



PUNCAK
WANGSAMAS

THE PEAK BECKONS

54 EXCLUSIVE SEMI-DETACHED HOMES

At Puncak Wangsamas, living large comes with many exclusivities. For a start, its green locality right at the heart of KL city centre is a rare find.

Elevated Living, Unmatched Privacy



At Puncak Wangsamias, tranquillity and security intertwine seamlessly. With dual level security at the foothill and upon entering the private enclave via a single dedicated road, your peace of mind is meticulously safeguarded.

An extensive transportation network links you to the bustling city, maintaining your connection to modern conveniences while you savour the luxury of seclusion.

PUNCAK
WANGSAMAS
THE PEAK BECKONS

National
Zoo

AEON Big
Wangsa Maju

Fairview
International
School



Get Away Without
Going Away



Puncak Wangsamias is served by 6 major highways – the Middle Ring Road 2 (MRR2), Ampang-Kuala Lumpur Elevated Highway (AKLEH), Duta-Ulu Kelang Expressway (DUKE), Karak Highway, Sungai Besi-Ulu Kelang Elevated Expressway (SUKE) and Setiawangsa-Pantai Expressway (SPE).

A short drive effortlessly transports you to Kuala Lumpur City Center, Bukit Bintang and surrounding affluent neighbourhoods such as Taman U-Thant, Melawati, Setiawangsa, and Jalan Ampang.

EXCELLENT CONNECTIVITY





A variety of Shopping Malls



An array of Education & Medical Institutions



2 nearby LRT Stations



Approx. 500m to DUKE Highway

AMENITIES & BEYOND

- Flanked by lush greenery on one side, and a panoramic KL cityscape on the other.
- A welcome respite from a hectic lifestyle with all the finer offerings a prime location provides.
- Just minutes away from the Great Eastern Mall, Jalan Ampang & Suria KLCC lifestyle and commercial hubs.
- Neighbouring the International School of Kuala Lumpur (ISKL), TAR University College, and Fairview International School.
- Easily accessed via DUKE, MRR2 & AKLEH highways.

A Masterpiece for Private Viewing Pleasure

Each tastefully crafted residence captures KL skyline from the most ideal vantage point. Framing the iconic Petronas Twin Towers, KL Tower, Exchange 106@TRX, and the Merdeka 118 in their full glory.

For the privileged few, your unit comes with a viewing deck, a personal stage where you can fully immerse in the panorama.





Where Green Meets Clean



Here, the air is crisp. The ambiance, inviting. A sense of renewal eases away any worldly cares. Complementing the lush green surroundings, your residence comes equipped with an Electric Vehicle (EV) charging point that seamlessly integrates an eco-friendly way to power your journeys.





Stories of Luxury Living, Unfold in Every Storey



With land sizes spanning from 3,326sf to 8,288sf and spacious built-up areas ranging from 3,899sf to 4,769sf, vast living spaces effortlessly flow from one floor to another, paired with the exclusivity of a private lift.

Every element is tastefully curated to redefine multigenerational living in sheer comfort and ease.







Crafted by Akitek Akiprima Sdn Bhd, an award-winning architectural firm celebrated for its forte in hilltop developments to optimise the breathtaking panorama of KL for your residence.

The construction of Puncak Wangsamas is fortified by the geotechnical expertise of Consultface Sdn Bhd to ensure the utmost security and stability of the hillside construction.

Expansive Spaces
Tailored For
Simple Pleasures





Exclusive Enclave,
Inclusive Moments



PUNCAK
WANGSAMAS
THE PEAK BECKONS

THE PLANS

TYPE A1

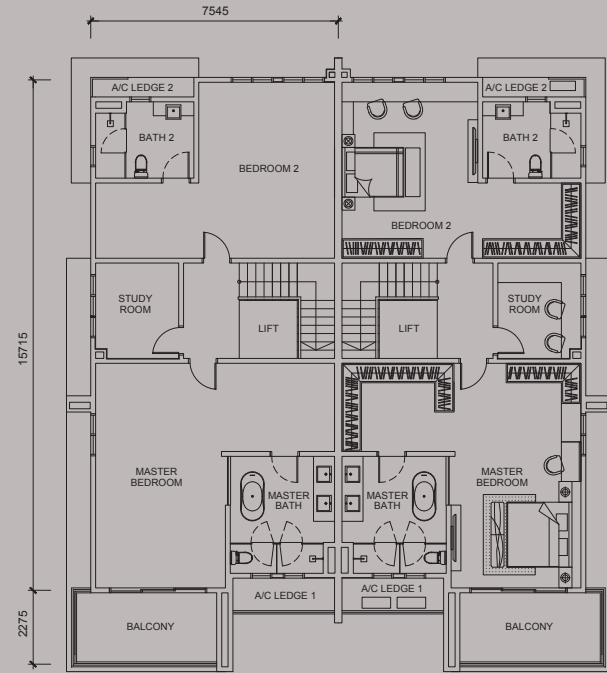
3-STOREY SEMI-DETACHED

5+1 Bedrooms | 6 Bathrooms

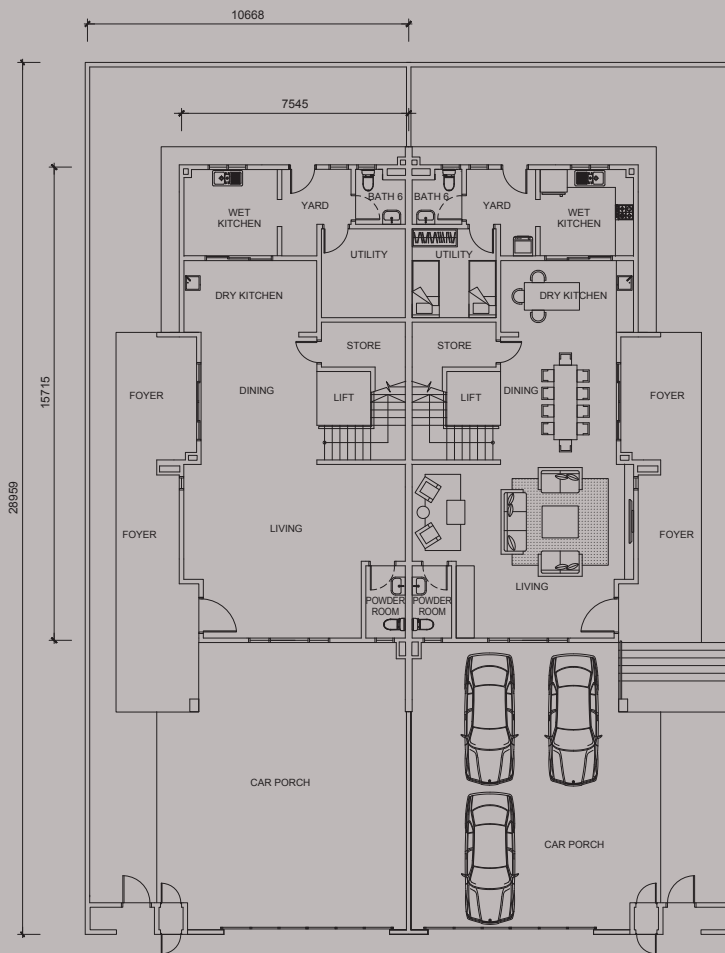
Land Area: 3,326 - 8,288 sq ft

Built-Up: 3,899 sq ft

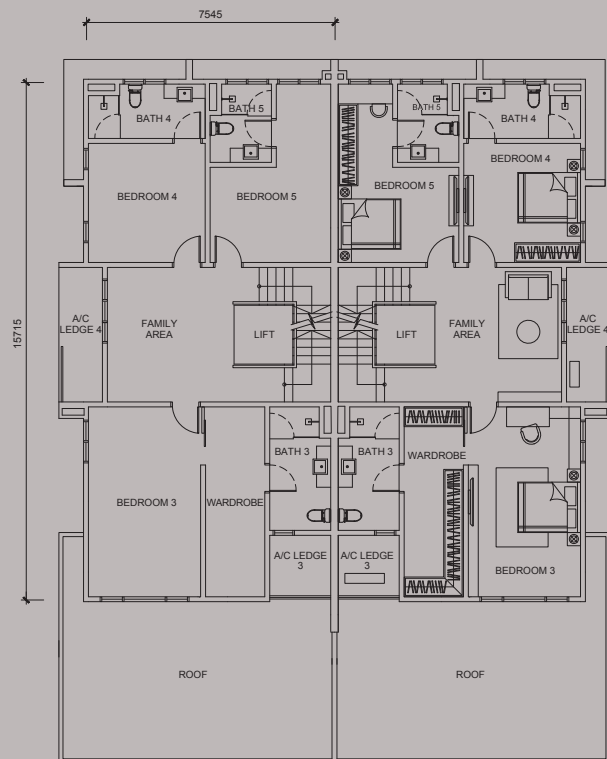




Second Floor



Ground Floor



First Floor

TYPE A2

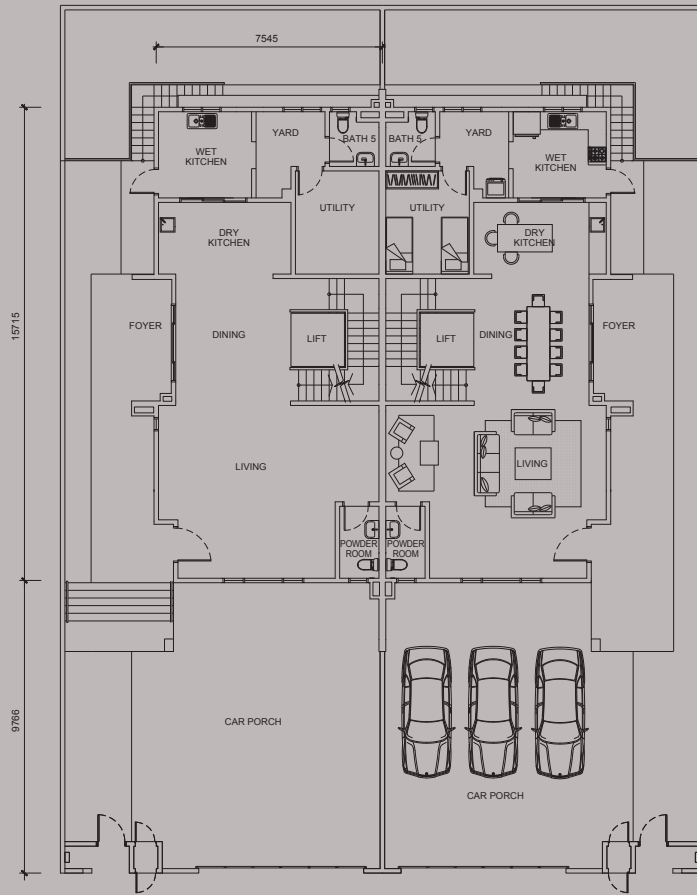
3-STOREY SEMI-DETACHED

5+1 Bedrooms | 6 Bathrooms

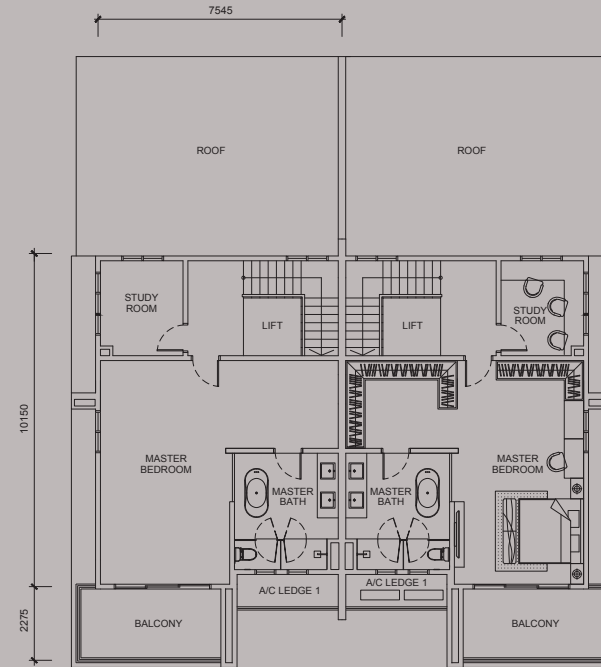
Land Area: 3,326 - 6,717 sq ft

Built-Up: 4,109 sq ft

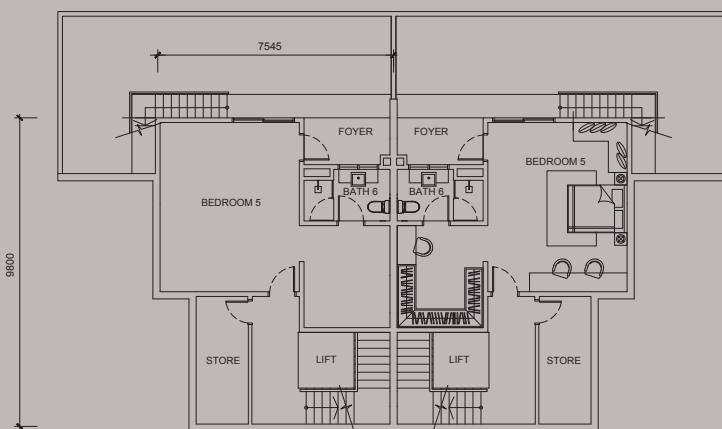




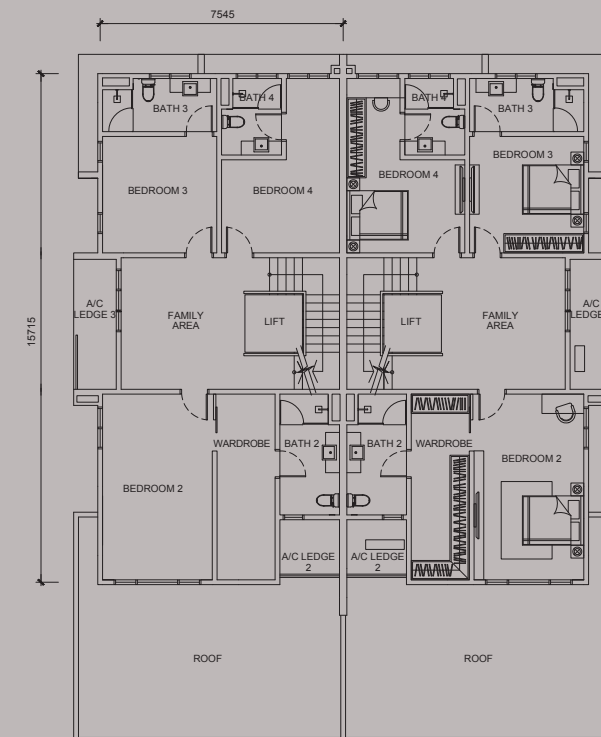
Ground Floor



Second Floor



Lower Ground Floor



First Floor

TYPE A3

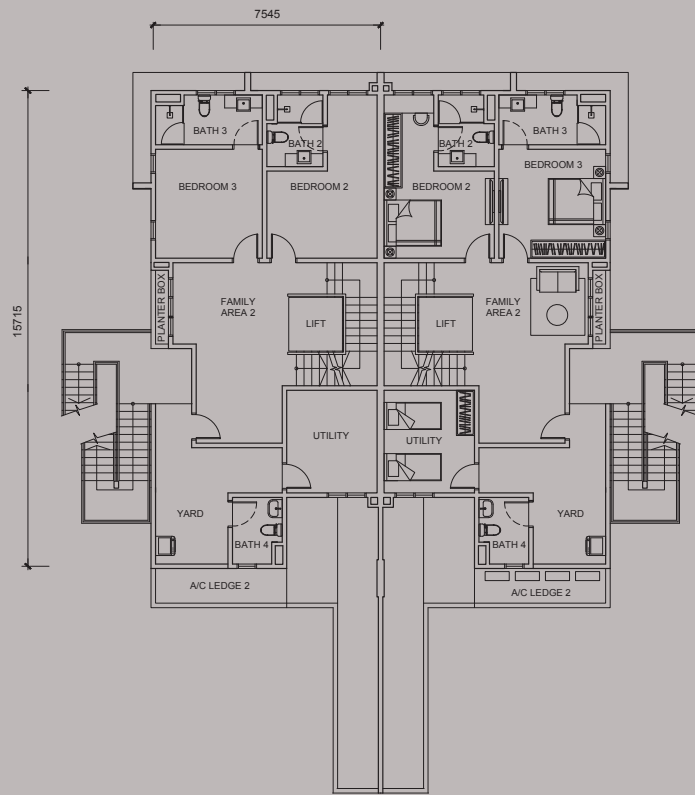
3-STOREY SEMI-DETACHED

5+1 Bedrooms | 6 Bathrooms

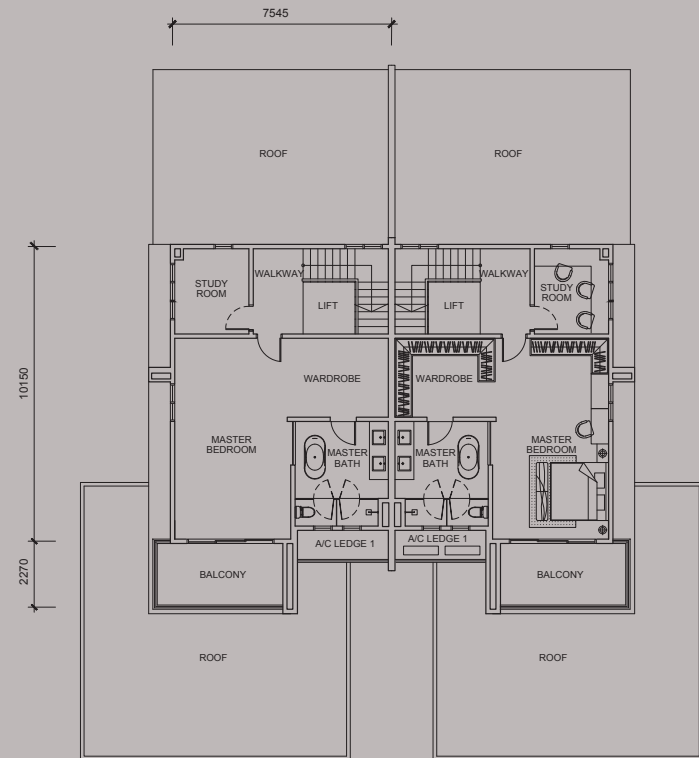
Land Area: 6,760 - 6,986 sq ft

Built-Up: 4,769 sq ft

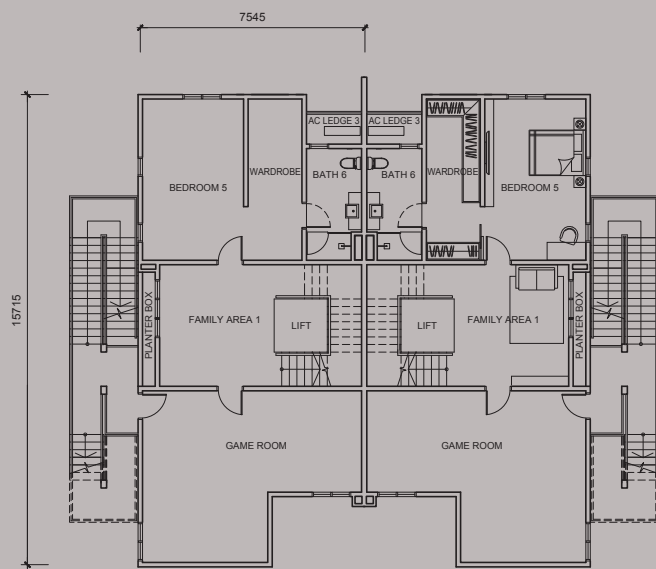




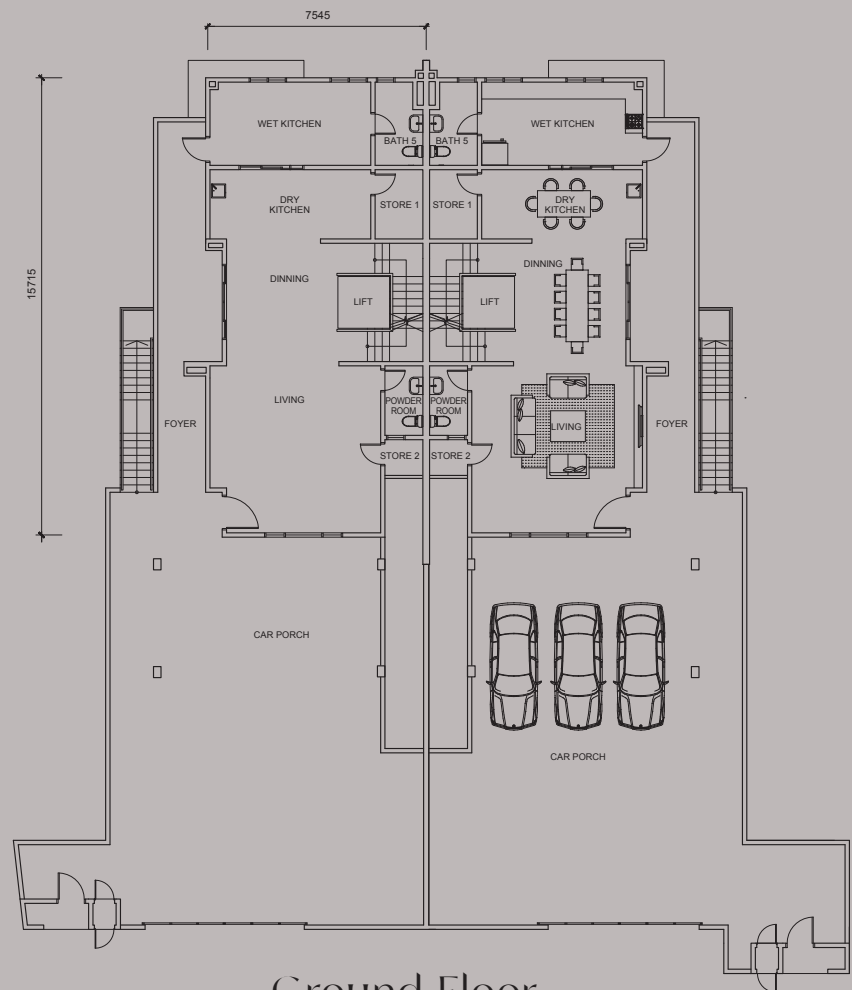
Lower Ground Floor



First Floor



Basement Floor



Ground Floor

TYPE A4

3-STOREY SEMI-DETACHED

5+1 Bedrooms | 6 Bathrooms

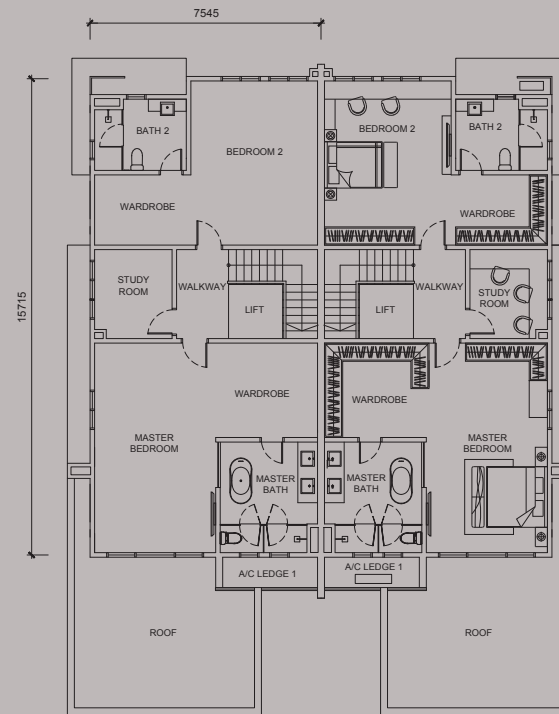
Land Area: 3,326 - 6,060 sq ft

Built-Up: 4,728 sq ft

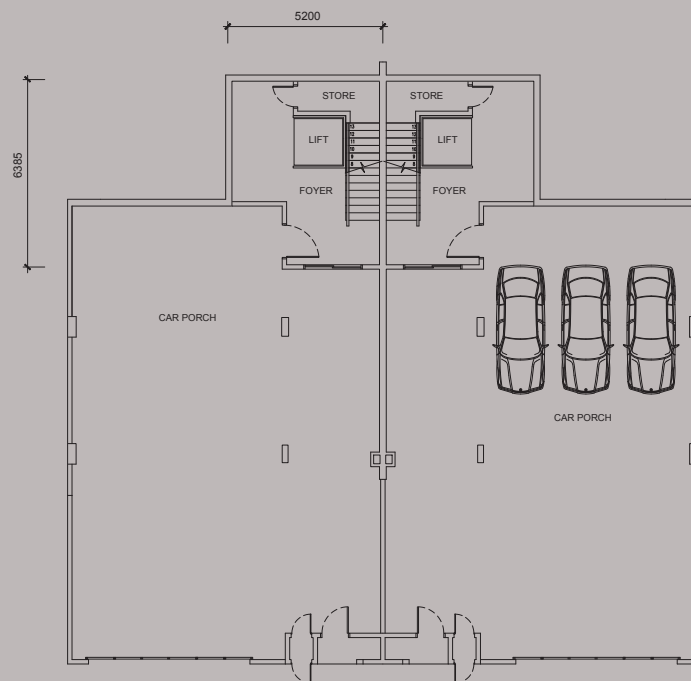




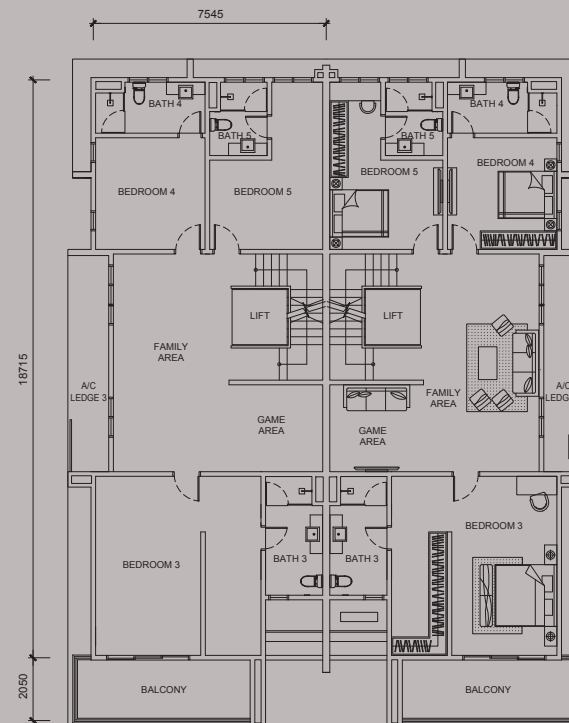
Ground Floor



Second Floor

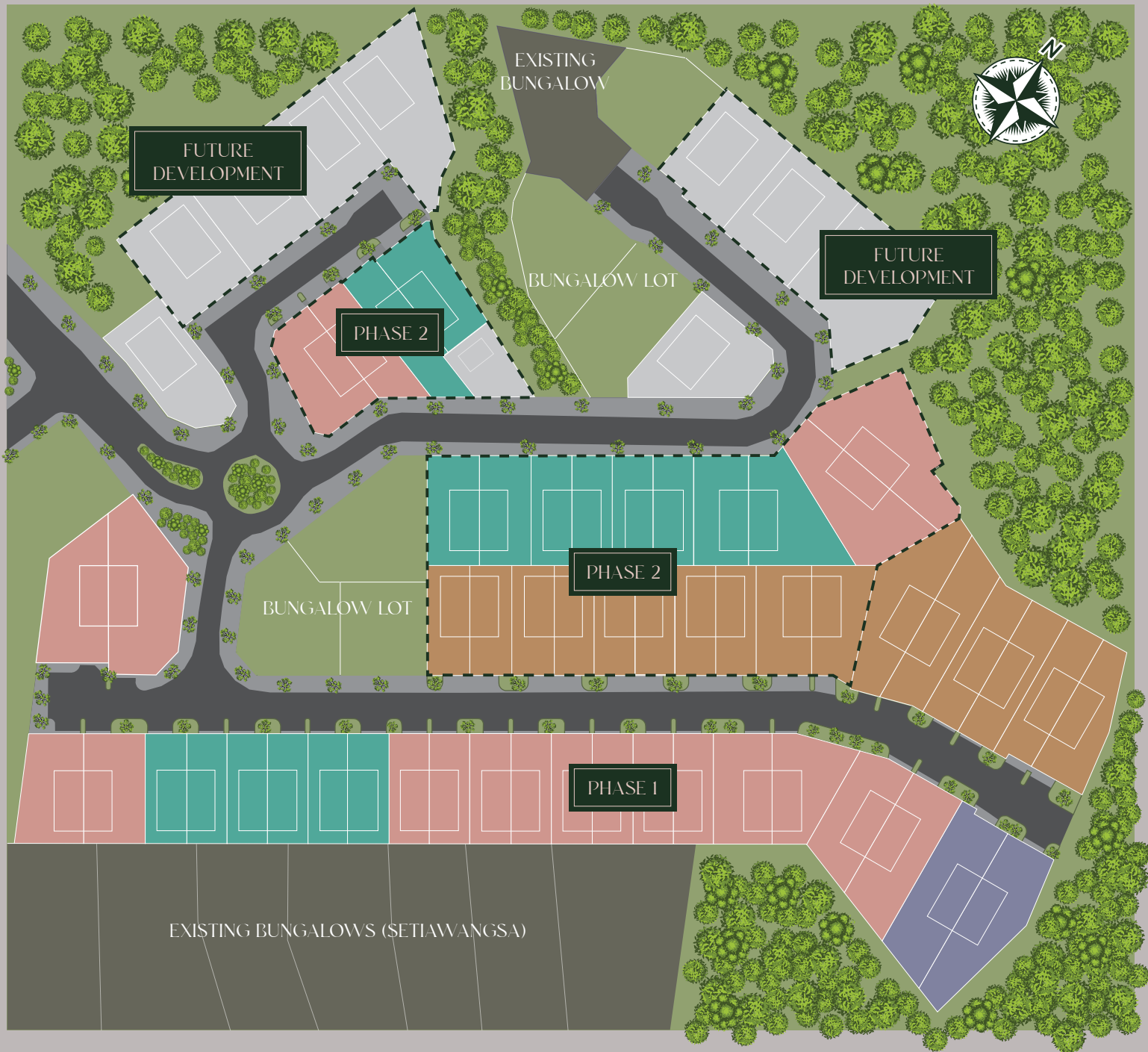


Lower Ground Floor



First Floor

MASTER PLAN



 TYPE A1
3 - STOREY

 TYPE A2
3 - STOREY

 TYPE A3
3 - STOREY

 TYPE A4
3 - STOREY

SPECIFICATIONS

Structure : Reinforced Concrete

Wall : Reinforced Concrete Wall/
Masonry Wall

Roof : Reinforced Concrete /
Metal Deck

Ceiling : Paint Finish /
Plaster Ceiling
(Where Applicable)

Doors : Timber Flush Door
: Aluminium Framed
Glass Door

Windows : Aluminium Framed
Glass Window

Ironmongery : Quality Lockset

Wall Finishes

- External : Paint
- Internal : Paint
- Kitchen : Paint/Tiles
(Where Applicable)
- Bathroom : Tiles

Floor Finishes

- Living, Dining & Dry Kitchen : Marble
- Car Porch, Foyer, Bathroom, Powder Room, Store, Utility, Wet Kitchen, Yard & Balcony : Tiles
- Bedroom, Study Room, Staircase & Family Area : Tiles /
Timber Flooring
(Where Applicable)

Fencing : Brickwall Fencing

Sanitary Fittings

TYPE	A1	A2	A3	A4
Wash Basin	8	8	8	8
WC	7	7	7	7
Shower	6	6	6	6
Bath Tub	1	1	1	1
Toilet Roll Holder	7	7	7	7
Hand Bidet	7	7	7	7
Kitchen Sink	2	2	2	2
Water Tap	13	13	12	13

Electrical Installation

TYPE	A1 (Unit 1,2,3,4, 11,12,13,14,15, 16,17,18,19,20)	A1 (Unit 21,22)	A2 (Unit 25,26, 27,28,29,30)	A3 (Unit 23,24)	A4 (Unit 5,6,7, 8,9,10)
Lighting Point	78	78	84	97	92
Fan Point	11	11	11	14	12
Power Point	61	61	58	61	64
Air Conditioner Point	10	10	10	11	10
Roof Booster Pump Point	1	1	1	1	1
Suction Pump Point	-	1	1	1	-
Submersible Pump Point	-	-	1	1	-
Hob Point	1	1	1	1	1
Hood Point	1	1	1	1	1
Water Heater Point	5	5	5	4	5
Bell Point	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1
SMATV Point	2	2	2	2	2
Data Point	8	8	7	8	8
Auto Gate	2	2	2	2	2
20A SPN Isolator	2	2	4	4	2
50A TPN Isolator	1	1	1	1	1
Glass Home Lift	1	1	1	1	1

CRAFTERS OF ASPIRATIONAL LIFESTYLES



LOW KENG HUAT BERHAD

LOW KENG HUAT BERHAD was incorporated in 1969 by the late Tan Sri Dato' Low Keng Huat as a general construction company. It built the landmark Ampang Park Shopping Centre in 1972, the first shopping centre in Malaysia.

Other prominent developments associated with Low Keng Huat Berhad in Malaysia include 338 U-Thant (Jalan U-Thant), Panorama – The High Life (KLCC), Infiniti 3 Residences (Wangsa Maju) and Taman Esplanad (Bukit Jalil). Across the straits in Singapore, Dalvey Haus, Citadines Balestier and Klimt Cairnhill stand as exceptional testaments to refined living.



338 U-Thant



Panorama



Infiniti 3 Residences

MALAYSIA

338 U-Thant
Jalan U-Thant

Panorama
KLCC

Infiniti 3 Residences
Wangsa Maju



Dalvey Haus



Citadines Balestier



Klimt Cairnhill

SINGAPORE

Dalvey Haus
Citadines Balestier
Klimt Cairnhill

www.puncak-wangsamas.com.my

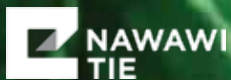
Developer



**LOW KENG HUAT
BERHAD (6411-D)**

Level 19, Plaza Ampang City, Jalan Ampang,
50450 Kuala Lumpur, Wilayah Persekutuan.
T 03 4257 9899

Exclusive Marketing Agent



**Nawawi Tie Leung Real Estate
Consultants Sdn Bhd (525823-T)**

Suite 34.01, Level 34, Menara Citibank,
165 Jalan Ampang, 50450 Kuala Lumpur.

Developer: Low Keng Huat Berhad **Address:** Level 19, Plaza Ampang City, Jalan Ampang, 50450 Kuala Lumpur **Tel No.:** 03-4257 9899 **Developer's License No.:** 30566/09-2028/0241(A) **Validity Period:** from 20/09/2023 to 19/09/2028 **Sales & Advertising Permit No.:** 30566-1/11-2025/1268(N)-(L) **Validity Period:** 24/11/2023 to 23/11/2025 **Building Plan Approval Authority:** Dewan Bandaraya Kuala Lumpur **Building Plan Approval No.:** BP U2 OSC 2021 1598 (29) **Tenure of Land:** Leasehold **Expected Date of Completion:** December 2025 **Restriction In Interest:** The land shall not be transferred, leased or changed without prior approval by the State Authority **Name of Local Authority (PBT):** Dewan Bandaraya Kuala Lumpur **Land Encumbrances:** Hong Leong Bank Berhad **Type of Development:** Semi-Detached **Selling Price:** RM3,177,000.00 (min) to RM7,778,000.00 (max) **Bumiputera Discount:** 5%

All art renderings and photographs contained in this leaflet are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. Whist every care is taken in providing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layouts, information and specifications, please always refer to the Sales and Purchase Agreement.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA