



THE RITZ-CARLTON RESIDENCES

KUALA LUMPUR, JALAN SULTAN ISMAIL



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RESIDENCES**

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A TESTAMENT TO REFINED LIVING



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EXPERIENCE THE WORLD OF THE RITZ-CARLTON RESIDENCES

A WORLD LEGENDARY BRAND

The Ritz-Carlton Residences, Kuala Lumpur, Jalan Sultan Ismail, are designed to be the hallmark of luxury living, with The Ritz-Carlton reputation for legendary service and impeccable attention to detail.

Setting the standard for service and innovation in premier living, The Ritz-Carlton provides the finest personal service to Residences Owners and their Guests, in an always warm, gracious, relaxed and refined ambience.

A PRESTIGIOUS DEVELOPMENT

Ideally located in the dynamic heart of the capital city, The Ritz-Carlton Residences, Kuala Lumpur, Jalan Sultan Ismail comprise one of the two towers at Berjaya Central Park, a prestigious development adjacent to the renowned KLCC Petronas Twin Towers and KL Tower. The properties are surrounded by corporate business and commercial center, premium shopping districts, international hotels, world-famous tourist and entertainment spots.

The Residences consist of 288 units residential suites ranging from 1,023sf – 4,284sf to suit favor of various buyers profile.

THE RITZ-CARLTON SIGNATURE SERVICE

The Residences will be managed with the philosophy of The Ritz-Carlton to deliver its world renowned service to the owners. The Residents will enjoy a true experience of luxury that extends far beyond traditional standard of services. Here, a 24-hour Concierge Team attends to your needs and desires. Array of services such as Airport Ground Transfer Arrangement, Planning and Organizing Special Events, Housekeeping Service and Vacant Home Care Arrangement, to name a few are tailored to assure privacy and pampered comfort.

A RENOWNED INTERNATIONAL INTERIOR DESIGNER

A choice of three distinct concepts are designed for the residential suites to suit individual taste and style. **Modern** takes on an urban approach with an expressive color palette and design elements. **Classic** exudes timeless elegance through warm brown tones and geometric design. **Finesse** reveals simplicity in its finest form, using gracious natural tones and clean lines to highlight subtle sophistication.

REDEFINING THE LIVING EXPERIENCE

The Residences signify privileged ownership. The Sky Lobby on Level 9 includes your own Club Lounge, an Open Terrace and Garden, Infinity Pool, Poolside Cabana, Gym, Spa Treatment, Business Centre and a Tennis Court are planned for your family and social experience.

With the legendary services and timeless innovation, The Ritz-Carlton Residences are the uncompromising choice for an ultimate refined living in the finest enclave.

Today, you can be one of the privileged few to make The Residences your home.

Welcome to The Ritz-Carlton Residences, Kuala Lumpur ~ A name that defines your home, and it's yours to own.



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THE TEAM



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* * DEVELOPER * *

WANGSA TEGAP SDN BHD

(A wholly-owned subsidiary of Berjaya Corporation Berhad)

The Developer

Wangsa Tegap Sdn Bhd (a wholly-owned subsidiary of Berjaya Corporation Berhad) owns the parcel of freehold land that is developed as the latest skyscraper project in town namely Berjaya Central Park comprising a tower each of Grade A office suites - *Menara Bangkok Bank (Tower 1)* and an exclusive branded residences - *The Ritz-Carlton Residences, Kuala Lumpur, Jalan Sultan Ismail (Tower 2)*.

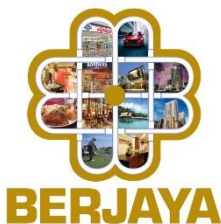
About Berjaya Corporation Berhad

Established in 1984, Berjaya Corporation Berhad (“BCorp”) began as a steel company and through the entrepreneurial skills and leadership of its founder, Tan Sri Dato’ Seri Vincent Tan, BCorp has grown into one of Malaysia’s largest home-grown conglomerates listed on the Malaysian Stock Exchange.

BCorp assumed the listing status of Berjaya Group Berhad on the Main Market of Bursa Securities Malaysia Berhad upon the completion of the group restructuring exercise in October 2005 and the listing of the new shares on 3 January 2006. With eleven companies listed on the Malaysian Stock Exchange and several others overseas, the revenue of the group reaches up to 9.8 billion dollars.

With more than 18,000 employees, the Group is a diversified entity engaged in many businesses such as Consumer Marketing, Direct Selling, and Retail; Financial Services; Property Investment and Development; Hotels, Resorts, Vacation Timeshare and Recreational Development; Gaming and Lottery Management; Food and Beverage; Motor Trading and Distribution; Education; Environmental Services and Clean Technology Investment; Investment Holding; and others.

By the nature of their businesses, BCorp companies come into contact with the lives of many in the community on a daily basis. To inculcate the spirit of caring and sharing, BCorp has always encouraged its staff to share their skills and talents in service of others by contributing their time and energy voluntarily towards the Group’s Corporate Social Responsibility (CSR) activities.





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**** PROPERTY MANAGER ****
THE RITZ-CARLTON



The Ritz-Carlton story begins with the Swiss Hotelier Cesar Ritz who was well known in the hotel industry as the

“KING OF HOTELIERS AND HOTELIER TO KINGS”

Ritz philosophy of services & innovations redefined luxury accommodation in Europe with his management of The Ritz in Paris and The Carlton Hotel in London.

In 1911, the 2 brands merged and the first Ritz-Carlton Hotel was opened in New York, U.S. 46th Street.

However, The Ritz-Carlton Hotels in several places of United States were ceased operation except The Ritz-Carlton, Boston in early 1910s

The Ritz-Carlton, Boston embodies the finest luxury experience and then served as a benchmark for all future Ritz-Carlton Hotels and Resorts worldwide on the Standard of Service, Dining and Amenities.





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THE RITZ-CARLTON



The Ritz-Carlton, Boston reformed the hospitality in U.S by creating luxury in a Hotel setting :-

- Private bath in each guest room
- Standard uniforms for formal and professional appearance
- Extensive fresh flowers display throughout Public Areas
- A-la carte dining, provide choices for dinners
- Lighter fabrics for bedding and towels
- Intimate, exclusive and smaller lobbies for a more personalized guest experience

The Ritz-Carlton Hotels then expanded speedy throughout all continents without compromising its service, quality and innovation standards.

In 1998, the success of The Ritz-Carlton Hotels had attracted attention of the hospitality industry, the brand was purchased by Marriott International.

In 2000, The Ritz-Carlton opened its first residential property in Washington, D.C, U.S. being the first luxury hospitality brand to bring this concept of exceptional services and innovative to the Residence Properties.

Today, there are 93 hotels & resorts and 32 Residences worldwide.



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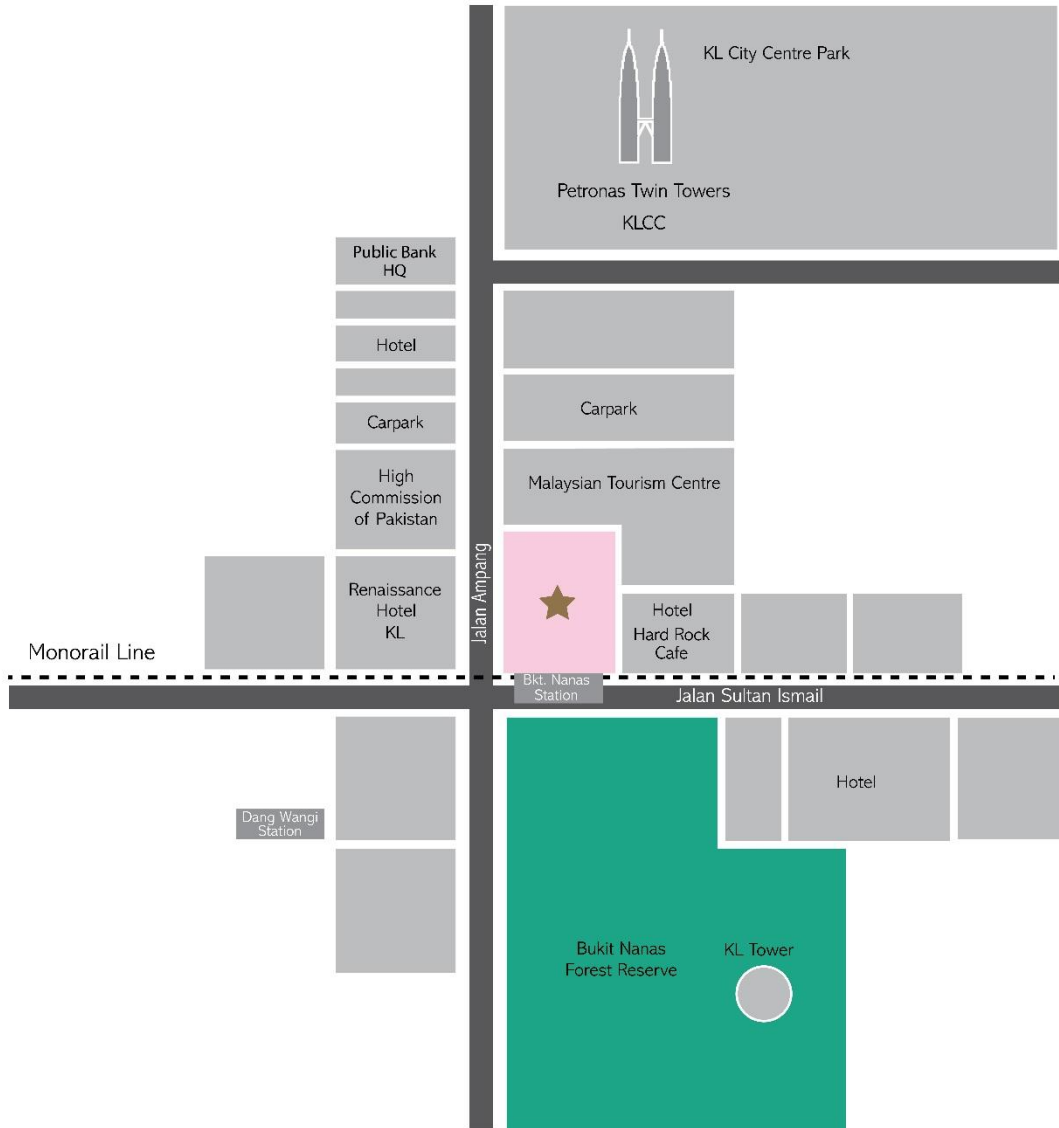
DEVELOPMENT BRIEF

Developer	Wangsa Tegap Sdn Bhd (Co. No : 185589-W) (a wholly-owned subsidiary of Berjaya Corporation Berhad)
Development	Berjaya Central Park (2 towers with 48 storey each) Tower 1 : Menara Bangkok Bank Tower 2 : The Ritz-Carlton Residences Kuala Lumpur
Location	At the junction of Jalan Sultan Ismail and Jalan Ampang
Total Land Area	2.708 acres
Land Tenure	Freehold
Land Title	Commercial
Average Price (psf)	RM2,560 psf (Typical unit) – semi-furnished
Maintenance Charges	based on share unit
Completion Date	October 2017
Total Units	288 units
Unit Size	Typical Suites : 1,023 sf - 2,605 sf (1BR, 2BR & 3BR) Penthouse Suites : 2,605 sf - 4,284 sf (3BR & 4BR)
Units Composition	Typical Suites – Level 10 – 43A (8 units / floor) Penthouse Suites – Level 45 to 48(4 units / floor)
Total Car Park	The Ritz Carlton Residences – 628 bays Menara Bangkok Bank – 716 bays
Car Park Allocation for The Residences	As per number of Bedroom(s)



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LOCATION

- Neighboring prestigious KLCC Petronas Twin Towers and KL Tower with the privilege to enjoy the views
- Direct link to KL Bukit Nanas Monorail Station & walking distance to Light Rail Transit Dang Wangi Station
- Close proximity to the only rainforest reserved in the city center – Bukit Nanas Forest Reserve
- Ideal location in the pulse of Kuala Lumpur City Centre and surrounded with upscale amenities :-
 - ✓ Corporate and Commercial Hubs
 - ✓ Premium Shopping Districts
 - ✓ World-renowned Tourist & Entertainment Spots
 - ✓ International Branded Hotels
 - ✓ Medical Centers
 - ✓ International School & College



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UNIQUE FEATURES

PRODUCT & DESIGN

- Privileged Ownership of Legendary Ritz-Carlton Brand
- The Ritz-Carlton Premium Management
- A Heritage of Luxury Living with Personalized Services :
 - ✓ 24-hours Concierge Services
 - ✓ Planning & Organising Special Occasions & Events
 - ✓ Housekeeping Services
 - ✓ Vacant Home Care Management

- Designed in Luxurious & Sophisticated Style on its Architectural & Interior
- Spacious layout with generous size living dining area
- Full Height Glass Curtain Wall with Double glazed Low-Emissivity (Low E) glass

- Each Residence suite (Typical unit) is semi-furnished - save for the Penthouse units :-
 - ✓ Contemporary Kitchen Cabinet
 - ✓ Luxurious top brand Kitchen appliances
 - **Gaggenau** - Hood & Hob, Microwave Oven, Dishwasher, Wine Cooler
 - **Bosch** - Fridge Freezer, Washer Dryer
 - ✓ Designer Wardrobe to all bedrooms
 - ✓ Centralized Air-Conditioning System with individual control - **Daikin**
 - ✓ Fully-fitted Bathroom with **TOTO** sanitary wares & **HansGrohe** sanitary fittings
 - ✓ Imported marble & timber flooring

- Lifestyle facilities at Level 9
 - ✓ Residence Club Lounge with equipped Kitchen
 - ✓ Infinity Lap Pool
 - ✓ Wading Pool
 - ✓ Poolside Cabana
 - ✓ Business Centre
 - ✓ Function Room
 - ✓ Gym with Training Studio
 - ✓ Open Terrace and Garden
 - ✓ Private Spa Treatment Rooms
 - ✓ Tennis Court
 - ✓ Kids Studio
 - ✓ BBQ
 - ✓ Guest Suites

- Privacy ensured
 - ✓ Closed Circuit Television Surveillance System (CCTV)
 - ✓ Card Access system to Residential Lobby & Dedicated Floor

- Advanced Technologies
 - ✓ Unifi High-Speed Broadband Ready
 - ✓ VRV Water Cooler Air-Conditioning System with individual zone (unit) control
 - ✓ High-definition Television Distribution Platform (HD-SMATV)
 - ✓ Video Intercom System
 - ✓ Wifi ready in Grand Lobby and Amenities floor



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THE FINEST ADDRESS



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Prestigious Grand Lobby to welcome your arrival



Luxurious & Comfort awaits you at the Reception Lobby



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Residence Club Lounge that opens on to a truly unique social experience



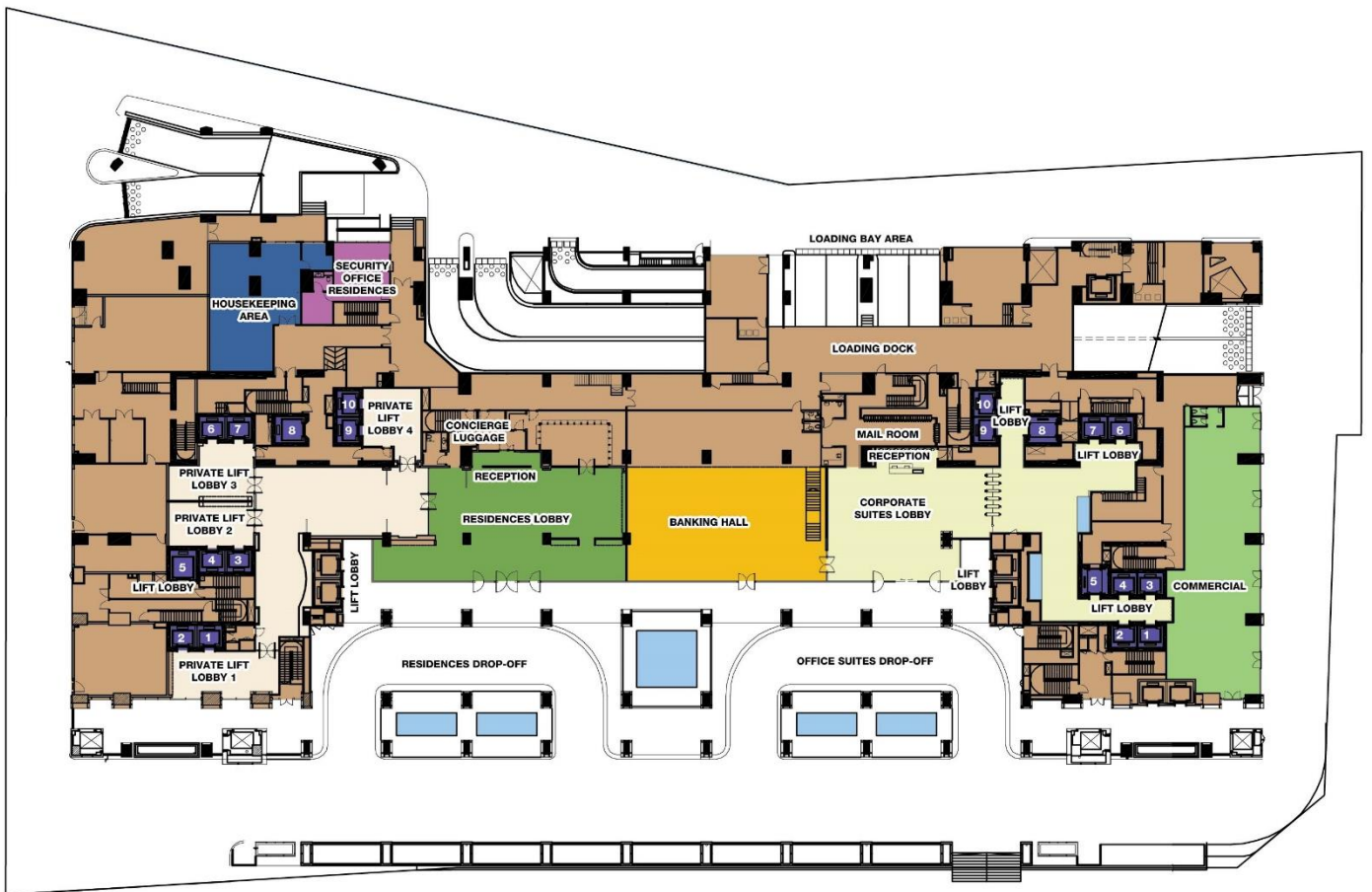
A stunning view of the city skyline combines with exclusive owners-only amenities



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LEVEL 1 MAIN LOBBY & DROP OFF





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**LEVEL 9
AMENITIES FLOOR**





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TYPICAL FLOORS

LEVELS 10-13, 15-31, 33-43A

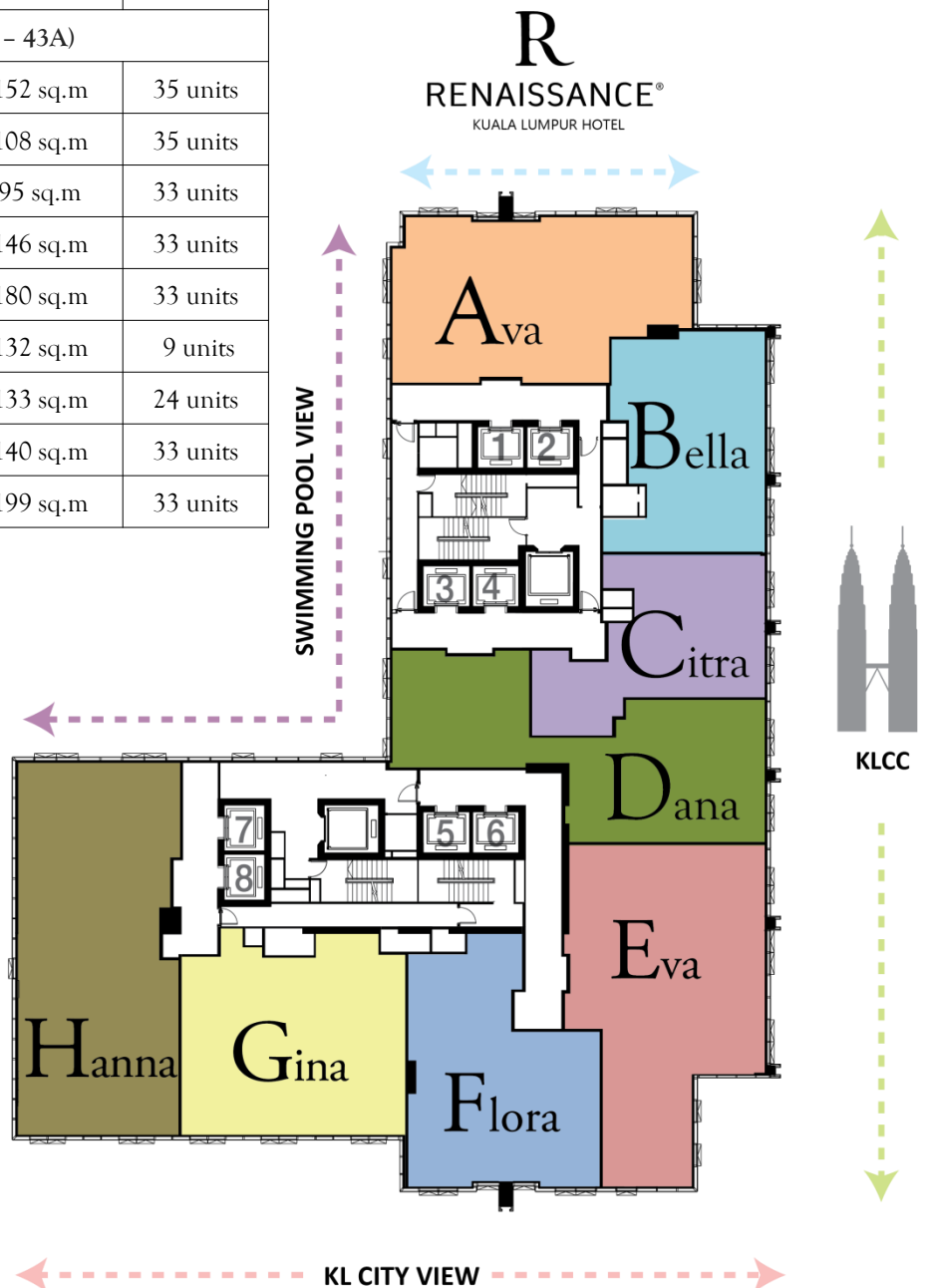


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**TYPICAL FLOOR PLANS
LEVELS 10-13, 15-31, 33-43A**

Type	No of Bedroom	Size (sq.ft)	Size (sq.m)	No of Units
Typical Suites (Level 10 – 43A)				
A	2 BR	1,636 sq.ft	152 sq.m	35 units
B	1 BR	1,163 sq.ft	108 sq.m	35 units
C	1 BR	1,023 sq.ft	95 sq.m	33 units
D	2 BR	1,572 sq.ft	146 sq.m	33 units
E	2 BR	1,938 sq.ft	180 sq.m	33 units
F	1 BR + Study	1,421 sq.ft	132 sq.m	9 units
F1	1 BR + Study	1,432 sq.ft	133 sq.m	24 units
G	1 BR + Study	1,507 sq.ft	140 sq.m	33 units
H	3 BR	2,142 sq.ft	199 sq.m	33 units





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PENTHOUSE

LEVELS 45-48

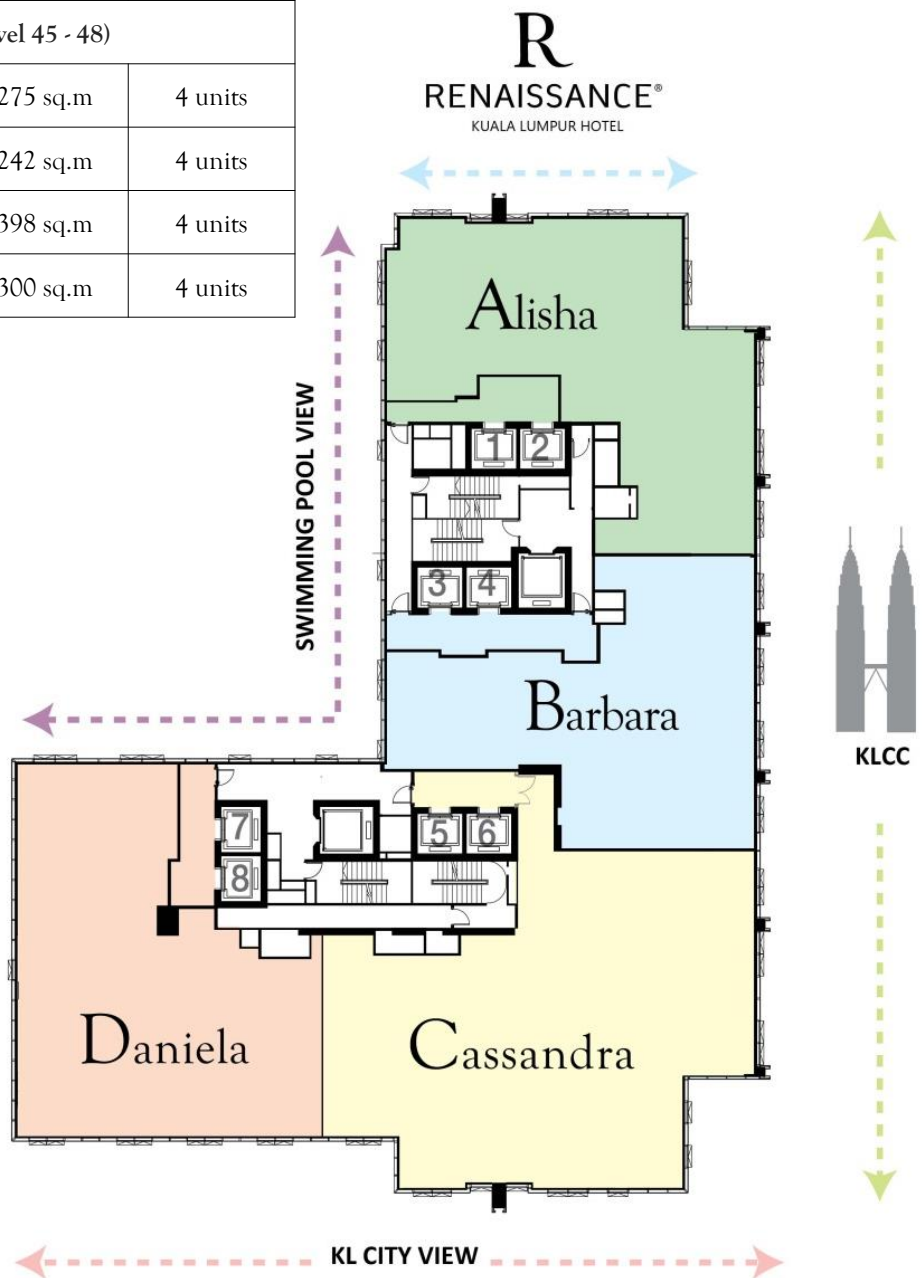


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PENTHOUSE LEVELS 45-48

Type	No of Bedroom	Size (sq.ft)	Size (sq.m)	No of Units
Penthouse Suites (Level 45 - 48)				
A	4 BR	2,960 sq.ft	275 sq.m	4 units
B	3 BR	2,605 sq.ft	242 sq.m	4 units
C	4 BR	4,284 sq.ft	398 sq.m	4 units
D	3 BR	3,229 sq.ft	300 sq.m	4 units



Developer :

WANGSA TEGAP SDN BHD

(Company No. 185589-W)

(A wholly-owned subsidiary of Berjaya Corporation Berhad)

(Company No. 554790-X)

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