



WORLD ISLAMIC CENTRE OF EXCELLENCE

PROJECT PROPOSAL



A FLAGSHIP PROJECT BY :



AL-HIDAYAH PROPERTIES DEVELOPMENT SDN BHD



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Executive Summary

Al-Hidayah Group

Al-Hidayah Group is a Group of Companies with interest in Property Development, Construction, Financial Services and Trading and WellnezMall.

Since its incorporation in 1985, Al-Hidayah Group has grown from a construction based company to become one of the prominent property developer in Malaysia.

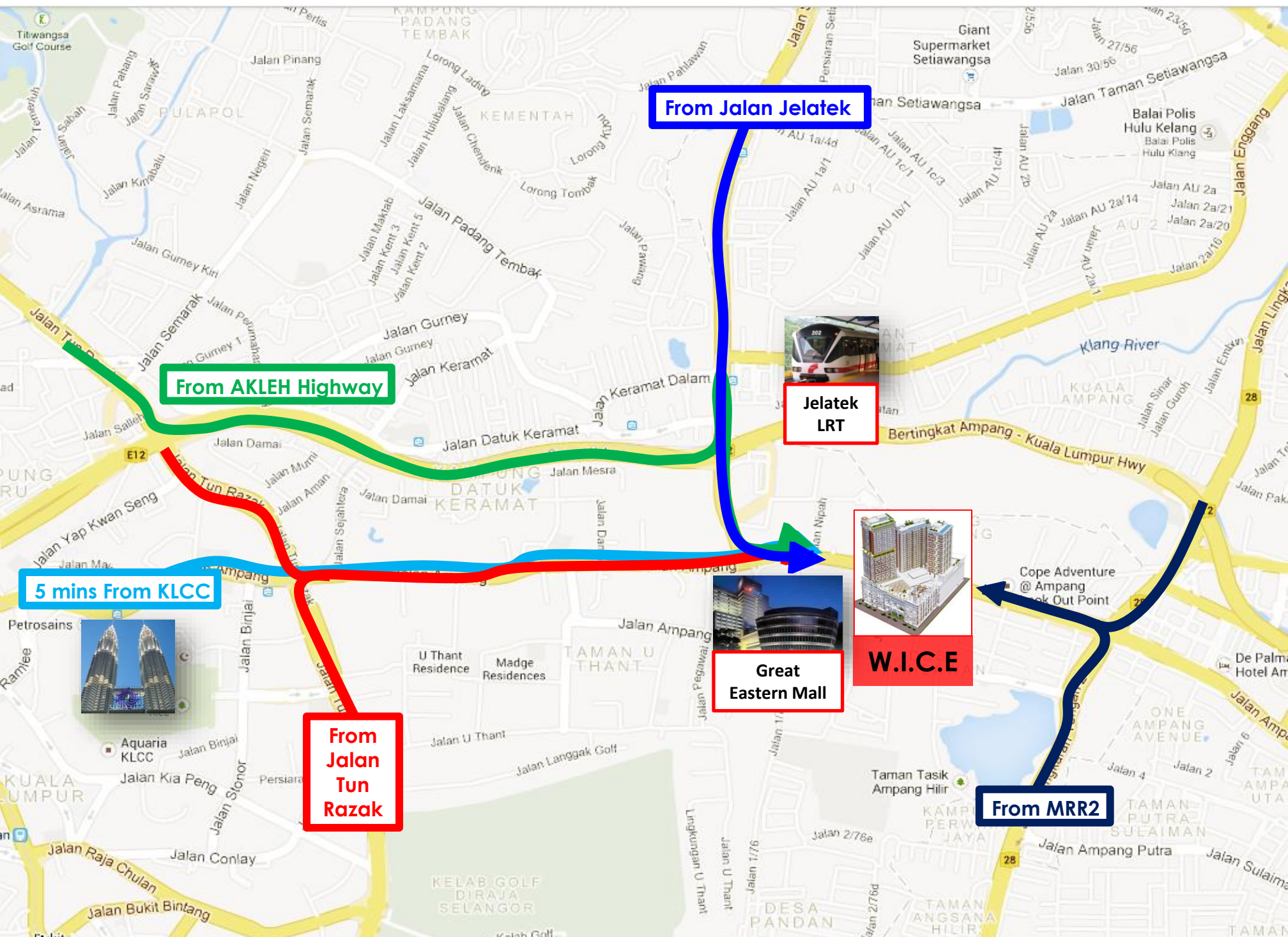
Now, Al Hidayah Group, through its subsidiary company, **Al-Hidayah Properties Development Sdn. Bhd** is currently developing a 4.80 acres of land which is located in one of the most exclusive and prominent areas in Kuala Lumpur. Known as “World Islamic Centre of Excellence (W.I.C.E)”, it is nestled on Lot 108, Jalan Ampang, Kuala Lumpur.

W.I.C.E is offering integrated world class retail concept which is surrounded with 1 main tower consist of office and hotel, 2 residential towers – are within one area. Total gross floor area of the whole development is 2,257,494 sqft with a plot ratio of 1:6.95.



Site Location & Accessibility

- Located in a prime area of Jalan Ampang, W.I.C.E is easily access from surrounding major highways.
- **Connected** via major highways ie MRR2, DUKE, SUKE, Kuala Lumpur Elevated Highways, Jalan Tun Razak.
- Our site is located next to Great Eastern mall building. It is promising for W.I.C.E to be the new landmark of Jalan Ampang.
- It is located 5 minutes drive from KLCC and 3 minutes drive from nearest Jelatek LRT.



Permeability & Context

- Situated approximately 3km from the **Petronas Twin Tower**, W.I.C.E is located along Jalan Ampang, one of the major roads heading into the city.
- Exclusive condominiums encircle this area with its lavish settings and surroundings.
- **Jalan Ampang is a high class residential enclave** mainly populated by foreign expatriates. A whole stretch of embassies and high commissions converged in this area.
- Presence of 3 **International schools** ie KL International school, Fairview International school and Sayfol International school.
- **Shopping centres** within its vicinity includes the Suria KLCC, Ampang Point, City Square, Avenue K and Great Eastern Mall.



Development Components

Development Brief

1.	Land Owner	:	Al-Hidayah Properties Development Sdn Bhd
2.	Project Title	:	Proposed D-8 CEFC At W.I.C.E. Complex
3.	Location	:	Lot 108, Jalan Ampang, Kuala Lumpur
4.	Complex Description	:	Gross Floor Area : 2,257,494 sqft Net Floor Area : 1,742,283 sqft Plot Ratio : 1:6.95
5.	Building Commencement	:	2 nd Quarter 2025
6.	Building Operational	:	Early 2029
7.	Contractor	:	To be appointed
8.	Current Status	:	<ul style="list-style-type: none"> ▪ Land cost of USD122 million (free from encumbrances) ▪ Arranging financing ▪ Approved Development Order by Authorities

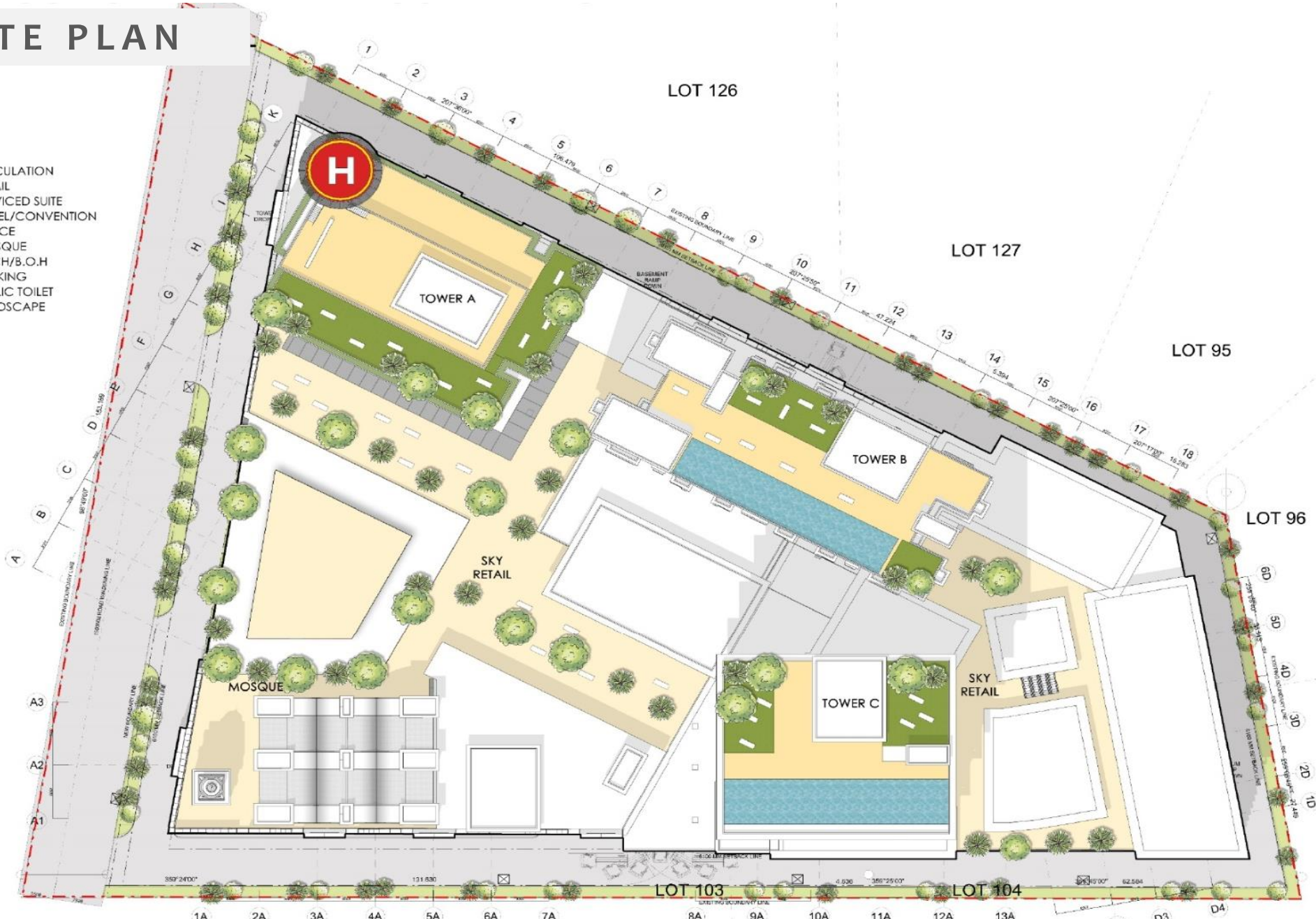
Development Components

Development Components	No of floors	Unit No.	GFA (sqft)
Commercial Retail & Sky Mall	6		377,942
Islamic Centre	1		19,956
Tower A: Corporate Office	27	11 floors	187,044
: Hotel		139 rooms	403,162
Tower B: Luxury Serviced Residence SOHO-Duplex	17	63 units	202,103
Tower C: Serviced Residences	17	150 units	261,959
Podium Carpark	11 include basement		805,328
Total			2,257,494

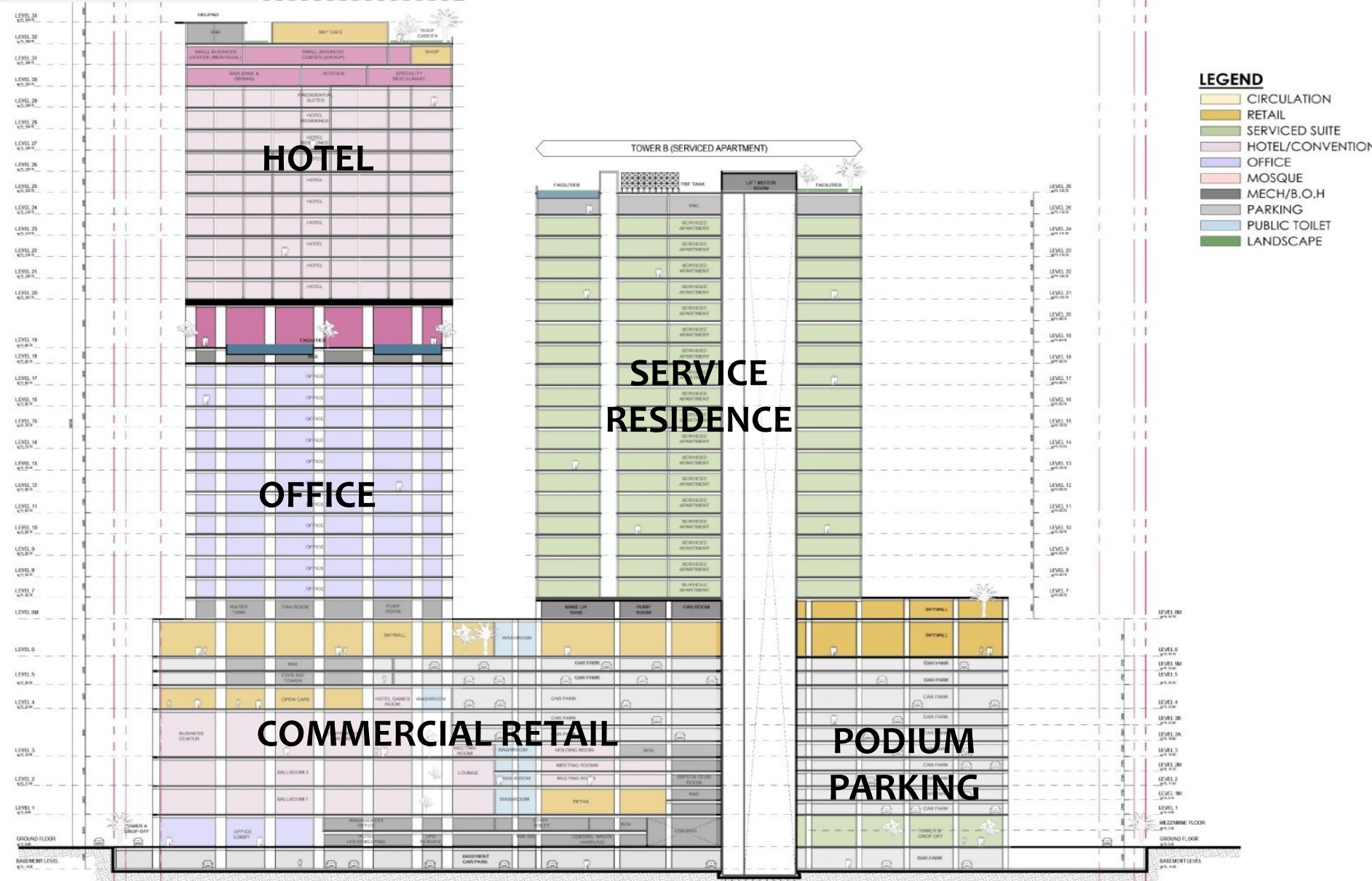


SITE PLAN

- LEGEND**
- CIRCULATION
 - RETAIL
 - SERVICED SUITE
 - HOTEL/CONVENTION
 - OFFICE
 - MOSQUE
 - MECH/B.O.H
 - PARKING
 - PUBLIC TOILET
 - LANDSCAPE



SECTION



Description of Common Facilities

Building Specifications

NO.	DESCRIPTION	TYPE OF MATERIALS
1.	RETAIL SHOPS	<ul style="list-style-type: none"> Large stores Fronts And Glazing Area For Retail Units. Arcade Along All Retail Units Dedicated Signage Areas For All Units As Per Design
2.	STRUCTURE	<ul style="list-style-type: none"> RC Slab And Column Structure with masonry partitions
3.	LANDSCAPE	<ul style="list-style-type: none"> Richly landscaped central plaza Pedestrian plaza designs with seating areas and food kiosks Dedicated drop-off zone and entrances for retail
4.	FINISHES EXTERIOR, LOBBIES, BASEMENT, TENANT FLOOR FINISHES, COMMON TOILETS	<ul style="list-style-type: none"> Combination of stone and painted surface Combination of stone and painted surface Toilets with modern fitting and fixtures
5.	PARKING	<ul style="list-style-type: none"> Multilevel basement for parking and services. Provision for video surveillance
6.	SECURITY VIDEO SURVEILLANCE MANNED SECURITY	<ul style="list-style-type: none"> Basement parking basement & ground floor lobbies. Boom barriers at all vehicular entry & exit points
7.	LIFE SAFETY WET RISER/HOSE REELS/SPRINKLERS/FIRE EXTINGUISHERS EXTERNAL FIRE HYDRANTS	<ul style="list-style-type: none"> Provided as per requirement
8.	HVAC AC SYSTEM I.T. & TELECOMMUNICATIONS	<ul style="list-style-type: none"> Space provision for split AC units 5G telecommunication network



RETAIL SHOP



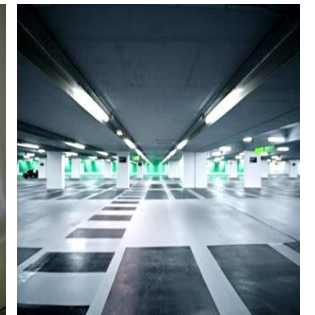
ESCALATOR



SKYLIFT



PEDESTRIAN BRIDGE



PARKING



24 HOUR 3 TIER SECURITY



OPEN TERRACE



MUSLIM FRIENDLY TOILET



GRAND ENTRANCE

Design Components

Commercial Retail

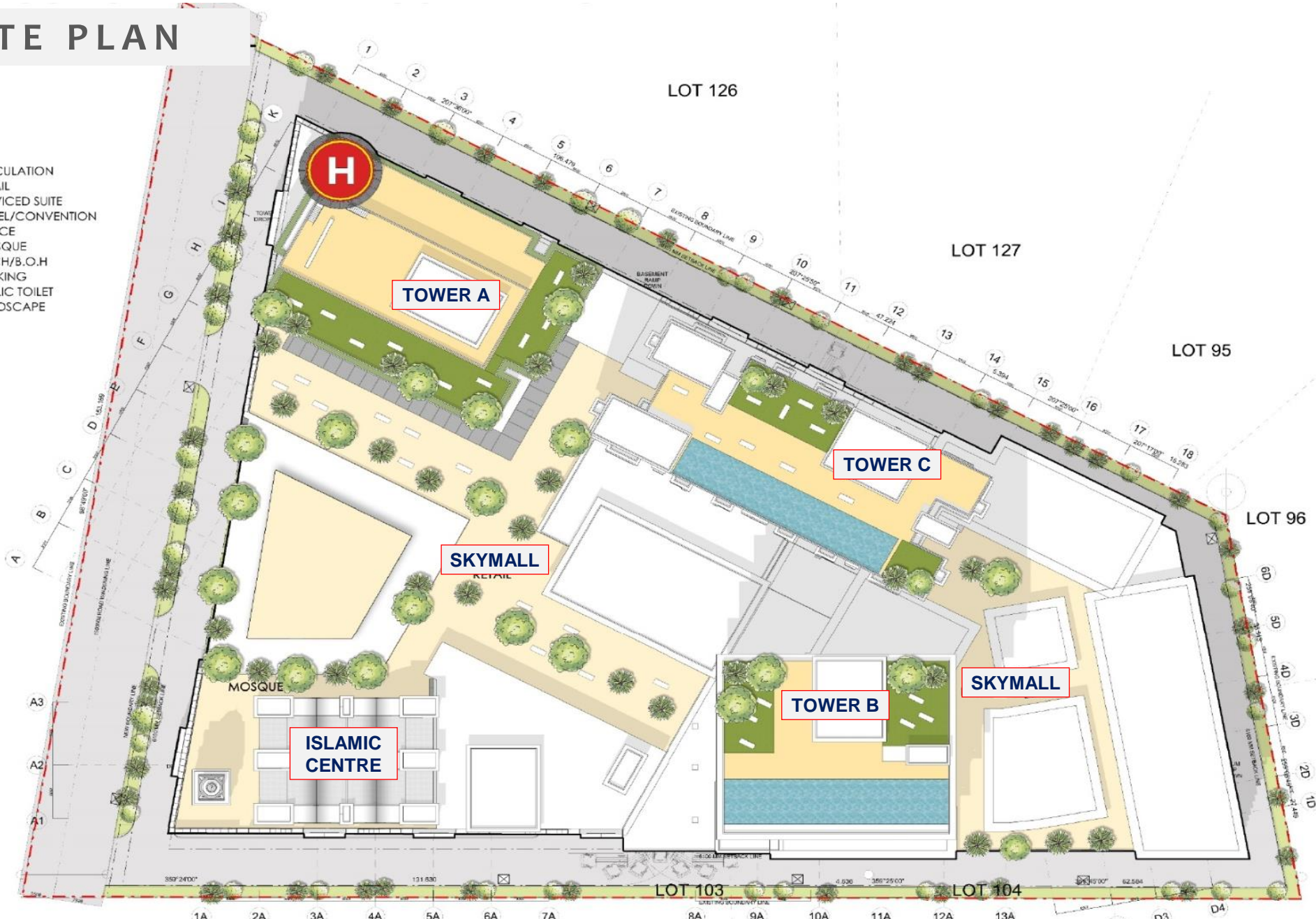
A 7-storey retail podium with gross floor area 377,942 sqft, nett floor area 264,329 sqft. This component consists of **60 units** of retail lot to be operated as retail and food & beverages outlet. The retail outlets within this podium is suggested to be operated by **top international brand** and the F&B outlets will offer **Asian and International cuisine**. A popular international retailer will be secured as anchor tenant to be operated within this retail podium.



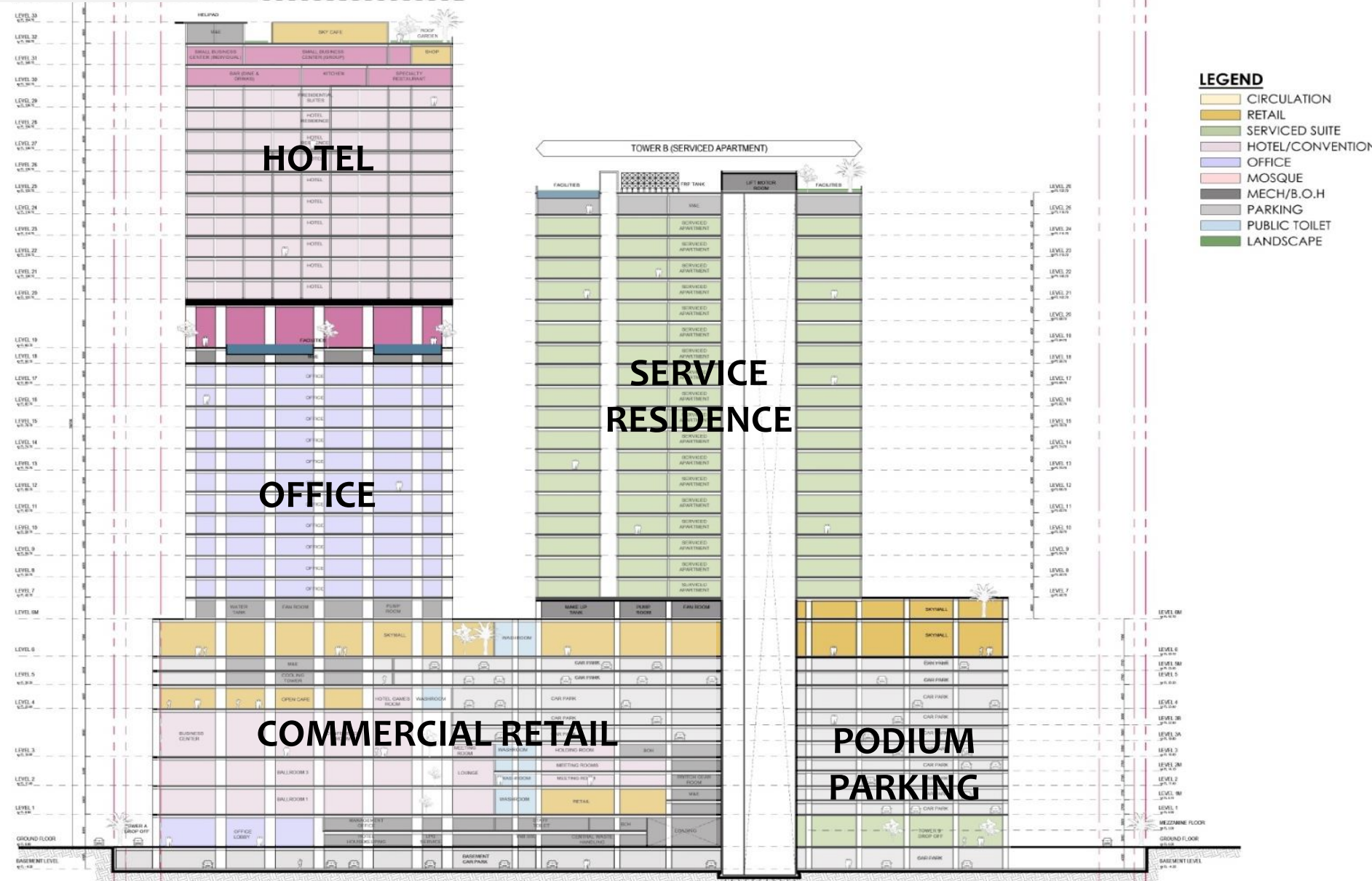
NO.	COMPONENT	CONCEPT PROPOSED / DESCRIPTION OF SERVICES	
1.	Ground Floor NFA : 24,800	<ul style="list-style-type: none"> - This level will consist of: <ul style="list-style-type: none"> • International F&B outlets • Concept Cafe 	<p>International Crusine Restaurant : Tokyo Teppan, Kampachi, IchiZen, Franco, Spasso Milano, Morganfield's, Tony Roma's, Italiannies, The Loaf, Spice of India, Celadon Royal Thai Crusine, Din Tai Fung and others.</p> <p>Concept Cafe : Lamborghini Club Cafe, Starbuck, Dome Cafe, Gloria Jean's Coffees.</p>
2.	First Floor NFA : 31,194 sqft	<ul style="list-style-type: none"> - The main operation of retail is high end product supermarket. - This operated by potential operator locally as well as internationally. - Category/Item of Supermarket: <ul style="list-style-type: none"> • International Food • Household items • Farm Produce • Poultry - Other retail shop lots 	<p>Famous Groceries</p> <ul style="list-style-type: none"> - Jaya Grocers - Jason's Food hall - Village Grocer - Ben's Independent Grocers - Sam's Groceria - Urban Fresh - Fresco <p>Retail Shop</p> <ul style="list-style-type: none"> - Florist - Pharmacy - Alteration & Repair Service - Money Changer - Souvenir & Gift
3.	Second Floor NFA : 23,089 sqft	<ul style="list-style-type: none"> - This level will consist of: <ul style="list-style-type: none"> • Kids, Men and women apparels • Watches and accessories • Pharmacies • Children toys shop. 	<p>International Brand Outlet : Gucci, Prada, Salvatore Ferragamo, Louis Vuitton, A X Armani Exchange, Coach, Calvin Klien, and others. Poney, Polo Haus</p>
4.	Third Floor NFA : 28,524 sqft	<ul style="list-style-type: none"> - This level will consist of: <ul style="list-style-type: none"> • Kids, Men and women apparels • Watches and accessories • Children toys shop. 	<p>International Brand Outlet : Gucci, Prada, Salvatore Ferragamo, Louis Vuitton, A X Armani Exchange, Coach, Calvin Klien, and others. Poney, Polo Haus</p>
	Third (A) Floor NFA : 8,202 sqft		
5.	Fourth Floor NFA : 22,443 sqft	<ul style="list-style-type: none"> - This level will consist of: <ul style="list-style-type: none"> • Restaurant & Food Court 	<ul style="list-style-type: none"> • Space to be offered to event management company
	GFA : 130,167 sqft	<ul style="list-style-type: none"> • Event / Parking 	
6. SKY MALL	Sixth Floor NFA : 87,726 sqft	<ul style="list-style-type: none"> - 1st floor retails will consist mainly: <ul style="list-style-type: none"> • Boutique and Spa • Gymnasium & Fitness centre. • Book stores • F&B • Event 	
7. SKY MALL	Sixth Mezzanine Floor Total Area : 38,352 sqft		

SITE PLAN

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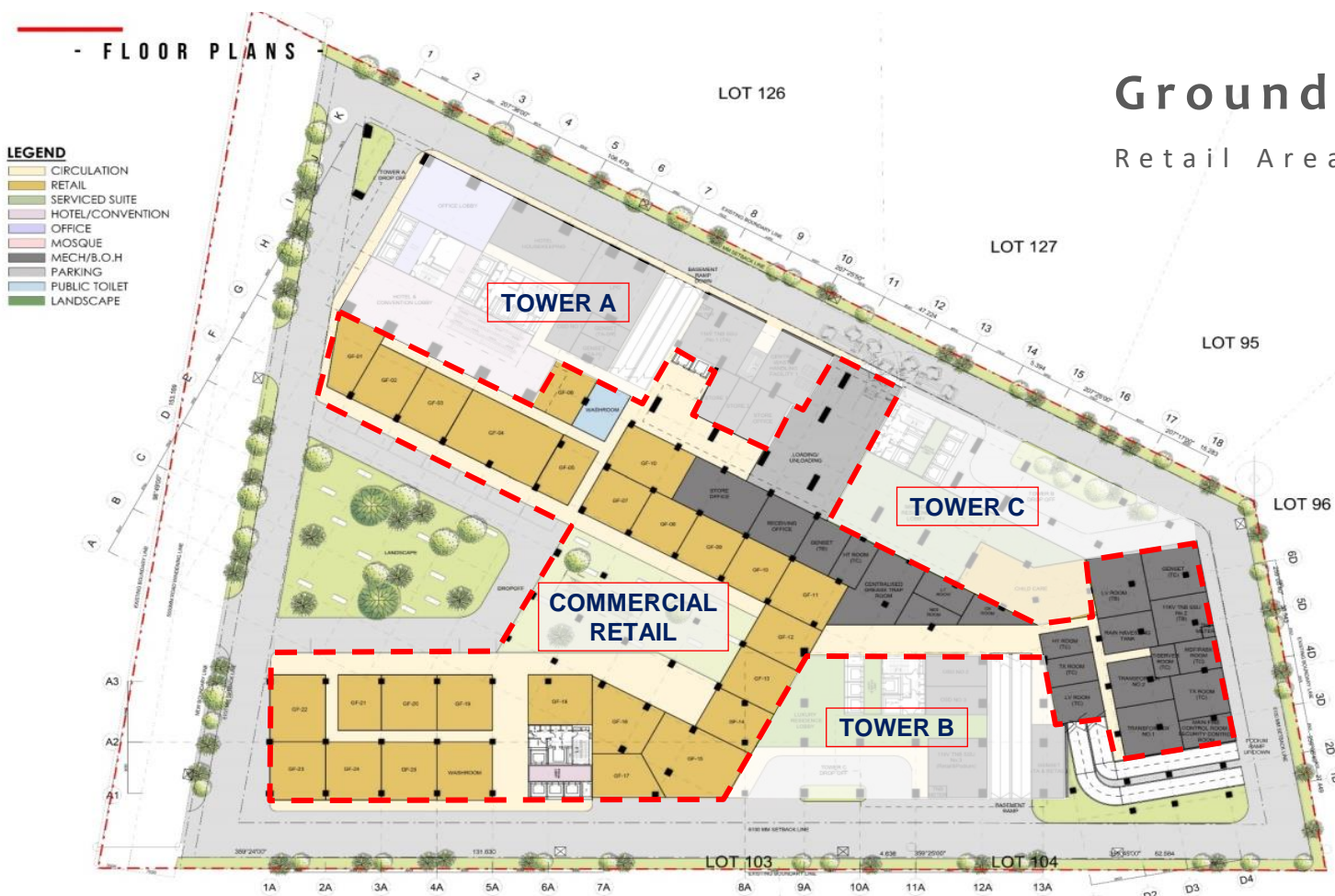


SECTION



Design Components

Commercial Retail



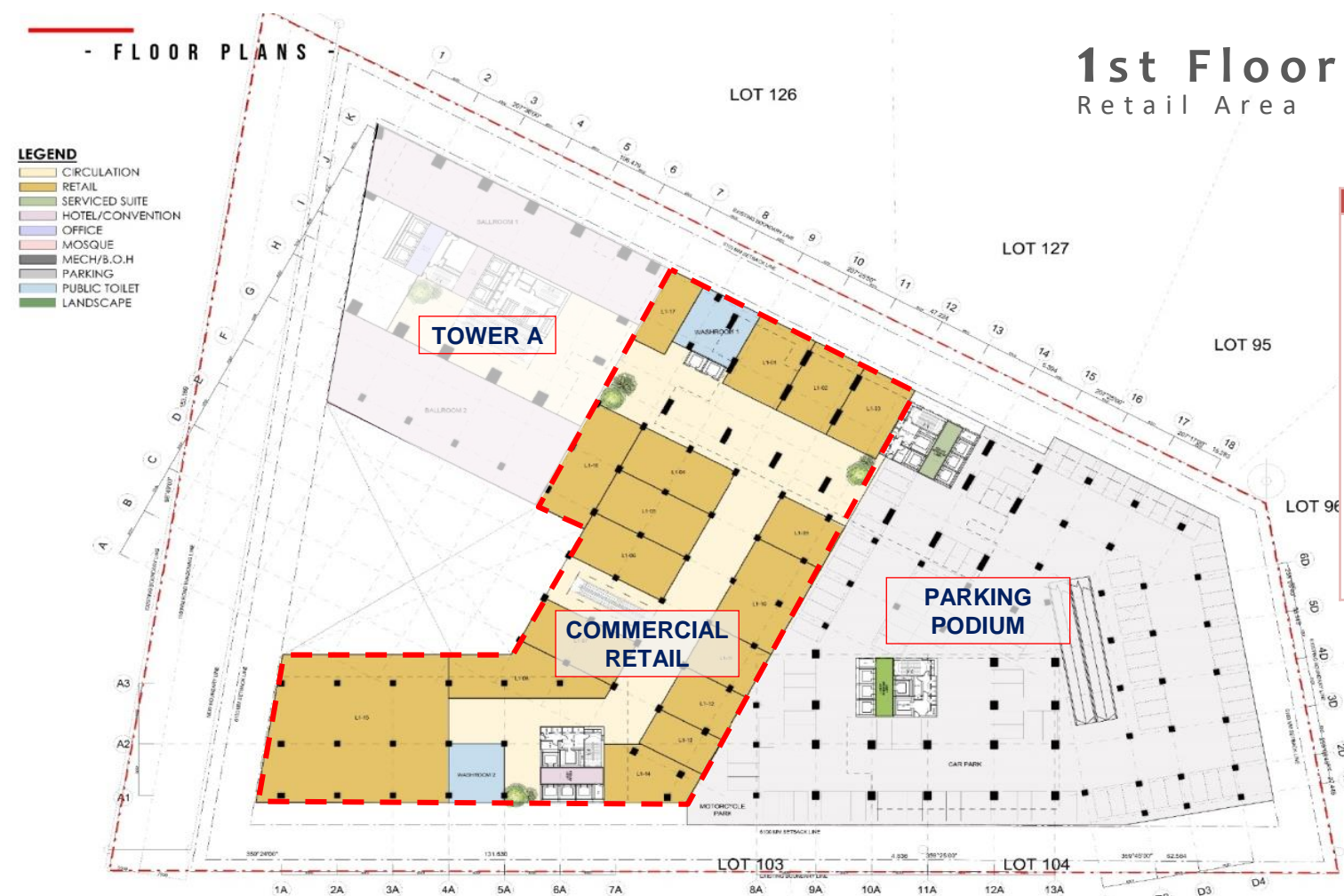
Ground Floor

Retail Area : 24,800 sqft

POTENTIAL TENANT

International Crusine Restaurant :
 Hadramawt Restaurant, Tokyo Teppan, Kampachi, IchiZen, Franco, Spasso Milano, Morganfield's, Tony Roma's, Italiannies, The Loaf, Spice of India, Celadon Royal Thai Crusine, Din Tai Fung and others.

Concept Cafe :
 Lamborghini Club Cafe, Brolly, Dome Cafe, Gloria Jean's Coffees, Uncle Don's



1st Floor

Retail Area : 31,194 sqft

POTENTIAL TENANT

Famous Groceries

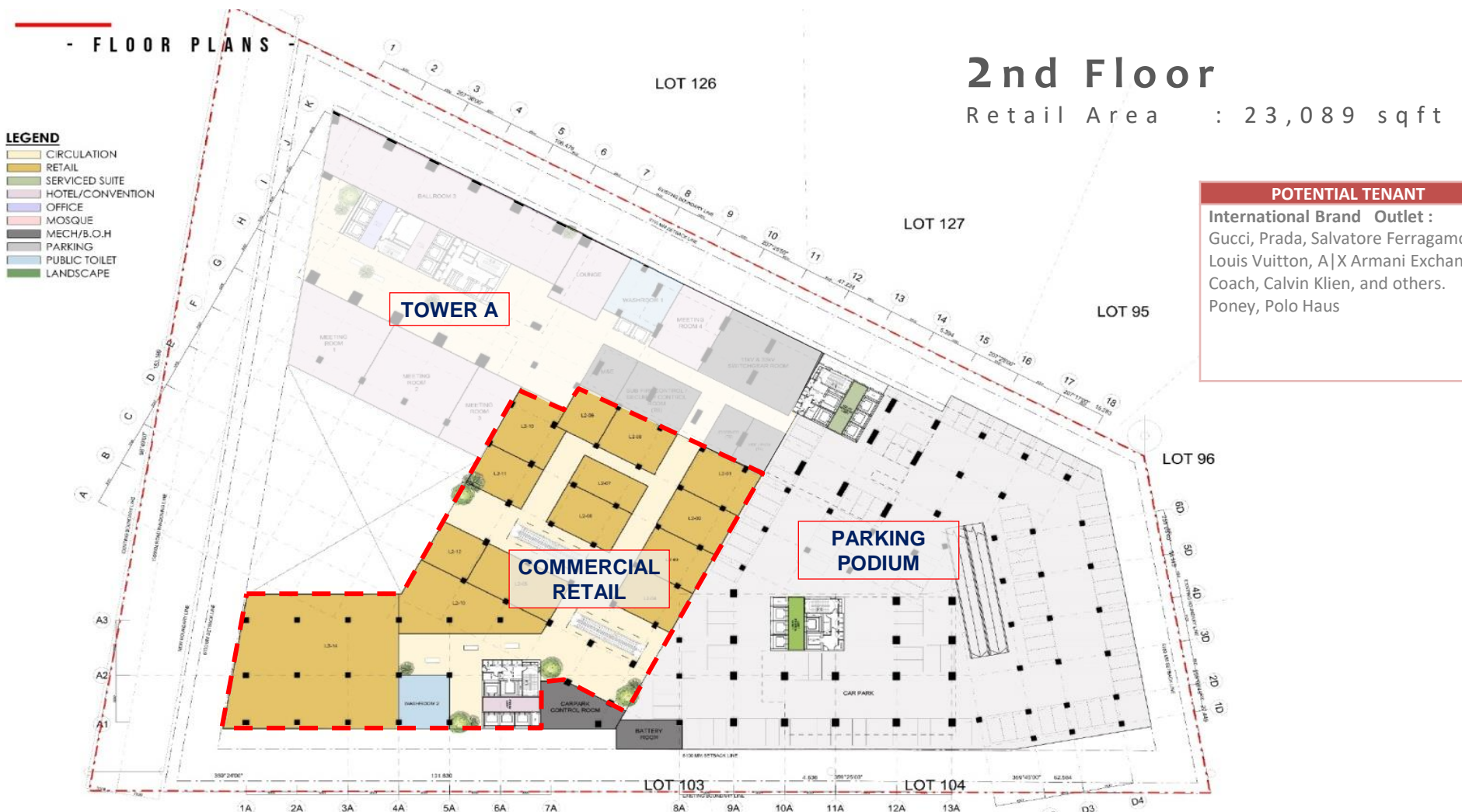
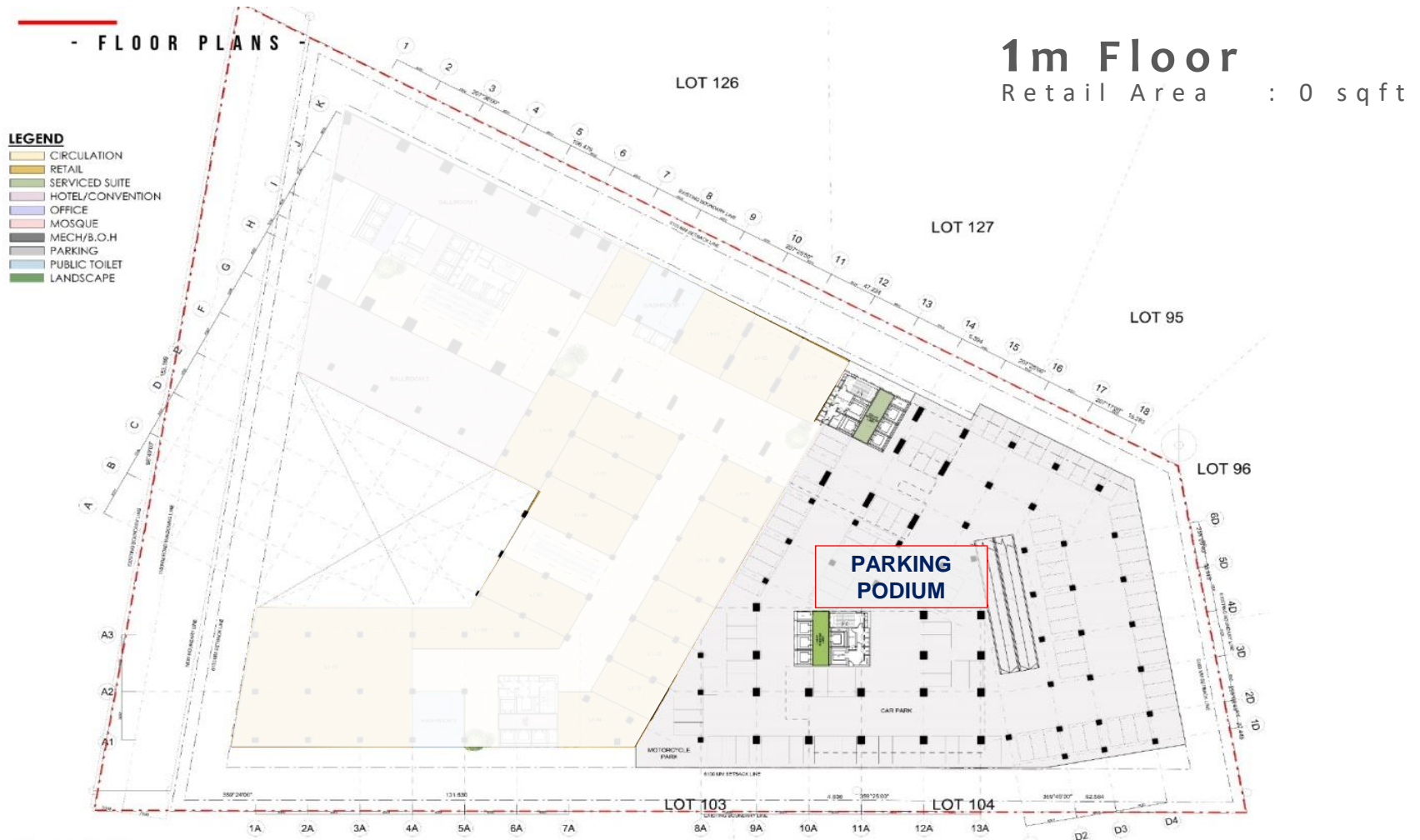
- Jaya Grocers
- Jason's Food hall
- Village Grocer
- Ben's Independent Grocers
- Sam's Groceria
- Urban Fresh
- Fresco

Retail Shop

- Pharmacy
- Alteration & Repair Service
- Money Changer
- Souvenir & Gift

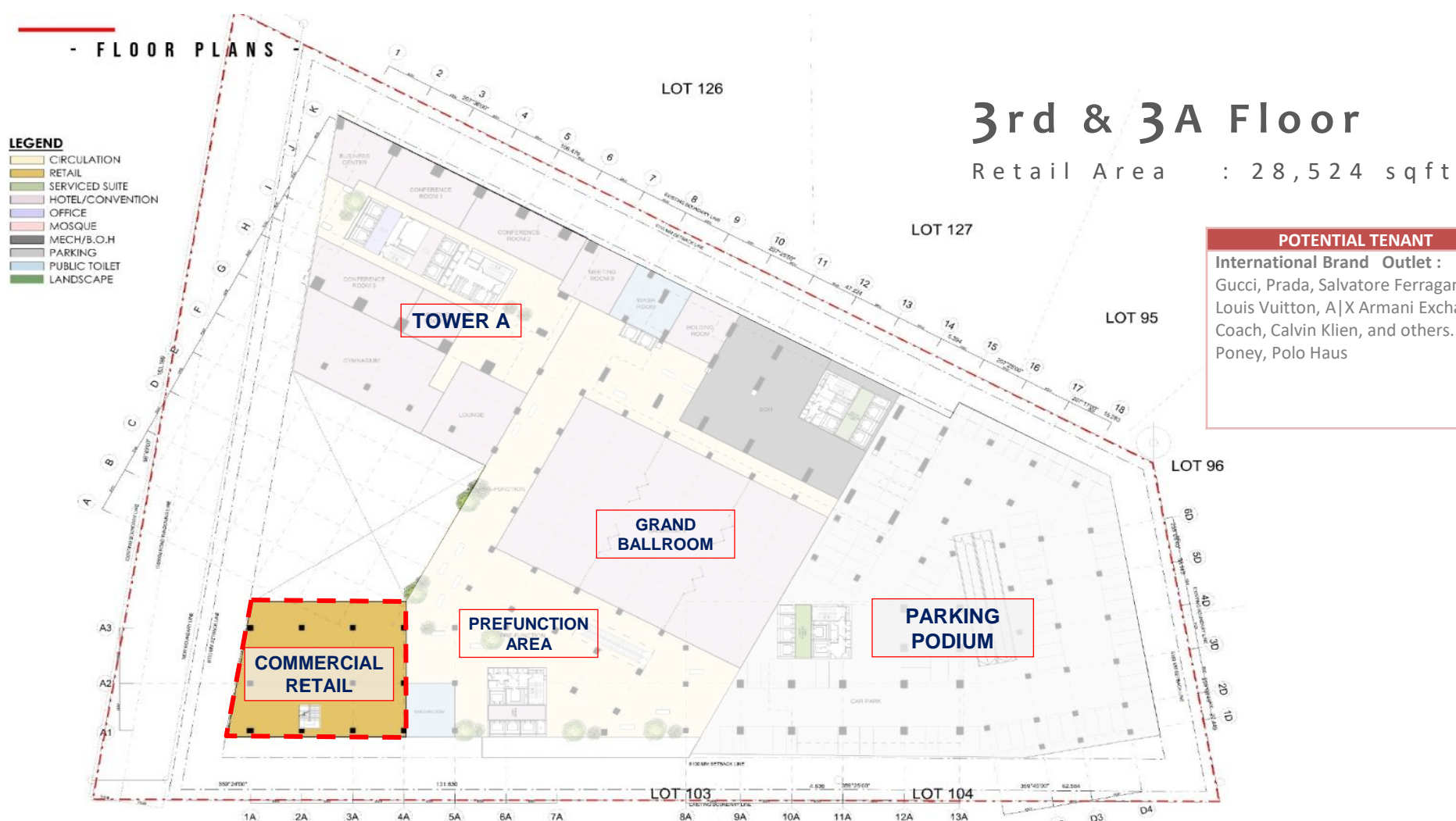
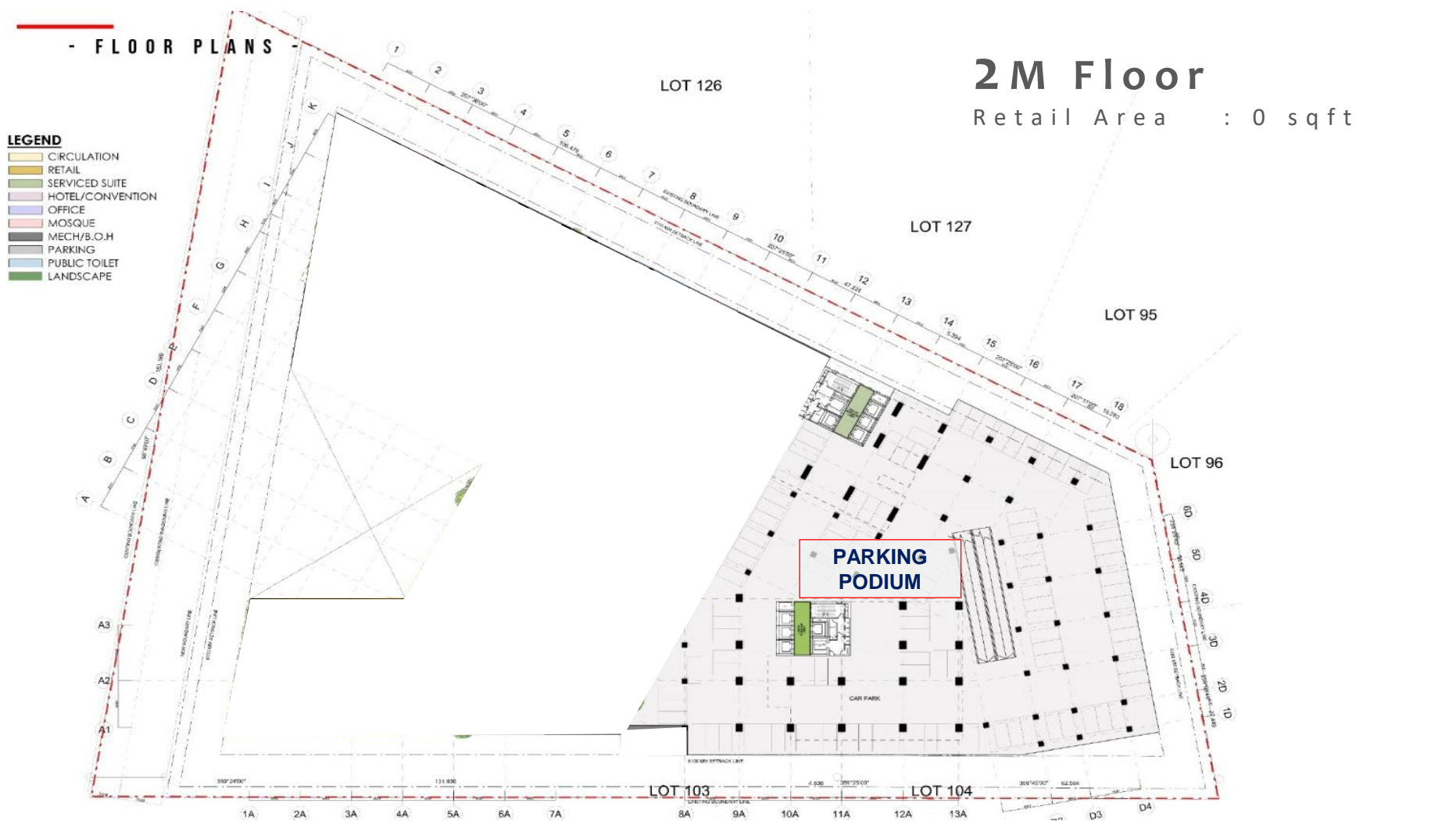
Design Components

Commercial Retail



Design Components

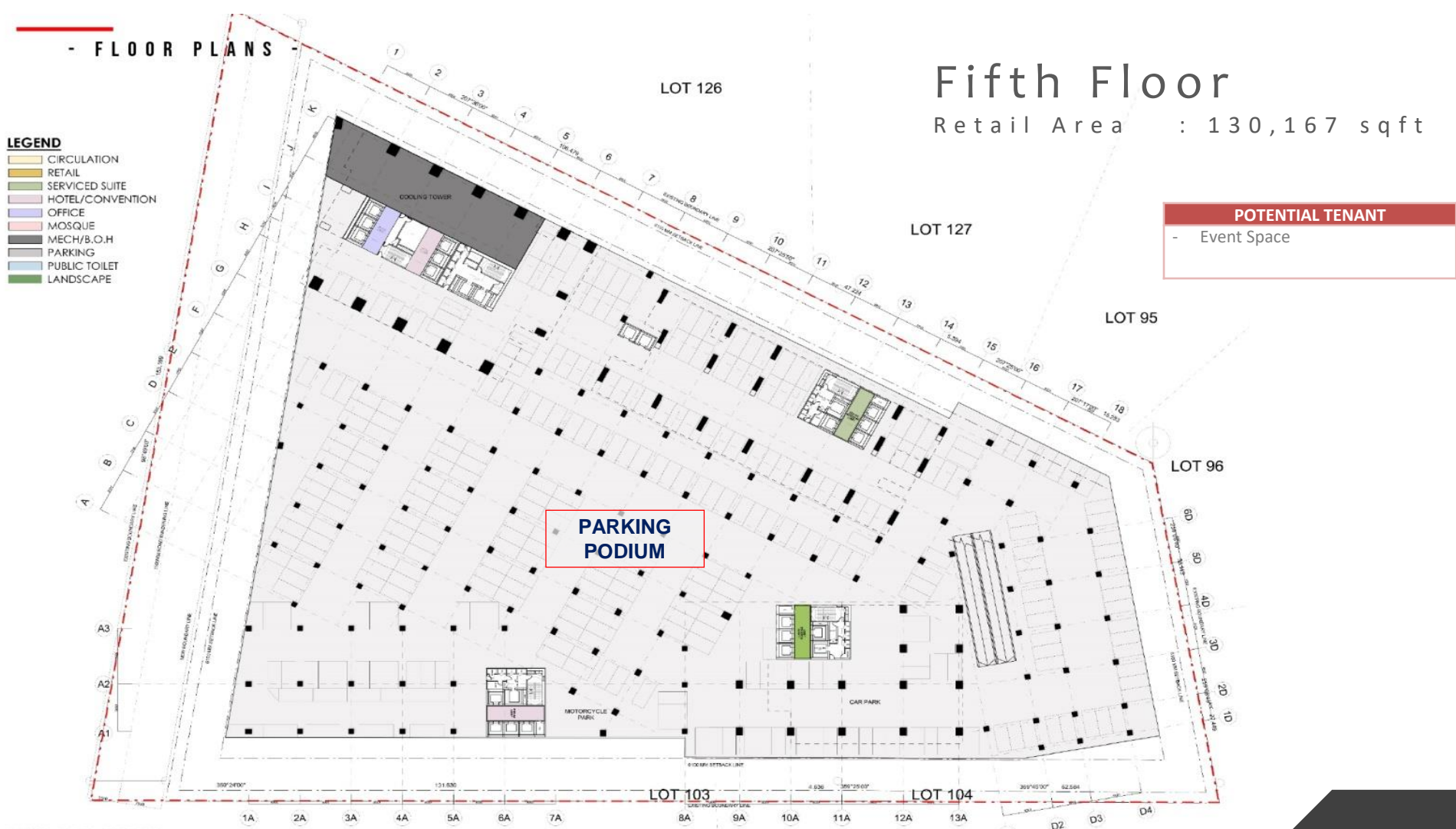
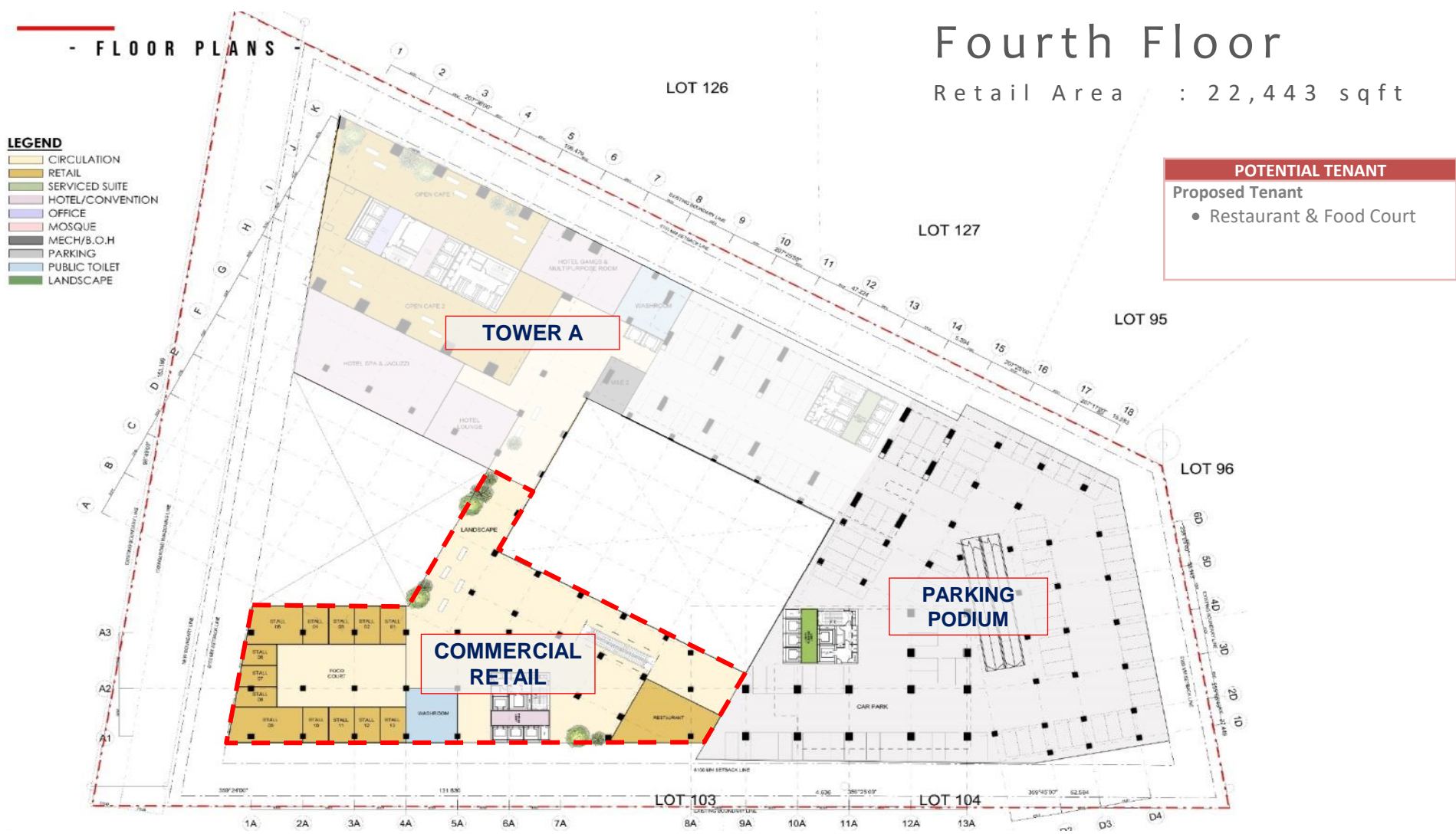
Commercial Retail



POTENTIAL TENANT
International Brand Outlet :
Gucci, Prada, Salvatore Ferragamo,
Louis Vuitton, A|X Armani Exchange,
Coach, Calvin Klien, and others.
Poney, Polo Haus

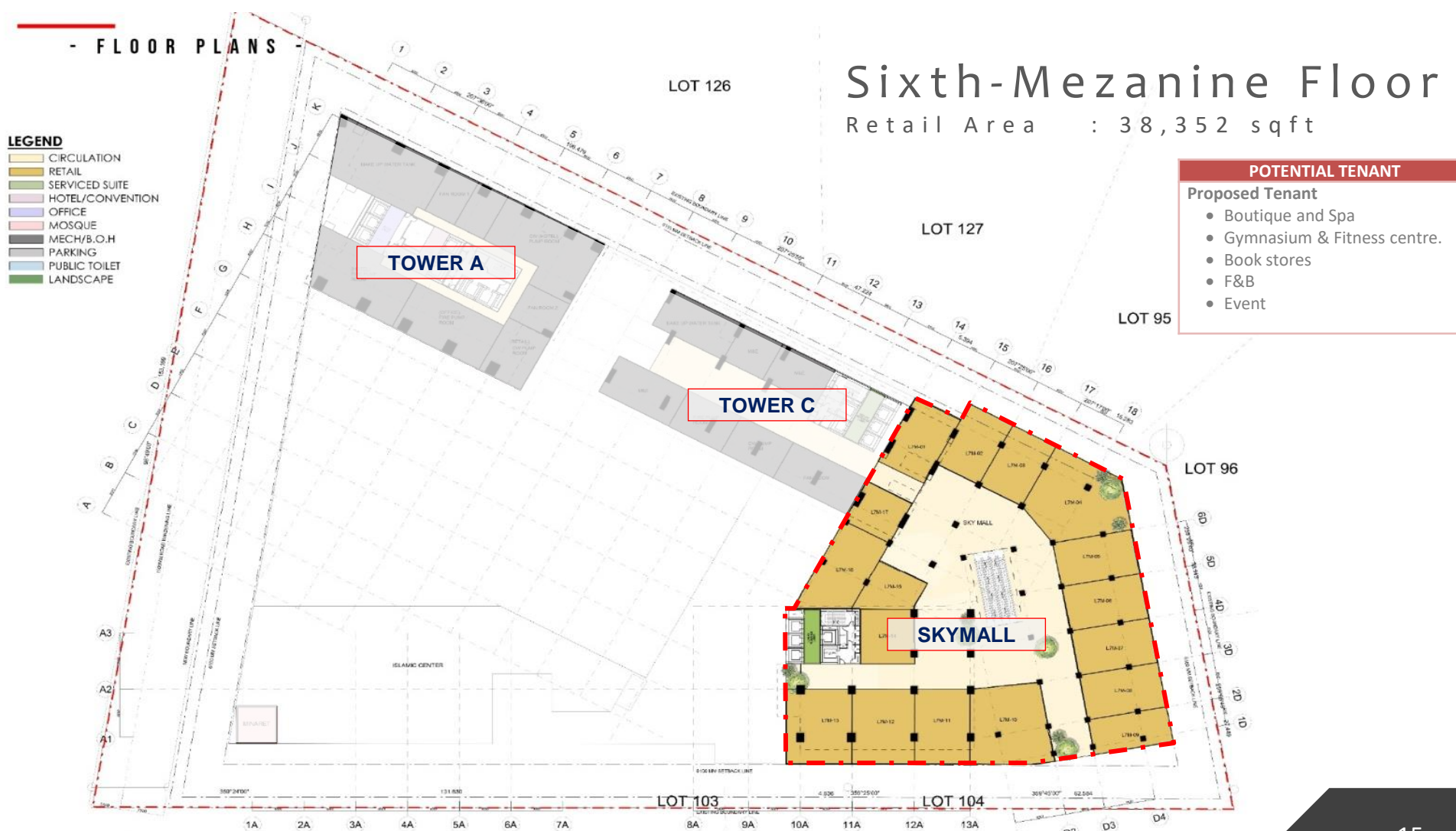
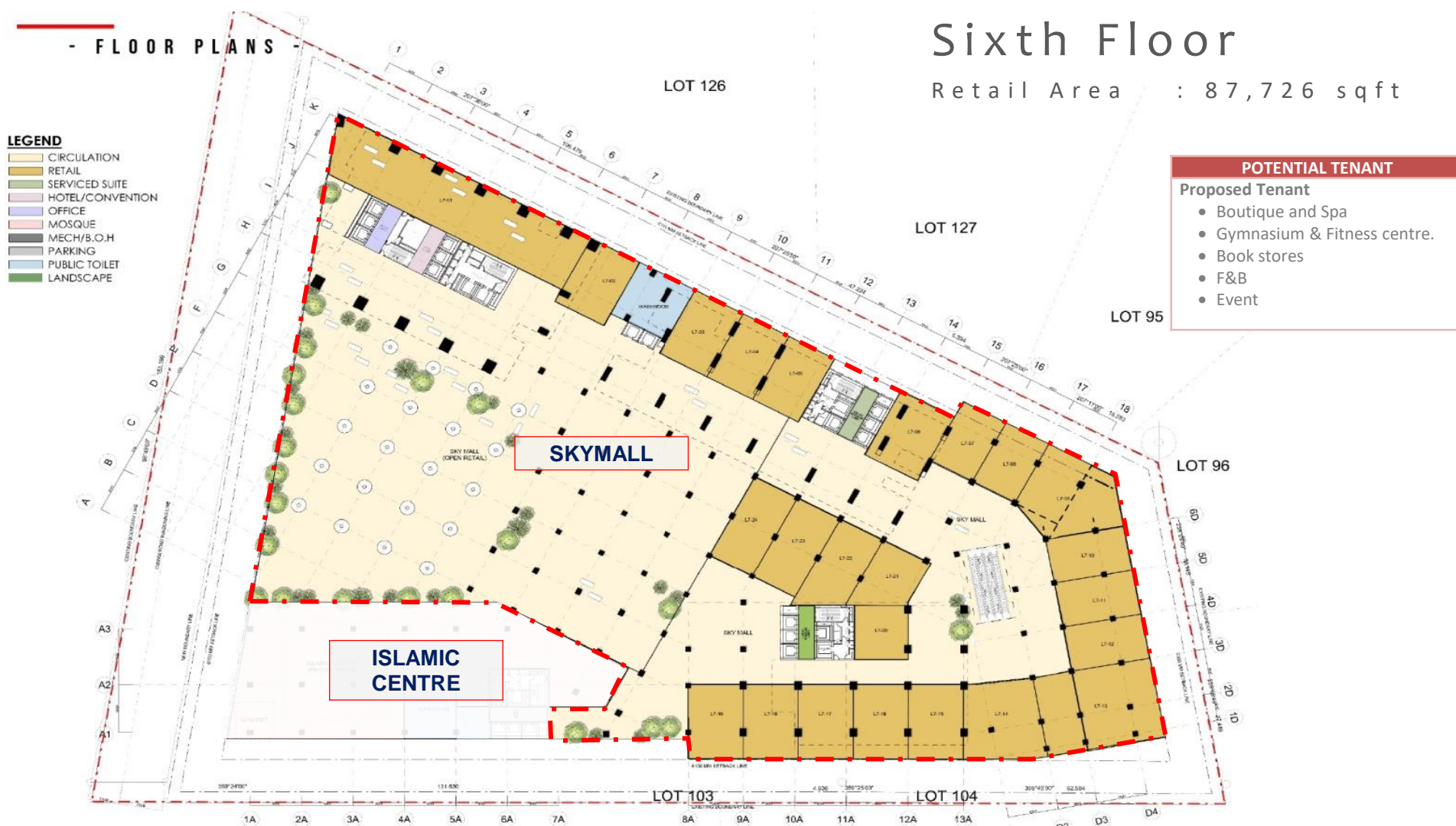
Design Components

Commercial Retail



Design Components

Commercial Retail



Design Components

Block A – Office Tower

11-storey office in Tower A consist of 187,044 sqft of gross floor area and 120,717 sqft of net floor area. Key features for our for this components are:-

- ✓ Grade 'A' Corporate Office Tower
- ✓ Supported by modern facilities.(Intelligent and Smart Building system)
- ✓ Comprehensive 24 hours security – guards, card access management system (CAMS) & 24 hours CCTV monitoring system
- ✓ 'Muslim Friendly' toilet – 3 cubicles for men and 4 cubicles for women with optional toilet for director/CEO
- ✓ Modern glass curtain walling for external wall finishes
- ✓ Flexibility of internal design – 'open' space type



NO.	COMPONENT	CONCEPT PROPOSED / DESCRIPTION OF SERVICES	PROSPECTIVE OPERATOR
1.	Level G Floor GFA : 35,510 sqft	<ul style="list-style-type: none"> • Office Lobby and Lounge 	
2.	Level 7 – 14 Office Space GFA :13,347 sqft/floor	<ul style="list-style-type: none"> - These floors will be leased to under D8 countries: <ul style="list-style-type: none"> • Multi-National Company • Public Listed Company • Banks • Government Office • Oil & Gas Company - Service Provided: <ul style="list-style-type: none"> • Secretarial Services • Security • Office Assistance ➤ Rate : RM 6 – RM 10 psf 	<ul style="list-style-type: none"> - AFSSB shall appoint reputable leasing agent to secure tenants.
3	Level 15 GFA :13,347 sqft/floor	<ul style="list-style-type: none"> • This floor will be leased to D8 secretariat office. 	<p>Reputable Leasing Agent</p> <ul style="list-style-type: none"> • Knight Frank, Rahim & Co., Azmi & Co.
4	Level 16-17 GFA :13,347 sqft/floor	<ul style="list-style-type: none"> • These 2 floors will be leased to Al-Hidayah Group ➤ Rate : RM 15 – RM 25 psf 	

Design Components

Office Tower

Typical Floor Plan Level 7 - 14

GFA : 13,347 sqft
NFA : 10,440 sqft



TYPICAL OFFICE LAYOUT (OPEN PLANS)
1:100 (A1)

Floor Plan Level 15

GFA : 13,347 sqft
NFA : 10,440 sqft



TYPICAL OFFICE LAYOUT
1:100 (A1)

Typical Floor Plan Level 16-17

GFA : 13,347 sqft
NFA : 10,440 sqft



TYPICAL OFFICE LAYOUT (COMPARTMENT)
1:100 (A1)

Design Components

Tower A – Hotel & Hotel Residence Tower

To meet growing numbers of tourist over the years from various parts of the world – including medical related tourist – AFSSB would foresee an increase in demands for hotel room around Jalan Ampang not only for business and leisure but also to cater for D-8 Program visitors and medical treatment/program.

A 15-storey hotel tower (403,162 sqft Total Gross Area) consists of 119 rooms and 20 unit of suites with various types and size ranging from 388 sqft to 5,662 sqft. This tower also provide three type of hotel residence on upper floor and offering an exclusive and luxurious space for rent while staying in Kuala Lumpur.

The details of component are as follows :

HOTEL ROOM & SUITE	Size	Unit
A – Standard Room	431 sqft	77
B – Junior Suite	388 sqft	14
C – Business Suite	861 sqft	28

HOTEL RESIDENCE	Size	Unit
A1 – Standard Suite	861sqft	6
B1 – Premier Family	861sqft	6
C1 – Family Suite	1,292 sqft	6
D1 – Presidential Suite	5,662 sqft	2

The planned room sizes are fitted within the range of international high end hotel rooms – with significant differences in sizes giving us the flexibility to indulge in more posh and classy hotel rooms.



Design Components

Tower A – Hotel & Hotel Residence Tower

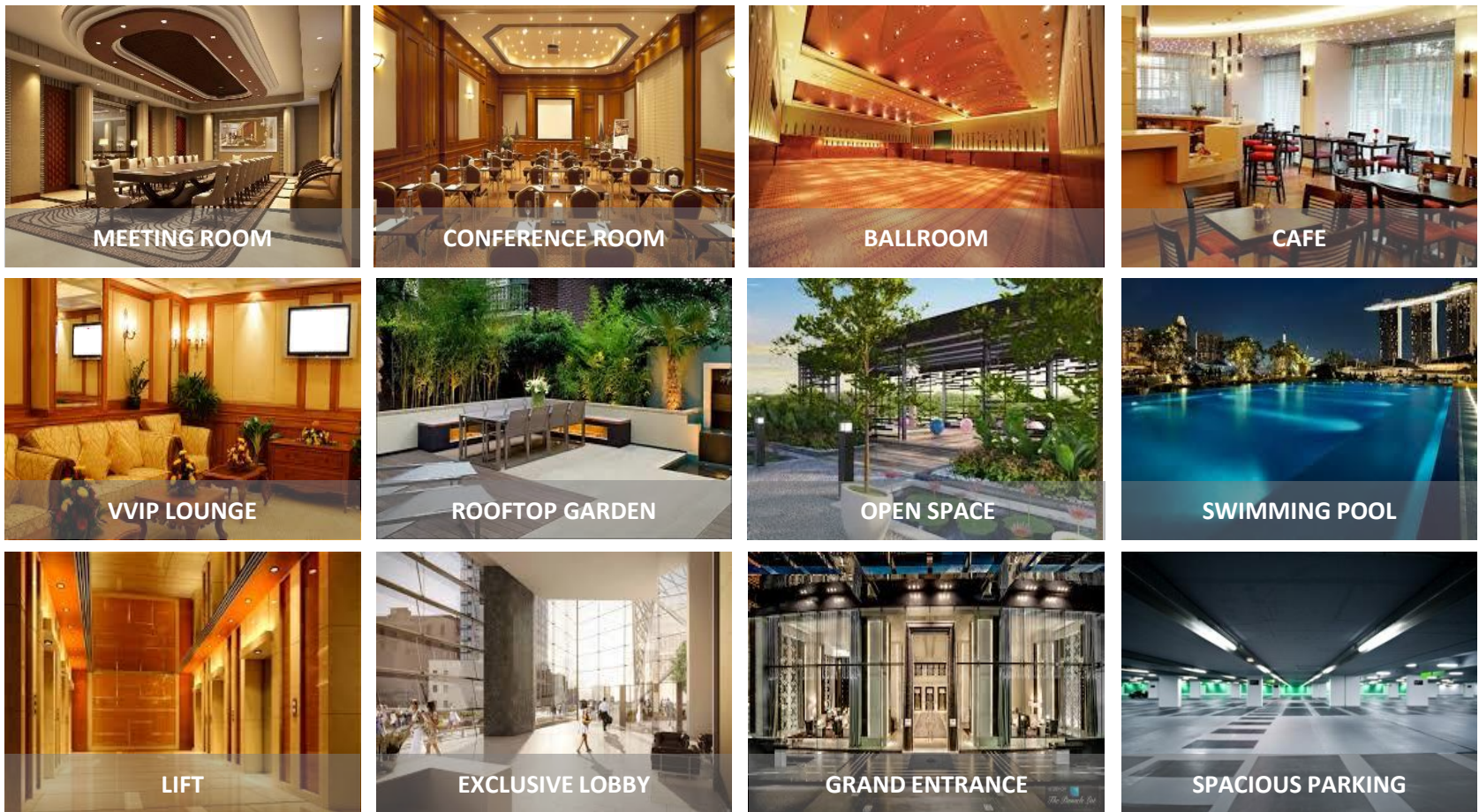
NO.	COMPONENT	CONCEPT PROPOSED / DESCRIPTION OF SERVICES	PROSPECTIVE OPERATOR
1.	PODIUM GFA: 194,375 sqft NFA: 133,354 sqft	<ul style="list-style-type: none"> - A combination of exclusive hotel and hotel residence to be operated by renowned hotel operator with extensive external experiences to muslim friendly environment and international enclave surrounding the development especially in Jalan Ampang, Kuala Lumpur. - Equipped with MICE facilities & ancillary facilities 	AFS to operate hotel with reference to international brand/operator such as :- <ul style="list-style-type: none"> - Sheraton - Movenpick - Impiana Hotel - Mandarin Oriental
2.	Level 18– 29 GFA: 160,167 sqft NFA: 102,063 sqft	<ul style="list-style-type: none"> - AFSSB shall engage high network potential operators, local and international 	
3.	Level 30-32 GFA: 40,042 sqft NFA: 32,615 sqft	<ul style="list-style-type: none"> - Completed with a private premier club house. Facilities provided ranging from business purposes to family activities, exclusively for membership only. 	
4.	Level 33 GFA: 6,458 sqft NFA: 6,458 sqft	<ul style="list-style-type: none"> - It is completed with Helipad facilities for VVIP essentials in giving highest standard of services. 	


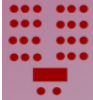
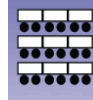



Design Components

Tower A – Hotel & Hotel Residence Tower

Meetings, Incentives, Conference & Exhibition (MICE) & Ancillary Facilities



FUNCTION ROOM	AREA (sqft)	BANQUET 	THEATRE 	CLASSROOM 	U-SHAPE 
GRAND BALLROOM	19,106	1621	2026	932	-
BALLROOM 1	5,974	494	634	291	291
BALLROOM 2	5,683	470	603	277	277
BALLROOM 3	5,016	415	532	245	245
MEETING ROOM 1	1,173	100	117	58	24
MEETING ROOM 2	2,347	199	235	117	47
MEETING ROOM 3	1,173	100	117	58	24
MEETING ROOM 4	1,453	124	145	72	29
MEETING ROOM 5	1,615	137	162	80	33
MEETING ROOM 6	1,938	165	194	97	39
MEETING ROOM 7	829	70	83	41	17
MEETING ROOM 8	1,195	102	120	60	24
CONFERENCE ROOM A	1,647	140	165	82	33
CONFERENCE ROOM A1	2,056	175	206	102	41
CONFERENCE ROOM A2	1,959	167	196	98	39

Design Components

Tower A – Hotel & Hotel Residence Tower Comparison on 5 Star Hotel Facilities

COMPONENT	Mandarin Oriental	Grand Hyatt	Double Tree	Hilton Kuala Lumpur	JW Marriot
ROOMS					
- no. of room	632	370	540	503	561
- room size	430 - 800	450 - 700	344	409 - 635	430 - 764
- no. of room size	4	3	4	3	3
- room rate (RM)	1,140 - 1,250	650 - 1,460	364 - 720	330 - 762	632 - 855
- room rate (RM/sqft)	1.56 - 2.65	1.44 - 2.08	1.05 - 2.09	0.80 - 1.20	1.12 - 1.46
SUITES					
- no. of suites		42			
- suite size	882 - 3,600	1,130 - 3,660	538 - 1,194	958 - 1,854	699 - 19,777
- no. of suite type	3	4	3	3	8
- suite rates	2,350 - 6,950	2,140 -	1,560 - 5,253		
- suite rate/sqft	2.66 - 3.90	1.89 -	2.90 - 4.40		
EVENT & FUNCTION					
1. Grand ballroom					
- No. of unit	1	1	1	1	1
- Room size (sqft)	21,796	11,248	11,660	13,133	9,779
- Pax	1,800	1,450	1,300	1,500	880
2. Ballroom					
- No. of unit	2	5	3	4	-
- Room size (sqft)	5,752 - 12,718	2,621 - 4,785	3,042 - 6,360	3,678 - 4,458	-
- Pax	600 - 900	280 - 360	160 - 840	300 - 500	-
3. Meeting room					
- No. of unit	11	4	13	11	19
- Room size (sqft)	172 - 2,153	807 - 1,830	350 - 1,345	256 - 1,599	490 - 2,519
- Pax	2 - 225	50 - 100	35 - 140	20 - 150	30 - 200
OTHER FACILITIES					
- Restaurant	√	√	√	√	√
- Spa	√	√	√	√	√
- Gymnasium	√	√	√	√	√
- Swimming Pool	√	√	√	√	√

Comparison on 5 Star Hotel Rate

No.	Hotel	Room Size (sqft)	Starting Price	Price per sqft	No. of Rooms
1	JW Marriot Hotel	431	750	1.74	561
2	Mandarin Oriental	430	669	1.56	632
3	Park Royal	248	360	1.45	426
4	Grand Hyatt	506	675	1.33	412
5	Trader's Hotel	344	420	1.22	571
6	Shangri-La Hotel	420	510	1.21	662
7	Le Meridien Hotel	323	388	1.20	420
8	Double Tree by Hilton	344	410	1.19	540
9	Intercontinental Hotel	452	512	1.13	473
	AVERAGE			1.10	
10	The Majestic Hotel	431	461	1.07	300
11	Grand Millenium	431	448	1.04	468
12	Hilton Kuala Lumpur	474	490	1.03	503
13	WICE AMPANG 108	377	377	1.00	139
14	The Royale Chulan Hotel	412	399	0.97	402
15	Sheraton Imperial	452	432	0.96	385
16	The Westin Hotel	452	428	0.95	443
17	The Ritz Carlton	700	604	0.86	365
18	Hotel Maya	484	392	0.81	207
19	G Hotel	409	325	0.79	180
20	Hotel Istana	409	276	0.67	505

Design Components

Tower A – Hotel & Hotel Residence Tower

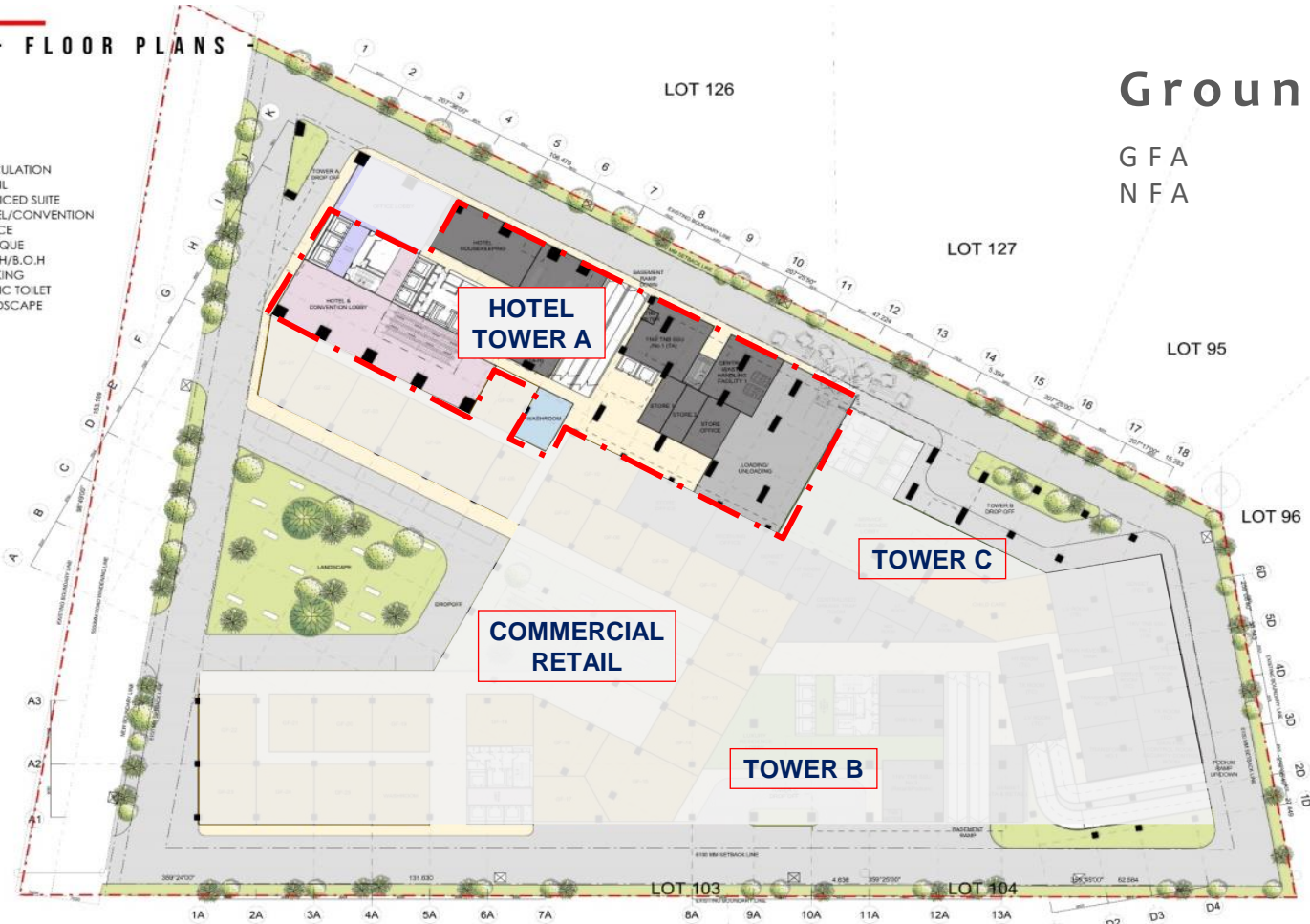
- FLOOR PLANS

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 - MOSQUE
 - MECH/B.O.H
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 - PUBLIC TOILET
 - LANDSCAPE

Ground Floor

GFA : 11,162 sqft
 NFA : 8,719 sqft

- FACILITIES**
1. Tower Lobby & Lounge
 2. Convention Lobby
 3. Front Office
 4. Loading Bay
 5. Goods Receiving Office
 6. Back of House Facilities
 7. Hotel Staff Entrance
 8. Security Office
 9. Hotel Guest Parking Bays



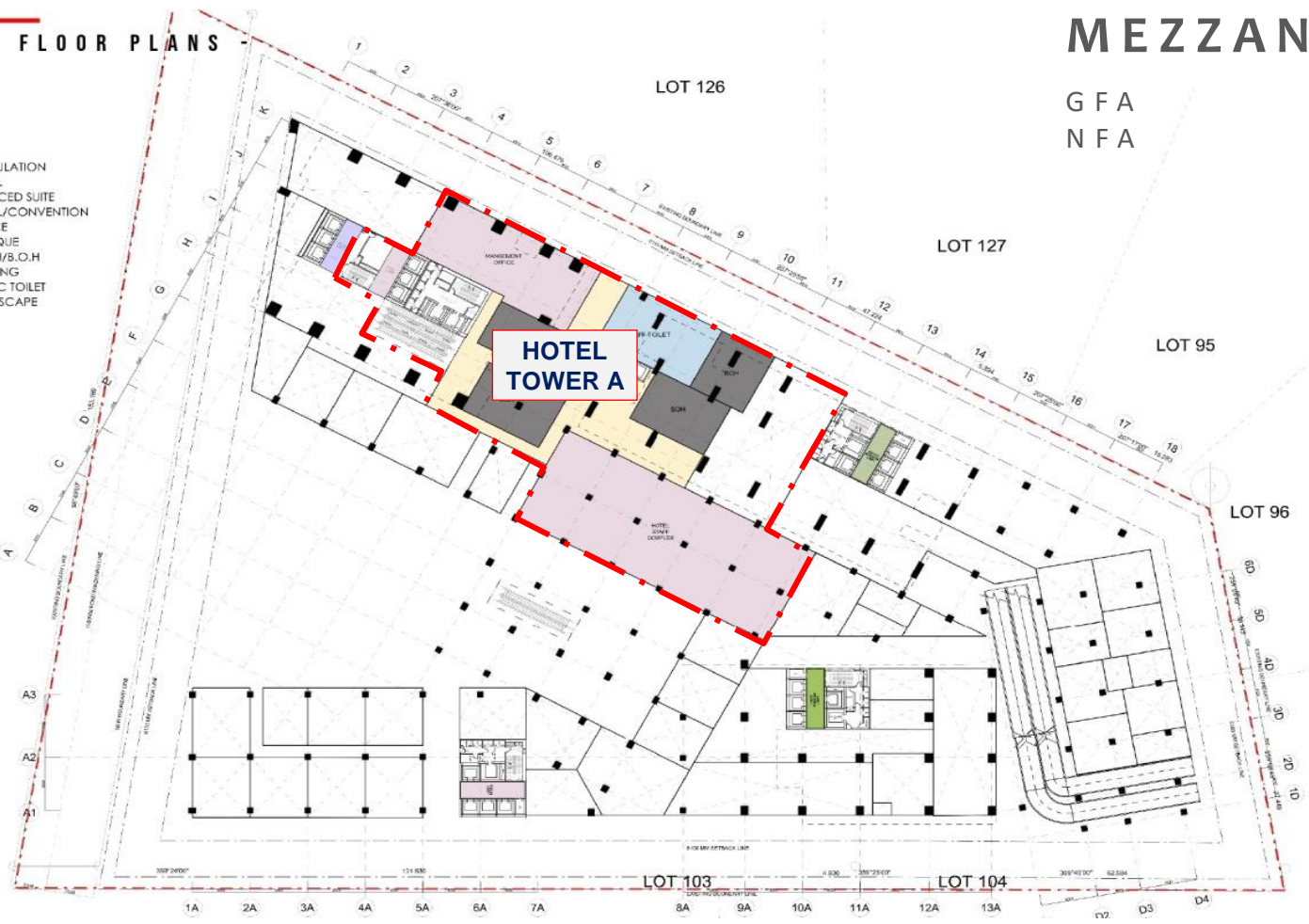
- FLOOR PLANS

- LEGEND**
- CIRCULATION
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MEZZANINE Floor

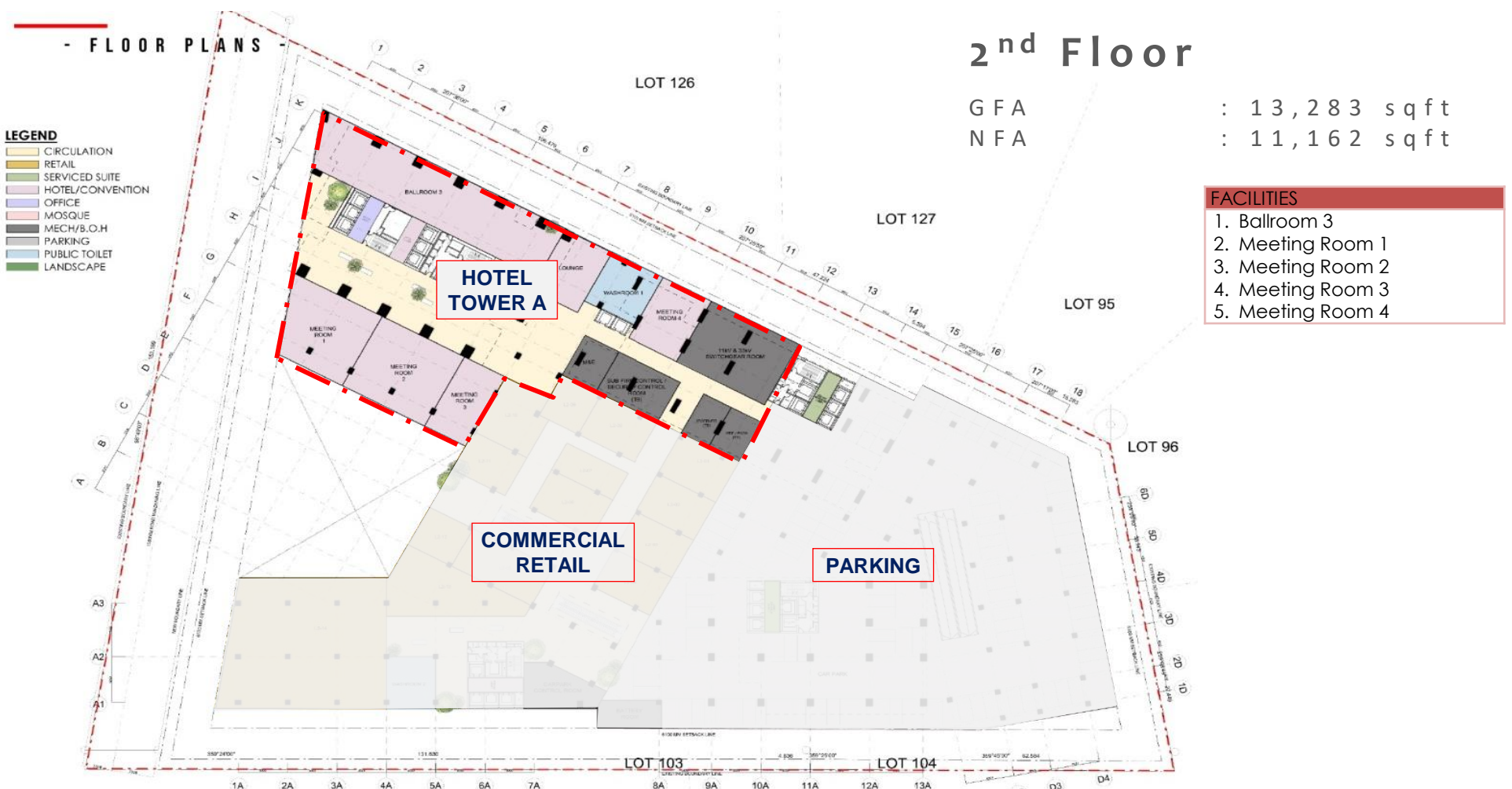
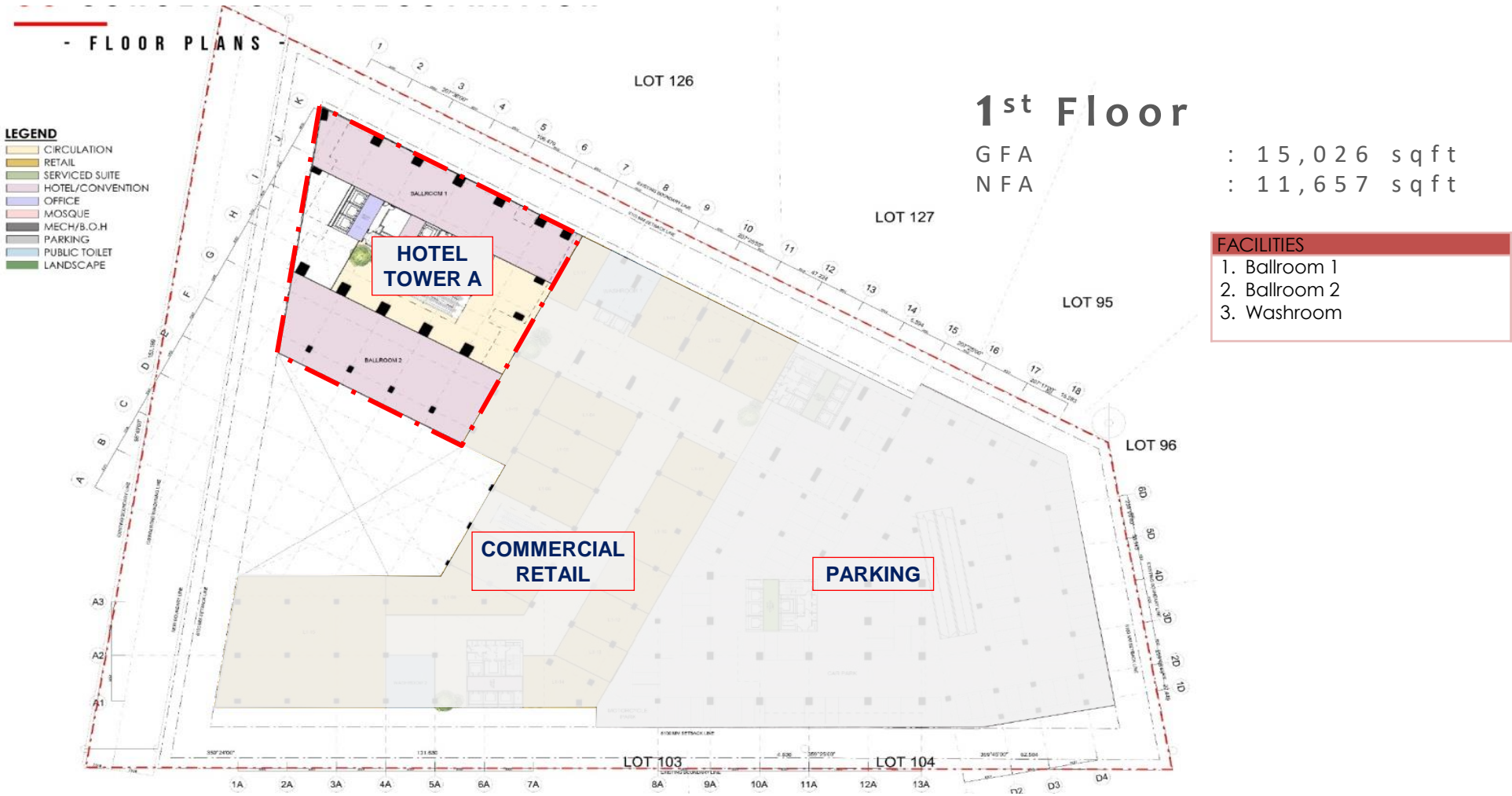
GFA : 26,673 sqft
 NFA : 17,125 sqft

- FACILITIES**
1. Back Of House
 2. Management Office
 3. Staff Toilet
 4. Hotel Staff Complex



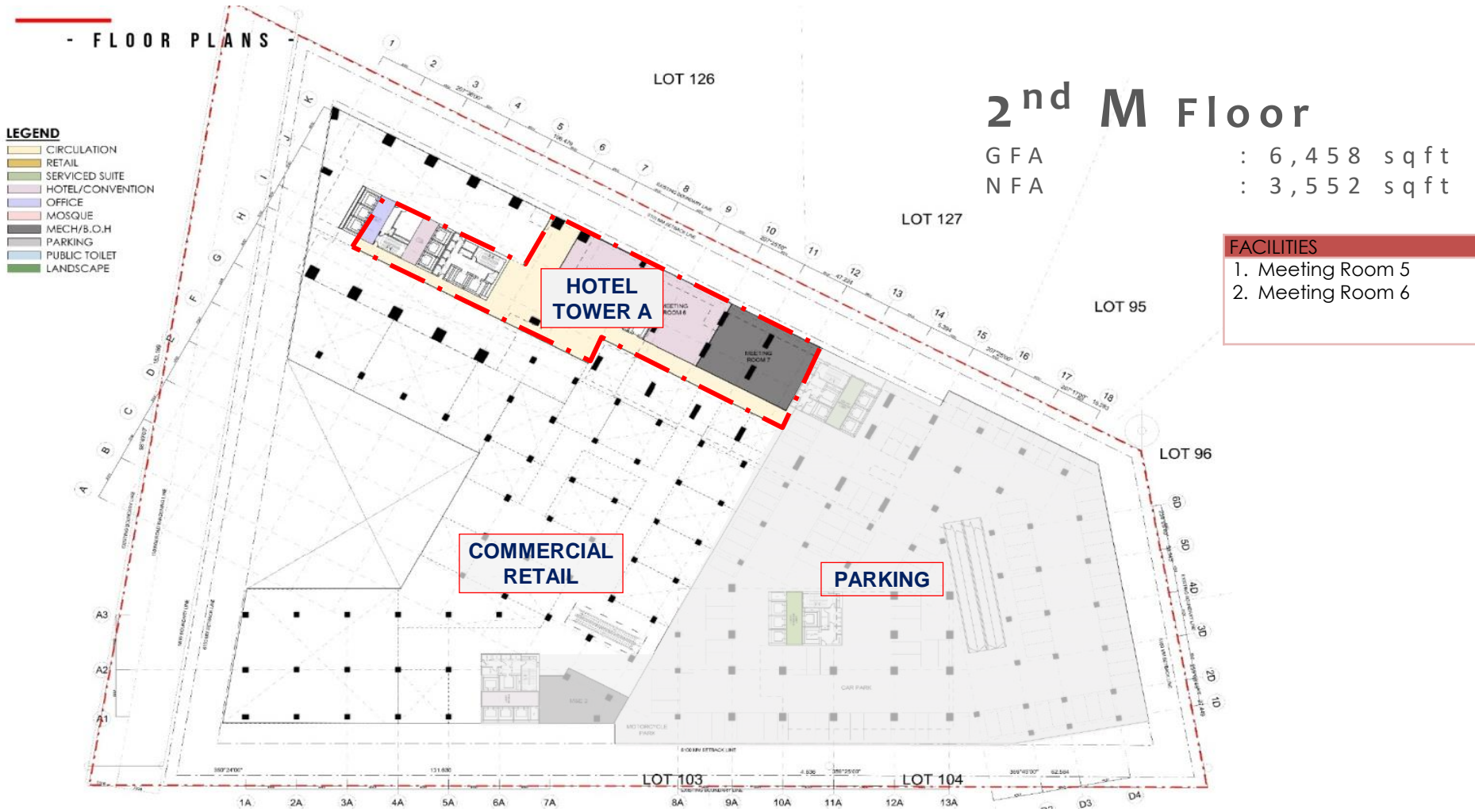
Design Components

Tower A – Hotel & Hotel Residence Tower



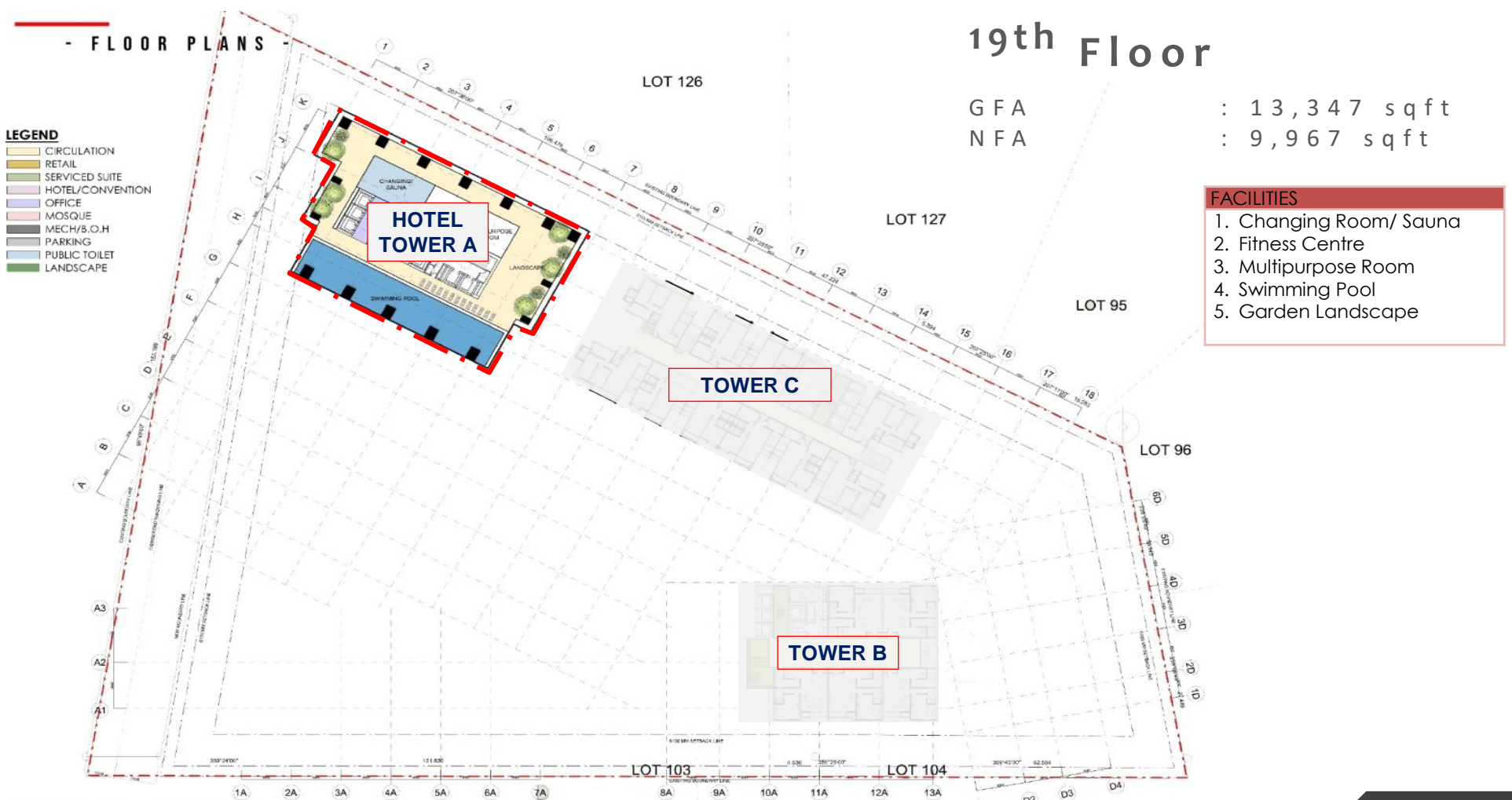
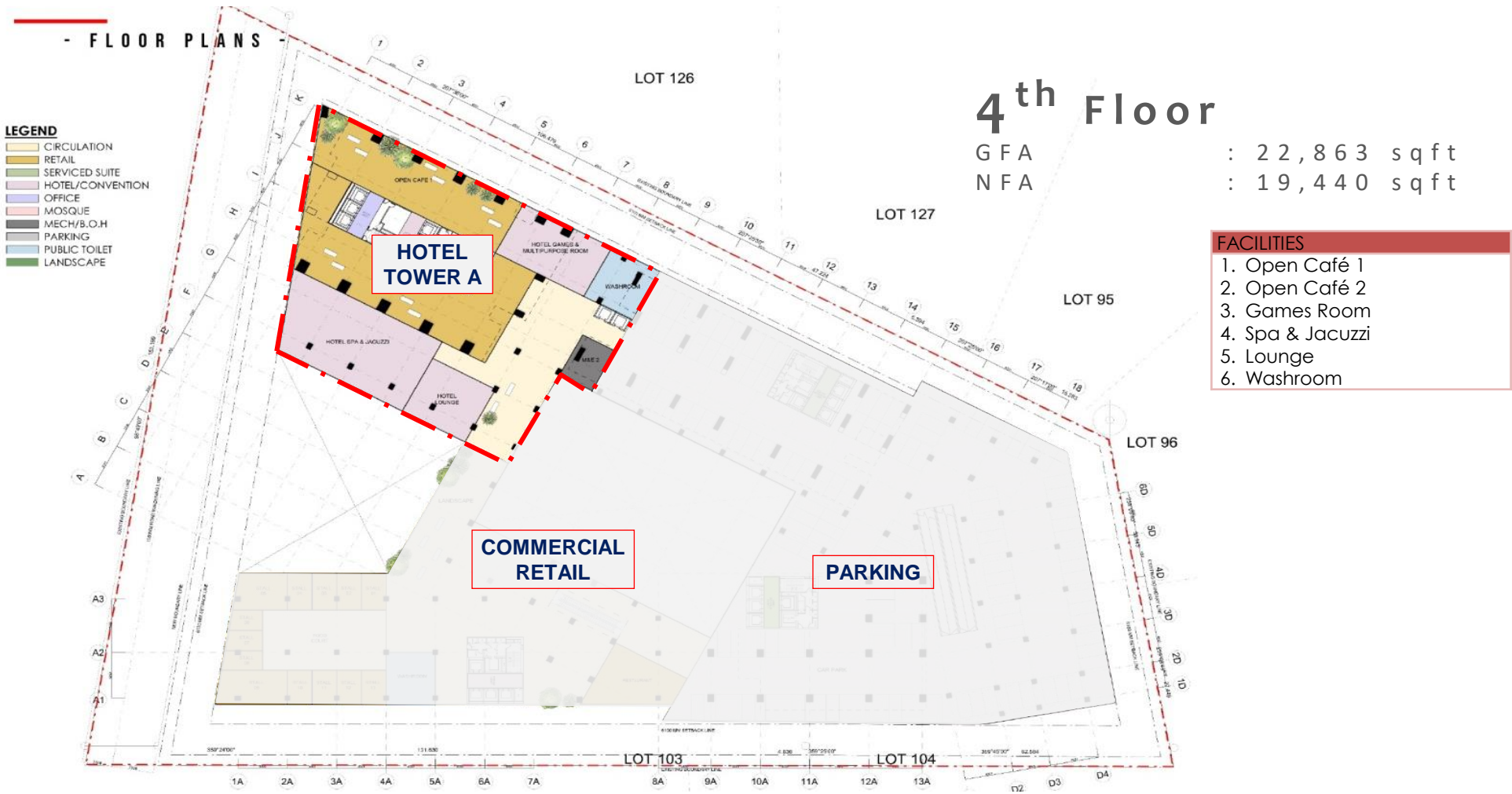
Design Components

Tower A – Hotel & Hotel Residence Tower



Design Components

Tower A – Hotel & Hotel Residence Tower



Design Components

Tower A – Hotel & Hotel Residence Tower



1. Type A – 431 sqft (11 Units)
2. Type B – 388 sqft (2 Units)
3. Type C – 861 sqft (4 Units)



1. Type A – 861 sqft (3 Units)
2. Type B – 861 sqft (3 Units)
3. Type C – 1292 sqft (3 Units)

Design Components

Tower A – Hotel & Hotel Residence Tower

29th Floor Hotel Residence



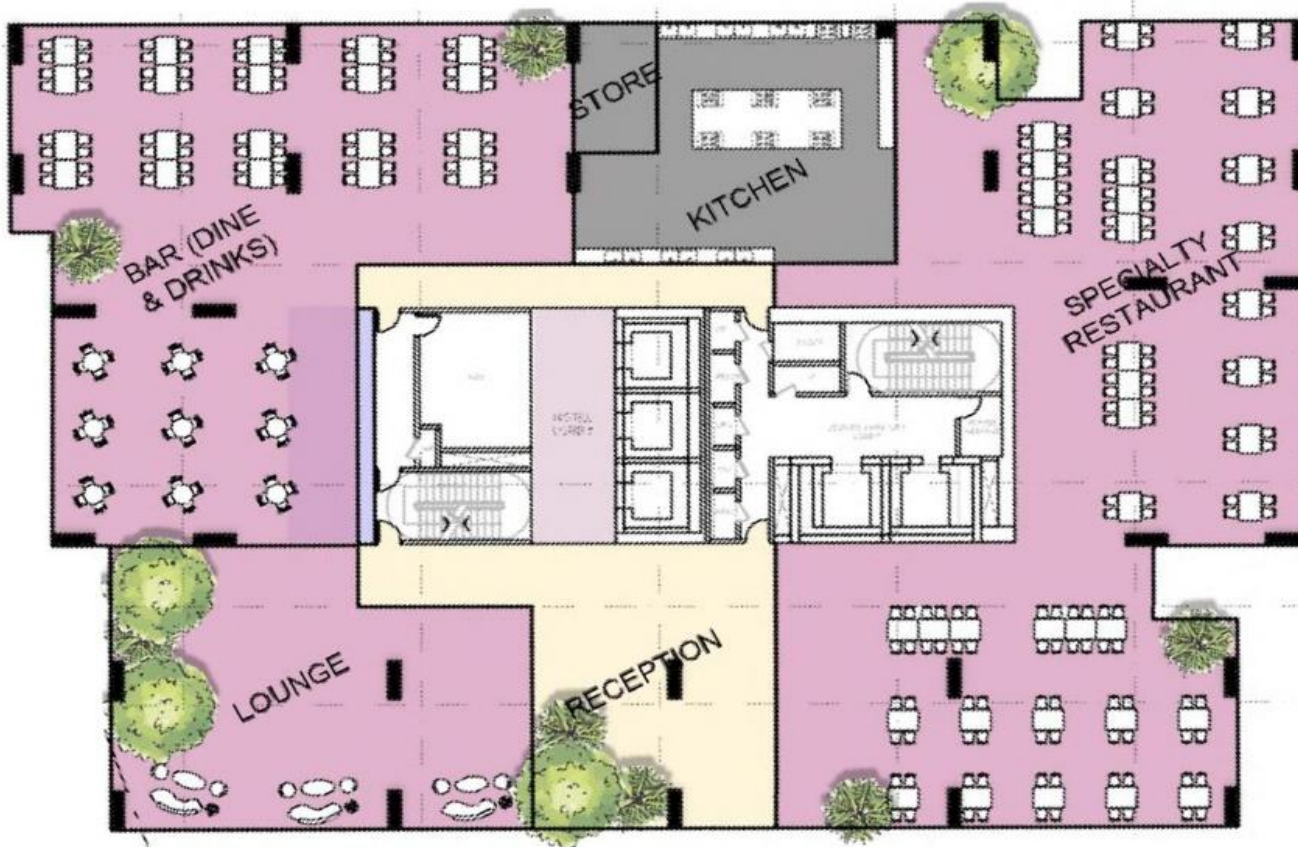
1. Type D – 5662 sqft (2 Units)

Design Components

Tower A – Hotel & Hotel Residence Tower

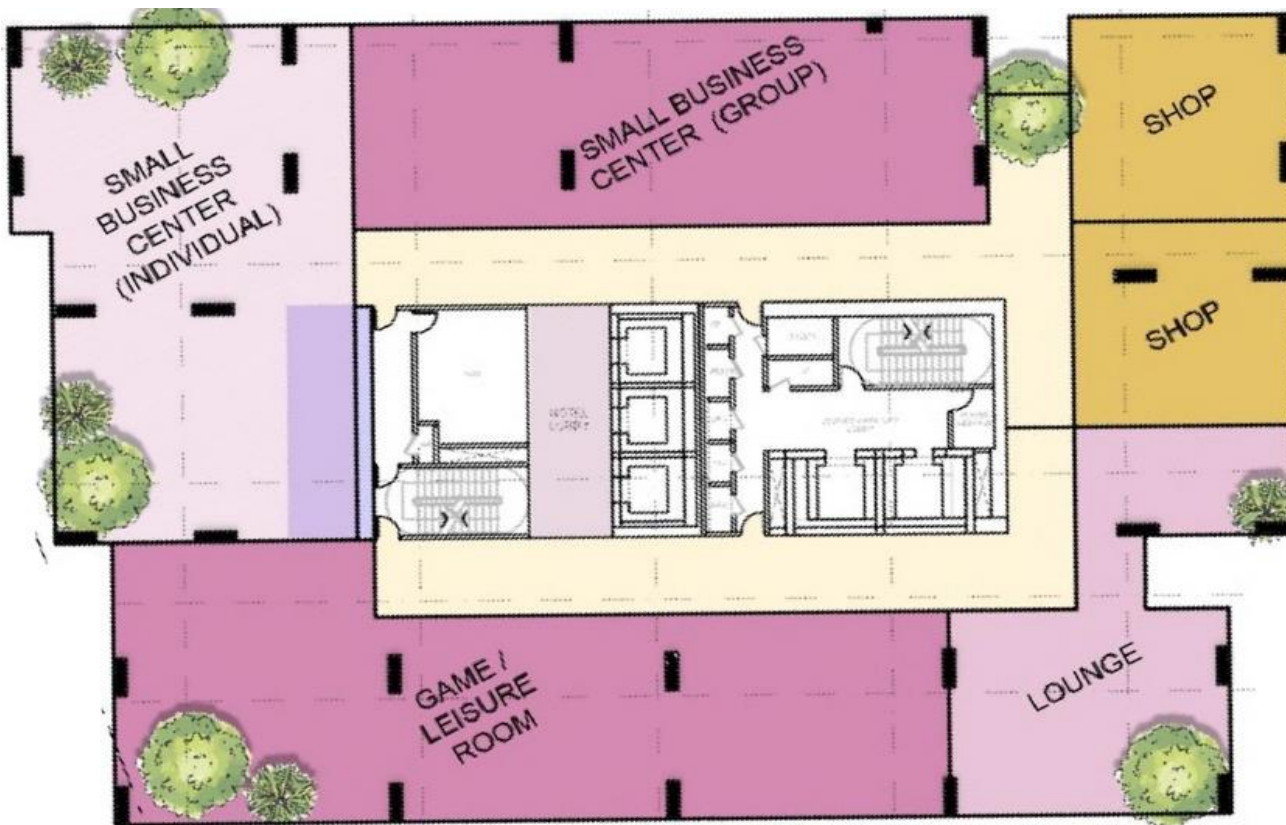
30th Floor Club House

1. Reception Lobby
2. Lounge
3. Kitchen
4. Specialty Restaurant
5. Dine & Drinks



31st Floor Club House

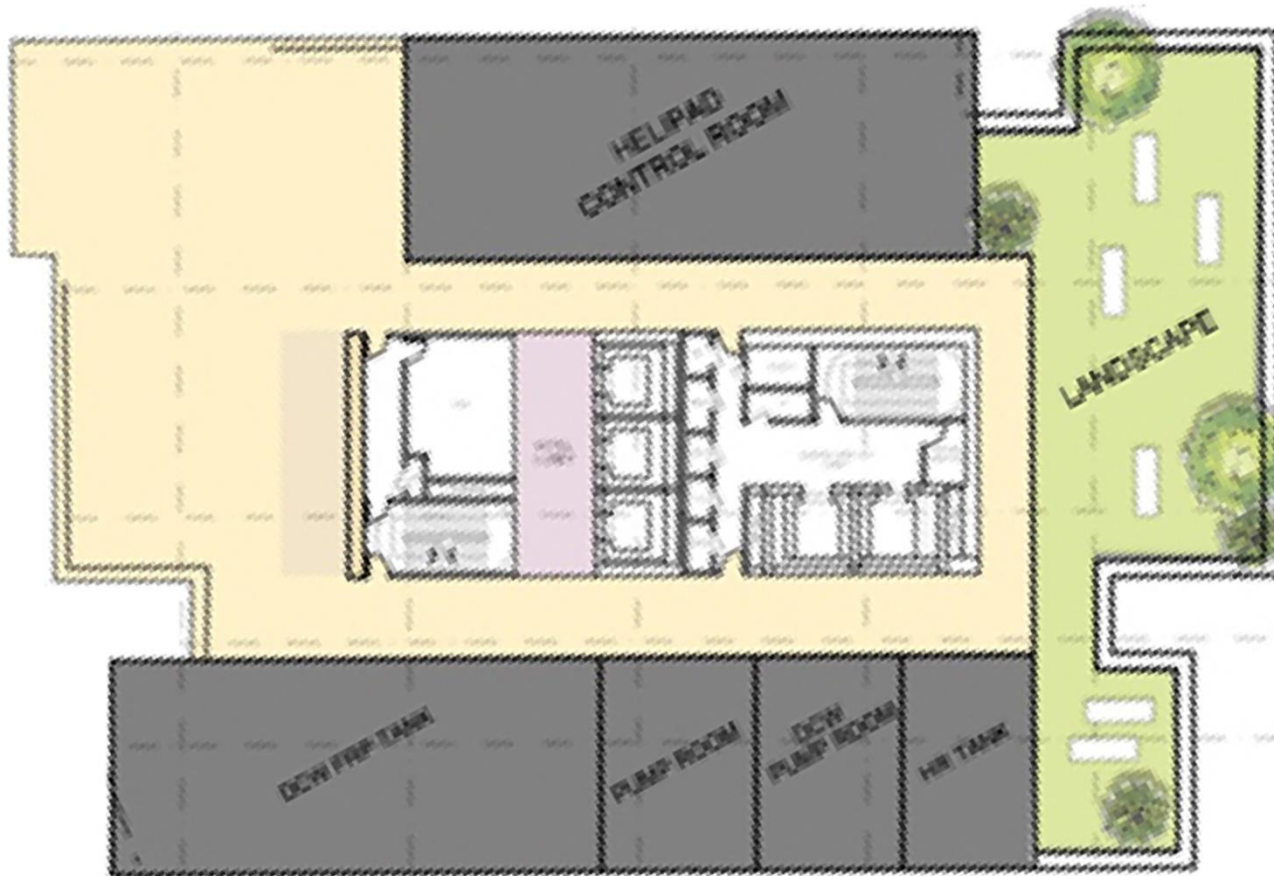
1. Lounge
2. Business Centre (Individual)
3. Business Centre (Group)
4. Game Leisure Room
5. Shops



Design Components

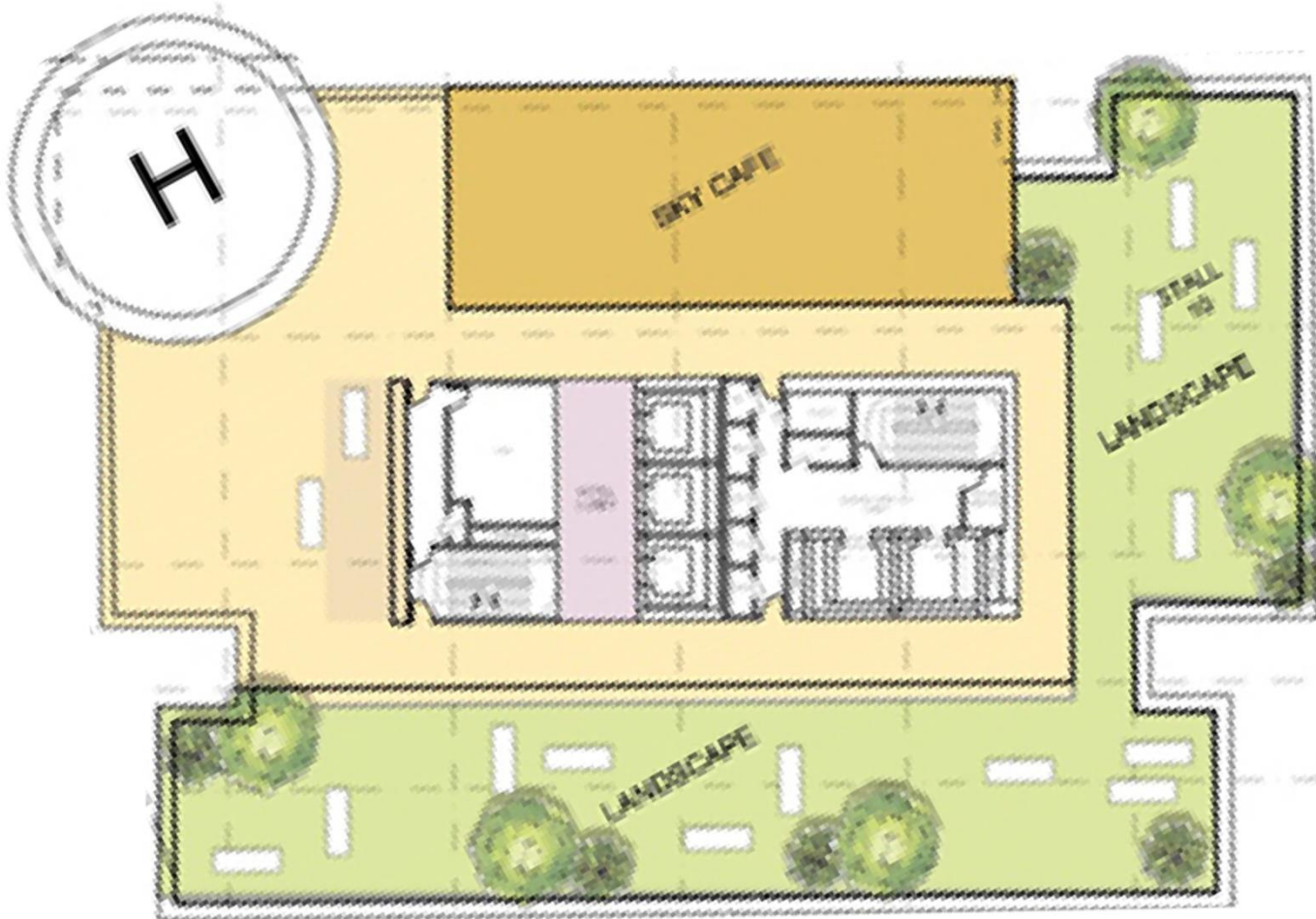
Tower A – Hotel & Hotel Residence Tower

32nd Floor



1. Private Event Space
2. Landscape Garden

33rd Floor



1. Helipad
2. Sky Café
3. Private Garden

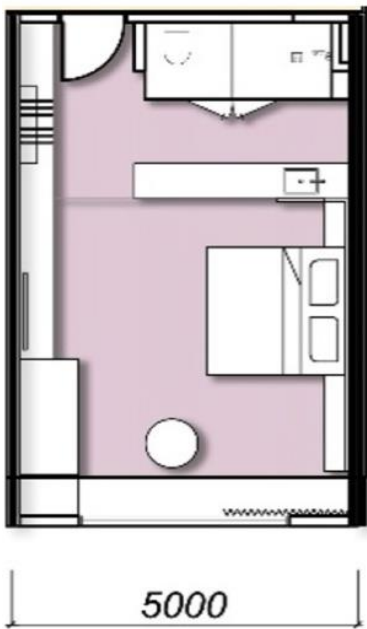
Design Components

Tower A – Hotel & Hotel Residence Tower

Hotel Room Type

TYPE A

Floor Area : 431 sq ft
77units



NO.	MUSLIM FRIENDLY FACILITIES PROVIDED
1.	Al-Quran
2.	Praying area & mats
3.	Qibla arrow
4.	Ablution area
5.	Sound system for Dzikir & Adzan

Intent images

TYPE B

Floor Area : 388 sq ft
14 units

4500



NO.	MUSLIM FRIENDLY FACILITIES PROVIDED
1.	Al-Quran
2.	Praying area & mats
3.	Qibla arrow
4.	Ablution area
5.	Sound system for Dzikir & Adzan

Intent images

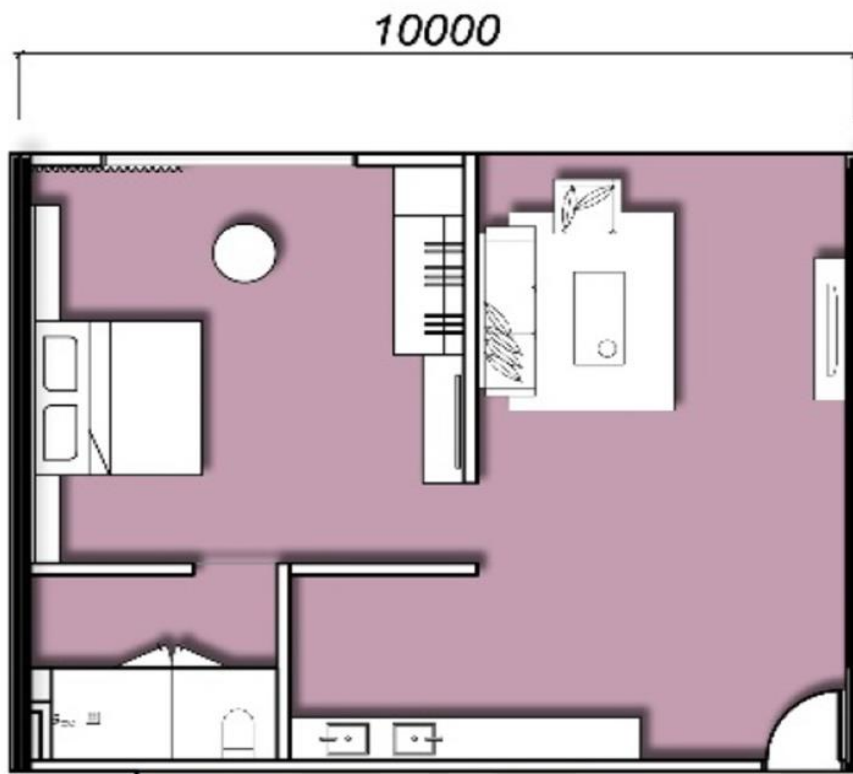
Design Components

Tower A – Hotel & Hotel Residence Tower

Hotel Room Type

TYPE C

Floor Area : 861 sq ft
28 units



Intent images

NO.	MUSLIM FRIENDLY FACILITIES PROVIDED
1.	Al-Quran
2.	Praying area & mats
3.	Qibla arrow
4.	Ablution area
5.	Sound system for Dzikir & Adzan

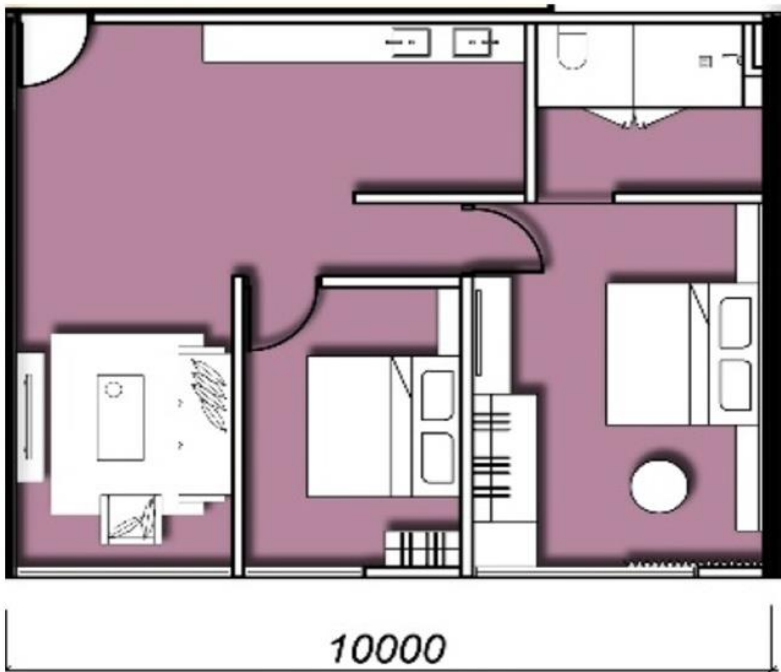
Design Components

Tower A – Hotel & Hotel Residence Tower

Hotel Residence Type

TYPE A

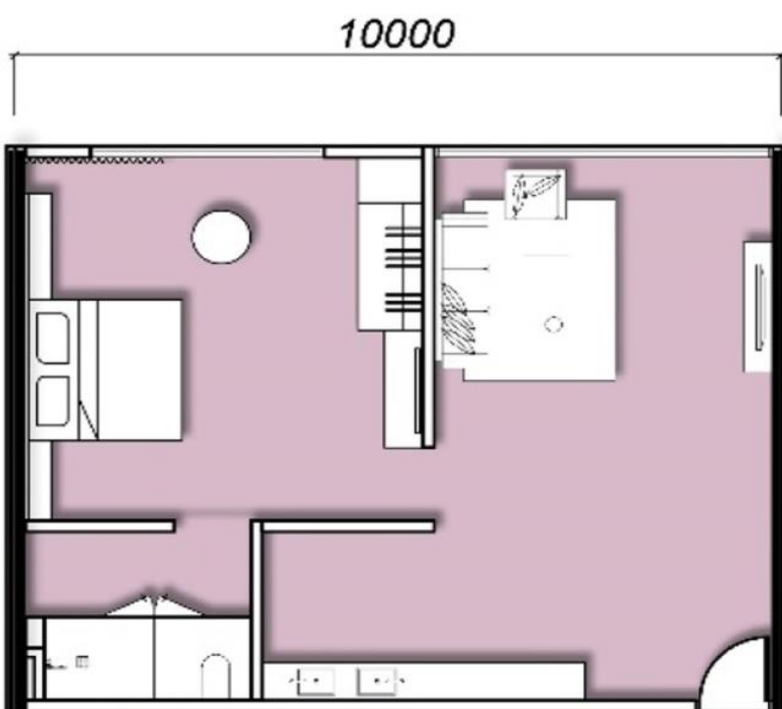
Floor Area : 861 sq ft
6 units



Intent images

TYPE B

Floor Area : 861 sq ft
6 units



Intent images

NO.	MUSLIM FRIENDLY FACILITIES PROVIDED
1.	Al-Quran
2.	Praying area & mats
3.	Qibla arrow
4.	Ablution area
5.	Sound system for Dzikir & Adzan

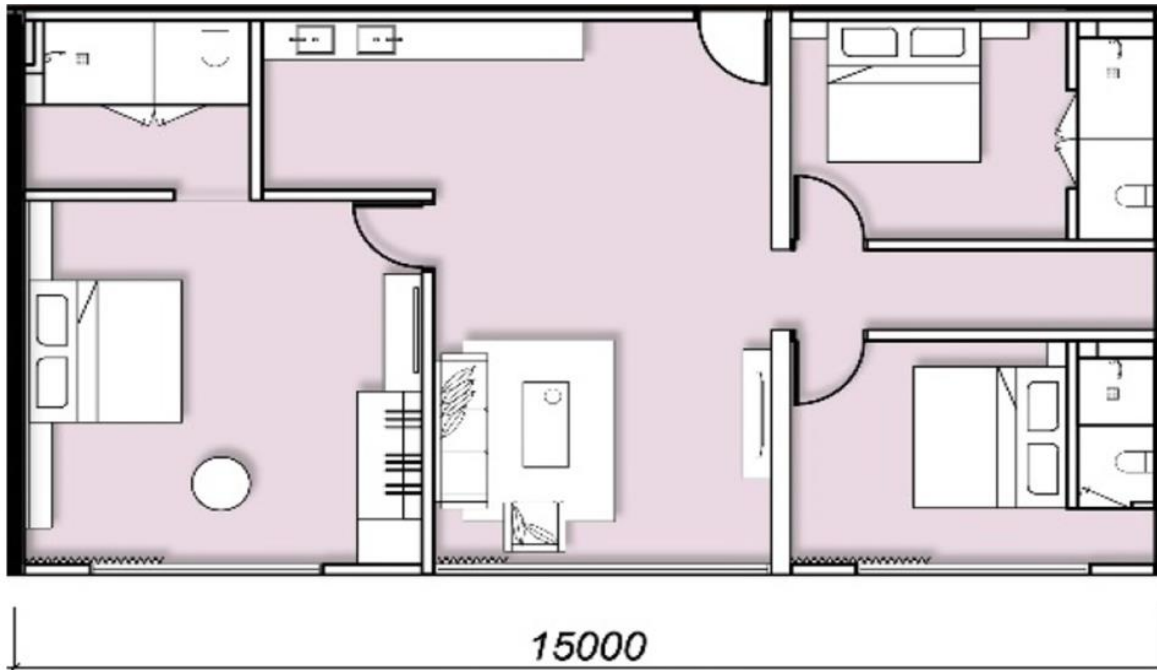
Design Components

Tower A – Hotel & Hotel Residence Tower

Hotel Residence Type

TYPE C

Floor Area : 1,292 sq ft
6 units



NO. MUSLIM FRIENDLY FACILITIES PROVIDED

1. Al-Quran
2. Praying area & mats
3. Qibla arrow
4. Ablution area
5. Sound system for Dzikir & Adzan

Design Components

Tower A – Hotel & Hotel Residence Tower

Hotel Residence Type

TYPE D

Floor Area : 5,662 sq ft

2 units



NO.	MUSLIM FRIENDLY FACILITIES PROVIDED
1.	Al-Quran
2.	Praying area & mats
3.	Qibla arrow
4.	Ablution area
5.	Sound system for Dzikir & Adzan

Design Components

Tower B – Luxury Service Residence Tower SOHO-DUPLEX

A 17-storey luxury Service Residence SOHO-Duplex tower with gross floor area of 202,103 sqft and nett area of a 96,875 sqft. This tower consists of **63 premium units** with 1,615 sqft – 2,153 sqft in size shall be an **exclusive and luxurious hi-end residence**. Tower B is designed for a high end family apartments to cater high net worth individuals from around the world. The rooms are also cater for high-ranking government officials and royals with around the clock security services.

The details of component are as follows

Type	Built-up Area	Unit
A	1,615 sqft (SOHO)	24
B	1,076 sqft (SOHO)	24
C	2,153 sqft (DUPLEX)	15



NO.	COMPONENT	CONCEPT PROPOSED / DESCRIPTION OF SERVICES
1.	SOHO unit Type A & Type B Level 7 - 18 GFA : 111,471 sqft NFA : 64,583 sqft	Hi-End Residence - All units in this block will be operated as service residence that are suitable to cater the demands from:- <ul style="list-style-type: none"> • Foreign embassy staffs • Expatriate • Medical tourism • Royal family • High net worth individual • Top management of Expatriate Company
2.	DUPLEX unit Type C Level 19 – 21 GFA : 44,014 sqft NFA : 32,292 sqft	
3.	FACILITIES FLOOR LEVEL 23 GFA : 9,289 sqft NFA : 6,932 sqft	

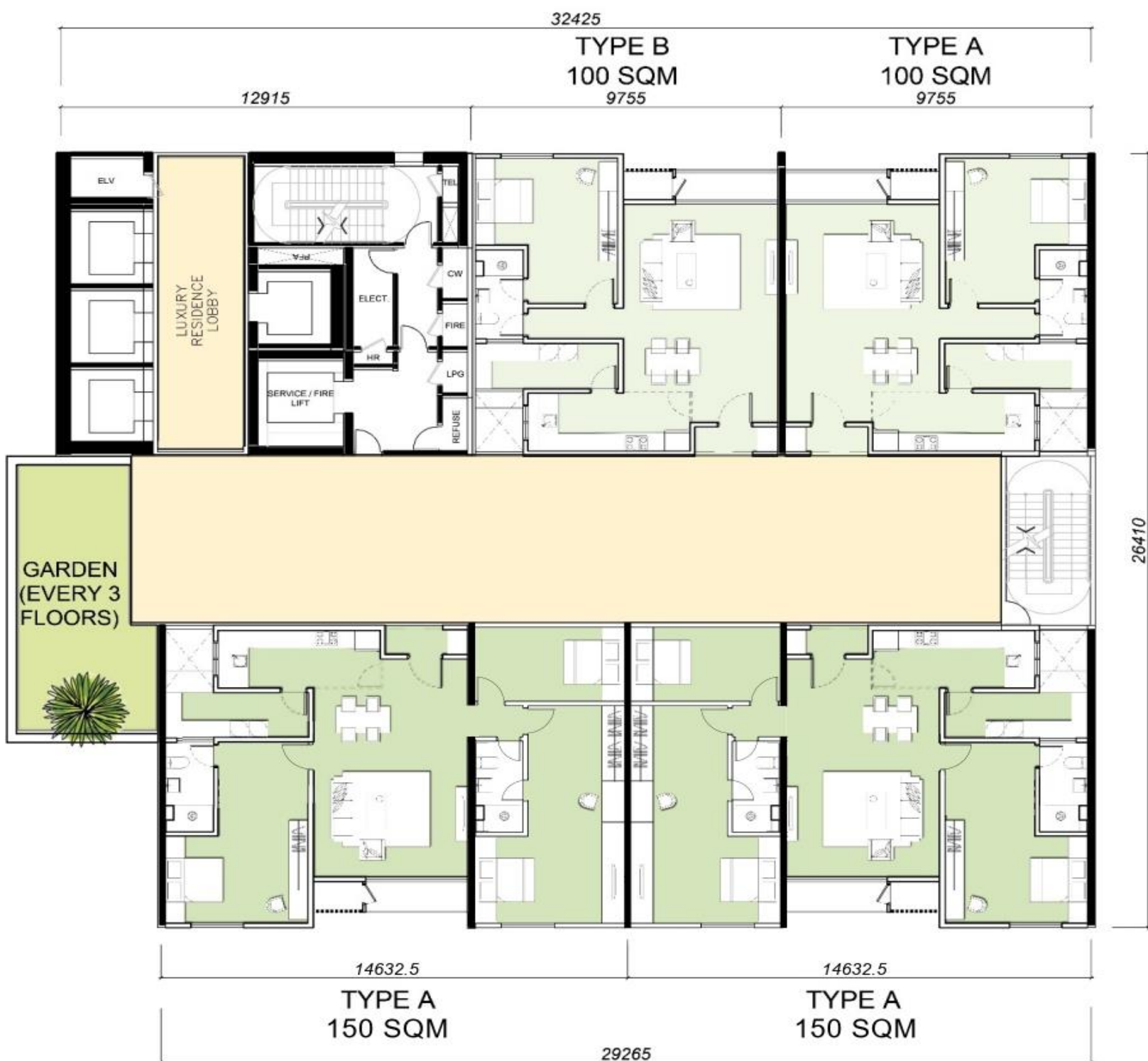


Design Components

Tower B – Luxury Service Residence Tower SOHO-DUPLEX

Typical Floor Plan (7TH-18TH)

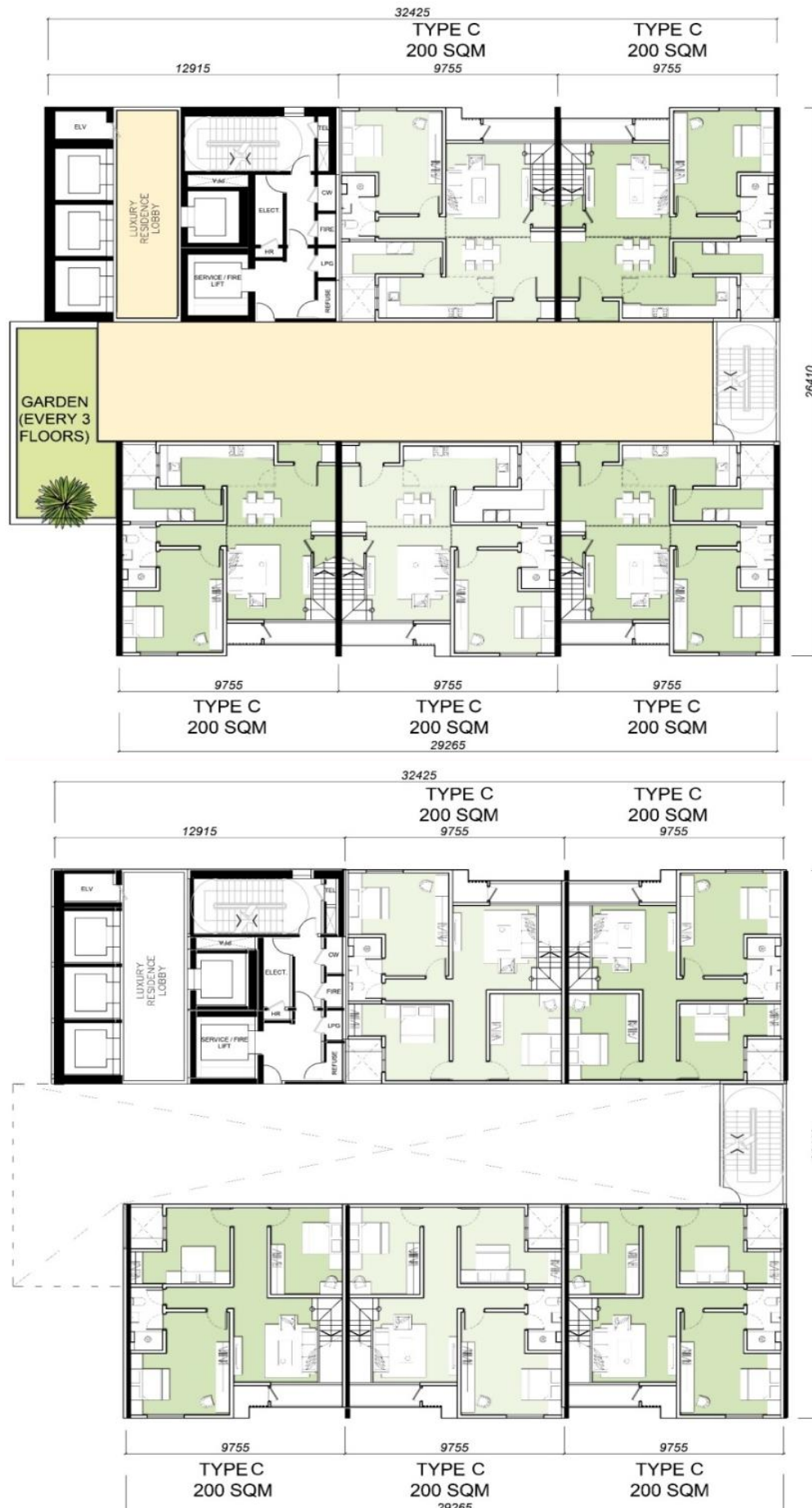
Tower	Floor	Type	Unit Area sqm	Nos Unit/floor	Total Unit (Floor x Unit/Floor)	Total NFA sqm	
Tower B Typical Luxury Service Residence (Single Storey)	Level	7-21	Luxury - Type A	150	2	30	300
		Luxury - Type B	100	2	30	200	
			NFA/floor			500	
			GFA/floor			863	
			Efficiency		58 %		



Design Components

Tower B – Luxury Service Residence Tower SOHO-DUPLEX Typical Floor Plan (7TH-18TH)

Tower	Floor	Type	Unit Area sqm	Nos Unit/floor	Total Unit (Floor x Unit/Floor)	Total NFA sqm	
Tower B Typical Luxury Service Residence (Single Storey)	Level	7-21	Luxury - Type A	150	2	30	300
		Luxury - Type B	100	2	30	200	
			NFA/floor			500	
			GFA/floor			863	
			Efficiency		58 %		



Design Components

Tower C – Service Apartment Tower

A 17-storey condominium tower with gross floor area of 261,959 sqft and nett area of a 160,587 sqft. This tower consists of **150 premium units** with 893 sqft & 1,076 sqft in size shall be an **exclusive and luxurious hi-end residence**. This tower will compliments D-8 essentials and to attract and increase number of tourists to Kuala Lumpur especially visitor with big family and for a long term visit.

The details of component are as follows:

Type	Built-up Area	Unit
A	893 sqft	90
B	1,076 sqft	60



NO.	COMPONENT	CONCEPT PROPOSED / DESCRIPTION OF SERVICES
1.	RESIDENCE UNIT Type A & Type B Level 7 - 21 GFA : 186,969 sqft NFA : 144,990 sqft	Hi-End Residence - All units in this block will be operated as service residence that are suitable to cater the demands from:- <ul style="list-style-type: none"> • Foreign embassy staffs • Expatriate • Medical tourism • Royal family • High net worth individual
2.	FACILITIES FLOOR Level 23 GFA : 12,462 sqft NFA : 9,666 sqft	<ul style="list-style-type: none"> • Top management of Expatriate Company

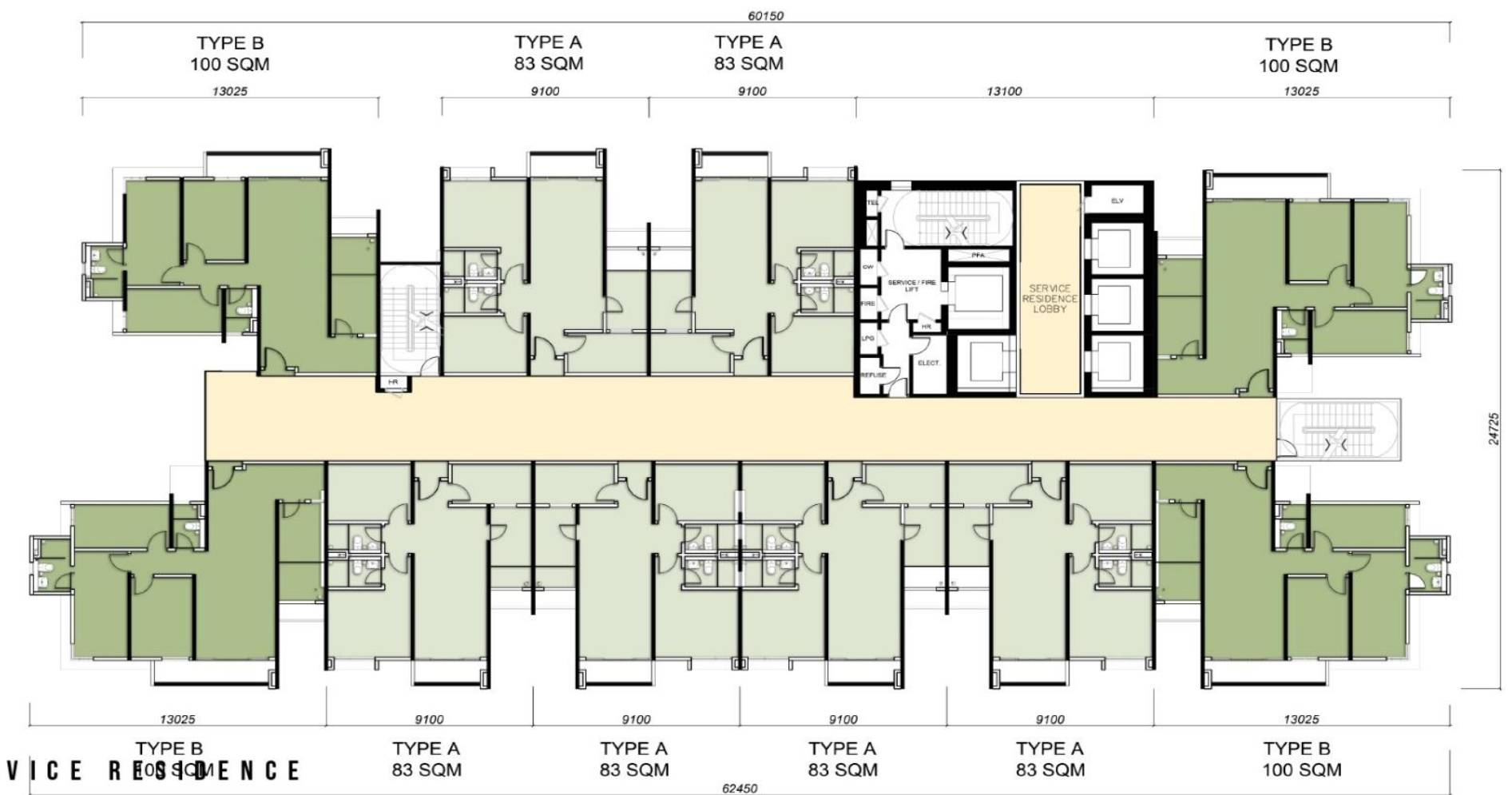


Design Components

Tower C – Service Apartment Tower

Typical Floor Plan

Tower	Floor	Type	Unit Area sqm	Nos Unit/floor	Total Unit (Floor x Unit/Floor)	Total NFA sqm	
Tower C Service Residence	Level	7-24	Type A	83	6	108	498
		Type B	100	4	72	400	
			NFA/floor			898	
			GFA/floor			1204	
			Efficiency		75 %		



“WORLD ISLAMIC CENTRE OF EXCELLENCE”



“WORLD ISLAMIC CENTRE OF EXCELLENCE”



“WORLD ISLAMIC CENTRE OF EXCELLENCE”

