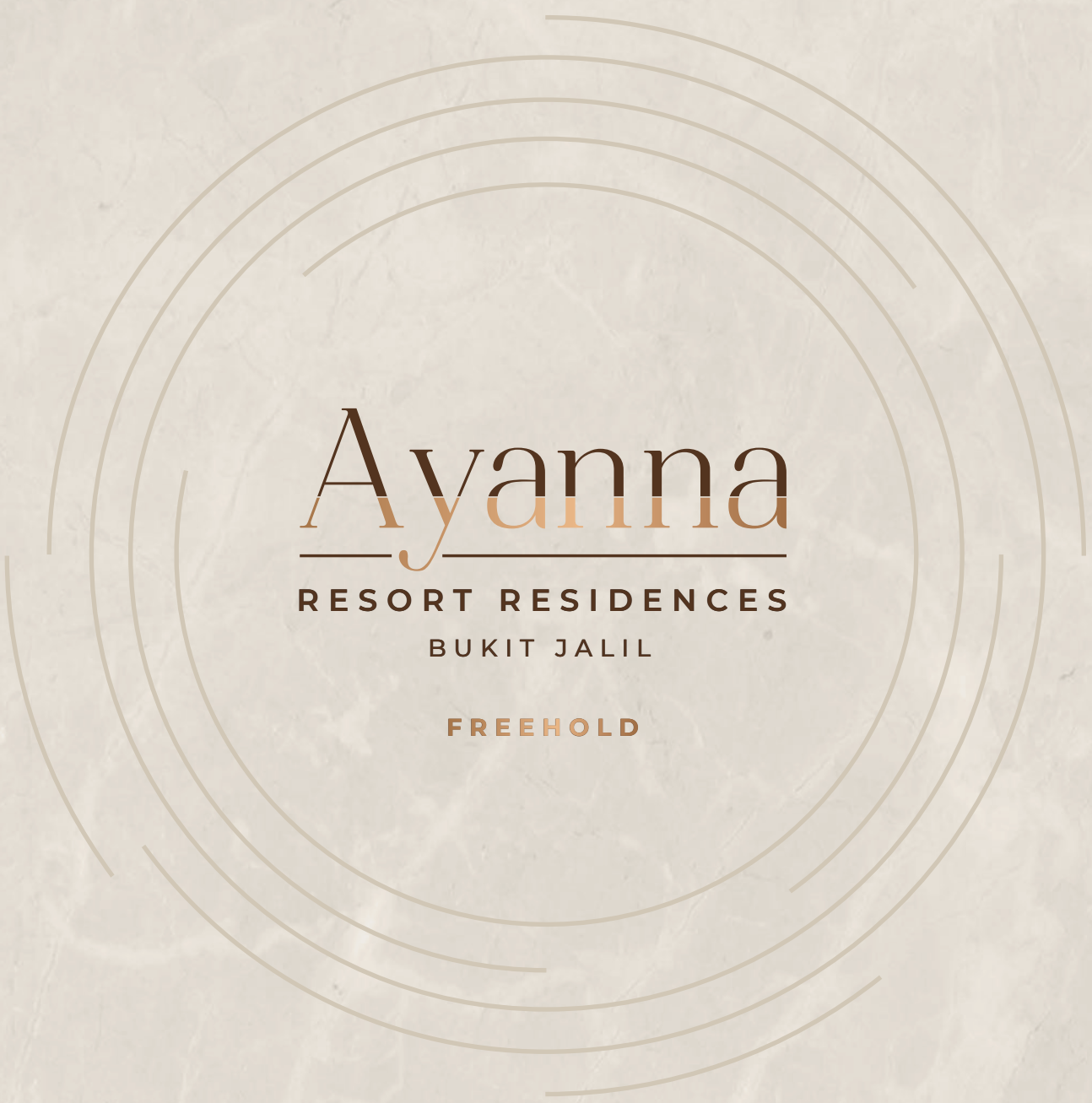


Four concentric circles in a light beige color, centered on the page, framing the text.

Ayanna

RESORT RESIDENCES

BUKIT JALIL

FREEHOLD

A SYMPHONY OF
connections

A SANCTUARY OF Holistic Connections

Introducing a freehold residence in the vibrant neighbourhood of Bukit Jalil that celebrates nature's serene beauty.

Immerse yourself in the holistic relationship between nature and you; the sense of belonging between neighbours within a community; the warm bonds between family members under one roof – your new home is where a symphony of connections are nurtured, all surrounded by nature's harmony.

Welcome to Ayanna Resort Residence.

Ayanna RESORT RESIDENCES BUKIT JALIL

Merdeka 118

Tun Razak
Exchange
(TRX)

JALAN
PUCHONG

Pavilion Bukit Jalil
(3.5km)

Bukit Jalil
Golf & Country
Resort (5km)

LRT
Alam Sutera
(1.5km)

BUKIT JALIL
HIGHWAY

Tzu Chi
International
School (3.9km)

AN OASIS OF SERENITY,
Strategically Located for Every Convenience

Live a life well connected at Bukit Jalil. Strategically located within the mature neighbourhood of Bukit Jalil, enjoy the amenities surrounding this vibrant locale and experience superb connectivity through major highways and public transportation options to the greater Klang Valley area and beyond.



HIGHWAYS & EXPRESSWAYS

- Bukit Jalil Highway
- KESAS Expressway
- Kuala Lumpur - Seremban Expressway
- MEX Expressway
- LDP Expressway
- NPE Expressway

LRT STATION

- Alam Sutera Station — 1.5km
- Kinrara BK5 Station — 2.5km

EDUCATION

1. Tzu Chi International School — 3.9km
2. SJK (C) Lai Meng — 3.8km
3. International Medical University (IMU) — 5.2km
4. Taylor's University — 8.4km
5. Sunway University — 6.9km
6. Asia Pacific University (APU) — 8.2km

SHOPPING

7. Giant Kinrara — 2.5km
8. Pavilion Bukit Jalil — 3.5km
9. IOI Mall Puchong — 6.3km
10. Sunway Pyramid Mall — 7.5km
11. Mid Valley Megamall — 8.9km

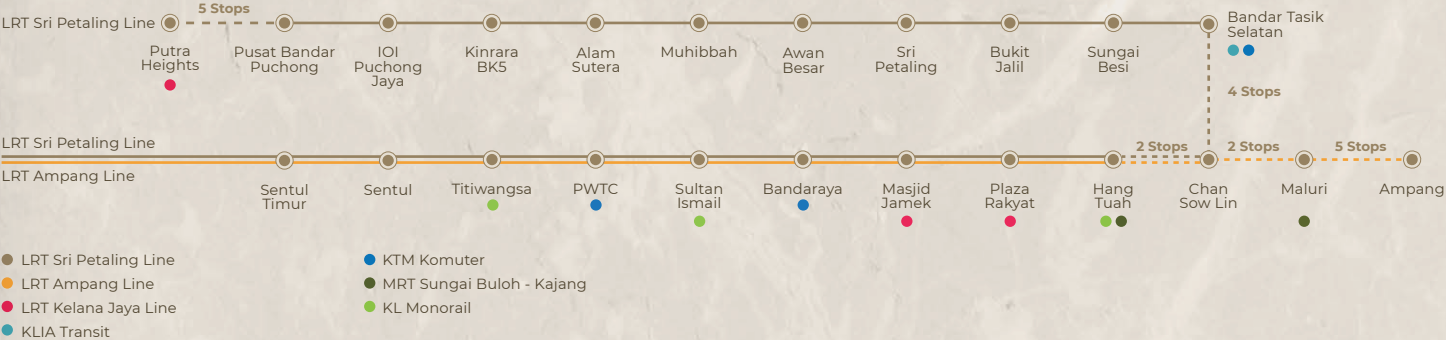
LEISURE

12. Wawasan Recreational Park — 5.3km
13. Bukit Jalil Recreational Park — 4km
14. Bukit Jalil Golf & Country Resort — 5km
15. Bukit Jalil National Stadium — 6.9km

HEALTHCARE

16. KPJ Kinrara — 1.8km
17. IMU Healthcare — 5.2km
18. Sunway Medical Centre — 6km
19. Columbia Asia Hospital — 6.9km

LRT LINE



YOUR GATEWAY TO Exceptional Living

Indulge in the serene offerings of this inclusive resort-style living community. Nestled amidst stunning landscaped grounds, your thoughtfully designed home is where you can discover the true meaning of refined living within nature.



Unique Selling Features



Spacious Units from
1,155 sq. ft. – 2,453 sq. ft.



Pet-friendly
Facilities



2 – 4
Car Park Bays



Freehold
Residential Title



EV Charging
Stations



Kitchens Fitted by
SIGNATURE



Smart
Home System



Convenient Speed Ramp
at the Car Park



1.3-acre Recreational Park
with Interactive Stream



Semi-D Living
in the Sky

EXCLUSIVE Resort-style Living

Ayanna Resort Residences is more than just an ordinary residence
– it's the seamless integration of resort-style living within the vibrant city.
Here, every day is an escape into a world of luxury, comfort, and tranquility.



A REVITALISING STREAM Surrounded by Lush Greenery

Every detail in this landscaped environment has been crafted with a serene atmosphere in mind. One distinctive feature of this landscape is the interactive stream: the gentle flow of the water creates a soothing melody that provides a perfect backdrop for children to splash and play, while parents can relive their childhood memories and relax, knowing that their little ones are enjoying themselves in a safe and secure environment. It is also a pet-friendly area, ensuring that all members of the family, including furry ones, can enjoy a welcoming living experience.

This unique addition to the landscape evokes a sense of nostalgia, bringing back fond memories of carefree days spent playing outdoors.



1.3-ACRE RECREATIONAL PARK WITH INTERACTIVE STREAM





- GROUND FLOOR**

 - Drop-off Lobby – Tower A & B
 - Water Feature
 - Interactive Stream
 - Cabana
 - Fitness Area
 - Parcourse Station
 - Multi-generational Play Area
 - Pet Play Area
 - Landscape Staircase
- RECREATIONAL HUB**

LEVEL 1

 - Sports Hall – Badminton Court x2
 - Kids' Play Room (Taska)

LEVEL 4

 - Gymnasium

LEVEL 5

 - Games Room
 - Co-working Space and Reading Room

LEVEL 6

 - Function Hall and Pre-function Area
- OTHER FACILITIES**

 - EV Charging Stations
 - Car Wash Area
 - Guardhouse
 - Management Office
 - Parcel Collection Room
 - Mail Room
 - Surau
 - Space for Kindergarten
 - Space for Laundry
 - Space for Convenience Store
- LEVEL 9**

 - Cascading Water Feature
 - Strolling Pathway
 - Covered Walkway
 - Pool Deck
 - Pavilion
 - Toilet and Changing Room
 - Open Lawn
 - Playground
 - Flower Garden
 - Lap Pool
 - Family Pool
 - Kids' Pool with Waterplay
 - Jacuzzi

LEVEL 40 (TOWER A)

LEVEL 42 (TOWER B)

 - Sky BBQ Deck

MULTIGENERATIONAL SPACES

Designed for All Your Needs

Each and every facility at Ayanna Resort Residences is designed with sustainability and longevity in mind. Come together at one of our many curated multigenerational spaces and create precious moments together for bonds that last a lifetime.



GYMNASIUM



GAMES ROOM



LAP POOL

EMBRACE Serenity at Home

Experience a home where privacy and tranquility are brought together seamlessly. The spacious unit layouts redefine comfort, offering you the freedom to curate your very own dream home. From the balcony, be greeted by panoramic views of the sprawling 1.3-acre recreational park, a sight that transforms your living space into a serene retreat.



EXTRA WIDE LIVING & DINING SPACE



EXTRA WIDE BALCONY SPACE

Unit Plans

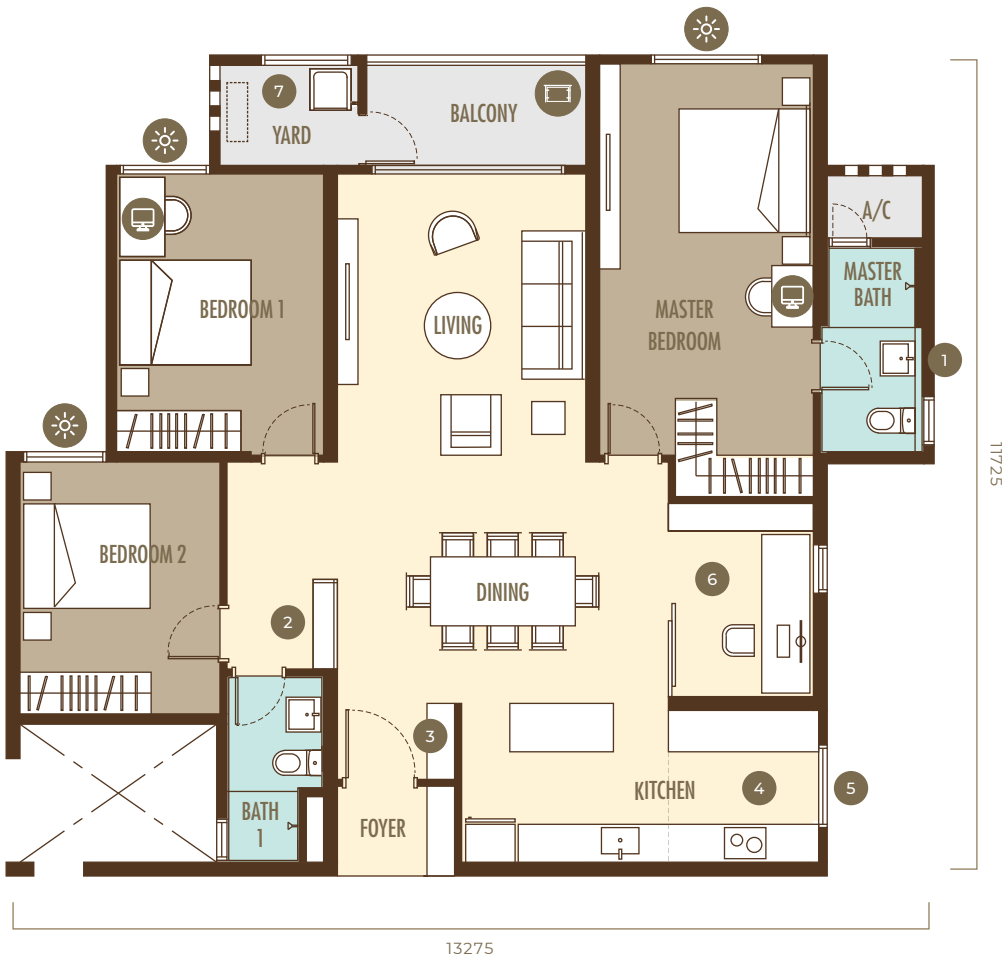
TYPE A1

1,365 sq. ft.

3 + 1 Bedrooms | 2 Bathrooms



- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Bedrooms designed to accommodate a work or study desk

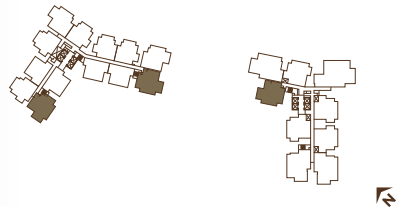


- 1 Vanity ledge for master bathroom
- 2 Space for linen cupboard
- 3 Space for shoe cabinets
- 4 Potential for enclosed kitchen space
- 5 Kitchen with window for better ventilation
- 6 Flexible space as extended dining area
Potential enclosed study area
- 7 Urban Yard with good ventilation & natural lighting
Proximity to AC compressors to aid in drying of clothes

TYPE A2

1,384 sq. ft.

4 Bedrooms | 2 Bathrooms



- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Bedrooms designed to accommodate a work or study desk



- 1 Vanity ledge for master bathroom
- 2 Potential area for walk-in wardrobe
- 3 Extra storage space
- 4 Space for shoe cabinets
- 5 Well-ventilated yard
Proximity to AC compressors to aid in drying of clothes

TYPE A3

1,388 sq. ft.

4 Bedrooms | 2 Bathrooms



- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Bedrooms designed to accommodate a work or study desk

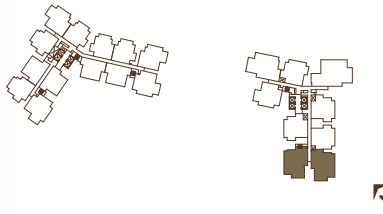


- 1 Vanity ledge for master bathroom
 - 2 Potential area for walk-in wardrobe
 - 3 Extra storage space
 - 4 Space for shoe cabinets
 - 5 Well-ventilated yard
- Proximity to AC compressors to aid in drying of clothes

TYPE B

1,678 sq. ft.

4 + 1 Bedrooms | 3 Bathrooms

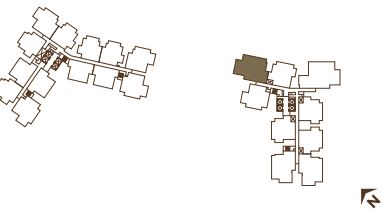


- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Bedrooms designed to accommodate a work or study desk



- 1 Vanity ledge for master bathroom
 - 2 Potential area for walk-in wardrobe
 - 3 Space for shoe cabinets
 - 4 Utility room for storage
 - 5 Well-ventilated yard
 - 6 Potential for dual-key unit
 - 7 22ft. wide (approximate) extra large living and dining area
 - 8 Potential to become an enclosed kitchen space
- Proximity to AC compressors to aid in drying of clothes

TYPE C
1,859 sq. ft.
4 + 2 Bedrooms | 3 + 1 Bathrooms



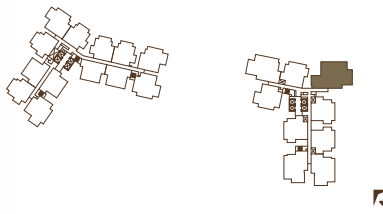
- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Bedrooms designed to accommodate a work or study desk



- 1 Vanity ledge for master bathroom
- 2 Potential area for walk-in wardrobe
- 3 Space for shoe cabinets
- 4 Utility room for storage
- 5 Well-ventilated yard
- 6 Potential for dual-key unit
- 7 22ft. wide (approximate) extra large living and dining area
- 8 Potential for utility room as a maid's room or extra storage space
- 9 Potential to become an enclosed kitchen space

Proximity to AC compressors to aid in drying of clothes

TYPE D
2,316 sq. ft. (Dual-key)
4 + 2 Bedrooms | 3 + 1 Bathrooms
1 Family Room



- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Bedrooms designed to accommodate a work or study desk



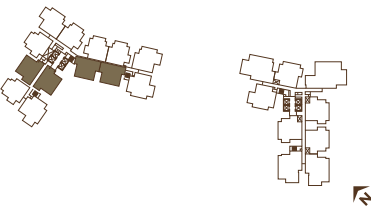
- 1 Vanity ledge for bathrooms
- 2 Potential area for walk-in wardrobe
- 3 Space for shoe cabinets
- 4 Utility room for storage
- 5 Well-ventilated yard
- 6 Potential space to convert into a bedroom
- 7 Dual-key unit, with an apartment unit of approximately 420 sq. ft.
- 8 23ft. wide (approximate) extra large living and dining area
- 9 Potential for utility room as a maid's room or extra storage space
- 10 Potential to become an enclosed kitchen space

Proximity to AC compressors to aid in drying of clothes

TYPE E1

1,155 sq. ft.

3 Bedrooms | 2 Bathrooms



- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Study alcove



- 1 Vanity ledge for master bathroom
 - 2 Extra storage space
 - 3 Space for shoe cabinets
 - 4 Well-ventilated yard
- Proximity to AC compressors to aid in clothes drying

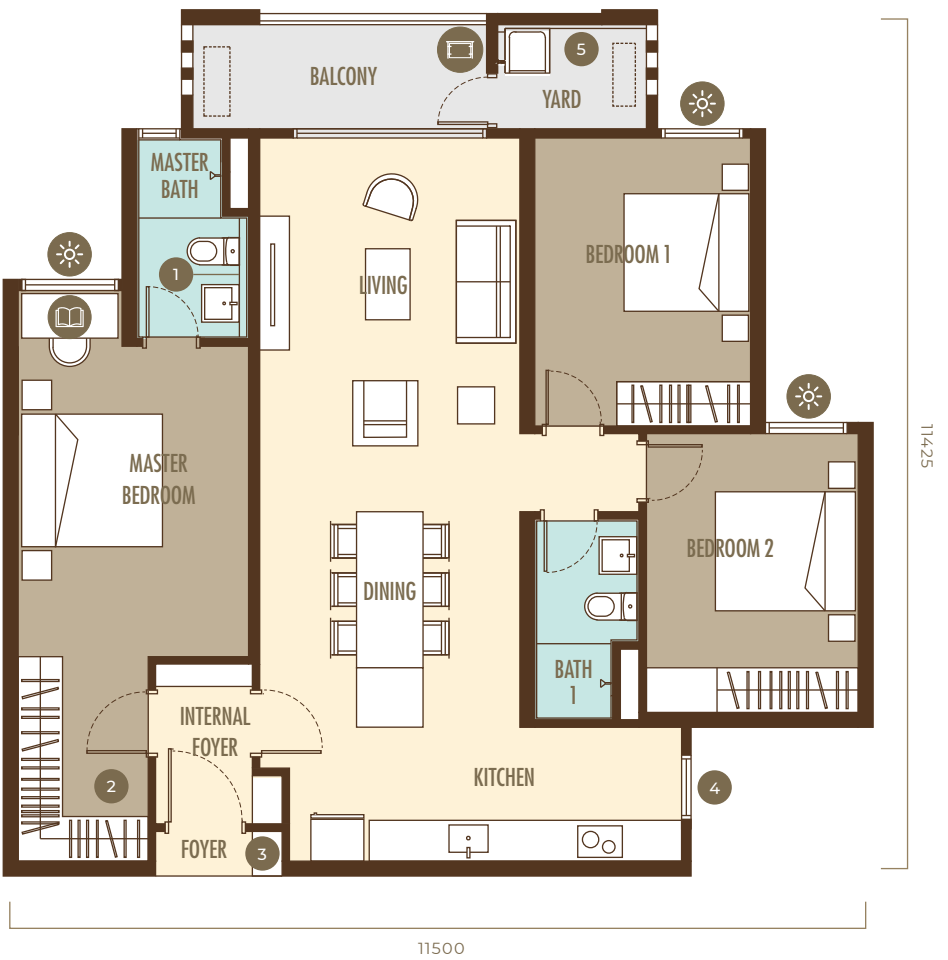
TYPE E2

1,178 sq. ft. (Dual-key)

3 Bedrooms | 2 Bathrooms



- Signature Kitchen provided
- Inverter air conditioners provided
- Smart home system provided
- Glass balustrade for better views
- Bedrooms with good ventilation & natural lighting
- Study alcove



- 1 Vanity ledge for master bathroom
 - 2 Potential area for walk-in wardrobe
 - 3 Space for shoe cabinets
 - 4 Kitchen with window for better ventilation
 - 5 Urban Yard with good ventilation & natural lighting
- Proximity to AC compressors to aid in clothes drying

ELEVATE YOUR HOMES WITH Smart Lifestyle Signature Design

Imagine living in a luxurious and refined home where every detail is thoughtfully designed. Ayanna Resort Residences offers the ultimate in modern living, where eco-conscious design meets cutting-edge technology to create a green sanctuary. The state-of-the-art security system ensures your safety and peace of mind within the luxuriously furnished units. All are crafted to provide ultimate comfort.



Design

- ◆ Unique building façade
- ◆ Common facilities with ID treatment
- ◆ 1.3-acre recreational park with interactive stream
- ◆ Modular design layouts



Building & Facilities

- ◆ Green features
 - :: Energy efficiency
 - Inverter air conditioners
 - LED light fittings
 - Motion sensors for common lighting
 - :: Water efficiency
 - Water-saving WC flush
 - Sanitary fittings with Water Efficient Product Labelling Scheme (WEPLS) rating
 - :: Natural ventilation
 - :: Environmental protection
 - EV charging stations
 - Recycling initiatives
- ◆ Min. 80% QCLASSIC target score
- ◆ Premium building materials – aluminium windows, glass, low Volatile Organic Compounds (VOC) paint, tiles, sanitary wares, doors
- ◆ Car wash bay



Lifestyle

- ◆ Smart home system
- ◆ Furnished unit with Signature kitchen & wardrobe
- ◆ EV charging stations
- ◆ E-Property management for visitor management, maintenance account & booking of facilities



Safety & Security

- ◆ Smart security – QR code-enabled access to boom gate / lift lobby / lift car / common corridor for visitors
- ◆ Smart surveillance – long-range boom gate access
- ◆ Parcel locker room – access control via electromagnetic (EM) lock & card access

A development by



Sales Gallery:

**A-0-9, Pusat Perdagangan Kuchai,
No.2, Jalan 1/127, Off Jalan Kuchai Lama,
58200 Kuala Lumpur.**



**Ayanna Resort
Residences Sales Gallery**

011-1722 6128
ayanna.com.my

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Developer: BKSP Autoworld Sdn. Bhd. (1065837-U). Address: A-0-9, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur. Tel: 603-7984 7878. Developer's License No.: 30382/02-2028/0059(A). Validity Period: 27/02/2023 – 26/02/2028. Advertising & Sales Permit No.: 30382-1/06-2026/0724(N)-(S). Validity Period: 21/06/2023 – 20/06/2026. Approving Authority: Dewan Bandaraya Kuala Lumpur. Reference No.: DBKL.JKB.BP S3 OSC 2022 1905 (20). Type of Building: Apartment. Land Tenure: Freehold. Target Completion Date: June 2027. Land Encumbrances: United Overseas Bank (M) Bhd. Total No. of Unit: 333. Total Storey: 42. Total No. of Car Parks: 951. Unit Selling Price: RM806,000 (Min) to RM1,631,000 (Max). Bumiputera Discount: 5%.

Developer: BKSP Autoworld Sdn. Bhd. (1065837-U). Address: A-0-9, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur. Tel: 603-7984 7878. Developer's License No.: 30382/02-2028/0059(A). Validity Period: 27/02/2023 – 26/02/2028. Advertising & Sales Permit No.: 30382-2/06-2026/0725(N)-(S). Validity Period: 21/06/2023 – 20/06/2026. Approving Authority: Dewan Bandaraya Kuala Lumpur. Reference No.: DBKL.JKB.BP S3 OSC 2022 1906 (20). Type of Building: Apartment. Land Tenure: Freehold. Target Completion Date: June 2027. Land Encumbrances: United Overseas Bank (M) Bhd. Total No. of Unit: 491. Total Storey: 44. Total No. of Car Parks: 1,000. Unit Selling Price: RM774,000 (Min) to RM964,000 (Max). Bumiputera Discount: 5%.

All information contained in this collateral, including visuals, animation and illustrations, and the presentation at the show gallery including the layout plans in this collateral are subject to change as may be required by the relevant authorities or developer's architect without prior notification and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of an offer or contract. Prospects should refer to the final sale and purchase agreement of the actual unit for specifications and descriptions.