

J.RAYON

SEPUTEH | KUALA LUMPUR

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A LIFE TO REVERE

1
ACRE
LAND SIZE

39-STOREY
TOWER

14
UNITS
PER FLOOR

TOTAL
396
UNITS

3
PASSENGER
LIFTS
& 1 FIRE LIFT

FACILITIES &
LANDSCAPE
SPRAWLED OVER
5
LEVELS

400
METERS TO
MID VALLEY
CITY

7
LEVELS OF
CAR PARK

NEW COVERED
WALKWAY
TO KTM & MID VALLEY CITY

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AN ICONIC
DEVELOPMENT
LIKE NO OTHER

Rising from a 1-acre elevated land, the edifice of the building presents a study in lightness and functionality, overlooking the bustling Mid Valley City. By day, J.Rayon is a bespoke, imposing masterpiece. By night, it evolves into a luminous tower of light, with sweeping views of skyscrapers in KL city centre.



J.RAYON

SEPUTEH | KUALA LUMPUR



SHOPPING

Mid Valley Megamall (Walking distance)	400m
The Gardens Mall (Walking distance)	650m
KL Eco City Mall (Walking distance)	900m
KL Gateway Mall	2.2km
Bangsar Village 1, 2, 3	3.3km
Pearl Point Shopping Mall	3.9km
NU Sentral Mall	4.1km
Bangsar Shopping Centre	4.7km
Amcorp Mall	4.7km
Pavilion Kuala Lumpur	8.8km
The Exchange TRX Mall	9.0km
Suria KLCC	10.0km

PRIMARY SCHOOLS

SK Bangsar	2.6km
SK Bukit Bandaraya	3.8km
SK Methodist	4.0km
SJK(C) St. Teresa	4.2km
SJK(T) Vivekananda (Brickfields)	4.2km
SK La Salle 1 & 2 Brickfields	4.4km
SK La Salle Petaling Jaya	4.5km
Methodist Girls School 1 & 2	4.6km
SK Brickfields 1 & 2	4.8km

SECONDARY SCHOOLS

SMK Seri Pantai	2.7km
SMK Taman Desa	3.1km
SMK Bangsar (Integrasi)	3.9km
SMK(T) Vivekananda (Brickfields)	3.9km
SMK Seri Sentosa	4.0km
SMK Bukit Bandaraya	4.2km
Kuen Cheng High School	4.3km
SMK La Salle Brickfields	4.5km
SMK La Salle Petaling Jaya	4.5km

CAPTIVATING PANORAMA

Perched on the lush, undulating hills of Taman Seputeh, J.Rayon takes on different characters whether in the break of day or as night falls. It is the city's beacon, seen from Mid Valley City, KL city and beyond.



INTERNATIONAL SCHOOLS

Vikas International School	1.6km
Campus Rangers International School	1.9km
Sri Dasmesh International School	2.5km
Sri Desa International Secondary School	3.4km
Global Indian International School	4.3km

COLLEGES / UNIVERSITIES

Universiti Malaya	2.7km
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HEALTHCARE

iHeal Medical Centre	1.1km
Taman Desa Medical Centre	2.8km
Pantai Hospital Kuala Lumpur	3.5km
Universiti Malaya Medical Centre	4.0km
Cardiac Vascular Sentral Kuala Lumpur	4.7km

RECREATION

IWK Eco Park Pantai Dalam	2.3km
Taman Rimba Bukit Kerinchi	3.9km
Taman Jaya Park	5.6km

EFFICIENTLY LINKED TO

Jalan Syed Putra
Jalan Klang Lama
Federal Highway
Salak Highway
New Pantai Expressway
Sprint Highway

All published distances are approximate and subject to changes as determined by the relevant authorities.

DESIGN AND FUNCTION
IN EQUAL MEASURE



Artist's impression

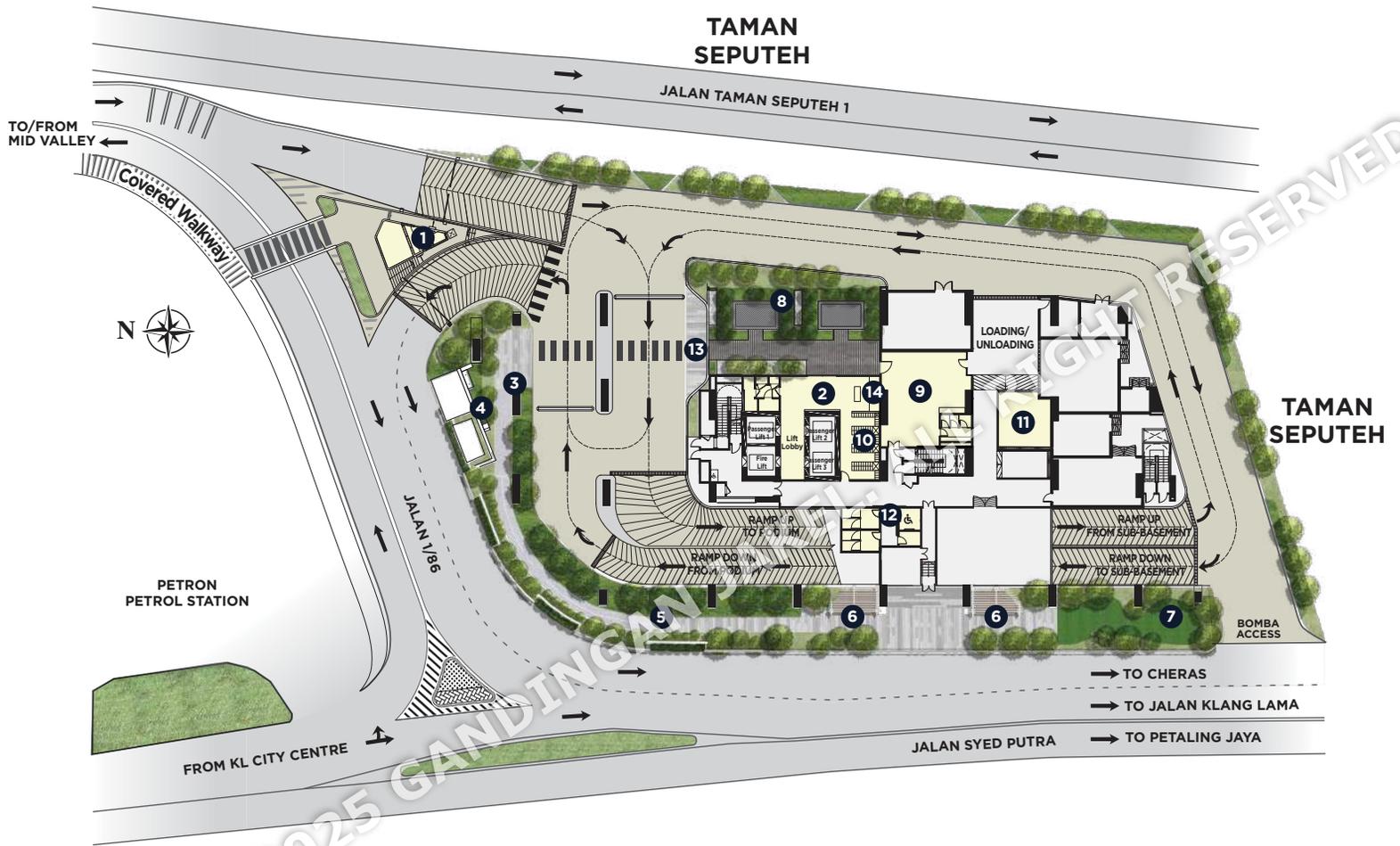


**Interior design subject to change

An impressionable welcome home.
An entrance that creates an exclusive
sense of arrival. An immaculately
composed sanctuary for the senses.
Come up to a private world, perched
amidst lush greenery.

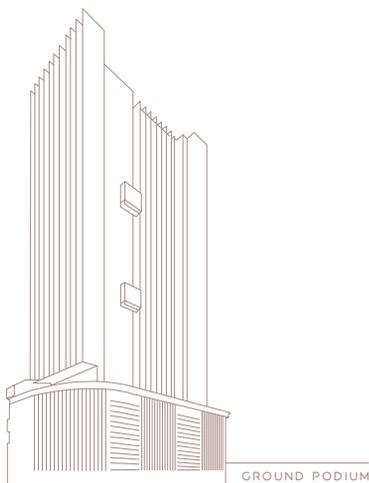
S I T E P L A N

L E V E L 1



Legend

- | | |
|--------------------------|--------------------------|
| 1 Guard House | 8 Indoor Garden Lounge |
| 2 Main Lobby | 9 Space for Nursery |
| 3 Garden Path | 10 Mail Room |
| 4 Terrace Planting | 11 Refuse Centre |
| 5 Flowers & Scent Garden | 12 Male & Female Toilets |
| 6 Twin Gazebos | 13 Drop-off |
| 7 Mini Green Forest | 14 Parcel Area |



NATURE AND NURTURE



L A P P O O L

Set your mind at ease as the water calms your body and the greenery restores your well-being. This is a moment of meditation, a harmony of mind and body, nature and nurture.

FACILITY PODIUM LEVEL 9



Legend

- | | |
|--------------------------------|---------------------------|
| 1 Infinity Pool | 11 Management Office |
| 2 Wading Pool | 12 Multipurpose Hall |
| 3 Jacuzzi | 13 Meet Point Centre |
| 4 Pool Deck | 14 Meditation Deck |
| 5 Cabana | 15 Reflexology |
| 6 Sun Lounger Area | 16 Multipurpose Open Lawn |
| 7 Seating/Reading Corner | 17 Sunken Seating Garden |
| 8 Outdoor Shower | 18 BBQ Station |
| 9 Male & Female Changing Rooms | 19 Children's Playground |
| 10 Male & Female Prayer Rooms | 20 Gymnasium Room |
| | 21 Yoga Deck |



ENGAGE AND ENTERTAIN



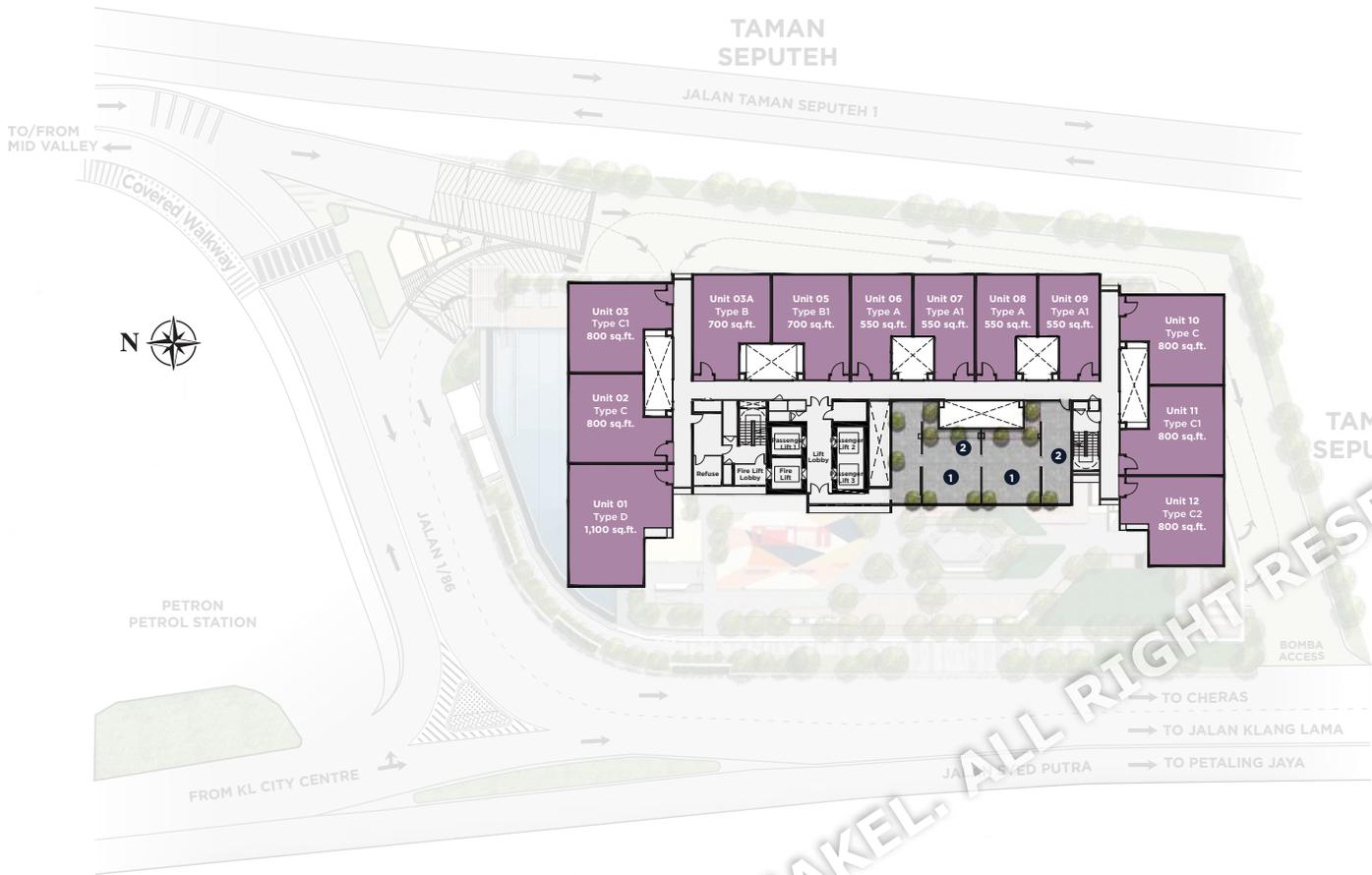
Artist's impression



Revel in the expansive facility podium on level 9 with a host of top-notch avenues for your mind and body.

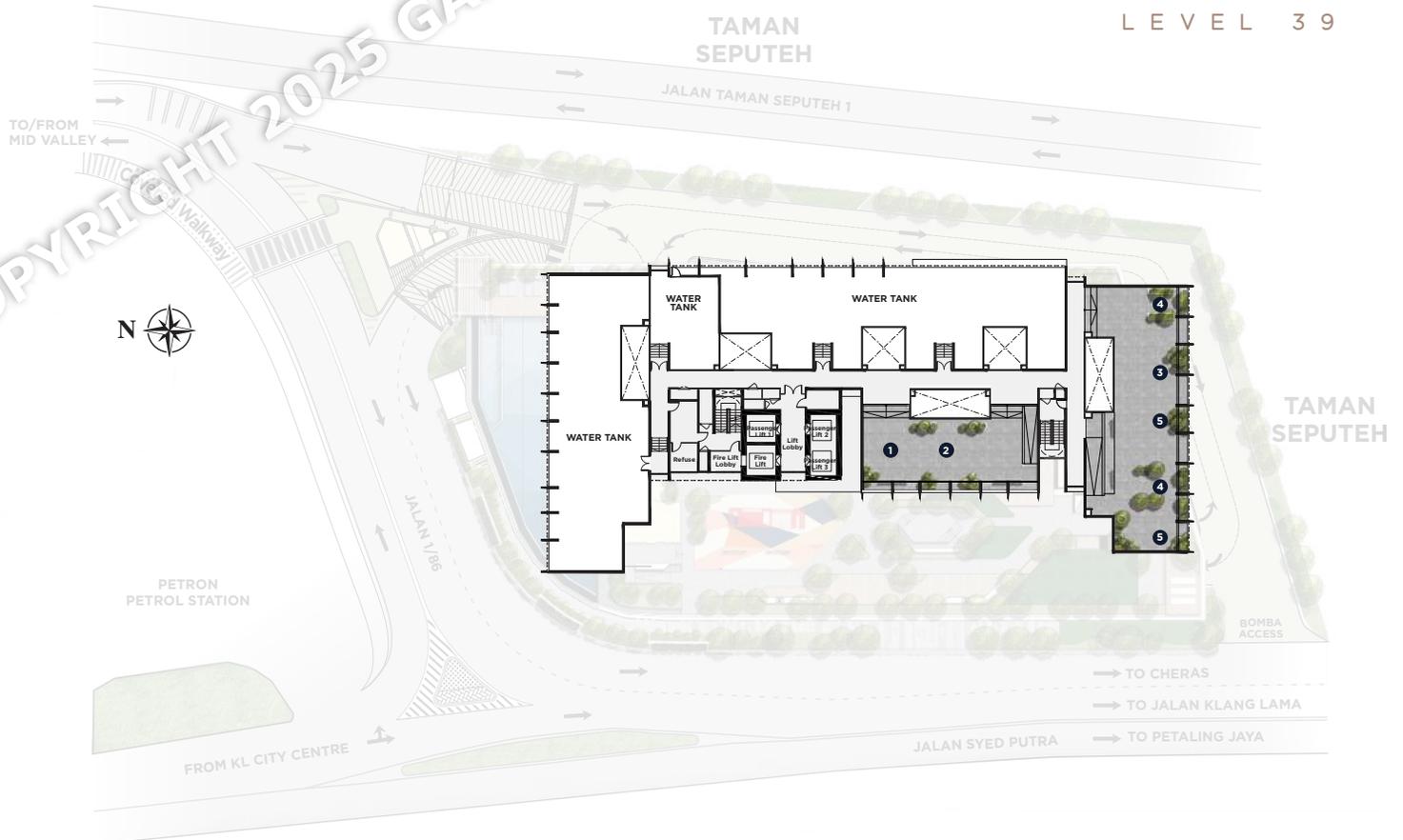
Or simply bond with your loved ones at the communal deck, leisure deck, and meditation deck on levels 18, 29 and 39, respectively.

LANDSCAPED DECKS
LEVEL 29



Legend ① Chill-Out Lounge ② Work Space

SKY GARDEN
LEVEL 39



Legend ① Chaise Lounge ② Interactive Workspace ③ Open Dining Table ④ Herbs Garden ⑤ Personal Lounge Area

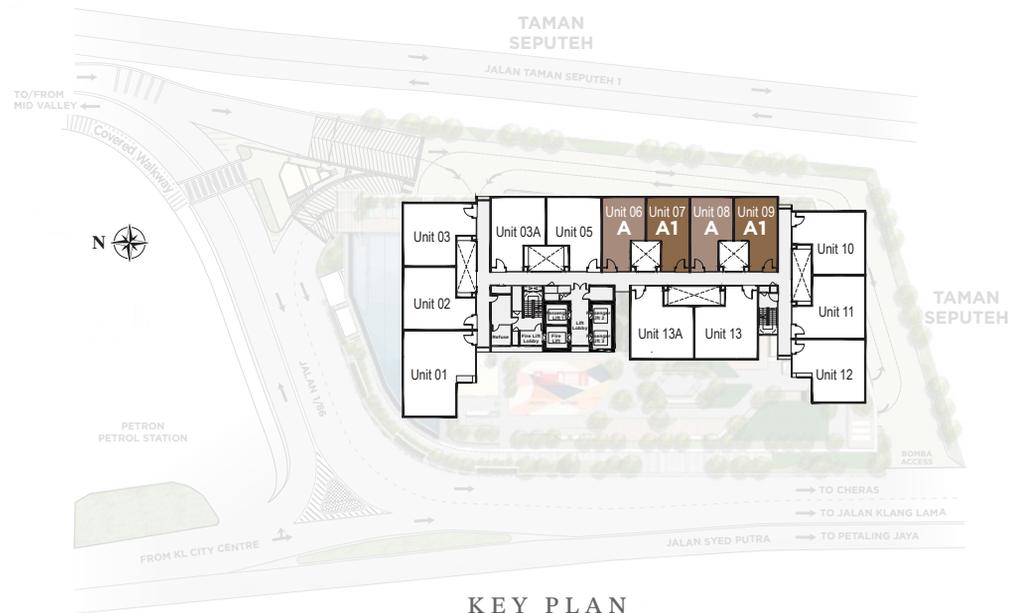
— TYPES A & A1 —

550 sq. ft. • 51 sq. m.
1 Bedroom • 1 Bathroom



— TYPE A —

— TYPE A1 —



KEY PLAN

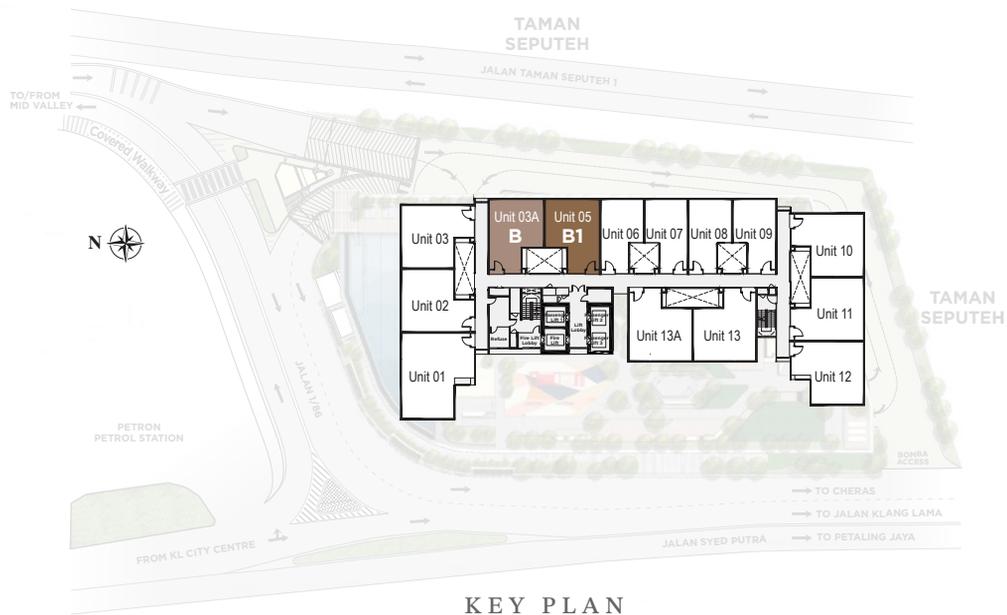
— TYPES B & B1 —

700 sq. ft. • 65 sq. m.
2 Bedrooms • 2 Bathrooms



— TYPE B —

— TYPE B1 —



KEY PLAN

— TYPES C & C1 —

800 sq. ft. • 74 sq. m.

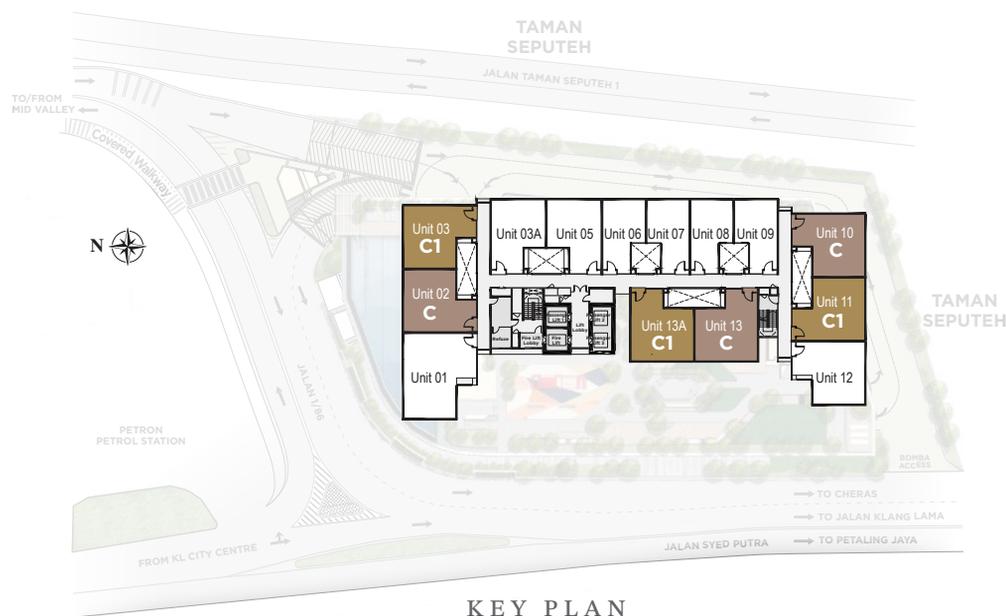
2 Bedrooms • 1 Utility Room • 2 Bathrooms



— TYPE C —



— TYPE C1 —

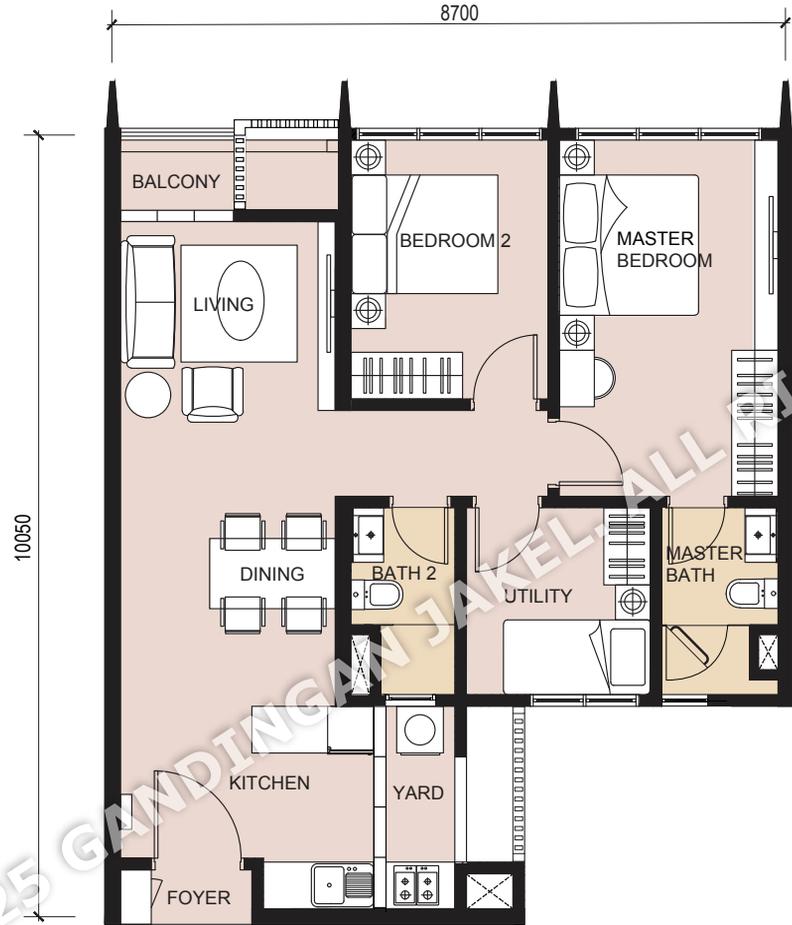


KEY PLAN

— TYPE C2 —

800 sq. ft. • 74 sq. m.

2 Bedrooms • 1 Utility Room • 2 Bathrooms



— TYPE C2 —



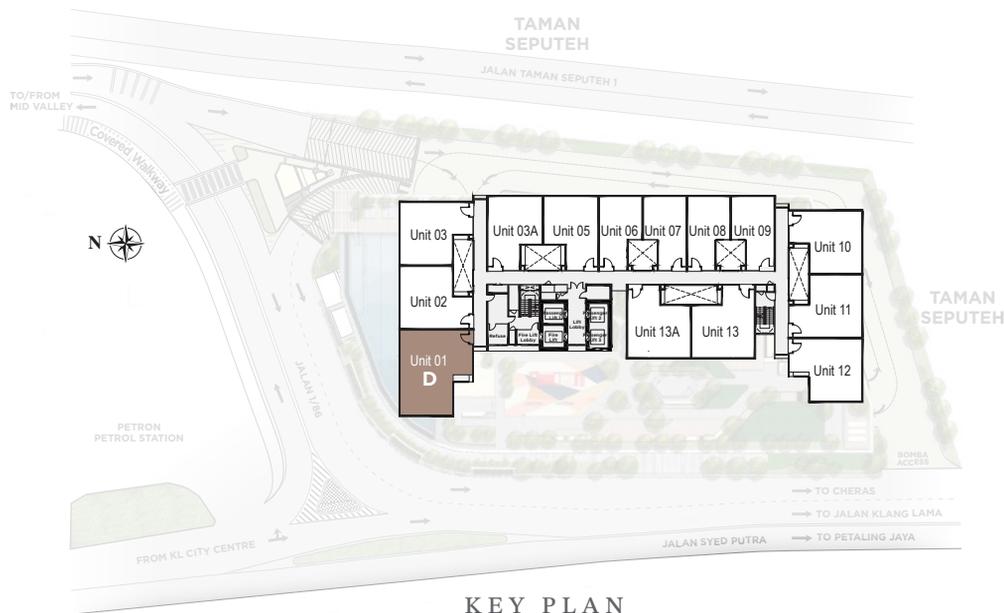
KEY PLAN

— TYPE D —

1,100 sq. ft. • 102 sq. m.
4 Bedrooms • 2 Bathrooms



— TYPE D —



KEY PLAN

BUILDING SPECIFICATIONS

Structure	: Reinforced Concrete Frame
Wall	: Reinforced Concrete/Brickwork
Wall Finishes	
Bathrooms	: Wall Tiles Up To Ceiling Height
Internal/External Wall	: Plaster And Paint
Floor Finishes	
Living /Dining /Kitchen	: Floor Tiles
Bedroom 1/Bedroom 2/ Bedroom 3// Bedroom 4 / Utility Room	: Laminated Timber Flooring
Balcony/Yard Bath 1/Bath 2	: Floor Tiles
Window	: Aluminium Framed Window
Door	: Timber Door/Plywood Flush Door/Glass Door
Ironmongery	: Quality Lockset
Ceiling Finishes	
Plaster Ceiling	: Bathrooms /Bedrooms (Partly)/Kitchen (Partly)
Skim Coat &Paint	: Living/Dining/Bedrooms/Kitchen & Yard

ELECTRICAL SPECIFICATIONS	TYPES							
	A	A1	B	B1	C	C1	C2	D
Lighting Point	: 10	10	15	15	17	17	17	21
Ceiling Fan Points c/w Hook	: 2	2	2	2	2	2	2	2
Power Point	: 14	14	17	17	19	19	19	22
Hood Power Point	: 1	1	1	1	1	1	1	1
Hob Power Point	: 1	1	1	1	1	1	1	1
Microwave Power Point	: 1	1	1	1	1	1	1	1
Doorbell Point	: 1	1	1	1	1	1	1	1
Distribution Board	: 1	1	1	1	1	1	1	1
Water Heater Power Point	: 1	1	2	2	2	2	2	2
Air-Conditioning Point	: 2	2	3	3	4	4	4	5
Fibre Wall Socket	: 1	1	1	1	1	1	1	1
SMATV Antenna Outlet	: 1	1	1	1	1	1	1	1
Sanitary Specifications								
Kitchen Sink with Tap	: 1	1	1	1	1	1	1	1
Wash Basin with Tap	: 1	1	2	2	2	2	2	2
Toilet Paper Holder	: 1	1	2	2	2	2	2	2
Water Closet	: 1	1	2	2	2	2	2	2
Hand Bidet with Tap	: 1	1	2	2	2	2	2	2
Washing Machine Tap	: 1	1	1	1	1	1	1	1

Disclaimer:

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CENTRALLY
LOCATED WITH
ENVIABLE
CONNECTIONS

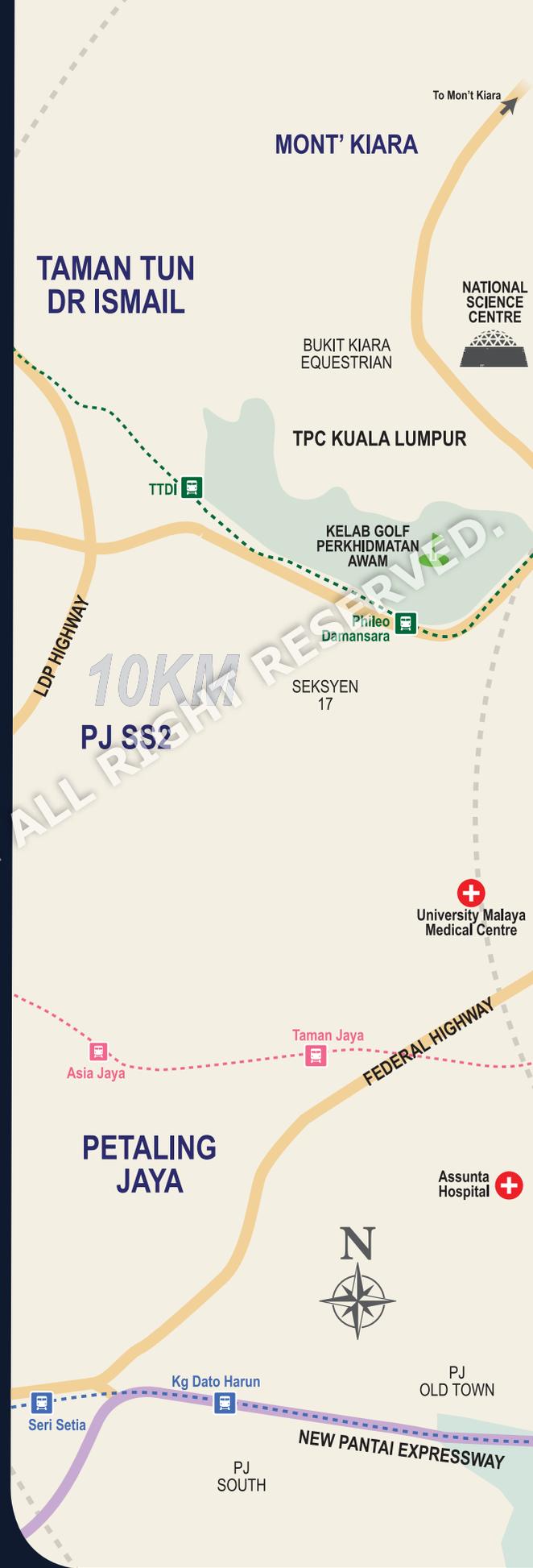
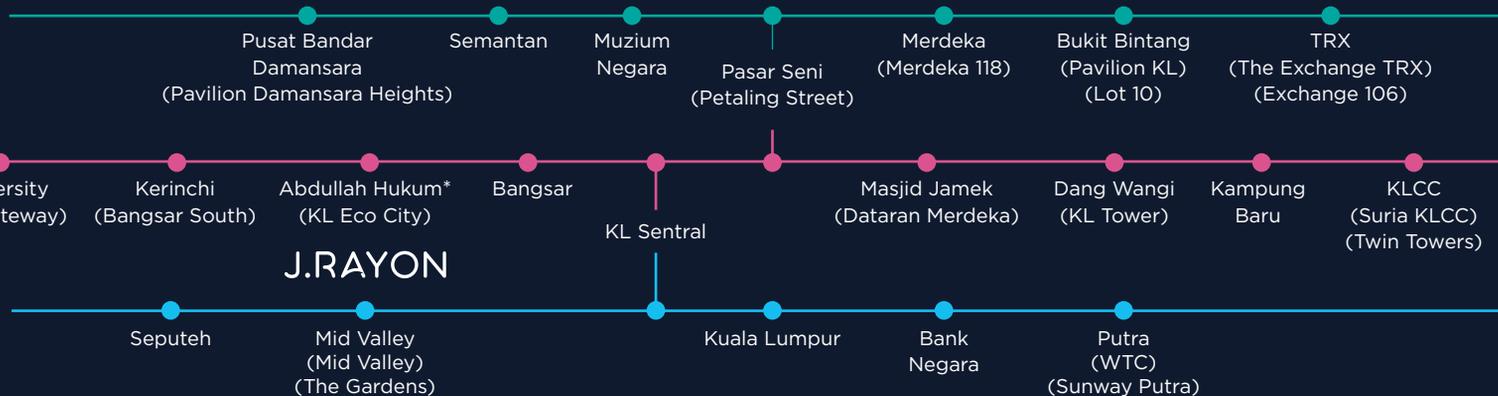
At J.Rayon, the world does revolve around you. With seamless connections to four rail lines, namely KTM Komuter, LRT, KLIA Express and MRT, coupled with direct access to major highways, J.Rayon conveniently connects to everything that matters to you.

LEGEND

-  LRT SRI PETALING LINE
-  MRT KAJANG LINE
-  LRT AMPANG LINE
-  LRT KELANA JAYA LINE
-  MONORAIL
-  KTM PORT KLANG LINE
-  KTM SEREMBAN LINE
-  MRT PUTRAJAYA LINE
-  KLIA EKSPRES
-  INTERCHANGE
LRT AMPANG LINE TO
LRT KELANA JAYA LINE
-  INTERCHANGE STATION
-  EDUCATION
-  HEALTHCARE
-  SHOPPING

Key destinations connected by

LRT MRT KTM



*Accessible by foot through Mid Valley, The Gardens, and KL Eco City Mall



- Distance from J. Rayon*:
- KL Sentral 3.5KM
- Bukit Bintang 7KM
- KL Tower 7KM
- TRX 8.5KM
- KLCC 9KM

All distances are for reference only



PLATINUM VICTORY
Creating Magical Moments

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Developed by

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🌐 www.jrayon.com 📱 J.RAYON



RESIDENSI J.RAYON | Developer Name: Multi-Access Assets Sdn Bhd | Type of Property: Apartment Suite | Developer's License No.: xxxxx/xx-xxxx/xxxx(x) | Validity Period: xx/xx/xxxx - xx/xx/xxxx | Advertising Permit No.: xxxxx-x/xx-xxxx/xxxx(x)-(x) | Validity Period: xx/xx/xxxx - xx/xx/xxxx | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No: BP S1 OSC 2023 1219(22) | Land Tenure: Leasehold (Expire Date: 21 September 2086) | Encumbrances: xxxxxxxxx | Expected Date of Completion: Q2 2028 | Total Units: 396 Unit – Type A/A1 – 550 sq.ft.; Type B/B1 – 700 sq.ft.; Type C/C1/C2 – 800 sq.ft.; Type D – 1100 sq.ft. | No. of Carpark: 1 | Selling Price: Min: RMxxx,xxx and Max: RMx,xxx,xxx | 5% Discount for Bumiputera | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

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