

The background is a dark, textured surface with a subtle, swirling pattern. In the corners, there are decorative geometric patterns made of triangles. The top-right and bottom-left corners feature larger, more complex clusters of these triangles, while the top-left and bottom-right corners have smaller, simpler ones. The triangles are in shades of gold, white, and a muted teal or blue.

— T H E —
WYN
RESIDENCES

A STORY OF FIVE ELEMENTS LIVING



BANDAR PUTERI
COLUMBIA ASIA HOSPITAL
3.5km

SETIAWALK
1.8km

LOTUS'S PUCHONG
1.5km

IOI BUSINESS PARK
780m

HONG LEONG BANK • CIMB BANK • PUBLIC BANK
• MAYBANK • RHB INVESTMENT BANK • RHB BANK
• ALLIANCE BANK • BANK SIMPANAN NASIONAL
• HSBC • UOB
350m

IOI BOULEVARD
300m

The WYN Sales Gallery

*Puchong's
New Trademark
Address*

What Makes WYN a WIN ?

THE WYN Residences is located in a city with a big heart - Puchong. Enjoy a myriad of seamless public transportation options, essential retail establishments and leisure hot-spots for the entire family. Discover what makes WYN the latest trademark address and experience a lifestyle like never before.



150 Meter Covered
Walkway To LRT Puchong
Jaya Station



150 Meter
Walking Distance
To IOI Mall



e-Hailing
Waiting Zone



IOI MALL PUCHONG
150m

LRT STATION PUCHONG JAYA
150m

BANDAR SUNWAY
5km

LDP - INTERCHANGE TO KESAS
7km

TAYLOR'S UNIVERSITY LAKESIDE CAMPUS
5.7km



Parcel
Drop-Off Storage
Space



Practical
And Conducive
Interior Layouts



5 Elements Of
Landscaping &
Facilities



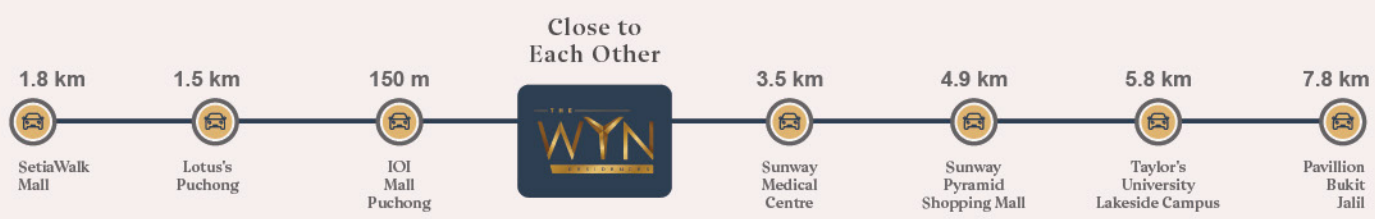
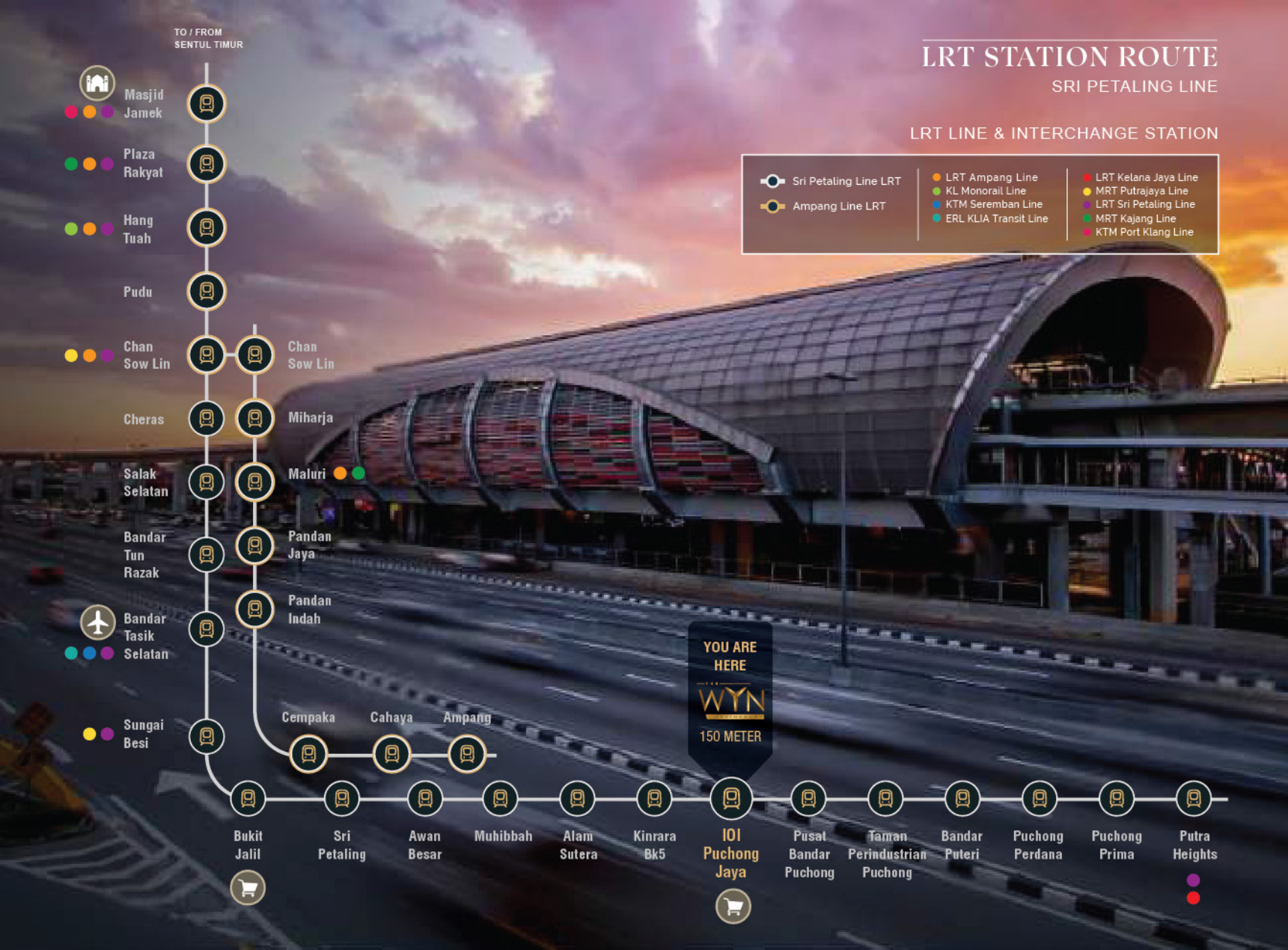
Well-Crafted
Common Interior
Space



Golden Triangle
of Puchong Centre
City



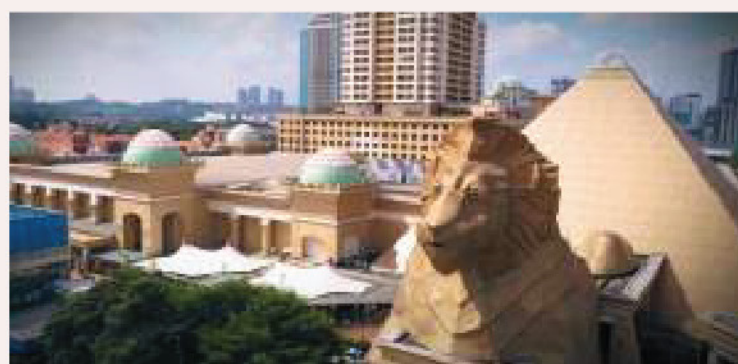
Co Working
Space



AMENITIES

*Engage,
Educate & Enjoy*

With a variety of retail establishments and education institutions to choose from, explore vibrant shopping scenes at your doorstep and top tier learning opportunities without the hassle of long commutes. Living in THE WYN residences means a perfect balance between convenience and enrichment, where every day brings the opportunity to experience the best that life has to offer.





CO-WORKING SPACE



FACILITIES

Spaces That Foster Purposeful Relationships

Experience a co-working haven at THE WYN Residences where our thoughtfully designed space allows like-minded professionals to create, connect and collaborate. Discover a new way of working that not only fuels your professional journey but also nurtures valuable connections that last a lifetime. Take a step into a space where purposeful relationships take root and flourish.



ARTIST IMPRESSION

Illustration purposes only



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Five Elements Living

Embracing the five fundamental elements, THE WYN residences seeks to create a harmonious and balanced living environment for residents. By integrating captivating sports facilities, ecofriendly landscaping, innovative architectural design, wellness foundations and contemporary accents, one can find the ideal home here encompassing your passions, desires and needs.



ACTIVE ZONE

- 1 Outdoor Gym Area
- 2 Playscape (including OKU Equipment)
- 3 Multifunction Play Court (including Futsal & Basketball)
- 4 Multigeneration Fitness Area
- 5 363m Jogging Track
- 6 Climbing Wall (At Level 10M, Kids Play Room by ID)

SEMI-ACTIVE ZONE

- 7 Jacuzzi
- 8 Lap Pool (50m x 10m)
- 9 Pool Deck
- 10 Pool Pavilion
- 11 Wading Pool
- 12 BBQ Pavilion
- 13 Outdoor Shower

PASSIVE ZONE

- 14 Herbs Garden
- 15 Garden Lounge
- 16 Social Lounge
- 17 Reflexology Path
- 18 Canopy Walk
- 19 Pavilion
- 20 Open Lawn

TYPICAL FLOOR PLAN

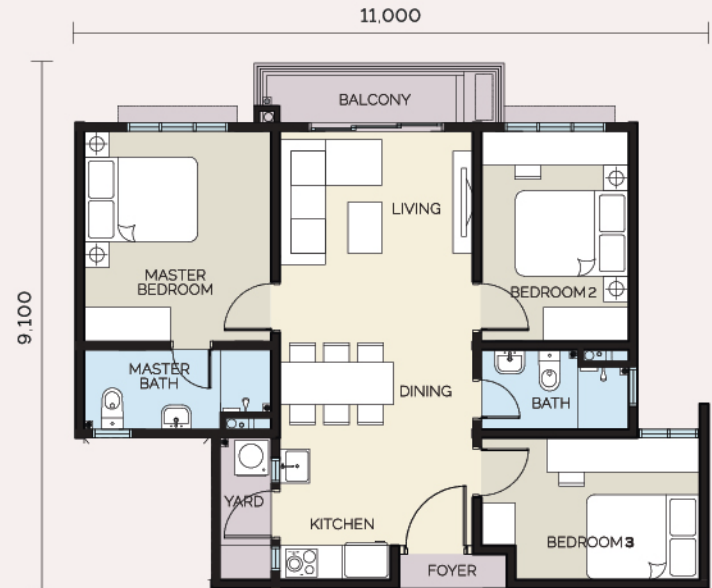
700 sq.ft

**2 BEDROOMS &
2 BATHROOMS**



850 sq.ft

**3 BEDROOMS &
2 BATHROOMS**



SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Concrete Wall / Brick Wall
Roof Covering	Concrete Slab
Roof Framing	Reinforced Concrete
Ceiling	
Bathroom	Plaster Ceiling
Other Areas	Skim Coat & Paint to underside of reinforced concrete slab / Plaster Ceiling where Applicable
Windows	Aluminium Frame Glass Windows
Doors	
Main Entrance	Fire Rated Door
Others	Plywood Flush Door
Sliding Door	Aluminum Frame Glass Door (Balcony) / Plywood Flush Door (700 sqft - bath)
Ironmongeries	Quality Ironmongery
Wall Finishes	
Internal Walls	Plaster & Paint / Skim Coat & Paint
Bathrooms	Tiles To Ceiling Height
Yard	Plaster & Paint / Skim Coat & Paint
Kitchen	Tiles To 1.5m Height / Plaster & Paint / Skim Coat & Paint
Balcony	Plaster & Paint / Skim Coat & Paint / Railing
Floor Finishes	
Living / Dining	Tiles
Bedrooms	Laminated Timber
Kitchen	Tiles
Bathroom	Tiles
Yard	Tiles
Balcony	Tiles

	700 sqft	850 sqft
Sanitary and Plumbing		
Water Closet	2	2
Basin	2	2
Shower	2	2
Kitchen Sink	1	1
Electrical Installation		
Incoming Power Supply	Single Phase	Single Phase
Light Point	13	15
13 A/S/S/O	10	11
13 A/S/S/O for Kitchen Hood	1	1
15 A/S/S/O for Hob	1	1
15 A/S/S/O for Oven	1	1
Air-Cond Point	3	4
Fan Point c/w Hook	3	4
Water Heater Point	2	2
Distribution Board	1	1
Bell Point c/w Push Button	1	1
SMATV Outlet	2	2
Internal Telecommunication		
Trunking and Cabling	1	1
Fibre Wall Socket		

LOCATION MAP TO THE WYN RESIDENCES



THE WYN RESIDENCES SALES GALLERY & SHOW UNIT

Block C - GF - 51, IOI Boulevard, Jalan Kenari 5,
Bandar Puchong Jaya, 47170 Puchong, Selangor Darul Ehsan.

OPERATING HOURS

Monday to Sunday from 9.00am - 6.00pm
(Including Public Holiday)



Land & General Berhad



Ingibhd

DEVELOPMENT BY



PEMAJU: FORWARD VICTORY SDN BHD 8th Floor Level 18, Menara 1, Jalan Cempaka SD12/5, Bandar Sri Damansara, 52200 Kuala Lumpur, Malaysia.
*NOMBOR LESEN PEMAJU FASA 1 & 2: 30505/07-2028/0162(N); TEMPOH SAH: 21/07/2023 - 20/07/2028; NOMBOR PERMIT IKLAN DAN JUALAN: 30505-1/10-2026/1120(N)-(S); TEMPOH SAH: 09/10/2023 - 08/10/2026; NOMBOR PERMIT IKLAN DAN JUALAN FASA 2: 30505-2/10-2026/1180(N)-(S); TEMPOH SAH: 09/10/2023 - 08/10/2026; PBT: MAJLIS BANDARAYA SUBANG JAYA (MBSJ); NO KELULUSAN PELAN BANGUNAN FASA 1: MBSJ.BGN.BP4.600-1/10/5/5 (22); NO KELULUSAN PELAN BANGUNAN FASA 2: MBSJ.BGN.BP4.600-1/10/5/6 (21); PEGANGAN TANAH: PAJAKAN 99 TAHUN (TAMAT TEMPOH: 4 MEI 2096); SEKATAN-SEKATAN KEPENTINGAN: TANAH YANG DIBERI MILIK INI TIDAK BOLEH DIPINDAH MILIK, DIPAJAK ATAU DIGADAI MELAINKAN DENGAN KEBENARAN PIHAK BERKUALA NEGERI; BEBANAN TANAH: MAYBANK (M) BERHAD; BILANGAN UNIT FASA 1: 1055 UNIT; PANGSAPURI SERVIS BLOK A, JENIS A (176 UNIT): RM250,000 (MIN) - RM250,000 (MAKS); JENIS B (259 UNIT): RM508,400 (MIN) - RM564,500 (MAKS); JENIS C (132 UNIT): RM611,200 (MIN) - RM692,300 (MAKS); PANGSAPURI SERVIS BLOK B, JENIS A (200 UNIT): RM250,000 (MIN) - RM250,000 (MAKS); JENIS A1 (20 UNIT): RM458,800 (MIN) - RM468,700 (MAKS); JENIS B (134 UNIT): RM568,900 (MIN) - RM603,400 (MAKS); JENIS C (135 UNIT): RM678,400 (MIN) - RM712,800 (MAKS); BILANGAN UNIT FASA 2: 491 UNIT; PANGSAPURI SERVIS BLOK C, JENIS A (68 UNIT): RM250,000 (MIN) - RM250,000 (MAKS); JENIS B (223 UNIT): RM513,900 (MIN) - RM578,900 (MAKS); JENIS C (180 UNIT): RM612,300 (MIN) - RM686,700 (MAKS); DIANGKA SIAP: JUN 2028. DISKAUN BUMIPUTERA: 7%. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.