

KL GATEWAY

CORPORATE · RESIDENCES · RETAIL

SUEZCAP 



DEVELOPMENT CONCEPT

KL GATEWAY is a Green Vertical Integrated Development surrounded by the necessities of life that encompasses Shopping Mall, Residences, Corporate Office Towers, an array of F&B outlets and direct access to the Federal Highway, Kerinchi Link and NPE expressways as well as the Universiti LRT Station.

As a modern icon of Green Vertical Integrated Development, KL Gateway spans across 7.18 acres and boasts a green central park, 24 hour security detail and even a Child Educare Centre for the young ones. If you've dreamed of a premium address that's shaped for a balanced lifestyle then here is the reality.

Whether it is work, family, conveniences, or security, KL Gateway has everything you need for a holistic living that makes it all just 'So Close to You'

SITE LOCATION – MORNING VIEW



SITE LOCATION – NIGHT VIEW

The focal point of a booming location




CONNECTIVITY & ACCESSIBILITY



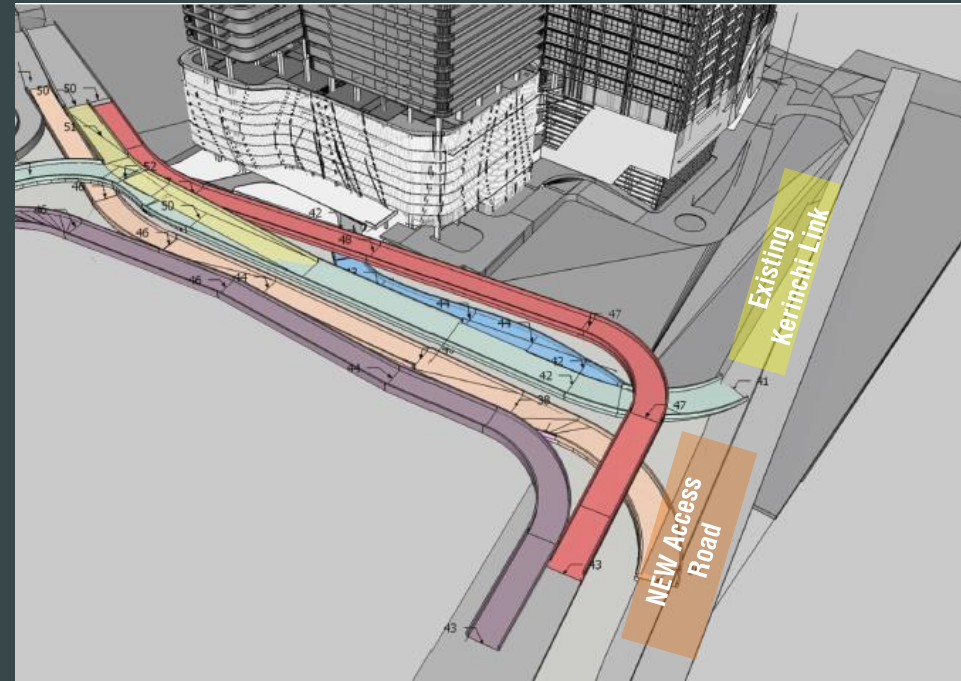
 Landmark

 Highway

 Putra LRT Line

 100m Sky Bridge link

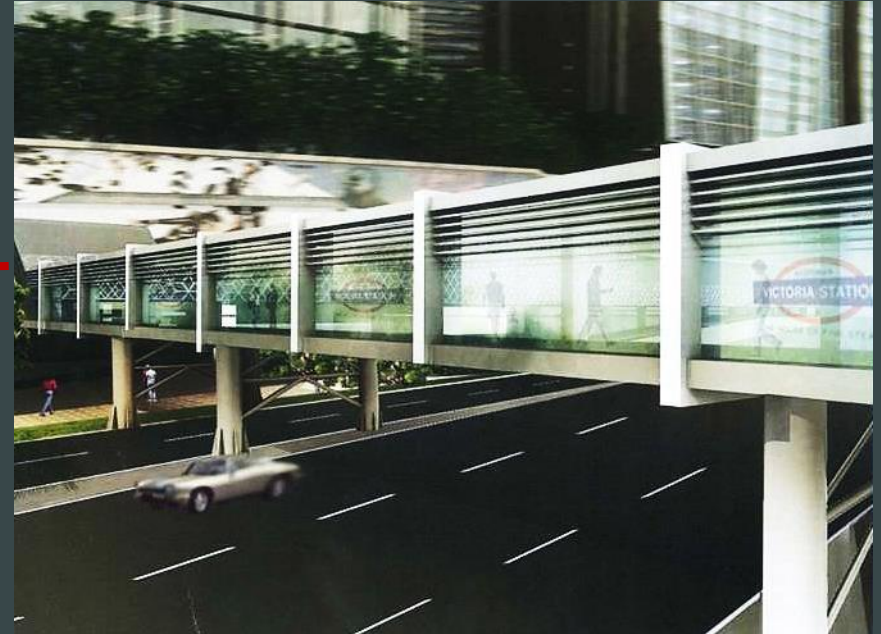
CONNECTIVITY & ACCESSIBILITY



Serviced by Major Expressways:

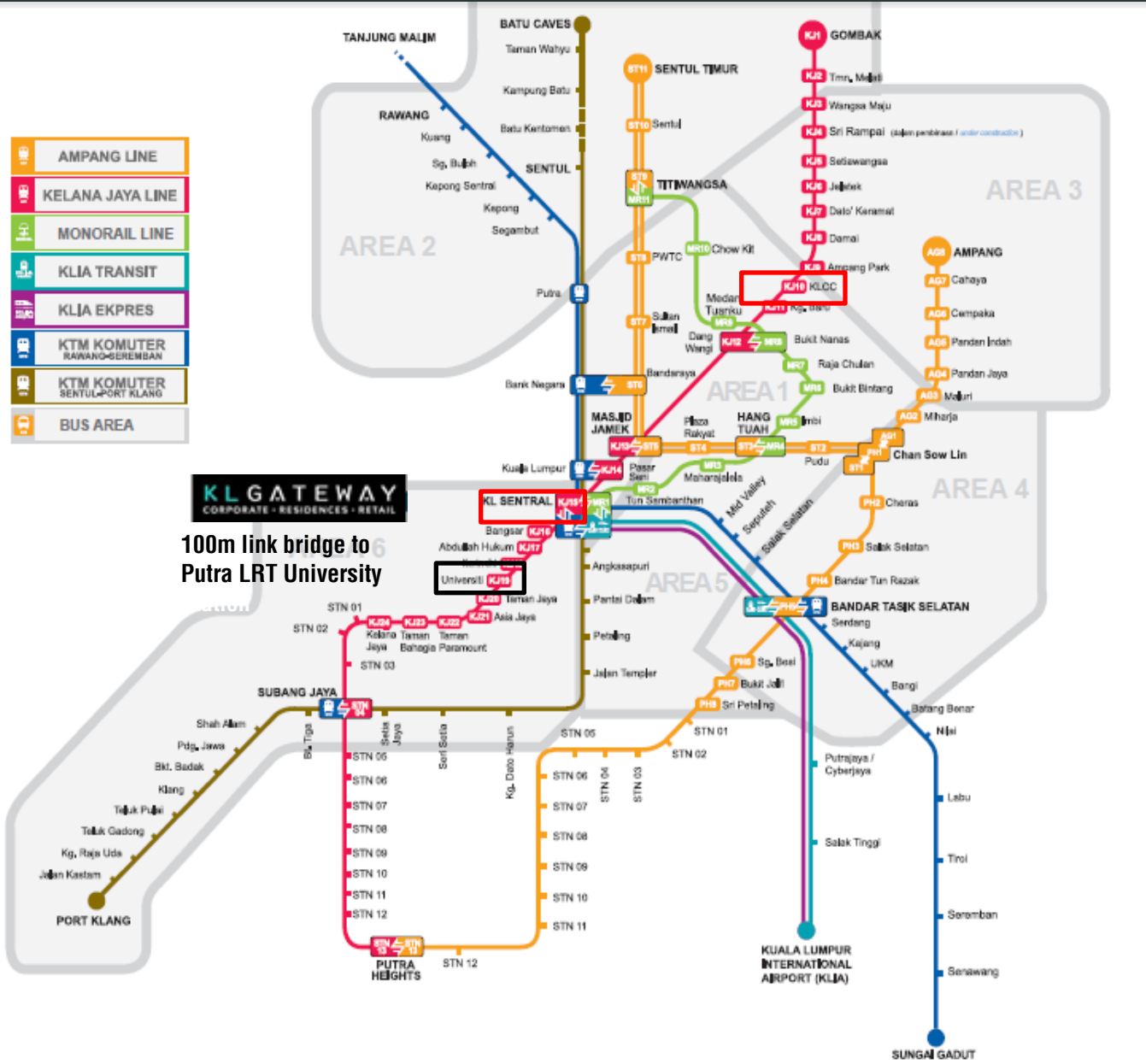
- Federal Highway
- New Pantai Expressway (NPE)
- Kerinchi Link – New Kerinchi Link Access

CONNECTIVITY & ACCESSIBILITY



**100 meter Link Bridge
Secured, Covered & Air-Conditioned**

CONNECTIVITY & ACCESSIBILITY



Important Remark:

- 4 Stations away from KL Sentral Station- The Transportation Hub (10 minutes)
- Transit to KLIA via KL Sentral Station
- 9 Stations away from KLCC Station (15-20 minutes)

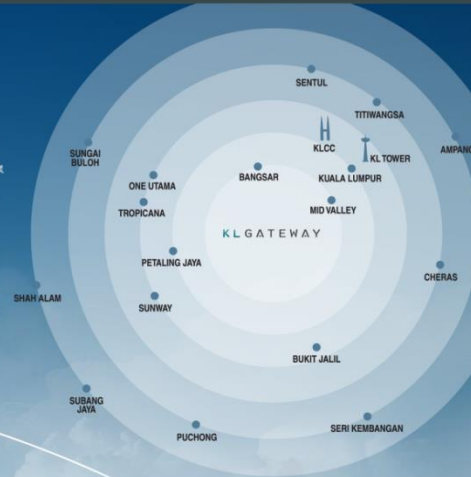
CONNECTIVITY & ACCESSIBILITY

**BE AT THE CENTRE
OF IT ALL**

HIGHWAY NETWORK

- Federal Highway
- SPRINT
- NPE
- Old Klang Road
- Jalan Bangsar

KL GATEWAY



HIGHWAY NETWORK

- Federal Highway
- New Pantai Expressway
- Kerinci Link
- Jalan Pantai
- Old Klang Road
- Jalan Bangsar

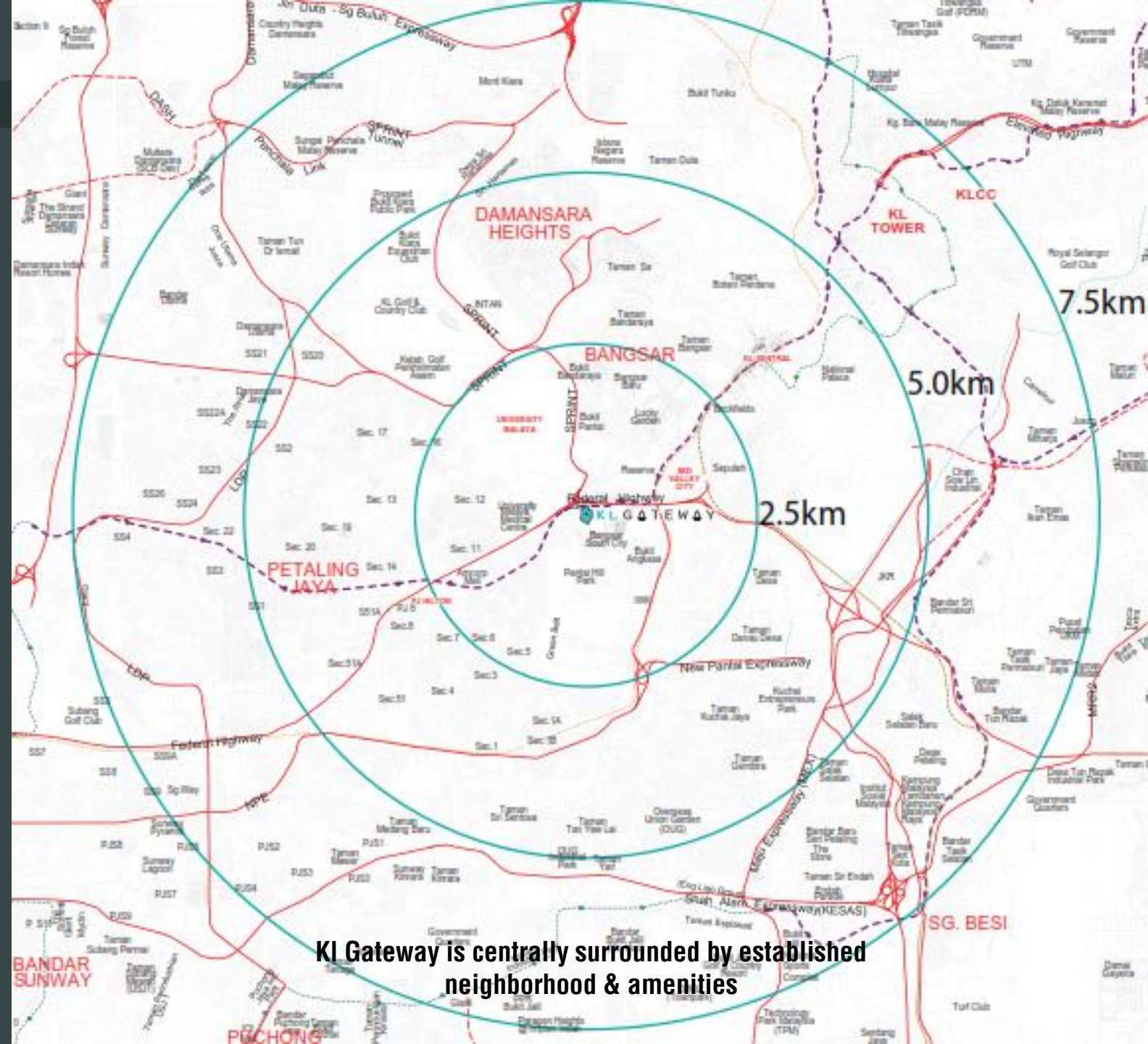
NEARBY AMENITIES

- Pantai Hospital
- Universiti Hospital
- Eye Specialist Centre
- Universiti Malaysia
- KL Sentral, Transportation Hub

LOCATION DISTANCE

- To **UNIVERSITI** LRT Station
- To Mid Valley
- To Petaling Jaya
- To Sunway
- To KL CBD
- To KLCC
- To KL Tower

- Directly
- 5 minutes
- 15 minutes
- 15 minutes
- 20 minutes
- 20 minutes
- 20 minutes



KL Gateway is centrally surrounded by established neighborhood & amenities

DEVELOPMENT COMPONENTS



- Residences
- Shopping Mall
- Corporate Office Towers

RESIDENCES- R1 & R2



- 12 Units/ Floor, 357 Units/ Tower
- 32 Storey Twin Building
- Direct Access to Shopping Mall
- Access to Open Air Jogging Track
- Well Appointed Facilities

PREMIUM RESIDENCES- P1 & P2

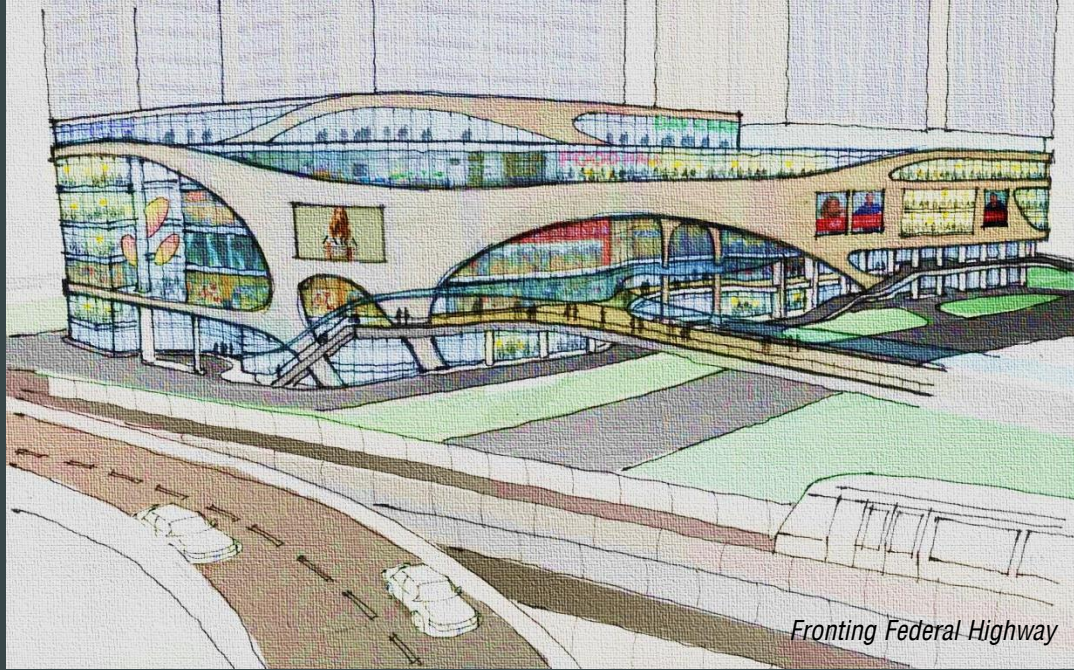


- 8 Units/ Floor, 233 Units/ Tower
- 30 Storey Twin Building
- Private Lift Lobby for each unit
- Concierge Service at Main Lobby
- Well Appointed Facilities

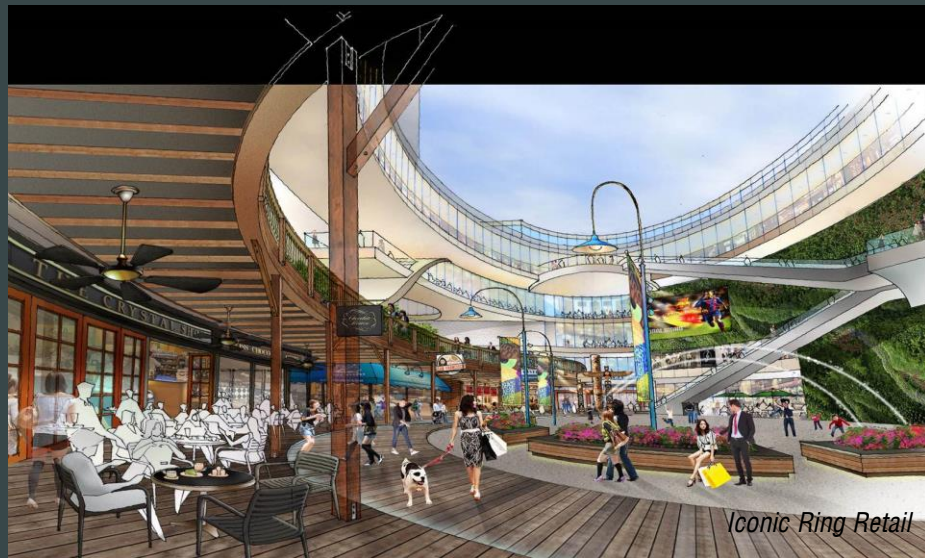
SHOPPING MALL



SHOPPING MALL



Fronting Federal Highway

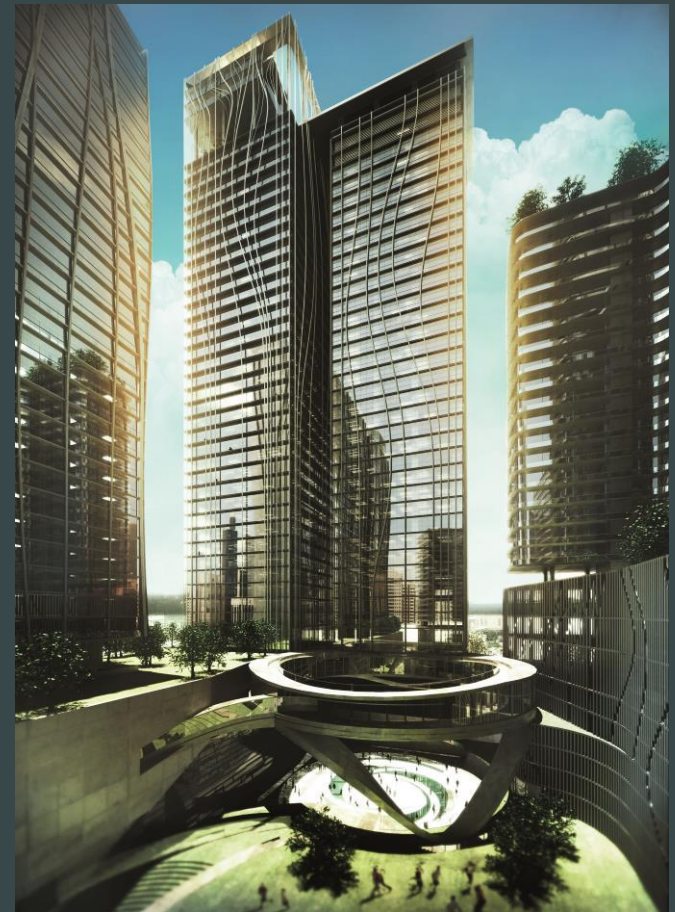


Iconic Ring Retail



From University LRT Station

CORPORATE OFFICE TOWER 1 & 2



KL GATEWAY UNIQUE BUILDINGS FEATURES

1. ICONIC RING RETAIL

- binds the courtyard to a surrounding retail mall and becomes a **gathering spot for the entire mixed use complex**
- houses series of fashion boutiques and its circulation path doubles as a **runway for special events and roadshows**
- The roof of the ring becomes an outdoor **jogging trail and garden**
- At night the crystalline ring becomes a lantern illuminating the courtyard with a series of LED screens and colour glass panels



2 CHILDREN EDUCARE CENTRE



3 F&B DINING OUTLETS



4 GRAND CENTRAL PARK



Siva Shanker, Malaysian Institute of Estate Agents President

Local economy is healthy and the property market will withstand the pressures of speculation and the curbs imposed by Budget 2014

Below factors are advisable to be taken into consideration before a purchaser agrees to invest in any property investments:

- Shopping mall
- Bus stop / LRT
- Office towers (plus point: if within 10 mins walking radar)
- Schools / Universities (plus point: if within 10 mins walking radar)
- Hospital

Remark: If any developments meet any above 3 criteria's, this will enhance the investment values of the said development and positive yield.



Sin Chew, January 6, 2014

KUALA LUMPUR: The oversupply of real estate in the country is only a short-term situation, which will clear over time, says Malaysian Institute of Estate Agents president Siva Shanker

As long as the local economy is healthy and not in a tailspin, the property market will withstand the pressures of speculation and the curbs imposed by Budget 2014, he said.

The Star Online, February 25, 2014

INVESTMENT TIPS - COMPARISON

Tips from Siva Shanker's	KL GATEWAY
Shopping Mall	KL Gateway Shopping Mall
LRT	University LRT Station (Putraline)
Bus Stop	Bus Terminal
Schools/ Universities (plus point if within 10 mins walking radar)	University Malaya
Hospital	Pantai Hospital & University Hospital
Office Towers (plus point if within 10 mins walking radar)	Integrated Development – Shopping Mall, Serviced Residences & Corporate Office Towers

Investment Potential

- Investors and Expatriate preferred address – Kerinchi is now accelerate transforming and soon to become a new Commercial & Entertainment Hub
- Matured Neighborhoods
- High demand for rental, high rental yield, attractive appreciation rate
- Range of unit sizes to suit investment budget

WE HAVE IT ALL

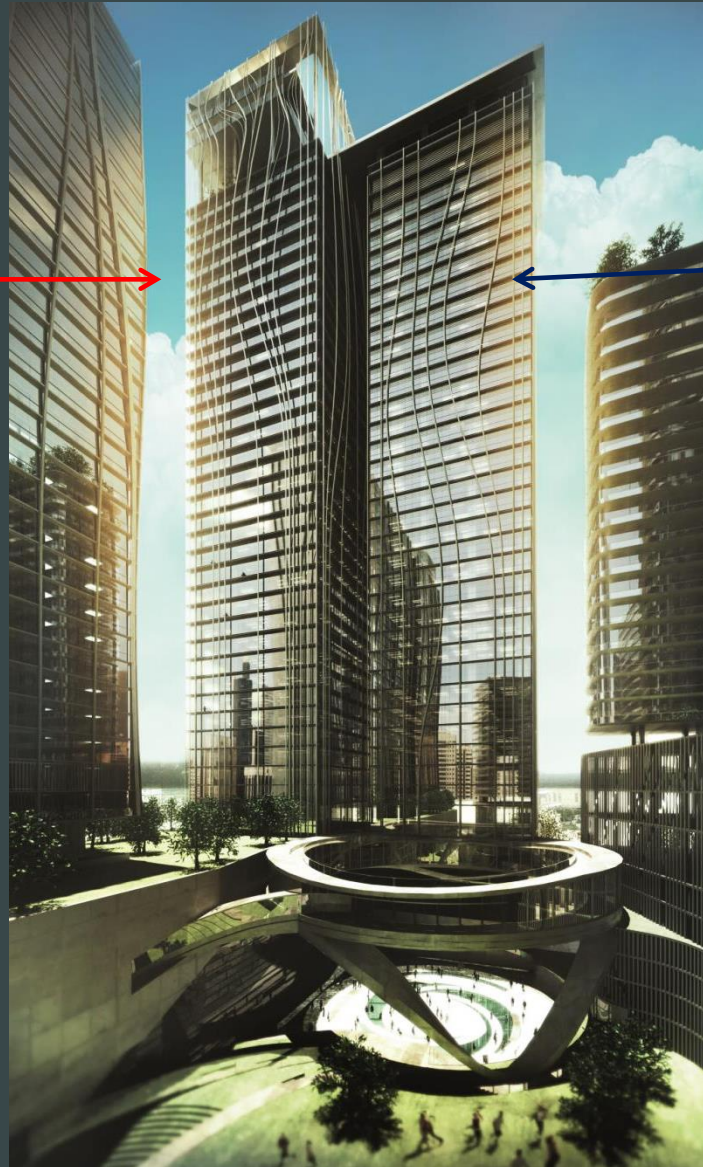
KL GATEWAY
CORPORATE OFFICE TOWERS

CORPORATE OFFICE TOWER 1 & 2

Grade A Office

Tower 1

FULLY SOLD



Tower 2

-246 units

-31 storey

-1200 & 1700sf

OPEN FOR SALE!

CORPORATE OFFICE TOWER 1 & 2

Grade A Office

- 1) 24 Hours 3 Tiers Security
- 2) Responsible Management & Maintenance Team
- 3) Car Park Provision – more than 2000 car park provision & Automated Car parking system to enhance for security system
- 4) Award Winning Architectural Building Design by 10 Design, Architect Company
- 5) GBI Certification
- 6) Green Technology: Nano- Coating of Titanium Dioxide – A photo catalytic coating that will remove dirt, bacteria, and pollution from the air. The cleaning reaction is triggered by Light. At night a series of light will illuminate the Office Tower facades to keep the air cleaning happening 24 hours a day
- 7) High Speed Lift
- 8) Fibre Optic Telecommunication Infrastructure
- 9) High Ceiling Lobby – 6m
- 10) Lift lobby flooring – Granite
- 11) Flexible Office Space

UNIQUE BUILDINGS FEATURES



1) 24 HOURS SECURITY SYSTEM

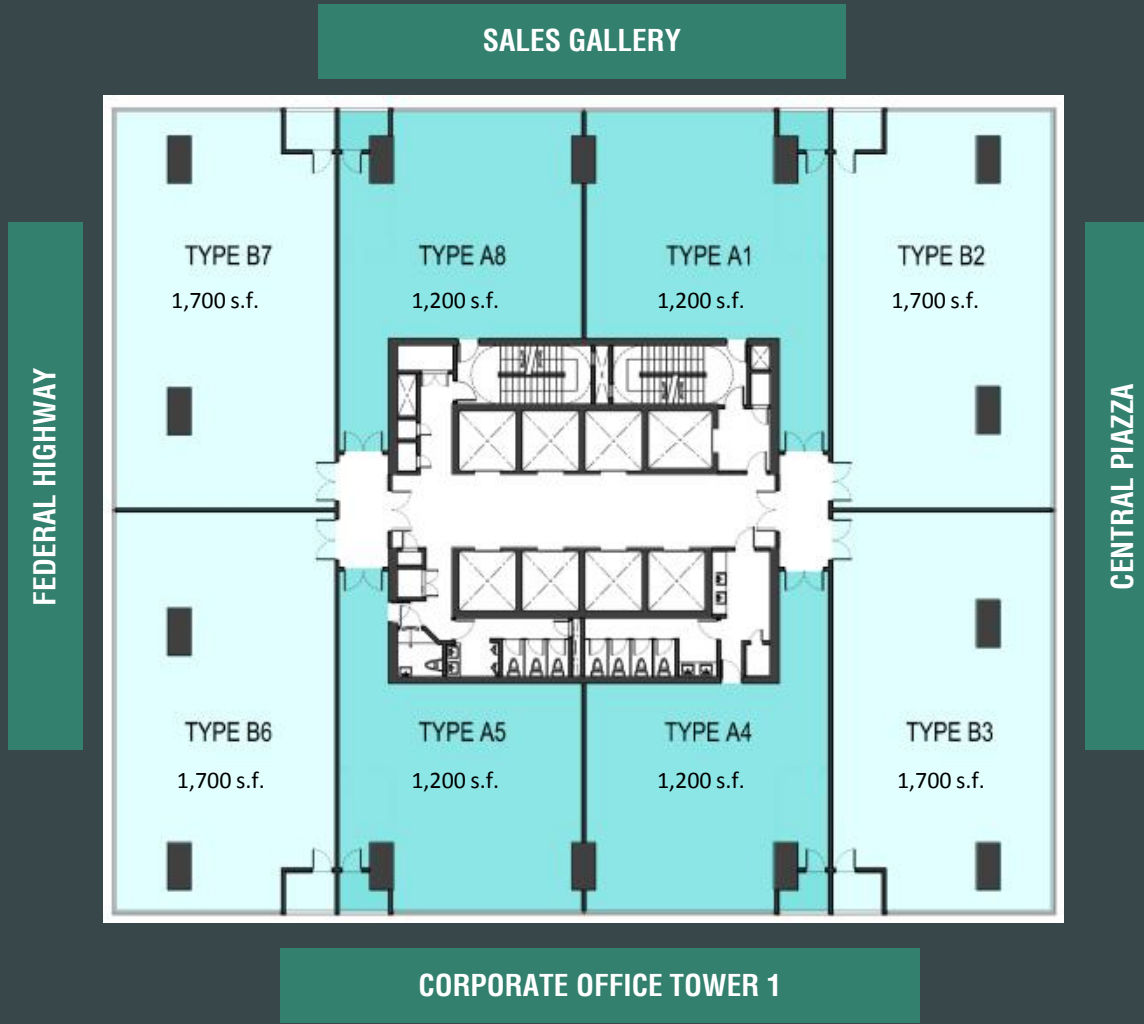
- 3 Tier Security System
- Security Access at Entrance Lobby with Turnstiles
- CCTV - Lift and Car Park
- Access Card for Lift

2) GBI CERTIFIED BUILDING

- Energy Efficient Building
- Air Conditioning Fan Coil (FCU). Individually controlled air conditioning system
- Clean Air Technology - Self cleaning glass panel
- Maximizing of Light. Full glass panel brings in natural light :
Slab to slab – 13.5ft. Finished ceiling height – approx 9ft
- Rain Water Harvesting System – Used for Toilet / Landscape Maintenance
- Green Technology: Nano- Coating of Titanium Dioxide – A photo catalytic coating that will remove dirt, bacteria, and pollution from the air. The cleaning reaction is triggered by Light. At night a series of light will illuminate the Office Tower facades to keep the air cleaning happening 24 hours a day
- Brown Field Development – Redevelopment of existing site
- Public Transportation Hub – alternative transport. Lesser Traffic, hence contributes to better air quality



FLOOR LAYOUT PLAN



Level 3A – Level 33A
: Eight(8) unit/s per floor

Type A – 1,200 square feet
Type B – 1,700 square feet

SPECIFICATIONS



1. FOUNDATION	Pile foundation
2. STRUCTURE	Reinforced concrete frame
3. WALL	Brick wall / reinforced concrete wall
4. FLOOR FINISHES	
Main Lobby	Granite
Others floors Lobby	Tiles
Toilet	Tiles
Office general area	Cement render
All others area	Cement render
5. WALL FINISHES	
Lobby	Granite/tiles
Toilet	Ceramic tiles
All others area	Cement plaster & emulsion paint
6. CEILING FINISHES	
Ceiling Height	2.7m clear height
Generally	Gypsum ceiling board
Pantry, toilet	Gypsum ceiling board
All others area	Skim coat & paint
7. EXTERNAL FINISHES	
Wall	Cement plaster & weathersheild paint
Window	Aluminum fixed and casement window
Driveway	Concrete stamp finishes
8. SECURITY	
	CCTV to carpark level and lift car
	Access control at main lobby
	Individual 3 phase DB for tenant fitting out
9. ELECTRICAL	
	Broadband connection
10. PLUMBING	
	Inlet & Outlet Water Piping

ARTIST'S IMPRESSION



KL GATEWAY

is a destination of choice offering: -

Strategic Location

**Excellent
Connectivity**

**Established
Amenities**

**Award Winning
Facade Designer**

**Convenience at
Your Doorstep**

KL GATEWAY



Developer:
Suez Domain Sdn Bhd
A member of Suez Capital Sdn Bhd

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