



**ASCOTT**

STAR KLCC  
KUALA LUMPUR

Managed by The Ascott Limited



*An International*  
**5-STAR LUXURY LIVING  
IN KL CITY**

Dubbed the most premium edition of Star Residences, Ascott Star KLCC complements the success of Star Residences Tower 1 and 2. Featuring world-class hospitality services, Ascott Star KLCC offers a refined living with all the value-added privileges and amenities expected from a 5-star luxury residence.



▶ **ASCOTT**

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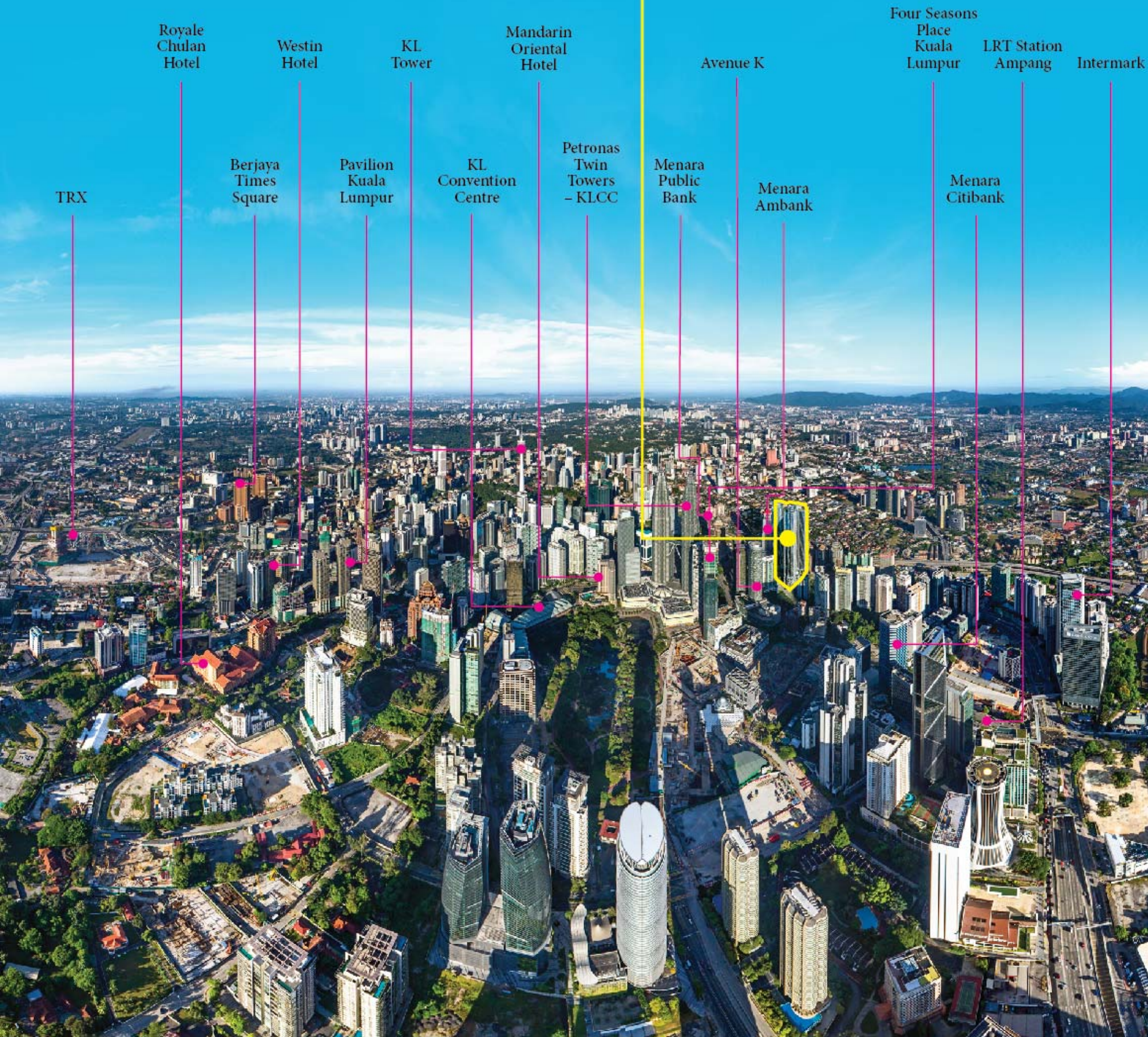
STAR RESIDENCES  
TWO

STAR RESIDENCES  
ONE

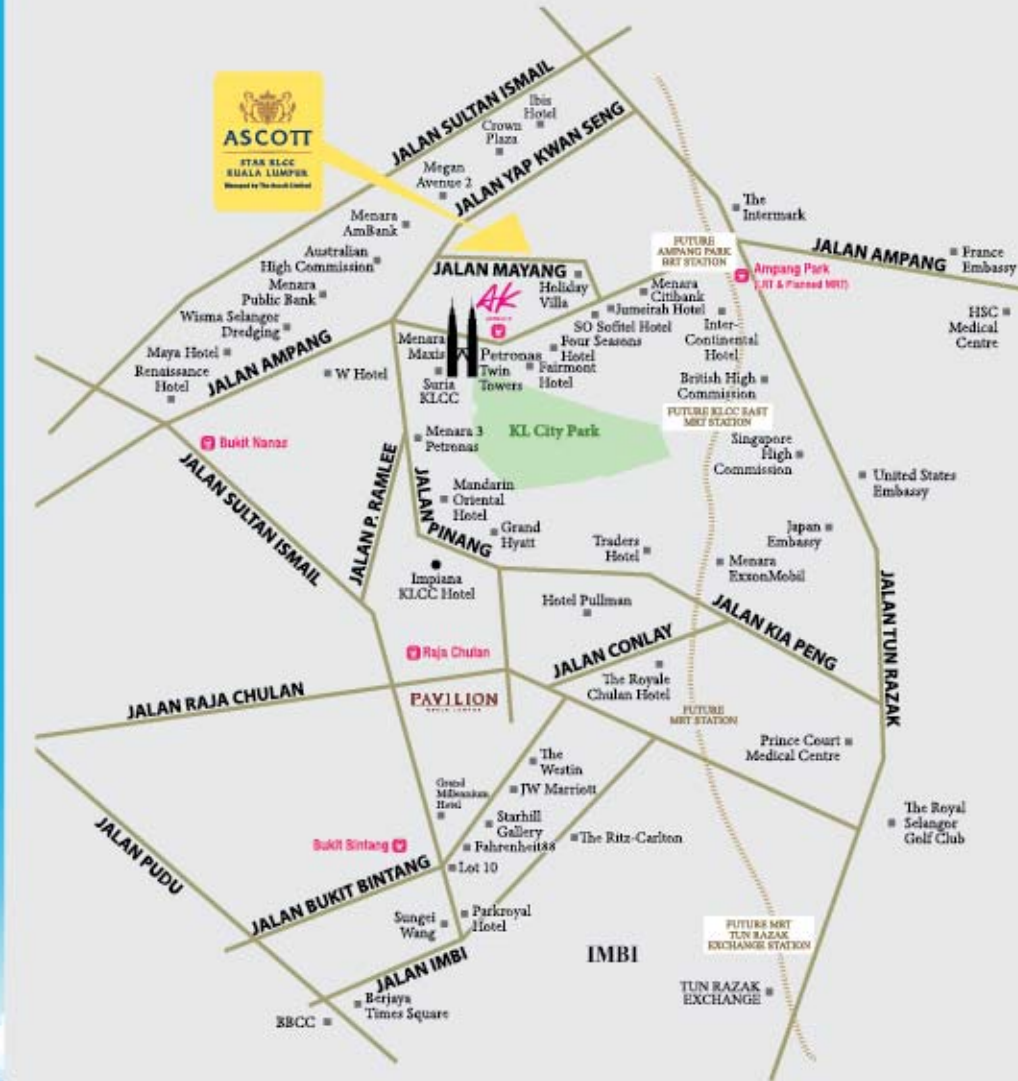
▶ STAR  
BOULEVARD



# A STAR-STUDED ICON IN THE MAKING



## Prime LOCATION



### OFFICES

Menara AmBank	50M
Megan Avenue 2	120M
Wisma Selangor Dredging	350M
Petronas Twin Towers	450M
Menara Public Bank	650M
Menara Maxie	650M
Menara 3 Petronas	650M
Menara BSN	750M
Menara Citibank	900M
The Intermark	1.2KM
Menara ExxonMobil	1.5KM

### TRANSPORTATION INFRASTRUCTURE

- Transport Interchange  
KL Sentral Station (7KM)
- LRT
  - MRT
  - Monorail
  - KTM
  - ERL
- Terminal Station  
KLCC (650M)
- LRT
  - MRT (Future Planning)

### MALLS

Avenue K	550M
Suria KLCC	600M
Pavilion	2.0KM
Starhill Gallery	2.1KM
Fahrenheit88	2.3KM
Lot 10	2.5KM
Sungei Wang	2.6KM
Berjaya Times Square	2.9KM

**ONE OF THE LEADING INTERNATIONAL**  
*Serviced Residence Owner-Operators*



The Ascott Limited, a wholly owned subsidiary of CapitaLand Limited, pioneered Asia Pacific's first international-class serviced residence with the opening of The Ascott Singapore in 1984. CapitaLand is one of Asia's largest real estate companies, headquartered and listed in Singapore.

Showcasing a stellar track record of over 30 years in the industry, the company boasts a global presence in key cities of the Americas, Asia Pacific, Europe and the Middle East with more than 500 properties spanning over 130 cities across 30 countries. Its portfolio of brands includes Ascott, Citadines, Somerset, Quest, The Crest Collection and lyf.



Ascott Park Place Dubai



Ascott Orchard Singapore

*Distinct*  
**SERVICED RESIDENCE BRANDS**



Prestigious and pampering, Ascott The Residence lavishes business travellers with discreet service in plush refinement. Located in the prime business districts in the key cities across the Asia Pacific and the Middle East, we keep your business engagements in sight while indulging you in elegant living and unmatched personal service.



Somerset Serviced Residence welcomes you with homely warmth and enriches your elegant lifestyle with local experiences. Feel the pulse of major cities, the communal chic in elite estates, or get away from it all in private tranquility. Here, modern amenities, stylish spaces and attentive service come together in a perfect blend of comfort, convenience and cultural charms.



When it comes to personalised conveniences for savvy and vibrant individuals on the go, nothing comes close to Citadines Apart'hotel – an oasis of calm in key bustling cities. Modern comforts, business connectivity and customised services, you get to decide on the range of services and amenities that best complements your lifestyle.



With over 150 properties in Australia, New Zealand and Fiji, Quest Apartment Hotels are located in central business districts, suburban and regional areas with close proximity to head offices, business centres and key tourist destinations. No matter where business or vacations take you, Quest is there for you.



The Crest Collection is more than luxury – a unique handpicked selection of elegantly-designed serviced residences that celebrates modernity and comfort.



Designed by millennials for millennials – a new co-living concept that connects you with like-minded travellers while setting the stage for jetsetters and trendsetters to "live your freedom" in a dynamic environment. Bond in an array of social spaces and foster a new way of community living.

**ASCOTT'S MILESTONE**

*Redefining Lifestyle Choices*

Growing from strength to strength, China is Ascott's biggest market with close to 19,000 units in 104 properties. Its portfolio spans across 29 of the most vibrant city locations in China such as Beijing, Shanghai, Guangzhou, Hong Kong and many more, providing the ideal environment to keep both its business and leisure guests satisfied.

By 2020, The Ascott Limited will achieve its target of 20,000 units in China and its portfolio will exceed 80,000 units globally. The group has also achieved one of the largest serviced apartment listings on Alibaba's Fliggy with more than 15,000 units of serviced apartments. This includes properties located in more than 20 of the world's most popular destinations, such as Singapore, Bangkok, Tokyo, Paris and London.



**Ascott The Residence In China**

**GUANGZHOU**  
ASCOTT GUANGZHOU  
ASCOTT IFC GUANGZHOU

**BEIJING**  
ASCOTT RAFFLES CITY BEIJING  
ASCOTT BEIJING  
ASCOTT RIVERSIDE GARDEN BEIJING

**SHANGHAI**  
ASCOTT HUAI HAI ROAD SHANGHAI  
ASCOTT HENG SHAN SHANGHAI

**SHENZHEN**  
ASCOTT MAILLEN SHENZHEN  
ASCOTT RAFFLES CITY SHENZHEN

**HAIKOU**  
ASCOTT CENTRAL HAIKOU

**SUZHOU**  
ASCOTT MIDTOWN SUZHOU  
ASCOTT EMERALD CITY SUZHOU

**CHENGDU**  
ASCOTT RAFFLES CITY CHENGDU  
ASCOTT FINANCIAL CITY CHENGDU

**WUXI**  
ASCOTT CENTRAL WUXI

**MACAU**  
ASCOTT MACAU

**TIANJIN**  
ASCOTT TEDA MSD TIANJIN

**XIAMEN**  
ASCOTT MARINA XIAMEN

**NANTONG**  
ASCOTT HARMONY CITY NANTONG

**DALIAN**  
ASCOTT YULIAN PLAZA DALIAN

**HANGZHOU**  
ASCOTT RAFFLES CITY HANGZHOU

**CHONGQING**  
ASCOTT NANBIN CHONGQING

**FOSHAN**  
ASCOTT M-CITY FOSHAN

**CHANGSHA**  
ASCOTT XIANGJIANG FFC CHANGSHA



Ascott Star Drop-Off

# ASCOTT STAR KLCC, KUALA LUMPUR

Introducing Star Development – an international award-winning freehold mixed development signatred by Star Residences Tower 1 and 2, Ascott Star KLCC and Star Boulevard, which is the most unique F&B and Entertainment Hub in the vicinity. This development is situated right next to the Petronas Twin Towers, complementing every experience with such eminence and prestige beyond compare.

- 58 storeys with 471 luxuriously-furnished units
- Consists of private residences and luxury suites managed by The Ascott Limited
- Built-up from 679 sq. ft. – 2,972 sq. ft. (1 Bedroom – 4+1 Bedrooms)
- Featuring South East Asia’s very first ‘Star Walk Of Fame’
- Star Boulevard – exclusive dining concepts, Michelin-Star restaurants and other unique experiences never been seen before in Kuala Lumpur

Star Development bags 3 International Property Awards:



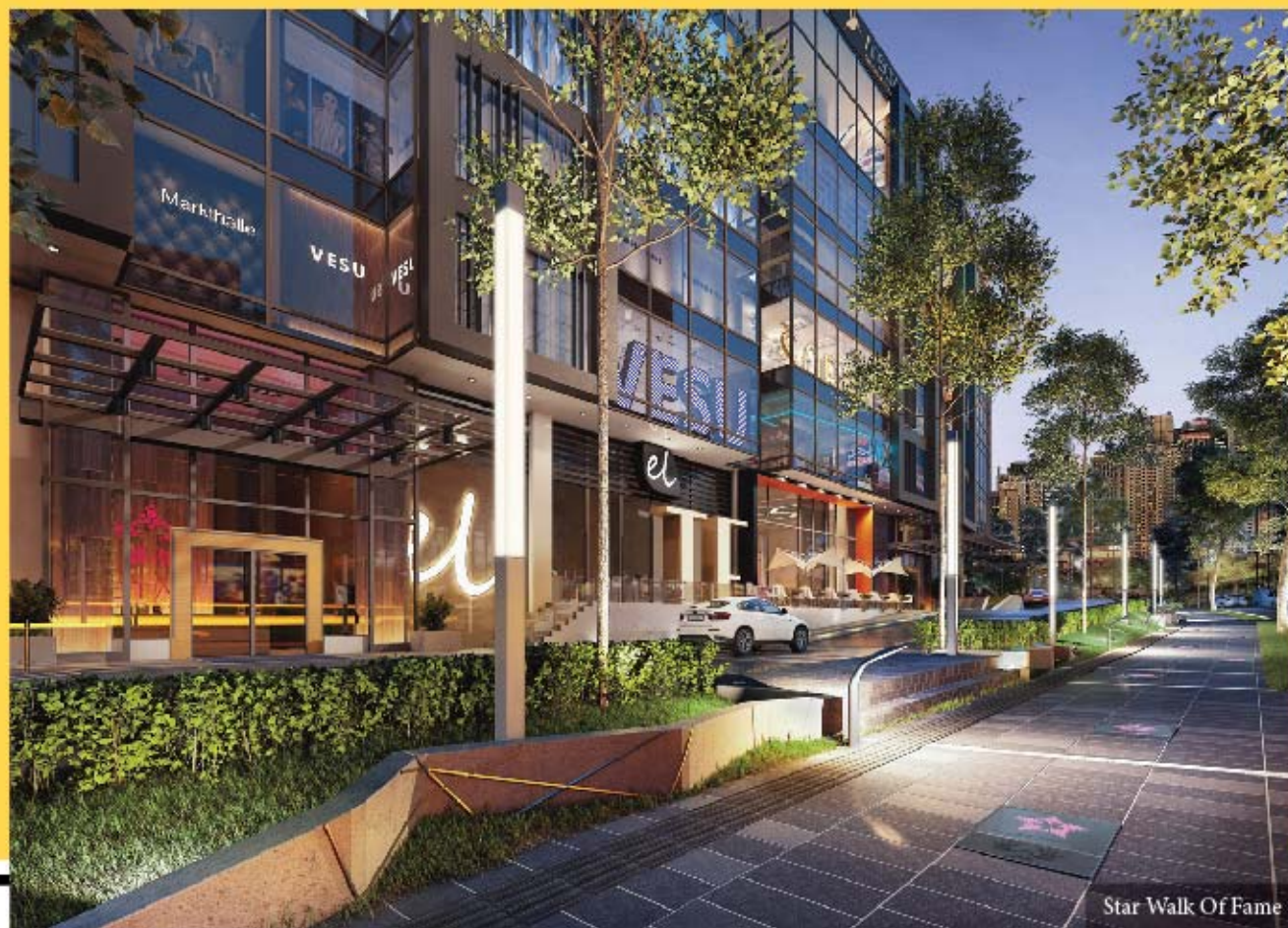
BEST APARTMENT MALAYSIA  
Star Residences By Alpine Return Sdn Bhd



BEST MIXED-USE ARCHITECTURE MALAYSIA  
Star Development By Alpine Return Sdn Bhd



MIXED-USE DEVELOPMENT MALAYSIA  
Star Development By Alpine Return Sdn Bhd



Star Walk Of Fame



Ascott Star KLCC Grand Lobby



Residents' Lounge

## WORLD-CLASS HOSPITALITY

From 5-star living to the best in hospitality, Ascott Star KLCC (Level 7 - 33A) is set to bring you the best of a truly global living experience that is managed by one of the leading international Serviced Residence owner-operators, The Ascott Limited. This marks a significant shift of luxury living to the highest level for Star Development with complete access to all the value-added privileges and amenities offered, making Ascott Star KLCC the ultimate investment choice right in the heart of Kuala Lumpur.

Where the exclusive life of leisure beckons, guests can enjoy more privileged access to:

- Residents' Lounge
- Gym
- Swimming Pool
- Business Centre
- Meeting Room
- Food & Beverage

### When Service Excellence Meets Your Endorsement

--- Celebrating some of our coveted wins with you ---

**Best Serviced Residence Brand**  
Ascott The Residence  
(Business Traveller Asia-Pacific Awards 2002 to 2017)

**Best Serviced Residence Brand**  
Ascott The Residence  
(DestinAsian Readers' Choice 2008 to 2017)

**Best Serviced Residence Operator in China**  
Ascott China  
(9th and 10th Annual TTG China Travel Awards)

**Business China Young Achiever Award**  
Mr Lee Chee Koon, CEO of The Ascott Limited  
(Business China Awards 2017)

**Asia's Leading Serviced Apartment Brand**  
The Ascott Limited  
(World Travel Awards 2016 & 2017)

**Hong Kong's Leading Serviced Apartment Brand**  
The Ascott Limited  
(World Travel Awards 2015 to 2017)

**Japan's Leading Serviced Apartment Brand**  
Citadines Apart'hotel  
(World Travel Awards 2017)

**Philippines' Leading Serviced Apartment Brand**  
Ascott The Residence  
(World Travel Awards 2017)

**Singapore's Leading Serviced Apartment Brand**  
The Ascott Limited  
(World Travel Awards 2017)

**Vietnam's Leading Serviced Apartment Brand**  
Somerset Serviced Residence  
(World Travel Awards 2013 to 2017)



Meeting Room



Gym



Swimming Pool at H<sub>2</sub>O @ Level 6

## Luxurious LIVING

Sitting atop Ascott Star KLCC, Ascott Star Residences (Level 35 - 56) comprises various bedroom types for various needs. Its separate lift ensures optimum security while its residential facilities at H<sub>2</sub>O @ Level 6 bring privacy for residents to luxuriate at their leisure. For residents who opt to enjoy the highest standard of services, Ascott's services are available upon request with additional charges.

Ascott's à la carte services upon request:

- Concierge Services
- Room Services
- 5-Star Hotel Amenities
- Meeting Rooms
- Laundry & Valet Services
- Express Check-In & Check-Out Services



The BrandLaureate Best Brands Award  
Signature Brand Property Luxury Condominium  
2017-2018



Sky Park O<sub>3</sub> @ Level 99

## H<sub>2</sub>O @ LEVEL 6

### FACILITIES

- |                       |                                   |
|-----------------------|-----------------------------------|
| 1. Outdoor Playground | 21. KTV Room 1                    |
| 2. Reading Room       | 22. KTV Room 2                    |
| 3. Child Play Area    | 23. KTV Room 3                    |
| 4. Chill Out Area     | 24. Outdoor Pavilion / BBQ Lounge |
| 5. Gym Area           | 25. Hammock Garden                |
| 6. Dance / Yoga Room  | 26. Banquet Room                  |
| 7. Kickboxing Room    | 27. Hydrotherapy Shower           |
| 8. Reflective Pool    | 28. Surau (M)                     |
| 9. Kids' Pool         | 29. Surau (F)                     |
| 10. Pool              | 30. Laundromat                    |
| 11. Link Bridge       | 31. Convenience Store             |
| 12. Jacuzzi           | 32. Management Office             |
| 13. Pool Deck         | 33. Meeting Room                  |
| 14. Floating Cabana   | 34. Changing Room (M)             |
| 15. Rock Garden       | 35. Changing Room (F)             |
| 16. Koi Pond          | 36. Toilet (M)                    |
| 17. Pre-Function      | 37. Toilet (F)                    |
| 18. Sports Lounge     |                                   |
| 19. VIP KTV 1         |                                   |
| 20. VIP KTV 2         |                                   |



### STAR RESIDENCES

- RT1 - Star Residences ONE
- RT2 - Star Residences TWO
- RT3 - Ascott Star KLCC Kuala Lumpur

### STAR BOULEVARD

- SR - Signature Retail





## O<sub>3</sub> @ LEVEL 99

### FACILITIES

1. Sun Deck
2. Lap Pool
3. Pool Deck
4. Changing Room (F)
5. Changing Room (M)
6. Lift Lobby



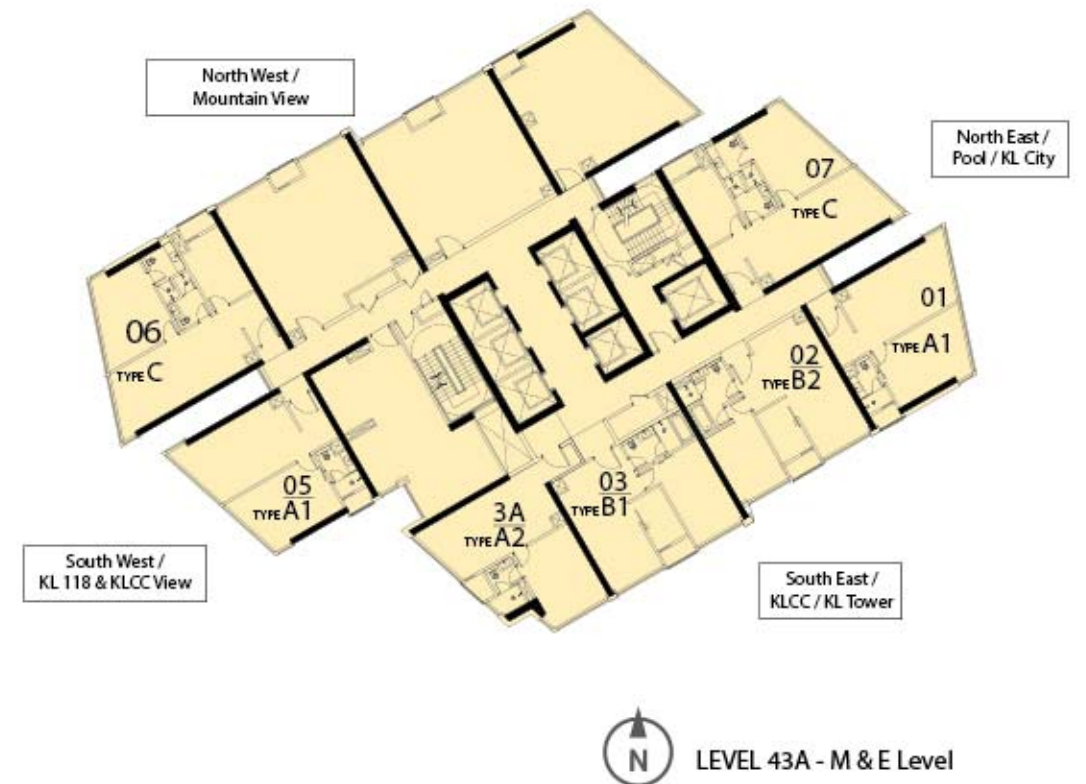
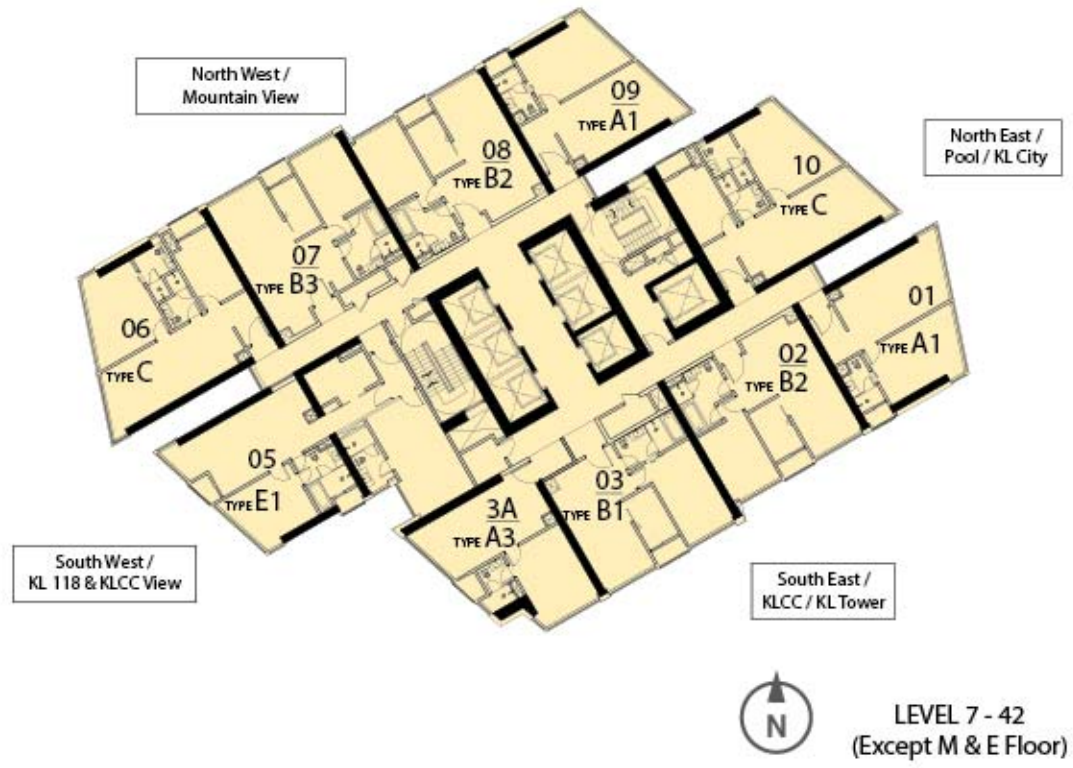
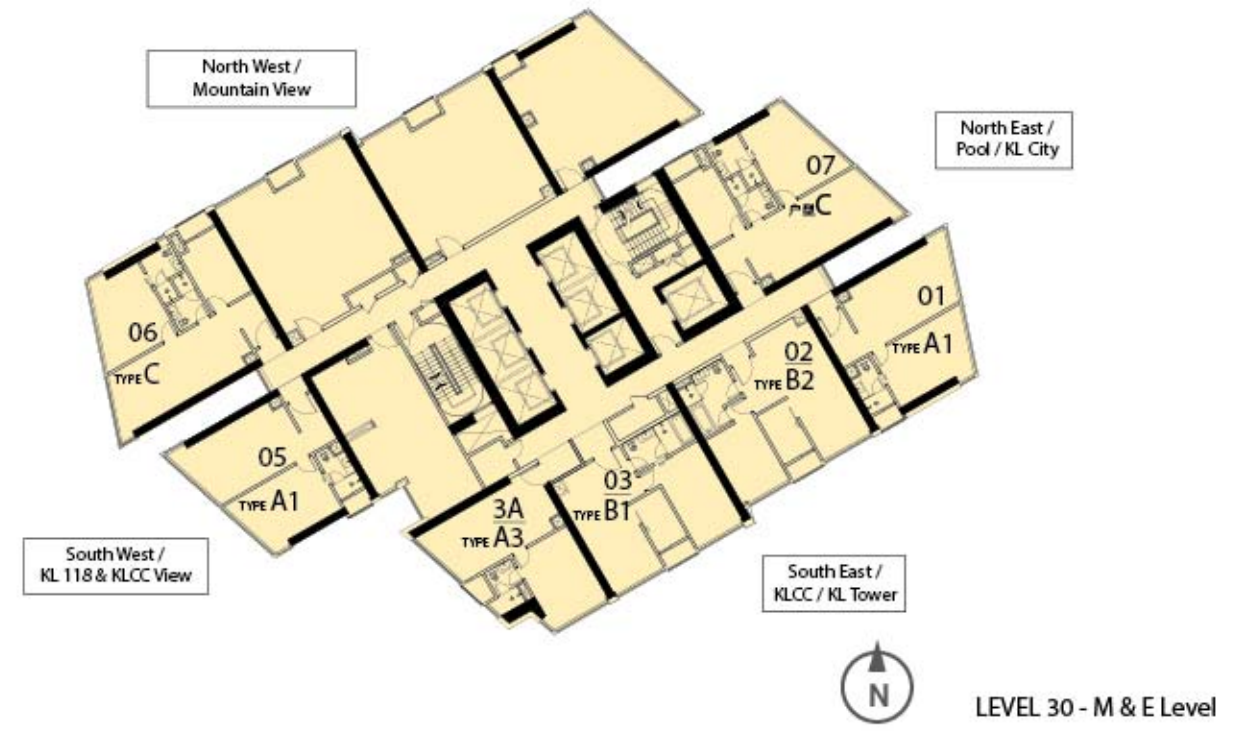
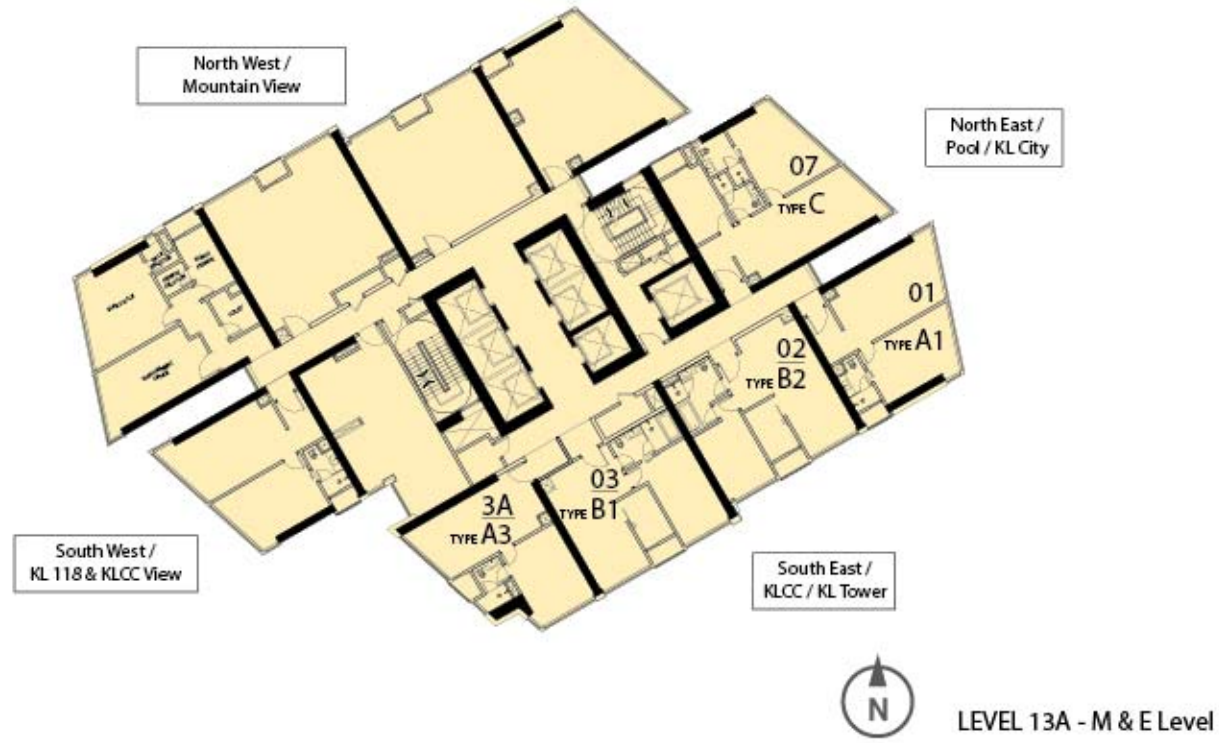
ASCOTT STAR KLCC KUALA LUMPUR												
Level	POOL / KL CITY	KLCC / KL TOWER				MOUNTAIN VIEW		POOL / KL CITY				
		M&E										
		SKY DECK										
57	Unit No Type Built-up [SF]	3-55-1 D 2,972	3-55-2 E 1,400	3-55-3 E2 2,089	3-55-3A D 1,206	3-55-4 C 959	3-55-5 C 959	3-55-6 C 959	3-55-7 C 959	3-55-8 C 959	3-55-9 C 959	
58A	Unit No Type Built-up [SF]	3-53A-1 D 1,206	3-53A-2 E 1,400	3-53A-3 E 2,089	3-53A-3A D 1,206	3-53A-4 C 959	3-53A-5 C 959	3-53A-6 C 959	3-53A-7 C 959	3-53A-8 C 959	3-53A-9 C 959	
59	Unit No Type Built-up [SF]	3-52-1 D 1,206	3-52-2 E 1,400	3-52-3 E 2,089	3-52-3A D 1,206	3-52-4 C 959	3-52-5 C 959	3-52-6 C 959	3-52-7 C 959	3-52-8 C 959	3-52-9 C 959	
60	Unit No Type Built-up [SF]	3-49-1 A1 81	3-49-2 A2 81	3-49-3 A3 81	3-49-3A E 81	3-49-4 E 81	3-49-5 E 81	3-49-6 E 81	3-49-7 E 81	3-49-8 E 81	3-49-9 E 81	
61	Unit No Type Built-up [SF]	3-46-1 A1 81	3-46-2 A2 81	3-46-3 A3 81	3-46-3A E 81	3-46-4 E 81	3-46-5 E 81	3-46-6 E 81	3-46-7 E 81	3-46-8 E 81	3-46-9 E 81	
62	Unit No Type Built-up [SF]	3-43-1 A1 81	3-43-2 A2 81	3-43-3 A3 81	3-43-3A E 81	3-43-4 E 81	3-43-5 E 81	3-43-6 E 81	3-43-7 E 81	3-43-8 E 81	3-43-9 E 81	
63	Unit No Type Built-up [SF]	3-40-1 A1 81	3-40-2 A2 81	3-40-3 A3 81	3-40-3A E 81	3-40-4 E 81	3-40-5 E 81	3-40-6 E 81	3-40-7 E 81	3-40-8 E 81	3-40-9 E 81	
64	Unit No Type Built-up [SF]	3-37-1 A1 81	3-37-2 A2 81	3-37-3 A3 81	3-37-3A E 81	3-37-4 E 81	3-37-5 E 81	3-37-6 E 81	3-37-7 E 81	3-37-8 E 81	3-37-9 E 81	
65	Unit No Type Built-up [SF]	3-34-1 A1 81	3-34-2 A2 81	3-34-3 A3 81	3-34-3A E 81	3-34-4 E 81	3-34-5 E 81	3-34-6 E 81	3-34-7 E 81	3-34-8 E 81	3-34-9 E 81	
66	Unit No Type Built-up [SF]	3-31-1 A1 81	3-31-2 A2 81	3-31-3 A3 81	3-31-3A E 81	3-31-4 E 81	3-31-5 E 81	3-31-6 E 81	3-31-7 E 81	3-31-8 E 81	3-31-9 E 81	
67	Unit No Type Built-up [SF]	3-28-1 A1 81	3-28-2 A2 81	3-28-3 A3 81	3-28-3A E 81	3-28-4 E 81	3-28-5 E 81	3-28-6 E 81	3-28-7 E 81	3-28-8 E 81	3-28-9 E 81	
68	Unit No Type Built-up [SF]	3-25-1 A1 81	3-25-2 A2 81	3-25-3 A3 81	3-25-3A E 81	3-25-4 E 81	3-25-5 E 81	3-25-6 E 81	3-25-7 E 81	3-25-8 E 81	3-25-9 E 81	
69	Unit No Type Built-up [SF]	3-22-1 A1 81	3-22-2 A2 81	3-22-3 A3 81	3-22-3A E 81	3-22-4 E 81	3-22-5 E 81	3-22-6 E 81	3-22-7 E 81	3-22-8 E 81	3-22-9 E 81	
70	Unit No Type Built-up [SF]	3-19-1 A1 81	3-19-2 A2 81	3-19-3 A3 81	3-19-3A E 81	3-19-4 E 81	3-19-5 E 81	3-19-6 E 81	3-19-7 E 81	3-19-8 E 81	3-19-9 E 81	
71	Unit No Type Built-up [SF]	3-16-1 A1 81	3-16-2 A2 81	3-16-3 A3 81	3-16-3A E 81	3-16-4 E 81	3-16-5 E 81	3-16-6 E 81	3-16-7 E 81	3-16-8 E 81	3-16-9 E 81	
72	Unit No Type Built-up [SF]	3-13-1 A1 81	3-13-2 A2 81	3-13-3 A3 81	3-13-3A E 81	3-13-4 E 81	3-13-5 E 81	3-13-6 E 81	3-13-7 E 81	3-13-8 E 81	3-13-9 E 81	
73	Unit No Type Built-up [SF]	3-10-1 A1 81	3-10-2 A2 81	3-10-3 A3 81	3-10-3A E 81	3-10-4 E 81	3-10-5 E 81	3-10-6 E 81	3-10-7 E 81	3-10-8 E 81	3-10-9 E 81	
74	Unit No Type Built-up [SF]	3-7-1 A1 81	3-7-2 A2 81	3-7-3 A3 81	3-7-3A E 81	3-7-4 E 81	3-7-5 E 81	3-7-6 E 81	3-7-7 E 81	3-7-8 E 81	3-7-9 E 81	
75	Unit No Type Built-up [SF]	3-4-1 A1 81	3-4-2 A2 81	3-4-3 A3 81	3-4-3A E 81	3-4-4 E 81	3-4-5 E 81	3-4-6 E 81	3-4-7 E 81	3-4-8 E 81	3-4-9 E 81	
POODUM 5	CAFFARE											
POODUM 4	CAFFARE											
POODUM 3	CAFFARE											
POODUM 2	CAFFARE											
POODUM 1	CAFFARE											
GROUND	SERVICE DROP-OFF / GROUND											
MEZZANINE 2	CAFFARE											
MEZZANINE 1	CAFFARE											
BASEMENT 1	CAFFARE											
BASEMENT 2	CAFFARE											
BASEMENT 3	CAFFARE											
BASEMENT 4	CAFFARE											

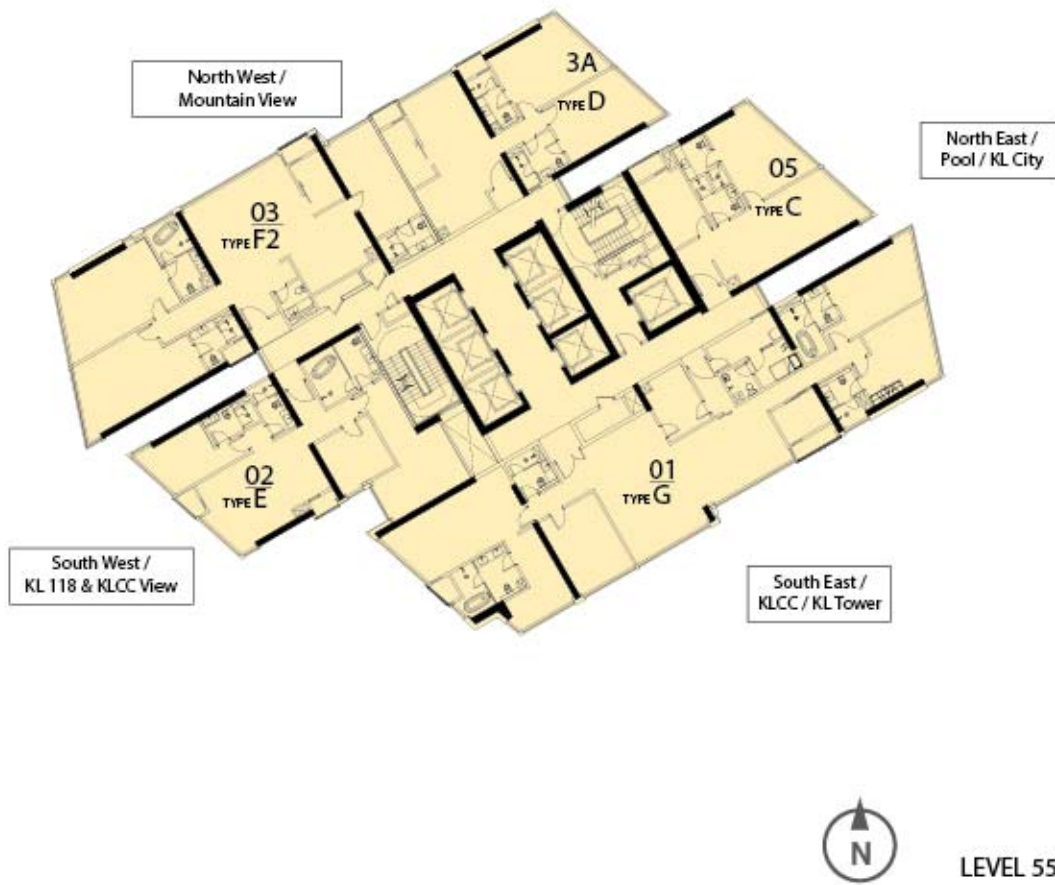
ASCOTT STAR RESIDENCES  
(Level 35-56)

ASCOTT STAR KLCC  
KUALA LUMPUR  
(Level 7-33A)

- Legend:
- TYPE A1  
700/711 sq. ft.
  - TYPE A2  
722 sq. ft.
  - TYPE A3  
679 sq. ft.
  - TYPE B1  
797 sq. ft.
  - TYPE B2  
808/819 sq. ft.
  - TYPE B3  
851 sq. ft.
  - TYPE C  
937 sq. ft. / 948 sq. ft. / 959 sq. ft.
  - TYPE D  
1,206 sq. ft.
  - TYPE E  
1,400 sq. ft.
  - TYPE E1  
1,335 sq. ft.
  - TYPE F1  
1,809 sq. ft.
  - TYPE F2  
2,089 sq. ft.
  - TYPE G  
2,972 sq. ft.

# FLOOR PLATES





## Luxuriously-Furnished ROOM INTERIOR



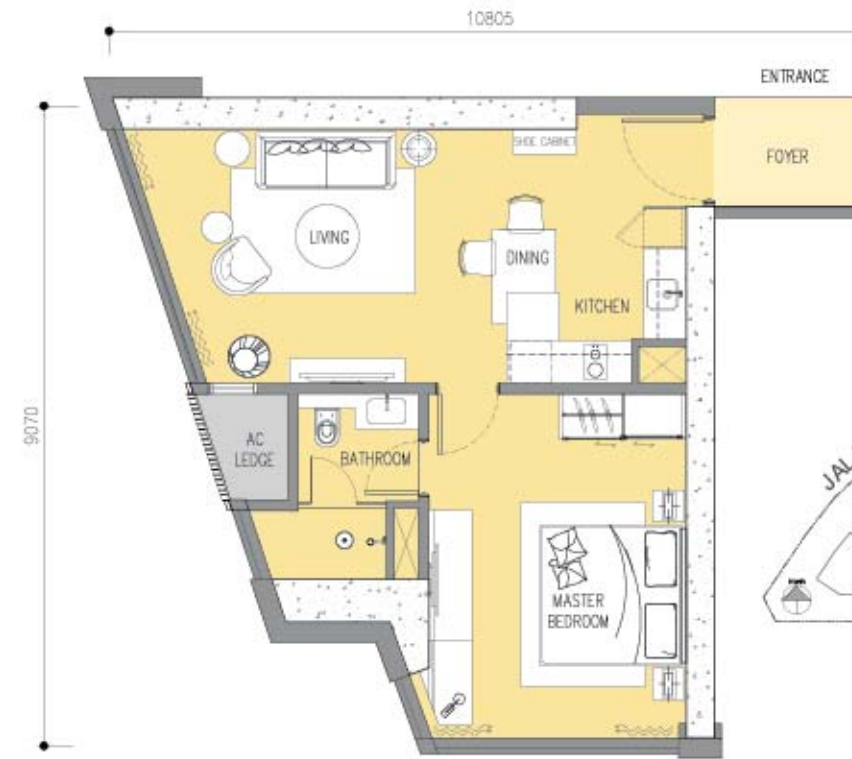
## type A1 1 Bedroom

Built-up	Level 7 - 35	Level 36 - 52
Main parcel	678 sq. ft. (63 sq. m.)	689 sq. ft. (64 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	700 sq. ft. (65 sq. m.)	711 sq. ft. (66 sq. m.)



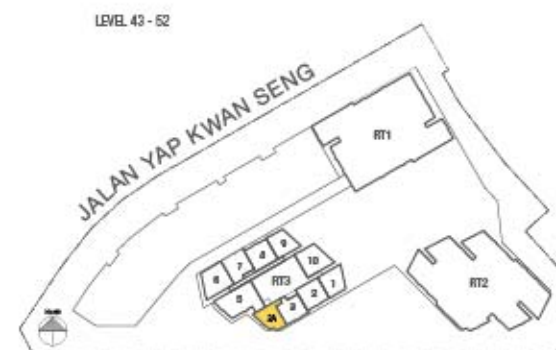
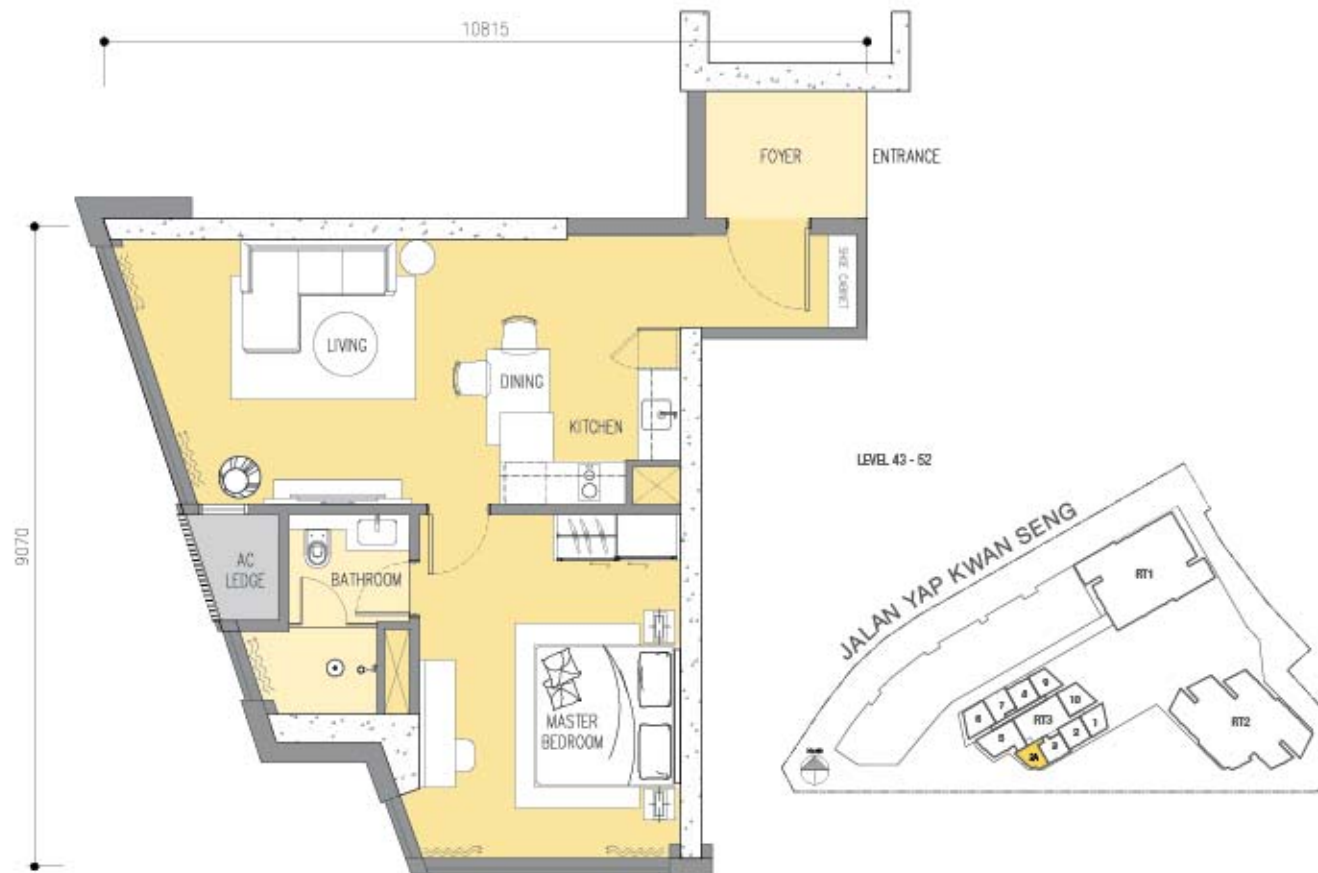
## type A3 1 Bedroom

Built-up	Level 7 - 42
Main parcel	657 sq. ft. (61 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	679 sq. ft. (63 sq. m.)



## type A2 1 Bedroom

Built-up	Level 43 - 52
Main parcel	700 sq. ft. (65 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	722 sq. ft. (67 sq. m.)



## type B1 1+1 Bedrooms

Built-up	Level 7 - 52
Main parcel	775 sq. ft. (72 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	797 sq. ft. (74 sq. m.)



## type B2 1+1 Bedrooms

Built-up	Level 7 - 35	Level 36 - 52
Main parcel	786 sq. ft. (73 sq. m.)	797 sq. ft. (74 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	808 sq. ft. (75 sq. m.)	819 sq. ft. (76 sq. m.)



## type C 2 Bedrooms

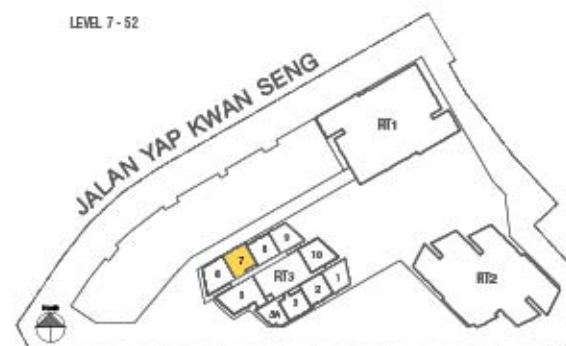
Built-up	Unit 6 Level 7 - 35	Unit 10 Level 7 - 35	Unit 6 Level 36 - 52	Unit 10 Level 36 - 56
Main parcel	915 sq. ft. (85 sq. m.)	926 sq. ft. (86 sq. m.)	926 sq. ft. (86 sq. m.)	937 sq. ft. (87 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)	22 sq. ft. (2 sq. m.)	22 sq. ft. (2 sq. m.)	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	937 sq. ft. (87 sq. m.)	948 sq. ft. (88 sq. m.)	948 sq. ft. (88 sq. m.)	959 sq. ft. (89 sq. m.)



Level 7 - 42

## type B3 1+1 Bedrooms

Built-up	Level 7 - 52
Main parcel	829 sq. ft. (77 sq. m.)
A/C ledge	22 sq. ft. (2 sq. m.)
Total sq. ft. (sq. m.)	851 sq. ft. (79 sq. m.)



Level 43 - 56



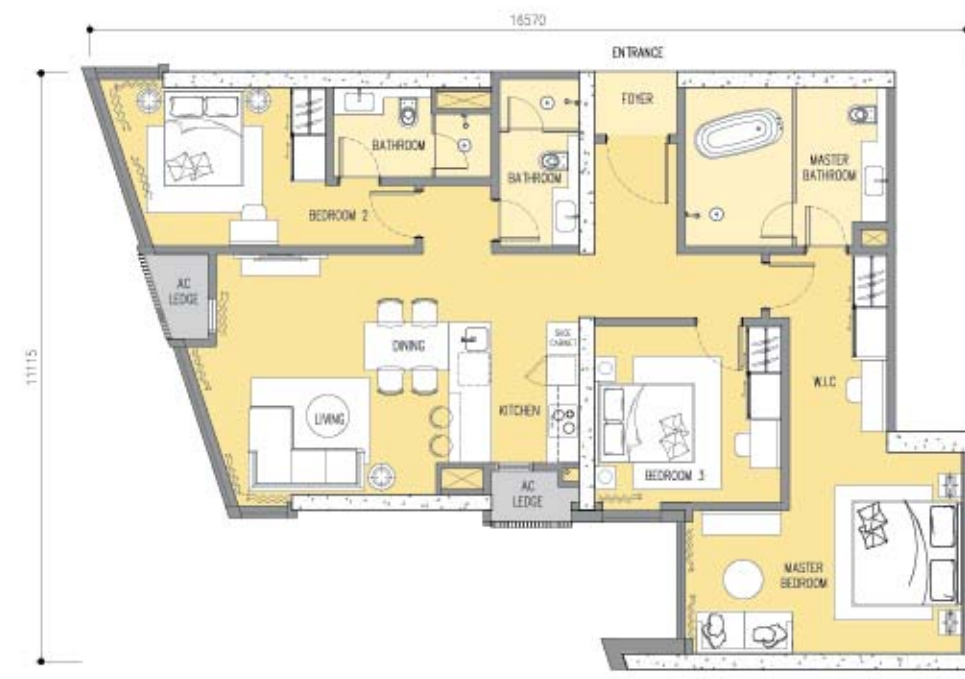
## type D 2+1 Bedrooms

Built-up	Level 53 - 56
Main parcel	1,162 sq. ft. (108 sq. m.)
A/C ledge	44 sq. ft. (4 sq. m.)
Total sq. ft. (sq. m.)	1,206 sq. ft. (112 sq. m.)



## type E 3 Bedrooms

Built-up	Level 43 - 56
Main parcel	1,356 sq. ft. (126 sq. m.)
A/C ledge	44 sq. ft. (4 sq. m.)
Total sq. ft. (sq. m.)	1,400 sq. ft. (130 sq. m.)



## type E1 (Dual Key) 3 Bedrooms

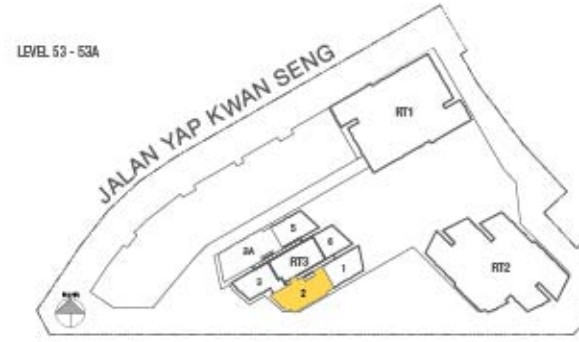
Built-up	Level 7 - 42
Main parcel	1,291 sq. ft. (120 sq. m.)
A/C ledge	44 sq. ft. (4 sq. m.)
Total sq. ft. (sq. m.)	1,335 sq. ft. (124 sq. m.)



LEVEL 43 - 52  
(EXCEPT M&E FLOOR)

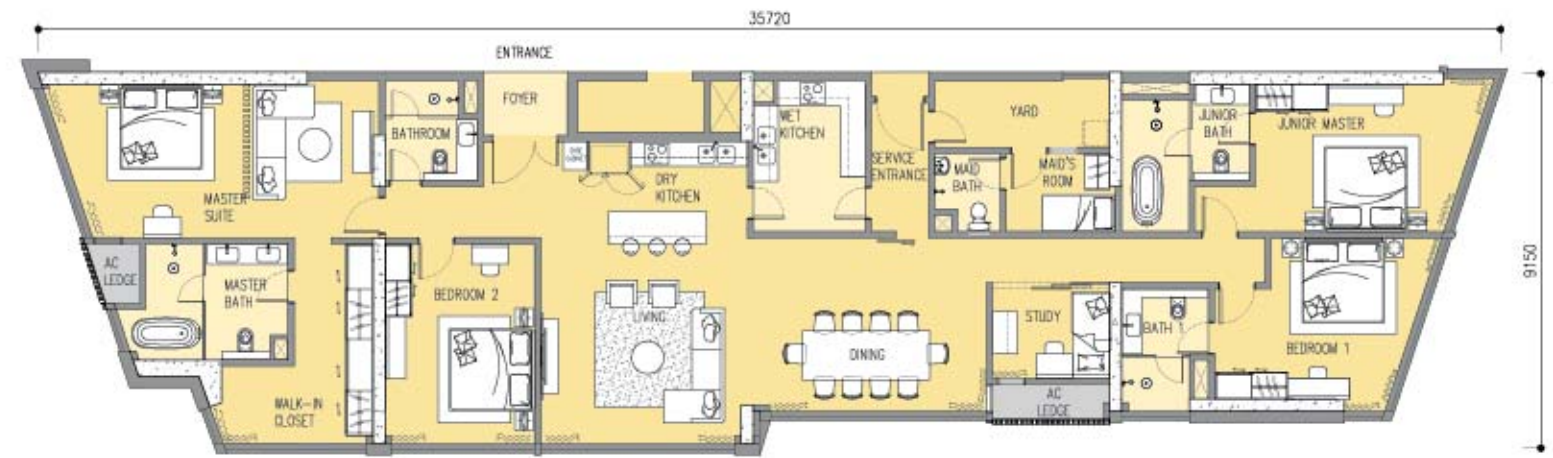
## type F1 3+1 Bedrooms

Built-up	Level 53 - 53A
Main parcel	1,765 sq. ft. (164 sq. m.)
A/C ledge	44 sq. ft. (4 sq. m.)
Total sq. ft. (sq. m.)	1,809 sq. ft. (168 sq. m.)



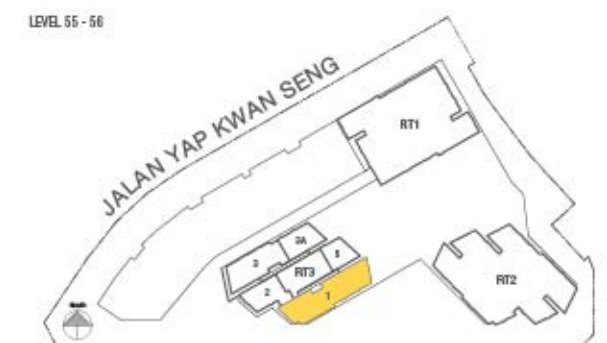
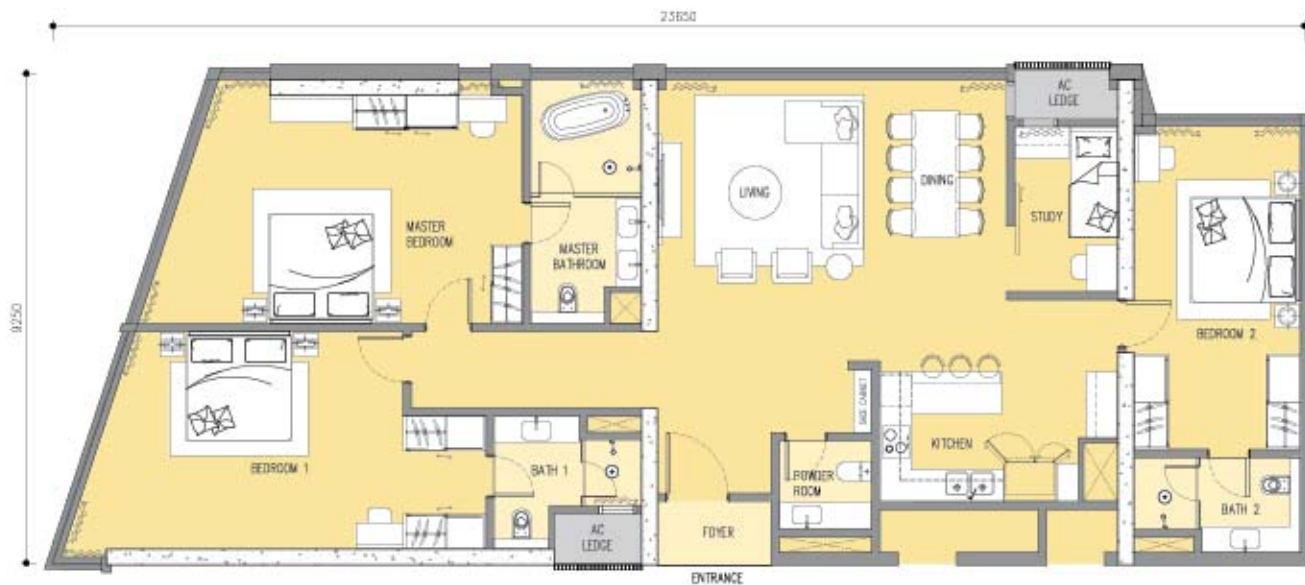
## type G 4+1 Bedrooms

Built-up	Level 55 - 56
Main parcel	2,928 sq. ft. (272 sq. m.)
A/C ledge	44 sq. ft. (4 sq. m.)
Total sq. ft. (sq. m.)	2,972 sq. ft. (276 sq. m.)



## type F2 3+1 Bedrooms

Built-up	Level 53 - 56
Main parcel	2,045 sq. ft. (190 sq. m.)
A/C ledge	44 sq. ft. (4 sq. m.)
Total sq. ft. (sq. m.)	2,089 sq. ft. (194 sq. m.)



**Ascot Star KLCC: Level 7 - 33A**

**Ascot Star Residences: Level 35 - 56**

Structure	Piled Foundation Reinforced Concrete Structure	
Roofing	Reinforced Concrete Roof Slab	
Wall	Reinforced Concrete Wall / Masonry Wall	
Windows	Powder Coated Aluminium Framed Glass Window	
Wall Finishes	Living and Bedroom Study and Foyer Toilet and Dry Kitchen Kitchen and Wet Kitchen	Plaster and Emulsion Paint Plaster and Emulsion Paint Homogeneous Tile Homogeneous Tile
Floor Finishes	Living, Bedroom and Study Kitchen and Dry Kitchen Toilet and Wet Kitchen Foyer	Engineered Timber Flooring Engineered Timber Flooring Homogeneous Tile Homogeneous Tile
Ceiling Finishes	Living, Study and Dining Foyer Toilet and Kitchen	Fibrous Plaster Ceiling Fibrous Plaster Ceiling Fibrous Plaster Ceiling
Doors	Fire Rated Timber Door Timber Flush Door	

Structure	Piled Foundation Reinforced Concrete Structure	
Roofing	Reinforced Concrete Roof Slab	
Wall	Reinforced Concrete Wall / Masonry Wall	
Windows	Powder Coated Aluminium Framed Glass Window	
Wall Finishes	Living and Bedroom Study and Foyer Yard (Type G) Toilet and Dry Kitchen Kitchen and Wet Kitchen	Plaster and Emulsion Paint Plaster and Emulsion Paint Plaster and Emulsion Paint Homogeneous Tile Homogeneous Tile
Floor Finishes	Living, Bedroom and Study Kitchen and Dry Kitchen Toilet and Wet Kitchen Foyer Yard (Type G)	Engineered Timber Flooring Engineered Timber Flooring Homogeneous Tile Homogeneous Tile Homogeneous Tile
Ceiling Finishes	Living, Study and Dining Foyer Toilet and Kitchen Yard (Type G)	Fibrous Plaster Ceiling Fibrous Plaster Ceiling Fibrous Plaster Ceiling Fibrous Plaster Ceiling

**Ironmongery**

Sanitary Installation	Unit Type							
	Items	A1	A3	B1	B2	B3	C	E1
Wash Basin with Tap	1	1	1	1	1	2	2	
Shower Set with Rain Shower	1	1	1	1	1	2	2	
Shower Head	-	-	-	-	-	-	-	
Bath Tub with Mixer Tap	-	-	1	1	1	-	1	
Water Closet	1	1	1	1	1	2	2	
Toilet Roll Holder	1	1	1	1	1	2	2	
Kitchen Sink with Tap	1	1	1	1	1	1	2	
Hand Bidet	1	1	1	1	1	2	2	
Bib Tap	-	-	-	-	-	-	-	

**Doors**

Fire Rated Timber Door Timber Flush Door
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**Ironmongery**

Quality Lockset
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**Sanitary Installation**

Items	Unit Type												
	A1	A2	A3	B1	B2	B3	C	D	E	E1	F1	F2	G
Wash Basin with Tap	1	1	1	1	1	1	2	2	3	2	4	5	6
Shower Set with Rain Shower	1	1	1	1	1	1	2	2	3	2	3	3	4
Shower Head	-	-	-	-	-	-	-	-	-	-	-	-	1
Bath Tub with Mixer Tap	-	-	-	1	1	1	-	-	1	1	1	1	2
Water Closet	1	1	1	1	1	1	2	2	3	2	4	4	5
Toilet Roll Holder	1	1	1	1	1	1	2	2	3	2	4	4	5
Kitchen Sink with Tap	1	1	1	1	1	1	1	1	1	2	1	1	2
Hand Bidet	1	1	1	1	1	1	2	2	3	2	4	4	5
Bib Tap	-	-	-	-	-	-	-	-	-	-	-	-	1

**Electrical Installation**

Items	Unit Type							
	A1	A3	B1	B2	B3	C	E1	
Air-Cond Point	2	2	3	3	3	3	4	
Water Heater Point	2	2	2	2	2	3	4	
Lighting Point	19	18	22	22	21	26	34	
Power Point	17	16	24	24	24	29	40	
Universal Outlet Point	5	5	6	6	6	7	11	
Kitchen Hob Point	1	1	1	1	1	1	1	
Kitchen Hood Point	1	1	1	1	1	1	1	
Oven Point	-	-	-	-	-	1	1	
Microwave Oven Point	1	1	1	1	1	-	1	
SMATV Point	2	2	2	2	2	3	3	
Telephone Point	3	3	3	3	3	5	4	
Data Point	2	2	3	3	3	2	5	
Fiber Wall Socket (HSBB)	1	1	1	1	1	1	2	
Door Bell	1	1	1	1	1	1	3	
Speaker (PA)	1	1	1	1	1	1	2	
USB Point	4	4	5	5	5	6	10	

**Electrical Installation**

Items	Unit Type												
	A1	A2	A3	B1	B2	B3	C	D	E	E1	F1	F2	G
Air-Cond Point	2	2	2	3	3	3	3	4	4	4	6	6	8
Water Heater Point	1	1	1	1	1	1	2	2	3	2	3	3	4
Lighting Point	14	14	14	17	16	16	19	20	29	30	29	33	46
Power Point	12	13	13	16	16	17	19	22	25	24	27	30	43
Universal Outlet Point	3	3	3	3	3	3	3	3	4	5	4	5	5
Kitchen Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	2
Kitchen Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	2
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1
Microwave Oven Point	-	-	-	-	-	-	-	-	-	1	-	-	-
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1	2
Bar Fridge	-	-	-	-	-	-	-	-	-	1	-	-	-
Washer / Dryer Point	1	1	1	1	1	1	1	1	1	2	1	1	1
SMATV Point	2	2	2	2	2	2	3	3	4	3	4	4	5
Telephone Point	2	2	2	2	2	2	2	2	2	3	3	4	4
Data Point	2	2	2	4	3	4	3	4	6	5	6	8	10
Fiber Wall Socket (HSBB)	1	1	1	1	1	1	1	1	1	2	1	1	1
Video Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1
Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1
USB Point	1	1	1	1	1	1	1	2	2	3	3	4	5



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We are backed by two of the most reputable property developers in Malaysia – Symphony Life Berhad and United Malayan Land Berhad (“UMLand”), and a prestigious multinational builder – Samsung C&T.

**Symphony**  
Life

Listed on Bursa Malaysia, Symphony Life Group is recognized as one of Malaysia’s leading property developers. Its award-winning developments include the exclusive Tijani development in Kenny Hills, 6 Ceylon luxury condominiums in the heart of Kuala Lumpur, Taman Tasik Prima Lakeside Township, Twy @ Mont’ Kiara and Arata of Kenny Hills. Since its inception, Symphony Life Group has built more than 15,000 residential, commercial, retail and industrial properties throughout Malaysia.

**UMLAND**  
UNITED MALAYAN LAND BHD

The Township Division has 3 mixed township developments located in high growth areas of Malaysia. The townships of Bandar Seri Alam and Taman Seri Austin are strategically located within Iskandar Malaysia, Johor whilst Bandar Seri Putra is situated in Selangor and another upcoming township located in Pasir Gudang which will be called Seri Alam 2.

The Niche Division has to date completed 4 residential serviced residences and condominiums in Kuala Lumpur – Suasana Sentral Loft at KL Sentral, Suasana Bangsar in the upmarket suburb of Bangsar, Seri Bukit Ceylon and Suasana Bukit Ceylon. The Division is now actively developing Suasana, Iskandar Malaysia, an integrated development located in the heart of downtown Johor Bahru city centre, which comprises of serviced residences, hotel and retail. Somerset Puteri Harbour, a luxurious waterfront boutique serviced residences and The Waves @ Puteri Harbour are some of the newest projects in Nusajaya while UMCity Medini Lakeside at the gateway of Medini is a significant exclusive multi-phased mixed development in the financial enclave of Medini, Nusajaya, Iskandar Malaysia.

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**SAMSUNG**  
**SAMSUNG C&T**

Samsung C&T is the trusted builder for Star Development. With the world’s most advanced technological expertise and experience in architecture, civil engineering, plant and housing development, Engineering & Construction Group of Samsung C&T is dedicated to providing customers with the best possible added value. The group has delivered landmark projects around the world including Malaysia’s Petronas Twin Towers and Burj Khalifa in Dubai, the world’s tallest building.

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