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www.icon-residence.com.my

ICON RESIDENCE SALES GALLERY / SHOW UNITS

PERSIARAN DUTAMAS,
50480 KUALA LUMPUR

Icon Residence - N 3°10'45.35" E 101°39'49.07"

Maxim Heights Sdn Bhd (747466-P)

(A wholly owned subsidiary of Mah Sing Group Berhad)

Penthouse Suite 1, No. 163 Jalan Sungai Besi,
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Type of Property: Service Apartments • Developer's License No.: 11606-1/04-2016/467 • Validity Date: 16.04.2011 - 12.04.2016 • Advertisement & Sales Permit No.: 11606-1/05-2015/01842(P) • Validity Date: 29.05.2014 - 28.05.2015 • Land Tenure: Freehold • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T2 OSC 2012 3471 • Expected Date of Completion: July 2014 • Encumbrance: CIMB Islamic Bank Berhad • Selling Price: RM1131,680 (Min) RM6,443,580 (Max) • Bumiputra Discount of 5% • Total Balance Units: 112 • No. of Carpark Units: (Icon 1 & 2) 1 & 1+1 Bedroom: 1 Unit, 2, 2+1 & 3+1 Bedroom: 2 Units, 4+1 Bedroom: 3 Units, (Icon 3) 1, 1+1, 2 & 2+1 Bedroom: 1 Unit, 3+1 Bedroom: 2 Units, 4+1 Bedroom: 3 Units • The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

THE ICONIC LIVING EXPERIENCE



icon residence®
Mont' Kiara

FREEHOLD

SKY PALACES THAT OFFER UNPARALLELED LIVING

icon residence®
is world class. A one-of-a-kind contemporary design influence of vernacular Mediterranean. Utilizing expansive glass windows and aluminium louvers, the ascending building blocks are highly articulated, three dimensional with changing unit profiles; and accentuated with sky bridges linking the internal spaces to create a seamless merge of horizontal vistas and vertical spaces – creating a fabulous 'sky palace' living experience.

“ The **icon residence®** challenges the contemporary concept of spatial continuity and the tendency to erase every articulation between spaces. By assimilation of vernacular Mediterranean - which translates into strong juxtapositioning of natural forms - a sculpture fits naturally into the landscape. ”

Dr Timothy Seow, Architectural Design Consultant



Artist's impression



KUALA LUMPUR'S MOST EXCLUSIVE INTERNATIONAL LOCATION

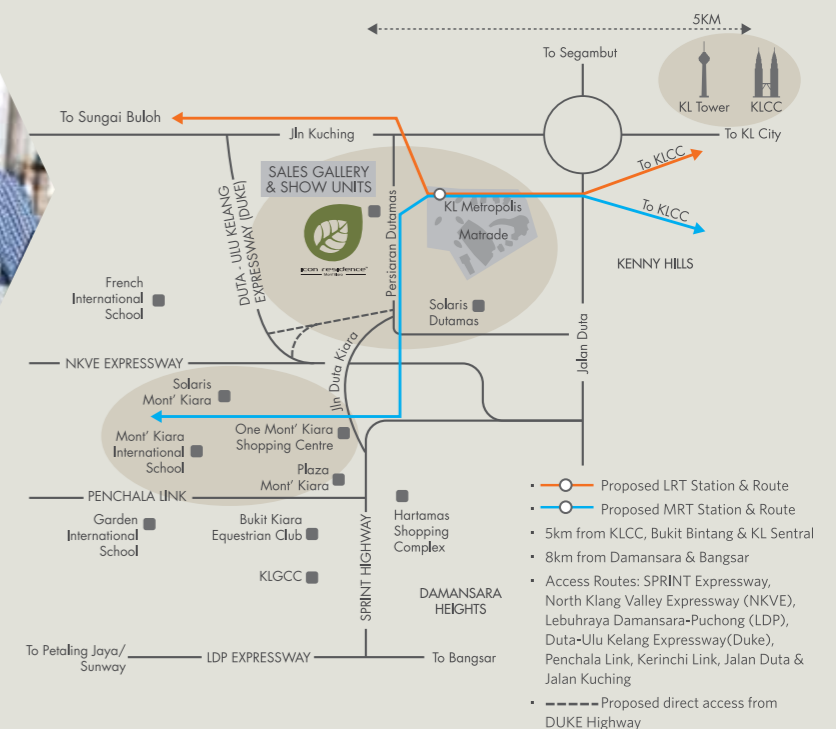
Located in Mont' Kiara, Kuala Lumpur's most affluent township with over 40 nationalities, **icon residence**® is the most desired address in the heart of Greater KL-Klang Valley. The locale is dotted with luxury residences, office complexes, international schools, golf courses, equestrian & recreation club, shopping centres and F&B outlets.

Superbly linked - 15-minutes drive to Petaling Jaya, Subang Jaya or downtown Kuala Lumpur via the Penchala Link tunnel on the Sprint Expressway, **icon residence**® is also within close proximity to the planned mega integrated development, KL Metropolis; that will comprise components for exhibition & convention, shopping, hospitality, offices and MRT & LRT stations.

Billion Ringgit 'KL METROPOLIS' Increases Value Of **icon residence**®

The 75.54 acres 'KL Metropolis' mega development was launched in October 2011, involving a total GDV of RM15 billion. As development gathers momentum at the mega 'KL Metropolis', **icon residence**® is perfectly placed to reap the spillover benefits:

- **icon residence**® being first and nearest to 'KL Metropolis' commands a premium price bracket
- New infrastructure from DUKE Highway greatly increases accessibility, connectivity and value of **icon residence**®
- 'KL Metropolis' will accelerate property appreciation growth with land and property expected to be in high demand; thus leading to higher capital appreciation and rental potential.



ICONIC DESIGN OFFERING UNIQUE INDULGENCES



EXPERIENCE LIFE AT THE TOP

The location of **icon residence®** offers a 360-degree panorama of the garden city. At the spectacular rooftop garden, you can enjoy one of the most beautiful panoramic KL city views and the verdant Mont' Kiara skyline. In addition to breathtaking vistas, delightful recreation facilities such as the manicured lawn of the Vertical Garden, Sky Garden replete with lounge deck and BBQ facilities – await your indulgence.

LUXURIATE AT YOUR PLEASURE

The podium areas at Level 7 are designed as recreational zones with the multifunction hall extending towards terraces to allow guests the pleasure of enjoying spectacular views while soaking in the cascading water feature and generous facility spaces. Adjacent to it, is an inviting sun deck, children's play area and an invigorating gym for fitness enthusiasts.

Privacy and serenity for dwellings at level 7 are retained by elevating these units by appoximately 6ft above ground and screened by spacious private garden terraces allotted individually to these units.



Artist's impression of facilities podium at level 7

- Herbs Garden
- Reflexology Path
- Eco-Pond
- Picnic Lawn
- Cascading Pond
- Water Pavilion with Jacuzzi
- Reading Pavilion
- Games Room
- Gymnasium

- Main Swimming Pool
- Kid's Pool
- BBQ Terrace & Pavilion
- Water Feature Wall
- Meditation & Yoga Deck
- Children's Playground
- Function Room
- F&B Outlets
- Sun Deck



Artist's impression



Artist's impression



UNFOLDING TRUE ELEGANCE

WITHIN ITS CHARM

designer SUITES

Create the 'one-&-only' interior design, or select from design themes created by a professional ID consultant - either of which gives you an ultra exclusive residence that harmoniously blend art and elegance.



- Available at Icon 3 only
- Tiles for living, dining, wet and dry kitchen area
- Vinyl tiles to all bedrooms
- Air-conditioning system for living, dining & all bedrooms (if applicable)
- Hot water system to all bathrooms (excluding Maid's Bath)
- Branded sanitary ware & fittings
- Selected units with outdoor Jacuzzi

Where every residence is a limited edition

Housed in Icon Residence, Mont' Kiara and crowned with a Rooftop Garden that offers spectacular views - the Designer Suites and Luxury Suites - are a collection of signature designs that feature luxurious space and clever functional layout that are perfect for a connoisseur's lifestyle.



Luxury SUITES

Partially furnished with branded fittings and furnishing, they come ready for immediate occupation when completed. A lifestyle-inspired design that offers a living experience that appeals to all your senses.



- Available at Icon 1 & 2
- Partially furnished
- Imported marble for living, dining, dry kitchen area & master bathroom
- Solid timber to all bedrooms
- Porcelain tiles to wet kitchen, yard and utility room
- Fully-fitted kitchen cabinet system and branded appliances
- Concealed ducted air-conditioning system for living, dining and master bedroom
- Wall mounted air-conditioning system to other bedrooms
- Branded sanitary ware and fittings
- Hot water system to all bathrooms (excluding Maid's Bath)
- Serene view of city center & swimming pool

TOWNSHIP / PERDANA SERIES

Well-planned lifestyle townships, self-contained and accessible. Well-maintained parks are community focal points

TOWNSHIP DEVELOPMENT



A COMPLETE SERIES OF BRANDED DEVELOPMENTS

MahSing
Reinvent Spaces. Enhance Life.

About The Developer

Listed on the Main Board of Bursa Malaysia, Mah Sing Group is Malaysia's premier lifestyle developer with trendy, quality properties in prime & strategic locations.

With years of property development expertise since 1991, Mah Sing is a fully integrated developer of residential, commercial and industrial projects. The Group's 41 projects in Malaysia are focused in the property hotspots of greater Kuala Lumpur, Klang Valley, Penang island (Northern Corridor Economic Region), Johor Bahru and Kota Kinabalu. They are also making inroads into China's vibrant market.

With numerous international and domestic awards, the Group has established a strong branding in medium to high-end landed residential properties, commercial projects including Grade A office buildings, offices, shops, retail and SoHo as well as industrial projects.

RESIDENCE SERIES

Trend-setting boutique developments with lush greenery to promote better living

MEDIUM TO HIGH-END DEVELOPMENT



LEGENDA SERIES

Luxurious high-end homes in prestigious, prime locations. Extensive landscaping creates a revitalizing ambience for wholesome living

NICHE DEVELOPMENT



M SERIES

Mid to high end serviced residences for those seeking comfortable living in prime locations

HIGH-RISE RESIDENTIAL



ICON RESIDENCES SERIES

Luxurious high-end homes in high-rise living. Iconic architecture to create a resort-like in prime city locations

HIGH-RISE RESIDENTIAL



PLAZA SERIES

Mid to high-end condominiums for those seeking comfortable living or investment in prime locations

HIGH-RISE RESIDENTIAL



COMMERCIAL SERIES

Investment-grade A offices, lifestyle commercial development including well-planned business parks, offices, shops and retail

COMMERCIAL DEVELOPMENT



IPARC SERIES

Modern and customizable factories. Flexible designs to suit different needs at strategic locations with confluence of land, sea and air traffic access

INDUSTRIAL DEVELOPMENT



A Multi-Award Winning Developer



Top 10, The Edge's Top Property Developers Awards



Best Developer Malaysia 2008, 2009, 2011



The BrandLaureate Awards 2009-2011
3 Consecutive Years
Category - Property



CONQUAS Rated



Best High-Rise
Architecture Asia Pacific
for Icon Residence, Mont' Kiara



Best High-Rise
Architecture Malaysia
for Icon Residence, Mont' Kiara

Exclusive Privileges



Privileged Rewards



Property Support Services

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