

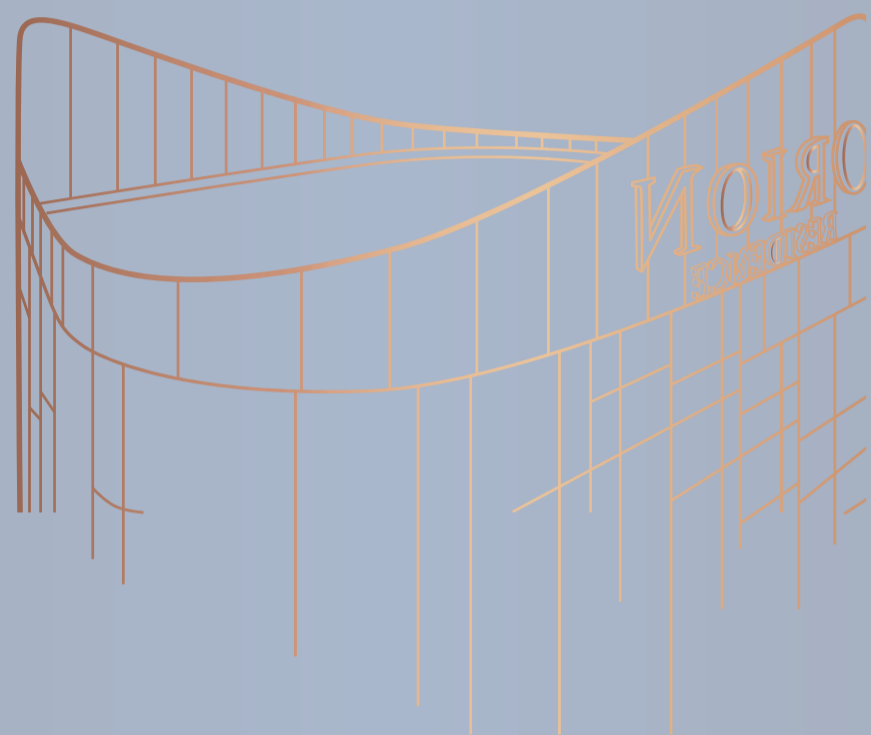


ORION
RESIDENCE



A STAR AMONG THE STARS

Situated off Jalan Bukit Bintang, which is considered by many to be a mecca for shoppers, the Orion Residence is a stylish luxury development for the affluent who want to be at the center of glitz and glamour.



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ORION
RESIDENCE



THE SPARK OF LIFE

THE GLITZ & GLAMOUR OF PREMIUM METROPOLITAN LIVING

Orion Residence represents beauty, grace, and sophistication. Conveniently situated between Jalan Gading & Jalan Palmer in Bukit Bintang, it is encompassed by high-end malls and renowned hotels. A towering presence of 46 floors, this establishment offers a spectacular panoramic view of the Kuala Lumpur City Center skyline. Designed by an award-winning team, the Orion Residence offers everything that luxury living represents at the heart of Kuala Lumpur metropolitan.

BUKIT BINTANG GOLDEN ADDRESS



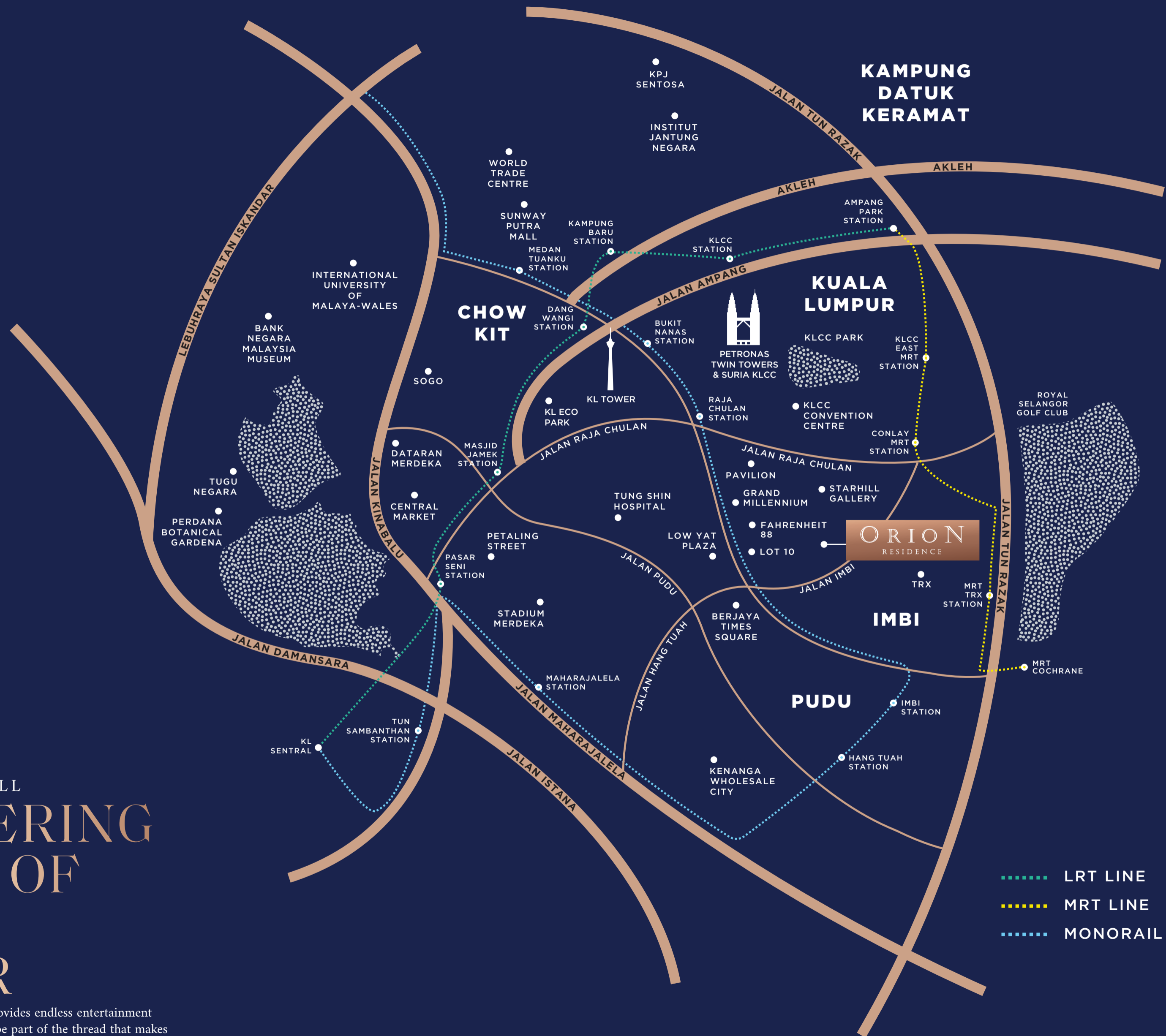


PREPARE FOR A LASTING IMPRESSION

GLAMOUR IN KUALA LUMPUR'S DASHING ADDRESS



Bukit Bintang's lively scene is where the well-known and affluent come to enjoy themselves, a trademark for the high life, it is part of the city that never sleeps, with the allure of its architectural designs, atmospheric neighborhood, inventive restaurants, and hip hotel boutiques easily making it one of the most sought-after locations to invest in.



AT THE CENTER OF IT ALL
**A SHIMMERING
 CASCADE OF
 LIGHTS &
 GLAMOUR**

In the heart of Kuala Lumpur, Bukit Bintang provides endless entertainment and leisure, surrounded by style and substance be part of the thread that makes Kuala Lumpur one of the liveliest cities in the world.

- - - - - LRT LINE
- - - - - MRT LINE
- - - - - MONORAIL LINE



MERDEKA PNB 118
The world's 2nd tallest building at the historical landmark of Kuala Lumpur

KL TOWER
The iconic structure is erected atop the Bukit Nanas Forest Reserve – the oldest gazetted forest reserve in the country

KLCC
Designed by César Pelli, notable as a famous landmark in Malaysia

ORION
RESIDENCE

EXCHANGE 106
The tallest building in Southeast Asia at the TRX, the vast financial district

AT THE CENTRE OF IT ALL

Landmarks

Bukit Bintang MRT / Monorail
Jalan Sultan Ismail, 550m

Tun Razak Exchange
Persiaran TRX, 900m

KL Tower
Jalan Raja Chulan, 2.4 km

PNB 118
Jalan Hang Jebat, 3.9 km

Royal Selangor Golf Club
Jalan Tun Razak, 4.0 km

Medical Centres

Prince Court Hospital
Jalan Raja Chulan, 1.2km

Gleneagles Hospital
Jalan Ampang, 4.7km

Hospital Kuala Lumpur
Jalan Pahang, 4.9km

Shopping Mall

Starhill Gallery
Jalan Bukit Bintang, 75m

Pavilion Mall
Jalan Bukit Bintang, 200m

Lot 10
Jalan Bukit Bintang, 400m

Suria KLCC
Jalan Ampang, 2.9 km

International Schools

Taylor's International School
Jalan 1/75c, 3.4 km

Fairview International School
Jalan Ampang, 4.5 km

Sayfol International School
Jalan Ampang, 4km

International School of Kuala Lumpur
Jalan Ampang Hilir, 5km

KUALA LUMPUR TOP 10 MOST LIVEABLE CITIES IN ASIA

Malaysia prides itself in being able to maintain a stable and secure GDP growth over the years, it is also China's 7th largest trade partner in Asia, which makes it a prime candidate for investors or those looking to reside here permanently.



MALAYSIA WORLD RANKING

- 3rd** World's Best Retirement Paradise (2021)
- *Expatriate*
- 9th** World's Best Shopping Destination (2021)
- *Tourists Book*
- 15th** World's Most Visited Countries (2020)
- *Far & Wide*
- 16th** World's Most Peaceful Country (2020)
- *Global Peace Index 2020*

MALAYSIA MY 2ND HOME

The MM2H is an initiative to encourage and excite people around the world to live and experience Malaysia. The benefits include home purchase, business and investment, education, health among many others.



#4 BEST HEALTHCARE IN THE WORLD

Malaysia is ranked among the top 5 in world-class healthcare facilities and sophisticated institutions.

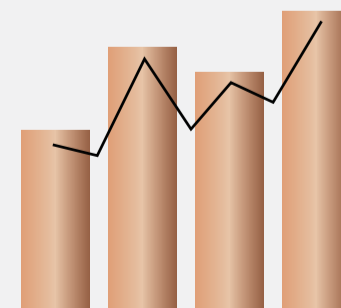
With a large population of English speakers and known for their friendly nature it definitely earns its place as a top pick for those seeking medical attention overseas.

International Living 2021

7% FORECAST GDP GROWTH IN 2022

Malaysia's economic growth in 2022 could land higher than initial estimates at 6.5%-7%.

The Edge Markets 2022



#2 MOST POPULAR DESTINATION TO INVEST FOR MAINLAND CHINA & HK BUYERS

Estimate mainland buyers purchase in the range of RM1.8 billion of real estate a quarter, or RM7.2 billion a year. With foreign buyers accounting for 10% to 15% of transactions in Malaysia's largest cities.

Focus Malaysia 2022

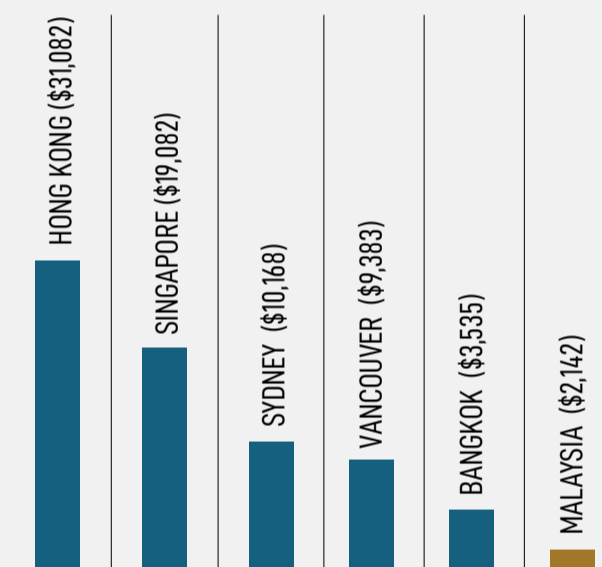


#1 OF TOP-4 MOST PREFERRED CITY TO LIVE FOR EXPATRIATES CITY RANKING

- #1 Kuala Lumpur
- #2 Singapore
- #3 Ho Chi Minh
- #4 Bangkok

InterNations (Cities in Asia 2021)

LOWER PROPERTY PRICE AT CITY CENTRE



*AVERAGE PRICE PER SQUARE METER IN THE CITY CENTRE (\$ USD)

KLIA AMONG WORLD'S BEST IN Q2 2022 GLOBAL SURVEY

With a recorded 3.1 million domestic and 1.6 million international movements in Malaysia in August 2022, Malaysia continues to show its commitment to ensuring services and operations meet global standards.

Routes Online 2022



ORION NIGHT SKY, AWAKEN YOUR SENSES

VISIBLE THROUGHOUT THE WORLD



AN ICON ON ITS OWN

LIMELIGHT FACADE

The lodestar is a unique feature of the Orion Residence, it has a moiré effect façade that transitions according to the angle of the light source. A striking visual that will surely turn heads.





GLEAMING AMBIENCE AT YOUR ARRIVAL

GALAXY INSPIRED LOBBY

We often never get a second chance to make a first impression. Yet our magnificent Orion Residence's lobby was designed to knock you off your feet the moment you enter its lavish interior.

We go beyond the norm, aiming to captivate and impress at the first sight.

MISSION MADE POSSIBLE

AUTOMATED CONCIERGE PARKING SYSTEM

You never have to go through the trouble of driving to your own parking space again. At Orion Residence, our state-of-the-art automated parking system will help ease your mind. It is efficient and convenient while maintaining your safety and providing you with your own personal concierge.

STEP 1



Drive your car into the entry cabin.

STEP 2



An Advance Electromechanical component will then transport your car to a vacant parking space.

STEP 3

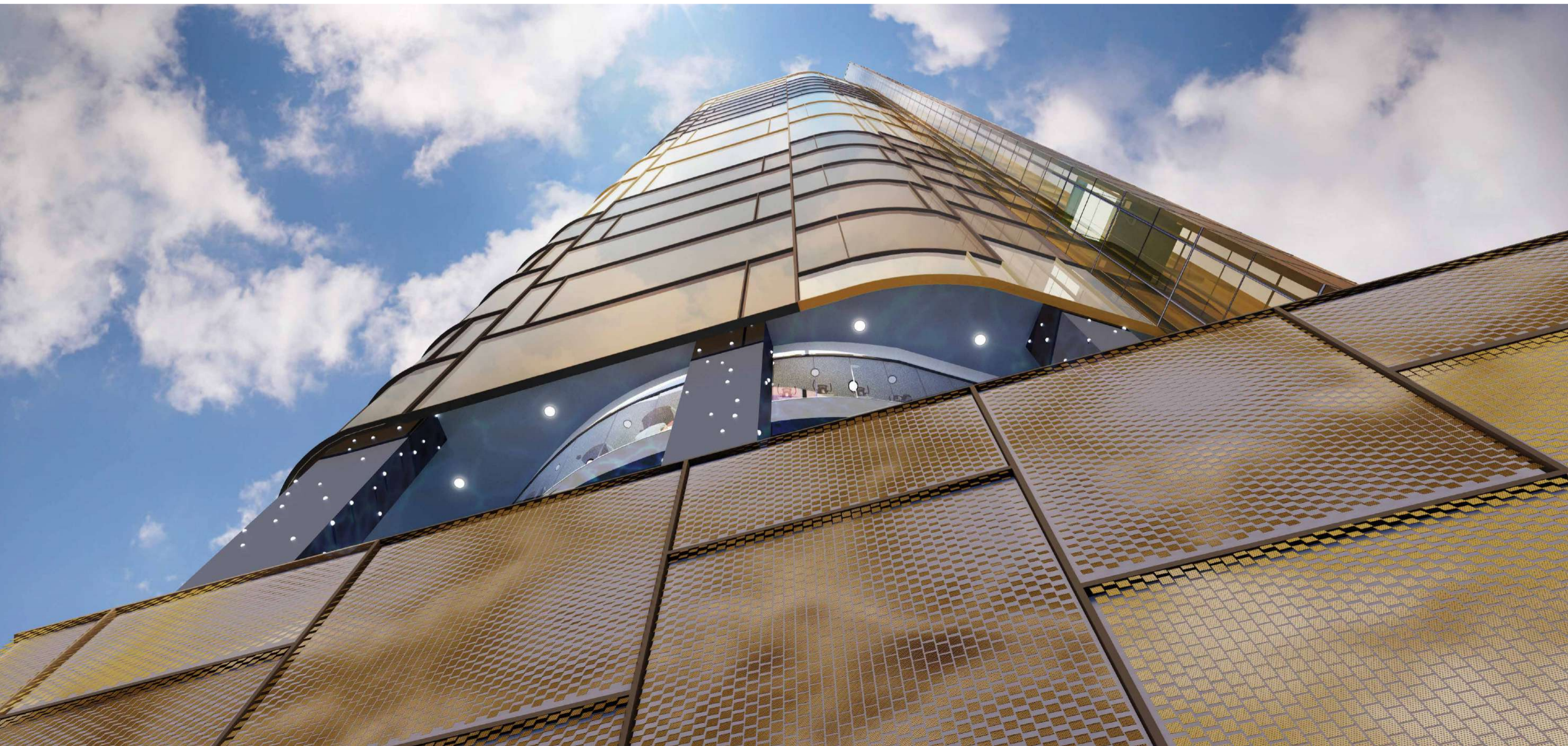


To retrieve your car, head to the lobby and request for your car from the concierge.

STEP 4



The car will be at the doorstep of the lobby as you arrive. It is easy, convenient and efficient.





STRETCHING TOWARDS INFINITY

SWIM ALONG CITY LIGHTS

Sunbathing with a picturesque celestial view of Kuala Lumpur. An utmost definition of tranquillity that will surely heighten your refined experience and the extravagant lifestyle you desire.



A CELESTIAL DREAM OASIS

DOUBLE VOLUME CANTILEVEL DESIGN

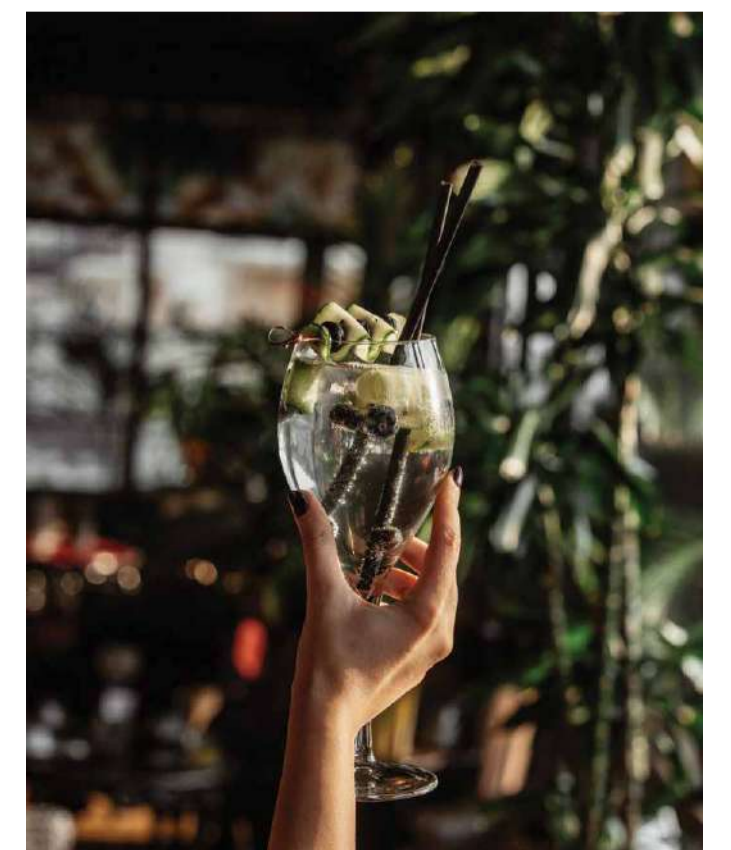
Every level is masterfully crafted in a that befits royalty. From premium units to the exclusive clubhouse, everything blends in unity to form the pinnacle that is the Orion Residence.

ESCAPE YOUR EVERYDAY AND STEP INTO THE UNKNOWN

WORK, PLAY, REPEAT



Start your day with the calmness of yoga or work out a sweat at the gym. A delectable breakfast by the poolside with a cityscape view awaits, or work within our well-equipped facilities in the conference room that provides everything you need, and afterward unwind in the evenings with an array of cocktails and wines at the bar, or perhaps a private social gathering by a BBQ.



A INVITING EXPERIENCE

ENTICE YOUR SENSES





A DELECTABLE EXPERIENCE YOU WON'T SOON FORGET

THE AURORA

Create ethereal moments with the people that matter in your life while savoring the distinctive cuisine and dining at the beautiful spaces while overlooking the view of the city.

EXPERIENCE INVITING SPACES WITH ONE-OF-A-KIND DECO

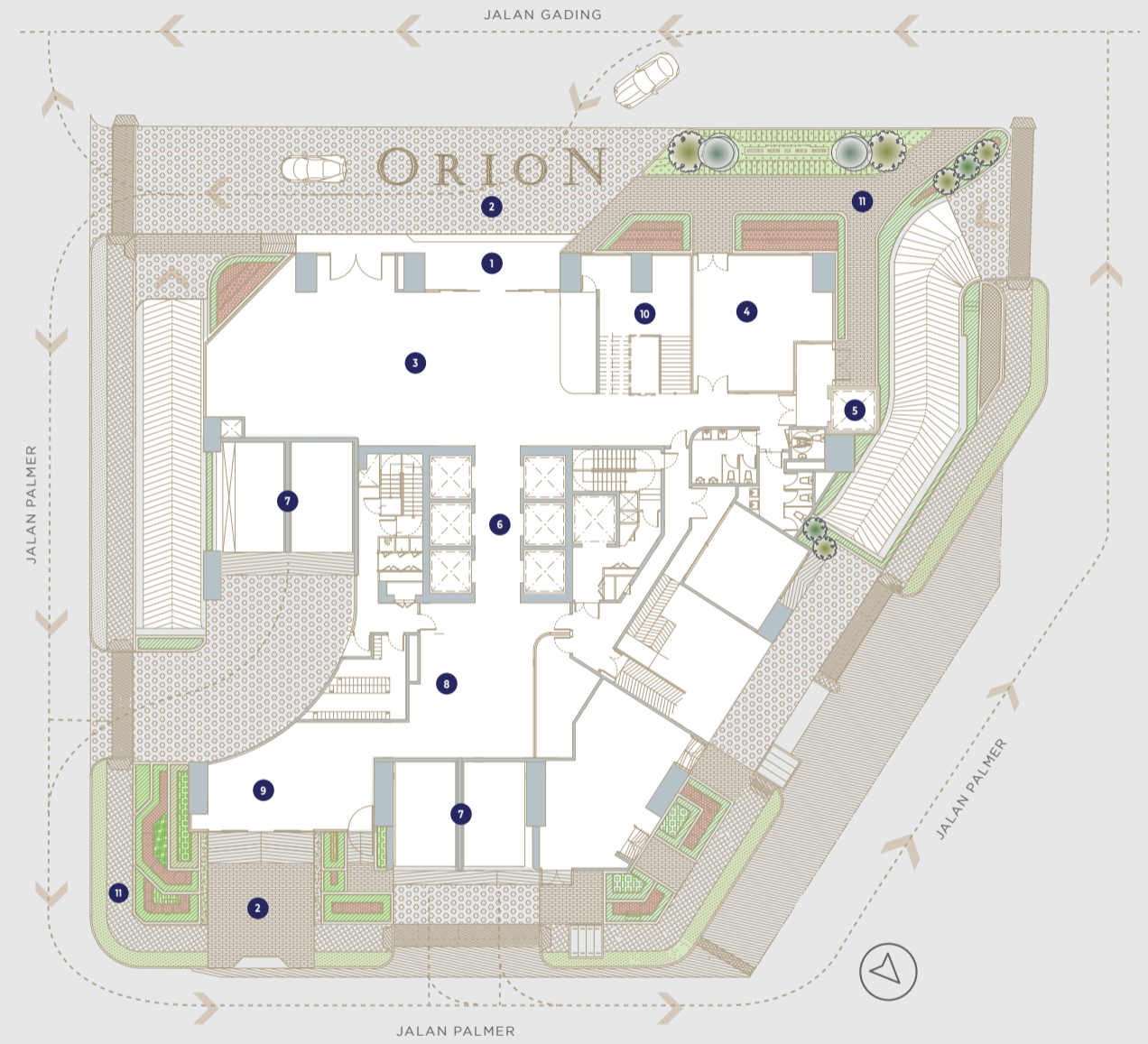
SKY LIVING

Create ethereal moments with the people that matter in your life while savouring the distinctive cuisines in beautiful unique boutique-style interiors, with full-height windows that give an expansive view of the city, an ideal place to experience Orions's upscale living.



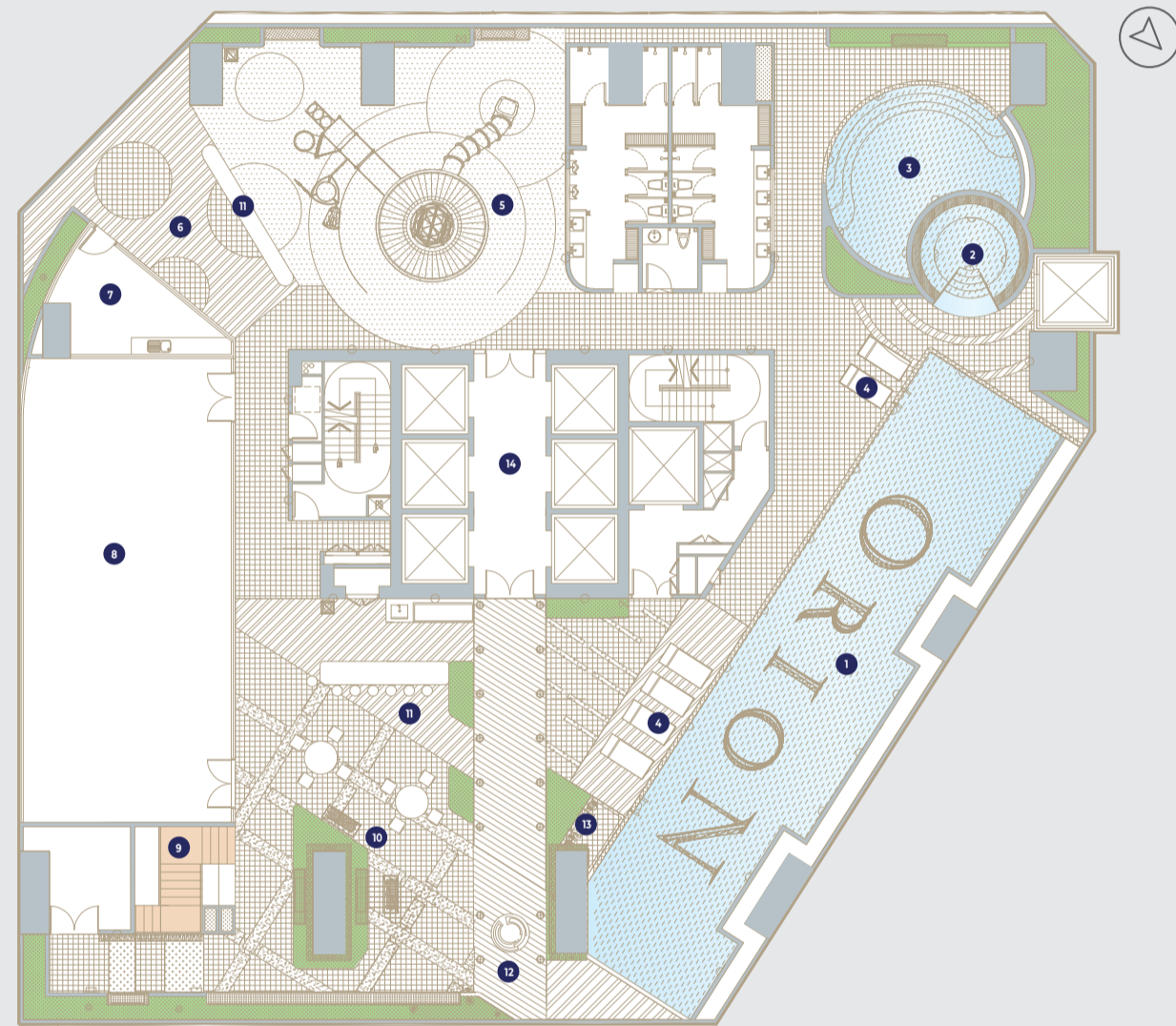
CLUBHOUSE PLAN

GROUND FLOOR THE GALACTIC



- | | | | |
|----------------------------------|-----------------------|---|----------------------------|
| 1 GRAND ENTRANCE | 2 DROP OFF AREA | 3 GRAND LOBBY /
RECEPTION & COFFEE HOUSE | 4 RETAIL |
| 5 FEATURED EXPRESS
GLASS LIFT | 6 LIFT LOBBY | 7 CAR LIFT | 8 RESIDENTS WAITING LOUNGE |
| 9 PRIVATE ENTRANCE | 10 FEATURED STAIRCASE | 11 LANDSCAPED PATHWAY | |

LEVEL 9 THE AQUARIUS



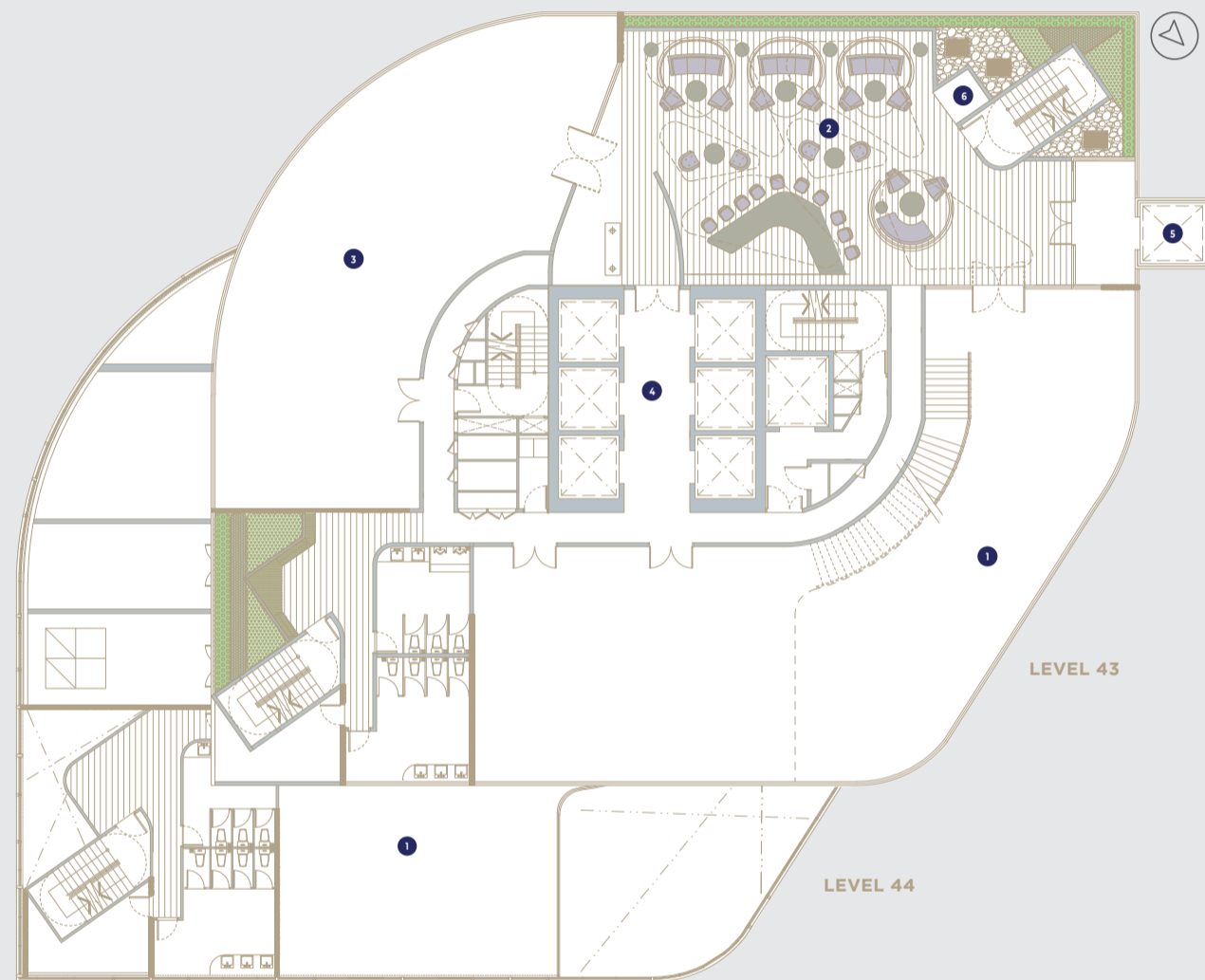
- 1 INFINITY LAP POOL 2 JACUZZI 3 WADING POOL 4 OUTDOOR CHAISE 5 CHILDREN'S PLAYGROUND
- 6 LOUNGE AREA 7 PRIVATE GOURMET KITCHEN 8 MULTIPURPOSE HALL 9 INTERACTIVE STAIRS 10 BBQ AREA
- 11 OUTDOOR SEATING AREA 12 SCULPTURE GARDEN 13 POOL SHOWER 14 LIFT LOBBY

LEVEL 10 THE COSMOS



- 1 GYMNASIUM 2 SAUNA ROOM 3 TERRACE GARDEN / INTERACTIVE STAIRS 4 COSMOS DECK LOUNGE
- 5 RETAIL 6 CONFERENCE ROOM 7 YOGA STUDIO 8 LIFT LOBBY 9 SURAU

LEVEL 43 & 44 THE AURORA



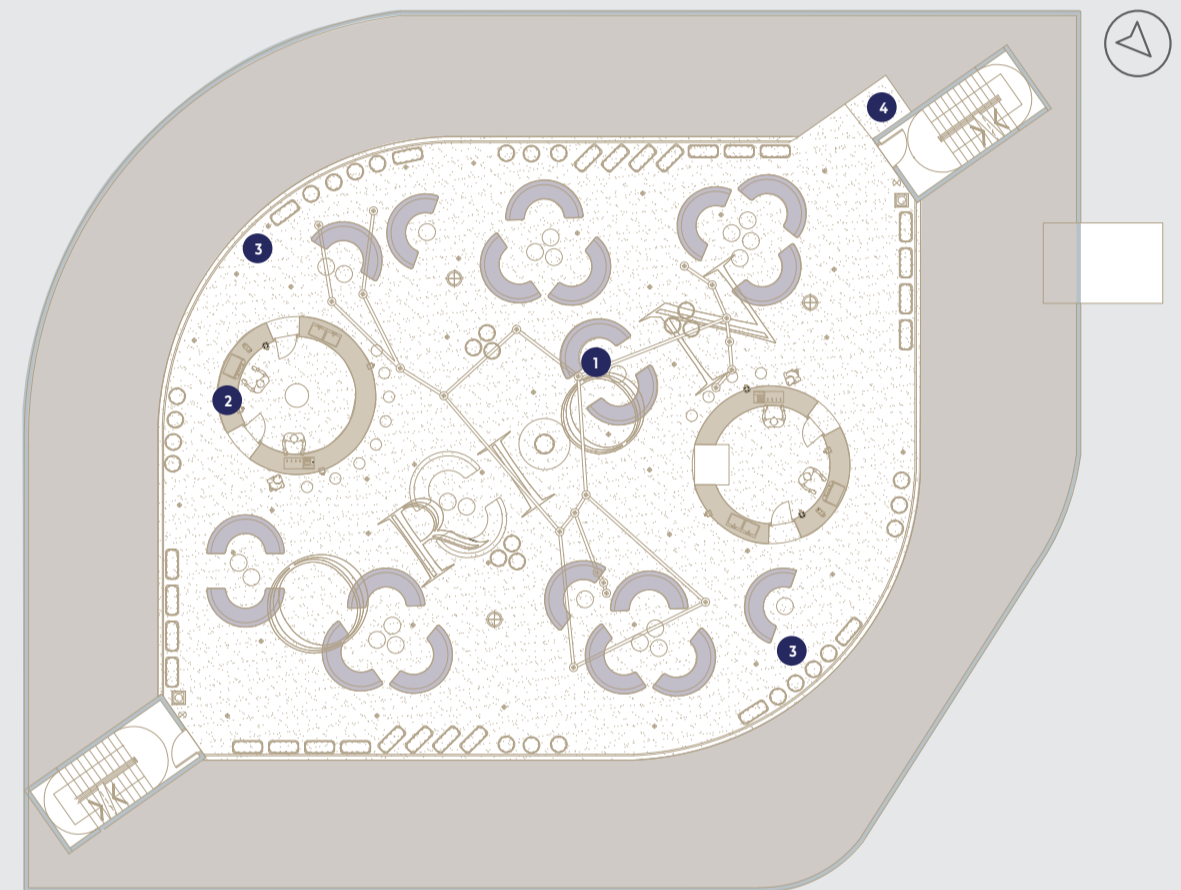
LEVEL 43

- 1 FUSION FINE DINING
- 2 OUTDOOR LOUNGE JAPANESE TAPAS DINING
- 3 JAPANESE FINE DINING
- 4 LIFT LOBBY
- 5 FEATURED EXPRESS GLASS LIFT
- 6 PLATFORM LIFT

LEVEL 44

- 1 FINE DINING RESTAURANT & SKY LOUNGE

LEVEL 46 THE CONSTELLATION

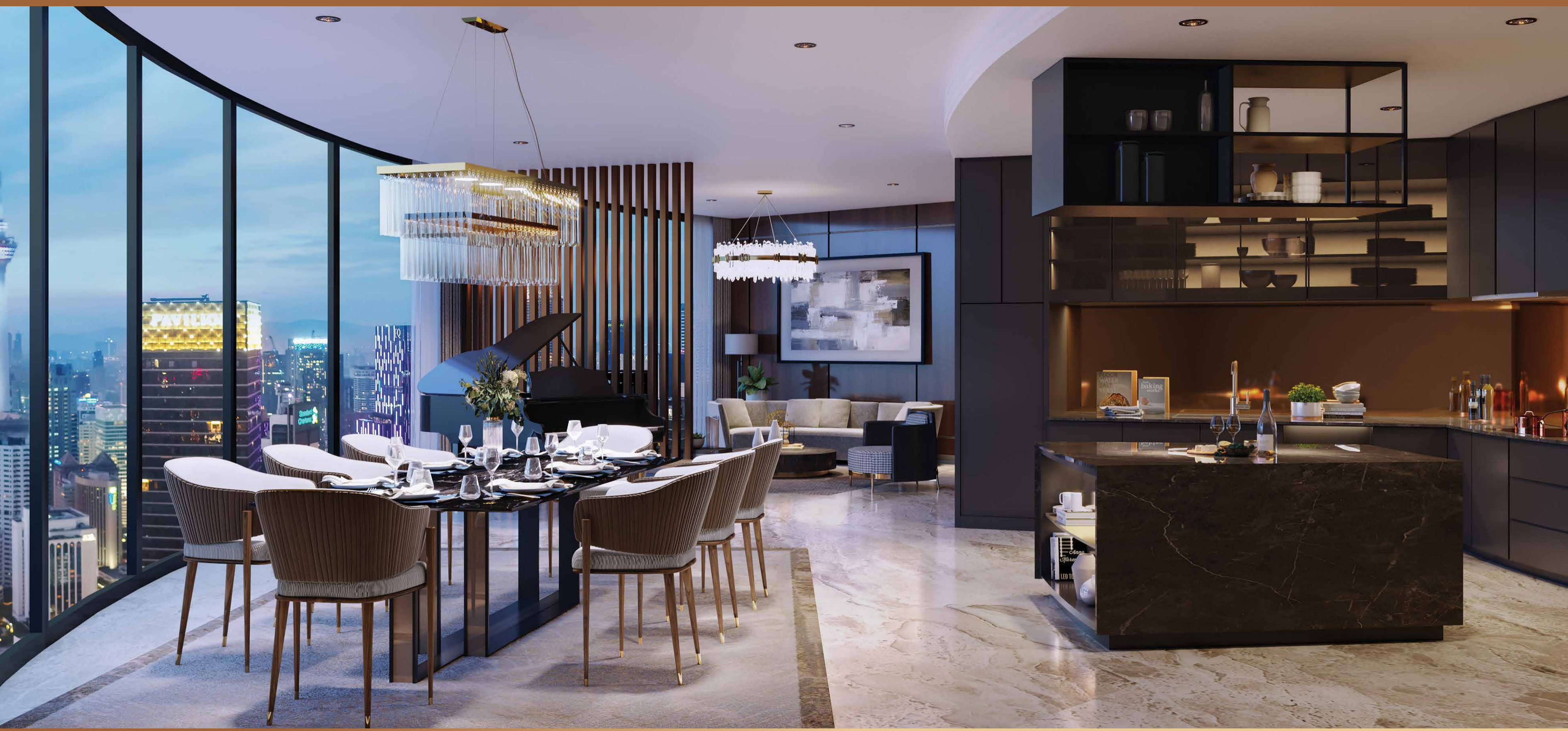


- 1 SKY LOUNGE
- 2 MOON BAR
- 3 OBSERVATION DECK
- 4 PLATFORM LIFT

ART MADE AVAILABLE

PINNACLE OF LUXURY





A CHANCE TO SHINE

MAKE A STATEMENT

A long-time staple amenity for luxury homes, the living room is still an ideal space to showcase the owner's style and personality, making it uniquely yours.

Our stylish living room designs at Orion Residence aim to bring forth our vision of luxury and refinement.



YOUR IMAGINATION IS THE LIMIT

EXPLORATION OF INFINITY

Luxe and layered, with plenty of space that offers a wide array of unique decorating ideas. From designer lighting to tasteful statements of art, it can easily adapt to suit any preference or style you wish to have, allowing your imagination to run wild for those who enjoy more creative freedom.



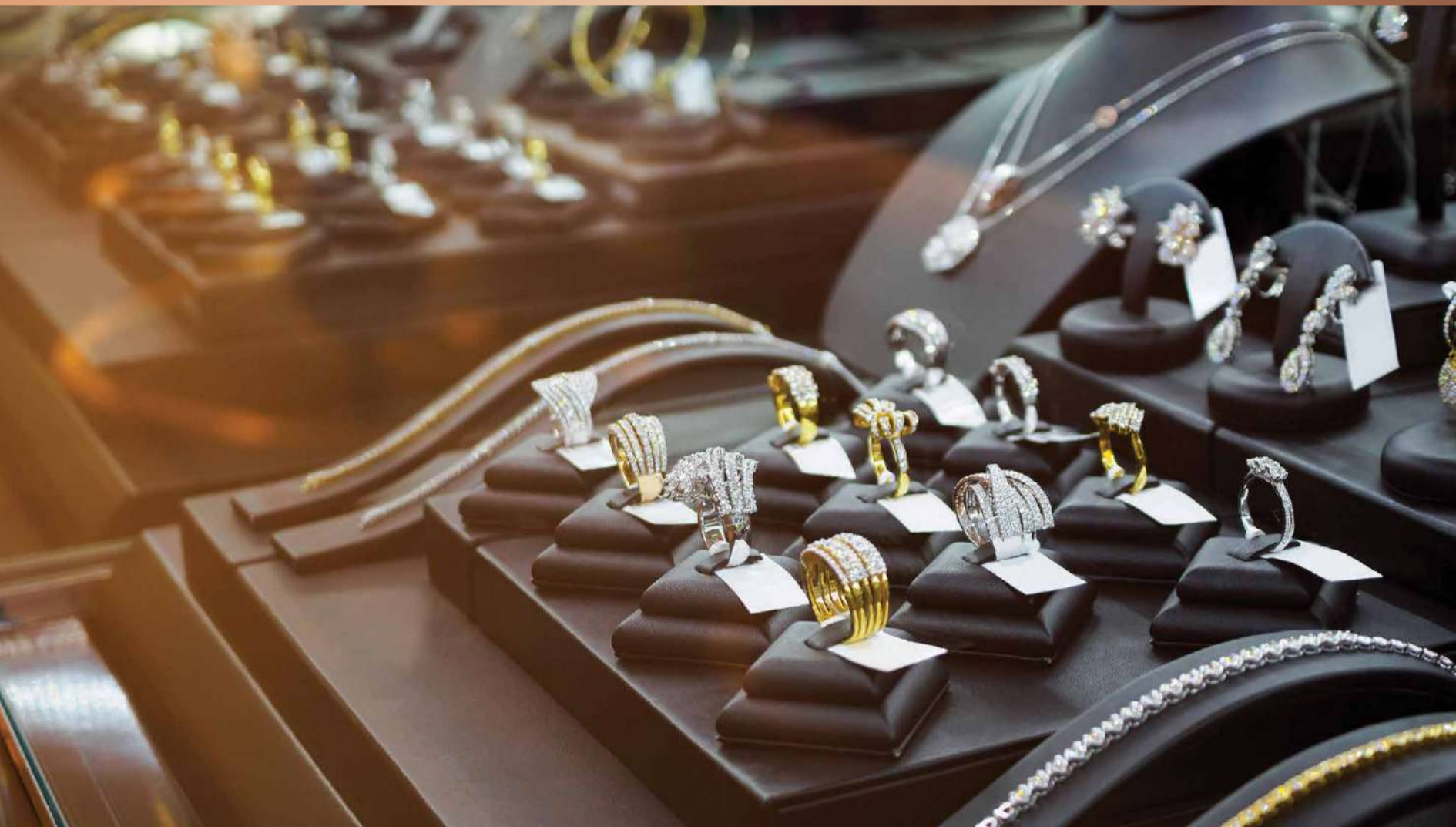
A BRANDED RESIDENCE CONCEPT

IN PURSUIT OF LUXURY

A branded residence concept is defined when the residential component is managed by a hospitality brand. Owners of a branded residence can expect a wide array of benefits, among them is leveraging from the hospitality brand's standard of quality, management and luxury services that are equivalent to a five-star hotel. Branded residences entice the well-heeled crowd, investors and jet-setters alike who seek exclusivity and unbridled comfort.

FROM RUNWAY GALLERY TO

YOUR OWN PRIVATE SHOWCASE



True to Orion's concept, which is showcasing only from the world's best, stroll through our collection of magnificent jewelry and prestigious timepieces that will be showcased at Orion at its very own Mezzanine floor.

Well known as a bastion of discrete, secure banking and storage vaults, Switzerland's highly reliable and credible security system is well regarded around the world. Our state-of-the-art, high-security vaults within our Orion Residence will enable residents and VVIPs to make use of an independent and off-bank solution to store your most prized possessions. *T&C apply



YOUR MOST PRIZED POSSESSIONS

IN THE BEST OF HANDS



GAGGENAU

Established in 1683 in Germany, Gaggenau has always been the trusted and sought-after company for innovation and revolutionary high-end home appliances by professionals worldwide.



VINTEC

Vintec was born from the initiative of two Frenchman who shared a common love for wine and saw climate-controlled wine cabinets as the wine storage solution of the future.



KOHLER

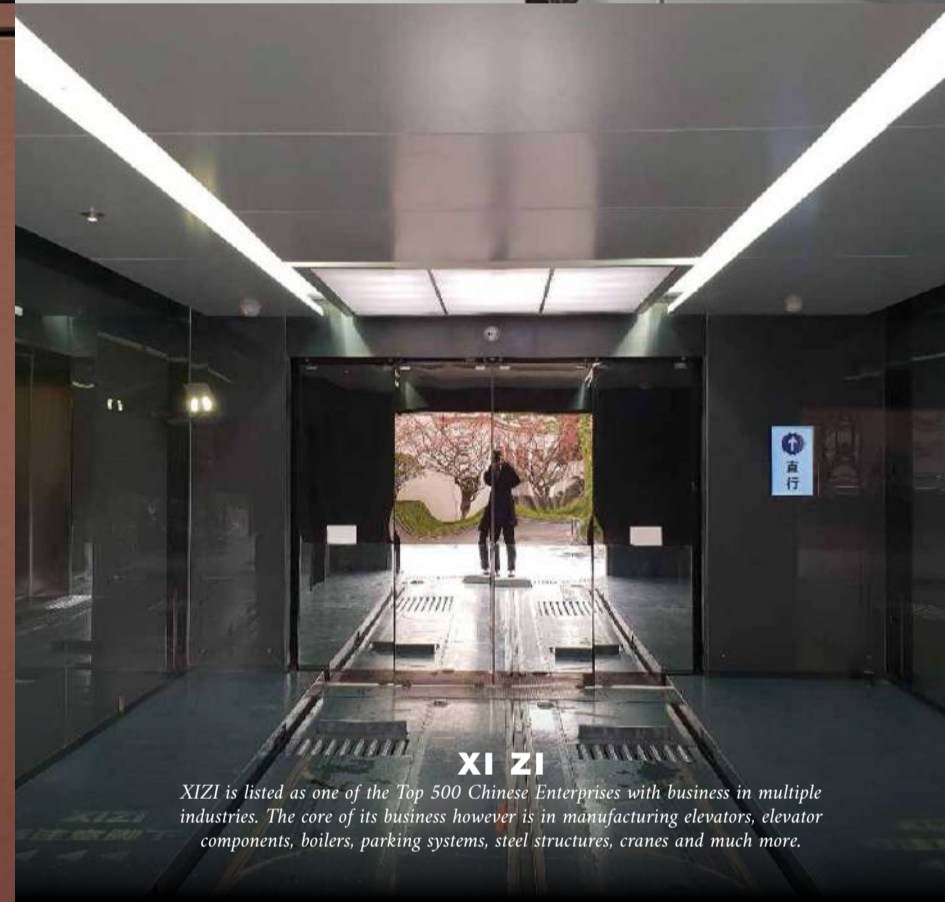
Kohler is an American brand and is a recognized global leader of a wide range of designer bathroom and kitchen products with beautiful design, ground-breaking innovation, and reliable functionality.

FITTINGS AND APPLIANCES
DESIGNER'S SELECTION



JUNG

JUNG is a premium supplier of modern building technology from Germany. The functional diversity of JUNG systems covers all areas of modern electrical installation such as lighting, blinds, door communication, security and many more.



XI ZI

XIZI is listed as one of the Top 500 Chinese Enterprises with business in multiple industries. The core of its business however is in manufacturing elevators, elevator components, boilers, parking systems, steel structures, cranes and much more.



BOSCH

Bosch was founded in Stuttgart Germany, in 1886. It has improved the quality of life worldwide with products and services that are innovative and spark enthusiasm. It prides itself in creating technology that is 'invented for life'.



BOSCH

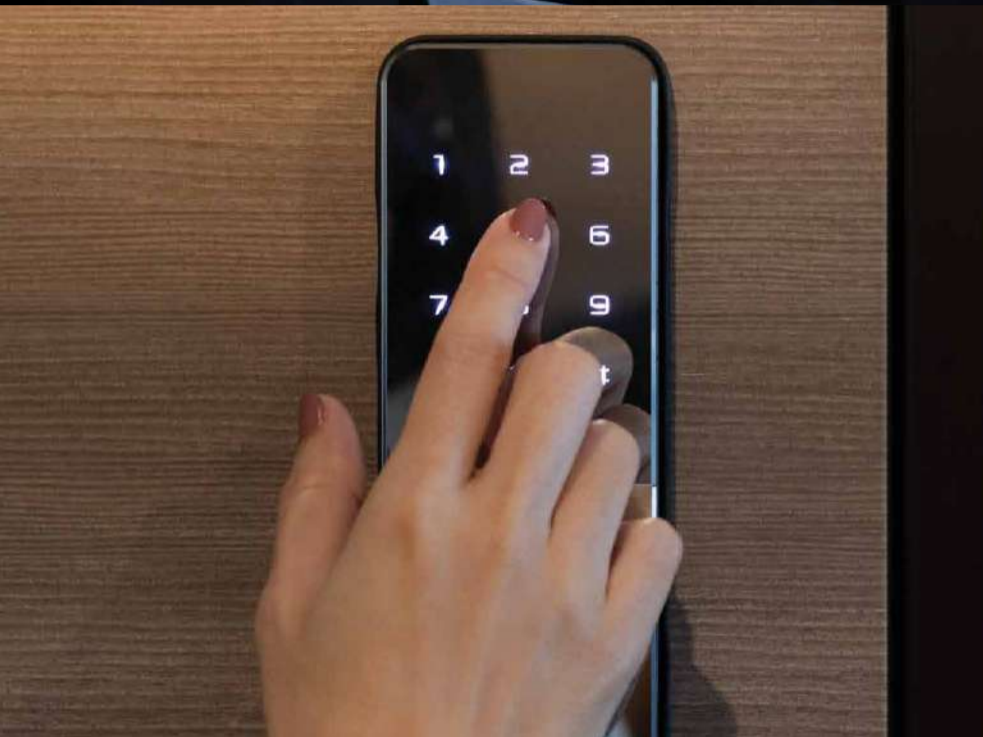
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MIELE

Miele is a German-based manufacturer of high-end domestic appliances and commercial equipment that is committed to the highest quality performance and environmental standards.





At Orion Residence, we only equip our units and the main entry points with the most high-tech and robust security systems. Our security systems will provide all the protection and privacy you need.

With an aesthetically pleasing design that covers units and main entry points in an efficient and detailed manner.

STATE OF-THE-ART SECURITY SURVEILLANCE

SECURED & SAFE



WELTON DEVELOPMENT SDN. BHD.
(1032669-X)

Welton Development competed against the best property professionals across the Asia Pacific to be recognised in the Residential High-Rise Development Malaysia category and was chosen from hundreds of industry professionals to be recipient of this title.

The Asia Pacific Property Awards, already in their 24th year, is the largest, most prestigious and widely recognised industry award throughout the Asia Pacific region. This is an achievement that is recognised as a mark of excellence for property professionals. The Asia Pacific Property Awards are judged by an independent panel of 70 industry experts. Judging focuses on design, quality, service, innovation, originality, and commitment to sustainability.

The judging panel is chaired by Lord Caithness, Lord Best, and Lord Liverpool, members of the House of Lords in the UK Parliament. The Telegraph is Headline Sponsor of the The Asia Pacific Property Awards, with Emirates as the official Airline Sponsor.

Asia Pacific Property Awards

Welton Development was presented with a "Highly Commended" award for Green Haven at the Asia Pacific Property Awards ceremony at the Shangri-La Hotel, Kuala Lumpur, on 8 April 2016, Welton Development competed against the best property professionals across the Asia Pacific to be recognised in the Residential High-Rise Development Malaysia category and was chosen from hundreds of industry professionals to be recipient of this title.

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Website is www.propertyawards.net.



Developed by:

ORION
TOWER

Orion Tower Sdn . Bhd. (1292635-X)
Suite P1-01 (Podium Block), 1st Floor,
Menara Keck Seng, No. 203, Jalan Bukit Bintang,
55100 Kuala Lumpur, Malaysia.

orionresidence.com.my

• Developer License No. : 30050/04-2027/0049(A) • Validity Period : 12/04/2022 - 11/04/2027 • Advertising and sales permit number : 30050-1/04-2026/0440(N)-(S) • Validity Period : 13/04/2023 - 12/04/2026 • Approving Authority : Dewan Bandaraya Kuala Lumpur
• Building Plan No. : BP T4 OSC 2018 2023 • Expected Completion Date : March 2025 • Land Tenure : Freehold • Land Encumbrance : United Overseas Bank (Malaysia) Berhad • Restriction of interest : Nil • 46 Storey Serviced Apartments ; Unit : 298 Units ;
Built Up : 491-4,471 sqft ; Price : RM 693,000 (min) RM 6,259,400 (max)

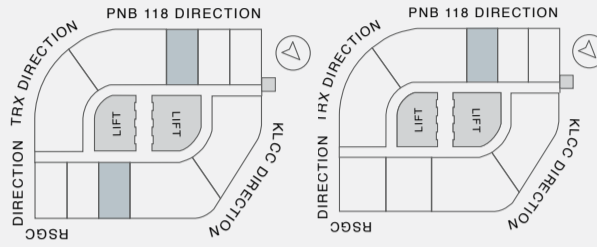
All plan layouts, design, specification and information contained herein are subject to change as required by the relevant authorities and/or the developers architect and cannot be form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time Vendor, Proprietor, Developer and its authorized employees/agents cannot be held liable for any variation(s). All illustration, drawings, designs, sketches, models, images, visuals and picture are artist impression only. The items are subject to variations, modification, changes and substitutions as may be recommended by the Company's consultant and architect and/or relevant Approving Authorities.

*This advertisement has been approved by the National Housing Department (Jabatan Perumahan Negara).

TYPE A1

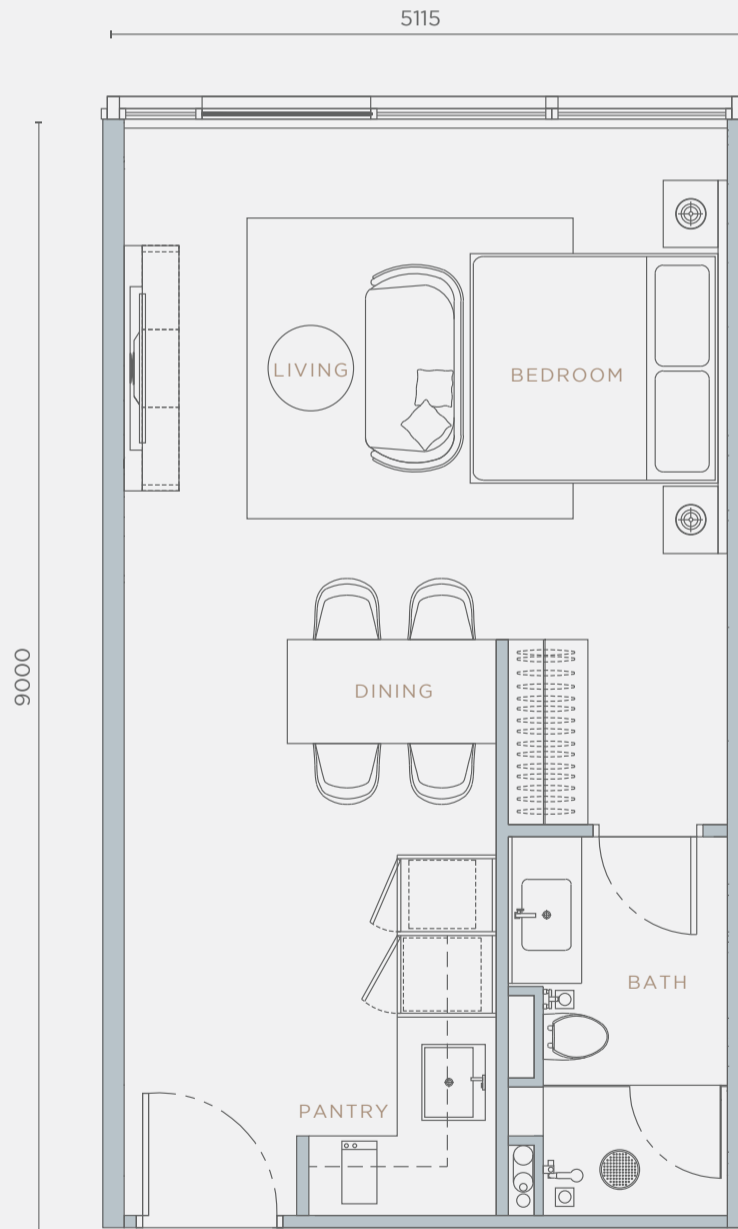
STUDIO UNIT

495 SQ.FT.



LEVEL 27 - 31

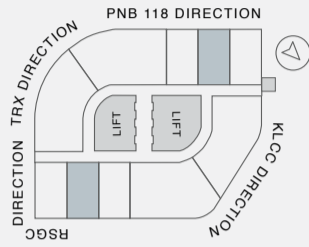
LEVEL 33 - 41



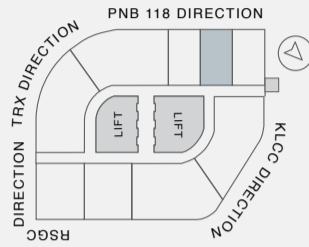
TYPE A2

STUDIO UNIT

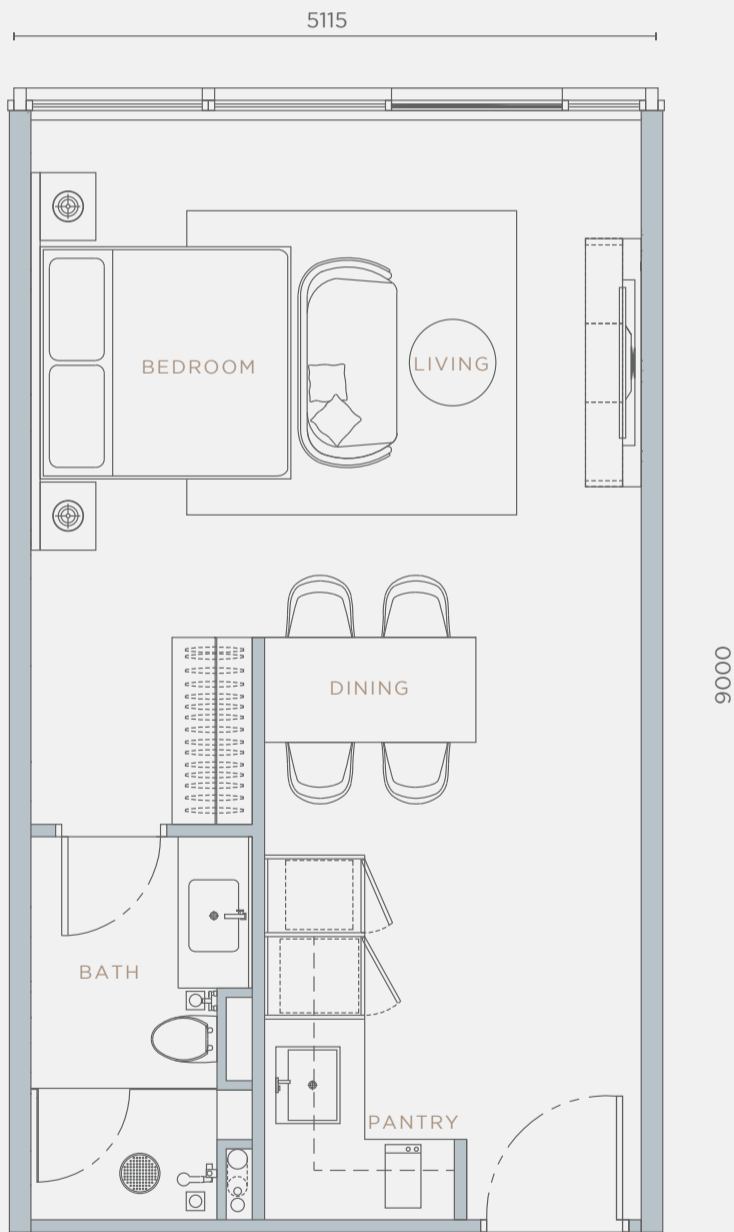
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LEVEL 27 - 31



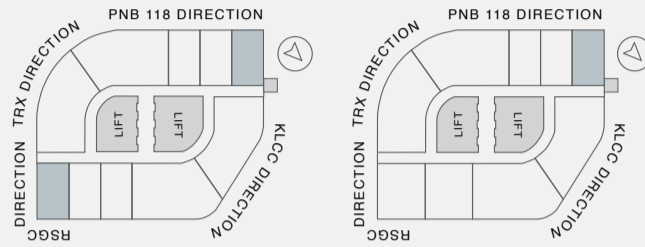
LEVEL 32 - 41



TYPE A3

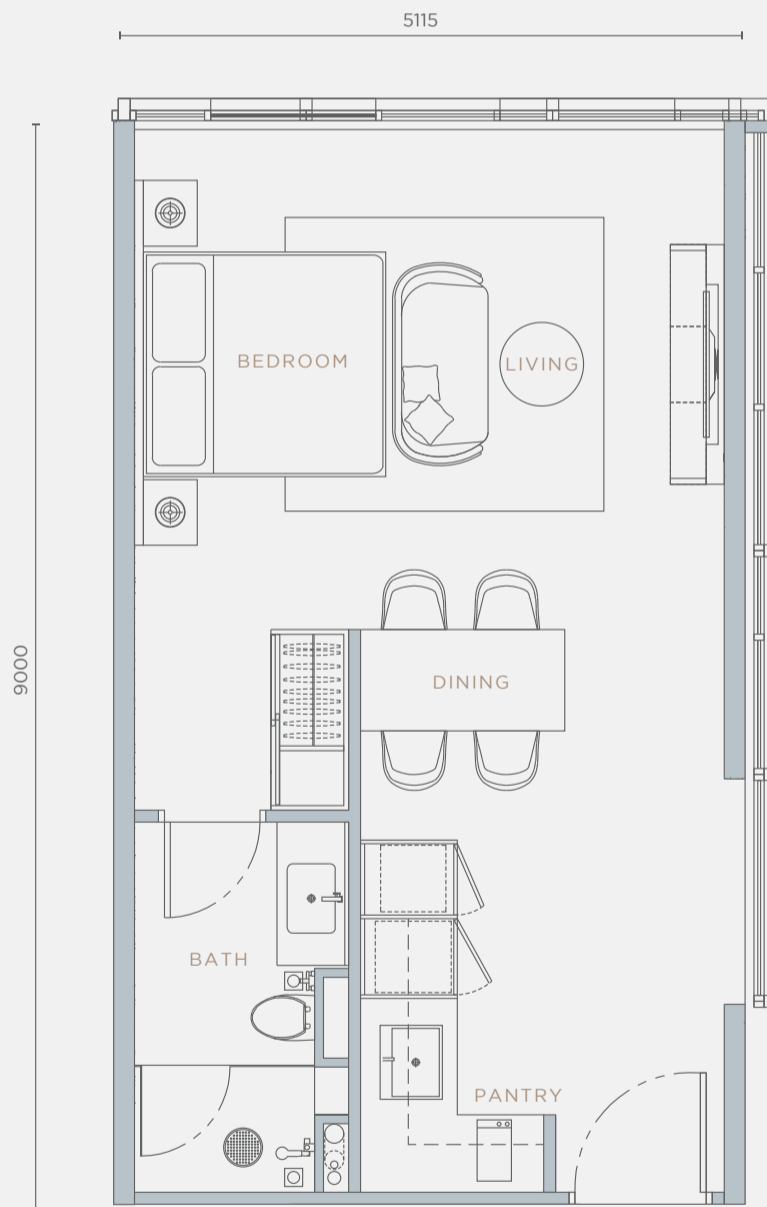
STUDIO UNIT

497 SQ.FT.



LEVEL 27 - 31

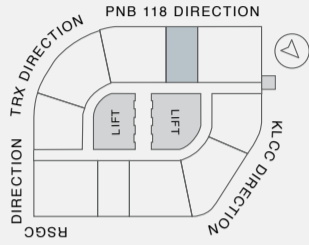
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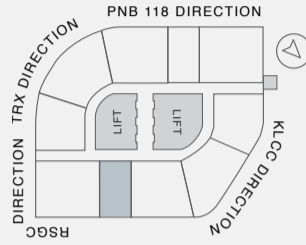
TYPE A4

STUDIO UNIT

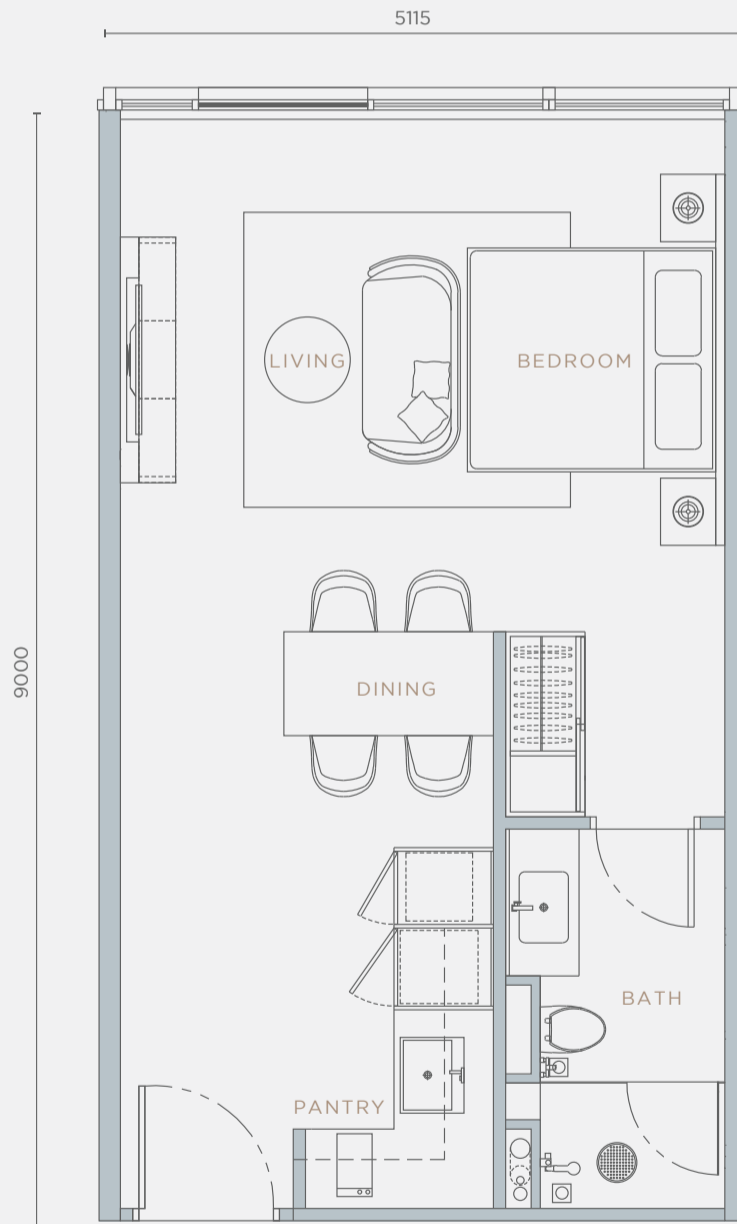
491 SQ.FT.



LEVEL 11, 13 - 23, 26



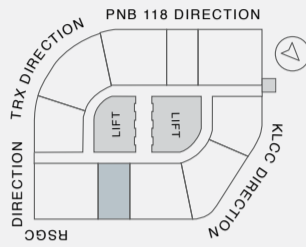
LEVEL 12 - 26



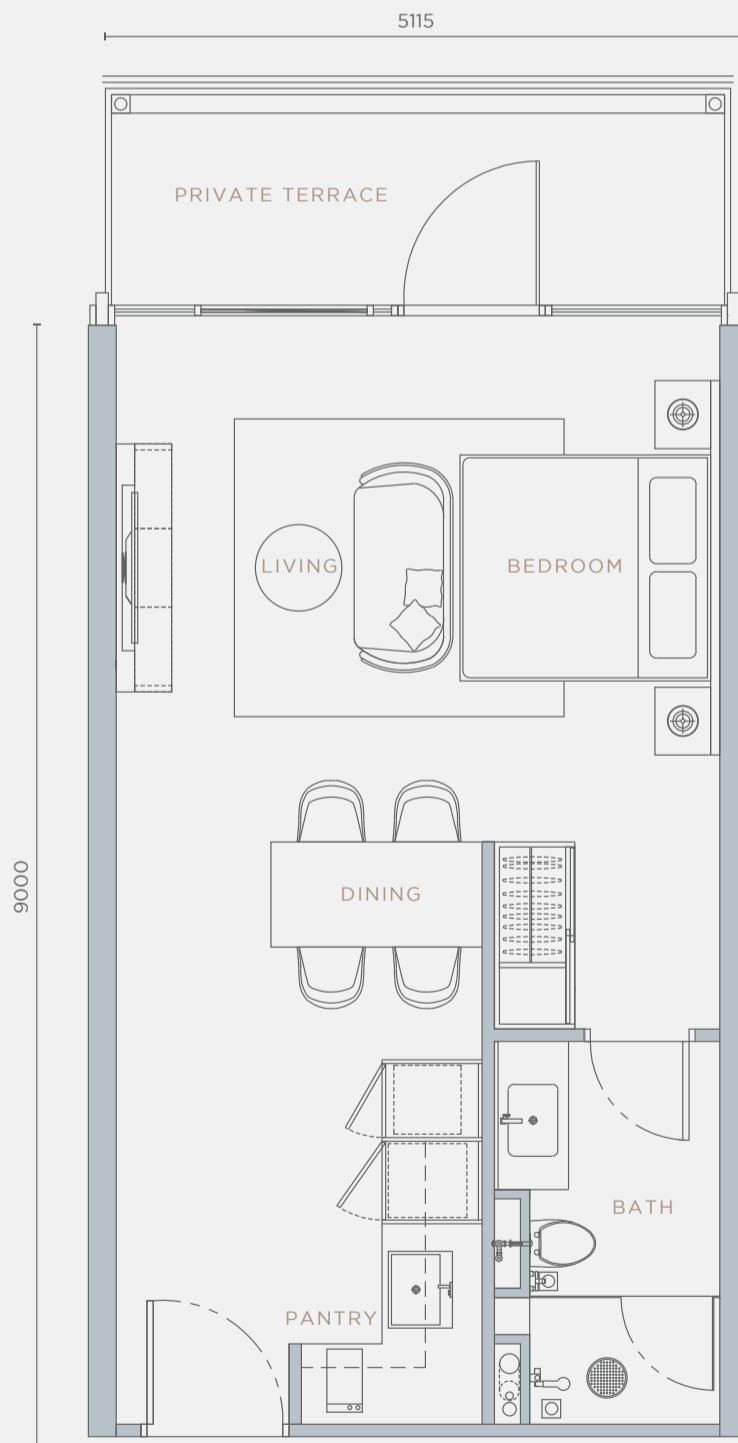
TYPE A4-T

STUDIO UNIT

588 SQ.FT.



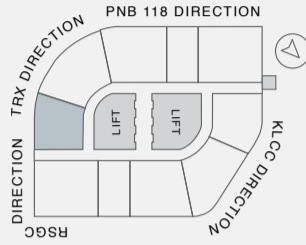
LEVEL II



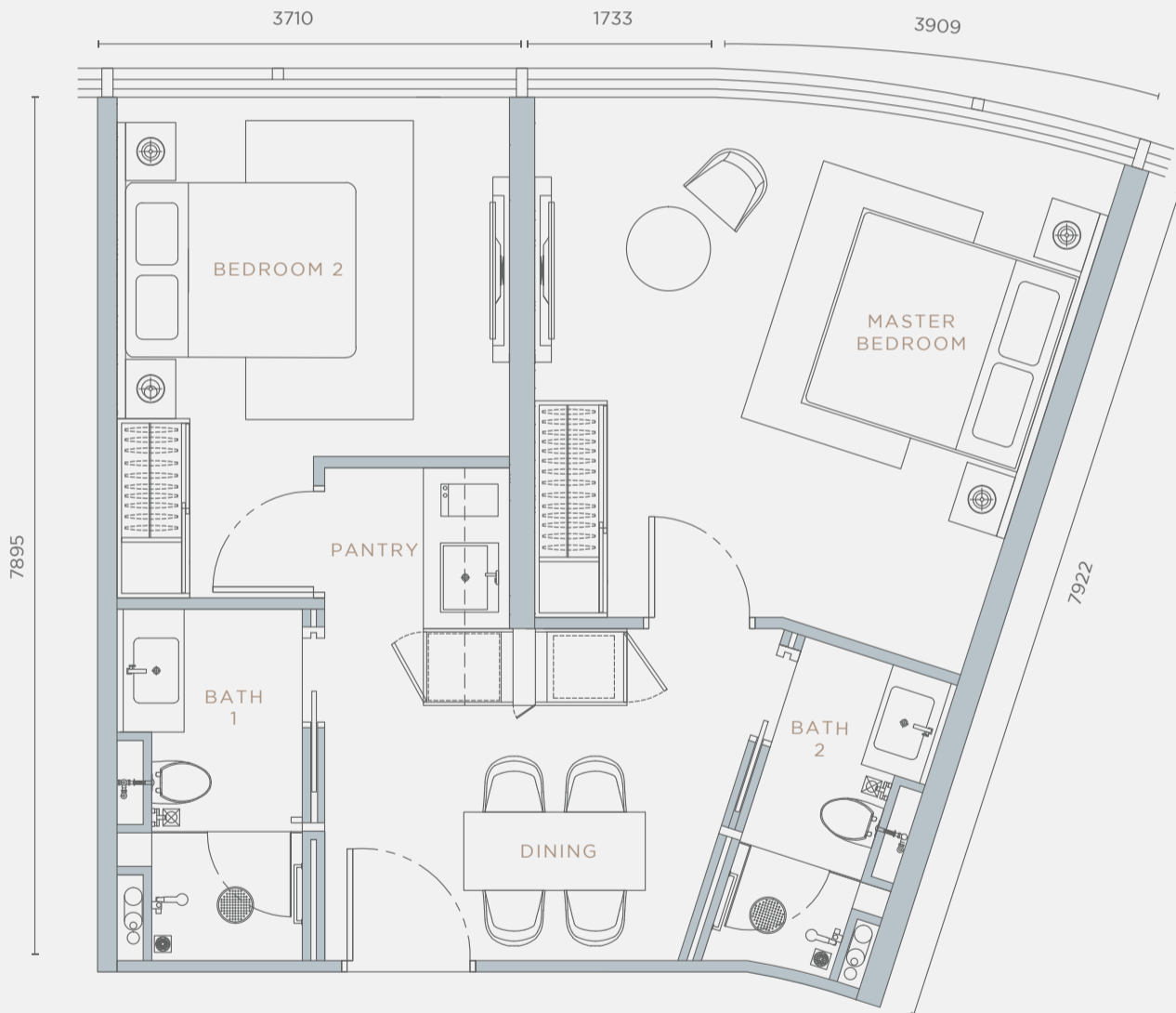
TYPE B1

2 BEDROOMS + 2 BATHROOMS

680 SQ.FT.



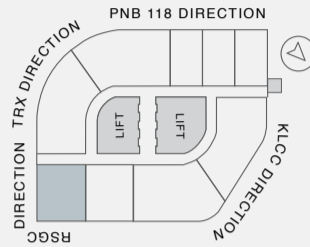
LEVEL 11 - 26



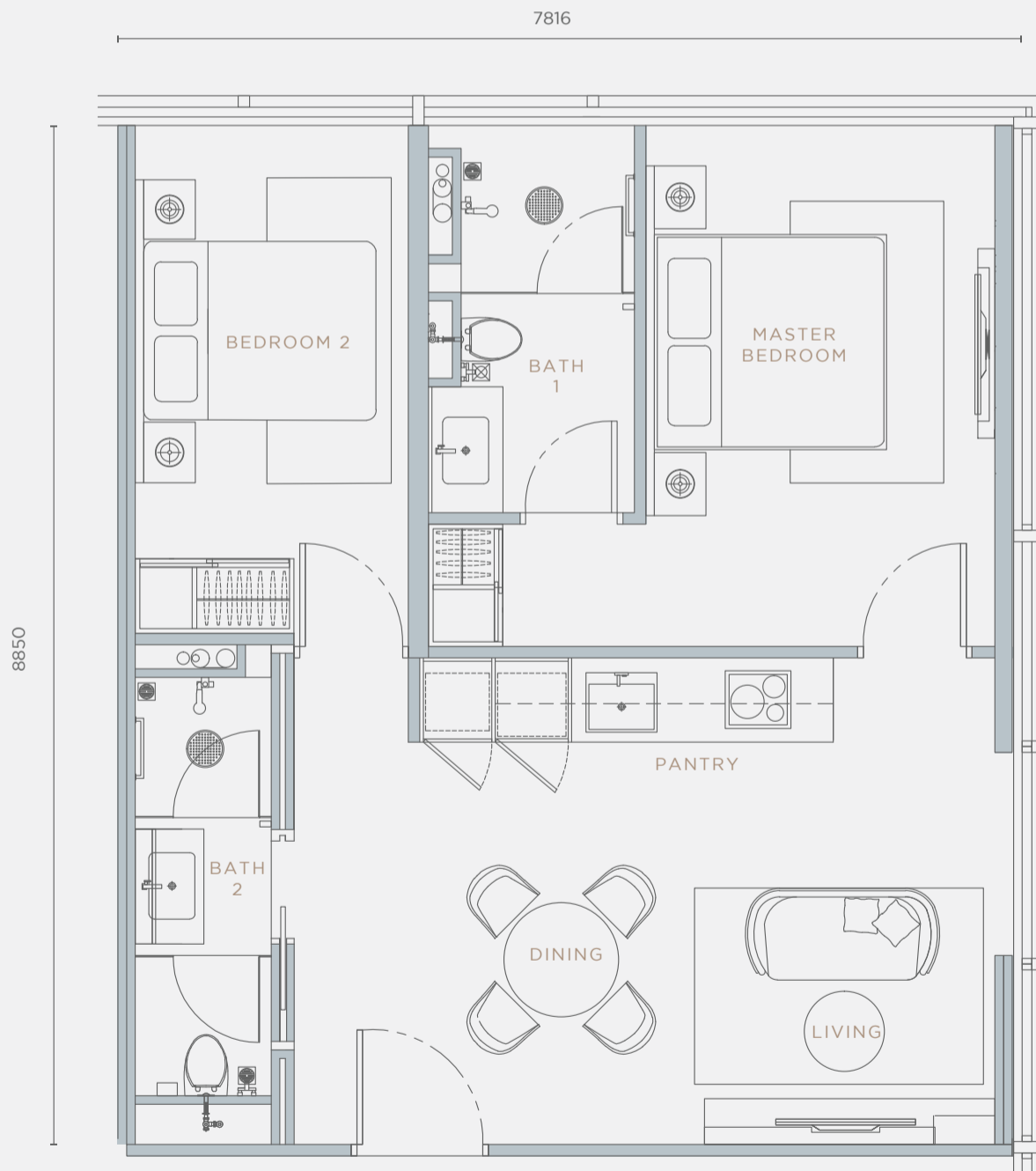
TYPE B2

2 BEDROOMS + 2 BATHROOMS

746 SQ.FT.



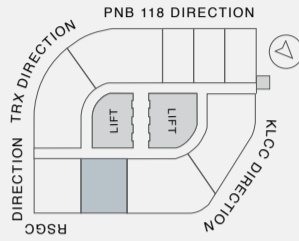
LEVEL 32 - 41



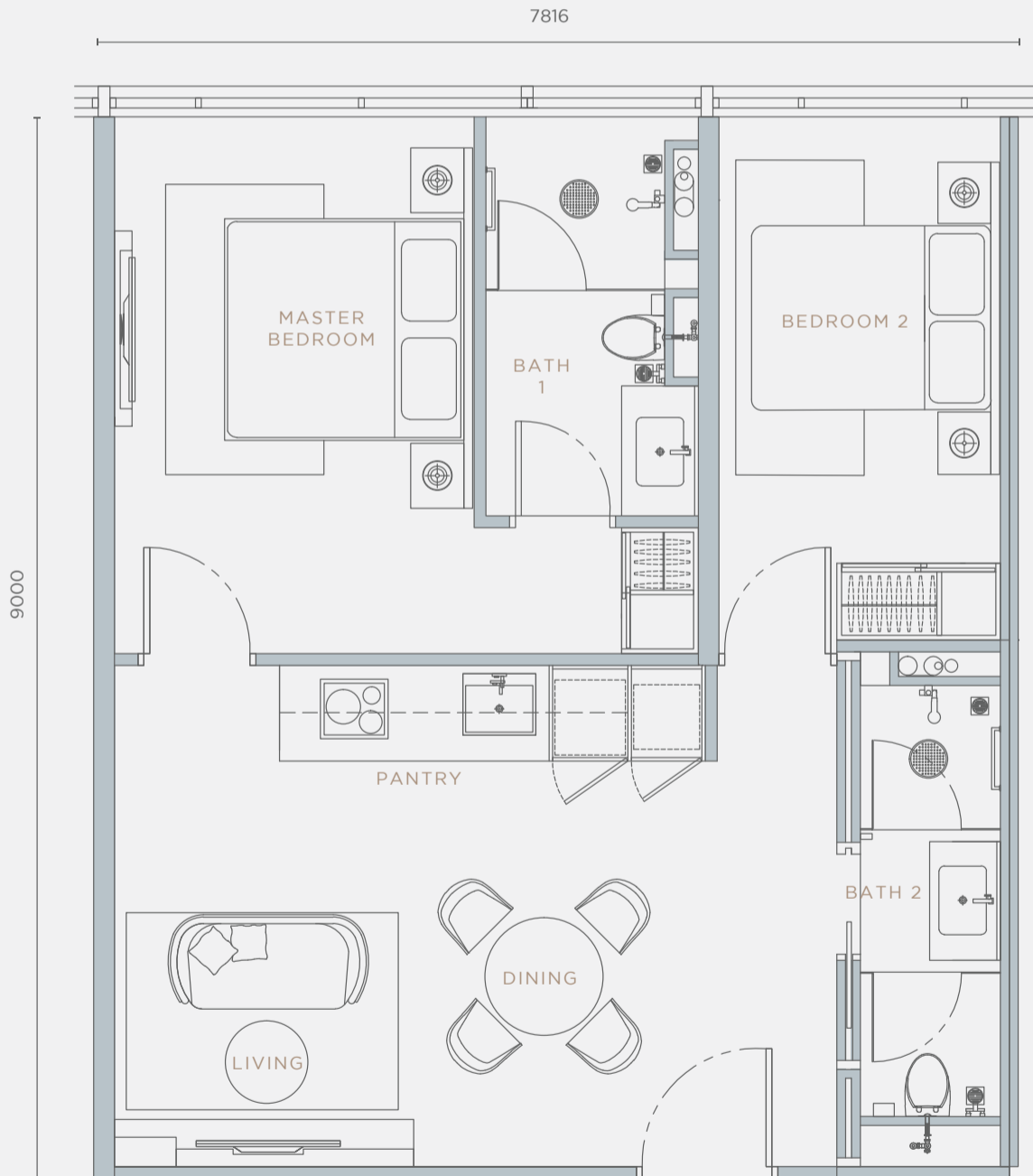
TYPE B3

2 BEDROOMS + 2 BATHROOMS

746 SQ.FT.



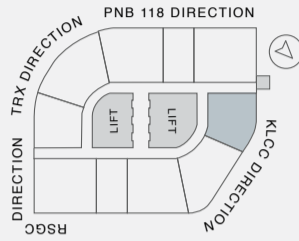
LEVEL 32 - 41



TYPE B4

2 BEDROOMS + 2 BATHROOMS

708 SQ.FT.



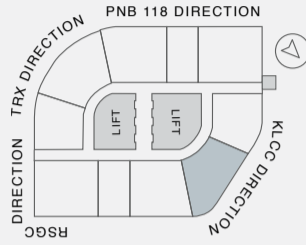
LEVEL 11 - 26



TYPE C1

2 BEDROOMS + 2 BATHROOMS

838 SQ.FT.



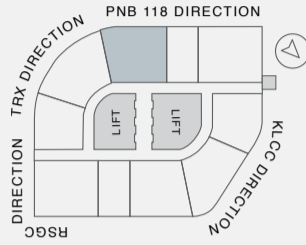
LEVEL 11 - 26



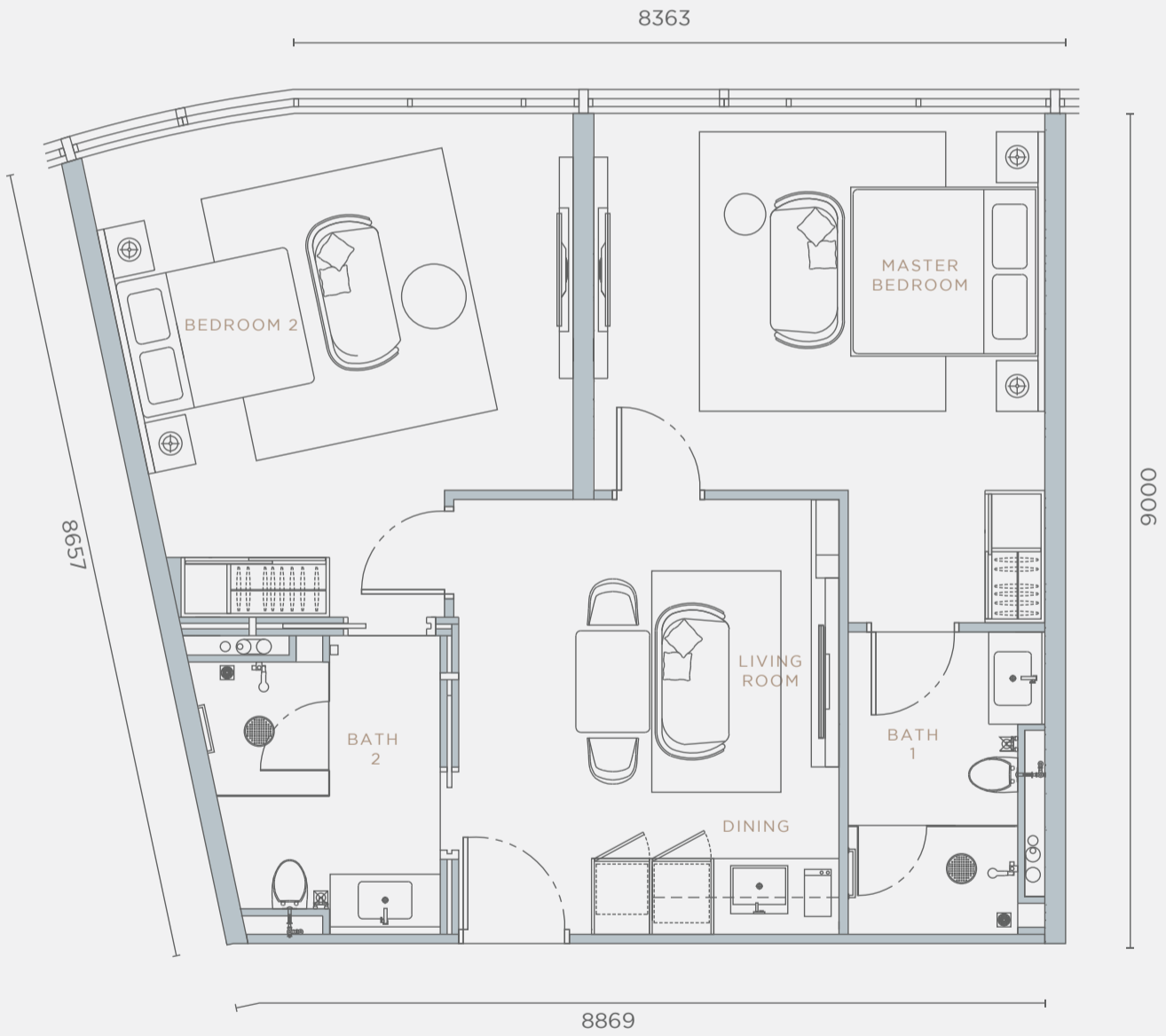
TYPE C2

2 BEDROOMS + 2 BATHROOMS

945 SQ.FT.



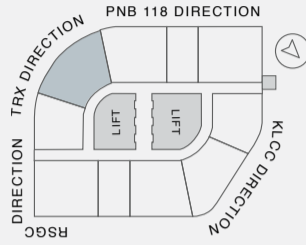
LEVEL II - 26



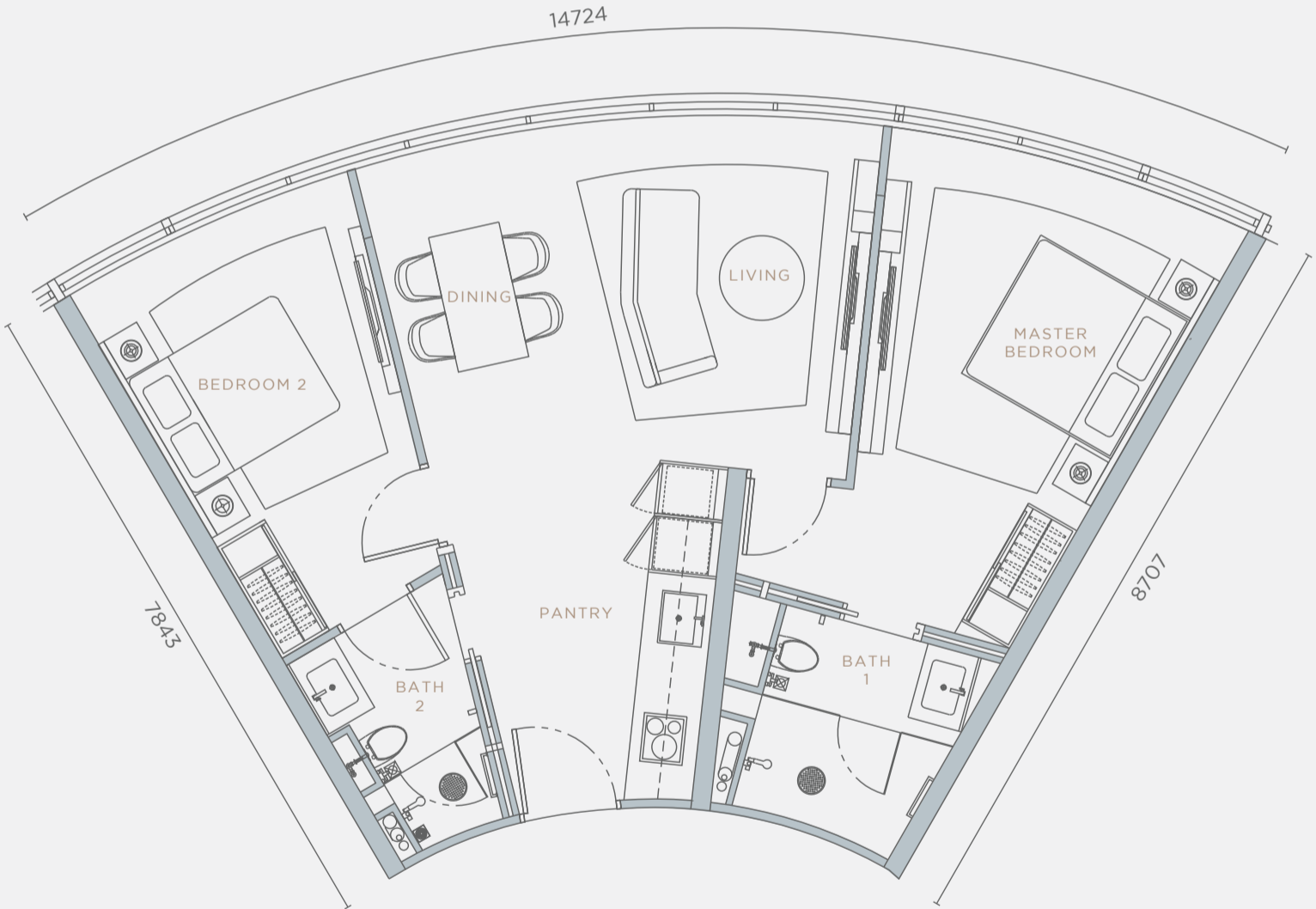
TYPE C3

2 BEDROOMS + 2 BATHROOMS

923 SQ.FT.



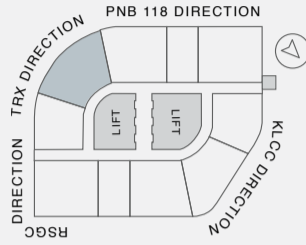
LEVEL 12 - 26



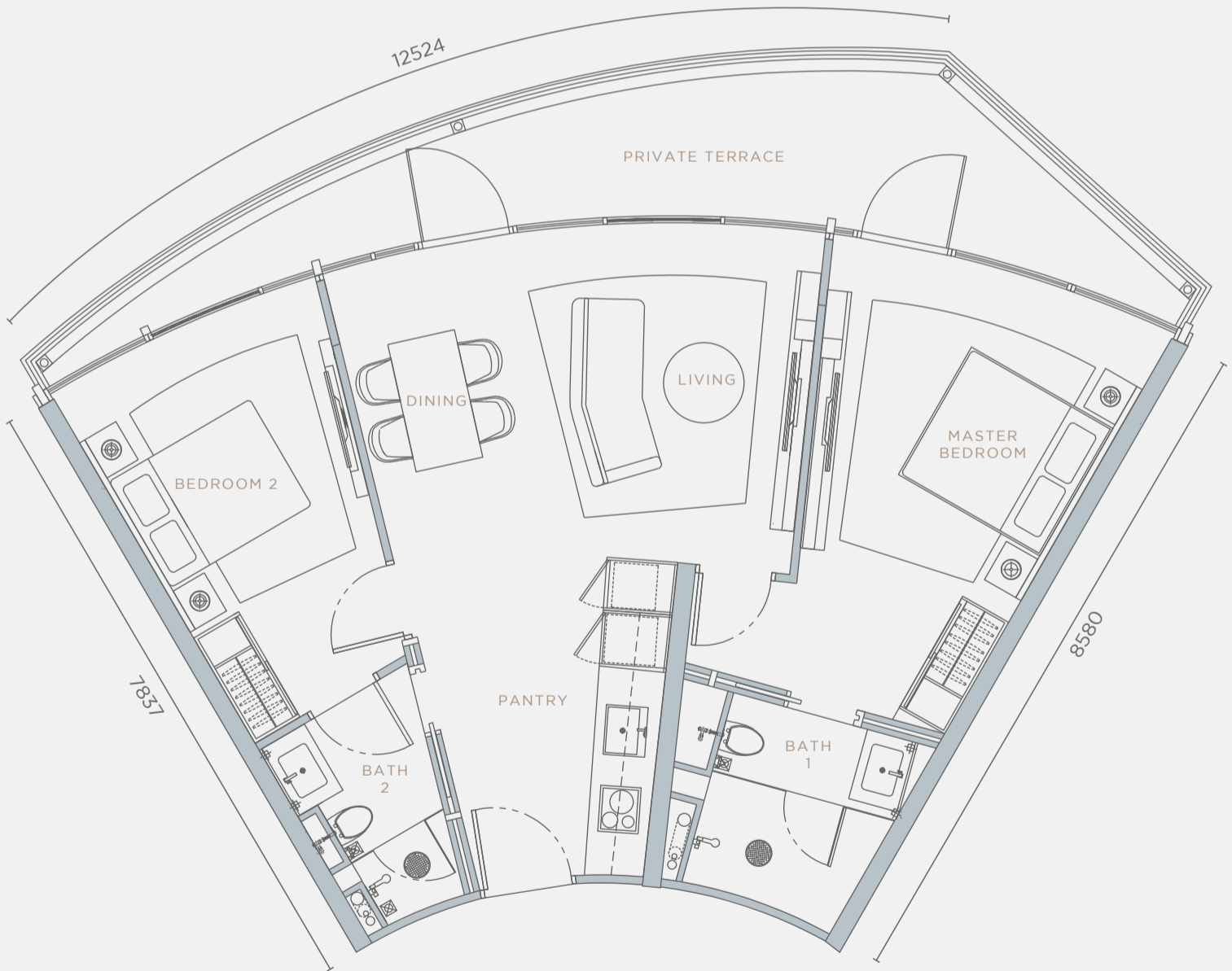
TYPE C3-T

2 BEDROOMS + 2 BATHROOMS

1,155 SQ.FT.



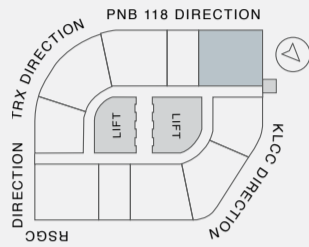
LEVEL II



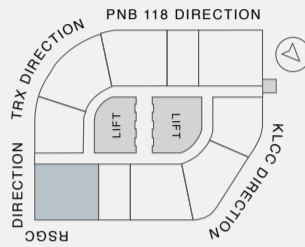
TYPE C4

2 BEDROOMS + 2 BATHROOMS

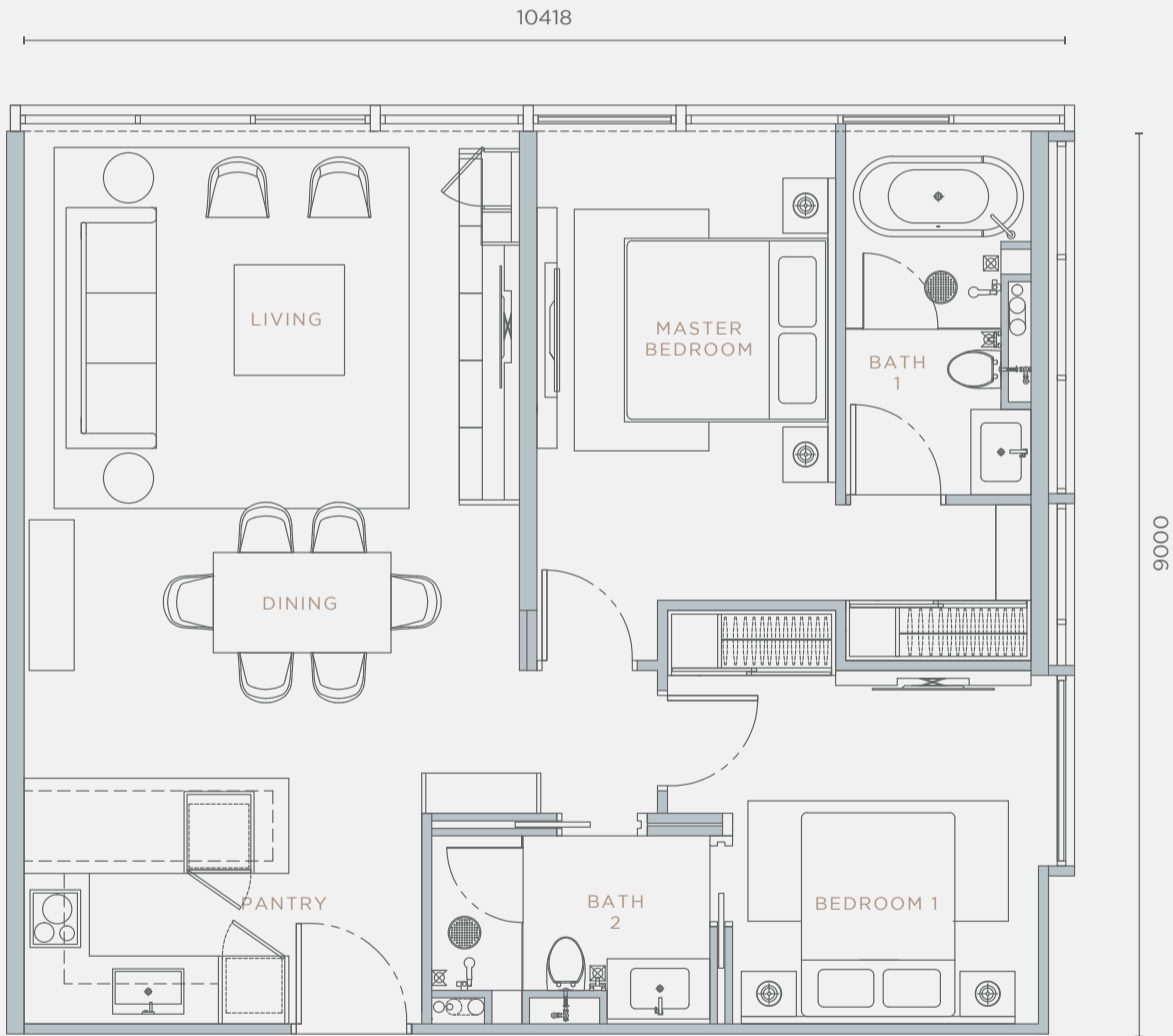
992 SQ.FT.



LEVEL 11 - 26



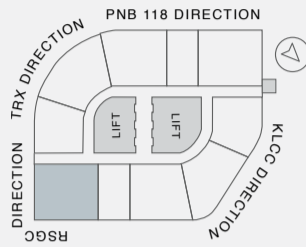
LEVEL 12 - 26



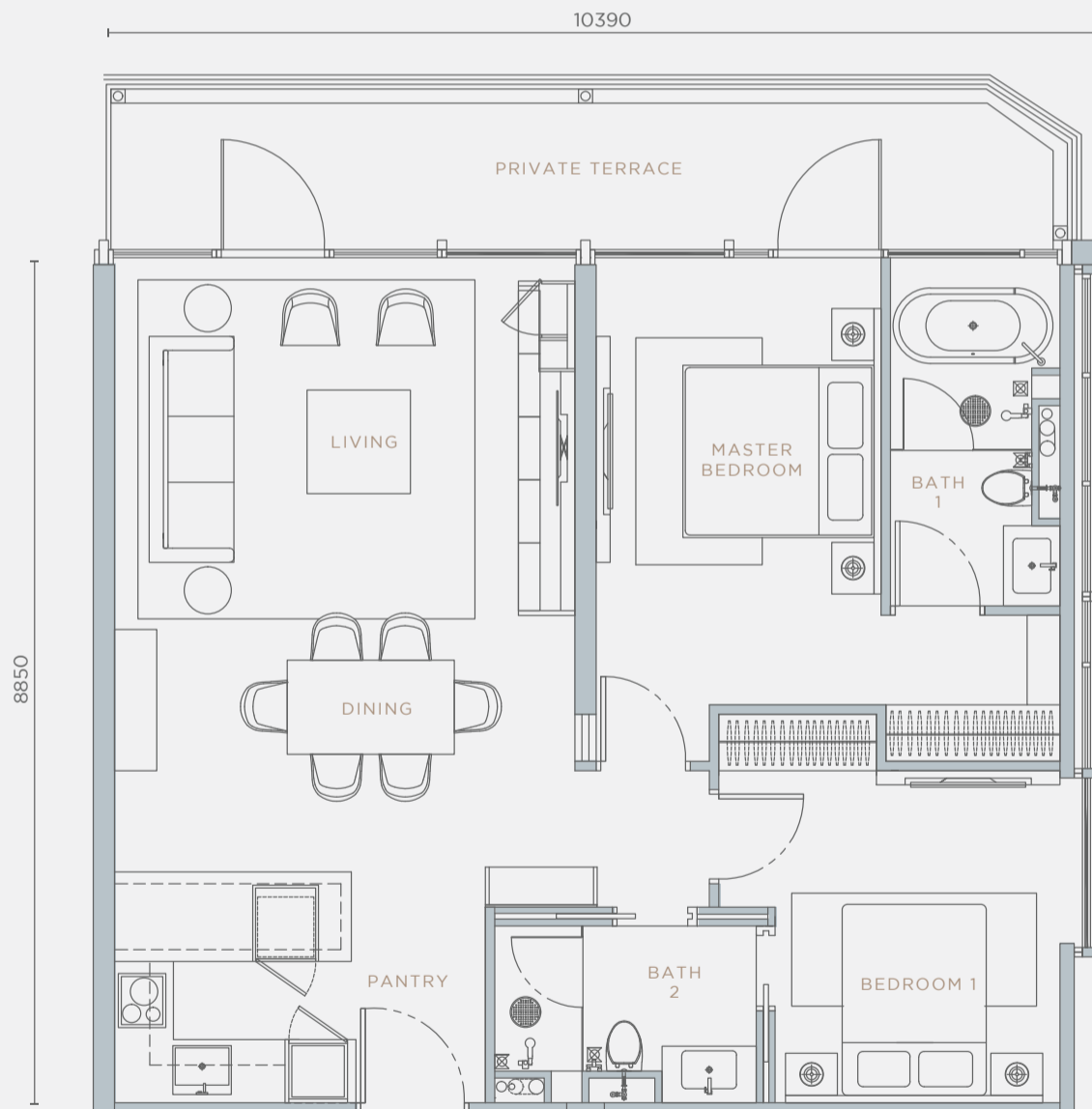
TYPE C4-T

2 BEDROOMS + 2 BATHROOMS

1,186 SQ.FT.



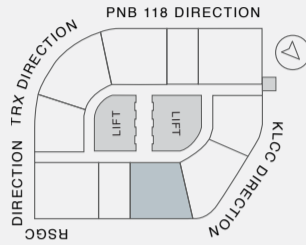
LEVEL II



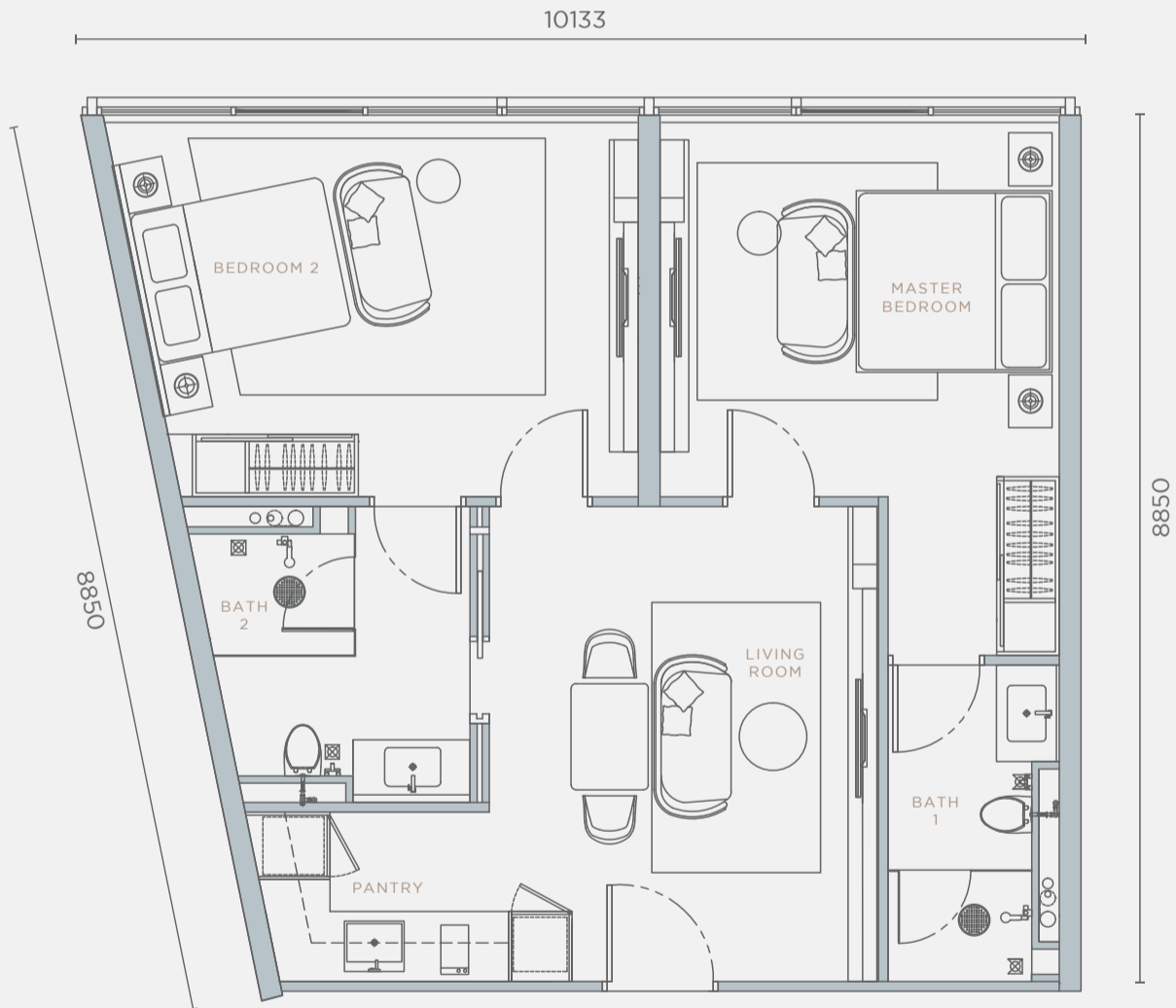
TYPE C5

2 BEDROOMS + 2 BATHROOMS

886 SQ.FT.



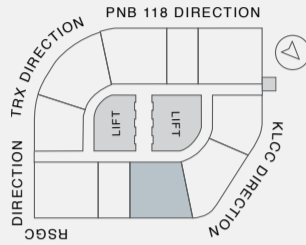
LEVEL 12 - 26



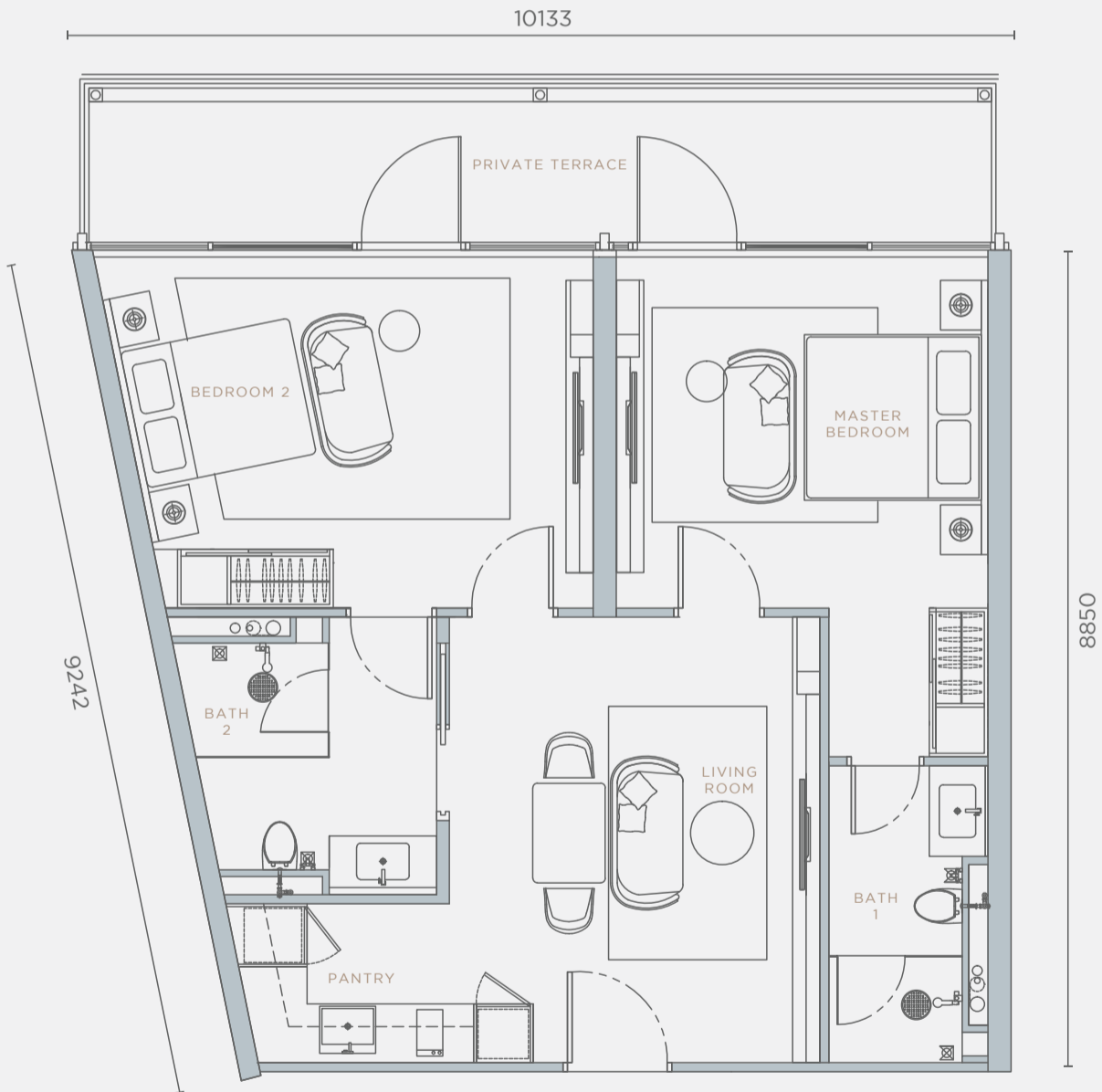
TYPE C5-T

2 BEDROOMS + 2 BATHROOMS

1,077 SQ.FT.



LEVEL II

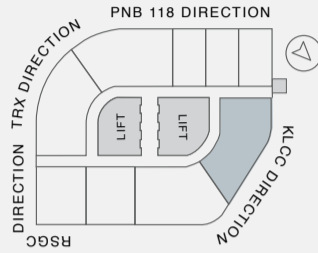


TYPE D1

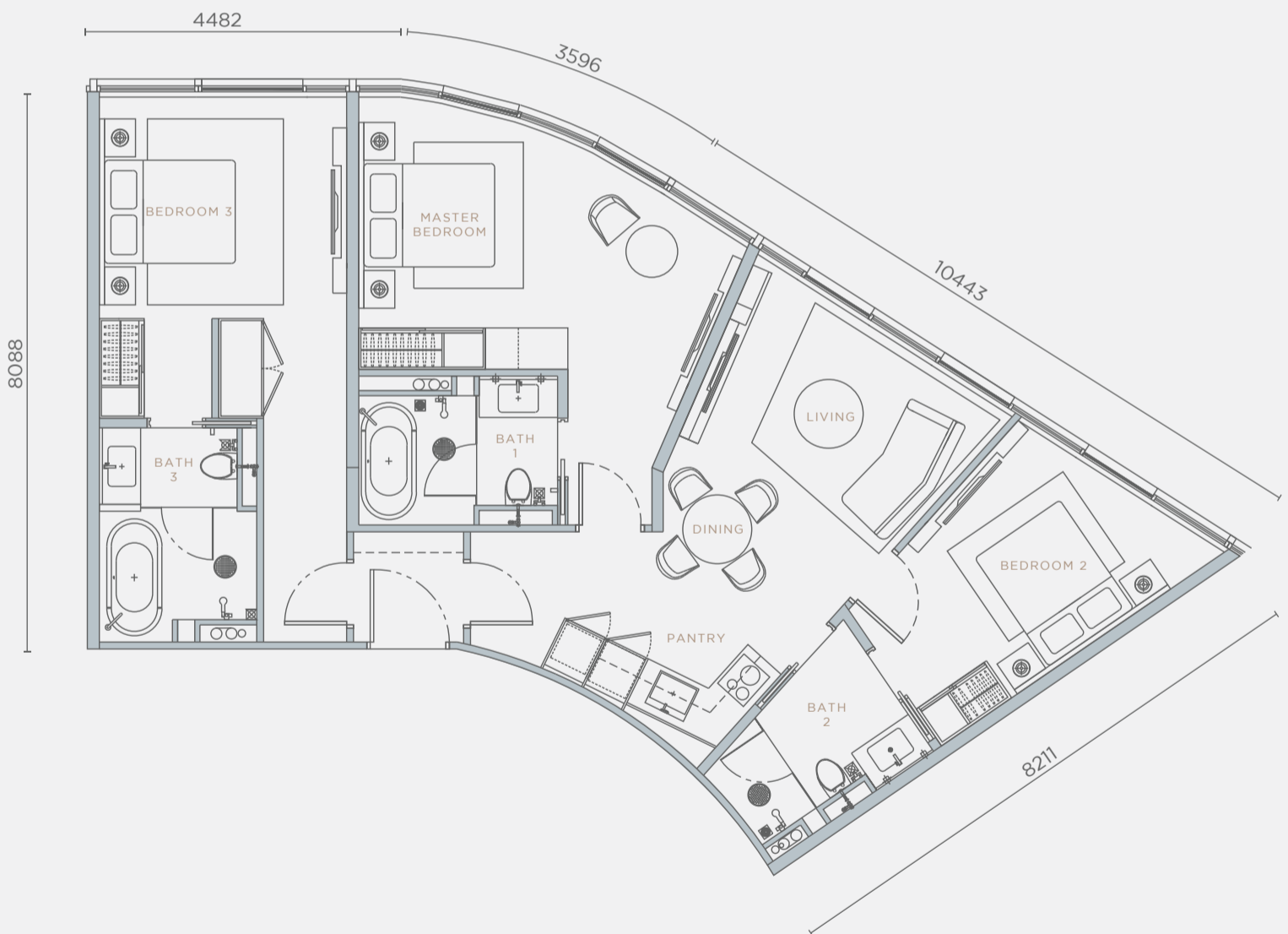
3 BEDROOMS + 3 BATHROOMS

DUAL KEY

1,180 SQ.FT.



LEVEL 27 - 41

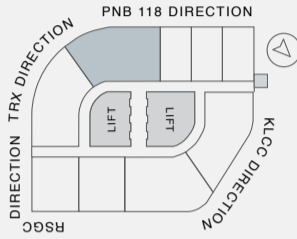


TYPE D2

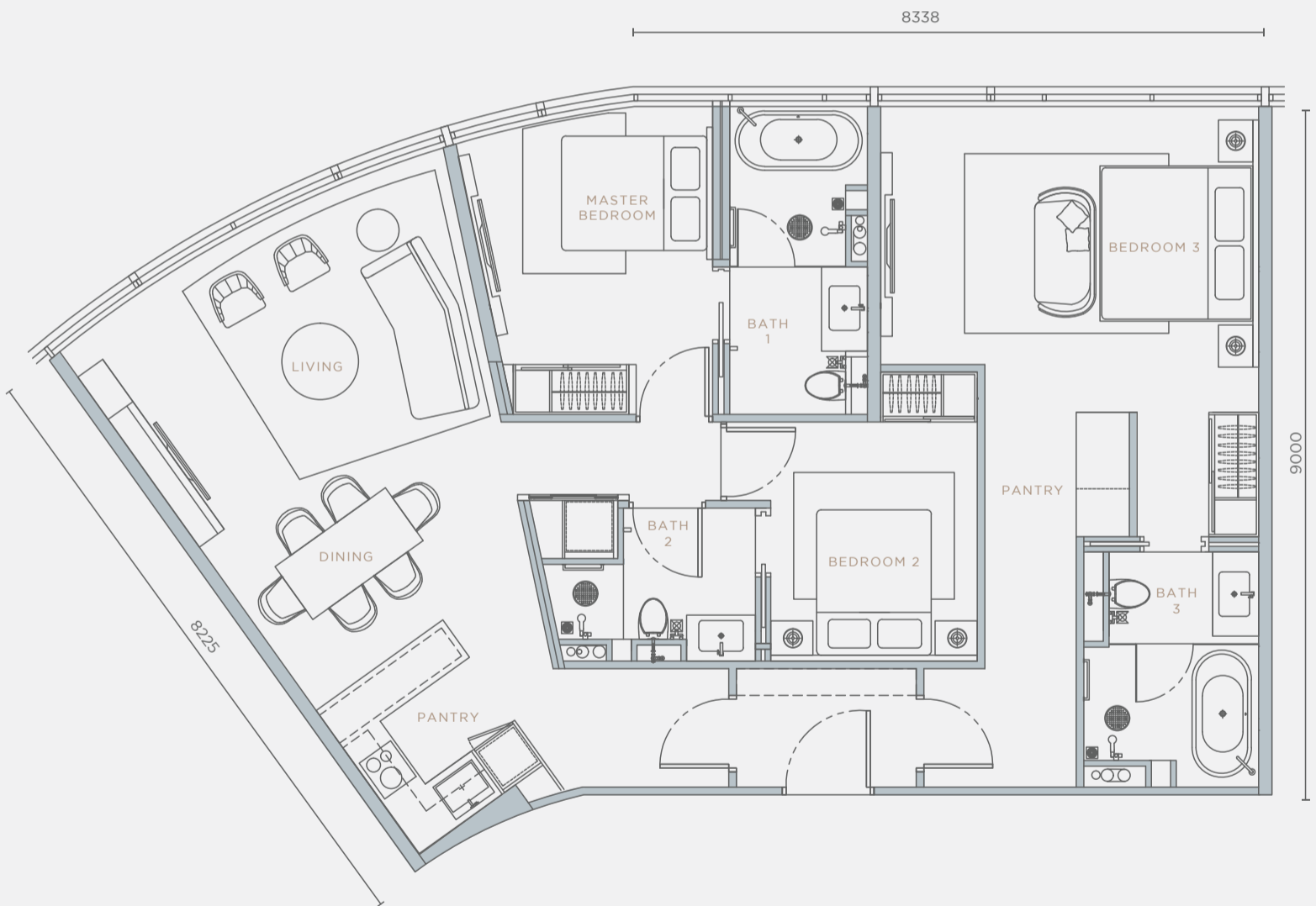
3 BEDROOMS + 3 BATHROOMS

DUAL KEY

1,329 SQ.FT.



LEVEL 27 - 41

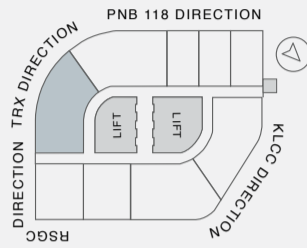


TYPE D3

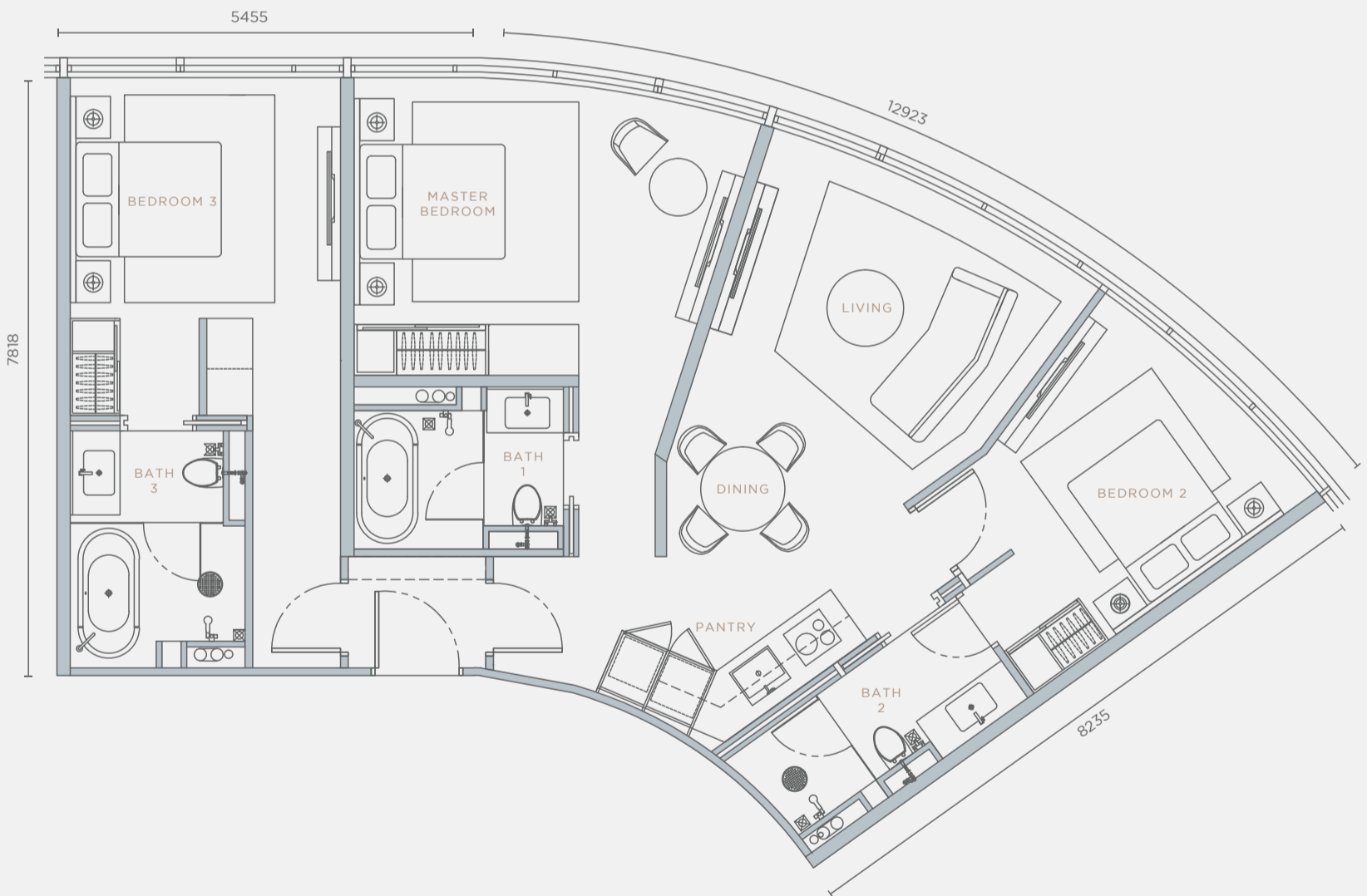
3 BEDROOMS + 3 BATHROOMS

DUAL KEY

1,230 SQ.FT.



LEVEL 27 - 41

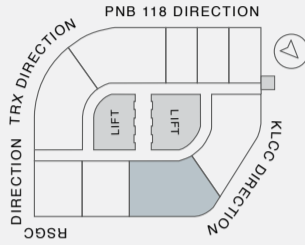


TYPE D4

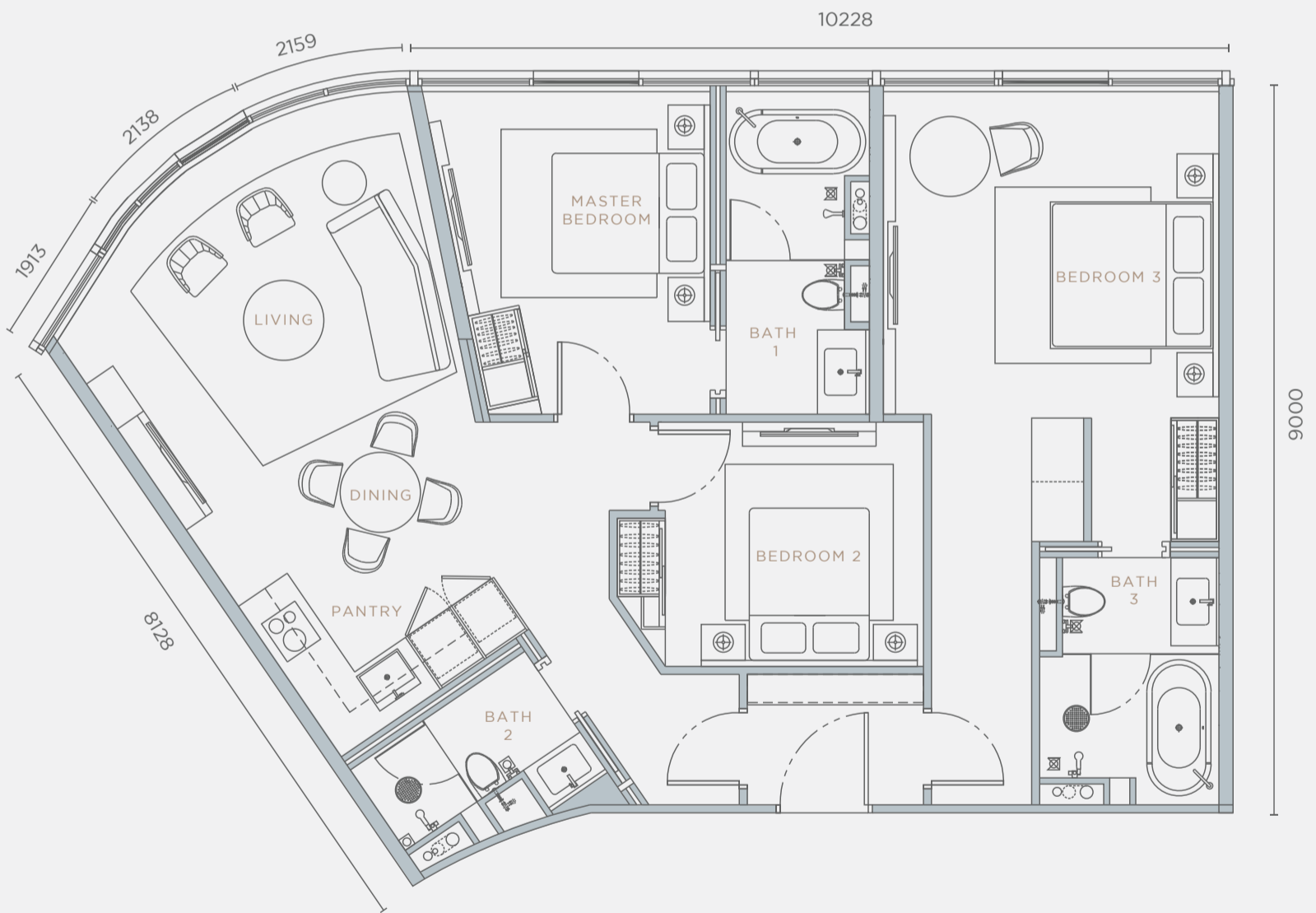
3 BEDROOMS + 3 BATHROOMS

DUAL KEY

1,271 SQ.FT.



LEVEL 27 - 41



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame
WALL (LOAD & NON-LOAD BEARING)	Reinforced Concrete In-fill / Solid Panel Dry Wall
SLAB	Reinforced Concrete Slab
CEILING Plaster	Ceiling Board
WINDOWS	Glass: Double Glazed (Bronze) Colour Frame: Polyester Powder Coated Aluminium
DOOR	Main Entrance Door: Solid Hard Wood / 1 Hour Fire Rated / 55 mm Thick / Concealed Door Closer Room Door: Finger-Jointed & Laminated Hardwood Block Board / 40 mm Thick / Ovl Plywood (Overlay) WC Door: Finger-Jointed & Laminated Hardwood Block Board / 40 mm Thick / WBP Plywood (Weather and Boil Proof)
IRONMONGERY AND STEEL ACCESSORIES	Main Entrance Door: Advanced Digital Door Lock Room and Bathroom: Quality Designer Selection
WALL FINISHES	Interior Designer Fit Out Comprise Of Timber Panelling, Engineering Wood, Emulsion Paint, Wall Paper. Marble (16mm +/-) and Various Stone Type
FLOOR FINISHES	Interior Designer Fit Out Comprise of Hardwood Finishing, Engineering Wood, Marble (16mm-18mm) and Various Stone Type
SANITARY FITTINGS / TAPS & SHOWERS / CONCEALED SYSTEM / COMPLETE ACCESSORIES	Top End Designer Selection Brand: Kohler
SWITCHES	Jung
SANITARY WARES	Kohler
KITCHEN FIT OUT	Recirculation Hood, Induction Hob, Microwave combination Oven Brand : Miele Recirculation Hood, Induction Hob Brand : Gaggenau Integrated Fridge Freezer, Integrated Washing Machine and Dryer Brand : Bosch
LIFT SYSTEM	Hyundai Elevator
MCP SYSTEM	XIZI
AIRCOND SYSTEM	Centralized VRF System Brand: Carrier
CURTAIN FIT OUT	Day Curtain, Night Curtain, Roman Blinds
ELECTRICAL FITTING	Intercom Wall Pad, Lighting Point, Fan Point, Aircond Point, Data Point, Power Point, Telephone Point, SMATV