

JEWEL

BY OXLEY KLCC

LIVE BY THE PARK
IN THE HEART OF KL CITY CENTRE

居住在吉隆坡市中心的公园旁

PRESENTING JEWEL BY OXLEY KLCC.

The sheer pleasure
and privilege of living
next to the iconic
Petronas Twin Towers
and the 50-acre
KLCC Park is yours.

由 JEWEL BY OXLEY KLCC 精心呈现

坐落于标志性国油
双峰塔与占地
50英亩的吉隆坡
城中城公园旁，
享受城市中心的
奢华与愉悦生活。



Actual location of Jewel by Oxley KLCC with artist's impression of Oxley Towers superimposed on the site.



Artist's impression



Artist's impression

Savour the tantalising sights and sounds of the city from this chic urban retreat. One of the final, freehold residential properties with the coveted KLCC postcode, there are only 267 limited units, ensuring prestige and privacy.

享受这个别致城市度假胜地的迷人景色与声音。拥有吉隆坡城中城仅剩的永久地契住址，坐拥了威望与隐私，只限267个住宅单位。



Directly connected to the lush greens of KLCC Park, this is sky living curated to perfection. Complete with a spectrum of luxe amenities befitting cosmopolitan living, live it up at the centre of it all.

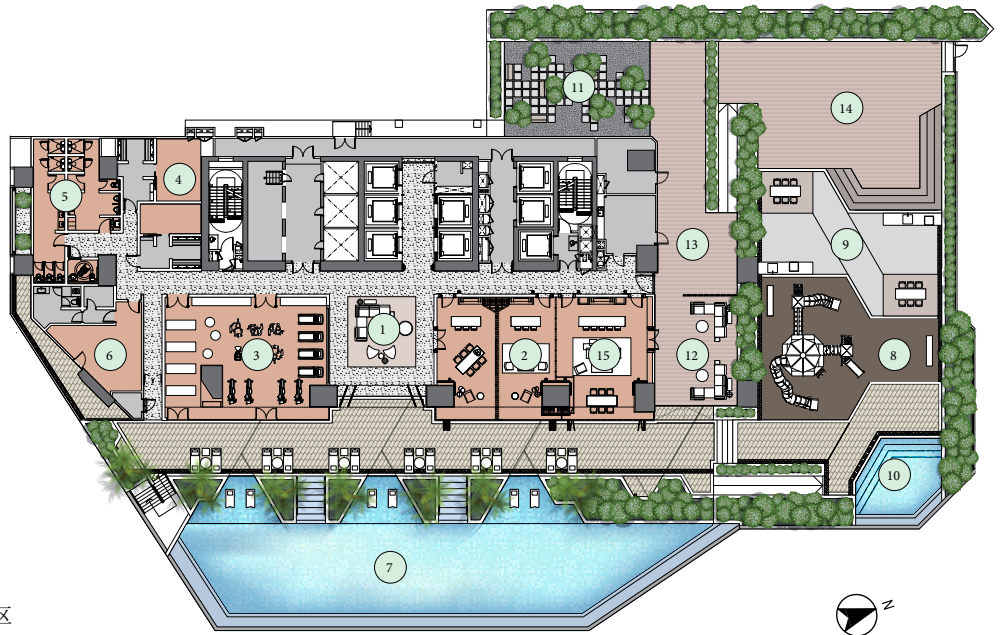
与吉隆坡城中城公园郁郁葱葱的绿地直接相连，提供了最理想的完美生活。以您的生活为中心，配备了一系列适合国际化生活的奢华设施。

Artist's impression

LEVEL 7 第7楼

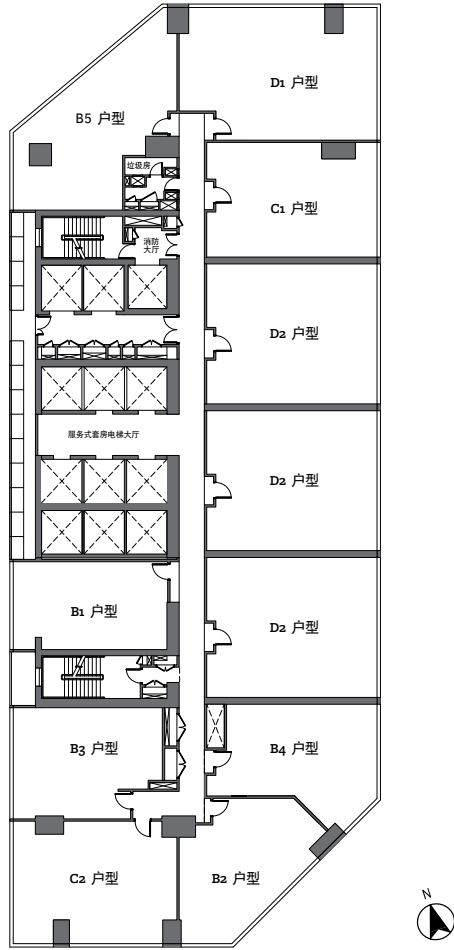
Residents' Club 住户设施俱乐部

- ① Lobby/Lounge 大厅/休息室
- ② Function Hall 功能礼堂
- ③ Gym 健身房
- ④ Surau 祈祷室
- ⑤ Changing Rooms 更衣室
- ⑥ Management Office 管理处办公室
- ⑦ Pool & Pool Deck 泳池与甲板
- ⑧ Kid's Playground 儿童游乐园
- ⑨ BBQ Area 烧烤区
- ⑩ Kid's Pool 儿童泳池
- ⑪ Zen Garden 禅境花园
- ⑫ Pre-function Deck 迎宾台
- ⑬ Collaborative Workspace 共享工作空间
- ⑭ Wellness Sanctuary/Yoga Deck 保健区/瑜伽区
- ⑮ Reading Room 阅读室



Typical Floor Layout

典型楼层格局



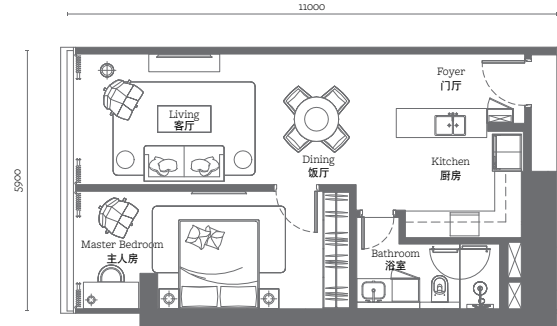
Level 8-9, 11-12, 13a, 17-18, 20-21, 23-23a, 26-27 & 29-30 楼



Artist's impression only
设计师印象图

Floor Plan

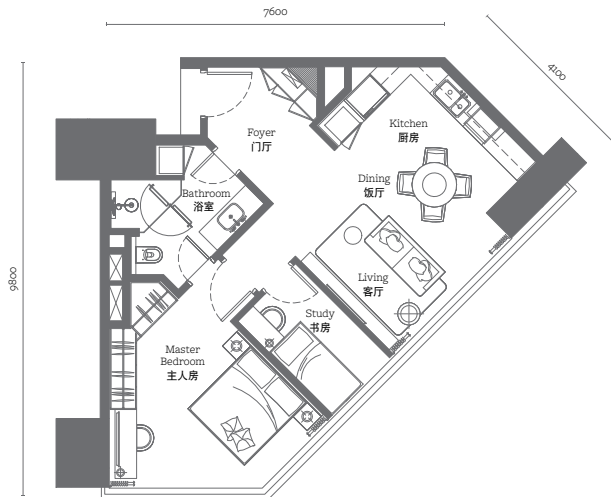
平面图



TYPE 户型

B1

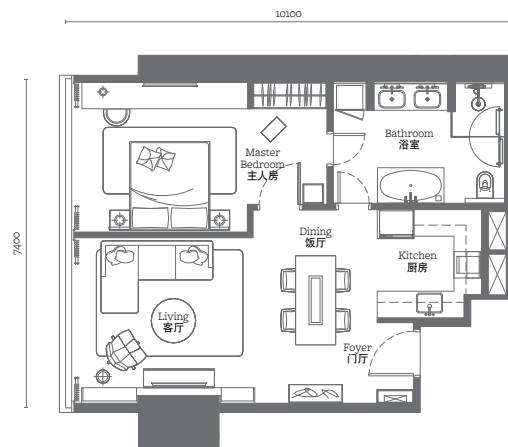
1 Bedroom 卧室
63 sqm 平方米 / 678 sqft 平方英尺



TYPE 户型

B2

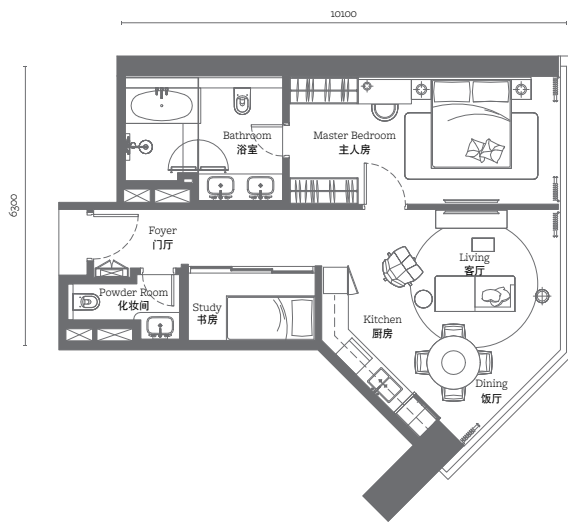
1+1 Bedroom 卧室
72 sqm 平方米 / 775 sqft 平方英尺



TYPE 户型

B3

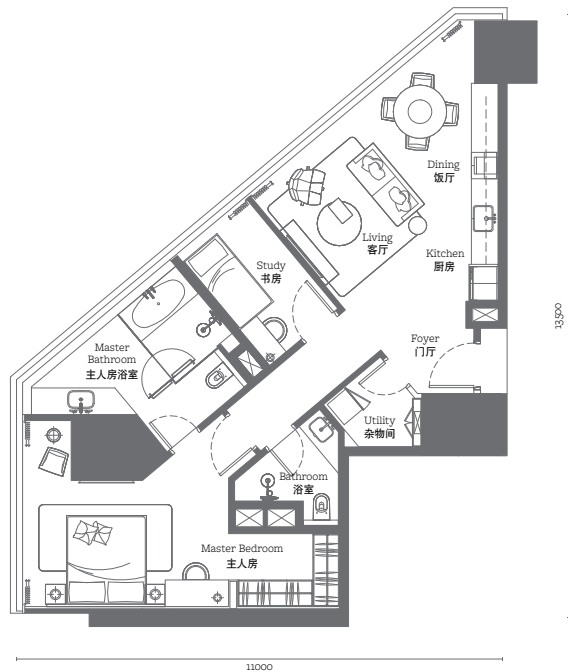
1 Bedroom 卧室
70 sqm 平方米 / 754 sqft 平方英尺



TYPE 户型

B4

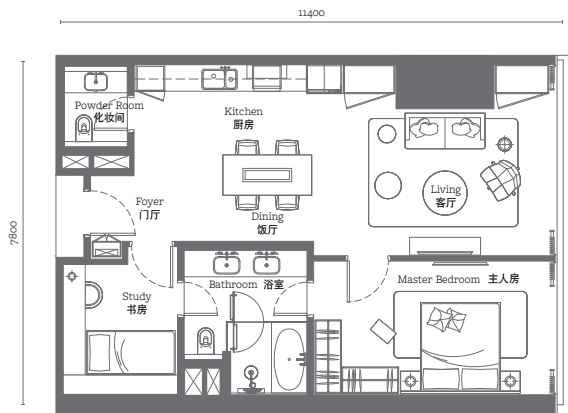
1+1 Bedroom 卧室
76 sqm 平方米 / 818 sqft 平方英尺



TYPE 户型

B5

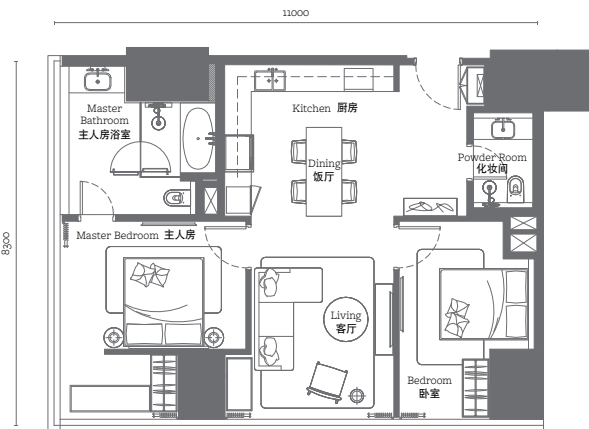
1+1 Bedroom 卧室
96 sqm 平方米 / 1,033 sqft 平方英尺



TYPE 户型

C1

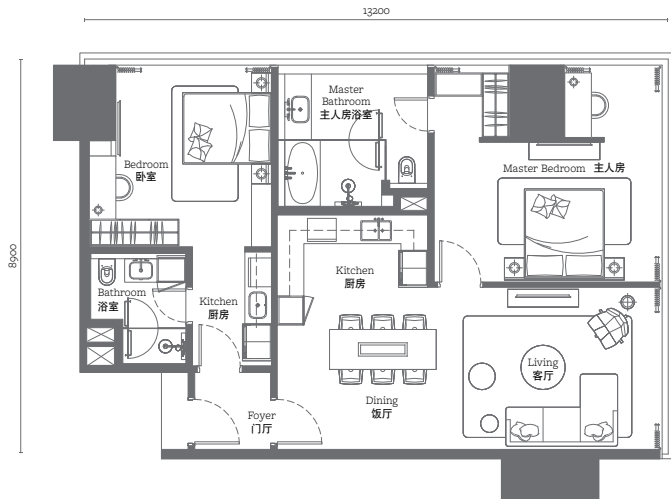
1+1 Bedroom 卧室
89 sqm 平方米 / 958 sqft 平方英尺



TYPE 户型

C2

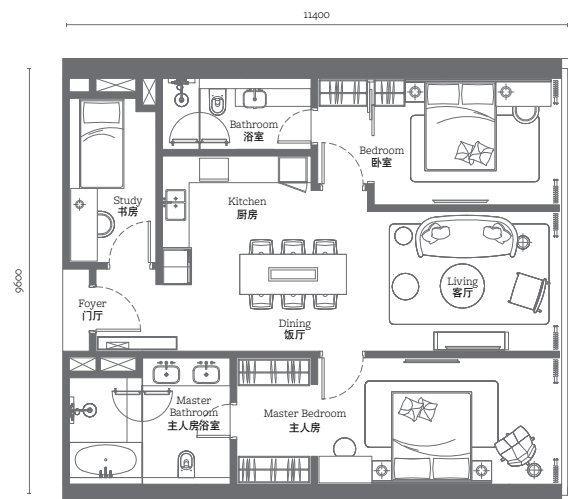
2 Bedroom 卧室
91 sqm 平方米 / 980 sqft 平方英尺



TYPE 户型

D1

2 Bedroom 卧室 (Dual key 双钥匙)
114 sqm 平方米 / 1,227 sqft 平方英尺



TYPE 户型

D2

2+1 Bedroom 卧室
109 sqm 平方米 / 1,173 sqft 平方英尺

Specifications

规格

Structure 架构	Piled Foundation, Reinforced Concrete Structure 桩基础, 钢筋混凝土架构
Wall 墙体	Masonry Wall / Reinforced Concrete Wall 砌体墙/钢筋混凝土墙
Roofing 屋面	Reinforced Concrete Roof Slab 钢筋混凝土屋面板
Ceiling 天花板	Skim Coat and Paint / Plaster Board Ceiling and Paint 脱脂涂层和油漆/石膏板天花板与油漆
Windows 窗口	Aluminum Framed Window Panels and Facade Cladding System 铝框窗板和外墙覆层系统
Doors 门	Approved Fire-Rated Timber Door / Timber Flush Door 获准防火木门/冲水门
Ironmongery 铁具	Quality Locksets 优质锁具
Wall Finishes 墙面饰面	Skim Coat / Plaster and Emulsion Paint / Tile 脱脂涂层/石膏和乳胶漆/瓷砖
Floor Finishes 地板饰面	Engineered Timber / Tile 工程木材/瓷砖
Sanitary and Plumbing Fittings 卫生和管道配件	Quality Sanitary Wares and Fittings 优质卫浴洁具

	Unit Type 单位类型										
	A1	B1	B2	B3	B4	B5	C1	C2	D1	D2	E1
Wash Basin with Mixer Tap 附水龙头洗脸盆	1	1	1	2	3	3	3	3	3	3	7
Shower Set with Rain Shower 花洒套装淋浴套装	1	1	1	1	1	2	1	2	2	2	5
Bath Tub with Mixer Tap 附水龙头浴缸	0	0	0	1	1	1	1	1	1	1	2
Water Closet 洗手间	1	1	1	1	2	2	2	2	2	2	4
Kitchen Sink with Mixer Tap 附水龙头厨房水槽	1	1	1	1	1	1	1	1	2	1	1
Hand Bidet 坐浴盆喷雾器	1	1	1	1	2	2	2	2	2	2	5

Electrical Installation 电气配置

	Unit Type 单位类型										
	A1	B1	B2	B3	B4	B5	C1	C2	D1	D2	E1
Water Heater Point 热水器接入点	1	1	1	2	2	2	2	2	2	2	4
Lighting Point 灯光接入点	9	9	10	9	11	14	11	11	14	14	26
Power Point 电力接入点	10	10	10	10	10	11	10	10	15	14	20
Kitchen Hob Point 厨房灶台接入点	1	1	1	1	1	1	1	1	2	1	1
Kitchen Hood Point 厨房油烟机接入点	1	1	1	1	1	1	1	1	2	1	1
Oven Point 烤箱接入点	1	1	1	1	1	1	1	1	2	1	1
Dishwasher Point 洗碗机接入点	0	0	0	0	0	0	0	0	0	0	1
Washer/Dryer Point 洗衣机/烘干机接入点	1	1	1	1	1	1	1	1	2	1	1
TV Point 电视机接入点	1	1	1	1	1	1	1	1	2	1	1
Telephone/Data Point 电话/数据线接入点	3	3	3	3	3	3	3	4	4	4	5
Door Bell Point 门铃接入点	1	1	1	1	1	1	1	1	1	1	1

DISCLAIMER 免责声明

Engineered Timber:	Engineered wood strips consists of natural wood veneer on plywood or hardwood backing which may result in the surface containing veins with tonality differences. It is not possible to achieve total consistency of texture, colour and grain in their selection and installation. Engineered wood strips are generally less susceptible to thermal expansion and contraction. However, due to the thickness of the wood veneer, it can only be lightly sanded down to repair any damages or to re-finish for a few times and its' surface is more susceptible to chipping and/or de-lamination over time which is beyond the control of the builder and the Developer.
工程木材:	工程木材由胶合板或硬木背衬上的天然木饰面组成, 可能导致表面有色调差异的纹理。在选择和安装时, 不可能做到质地、颜色和纹理完全一致。工程木材通常不易受热膨胀和收缩影响。然而, 由于木饰面的厚度, 它只能轻轻打磨以修复任何损坏或重新粉饰几次, 且随着时间推移, 表面更容易出现碎裂或分层, 这是超出建造商与开发商的控制范围的。
Tiles:	Selected tiles sizes, dimensions and tile surface flatness cannot be perfect and are subject to an acceptable range of variance described by the relevant quality standards.
瓷砖:	选定的瓷砖规格、尺寸和瓷砖表面平整度不可能完美, 并受到可接受变化范围内的相关质量标准的影响。
Brand and Model:	The choice of brand and model of the fittings, equipment and appliances supplied shall be subject to availability.
品牌与型号:	供应的配件、设备和器具的品牌与型号的选择, 应该视供应情况而定。

With iconic buildings, the world's tallest twin towers and the KLCC Park as neighbours, a spectrum of life's indulgences is yours here

毗邻标志性建筑、全球最高的双峰塔和占地50英亩的吉隆坡城中城公园，您可在这尽情享受各种生活乐趣

JEWEL
BY OXLEY KLCC



The Developer

Oxley Holdings Limited (“Oxley” or “the Group”) is a home-grown Singaporean property developer, engages in the business of property development and property investment.

Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. With a dynamic presence across twelve geographical markets, Oxley is listed on the Main Board of the SGX-ST with a market capitalisation of approximately S\$2.12 billion.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Australia, Myanmar and Vietnam.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs.

In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England.

Oxley also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and a 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.

发展商

Oxley Holdings Limited (简称“Oxley”或“该集团”)是新加坡发展商，投身的业务包括产业发展和产业投资。

自成立以来，该集团积极开拓，使国内外业务积极成长。该集团业务横跨12个地区的市场，Oxley也是新加坡交易所主板的上市的企业，市值约21亿2000万新元。

该集团投资组合多元化，包括在新加坡、英国、爱尔兰、塞浦路斯、柬埔寨、马来西亚、印尼、中国、澳洲、缅甸和越南开发和投资。

Oxley的产业开发组合包含精选的住宅、商业与工业项目。在挑选开发项目时，该集团首要考虑的元素是卓越地点、理想的生活方式和首选的设计。

2013年，该集团收购英国首要产业开发商Galliard (Group) Limited 20%股权。Galliard集团是一家产业开发商，酒店礼待和管理集团，管理遍布伦敦和英格兰南部的各种地产开发。

Oxley也收购澳洲西部著名的综合项目集团Pindan Group Pty Ltd 40%股权，以及于1912年在新加坡成立的产业发展与工程公司United Engineers 15%股权。



DEVELOPER: **OXLEY RISING SDN BHD**
Unit 1-26, Level 26, NAZA Tower, Platinum Park
No. 10, Persiaran KLCC, 50088 Kuala Lumpur, Malaysia

+603 2161 8000
www.oxleytowers.com.my

Project Name: Menara Oxley • Developer: Oxley Rising Sdn. Bhd. (1063340-P), Unit 1-26, Level 26, NAZA Tower, Platinum Park, No. 10, Persiaran KLCC, 50088 Kuala Lumpur, Malaysia • Tel: +603 2161 1735 • Fax: +603 2161 7463 • Developer's License No.: 19325/02-2025/0123(R) • Validity: 23/02/2022 – 22/02/2025 • Advertising & Sale Permit No.: 19325-1/02-2023/0075(R) (S) • Validity: 23/02/2022 – 22/02/2023 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T3 OSC 2015 2770 • Land Tenure: Freehold • Land Encumbrances: Bank Islam Malaysia Berhad • Type of Property: Serviced Suites • Expected Date of Completion: May 2023 • Bumiputera Discount: 5% • Total No. of Units: 590 units (Tower 1); 267 units (Tower 2) • Price: RM1,680,000.00 (Min.) – RM2,922,000.00 (Max.) (Tower 1); RM1,784,000.00 (Min.) – RM3,759,000.00 (Max.) (Tower 2) • Built-up Area: 565 sf (Min.), 5,167 sf (Max.) (Tower 1); 563 sf (Min.), 1,208 sf (Max.) (Tower 2).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

The information, specifications, perspectives and plans herein contained may be subject to amendments as may be required by the relevant authorities or the Developer's consultants. All specifications, drawings and plans are preliminary or artist's impressions only. While care has been taken to ensure the accuracy of images in this publication, some images may have been edited for marketing purposes and these images may not represent all the actual buildings and/or immediate surroundings of Oxley Towers and in providing the information, specifications, perspectives and plans herein contained the Developer shall not under any circumstances be held liable, responsible or accountable for any inaccuracies and revisions or changes that may be made from time to time and at any time, with or without notice being given by the Developer, or for any losses, liabilities and damages that may arise therefrom.