

YTL *Landmarks*

JAN/JUN 2015



In an industry where individuality hinges on architectural excellence, innovation is being creative as well as original. Responding to a young generation who shares an enthusiasm for innovative architecture, developers are stepping out of the box with exciting experiences.

Grove at Lake Fields, Sungai Besi was completed in mid 2014, followed by The Capers at Sentul East in end 2014. Both developments offer a choice of aspirational lifestyles demanded by today's market.

Standing Lake Field's signature 'art of living large', the semi-D homes at Grove embody this hallmark in more ways than one. The free flow of space suggests a higher spatial quality where living spaces are fused in a coherent scheme, thus fulfilling homebuyers' desire for space in private landed residences.

Housed within the urbanized locale of Sentul East is its newest icon and architectural marvel, The Capers. The tallest in Sentul today, its 36-storey twin towers that soar to the skies are easily identifiable as sexy, curvy, wavy, crooked or futuristic – depending on one's point of view.

While some yearn for space and spacious homes, others are drawn to efficiency of space in modern urban spaces. As there may not be a one-size-fits-all, the key point is, a home is where the heart is. Welcome home.

Karen Tan
Manager, Customer Relations

YTL LANDMARKS JAN/JUN 2015

Published by
YTL Land & Development Berhad
(Co. No. 1116-M)
10th Floor, Yeoh Tiong Lay Plaza
55, Jalan Bukit Bintang
55100 Kuala Lumpur
Malaysia
T +603 2117 0088
F +603 2143 3192
E contact@ytl.com
www.ytlcommunity.com
www.ytlland.com

Sentul Sales Office
Lot 268, Jalan Strachan
Off Jalan Ipoh
51100 Kuala Lumpur
Malaysia
T +603 4041 0822
+603 2143 3000
F +603 4041 7655

YTL Homes Sales Centre
T5, Relish Floor, Starhill Gallery
181, Jalan Bukit Bintang
55100 Kuala Lumpur
Malaysia
T +603 2141 1868
+603 2141 6828
F +603 2145 0818

YTL Land, Singapore
435, Orchard Road
14-01 Wisma Atria
Singapore 238877
T +65 6309 5688
F +65 6309 5682
E sgadmin@ytl.com.sg

The Capers: Photography by FIFOTO Photography | Grove & Reed: Photography by Albert Lim KS. Additional photography as credited. Illustrations and pictures for new projects are artist's impressions only.

For internal and private circulation only. We invite you to share this newsletter with your family and friends. Please recycle after reading.



Cover
In the vein of unconventional,
raw and playful. The Capers
at Sentul East.

SENTUL EAST & WEST



Where the Petronas Twin Towers may trump in height and scale, the seductive sharp angled silhouette of The Capers wins hands down as the new icon for Kuala Lumpur. (d+a, Issue 085 2015)

In this one amazing statement, the writer made it clear that as the new icon in the KL skyline, The Capers is an impressive feat of architecture.

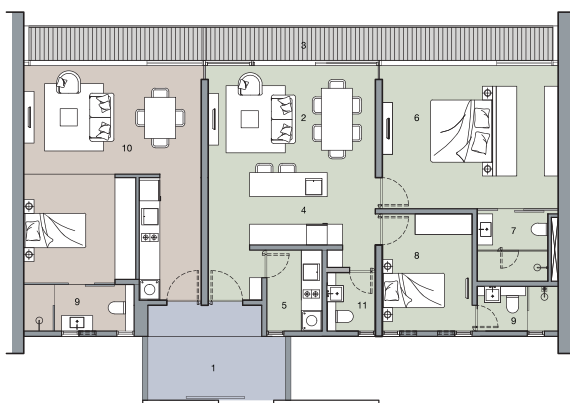


THE
CAPERS
SENTUL EAST

The design of The Capers captures and balances influences from Sentul's industrial past, one which had seen engineering workshops at their finest. A thoughtful attention to local culture and nuances, materials, building methods and architectural details create a residential destination inextricably linked to its past.

Residential units consist of single level units, maisonettes, penthouses, bridge units and townhouses designed around a forum of landscaping, greenery, water features, swimming pools and pavilion. An extensive line-up of amenities, communal spaces and social hubs incorporates outdoor leisure and pleasures into daily living.

NEW DUAL-KEY CONCEPT AT THE FENNEL



Legend

- 1 Entrance Foyer
- 2 Living/Dining
- 3 Lanai
- 4 Dry Kitchen
- 5 Wet Kitchen/Yard
- 6 Master Bedroom
- 7 Master Bathroom
- 8 Bedroom
- 9 Bathroom
- 10 Studio
- 11 Powder Room

Innovatively designed units come with 2 bedrooms and a connecting studio with separate entrances. This configuration creates flexibilities and possibilities for urban living, limited only by one's creativity: multi-generational living – where families live independently or inter-dependently, option for rental opportunities or upsizing anytime in the future.

Registration of Interest
www.thefennel.com.my

Typical floor plan



THE
FENNEL
SENTUL EAST



Construction Progress Highlights

June 2015

Construction of The Fennel continues to progress and reach new construction milestones.

Superstructure works are progressing at the following levels.

Block A: Level 16 & 17

Block B: Level 11 & 12

Block C: Level 6, 7 & 8

Block D: Level 21 & 22

YTL SENTUL SALES GALLERY

A modernist masterpiece reveals the true meaning of preservation.

The YTL Sentul Sales Gallery won a silver award in the Interior Design category and received commendation for Adaptive Re-use in the PAM Awards 2014. The annual PAM Awards is the premier award for architecture in Malaysia where it recognizes the contribution made by architects in terms of design quality and that of the built environment.



With the interior space of an existing railway depot building cleared and brought down to its bare shell, new interior architectural elements were inserted carefully to give life to a new property gallery within. Sensitive and elegant detailing throughout the interior space was successfully executed to work harmoniously with the existing structure.



From left:
British Secretary of State for Business, Innovation & Skills Sajid Javid MP, British Council Malaysia Director Mr Gavin Anderson, YTL Land & Development Berhad Executive Director Dato' Yeoh Seok Kian and British Council Schools Director Mr Chris Hickey.

This is an incredibly exciting step forward for us. We are well known across Malaysia for the quality of our English teaching, and our broader role in bringing the education worlds of Malaysia and the UK together. Our school will take that work onto a new level, while helping to develop the next generation of Malaysian global citizens and leaders.

British Council Malaysia Director,
Gavin Anderson

We are honoured to be associated with the British Council, a leading global institution, in developing their first international school in Kuala Lumpur. We share the British Council's aspiration to create a first class educational environment within the new international school in Sentul West, as this will complement our Sentul West and Sentul East Master Plan very well. This new initiative is also in line with our philosophy and long term vision for the urban rejuvenation of Sentul which capitalizes on strategic opportunities to create living environments that are sustainable, engaging and inviting for our growing young urban population.

YTL Land & Development Berhad
Executive Director,
Dato' Yeoh Seok Kian

Plans for new British Council School in Sentul West, Kuala Lumpur

Plans for the establishment of an international school by British Council in Sentul West, Kuala Lumpur was revealed by British Secretary of State for Business, Innovation & Skills Sajid Javid MP during his visit to Malaysia in July 2015.

The Secretary of State visited Malaysia as part of the British Prime Minister's official delegation to several South Asian countries. He visited the British Council office on July 30 to witness the signing of a memorandum of understanding between the British Council and YTL Land & Development Berhad, to develop plans to establish a new international school in Sentul West in Kuala Lumpur. The plans were announced as part of the launch of a Year of Education between the UK and Malaysia in 2016.

The British Council has operated in Malaysia since 1947, offering educational and cultural links and exchanges with the United Kingdom, and acting as a major player in the teaching and learning of English.

The British Council currently runs one school in Madrid, Spain, offering a bilingual and bicultural education to Spanish nationals. The school recently received the top mark of 'outstanding' in all aspects of education from the UK school standards body Ofsted that reports on the quality of education in British schools. The new school in Kuala Lumpur would offer the same outstanding quality of education, aimed at Malaysian nationals, with an emphasis on multilingual and multicultural learning.

CONNECTIVITY

Sentul enters a new phase of its livability-sustainability initiative. Riding on a comprehensive rewrite of KL city's transportation strategy anchored on an integrated urban mass rapid transit system, more lines will be in.



The scope of modern rail travel for KL city started in 1995 with the modernization of KTM's rail system which gave commuters the city's first electric commuter trains. Sentul was the terminus for the Sentul-Port Klang Line until 2010 when the line was extended to Batu Caves. The Ampang LRT Line (completed in 1998) terminates at Sentul East which houses two stations, the Sentul Station and Sentul Timur Station.

The ongoing 35-km extension for both the Ampang and Kelana Jaya Lines under the LRT Line Extension Project (LEP) will culminate in Putra Heights, Subang Jaya. As Sentul East is the terminus for the Ampang Line, this would mean seamless commuting along a 90-km LRT loop with 81 stations along the way.

Further provisions have been made to increase public transport capacity for Greater Kuala Lumpur/Klang Valley whose population is expected to hit 10 million by year 2020. The Klang Valley Mass Rapid Transit (KVMRT) Line 1 is already over 50% completed. Line 1 spanning 51 km from Sungai Buloh to Kajang has 31 stations with capacity to serve 1.2 million commuters daily.

In keeping pace with this growing network, the same sense of anticipation was felt with recent announcements on the proposed 52.2-km MRT Line 2 (Sungai Buloh-Serdang-Putrajaya) covering 36 stations. Sentul has shown up again along the proposed alignment as a property hotspot with two underground stations: Jalan Ipoh and Sentul West.

In the same way we credit the railways with Sentul's prosperity in the past, the rail revolution will bring profound changes to benefit its regeneration when plans for interconnectivity between its KTM and LRT lines with the MRT come to fruition.

PANTAI HILLPARK



The opulence of Mother Nature provides an appealing contrast against each home dotting the undulating terrain.

The finest of Pantai Hillpark at its peak

The private estates of Pantai Peak comprising semi-detached homes and bungalows exude an overwhelming sense of serenity and grace in this highly sought-after setting, the last hillside development next to the green lung of Gasing Ridge. Rather fittingly, these homes settle into the undulating terrain, respecting the contours as nature would.

Up here, the crisp hillside air warmly welcomes you to lush landscapes – where seemingly the natural thing to do is to take in nature’s splendours from the comfort of your home. And to leave the bustling city below, behind.

PANTAI PEAK
PRIVATE ESTATES

Registration of Interest
www.pantaipeak.com.my

SUNGAI BESI LAKE FIELDS & MIDFIELDS



GROVE

LAKE FIELDS, SUNGAI BESI

Living large in Lake Fields is reinterpreted with 3-storey semi-D homes within a gated and guarded enclave at Grove. Premium units with a lift serving a basement car park to the top floor, are by far the most luxurious.

The development is defined by a collection of only 98 homes along meandering streets, weaving through a series of articulated greens culminating in the lushly landscaped central park, which as its name suggests, is a central community park where residents share the public spaces yet enjoy the private gardens.

Floor plans offering up to 5,900 sq ft of living space offer endless possibilities – breezy views of the waterfront promenade, private roof terraces with stunning panoramas, basement car park and lift, outdoor showers, all complemented by a private pool in the outdoors.





**Uninterrupted tranquility
at Reed – the final addition
to the thriving community
at Lake Fields, Sungai Besi.**

Completed in May 2015, the development comprises a total of 285 units of 3-storey terrace and semi-detached homes, each with 4+1 bedrooms with en-suite bathrooms.

With built-up areas starting from 3,200 sq ft, all homes here are refreshingly spacious with open layouts to create modern interiors for modern families. Each home features a living room overlooking a 10-foot garden and a spacious master suite with pavilion and outdoor sky terrace. The development features a select choice of only 10 units of semi-detached homes and one exclusive row along the fringe of the waterfront promenade.

A host of amenities within this gated and guarded community invites residents to enjoy the outdoors: a lushly landscaped central park, children's play areas, landscaped gardens along meandering streets and footpaths, a gymnasium and an open deck – both overlooking the waterfront promenade.



Midfields 2

Sungei Besi

Construction Progress Highlights

June 2015

Overall, construction activities have achieved 30% completion.

Structure works for Block F are nearing completion. At the car park block, structure works are progressing at Level 8.



FINAL RELEASE SOLD OUT IN RECORD TIME AT RECORD PRICES

The final release of Shorefront in May 2015 registered another sell-out, mirroring the overwhelming success of its first release earlier in February this year. The last block comprising 45 units was 100% sold within two hours of sale.

By 5.30 am, a queue had already started to form outside the sales gallery – comprising repeat purchasers, registrants who missed out on the first release, and those eyeing this last block. Noting the urgency of this final opportunity, purchasers flew in all the way from Bangkok, Hong Kong and Singapore to personally select their units. According to bankers present during the first and final release, Penang has not seen queues like this in the last few years.

Prices start from RM1,300.00 per sq ft to a record high of RM2,100.00 per sq ft. The pick of the crop are limited premium units with a direct sea frontage that open up to inspiring, breathtaking ocean views.



At RM2,100.00 per sq ft, this is a new record price for the upmarket luxury lifestyle segment in Penang. This new benchmark reflects a strong demand for quality homes in a premium location, and is a very positive sign for the market which had been slowing down under a subdued economic climate. This is also fantastic news for Penang which has always been highly favoured as an investment destination among discerning investors and high net worth individuals.

“It’s amazing to witness the way the market responded to our Shorefront project, a niche upmarket, low rise and low density development right in the heart of George Town and neighbouring the historic E&O Hotel. We strongly believe in innovation and invested heavily in our concept and design to compliment Shorefront’s unrivalled location – a landmark seafront address within this unique heritage zone in Penang’s capital city. Having come this far, we are truly encouraged by the new benchmarks set and the strong support of our purchasers. We thank each of them for believing in our YTL brand promise,” said Dato’ Yeoh Seok Kian, Executive Director of YTL Land & Development Berhad.



Construction Progress

June 2015

Block A: Structure works have been completed and architecture works are in progress. Block B & C: Structure works are progressing at Level 3.



View of Shorefront’s unrivalled location at one of George Town’s last seafront address.

COMMUNICATIONS

YES OFFERS THE ALL-NEW XiaomiMi4i FOR FREE WITH HUDDLE XS

Malaysians can now get the newly-arrived XiaomiMi4i smartphone on the spot with **Yes'** latest bundle plan, the **XiaomiMi4i with Huddle XS Super Postpaid Plan** without having to wait for the online sale by Xiaomi Malaysia.

The Yes XiaomiMi4i bundle plans are incredibly value-for-money for those who are looking to own a premium 4G LTE smartphone at an affordable price. The smartphone (RRP RM799 with GST) is available for free with Yes Super98, or just RM199 with Super 78 Postpaid plan. Customers who sign up for either bundle plan will also receive a mobile 4G hotspot device Huddle XS (RRP RM508.80 with GST) for free, which gives them a total savings of up to RM1,308.

Each XiaomiMi4i bundle comes with a 24-month plan contract. Instead of having to pay for the smartphone, customers just need to make an upfront payment of RM739 (for Super 98), which will be fully rebated over the 24 months, or RM789 (for Super78), of which RM590 will be rebated.

What's more, customers can enjoy up to a very generous 6GB monthly Internet data on their smartphone, 2,000 minutes of free on-net voice calls and 2,000 free on-net SMS – for as low as RM63 a month. With Yes, they can surf at 4G Internet speeds with ease anytime, anywhere on Malaysia's largest 4G network which is available in every town.



The XiaomiMi4i is packed with high-end specifications for a small price. Running on the latest Android 5.0 (Lollipop) optimized by MIUI 6, the smartphone offers a stunning 5-inch Sharp/JDI Full HD display. It is powered by second-generation Qualcomm Snapdragon 615 octa-core processor and has 2GB of RAM for a smooth mobile experience.

Other noteworthy features include 13MP rear camera and 5MP front camera for sharper photos, dual 4G LTE SIM slots, 16GB of flash memory and 3120mAh battery for longer usage.

The XiaomiMi4i also works seamlessly with the lightweight, palm-sized Huddle XS. The ultra-small and mighty MiFi device provides Yes 4G Wi-Fi connection, which can be shared with up to five Wi-Fi enabled gadgets simultaneously including smartphones, tablets and laptops.

Another Xiaomi bundle promotion by **Yes** is the **Xiaomi Redmi 2 with Huddle XS Super Postpaid Plan**, where the mid-range 4G smartphone (RRP RM475.94 with GST) is also available for free with eligible postpaid plans. Customers who sign up for this bundle plan will also receive Huddle XS for free, which gives them a total savings of up to RM929.

The Xiaomi Redmi 2 is preloaded with Android 4.4 (KitKat) which runs on MIUI 6 user interface, and features 1.2GHz Qualcomm Snapdragon 410 64-bit quad-core processor together with 1GB of RAM and 8GB internal storage. The smartphone is also equipped with dual camera – 8MP rear camera with LED flash and 2MP front camera. In addition to the dual-sim and 4G LTE capabilities, the Xiaomi Redmi 2 also sports a 4.7-inch 720p HD IPS fully laminated display for crisp, true-to-life viewing and a generous 2,200 mAh battery capacity for extended usage.

Currently, **Yes** offers both XiaomiMi4i and Redmi 2 in white colour variant.

To find out more about current promotions by **Yes**, customers can visit the nearest Yes Concept Stores, Yes Exclusive Retail Partners or Oh Yes Stores, or log on to the Yes website at <http://www.yes.my>.

The logo for Yes, featuring the word 'yes' in a lowercase, blue, sans-serif font.



YTL Sentul Sales Gallery

This building in Sentul West was built during the Malayan Railway Administration era. It shares the same architectural style of KTM's Head Office and the old KTM Railway Station in KL city. The building's historic fabric remains till today. For instance, the series of arches and columns dominating the front and back of the building that are influenced by Moorish and Roman architecture.

Since early 2000, the building was utilized as YTL Land's sales office and gallery. The building interior was refurbished by award-winning architecture firm Unit One Design in 2013.



YTL Land & Development Berhad (Co. No. 1116-M)
T +603 2117 0088 | F +603 2143 3192 | E contact@ytlland.com
www.ytlcommunity.com | www.ytlland.com

