



THE

ROSEWOODZ

@BUKIT JALIL



# A BOLD STATEMENT

Artist's Impression

The rosewood. A towering symbol of the majesty, glory and strength of nature; a welcoming landmark exuding warmth. This gift of the rainforest was transported long ago from its jungle home, and found a place in our hearts, beloved for its hardy, dignified beauty. The soaring titan calls for attention with its grandeur and blushing pink blooms that adorn its branches like strings of sparkling jewel, so arresting and breathtaking. And within, its exquisite, enduring wood is highly sought after as the epitome of luxury. This is our inspiration.



# INSPIRED LIVING

Artist's Impression  
BBQ TAVERN @ LEVEL 8

The spirit of the rosewood is imbued here at The Rosewoodz @ Bukit Jalil. A haven for the body. A sanctuary for the mind. A treat for the senses. Urban living with all its conveniences enveloped within a serene cocoon of lush nature, rejuvenating spaces and leisure areas.



TIMELESS  
YET  
PROVOCATIVE

Artist's Impression  
GRAND ENTRANCE @ LEVEL G

The Rosewoodz @ Bukit Jalil is the embodiment of timeless architecture with bold twists. Its facade, characterized by simple form and clean lines, soars regally like a monolith. Then unexpectedly, audacious blocks of red colour turning heads and stopping passersby in their tracks. This bold statement-making structure elevates the neighbourhood's visual landscape and lends a unique character to the urban fabric. An address you will proudly call home.



# BETWEEN URBAN AND IDYLIC

Artist's Impression  
LOBBY LOUNGE @ LEVEL G

The endless search for that ideal location – a place between convenience and cozy – ends here. Welcome to an address between cities; a modern township with soul and warmth, surrounded by all you need and well-connected to all you want.



# CENTER OF ATTENTION

The very character of the rosewood is the manner in which it elevates the senses through its strong, sweet rose-like fragrance and warm-toned wood. This was a trait we wanted to emulate by creating an environment that will be a pleasure to sight, sense and touch. Inviting built architecture integrates seamlessly with engaging landscapes and facilities that enriches your quality of life.

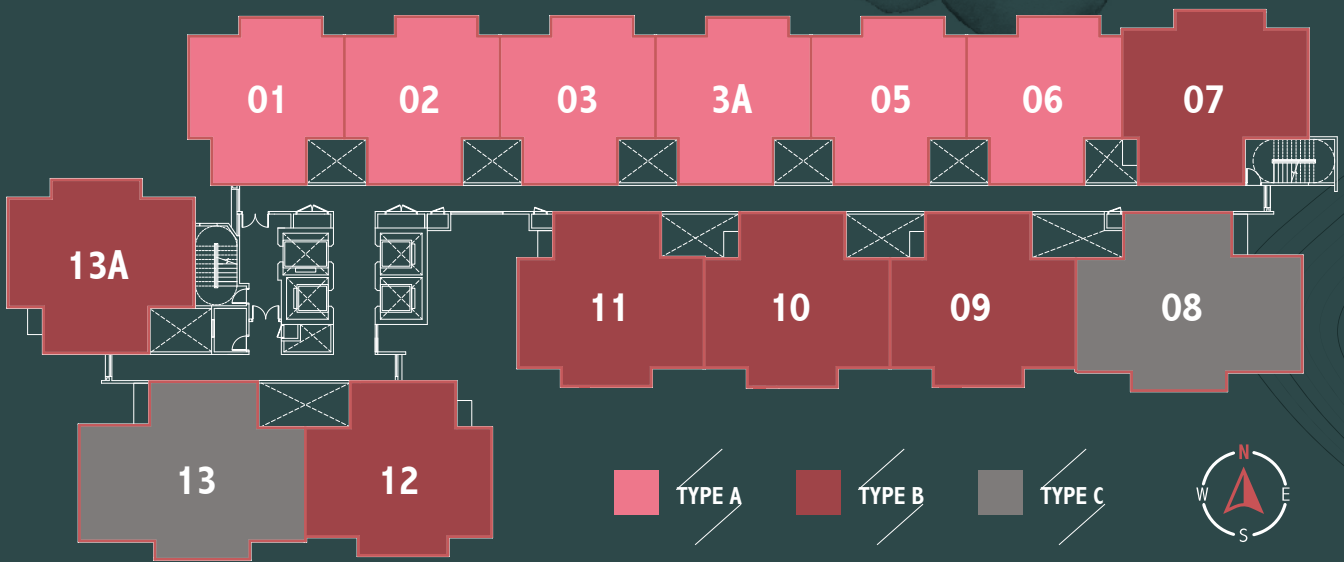
# LIFE AS YOU WANT IT



Artist's Impression  
JACUZZI @ LEVEL 8

With The Rosewoodz @ Bukit Jalil, we envision homes that are expressions of warmth, comfort and security – like the very character of the rosewood. Space is arranged around this theme of intimacy, privacy and flexibility. Homes that bring people together. Homes that allow people to retreat. Homes that can be redesigned, repurposed and reimaged.

# FLOOR PLAN



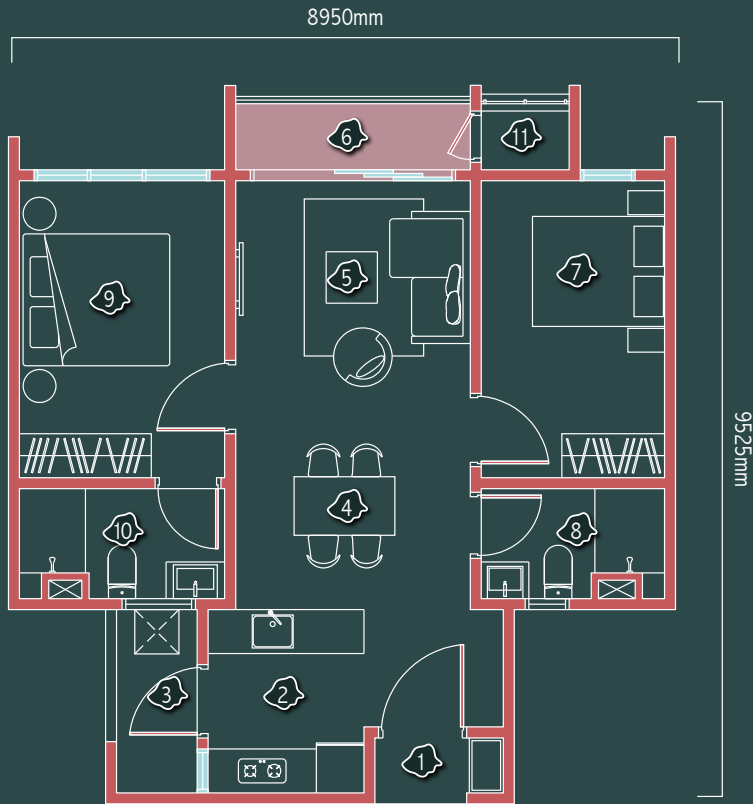


# LAYOUT PLANS

TYPE **A1**  
**771** sq.ft.  
 2R2B  
 Balcony

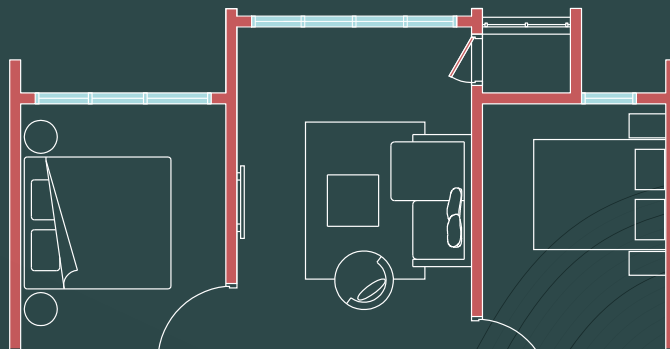
**A3**

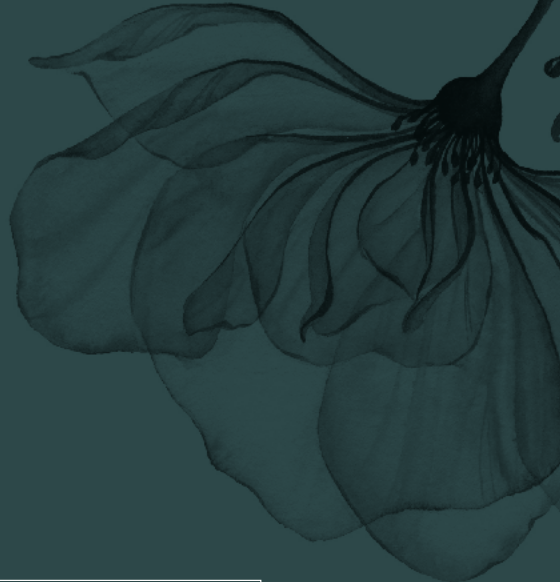
1. Foyer
2. Kitchen
3. Yard
4. Dining
5. Living
6. Balcony
7. Bedroom 1
8. Bathroom 1
9. Master Bedroom
10. Master Bathroom
11. A/C Ledge



TYPE **A2**  
**771** sq.ft.  
 2R2B  
 Without  
 Balcony

**A4**

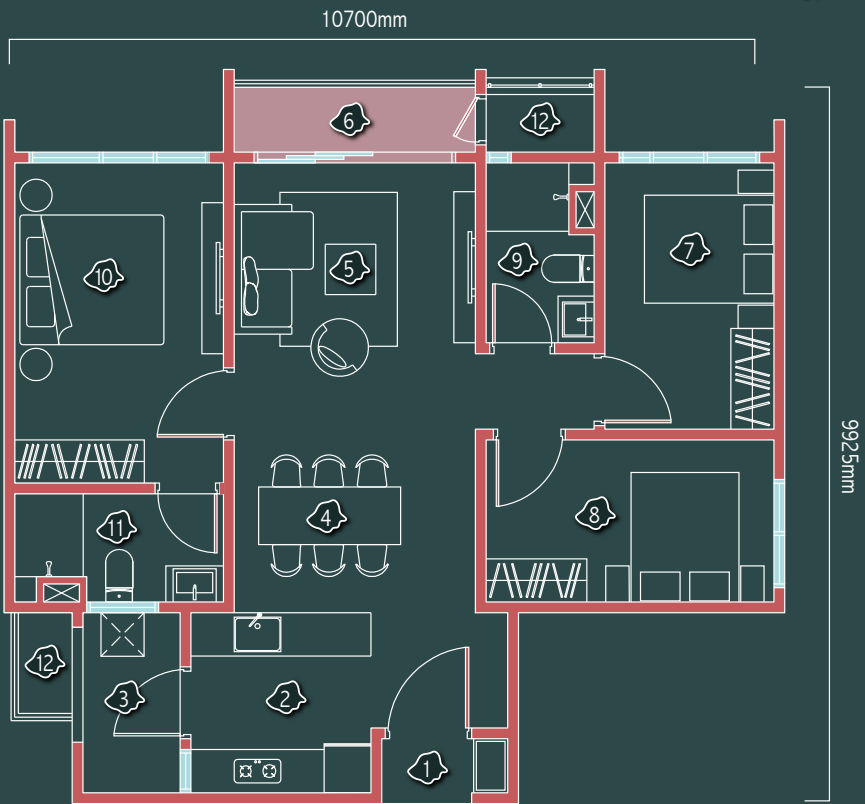




TYPE **B1**  
 950 sq.ft.  
 3R2B  
 Balcony

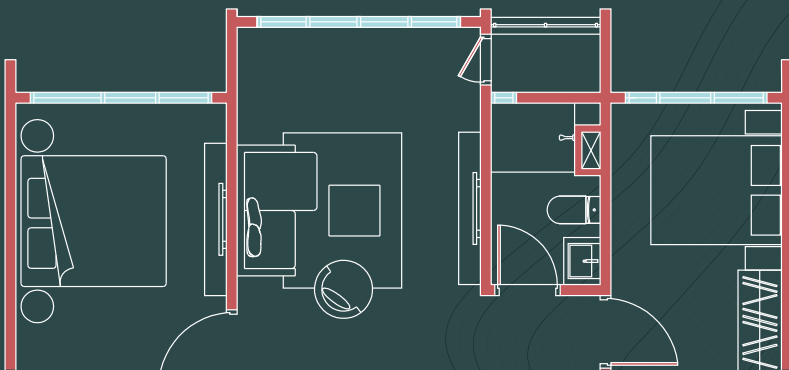
**B3**

- 1. Foyer
- 2. Kitchen
- 3. Yard
- 4. Dining
- 5. Living
- 6. Balcony
- 7. Bedroom 1
- 8. Bedroom 2
- 9. Bathroom 1
- 10. Master Bedroom
- 11. Master Bathroom
- 12. A/C Ledge



TYPE **B2**  
 950 sq.ft.  
 3R2B  
 Without  
 Balcony

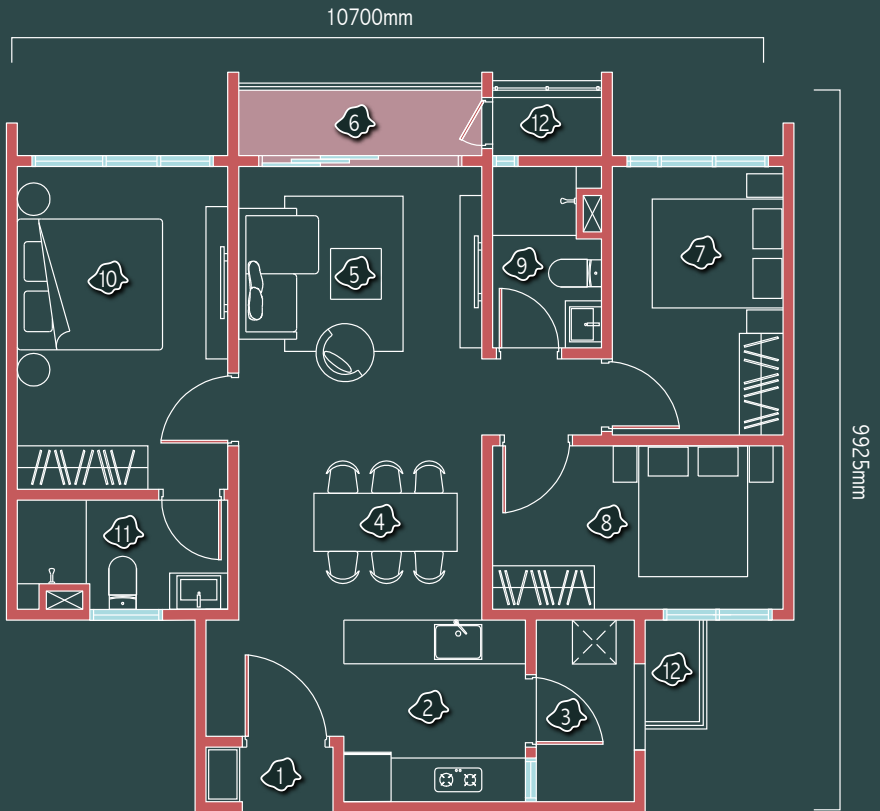
**B4**



# TYPE B5

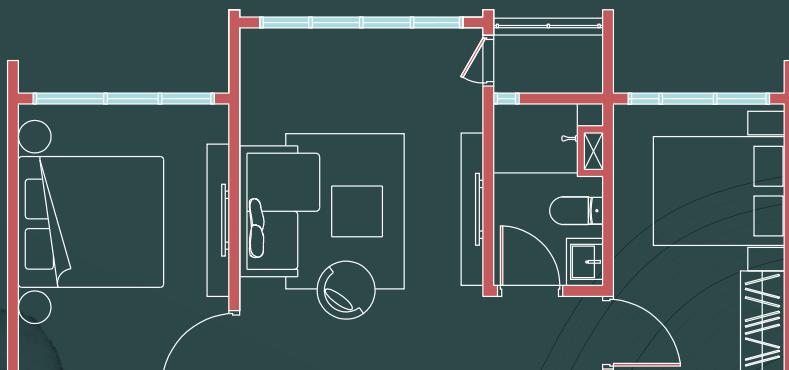
950 sq.ft.  
3R2B  
Balcony

- 1. Foyer
- 2. Kitchen
- 3. Yard
- 4. Dining
- 5. Living
- 6. Balcony
- 7. Bedroom 1
- 8. Bedroom 2
- 9. Bathroom 1
- 10. Master Bedroom
- 11. Master Bathroom
- 12. A/C Ledge



# TYPE B6

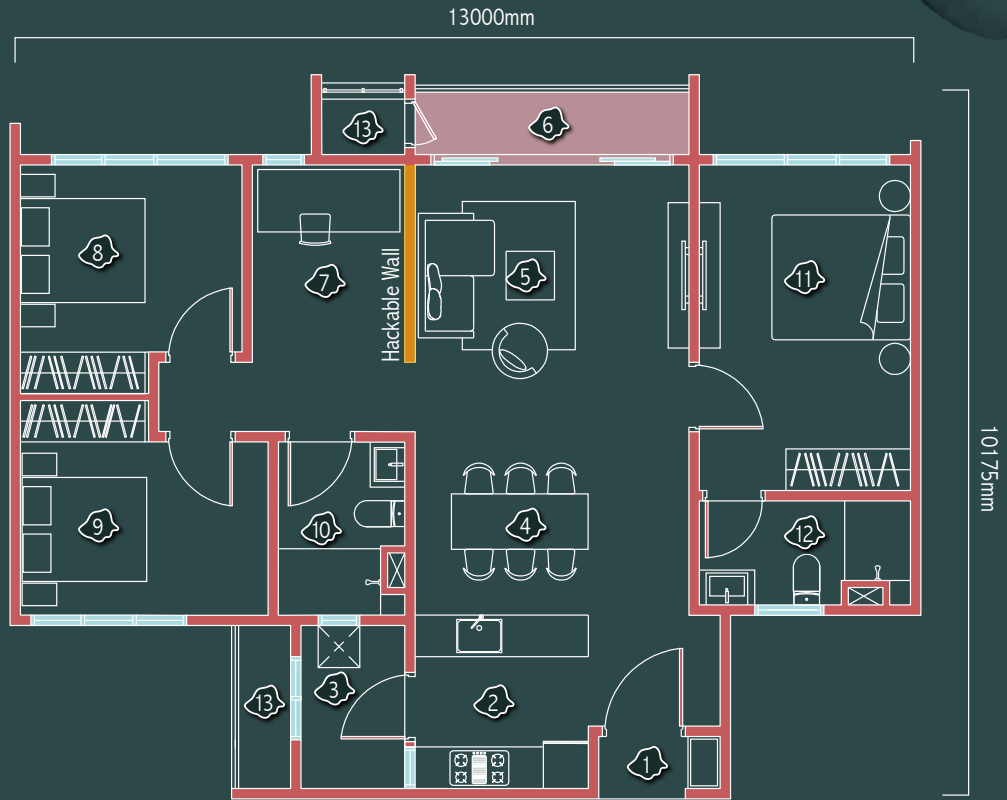
950 sq.ft.  
3R2B  
Without  
Balcony



# TYPE C1

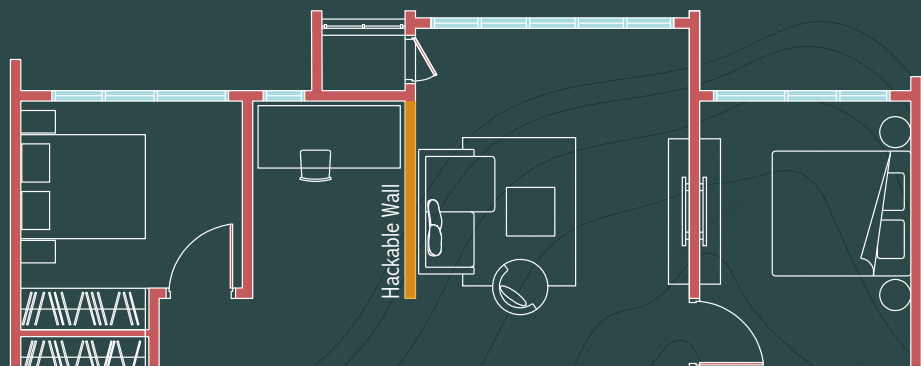
1155 sq.ft.  
3R2B  
Balcony

1. Foyer
2. Kitchen
3. Yard
4. Dining
5. Living
6. Balcony
7. Study
8. Bedroom 1
9. Bedroom 2
10. Bathroom 1
11. Master Bedroom
12. Master Bathroom
13. A/C Ledge

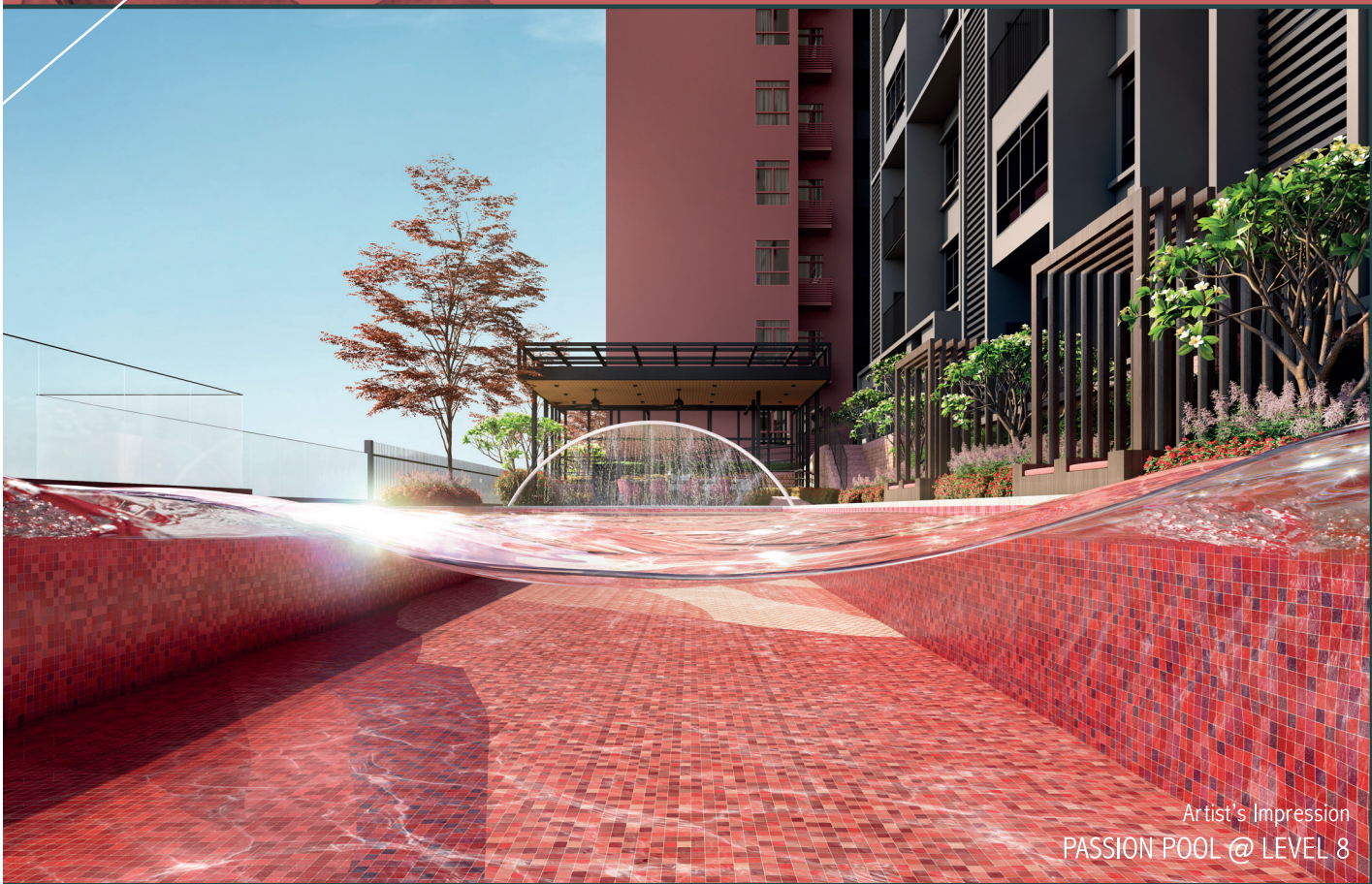


# TYPE C2

1155 sq.ft.  
3R2B  
Without  
Balcony



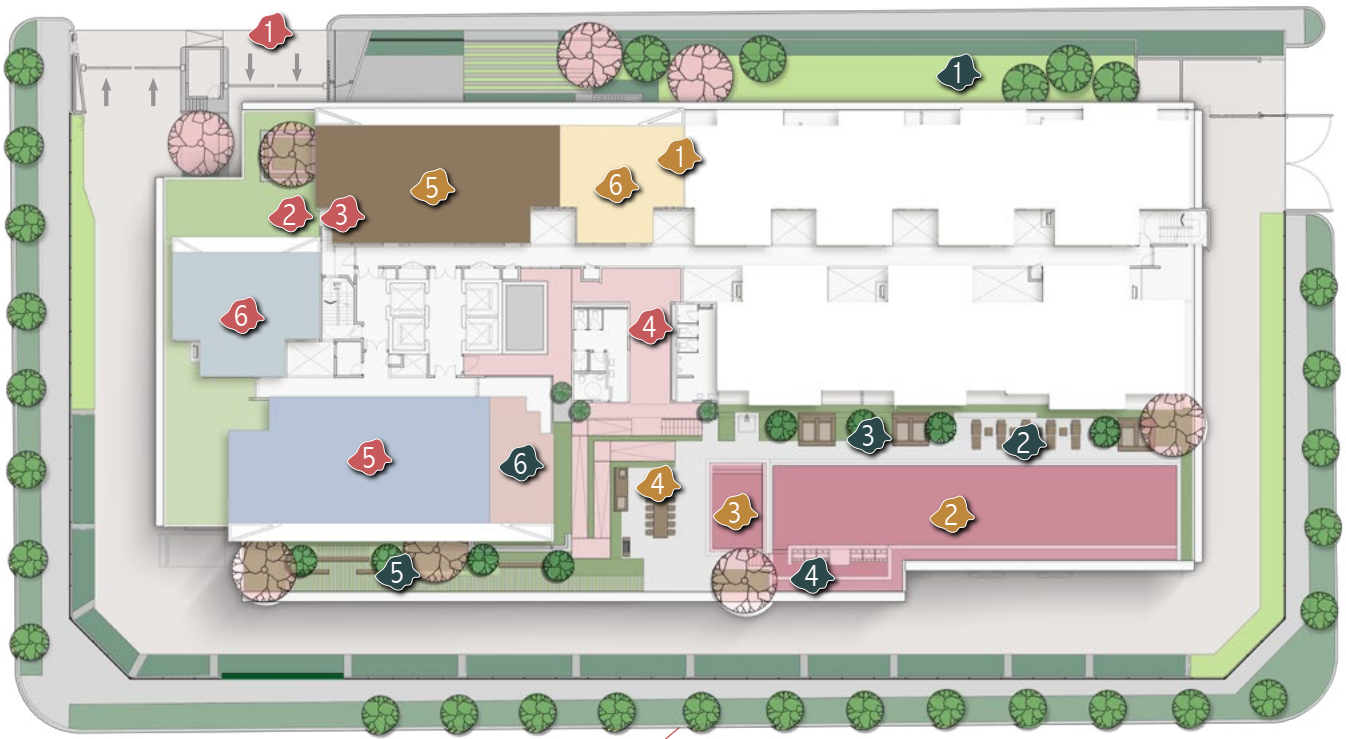
# EMBRACE LIFE



Artist's Impression  
PASSION POOL @ LEVEL 8

Thoughtfully planned and designed to reflect the idea of home as a haven, The Rosewoodz @ Bukit Jalil assembles a selection of facilities for quality living experiences and meaningful moments. From quiet contemplation to bursts of laughter, there is space for all that matters.

# FACILITIES PLAN



## THE PITH

The essence of a living thing, also the core of a plant, the pith represents strength, solidity and substance.

- | 1. Grand Entrance (Lvl G) | 2. Main Drop-off (Lvl G) | 3. Lobby Lounge (Lvl G) | 4. Gallery Walkway (Lvl 8)
- | 5. Sky Fit (Lvl 31) | 6. Sky Sports Arena (Lvl 31) |

## THE BLOOM

The bloom's vivid hues capture passion and verve. From the boldest to the daintiest blossoms, they exude intimacy, delightfulness and joy.

- | 1. Kid's Enchanted World (Lvl G) | 2. Passion Pool (Lvl 8) | 3. Kid's Coral Red Pool (Lvl 8) | 4. BBQ Tavern (Lvl 8) |
- | 5. Sky Party Pavilion (Lvl 31) | 6. Sky Dining (Lvl 31) |

## THE SPRING

The season of renewal, rebirth and rejuvenation as well as the source of life and growth. Spring is about hope and life.

- | 1. Rosewood Linear Garden (Lvl G) | 2. Sunbath Lounge (Lvl 8) | 3. Redwood Cabana (Lvl 8) | 4. Jacuzzi (Lvl 8) |
- | 5. Rosebay Garden (Lvl 8) | 6. Sky Meditation (Lvl 31) |

# COMPREHENSIVE ACCESSIBILITY



Located in a mature part of Bukit Jalil, The Rosewoodz @ Bukit Jalil is connected to an extensive choice of major roads and expressways including the KESAS Highway. Two LRT stations on the Ampang Line Extension sit along the same road with one accessible on foot via a covered walkway. The development is also serviced by two public bus routes. With such accessibility and connectivity, this development connects easily to conveniences, amenities as well as major towns and cities, including the two capital cities of Putrajaya and Kuala Lumpur.

# LOCATION MAP







SUNWAY

PUCHONG

PETALING JAYA

KUALA LUMPUR  
CITY CENTRE

THE  
**ROSEWOODZ**  
@BUKIT JALIL

AWAN BESAR  
LRT STATION

BUKIT JALIL HIGHWAY

BUKIT JALIL  
NATIONAL STADIUM

PAVILION BUKIT JALIL

KESAS  
HIGHWAY

MUHIBBAH  
LRT STATION

THE RAINZ  
@ BUKIT JALIL

OUG

SRI PETALING

BUKIT JALIL  
RECREATIONAL  
PARK



## NEW AGE INGENUITY



### JALILMAX (OUG) SDN BHD (Registration No. 201001018917 (902624-K))

(A member of EXSIM Group)

No.18, Block 2, Jalil Link, Jalan Jalil Jaya 2,  
Bukit Jalil, 57000 Kuala Lumpur.

**T** +603 8993 9911

**F** +603 8993 9922

**E** [info@exsim.com.my](mailto:info@exsim.com.my)

**W** [exsim.com.my](http://exsim.com.my)



### EXSIM | THE ROSEWOODZ @ BUKIT JALIL SALES GALLERY

No. 9G, Medan Kelang Lama 28,  
No. 419, Jalan Kelang Lama, 58000 Kuala Lumpur.

**T** +603 7772 8866

**E** [info@rosewoodz.my](mailto:info@rosewoodz.my)

**W** [rosewoodz.my](http://rosewoodz.my)

All information, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visuals renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof or constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer, unless expressly and specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.

• Developer: Jalilmax (OUG) Sdn Bhd (Registration No. 201001018917 (902624-K)) • Developer's License No.: 19931-1/07-2022/0395(L) • Validity Period: 16/07/2020 - 15/07/2022 • Advertising Permit No.: 19931-1/07-2022/0395(P) • Validity Period: 16/07/2020 - 15/07/2022 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (19)dlim. BP 53 OSC 2020 0348 • Land Tenure: Freehold • Restriction in Interest: No • Land Encumbrances: Charged to RHB Bank Berhad • Expected Date of Completion: July 2024 • Total Units: 329 Units • No. of Car-park: 1 / 2 Units • Selling Price: RM 635,230.00(Min) - RM 953,230.00(Max) • 2% Bumiputra Discount • Type of Development: Suites Apartment