



MALAYSIA
SABAH | KOTA KINABALU

JESSELTON TWIN TOWERS



Developer:

JESSELTON GROUP

JV Partner:

DWG[®]

PROJECT DETAILS



Tallest Landmark in Borneo Island - A gated & guarded new iconic development in the Golden Triangle of Kota Kinabalu



Strategically located in Golden Triangle of Kota Kinabalu - Urban amenities such as schools, medical centres, malls and recreational spots are within close proximity



Situated in one of World's Most Liveable Places - Breath-taking cityscape of bay & mountain with temperate climate & clean air



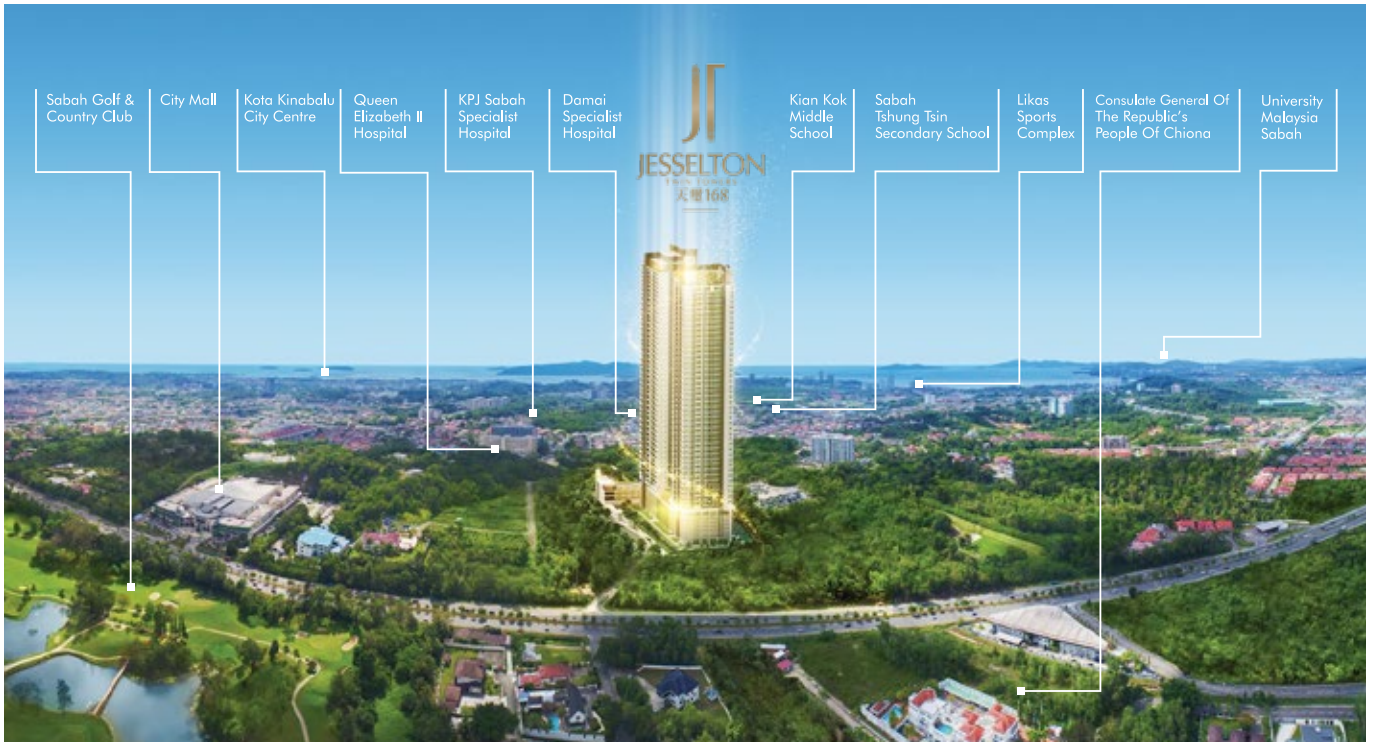
Excellent Quality & Credentials - Developed by Sabah's reputable developer & built by China's world-class contractor

Project Name	Jesselton Twin Towers
Project Type	Condominium
Developer	Jesselton Properties Sdn Bhd (877136-H)
Location	Jalan Bersatu/Jalan Lintas, Kota Kinabalu, Sabah
Land Area	4.88 acres
Tenure	999 years
Completion Date	Q4, 2022 (estimated)
No. Tower	2
No. Floors	56
Total No. Units	819 units
Maintenance Fee	RM 0.33 psf (Including sinking fund)
Parking Space	1,640 bays

Facilities	Level 10 Recreation Deck 50m Lap Pool, Jacuzzi, Splash Pool, Pavilions, Sauna & Steam Rooms, Kid's Play Area, Function Rooms, Gymnasium, Dance Studio, Lawn & Garden, Lounge Deck
	Level 54 & 55 Sky Facilities Sky Bar, Sky Café, Sky Garden, Sky Terrace, Private Lounge, Private Dining, Lounge & Library

Residential Units		Area (sq.ft.)
Type A	Studio	649 sq.ft
Type B1 & B2	1+1 Bedroom	832 sq.ft
Type C	2 Bedroom	1,270 sq.ft
Type D1-D3	2+1 Bedroom	1,357 sq.ft
Type E Dualkey	2+1 Bedroom	1,641 sq.ft
Type G	3+1 Bedroom	1,895 sq.ft

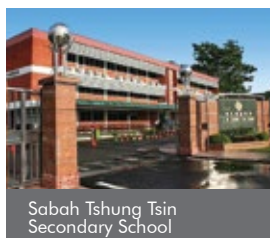
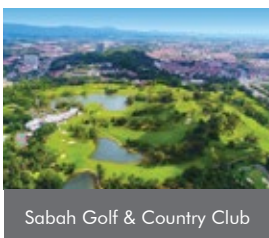
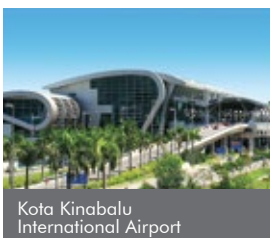
LOCATION



A QUICK STROLL TO URBAN AMENITIES

Shopping & Leisure	
City Mall (0.5km)	1 min
Imago Shopping Mall (6km)	9 mins
Suria Sabah (7.4km)	12 mins
Jesselton Mall (7.7km)	13 mins
Sports & Recreation	
Sabah Golf & Country Club (2.5km)	5 mins
Shangri-La's Tanjung Aru Resort (10km)	16 mins
Sutera Harbour Marina & Country Club (6.3km)	10 mins
Likas Sports Complex (2.5km)	5 mins
Likas Driving Range (2.5km)	5mins
Likas Stadium (2.5km)	6 mins
Tun Fuad Stephens Park (4.3km)	5 mins
Healthcare	
Queen Elizabeth II Hospital (400m)	1 min
KPJ Sabah Specialist Hospital (400m)	1 min
Damai Specialist Hospital (500m)	1 min
Jesselton Medical Centre (2.5km)	3 mins

Education	
Sabah Tshung Tsin Secondary School (1.3km)	2 mins
Kian Kok Middle School (2.3km)	3 mins
Sayfol International School (3.0km)	6 mins
Kinabalu International School (4.6km)	6 mins
University Malaysia Sabah (9.4km)	12 mins
Transportation	
Jesselton Point Ferry Terminal (7.7km)	13 mins
Kota Kinabalu International Airport (9.9km)	11 mins
Arts & Community	
Sabah Museum (4.3km)	7 mins
Sabah State Library (3.5km)	6 mins



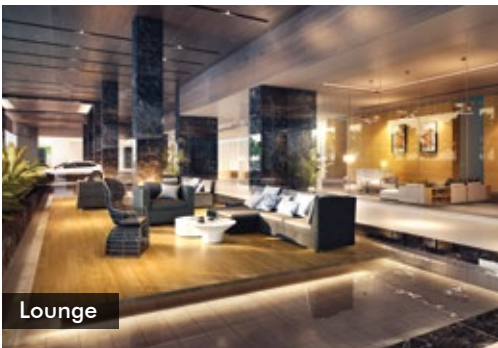
FACILITIES



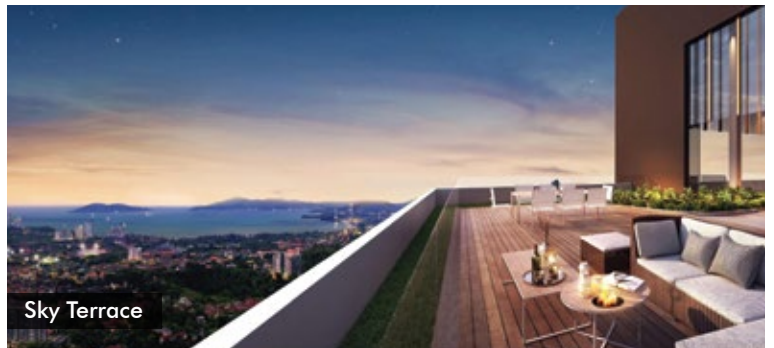
Swimming Pool



Gymnasium



Lounge

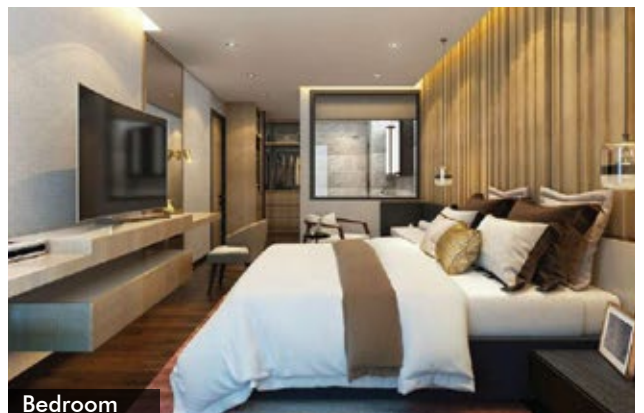


Sky Terrace

INTERIOR



Living Room



Bedroom

DEVELOPER

“ EXCELLENT IN QUALITY & CREDENTIALS ”



- Jesselton Waterfront Holdings is a property development company under the Jesselton Group which diversifies in property development, investments and resort management
- The Group was established by Tan Sri Datuk David Chu in 2010 with the Group's principle activities in property development and real estate investments through direct management
- The Group strategizes to innovate by working together with international and world-class corporations who shared new technologies and business strategies
- Aims to continue to focus on iconic projects and tourism related properties to cater for the growing market of local and international investors



中國建築股份有限公司
CHINA STATE CONSTRUCTION ENGRG. CORP. LTD

CHINA STATE CONSTRUCTION ENGRG. CORP. LTD (CSCEC)

- A world-class construction company established in 1982 that is the largest construction enterprise and largest international contractor in China, which came a long way in becoming a major player in high-rise buildings. The Group has recently completed the construction of Malaysia's tallest building
- The Exchange 106, situated in Kuala Lumpur

UNIT FACING DIRECTION

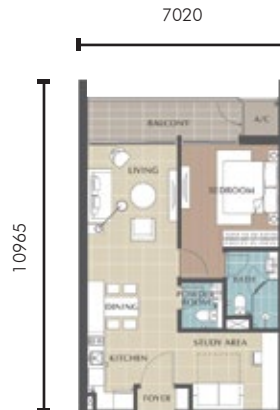
Bay / Mount Kinabalu Views



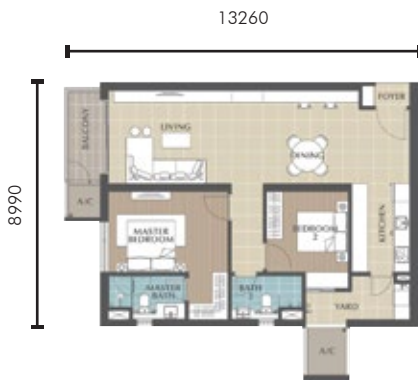
UNIT PLAN



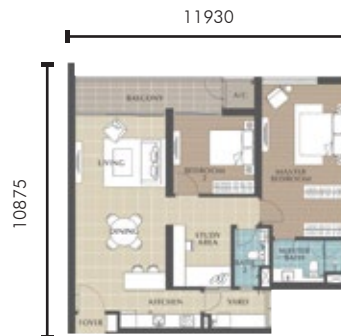
TYPE A
Studio
649 sqft



TYPE B1/B2
1 Bedroom | 1 Study Area
832 sqft



TYPE C
2 Bedroom
1,270 sqft



TYPE D1
2 Bedroom | 1 Study Area:
1,357 sqft



TYPE G
3 Bedroom
1 Study Area
1,895 sqft



TYPE E
(Dual Key Unit)
2 Bedroom | 1 Studio
1,641 sqft

Developer:

JESSELLTON GROUP

JV Partner:

DWG

This document has been prepared by DWG for advertising and general information only. DWG does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. DWG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Purchasers are advised to conduct their own due diligence and are informed that, as in any investment, commercial risks are involved. • All forms of investment carry risks, including the risk of losing all the invested amount. Such activities may not be suitable for everyone. • This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand. • The government of the property stated here-in imposes certain restrictions on foreign ownership of properties. Buyers will need to fulfil criteria before being able to purchase. DWG is a real estate investment company which owns foreign properties through its various subsidiaries, and co-invests with property developers as joint venture partner.