



FOUR SEASONS PLACE

Kuala Lumpur

A DEVELOPMENT OF VENUS ASSETS SDN BHD



Introduction



Four Seasons Kuala Lumpur located in Kuala Lumpur's most prestigious and sophisticated Golden Triangle.

In the city's most prestigious district, the 65-story tower will offer luxurious shopping, the finest restaurants, and the pinnacle of Kuala Lumpur living experience.

Developer Profile



VENUS ASSETS SDN. BHD.

(612735 - T)

Level 3, Wisma Concorde
No. 2, Jalan Sultan Ismail 50250
Kuala Lumpur
Malaysia

Website:
<http://www.venusassets.com>

Developer : Venus Assets Sdn. Bhd.

Established : Since 2003

Major Shareholders and Directors :

1) Sharafuddin Idris Shah, Sultan of Selangor

2) Tan Sri Syed Yusof Tun Syed Nasir

* Experienced entrepreneurs in finance, investment and marketing in Malaysia

3) Dato' Ong Beng Seng

* Major shareholder of a hotel-owning company listed on the Singapore Stock Exchange.

* One of the richest men in Singapore. He owns and operates many Four Seasons hotels around the world.

About Us

A Kuala Lumpur-based real estate development company. We are the solo developer of Four Seasons Place Kuala Lumpur. The project is a mixed-use development of a luxury 5-star hotel, retail facilities, and 242 private residences on land adjacent to the Kuala Lumpur City Center (Petronas Twin Towers).

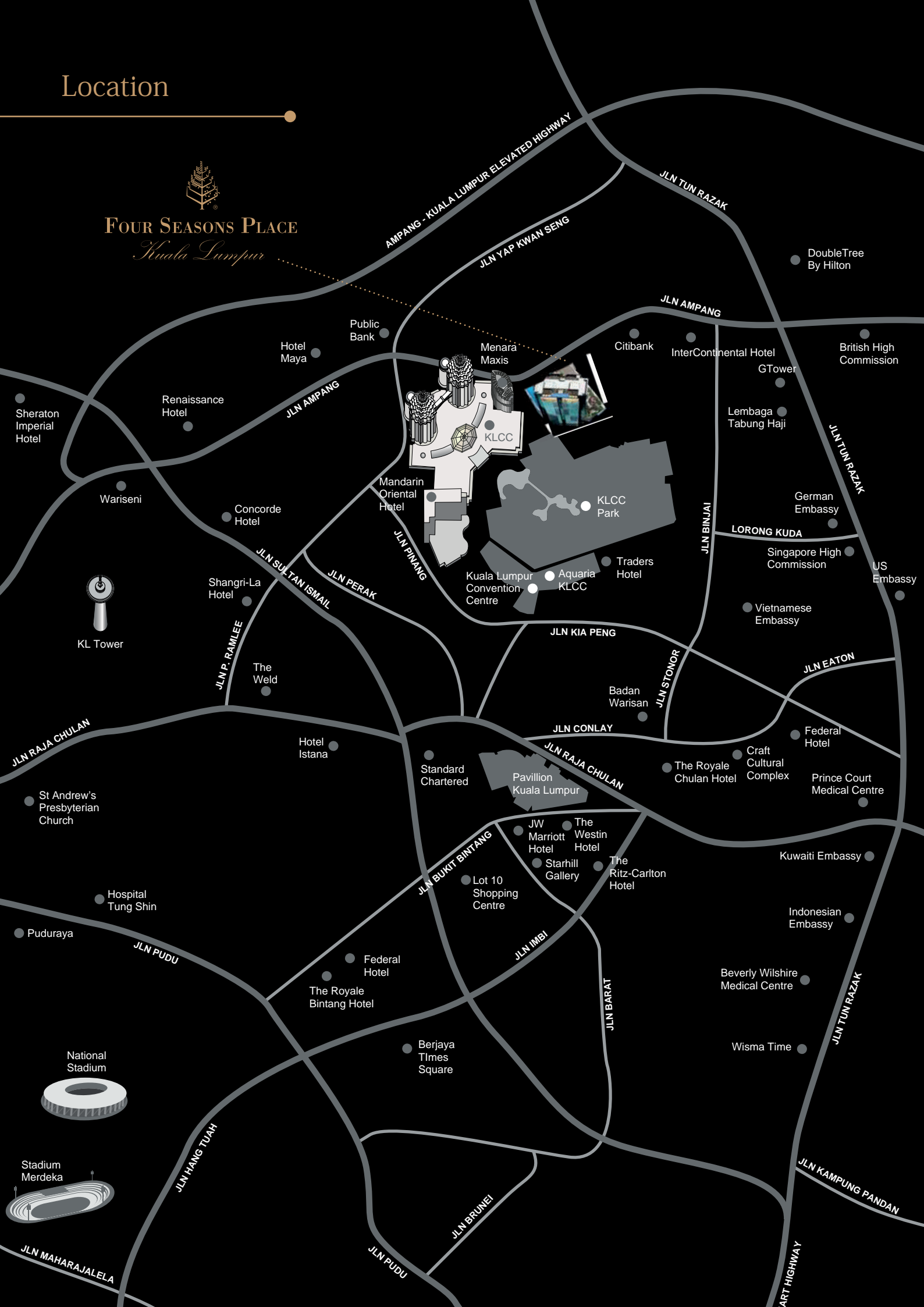


Location



FOUR SEASONS PLACE

Kuala Lumpur





FOUR SEASONS PLACE *Kuala Lumpur*

Site Plan

Ampang Street



Kuala Lumpur
City Center

Intercontinental
Hotel

Kuala Lumpur City Center Park

Accessibility

- 1 minute walk to KLCC LRT station
- 10 minutes to KL Sentral by train
- Adjacent to shopping mall (Suria KLCC)
- 60 minutes drive to KLIA/KLIA 2 International Airport

Property Summary

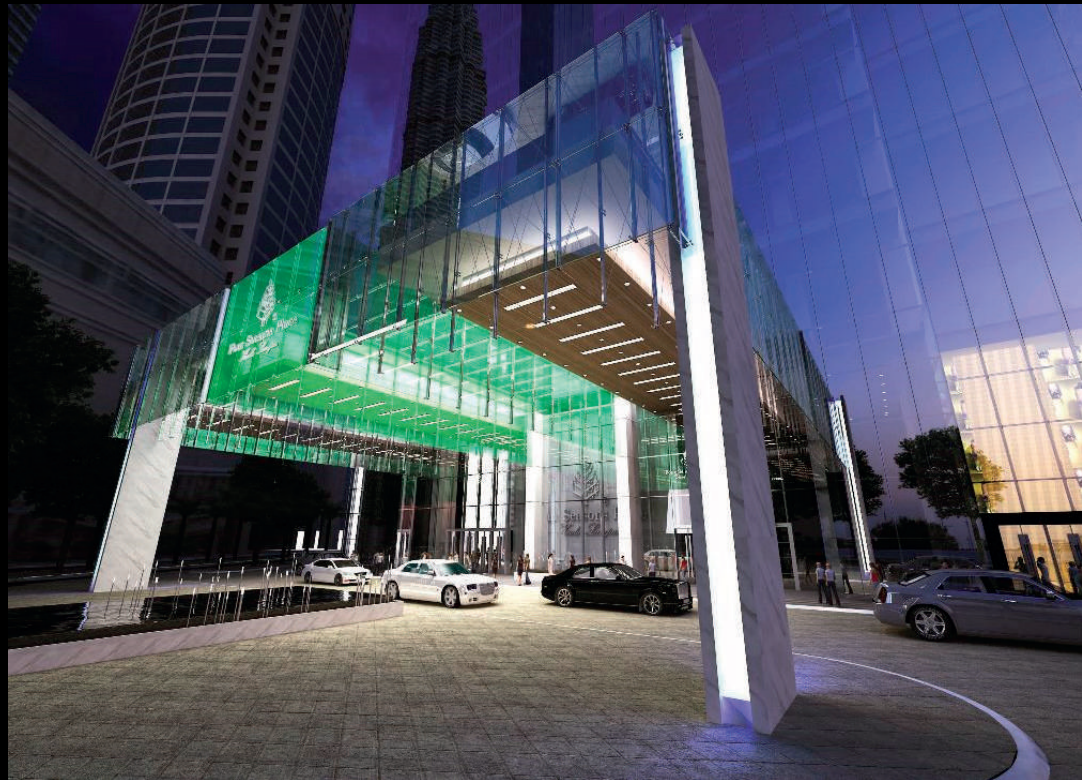


FOUR SEASONS PLACE *Kuala Lumpur*



Property Name	: Four Seasons Place Kuala Lumpur
Developer	: Venus Assets Sdn. Bhd.
Land Area	: 2.44Acre
Completion Date	: July 2018
Tenure	: Freehold
Number of units	: 242
Floors	: 65
Average Sales Price	: RM 2500 to RM 3000/sqft

Completion Image



Public Space



Facilities

- Swimming pool
- Sky Gym
- Residents' lounge
- Function Room
- Multi-purpose room
- Private rooms (dining & pool)



B1F / Concourse
B2F
B3F
B4F

Rooftop garden for residents only							
PH PH 01				PH PH 02			
TYPE E2 62-1		TYPE E1 62-2		TYPE E1 62-3		TYPE E2 62-3a	
TYPE E2 60-1		TYPE E1 60-2		TYPE E1 60-3		TYPE E2 60-3a	
TYPE D2 59-1		TYPE D1 59-2		TYPE D1 59-3		TYPE D2 59-3a	
TYPE D2 58-1		TYPE D1 58-2		TYPE D1 58-3		TYPE D2 58-3a	
TYPE D2 57-1		TYPE D1 57-2		TYPE D1 57-3		TYPE D2 57-3a	
TYPE D2 56-1		TYPE D1 56-2		TYPE D1 56-3		TYPE D2 56-3a	
TYPE D2 55-1		TYPE D1 55-2		TYPE D1 55-3		TYPE D2 55-3a	
TYPE D2 54-1		TYPE D1 54-2		TYPE D1 54-3		TYPE D2 54-3a	
TYPE D2 53-1		TYPE D1 53-2		TYPE D1 53-3		TYPE D2 53-3a	
TYPE D2 52-1		TYPE D1 52-2		TYPE D1 52-3		TYPE D2 52-3a	
TYPE D2 51-1		TYPE D1 51-2		TYPE D1 51-3		TYPE D2 51-3a	
M & E + OUTRIGGER							
TYPE C3 50-1		TYPE C2 50-2		TYPE C3 50-3a		M & E	
TYPE C3 49-1		TYPE C2 49-2		TYPE C3 49-3a		TYPE C1 49-5	
TYPE C3 48-1		TYPE C2 48-2		TYPE C3 48-3a		TYPE C1 48-5	
TYPE C3 47-1		TYPE C2 47-2		TYPE C3 47-3a		TYPE C1 47-5	
TYPE C3 46-1		TYPE C2 46-2		TYPE C3 46-3a		TYPE C1 46-5	
TYPE C3 45-1		TYPE C2 45-2		TYPE C3 45-3a		TYPE C1 45-5	
TYPE C3 43A-1		TYPE C2 43A-2		TYPE C3 43A-3a		TYPE C1 43A-5	
TYPE C3 43-1		TYPE C2 43-2		TYPE C3 43-3a		TYPE C1 43-5	
TYPE C3 42-1		TYPE C2 42-2		TYPE C3 42-3a		TYPE C1 42-5	
TYPE C3 41-1		TYPE C2 41-2		TYPE C3 41-3a		TYPE C1 41-5	
TYPE C3 40-1		TYPE C2 40-2		TYPE C3 40-3a		TYPE C1 40-5	
TYPE C3 39-1		TYPE C2 39-2		TYPE C3 39-3a		TYPE C1 39-5	
TYPE C3 38-1		TYPE C2 38-2		TYPE C3 38-3a		TYPE C1 38-5	
TYPE C3 37-1		TYPE C2 37-2		TYPE C3 37-3a		TYPE C1 37-5	
TYPE C3 36-1		TYPE C2 36-2		TYPE C3 36-3a		TYPE C1 36-5	
Sky Lobby for Residents							
M & E + OUTRIGGER							
M & E							
TYPE B7 33-1		TYPE B8 33-2		TYPE B8 33-3		TYPE B5 33-5	
TYPE B7 32-1		TYPE B8 32-2		TYPE B8 32-3		TYPE B5 32-5	
TYPE B7 31-1		TYPE B8 31-2		TYPE B8 31-3		TYPE B5 31-5	
TYPE B7 30-1		TYPE B8 30-2		TYPE B8 30-3		TYPE B5 30-5	
TYPE B7 29-1		TYPE B8 29-2		TYPE B8 29-3		TYPE B5 29-5	
TYPE B7 28-1		TYPE B8 28-2		TYPE B8 28-3		TYPE B5 28-5	
TYPE B1 27-1		TYPE B6 27-2		TYPE B4 27-3		TYPE B6 27-5	
TYPE B1 26-1		TYPE B6 26-2		TYPE B4 26-3		TYPE B6 26-5	
TYPE B1 25-1		TYPE B6 25-2		TYPE B4 25-3		TYPE B6 25-5	
TYPE B1 23A-1		TYPE B6 23A-2		TYPE B4 23A-3		TYPE B6 23A-5	
TYPE B1 23-1		TYPE B6 23-2		TYPE B4 23-3		TYPE B6 23-5	
TYPE B1 22-1		TYPE B6 22-2		TYPE B4 22-3		TYPE B6 22-5	
Hotel Service Apartment							
Hotel Service Apartment							
ホ Hotel Service Apartment+ M & E							
Hotel							
Hotel							
Hotel							
Hotel							
Hotel							
Hotel							
Hotel							
Hotel							
Hotel							
Facilities (Residential use only)							
Hotel Facilities							
Hotel Facilities							
Hotel Facilities							
Hotel Facilities		Residents' private parking lot					
Store		Residents' private parking lot					
		Parking Lot					
		Store					
		Store					
		Store					
STORE + DROP OFF + LOADING							
STORE+ M & E + LOADING							
Parking Lot							
Parking Lot							
Parking Lot							

Floor Plan

TYPE B7

3-BEDROOM WITH STUDY

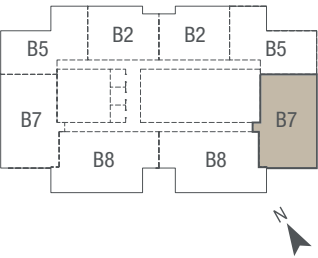
FLOOR AREA

187 SQM

2,013 SQFT

LEVEL

28-33



TYPE C1

3-BEDROOM

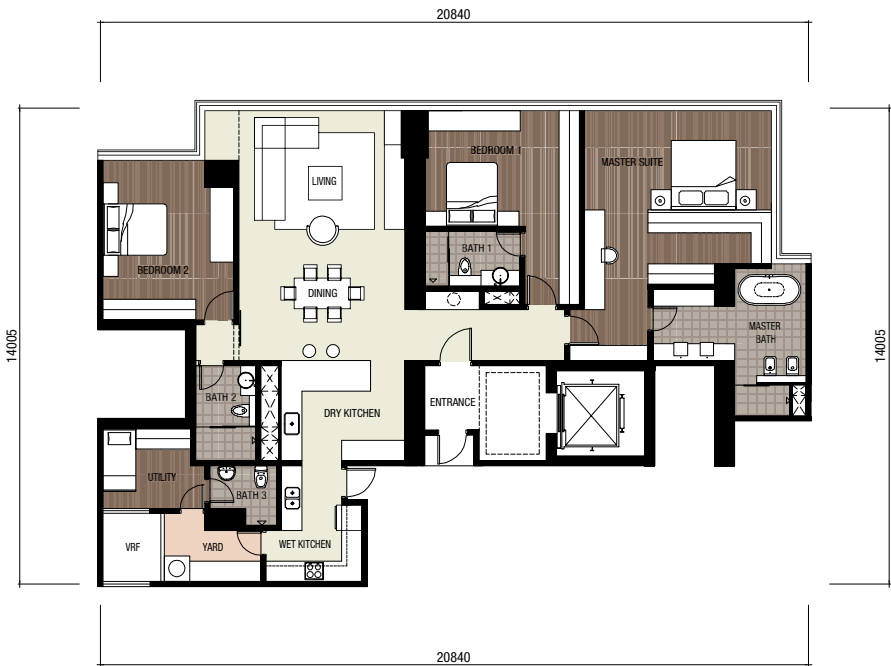
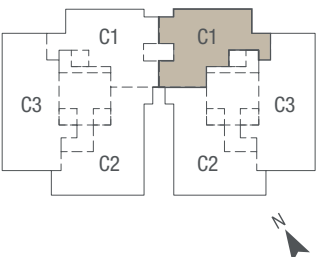
FLOOR AREA

211 SQM

2,271 SQFT

LEVEL

36-49



TYPE C3

3-BEDROOM WITH ENTERTAINMENT AREA

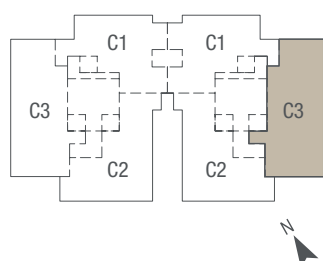
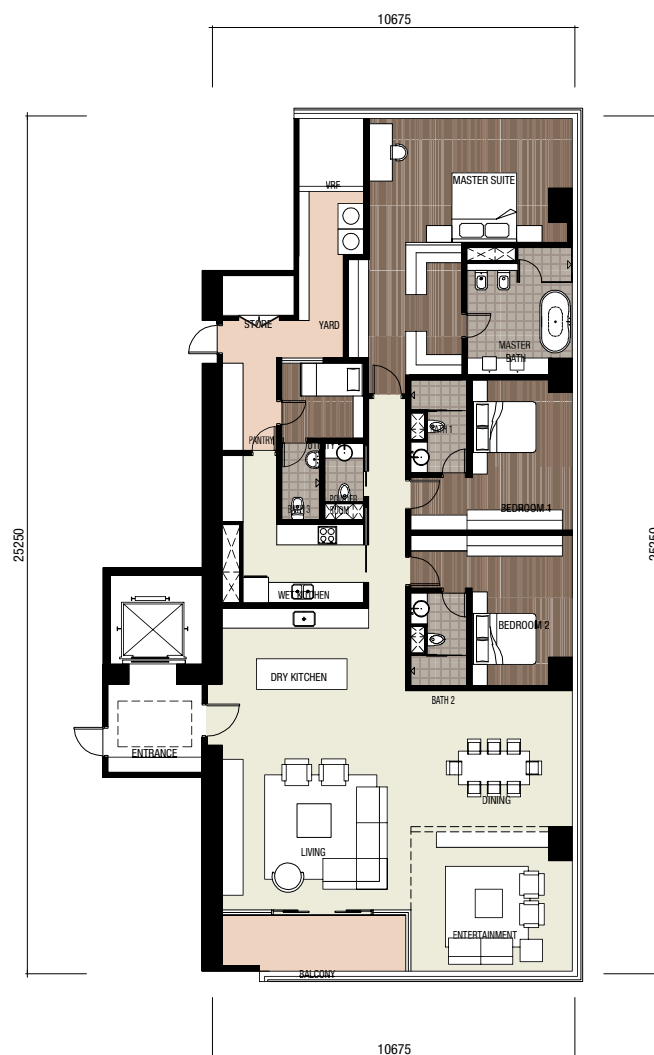
FLOOR AREA

268 SQM

2,885 SQFT

LEVEL

36-50



Floor Plan

TYPE D1

4-BEDROOM WITH FAMILY AREA

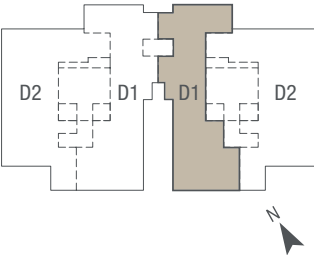
FLOOR AREA

341 SQM

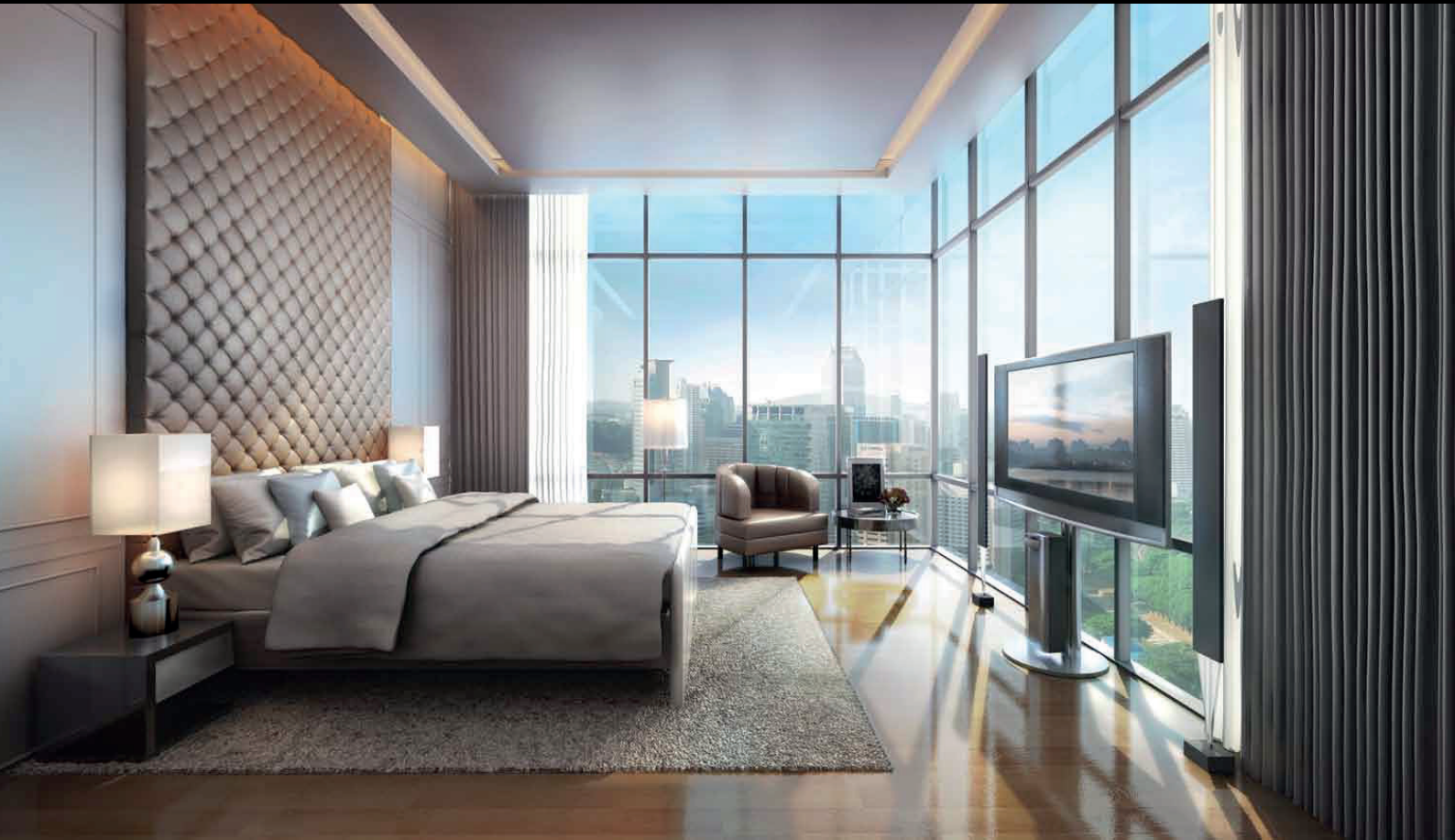
3,670 SQFT

LEVEL

51-59



Interior



Unique and Sublime

With floor plans designed to fit any lifestyle, we have set a new standard for elegance and sophistication.



Fame and luxury that only you can experience

Four Seasons Private Residences Kuala Lumpur has pursued prestige and luxury to foster an unparalleled lifestyle.

With 242 units ranging in size from one to a spacious seven bedrooms, all residences are located on the upper or middle floors and overlook a beautiful 50-acre park with spectacular views of the adjacent Kuala Lumpur City Center.



Four Seasons Hotels Around the World



Surroundings



Suria KLCC (adjacent): A shopping complex in the KLCC district, which marks the Kuala Lumpur's most central area, with world-class branded shops, many restaurants including international cuisine, a concert hall, a cinema, etc.

It shares the basement and lower floors with the Petronas Twin Towers and is connected to the KLCC station by an underground passageway. Adjacent to the building is the Mandarin Oriental, a luxury hotel.

When you stay at Four Seasons Place, all these facilities are right next door and available at all hours.

KLCC Park (adjacent): Located next to Suria KLCC, this large 20-hectare park is beautifully landscaped with 1,900 species of tropical plants, ponds, large fountains, swimming pools, walking paths, and a 1.4-km promenade that circles the park.

The night view of the Twin Towers from the park is spectacular, making it one of KL's most popular tourist attractions among local Malaysians and visitors alike.

When you stay at Four Seasons Place, you can use the park like your own garden.

Bukit Bintang District (15-minute walk): This area is like Ginza in Tokyo, bustling with people who enjoy shopping, eating, and drinking all year round. The area is home to many malls, hotels, and restaurants, including the Pavilion Mall, which is lined with branded stores. You can also walk from Suria KLCC to Pavilion Mall via an air-conditioned pedestrian walkway.

In addition, on the northwest side of Bukit Bintang Avenue is Alor Street, lined with more than 50 Chinese food stalls. Just across the street, you can enjoy the popular cuisine of the city.

Royal Selangor Golf Club (2km, 5~10 minutes by car): This is a prestigious Malaysian golf club with over 100 years of history. You can experience the British way of club life at a club full of local luminaries.

Reasons for ● Recommendation

Four Seasons Place is located right next to the landmark Petronas Twin Towers. It is in a prime location in Kuala Lumpur, the capital of Malaysia. It is situated in the best place in Malaysia.

Four Seasons Place is integrated with the Four Seasons Hotel Kuala Lumpur, a world-class hotel. The property also offers the services of a luxury hotel.

Next door is the Suria KLCC Mall which makes for very convenient shopping and dining. Four Seasons Place itself is also accompanied by high-end commercial stores.

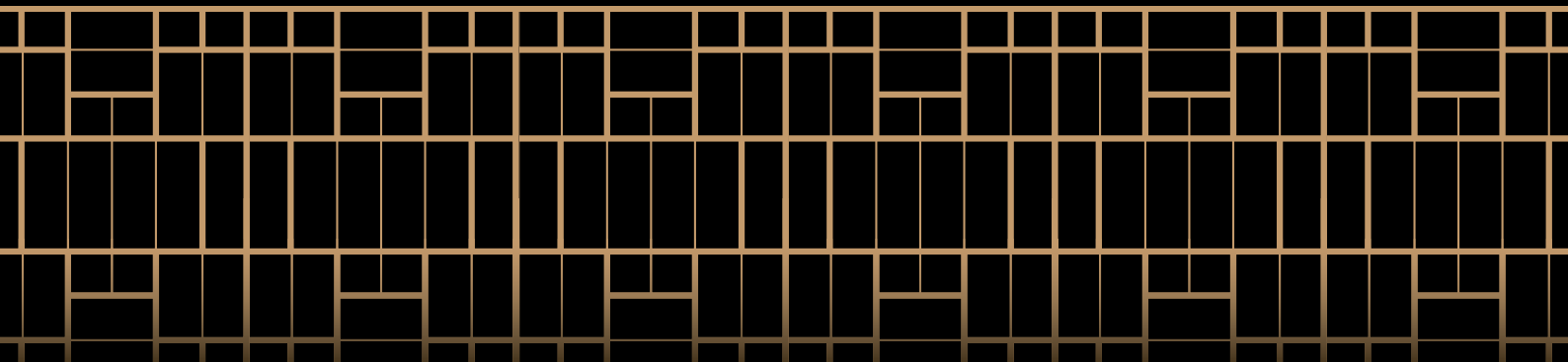
Four Seasons Place is also adjacent to KLCC Park, where you can enjoy strolling and jogging.

KLCC station is within close proximity, providing easy access to all parts of KL by train.

The Four Seasons brand residences are inexpensive compared to other cities (e.g. Shanghai, Mumbai, etc.).

Malaysia is the world's most popular destination for long stays, so this is an ideal property for a vacation home for the wealthy or a corporate welfare facility.

The Four Seasons brand, Kuala Lumpur's potential and prime location make this property a valuable overseas asset.





VENUS ASSETS SDN. BHD.

(612735 - T)

Developer



コスモス・プラン

販売取次ぎ店

株式会社 コスモス・プラン
〒103-0001 東京都中央区日本橋
小伝馬町14-6 水口ビル3F
電話 : 03-6661-7683
FAX : 03-6661-7684
E-mail : fudousan@cosmosplan.jp

クアラルンプール・オフィス
W-09-13A, Menara Melawangi,
18 Jalan Persiaran Barat
46050 Petaling Jaya, Selangor,
Tel : 603-7960-1552
Fax : 603-7958-8552
E-mail : kl.property@cosmosplan.jp
kladminjp@cosmosplan.jp

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