

AWARDS
2020 *REAL ESTATE
DEVELOPER*

**CELEBRATING MALAYSIA'S
MOST INSPIRING
PROPERTY DEVELOPMENTS**

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OnePark marries the element of nature and construction into a seamless whole.



Alleyways are transformed into spacious linear parks, providing ample space to relax and facilitate interactions between neighbours.



Returning home to OnePark is reminiscent of paying a visit to a recreational park.

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Buy a home and own a park

Quality homes ensconced in idyllic nature

WAJIB Group is making landscaping and sustainability an art form with its latest project, OnePark, located at the border of Kajang. Spread across 20.25 acres of freehold land, the development is an extensive endeavour aiming to epitomise the perfect blend of home and nature living.

OnePark breaks down the barriers between indoors and outdoors by surrounding residents with 360° of nature. Residents need only to step out of their doors to be greeted by nature's tranquil sight, as houses are embedded in a lush ecosystem vibrant with plant life. Specially selected and matched plant species not only beautifies the park, but also attracts various types of butterflies, dragonflies, birds, bees and squirrels, thus ensuring a balanced food cycle that results in a complete ecosystem.

To make OnePark's landscape aesthetically pleasing as well as practical, the Samanea Saman, a large tropical tree that grows up to 60 metres, was selected to provide shade for residents at the Central Greenarium during hot evenings. The tree has a symmetrical parasol-shaped canopy formation, which spans an average width of 80 meters, making this species the perfect choice for a shade tree.

Further on the notion of practicality, OnePark comes with a 2.3km jogging track meandering through the development, not forgetting the array of thematic parks, ranging from the Calathium, Heliconium, Fernarium, Fruity, Herbarium, Linear Park and Central Greenarium. As a plus point, Melwood's Linear Parks are 25 feet wide, which is a 67% increase compared to the traditional alleys.

True to the message of sustainability, the design of OnePark houses places an emphasis on natural lighting and ventilation to reduce electricity consumption. Solar lighting is also installed at the Central Greenarium and throughout OnePark, ensuring that the development is always lit at night, even during a power failure. In addition, there is a drainage system that directs rainwater to an on-site retention pond for collection which is then recycled to water the plants. The reduction of electricity and water bills allow homeowners to enjoy affordable service charges from as low as RM150 for maintenance fees.

Despite the idyllic ambience, OnePark is nestled within a vigilant environment, featuring physical barriers with manned and natural surveillance, a wholly complete six-tier security system. This six-tier security system features a CCTV system with motion detectors, a clock-in system for ensured guard patrols, a seven ft high perimeter fencing integrated with solar lighting, a panic button with siren for prompt assistance that is strategically positioned within the residence and a home alarm system that can be linked to the home owner's mobile phone.

The last tier is the guardhouse which is a single entry and exit

point only accessible via RFID tags that is supervised by trained security personnel with strict standard operating procedures. Such procedures include the usage of JaGaApp, a mobile apps platform that efficiently manages visitors and addresses owners' matters of contention from the housing area. At the same time, the concept of a transformed back alley design supports the natural surveillance feature that significantly reduces the chances of crime happening at any point of time.

OnePark is a low-density development, consisting of two-storey link houses with simple yet sleek designs, making them a delectable pick for nature lovers with an eye for contemporary minimalism. Premium materials are used for the building, such as the 12mm imported laminated timber flooring, 12mm tempered glass panel and stainless steel handrail at the staircase and front balcony. Thick powder coated aluminium frames are used for all windows and sliding doors, and the metal deck roof is insulated against sound and heat with 40kg of rock wool.

Melwood, the signature layout, comes with a built up area starting from 2,266 sq ft to 2,837 sq ft and a layout consisting of four bedrooms with en suite bathrooms. Besides the ceiling height of approximately 11 ft, Melwood also provides a huge and open space for the living and dining areas up to the dry kitchen, which is separated from the wet kitchen by a sliding door. With practicality in mind, all homes are fully built up to eliminate the need for building extensions.

Furthermore, the living hall is uniquely positioned, enabling residents to enjoy a lustrous park view within the comfort of their home. With just a single step, residents will be greeted by a wonderful array of greenery within the boundaries of their homes.

Conveniently, the development is minutes to everywhere, but miles away from the crowd. OnePark is located 3 minutes from the LEKAS interchange, which is linked to the SILK Highway, Cheras-Kajang Grand Saga Highway, North-South Expressway and the Kajang Bypass, thus providing accessibility and connectivity throughout the Klang Valley.

Residents can get to Kajang Town within a ten minutes or 15 minutes drive to the nearest KTM and MRT station. Educational facilities nearby range from government, vernacular and international schools, as well as universities.

Those interested in doing their shopping can check out the nearby malls and retail outlets, like the AEON Mall, IOI City Mall, Econsave, Billion SuperMarket and Tesco Kajang.

OnePark Phase 2 is now open for sale with a price at about RM315 per sq ft and is scheduled for completion by the end of 2021.

**TRUE TO THE
CONCEPT OF
SUSTAINABILITY,
THE HOMES
EMPHASIZE
NATURAL
LIGHTING AND
VENTILATION
TO REDUCE
ELECTRICITY
CONSUMPTION.**



OnePark





PHASE 2 NOW OPEN FOR SALE



Actual Photo

**MY HOME
MY PARK**



Actual Photo



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"COMFORT LIVING IN THE LUXURY OF SPACE"

CONTACT US NOW

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OnePark



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• No. Lesen Pemaju: 14279-2/09-2021/0849 (L) • Tempoh Sah: 21/09/2019 - 20/09/2021 • No. Permit Iklan & Juatan: 14279-2/09-2021/0849 (P) • Tempoh Sah: 21/09/2019 - 20/09/2021 • Pihak Berkujasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kajang
• No. Ruj. Pelan Bangunan: MPK/2/P/45/2015 PARCEL 2 • Pegangan Tanah: Pegangan Bebas • Sekatan-sekatan kepentingan: Tiada • Beban Tanah: Malaysia Building Society Berhad • Tarikh Dijangka Siap: Disember 2021 • Jenis Baywood - Harga: Min: RM19,000.00 Maks: RM1,380,000.00 Jumlah Unit: 29 • Jenis Melwood - Harga: Min: RM19,000.00 Maks: RM1,400,000.00 Jumlah Unit: 84 • Diskaun Bumiputera: 7% • Baki unit yang masih belum dijual: 113.