

# KYLIEZ

## SUITES

@ KL City Centre

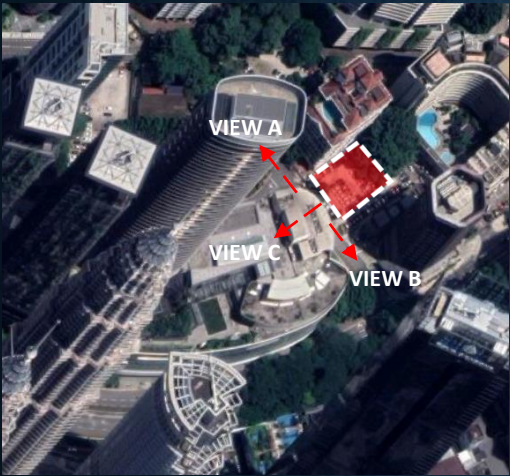
- Information Kit -

# Site Location



All information, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visuals renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change as may be required and/or recommended by the relevant authorities and/or the developer's architects, engineers and/or consultants without prior notification to you. Nothing contained herein shall be taken as identical representation of the actual state thereof or constitute or be construed to constitute an offer, a contract, part of the sale and purchase agreement (SPA), a representation and/or warranty on the part of the developer, unless expressly and specifically incorporated in the SPA. Prospective purchasers are advised to read and scrutinize the SPA together with its enclosures or to engage relevant independent professionals for advice prior to signing of the SPA. The developer and/or other related companies and parties shall neither be held responsible for any claims, error or inaccuracy nor be liable for any losses, damages, costs, expenses, or liabilities that may be incurred, suffered or sustained resulting from any reliance on any information, items and/or products herein contained and/or displayed or any part thereof.

# Site Photo (Current)



VIEW B



VIEW C



VIEW A

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# Fact Sheet

<b>Project Name</b>	:	Kyliez Suites @ KL City Centre
<b>Developer (开发商)</b>	:	Exsim Avenue Sdn Bhd (1464422-X) (a member of EXSIM Group)
<b>Land Tenure</b>	:	Freehold
<b>Description</b>	:	1 Tower of 37 Storeys Mixed Development
<b>Expected Completion</b>	:	48 months after APDL obtained
<b>Land Area</b>	:	0.3769 acres
<b>Land Usage</b>	:	Commercial
<b>Maintenance Fee</b>	:	(TBC)
<b>Car Parks</b>	:	Total 85 nos (Automated Car Parking System)

# Fact Sheet

Orientation	Facing
Southwest	Avenue K / KLCC
Southeast	De King Boutique Hotel / Oxley Towers
Northwest	Mayang Court

360 Drone Shoot :	<a href="https://360vr.my/exsim/mayang/draft2/">https://360vr.my/exsim/mayang/draft2/</a>
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# Fact Sheet

## Freebies

### TYPE A | 484 SF | 45 SM | 2R1B

Sale & Purchase Agreement

Loan Documentation and Stamping Fees

3. FREE bathroom accessories (vanity top with mirror) (1 set for Type A & Type C, 2 sets for Type B)

Storage Water Heater

Air-conditioner (3 sets)

Designer Built-in Pantry Cabinet

Plaster Ceiling & Downlights (where applicable)

Digital Lockset

Branded Single Door Fridge

Branded Microwave

Open Wardrobe

Curtain & Curtain Track (2 sets)

# Fact Sheet

## Freebies

### TYPE B | 657 SF | 61 SM | 1R2B

Sale & Purchase Agreement

Loan Documentation and Stamping Fees

3. FREE bathroom accessories (vanity top with mirror) (1 set for Type A & Type C, 2 sets for Type B)

Storage Water Heater (2 sets)

Air-conditioner (2 sets)

Designer Built-in Pantry Cabinet (2 sets)

Plaster Ceiling & Downlights (where applicable)

Digital Lockset (2 sets)

Branded Single Door Fridge (2 sets)

Branded Microwave (2 sets)

Open Wardrobe (2 sets)

Curtain & Curtain Track (2 sets)

Room Desk with Chair (2 sets)

Queen Size Mattress including Bed Frame (2 sets)

Side Table with Table Lamp (2 sets)

SMART TV (2 sets)

# Fact Sheet

## Freebies

### TYPE C | 323 SF | 30 SM | Studio Office

Sale & Purchase Agreement

Loan Documentation and Stamping Fees

3. FREE bathroom accessories (vanity top with mirror) (1 set for Type A & Type C, 2 sets for Type B)

Storage Water Heater

Air-conditioner

Designer Built-in Pantry Cabinet

Plaster Ceiling & Downlights (where applicable)

Digital Lockset

Branded Single Door Fridge

Branded Microwave

Open Wardrobe

Curtain & Curtain Track



# KYLIEZ

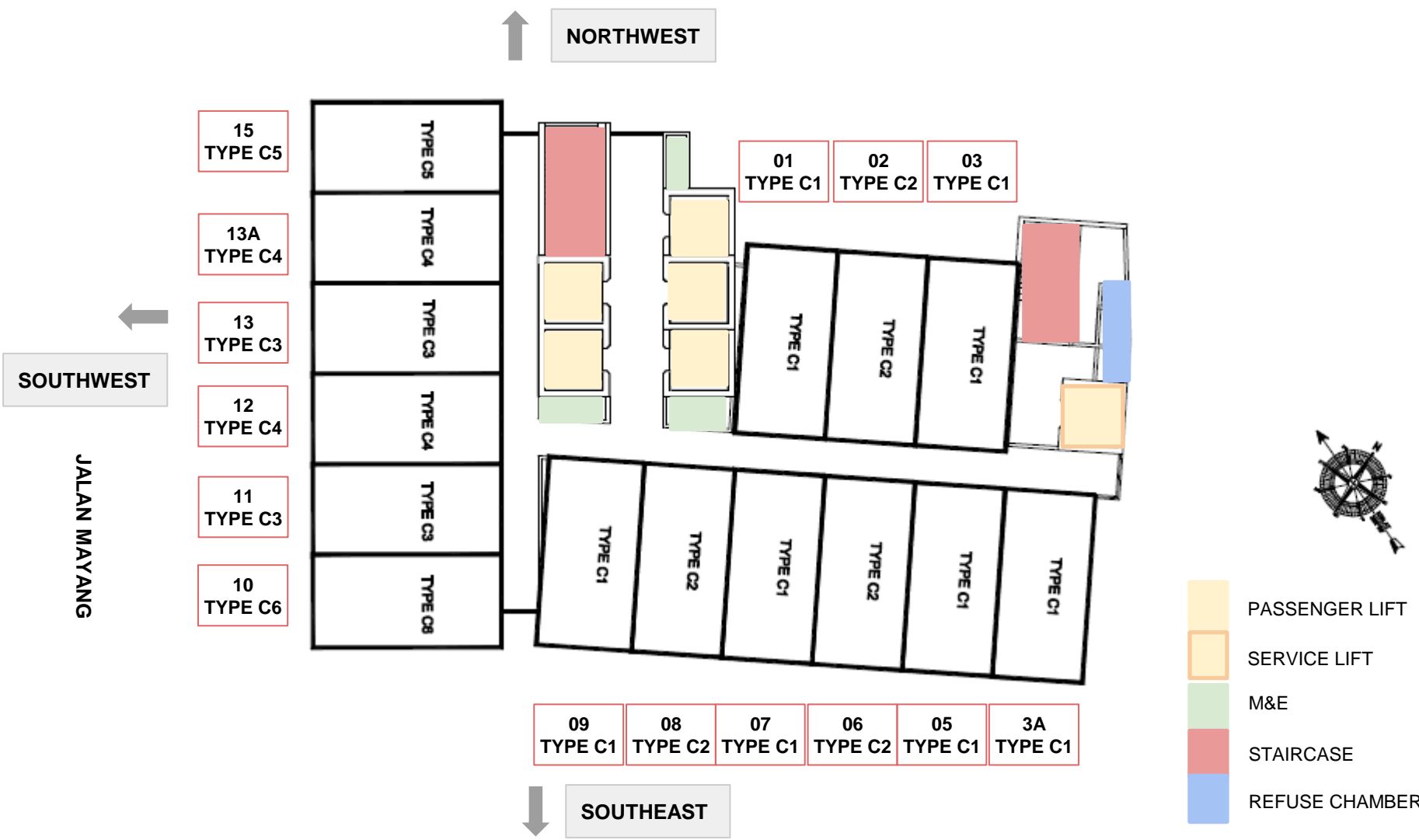
## SUITES

@ KL City Centre

- Unit Layout & Typical Floor Plan -

# Typical Floor Plan

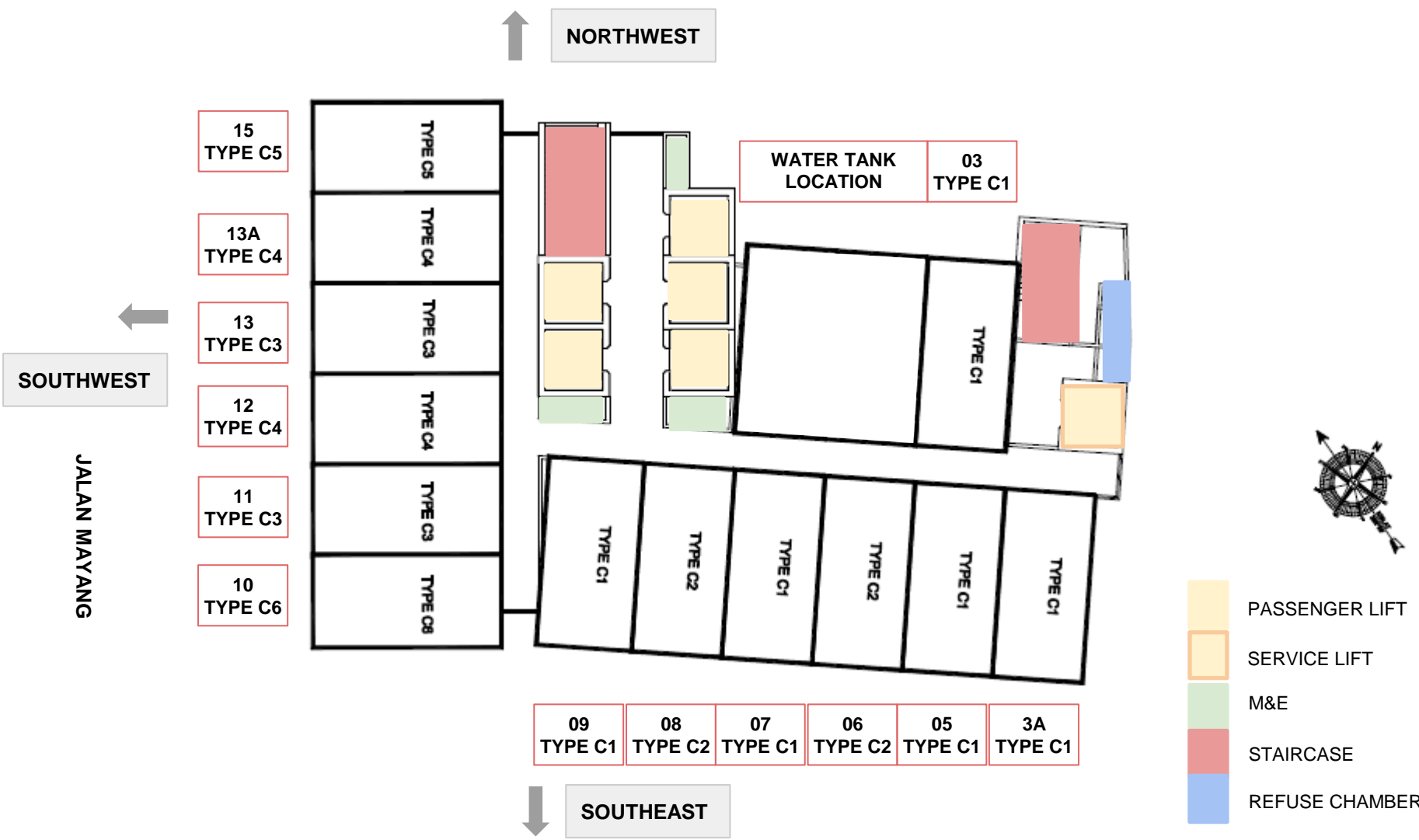
## Level 6 - 15, 18 - 20 (Office Suites - NON HDA)



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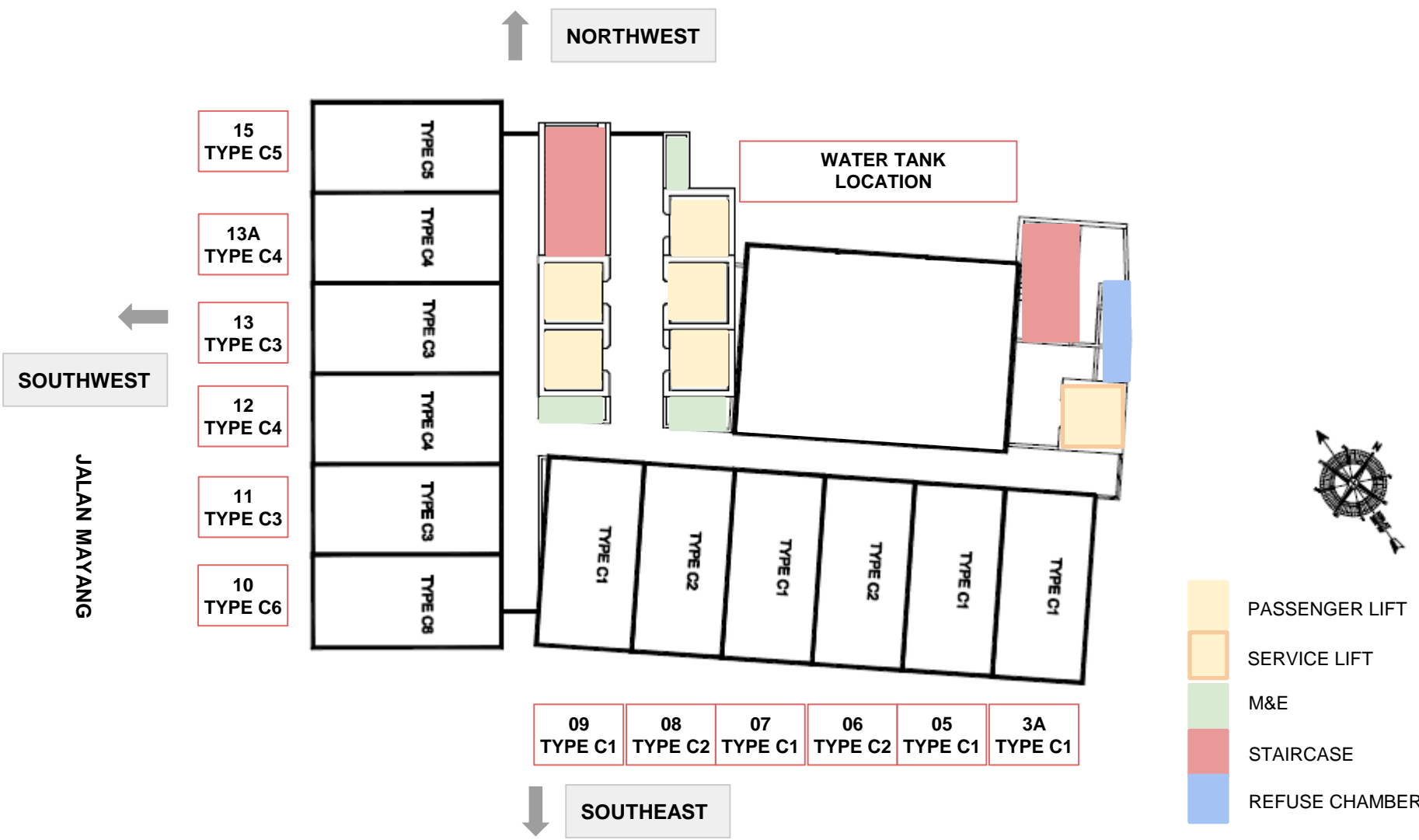
# Typical Floor Plan

## Level 16 (Office Suites - NON HDA)



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# Typical Floor Plan Level 17 (Office Suites - NON HDA)

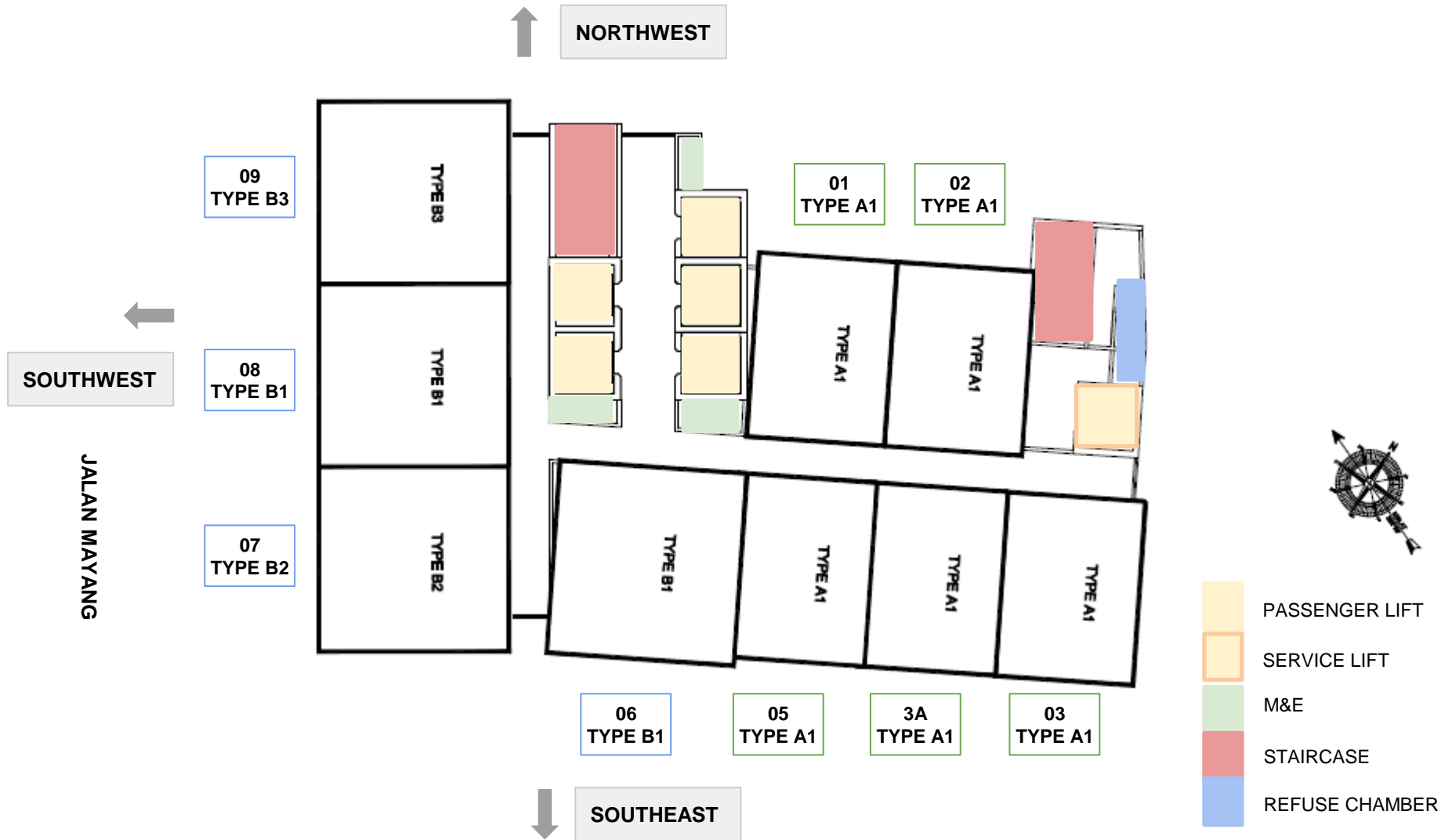


- PASSENGER LIFT
- SERVICE LIFT
- M&E
- STAIRCASE
- REFUSE CHAMBER

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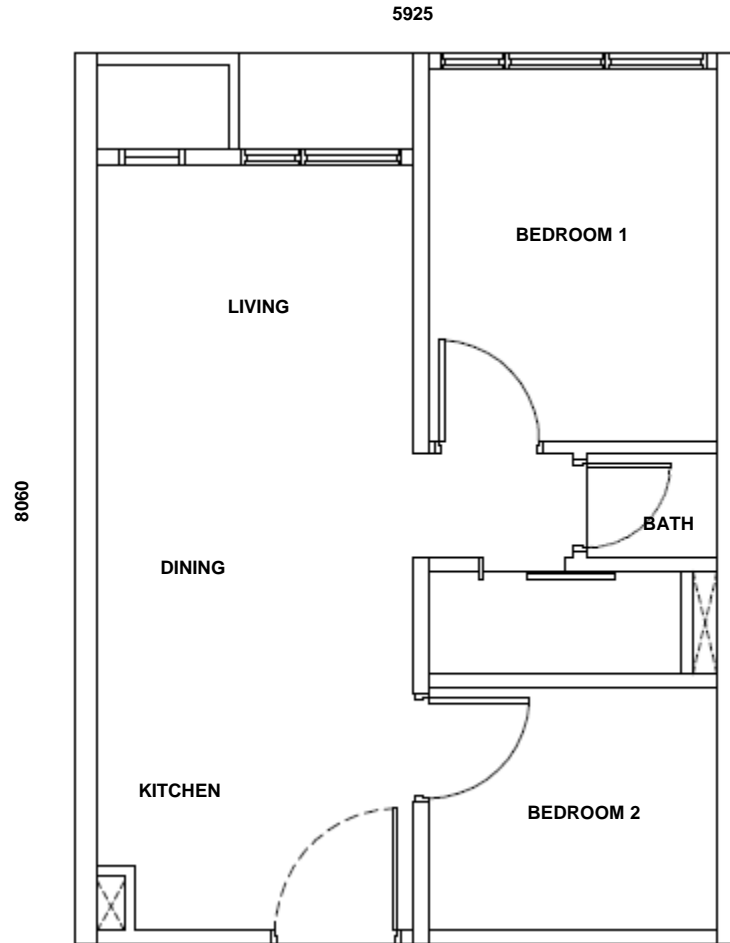
# Typical Floor Plan

## Level 21 - 33A (Serviced Suites - HDA)



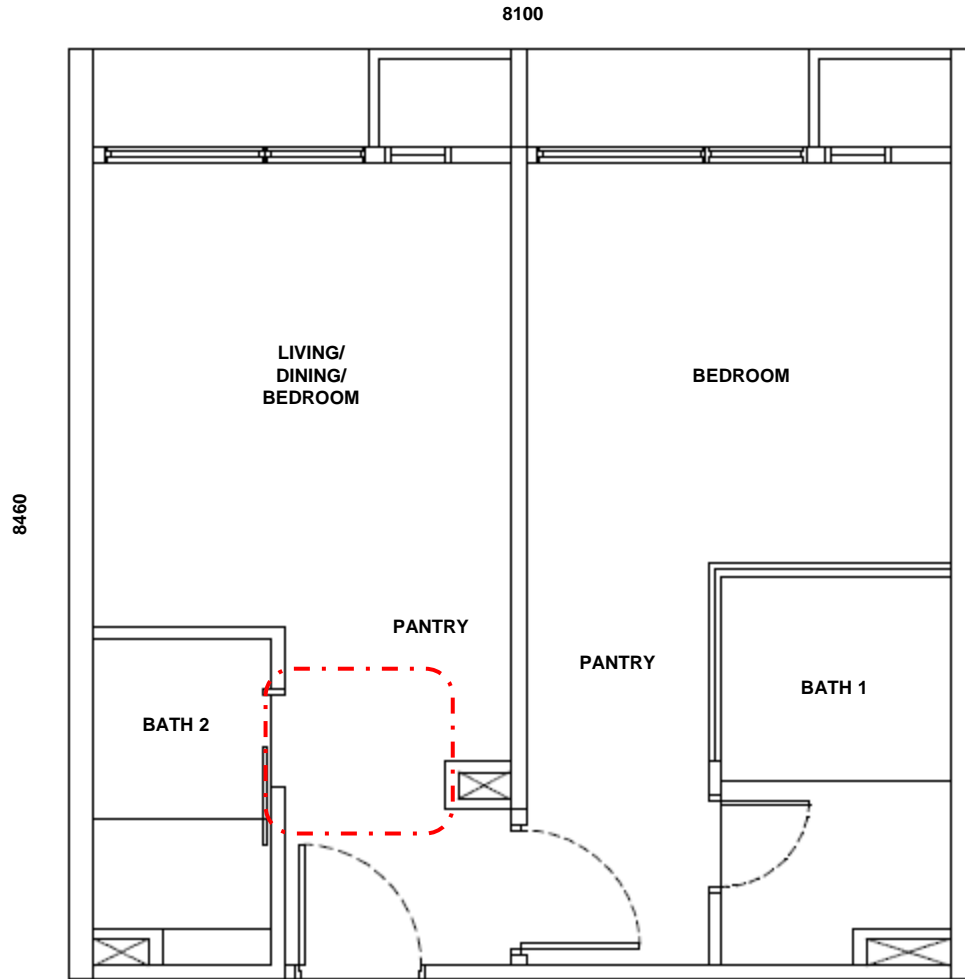
# Unit Plan

TYPE A1 | 484 SF | 45 SM | 2R1B



# Unit Plan

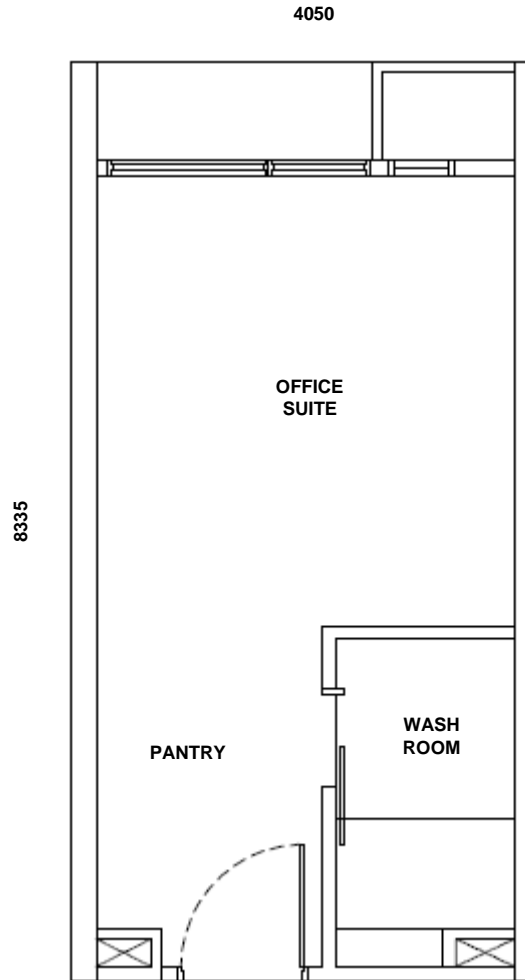
## TYPE B1 | 657 SF | 61 SM | 1R2B



 DUAL KEY RENOVATION PLAN

# Unit Plan

## TYPE C1 | 323 SF | 30 SM | Studio Office





# Perspective (To Be Confirmed)



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- THANK YOU -