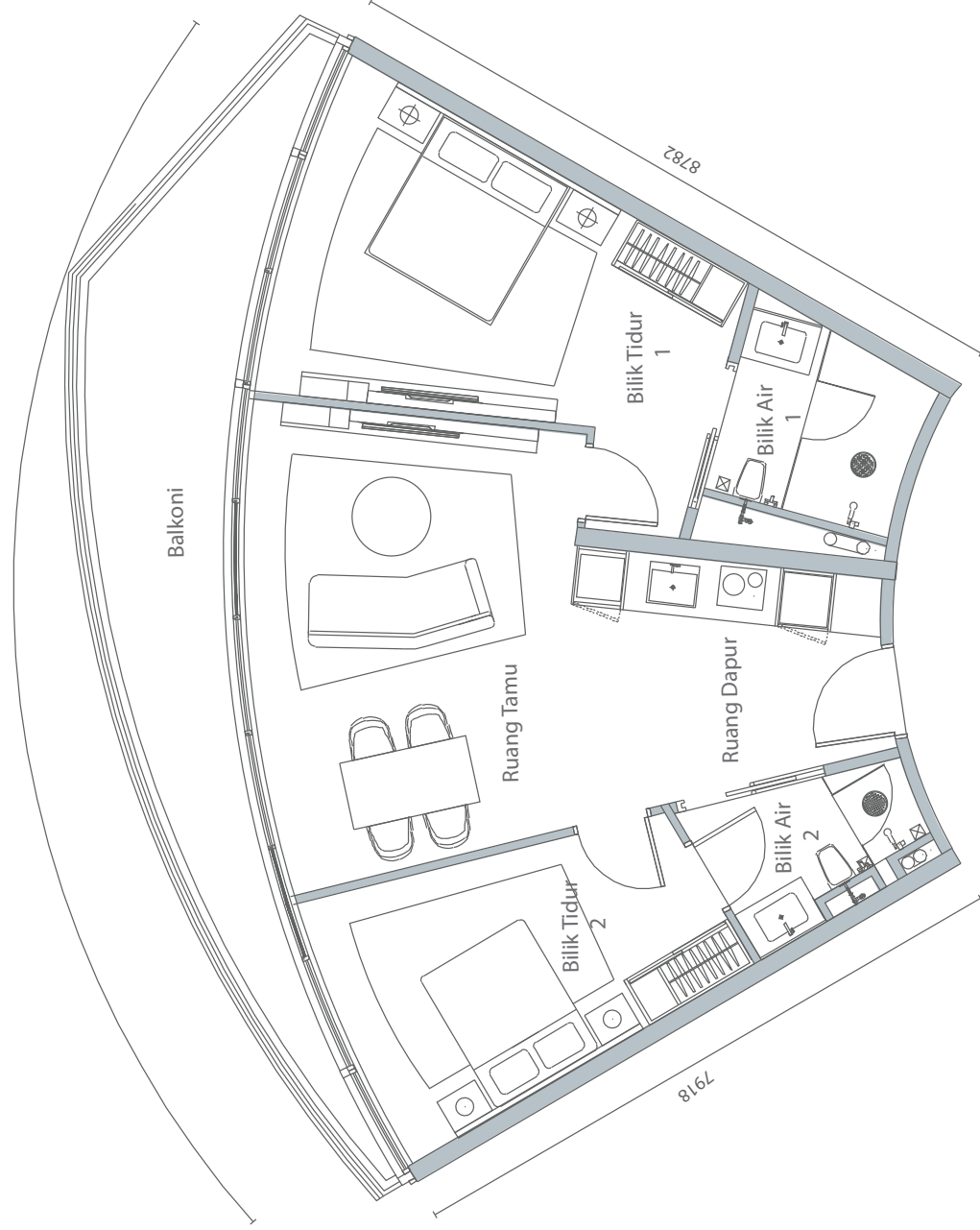
2 BILIK TIDUR + 2 BILIK MANDI

1,155 KPS



ARAS 11

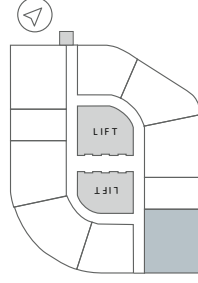
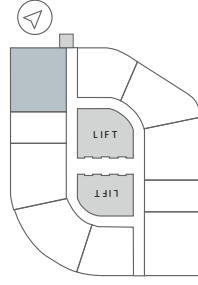
16444



# JENIS C4

2 BILIK TIDUR + 2 BILIK MANDI

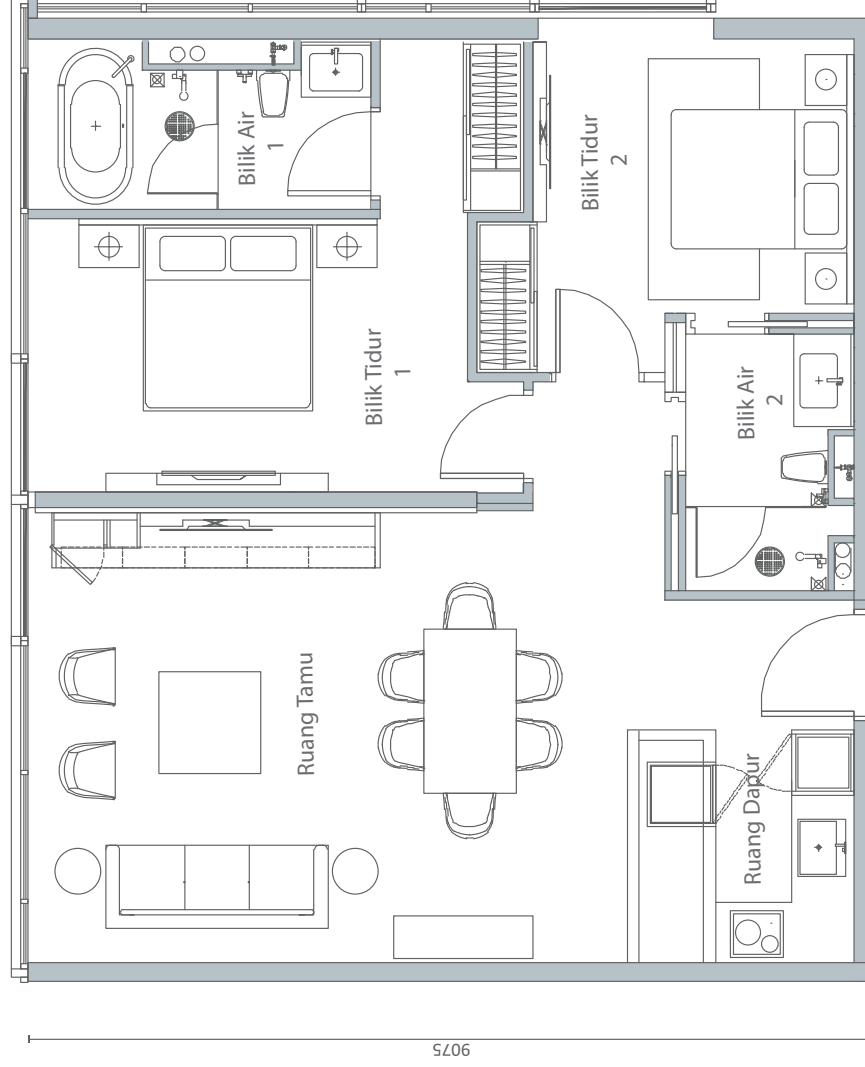
992 KPS



ARAS 11 - 26

ARAS 12 - 26

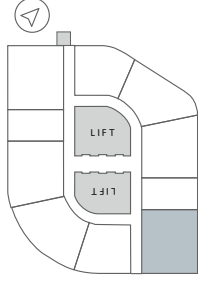
10230



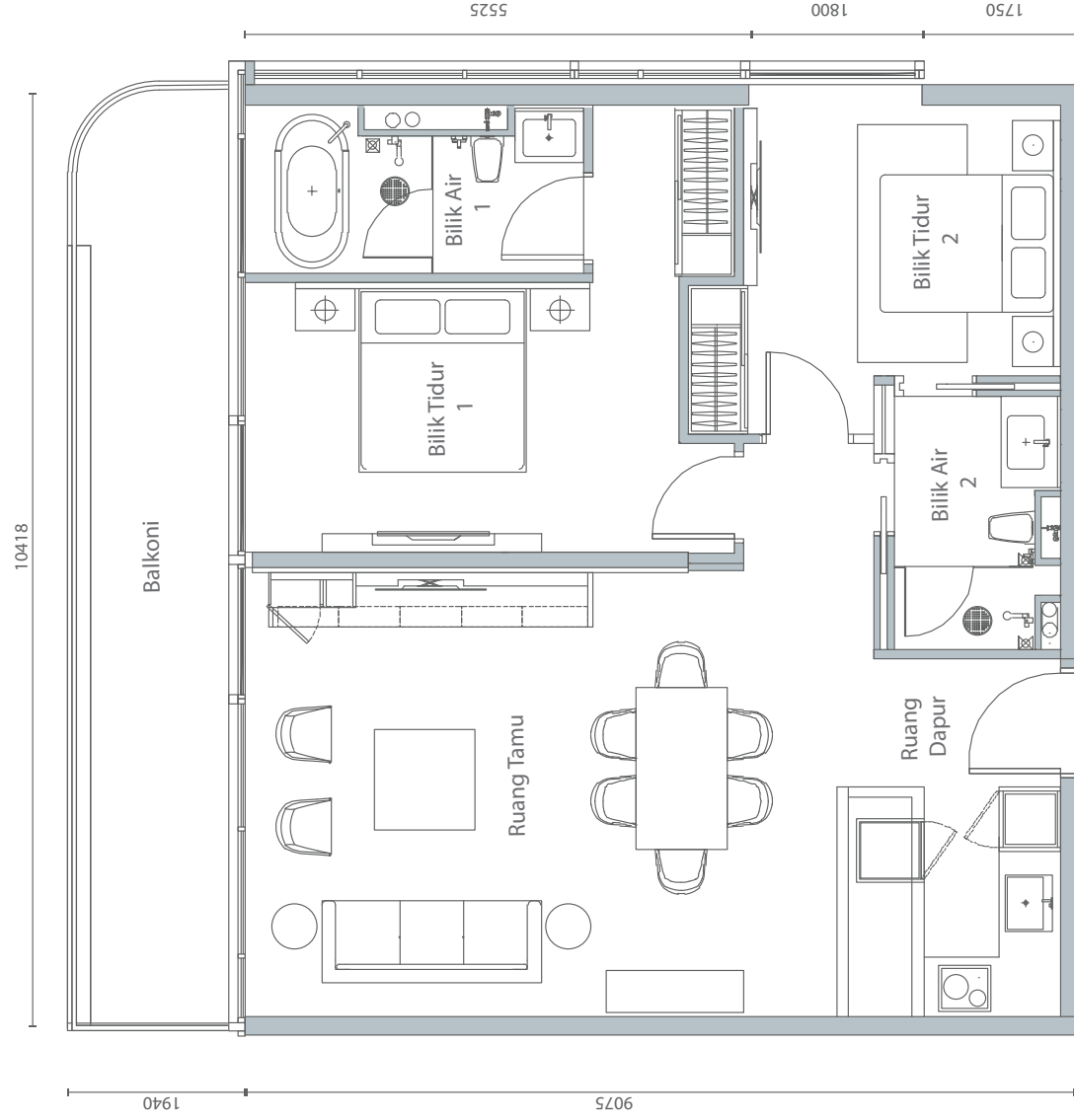
# JENIS C4-T

2 BILIK TIDUR + 2 BILIK MANDI

1,186 KPS



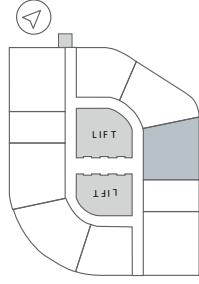
ARAS 11



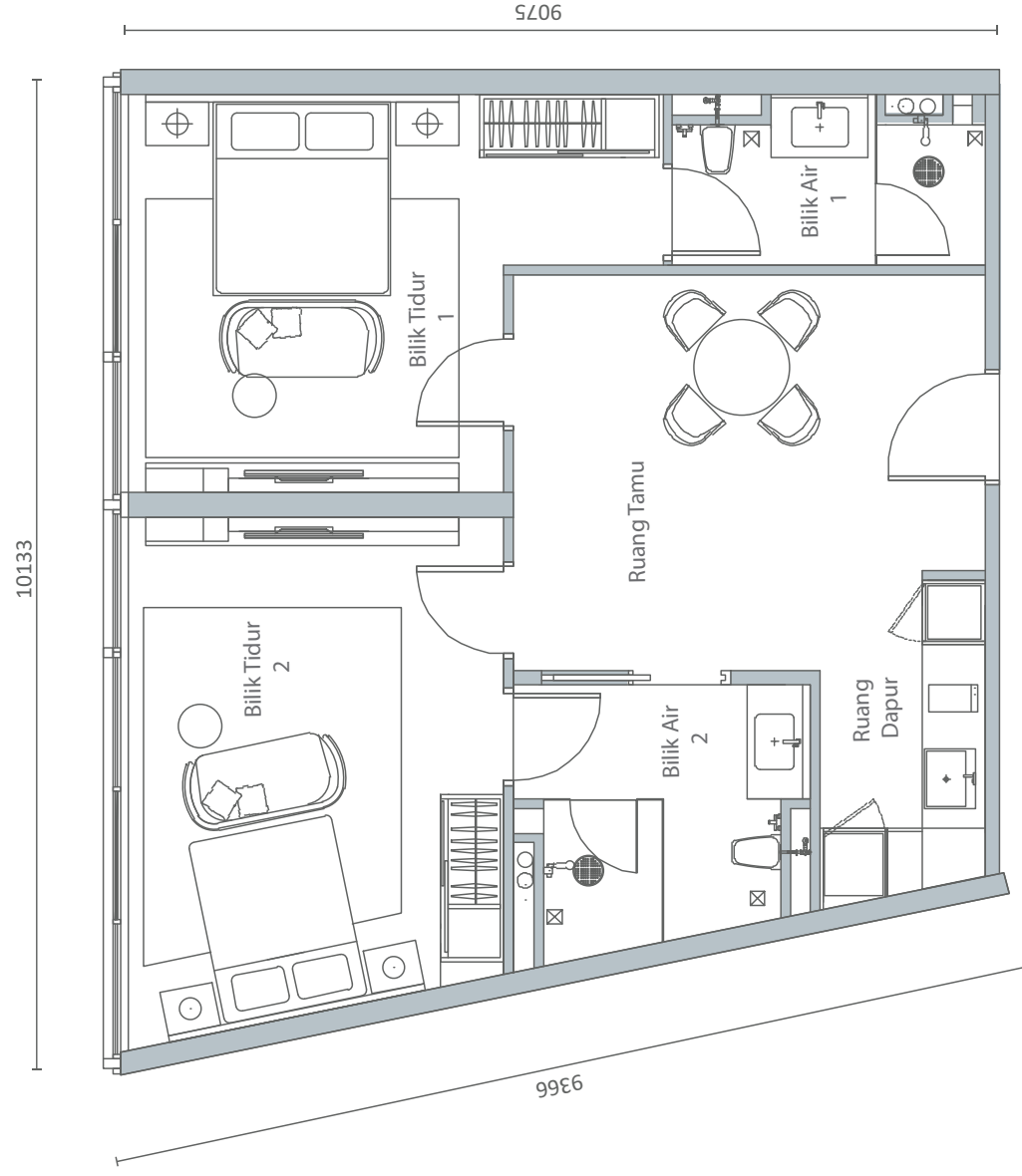
# JENIS C5

2 BILIK TIDUR + 2 BILIK MANDI

886 KPS



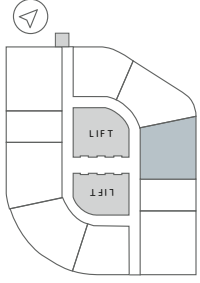
ARAS 12 - 26



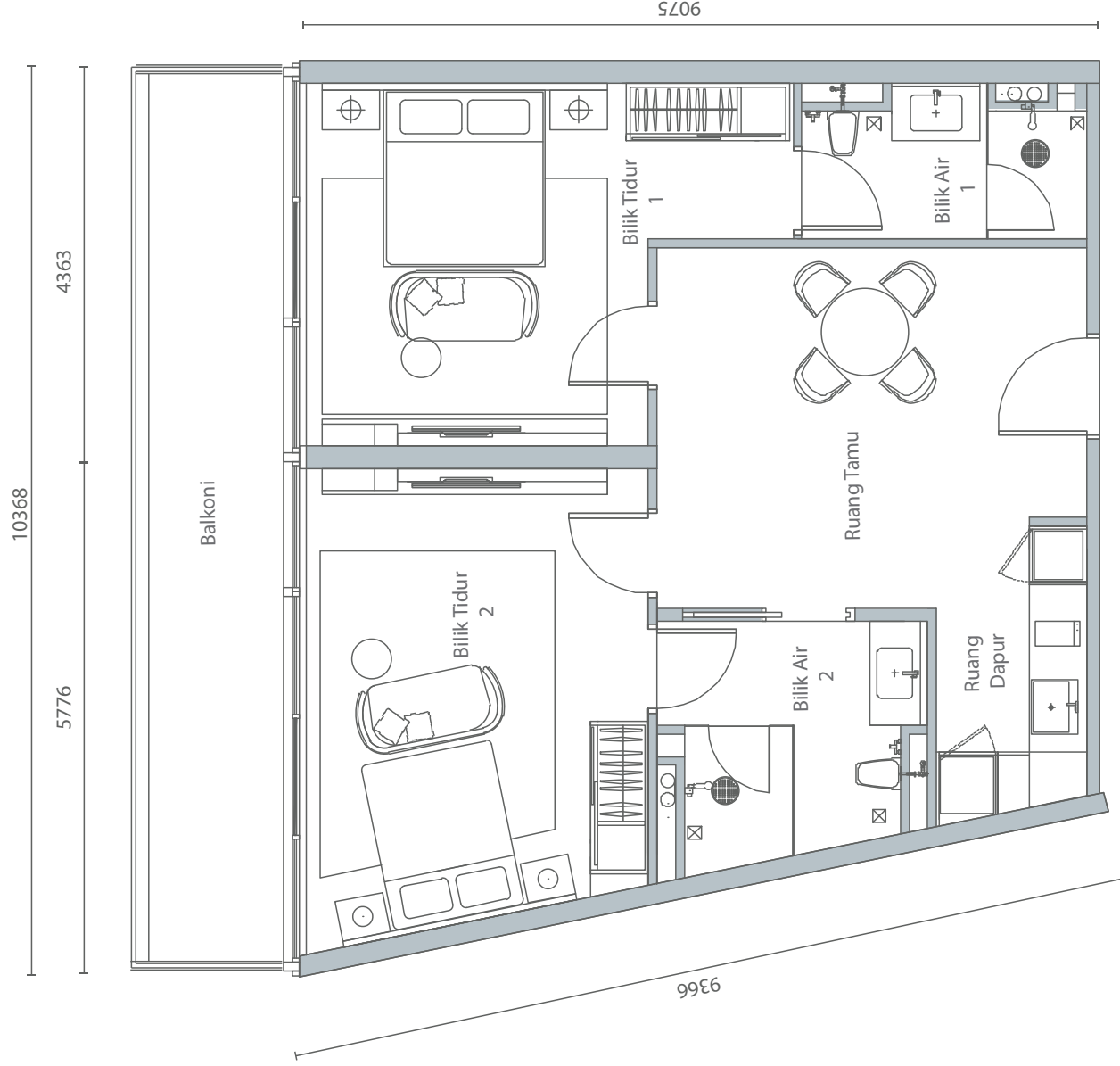
# JENIS C5-T

2 BILIK TIDUR + 2 BILIK MANDI

1,077 KPS



ARAS 11

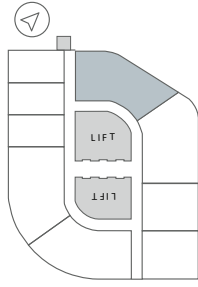


# JENIS D1

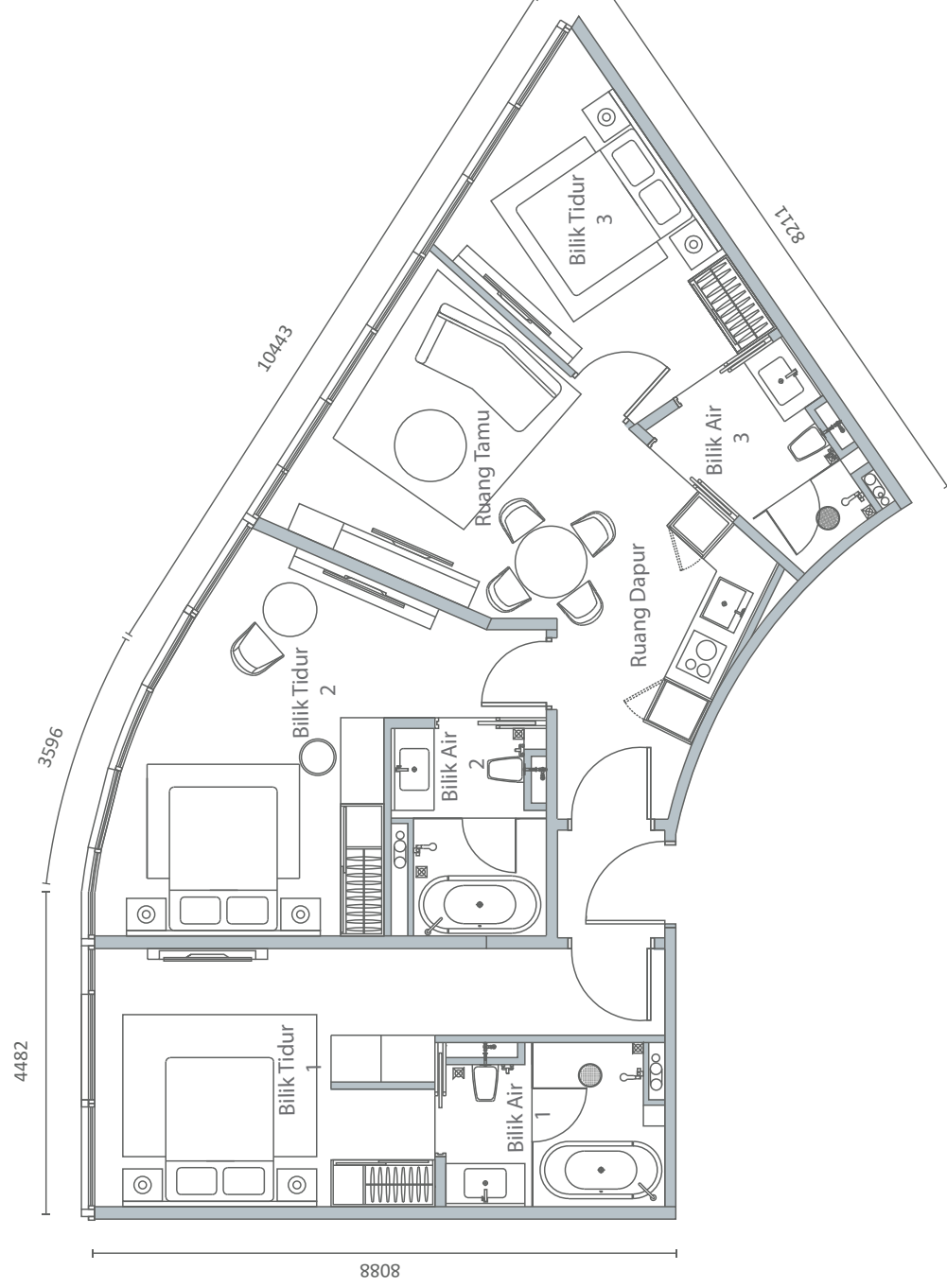
3 BILIK TIDUR + 3 BILIK MANDI

DWI KUNCI

1,180 KPS



ARAS 27 - 41

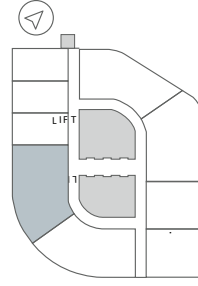


# JENIS D2

3 BILIK TIDUR + 3 BILIK MANDI

DWI KUNCI

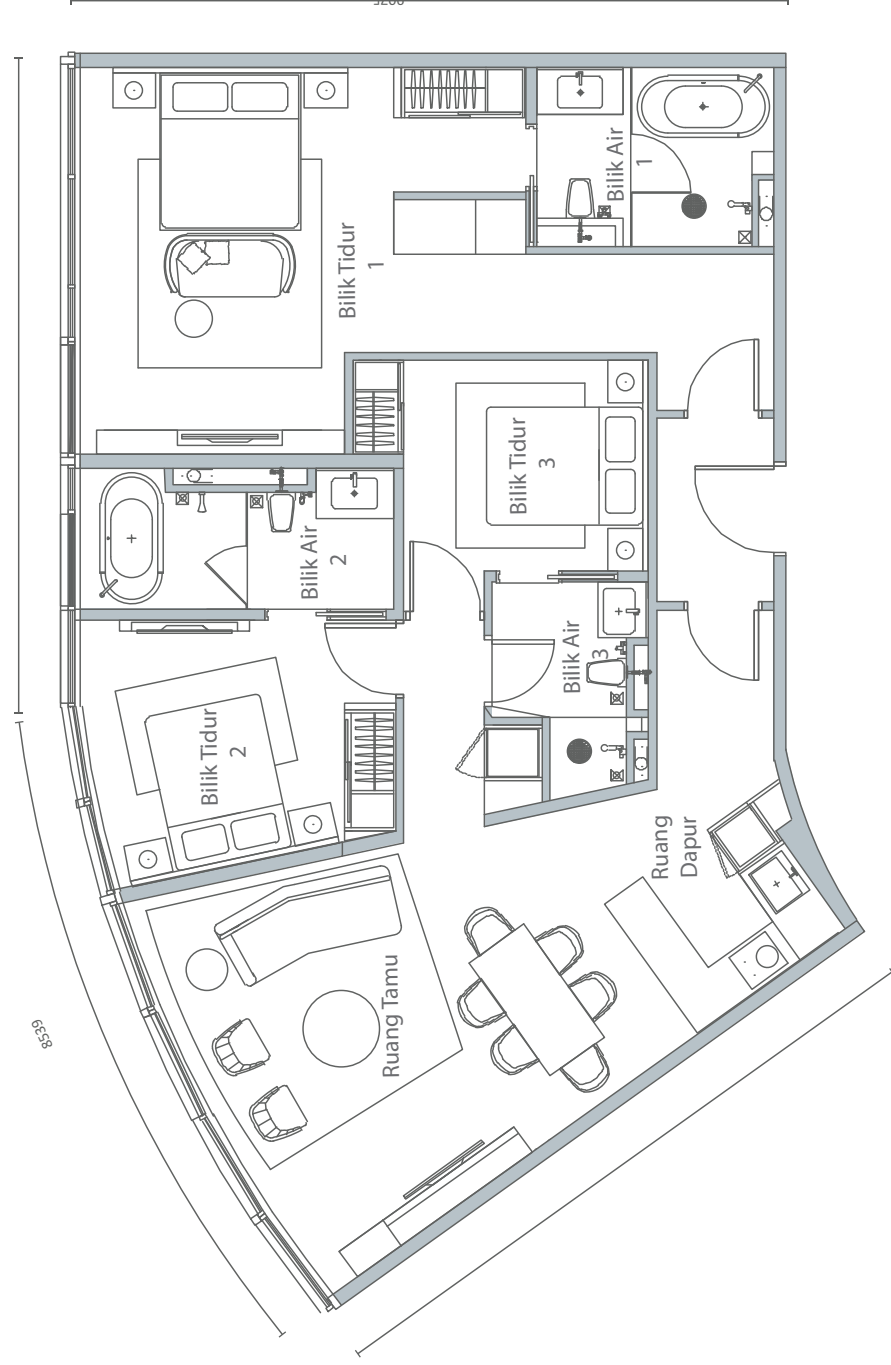
1,329 KPS



ARAS 27 - 41

8267

8539

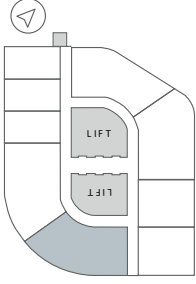


# JENIS D3

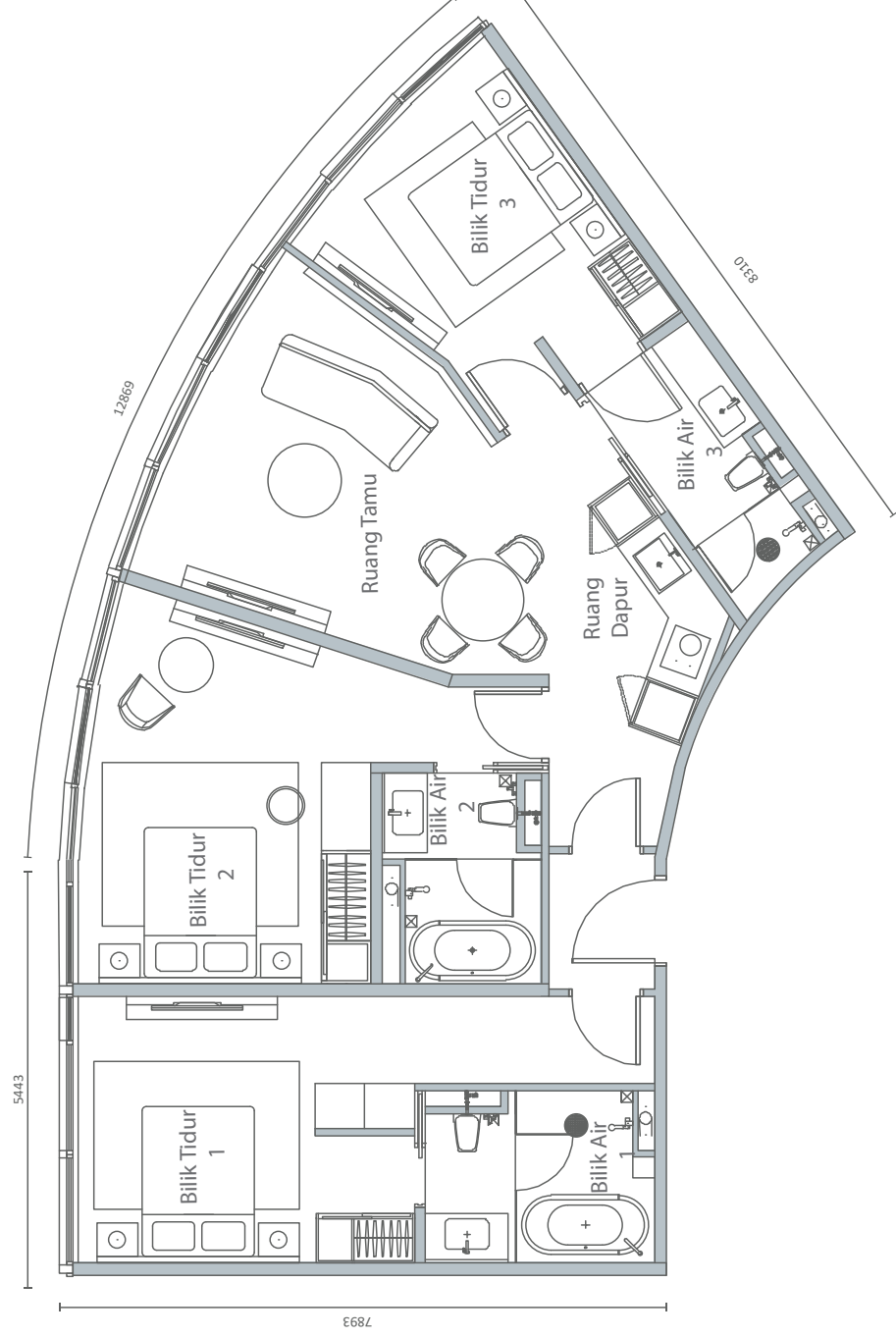
3 BILIK TIDUR + 3 BILIK MANDI

DWI KUNCI

1,230 KPS



ARAS 27 - 41

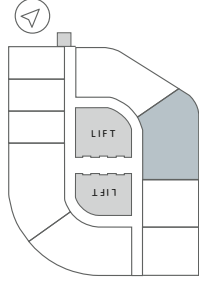


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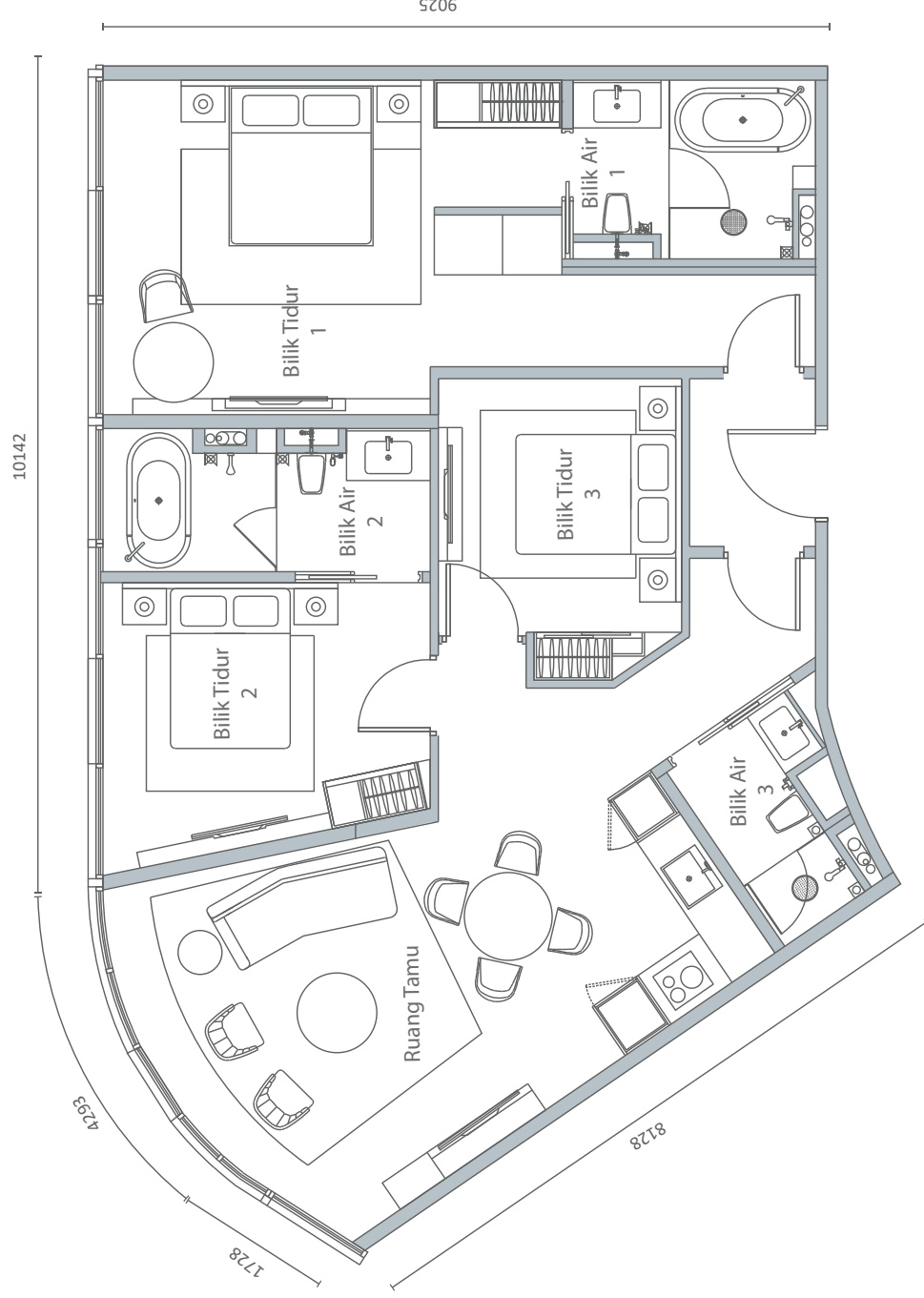
3 BILIK TIDUR + 3 BILIK MANDI

DWI KUNCI

1,271 KPS



ARAS 27 - 41



# SPESIFIKASI

|                                                                  |                                                                                                                                           |                                                                                                                                                                                                                          |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Struktur                                                      | Konkrit Bertetulang Berdasarkan Reka bentuk Jurutera                                                                                      |                                                                                                                                                                                                                          |
| 2. Dinding                                                       | Luar Dan Dalam :<br>- Dinding Konkrit Bertetulang / Dinding Tiada Beban / Batu Bata Beserta Plaster                                       |                                                                                                                                                                                                                          |
| 3. Bumbung                                                       | Bumbung Rata Konkrit Bertetulang beserta Lapisan Kalis Air                                                                                |                                                                                                                                                                                                                          |
| 4. Siling                                                        | Skim Kot / Siling Plaster.                                                                                                                |                                                                                                                                                                                                                          |
| 5. Tingkap                                                       | Bingkai Tingkap Aluminium Beserta Kaca                                                                                                    |                                                                                                                                                                                                                          |
| 6. Pintu                                                         | Pintu Masuk Utama- Pintu Kayu Kalis Api / Berbingkai Aluminium / Pintu Kayu                                                               |                                                                                                                                                                                                                          |
| 7. Perkakas Besi                                                 | Set Kunci Berkualiti beserta Akseori                                                                                                      |                                                                                                                                                                                                                          |
| 8. Kemasan Dinding                                               | Dinding Luar<br>Dinding Dalam<br>Dinding Dalam Lain - lain<br>Dinding Dapur<br>Bilik Air                                                  | - Plaster beserta Cat Kalis Cuaca<br>- Skim Kit beserta Cat Emulsi<br>- Plaster dan Cat Emulsi<br>- Jubin Porselin Berkualiti Setinggi 1500mm / Plaster Beserta Cat<br>- Jubin Porselin Berkualiti Setinggi Paras Siling |
| 9. Kemasan Lantai                                                | Ruang Tamu / Ruang Makan / Dapur / Bilik Air / Balkoni - Jubin Porselin Berkualiti<br>Bilik Tidur - Lantai Berlapis Kayu beserta Menyusur |                                                                                                                                                                                                                          |
| 10. Kemasan Sanitari / Pancuran Air Hujan / Kelengkapan Sanitari | Jenama : Kohler.                                                                                                                          |                                                                                                                                                                                                                          |
| 11. Suis & Soket                                                 | Jenama: Jung                                                                                                                              |                                                                                                                                                                                                                          |
| 12. Peralatan Kebersihan                                         | Jenama: Kohler                                                                                                                            |                                                                                                                                                                                                                          |
| 13. Peralatan Dapur                                              | Jenama: Miele / Gaggenau / Bosch                                                                                                          |                                                                                                                                                                                                                          |

# ORION TOWER

+603-2701 8553  
sales@oriontower.com

## Pemaju:

ORION TOWER SDN.BHD. (1292635-X)  
Suite P1-01 (Podium Block) 1st Floor,  
Menara Keck Seng No. 203, Jalan Bukit  
Bintang, 55100 Kuala Lumpur

- Lesen Pemaju : 30050/04-2027/0049(N) • Tempoh Sah Lesen: 12/04/2022 - 11/04/2027
- Permit Iklan & Jualan : 30050-2026/0440(N)-(S) • Tempoh Sah Permit : 13/04/2023 Sehingga 12/04/2026
  - Diluluskan oleh : Dewan Bandaraya Kuala Lumpur (DBKL)
- No. Kelulusan Pelan Bangunan : BP T4 OSC 2018 2033 • Tarikh dijangka Siap : April 2026
- Jumlah Unit : 298 unit • Baki unit belum dijual: 84 Unit • Pegangan Tanah : Hakmilik Kekal
  - Bebanan Tanah : United Overseas Bank (Malaysia) Bhd. Sekatan Kepentingan : Tiada
- Harga Min.: RM1,020,700.00 • Harga Maks.: RM6,259,400.00
- Tempat Letak Kereta: Setiap Unit Akan Mendapat Satu (1) Lot Tempat Letak Kereta Mekanikal

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA  
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY