



SAPPHIRE PARADIGM

petaling jaya

ONE
RESIDENCE

ENDLESS
EXPERIENCES





ENDLESS EXPERIENCES

From your favourite cup of coffee at your local cafe to the trendiest outfits at the nearest boutique, a sensational world of retail pleasures are yours to delve into at your whim and fancy. Best of all, they're just an elevator ride away from home.

Complementing the trendy lifestyle offerings at Paradigm Mall is the sheer convenience of having the supermarket just a few steps away. Access to your daily essentials has never been easier.



METROPOLITAN CONNECTIONS



ASCENT OFFICE TOWER

A modern, prime, Class A corporate office tower that towers over the Kelana Jaya skyline. Comprising 32 stories within its MSC Cybercentre Status architecture, this true business destination raises the bar for corporate addresses in the area.

NEW WORLD HOTEL

Located above the Azure Residences, the luxurious New World Hotel brings exceptional hospitality experiences to the Paradigm address. It features 300 stylish rooms and suites, a rooftop restaurant, and one of the highest bars in Petaling Jaya.

AN URBAN
LOCATION

With a location that's truly mature and full of life, Sapphire Paradigm offers its residents a living space that enjoys the best of all worlds.

A residence you can escape to, while being close to everything that matters.



HEART OF PETALING JAYA

Just off the LDP, next to the vibrant Paradigm Mall, mere minutes to public transportation, a stone's throw from daily enjoyments, just a short drive from KL city, and exactly where you should be.

**RAIL CONNECTIONS
VIA THE KELANA JAYA LRT STATION**
+ 9 stops to KL Sentral
+ 14 stops to KLCC

**SEAMLESS HIGHWAY ACCESS
VIA THE LDP**
+ 6.5 km to Damansara Utama
+ 6.8 km to Subang
+ 13 km to Mont Kiara
+ 18 km to KL City
+ 54.5 km to KLIA



ARRIVE IN STYLE

Standing as one of the highest towers within its immediate vicinity, Sapphire Paradigm offers lively urban views for each of its individual units.

Be greeted by an elegant lobby as you arrive home. A residence of leisure & pleasure where you can live life to the fullest with conveniences just at your doorstep.

Welcome home to Sapphire Paradigm.

:: 2 bedrooms or more.
:: 1,001 sq.ft. to 1,722 sq.ft.

ESCAPE TO
INFINITY



Located on the rooftop of Sapphire Paradigm is the residence's exclusive Sky-high Facilities Deck and its upscale leisure offerings.

A touch of green landscapes, shaded areas, and premium-grade facilities create a truly inspirational environment for residents and their privileged guests, seeking recreation and rejuvenation under the infinite skies.



INFINITY
POOL

Featuring an infinity lap pool with breathtaking urban views, along with a shallow pool area, the infinity pool offers water-based enjoyments suitable for everyone.

THE
OBSERVATORY

Encompassing a viewing deck, seating lounge and BBQ area, the Observatory is perfect for casual gatherings with friends and family, in a resort-like setting enriched with endless views of the KL and PJ skyline.

SKY
GYM

The glass-walled, air-conditioned Sky Gym comes well-equipped. It is an inspirational facility to lead a fit lifestyle.

LANDSCAPE & FACILITIES PODIUM

Facilities Floor (Level 3A)



- | | | | | | |
|---|---------------------|---|-----------------|----|----------------------|
| 1 | Badminton Court | 5 | Squash Court | 9 | Meeting Room |
| 2 | Multipurpose Room | 6 | Restrooms | 10 | Surau |
| 3 | Space for Nursery | 7 | Lift Lobby | 11 | Children's Play Area |
| 4 | Game / Reading Room | 8 | Fire Lift Lobby | | |

Rooftop Facilities (Level 29)



- | | | | | | | | |
|----|----------------------------|----|-----------------|----|---------------------------|----|--------------|
| 12 | Wading Pool | 16 | Infinity Pool | 20 | Lift Lobby | 24 | Void Area |
| 13 | Gazebo | 17 | Spa Pool | 21 | Sky Gymnasium | 25 | Shower Area |
| 14 | Staircase to Changing Room | 18 | Pool Deck | 22 | Floating / Reading Lounge | 26 | BBQ Pavilion |
| 15 | Yoga Deck | 19 | Fire Lift Lobby | 23 | Reflective Pool | 27 | BBQ Deck |

THE INSIDE STORY

1,001 - 1,722 SQ.FT.
Designed with a maximized sense of spaciousness and layouts ranging from 2 - 3 bedrooms, the unit variations at Sapphire Paradigm come in sizes tailored for everyone.



Living Room



Master Bedroom

A SENSE OF EXCLUSIVITY

YOURS, TRULY

The interior spaces here are finished to offer an air of elegance and calm, from the lobby lounge area right up to the private living spaces.

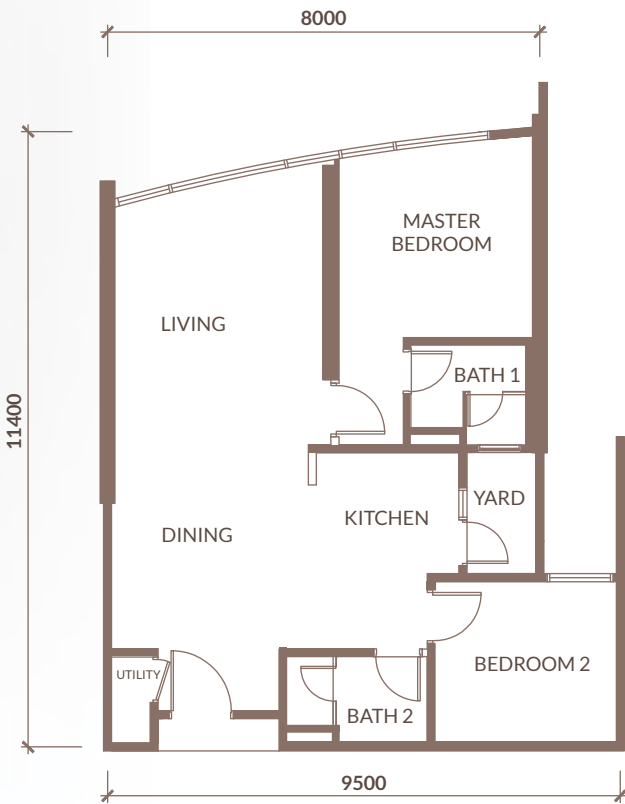
EXCLUSIVELY shared with only 229 units.

TYPICAL
FLOOR PLAN

TYPE A, A1, A2, A3

:: 1,001 sq.ft. / 93 sq.m.
:: 2 Bedrooms + 2 Bathrooms

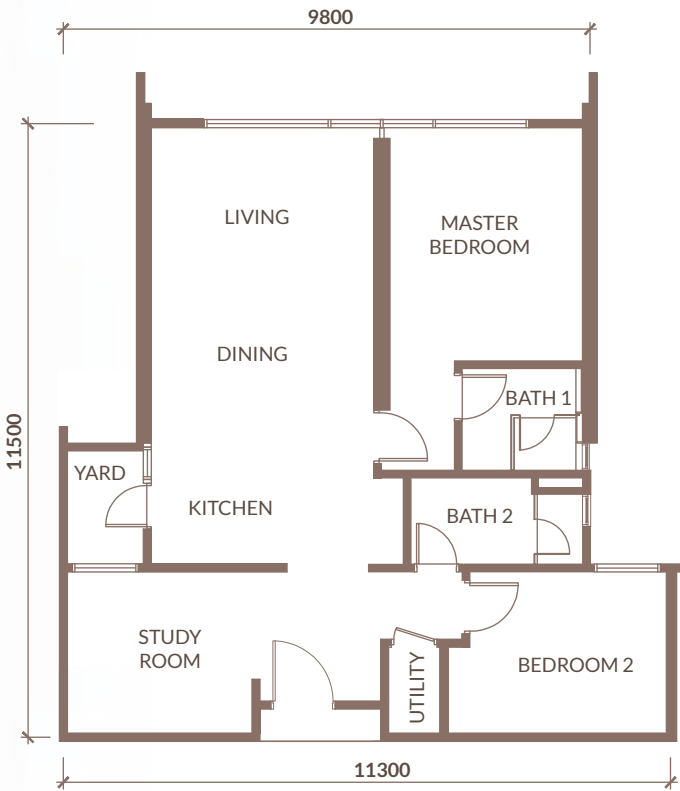
Unit 2, 4, 7, 9



TYPE B, B1

:: 1,173 sq.ft. / 109 sq.m.
:: 2 Bedrooms + 2 Bathrooms

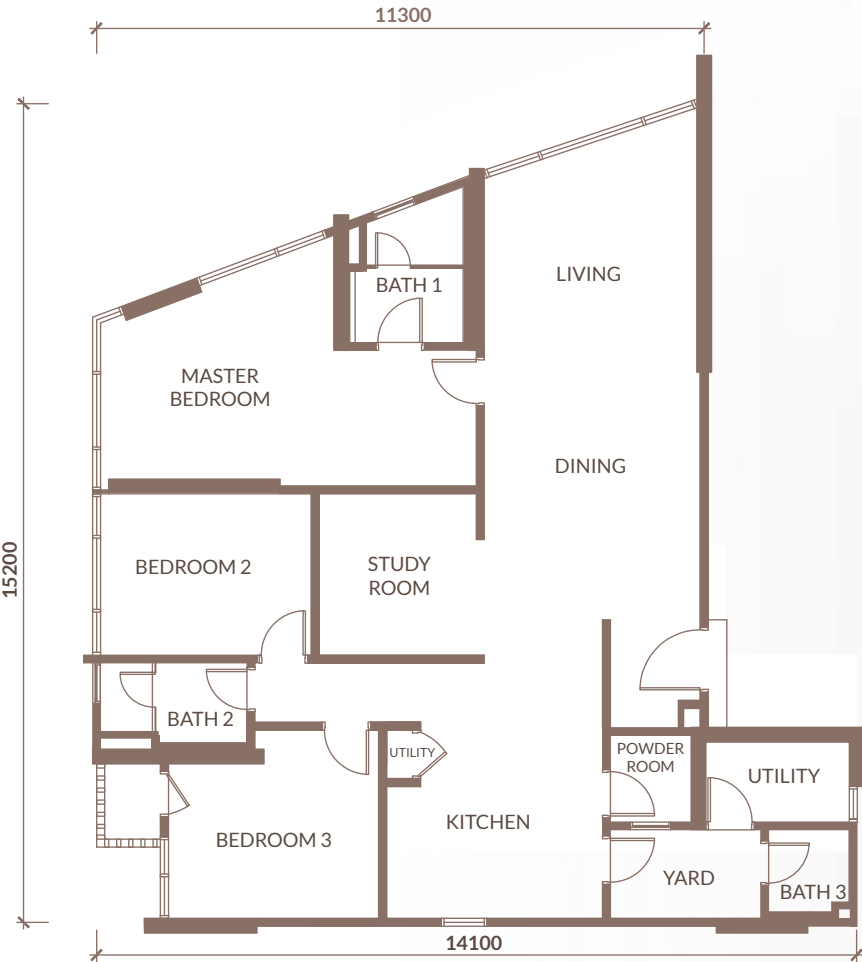
Unit 3, 8



TYPE C, C1

:: 1,572 sq.ft. / 146 sq.m.
:: 3 Bedrooms + 2 Bathrooms

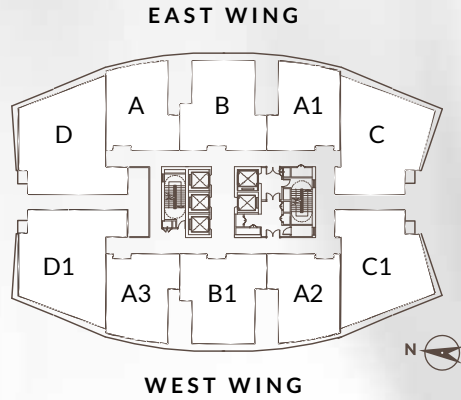
Unit 5, 6



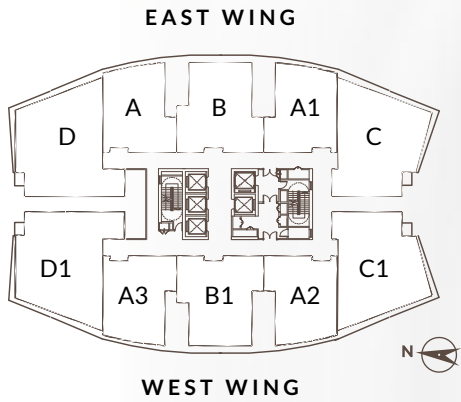
TYPE D, D1

:: 1,722 sq.ft. / 160 sq.m.
:: 3 Bedrooms + 3 Bathrooms

Unit 1, 10



STOREY PLAN



WEST WING					EAST WING						
D1	A3	B1	A2	C1		C	A1	B	A	D	TYPE
1,722	1,001	1,173	1,001	1,572		1,572	1,001	1,173	1,001	1,722	sq.ft.
FACILITIES FLOOR (POOL DECK)											L 29
CHANGING ROOM + M & E											L 28
27-01	27-02	27-03	27-03A	27-05		27-06	27-07	27-08	27-09	27-10	L 27
26-01	26-02	26-03	26-03A	26-05		26-06	26-07	26-08	26-09	26-10	L 26
25-01	25-02	25-03	25-03A	25-05		25-06	25-07	25-08	25-09	25-10	L 25
23A-01	23A-02	23A-03	23A-03A	23A-05		23A-06	23A-07	23A-08	23A-09	23A-10	L 23A
23-01	23-02	23-03	23-03A	23-05		23-06	23-07	23-08	23-09	23-10	L 23
22-01	22-02	22-03	22-03A	22-05		22-06	22-07	22-08	22-09	22-10	L 22
21-01	21-02	21-03	21-03A	21-05		21-06	21-07	21-08	21-09	21-10	L 21
20-01	20-02	20-03	20-03A	20-05		20-06	20-07	20-08	20-09	20-10	L 20
19-01	19-02	19-03	19-03A	19-05		19-06	19-07	19-08	19-09	19-10	L 19
18-01	18-02	18-03	18-03A	18-05		18-06	18-07	18-08	18-09	18-10	L 18
17-01	17-02	17-03	17-03A	17-05		17-06	17-07	17-08	17-09	17-10	L 17
16-01	16-02	16-03	16-03A	16-05		16-06	16-07	16-08	16-09	16-10	L 16
15-01	15-02	15-03	15-03A	15-05		15-06	15-07	15-08	15-09	15-10	L 15
13A-01	13A-02	13A-03	M+E	13A-05		13A-06	13A-07	13A-08	13A-09	13A-10	L 13A
13-01	13-02	13-03	13-03A	13-05		13-06	13-07	13-08	13-09	13-10	L 13
12-01	12-02	12-03	12-03A	12-05		12-06	12-07	12-08	12-09	12-10	L 12
11-01	11-02	11-03	11-03A	11-05		11-06	11-07	11-08	11-09	11-10	L 11
10-01	10-02	10-03	10-03A	10-05		10-06	10-07	10-08	10-09	10-10	L 10
09-01	09-02	09-03	09-03A	09-05		09-06	09-07	09-08	09-09	09-10	L 9
08-01	08-02	08-03	08-03A	08-05		08-06	08-07	08-08	08-09	08-10	L 8
07-01	07-02	07-03	07-03A	07-05	07-06	07-07	07-08	07-09	07-10	L 7	
06-01	06-02	06-03	06-03A	06-05	06-06	06-07	06-08	06-09	06-10	L 6	
05-01	05-02	05-03	05-03A	05-05	05-06	05-07	05-08	05-09	05-10	L 5	
FACILITIES FLOOR											L F
CARPARK											L 3 - CC
LOBBY / LOUNGE / DROP-OFF											L LG
CARPARK											L B1 - B2

SPECIFICATIONS

		A A1	A2 A3	B B1	C C1	D D1
STRUCTURE	Reinforced Concrete	SANITARY WARES				
WALL	Reinforced Concrete / Lightweight Block / Brick Wall	Wash Basin				
ROOF	Reinforced Concrete Flat Roof	Rain Shower & Hand Shower Set				
CEILING	Plaster Ceiling & Paint	Water Closet				
WINDOWS	Aluminium Framed Glass Panel	Hand Bidet				
DOORS		Kitchen Sink				
Main Entrance	Timber Door	Washing Machine Tap				
Others	Flush Door	Shower				
IRONMONGERY	Quality Locksets	Paper Holder				
WALL FINISHES		ELECTRICAL & MECHANICAL				
Foyer / Yard	Skim Coat & Paint	Lighting Point				
Bathrooms / Powder Room	Porcelain Tiles	Fan Point				
Kitchen	Porcelain Tiles	Power Point				
Living / Dining	Skim Coat / Plaster & Paint	Split Unit Air-Cond Point				
Bedrooms	Skim Coat / Plaster & Paint	TV Point				
Study / Utility Room	Skim Coat & Paint	Telephone Point				
FLOOR FINISHES		Data Point				
Living / Dining / Kitchen	Porcelain Tiles	Door Bell Point				
Bedrooms / Study	Timber Flooring	Bathroom Exhaust Fan Point				
Utility Room	Porcelain Tiles	Audio Intercom Point				
Bathroom / Powder Room	Porcelain Tiles	Distribution Board (DB)				
Foyer / Yard	Porcelain Tiles					

WCT GROUP

Founded in 1981, WCT was listed on Bursa Malaysia in 1995. Currently with 2,000 employees and presence in six countries, WCT is an investment holding company involved in engineering and construction, property development and investment, and management activities.

Its engineering and construction expertise covers F1 racing circuits, airports, dam and water supply scheme, expressways and highways, civil works, buildings and rail-based infrastructure works.

The company's property development, and investment and management portfolio includes townships, luxury homes, high-rise residences, integrated commercial developments, concession assets, hotels, and shopping malls.

Currently, WCT owns Première Hotel in Klang and New World Hotel in Petaling Jaya and also owns four shopping malls – Bukit Tinggi Shopping Centre in Klang, the Airport Mall – Gateway@klia2 in Sepang, Selangor, Paradigm Mall in Petaling Jaya and Paradigm Mall in Johor Bahru.

In 2018, WCT ventured into the development of commercial and aviation-related infrastructure and facilities at the Skypark Airport Terminal in Subang. WCT currently has a total undeveloped land bank of approximately 854 acres in Malaysia.

For more information about WCT, please visit www.wct.com.my.



The BrandLaureate Award
Winner of the
Best Brands for
Engineering & Construction
2017/2018



Property Insight
Prestigious Developer
Awards (PIDA) 2016
Top 10 Developer



Asia Pacific Property Awards
Highly Commended –
Residential High-rise
Architecture Malaysia
2015-2016
(The Azure Residences Paradigm
Petaling Jaya)



The Malaysian Construction
Industry Excellence Awards
2018
Builder of The Year Award



d'Laman Greenville
Klang, Selangor



Renai Jelutong Residences
Bukit Jelutong, Selangor



Waltz Residences
Taman OUG, Kuala Lumpur



Impiria Residensi
Klang, Selangor



Medini Signature
Bandar Medini Iskandar, Iskandar Puteri, Johor, Malaysia

03 7887 8080
017 683 1281

www.sapphireparadigm.com

Another Prestigious Development by



BUILDING VALUES

JELAS PURI SDN BHD (684744-H)

(A member of WCT Holdings Berhad)

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www.wct.com.my/property

Developers License: 13652-2/02-2019/01485/L. Advertising & Sale Permit: 13652-2/02-2019/01485/P. Validity Period: 27/02/2018-26/02/2019. Approval Authority: Majlis Bandaraya Petaling Jaya. Building Plan Approval Number: (10) MBPJ/120100/T/P10/23/2010. Land Encumbrances: Charge to RHB Bank Berhad. Tenure of Land: Leasehold, Expiry Date: 09/02/2111. Total Units: 239 Units. Expected Completion: Aug - 2018. Selling Price: RM 778,000 (Min) - RM3,000,000 (Max). Car Park Bay: 1 Unit = 2 Bays. Buniputera Discount: 10%. Restriction in Interest: Transfer Of Title Is Subject To State Consent. Type of Property: Service Apartments. Disclaimer: All plans and information contained herein are subject to changes and/or amendments as required by the relevant authorities and cannot form part of an offer/or contract. While every reasonable care has been taken in providing the said information, the developer and its agent cannot be held responsible for any inaccuracies.