



THE RUMA
RESIDENCES
Kuala Lumpur

LOCATION INTRODUCTION

MALAYSIA



With its current population of **28 million** [half of which are **under 27 years** of age]. Urbanization occurs at an alarming rate of 10% per annum and with supply estimated at 44% of current demand, the Malaysian property market is an exciting place to invest in right now. High affordability; low interest rates, mortgage lenders providing longer repayment periods, and with wages increasing- indicators for profitable investment abound.



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KUALA LUMPUR CITY CENTRE

The central district for business and pleasure, KLCC as it is commonly known, is the popular centre for multi national business and tourism, and with the majority of 5 and 6-star hotels in the area, this downtown spot offers everything for businessmen, expatriates and tourists alike. With the most happening restaurants, shopping malls, and beautiful green parks, KLCC is the jewel of Kuala Lumpur.

With the booming Malaysian economy and rapidly urbanizing population, city centre demand remain very high and yields and appreciation are following suit. KL itself is in prime location for this growth, being home one of the world's longest fully automated light rail transit system



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Actual View from the Site

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NEARBY FACILITIES AND AMENITIES @ KLCC





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Multi-National Corporate Offices

Financial Institutions

Embassies

5- & 6-star hotels

Shopping Malls

F&B Outlets

Entertainment Zone

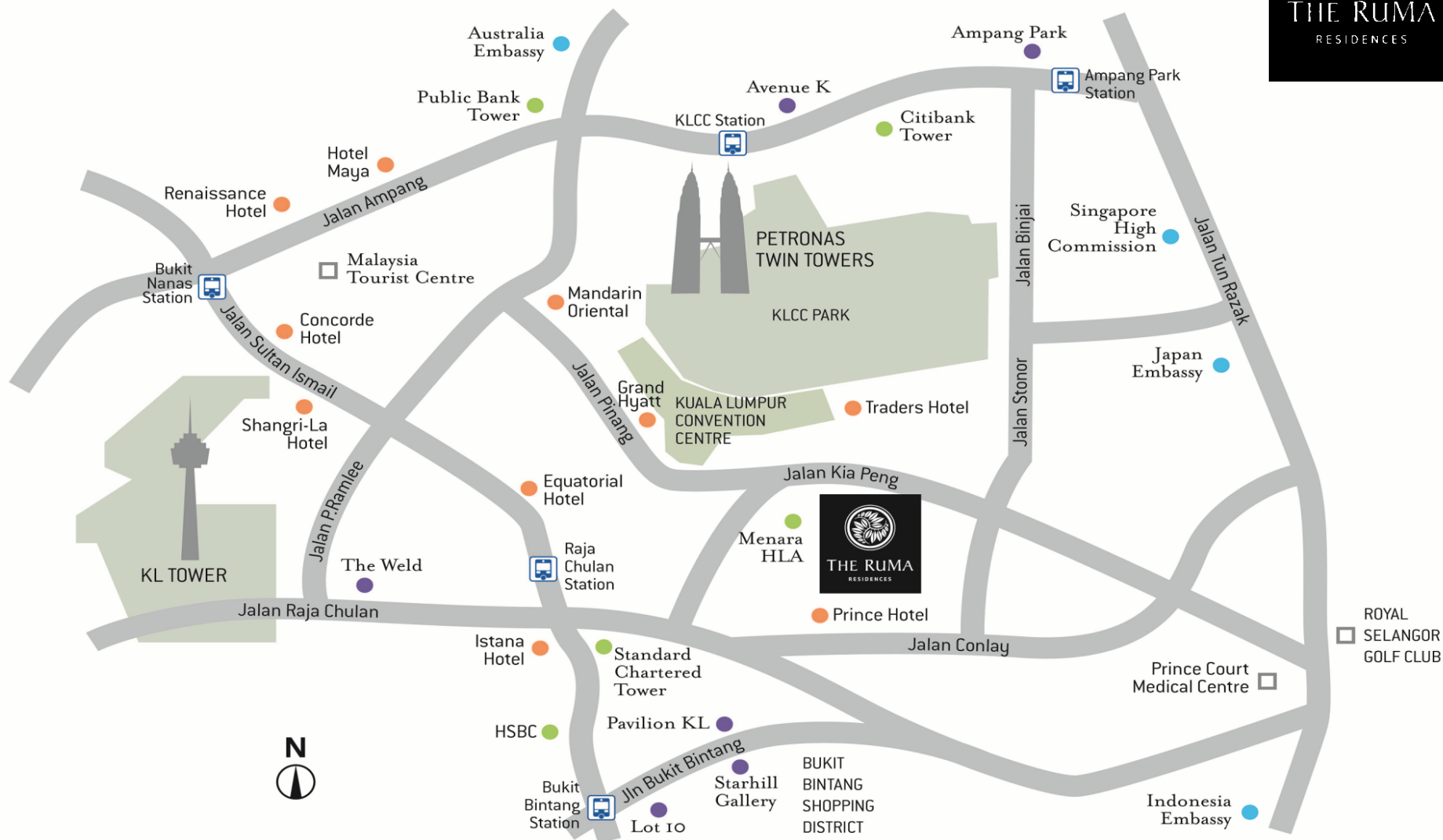
Hospitals

International Schools

LOCATION MAP



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ROYAL
SELANGOR
GOLF CLUB

Prince Court
Medical Centre

Indonesia
Embassy

Starhill
Gallery



Prince Hotel

Menara
HLA

Jalan Kia Peng

KUALA LUMPUR
CONVENTION
CENTRE

Grand
Hyatt

Jalan Pinang

Mandarin
Oriental

Malaysia
Tourist Centre

Hotel
Maya

Renaissance
Hotel

Bukit
Nanas
Station

KL TOWER



Australia
Embassy

Public Bank
Tower

Avenue K

KLCC Station

Citibank
Tower

Ampang Park

Ampang Park
Station

Singapore
High
Commission

Japan
Embassy

Jalan Binjai

Jalan Stonor

Jalan Conlay

Jin Bukit Bintang

Pavilion KL

Standard
Chartered
Tower

HSBC

Bukit
Bintang
Station

Lot 10

Istana
Hotel

The Weld

Jalan Raja Chulan

Shangri-La
Hotel

Jalan P. Ramlee

Malaysia
Tourist Centre

Hotel
Maya

Public Bank
Tower

Australia
Embassy



● HOTEL ● SHOPPING MALL ● CORPORATE OFFICE ● EMBASSY



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CONTEMPORARY LIVING

The RuMa 'S UNIQUE SELLING PROPOSITIONS

- **FREEHOLD** : no foreign ownership restriction & fully transferable strata title
- Adjacent to the world tallest twin building KLCC Twin Towers, 50-acre KLCC Park, KL Convention Centre and KLCC Aquaria with existing covered elevated walkway to Bintang Walk Shopping District.
- **Short Walking Distance to KLCC LRT station and Raja Chulan Monorail Station**
- Easy access to few major highways and roads such as Jalan Ampang, Jalan Sultan Ismail, Jalan Raja Chulan, Jalan Tun Razak, Ampang-KL Elevated Highway, Smart Tunnel, KL-Putrajaya Highway & etc.
- **Establish neighbourhood surrounded by full range of facilities and amenities such as:-**
 - a] Hospitals- Prince Court [1km], HSC [2km], Gleneagles Hospital [4km]
 - b] International Schools- Sayfol Int. School [3km], Fairview Int School [3.5km], ISKL [5km]
 - c] Royal Selangor Golf and Country Club [1km]
 - d] MNC's Offices, Embassies, 5-stars hotels, international banks, F&B and entertainment outlets
- GBI [Green Building Index] Certified *[targeted to achieve GOLD standard]
- **Hotel to be operated by an international award-winning hotel operator**

The RuMa 'S UNIQUE SELLING PROPOSITIONS

In a nutshell...

- Prime/ iconic location
- Bespoke hotel operator
- Green Building Index Certified
 - World-class designer
 - Luxurious finishes
- Vintage charm of Malaysian plantation
 - Modern Comfort
 - Elite lifestyle

Investment in Hotel Suites

- Asset Ownership- Proud owner of a hotel; Part of a huge business plan
 - Guaranteed Rental Return for first 5 years
- Flexibility in exiting anytime- individual freehold strata title
 - Perks- e.g. 7 days free stay; Discount on F&B, etc



THE RUMA HOTEL

@ KUALA LUMPUR CITY CENTRE

Hotel Suites

253 Modules

441 – 1,023 sq ft

(41 – 95 sq m)

Hotel Facilities



Swimming pool

Sun Deck

Gym

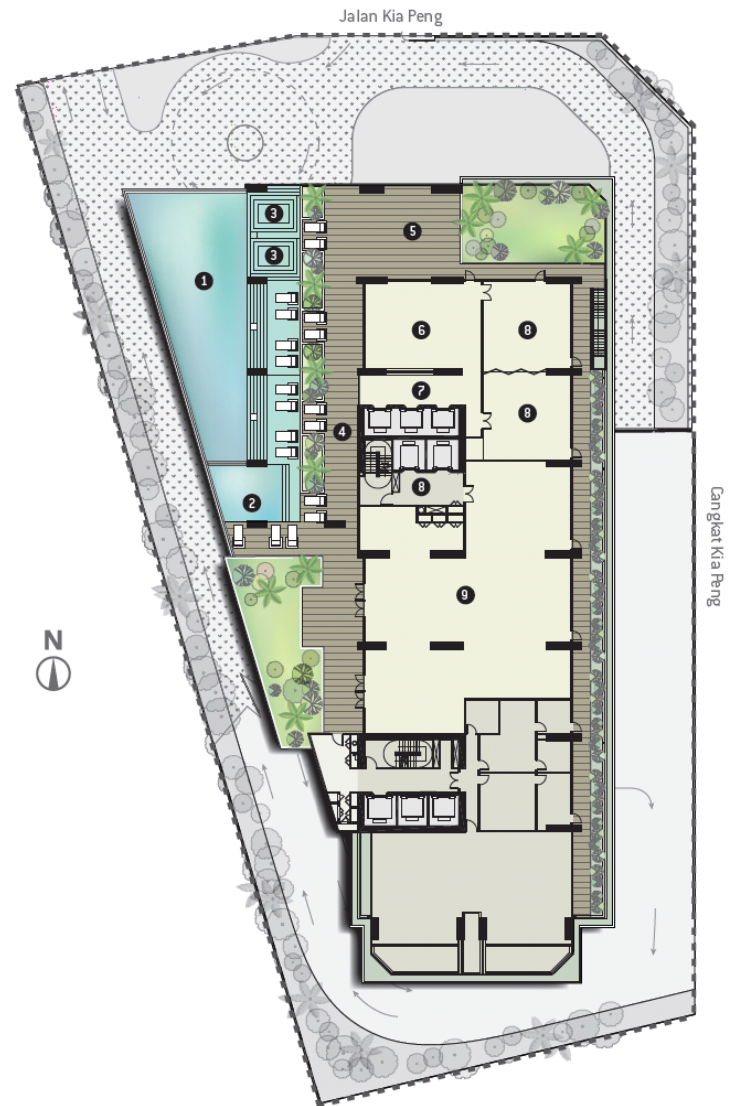
Jacuzzi

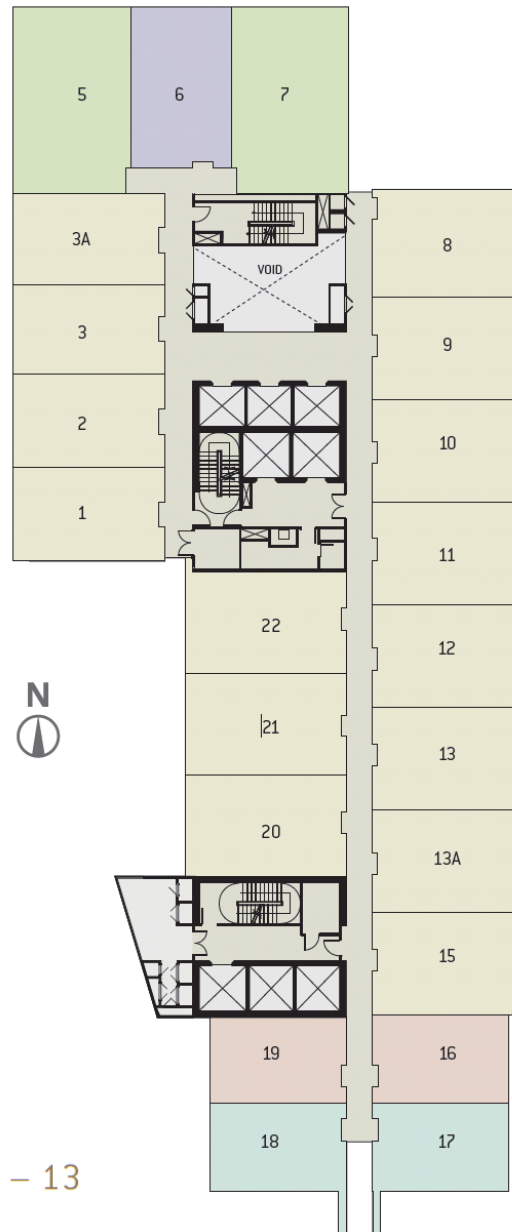
Pool Bar

Hotel Spa

Meeting Rooms






Restaurant



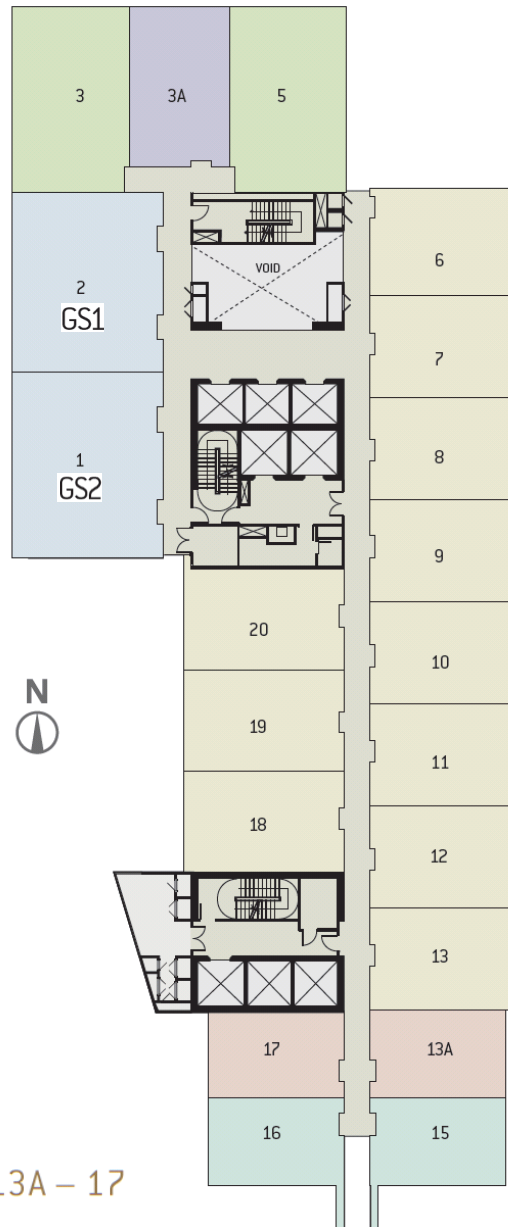







Hotel Suites

Typical Floor Layout • level 7 – 13

	DELUXE ROOMS (TYPE C1)	441 sf
	DELUXE ROOMS (TYPE C2)	452 sf
	DELUXE ROOMS (TYPE A)	463 sf
	JUNIOR SUITES (TYPE B)	635 sf
	GRAND ROOM (TYPE B1)	506 sf



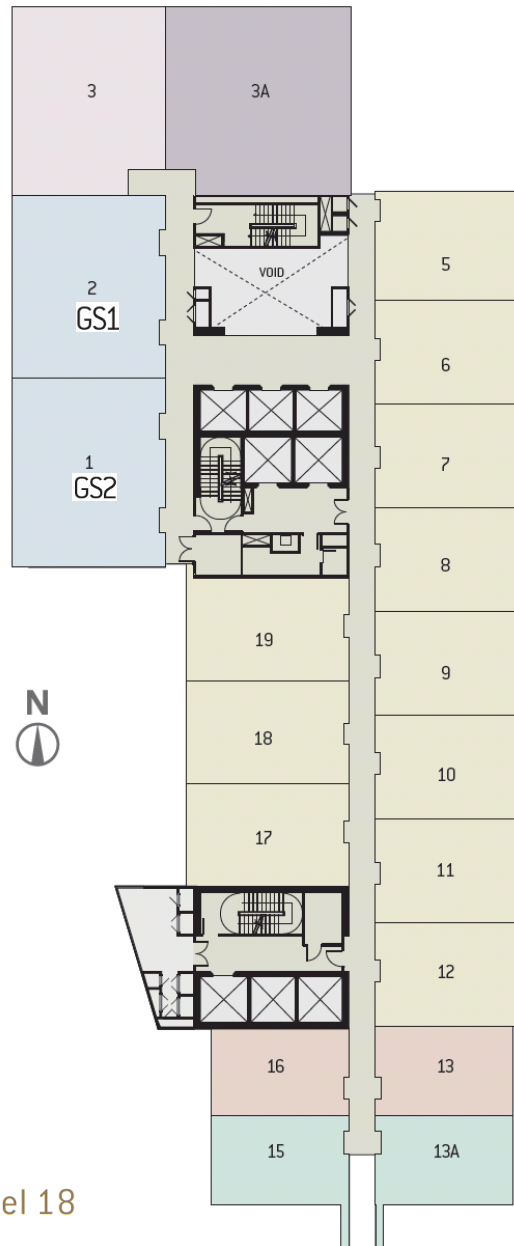








	DELUXE ROOMS (TYPE C1)	441 sf
	DELUXE ROOMS (TYPE C2)	452 sf
	DELUXE ROOMS (TYPE A)	463 sf
	JUNIOR SUITES (TYPE B)	635 sf
	GRAND ROOM (TYPE B1)	506 sf
	GRAND SUITES (GS1 - GS2)	926 sf

Hotel Suites

Typical Floor Layout • Level 13A – 17





	DELUXE ROOMS (TYPE C1)	441 sf
	DELUXE ROOMS (TYPE C2)	452 sf
	DELUXE ROOMS (TYPE A)	463 sf
	GRAND SUITES (GS1 - GS2)	926 sf
	JR. PRESIDENTIAL SUITE	807 sf
	MAIN PRESIDENTIAL SUITE	1,023 sf

Hotel Suites

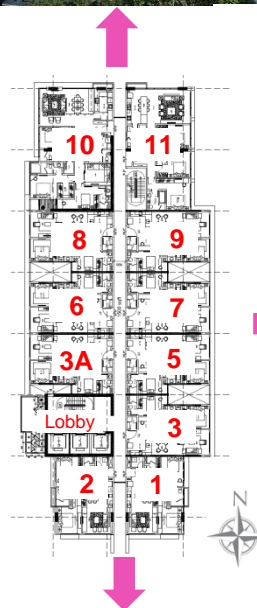
Typical Floor Layout • Level 18



Panoramic View At Level 16



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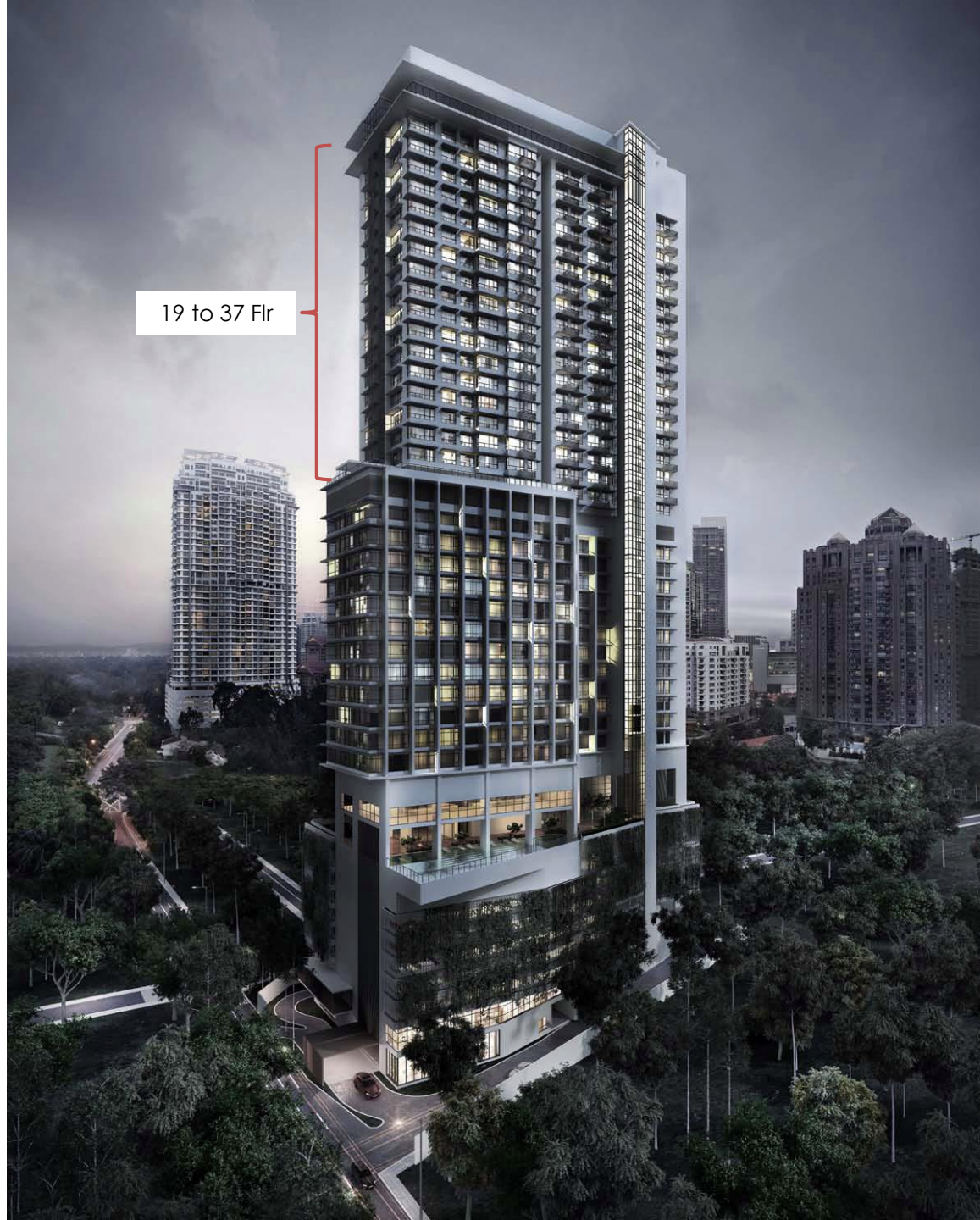
@ JALAN KIA PENG, KLCC

Serviced Residence

199 Modules

915 – 1,830 sq ft

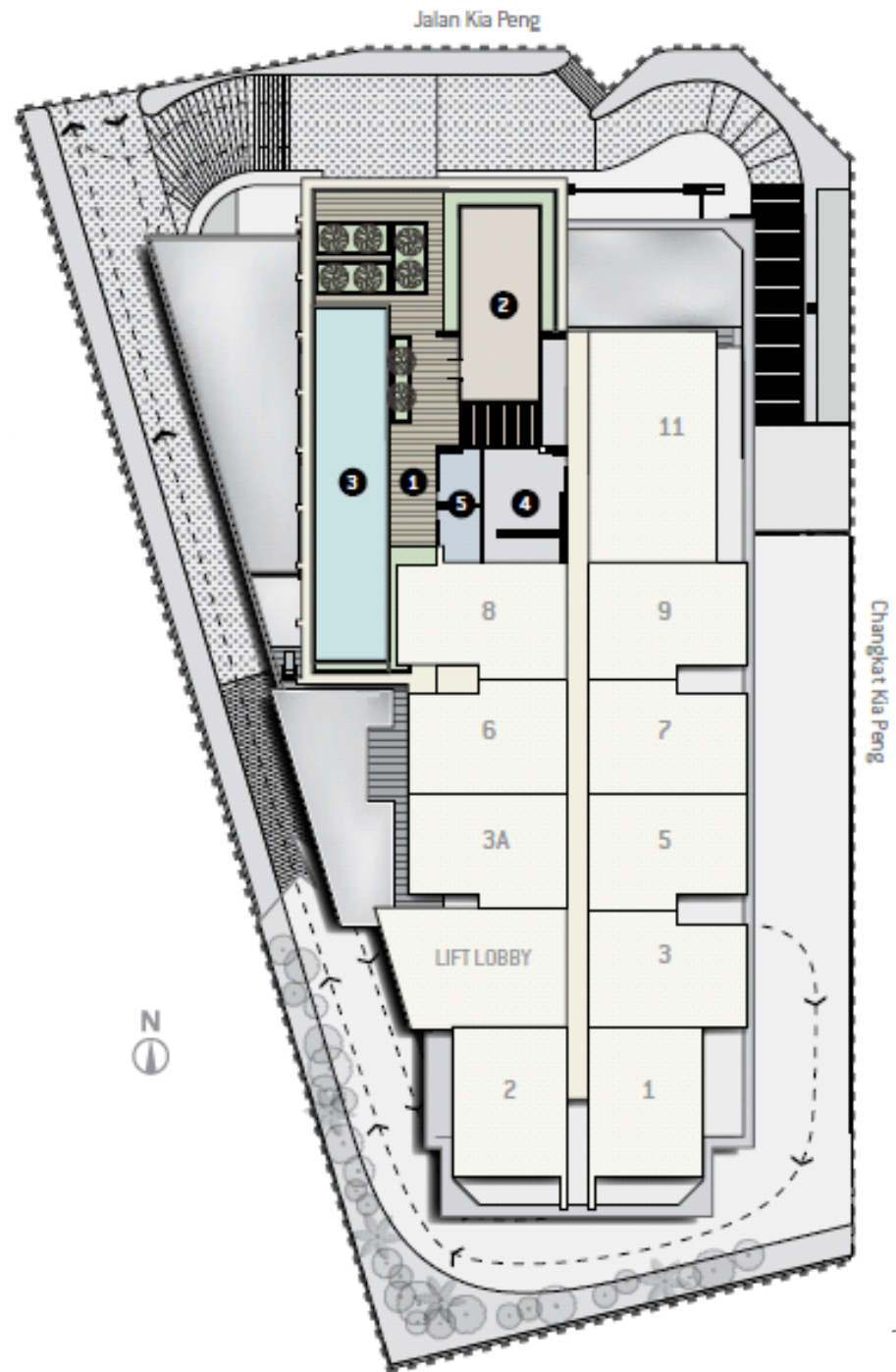
(85 – 170 sq m)







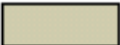

The RuMa Residences

Facilities Plan • Level 19

1. Sun Deck
2. Gym
3. Swimming Pool
4. Multi-purpose Room
5. Changing Room





-  TYPE A (915 SqFt)
-  TYPE A1 (980 SqFt)
-  TYPE A2 (915 SqFt)
-  TYPE B (1,830 SqFt)
-  TYPE C/C1 (1,356 SqFt)
-  TYPE D (915 SqFt)

**Typical Floor Plan
Level 20 to 36**





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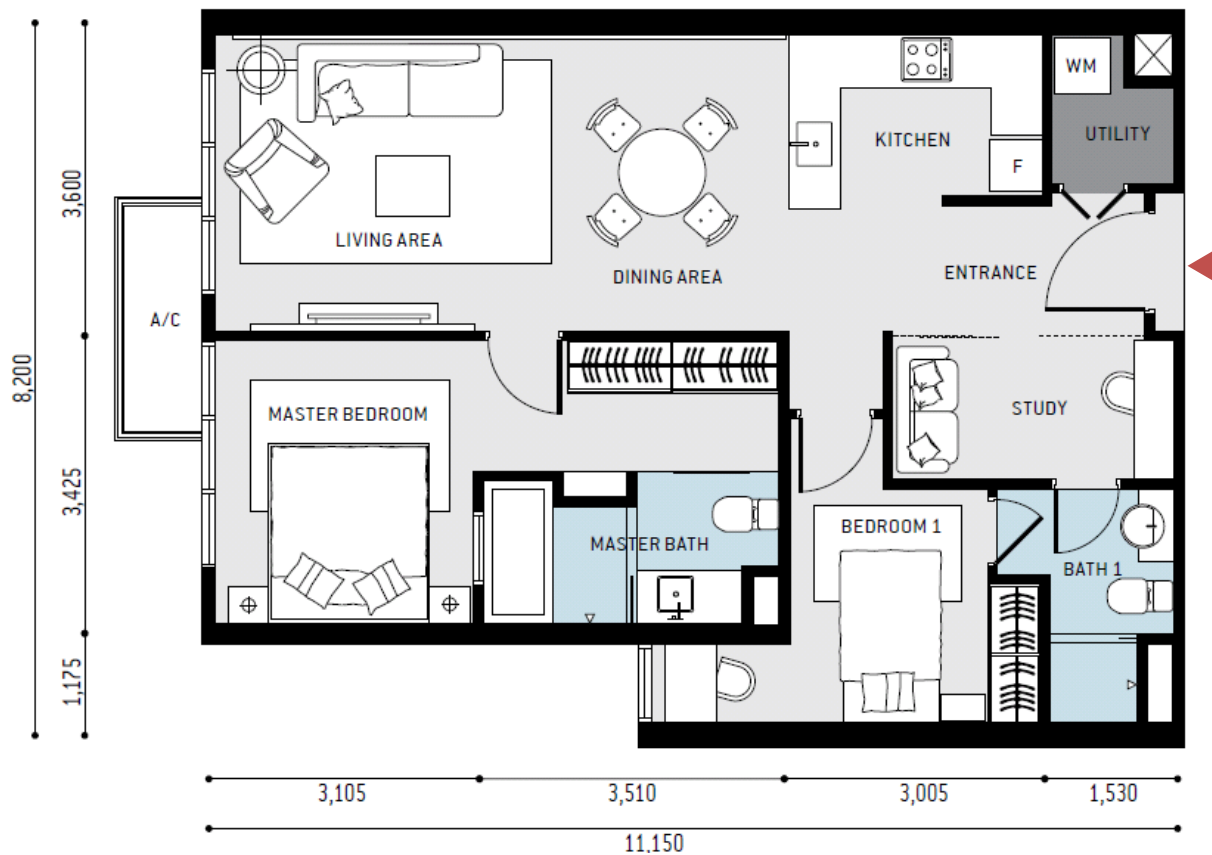
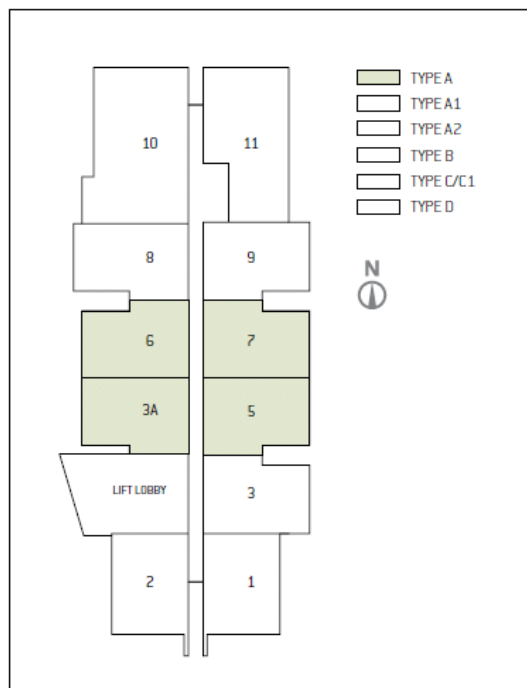
RESIDENCES

@ JALAN KIA PENG, KLCC

Type A

2+1 BEDROOMS + UTILITY

Built-Up Area: 915 sf





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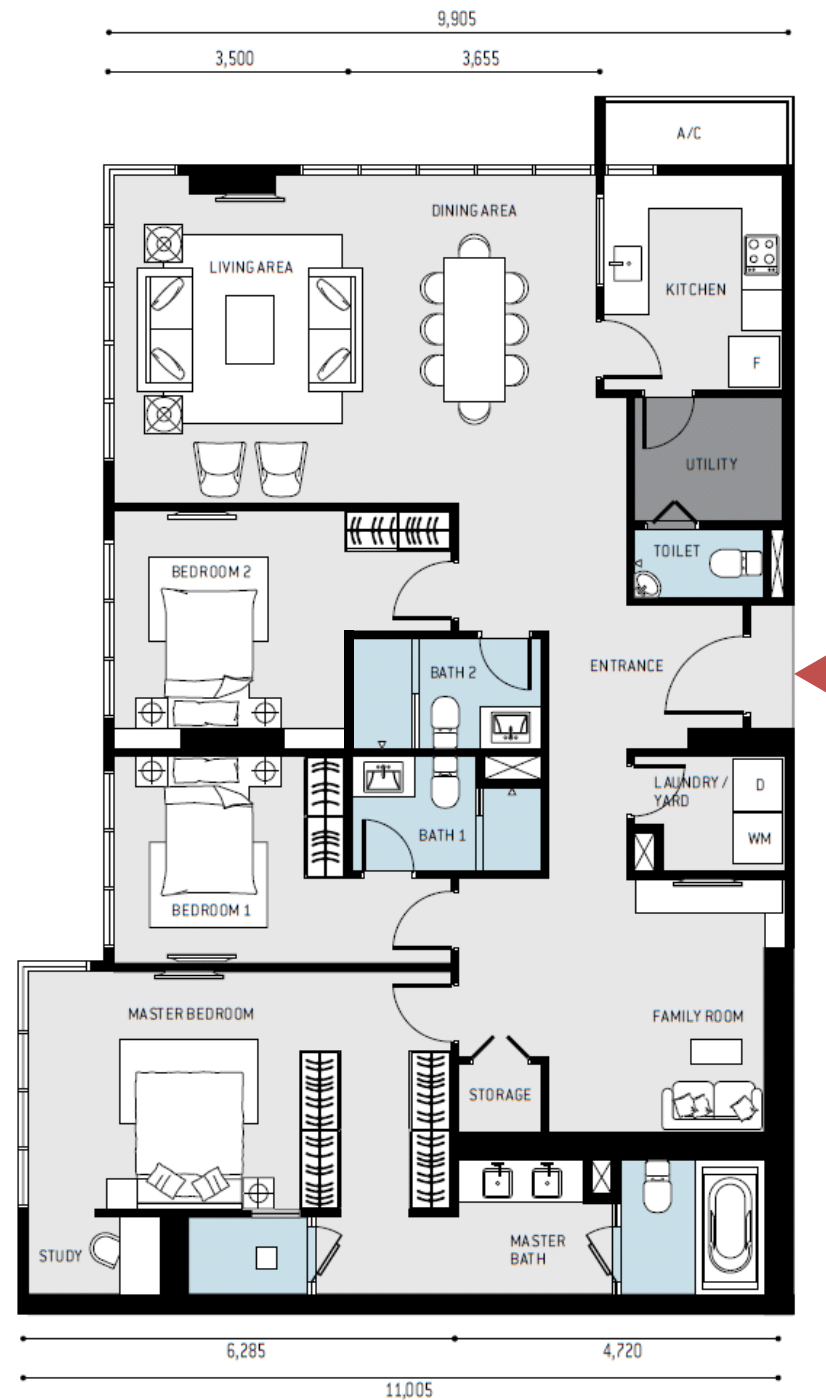
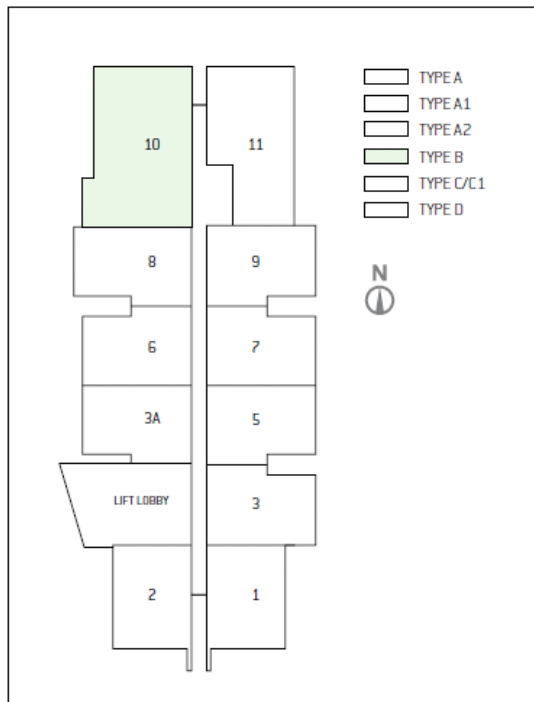
RESIDENCES

@ JALAN KIA PENG, KLCC

Type B

3+1 BEDROOMS + UTILITY

Built-Up Area: 1,830 sf





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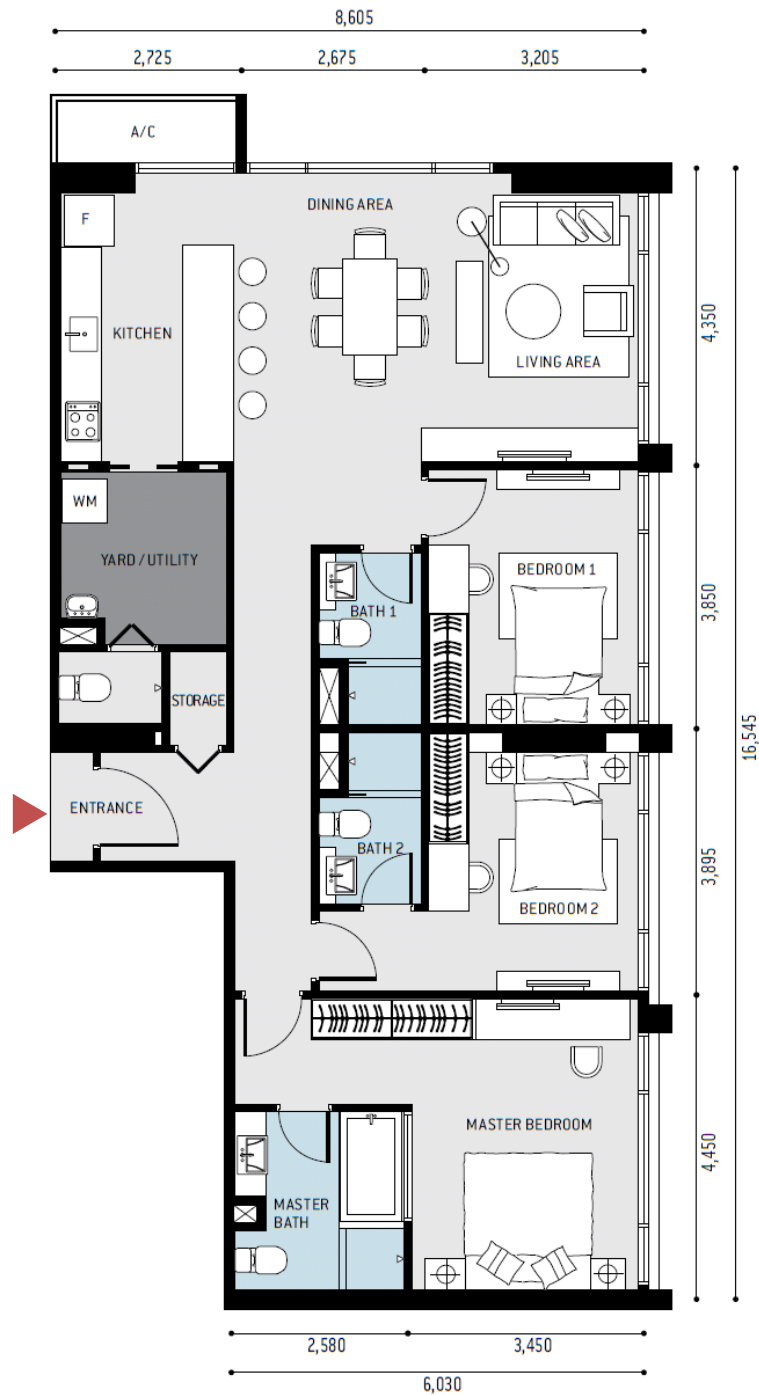
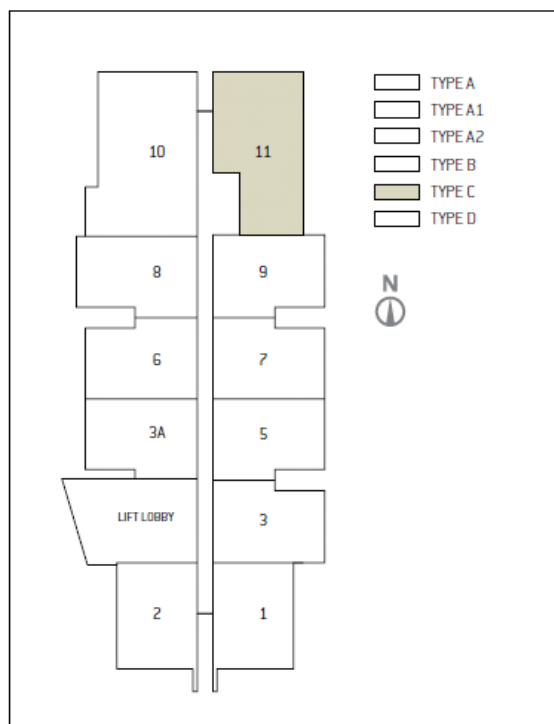
RESIDENCES

@ JALAN KIA PENG, KLCC

Type C

3 BEDROOMS + UTILITY

Built-Up Area: 1,356 sf



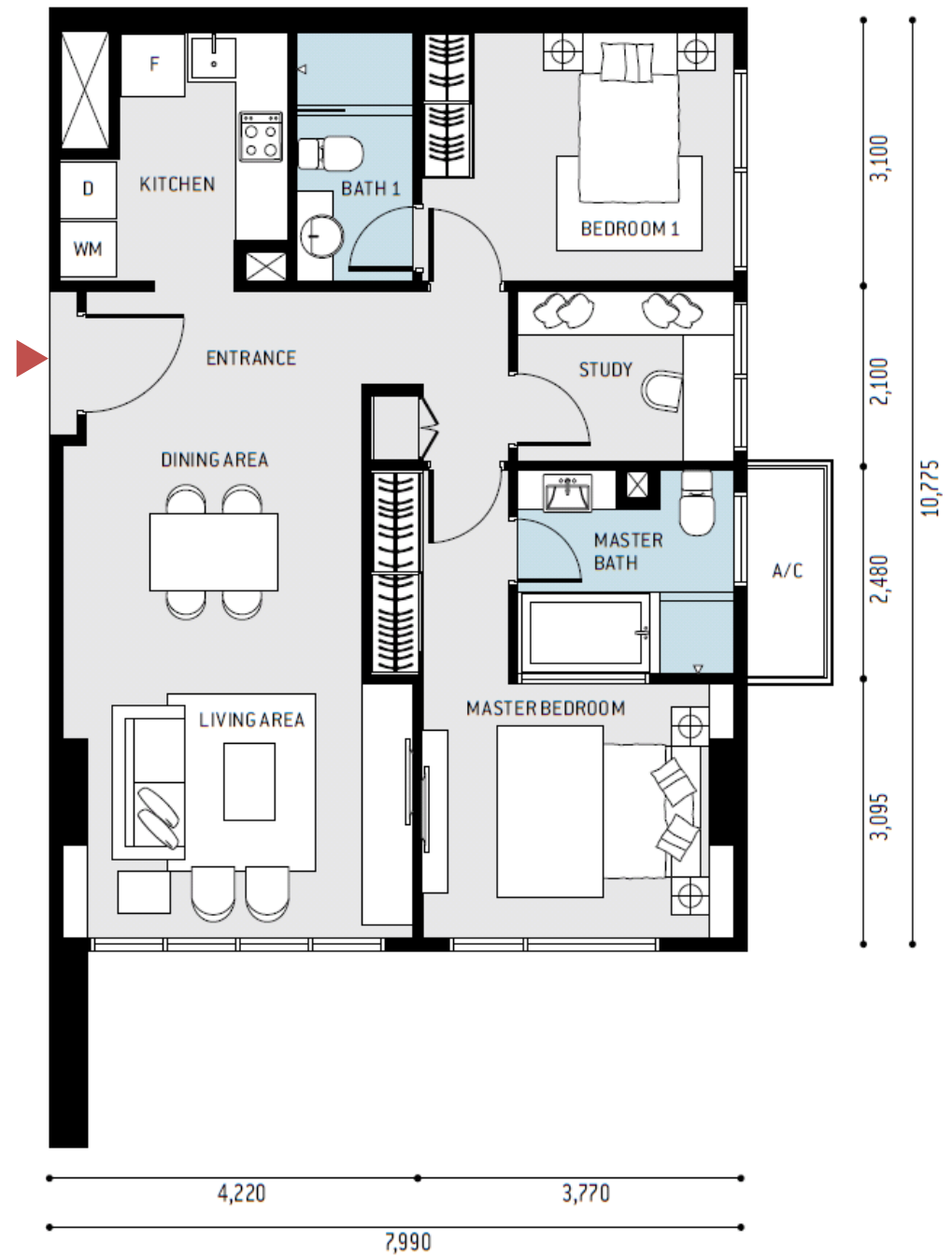
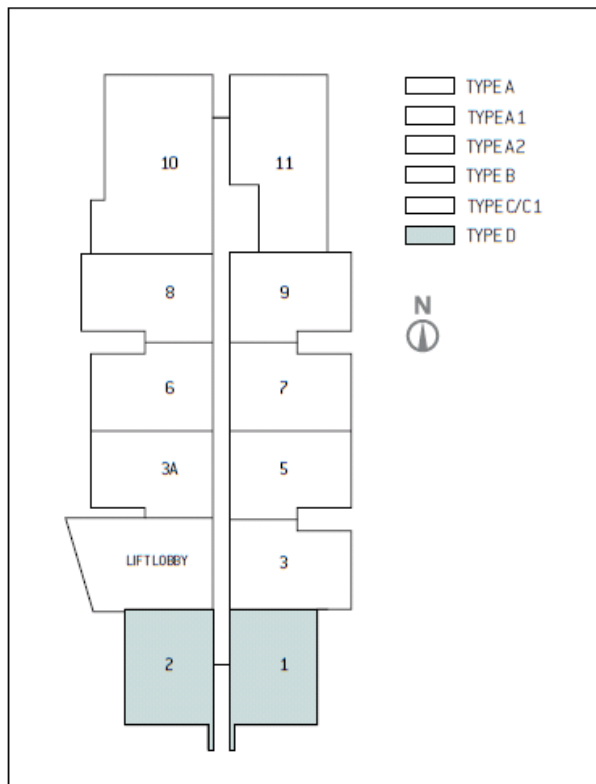


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@ JALAN KIA PENG, KLCC

Type D

2+1 BEDROOMS

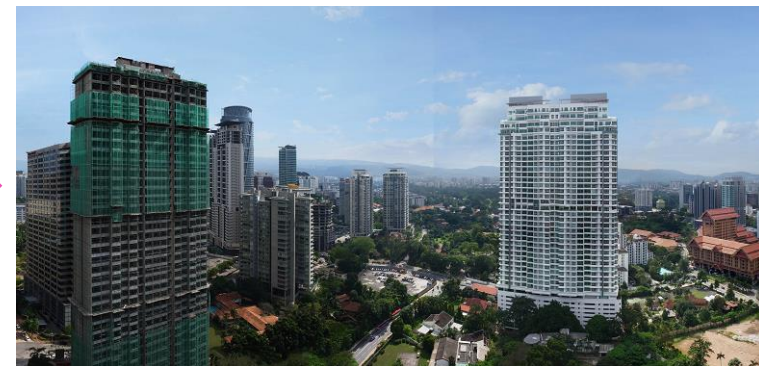
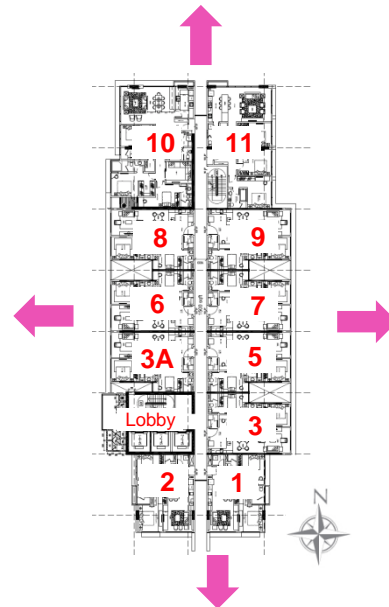
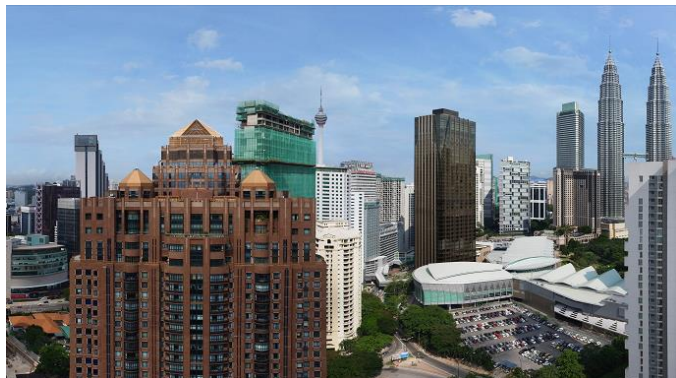
Built-Up Area: 915sf



Panoramic View At Level 22



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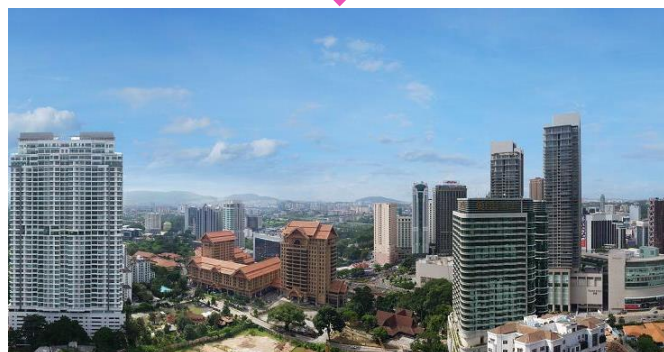
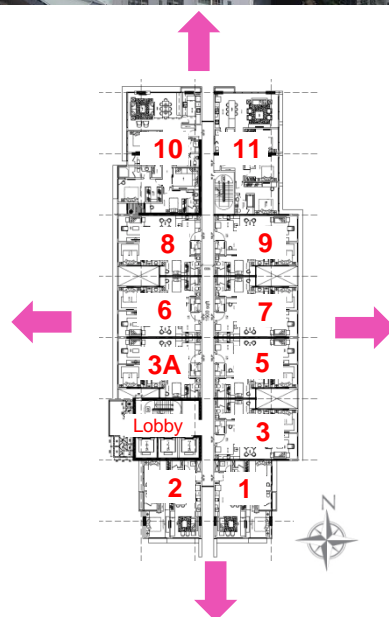
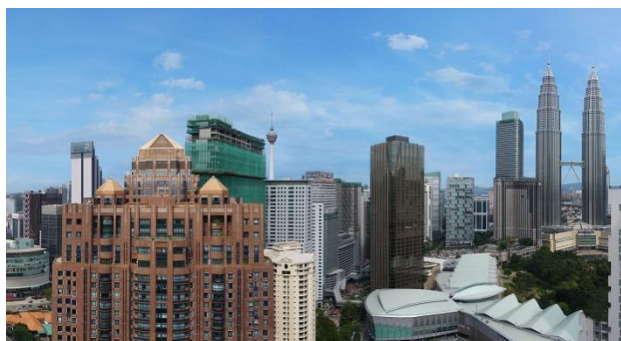


Panoramic View At Level 30



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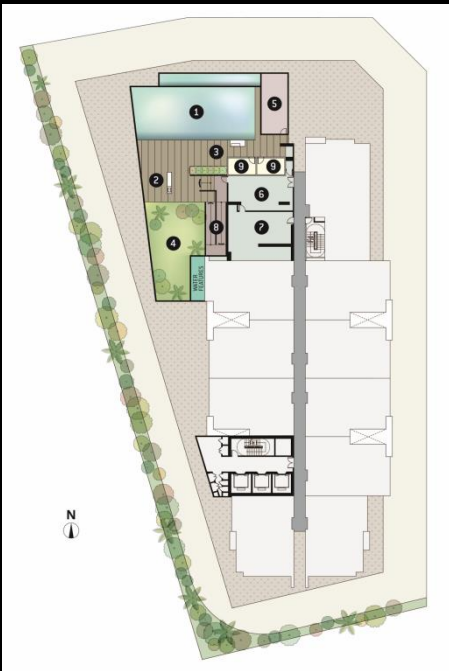
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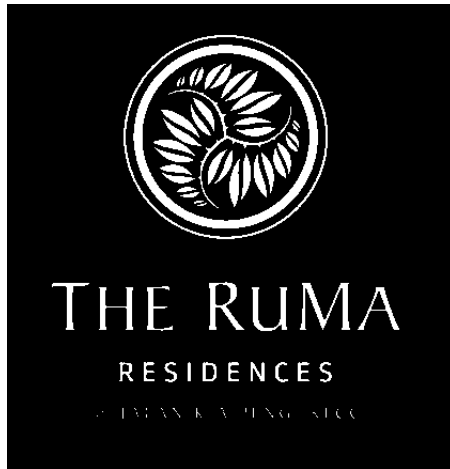


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FACILITIES AND SERVICES



SALES KIT



An Exclusive Joint Venture Development Between



Developer

URBAN DNA SDN BHD

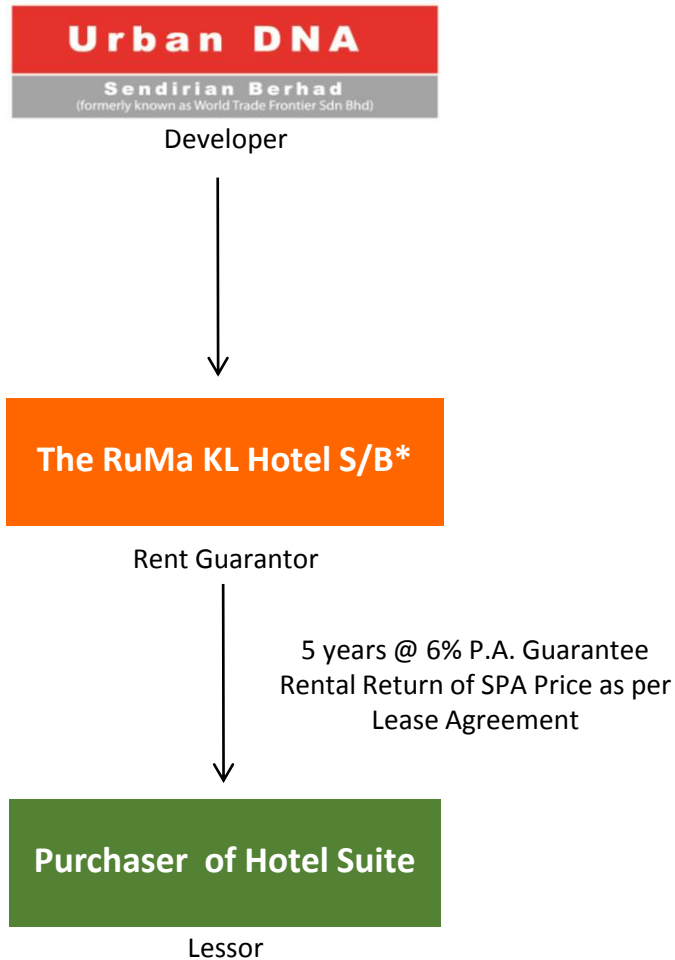
by

i-ZEN
Life, styled.

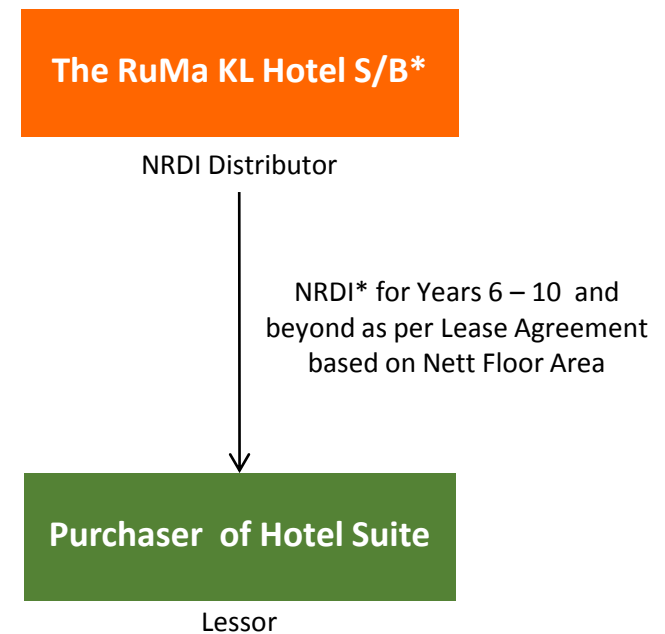
An  IREKA concept



GRR Structure (Year 1 - 5)



NRDI* Distribution Structure (Year 6 - 10)



* NRDI – Net Rental Distributable Income





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THE RUMA RESIDENCES

LIST OF PANEL END-FINANCIERS

Service Residences :

- Maybank
- UOB Bank
- Ambank
- RHB Bank
- Alliance Bank
- Hong Leong Bank
- OCBC Bank

Hotel Suites :

- Maybank
- UOB Bank
- Ambank
- RHB Bank