



PAVILION
EMBASSY

KUALA LUMPUR

SERVICE SUITES

TOWER C



OVERVIEW

Pavilion Embassy Kuala Lumpur, an up and coming prestigious development by Global Oriental Group is situated right in the heart of the embassy row coveted for its prestigious international address.

Developed on a 5.75 acres of prime freehold land, this integrated development entails a premium collection of Corporate Suites, Service Suites and Private Residences. It is strategically located within the upscale enclave of Kuala Lumpur City Center, just 1.2 kilometers away from the iconic Petronas Twin Tower.

-  Embassy / Consulate
-  Hotel
-  Bank
-  School / International School
-  Shopping Mall
-  Medical Center
-  Club / Entertainment Center
-  Palace
-  International Enterprise Company
-  LRT
-  Pavilion Project
-  Landmark Building
-  Park
-  Tun Razak Exchange
-  BBCC
-  Golf Club



A NEW LANDMARK IN KUALA LUMPUR CITY CENTRE

PAVILION EMBASSY
SERVICE SUITES

* Artist's impression





* Artist's impression

CORPORATE TOWER F&B PAVILION EMBASSY



* Artist's impression

CORPORATE TOWER F&B



SERVICE SUITES F&B



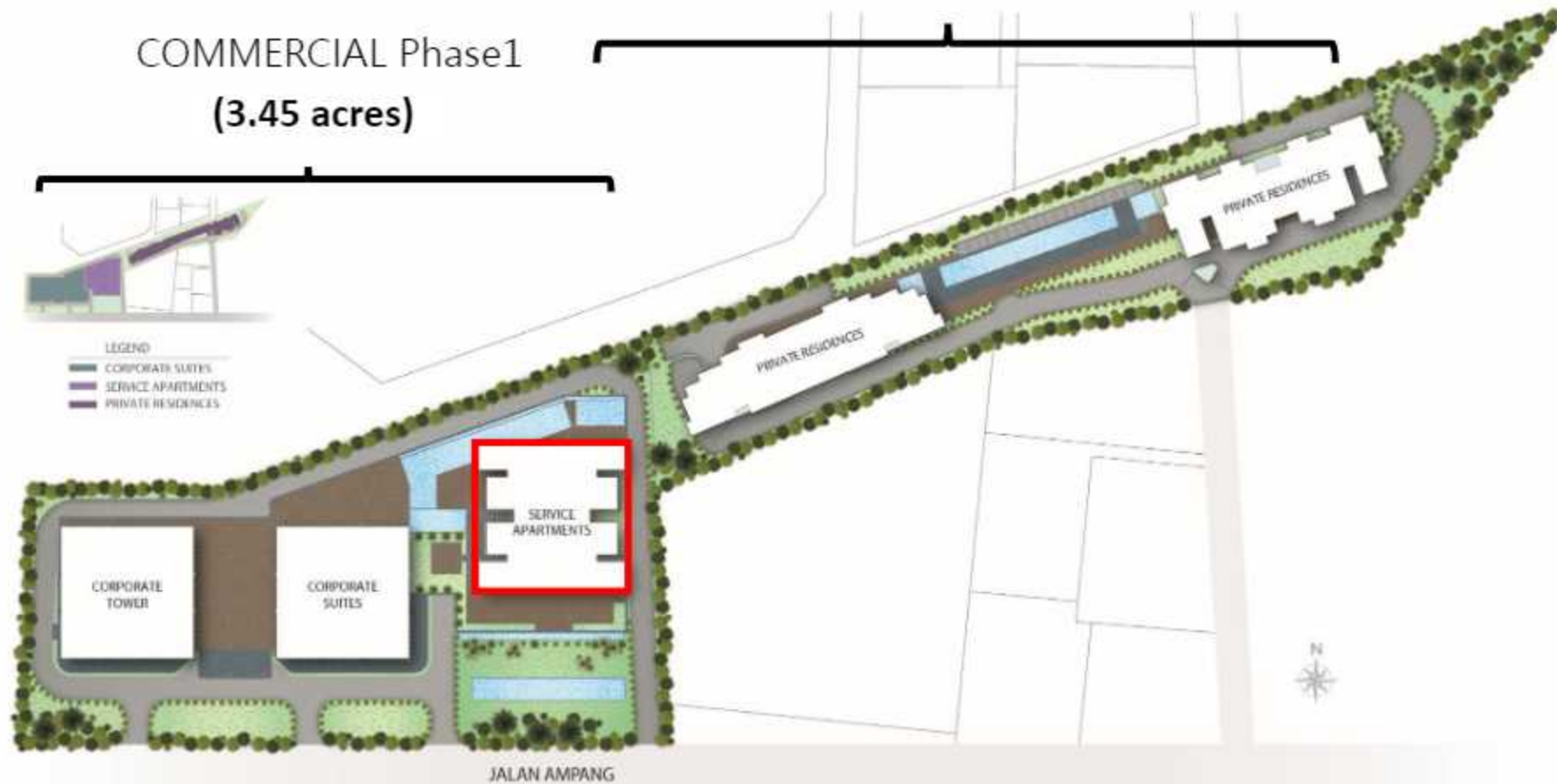
* Artist's impression

SITE PLAN

Total Land Area : 5.75 acres

RESIDENTIAL Phase2
(2.3 acres)

COMMERCIAL Phase1
(3.45 acres)



SITE PLAN

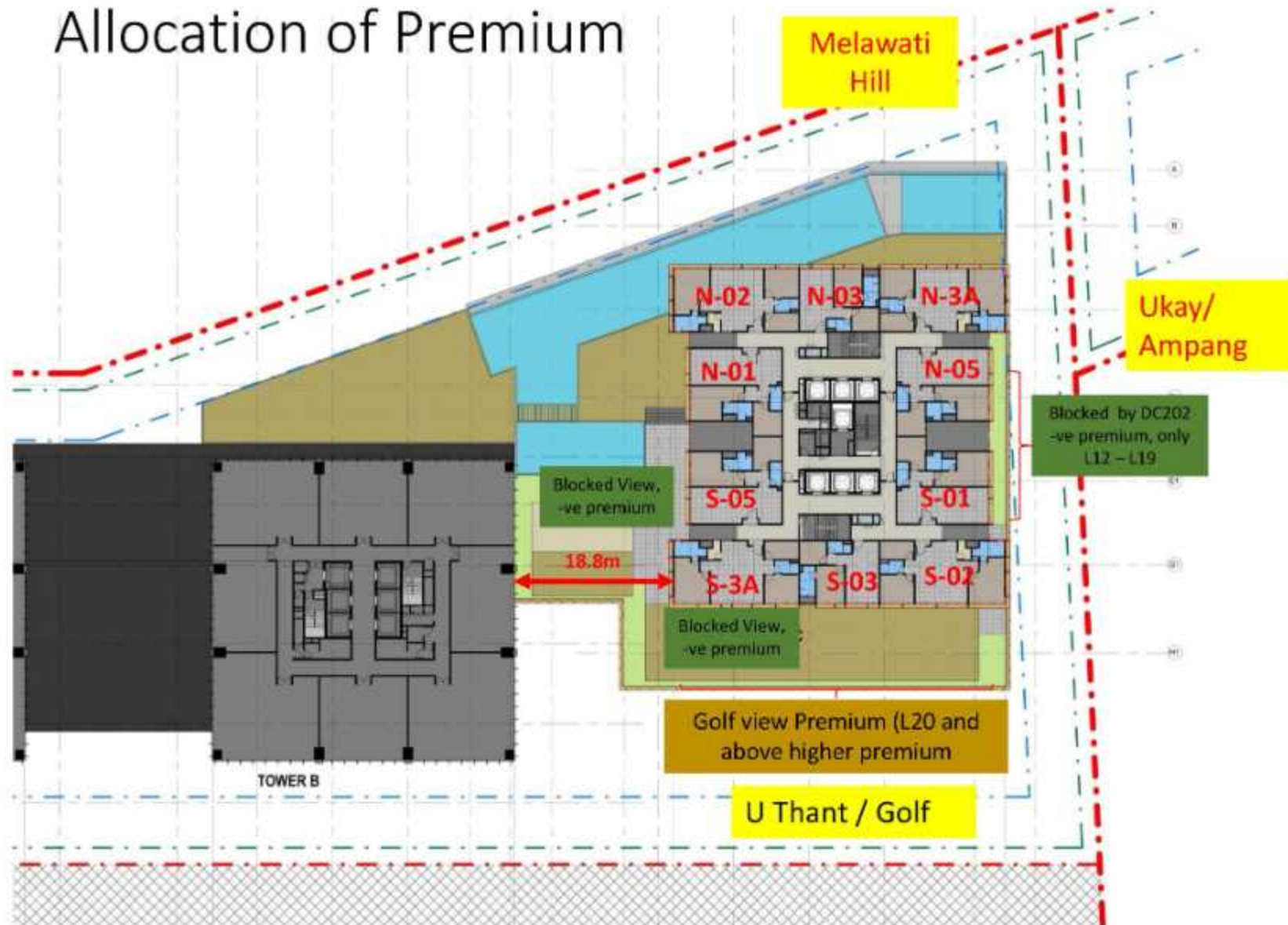


* Artist's impression

JALAN AMPANG

SITE PLAN

Allocation of Premium



SITE PLAN

Unit Orientation



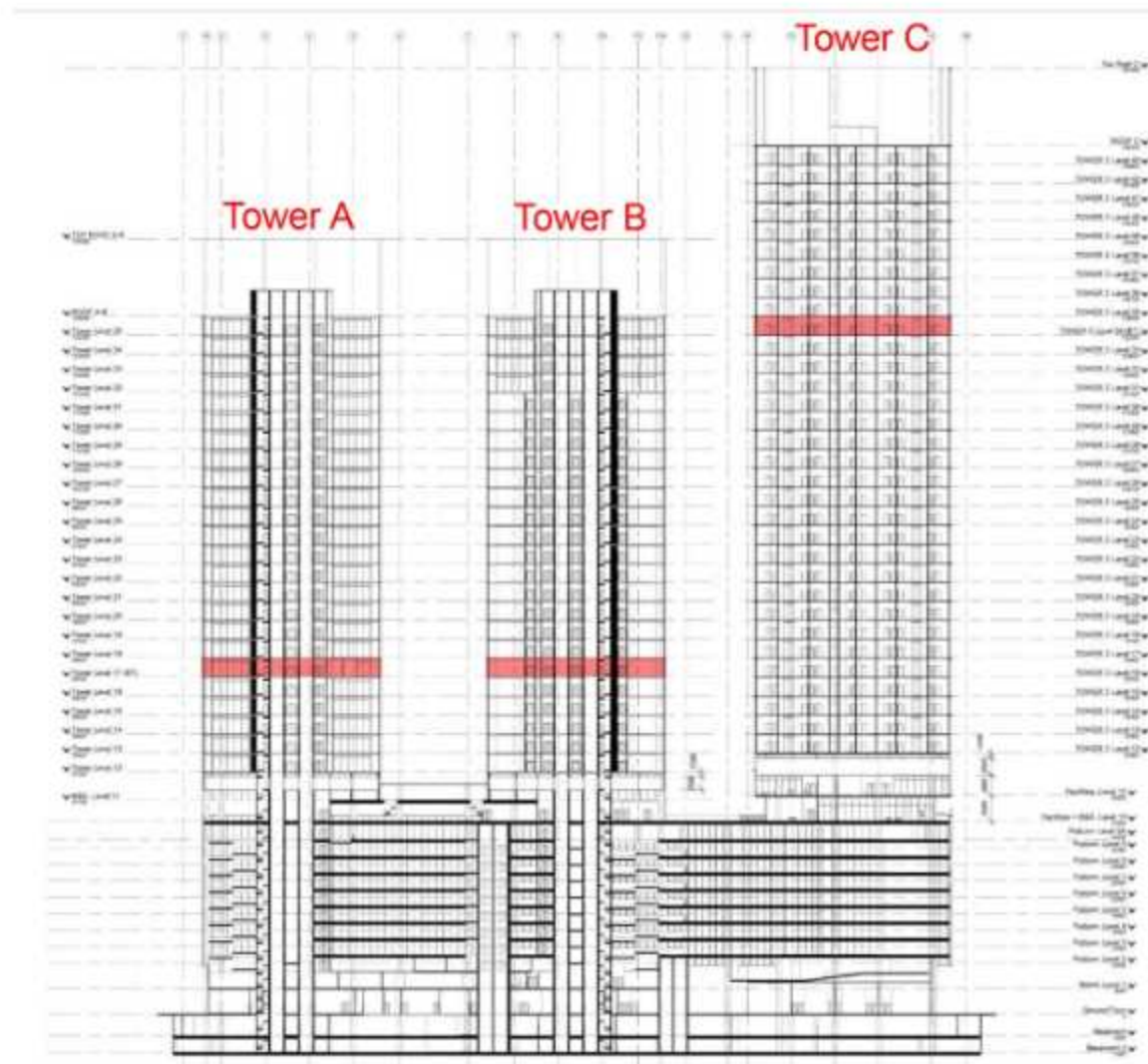
PROJECT INFO

Development	Mixed Development		
Land Size	5.75 acres Corporate suites & Service Suites: 3.45acres Residential: 2.3acres		
Land Title	Freehold		
Development stage	2 phases		
Phase 1	Corporate suites & Service Suites		
Block A	Corporate Tower	36 storey	Sold
Block B	Corporate Suites	36 storey	176 units
Block C	Services Suites	44 storey	318 units
Phase 2	Residential		
Block D	Mayfair Residences	16 Levels	57 units
Block E	Oxford Residences	26 Levels	126 units

SERVICE SUITES (TOWER C)

Product	Service Suites	
No. of Storey	44 storey	
	Ground level	Double volume grand lobby, F&B outlets & alfresco dining
	Level 3 – 9A	Podium car park
	Level 10 – 11	Facilities floor
	Level 12 – 33, 35 – 43	10 units / floor
	Level 33A	8 units / floor (Break Tank level)
Total units	318 units	
Total Car Park	590 bays	
	Type C1 (775 sf) – 1 bay / unit	
	Type C2 (1,098sf) – 2 bay / unit (Tandem)	
	Type C3 (1,211 sf) – 2 bay / unit	
Lifts	6 passenger lifts + 1 service lift	
Completion	Targeting 60 months of construction (Q3 2021)	

GROSS SECTION – TOWER A , B&C



Level 33A:
Break tank level (Tower C)

Level 17:
Break tank level (Tower A&B)

Level 12 & Above :
Typical Floor

Level 10 & 11:
Tower C Facilities

Level 3 – 9A:
Podium Car Park

Level 1:
F&B outlets

Ground Floor :
Drop Off & F&B Outlet

Basement 1 & 2:
Car Park

GROUND FLOOR

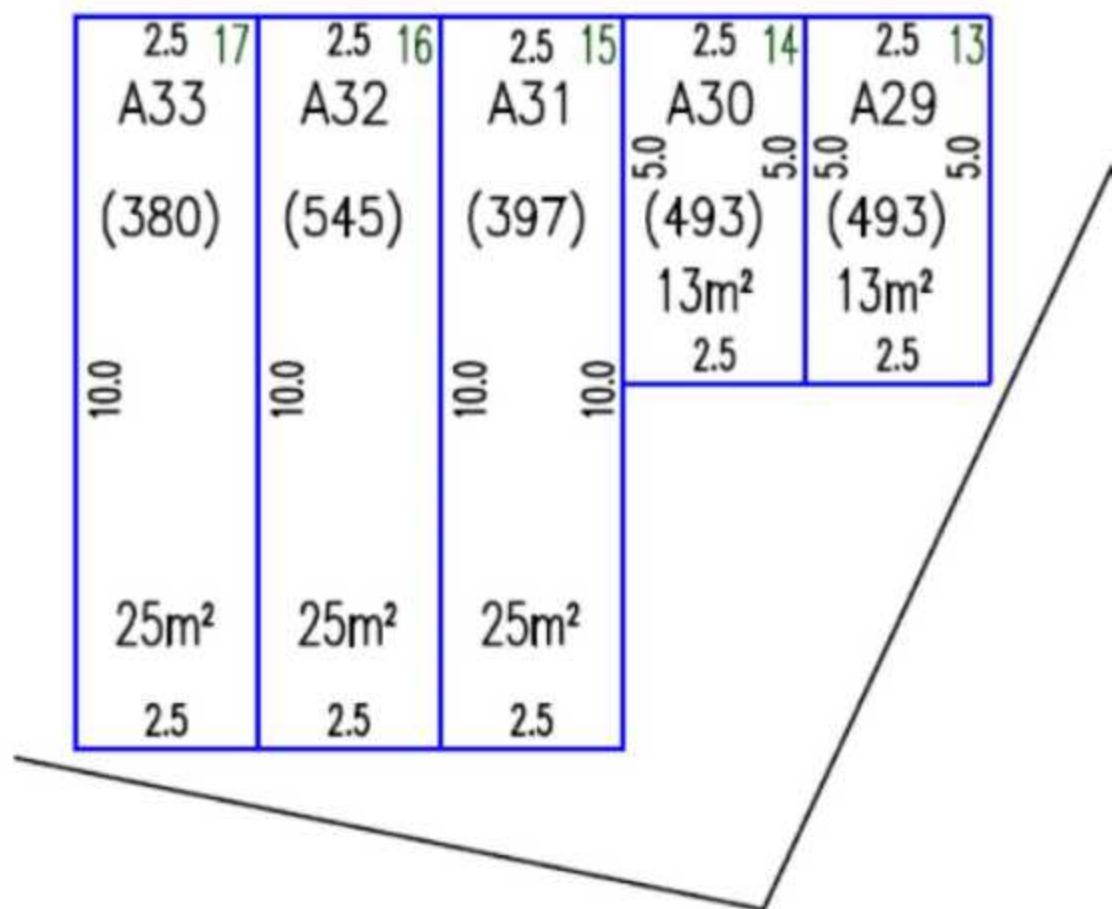


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* Artist's impression

CAR PARK

- Car Park Size = 2.5m x 10m (2car)
= 2.5m x 5m (1car)



FACILITIES – LEVEL 10



Level 10:

1. Viewing Deck
2. Shaded Lounge Area
3. 50M Lap Pool
4. Shallow Water Sun Deck
5. Sunken Lounge
6. Jacuzzi
7. Sun Deck
8. Shower
9. Covered Lounge Area
10. Kid' s Pool
11. Children Playground
12. Changing Room & Toilet
13. Party Lounge
14. Function Room
15. Lifestyle Kitchen (Michelin Concept)
16. Open Lawn
17. BBQ Area
18. Herbs Garden

FACILITIES – LEVEL 11



Level 11:

- 19. GYM
- 20. Yoga / Dancing Studio
- 21. Pool View Lounge
- 22. Changing Room & Toilet
- 23. Kids Room
- 24. Multipurpose Hall 1
- 25. Multipurpose Hall 2

POOL & GYM



* Artist's impression

INFINITY EDGE



* Artist's impression

VIEW & ORIENTATION – LEVEL 11



北 North – Aman Club/ Melawati Hills



西 West - KL City



东 East - Ukay Heights / Ampang



南 South - U-Thant



VIEW & ORIENTATION – LEVEL 20



北 North – Aman Club/ Melawati Hills



西 West - KL City



东 East - Ukay Heights / Ampang



南 South - U-Thant



VIEW & ORIENTATION – LEVEL 30



西 West - KL City



北 North – Aman Club/ Melawati Hills



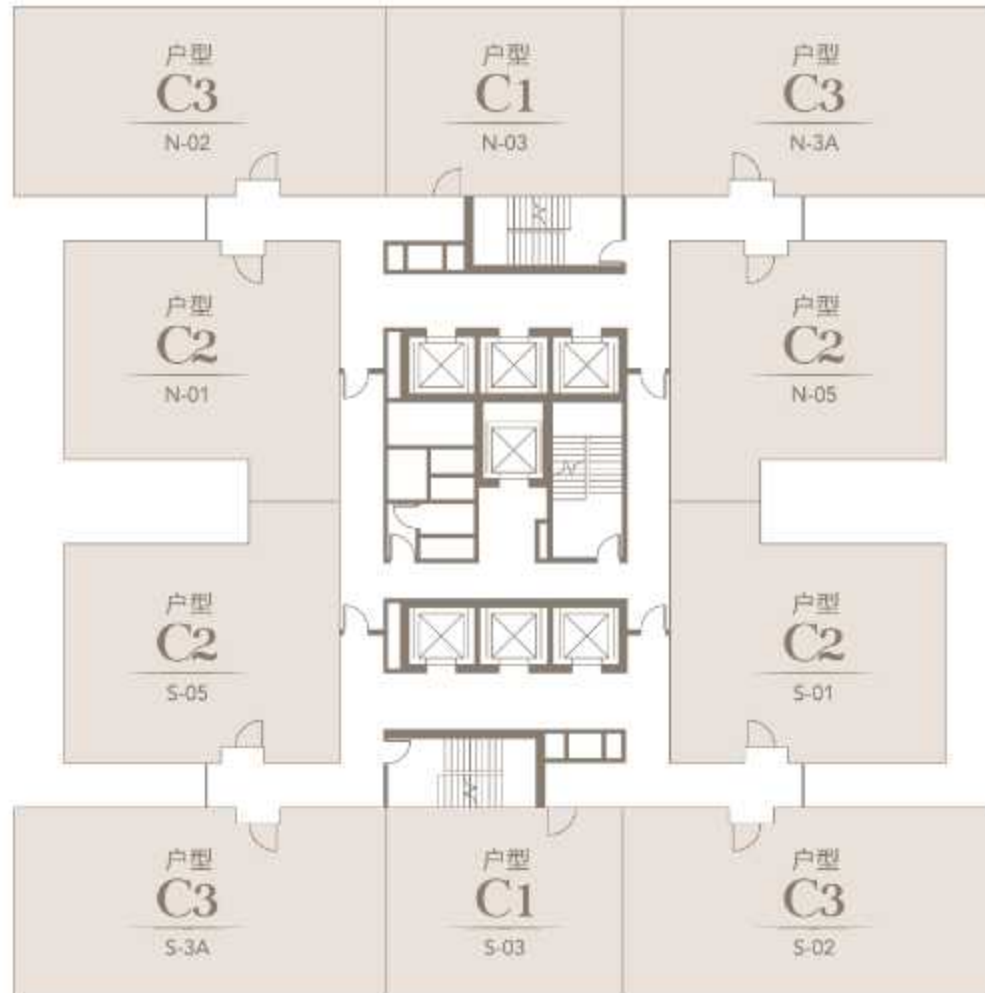
东 East - Ukay Heights / Ampang



南 South - U-Thant



TOWER C: TYPICAL FLOOR (LEVEL 11-33, 35-42)

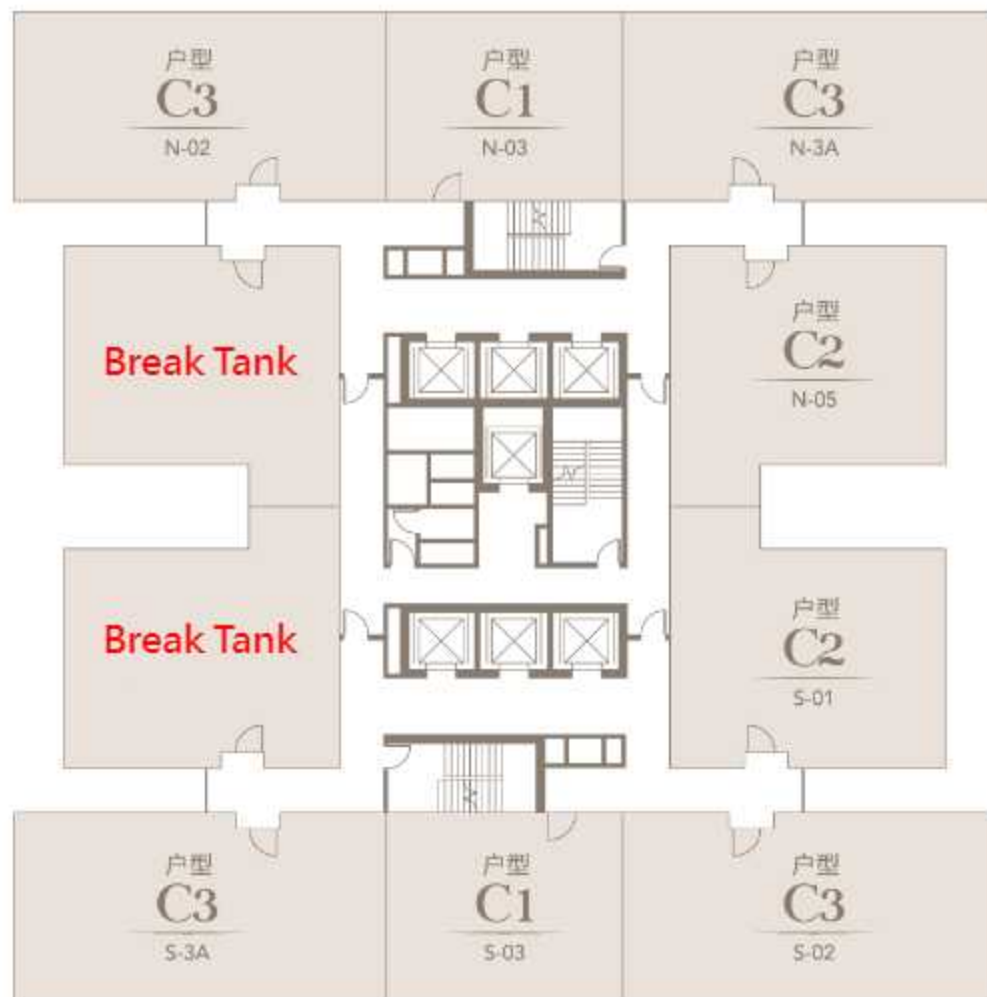


Type C1 – 775 sq.ft. / 72 sq.m.

Type C2 – 1,098 sq.ft. / 102 sq.m.

Type C3 – 1,211 sq.ft. / 113 sq.m.

TOWER C: TYPICAL FLOOR (LEVEL 33A)

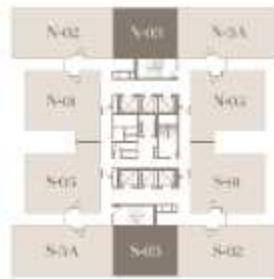


Type C1 – 775 sq.ft. / 72 sq.m.

Type C2 – 1,098 sq.ft. / 102 sq.m.

Type C3 – 1,211 sq.ft. / 113 sq.m.

Type C1



1+1 BEDROOMS
775 SQ.FT / 72SQ.M
Scale 1:50



Living Room

Sofa
Side Table
Coffee Table
TV Panel /
Console
TV

Dining

Dining Set

Kitchen

Build in Cabinet
Hood & Hob
Microwave Oven
Refrigerator
Washing Machine
cum Dryer

*Split unit Air-conditioner

*Curtain (whole unit)

Master Bedroom

Bed & Divan
TV Panel /
Console
TV
Wardrobe

Study Room

Bed & Divan
Bedside Table
Bedside Lamp
Wardrobe
Study Table &
Chair

Type C2

2 BEDROOMS

1098 SQ.FT / 102SQ.M

Scale 1:50



Living Room

Sofa
Side Table
Coffee Table
TV Panel / Console
TV

Master Bedroom

Bed & Divan
TV Panel / Console
TV
Wardrobe
Study Table & Chair

Dining

Dining Set

Bedroom2

Bed & Divan
Wardrobe
TV Panel / Console
TV
Study Table & Chair

Kitchen

Build in Cabinet
Hood & Hob
Microwave Oven
Refrigerator
Washing Machine
cum Dryer

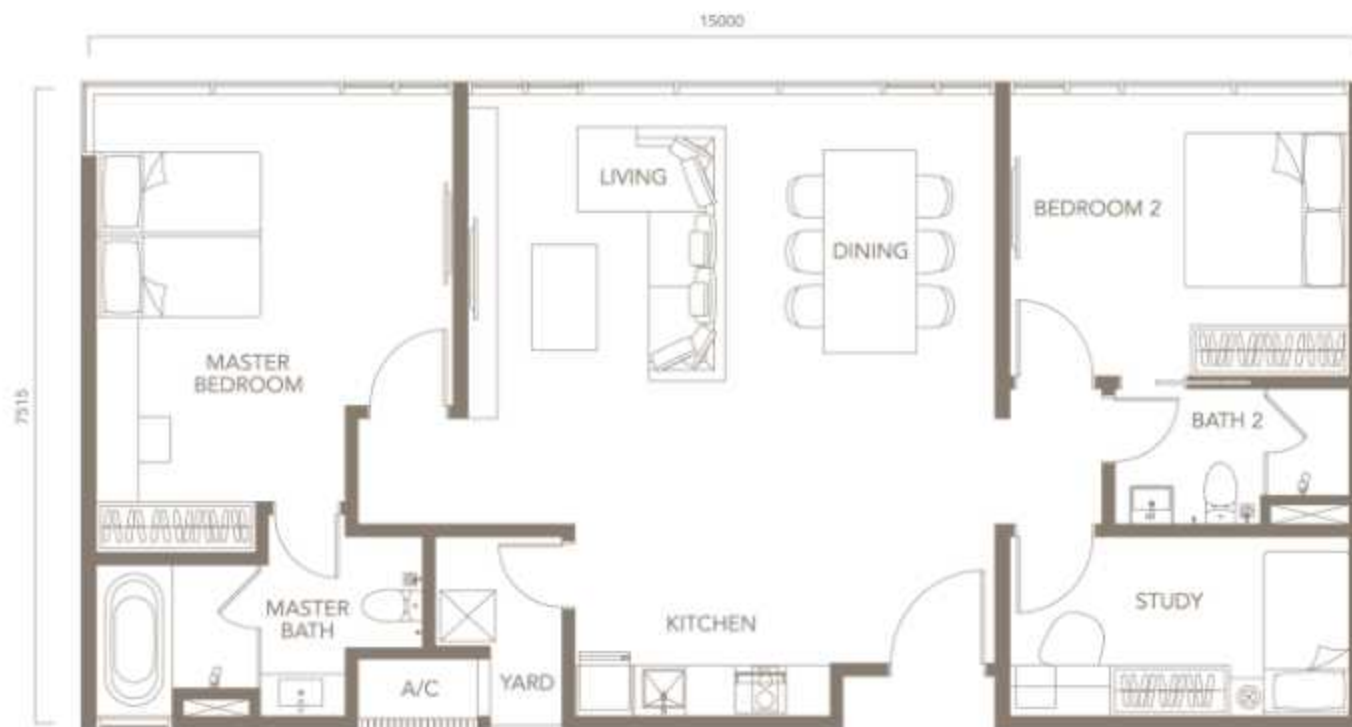
*Split unit Air-conditioner

*Curtain (whole unit)

Type C3



2+1 BEDROOMS
1211 SQ.FT / 112.5 SQ.M
Scale 1:50



Living Room

Sofa
Coffee Table
TV Panel / Console
TV

Dining

Dining Set

Kitchen

Build in Cabinet
Hood & Hob
Microwave Oven
Refrigerator
Washing Machine cum Dryer

Study Room

Bed & Divan
Bedside Table
Bedside Lamp
Wardrobe
Study Table & Chair

Master Bedroom

Bed & Divan
TV Panel / Console
TV
Wardrobe
Study Table & Chair

Bedroom2

Bed & Divan
Wardrobe
TV Panel / Console
TV

*Split unit Air-conditioner

*Curtain (whole unit)

LIVING ROOM



MASTER BEDROOM



SELLING POINTS OF PAVILION EMBASSY :

- Located at Jalan Ampang Embassy Area, 5 minutes walking distance to Ampang Park LRT Station & the future Phase 2 MRT station.
- Façade & exterior design by **Konzepte (Melbourne renowned Design Team) .**
- Interior design done by **World Top 100 Designer - MARCO VAN HAM.**
- 3 tiers security system by **British Security Company GDSS.**
(Security systems include : Security Control Center, Guard Room, Patrol System , Vehicle Entry & Exit Control System, over 70 CCTV)
- Free Parking Lot, 1 Parking Lot for **775 sq.ft unit** , 1 Big Parking Lot (can park 2 cars) for **1098 sq.ft unit, and 2** Parking Lot for **1211 sq.ft unit.**
- **Freehold**
- Ceiling Height at **3.1m.**
- 10 units per floor, separated into North Wing and South Wing, and both wings are not interconnected.
- **5 units utilizing 3 high speed lifts** (Lift moves at a speed of 3.5m/second, can fit 17 pax)

SALES PROMOTION PACKAGES (775SQFT / 72SQM)

- **Free** SPA Legal Fess and Miscellaneous Fees. (Included Disbursement & Stamping Fees, Excluded Memorandum of Transfer & Strata Title Legal Fees)
- **Free** Loan Legal Fees and Miscellaneous Fees. (Included Disbursement & Stamping Fees)
- **Free** Foreigner Consent Application Fee
- **Free** Fully Furnished
- **Free 1** Parking Lot
- **Free 1 Year** Maintenance Fees and Sinking Funds from the date of Certificate of Occupation date. (Excluded Building Insurance, Quit Rent, Assessment, Sewage Charges)

☐ **Property Management Rebate Package**

- Property Management Rebate **5%** for **2 years** (22 months) in **total 10%** based on Actual Selling Price.
- **Free 1** Year EZT Property Management Services from the date of Certificate of Occupation date.

☐ **Self-Occupancy Package**

- Discount of **5%** based on Actual Selling Price at Stage 2C Progressive Payment.

SALES PROMOTION PACKAGES (1098SQFT/102SQM)

- **Free** SPA Legal Fess and Miscellaneous Fees. (Included Disbursement & Stamping Fees, Excluded Memorandum of Transfer & Strata Title Legal Fees)
- **Free** Loan Legal Fees and Miscellaneous Fees. (Included Disbursement & Stamping Fees)
- **Free** Foreigner Consent Application Fee
- **Free** Fully Furnished
- **Free 1** Big Parking Lot (10m x 2.5m) (Can park 2 cars)
- **Free 1 Year** Maintenance Fees and Sinking Funds from the date of Certificate of Occupation date. (Excluded Building Insurance, Quit Rent, Assessment, Sewage Charges)

☐ **Property Management Rebate Package**

- Property Management Rebate **5%** for 2 years in **total 10%** based on Actual Selling Price at stage 2C and 2D Progressive Payment.
- Rebate **3%** based on SPA price 30 days after Vacant Possession & Full Settlement.
- **Free 2 Years** EZT Property Management Services from the date of Certificate of Occupation date.

☐ **Self-Occupancy Package**

- Discount of **5%** based on Actual Selling Price at Stage 2C Progressive Payment.
- Rebate **3%** based on nett price 30 days after Vacant Possession & Full Settlement.

SALES PROMOTION PACKAGES (1211SQFT/112.5SQM)

- **Free** SPA Legal Fess and Miscellaneous Fees. (Included Disbursement & Stamping Fees, Excluded Memorandum of Transfer & Strata Title Legal Fees)
- **Free** Loan Legal Fees and Miscellaneous Fees. (Included Disbursement & Stamping Fees)
- **Free** Foreigner Consent Application Fee
- **Free** Fully Furnished
- **Free 2** Parking Lot (5m x 2.5m)
- **Free 1 Year** Maintenance Fees and Sinking Funds from the date of Certificate of Occupation date. (Excluded Building Insurance, Quit Rent, Assessment, Sewage Charges)

☐ **Property Management Rebate Package**

- Property Management Rebate **5%** for 2 years in **total 10%** based on Actual Selling Price at stage 2C and 2D Progressive Payment.
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PAVILION
EMBASSY

KUALA LUMPUR

PAVILION EMBASSY PROJECT CONSULTANTS

FACADE - KONZEPTE (MELBOURNE)



KIEN KEONG HO

COUNTRY DIRECTOR
MALAYSIA



NICHOLAS LING

DESIGN DIRECTOR
AUSTRALIA - MALAYSIA



JONATHAN LEE

COUNTRY DIRECTOR
AUSTRALIA



JOE GENOVESI

ASSOCIATE
RETAIL DELIVERY



WILL CREED

ASSOCIATE
BIM LEADER



CRAIG MCLEOD

ASSOCIATE
RETAIL DESIGN



MARIE TAN

INTERIOR DESIGN
LEADER

KONZEPTE PORTFOLIO – MALAYSIA



Banyan Tree



Pavilion Ceylon
Hill

KONZEPTE PORTFOLIO MALAYSIA

DAMANSARA TOWN CENTRE



KONZEPTE PORTFOLIO MALAYSIA

BUKIT JALIL PAVILION 2



KONZEPTE PORTFOLIO – MELBOURNE



VOGUE SOUTH YARRA

KONZEPTE PORTFOLIO – MELBOURNE



EPORO TOWER

KONZEPTE PORTFOLIO – MELBOURNE



RIALTO INTERCONTINENTAL HOTEL

Riverside Richmond
Melbourne VIC 3121

KONZEPTE PORTFOLIO MELBOURNE

RIVERSIDE RICHMOND



INTERIOR DESIGN – MARCO VAN HAM



MARCO VAN HAM

new classic luxury



TOP 100 INTERIOR DESIGN

bocadolobo.com

Boca do Lobo and **COVETED Magazine** have selected for the first time, an exclusive list featuring the most influent interior designers in the field.



Coveted Magazine is the world's ultimate source for luxury and design news. International top designers and opinion leaders share the secrets of their work and have, at the same time, an active voice through the expression of different points of view about the Design world.



11. MARCO VAN HAM

Marco Van Ham pushes creative boundaries with new aesthetic designs that blend passion and energy, based on the best architectural interpretation of interior design. He believes that the perfect interior should not only be great aesthetically, functionally and architecturally but should also inspire, enthuse, provide comfort and radiate tranquillity.





MARCO VAN HAM PORTFOLIO

AWARD WINING EXHIBITION – AMSTERDAM, 2012 – MILLIONAIRE FAIRE



MARCO VAN HAM PORTFOLIO

AWARD WINING EXHIBITION – AMSTERDAM, 2012 – MILLIONAIRE FAIRE



MARCO VAN HAM PORTFOLIO

AWARD WINING BOOTH – ROTTERDAM, 2014



MARCO VAN HAM PORTFOLIO

AWARD WINING BOOTH – ROTTERDAM, 2014



MARCO VAN HAM PORTFOLIO

AWARD WINING BOOTH & OPEN CEREMONY – ROTTERDAM, 2013



MARCO VAN HAM PORTFOLIO

AWARD WINNING BOOTH & OPEN CEREMONY – ROTTERDAM, 2013

SECURITY CONSULTANTS – GDSS SYSTEMS (BRITISH)

GDSS
Systems
Sdn Bhd
Security Consultants

GDSS SYSTEMS SDN. BHD.
SECURITY CONSULTANTS

Logos and images visible in the collage include:
- Solaris
- Suria
- Menara UAC
- Eljan 2
- HDUAN
- SETIASKY
- The Westin
- Kinross
- Puri Tropika
- Jaya
- CINELEISURE
- KARVELE

GDSS SYSTEMS SDN. BHD. - CLIENTS

