



THE
ASHWOOD

— U-THANT KUALA LUMPUR —

Queenie +6019-322 1234

CONDOMINIUMS
DUPLEXES
VILLAS



Artist's Impression Only

A TRANQUIL HAVEN AWAITS FOR THE EXCLUSIVE FEW

Situated in Kuala Lumpur's prestigious Embassy Row and nestled within the esteemed U-Thant enclave, The Ashwood is surrounded by embassies, high commissions, and world-class amenities. The property offers an exquisite, freehold address for those with discerning tastes. Here is where you can take in the spectacular panoramic rooftop views of the majestic cityscape of Kuala Lumpur and the Royal Selangor Golf Course.

Located only 1.8km to Kuala Lumpur City Centre, The Ashwood offers a prime location with close proximity to the vibrant heart of the city and the coveted Kuala Lumpur Golden Triangle.



Actual Show Unit's Photo

EXCLUSIVELY CRAFTED FOR THE PRIVILEGED FEW

Boasting 302 units of condominium, 40 units of 2-storey duplex, and 12 units of 3 & 4-storey villa, The Ashwood embodies a semi-D concept that invites natural light and promotes cross air-ventilation.

With units ranging from 1,381 sq. ft. to 3,407 sq. ft., these residences offer a minimum of 3 bedrooms, ensuring ample space for everyone, including up to 6 car parks for added convenience. The spacious living rooms with large windows are perfect for intimate family gatherings, while the premium materials and partial furnishings are carefully curated for elegance in your masterfully crafted home.

Residents of The Ashwood are treated to the convenience of modern living with the ease and security of digital door locks and a smart home system, all controllable via a mobile app for comfort and safety.



Artist's Impression Only

SERENITY AMIDST
A RESORT-INSPIRED RETREAT

Indulge in relaxation at our Poolside Lounge or relish in tranquility at our 50m Infinity Pool. Spanning across three dedicated zones, The Ashwood offers 48 resort-style facilities tailored to cater to individuals of all ages and exercise preferences to refresh your mind, rejuvenate your body, and renew your spirit.

Here is where you can discover a sanctuary of holistic wellness, a haven designed to promote a balanced and rejuvenating lifestyle. Take a moment to slow down and immerse yourself in the serene greenery and tranquil landscapes that surround you.

EXPERIENCE THE EPITOME OF SERENE LIVING AT THE FACILITIES RETREAT



LEVEL 1 | FACILITIES

- LEGEND**
- | | | | |
|---------------------|--------------------------|-----------------------------|---------------------|
| 1. Grand Arrival | 7. Pawsome Park | 13. Tranquil Water Features | 16. Launderette |
| 2. Concierge Lounge | 8. Nursery | 14. Management Office | 17. Car Wash Bay |
| 3. Welcome Lobby | 9. Children's Playground | 15. Surau | 18. EV Charging Bay |
| 4. Mail Room | 10. Tranquil Lawn | | |
| 5. Parcel Room | 11. Garden of Oasis | | |
| 6. Pet Salon | 12. Convenience Store | | |



LEVEL 7&8 | FACILITIES

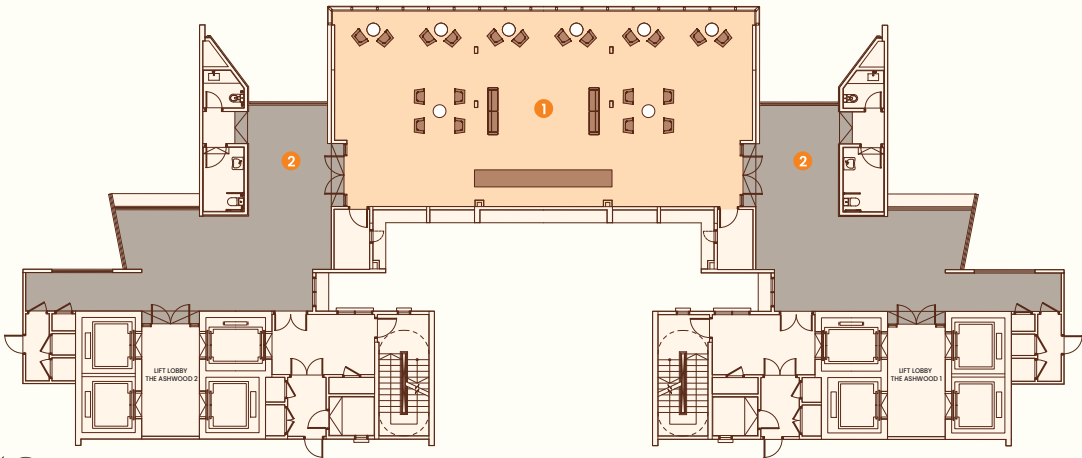
- LEGEND**
- | | | | |
|-----------------------------|---------------------------|---|------------------------|
| 1. 50m Infinity Pool | 9. Outdoor Gym | 17. Multipurpose Hall / Badminton Court | 20. Relaxing Deck |
| 2. Jacuzzi | 10. Serene Chill Corner | 18. Basketball Key Court | 21. Swing Garden |
| 3. Cascading Water Features | 11. Chess Terrace | 19. BBQ Terrace | 22. Garden of Serenity |
| 4. Children's Pool | 12. Children's Playground | | |
| 5. Poolside Lounge | 13. Pavilion Lounge | | |
| 6. Changing Room | 14. Gymnasium | | |
| 7. Sauna | 15. Yoga / Dance Room | | |
| 8. Steam Bath | 16. Serene Foyer | | |

Retreat to the facilities floor, and discover the meaning of holistic wellness as you are surrounded by a natural landscape and a myriad of facilities, all curated for serene rest and relaxation. Crafted as a city escape, nurture your mind and body within this tranquil space.



LEVEL 48 | ROOFTOP FACILITIES

- LEGEND**
- | | | |
|---------------------|-------------------------------|---------------------------------|
| 1. Coworking Lounge | 3. Rooftop BBQ Terrace | 5. Urban Farming / Herbs Garden |
| 2. Sky Terrace | 4. Sky Yoga / Meditation Deck | 6. Viewing Deck |



LEVEL 49 | ROOFTOP FACILITIES

- LEGEND**
- | |
|-----------------|
| 1. Sky Lounge |
| 2. Social Space |

CONDOMINIUM
TYPE

A
1,381 sq. ft.



AMPANG VIEW / EAST
HULU LANGAT HILLS VIEW
(LEVEL 9 & ABOVE)
KL POLO CLUB VIEW
(LEVEL 30 & ABOVE)

- 3 BEDROOMS
- 2 BATHROOMS
- 1 UTILITY ROOM
- 1 HOME OFFICE
- 2-3 CAR PARKS



CONDOMINIUM
TYPE

B
1,495 sq. ft.



AMPANG VIEW / EAST

The Ashwood 1
HULU LANGAT HILLS VIEW (LEVEL 9 & ABOVE)
GENTING HIGHLANDS VIEW (LEVEL 30 & ABOVE)

The Ashwood 2
HULU LANGAT HILLS VIEW (LEVEL 9 & ABOVE)
ROYAL SELANGOR GOLF COURSE VIEW
(LEVEL 19 & ABOVE)

- 3 BEDROOMS
- 3 BATHROOMS
- 1 UTILITY ROOM
- 2-3 CAR PARKS



CONDOMINIUM
TYPE
C
1,510 sq. ft.



KL CITY VIEW / WEST

- 3 BEDROOMS
- 3 BATHROOMS
- 1 UTILITY ROOM
- 1 HOME OFFICE
- 2-3 CAR PARKS



CONDOMINIUM
TYPE
D
1,585 sq. ft.



KL CITY VIEW / WEST

- 3 BEDROOMS
- 3 BATHROOMS
- 1 UTILITY ROOM
- 1 HOME OFFICE
- 3-4 CAR PARKS

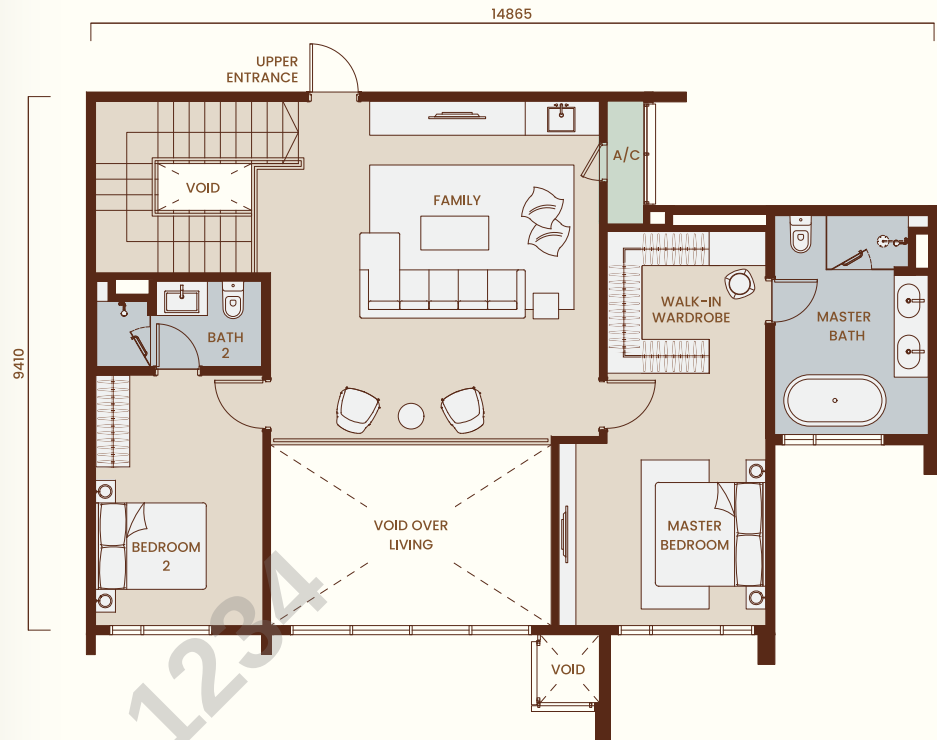


CONDOMINIUM
TYPE
E
1,707 sq. ft.



 KL CITY VIEW / WEST
The Ashwood 2
ROYAL SELANGOR GOLF COURSE VIEW
(LEVEL 19 & ABOVE)

-  4 BEDROOMS
-  3 BATHROOMS
-  1 UTILITY ROOM
-  3-4 CAR PARKS



TYPE DUPLEX A (UPPER FLOOR)
1,050 sq. ft.



TYPE DUPLEX A (LOWER FLOOR)
1,381 sq. ft.

 AMPANG VIEW / EAST
KL POLO CLUB &
HULU LANGAT HILLS VIEW

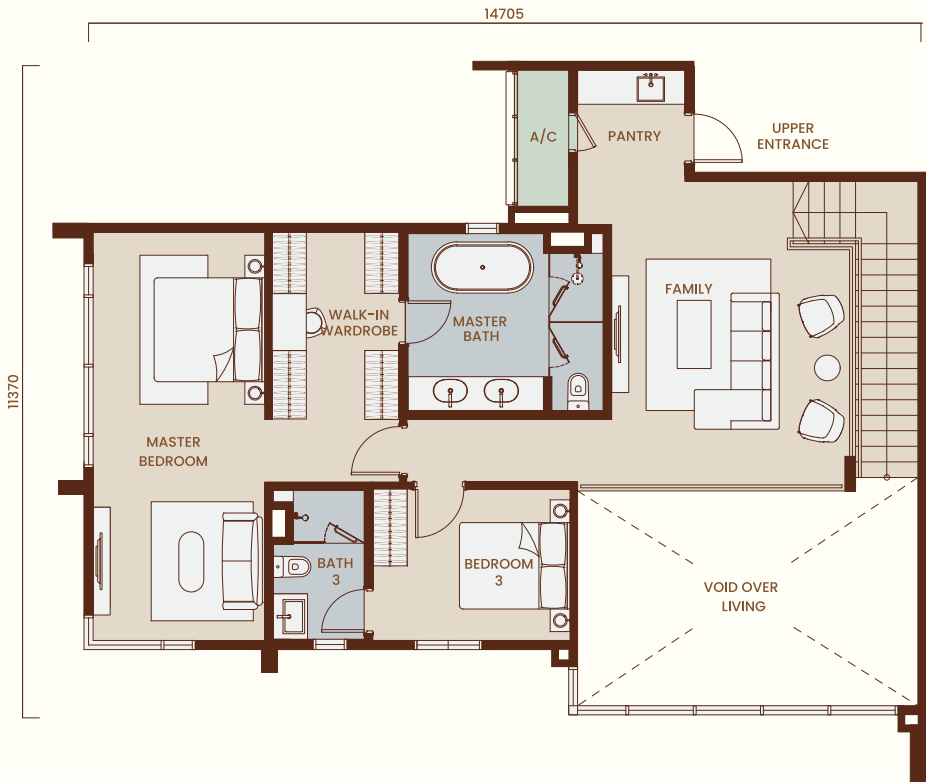
-  4 BEDROOMS
-  5 BATHROOMS
-  2 UTILITY ROOMS
-  4 CAR PARKS



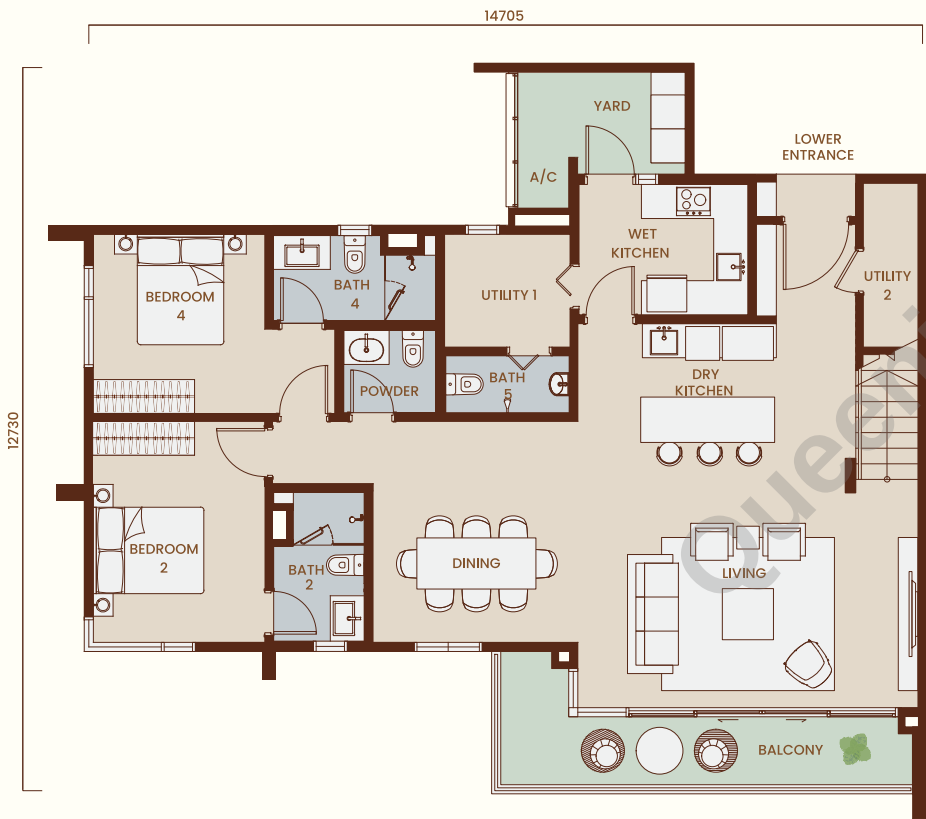
2-STOREY DUPLEX
TYPE

B

TOTAL AREA:
2,592 sq. ft.



TYPE DUPLEX B (UPPER FLOOR)
1,088 sq. ft.



TYPE DUPLEX B (LOWER FLOOR)
1,504 sq. ft.

**AMPANG VIEW / EAST**
The Ashwood 1
GENTING HIGHLANDS & HULU LANGAT HILLS VIEW
The Ashwood 2
ROYAL SELANGOR GOLF COURSE
& HULU LANGAT HILLS VIEW

**4 BEDROOMS**
**5 BATHROOMS**
**1 POWDER ROOM**
**2 UTILITY ROOMS**
**4 CAR PARKS**

The Ashwood 2

The Ashwood 1

1 2 3 3 2 1

LIFT LIFT

5 3A 3A 5

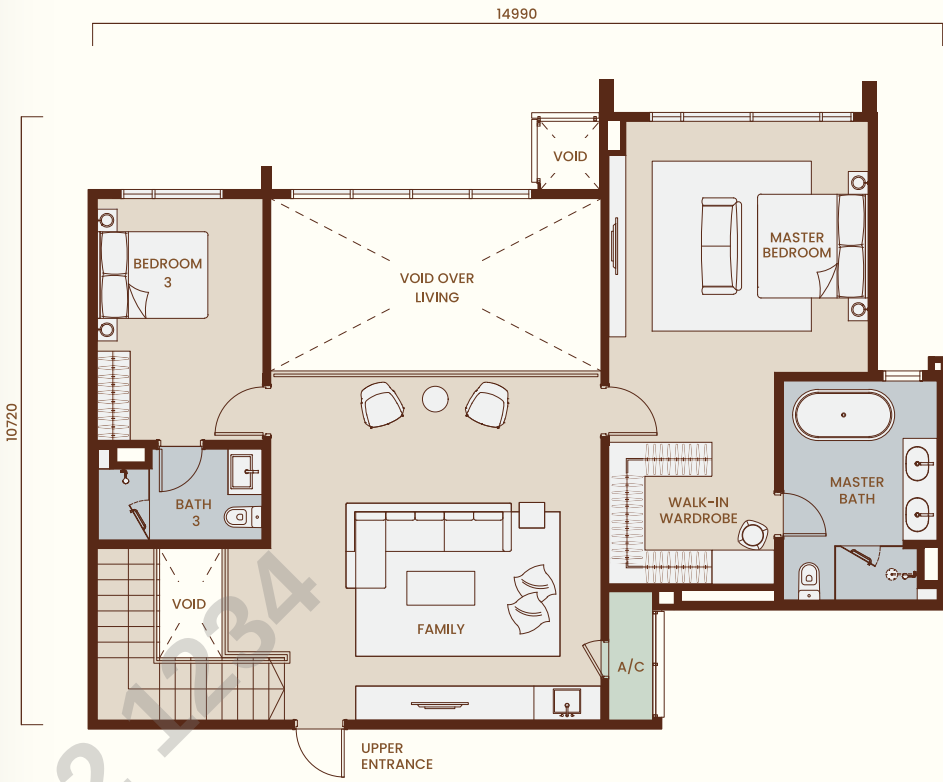
Jalan Ampang

Jalan Ampang Hilir

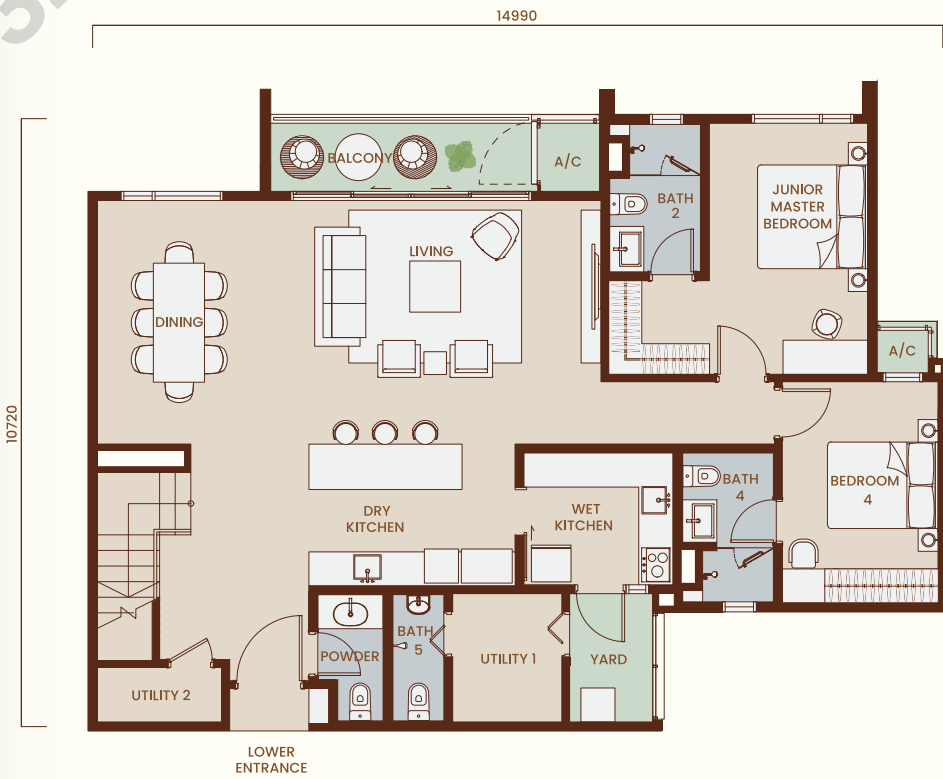
2-STOREY DUPLEX
TYPE

C

TOTAL AREA:
2,683 sq. ft.



TYPE DUPLEX C (UPPER FLOOR)
1,172 sq. ft.



TYPE DUPLEX C (LOWER FLOOR)
1,511 sq. ft.

**KL CITY VIEW / WEST**

**4 BEDROOMS**
**5 BATHROOMS**
**1 POWDER ROOM**
**2 UTILITY ROOMS**
**4 CAR PARKS**

The Ashwood 2

The Ashwood 1

1 2 3 3 2 1

LIFT LIFT

5 3A 3A 5

Jalan Ampang

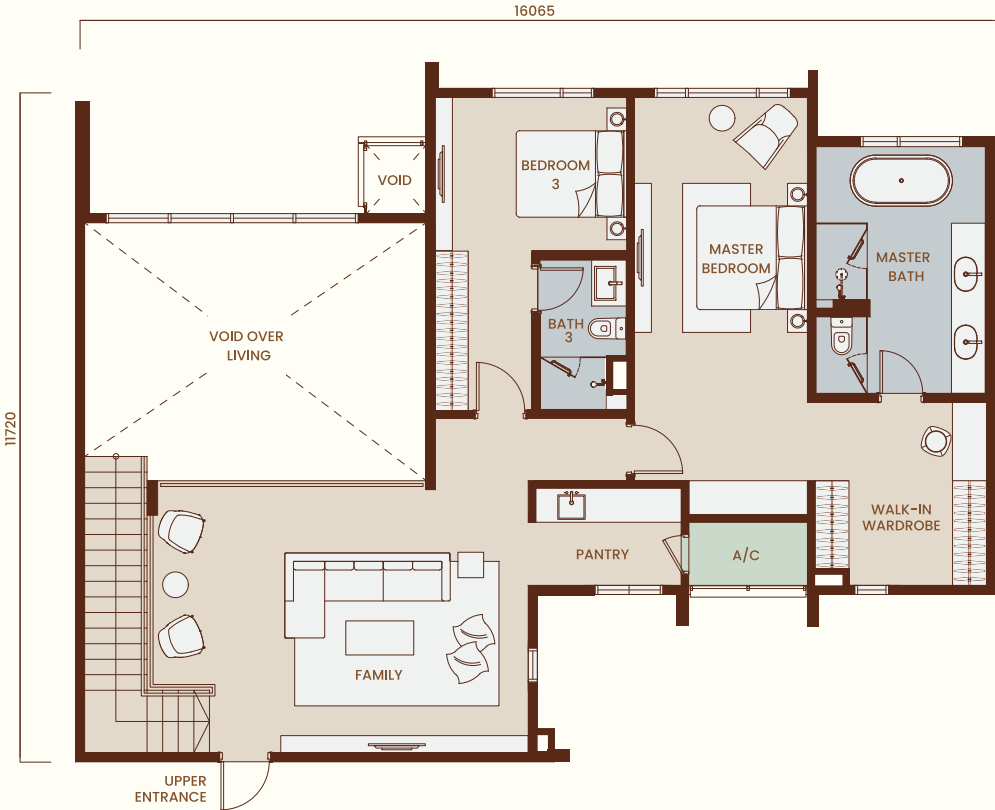
Jalan Ampang Hilir

2-STOREY DUPLEX
TYPE

D

TOTAL AREA:
2,946 sq. ft.

TYPE DUPLEX D (UPPER FLOOR)
1,261 sq. ft.



TYPE DUPLEX D (LOWER FLOOR)
1,685 sq. ft.



KL CITY VIEW / WEST

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM
- 2 UTILITY ROOMS
- 4 CAR PARKS



KL CITY VIEW / WEST
The Ashwood 2
ROYAL SELANGOR GOLF COURSE VIEW

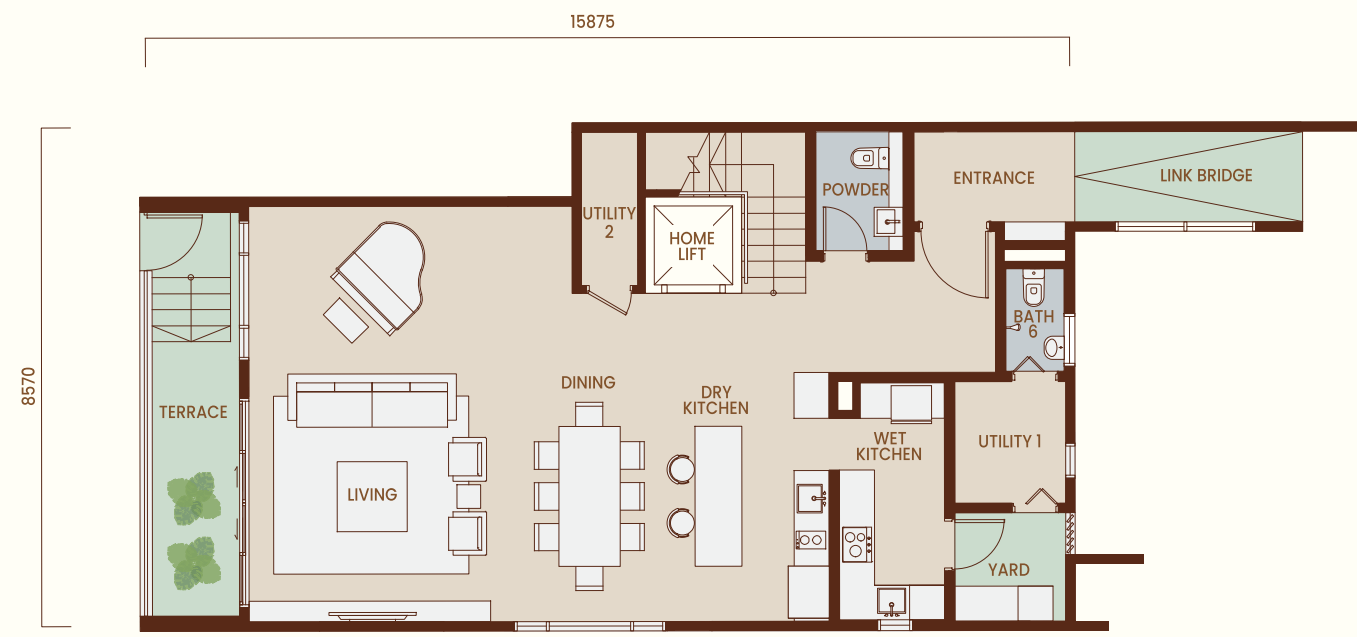
- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM
- 1 HOBBY ROOM
- 2 UTILITY ROOMS
- 4 CAR PARKS



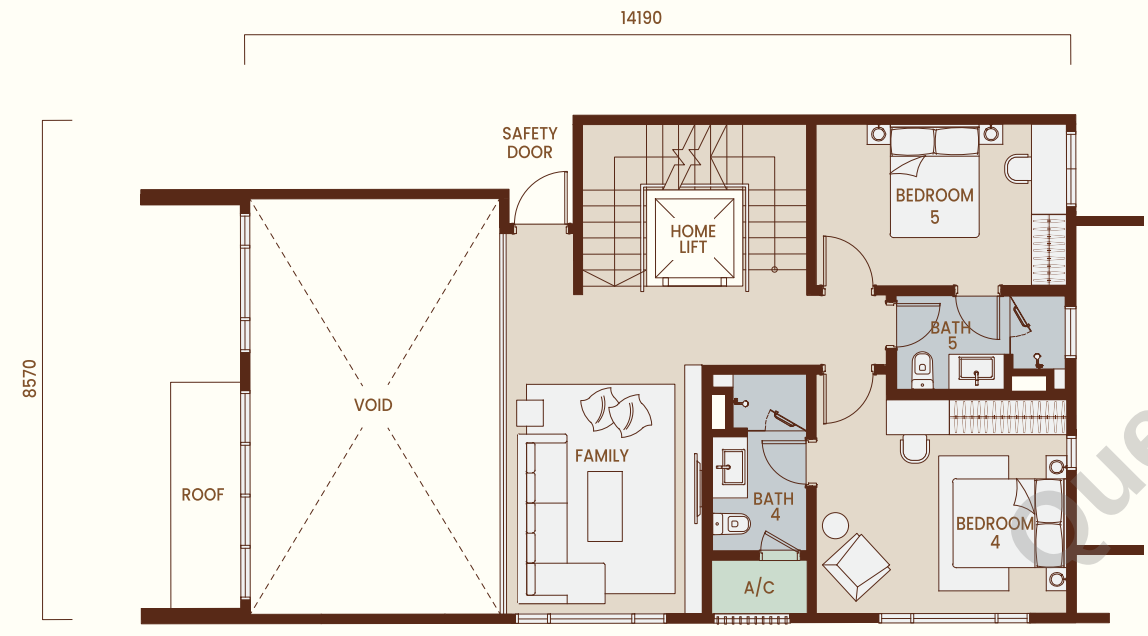
4-STOREY
LOWER VILLA
TYPE

F

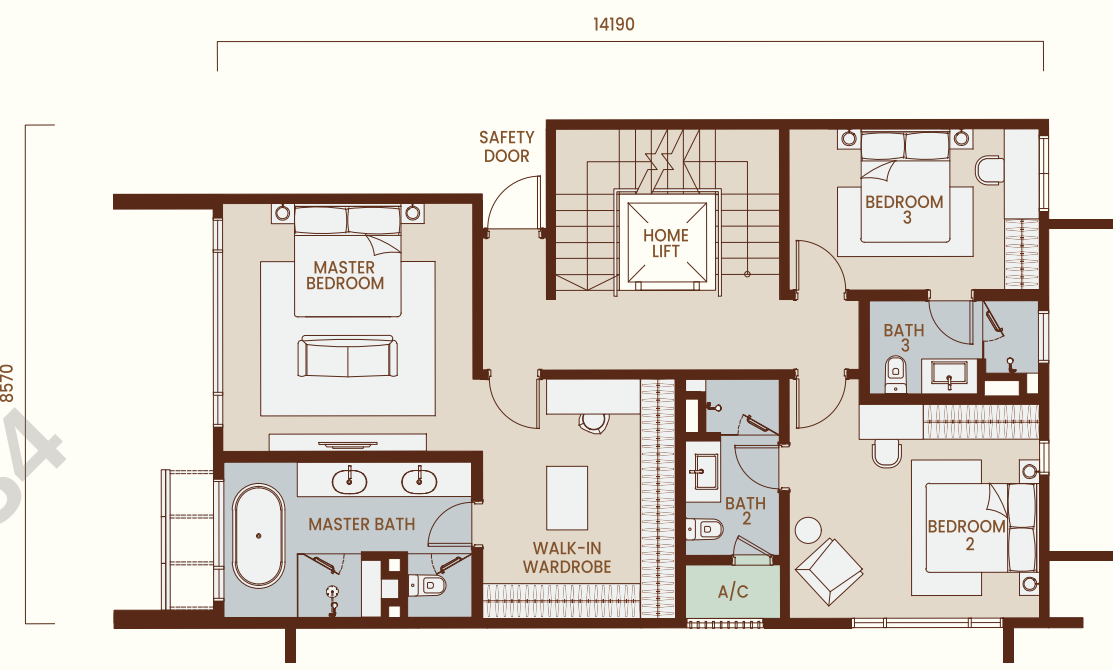
1st Floor
1,231 sq. ft.



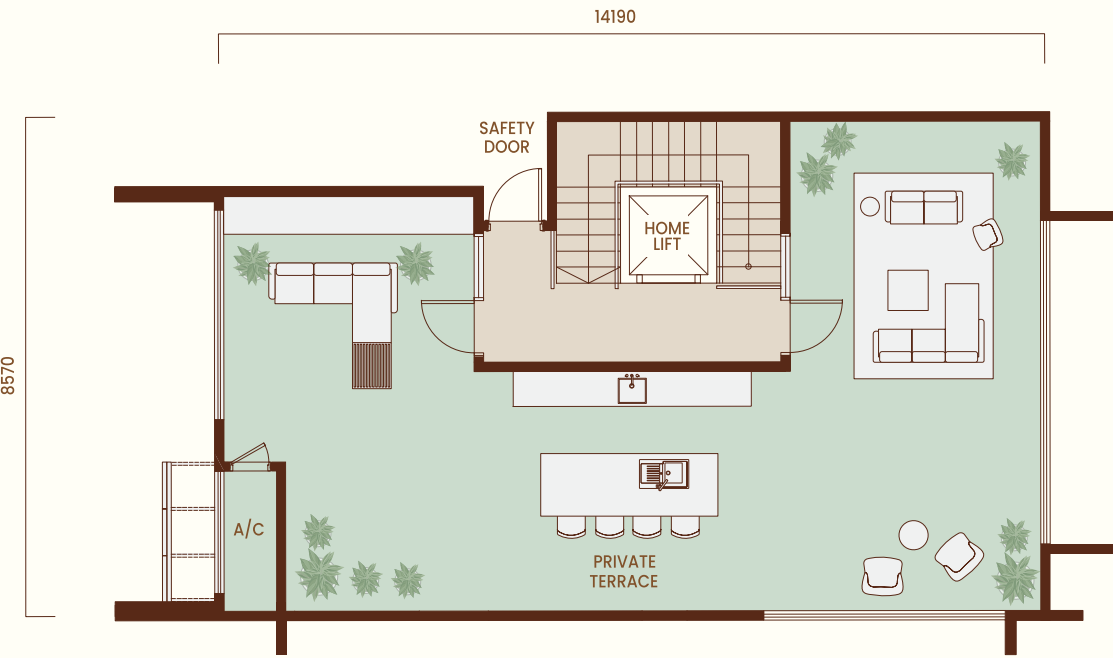
2nd Floor
847 sq. ft.



3rd Floor
1,198 sq. ft.



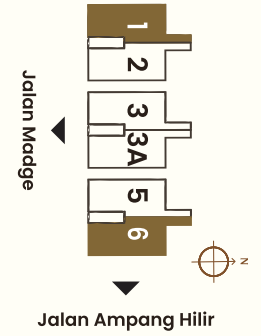
4th Floor
131 sq. ft.



- | | | | |
|---|---------------|---|-----------------|
|  | 5 BEDROOMS |  | 2 UTILITY ROOMS |
|  | 6 BATHROOMS |  | 6 CAR PARKS |
|  | 1 POWDER ROOM |  | HOME LIFT |

TOTAL VILLA AREA

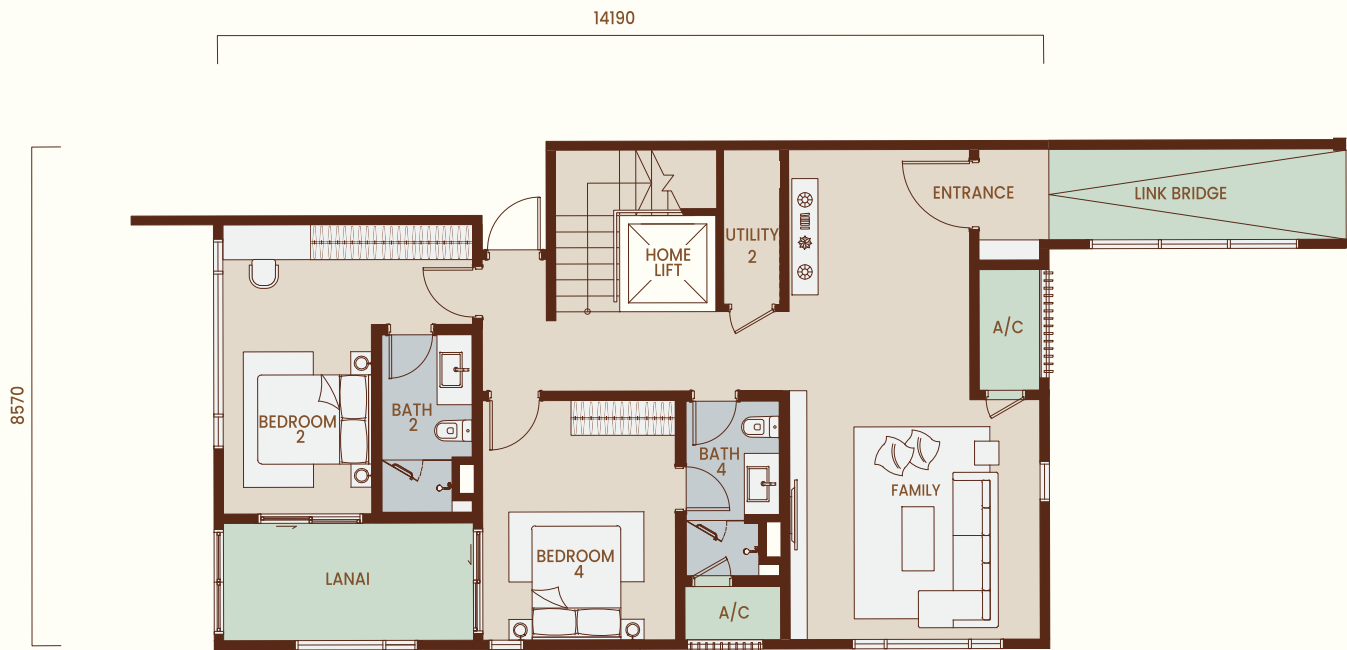
- | | |
|------------------------------|---|
| MAIN PARCEL
3,407 sq. ft. | ACCESSORY PARCEL
- LINK BRIDGE (1ST FLOOR)
71 sq. ft.
- TERRACE (1ST FLOOR)
132 sq. ft.
- PRIVATE TERRACE (4TH FLOOR)
1,004 sq. ft. |
|------------------------------|---|



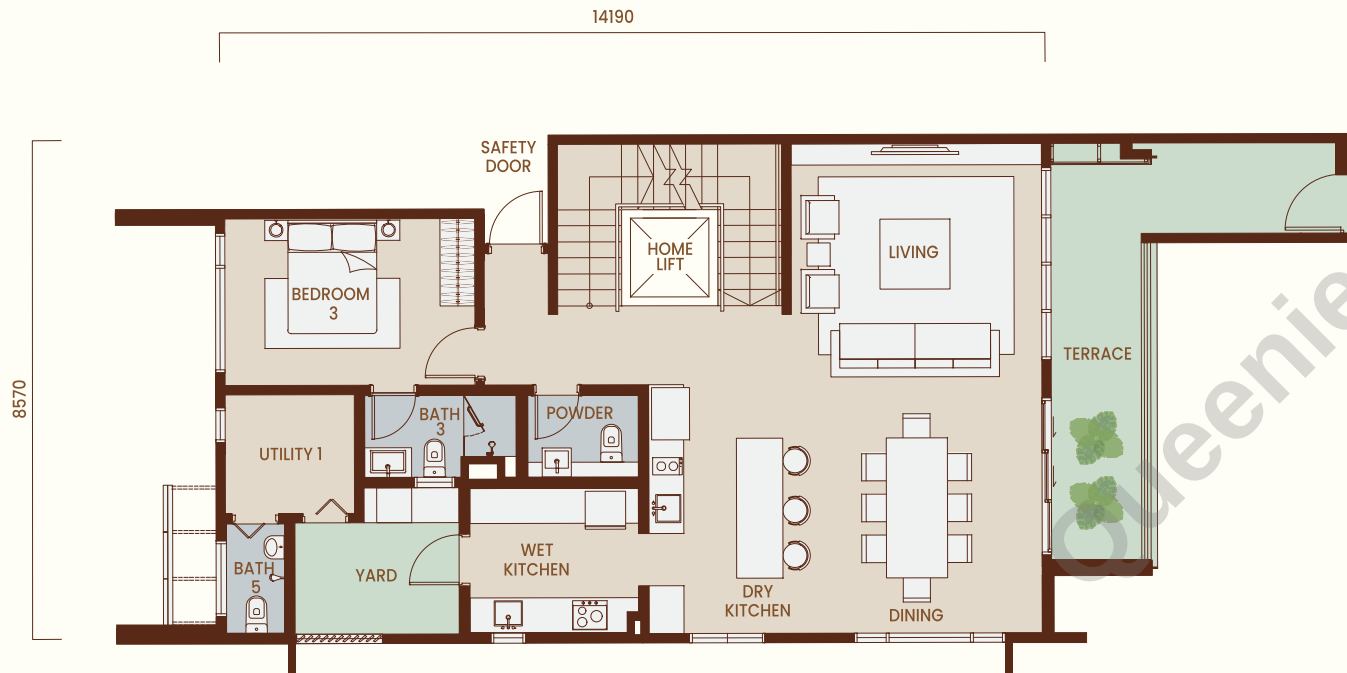
3-STOREY
UPPER VILLA
TYPE

G

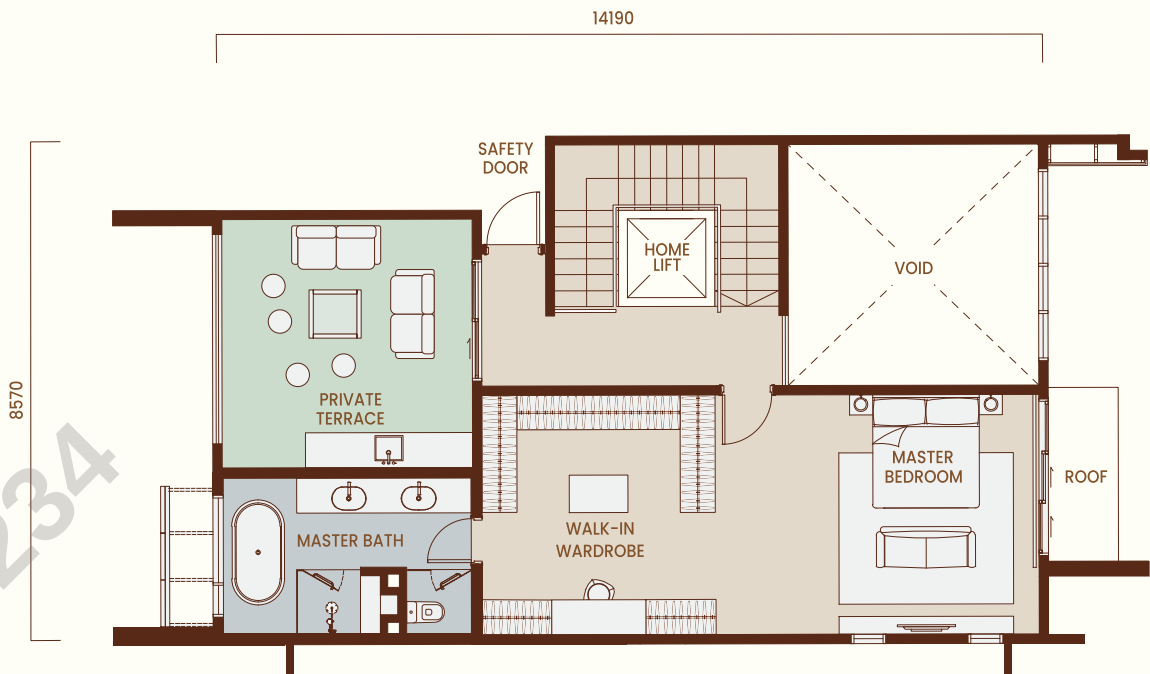
1st Floor
1,223 sq. ft.



2nd Floor
1,198 sq. ft.



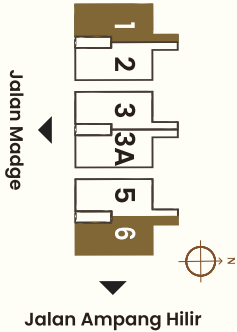
3rd Floor
717 sq. ft.



- | | | | |
|---|---------------|---|-----------------|
|  | 4 BEDROOMS |  | 2 UTILITY ROOMS |
|  | 5 BATHROOMS |  | 6 CAR PARKS |
|  | 1 POWDER ROOM |  | HOME LIFT |

TOTAL VILLA AREA

- | | |
|------------------------------|--|
| MAIN PARCEL
3,138 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (2ND FLOOR)
198 sq. ft. |
| | - PRIVATE TERRACE (3RD FLOOR)
212 sq. ft. |



The map illustrates the urban layout of Kuala Lumpur, highlighting the following features:

- Major Roads:** DUKE HIGHWAY, AKLEH HIGHWAY, JALAN AMPANG, JALAN KAMPUNG PANDAN, JALAN TUN RAZAK, JALAN YAP KWAN SENG, JALAN RAJA CHULAN, JALAN SULTAN ISMAIL, JALAN BUKIT BINTANG, and JALAN IMBI.
- Landmarks:** Petronas Twin Towers (KLCC), Menara Kuala Lumpur, KL Forest Eco Park, The Royal Selangor Golf Club, and various educational institutions like Geomatika University College and Raffles College.
- Public Transport:** MRT stations (Damai, Ampang Park, KLCC, Persiaran, Conlay, Bukit Bintang, Imbi, TRX), Monorail stations (Bukit Nanas, Raja Chulan, Bukit Bintang), and LRT stations (Jelatek, Dato' Keramat).
- Other Points of Interest:** Hospitals (Hospital Kuala Lumpur, KPJ Ampang Puteri), embassies (US, China, Japan), and shopping centers (The LINC KL, The Ashwood).

- Pemaju: Paramount Property (Cityview) Sdn. Bhd. 201901039386 (1348716-H) • Co-labs Coworking Shah Alam, B-02-01 (Blok B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Perniagaan: 20172/10/2028/1213(A) • Tempoh Sah: 19/10/2023 - 18/10/2028 • No. Permit Iklan dan Jualan: 20172-2/02-2027/0109(A)-(S) • Tempoh Sah: 02/02/2024 - 01/02/2027 • Pihak Berkuas Kelulusan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur • No. Kelulusan: BP U3 OSC 2024 0193 (19) • Bebanan Tanah: Malaysia Banking Berhad • Pegangan Tanah: Hak Milik Kella • Tarikh Dijangka Siap: November 2028 • Jenis Rumah: Kondominium • Jumlah Unit: 342 Unit • Luas Binaan: 1,381kps - 3,020kps • Harga Minimum: RM1,823,333 • Harga Maksimum: RM4,324,667 • Jenis Rumah: Vela • Jumlah Unit: 12 Unit • Luas Binaan: 3,138 kps - 3,407 kps • Harga Minimum: RM4,786,222 • Harga Maksimum: RM4,786,222 • Diskaun untuk Bumiputera: 5% • Sekatan Kepentingan: Tiada
- IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**