

JEWEL

BY OXLEY KLCC

LIVE BY THE PARK
IN THE HEART OF KL CITY CENTRE

OWN
THE
CITY



Project Brief

Project Brief

Developer :
Oxley Rising Sdn Bhd

Mukim/ Daerah/ Negeri :
Bandar Kuala Lumpur /
Kuala Lumpur / WP KL

Local Council :
Dewan Bandaraya
Kuala Lumpur

Location :
Lot 20009, Jalan Ampang,
Seksyen 58, Kuala Lumpur

Land Area :
3.11 acres

Land Tenure :
Freehold

TOWER 2

Jewel by Oxley KLCC

**49-Storey
Luxury Hotel & Serviced
Residences**
213 rooms (Luxury Hotel)*
267 units (Serviced Residences)

Design Concept :
Modern / contemporary

Average Gross Selling :
RM2,000 per sq ft

Maintenance Fee (Monthly) :
RM0.60 per sq ft
(excluding 10% sinking fund)

Net Floor Area :
23,910 sqm / 257,365 sqft

Lifts Capacity (KG) :
5 + 1 Serviced lifts
(1,600 kg / 24 pax) 5.0 mps
Serviced Lift :
(1,090 kg / 16 pax) 7.0 mps
Brand : KONE

Facilities:

Ground Floor
1. Street Lobby

Level 1
2. Service Suite Lobby
3. Lobby Lounge
4. Quiet Room
5. Nursery

Level 7
6. Multipurpose Hall
7. Pre-function area
8. Collaborative space
9. Reading Room
10. Gymnasium
11. Pantry
12. Toilets
13. Surau
14. Management Office
15. Outdoor Garden
16. Barbeque Pit
17. Swimming Pool
18. Kid's Pool
19. Kid's Playground
20. Wellness Sanctuary / Yoga Deck
21. Zen Garden

JEWEL
BY OXLEY KLCC

SO' KUALA LUMPUR
SOFITEL

78-STOREY
LUXURY HOTEL & SERVICED
RESIDENCES

SIGNATURE OFFICE

30-STOREY
SIGNATURE OFFICE TOWER

Project Brief

6 Units Per Floor

Level 32

9 Units Per Floor

Level 15

10 Units Per Floor

Level 31

11 Units Per Floor

Level 10 - 14

Level 16 - 30

Type	Bedroom	Built-up	Quantity	
A1	1	63 sqm / 678 sqft	7	7
B1	1	63 sqm / 678 sqft	16	114
B2	1 + 1	72 sqm / 775 sqft	25	
B3	1	70 sqm / 754 sqft	25	
B4	1 + 1	76 sqm / 818 sqft	25	
B5	1 + 1	96 sqm / 1,033 sqft	23	
C1	1 + 1	89 sqm / 958 sqft	23	48
C2	2	91 sqm / 980 sqft	25	
D1	2 (dual key)	114 sqm / 1,227 sqft	23	97
D2	2 + 1	109 sqm / 1,173 sqft	74	
E1	3 + 1	203 sqm / 2,185 sqft	1	1
TOTAL				267

UNIQUE SELLING POINTS

The Development



An iconic landmark development

A famed address at prestigious
Jalan Ampang, KLCC

Located at the heart of KLCC,
next to **Petronas Twin Towers** and the
50-acre KLCC Park

One of the **final freehold residential properties** in the KLCC vicinity

Integrated with **Signature Offices, Retail, 5-star hotel** and **branded residences**

Designed by an award-winning,
renowned architect

Sustainable living - certified GreenMark status with energy savings up to 20% and water conservation up to 30%



UNIQUE SELLING POINTS

Living Conveniences



All daily essentials and conveniences within easy reach
- medical centres, KLCC Park, shopping malls, banks, embassies

Excellent connectivity
- walking distance to rail stations, bus and taxi stops as well as the KLCC pedestrian link bridge

Easy access to an outstanding range of services and amenities

UNIQUE SELLING POINTS

Investment Value



Malaysia has one of the **highest standards of living in Southeast Asia** coupled with a low unemployment rate of 3.3%

Smaller built-ups generate **higher occupancy rates**

Room for appreciation in **rental income**

The World's Best City for expats, KL was ranked 1st in the **Expatriate City Ranking 2021**

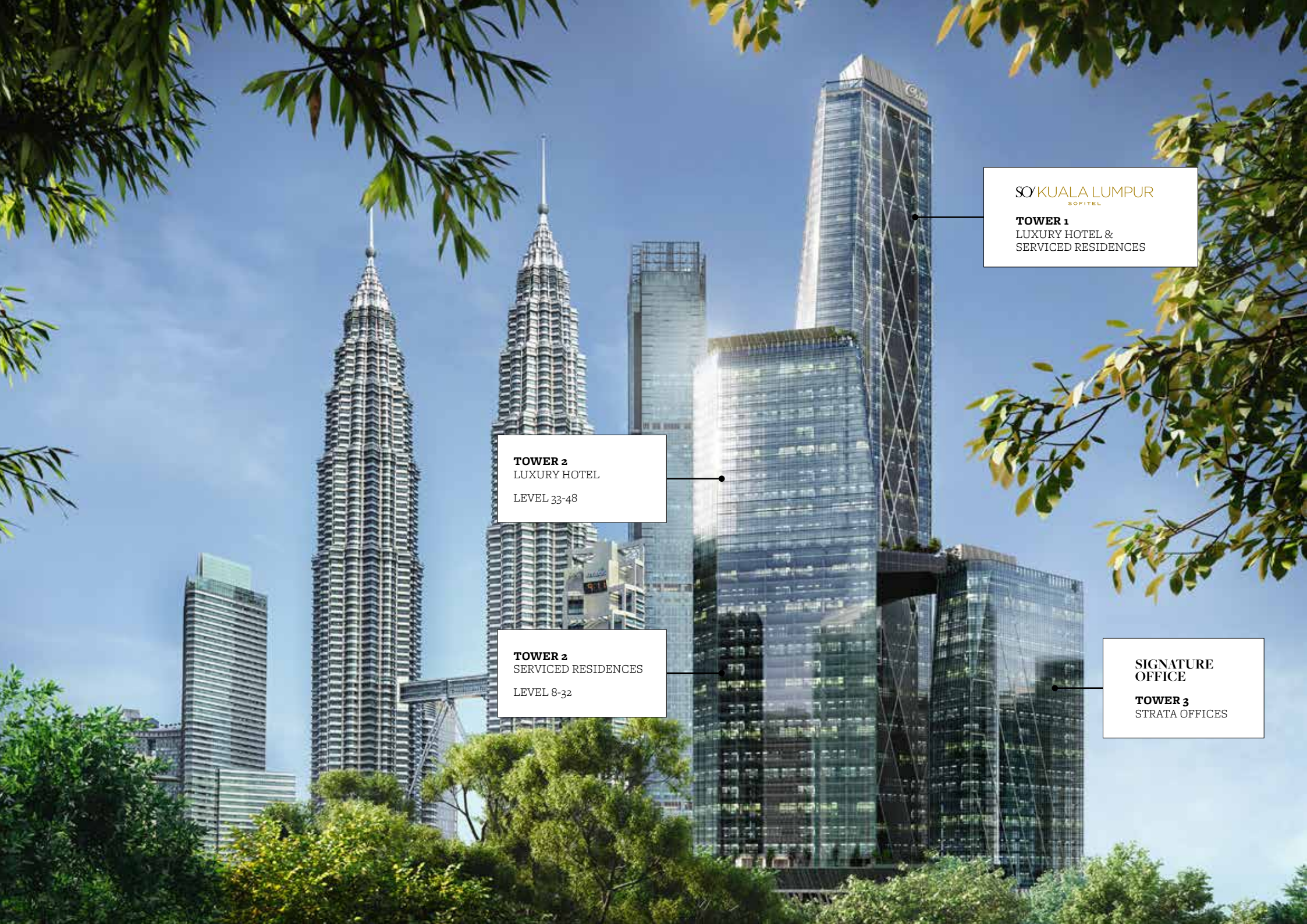
A new **Retirement Index** from **International Living.com** placed Malaysia at #5 on a list of ideal destinations to retire in 2018

One of the safest countries in Asia: ranked 16th in the **2018 Global Peace Index** and 2nd **most peaceful country in Asia** after Singapore

7th **Best Country in the World to Retire** by Annual Survey

One of the last few prime real estate at KLCC, ensuring **capital appreciation**

Elevation Plan



SO' KUALA LUMPUR
SOPITEL

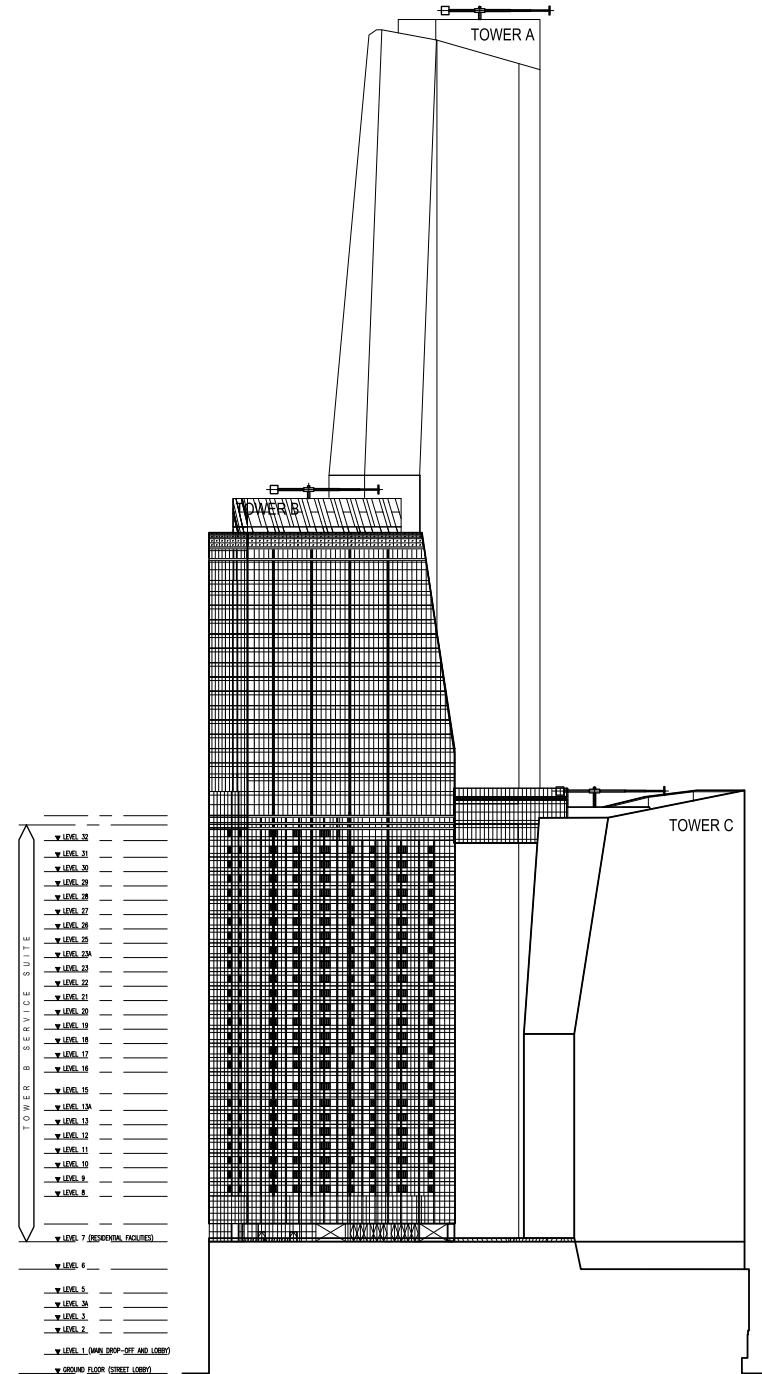
TOWER 1
LUXURY HOTEL &
SERVICED RESIDENCES

TOWER 2
LUXURY HOTEL
LEVEL 33-48

TOWER 2
SERVICED RESIDENCES
LEVEL 8-32

**SIGNATURE
OFFICE**
TOWER 3
STRATA OFFICES

Elevation Plan

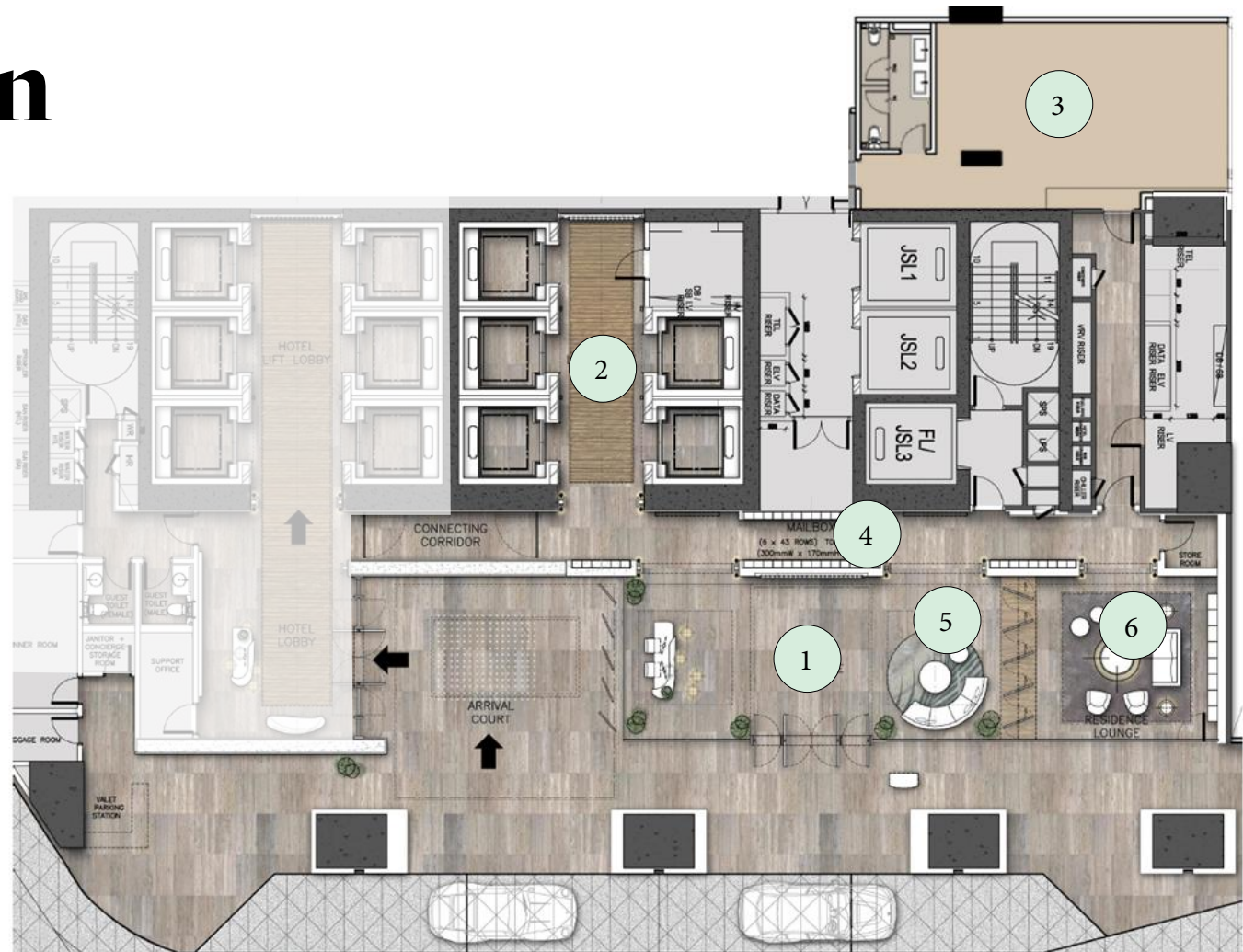


Facilities

LEVEL 1

Arrival Lobby Plan

- 1 Residents' Lobby
- 2 Residents' Lift Lobby
- 3 Nursery
- 4 Mailbox Area
- 5 Discussion Room
- 6 Quiet Rooms & Workspace





JEWEL

BY OXLEY KLCC



LEVEL 7

Residents' Club Plan

- 1 Lobby/Lounge
- 2 Function Hall
- 3 Gym
- 4 Surau
- 5 Changing Rooms
- 6 Management Office
- 7 Pool & Pool Deck
- 8 Kid's Playground
- 9 BBQ Area
- 10 Kid's Pool
- 11 Zen Garden
- 12 Pre-function Deck
- 13 Collaborative Workspace
- 14 Wellness Sanctuary / Yoga Deck
- 15 Reading Room

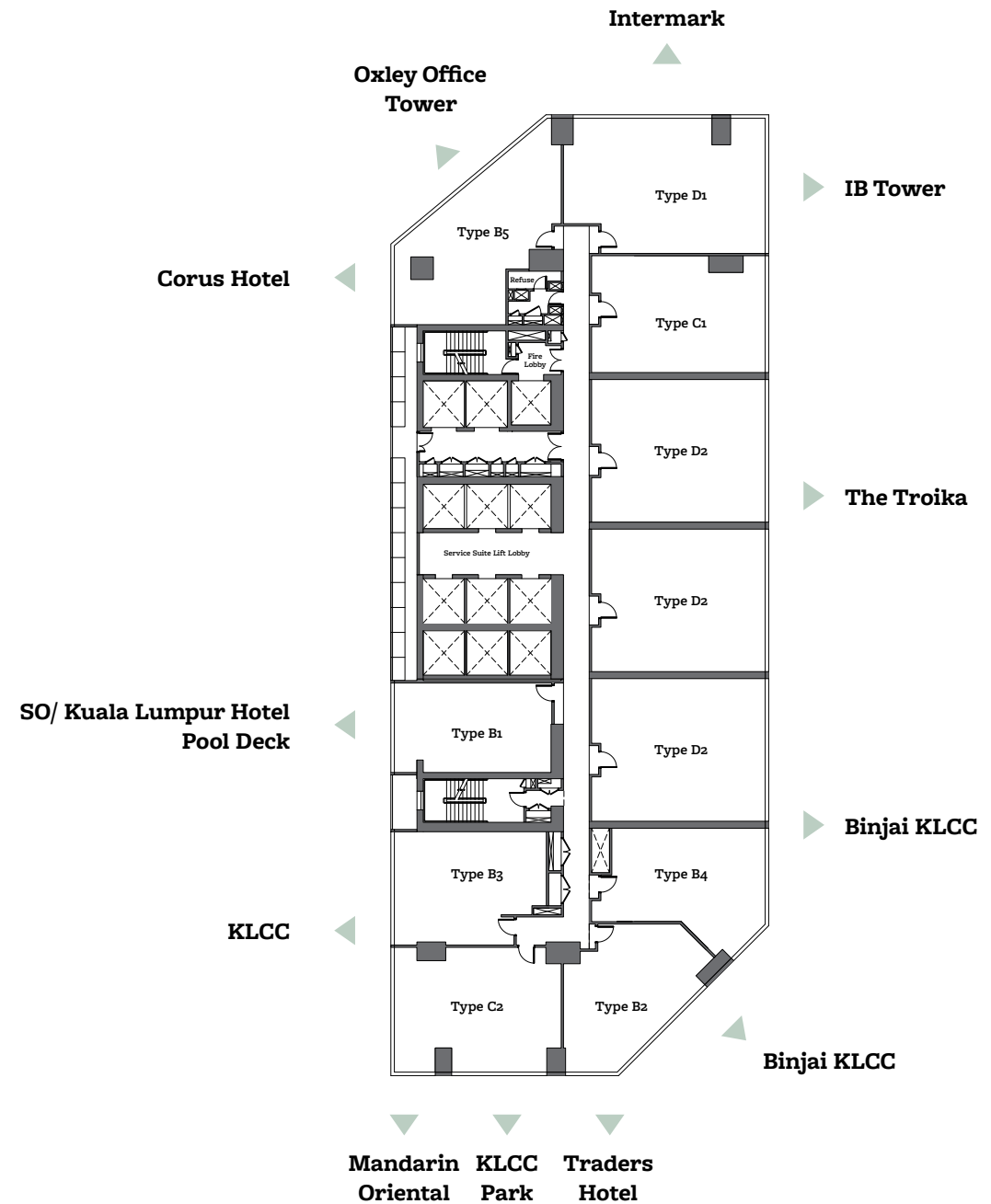
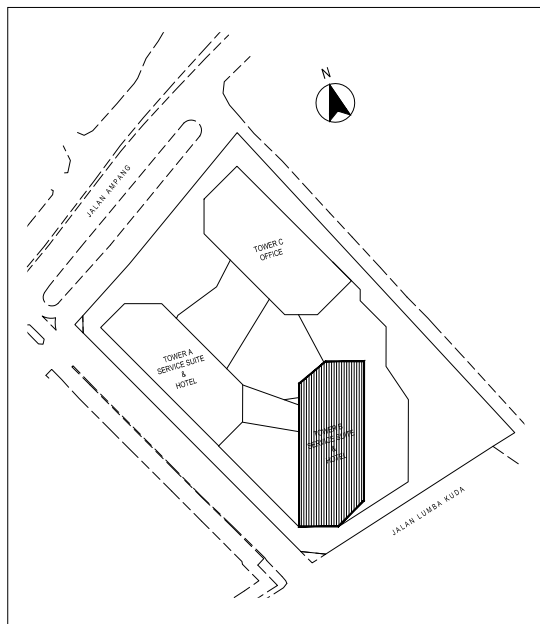






View Orientation

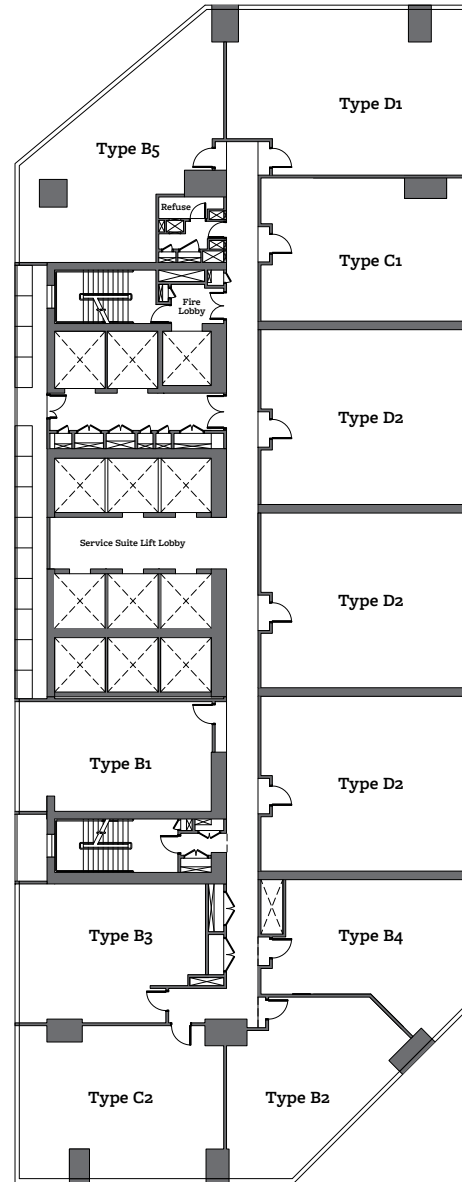
View Orientation



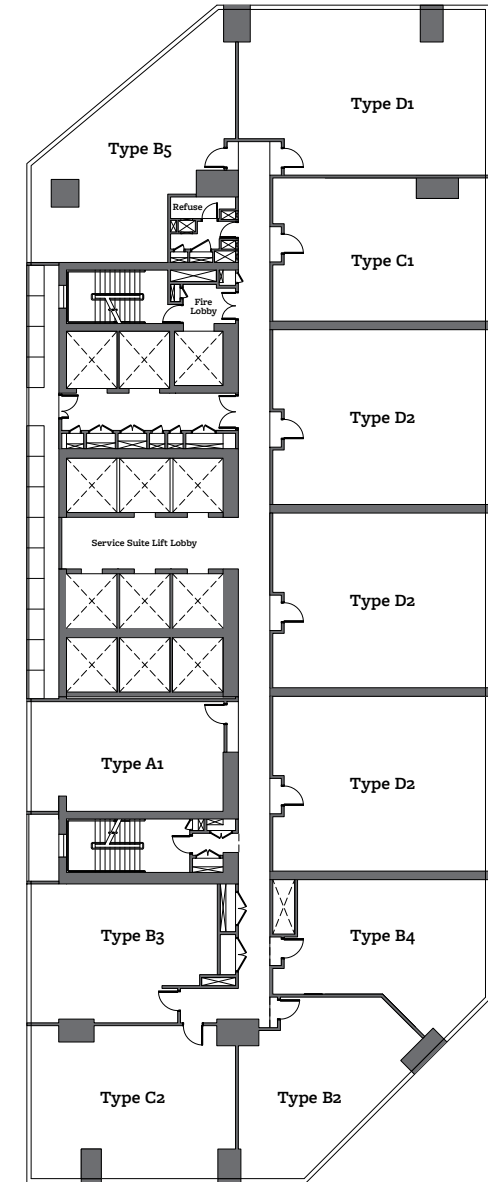
LEVEL 8-9, 11-12, 13A, 17-18, 20-21, 23-23A, 26-27 & 29-30

Layout Plans

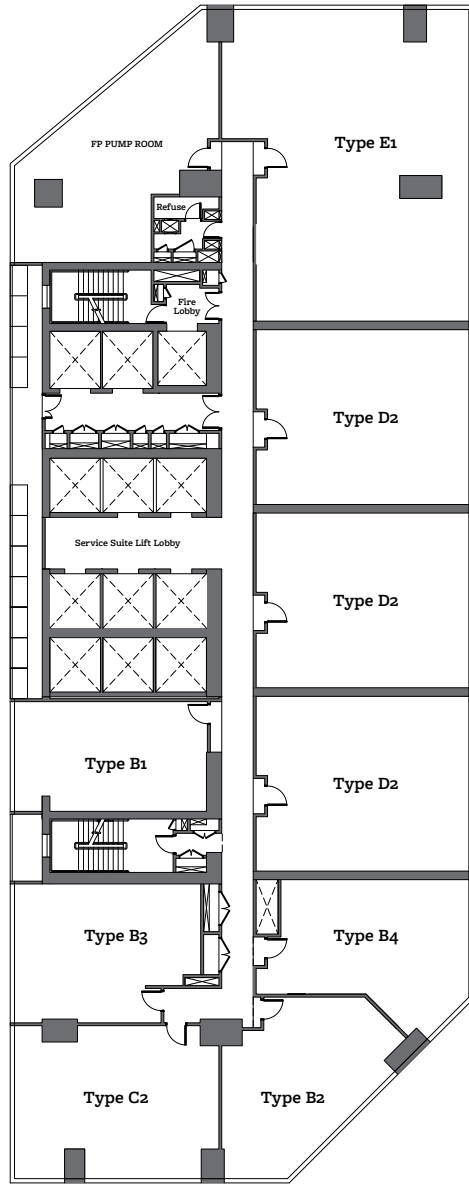
Layout Plan



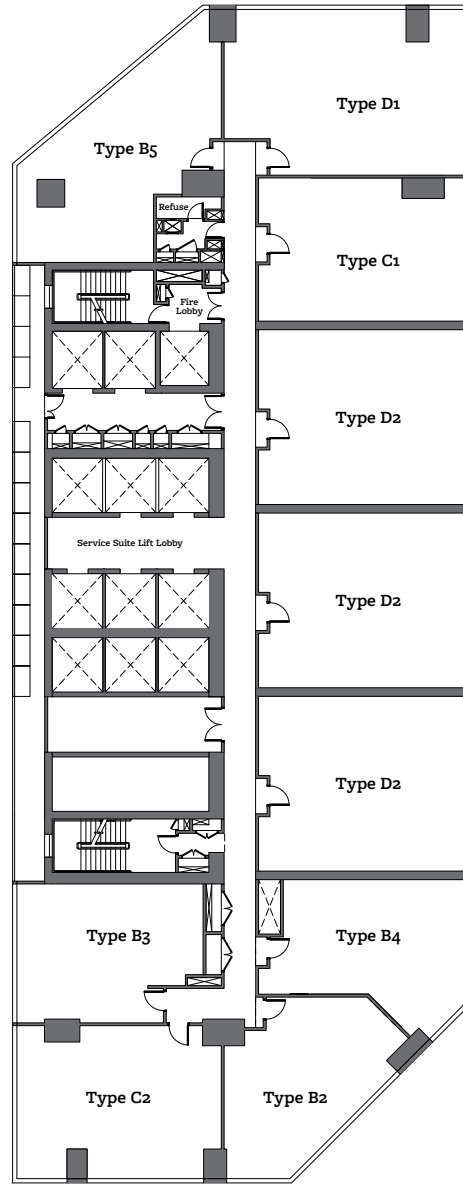
**LEVEL 8-9, 11-12, 13A, 17-18,
20-21, 23-23A, 26-27 & 29-30**



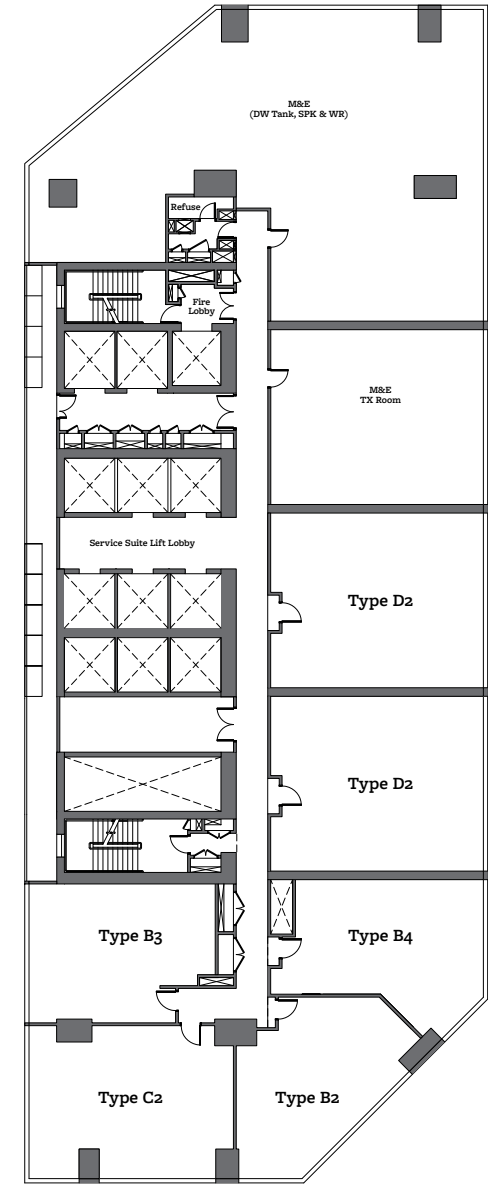
**LEVEL 10, 13, 16, 19, 22,
25 & 28**



LEVEL 15



LEVEL 31



LEVEL 32

Floor Plans





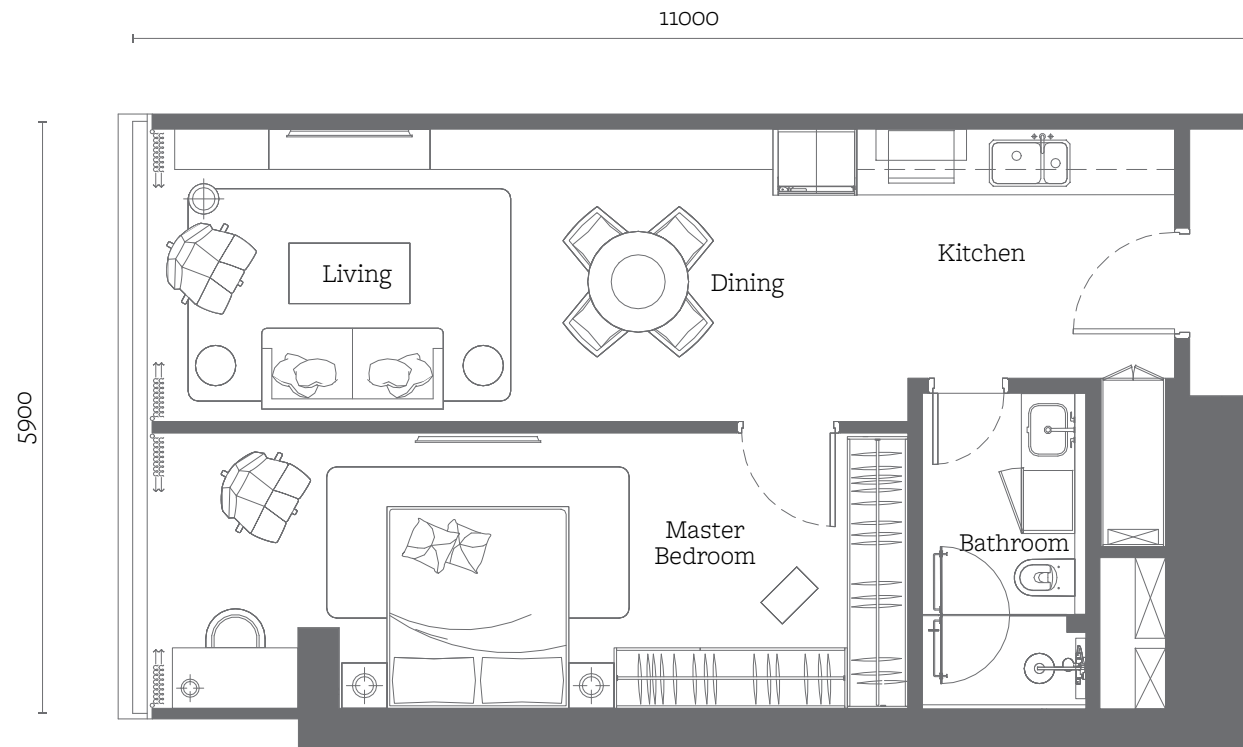
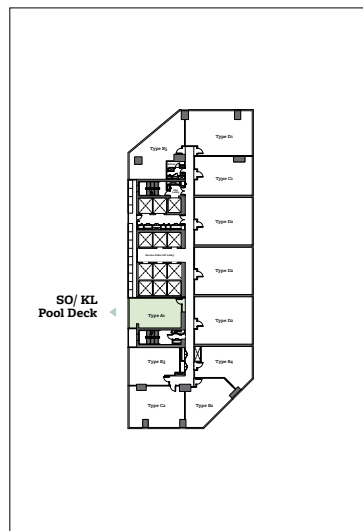


TYPE

A1

1 Bedroom

63 sqm / 678 sqft

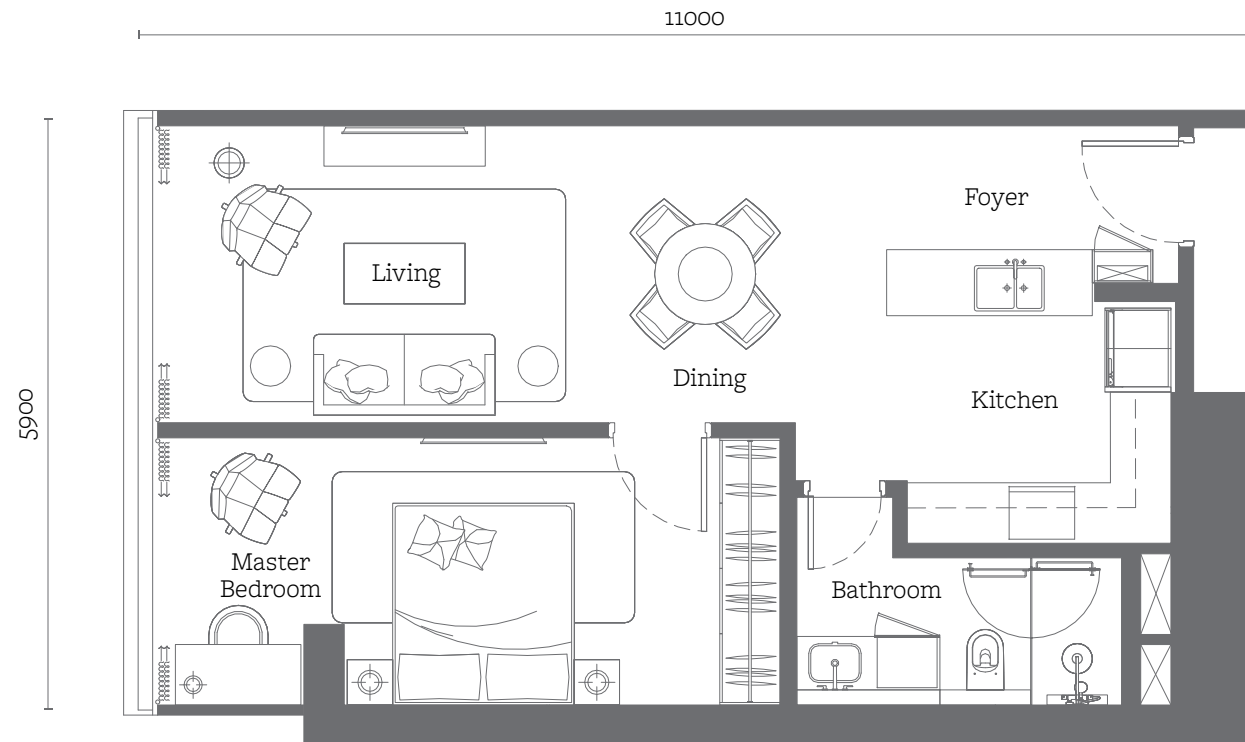
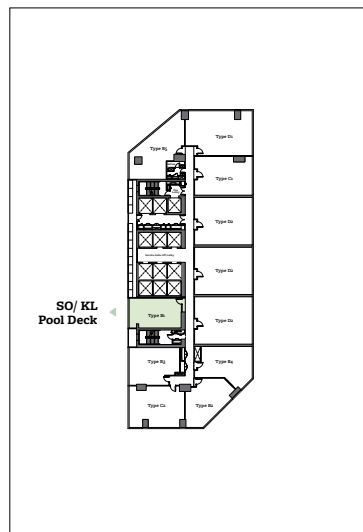


TYPE

B1

1 Bedroom

63 sqm / 678 sqft

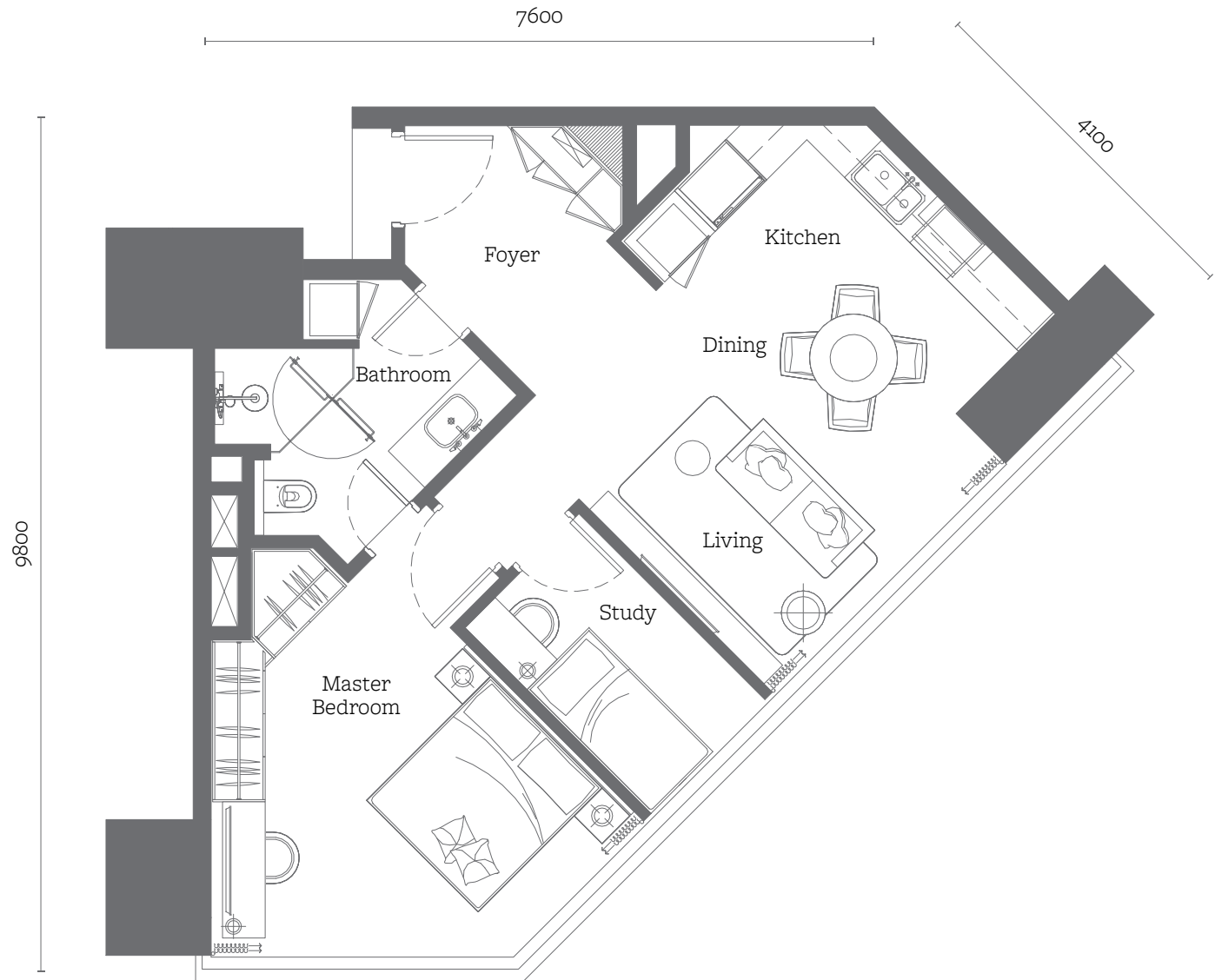
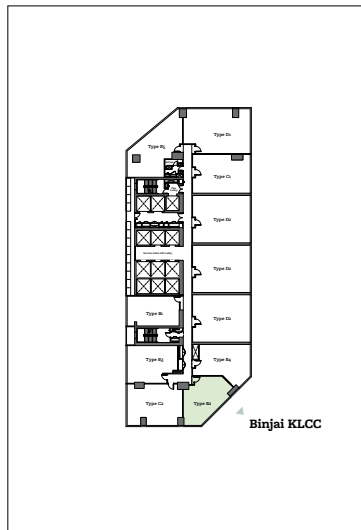


TYPE

B2

1+1 Bedroom

72 sqm / 775 sqft

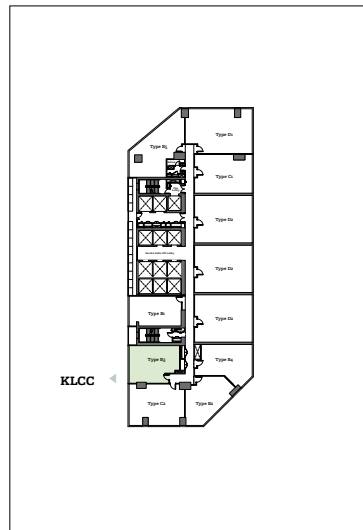


TYPE

B3

1 Bedroom

70 sqm / 754 sqft

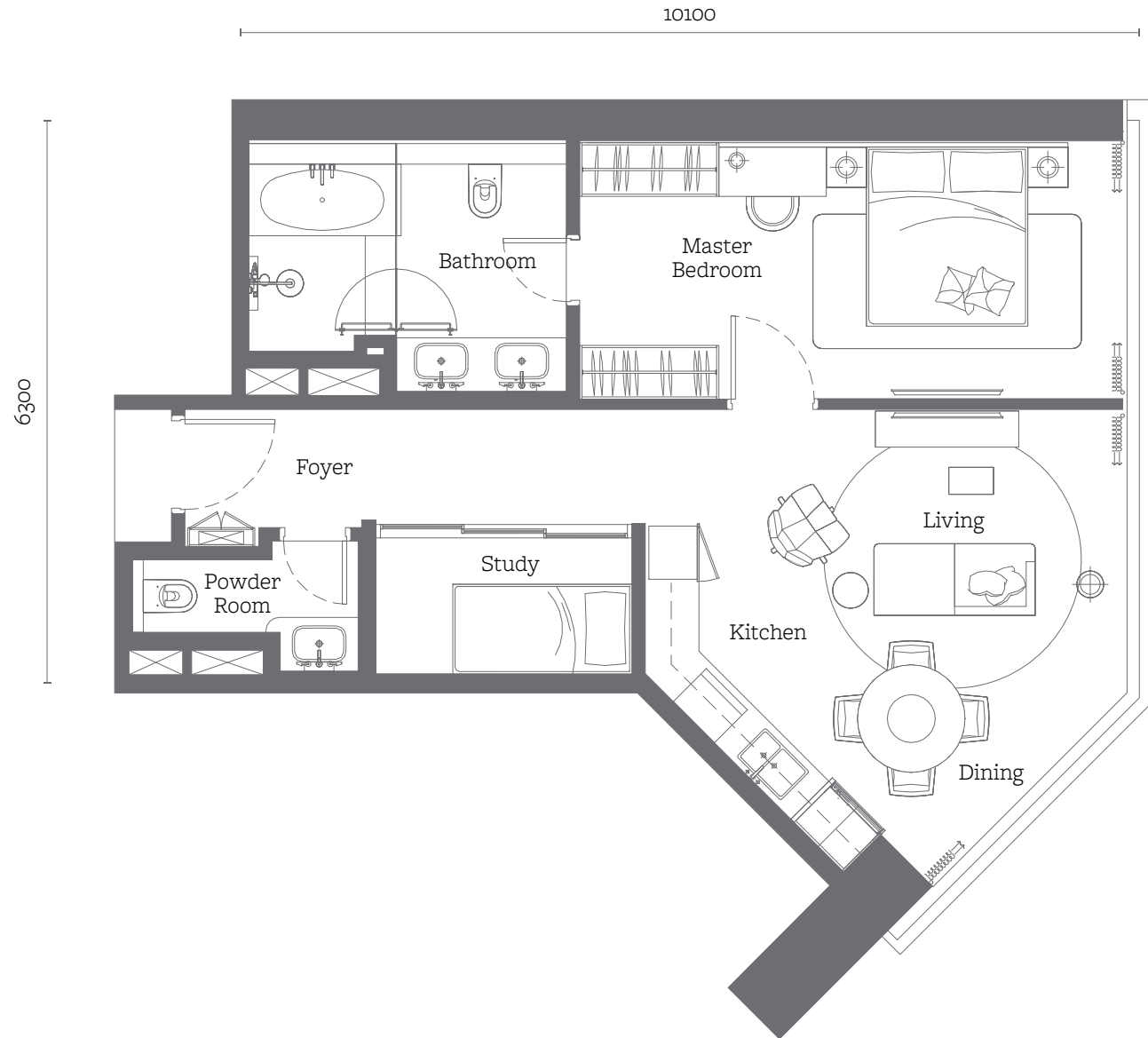
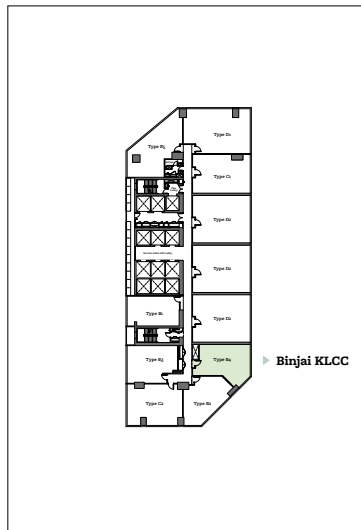


TYPE

B4

1+1 Bedroom

76 sqm / 818 sqft

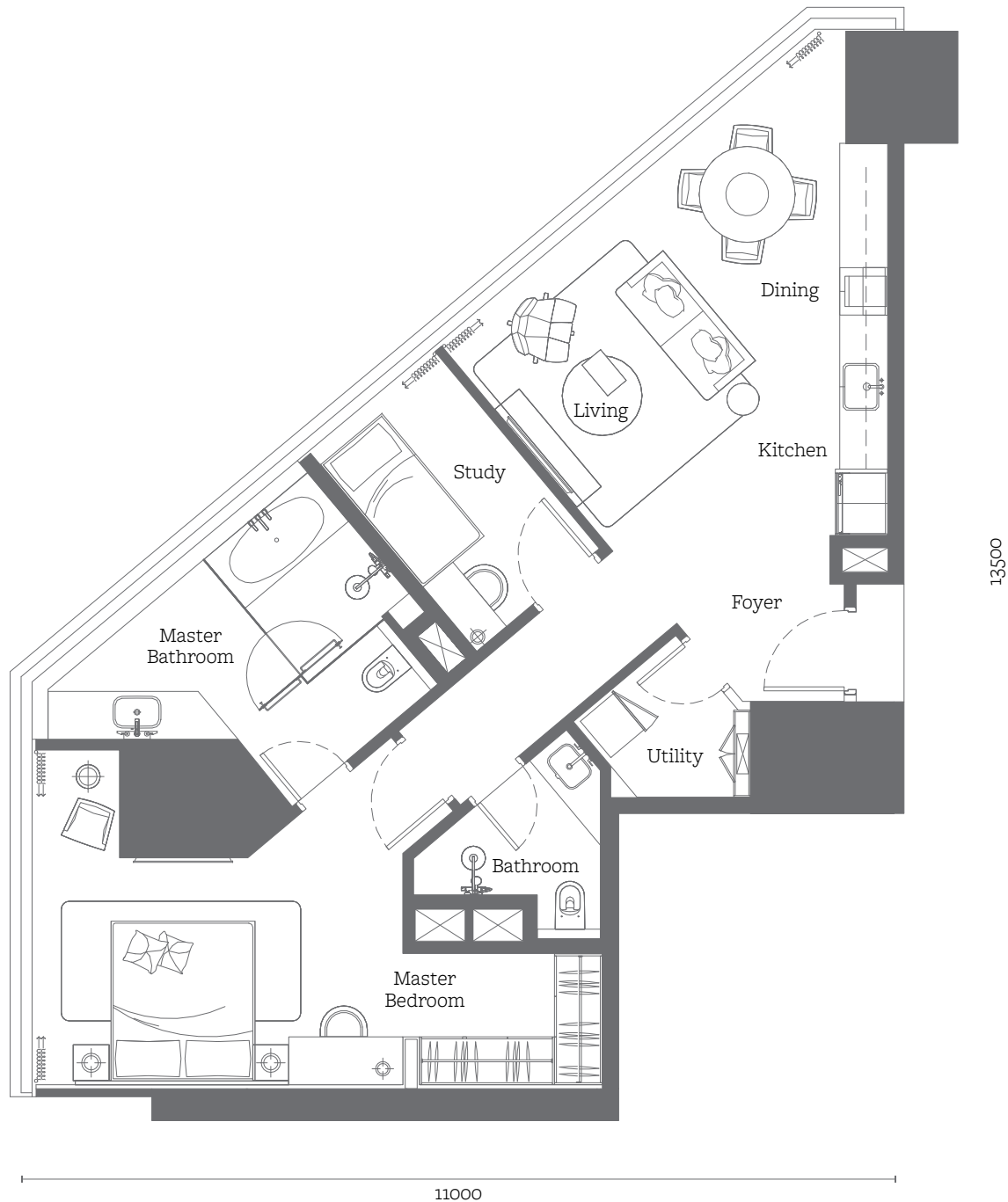
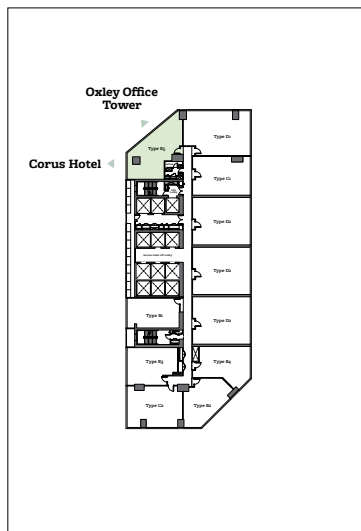


TYPE

B5

1+1 Bedroom

96 sqm / 1,033 sqft

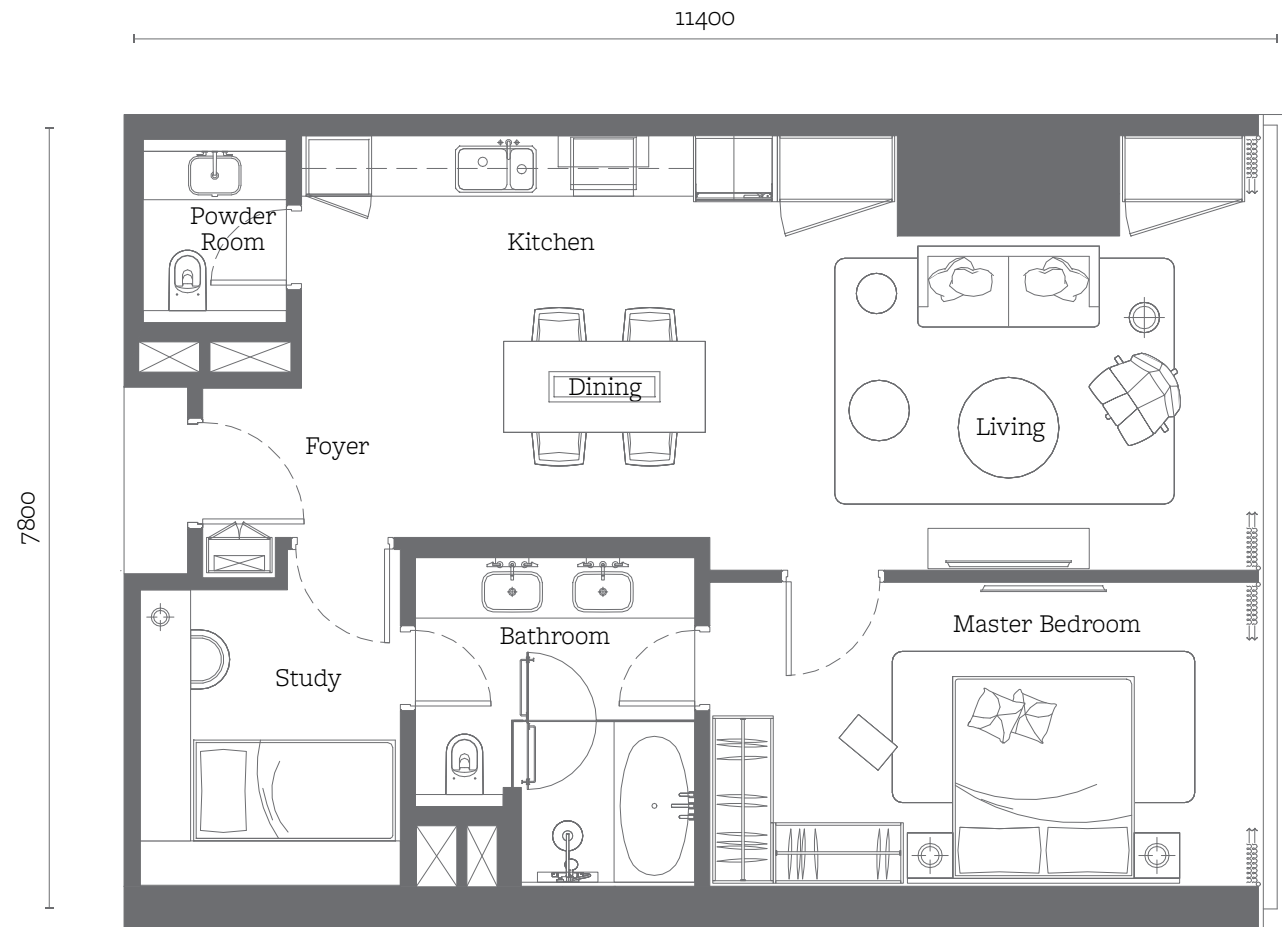
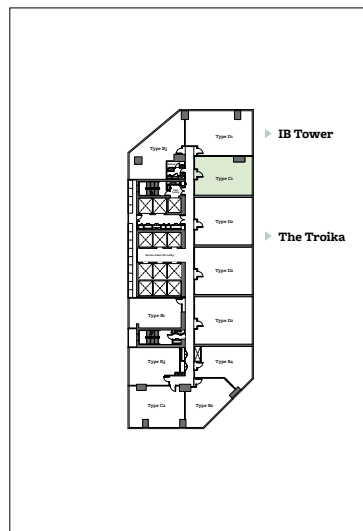


TYPE

C1

1+1 Bedroom

89 sqm / 958 sqft

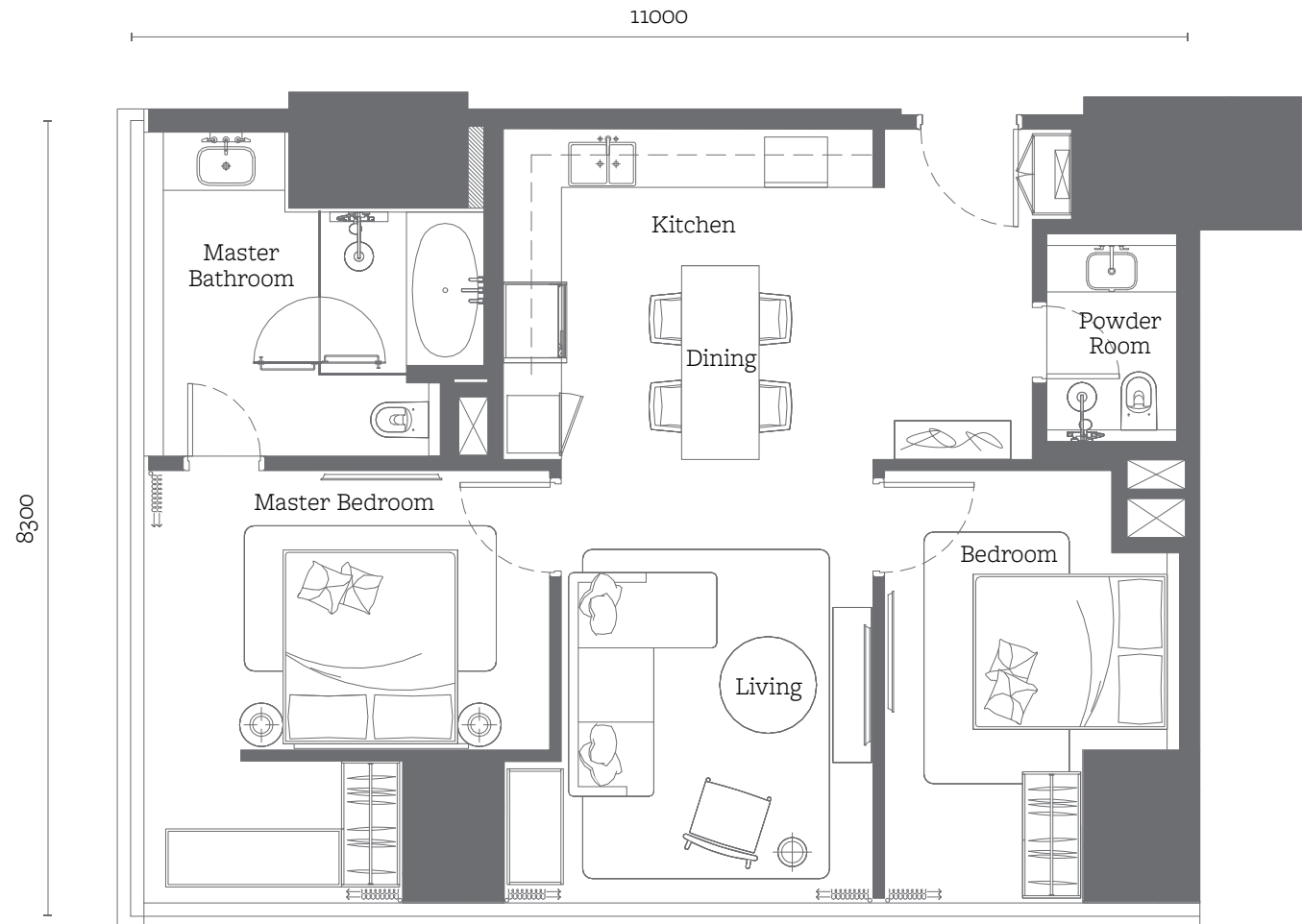
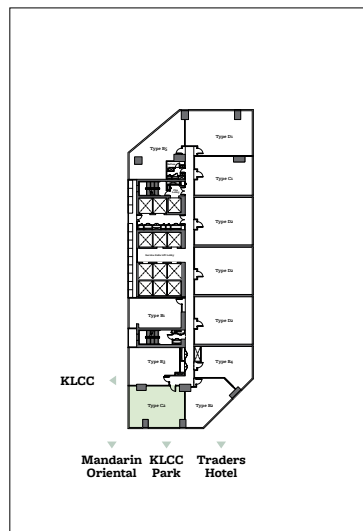


TYPE

C2

2 Bedroom

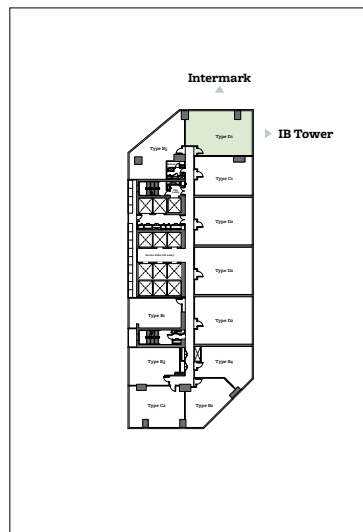
91 sqm / 980 sqft



TYPE

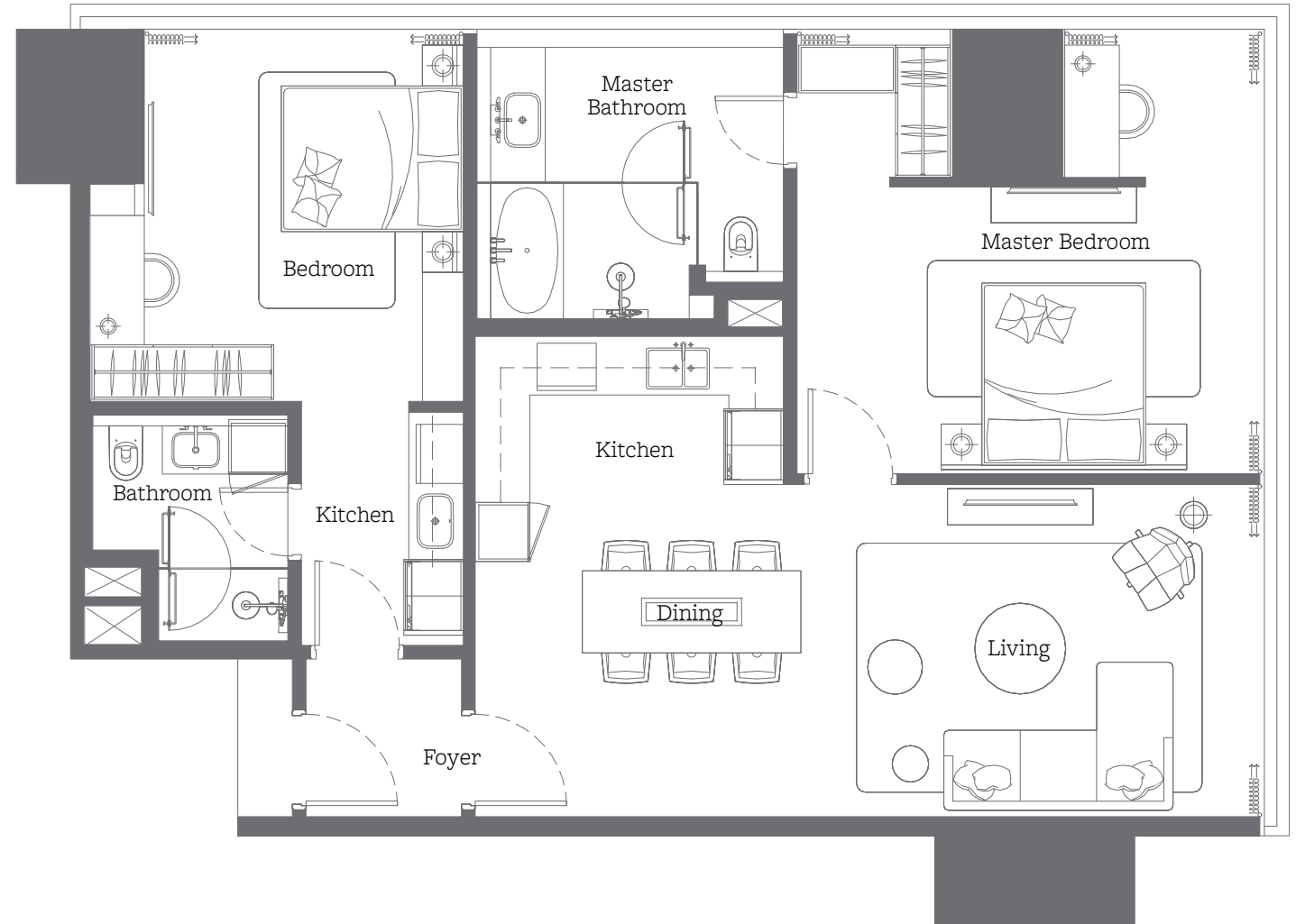
D1

2 Bedroom (Dual key)
114 sqm / 1,227 sqft



8900

13200

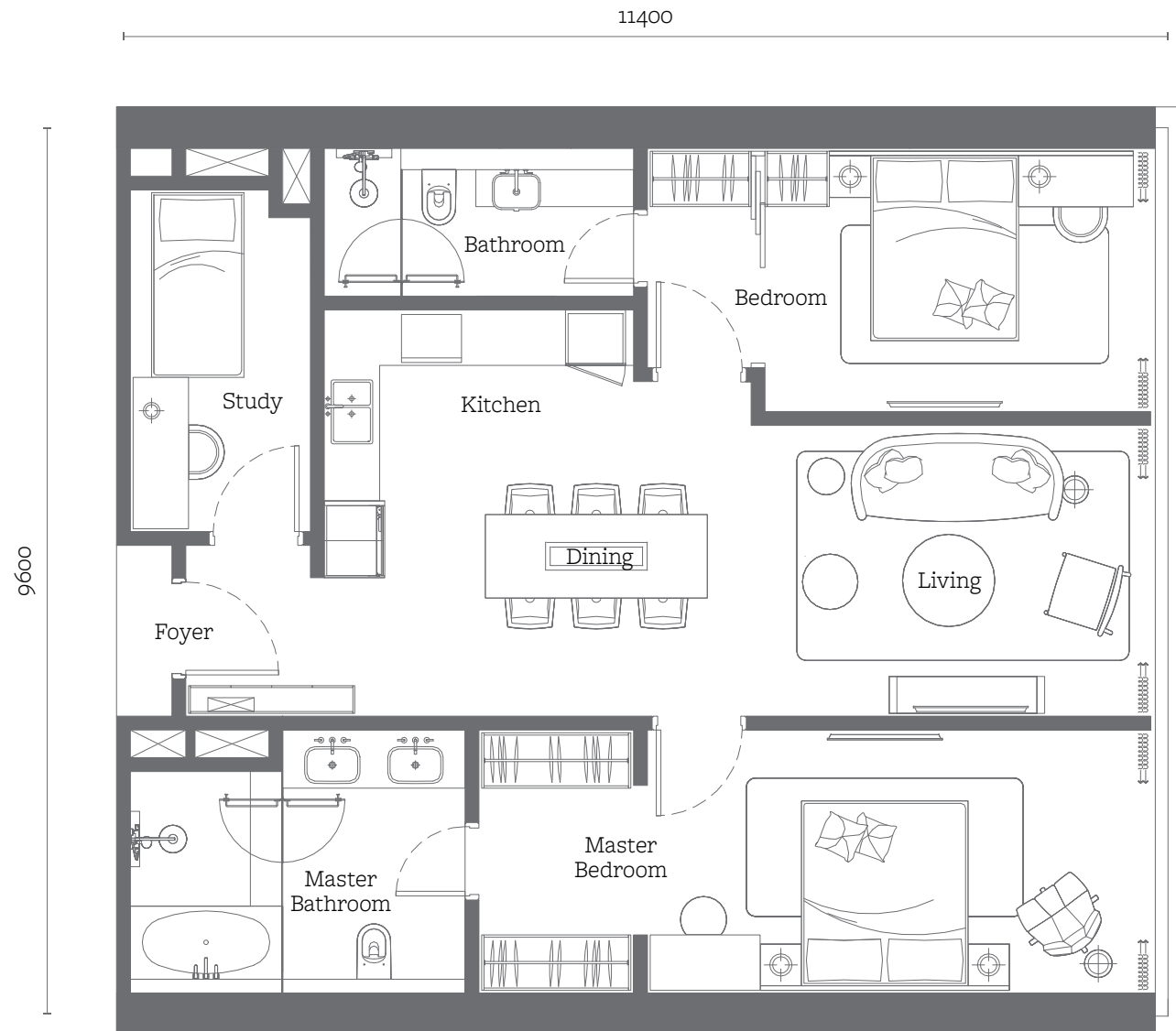
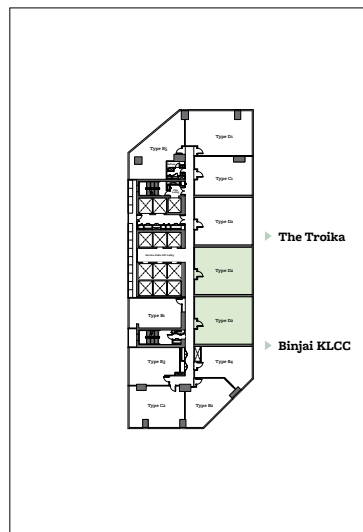


TYPE

D2

2+1 Bedroom

109 sqm / 1,173 sqft

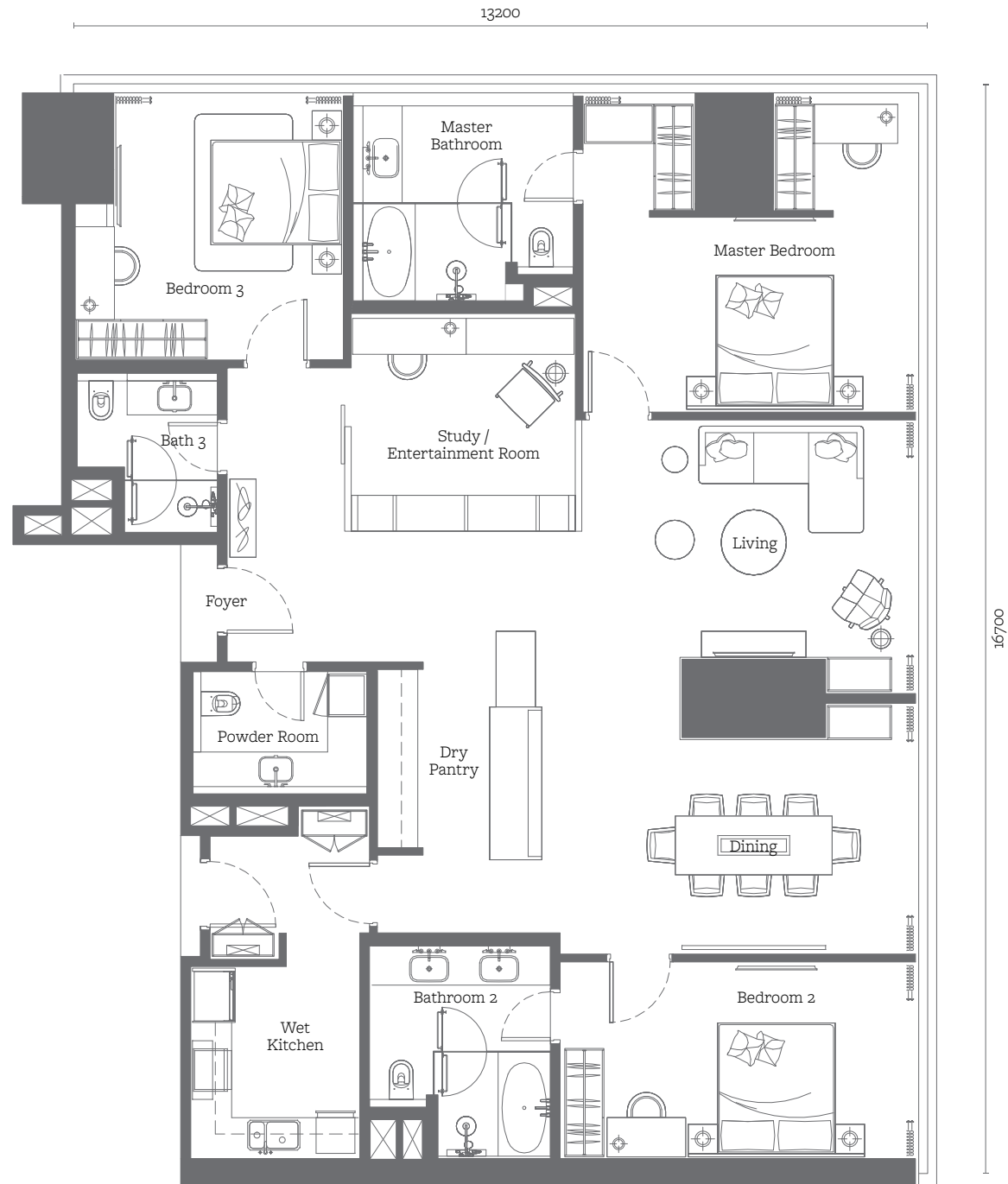
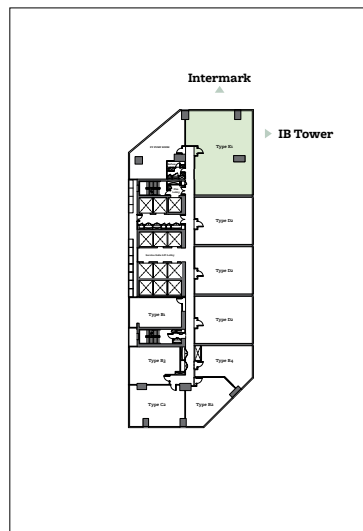


TYPE

E1

3+1 Bedroom

203 sqm / 2,185 sqft



Specifications

Specifications

Structure	Piled Foundation, Reinforced Concrete Structure
Wall	Masonry Wall / Reinforced Concrete Wall
Roofing	Reinforced Concrete Roof Slab
Ceiling	Skim Coat and Paint / Plaster Board Ceiling and Paint
Windows	Aluminum Framed Window Panels and Facade Cladding System
Doors	Approved Fire-Rated Timber Door / Timber Flush Door
Ironmongery	Quality Locksets
Wall Finishes	Skim Coat / Plaster and Emulsion Paint / Tile
Floor Finishes	Engineered Timber / Tile
Sanitary and Plumbing Fittings	Quality Sanitary Wares and Fittings

	Unit Type										
	A1	B1	B2	B3	B4	B5	C1	C2	D1	D2	E1
Wash Basin with Mixer Tap	1	1	1	2	3	3	3	3	3	3	7
Shower Set with Rain Shower	1	1	1	1	1	2	1	2	2	2	5
Bath Tub with Mixer Tap	0	0	0	1	1	1	1	1	1	1	2
Water Closet	1	1	1	1	2	2	2	2	2	2	4
Kitchen Sink with Mixer Tap	1	1	1	1	1	1	1	1	2	1	1
Hand Bidet	1	1	1	1	2	2	2	2	2	2	5

Electrical Installation

Water Heater Point
Lighting Point
Power Point
Kitchen Hob Point
Kitchen Hood Point
Oven Point
Dishwasher Point
Washer/Dryer Point
TV Point
Telephone/Data Point
Door Bell Point

Unit Type										
A1	B1	B2	B3	B4	B5	C1	C2	D1	D2	E1
1	1	1	2	2	2	2	2	2	2	4
9	9	10	9	11	14	11	11	14	14	26
10	10	10	10	10	11	10	10	15	14	20
1	1	1	1	1	1	1	1	2	1	1
1	1	1	1	1	1	1	1	2	1	1
1	1	1	1	1	1	1	1	2	1	1
0	0	0	0	0	0	0	0	0	0	1
1	1	1	1	1	1	1	1	2	1	1
1	1	1	1	1	1	1	1	2	1	1
3	3	3	3	3	3	3	4	4	4	5
1	1	1	1	1	1	1	1	1	1	1

Air-conditioners

Complete with ducted split unit air-conditioning system to Living, Dining, Bedrooms and Study

Fire Protection

Wet sprinkler points in unit per local code requirement

Hot Water System

Hot water to bathroom's shower, bath tubs , hand basins and kitchen sink

Integrated Security System

Audio Intercom System
Security assistance button in Master Bedroom

Security

3-tier security system

Other Features

Centralised Toilet Exhaust

DISCLAIMER

Engineered Timber: Engineered wood strips consists of natural wood veneer on plywood or hardwood backing which may result in the surface containing veins with tonality differences. It is not possible to achieve total consistency of texture, colour and grain in their selection and installation. Engineered wood strips are generally less susceptible to thermal expansion and contraction. However, due to the thickness of the wood veneer, it can only be lightly sanded down to repair any damages or to re-finish for a few times and its' surface is more susceptible to chipping and/or de-lamination over time which is beyond the control of the builder and the Developer.

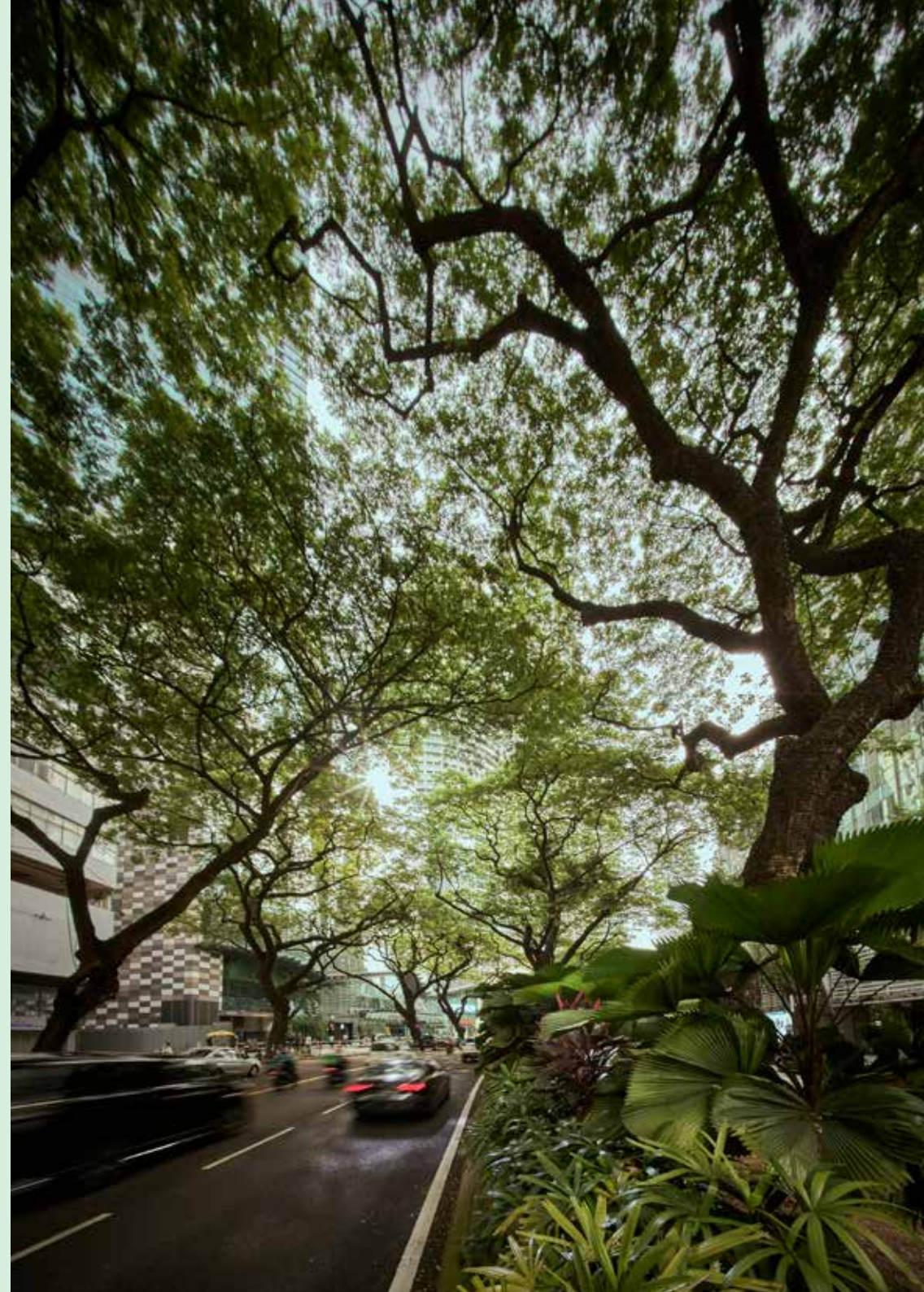
Tiles: Selected tiles sizes, dimensions and tile surface flatness cannot be perfect and are subject to an acceptable range of variance described by the relevant quality standards.

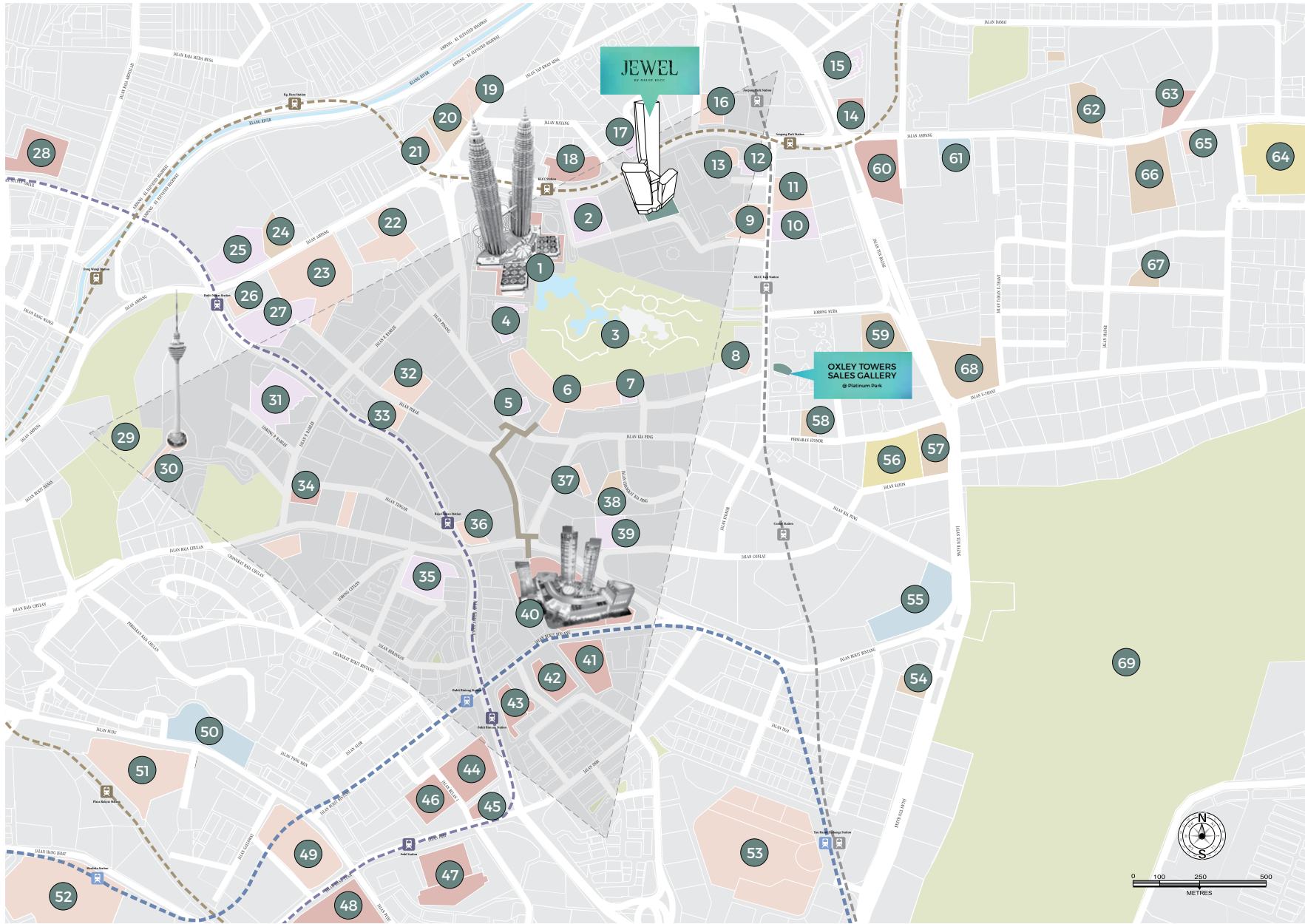
Brand and Model: The choice of brand and model of the fittings, equipment and appliances supplied shall be subject to availability.

Location

Perfectly Placed

Majestic tree-lined avenues frame a lush homecoming to this unmatched locale of park greens, rich history, trendy hotspots, F&B, shopping and rail links.





1. Petronas Twin Towers
2. Four Seasons Kuala Lumpur
3. KLCC Park
4. Mandarin Oriental Kuala Lumpur
5. Grand Hyatt Kuala Lumpur
6. Kuala Lumpur Convention Centre
7. Traders Hotel Kuala Lumpur
8. The Binjai
9. The Troika
10. Perdana Kuala Lumpur City Centre
11. Ilham Tower
12. InterContinental Kuala Lumpur
13. Citibank Tower
14. Intermark Mall
15. DoubleTree by Hilton Hotel Kuala Lumpur
16. Bank of China
17. Corus Hotel Kuala Lumpur
18. Avenue K Shopping Mall
19. Am Bank Tower
20. Australian High Commission
21. Public Bank Tower
22. Bank Simpanan Nasional Tower
23. Malaysia Tourism Centre (MaTIC)
24. High Commission of Pakistan
25. Renaissance Kuala Lumpur Hotel
26. Bangkok Bank Tower
27. Concorde Hotel
28. Quill City Mall Kuala Lumpur
29. KL Forest Eco Park
30. KL Tower
31. Shangri-La Kuala Lumpur
32. Wisma Hong Leong
33. MBF Tower
34. The Weld Shopping Centre
35. Hotel Istana Kuala Lumpur City Centre
36. Wisma Genting
37. HLA Tower
38. Embassy of the Republic of the Philippines
39. Pullman Kuala Lumpur City Centre
40. Pavilion Kuala Lumpur
41. The Starhill
42. Fahrenheit88
43. Lot 10
44. Sungei Wang Plaza
45. Imbi Plaza
46. Low Yat Plaza
47. Berjaya Times Square
48. LaLaport Bukit Bintang City Centre
49. Kuala Lumpur Contingent Police Headquarters
50. Tung Shin Hospital
51. Rakyat Plaza
52. Warisan Merdeka Tower (KL118)
53. Tun Razak Exchange (TRX)
54. Indonesian Embassy Kuala Lumpur
55. Prince Court Medical Centre
56. Eaton House International School
57. Embassy of Japan
58. Embassy of Vietnam
59. High Commission of the Republic of Singapore
60. The LINC KL
61. HSC Medical Centre
62. Royal Thai Embassy
63. The Grange @ Ampwalk
64. Sayfol International School
65. Hock Choon Supermarket
66. Embassy of the People's Republic of China
67. Embassy of Switzerland
68. Embassy of the United States of America
69. The Royal Selangor Golf Club

WALKING DISTANCE FROM JEWEL BY OXLEY KLCC

Petronas Twin Towers 200m	KLCC Park 400m	Ampang Park LRT Station 450m	Pavilion Kuala Lumpur 1.8km	Sayfol International School 1.8km	TRX 2.3km	KL Tower 2.4km	KL118 3.4km
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- KL Monorail
- LRT Line
- MRT 1
- MRT 2
- KLCC - Bukit Bintang Pedestrian Walkway

The sheer pleasure and privilege
of living next to the iconic
Petronas Twin Towers and the
50-acre KLCC Park is yours.

JEWEL
BY OXLEY KLCC

Merdeka 118
(3.4km)

**Bukit Bintang
Golden Triangle**
(1.8km)

KL Tower
(2.4km)

KL Convention Centre
(1.3km)

Petronas Twin Towers
(200m)

50-acre KLCC Park
(400m)

Ampang Park LRT Station
(450m)

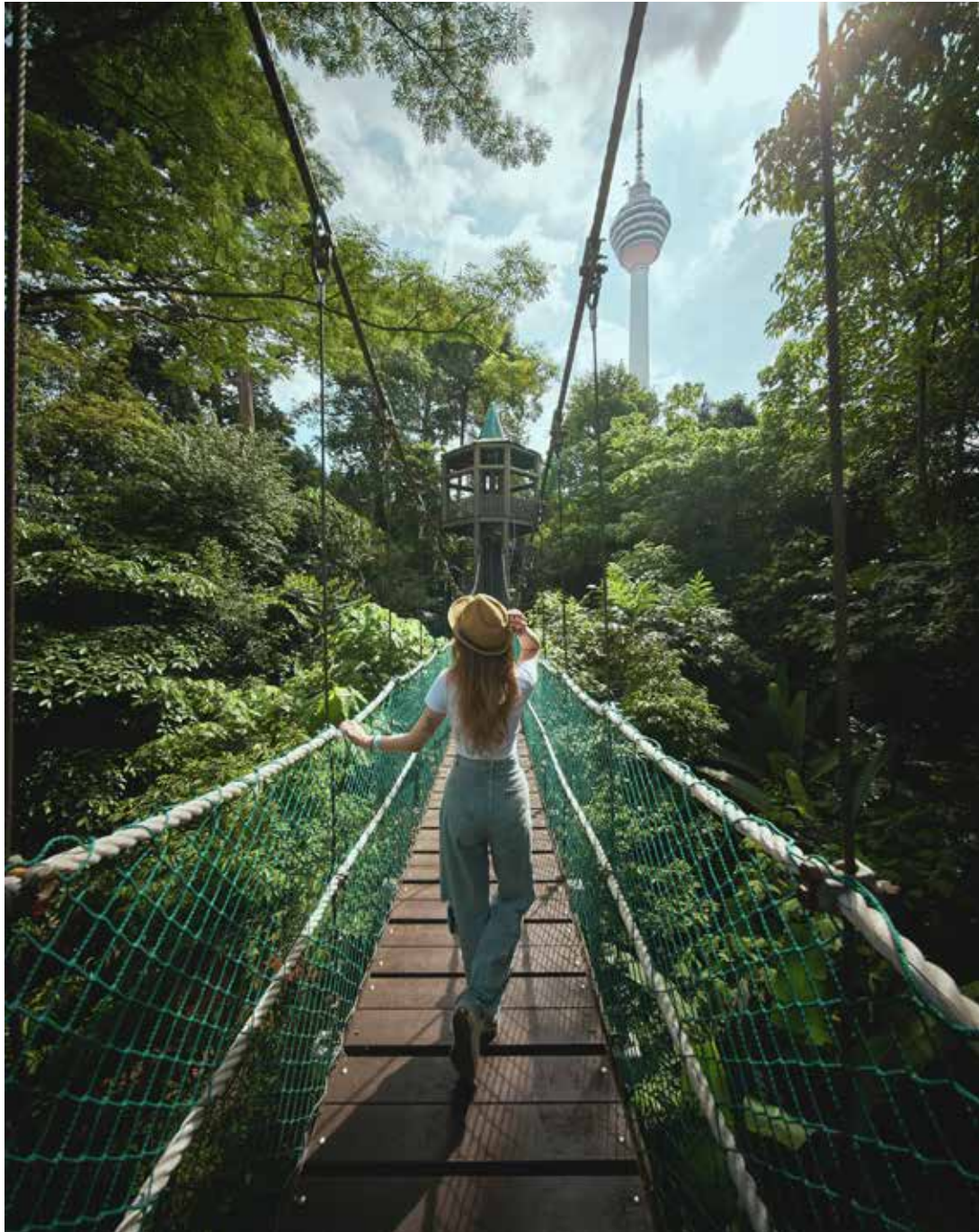


see your favourite hangouts in a new light



- 01 NU SENTRAL
- 02 KL TOWER SKYBOX
- 03 RIVER OF LIFE KL
- 04 KWAI CHAI HONG @ PETALING STREET
- 05 BUKIT BINTANG





set your normal
pace to a
different beat



- 01 KL FOREST ECO PARK
- 02 LAKE GARDENS
- 03 KLCC PARK

let **old** **habits** take an unusual turn

- 01 DA BAO RESTOBAR @ PETALING STREET
- 02 LIM KEE CAFE @ JALAN SULTAN
- 03 HIGH TEA IN THE SKY
- 04 VINTAGE 1988 CAFE @ JALAN SULTAN



01



03



02



04

- 01 SRI MAHAMARIAMMAN TEMPLE
- 02 MERDEKA SQUARE
- 03 LOKE MANSION
- 04 SKY51



revisit the
city's quaint
charms in
contemporary
settings

- 01 PETALING STREET
- 02 CENTRAL MARKET
- 03 PAVILION KUALA LUMPUR
- 04 THE STARHILL

exchange familiar comforts for **fresh** perspectives



Schedule of Payment

Schedule of Payment

Instalments Payable		%
1	Immediately upon signing of this Agreement	10
2	Within thirty (30) days after the receipt by the Purchaser of the Developer's written notice of the commencement of :-	
	a. the work below ground level of the said Building comprising the said Parcel including foundation of the said Building	10
	b. the structural framework of the said Parcel	15
	c. the walls of the said Parcel with door and window frames placed in position	10
	d. the roofing/ceiling, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telecommunication trunking and cabling to the said Parcel	10
	e. the internal and external finishes of the said Parcel including the wall finishes	10
	f. the sewerage works serving the said Building	5
	g. the drains serving the said Building	2.5
	h. the roads serving the said Building	2.5
3	On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	17.5
4	On the date the Purchaser takes vacant possession of the said Parcel in item 3 where the Developer has executed and delivered to the Purchaser or the Purchaser's solicitor the instrument of transfer in favour of the Purchaser together with the original issue document of strata title to said Parcel	2.5
5	On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitor as stakeholder for payment to the Developer as follows :-	5
	a. two point five per centum (2.5%) at the expiry of the period of eight (8) months after the date the Purchaser takes vacant possession of the said Parcel; and	
	b. two point five per centum (2.5%) at the expiry of the period of twenty-four (24) months after the date the Purchaser takes vacant possession of the said Parcel	
TOTAL		100



DEVELOPER: **OXLEY RISING SDN BHD**
Unit 1-26, Level 26, NAZA Tower, Platinum Park
No. 10, Persiaran KLCC, 50088 Kuala Lumpur, Malaysia

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