

# PLATINUM SUITES

## KUALA LUMPUR



PLATINUM VICTORY PROPERTY



# Fully Furnished Property

# 裝潢齊全公寓



PLATINUM SUITES, KUALA LUMPUR

## THE INSPIRATION

Platinum Victory Property Sdn Bhd is proud to introduce Platinum Victory Face Project, a mixed development over 5 acres of freehold land on Jalan Sultan Ismail. The first phase, Platinum Suites, entails 51 storey fully furnished luxury condominiums. A lavish exterior to trendy interior, Platinum Suites looks set to become a place to call home for the high societies of Kuala Lumpur. Every detail, every square foot of space has been considered to personify the principles of fine living. The second and third phase of FACE project will include an additional block of fully-furnished service apartments and a tower comprising of upscale office suites and prestigious hotel. All three phases will unified by a landscaped urban park.

Platinum Victory Property Sdn Bhd 荣誉呈现Platinum Victory FACE Project 一项坐落在吉隆坡惹兰苏丹依斯迈，占地 5 英亩及拥有永久地契的综合发展计划。在第一期发展计划下兴建的Platinum Suites，是一座楼高 51 层，提供完善装修的豪华共管公寓。Platinum Suites 的外观豪气万千，室内设计时尚迎合潮流；每个设计细节，每平方尺的空间，皆彰显优越及尊贵的生活素质，势将成为吉隆坡上流社会梦寐以求的温馨家居。发展计划将公寓成为栽满花草树木，绿意盎然的人造城市公园。第二及第三期发展为豪华共管公寓，酒店和商业大楼。





Platinum Victory Property

# THE NEIGHBOURHOOD

Strategically located on Jalan Sultan Ismail, Platinum Suites is central to notable HQ in the Central Business District (CBD) and neighboring landmarks include Petronas Twin Towers, and KL Tower. Surrounding neighborhoods and immediate vicinities comprise of high-end residential, 5-star hotels, vibrant night life, retails shopping complexes, corporate offices and entertainment precincts. It is also a short stroll to the prestigious Kuala Lumpur City Centre Park, a delight for nature lovers. With the finest addresses in the city, the elite residence also boasts easy connectivity via the Light Rail Transits (LRT), the monorail and major expressways. The Dang Wangi LRT and Bukit Nanas monorails stations are a few minutes' walk for destinations through the city.

Platinum Suites 位于惹兰苏丹依斯迈商业区核心要津，声明远播的吉隆坡地标国油双峰塔和吉隆坡塔，仅在咫尺之遥。四周围地区有许多高档住宅和五星级酒店。这里也是购物广场、企业办公室和娱乐场所的集中地，夜生活脉搏的所在地。喜爱大自然的住户们，不妨漫步至邻近的吉隆坡中城中央公园，充分享受那片刻的宁静和新鲜的空气。作为城中最显赫的地址之一，这里与多条要道衔接，交通四通八达，而且轻快铁和单轨快铁站，步行几分钟可至，为住户们的出入带来了无比的便利。







# THE LIFESTYLE

Platinum Suites provides a lavish recreational area on its rooftop, a calm oasis from the bustling activities of the city. Tenants can enjoy cool dip in the infinity lap pool, or simply take in the magnificent Petronas Twin Towers view. Our Sky Lounge has been specifically designed to engage the city skyline with its floor to ceiling window. Residents can indulge friends and family within the private dining area and enjoy the blissful view of KL tower and the surrounding Bukit Nanas Park. Other amenities include 24hrs concierge, security and CCTV services, launderette, convenient store, cafe and visitor parking conveniently located on the ground floor level.

Platinum Suites 在顶层辟建了一个高尚的休闲区，让住户们有一个能够松弛身心，远离喧嚣的地方。这里除了可以饱览吉隆坡国油双峰塔的美好风光，也设有清凉的无边际泳池，健身中心备有各种先进的运动器材如跑步机和举重设备，供住户们舒展筋骨和强身健体。特别打造的顶层餐厅会客中心是落地玻璃窗，踞高临下可望遍吉隆坡，尤其是吉隆坡塔和咖啡山一带地区的景色，更是一览无遗。在此和亲友一面享用温馨的晚餐，一面尽情欣赏窗外美景，简直是人生一大乐事！其它设施包括 24 小时式住房管理服务、闭路电视辅助的保安服务、洗衣店、便利店、咖啡餐厅。访客停车场设在极为方便的底层。







# TYPE A

Perfection demands thoughtful consideration through form and function. Entering the suites through grandiose full height door, the impressive 3-meter ceiling instantly evoking sense of space and freedom. In pure white build palettes, high gloss bookcase system accentuates the reflection of the interior and geometric proportions. The modular elements cleverly integrated shelves, wall cabinets and writing desk in one sweeping architectural configuration. The use of different sumptuous textures combines with harmonious transition from one element to the next, from velvet upholstered sofa to the glass top coffee tables. Our interior Design team make a subtle and continual reference of practicality, modernity and refinement.

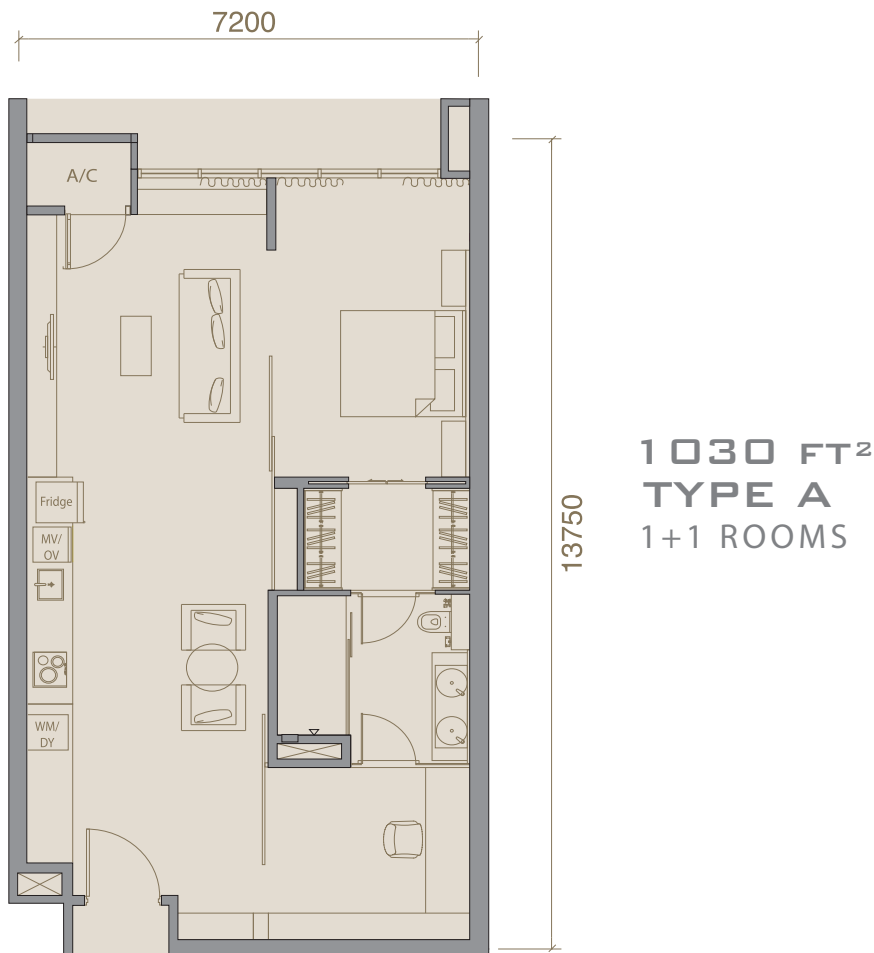
对完美的坚持，加上钜细靡遗的考量，造就了美观与实用的室内空间。走进这些套房式单位，迎面而来的是金壁堂皇的大门。3公尺高的天花板，凸显出宽敞与不受束缚的空间。纯白的色调，高光泽的书架式摆设，让室内设计显得更和谐。组合化元素巧妙地将架子、壁橱与书桌整合起来。丰富的材质，不管是毛绒沙发或玻璃咖啡桌都能营造出视觉的层次感。整个室内设计，以实用、现代和精致作为出发点。



# TYPE A

Typical Type A, A1, A2 and A3.

All the above typical type sharing similar interior design layout.



Design layouts are subject to amendments as required by the developer's Architect and/or appropriate approving authorities

室内平面设计可能在发展商的绘测师及/或有关核准当局的要求之下作出更改。

## TYPE B

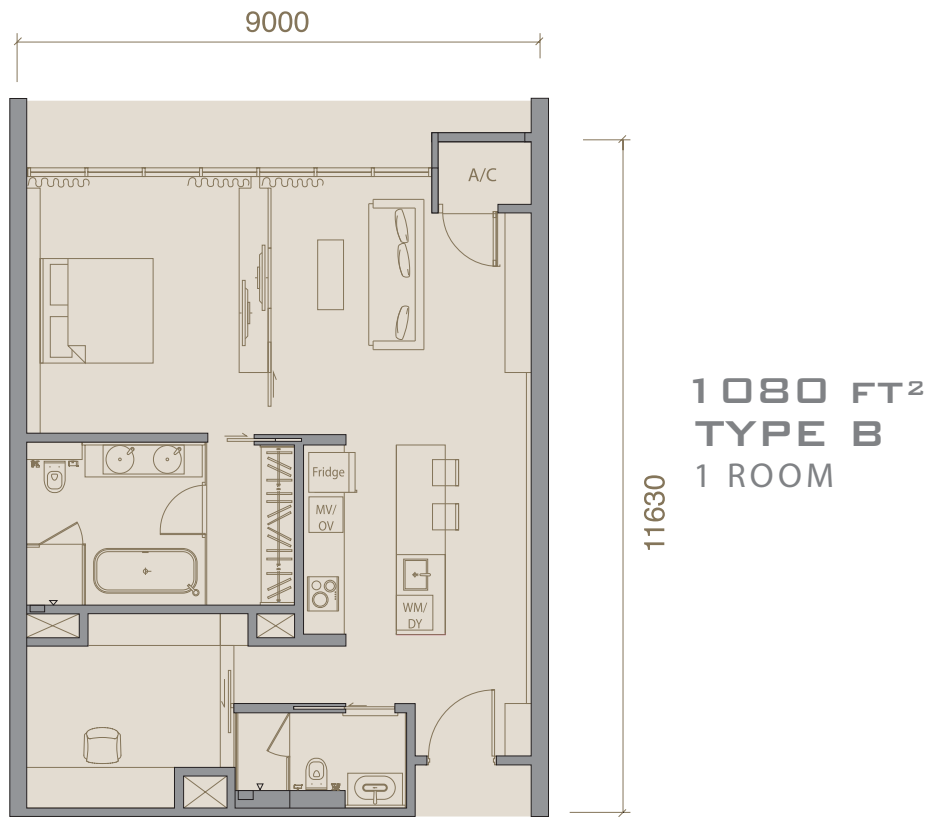
Bathing rejuvenates all of our senses, and provides total comfort and wellbeing. Each of our bathroom designs exemplifies incomparable level of quality and attention of details. Simply combine astute minimalism with graceful elegance, our bathroom featured an ideal mix of materials such as marble vanity top, floor to ceiling tinted glass wall, chamfered white marble stone work and satin nickel light fittings. All they provide an open invitation to indulge in ultimate luxury.

淋浴能使全身感器恢复活力，令身心舒适，健康。我们的浴室设计，出至于品质与细腻的工匠。所采用的材质包括大理石枱面，与天花板齐高的染色玻璃墙，镀铬的灯光装置，简约与优雅兼具。所有浴室皆采用线条流畅及形状精美的欧洲知名品牌。这些装置与设备，为浴室带来引人入胜的终极奢侈氛围。



# TYPE B

Typical Type B and B1.  
All the above typical type sharing similar interior design layout.



Design layouts are subject to amendments as required by the developer's Architect and/or appropriate approving authorities

室内平面设计可能在发展商的绘测师及/或有关核准当局的要求之下作出更改。

Platinum Victory Property



## TYPE C

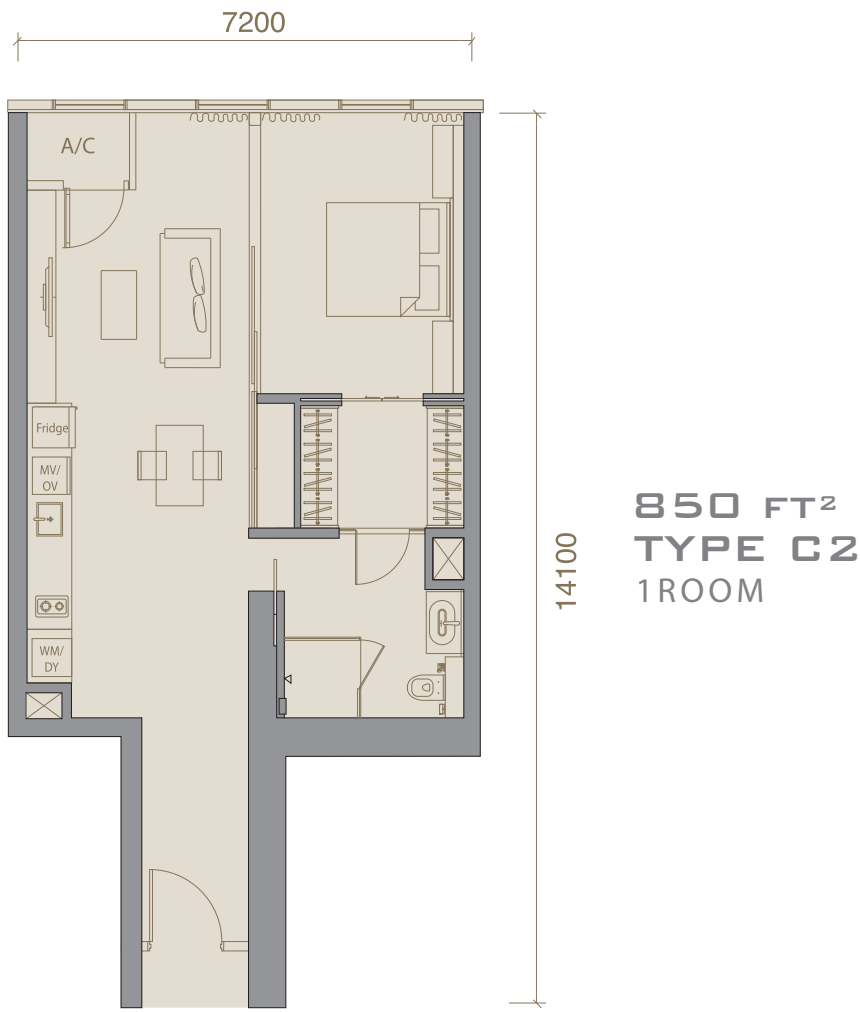
The high gloss finish bedside tables and opulent fabric headboard jointly give a strikingly sleek appearance along with the solid and durable bed frames. Fabric blackout curtain with sheer roller blind perfectly complements the luxurious king size mattress, a heavenly combination for restful night. The walk in closet is characterized by vertical wall panels which underline the solidity of shapes and the geometry. The system proposes an advanced organization of the internals parts where functionality and personal style are coinciding. A range of accessories shelves, clothes rack, pullout trouser holder, chest of drawers and floor containers make storage a breeze. The versatility of free positioning in height of the accessories confirms that flexibility of the system. High gloss white finishes further enhance geometric composition.

床边为高光泽涂料桌面，床头板搭配双人床垫，布质窗帘辅以垂直式卷帘，整体设计凸显了强烈的时尚奢华风格，舒适的氛围，让您夜夜好眠。结实而符合几何学的衣橱，里面附设各种实用及方便的架子、轨道式衣架、抽屉式裤架；橱柜和地面置物箱，使置物空间绰有余裕。衣橱系统可调整架子高度，方便使用。高光泽涂料的白色系面板，进一步强化了整体的几何学视觉。



TYPE C

7200



Design layouts are subject to amendments as required by the developer's Architect and/or appropriate approving authorities

室内平面设计可能在发展商的绘测师及/或有关核准当局的要求之下作出更改。



FACE

PLATINUM SUITES, KUALA LUMPUR

## TYPE D

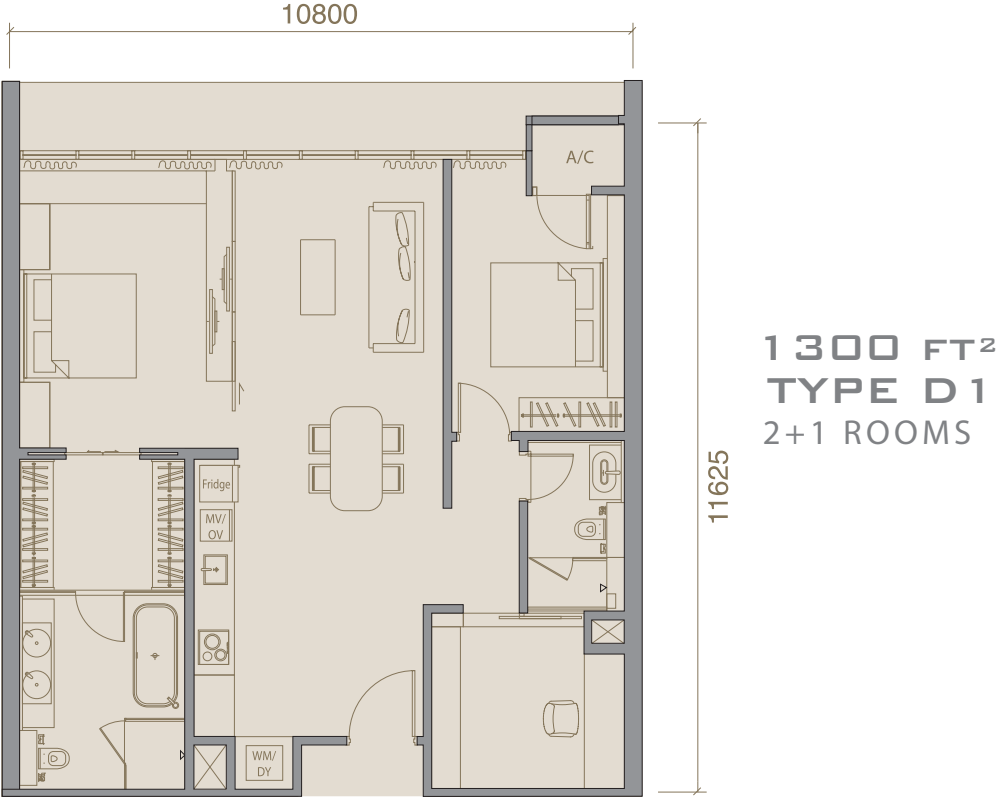
Our SOHO concepts features an ideal home office in most of the layout. Plenty of shelving and low level cabinets ensure the study is both functional whilst providing maximum comfort working from home. Luxurious wall paper unites with slim and clean lines of hanging shelves emanating a sense of buoyancy. The wall mounted top cabinets integrated with deep shelves and low level writing desk, which creates a convenient space for office equipment, computer and peripherals. Full height glass door with integrated sensor-controlled magic switch transcend the basic purpose of home office and set precedents in lavish and enduring office design.

我们的设计概念是迎合都市社会生活，让居住者也能在居家办公。整合书架和书桌的设计功能，创造出无限舒服的工作环境，从时尚的欧洲进口壁纸到办公区电动玻璃门。设计师巧妙的为空间带来跨时代的流行居住理念。



# TYPE D

Typical Type D and D1.  
All the above typical type sharing similar interior design layout.



Design layouts are subject to amendments as required by the developer's Architect and/or appropriate approving authorities

室内平面设计可能在发展商的绘测师及/或有关核准当局的要求之下作出更改。

## TYPE E

Our proprietary modular kitchen system highlighting the value of materials and finishes with geometric units and maximum simplicity. Platinum Suites kitchen offer ample storage spaces as does the wall mounted tall cabinets, in white color glass finish. The spacious solid surface kitchen island acts as the perfect breakfast bar and work surface. More than luxury, our designer maximizes minimalism to create a unique and incomparable cooking environment which encompasses triangulation of fridge, basin and hob, a new era ergonomically approach to minimize movement and improve interactions with appliances.

我们独有的组合式厨房系统，尽善尽美的材质与完工，彰显了至佳的简约主义。正如图中的白色玻璃壁橱所显示，结实坚固的厨房柜架，即是绝佳的享用早餐吧台，亦是准备美食材料的理想桌面。设计师优化了厨房的奢侈布局与格调，营造出一个无与伦比的饮食环境，无论是电冰箱、水盆和电炉，其位置所在都符合人类工程学，相互呼应的微妙互动关系，使用起来格外方便，让主妇能大展厨艺。

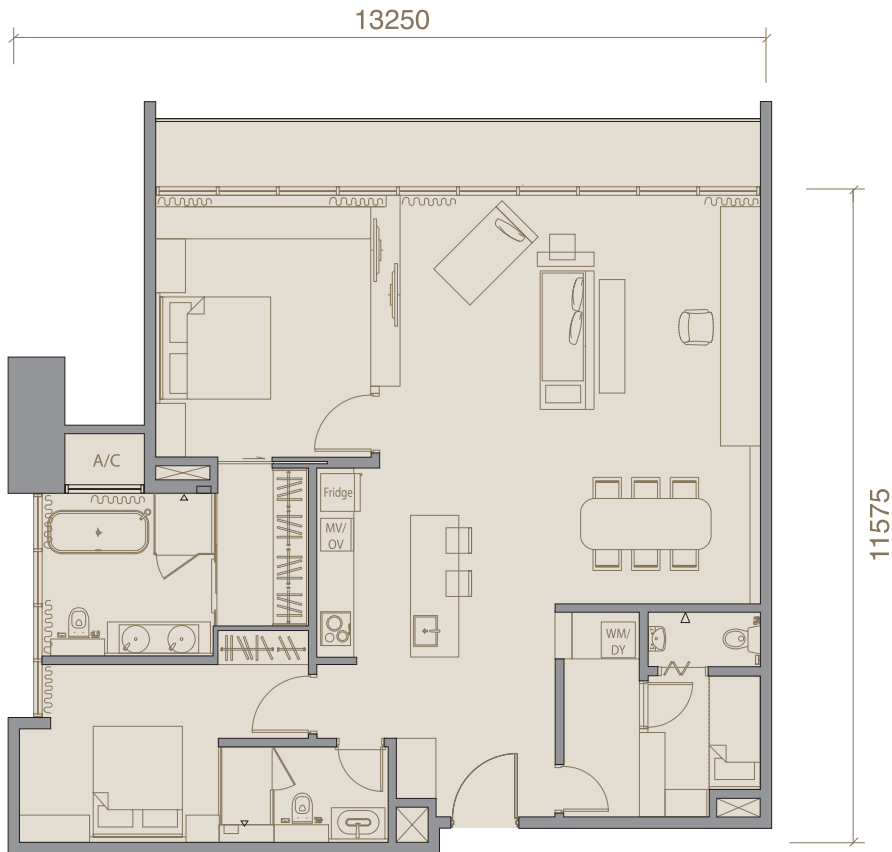




# TYPE E

## Typical Type E and E1

All the above typical type sharing similar interior design layout.



**1490 FT<sup>2</sup>**  
**TYPE E1H**  
**2+1 ROOMS**

Design layouts are subject to amendments as required by the developer's Architect and/or appropriate approving authorities

室内平面设计可能在发展商的绘测师及/或有关核准当局的要求之下作出更改。

# SPECIFICATION

## STRUCTURE / 构造

Reinforced Concrete Frame and/or  
Reinforced Prestressed Concrete Frame  
钢筋水泥框架及/或预应力强化水泥框架

## WALL / 墙壁

Reinforced Concrete and/or Masonry Brick and/or  
Light Weight Brick/Block/Drywall Partition  
钢筋水泥及/或砖石及/或轻质砖/墙块/石膏板隔墙

## WALL FINISHES / 墙壁选料

Skim Coat/Plaster & Paint and/or Marble and/or  
Quality Tiles and/or Mirror/Glass Panel and/or  
Wallpaper/Wall Vinyl Covering  
粉灰涂层/石膏及油漆及/或云石及/或高级砖

## FLOOR FINISHES / 地板选料

Marble and/or Timber Floor and/or Quality Tiles and/or  
Cement Screed  
云石及/或木材地板及/或高级瓷砖及/或水尼刮板

## CEILING FINISHES / 天花板选料

Skim Coat & Paint and/or Plaster Ceiling  
粉灰涂层及油漆及/或石膏天花板

## ENTRANCE DOOR / 大门

Solid Core Timber Door  
实木门

## INTERNAL DOORS / 室内门

Timber Door and/or Glass Door and/or PVC Door  
木门及/或玻璃门及/或PVC门

## WINDOWS / 窗

Aluminum Framed Glass Windows  
铝架玻璃窗

## IRONMONGERY / 门锁

Quality Locksets  
优质锁具

## PAINT WORKS / 漆料

Emulsion Paint (Internal) 乳化漆(内部)	Weather Shield Paint (External) 全天候户外漆(外部)
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## FIRE PROTECTION / 防火设备

Automatic Sprinkler System (Internal)  
自动喷水系统

# The Purchaser acknowledges, confirms and agrees that:

购买者明白，证实及同意：

## Timber 木材

Timber is a natural material containing grains and tonal differences, thus its not possible to achieve total consistency of colours and grain in its selection and installation.

木材是一种有纹理及不同色泽的天然材质，因此我们所挑选及安装的木材，不可能完全在颜色及纹理上取得统一。

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## Marble 大理石

Marble being the product of nature is subject to variations in color, veining and texture. The tonality and pattern of the marble selected and installed shall be subject to availability and to the conditions that it be accepted if within the range of colors common to the source from which the type of stone originated. Absolute resemblance and consistency cannot be guaranteed. No claims will be entertained on this aspect.

大理石属于天然材质，因此在色泽、纹理及质地上会有所不同。我们所挑选及安装的大理石，其颜色及纹理视是否有现货，以及购买者是否接受同一来源及属于普通颜色的大理石而定。我们并不能保证有关大理石的绝对相似及统一，因此这方面所引起的任何索赔将概不受理。

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## Tiles 瓷砖

Tile surface flatness and tonality cannot be perfect in every batch, thus it's not possible to achieve total consistency of colours and flatness at the joints in its selection and installation

每批瓷砖的平滑度与色泽均不完美，因此我们不可能在挑选及安装时，确保在颜色及接缝处的平滑度上完全取得统一。

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## Materials, Fittings, Equipment, Finishes, Installations And Appliances

材质、装置、配备、选料、装备与器具

The brand, color and model of all materials, fittings, equipment, finishes, installations supplied shall be provided subject to Architect and/or Interior Designer's selection market availability and the sole discretion of the Developer.

所有获供应的材质、装置、配备、选料、装备与器具，其品牌、颜色及款式，皆视绘测师及/或室内设计师的挑选及市场是否有现货而定。发展商拥有单方面的决定权。

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## Specification 规格

All the above specification shall subject to variation and modification of Architect and/or Interior Designer's final design.

以上所有规格的更改及矫正，视绘测师及/或室内设计师的最后设计而定。

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## Layout / Location 平面设计/位置

Layout/location of all joinery, fittings, equipment, appliances, electrical points, door swing positions and types of door (swing, sliding, folding) are subject to Architects and/or Interior Designer's sole discretion.

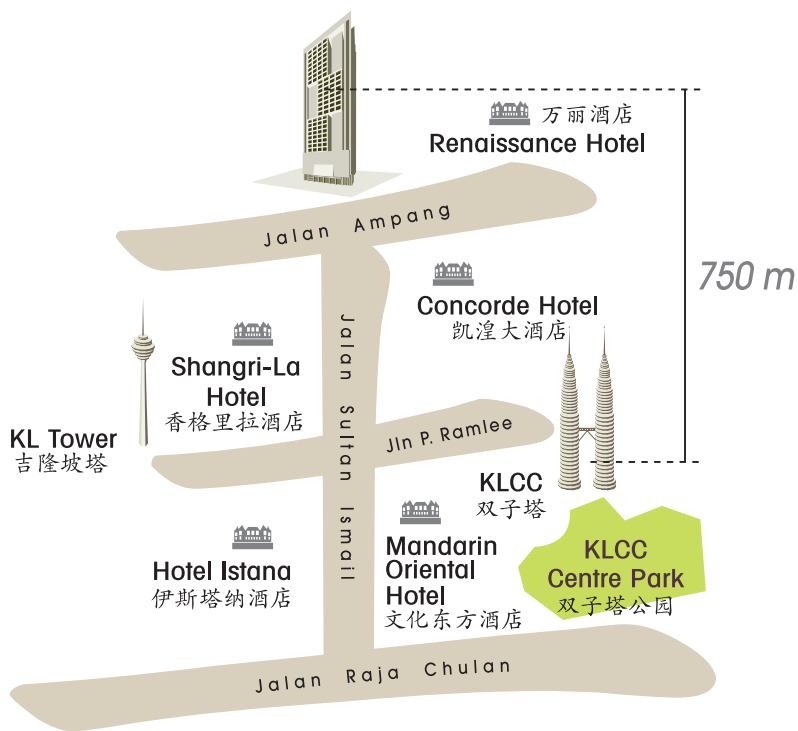
绘测师及/或室内设计师拥有对所有细木工、装置、配备、器具、电气安装点、门开关位置及门(旋门、滑门、摺门)种类的平面设计/位置的单方面决定权。

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## Warranties 保固期

Warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Developer at the unit, shall assign to the Purchaser such warranties at the time when possession of the unit is delivered to the Purchaser.

任何由发展商装置在有关单位的配备及/或器具，均享有由厂商及/或承包商及/或供应商均所给予的保固期。发展商应将有关单位连同此保固期移交给买者。





# FACE CONTACT

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**PLATINUM VICTORY PROPERTY SDN BHD**

(668178-V)

**金 满 成 功 产 业 有 限 公 司**

Developer License No. 11699-1/07-2017/02318(L) Validity Period : 27/07/16 - 27/07/17 Tenure : Freehold Building Plan Authority : Dewan Bandaraya Kuala Lumpur [DBKL] References no. [43]dlm.BP T3 OSC 2011 Expected Date Of Completion : December 2015 Land Encumbrances : Ambank [M] Berhad Advertising Permit No : 11699-1/07-2017/02318(P) Validity Period : 27/07/16 - 27/07/17 Unit Type/Size/Total remaining: Type A (1+1room)(1020 sqft): 22 Type A1(1+1)(1030 sqft): 6 Type A2 (1+1)(880 sqft): 9 Type A3 (1+1)(900 sqft): 3 Type AM(1+1)(1025 sqft): 8 Type A1M(1+1)(1035sqft): 6 Type A2M(1+1)(880sqft): 5 Type AH (1+1)(1035sqft): 22 Type A1H (1+1)(1035sqft): 4 Type A2H (2)(880sqft): 5 Type BM(1+1)(1080sqft): 2 Type B1M (1+1)(1100sqft): 1 Type BH (1+1)(1100sqft): 1 Type B1H (1+1)(1110sqft): 2 Type C2 (1)(850sqft): 15 Type C2M (1)(880sqft): 2 Type C2H(1)(890sqft): 13 Type D (1+1)(1090sqft): 9 Type D1 (2+1)(1300sqft): 7 Type D1M (2+1)(1315sqft): 4 Type D1H (2+1)(1325sqft): 7 Minimum Price : RM1,275,000.00 Maximum Price : RM2,819,000.00 [5% discount for Bumiputra] Type: Serviced Apartment Total Remaining Units : 194