



*The best part  
of the day...  
is coming home.*

**AT 6**

**RESIDENSI AMPANG TENGAH 6**



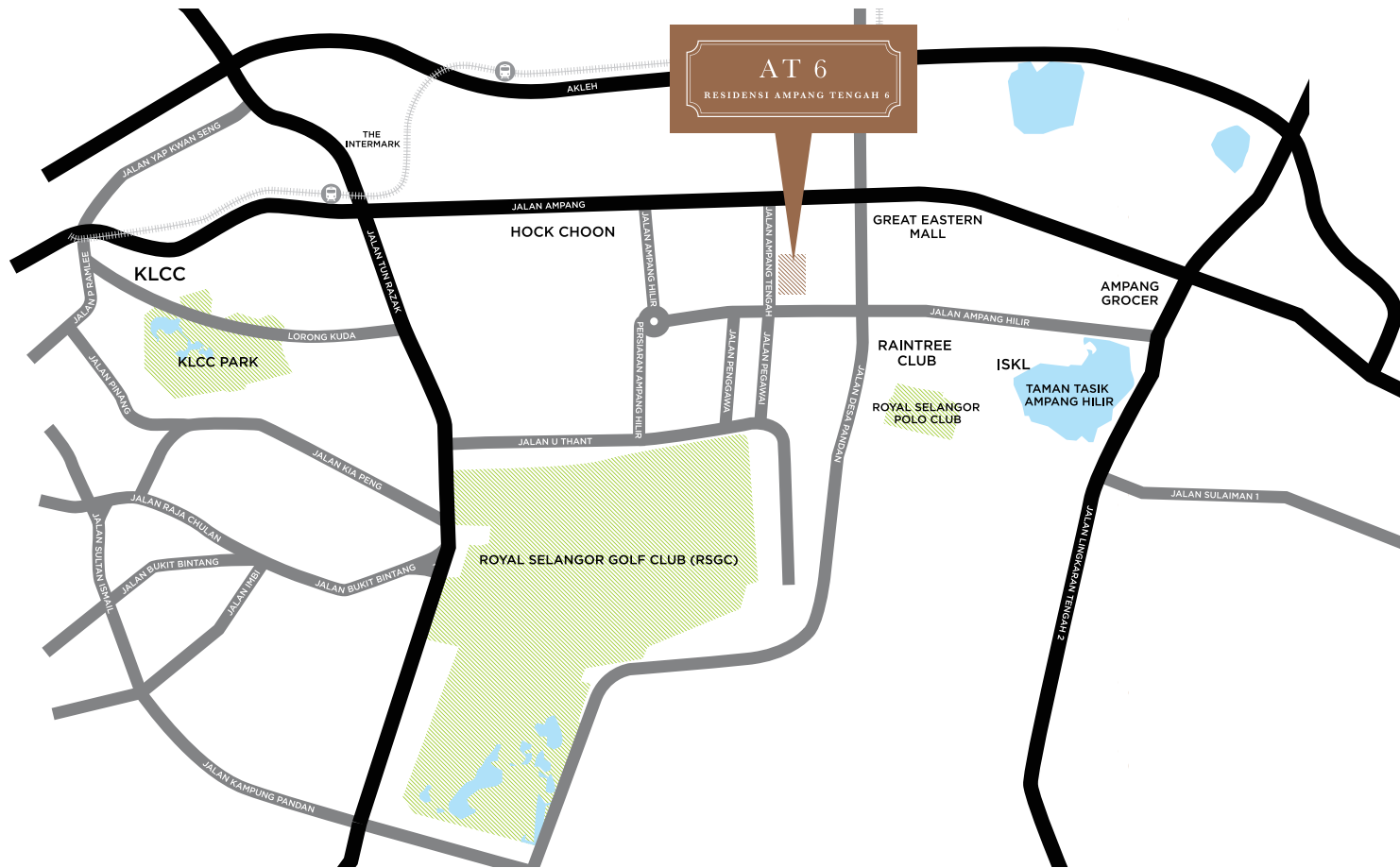
## **RESIDENSI AMPANG TENGAH 6 ('AT 6')**

A low density development in Kuala Lumpur's prestigious U-Thant, Madge and Ampang Hilir neighbourhood.

Where sprawling embassies and old mansions peep out from the shadows of mature rain trees, only a stone's throw away from KLCC.

Inspired by its neighbours, AT 6 emulates the subtleties that only these old homes offer.

# AN UNBEATABLE LOCATION



International School  
of Kuala Lumpur  
700 m

Hock Choon  
Supermarket  
700 m

Royal Selangor  
Polo Club  
800 m

Great Eastern  
Mall  
1.7 km

Gleneagles  
Hospital  
1.3 km

KLCC  
2.5 km



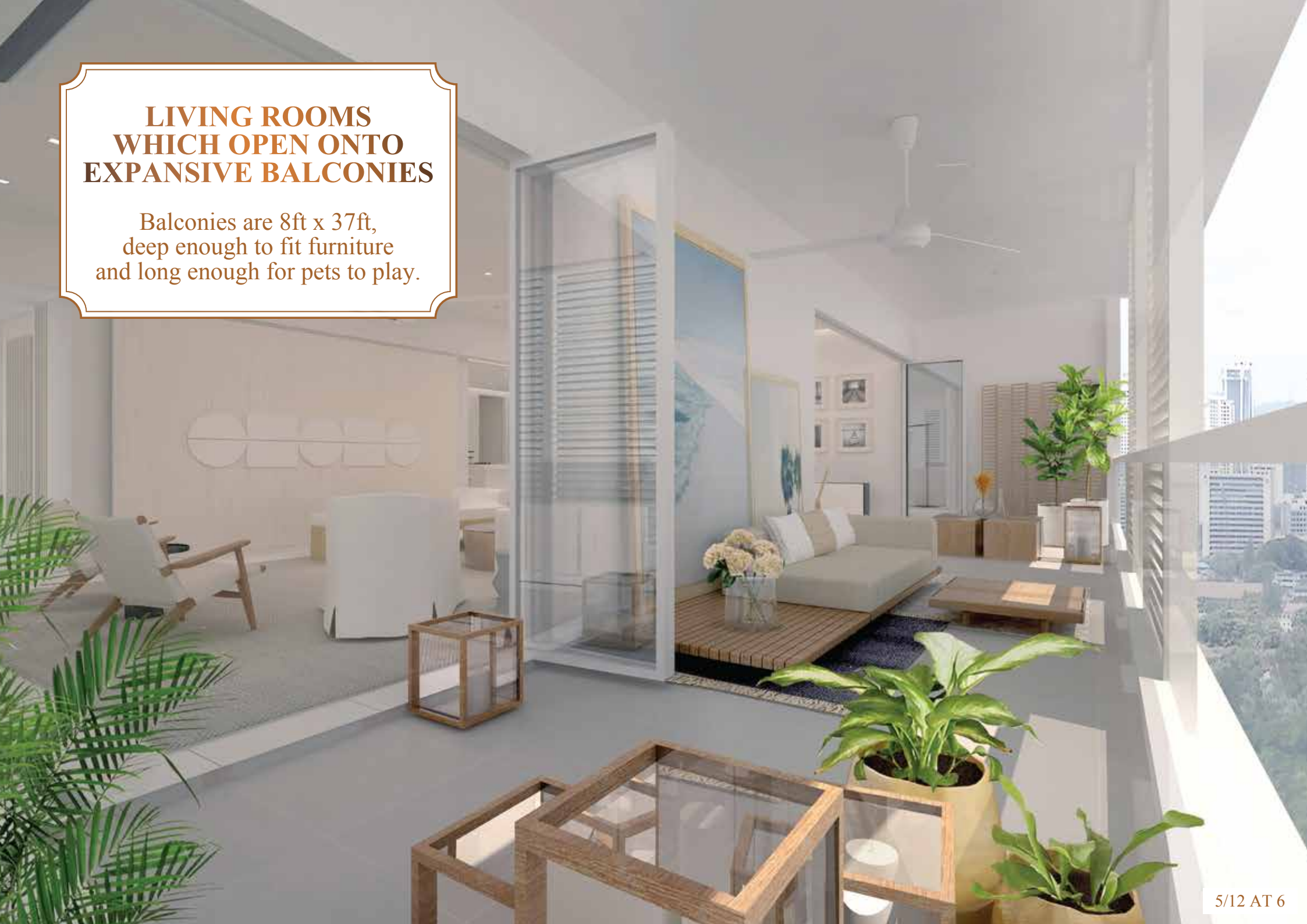


**SUBTLE,  
EXCLUSIVE  
& PRIVATE**

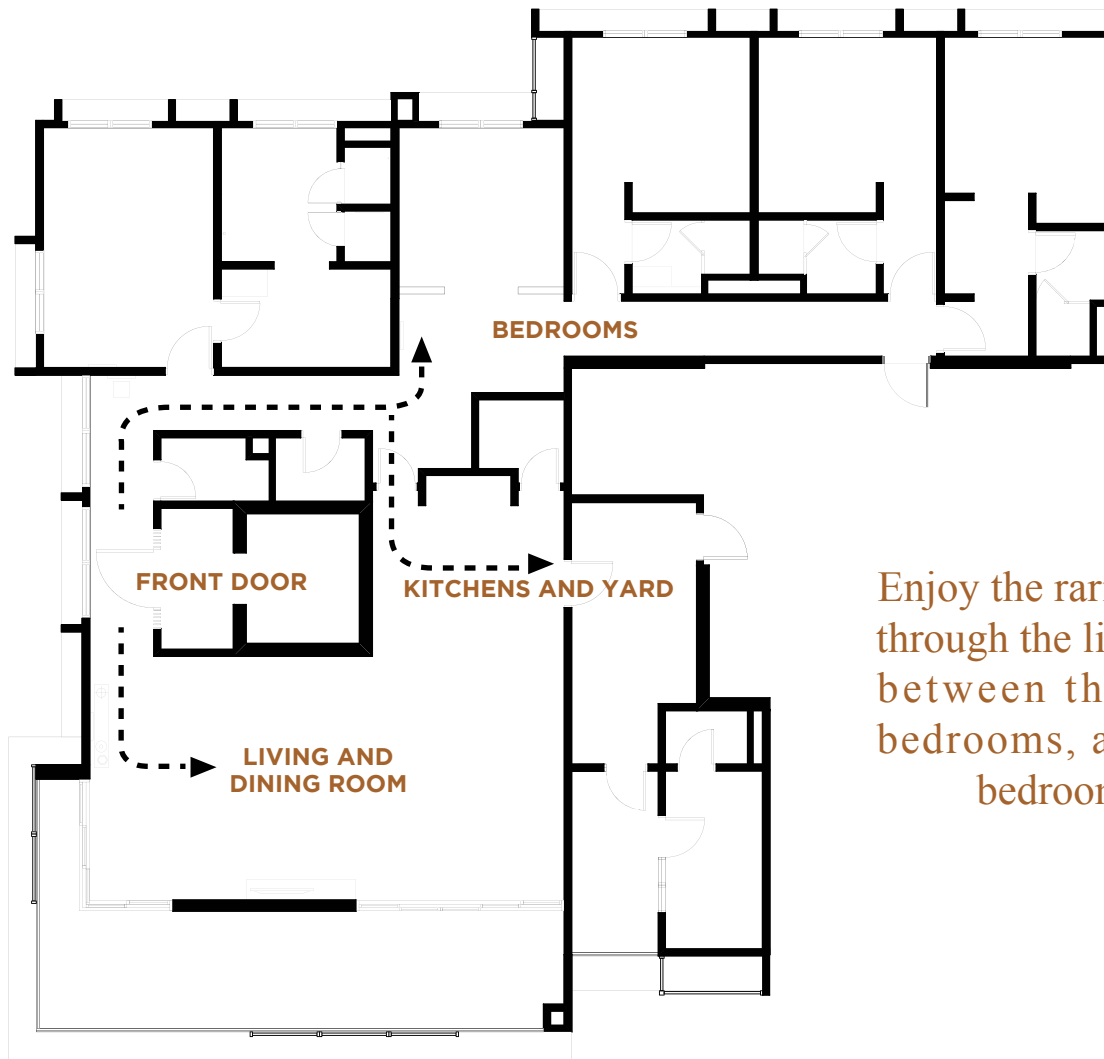
Just 35 units spread over 19 floors,  
each with its own private lift lobby.

**LIVING ROOMS  
WHICH OPEN ONTO  
EXPANSIVE BALCONIES**

Balconies are 8ft x 37ft,  
deep enough to fit furniture  
and long enough for pets to play.



## DISCREET FLOW BETWEEN SPACES



Enjoy the rarity of not having to walk through the living room when moving between the front door and the bedrooms, as well as between the bedrooms and the kitchen.



A modern kitchen featuring a large white marble island with a built-in cooktop and a glass vase with a plant. The island is surrounded by wooden stools. In the background, there are white cabinets and a marble backsplash. To the right, a built-in pantry is visible, filled with dishes and a box labeled 'BREAD'. The ceiling has recessed lighting.

## GENEROUS UTILITY AREAS

All units boast 3 storage rooms, utilitarian yards and generous wet kitchens designed for big cooking assisted by hired help.



## **A RETURN TO BUNGALOW LIVING**

- Traditional porch with circular drop-off
- Gardens for children to play
- Garden for pets to play
- Poolside barbeque area

## **WITH THE RIGHT ENHANCEMENTS**

- 20-metre swimming pool and children's wading pool
- Gymnasium
- Children's playroom
- Power sockets in car parking bays

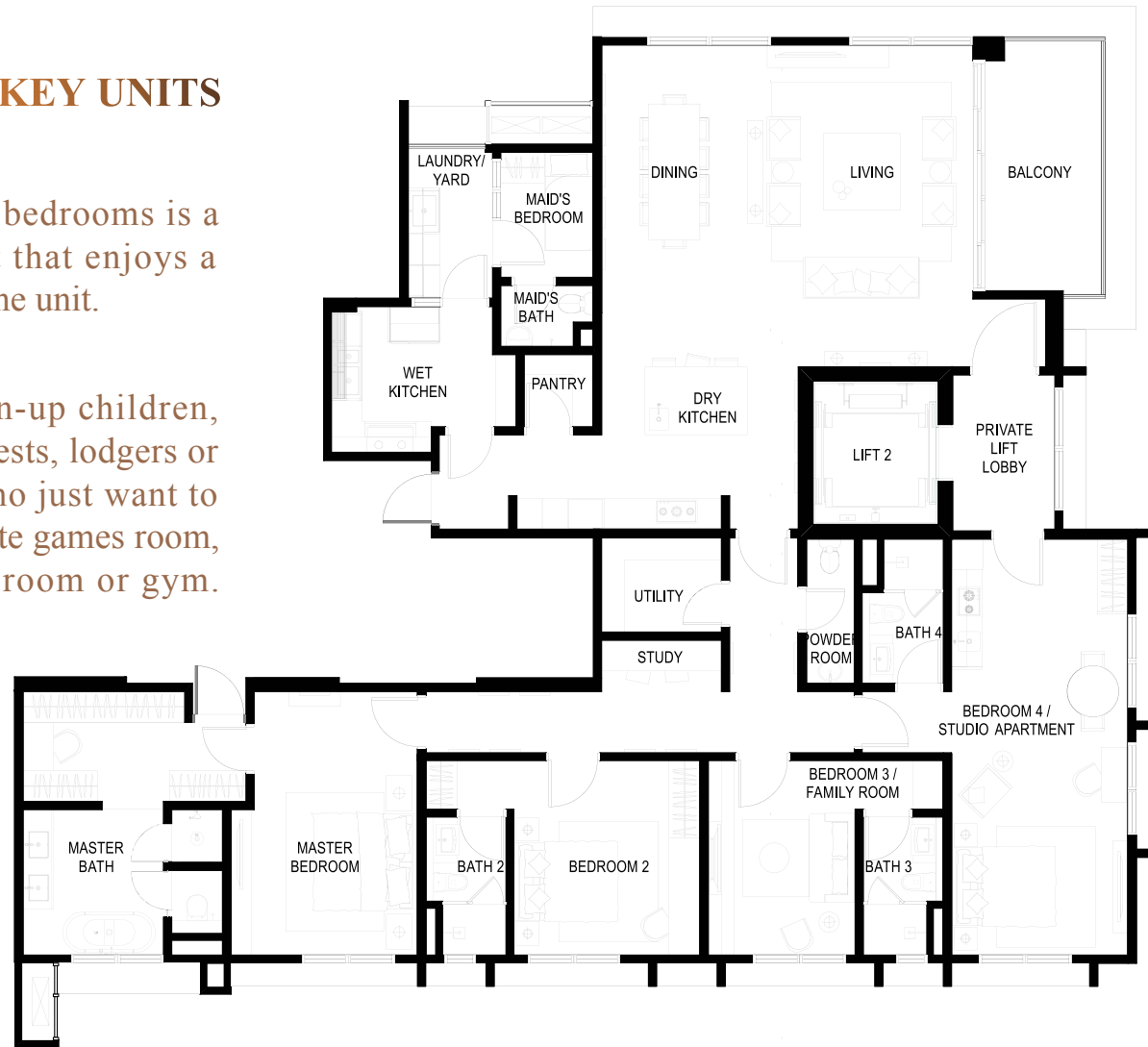
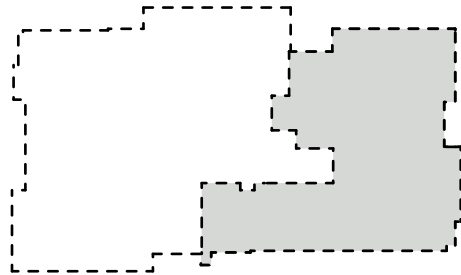


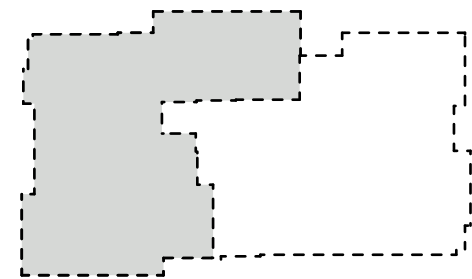
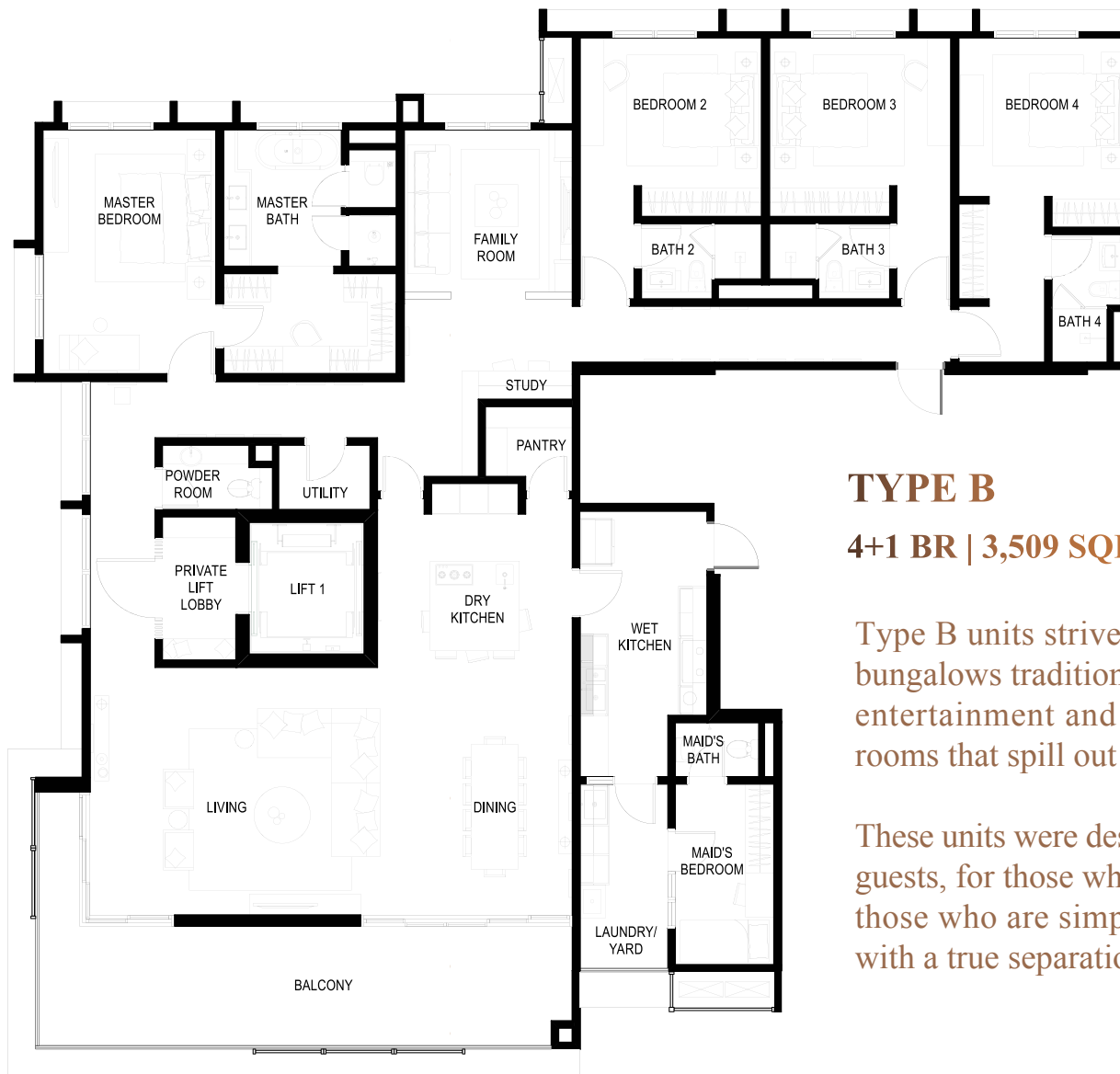
## TYPE A

4+1 BR | 2,799 SQF | DUAL-KEY UNITS

In Type A units, one of the four bedrooms is a self-contained studio apartment that enjoys a separate entrance from the rest of the unit.

Suitable for families with grown-up children, ageing parents, frequent house guests, lodgers or home businesses; or for those who just want to realise the dream of having a private games room, home workshop, entertainment room or gym. The possibilities are endless.





## **TYPE B**

**4+1 BR | 3,509 SQF | TRUE BUNGALOW LIVING**

Type B units strive to emulate the subtleties that only bungalows traditionally offer, with truly separate guest entertainment and private family spaces, and living rooms that spill out onto expansive balconies.

These units were designed for those who like to entertain guests, for those who appreciate open-air living, and for those who are simply accustomed to bungalow-living with a true separation of public and private spaces.





## QUICK FACTS

**Address** : 6 Jalan Ampang Tengah, 55100 Kuala Lumpur

**Land** : 0.58 acres, freehold land

**Total Units** : 35 units, spread over 19 stories

**Units Available** : Type A : 4+1 | 2,799sqf

Type B : 4+1 | 3,509sqf

**Car Parks** : 2-3 per unit

**Facilities** : *Basement* - resident car parking bays with power sockets, individual storage rooms

*Ground Floor* - visitor parking, gardens, lounge seating, car wash bay, pet area

*Rooftop* - swimming pools, sky lounge, children's playroom, gym, barbeque area

**Security** : CCTV coverage, 3-tier card access security system

# BOULEVARD REALTY



Boulevard Realty Sdn Bhd is a pioneer developer of condominiums around the exclusive embassy row of Kuala Lumpur. In the 1990s, it developed high-end properties such as 2-Twelve and Desa Palma, and later expanded to develop the 3-star Hotel Nova on Jalan Alor. Boulevard Realty is the development vehicle for boutique development projects under the LQS Group of Companies.

LQS Group is a Malaysia-based fourth-generation family-owned business comprising real estate development, construction and media. Secondary businesses include hospitality, industrial manufacturing and power generation.

The property, development and construction business of the Group was established in 1935 under Lim Quee & Sons Sdn Bhd. Since then the Group has accumulated more than 80 years of such experience throughout Malaysia, Singapore, India and China through various entities such as Dolomite Corporation Bhd, a company listed on the Main Board of Bursa Malaysia, Lim Quee & Sons Sdn Bhd and Sommerville Properties Pte Ltd. Landmark construction projects in Malaysia include the construction of the iconic Merdeka Stadium, Stadium Negara and the first Agung's palace. The Group was also involved in Kuala Lumpur's first urban township development, Bandaraya Development in Bangsar. Significant projects in Singapore include the development of Singapore's first Urban Renewal Project, People's Park Complex and Singapore's first large scale up-market residential development, Sommerville Park – spanning 10 hectares of prime land.

With AT 6, the Group is proud to present a luxurious property abound with personal touches that will charm even the most discerning homeowner.

## Boulevard Realty Sdn Bhd

The Penthouse

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ENGINEER



MECHANICAL  
& ELECTRICAL  
ENGINEER



BRAND &  
COMMUNICATIONS  
CONSULTANT



**Selling Price:** RM3,573,000 - RM5,062,000 | **Land Tenure:** Freehold | **No. of Units:** 35 units | **Land Encumbrances:** United Overseas Bank (Malaysia) Berhad | **Development Order:** DBKL-JPRB-04-B1-003 | **Building Plan Approval Number:** BP U3 OSC 2015 2260 | **Building Plan Approving Authority:** Dewan Bandaraya Kuala Lumpur | **Developer's Licence:** 4064-3/03-2019/0155(L) | **Advertising Permit:** 4064-3/03-2019/0155(P) | **Estimated Completion:** 2021  
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