

Veladaz

RESIDENCES @ BUKIT JALIL



ECO-RESPONSIBLE DEVELOPER

The GreenRE logo has been the hallmark symbol for buildings and townships nationwide that encourages sustainable living for residents and developer.

At EXSIM, every venture we take utilised technology in an intelligent and organic manner for the advancement of mankind.

We are also equally intensifying our efforts to create buildings with a specific character which exemplify innovative green features.



Immerse Yourself
IN A BRAND-NEW LIVING
EXPERIENCE

Artist's Impression

Discover A TRUE SENSE OF BELONGING

Welcome to the home you've been longing for. Veladaz Residences was inspired by one of the 7 Dimensions of Wellness - social wellbeing, which focuses on our interactions with our community and those around us. As such, we planned Veladaz, which means 'evening party' in Spanish, to give you a place that encourages belonging and delivers endless opportunities for engagement and expression. You can leave behind the stresses of the day and come home to lifestyle apartments and themed spaces that carefully integrate landscaping and architecture to promote your long-term social wellbeing.

The 7 Dimensions of Wellness

Physical Wellness



Emotional Wellness



Intellectual Wellness



Spiritual Wellness



Environmental Wellness



Social Wellness

Velada
(n.) 'evening party' in Spanish.



Occupational Wellness





Drop-Off

Artist's Impression



Grand Lobby
Artist's Impression

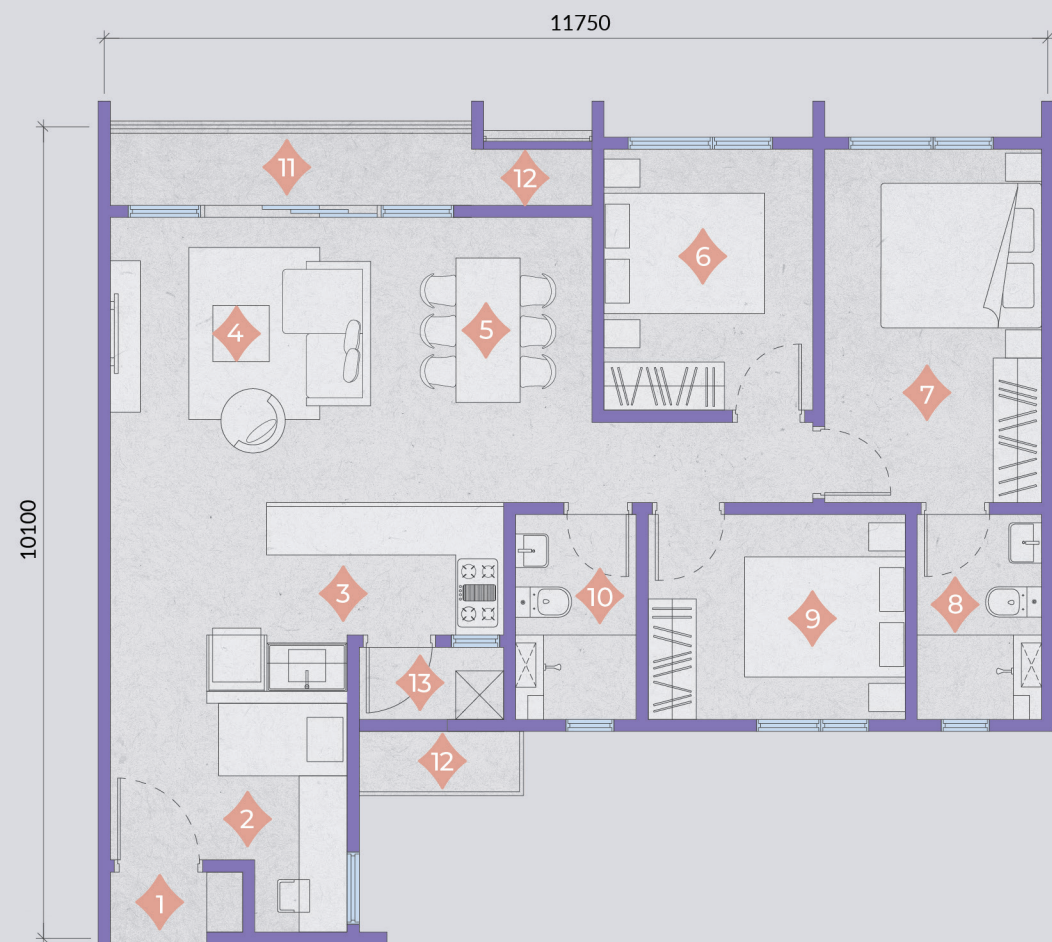


Amenities to Foster AN UNRIVALLED LIFESTYLE EXPERIENCE

Discover a style of living that encourages you to connect with others and make the most of each day. The shared and private spaces at Veladaz Residences flow and connect seamlessly to gift urban dwellers the luxury of connectedness. A leisurely walk to school with other parents and their children. A quick pop to the shops for last-minute groceries. Landscaping and playgrounds where kids can run, jump, swing, and climb with their pals. Facilities like aromatic and vibrant floral gardens, calming water features, and serene yoga platforms that will do wonders for your health as well as your social life.

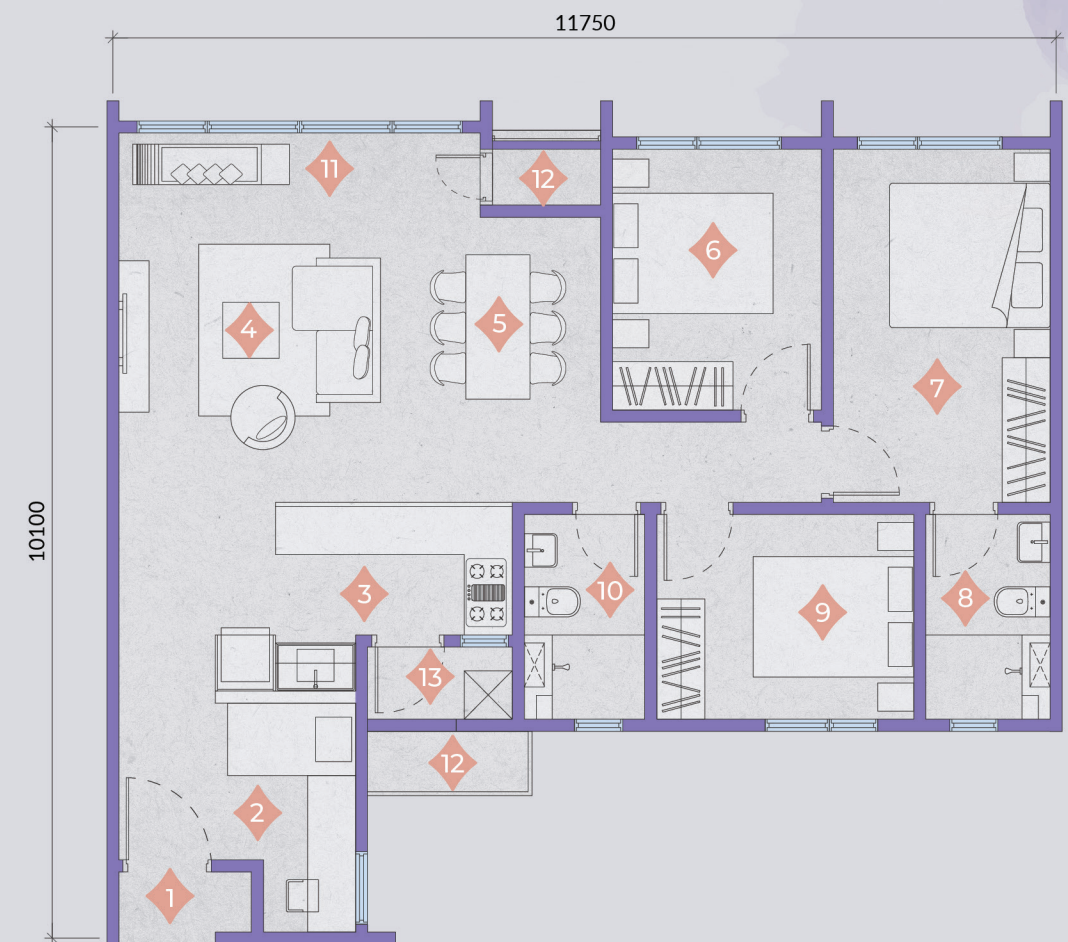
Jacuzzi
Artist's Impression

LAYOUT PLANS



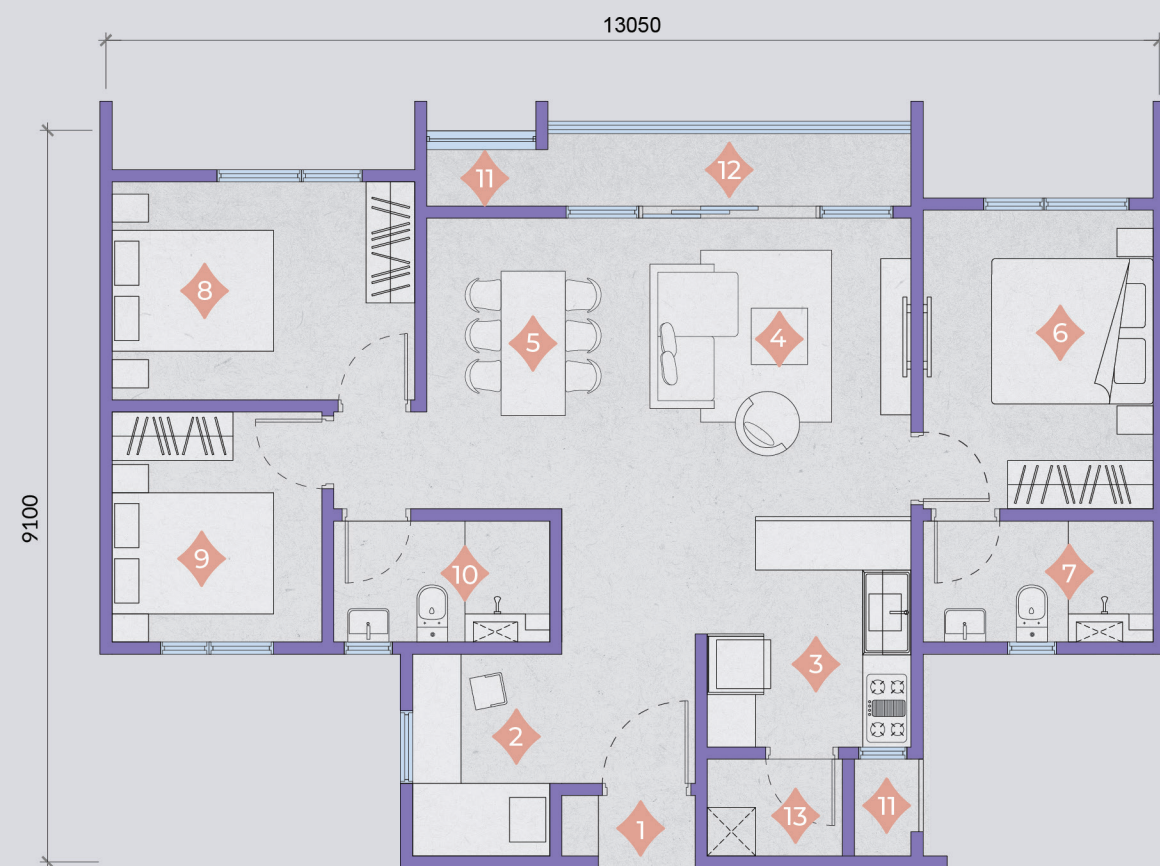
TYPE A1
1012 sq.ft. | 94 sm
3R2B + 1 Study
 (With Balcony)

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



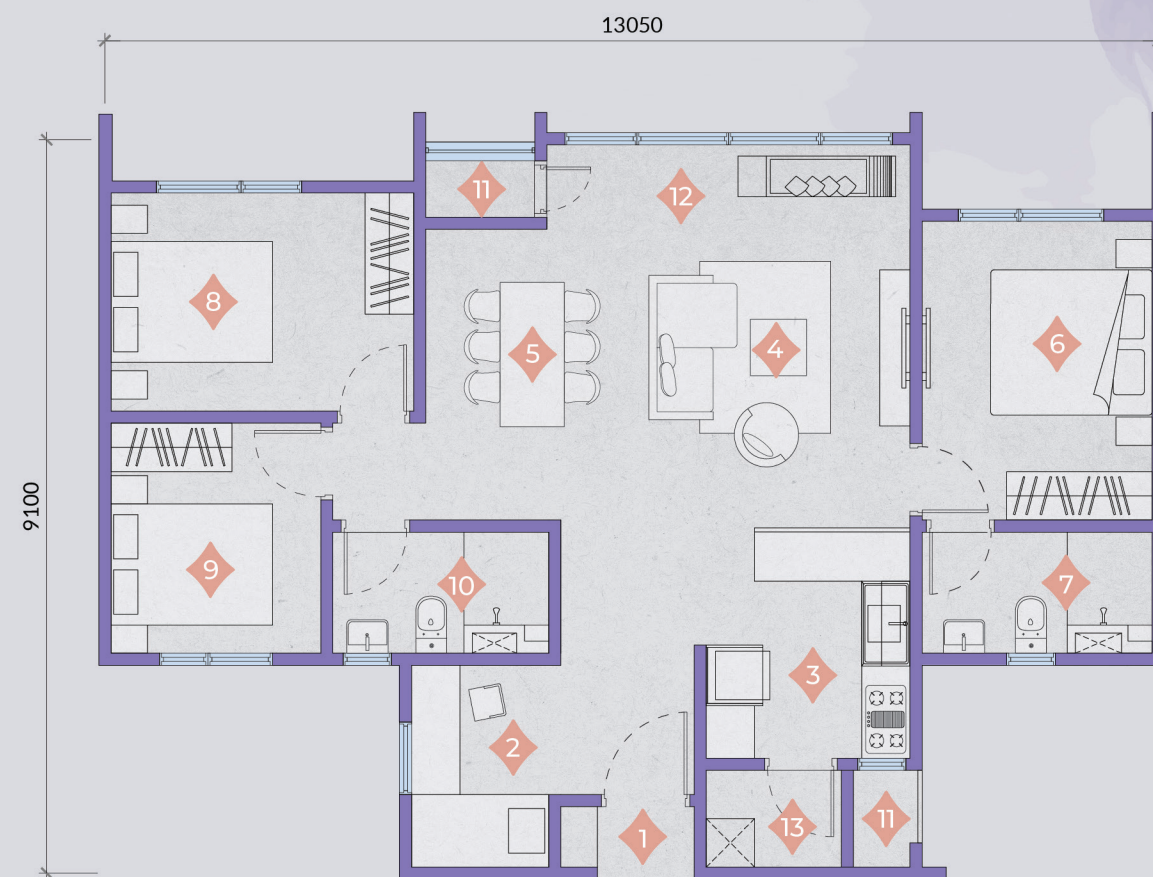
TYPE A2
1012 sq.ft. | 94 sm
3R2B + 1 Study
 (Without Balcony)

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



TYPE B1
1012 sq.ft. | 94 sm
3R2B + 1 Study
 (With Balcony)

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

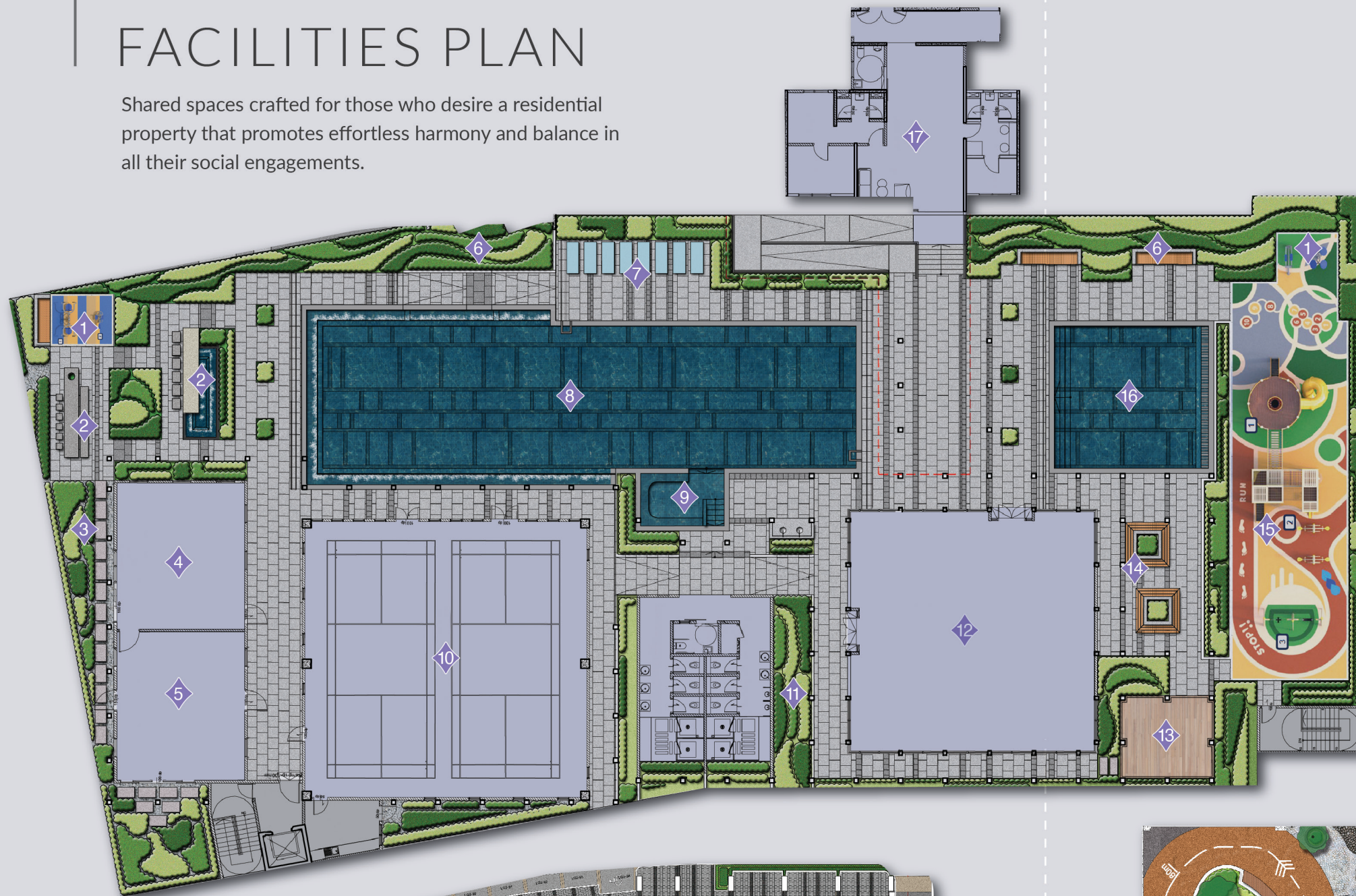
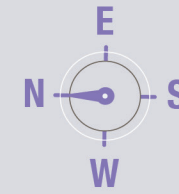


TYPE B2
1012 sq.ft. | 94 sm
3R2B + 1 Study
 (Without Balcony)

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

FACILITIES PLAN

Shared spaces crafted for those who desire a residential property that promotes effortless harmony and balance in all their social engagements.



LEVEL 5

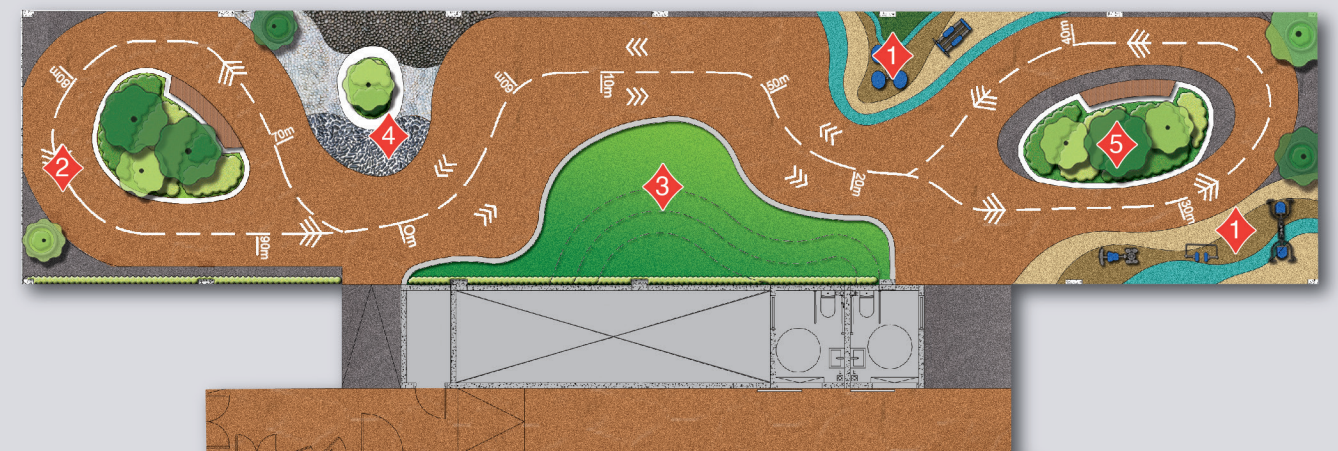
- | | |
|-------------------------|-------------------------------------|
| 1. Parcourse | 9. Jacuzzi |
| 2. Al Fresco Dining | 10. Multipurpose Hall |
| 3. Herbs & Spice Garden | 11. Aromatic Garden |
| 4. Farmer's Fun Hut | 12. Wellness Gym |
| 5. Farmer's Dining | 13. Yoga & Meditation Deck |
| 6. Floral Garden | 14. Seating Lounge |
| 7. Pool Deck | 15. Children's Playground |
| 8. Soothing Pool | 16. Wading Pool |
| | 17. Wellness Lounge
- Salt Sauna |

LEVEL UG

1. Grand Lobby
2. Drop-off

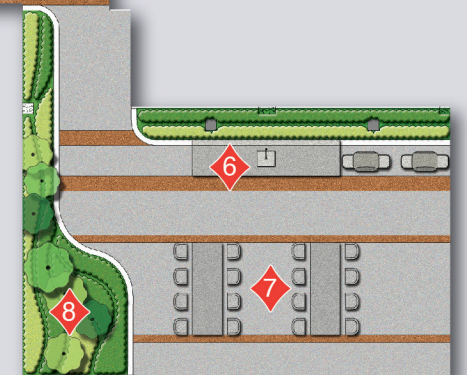
LEVEL LG1

1. Al Fresco Seating



LEVEL 42

- | | |
|---------------------|--------------------|
| 1. Parcourse | 6. Barbeque Garden |
| 2. Jogging Loop | 7. Social Garden |
| 3. Fitness Lawn | 8. Herbs Garden |
| 4. Reflexology Ring | |
| 5. Aromatic Garden | |





Soothing Pool



Wellness Gym





Children's Playground

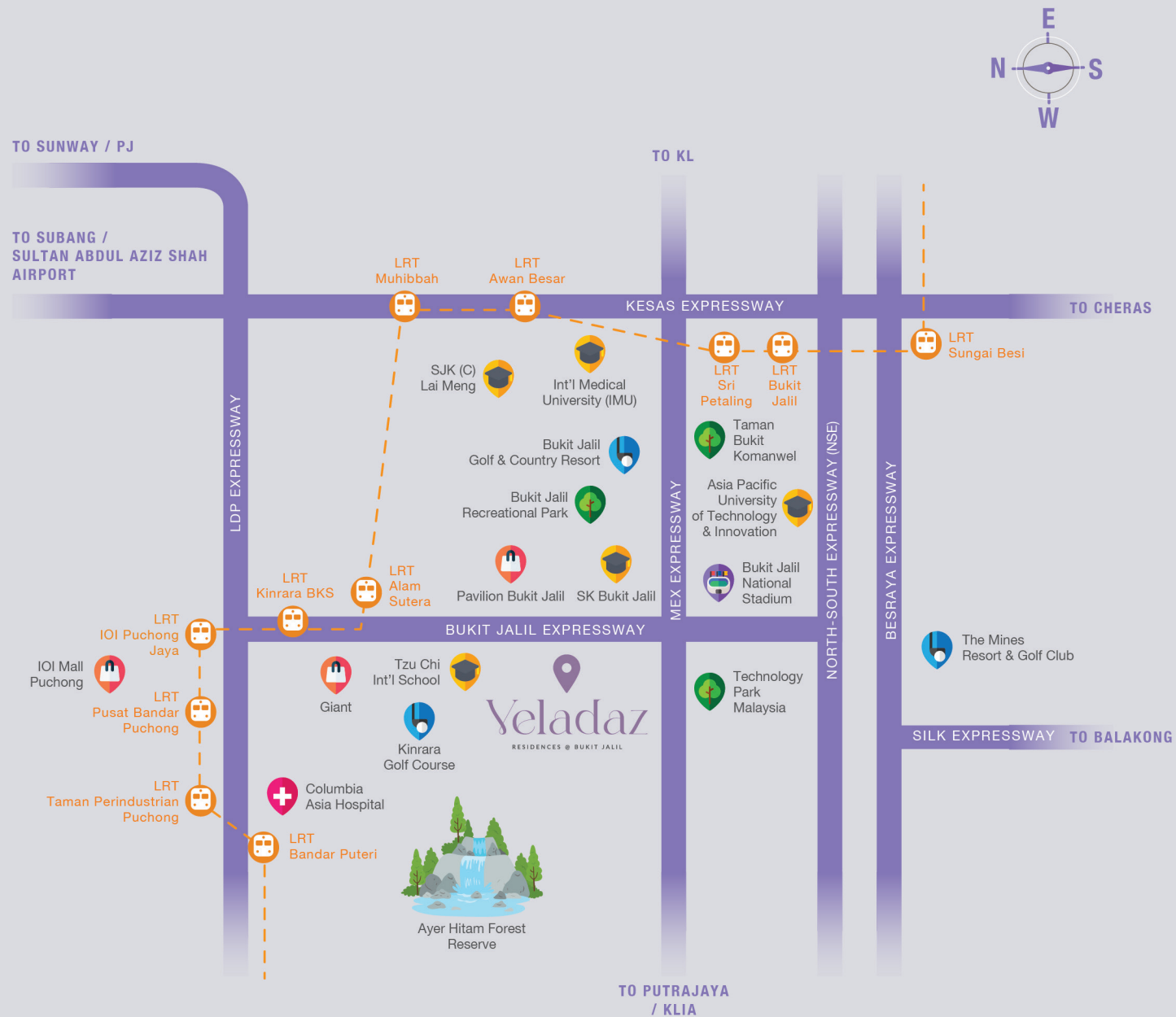


Barbeque Garden



THE BEST PLACE ON THE MAP

Veladaz Residences is connected to the rest of the Klang Valley by no less than six major highways and a range of public transport services. Residents are enclaved within a hyper-connected community.



A COLLABORATIVE EFFORT BY



NEW AGE INGENUITY

THREE
TOWERS



  **EXSIM | Veladaz Residences Sales Gallery**

No.11G, Medan Kelang Lama 28,
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• Pemaju: EXSIM BUKIT JALIL CITY SDN BHD [202001012135 (1368455-U)] • No Lesen Pemaju.: 30357/01-2028/0034(N) • Tempoh Sah: 31/01/2023-30/01/2028 • No. Permit Iklan & Jualan: 30357-1/10-2026/1153(A)-(S) • Tempoh Sah: 19/10/2023-18/10/2026 • Pihak berkuasa yang meluluskan: DEWAN BANDARAYA KUALA LUMPUR • No Pelan Rujukan.: BP S3 OSC 2023 0180 • Pegangan Tanah: Pajakkan Sehingga 97 Tahun, berakhir 03/05/2118 • Sekatan Kepentingan: Tanah ini hanya boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri • Beban Tanah: AMBANK (M) BERHAD • Tarikh Jangka Siap: OKT 2027 • Bilangan Unit: 508 Units • Bilangan Unit Tempat Letak Kereta: 1 Unit • Harga Jualan: RM892,860.00 (MIN) – RM932,765.00 (MAK) • 2% Bumiputra Diskaun • Jenis Pembangunan : PANGSAPURI SERVIS