

INTRODUCING KONDOMINIUM KIRANA  
AN INVESTMENT OPPORTUNITY  
FOR YOU TO TREASURE



KONDOMINIUM  
KIRANA

Kondominium Kirana is a development which embraces excellence and establishes a new benchmark in superior home accommodation.

Thank you for your interest.  
Now let's talk luxury.



## A PRIME SITE PROPERTY THAT ENHANCES YOUR INVESTMENT



Quite simply, Kondominium Kirana provides the discerning investor with the ultimate in luxury home accommodation. A grandiose development, the likes of which Malaysia has never seen before.

An investment in this condominium is much more than an investment in a luxurious home designed by world renowned architects and interior designers.

It's also a home with access to a host of facilities and services, made available through its close association with The Ascott, an internationally reputed name in luxury serviced residences. As part of an integrated development comprising The Ascott Serviced Residences, Serviced Offices, an exclusive Health Club cum Spa and an international restaurant, you can enjoy a unique lifestyle available to only a select few.

Superbly located on Jalan Pinang, in the Golden Triangle, next to the new Kuala Lumpur City Centre (KLCC), Kondominium Kirana has an address that is second-to-none. With Kuala Lumpur poised to continue its steady economic growth, a location within walking distance of the new city makes Kondominium Kirana an investment opportunity that demands time for serious consideration.



THE FOCUS OF KLCC IS ON THE GLASS  
AND METAL PETRONAS TOWERS, WHICH  
DOMINATE THE CITY SKYLINE.

AN  
UNPRECEDENTED ARRAY  
OF SERVICES AND FACILITIES



When you first cross the threshold of Kondominium Kirana, you may be forgiven for thinking that you are walking into an international 5-star hotel. An impressive portico continues into a private, high-ceiling, air-conditioned lobby with reception and waiting areas. Conveying a stylish first impression, it quietly sets a tone of elegance for the entire building.

Kondominium Kirana is equipped with a residents' swimming pool, a jacuzzi, a children's pool and playground and a sun deck. Situated on a beautifully landscaped leisure deck, it has a private function room for the use of residents and their guests.

While part of an integrated development, care has been taken to provide owners with an exclusive entrance and car park.

With a home in Kondominium Kirana, you're in the enviable position of being able to enjoy a host of unique facilities in the rest of the luxurious development. You'll be given a one year complimentary membership to an exclusive Health Club, which is complete with a pool, a jacuzzi, a gymnasium, an aerobics room, separate steam and saunas and a therapeutic spa. Members also have access to a tennis court. A bar lounge serves light snacks and refreshments. Here you'll relish the time you have to relax. Nestled away in a tranquil roof-top garden, the Club commands a spectacular view of the city.





You can also dine in style at a speciality restaurant situated just off the main entrance. It serves sumptuous cuisine in a serene setting created by the surrounding landscaped tropical gardens. For added convenience there is even a minimart within the premises.



With The Ascott Kuala Lumpur as your neighbour, the reputed serviced apartment operation is providing condominium owners with priority booking of the serviced residences. The same privilege is also extended by The Ascott and Palm Courtt Collection in Singapore, Bangkok, Jakarta, Ho Chi Minh City and London. So, you can enjoy all the advantages of having special access to a growing international network of luxury serviced residences.

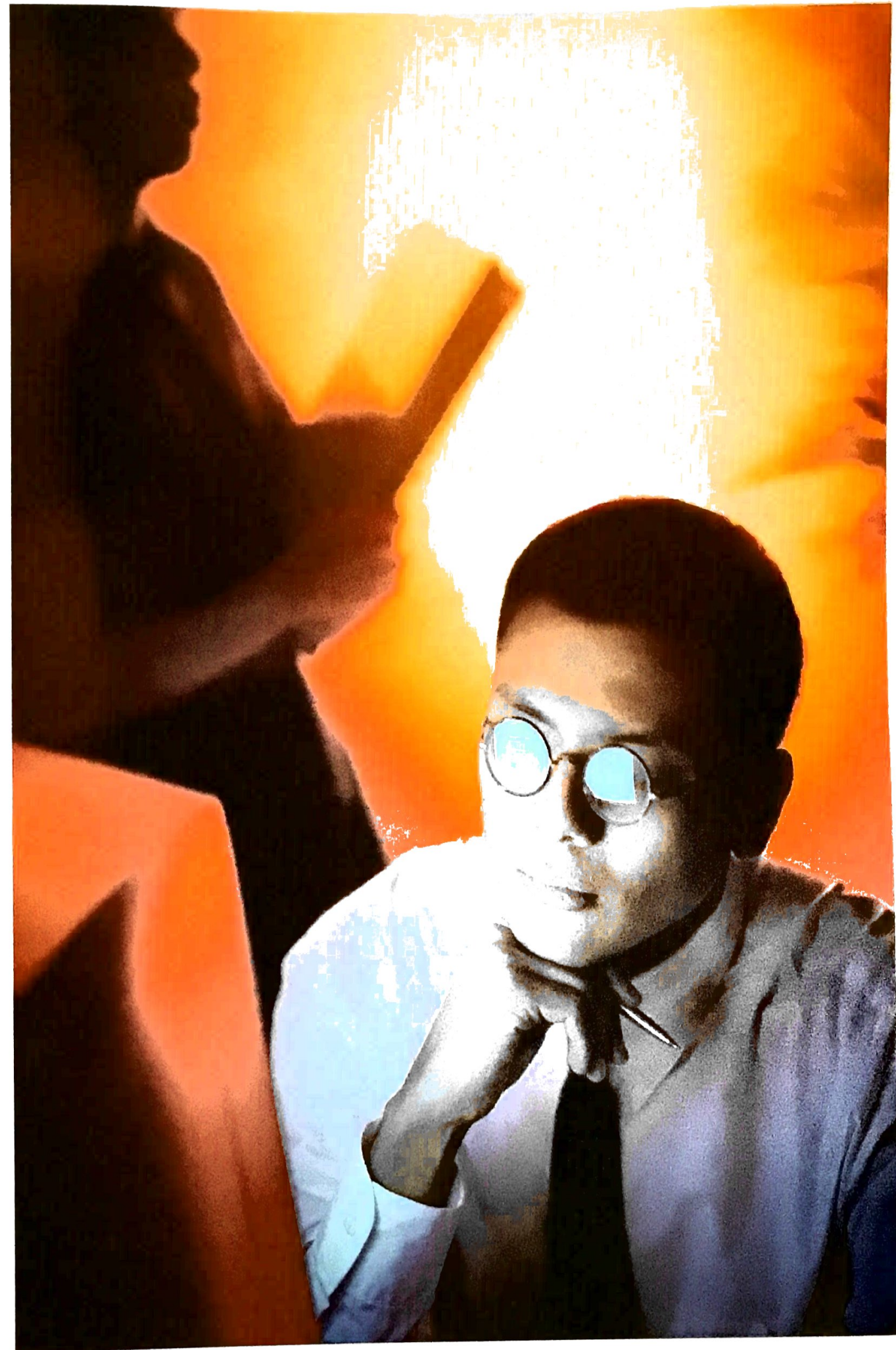
The Benchmark Serviced Offices are yet another unique feature that adds tremendous value to your property. Conceptualized with an understanding of the needs of the modern day executive, the Benchmark's individual avant-garde office suites are fitted out with state-of-the-art office technology. And you have the assurance of knowing that professional assistance is always available.

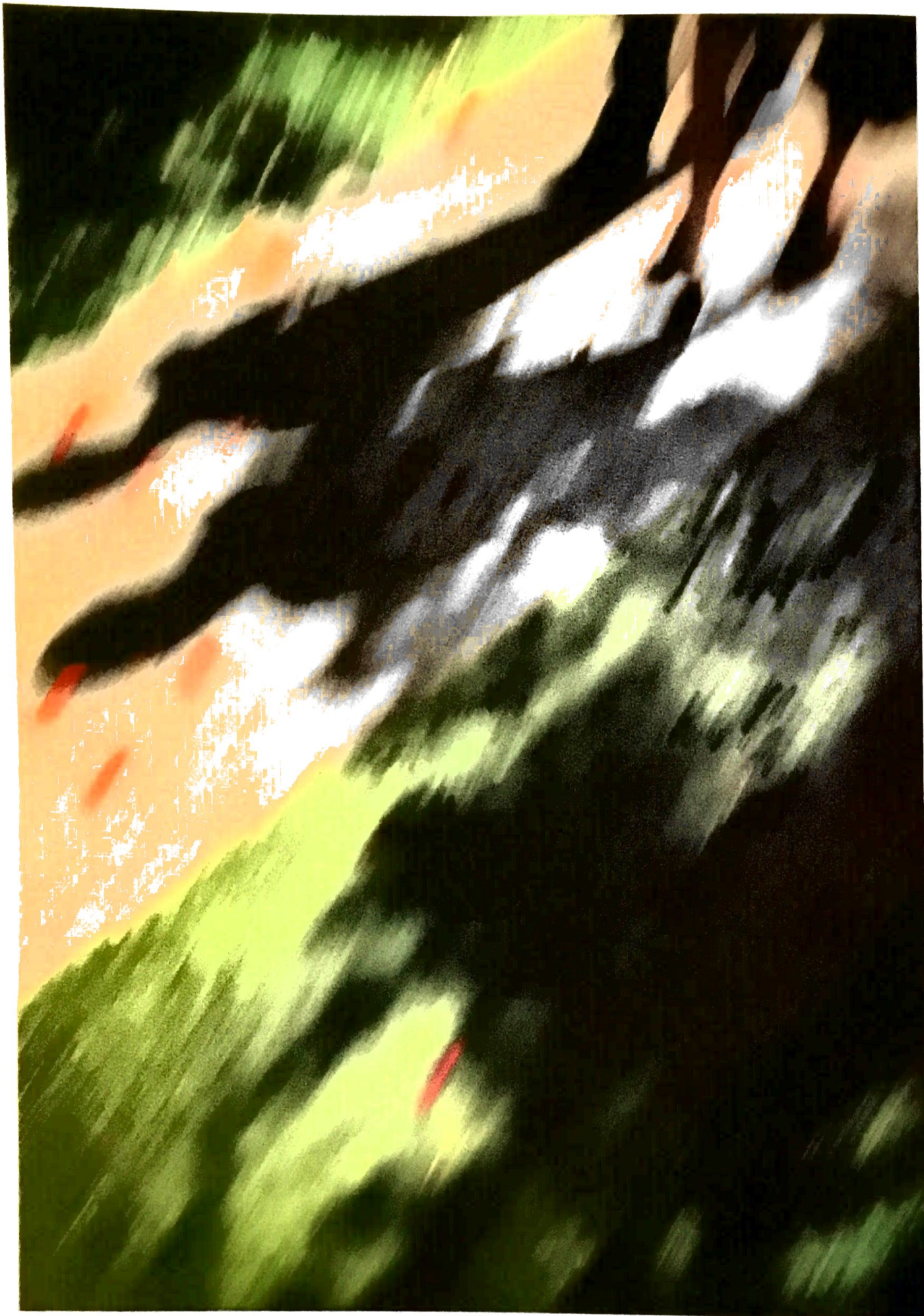
So with a home at Kondominium Kirana, your dream of living, working and working-out from a single address will be a reality.



**BENCHMARK**  
Serviced Offices

PROFESSIONAL ASSISTANCE IS  
ALL PART OF THE SERVICE IN  
BENCHMARK'S STATE-OF-THE-  
ART OFFICE SUITES.





LOCATION

A  
WHOLE NEW WORLD  
WITHIN WALKING DISTANCE

In a city like Kuala Lumpur, being centrally located can give the individual an edge in a demanding work schedule. Condominium Kirana occupies a prime site next to the new KLCC. So you may even see yourself just walking to work.

And why not. The KLCC will be a tropical haven abound with lush parks, landscaped gardens and lakes. You'll relish the resplendence of a green oasis in the very heart of the city. Comprising over one million square metres, it will provide the ideal recreational, living and working environment.



The project will transform Kuala Lumpur into an ultra-modern metropolis. And give new definition to the city's commercial and residential scenes. The 'new city' will accommodate major 5-star hotels, a concert hall and a shopping centre. And not surprisingly, you're just a stroll away from a variety of fine dining outlets.

Extension of the road network and the introduction of a Light Rail Transit will make access even more convenient.

A PLEASANT, EARLY MORNING

WALK THROUGH THE PARK,

TAKES YOU THROUGH A LUSH,

GREEN OASIS IN THE HEART

OF THE "NEW CITY".

## BACK TO THE FUTURE WITH UNDERSTATED ELEGANCE

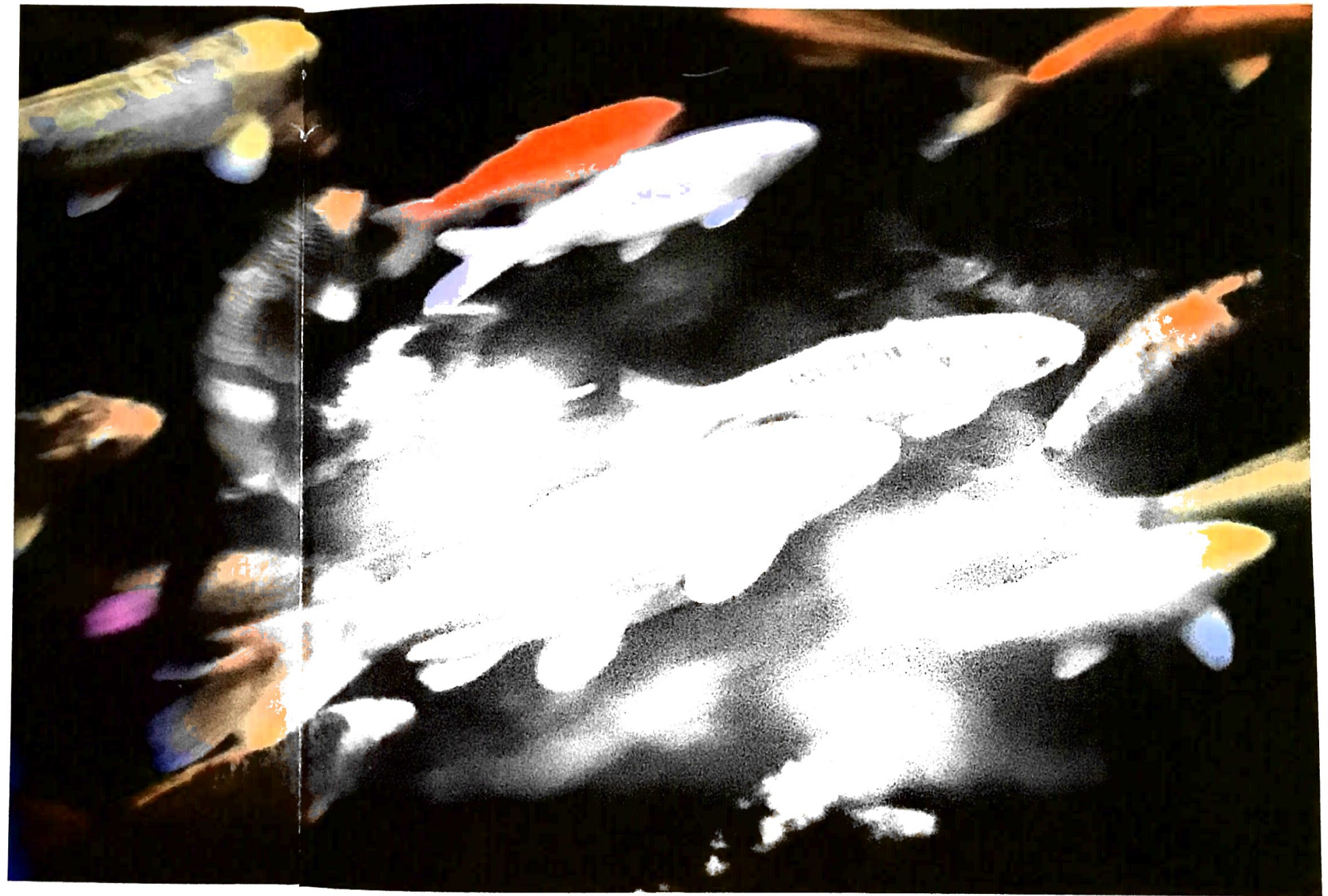
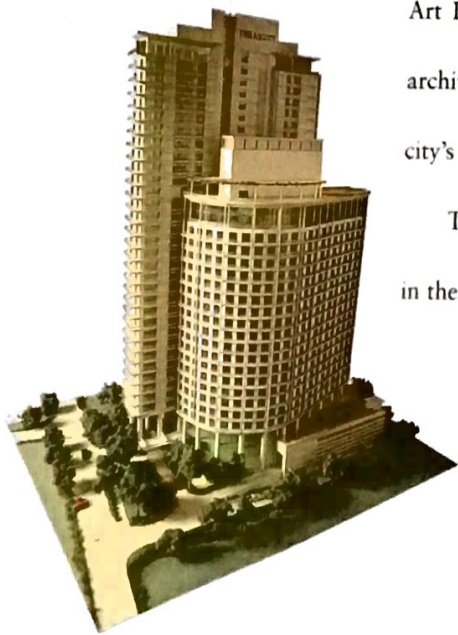


Kondominium Kirana project has been designed by Singapore based Kerry Hill, the internationally acclaimed architects with a track record of award winning designs.

At a glance, the curved frontage of Kondominium Kirana strikes you as being a piece of architectural innovation. Its balconies have been designed to create a layered facade, giving the building a defined residential mood which is remarkably sophisticated. Finished with a look which is influenced by the 30's

Art Deco style, Kondominium Kirana displays a degree of architectural refinement which will provide inspiration to the city's residential culture.

The entrance, podiums and roof-top embrace the 'garden in the city' concept. And add a tasteful touch of the tropical.



ABOVE: THE 'GARDEN IN THE CITY'

CONCEPT HAS BEEN TINGED WITH A

TASTEFUL TOUCH OF THE TROPICAL.

LEFT: ARCHITECTURE AT ITS PEAK.

KONDOMINIUM KIRANA SITS

PROUDLY AT THE FOREFRONT OF

THE ASCOTT.

PRECISE  
ATTENTION TO DETAIL  
THAT INSPIRES CREATIVITY



Kerry Hill Architects will work closely with interior design firm, Chhada Siembieda and Partners to ensure this condominium development is the epitome of refined taste and style.

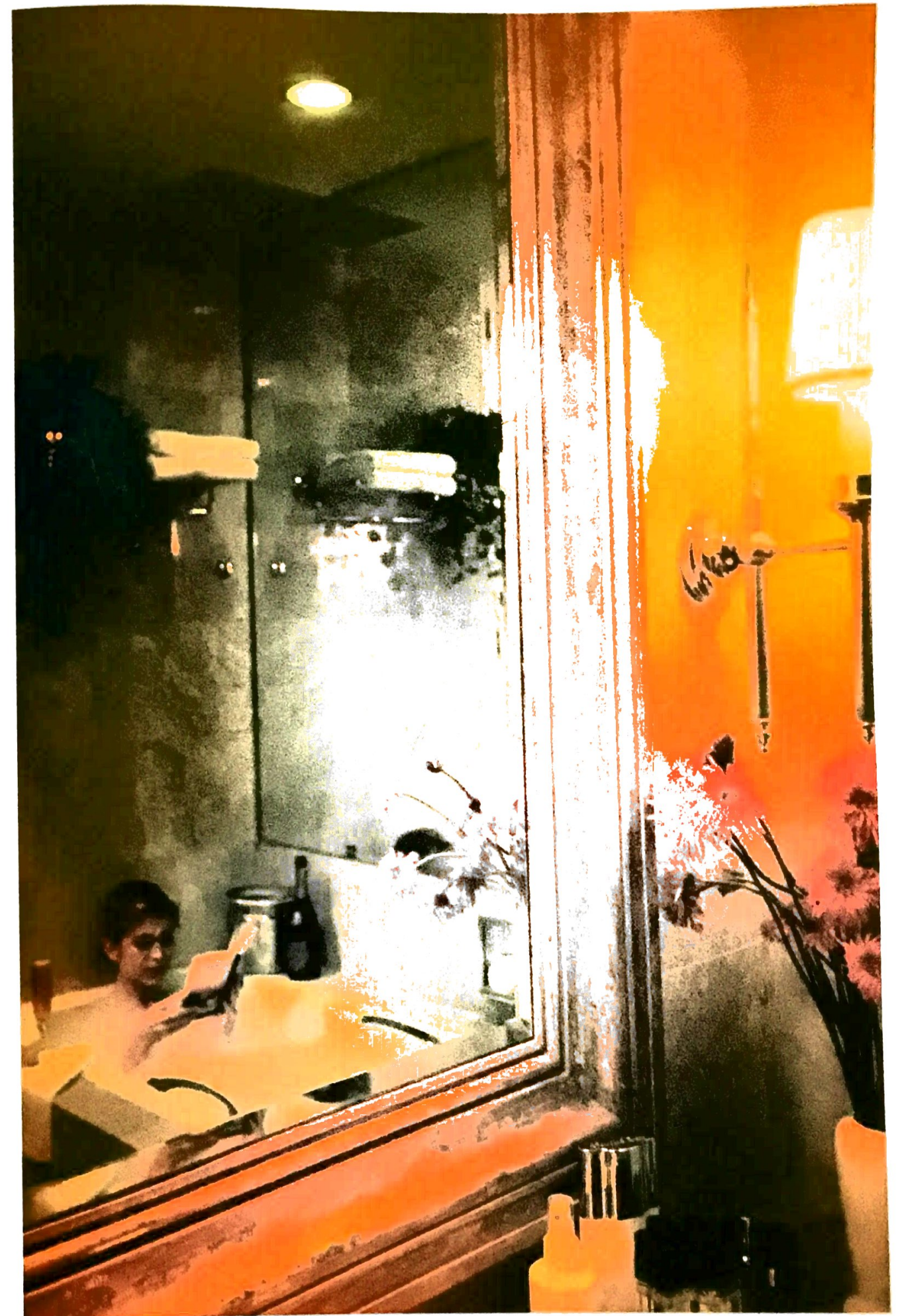
The design has called for unambiguous, cleanly finished materials that are expressed in their purest forms and convey a feeling of understated luxury.

When you open the door to your apartment, you set foot in a cosy ante-room, which leads off to an airy living room that commands a magnificent panorama of the cityscape. The spacious adjoining balcony, clad in urbanstone, is just the place for dinner under a moonlit evening sky. Beautiful imported marble floors add a touch of class to the living and dining areas.

The solid timber floor bedrooms with their built-in wardrobes are situated off the living area. Naturally, they have en-suite bathrooms, exquisitely fitted out in imported marble. The kitchen has solid wood cabinets with mixes of ceramic and glazed imported tiles.

It's a delightful combination that will inspire your creative instincts in designing an elegant home.

WITH A DELIGHTFUL  
COMBINATION OF CLEANLY  
FINISHED MATERIALS  
EXPRESSED IN THEIR PUREST  
FORMS, YOU CAN IMMERSE  
YOURSELF IN LUXURY.





PEACE OF MIND WITH A PARTNER  
WHO UNDERSTANDS  
HOSPITALITY

The Amanah Capital Partners and Ascott International partnership brings hospitality expertise into the management of Kondominium Kirana. So, unlike owners of other condominiums who have property managers looking after their development, you will benefit from one with hospitality experts who pay meticulous attention to the finer details of daily property management.

You'll instantly feel the full benefits of The Ascott link. A unique benefit is that you will have access to a concierge and an engineering service round-the-clock for emergencies. And of course, 24-hour security, CCTV and an intercom system to give you total peace of mind.

There are special packages in place which have been designed to facilitate leasing, furnishing and looking after your apartment. You have the option of a personalised maid service. Or even finishing the interior of your home in the same luxurious style as The Ascott Serviced Residences.

Our involvement and commitment to quality will ensure that your condominium remains in prime condition.



YOUR INVESTMENT IS IN  
CAPABLE HANDS

The developer, Amanah Scotts Properties (KL) Sdn. Bhd. (formerly known as Paling Perkasa Sdn. Bhd.), is a joint venture company between Amanah Capital Partners Berhad and Scotts Holdings Limited.

Amanah Capital Partners is a public listed company on the Kuala Lumpur Stock Exchange and is part of the Amanah Capital Group, a well-diversified Malaysian conglomerate of repute in financial services and prime property development and management.

Scotts Holdings Limited is a listed company on the Stock Exchange of Singapore, specialising in property investment, hospitality and centre management. Scotts is a multinational corporation with businesses in Australia, India, IndoChina, Malaysia, Singapore, Thailand and the United Kingdom.

This synergistic partnership, born of a vision to create a new concept in luxurious city living, gives you the perfect setting for an uncompromising lifestyle. And a unique investment opportunity backed by the best names in the region.

