

The   
Maple  
Residences

**W** CITY OUG  
KUALA LUMPUR



# WELCOME TO A HOLISTIC LIFESTYLE

The Maple Residences is a freehold, vibrant residential enclave of W CITY OUG @ KL, a premier connected and sustainable mixed-use development. This is a place to call home, where the wonderful nuances of life can be savoured to the fullest.

**FREEHOLD**





# A SELF-SUSTAINING CITY WITHIN A CITY



Neighbourhood Connected Community Hub |  
Premium Residences | Modern Boutique Offices

W CITY OUG @ KL is designed as a composition of residential, mixed-use development and public spaces that are focused on connected living. As a vibrant destination, the development will shape new ways to live, socialise, work, shop and be entertained at the convenience of a single location.





# OUG'S PREMIER INTEGRATED DEVELOPMENT





# DISTINCTIVE URBAN LIVING



SERVICES



ENTERTAINMENT



RETAIL



HEALTHCARE



DINING



BEAUTY &  
WELLNESS



EDUCATION



# YOUR GRAND WELCOMING



Tower A Drop-off

Come home to warmth and elegance when you walk through the immaculately designed grand lobby. High ceilings and sleek finishes make the lobby lounge a true entrance statement. Generous glass walls allow ample natural lighting and calming green views.



# FACILITIES PLAN

## GROUND FLOOR - THE OASIS GARDEN



- |  |  |                               |                                      |
|--|--|-------------------------------|--------------------------------------|
| <b>1</b> Guard House with 3 Entry & 3 Exit | <b>7</b> Space for Nursery                   | <b>12</b> 260m Linear Park    | <b>17</b> Lush Oasis Green Garden    |
| <b>2</b> Dedicated Delivery Waiting Area   | <b>8</b> Multipurpose Hall                   | <b>13</b> 260m Jogging Track  | <b>18</b> Community Function Deck    |
| <b>3</b> Surau                             | <b>9</b> Covered Walkway Connecting 3 Towers | <b>14</b> Resting Bench       | <b>19</b> Green Trail/Green Frontage |
| <b>4</b> Space for Laundry                 | <b>10</b> Visitor Lift                       | <b>15</b> Oxygen Grove Garden | <b>20</b> Cozy Garden                |
| <b>5</b> Management & Maintenance Room     | <b>11</b> Guard House                        | <b>16</b> Garden Terrace      |                                      |
| <b>6</b> Space for Kindergarten            |  |                               |                                      |

# FACILITIES PLAN

## LEVEL 7 - THE ELEVATED DECK GARDEN



- |                             |                              |                            |                                |
|-----------------------------|------------------------------|----------------------------|--------------------------------|
| 1 50m Infinity Pool         | 7 BBQ Terrace                | 13 Aromatic Herbs Garden   | 19 Games Room                  |
| 2 Pool Step                 | 8 Covered Walkway to Tower A | 14 Reflexology Path        | 20 Interactive Kid's Play Zone |
| 3 Sun Deck with Sun Lounger | 9 Sheltered Terrace          | 15 Meditation Deck         | 21 Function Room               |
| 4 Whirlpool Garden          | 10 Reading Deck              | 16 Outdoor Fitness Station | 22 Indoor Gym                  |
| 5 Kid's Water Play Area     | 11 Flower Garden             | 17 Reading Room            | 23 Sauna & Steam Rooms         |
| 6 Kid's Pool Slide          | 12 Green Lawn Garden         | 18 Yoga Room               |                                |



# INDULGE THE MIND & BODY



3.3 Acres of Luxurious Landscaped Facilities |  
Multi-generational Living | Generous Garden Spaces

Life is thoroughly enriched at The Maple Residences. It features a 50-metre Infinity Pool that overlooks the Bukit Jalil Recreational Park and the Bukit Jalil Golf & Country Resort — amongst a plethora of lifestyle facilities.



LANDSCAPED  
COMMON AREAS





Drop Off Water Feature




Kid's Play Pool






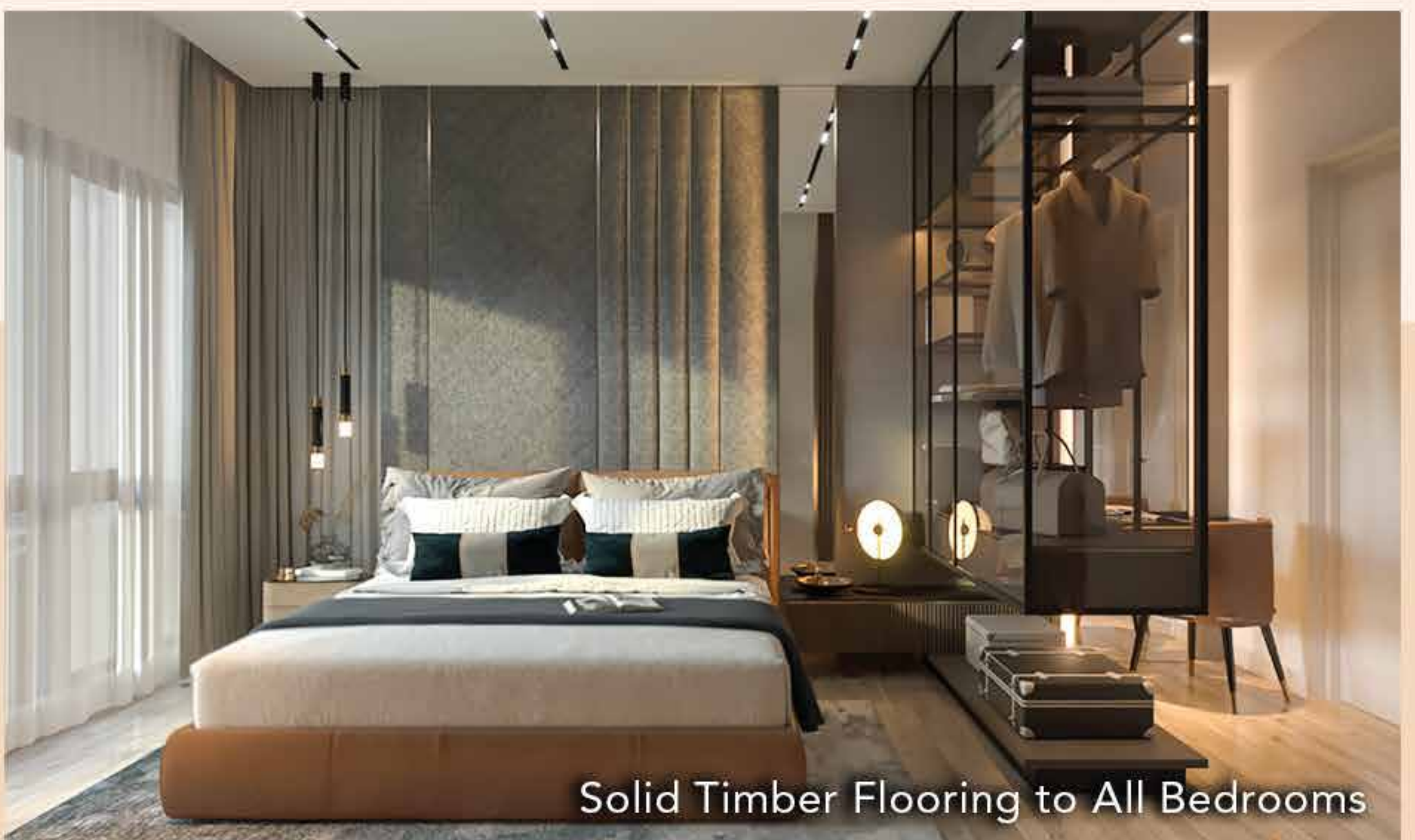
# DESIGNED TO INDULGE



808 sq.ft. – 1,378 sq.ft. | Only 8-10 Units Per Level  
Privacy Zoning | 6-8 Lifts Per Level | Dual-Key Option

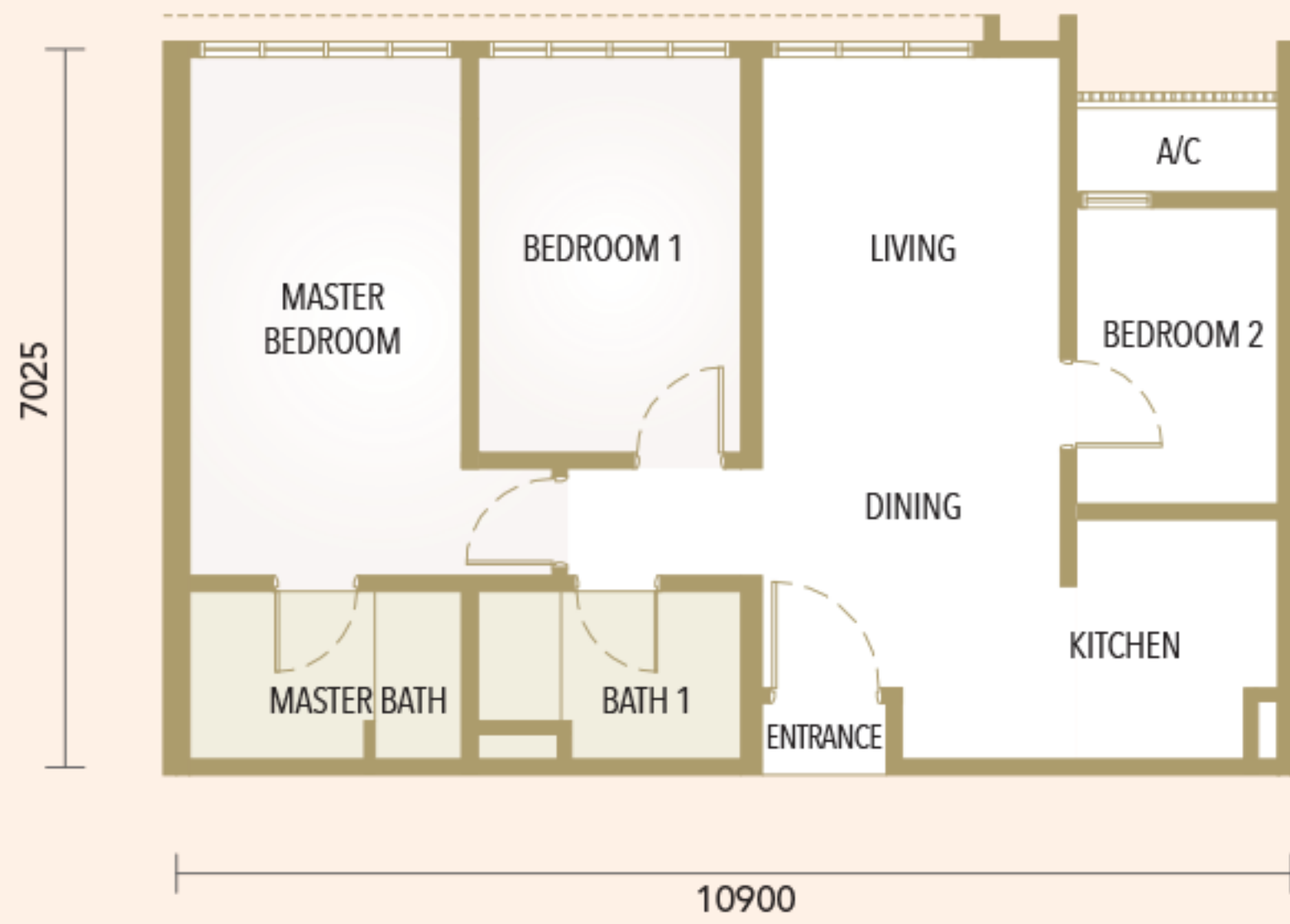


Choose from a prime selection of eight unit layouts.  
Each home offers three bedrooms, with the dual key unit  
being an exception, offering four bedrooms.



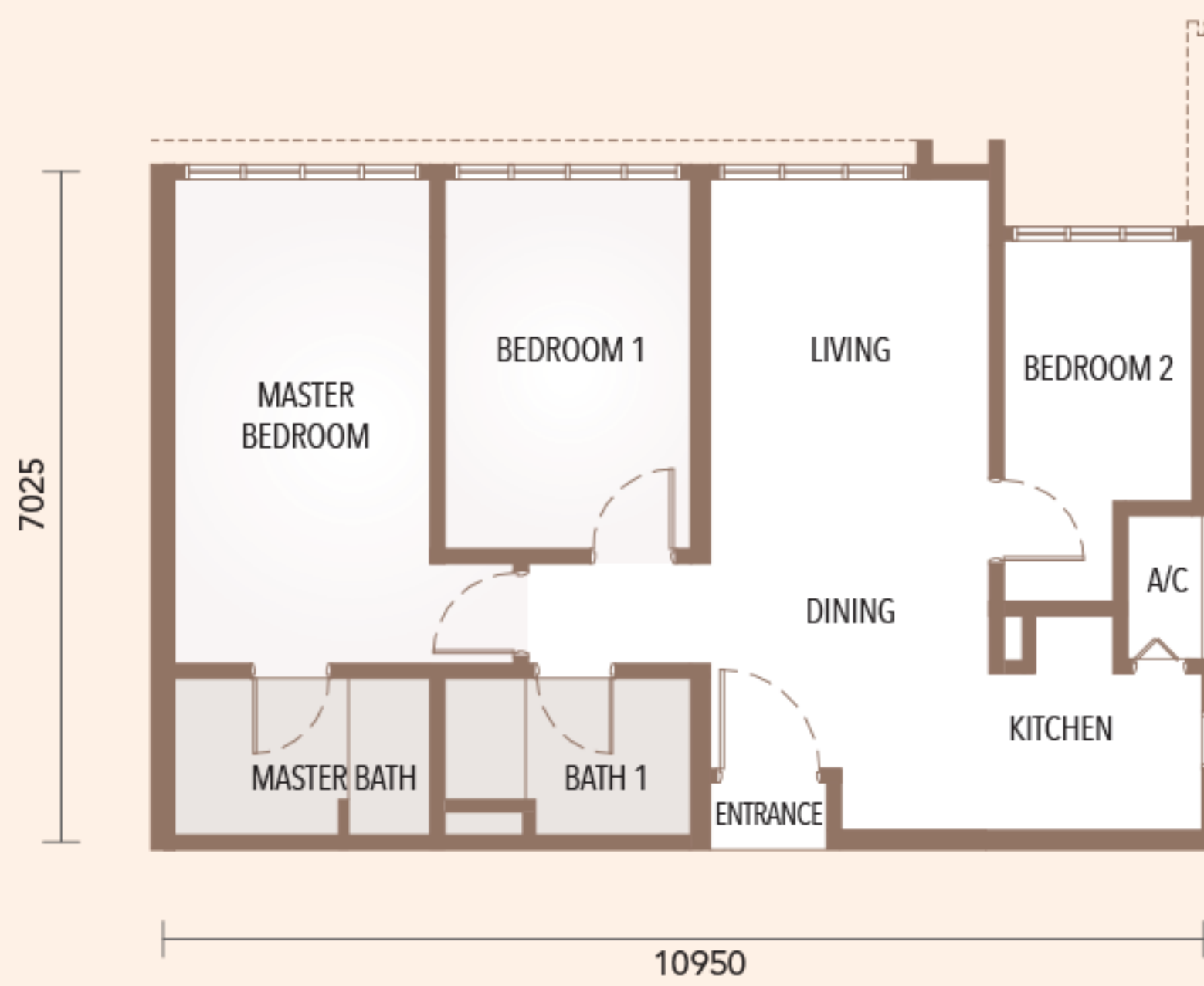
# TYPE A1

Built-Up 808 sf.  
3 Bedrooms + 2 Bathrooms



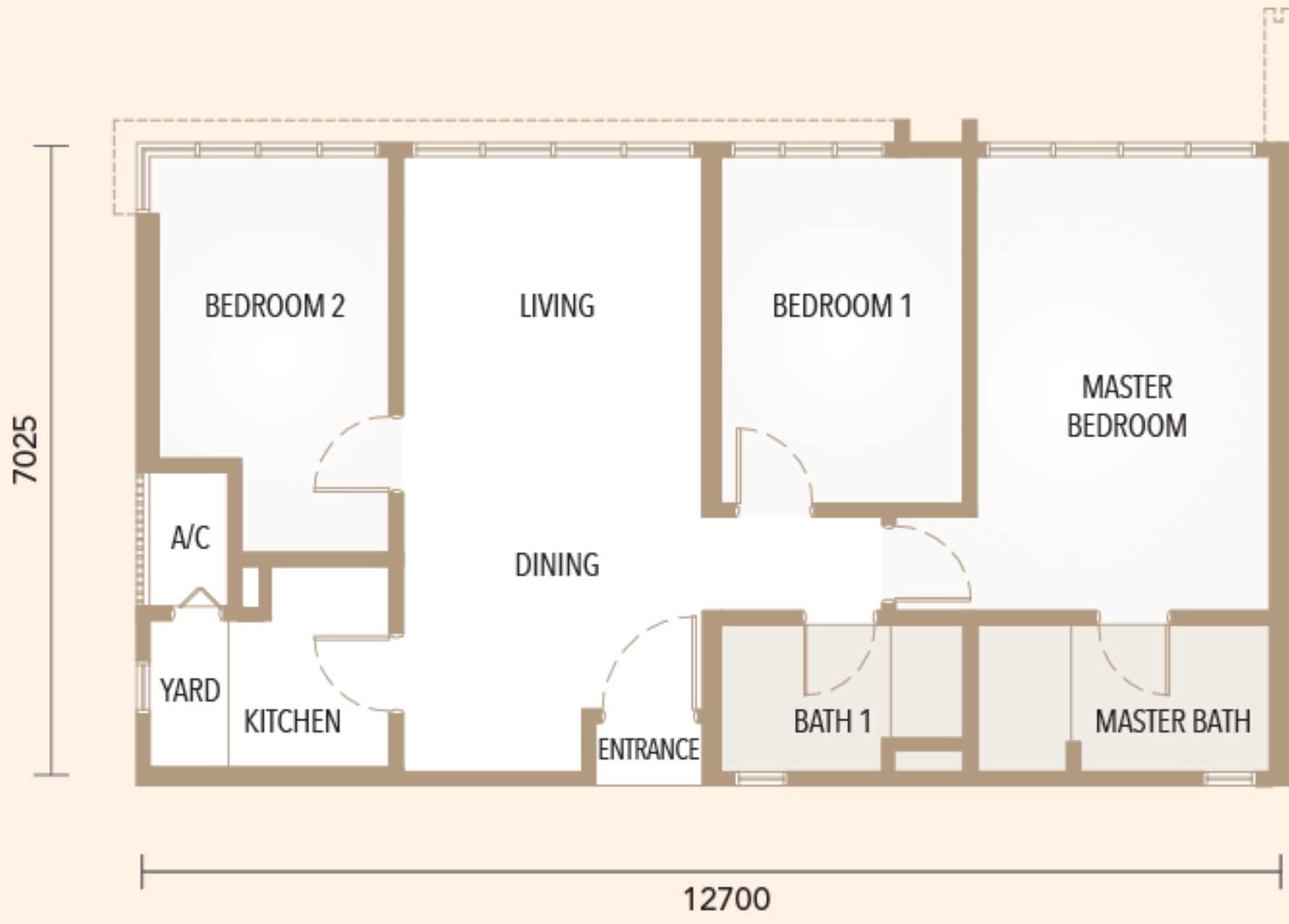
# TYPE A2

Built-Up 808 sf.  
3 Bedrooms + 2 Bathrooms



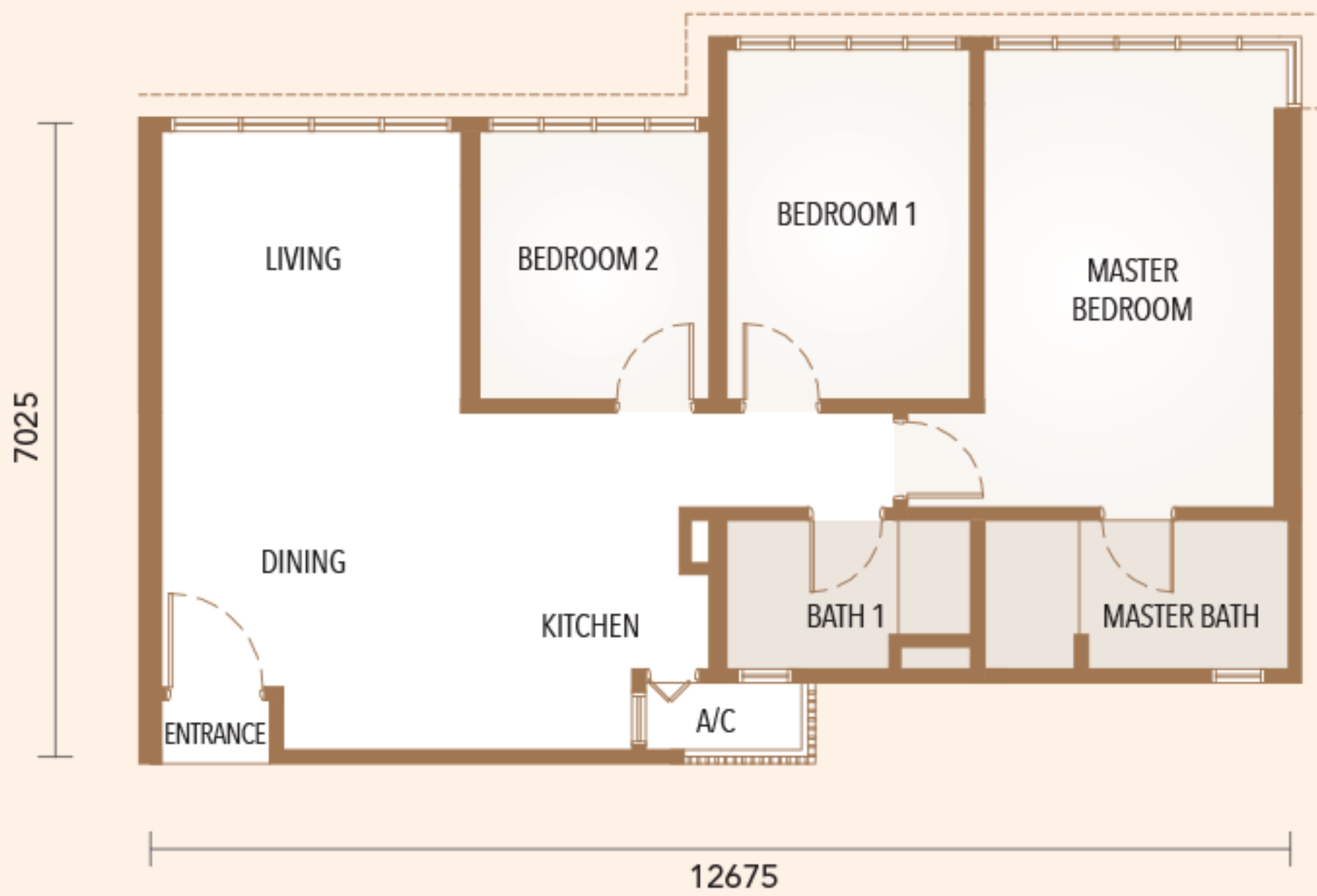
# TYPE B1

Built-Up 958 sf.  
3 Bedrooms + 2 Bathrooms  
+ Yard



# TYPE B2a

Built-Up 958 sf.  
3 Bedrooms + 2 Bathrooms



## TYPE B2b

Built-Up 958 sf.  
3 Bedrooms + 2 Bathrooms



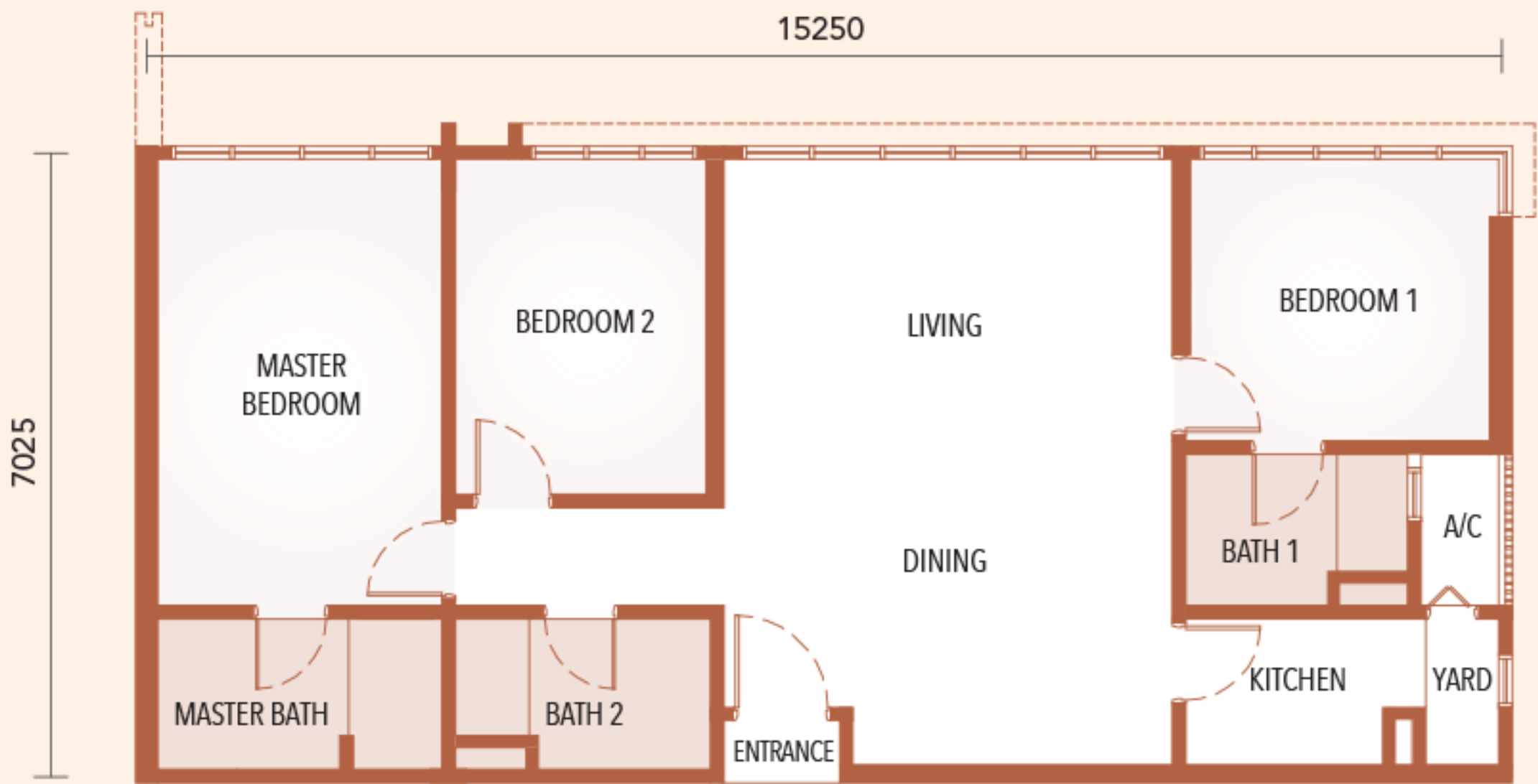
## TYPE C1

Built-Up 1,163 sf.  
3 Bedrooms + 3 Bathrooms  
+ Yard



## TYPE C2

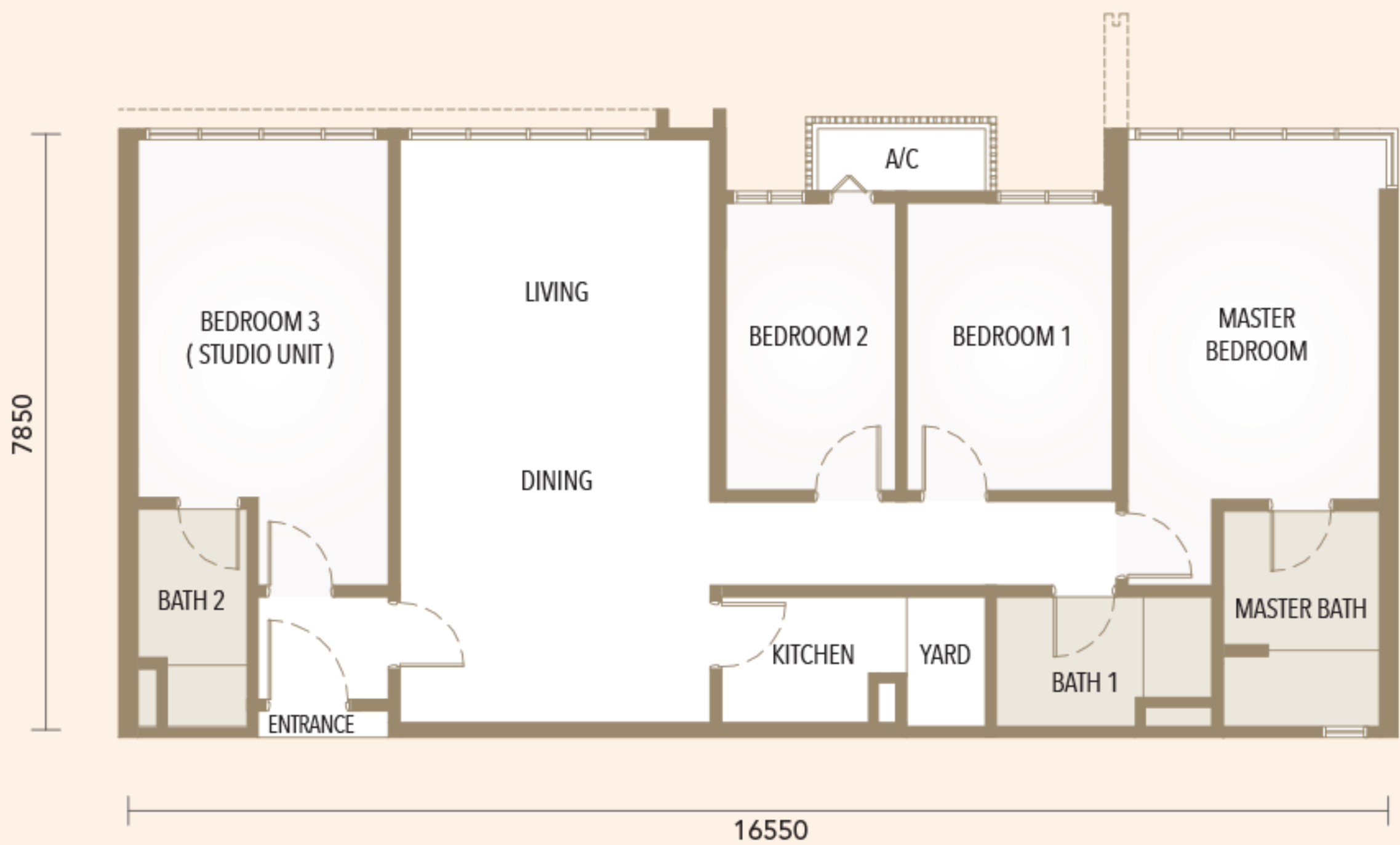
Built-Up 1,152 sf.  
3 Bedrooms + 3 Bathrooms  
+ Yard

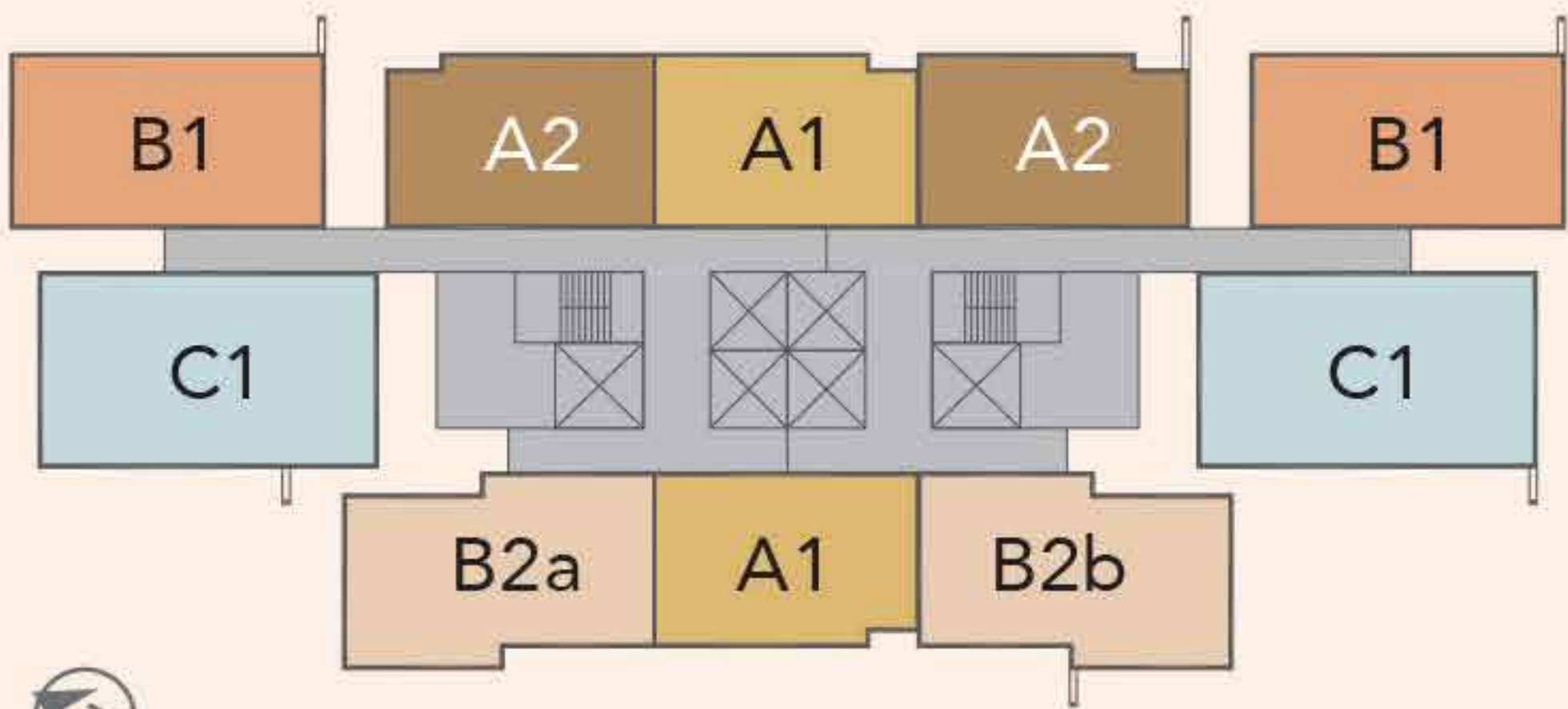


## TYPE D1

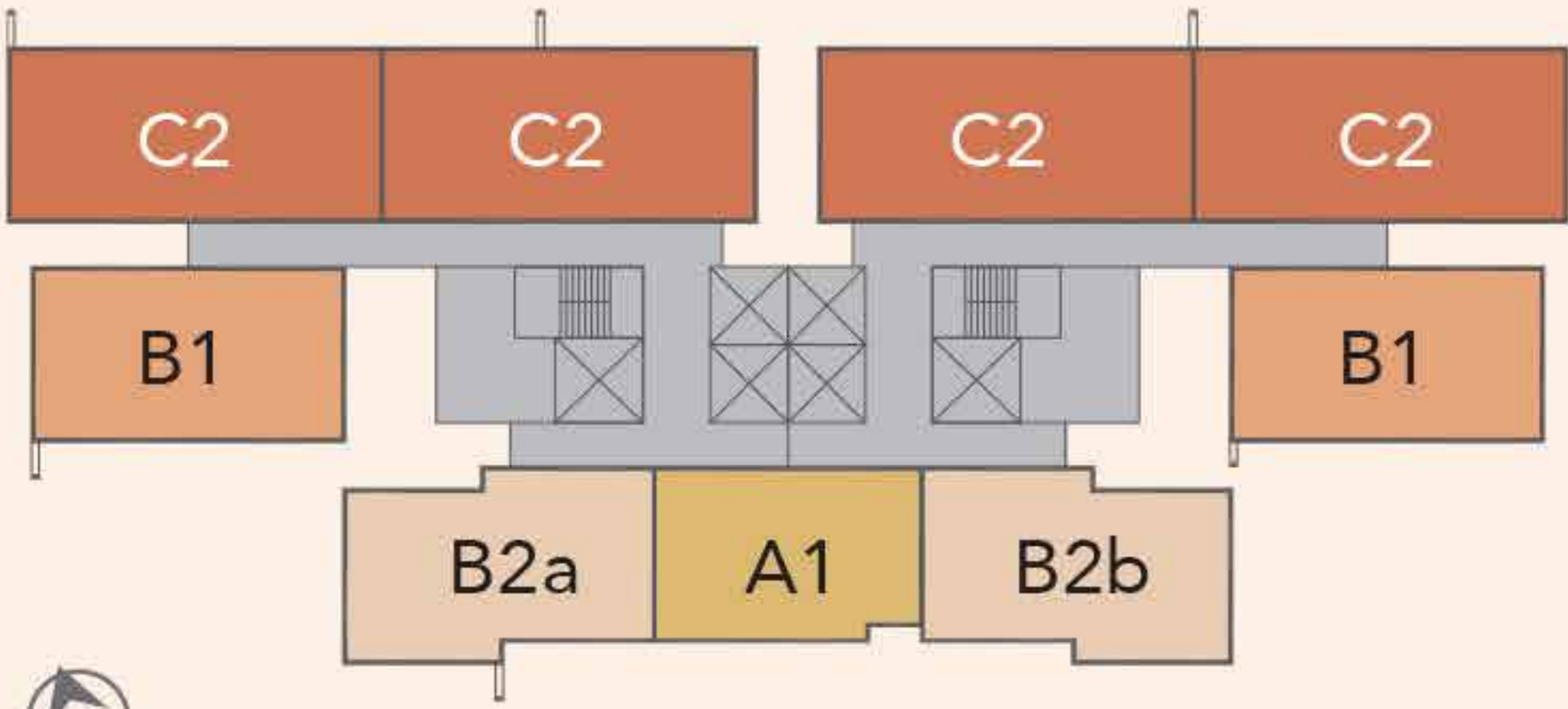
Built-Up 1,378 sf.  
4 Bedrooms + 3 Bathrooms  
+ Yard

( Dual Key Unit )

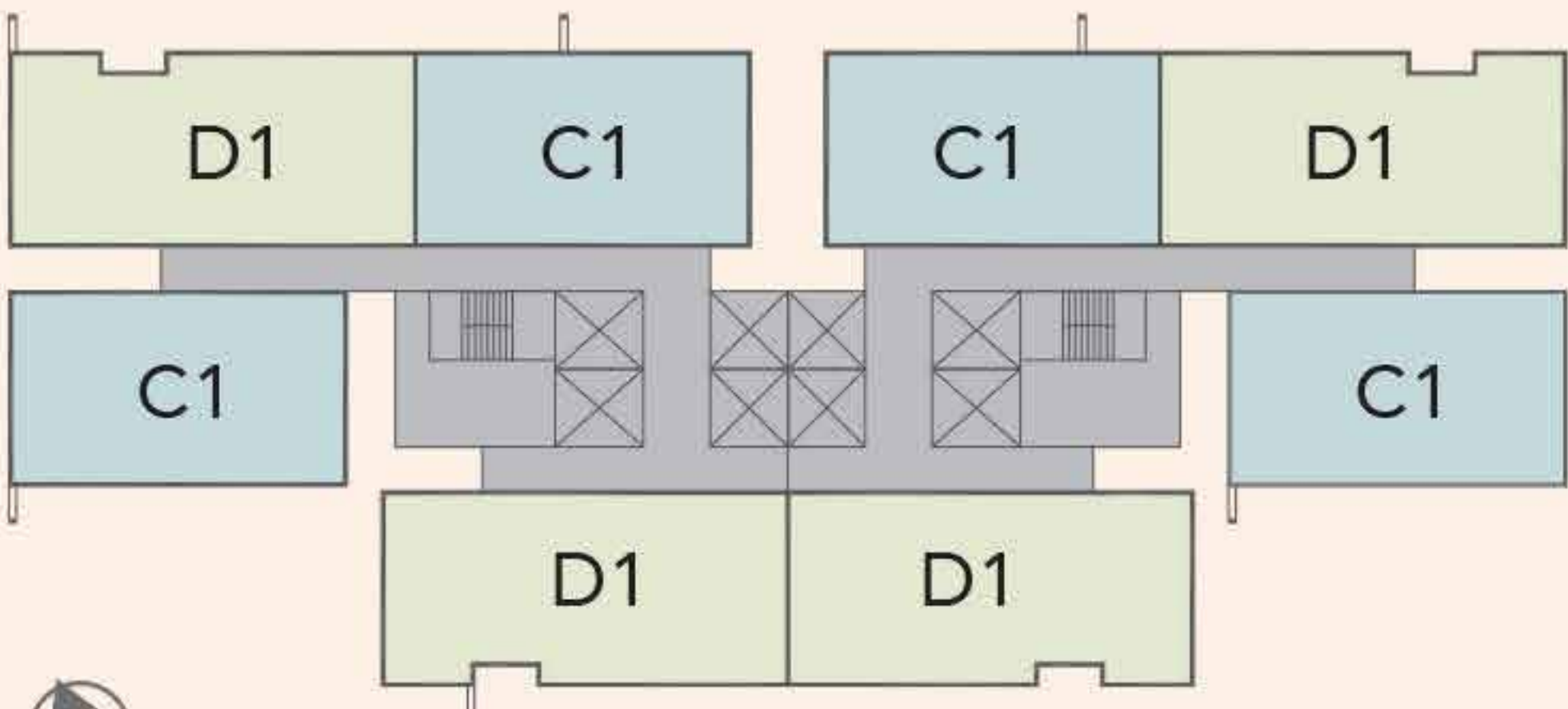




TOWER A



TOWER B



TOWER C



# A COVETED ADDRESS

Situated at one of the most strategic points in OUG, The Maple Residences is an address that offers great joy and convenience. It is well-connected to all of Kuala Lumpur's major transit hubs and business points. Residents will enjoy easy access to the surrounding major highways, and a relatively short drive to Petaling Jaya and KL City Centre.



## HIGHWAY

- KESAS Highway
- MRR2
- MEX Highway
- Bukit Jalil Highway
- KL Seremban Highway



To Kuala Lumpur International Airport (KLIA) 50 km



Sri Petaling LRT Station 2.1 km



Awan Besar LRT Station 2.5 km



Bandar Tasik Selatan Transport Hub 6.7 km



#### Education (National)

- 1 SJK(C) Yoke Nam
- 2 SJK(C) La Salle
- 3 SJK(C) Lai Meng
- 4 SJK (C) Yak Chee Puchong
- 5 SJK(C) Shin Cheng (Harcroft)
- 6 Sekolah Kebangsaan Seri Indah

#### Education (Private)

- 1 International Medical University
- 2 Taylor's University
- 3 Asia Pacific University of Technology & Innovation
- 4 Sri Emas Int. School
- 5 Kingsgate Int. School
- 6 Sunway Int. School
- 7 Tzu Chi Int. School

#### Shopping

- 1 Pavilion Bukit Jalil (Under Construction)
- 2 Endah Parade
- 3 Pearl Shopping Gallery
- 4 Parkson OUG
- 5 Mid Valley Megamall / The Gardens Mall
- 6 Sunway Pyramid
- 7 IOI Mall Puchong

#### Recreation

- 1 Bukit Jalil Sport City
- 2 Bukit Jalil Recreational Park
- 3 Bukit Jalil Golf & Country Resort
- 4 Kinrara Golf Club

#### Healthcare

- 1 IMU Healthcare
- 2 IMU Medical Centre
- 3 Taman Desa Medical Centre
- 4 Sunway Medical Centre

Another Prestigious Development by:



**BUILDING VALUES**

Developed by:

**WCT OUG Development Sdn Bhd** (14216-V)

(A member of WCT Group)

B-30-01, The Ascent, Paradigm, No. 1,  
Jalan SS7/26A, Kelana Jaya, 47301,  
Petaling Jaya, Selangor Darul Ehsan, Malaysia

**[wct.com.my/property](http://wct.com.my/property)**

---

## **W City KL Sales Gallery**

Lot PT 15210, Jalan Awan Besar,  
58200 OUG, Wilayah Persekutuan Kuala Lumpur, Malaysia  
Tel: +(603) 7971 8333 Fax: +(603) 7971 9898

---

**03-7917 8333**  
**013-288 9988**

[www.themapleresidences.com.my](http://www.themapleresidences.com.my)

---

Developer License : 14379-2/09-2022/0604(L). Advertising & Sale Permit : 14379-2/09-2022/0604(P).  
Validity Period : 09 September 2020 - 08 September 2022. Approval Authority : DBKL. Land  
Encumbrances : None. Tenure of Land : Freehold. Total Units : Block A : 303 units, Block B : 295  
units, Block C : 342 units. Expected Completion : March 2025. Selling Price : Block A : Min  
RM765,900.00 - Max RM1,151,150.00, Block B: Min RM803,850.00 – Max RM1,209,800.00, Block C:  
Min RM1,262,700.00 - Max RM1,664,050.00. Car Park Bay : 1 Unit : 2~3 Bays. Bumiputera Discount  
: 5%. Restriction in Interest : NIL. Type of Property : Condominium. Disclaimer : All plans and  
information contained herein are subject to change and/or amendments as required by the relevant  
authorities and cannot form part of an offer/or contract. All 3D renderings are only artist's  
impressions. While every reasonable care has been taken in providing the said information, the  
developer and its agent cannot be held responsible for any inaccuracies.