



# THE PEOPLE BEHIND BKP

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*Since its inception in 2000, Bukit Kiara Properties (BKP) has been helmed by the experienced and renowned Dato' Alan Tong Kok Mau, the visionary behind the success of Mont'Kiara, and his son, Datuk NK Tong.*

*Known for their expertise in property development and with a wealth of experience under their wings, the duo continue to embark on the quest to become a niche player in building unique, innovative and high quality homes for Malaysia's discerning homeowners through BKP.*

*BKP's strong brand image has attracted the attention of prospective investors. The Albatha Group, one of the largest conglomerates in the United Arab Emirates (UAE) entered into a 40:60 Joint Venture with Bukit Kiara Group in October 2008.*

*With the joint venture, the group is now known as Albatha Bukit Kiara Holdings but the BKP brand name will continue to be used for its strong brand identity in Malaysia.*



# Projects developed by BKP



VERVE **suites**®

Move in. **MOVE UP.**

# AN AWARD WINNING BRAND



FIABCI World Prix D' Excellence Awards 2015  
World's Best High Rise Residential Winner



Malaysia Best High Rise Residential  
Winner 2014



**PROJECT OF  
THE YEAR 2013**

MALAYSIA  
LANDSCAPE ARCHITECTURE  
AWARDS (MAY 2013)



**EXCELLENCE  
AWARD**

MALAYSIA  
LANDSCAPE ARCHITECTURE  
AWARDS (MAY 2013)



Sky Beach, VERVE® Suites Mont'Kiara



Sky Lounge, VERVE® Suites Mont'Kiara





**FIABCI World Prix d'Excellence Awards 2015  
(World's Best High Rise Residential)**



**PROJECT OF  
THE YEAR 2013**

MALAYSIA  
LANDSCAPE ARCHITECTURE  
AWARDS (MLAA) 2013



**EXCELLENCE  
AWARD  
PROPERTY DEVELOPER AWARD**

MALAYSIA  
LANDSCAPE ARCHITECTURE  
AWARDS (MLAA) 2013



FIABCI World Prix d'Excellence Awards 2015  
Best Residential Award (High-Rise Category)

**GOLD AWARD WINNER**  
*VERVE® Suites Mont'Kiara*



**SILVER AWARD WINNER**  
*The Interlace, Singapore*



**SILVER AWARD WINNER**  
*Marina Bay Suites, Singapore*





**VERVE** suites<sup>®</sup>  
■ KL SOUTH  
Move in. **MOVE UP.**

Artist Impression Only

THI **VERCADICOS**  
LIVING CONCEPT  
REACH ABOVE AND BEYOND

- VERVE® Suites KL South sits right in the heart of KL South, a fast paced intermediate point between Kuala Lumpur and Petaling Jaya.
- VERVE® Suites KL South with 321 fully-furnished one-bedroom and two-bedroom suites, 45 soho and 3 retail units housed within two towers, VERVE® Suites KL South will be the next icon and landmark within KL South's vicinity with its first-of-its-kind and innovative Vercadicos Sky Bridge that links the two towers together.
- The Vercadicos Sky Bridge is a double-volume hyperactive hotspot where residents convened and engaged in activities, with facilities that inspire and accommodate the energetic.
- The development also comes with two levels of recreational decks where residents can gather amidst dynamic features and facilities.
- The development is easily accessible via various networks of interlocking highways and is a stone's throw away from major shopping malls such as Mid Valley Megamall, established private colleges and universities, and an extensive list of amenities.

# PRODUCT FACTSHEET

- Developed by: KL South Development Sdn Bhd
- Managed by: Bukit Kiara Properties Sdn Bhd
- Land Tenure : Freehold
- Land Title : Commercial – Mixed Development
- Land Size : 1.36 Acres
- No. of Tower : 2 (Tower A & B)
- No. of Unit : 321 Service Suites, 45 SOHO Units and 3 Retail Units
- No. of Storey : 24 Levels
- Built Up Area : Ranging from 551 sq ft to 876 sq ft



# List of Facilities

	Pool Deck	Recreational Deck	Sky Bridge
Level	2	3A	13A
Built-Up Area	Approx. 17,500 sq. ft.	Approx. 15,000 sq. ft.	Over 10,000 sq. ft. 200(L) x 20(H) x 26(W) ft
List of Facilities	<ul style="list-style-type: none"> <li>• Garden Seats</li> <li>• Sundeck Area</li> <li>• Swimming Pool (Laguna Paradiso)</li> <li>• Wet Reflexology (Pebble Brook)</li> <li>• Dry Reflexology (Pebble Garden)</li> <li>• Hot Spa Pool (Onsen Springs)</li> <li>• Children Water Play Area (Fountains of Youth)</li> <li>• Meditation Garden (Oval Deck)</li> <li>• Steam Room (Hammam Spa)</li> <li>• Changing Rooms</li> </ul>	<ul style="list-style-type: none"> <li>• Garden Canopy (Celestial Marquee)</li> <li>• Reading Pods (Interstellar Pods)</li> <li>• Partial-basketball Court (Space Jam!)</li> <li>• BBQ Deck (Just Grill It!)</li> <li>• Children Playground (Rocky Road)</li> </ul>	<ul style="list-style-type: none"> <li>• Sky Gym</li> <li>• Combat/Yoga Zone</li> <li>• Energy Bar</li> <li>• Sky Theathrette</li> <li>• Bridge Walk</li> <li>• Sky Kitchen</li> <li>• Sky Diner</li> <li>• Bridge Lounge</li> <li>• Chill Zone</li> </ul>



## Ground Level

- ① Alfresco Timber Deck
- ② Reflective Pond
- ③ Walkway Ramp

## Level 2 – Pool Deck

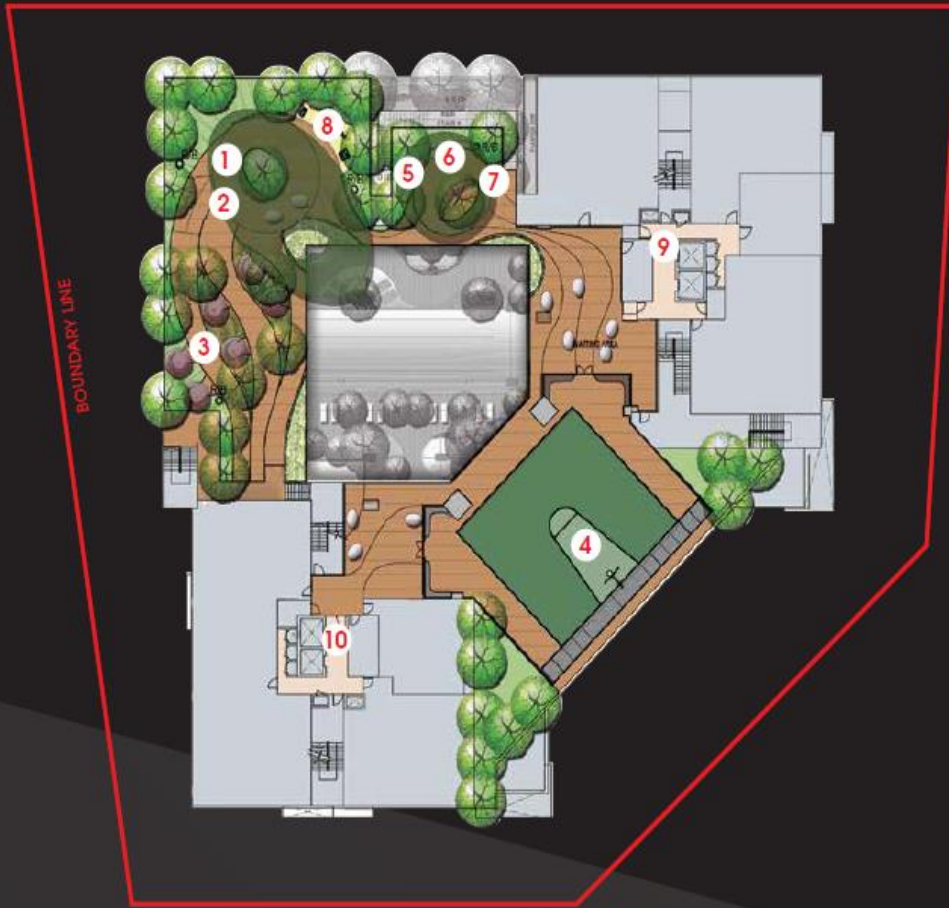
- ④ Garden Seats
- ⑦ ⑤ Sundeck Area
- ⑥ Pool Deck
- ⑧ Swimming Pool
- ⑨ Wet Reflexology
- ⑩ Reflexology Path
- ⑪ Hot Spa Pool
- ⑫ Children Water Play Area
- ⑬ Meditation Garden
- ⑭ Steam Room
- ⑮ Changing Room
- ⑰ ⑯ Lift Lobby

NOT TO SCALE









**Level 3A – Recreational Deck**

- ⑥ ① Timber Deck
- ⑦ ② Garden Canopy
- ③ Reading Pods
- ④ Open Multi-purpose Area  
(Partial-basketball Court)
- ⑤ BBQ Deck
- ⑧ Play Area
- ⑩ ⑨ Lift Lobby

NOT TO SCALE





# VERVE® Suites KL South – Lobby

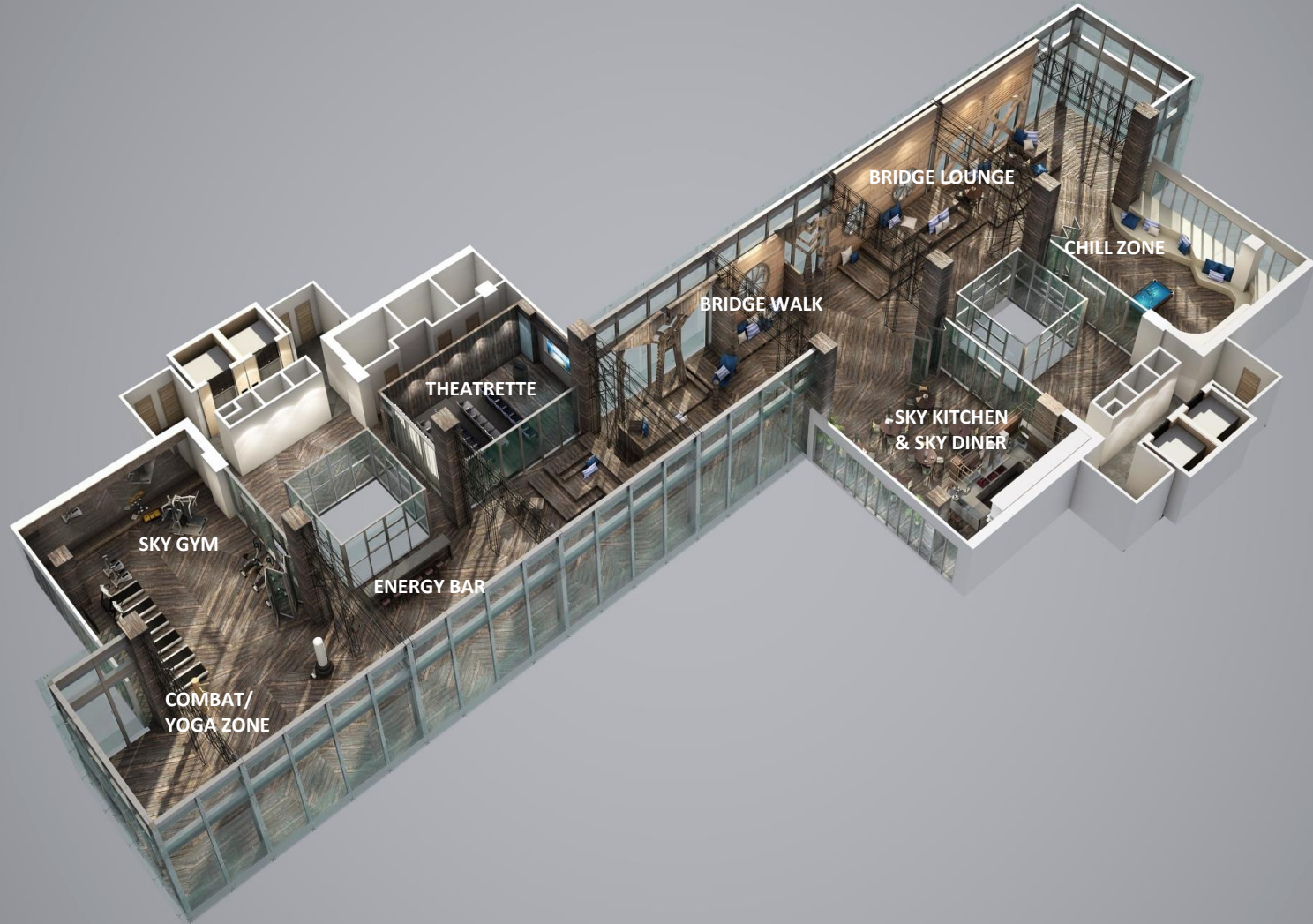




# VERVE® Suites KL South – Drop off Area



# Vercadicos Sky Bridge (Top Down View)



Artist Impression Only



# COMBAT / YOGA ZONE



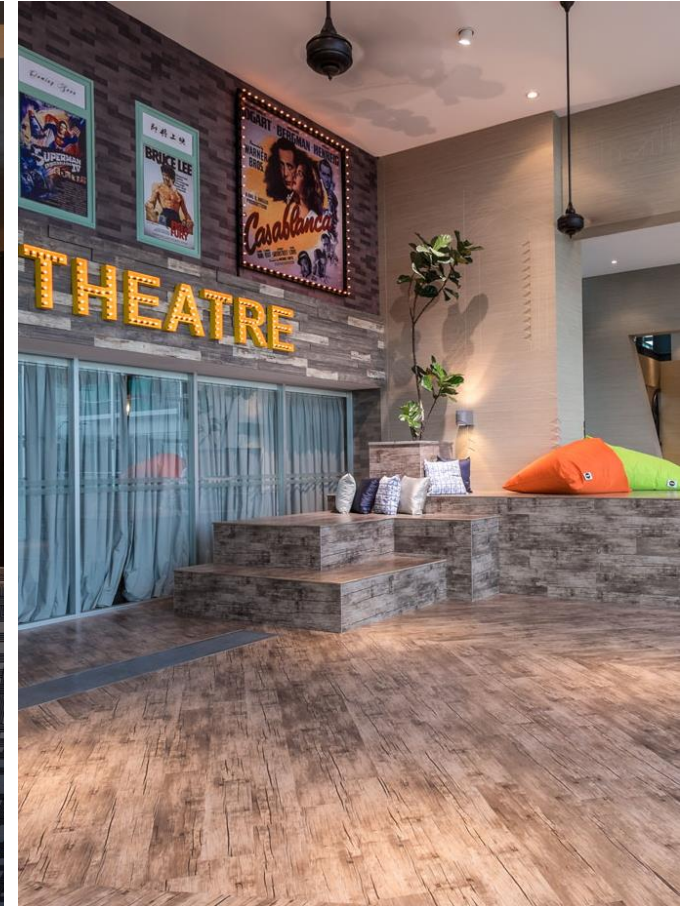
Actual Photo



# THEATRETTE



Actual Photo





# SKY KITCHEN



Actual Photo





# CHILL ZONE AND BRIDGE LOUNGE



Actual Photo





# Booking of Facilities

Facilities	Rental Fees & Deposit
Sky Theatrette	RM50 per booking (limited to 4 hours) RM150 refundable deposit
Sky Kitchen & Sky Diner	RM200 per booking (limited to 6 hours) RM500 refundable deposit
BBQ Area	RM50 for venue, RM50 for BBQ pit RM150 refundable deposit

# TERRA SPRING TYPE A (1-Bedroom Suite)





# TERRA SPRING TYPE A (1-Bedroom Suite)

FLOOR PLAN (1-bedroom suite)

Built-Up Area: 555 sq.ft.

*Not to scale*



STOREY PLAN



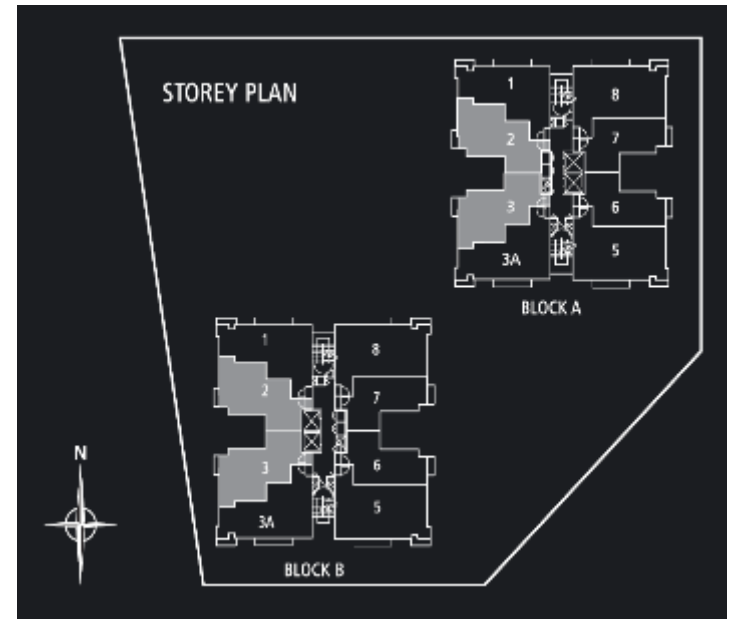
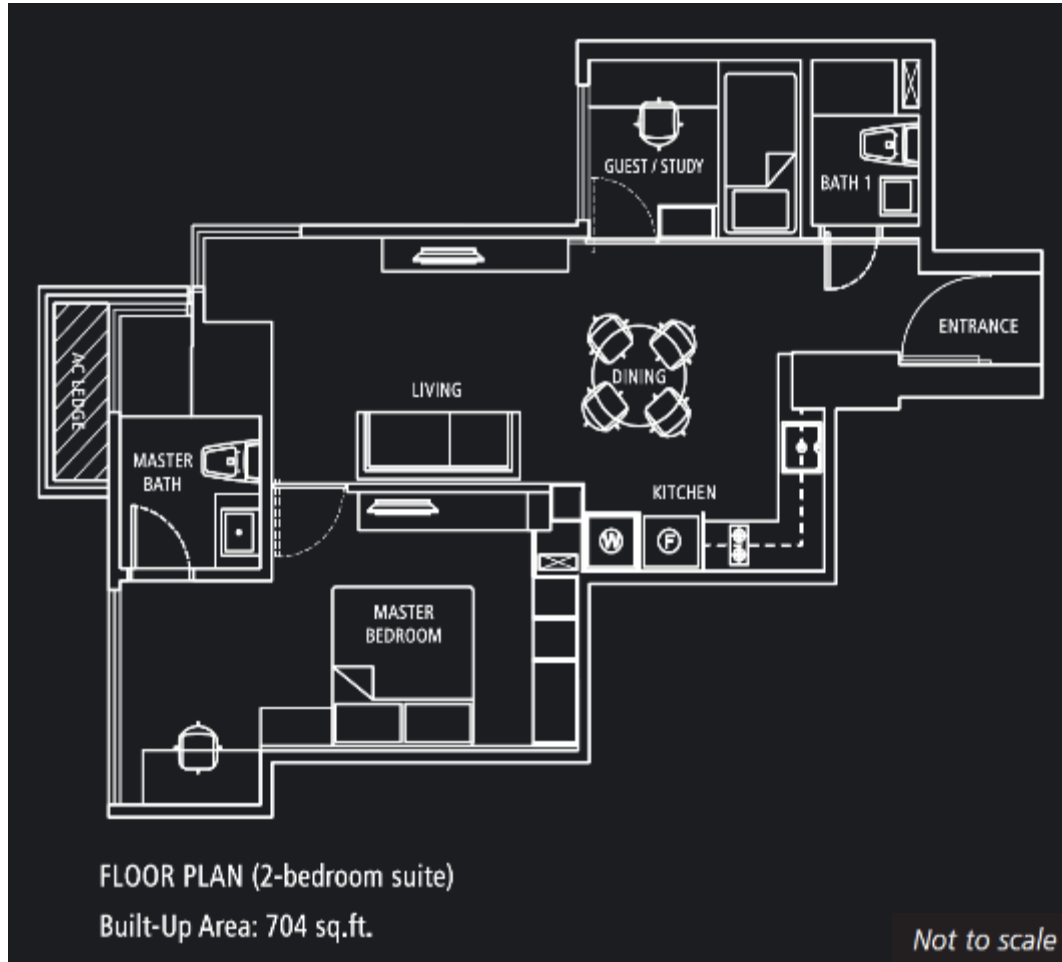
# SUMMER CANVAS TYPE C (2-Bedroom Suite)





# SUMMER CANVAS

## TYPE C (2-Bedroom Suite)



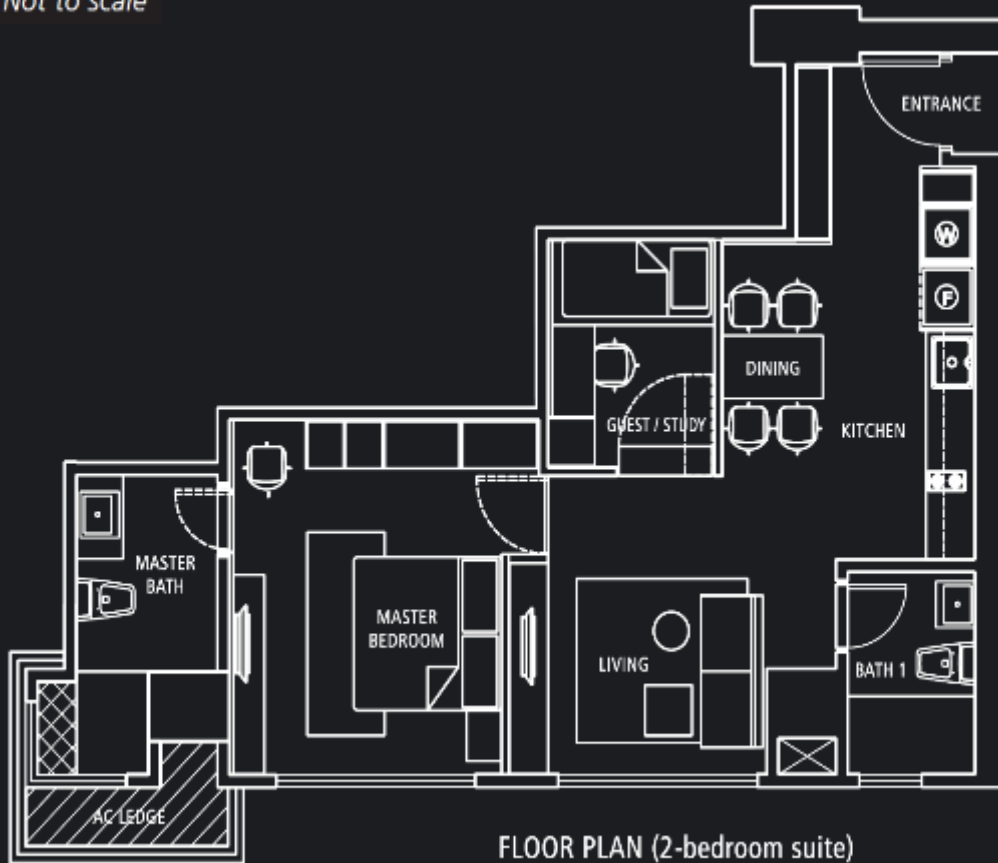
# INFINITY EDGE TYPE D (2-Bedroom Suite)



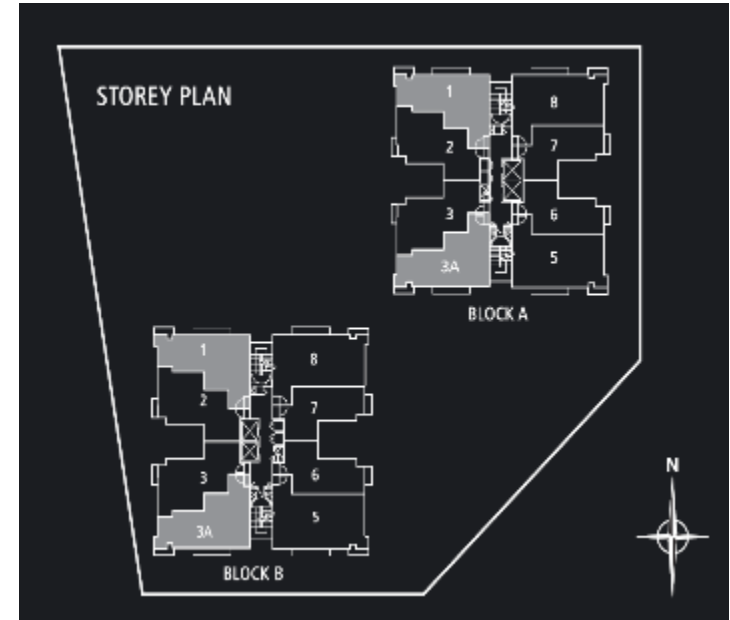


# INFINITY EDGE TYPE D (2-Bedroom Suite)

Not to scale



FLOOR PLAN (2-bedroom suite)  
Built-Up Area: 729 sq.ft.

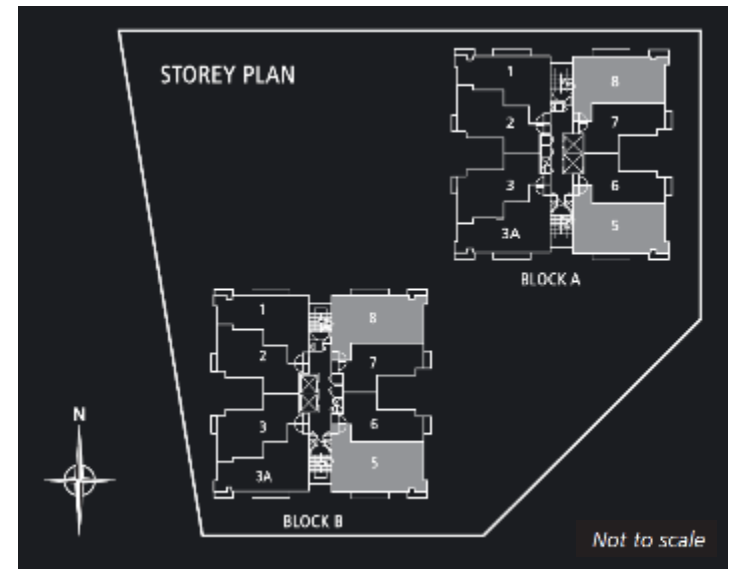
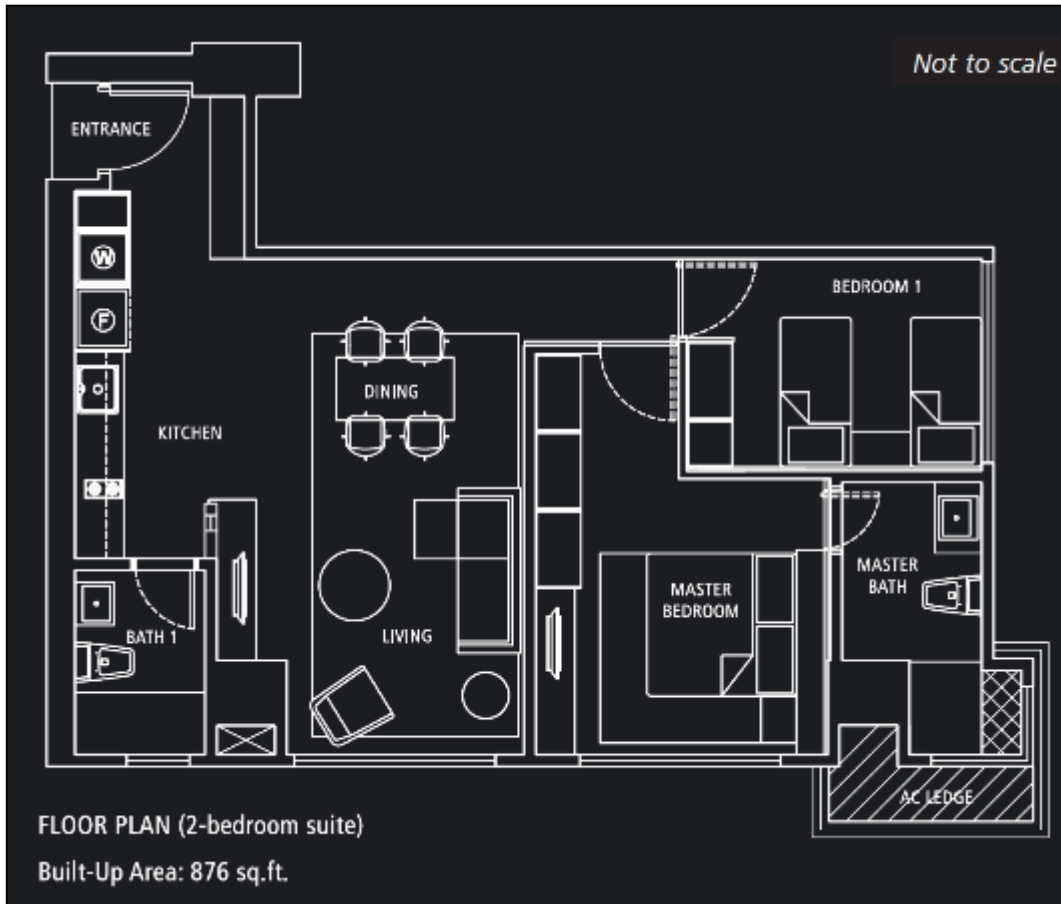


# MULBERRY STILETTO TYPE B (2-Bedroom Suite)





# MULBERRY STILETTO TYPE B (2-Bedroom Suite)



# HOMEOWNERSHIP PACKAGES



**VERVE® Suites KL South** is set to be the next icon within Old Klang Road with the first-of-its-kind VERCADICOS Sky Bridge that links the two towers together.







VERVE suites  
KL SOUTH  
Move in. MOVE UP.

How  
do  
you  
love it?

Everyone loves different things. That's why we have come up with 4 different home ownership packages and interior themes to suit your needs. So take your pick.

StayCation  
Package 1

- Stay for free for the first 2 years.

RUIKIT KENYA  
PRAPRISTIA  
FOR DEVELOPMENT & MARKETING

VERVE suites  
KL SOUTH  
Move in. MOVE UP.

Marketing & Sales Office

SMP Gallery VERVE Suites KL South,  
Jalan Klang Lama,  
58000 Kuala Lumpur.

Tel: +603 7960 6999  
Fax: +603 7960 5009  
E-mail: [marketing@duetkl.com](mailto:marketing@duetkl.com)  
Website: [www.vervesuites.com/kl-south](http://www.vervesuites.com/kl-south)  
FB: [fb.com/DuetKlProperties](https://fb.com/DuetKlProperties)

\*Terms and conditions apply as outlined in agreement.

## StayCation :

- Receive StayCation Rebate of 10% (gross of SPA price)
- Purchasers have the choice to stay or rent out the unit.

Terms & Conditions apply





Everyone loves different things. That's why we have come up with 4 different home ownership packages and interior themes to suit your needs. So take your pick.

*Package 2:*  
**StayRelaxed**

- Hassle free investment for 3 years.





**Marketing & Sales Office**

BKP Gallery VERVE Suites KL South,  
 Jalan Klang Lama,  
 58000 Kuala Lumpur.

Tel: +603 7900 8599  
 Fax: +603 7950 9003  
 E-mail: [marketing@bkk.kilang.com](mailto:marketing@bkk.kilang.com)  
 Website: [www.verbsuites.com/kl/south](http://www.verbsuites.com/kl/south)  
 FB: [fb.com/bkk.kilang](https://www.facebook.com/bkk.kilang)

\*Terms and conditions apply and subject to approvals.

## StayRelaxed :

- Receive rental return of 5% p.a. StayRelaxed reward rebate (net) for 3 years after vacant possession on a quarterly basis (minus furnishing cost ranging from RM6,500 -1bedroom, RM8,000 – 1+1 bedroom, RM9,500 – 2 bedroom).
- Developer will hold the unit for 3 years after VP for full entitlement. Commencement of the rental term will start 1 month from the receipt of key from purchaser.
- The deal will lapse if purchaser failed to handover the key to BKP within 6 months from VP.
- Terms & Conditions apply





Everyone loves different things. That's why we have come up with 4 different home ownership packages and interior themes to suit your needs. So take your pick.

### Package 4: **StayAssured**

- Assurance of a buy back after 2 years.



VERVE suites  
KL SOUTH  
Move in. MOVE UP.

Marketing & Sales Office

BKIP Gallery VERVE Suites KL South,  
Jalan Klang Lama,  
98000 Kuala Lumpur.

Tel: +603 7580 8500  
Fax: +603 7580 1903  
E-mail: [marketing@bukitkarang.com](mailto:marketing@bukitkarang.com)  
Website: [www.verbsuites.com/kl-south](http://www.verbsuites.com/kl-south)  
FB: [fb.com/BukitKarangProperties](https://fb.com/BukitKarangProperties)

\*Terms and conditions apply and subject to agreement.

## StayAssured :

- Option to sell the property back to developer 2 years after vacant possession at net purchase price.
- Purchasers have 6 months grace period to exercise the option.

Terms & Conditions apply

On top of the Homeownership Package, purchasers will get:

- Upfront 5% rebate to offset the 1<sup>st</sup> 10% payment.
- Waiver on 1<sup>st</sup> year maintenance fee.
- Waiver on legal fees for SPA & Loan Documentation (excl. MOT)
- Fully-furnished unit.







# NEW

## Tenancy with the Option to Own (TOO) – Block B only

- Coming in as a TENANT for a 2 years term & pay monthly rental
- Option for TENANT to be OWNER by utilizing all the paid rental & deposit towards the payment of the Purchase Price
- BKP will still offer free legal fees for SPA and loan agreements upon conversion

### PLUS POINTS:

1. Buyers do not need to fork up deposit as they can convert the rental paid
2. Purchase Price of unit is locked at the current market price (instead of future price)
3. Buyers have the chance to experience the project before buying into the project
4. Higher chances for buyers to obtain loan after 2 years time with their higher income

### T&C:

1. Buyers have 2 years (20 months to be exact) to decide whether to exercise options.
2. No free 1<sup>st</sup> year maintenance fee, no 5% upfront rebate & no DLP period.

# Proposed Rental Rate for Block B

Design	Expected Rental
Terra Spring	RM 2,400/month
Summer Canvas	RM 2,800/month
Infinity Edge	RM 3,200/month
Mulberry Stiletto	RM 3,800/month



## Panel Banks

**RHB**  **Bank**

 **UOB**  
大華銀行

**AFFINBANK**

 **OCBC Bank**

 **Maybank**

  
**AmBank**

# BOOKING & PURCHASE PROCEDURES

## BOOKING/ PURCHASE PROCEDURES (FOR OVERSEAS CUSTOMER)

1. Please pay MYR 5,000.00 to book a unit. This can be paid through telegraphic transfer. Our bank details are as follows:

KL South Development Sdn Bhd

Bank : Affin Islamic Bank Berhad  
Account No : SS2 Business Centre  
161-163, Jalan SS2/ 24  
47300 Petaling Jaya, Selangor, Malaysia  
HDA Account No : 10624 000 9367  
Swift Code : AIBBMYKL

2. Please fax us a copy of your passport. Our fax no. is +603-79809003.
3. Once we receive the booking fee of MYR 5,000.00 and a copy of your passport, we will prepare the Sales Form (A copy will be emailed or faxed to you for verification).
4. Our lawyer will prepare the Sale and Purchase Agreement (S&P) and courier it to you including the original copy of the Sales Form.
5. Once you have received the Sales and Purchase Agreement, you need to sign it in front of a witness. This witness will have to be a notary public, High Commissioner of Malaysia or a Malaysian diplomatic or consular officer. Please also sign the original Sales Form and initial every page (including back page).
6. After signing the S&P, please courier it back to the lawyer including the balance 5% of the purchase price in the form of a bank draft. Again, this can also be paid through telegraphic transfer to our bank account.
7. You will need to pay the legal and disbursements fees of MYR638 to our lawyer for your application on the state consent from the government.