

MASTER DEVELOPMENT CONCEPT

EDITION 1 - LONDON THEME



EDITION 2 -MILAN THEME



EDITION 3 - PARIS THEME



WHERE YOU BELONG

Embark on a global odyssey from the heart of Sungai Besi. Every edition pays homage to the architectural wonders of London, Milan, and Paris.

Experience a lifestyle that transcends boundaries, embodying the spirit of these iconic cities. From London's pulsating vibe to Parisian romance, the development is where cosmopolitan living dances with diversity. Beyond mere abodes; it's a vibrant canvas where cultures meld, reshaping the fabric of urban life.



The information is preliminary and is subject to changes. This is for internal use only. Not for circulation.



EDITION 1

First in the development's trio, promising you a slice of London's charm right within Kuala Lumpur's core. At every corner, discover London-inspired accents and unexpected blends.

This towering gem weaves together classic charm with the chic contemporary. Picture yourself wandering through nooks where each detail whispers tales of a rich, storied heritage.



“TRANSIT-ORIENTED DEVELOPMENT (TOD)”

In urban planning, Transit-oriented development (TOD) is a planning approach that aims to create vibrant, livable communities centered around public transportation hubs. The concept revolves around designing neighborhoods, districts, or even entire cities in a way that encourages residents to use public transit as their primary mode of transportation.



TRANSIT-ORIENTED DEVELOPMENT (TOD)



Attached to KTM
Salak Selatan



Walking Distance to
LRT Salak Selatan



Walking Distance to Future
MRT 3 Salak Selatan



3 Stops to Bandar
Malaysia & HSR



1 Stop to Terminal
Bersepadu Selatan (TBS)



5km to Midvalley
Megamall



Exclusive
Shuttle Service



Direct Access to
Salak Expressway

UNIQUE DEVELOPMENT FEATURES



Retail Lots at
Ground Floor



Semi Furnished
Units



Flexible Layouts with
Hackable Walls



GreenRE Gold
Certified Building



Affordable
Entry Price



First Of Its Kind
Façade Design



3 Unique Themed
Designed Facilities



Rooftop Facilities
at Level 65



Multi-Tiered
Security System



EV Charging
Bays

LOCATION MAP

With direct access to the Salak Expressway, commuting is a breeze, ensuring swift connectivity to major destinations across the city.

Residents can easily access the vibrant pulse of Kuala Lumpur's city center or iconic landmarks such as KLCC, TRX, KL Tower & Merdeka 118, all within a short distance from their doorstep.

Its strategic location within walking distance to both KTM and LRT stations further enhances transportation, making daily travel effortless.



WALKING DISTANCE TO KTM, LRT & MRT3

As a TOD development, it offers unparalleled convenience for commuters with its strategic location directly connected to KTM Salak South and just a short distance walk to LRT Salak Selatan & MRT Salak Selatan

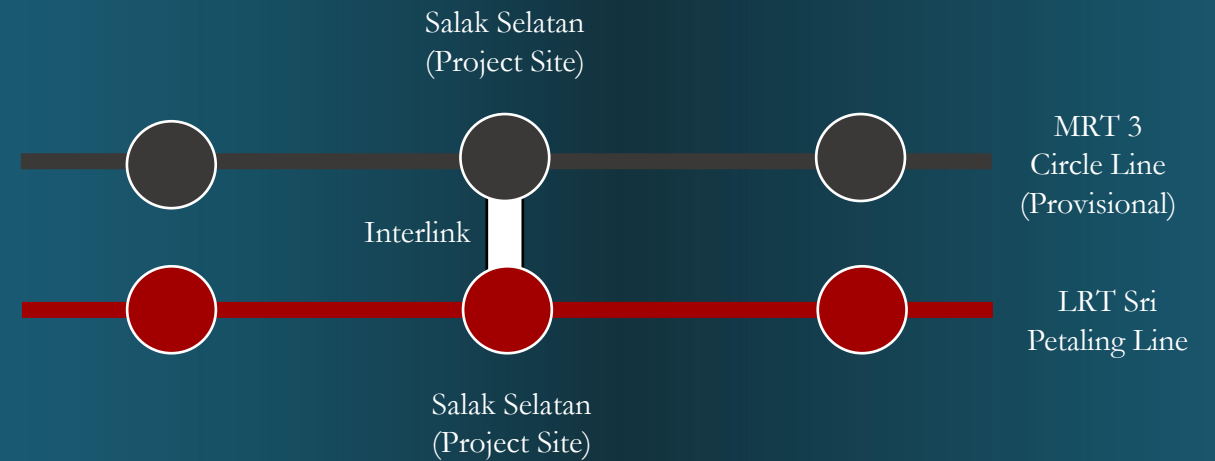
Adding to its convenience, the development features a back access door, allowing residents to walk directly to transit options with ease. With its unbeatable location and thoughtful design, this offers residents a seamless urban living experience centered around effortless transportation connectivity.



FUTURE MRT 3 STATION

The MRT3 Circle Line will be connected to existing MRT, LRT, KTM, and Monorail lines through 10 interchange stations. Once completed, the transit network will further encourage public transport usage in Kuala Lumpur. Besides being an infrastructure project, the MRT3 Circle Line has been identified as a high impact project that is set to catalyse the expansion of the nation's economy.

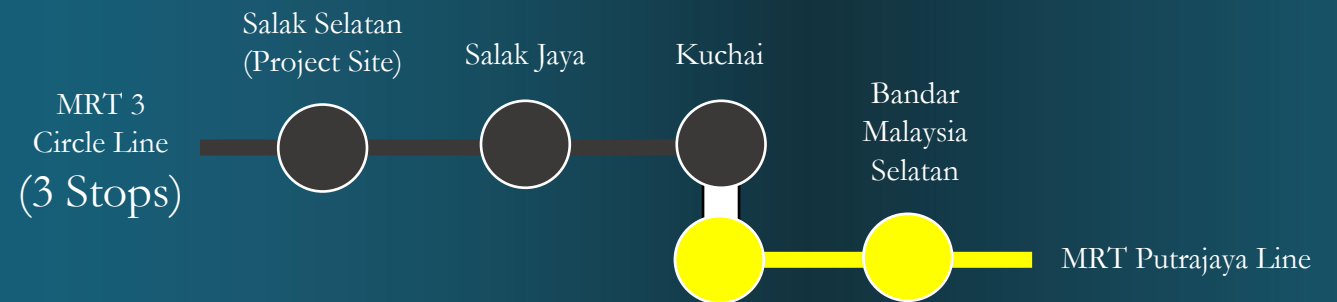
Based on MRT 3 circle line official map that was announced in 2022, Salak Selatan is one of the station under the plan where it interchanges with the current LRT Salak Selatan Station (Sri Petaling line).



BANDAR MALAYSIA & HIGH-SPEED RAIL (HSR)

The development will be home to Malaysia's first KL-Singapore high-speed rail (HSR) terminus. A collaborative effort between the Singapore and Malaysia governments, this first-of-its kind connection will allow people to travel from Kuala Lumpur to Singapore in 90 minutes.

Just a kilometer away & 3 stops from the future MRT 3 Salak Selatan from our development, it stands to benefit from the synergies of being part of a vibrant and thriving urban ecosystem.





PROPOSED HIGH-SPEED RAIL (HSR) ROUTE



KUALA LUMPUR-SINGAPORE HIGH SPEED RAIL

MALAYSIA

DOMESTIC

INTERNATIONAL

EXPRESS

SHUTTLE

TERMINAL BERSEPADU SELATAN (TBS)

Experience unparalleled convenience as our development offers multiple easy access points to TBS. TBS is a 24-hour integrated transportation hub for passengers travelling to more than 150 destinations due south, east, and northern Malaysia.

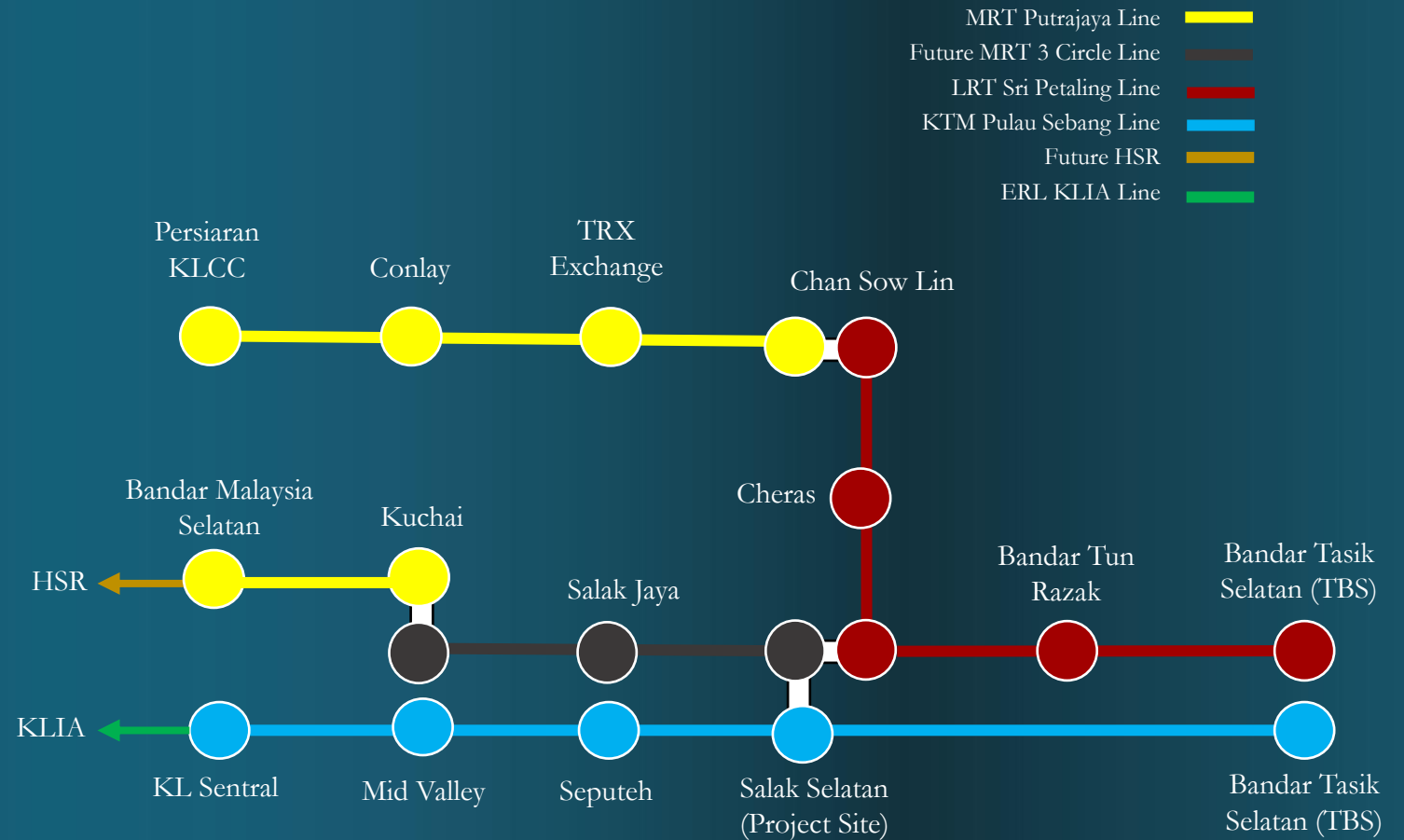
TBS is attached to KTM & LRT Bandar Tasik Selatan Station where you can choose to access from our development from either KTM Salak Selatan (1 stop away) or LRT Salak Selatan stations (2 stop away), ensuring a hassle-free journey.



SUMMARY OF CONNECTIVITY

KTM Salak South station and LRT Salak South station provides residents with seamless access to Malaysia's primary transportation hubs, including KL Sentral and Terminal Bersapadu Selatan (TBS) & Bandar Malaysia.

The development's proximity to KLCC and TRX Exchange ensures quick access to key business and commercial centers. With its prime location and excellent transportation links, it offers residents the perfect balance of urban living and accessibility to major destinations in Kuala Lumpur.



EXCLUSIVE SHUTTLE SERVICE

Whether residents need to access shopping centers for leisure or transit stations for work or travel, the development's exclusive shuttle service ensure easy and efficient transportation options. The stop locations & time schedule will be discussed & determined by the property management in the future.



PROPOSED STOPS :

- LRT SALAK SELATAN
- MID VALLEY
- BUKIT BINTANG
- TRX EXCHANGE
- KLCC



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GOLD CERTIFIED GREEN BUILDING

Adopting GreenRE criteria to develop high performance green buildings which are energy and resource efficient, thus, reducing the building daily operating costs.



Water Efficient
Sanitary Fitting



Sufficient Natural Day
Lighting in Unit &
Common Area



Energy Efficient Lighting
in Common Area



Maximising Natural
Ventilation for
Common Area



Energy Efficient
Lift System



UV Resistant
Glass Windows



Energy Efficient Air
Conditioning System



Low VOC
Paint Finishes

GROUND FLOOR RETAIL

The ground floor retail aims to host a curated selection of tenants and services, further enhancing residents' daily convenience. From the proposed essential groceries to dining options and various services, these shall be conveniently located at residents' doorsteps, eliminating the need to travel far for everyday needs.

PROPOSED TENANTS :

- CONVENIENCE / GROCERY STORE
- F&B / CAFÉ / DINING
- LAUNDRY SERVICES
- WELLNESS SERVICES
- CHILDCARE CENTRE
- HEALTHCARE / PHARMACY





CONVENIENCE AT YOUR DOORSTEP!

One of the proposed tenants at the project is Bila Bila Mart, dedicated to enhancing residents' convenience with its comprehensive selection of grocery items similarly to previous projects at **Mont Kiara (3200 sqft) & Cheras (4000 sqft)**.

Convenience is key at BilaBila Mart. With their carefully curated selection of fresh produce, pantry staples, and specialty items, residents can find everything they need without ever leaving the comfort of their community. From daily essentials to gourmet treats, the stores are stocked with top-quality products to cater to every taste and preference.

www.bilabila.co





WELCOME PLAZA

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HALL OF LIGHTS

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POP ART POOL

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TEA PARTY ROOFTOP

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UNION JACK GYM

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BUCKINGHAM LOBBY

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YOGA TUBE

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THE ROYAL PICKLE PAVILION

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