



KL GATEWAY
PREMIUM RESIDENCES

INFORMATION KIT





Landmark



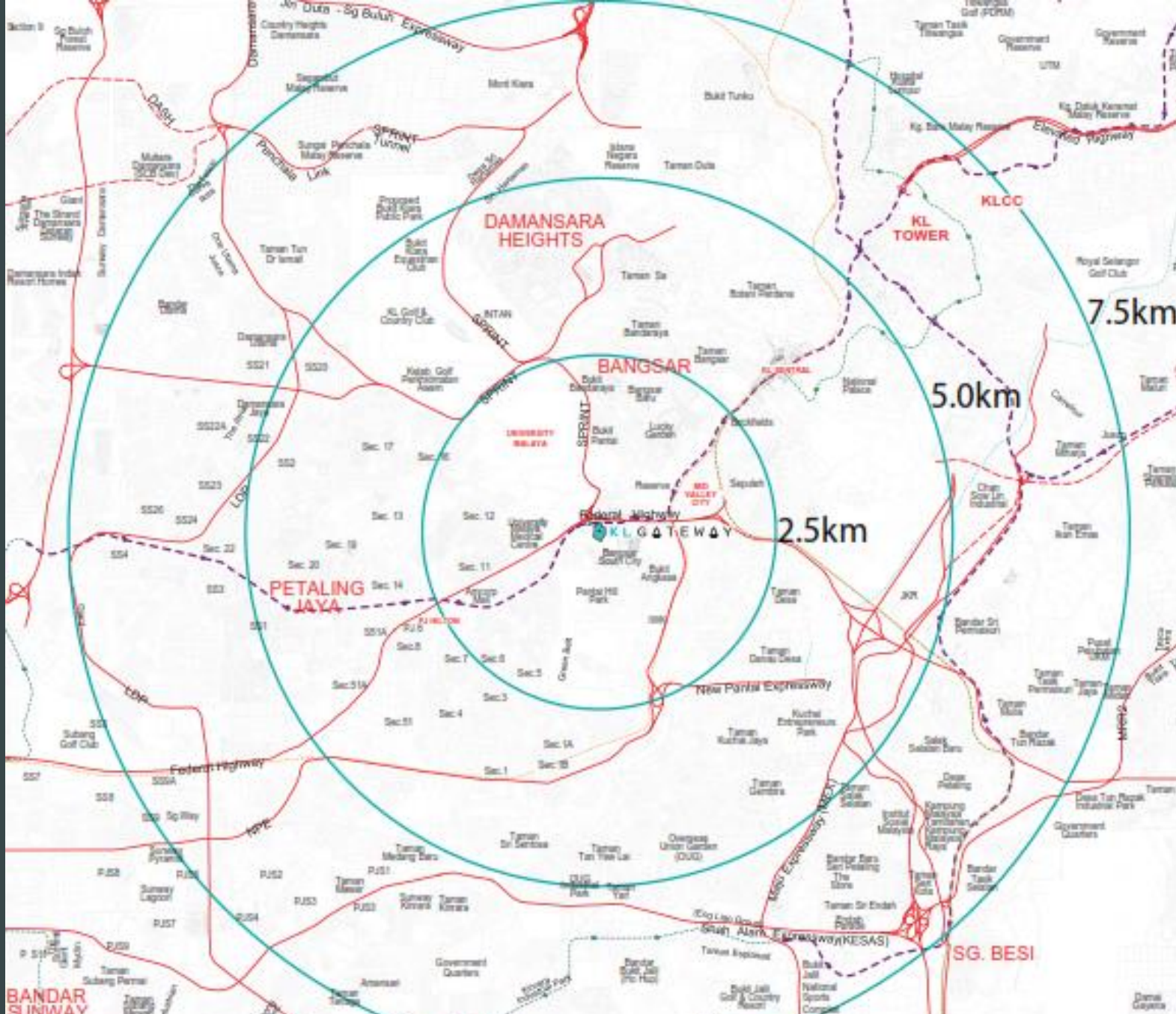
Highway



Putra LRT Line



100m Sky Bridge link



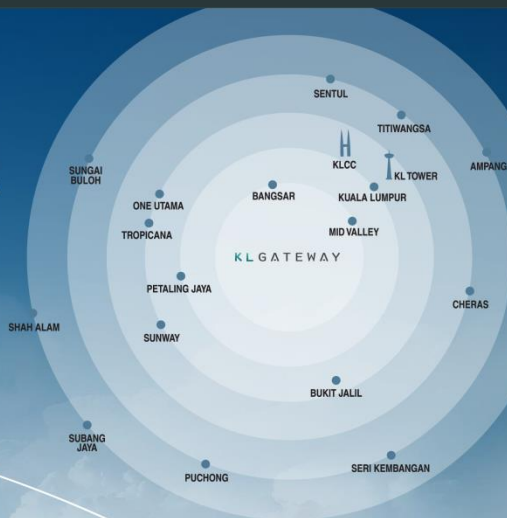
KL Gateway centrally located between urban city (KL) & sub-urban city (PJ)

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

Banks
Shopping Malls & Entertainments
Universities
Hospitals

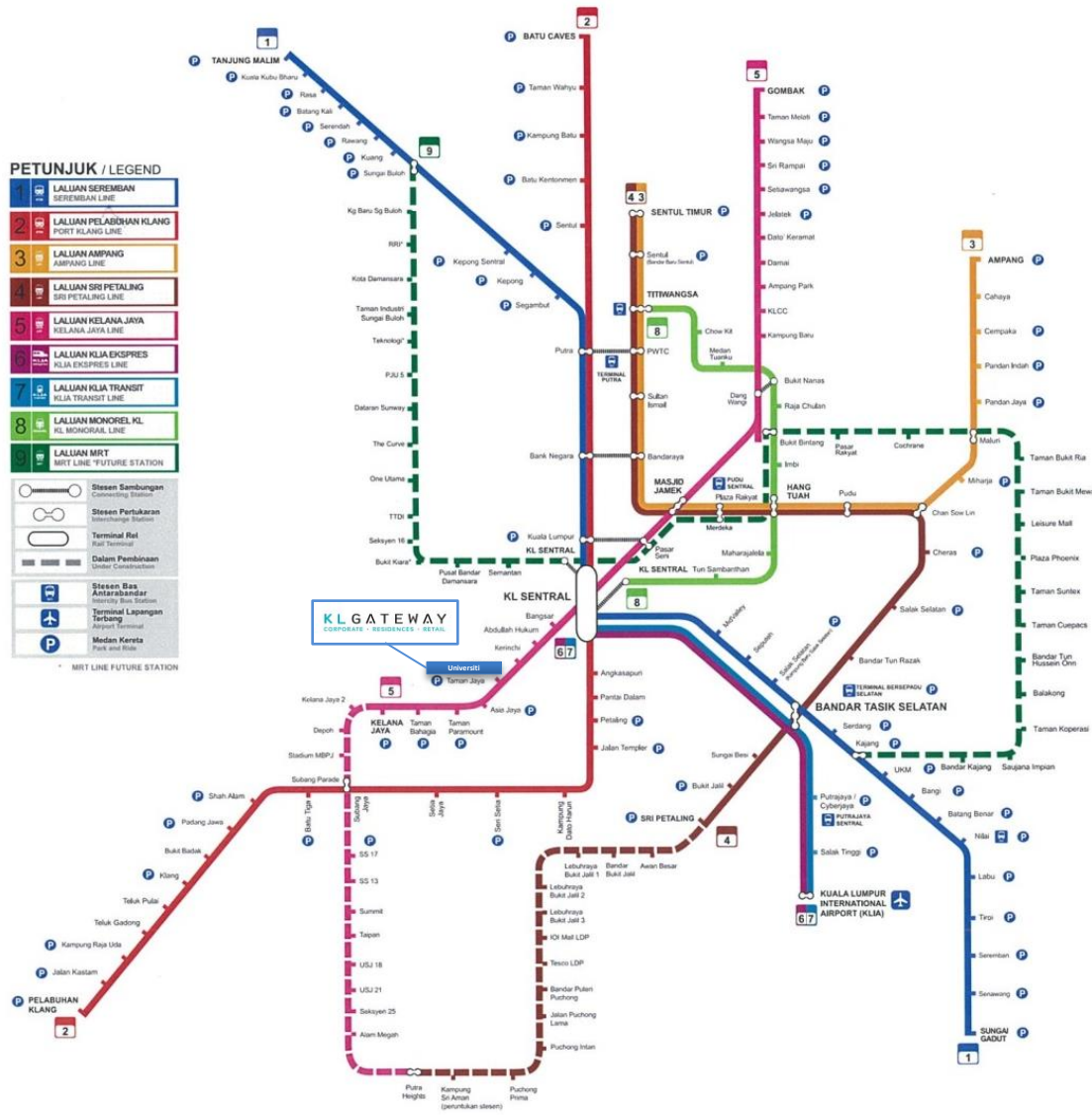
LOCATION DISTANCE VIA TRAIN

To UNIVERSITI LRT Station	Directly
To Mid Valley	5 minutes
To Petaling Jaya	15 minutes
To Sunway	15 minutes
To KLCC / KL Tower	20 minutes



ACCESSIBILITY & CONNECTIVITY

Klang Valley Rail Transit Map



Directly connected to **UNIVERSITI LRT Station** providing ease for staffs and shoppers alike to and from KL Gateway, trouble free.

For international guests, KL Sentral is also conveniently located just 5 minutes away, linking us to Kuala Lumpur International Airport (KLIA) and the rest of world. For more formal needs, Putrajaya, Kuala Lumpur's Administrative Centre is accessible a short train ride away.

Surrounding KL Gateway, a comfortable 1 to 2 train stops away, you will find many choices of hotels such as PJ Hilton, Gardens Hotel, Boulevard Hotel, Cititel and many more.

DEVELOPMENT CONCEPT

KL Gateway is a Green Vertical Township surrounded by the necessities of life that encompasses Retail shopping, Residential Suites, Corporate Suites, an array of F&B outlets and direct access to the Federal Highway, Kerinchi Link motorways as well as the Universiti LRT Station.

As a modern icon of green Vertical Township, KL Gateway spans across 7.18 acres and boasts a green central park with fresh, crisp air, 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'.

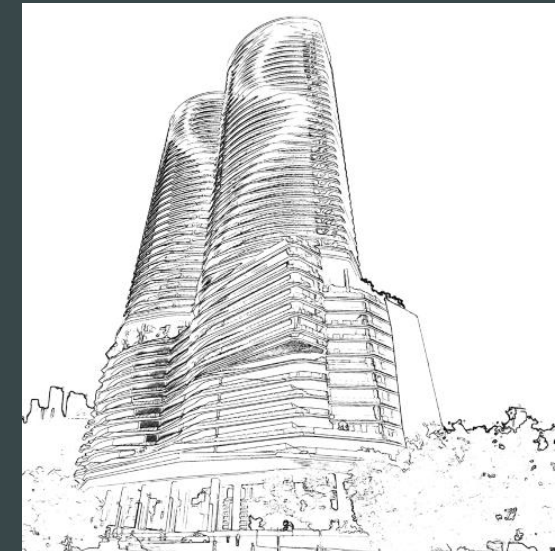
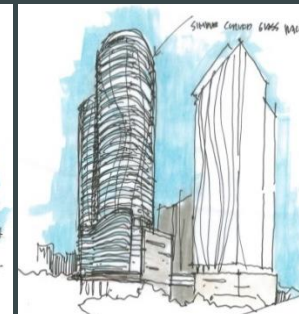
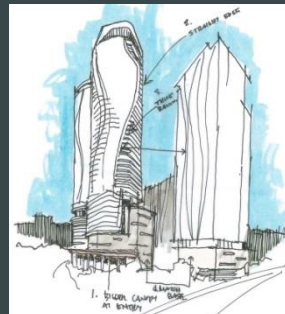
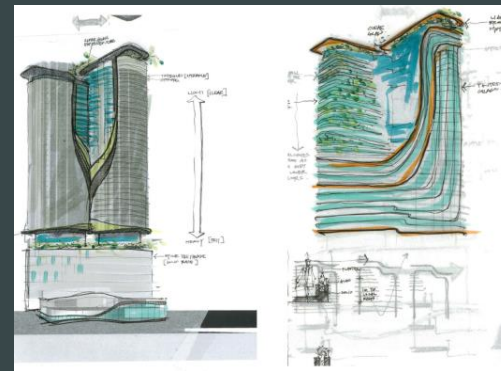
10 DESIGN – ARCHITECTS PORTFOLIO



Ted Givens has won 10 out of 11 architectural competitions in China over the past 3 years. He has also won over 16 AIA awards for various built and conceptual projects in the United States and Singapore and recent HKIA and HKAIA awards. Ted has had articles and projects published in the South China Morning Post, Evolo magazine, Mark, Fast Company, Forbes, and the Boston Globe. He has recently presented at 100% Design Shanghai, Archi Fest 2011/12, Tongji University, and at the NUTAU 2012 Housing Conference in Brazil. Ted is currently teaching a graduate architecture studio at Hong Kong University.

Research, design innovation, and collaboration are key drivers behind Ted's work. Recent explorations include a building skin that purifies the air, a collapsible/tornado proof suburb, and a famine resistant house/sustainable homeless community. The Tornado Proof House has been featured on ABC and most recently on the Weather Channel.

- Ted Givens:
- US citizen
 - Design architect base in Hong Kong
 - Won numerous design awards in China



Current / Past Projects

KL GATEWAY SELLING POINT

Superb Location:

Centrally located in between KL and PJ. Minutes away to Bangsar, Premium high-end suburban area.

Perfect Connectivity:

Direct link bridge to University LRT station, leading directly to KL Sentral, KLCC which will be easily accessible to the entire Klang Valley area. The future MRT station at KL Sentral will enhance the transportation leading to Bukit Bintang, entertainment & shopping district and other parts of Klang Valley area.

Convenient Accessibility:

Easy access to all the major highways, via Federal highway, Kerinchi Link, New Pantai Express Highway and the exclusive residential area of Bangsar.

Established Amenities:

Surrounded by established amenities like banks, hotels, international schools, universities, shopping mall, entertainment areas, F&B outlets, etc.

Designer Concept / Façade:

Ted Givens, an award-winning US designer architect based in Hong Kong, is the lead designer for KL Gateway concept and facade design. He has an ability to transform strategic thinking into inspirational structure, bridging all constituents under the roof of a single purpose.

Community Mix:

The well planned integrated development mix in KL Gateway will attract the affluent expatriate group as well as the local affluent community to live and invest. This will further enhance the lifestyle and create a good community mix.

Integrated Development:

1st integrated development comprising shopping mall, residential, corporate office and proposed hotel / service suites with direct link bridge to a completed LRT station. The shopping mall will cater to all the conveniences and daily needs of the occupants and the hotel / service suites will provide alternative accommodation.

Unique and Exclusive Development:

So far there is no integrated development having a direct link to a completed LRT station. KL Gateway development is therefore unique and exclusive, and cannot be easily duplicated.

Successful Launches:

This development because of its exclusive location and uniqueness, has achieved high demand. Our recent launches for one block of corporate office tower and two blocks of residential are fully sold. The first residential block which was launched in October 2012 was fully sold within 2 months period. The second residential block which was launched in February 2013 was also fully sold within 2 months period.

SKYBRIDGE LINK



SKYBRIDGE LINK
100 metre



OVERVIEW OF COMPONENTS IN KL GATEWAY

RETAIL MALL



RETAIL MALL

- Size – 500,000sf gross area
300,000sf nett lettable area
- It will house the key necessities to cater for the community needs – Supermarket, bookstores, medical centre, day-care, gym, fully equipped DIY shop, F&B & entertainment.



RESIDENTIAL SUITES



RESIDENCES



PREMIUM RESIDENCES



CORPORATE OFFICE TOWERS



CORPORATE OFFICE TOWERS



PREMIUM RESIDENCES

FACADE DESIGN



DROP OFF AT LOWER GROUND 2



FACILITIES AT LEVEL 7



FACILITIES AT LEVEL 7



FACILITIES AT LEVEL 7



FACILITIES AT LEVEL 7

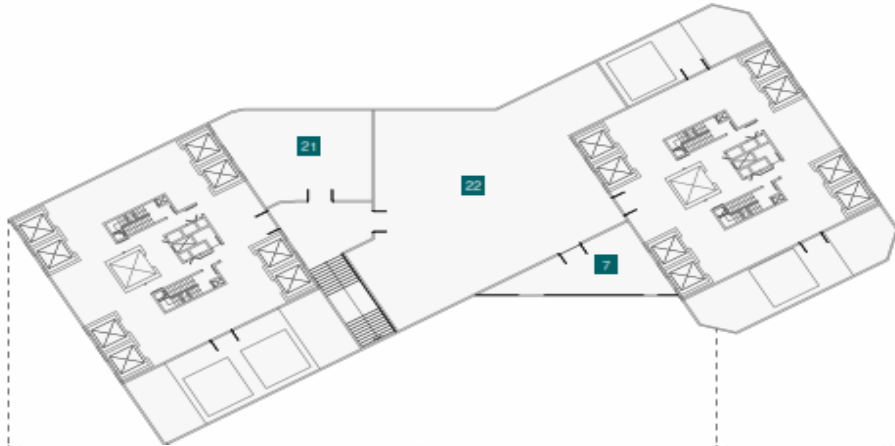


FACILITIES AT LEVEL 7M



FACILITIES AT LEVEL 7 AND 7M FLOOR PLAN

Floor 7m



Floor 7



Legend

1. Cantiliver Lap Pool
2. Sky Deck
3. Sculpture Lawn
4. Pool Deck Lounge
5. Zen Garden
6. Lawn
7. Viewing Deck
8. Wading Pool
9. Infinity Pool
10. Pool Lounge
11. Open Sundeck
12. Triangle Lawn
13. Mounding Play
14. Sitting Area
15. Pebbles Garden
16. Misty Garden
17. Tranquility Garden
18. Changing Room (Female)
19. Changing Room (Male)
20. Lounge
21. Management Office
22. Gymnasium
23. Surau (Male)
24. Surau (Female)
25. Laundry

PREMIUM RESIDENCES SELLING POINT

Uniquely in KL Gateway

- **Superb Location**

Centrally located in between KL and PJ. Minutes away to Bangsar, Premium high-end suburban area.

- **Perfect Connectivity & Convenient Accessibility**

Direct link bridge to Universiti LRT station, & easily accessible via Federal Highway, Kerinchi Link, NPE & Bangsar.

- **Integrated Development**

1st integrated development comprising shopping mall, residential, corporate office and proposed hotel / service suites with direct link bridge to a completed LRT Station.

- **Designer Facade Design:**

Designed by award winning architect, Ted Givens.

- **Final 2 Blocks of Residential Development in KL Gateway**

Final chance to own an Premium property within this location.

Exclusive Lifestyle for Premium Residences:

- **Private Lift Lobby**

The first residential development with private lift lobby design in Bangsar South area. Total privacy where each unit has only 1 neighbour and is served by lifts

- **Concierge service at main lobby**

Grand main lobby to welcome you home. Greeted by friendly Door Man & Reception.

- **Only 233 units per block, 8 units per floor**

- **Security system:**

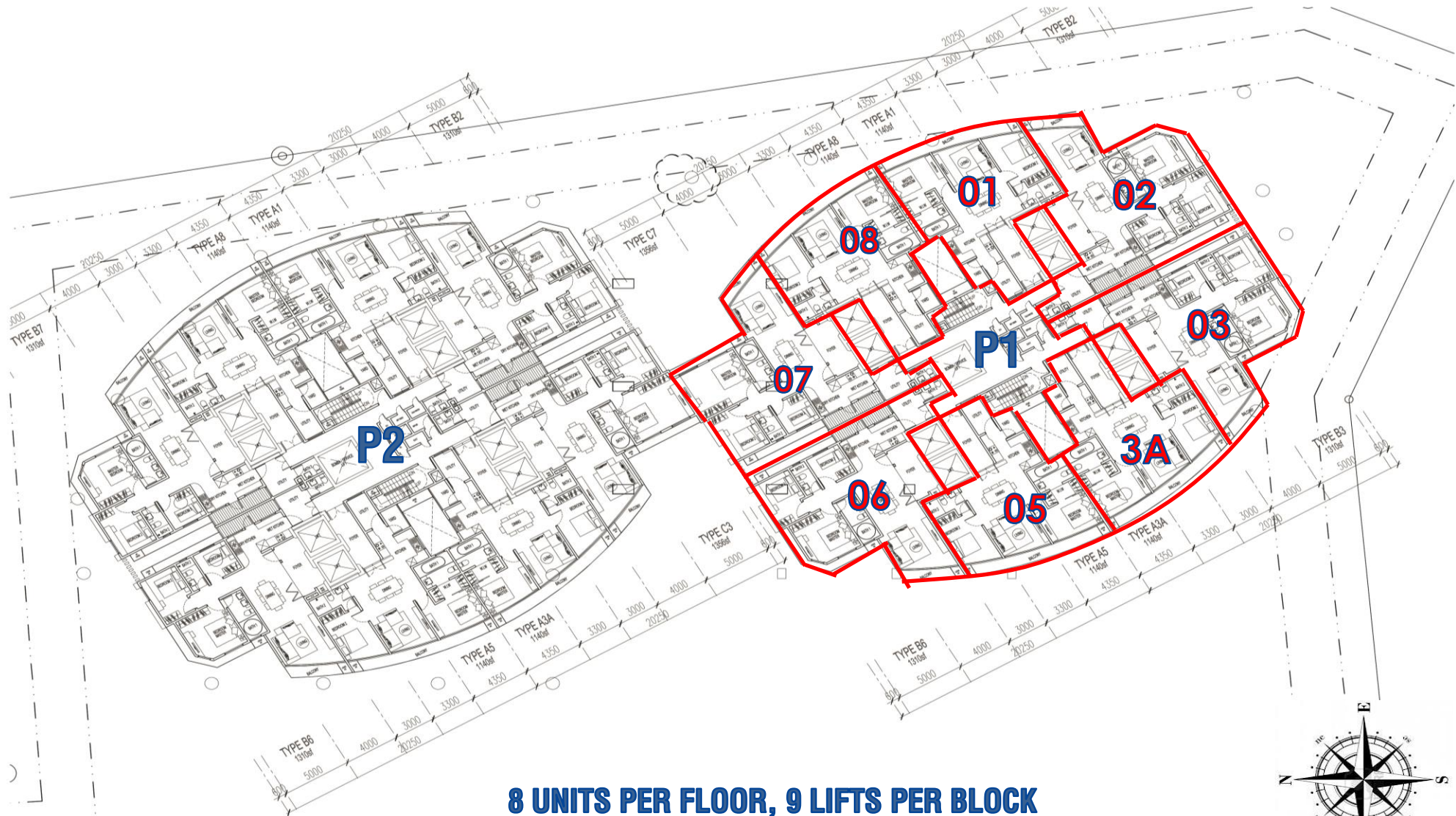
24-hour security with CCTV at car park, main lift lobby and lifts and Intercom system to each unit.

PRODUCT FACT SHEET - PREMIUM RESIDENCES

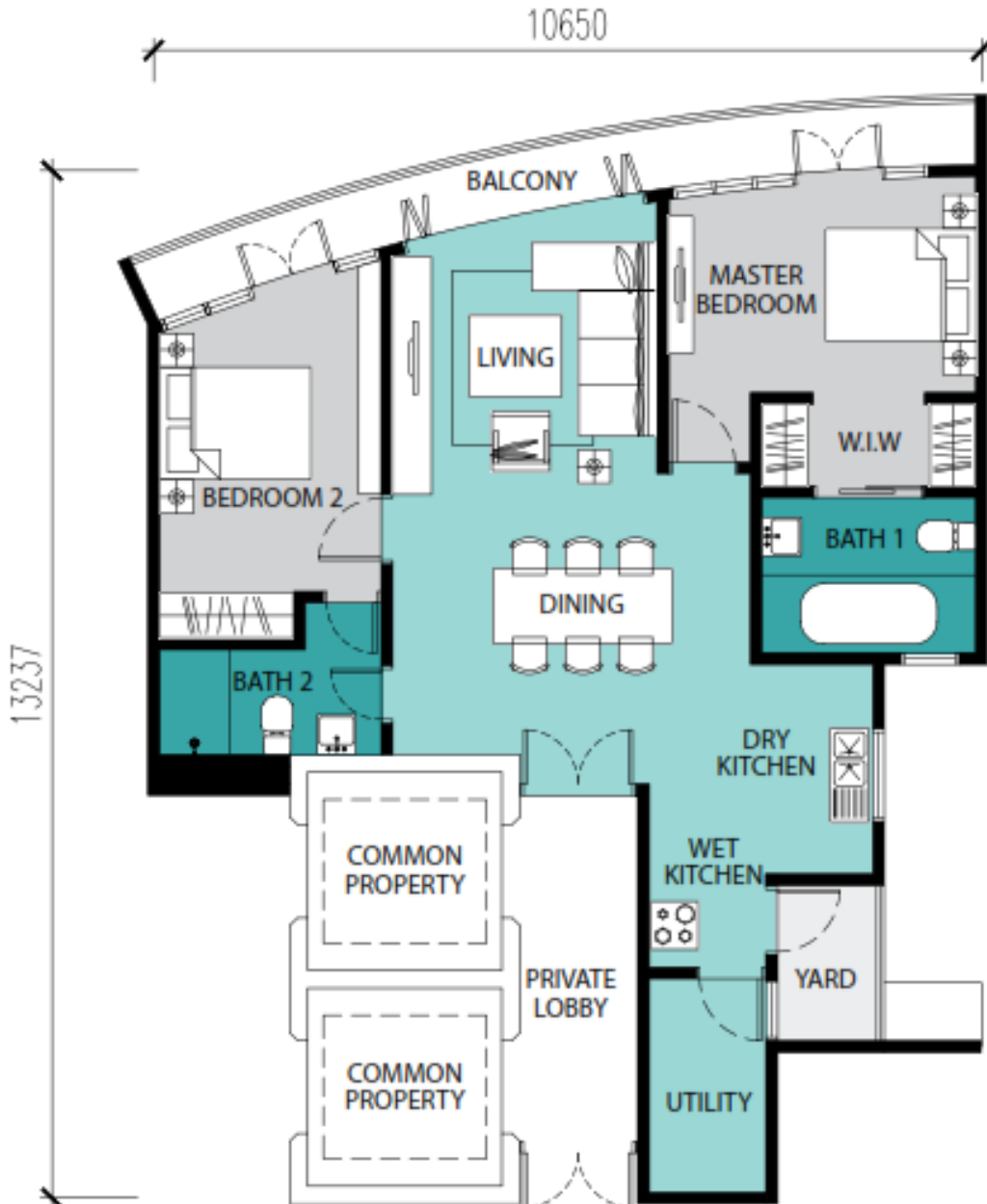
Type of Residential Suites :-

Type	Size	No. of units per floor	No. of rooms	Total no. of units	No. of floors
A	1,143 – 1,204 sq. ft.	4	2+1	116 (Level 8 – 36)	29
B	1,346 – 1,396 sq. ft.	3	3+1	87 (Level 8 – 36)	29
C	1,399 – 1,449 sq. ft.	1	3+1	29 (Level 8 – 36)	29
PH	NA	1	NA	1 (Level 37)	NA
Total:				233 units for each block	

TYPICAL UNIT LAYOUT BY BLOCK

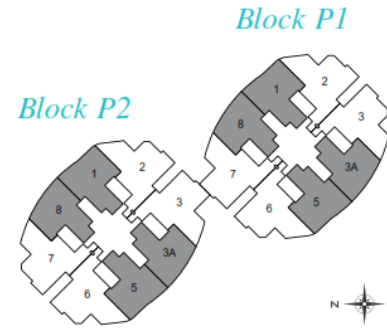


8 UNITS PER FLOOR, 9 LIFTS PER BLOCK
EACH UNIT SERVED BY 2 LIFTS WITH OWN PRIVATE LIFT LOBBY



FLOOR PLAN TYPE A

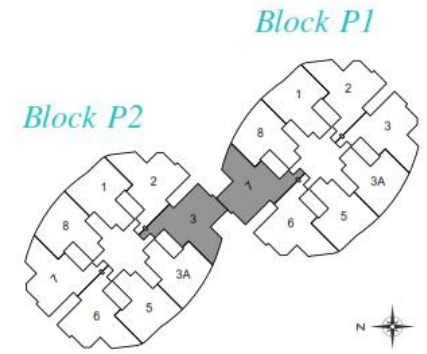
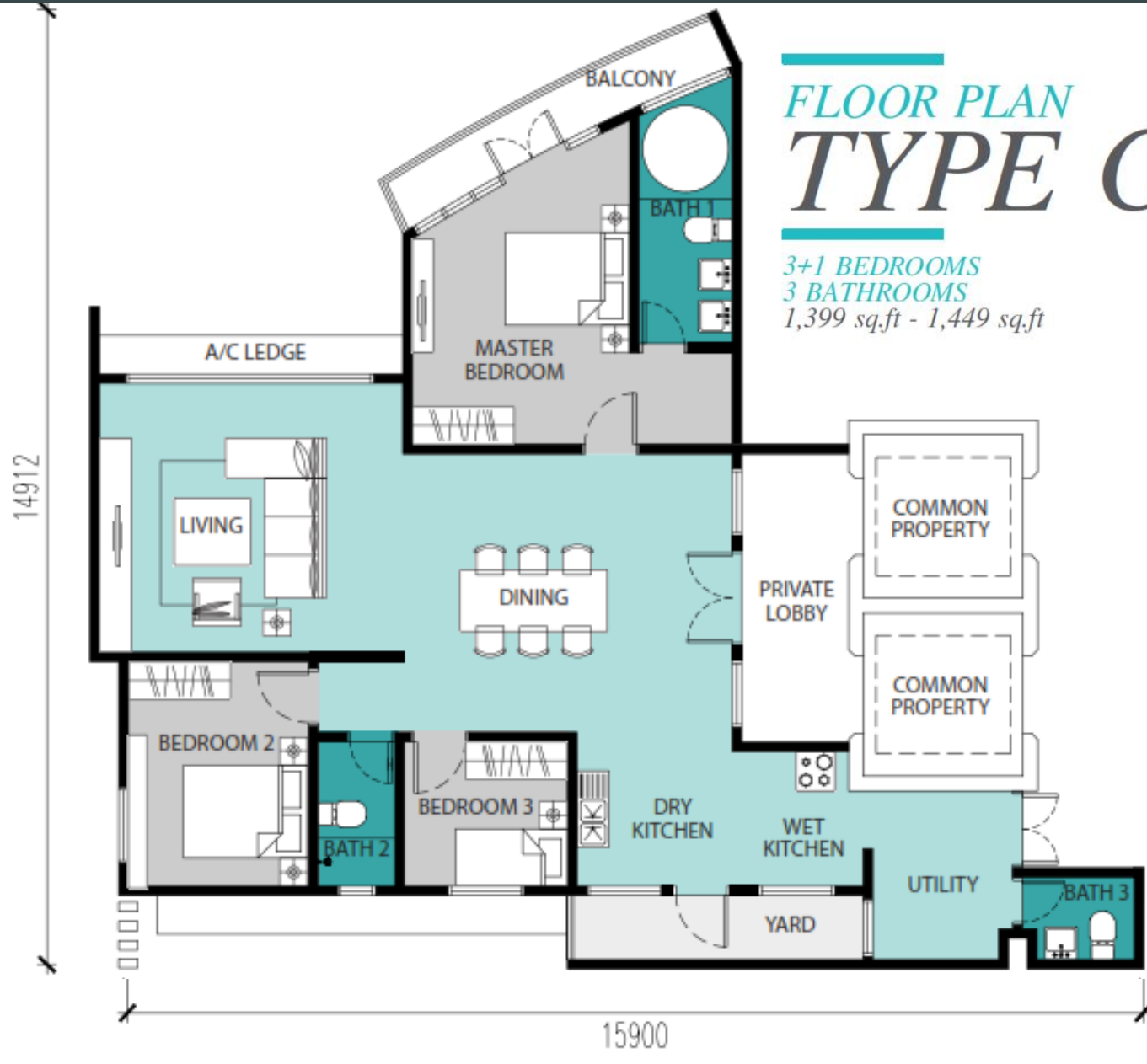
2+1 BEDROOMS
2 BATHROOMS
1,143 sq.ft - 1,204 sq.ft





FLOOR PLAN TYPE B

3+1 BEDROOMS
3 BATHROOMS
1,346 sq.ft - 1,396 sq.ft



INCENTIVE PACKAGE (Terms & Condition apply)

- 1) Discounts
- 2) Furnishing Package:
 - a) Kitchen cabinets
 - b) Kitchen appliances – hob, hood, & washer cum dryer
 - c) Air-conditioners (split unit) to living/dining and all bedrooms except utility room
 - d) Hot water system to all bathrooms except utility bathroom
 - e) Built-in wardrobe in all bedrooms except utility room
- 3) Legal fees and disbursement for SPA, DOMC and loan documents (panel solicitors only) borne by developer (AD-VALEROM stamp duty to be borne by purchaser). For foreign purchase, legal fees for state authority application to be borne by purchaser.

SHOW UNIT PERSPECTIVES

TYPE A – 2+1 BEDROOM FLOOR PLAN



PRIVATE LOBBY



LIVING ROOM





DINING ROOM



MASTER BEDROOM



MASTER BATHROOM



BEDROOM 2



SUMMARY



K L G A T E W A Y is a destination of choice offering: -

**Strategic
Location**

**Excellent
Connectivity**

**Established
Amenities**

**Award
Winning
Facade
Designer**

**Convenience
at Your
Doorstep**

ARTIST IMPRESSION



KL GATEWAY

TOLL FREE: 1800 888 2800

Developer:

Suez Domain Sdn Bhd

A member of Suez Capital Sdn Bhd

HQ:

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