



# CEYLONZ

SUITES // @Bukit Ceylon



*Group of Companies*

**NEW AGE INGENUITY**

## **SALES GALLERY**

No. 25, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

+603-2181 8911 / +603-2181 7911

Business Hour : 10am to 6pm

Website : <http://ceylonz.com.my>

# DEVELOPMENT FACT SHEET

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<b>Developer</b>	<b>Paragon Ceylon Development Sdn Bhd</b> (a member of Exsim Group of Companies)	
<b>Description</b>	<b>Proposed Office Suites Development comprising of :-</b> <ul style="list-style-type: none"> <li>➤ 39 levels</li> <li>➤ 2 levels of basements car park</li> <li>➤ 6 levels of podium car park</li> <li>➤ 2 levels of podium facilities &amp; 4 levels of sky facilities</li> <li>➤ 4 levels of pockets garden</li> </ul>	
<b>Office Suites type and total units:-</b>	<b>Type A (578sf) dual key</b>	<b>152 units</b>
	<b>Type B (384sf)</b>	<b>212 units</b>
	<b>Type C (411sf)</b>	<b>78 units</b>
	<b>Total units :</b>	<b>442 units</b>
<b>Address</b>	<b>Persiaran Raja Chulan, Kuala Lumpur</b>	
<b>Site Area</b>	<b>0.5686 Acres / 2,301.02 sm / 24,768 sf</b>	
<b>Land Tenure</b>	<b>Leasehold (expiring 20 October 2109)</b>	
<b>Maintenance Fee</b>	<b>RM0.77 (incl. sinking fund)</b>	
<b>View / Orientation</b>	<b>South East - Bukit Bintang</b> <b>South West - Perdana Botanical Garden / Mid Valley</b> <b>North West - Dataran Merdeka / Bank Negara</b> <b>North East - KLCC / KL Tower</b>	
<b>Total Car Park Lots</b>	<b>178 lots</b>	
<b>Expected Completion Date</b>	<b>Q1 2020</b>	

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# Sales Gallery to Actual Site



**Ceylonz Suites  
Sale Gallery**

9 min  
3.8 km

10 min  
3.1 km

10 min  
2.8 km

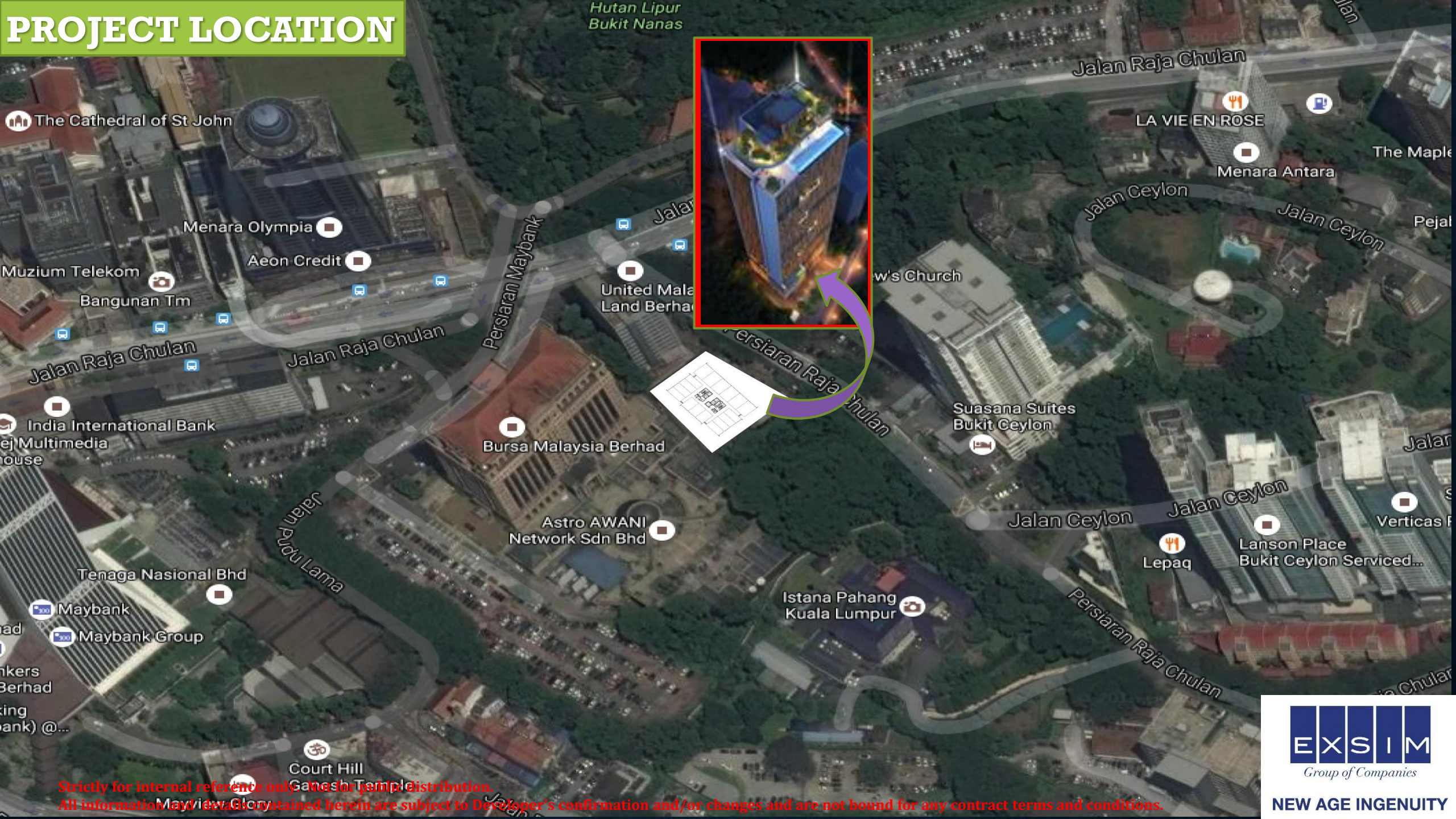
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# PROJECT LOCATION



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Actual Site

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Opposite Site – St Andrew Church & Suasana Bukit Ceylon



Site Surrounding – Wisma Budiman

# Orientation View (360 degree photo)

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350 ft view



250 ft view



150 ft view



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# Public transport - GOKL CityBus



GOKL CityBus – Purple Line, St Andrew Church, Bukit Ceylon stop (100m walking distance)



Measure distance  
Click on the map to add to your path  
Total distance: 90.03 m (295.36 ft)

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Website: [http://www.gokl.com.my/getting\\_around](http://www.gokl.com.my/getting_around)



# Public transport – LRT (Masjid Jamek)



**ST5** **KJ13** Masjid Jamek

Two icons representing LRT stations: a train icon and a double-headed arrow icon.

11 min  
900 m

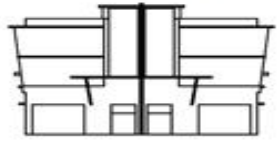
11 min  
850 m

**SP8** Plaza Rakyat

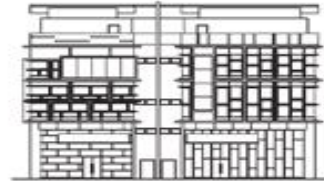
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SUITES (Bukit Ceylon)  
Persiaran Raja Chulan

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## Industrial Completed Projects



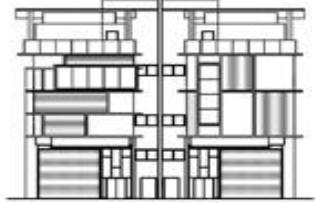
**Nouvelle**  
Industrial Park  
KOTA DAMANSARA



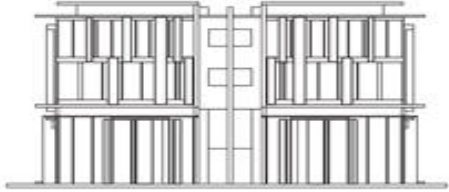
**Nouvelle**  
Industrial Park **2**  
KOTA DAMANSARA



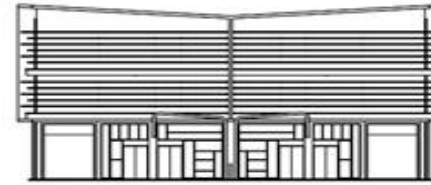
**Nouvelle Kemuning**  
Industrial Park  
BUKIT RIMAU



**Nouvelle**  
Industrial Park  
**Lot 10**  
KOTA DAMANSARA

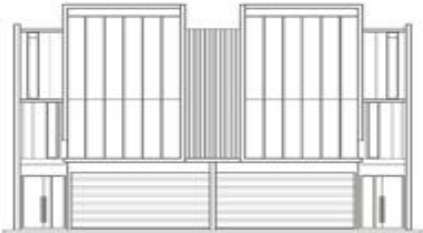


**Nouvelle Kemuning**  
Industrial Park  
**PHASE 2**  
BUKIT RIMAU

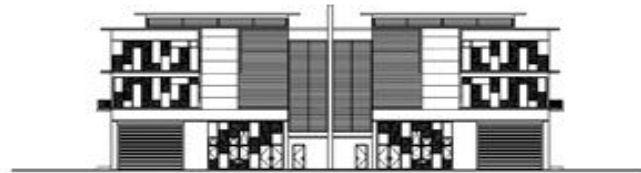


**Nouvelle**  
Industrial Park  
BALAKONG

## Industrial On-going Projects



**Nouvelle**  
Industrial Park  
MERU



**Nouvelle**  
Industrial Park  
KOTA PUTERI

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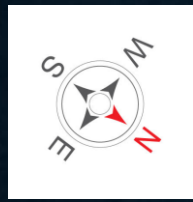
## Residential Completed Projects



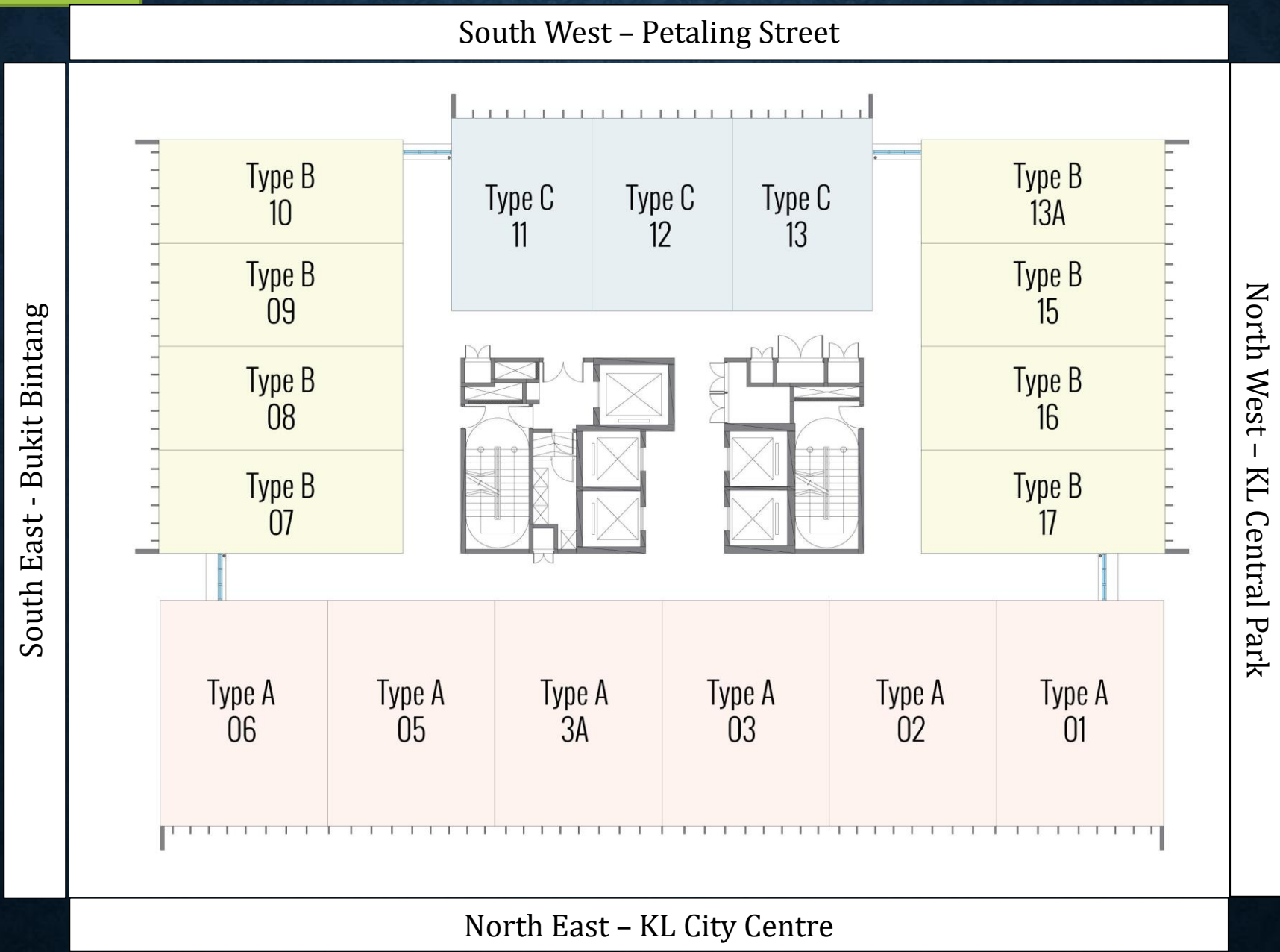
## Residential On-going Projects



# General Floor Plan



Type A / 578sf  
 Type B / 384sf  
 Type C / 411sf

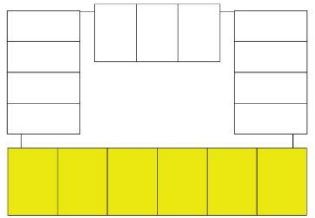


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# Layout Plan

**TYPE A**  
578 SQ. FT.

1. Entrance
2. Bathroom 1
3. Pantry
4. Office 1
5. Bay Window
6. Bathroom 2
7. Office 2



**TYPE** : A  
**SIZE** : 578 SQFT  
**UNIT NO.** : 1, 2, 3, 4, 5, 6  
**BEDROOMS** : 2  
**BATHROOMS** : 2  
**DIRECTION** : North East (KL City Centre)  
**LEVEL** : 9 - 35  
**TOTAL UNITS** : 152 UNITS

## Disclaimer:

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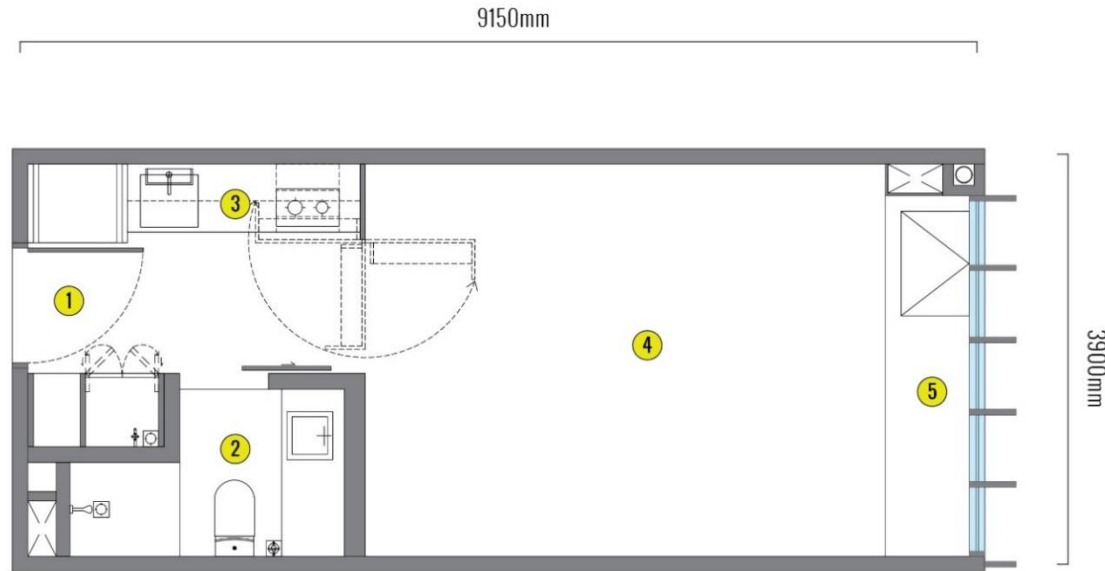
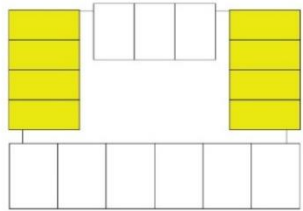
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# Layout Plan

**TYPE B**  
384 SQ. FT.

1. Entrance
2. Bathroom
3. Pantry
4. Office
5. Bay Window



<b>TYPE</b>	: B
<b>SIZE</b>	: 384 SQFT
<b>UNIT NO.</b>	: 7, 8, 9, 10, 13A, 15, 16, 17
<b>BEDROOMS</b>	: 1
<b>BATHROOMS</b>	: 1
<b>DIRECTION</b>	: North West (KL Central Park) South East (Bukit Bintang)
<b>LEVEL</b>	: 9 - 35
<b>TOTAL UNITS</b>	: 212 UNITS

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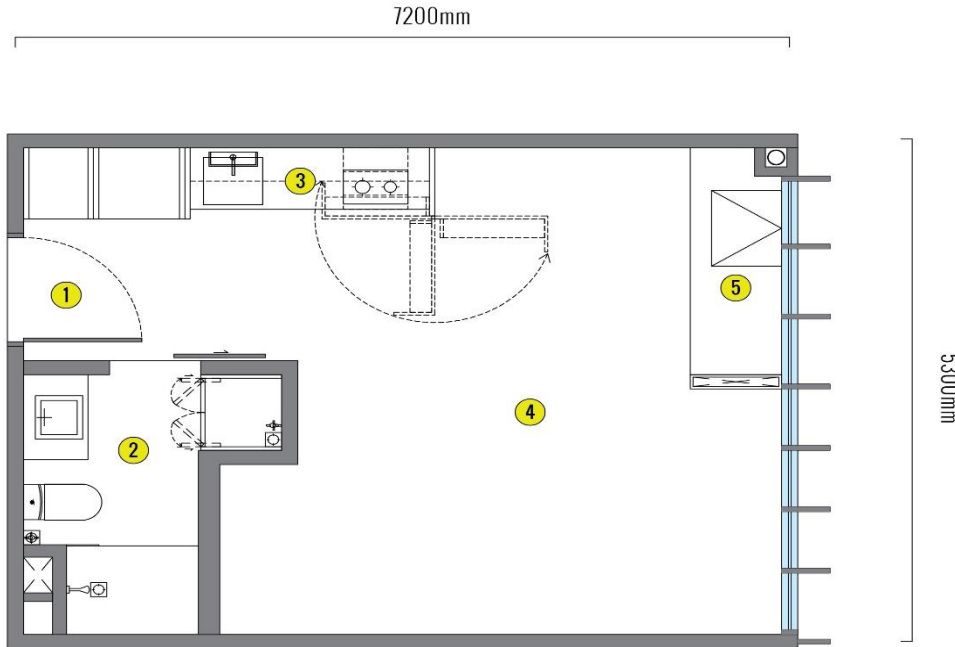
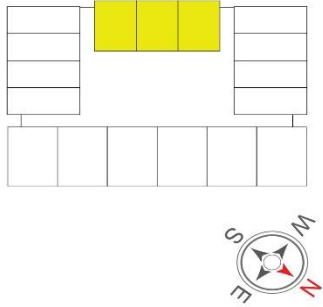
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**TYPE C**  
411 SQ. FT.

- 1. Entrance
- 2. Washroom
- 3. Pantry
- 4. Office
- 5. Bay Window



<b>TYPE</b>	: C
<b>SIZE</b>	: 411 SQFT
<b>UNIT NO.</b>	: 11, 12, 13
<b>BEDROOMS</b>	: 1
<b>BATHROOMS</b>	: 1
<b>DIRECTION</b>	: South West ( Petaling Street)
<b>LEVEL</b>	: 9 – 20, 22 - 35
<b>TOTAL UNITS</b>	: 78 UNITS

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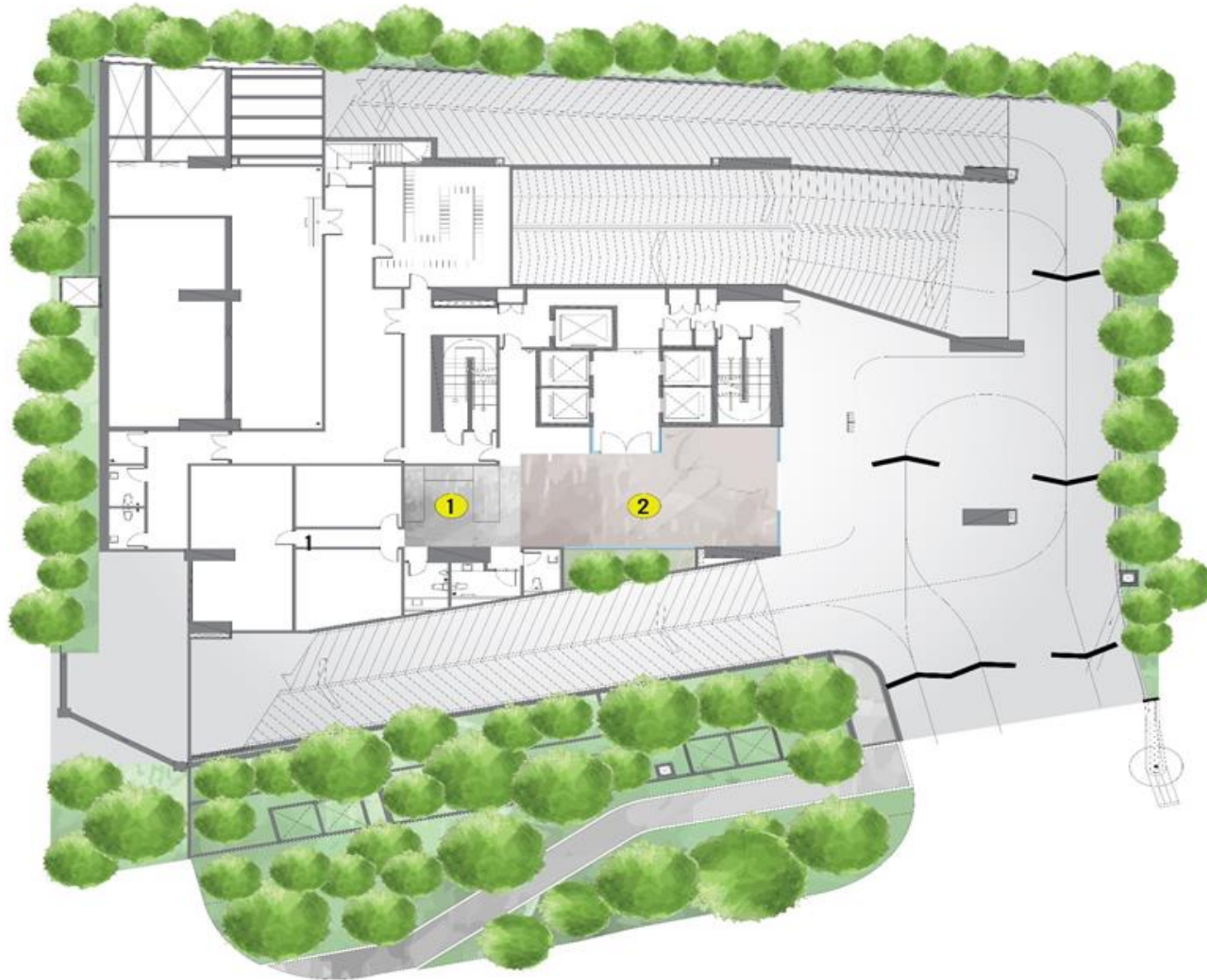
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## LEVEL G

1. Lobby
2. Waiting Lounge



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# Facility Floor



## LEVEL 7

- 1. Conference Room 1
- 2. Meeting Room 1
- 3. Meeting Room 2
- 4. Meeting Room 3
- 5. Meeting Room 4
- 6. Waiting Lounge
- 7. Open Cafe



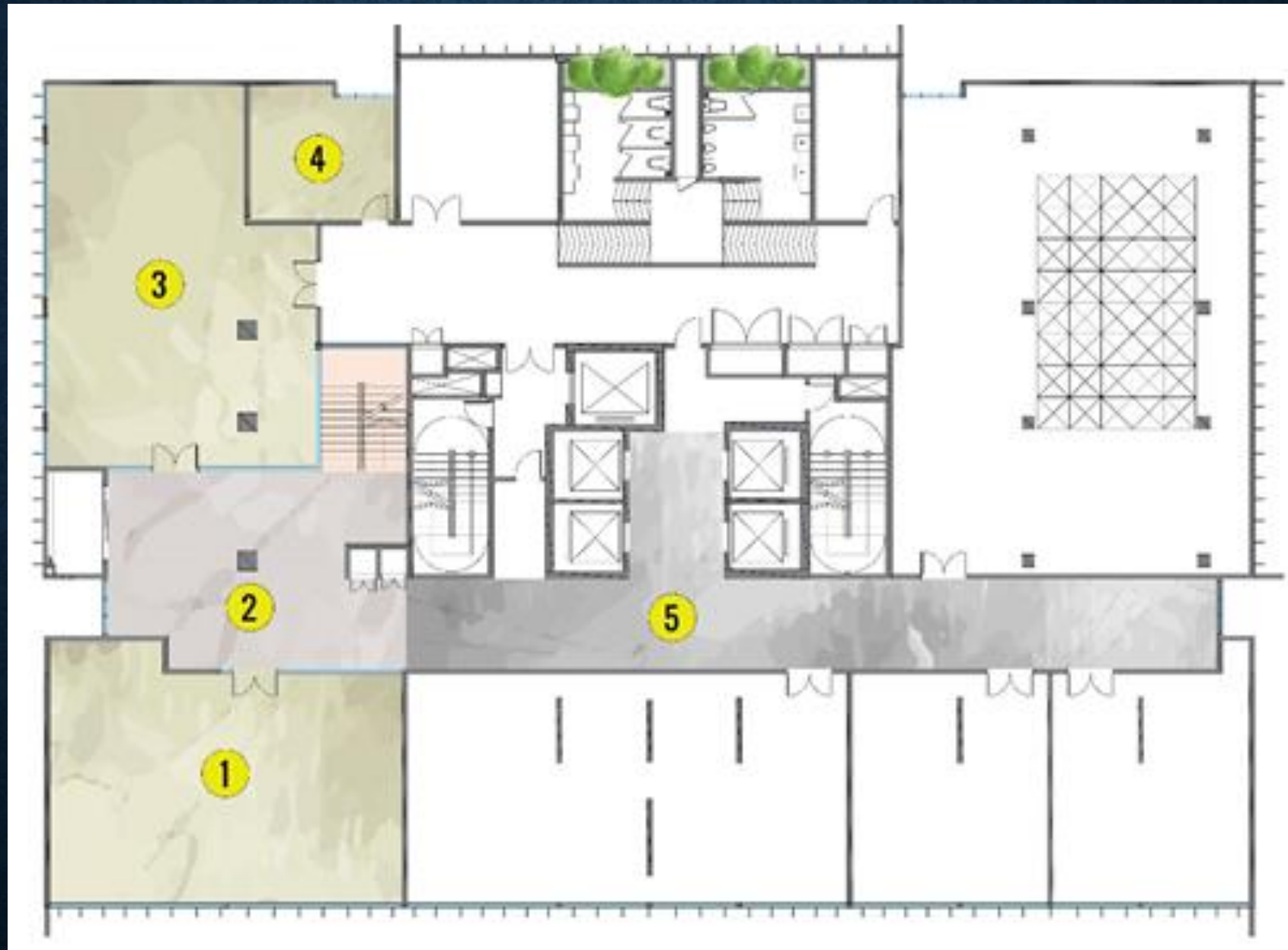
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# Facility Floor



## LEVEL 36

1. Sport Lounge
2. Pre-function Lobby
3. Business Lounge
4. Laundry Area
5. Lift Lobby



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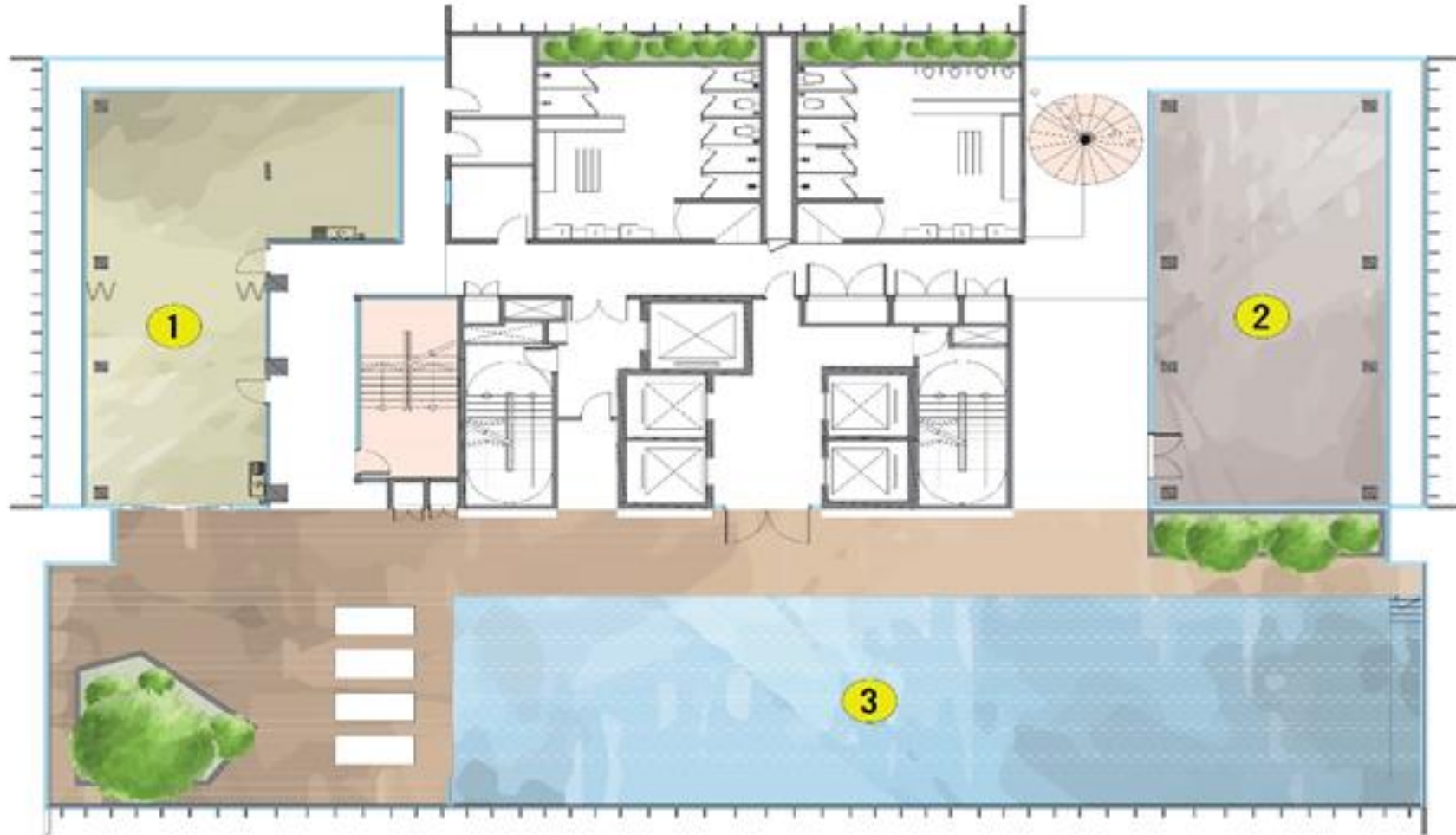
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## LEVEL 37

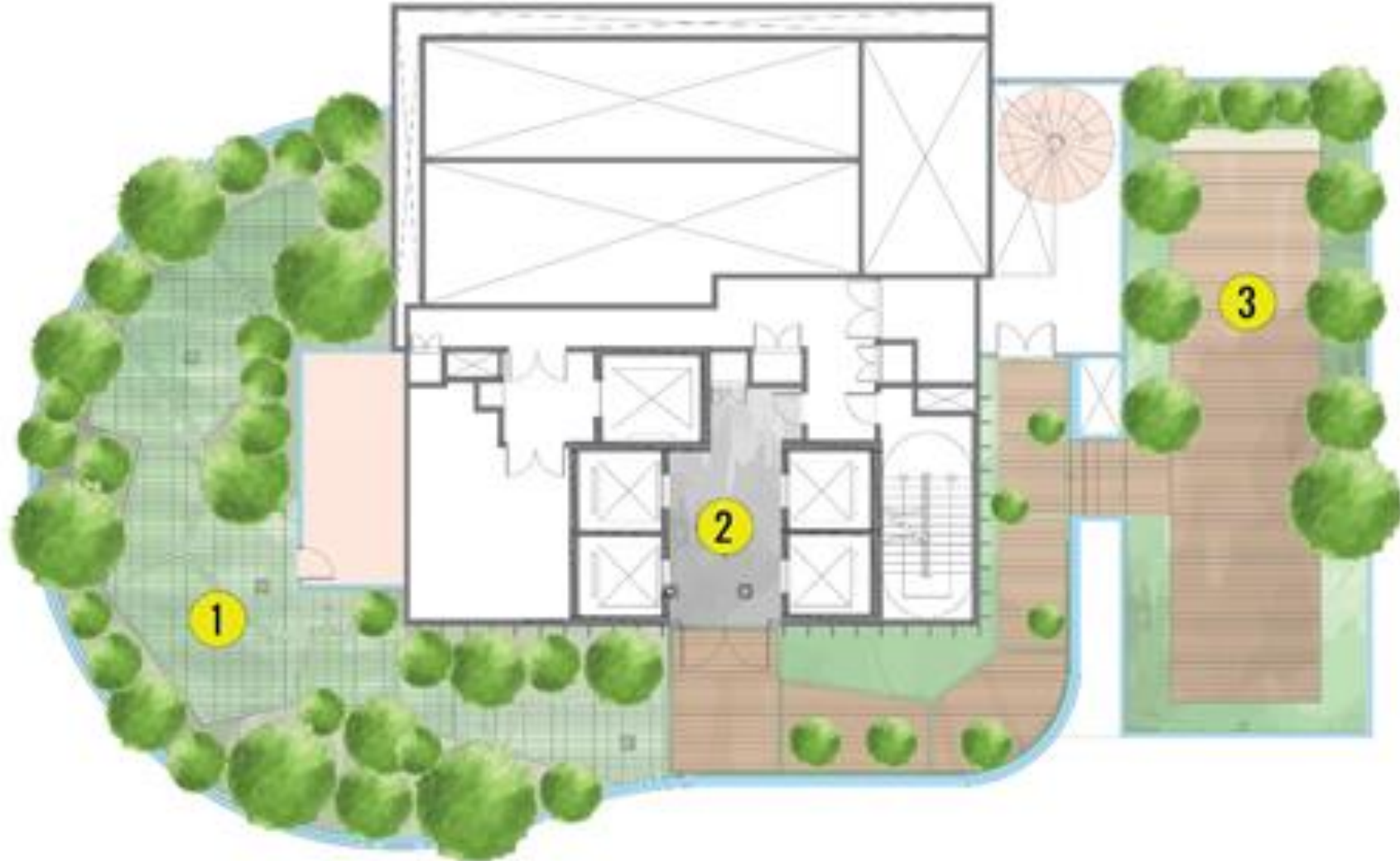
1. Gourmet Kitchen
2. Sky Gym / Yoga (Level 38)
3. Sky Pool (25m)





## LEVEL 39

1. Rooftop Garden
2. Lift Lobby
3. Sky BBQ Pavilion



# Artist Impression

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- Grand Entrance





- Sky Facilities



- Sky Pool



- **Pocket Garden**



- Sky BBQ Pavilion



# APPROXIMATE SIZES AND SELLING PRICE

Type	Size (SF)	No. of Bedrooms	No. of Bathrooms	Total Units	Selling Price (RM)
<b>A</b>	578	2	2	152	From RM 964,140.00 up
<b>B</b>	384	1	1	212	From RM 619,760.00 up
<b>C</b>	411	1	1	78	From RM 685,040.00 up
				442	

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## Why Ceylonz Suites?

- Excellent choice for investment in KL downtown
- Low selling price in psf and absolute value (<RM 1,350 psf / RM 511,000)
- Within CBD and Golden Triangle Area
- KLCC, Pavilion shopping mall within 5 min driving distance
- Surrounded by amenities like Grade A Offices, Hospitals, Schools & Colleges, and major tourism hotspot
- Walking distance to bus stop and LRT station
- Top-notch facilities (both lifestyle & business)
- Flexibility – hospitality friendly, business hub, small office/studio
- Premier package with partly furnish, added value
- Up to 85% loan margin
- Upcoming macro factors – HSR, TRX, Bandar Malaysia & etc...
- Proven developer track record