



PAVILION  
EMBASSY

KUALA LUMPUR

MAYFAIR RESIDENCES

AN ADDRESS  
OF DISTINCTION







## PRESTIGE REDEFINED



Welcome to the newest masterpiece on the prestigious Embassy Row along Jalan Ampang. Delight in the signature Pavilion experience, set within the heart of Kuala Lumpur.

Freehold



Only 57 units in Mayfair Residences



An elite living experience for the entire family, with only 4 units per floor



Units start from 1,899 sq. ft.





## A DAZZLING CITYSCAPE



Enjoy all the conveniences of  
this vibrant city from your splendid abode  
at Pavilion Embassy.



## YOUR EXTRAORDINARY CONVENIENCES



### A TIMELESS LOCATION

In the heart of KL city centre



### LIFESTYLE EXPERIENCES

#### Malls Within Walking Distance

The LINC KL - 400m

Intermark Mall - 550m

Ampang Walk - 550m

The Shoppes at Four Seasons Place - 1.2km

Aquaria KLCC - 1.3km

Suria KLCC Shopping Mall - 1.4km

Avenue K Shopping Mall - 2.0km

Pavilion Kuala Lumpur Shopping Mall - 2.6km



### ACCESSIBILITY

Ampang Park LRT - 450m

Ampang Park MRT (Completed 2023) - 450m

AKLEH Highway - 4.4km

DUKE Highway - 6.2km



### EDUCATIONAL INSTITUTIONS

Sayfol International School - 1.2km

Raffles International College - 1.2km

EtonHouse International School - 1.9km

The International School of Kuala Lumpur (ISKL Ampang Hilir) - 2.4km



### MEDICAL CENTRES

HSC Medical Center - 43m

Gleneagles Kuala Lumpur - 1.8km

Prince Court Medical Centre - 2.1km

Hospital Kuala Lumpur - 2.7km

Institut Jantung Negara (IJN) - 4km





## PERSONALISED CONCIERGE SERVICES



Enjoy curated concierge experiences that take care of the finer details in life. These include laundry services, housekeeping, private car bookings, and household maintenance.

\*Charges apply upon use of services







Grand Lobby

## AN ELITE WELCOME HOME



Delightful living begins at the Drop-Off Lobby, where exquisite design welcomes you home.

The Grand Lobby is where high ceilings and luxurious details come together, creating a signature Pavilion Embassy experience.



Drop-Off Lobby





## LUXURIATE IN STYLE



Give your celebrations  
a touch of grandeur at the  
comfortable yet refined Tea Room.



Tea Room



## SAVOUR LIFE'S MOMENTS



Appreciate the best of life at the  
Premier Lounge, where you will find  
a grand dining area – it's the perfect space for  
intimate gatherings together with friends,  
guests, or business partners.





SITE PLAN





A wide-angle photograph of a modern building's outdoor pool area. The pool is a long, rectangular infinity pool with a blue tile floor, extending from the foreground into the distance. The water is clear and reflects the sky and surrounding architecture. To the left, a modern building with a grey facade and large glass windows is visible. To the right, there are several lounge chairs and a large, leafy tree with pink flowers. The overall atmosphere is serene and luxurious.

## A REFRESHING OUTLOOK



This is your private haven within the city.  
A range of lifestyle facilities are yours  
to discover, including the revitalising  
50-metre Infinity Edge Lap Pool.

50m Infinity Edge Lap Pool



# FACILITIES PLAN



GROUND FLOOR

## GROUND FLOOR

1. Guardhouse
2. Mayfair Residences Grand Lobby
3. Children's Playground
4. Water Feature
5. Management Office
6. Nursery
7. Surau
8. Visitor Parking



LEVEL 1 PODIUM FACILITIES

## LEVEL 1 PODIUM FACILITIES

1. Open Deck\*
2. Function Room\*
3. Lifestyle Kitchen\*
4. Premier Lounge\*
5. Wine Lounge\*
6. Game Room\*
7. Outdoor BBQ Deck\*
8. Jacuzzi
9. Changing Room
10. Sauna / Steam Room
11. Yoga / Dance Room
12. Sundeck
13. 50m Infinity Edge Lap Pool
14. Gymnasium
15. Kid's Pool



\* Exclusive facilities for Mayfair Residences only



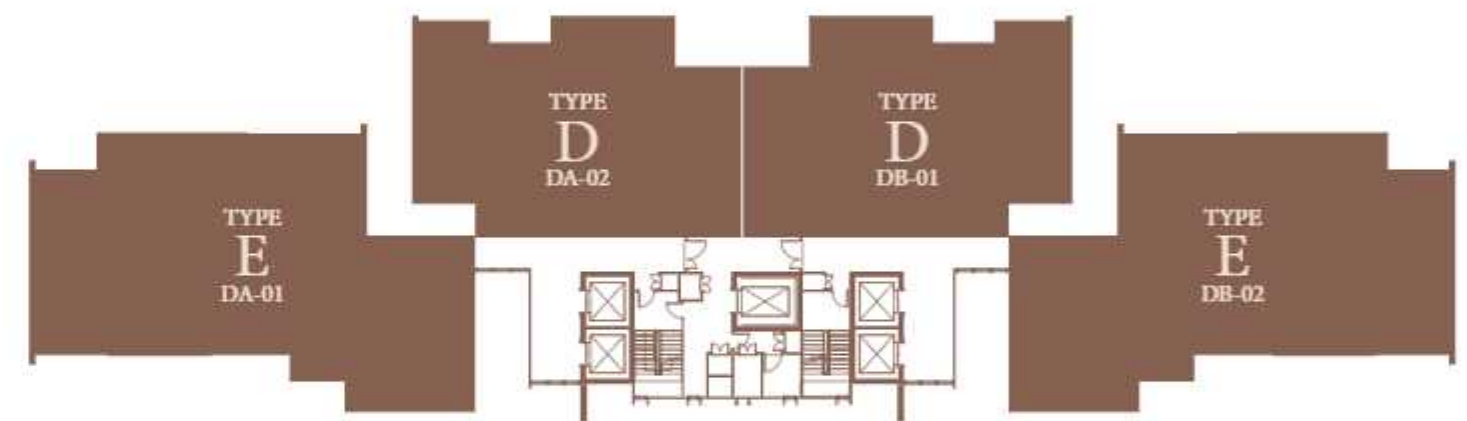
INSPIRED LAYOUTS  
FOR EVERY LIFESTYLE



## MAYFAIR RESIDENCES



### TYPICAL LAYOUT PLAN



Level 2 - Level 15





## TYPE D



1,899 sq. ft. / 176 sq. m.  
4 Bedrooms + Utility



## TYPE E



2,701 sq. ft. / 252 sq. m.  
4 Bedrooms + Utility and Studio  
(Dual Key)





MAYFAIR RESIDENCES



TYPICAL LAYOUT PLAN



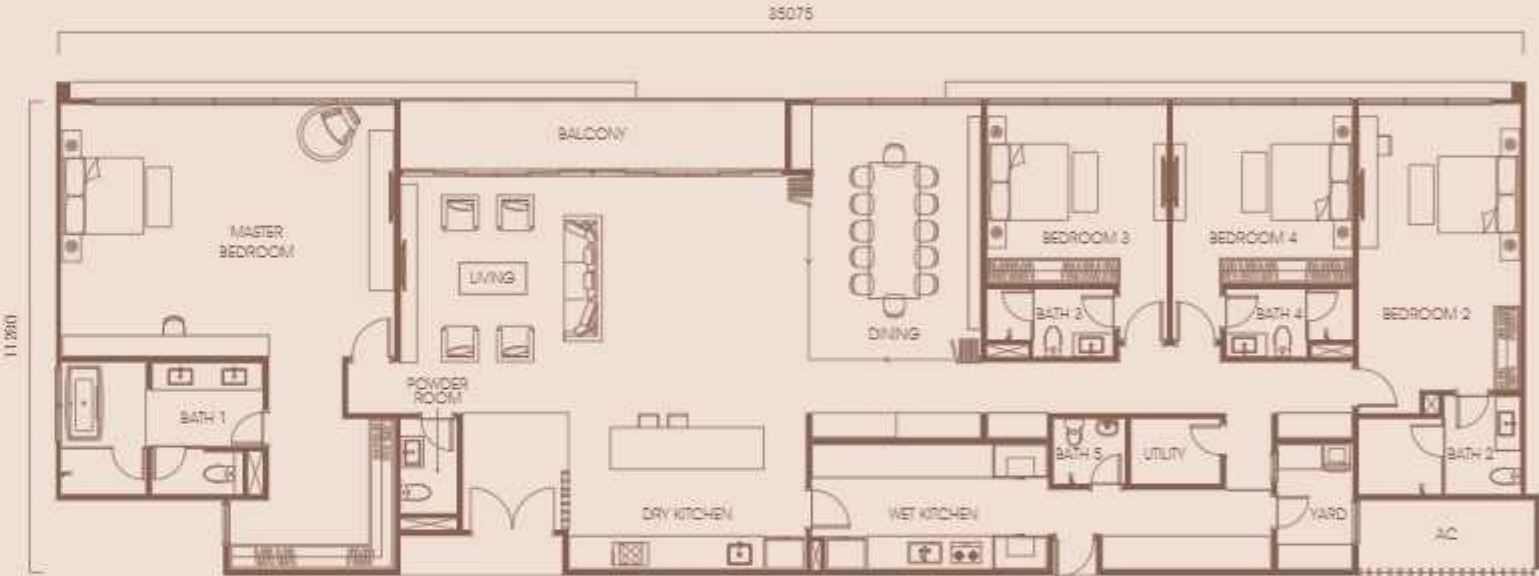
Level 16



TYPE F



4,106 sq. ft. / 381 sq. m.  
4 Bedrooms + Utility





# EXCEPTIONAL BENEFITS AND PRIVILEGES



## PAVILION PRIVILEGE DIAMOND CARD

Enjoy privileged access  
and exclusive offers  
at Pavilion Kuala Lumpur.



\*Terms & Conditions apply





# TOWER PLAN



## MAYFAIR RESIDENCES



- 1. Rooftop
- 2. Level 16 – Penthouse
- 3. Level 2-15 – Mayfair Residences
- 4. Level 1 – Facilities
- 5. Ground Floor – Grand Lobby (Mayfair Residences)

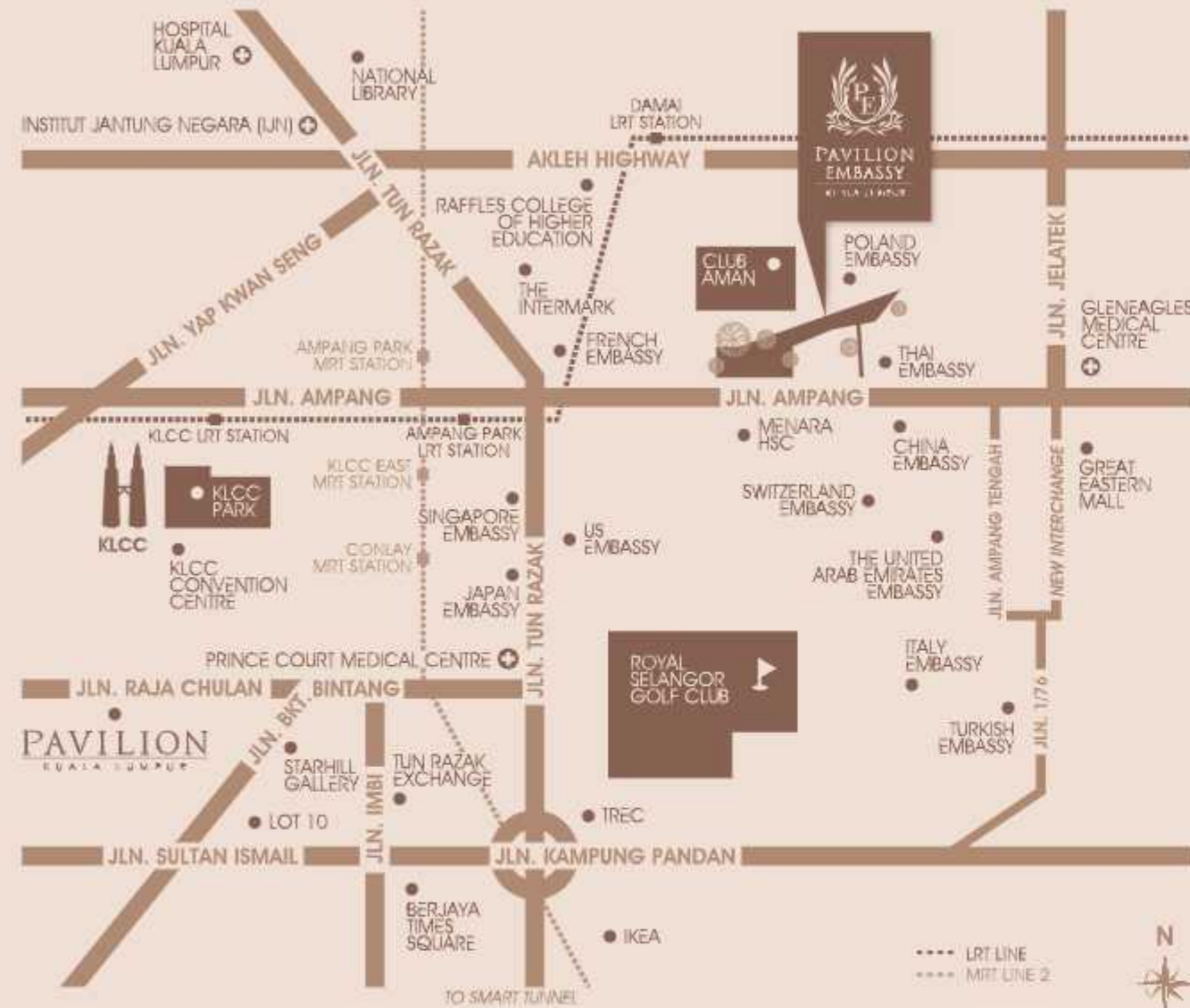
# SPECIFICATIONS



|                              |                                                      |                                           |
|------------------------------|------------------------------------------------------|-------------------------------------------|
| STRUCTURE                    | Reinforced Concrete Framework                        |                                           |
| WALL                         | Reinforced Concrete Wall / Masonry Wall              |                                           |
| ROOFING                      | Reinforced Concrete Structure                        |                                           |
| CEILING                      | Plasterboard Ceiling / Skim Coat & Paint             |                                           |
| WINDOWS                      | Aluminium Frame Window                               |                                           |
| DOORS                        | Main Entrance                                        | : Timber Fire-Rated Door                  |
|                              | Other Area                                           | : Timber Door / Sliding Door / Glass Door |
| IRONMONGERY                  | Quality Lockset                                      |                                           |
| WALL FINISHES                | Bath 1                                               | : Compressed Marble                       |
|                              | Common Bathrooms / Wet Kitchen                       | : Porcelain Tiles                         |
|                              | Other Area                                           | : Plaster & Paint                         |
| FLOOR FINISHES               | Living / Dining / Dry Kitchen / Bath 1               | : Compressed Marble                       |
|                              | Master Bedroom / Bedrooms / Study (where applicable) | : Solid Timber Strip                      |
|                              | Common Bathrooms / Wet Kitchen / Utility Room        | : Porcelain Tiles                         |
|                              | Balcony / Yard                                       | : Homogeneous Tiles                       |
| SANTTARY & PLUMBING FITTINGS | Approved Quality Sanitary Wares & Fittings           |                                           |
| SECURITY SYSTEM              | Card Access System, CCTV & Audio Intercom            |                                           |



# LOCATION MAP



A Prestigious Project By:



**PEDOMAN IKHTISAS SDN BHD** (718219-A)  
(a subsidiary of Global Oriental Berhad)

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Developer's License No: 19108-2/01-2021/0115(I) | Validity Period: 01/02/2019-31/01/2021 | Advertising Permit: 19108-2/01-2021/0115 (P) | Validity Period: 01/02/2019-31/01/2021 | Tenure of Land: Freehold | Land Encumbrances: None | Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No: SP U3 C8C 2018 1338 | Expected Date of Completion: April 2023 | Type of Development: Condominium | Tower D | Total Units: 57 units | Price: RM1,985,202.00 (Min) | Price: RM4,238,415.00 (Max) | Tower E | Total Units: 126 units | Price: RM1,675,800.00 (Min) | Price: RM2,720,000.00 (Max) | Discount for Sumpitara: 5% | THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

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