



OXLEY TOWERS

KUALA LUMPUR CITY CENTRE

THE NEWEST KLCC ADDRESS
NEXT TO PETRONAS TWIN TOWERS

BLUE-CHIP PROPERTY @
KL'S GOLDEN TRIANGLE

Total Project Site

3.11

acres (135,539 sf)

Proposed Gross Floor Area

1.9

million sf

Estimated GDV

RM **3.5**
billion

Proposed Plot Ratio

1:13.99

COMPONENTS BEYOND BRILLIANCE
MADE TO ORDER

Managed by
SO/KUALA LUMPUR
SOFITEL

Hotel &
Residential Tower

78
storeys

Hotel &
Residential Tower

49
storeys

The Boulevard
Retail Podium

2
storeys

Signature
Office Tower

30
storeys

Public Plaza

25,000
sf



SOUTHEAST ASIA'S 3rd LARGEST ECONOMY

Since gaining independence in 1957, Malaysia has successfully capitalised on its multicultural heritage and rich natural resources to attain high income status. Today, it is one of the most open economies in the world with its trade to GDP ratio averaging over 130% since 2010.

Source: World Bank, April 2020

MALAYSIA
GATEWAY
TO ASIA



MALAYSIA TRULY ASIA

A destination of many 'destinations',
discover all the best experiences from
around Asia in one place.

Lowest prices in the region,
easy access to luxury goods,
artisan crafts

SHOPPING



Rainforests, islands,
beaches, cave, quaint
towns and more

SIGHTS & ATTRACTIONS



CULTURE

Temples, landmarks,
colonial history

Tastes and flavours for every palette

FOOD PARADISE



Ecotourism,
wellness, spa,
sports and
recreation

LIFESTYLE & LEISURE





#1 WORLD'S BEST HEALTHCARE

International Living Annual Global
Retirement Index, 2019



#2 BEST CITY FOR SHOPPING IN ASIA PACIFIC

Globe Shopper Index 2019

#10 WORLD'S FRIENDLIEST COUNTRY

Forbes Magazine, 2019



MALAYSIA

#10 MOST LIVEABLE CITY IN SOUTHEAST ASIA*

An international residency scheme by the Malaysian Government, 'Malaysia My Second Home (MM2H)' offers a 10 year renewable, Multiple-Entry Visa with innumerable privileges for foreigners.

*Source: Mercer's Quality of Living Survey 2019

KUALA LUMPUR A CAPITAL CITY

The capital of Malaysia, KL – as it is known – pulses with life, business and entertainment every day, 24/7. With year-round tropical weather, it is the city of eternal summer, a cradle of diversity, a realm of eclectic legacies.



A THRIVING METROPOLIS THE ULTIMATE LIFESTYLE

Architecture, cuisine or lifestyle, Kuala Lumpur is a shining gem that abounds with endless opportunity.

Whatever your heart desires: business, work, recreation, nature, indie markets, buzzing nightlife... every facet of this city blends seamlessly with high-tech infrastructure to make life a dazzling swirl of fun and excitement.



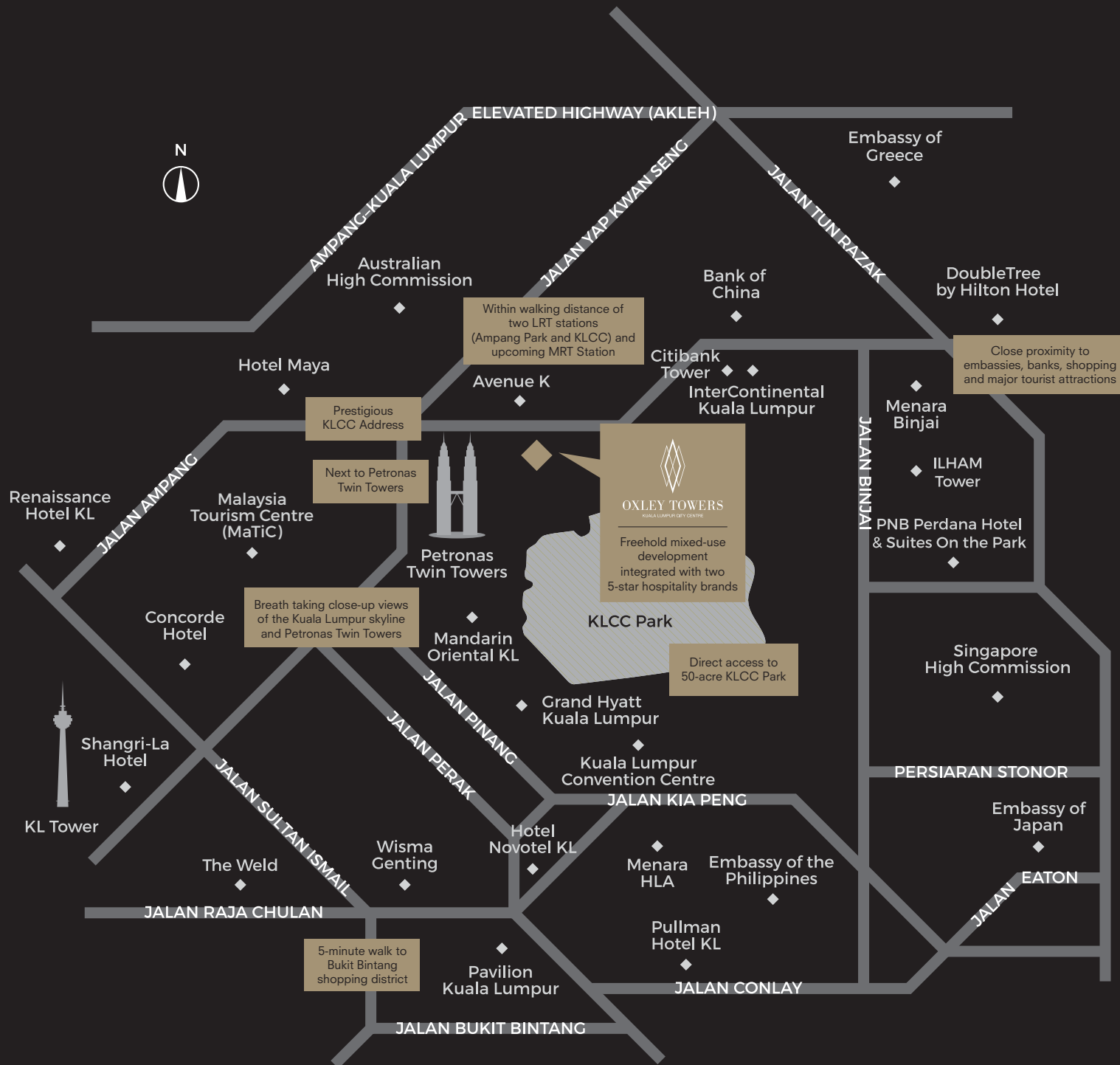
Petronas
Twin Towers

OXLEY TOWERS AN OPPORTUNITY LIKE NO OTHER

Freehold, in the heart of KLCC, next to the Petronas Twin Towers, this new development will rise – integrated with signature offices, exciting retail, 5-star hotels and branded residences. KLCC will never be the same again.

*Disclaimer: Aerial view taken in Q1, 2021 with artist's impression of Oxley Towers superimposed on the site.

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OXLEY TOWERS 1st CLASS FACILITIES TO ENTERTAIN THE WORLD'S ELITE

Feel right at home with the world's elite and global jetsetters here at Oxley Towers. Home to Malaysia's tallest residential swimming pool, two sky decks and a 25,000 sf public plaza that leads directly to the 50-acre KLCC Park.



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SHOPPING

Suria KLCC
Avenue K
Pavilion
Lot 10
The Starhill Gallery
Sungei Wang Plaza

0.1 km
0.2 km
1.4 km
1.8 km
1.8 km
2.0 km





ATTRACTIONS

Petronas Twin Towers	0.1 km
Aquaria KLCC	0.6 km
KL Convention Centre	0.8 km
KLCC Park	0.9 km
Bukit Bintang	1.8 km
Bukit Nanas Forest Reserve	2.0 km
KL Tower	2.1 km
Central Market	2.8 km
Chinatown, Petaling Street	2.8 km
Little India, Brickfields	5.2 km
KL Sentral	5.2 km

DINING

Nobu Kuala Lumpur	0.1 km
Marini's on 57	0.4 km
Nasi Kandar Pelita	0.6 km
Troika Sky Dining	0.7 km
Kampachi EQ	1.3 km
Nasi Lemak Antarabangsa	1.4 km
Yut Kee Restaurant	1.8 km
Jalan Alor	2.1 km
Changkat Bukit Bintang	2.1 km



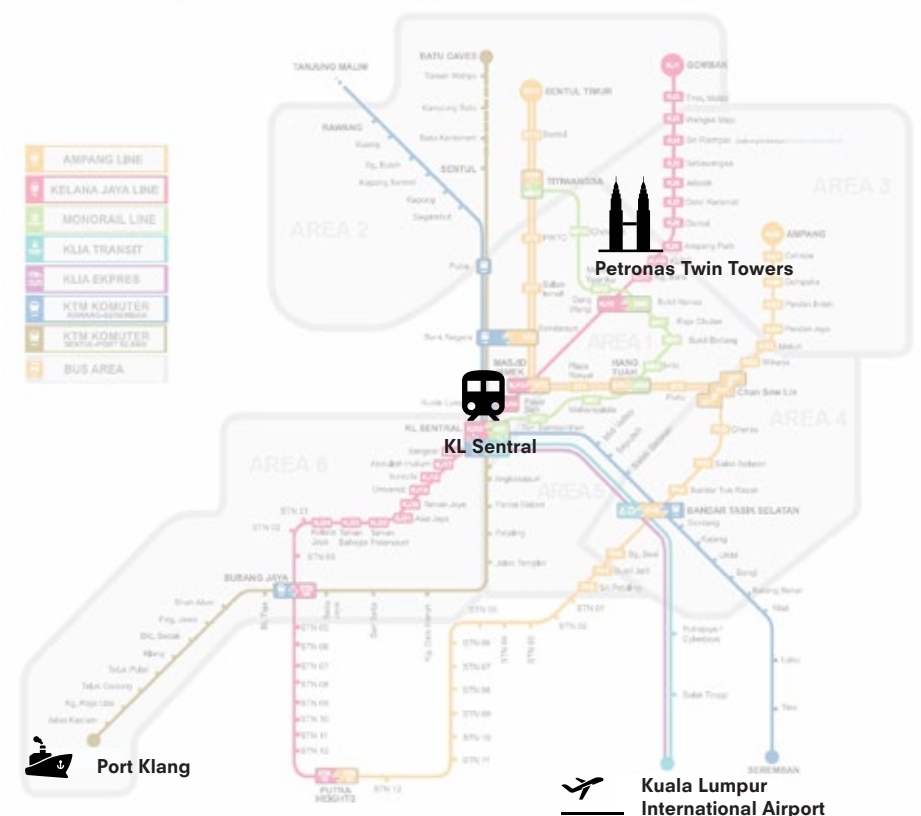


OXLEY TOWERS

ACCESSIBILITY AS AN ASSET

Well-located, Oxley Towers has excellent connectivity via LRT, public transportation and links to major roads/highways via the city's main artery, Jalan Sultan Ismail and Jalan Ampang.

For the business set and globetrotters, KL Sentral, Malaysia's biggest transportation hub is just 8 minutes away.





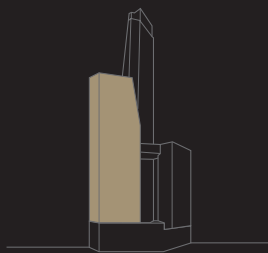
OXLEY TOWERS LEADING THE WAY IN GREEN STANDARDS

Certified BCA GREEN MARK, life at Oxley Towers is truly sustainable and energy efficient:

- Energy savings up to 20%
- Water conservation up to 30%
- Optimum indoor temperatures via high performance glazing windows
- Sophisticated rainwater harvesting system

Project development managed by

PAVILION



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Pavilion Group is a Malaysian-based world class property developer specialising in large scale retail mixed use developments in prime city centre locations in Malaysia and China.

The Group is renowned for its successful and award-winning Pavilion Kuala Lumpur integrated development.

With a dedicated team of Investment, Planning, Design and Development, Project Leasing and Marketing, Asset Management, and Real Estate

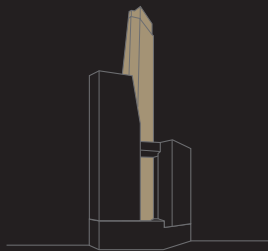
Investment Trust (REIT) specialists, the Pavilion Group has completed several high-end mixed use developments in Kuala Lumpur City Centre such as the Pavilion Residences, Pavilion Suites and Elite Pavilion, Pavilion Banyan Tree Residences and Hotel.

The Pavilion Group is in the midst of completing two major integrated mixed use developments in Bukit Jalil and Damansara Heights, slated for completion in 2021 and 2022 respectively.

Managed by

SO/ KUALA LUMPUR
SOFITEL

SO/ SOFITEL MAKES ITS MALAYSIAN DEBUT



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From eminent hotelier Accor Hotels comes the world's first ever SO/ Kuala Lumpur Sofitel Hotel and Residences.

Mixing in the signature SO/ Sofitel blend of playful French elegance and exquisite Malaysian culture, this will definitely be the place to see and be seen.



AT THE CENTRE OF ALL THE ACTION

This is your opportunity of a lifetime to call a global hotel style icon 'home'. Enjoy exclusive services curated for the smoothest experiences in this swanky new urban destination.

Think of the best of both worlds, with SO/ Sofitel bringing the thrill and Oxley Towers bringing the savvy.

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UNIT BREAKDOWN

TYPES	NUMBER OF BEDROOMS	NUMBER OF UNITS	%
A	STUDIO	104	17.6
B	1	11	1.9
C	1+1	127	21.5
D	2	334	56.6
E	2+1	6	1
F	3+1	2	0.3
G	DUPLEX	6	1
TOTAL		590	100

UNIT MATRIX

TYPES	NUMBER OF BEDROOMS	UNIT SIZE (S.F.)	UNIT SIZE (S.M.)	NUMBER OF UNITS
TYPE A1	Studio	578	54	52
TYPE A2	Studio	566	53	52
TYPE B1a	1	681	63	1
TYPE B1b	1	661	61	1
TYPE B1c	1	641	60	1
TYPE B1d	1	622	58	1
TYPE B1e	1	603	56	1
TYPE B1f	1	584	54	1
TYPE B1g	1	565	53	1
TYPE B2a	1	800	74	1
TYPE B2b	1	793	74	1
TYPE B2c	1	753	70	1
TYPE B2d	1	710	66	1
TYPE C1	1+1	711	66	48
TYPE C2a	1+1	815	76	23
TYPE C2a(M)	1+1	815	76	52
TYPE C2b	1+1	793	74	1
TYPE C2c	1+1	771	72	1
TYPE C3a	1+1	800	75	1
TYPE C3b	1+1	778	72	1
TYPE D1	2	903	84	104
TYPE D2	2	956	89	51
TYPE D3	2	956	89	48
TYPE D4a	2	995	92	23
TYPE D4b	2	983	91	1
TYPE D4c	2	971	90	1
TYPE D4d	2	979	91	1
TYPE D4e	2	967	90	1
TYPE D4f	2	954	89	1
TYPE D4g	2	940	87	1
TYPE D4h	2	927	86	1
TYPE D4i	2	913	85	1
TYPE D4j	2	900	84	1
TYPE D5a	2	894	83	24
TYPE D5a(M)	2	894	83	52

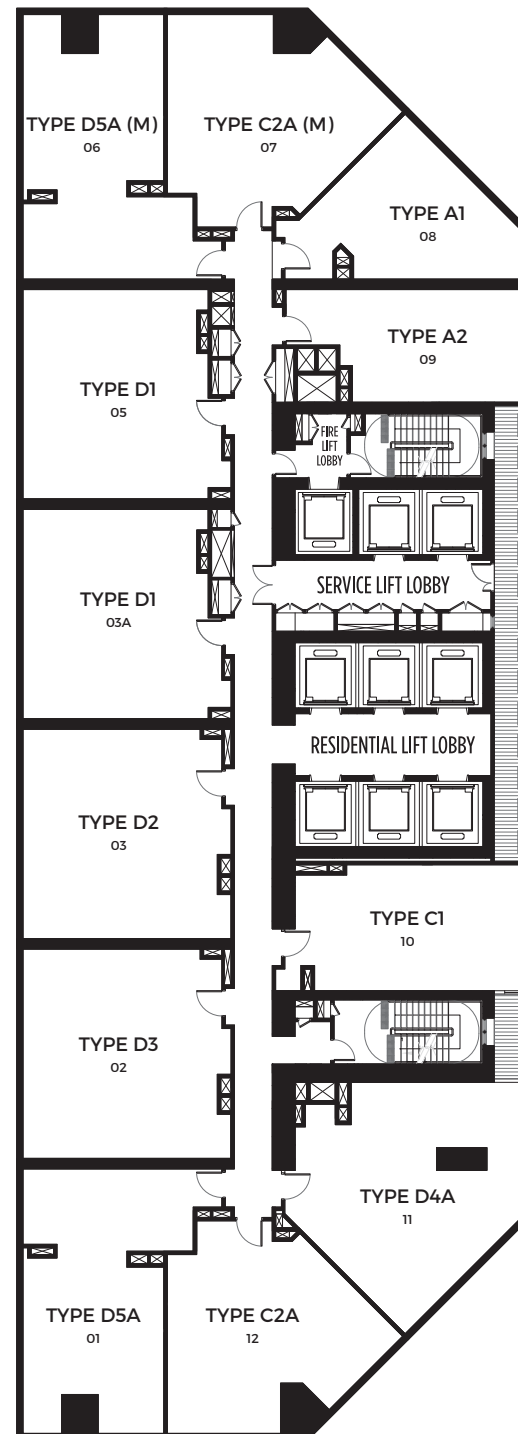
TYPES	NUMBER OF BEDROOMS	UNIT SIZE (S.F.)	UNIT SIZE (S.M.)	NUMBER OF UNITS
TYPE D5b	2	881	82	1
TYPE D5c	2	867	81	1
TYPE D6a	2	899	84	1
TYPE D6b	2	881	82	1
TYPE D6c	2	862	80	1
TYPE D6d	2	843	78	1
TYPE D6e	2	822	77	1
TYPE D7a	2	1,006	94	1
TYPE D7b	2	983	91	1
TYPE D7c	2	960	89	1
TYPE D7d	2	944	88	1
TYPE D8a	2	921	86	1
TYPE D8b	2	898	83	1
TYPE D8c	2	904	84	1
TYPE D8d	2	852	79	1
TYPE D9a	2	797	74	1
TYPE D9b	2	800	74	1
TYPE D10a	2	1,070	99	1
TYPE D10b	2	1,035	96	1
TYPE D10c	2	998	93	1
TYPE D10d	2	954	89	1
TYPE D11a	2	916	85	1
TYPE D11b	2	877	81	1
TYPE E1a	2+1	1,177	109	1
TYPE E1b	2+1	1,155	107	1
TYPE E1c	2+1	1,133	105	1
TYPE E2a	2+1	1,323	123	1
TYPE E2b	2+1	1,278	119	1
TYPE E2c	2+1	1,231	114	1
TYPE F1	3+1	1,699	158	2
TYPE G1	Duplex	1,197	111	1
TYPE G2	Duplex	1,529	142	2
TYPE G3	Duplex	1,636	152	1
TYPE G4	Duplex	4,039	375	1
TYPE G5	Duplex	5,044	469	1

TYPICAL FLOOR LAYOUT

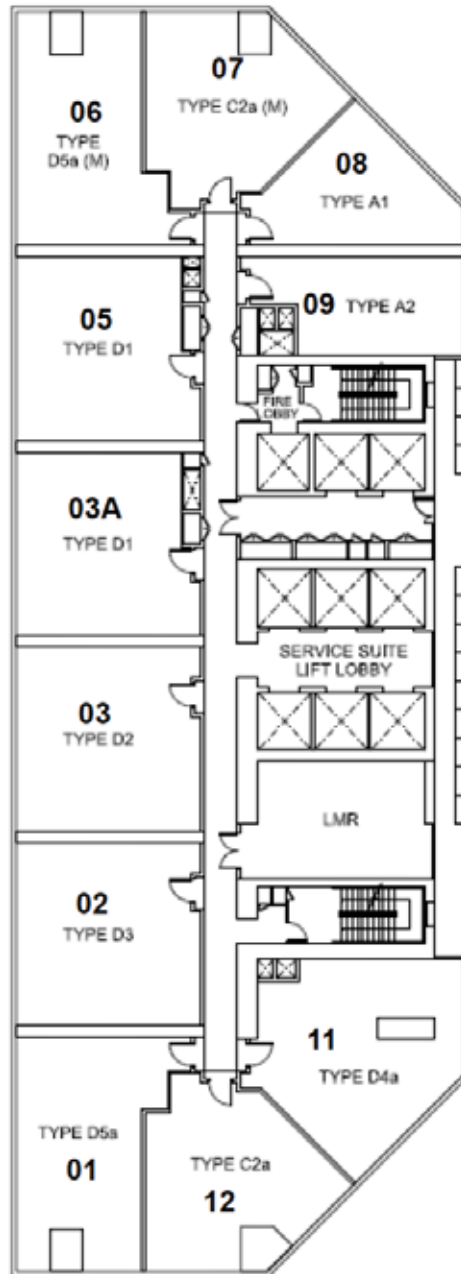
LEVEL 34-43 / 47-51

THE CHOICE IS YOURS

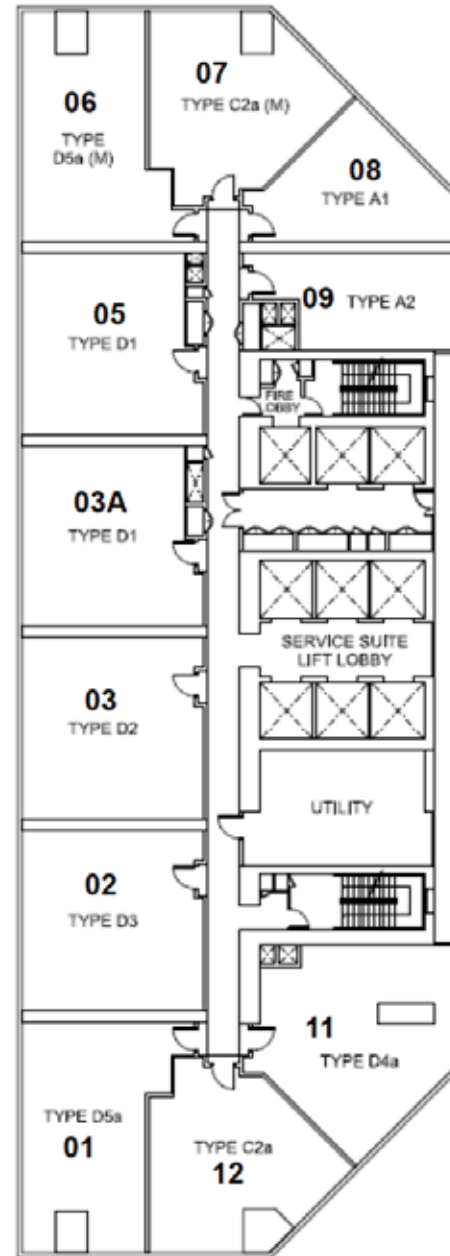
SO/ Sofitel Kuala Lumpur residences are available in MANY different layouts to suit a range of requirements. All properties provide the same high standard of fittings and appliances along with their stunning views of KL. Have a leaf through and see which one is right for you.



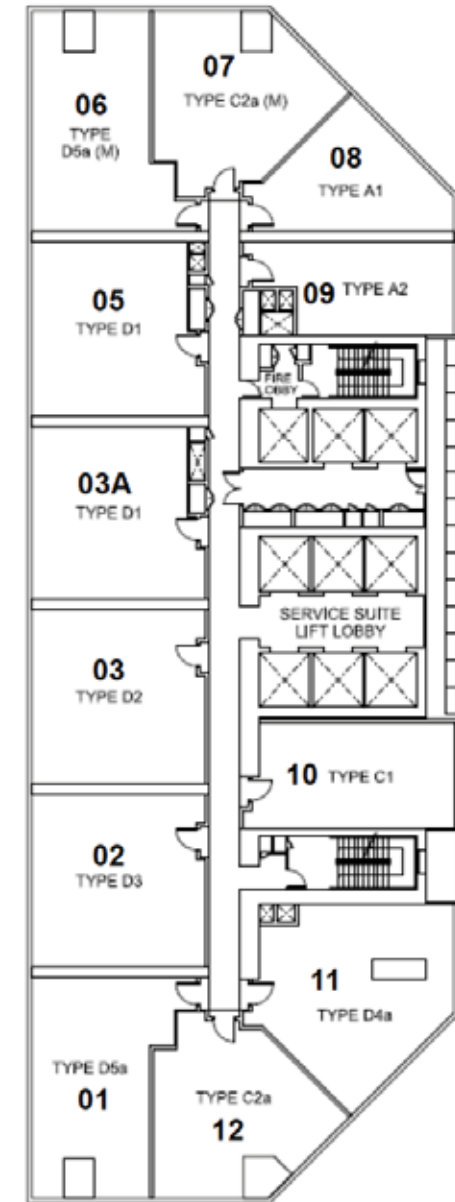
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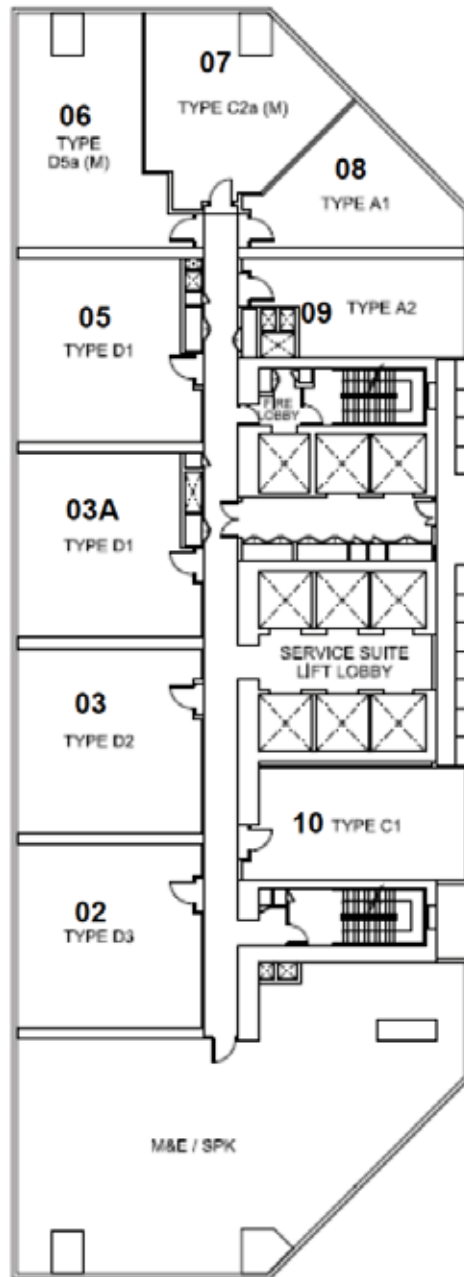
Level 22



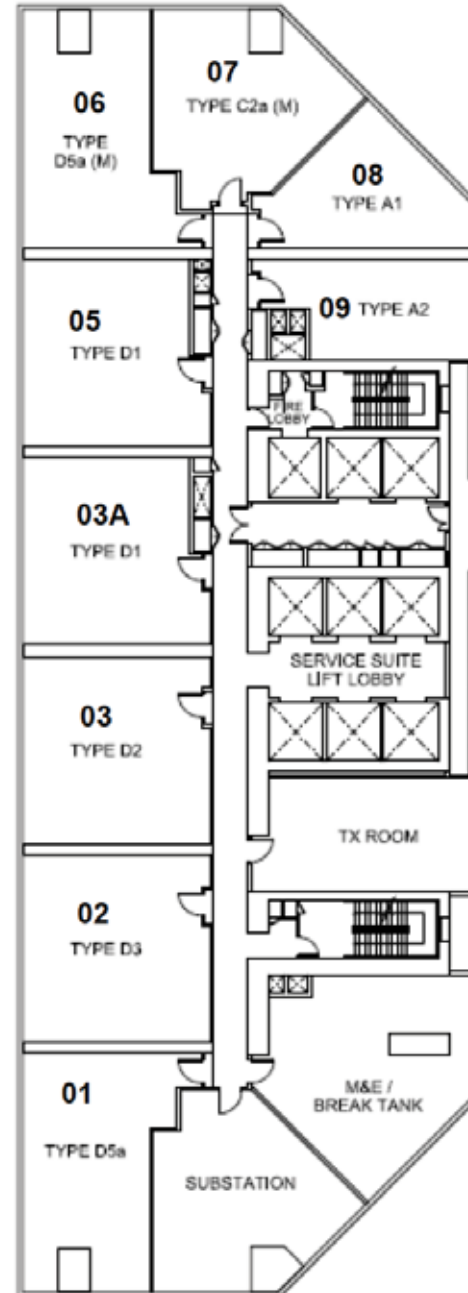
Level 23



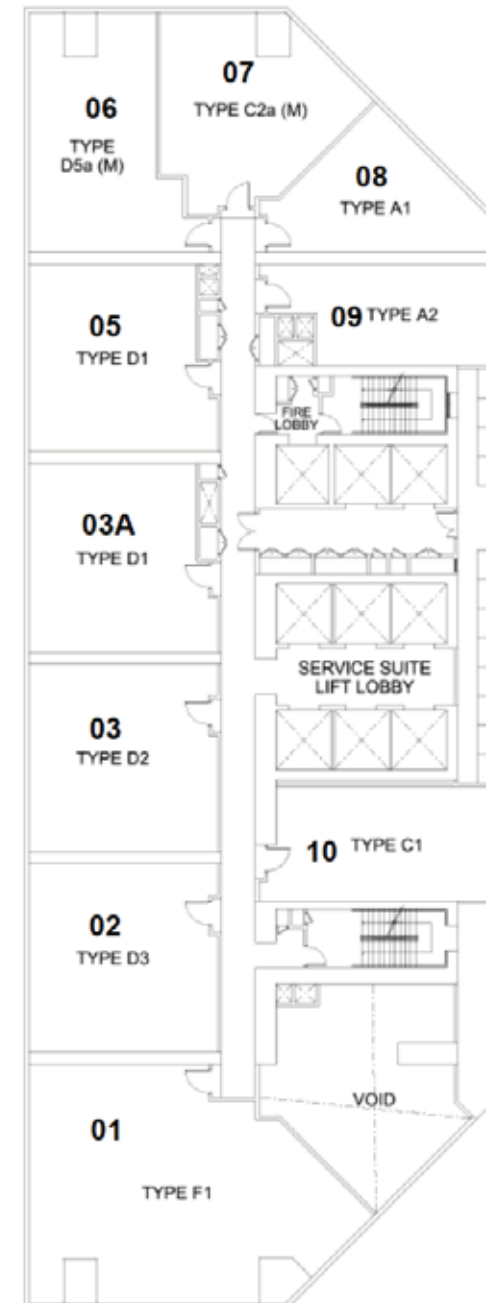
Level 23A - 29



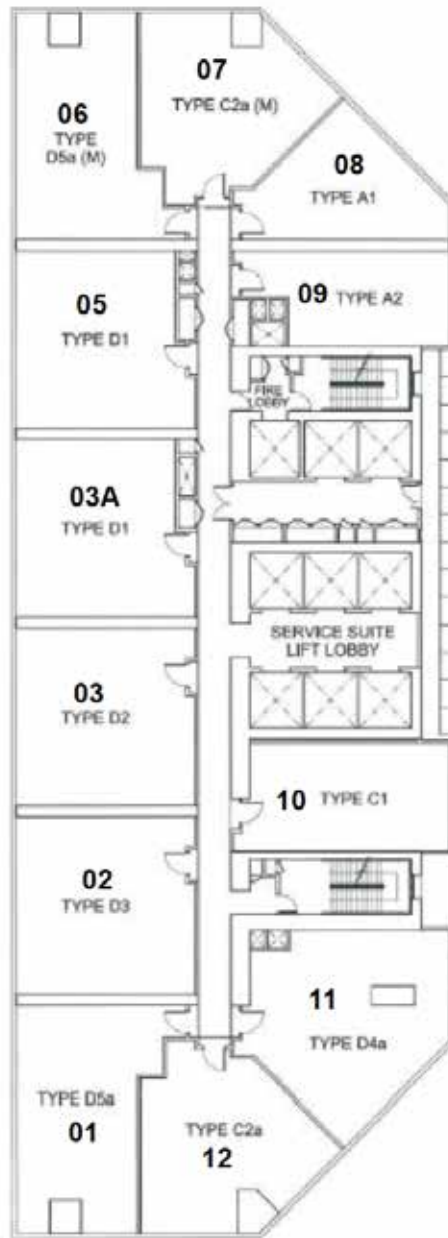
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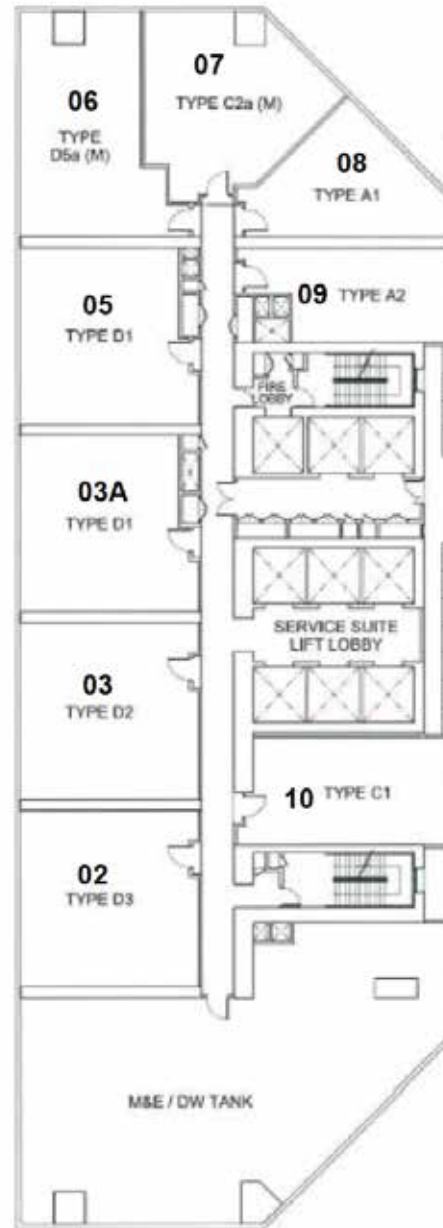
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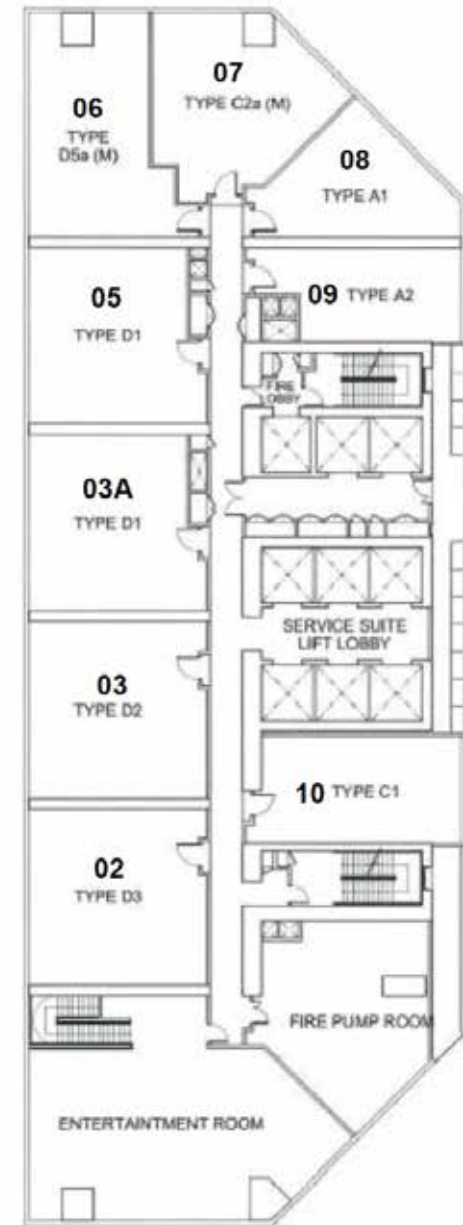
Level 32 - 33



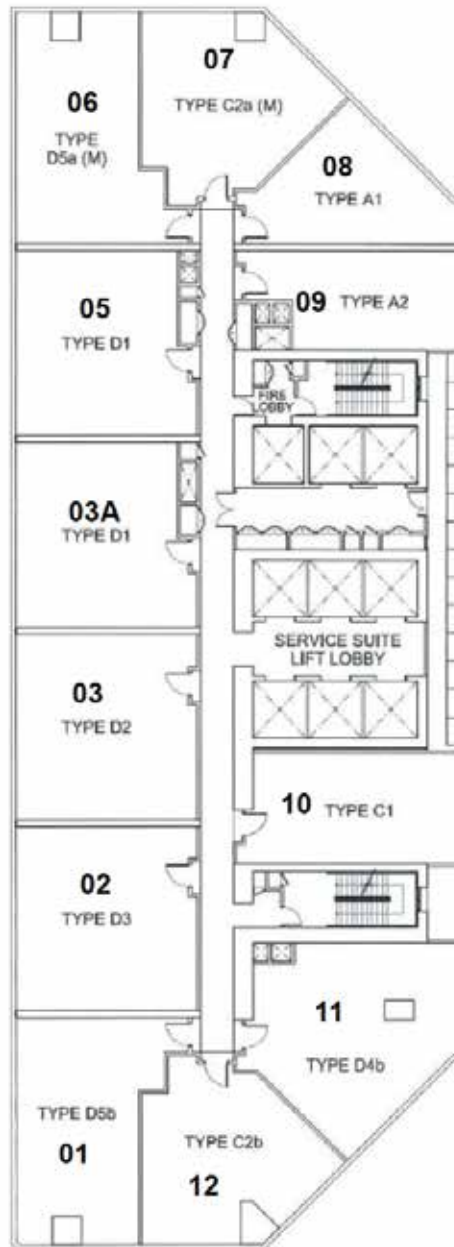
Level 33A - 43, 47 - 51



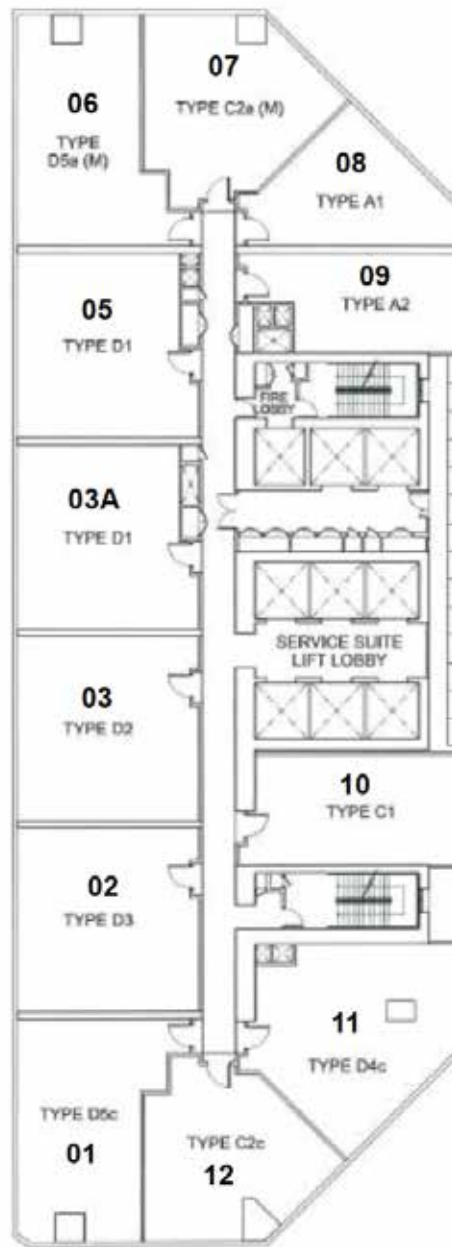
Level 43A



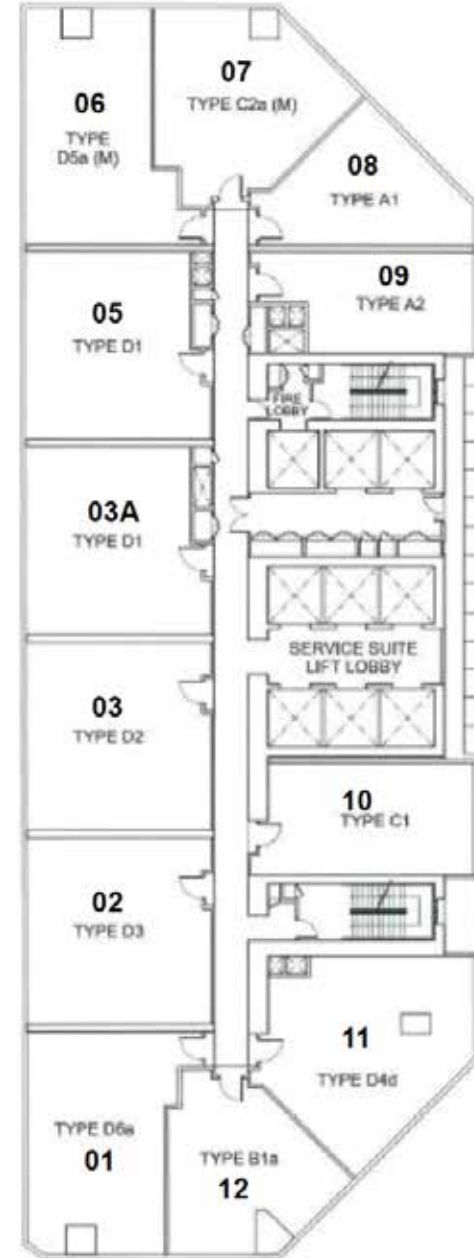
Level 45



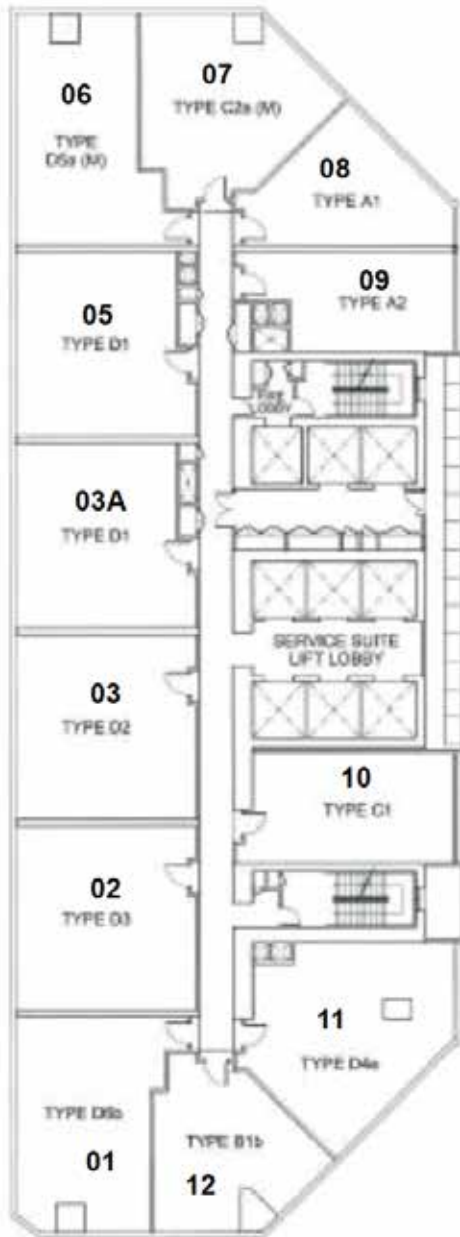
Level 52



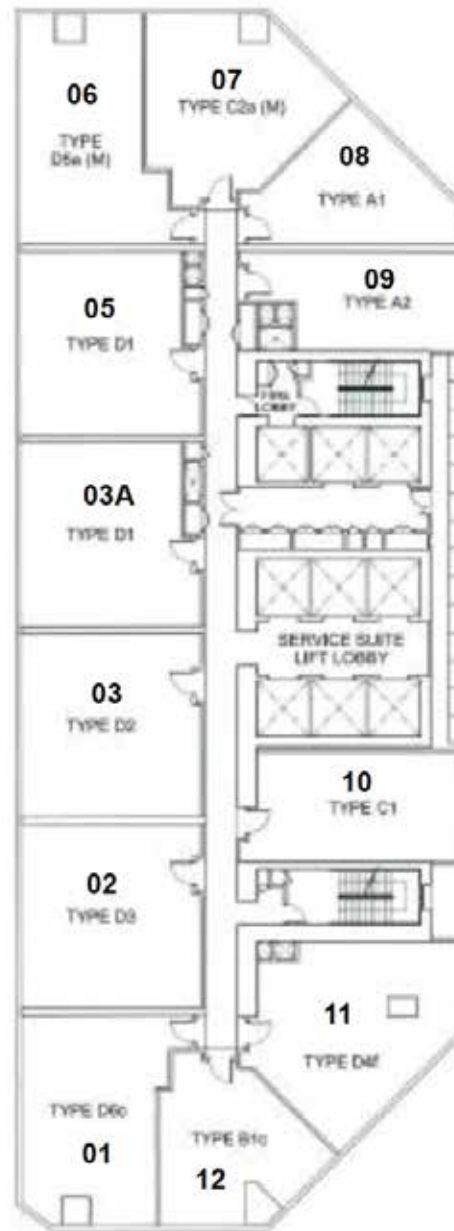
Level 53



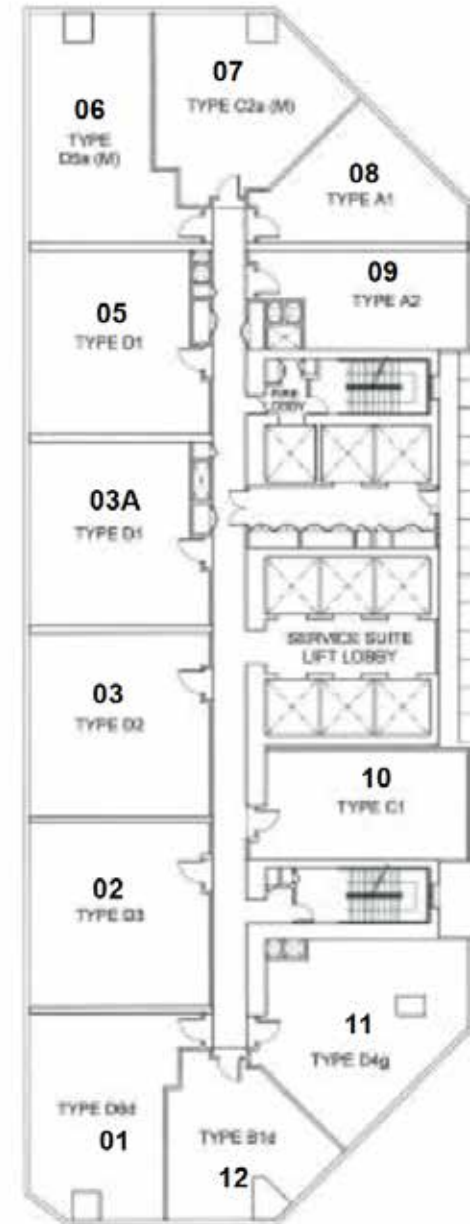
Level 53A



Level 55

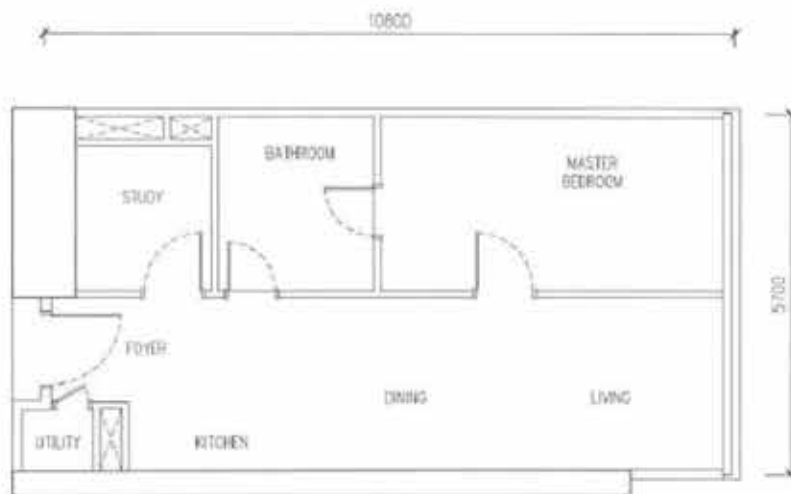


Level 56

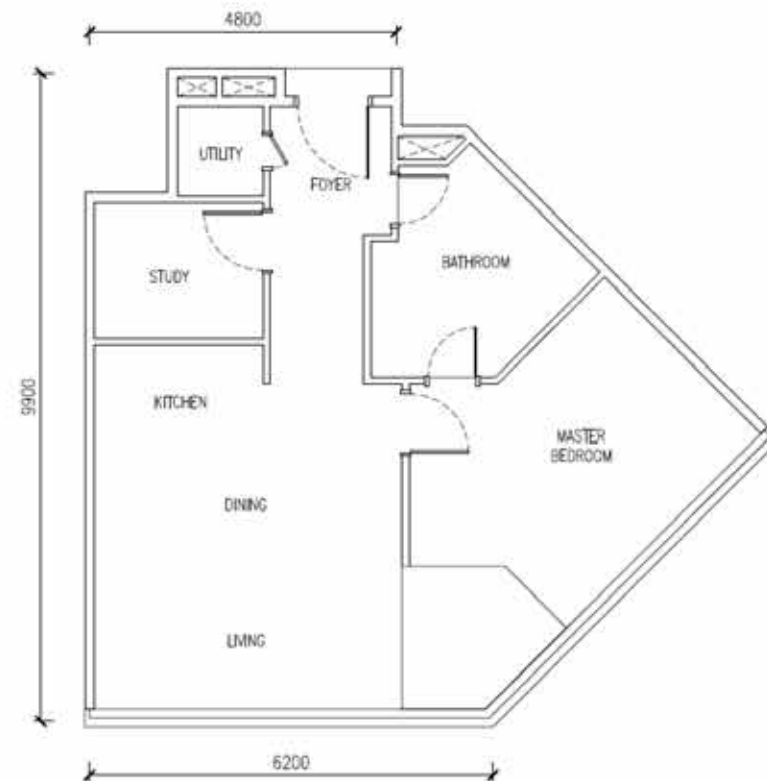


Level 57

FLOOR PLAN



TYPE C1
66 sq.m. / 711 sq.ft.



TYPE C-2A
76 sq.m. / 815 sq.ft.

FLOOR PLAN

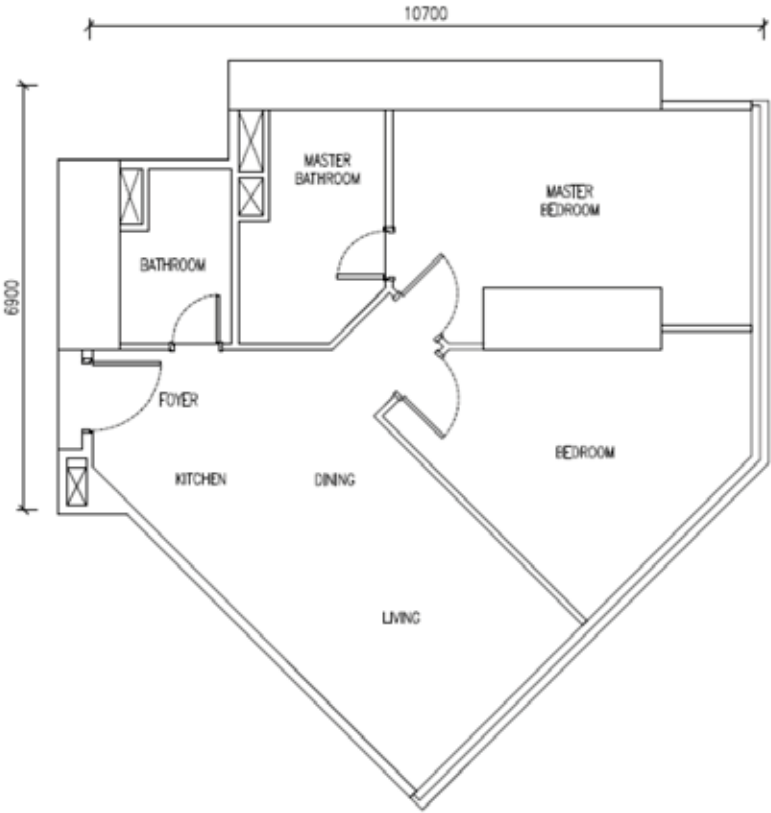


TYPE C2a(M)
76 sq.m. / 815 sq.ft.

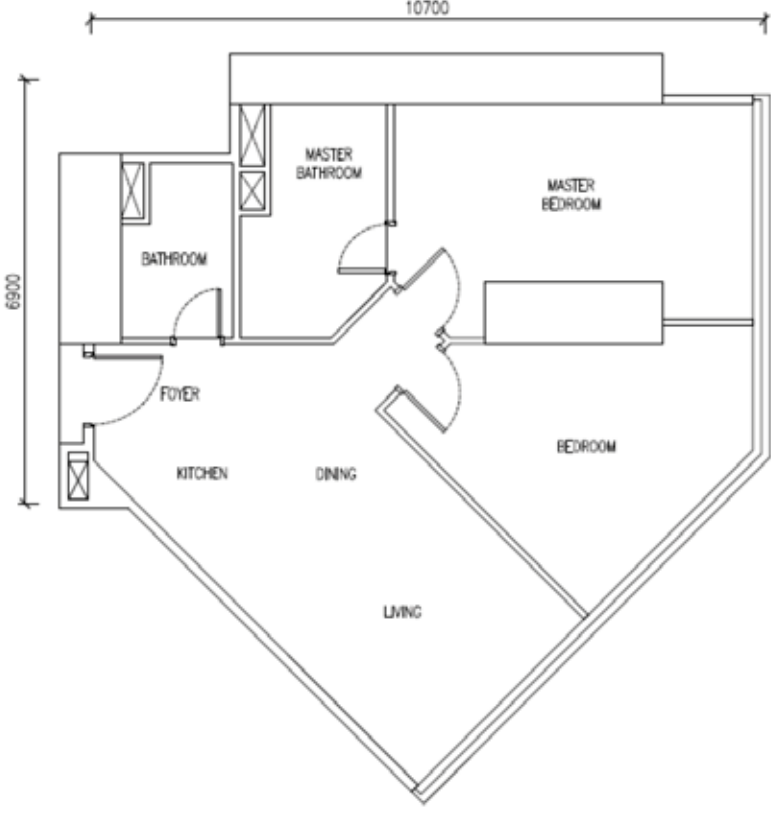


TYPE C2b
74 sq.m. / 793 sq.ft.

FLOOR PLAN



TYPE D4a
92 sq.m. / 995 sq.ft.



TYPE D4b
91 sq.m. / 983 sq.ft.

SALES PACKAGE

FULLY FURNISHED*

Every unit is fully furnished with hand-picked brands as well as quality fittings and finishings:

Fully fitted kitchen cabinets

Built-in hob & hood

Built-in oven

Built-in fridge

2-in-1 washer & dryer

Living room furniture (sofa, tv console, dining table & chairs, etc.)

Bedrooms (bed, side tables, vanity, etc.)

Built-in wardrobes (all bedrooms)

Wall-mounted air-conditioning (living, dining, bedrooms & study)

Hot water heater (all bathrooms & kitchen)

Plaster ceiling & light fittings

PURCHASER INCENTIVES & PAYMENTS

Purchaser's incentive programme*

Lease subsidy (for 2 years)#

Free legal fees on SPA & disbursements (panel solicitor only)

Free legal fees on loan agreement (panel solicitor & panel banks only)

Complimentary enrolment into the AccorHotels Ownership Benefit Program until year 2028 (normal fees are USD250 p.a.)

The following are to be borne by the Purchaser/s alone:

Disbursement for loan

Stamp duty on loan (0.5% of loan amount)

Application for State Consent (approximately RM1,000.00 per application)

* terms & conditions apply # only applicable for Stack 11

PAYMENT INFO & BANK ACCOUNT DETAILS

PAYMENT INFO & BANK ACCOUNT DETAILS

Booking fee is RM10,000.00

Preferable mode of payment is TT

Booking fee is fully refundable

Cheque in RM payable to OXLEY RISING SDN BHD

Bank account details as below :

Alliance Bank Malaysia Berhad

Menara Multi Purpose

Capital Square, 8 Jalan Munshi Abdullah

50100 Kuala Lumpur

Bank Account Name : Oxley Rising Sdn Bhd

Account No. : 1405 5001 0185 421

Swift Code : MFBBMYKL

ACCOR OWNERSHIP BENEFITS (AOB) PROGRAMME ANNUAL FEE

SO/ Purchasers enjoy the following benefits:

1. Enrolment starts Q3 2018 (July).
2. SO/ Purchaser's AOB membership fees are waived until the end of 2028.
3. W.e.f. 2029, any annual AOB fees will apply.
* Continuation of AOB membership is optional for all SO/ Purchasers.
4. The current AOB Membership Fees is USD250 per residence.
5. Should a SO/ Purchaser purchase in May 2018, no charges will be imposed prior to handover up until 2029 calendar year.



ACCOR OWNERSHIP BENEFITS (AOB) PROGRAMME

ALL (ACCOR LIVE LIMITLESS) LIFESTYLE LOYALTY PROGRAMME

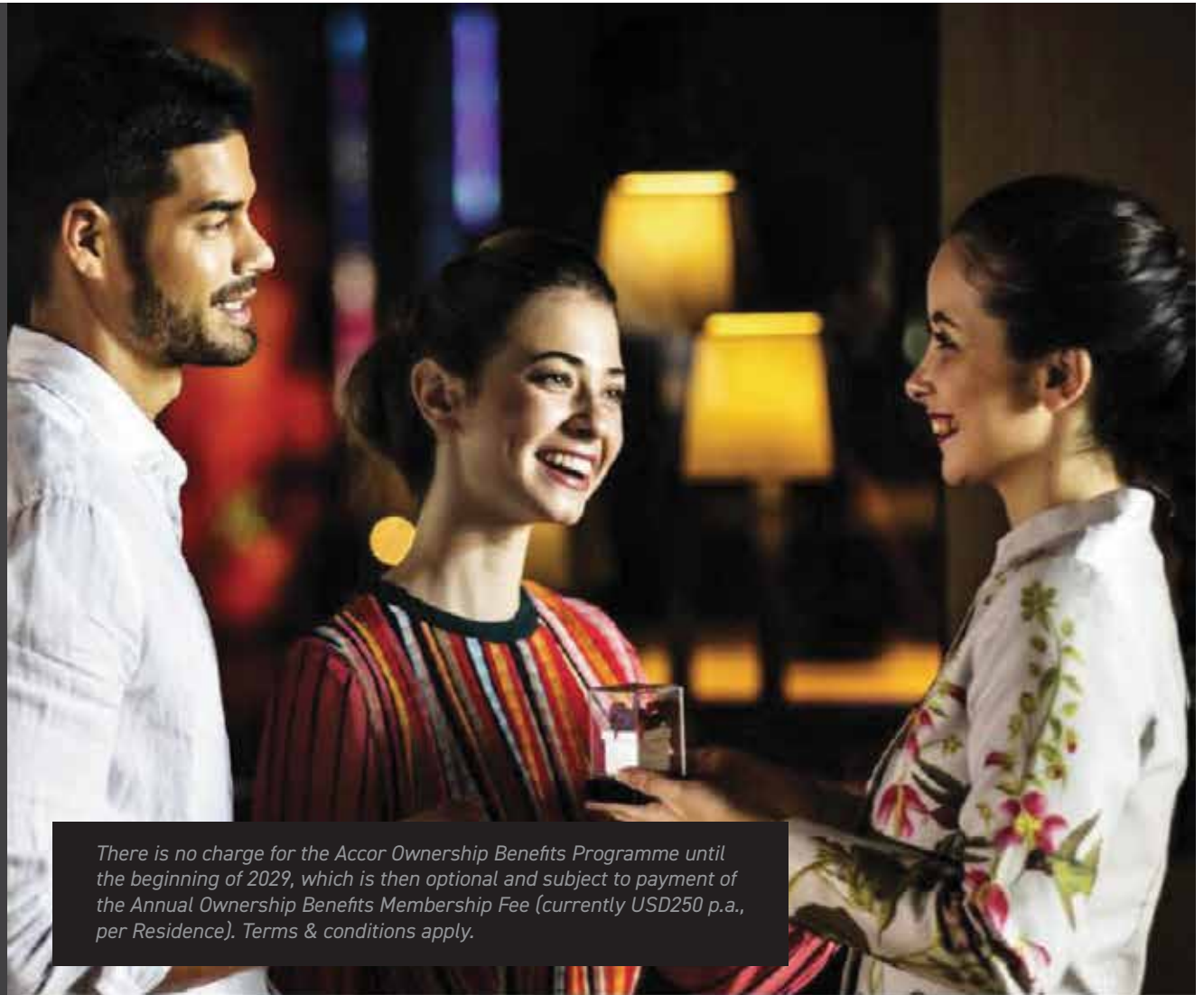
Accor offers an industry-leading Ownership Benefits Programme, including:

1. Top-tier status in ALL as 'Diamond' Tier.
2. Automatic upgrades (subject to availability).
3. VIP Desk*.
4. Preferred rates, 20% off 'Best Available Rate (BAR) '**.
5. Access to Accor-operated rental programmes (where applicable).
6. On-site local benefits at SO/ KL Residences.

* For Luxe Residence owners only

** 20% of BAR applies to Luxe Residence owners, across most Luxe portfolio brands and properties

SO/ SOFITEL. Terms and conditions as well as the benefits and privileges associated with the AccorHotels Ownership Benefits Programme are subject to change at the sole discretion of Accor.



There is no charge for the Accor Ownership Benefits Programme until the beginning of 2029, which is then optional and subject to payment of the Annual Ownership Benefits Membership Fee (currently USD250 p.a., per Residence). Terms & conditions apply.

ACCOR OWNERSHIP BENEFITS (AOB) PROGRAMME ELEVATED TIER OF ALL DIAMOND MEMBERSHIP

All Branded Residence owners will be elevated from ALL's Platinum to the exclusive Diamond tier in May 2021.

The new Welcome package and Diamond membership card will be delivered to your home address in the coming weeks.

A seamless transition for existing Platinum members:

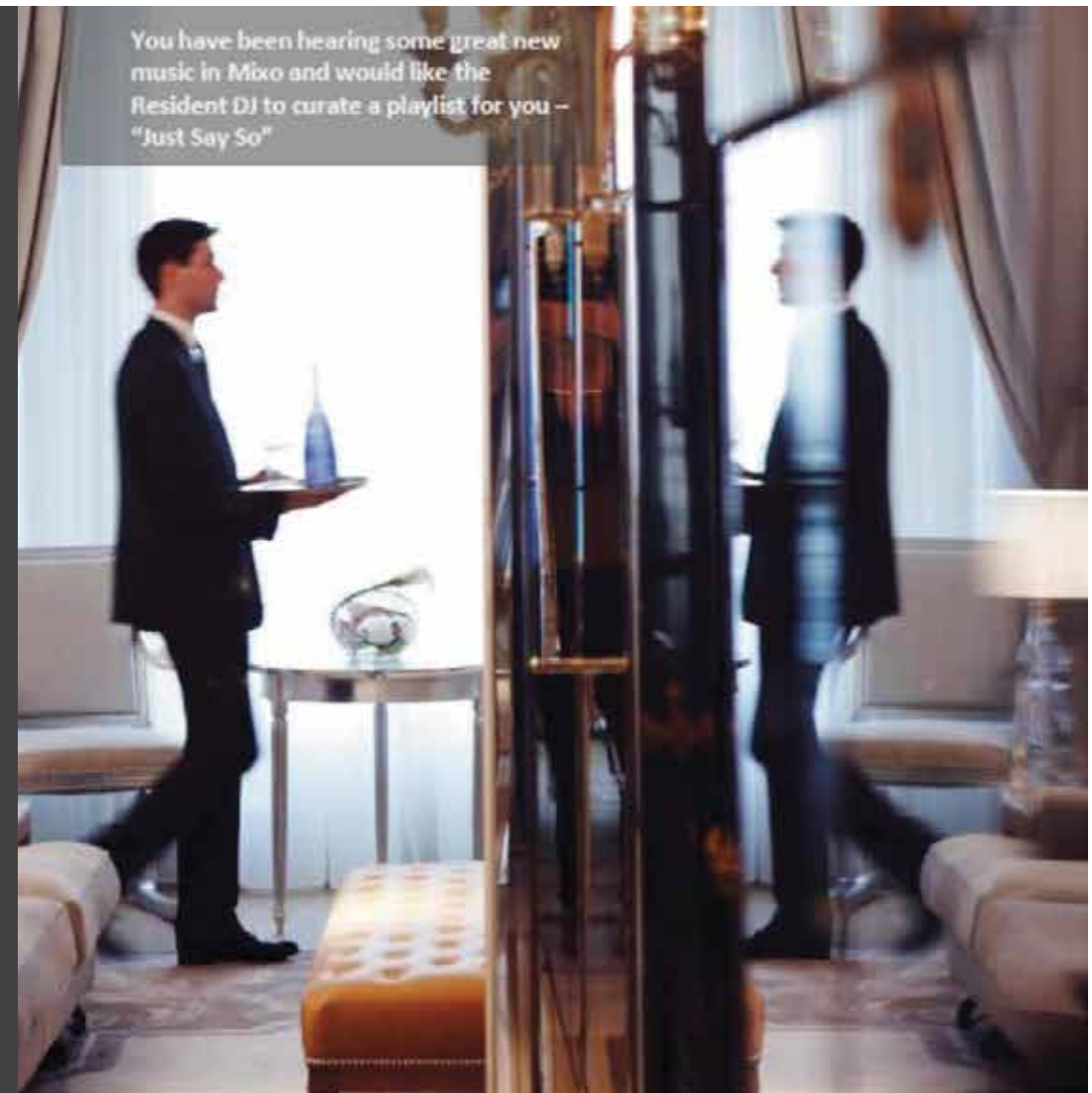
- member number remains the same;
- login to the Accor app or at all.accor.com also remains the same;
- your enhanced status will be updated and reflect Diamond in the ALL App and at all.accor.com immediately; and
- travel may be reserved at any time.



ESSENTIALS*
FUNDED BY THE SERVICE CHARGE (MANDATORY)

1. 24-hour residents concierge (16 hours on-site, 8 hours direct from Hotel).
2. Bell / Valet services.
3. Mixo Resident's Lounge:
 - Dedicated Owner Services team delivering highly personalised service 'between the lines'.
 - Resident DJ (early evening hours, staffed by Residence Lounge Team).
 - Resident Mixologist.
 - WIFI internet in Lounge.
4. SO/ FIT residents fitness centre, including personal attendant, towel service, water, etc.
5. Dedicated residents rooftop pool.
6. Screening room.
7. Press reader subscription with digital access to +2,000 daily newspapers and magazines.
8. 24-hour security.
9. Common area maintenance, housekeeping and utilities (common areas only).
10. Access to Kidz Zone (unstaffed nursery where child-minding can be arranged for additional fees).
11. Property Insurance (base building/common areas).
12. Common area 'reserve for replacement'.

* Note: The above is a non-exhaustive list and subject to change

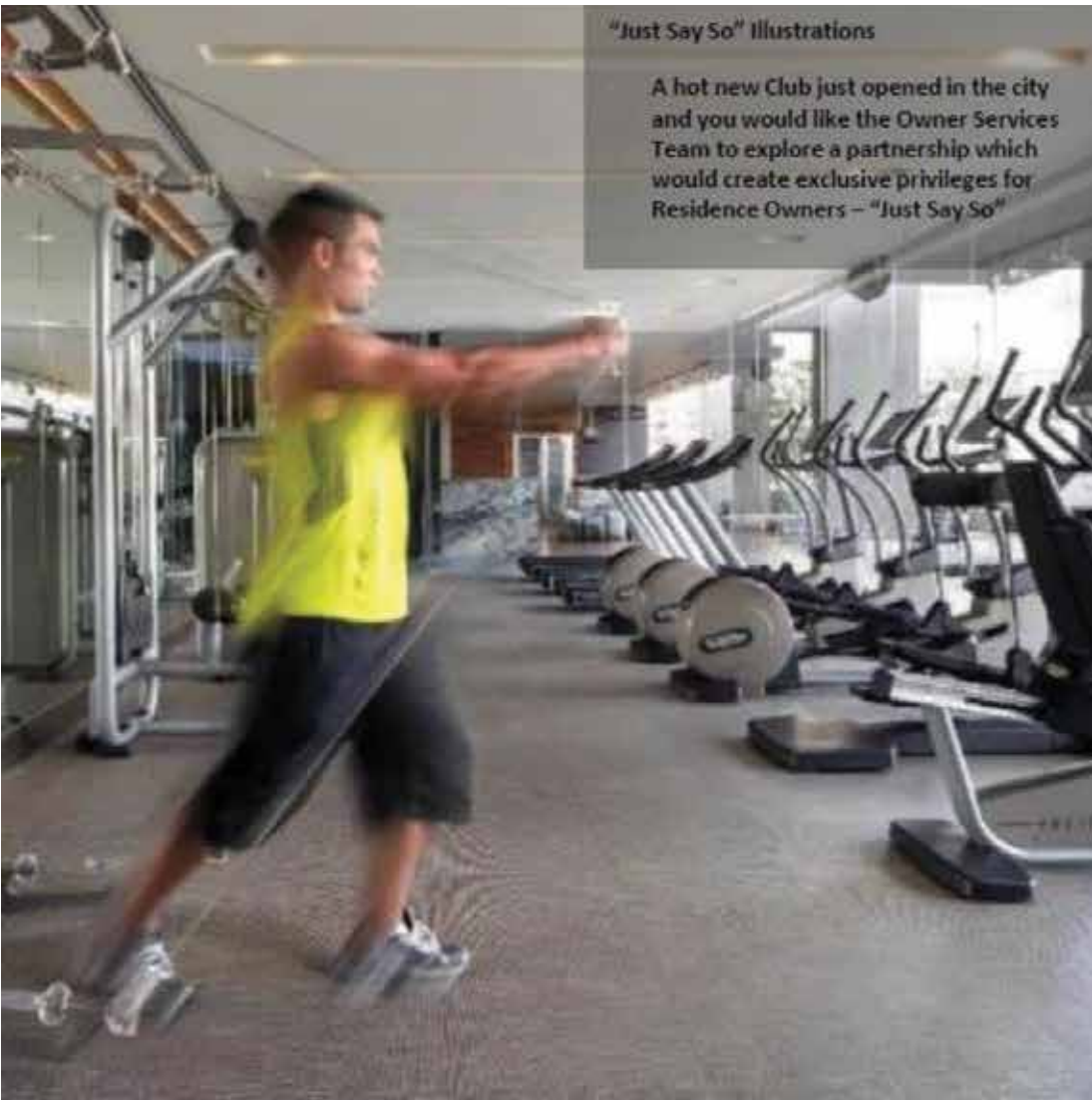


A LA CARTE (OPTIONAL, ADDITIONAL CHARGES MAY APPLY)

1. In-residence dining and in-residence catering (options include private chef, catered events).
2. In-residence SO/ SPA treatments (subject to availability).
3. Solution Centre Services (business centre).
4. SO/ FIT Programmes:
 - Personal trainer, wellness consultant and SoYoga classes.
5. Personal assistant and shopping services.
6. Childcare (subject to availability).
7. Dry cleaning and laundry services.
8. Private transportation / limousine services.
9. SO/ Lifestyle Programmes:
 - Custom lifestyle programmes and experiences curated by the Residence Team.
10. Annual AOB Programme Fees (after initial complimentary period expires at end 2028 – commencing at handover)
11. In-residence housekeeping (daily, weekly, etc.).
12. In-residence maintenance
13. 'While You Are Away' Maintenance Package
 - Turnkey in-residence maintenance solutions for Residents who frequently travel or reside elsewhere.

* Note: The above is a non-exhaustive list and subject to change





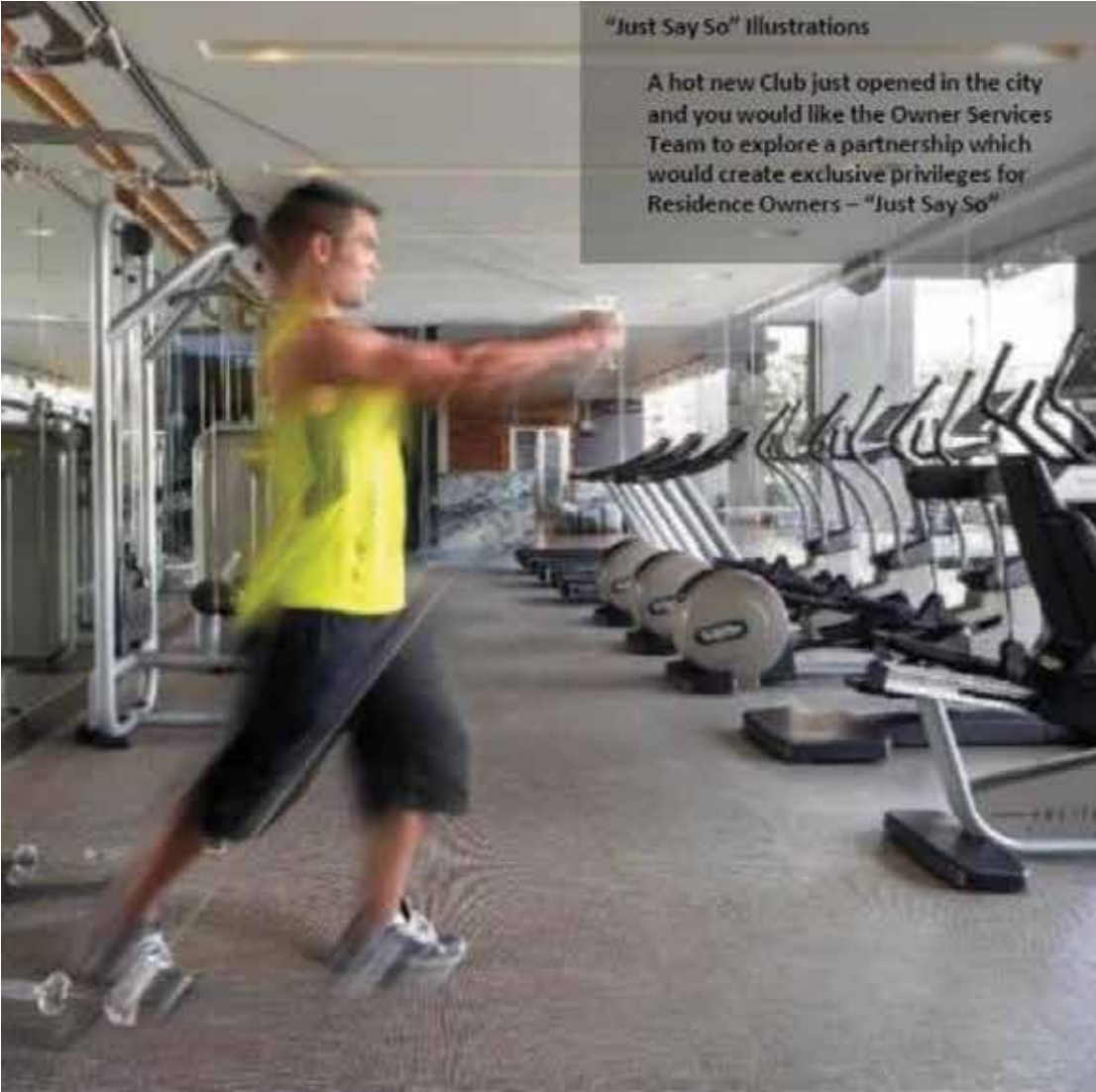
BENEFITS & PRIVILEGES (FOR ACTIVE MEMBERS OF THE AOB PROGRAMME)

Global Benefits

For the ALL Membership, enrolment occurs shortly after Purchase with activation expected in Q3 2018 (eligibility extends for as long as Purchaser retains ownership of their SO/ KL Residences and requires payment of the annual AOB Programme Fee – which has been waived until end of 2028).

1. Preferred access and seating at SO/ Pool parties.
2. 10% discount on SO/ SPA treatments.
3. 10% discount at restaurants, In-Residence dining and catering.
4. Discount on meeting spaces (boardrooms, breakouts, etc.).
5. Ambassador Programme: enabling residents to extend preferred room rates to associations and organisations they belong to.
6. Discount on guest rooms (for out-of-town guests of Residents).
7. Access to Solution Centre and 10% discount on select services.
8. Invitation to exclusive events at adjacent Hotel and within the community.
9. Charging privileges at Hotel outlets.

* Note: The above is a non-exhaustive list and subject to change



"Just Say So" Illustrations

A hot new Club just opened in the city and you would like the Owner Services Team to explore a partnership which would create exclusive privileges for Residence Owners – "Just Say So"

BENEFITS & PRIVILEGES ENHANCED ALL DIAMOND BENEFITS*

- Enhanced recognition when staying at Accor's 4,500+ hotels and resorts worldwide
- Complimentary breakfast on weekends (daily in Asia Pacific)
- A complimentary ALL Gold membership for you to gift to family or friends
- Earn rewards points towards future stays at an accelerated pace
- Guaranteed room up to two (2) days prior to arrival
- Welcome Beverage
- Welcome Gift
- Additional Dining and Spa rewards (where Diamond Tier threshold is met based on travel)
- Elevated benefits with Accor Preferred Partners:
 - Priority Pass Airport Lounges preferred rates
 - Presidents Circle Membership with Hertz (auto rentals)
 - Visit all.accor.com for additional details

These enhanced ownership benefits will be in addition to those you are already enjoying as a member of the AOB Programme. Your dedicated VIP Customer Care team remains at your service to facilitate all your travel needs, including facilitation of the preferred owner rate at participating hotels and resorts worldwide.

ELEVATE YOUR STATUS. ELEVATE YOUR STAY.

In recognition of your preferred status with Accor as a Branded Residence owner, you will enjoy exclusive Diamond status immediately.*

	Classic	Silver	Gold	Platinum	Diamond
ALL Customer Care	●	●	●	●	●
Online check-in & fast check-out	●	●	●	●	●
Complimentary health club & sport facilities access	●	●	●	●	●
Members' rate up to an additional 10% off	●	●	●	●	●
Advance access to private sales	●	●	●	●	●
Pre-sale tickets for Accor Limitless Experiences including Accor Arena (Paris)	●	●	●	●	●
Complimentary internet access worldwide	●	●	●	●	●
Priority welcome		●	●	●	●
Welcome drink*		●	●	●	●
Late check-out**		●	●	●	●
Early check-in**			OR ●	AND ●	AND ●
Welcome amenity			●	●	●
Upgrade to next best room or room category <i>Subject to availability at check-in</i>			●	●	●
Guaranteed room up to 3 days before arrival* <i>Some blackout dates apply</i>			●		
Guaranteed room up to 2 days before arrival* <i>Some blackout dates apply</i>				●	●
Access to executive lounge (where available) <i>Fairmont Gold excluded</i>				●	●
2 Suite Night upgrades				●	●
Complimentary breakfast on weekends					●
4 Dining & Spa Rewards worth Euro 25 each					●

* Visit all.accor.com for full terms & conditions

** Request subject to availability

**Invitation to elevated status
Accor Branded Residential Owners**



SIGNATURE BENEFITS: ALL DIAMOND TIER

- 1. How do I enrol if I am not already a member?**
If you wish to enrol in the AOB Programme which would include an ALL Diamond membership, reach out to your Owner Services team who would be pleased to assist and confirm all details.
- 2. How do I gift the ALL Gold status to my friends and family?**
The enrolment may be assigned to one person of your choice within the ALL App or online in your ALL Account.
- 3. Do I earn credits, and do they have a financial value?**
Yes, as an ALL Diamond tier member you are credited rewards points for every stay which may then be used as a cash value to redeem future travel. As a top tier member, the rate at which you can accumulate is elevated compared to other tiers offering incredible value. Additional details may be found at all.accor.com.
- 4. How long do I have this membership?**
Your membership will remain active as long as you own your residence and are opted into the AOB Programme with all applicable fees paid.

**Invitation to elevated status
Accor Branded Residential Owners**



SIGNATURE BENEFITS: ALL DIAMOND TIER

5. How do I make reservations?

Your dedicated VIP Customer Care team remains at your service to facilitate all of your travel needs, including the preferred owner rate, throughout our global collection of properties.

- 1-506-870-6746 International
- 1-800-772-8188 USA/Cda
- vipconcierge@accor.com

6. What is included in the complimentary breakfast?

The specific breakfast will vary and be at the discretion of the hotel's offering. Complimentary breakfast applies to all members occupying the room.

7. Where am I able to see a full listing of ALL Diamond benefits?

The complete listing to refer to is located at all.accor.com

FACILITIES PLAN

LEVEL 77

Pool, Jacuzzi, BBQ Pit,
Cabana, Kid's Pool, Kid's
Playground, AV Room

LEVEL 46

Lounge, Reading Room,
Multipurpose Hall, Gym, Yoga
Room, Sauna, Screening Room,
Sky Garden

LEVEL 45

Entertainment Room

LEVEL 8

Hotel Facilities

LEVEL 7

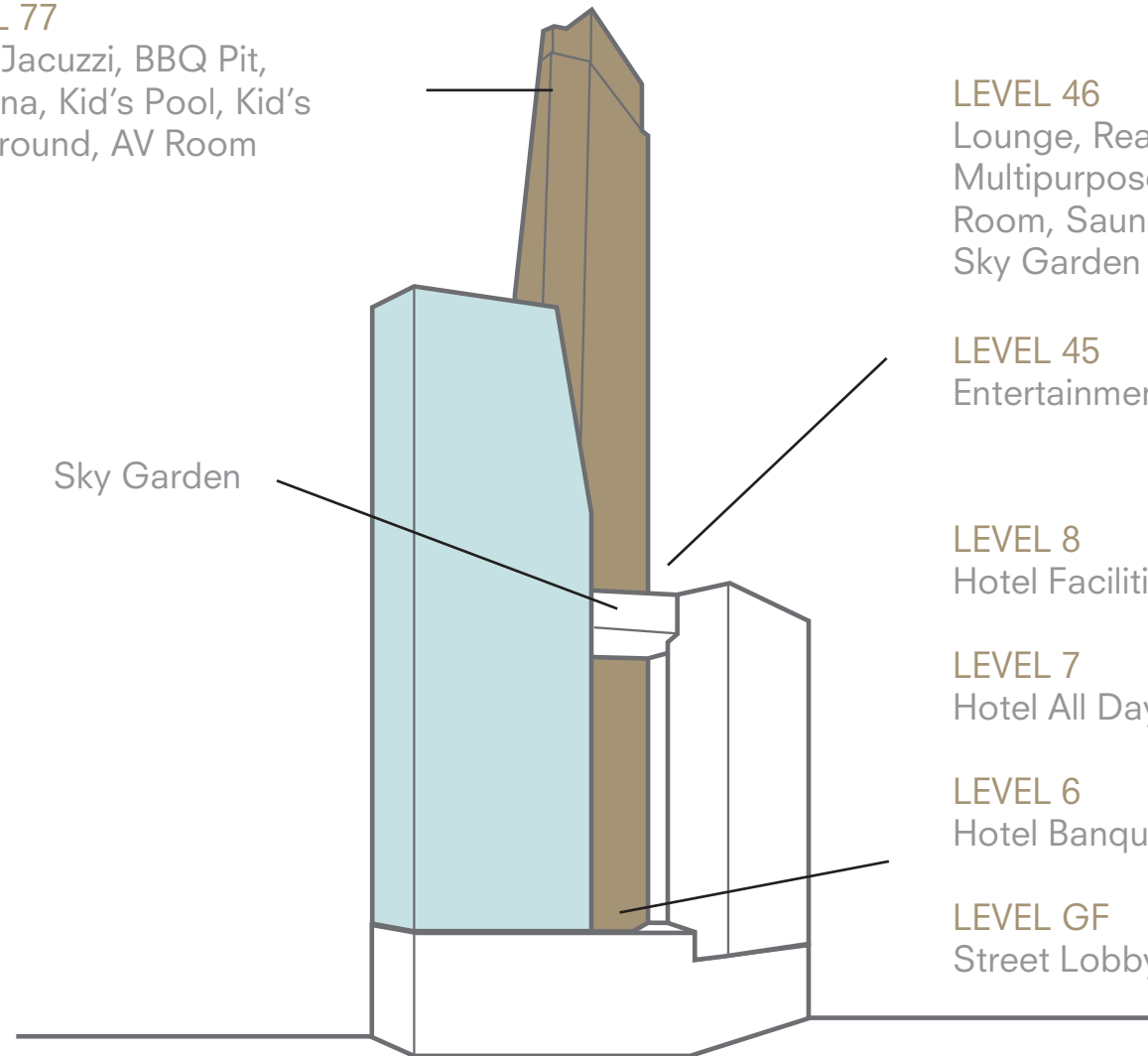
Hotel All Day Dining

LEVEL 6

Hotel Banquet Hall

LEVEL GF

Street Lobby



FAQ

Q: Estimated maintenance fee

A: Appx. RM0.98 per sq. ft. and 10% sinking fund charge.

Q: Bumi discount

A: N/A

Q: Are the units furnished?

A: Yes, all units are fully furnished.

Q: No. of lifts

A: 6 passenger lifts and 1 Bomba lift.

Q: Lift capacity

A: Passenger lift (1,600kg/24 pax); Bomba lift (1,090kg/16 pax).

Q: Lift speed

A: Passenger lift 5 m/s. Bomba lift 7m/s.

Q: Are the lifts sharing with hotel guest?

A: No, residents only.

Q: Is car park provided and what are the estimated car park rates?

A: Yes, car park units are provided on a rental basis. Monthly car park rates are estimated as follows subject to further determination by the Joint Management Body/Management Corporation at the appropriate time.

Season Pass : RM250.00*

Reserve Pass : RM350.00*

Q: Total no. of parking bay for T1

A: 610 bays

Q: Location of parking

A: Basement 3, 4 and 5.

Q: Security feature

A: 3-tier security system, concierge desk and 24 hours CCTV surveillance. Audio intercom system is provided in each unit and is usually located at the most central position in the unit.

Q: Ceiling height for typical unit

A: Bathroom & Kitchen - 2.6m; Living & Bedroom - 2.9m.

* Prices provided here are estimates on a monthly basis and subject to change without notice at the Management Corporation's discretion.

FAQ

Q: Ceiling height for Level 30, 31, 44, 45 and 61

A: Bathroom - 2.6m; Living 4.1m; Bedroom - 3.6m; Kitchen - 3.0m

Q: Door width & height

A: Main door: 1.1m (w) x 2.4 (h)
Bedroom door: 1.0m (w) x 2.4m (h)

Q: Is plaster ceiling provided?

A: Yes, it is provided

Q: Are light fittings provided?

A: Yes, they are

Q: Window width & height

A: One window pane: 450mm (w) x 1.8m (h)

Q: Can the windows be opened?

A: Windows can be opened to approximately 10° for safety reasons.

Q: Types of A/C provided

A: Ducted split unit air - conditioning system to living/dining, wall mounted systems for bedrooms and study

Q: Electrical appliances provided and brand:

A: The brand is De Dietrich. Appliances provided are cooking hob (induction), hood, oven, refrigerator, washer/dryer.

Air - conditioning unit in living/dining and bedrooms (excluding utilities). For 1+1 bedroom, air-conditioning unit is provided in the study room.

Q: Kitchen counter top and backsplash material

A: Quartz stone

Q: Sanitaryware brand

A: Villeroy & Boch

Q: Water heater

A: Electric storage water heater to provide hot water to bathrooms and kitchen sink

Q: Shower screen provided? What is the height?

A: Provided. 2.6m (Full height to bathroom ceiling, ventilation is from the door which is 2.1m height)

FAQ

Q: Data cable, ASTRO ready?

A: 2 core fibre wall sockets for telephone and data (optical modem to be fibre optic, supplied by Telco provider with user subscription. IPTV ready upon user subscription.

Q: Power supply

A: Type A, B, C, D, E and G1 - 1 phase. Type F & G 3 phase

Q: Generator set

A: Standby genset for 1 no. of lift and 1 Bomba lift, fire protection and detection system, escape lighting for common areas and security system.

Q: Lightning surge

A: ELCB at DB

Q: Soundproof

A: STC 48 between units

Q: Green building

A: Greenmark certified

Q: Safety feature

A: Wet sprinkler points in unit per local code requirement. Security assistance button provided.

Q: Size of carpark bay

A: 2.4m x 4.8m

Q: Car wash bay

A: 2 bays to be allocated

Q: Pool size & depth

A: 5m x 28m/ 1.2m

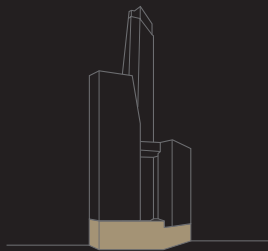
Q: What is the distance from SO/ KUALA LUMPUR to Tower 2?

A: 21m

Q: What is the distance from SO/ KUALA LUMPUR to the Signature Offices?A: 29m

THE BOULEVARD

RETAIL PODIUM



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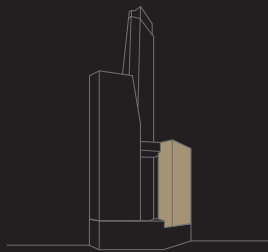


Retail therapy takes on a whole new meaning at this two-storey Galleria of trendy selections in the heart of Kuala Lumpur.

The 60,000 sf of retail space is suited to all types of retailers and brands. High foot traffic is expected from a direct link to the three towers of this prestigious development.

SIGNATURE OFFICES

THE NEW STATUS SYMBOL FOR BUSINESS



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When your business and reputation demands the highest of standards, nothing less than the best will do.

The Oxley Towers Signature Office offers unsurpassed prominence, round-the-clock connectivity, proximity to major business amenities and world-class shopping districts.



STAND OUT FROM THE COMPETITION

The embodiment of the next generation workplace, avenues to engage and impress plus opportunities to casually meet, collaborate or take a break from work abound beyond the four walls of the office.

THE DEVELOPER

Oxley Holdings Limited (“Oxley” or “the Group”) is a home-grown Singaporean property developer, engages in the business of property development and property investment.

Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. With a dynamic presence across twelve geographical markets, Oxley is listed on the Main Board of the SGX-ST with a market capitalisation of approximately S\$2.12 billion.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Australia, Myanmar and Vietnam.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs.

In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England.

Oxley also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and a 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.



Project development managed by

PAVILION

THANK YOU