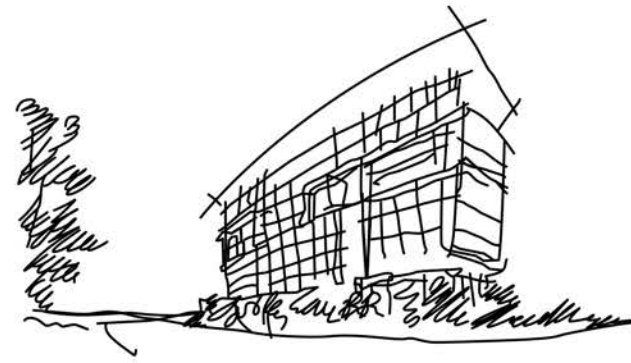




**A Choice Business Location.  
A Sound Business Decision.**



## MELAWATI CORPORATE CENTRE



Melawati Corporate Centre is strategically located to serve the transformed Melawati and the rapidly developing areas adjacent to it in the eastern quadrant of Greater Kuala Lumpur





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# Foreword

Forty years ago in the mid seventies, a rubber plantation in Ulu Kelang known as Hawthornton Estate was developed into Taman Melawati—a residential park targeting the growing middle income group. With the beautiful backdrop of the Klang Gates Quartz Ridge, Melawati, as it is known today, enjoyed an abundance of nature and quickly became a vast adventure land for the children of Melawati’s early residences.

Melawati is coming of age.

Its nature backdrop is becoming more and more mainstream as urbanites become more eco-conscious and support the sustainability agenda. The exodus into the suburbs is slowing down, as city living become a conscious choice amongst the Gen Y’s. Accessibility has become just as important as location.

A mature township with a full complement of facilities, amenities and services plus convenient accessibility to Kuala Lumpur city centre, Melawati is undergoing an urban redevelopment initiative by Sime Darby Property. It is seeing the renaissance of Melawati, transforming this increasingly affluent township into a sought after residential address and commercial and lifestyle hub.

With its serene and tranquil environment, proximity to the capital, vibrant and dynamic growth as well as attractive real estate appreciation, Melawati is heralded as Kuala Lumpur’s best-kept secret.

Leading the rediscovery of the Ulu Kelang area into an active and vibrant commercial and lifestyle destination

Section 1

Creating a new commercial and lifestyle hub



## Melawati-Kuala Lumpur’s best-kept secret

The future is exciting for Melawati, the 900-acre township located a mere 15-minutes from KLCC. Launched in the mid-seventies, Melawati was envisioned as a tranquil residential park set against dramatic landscape features at the city limits. As development radiates outwards from the Kuala Lumpur city centre, Melawati has found its potential being realized—becoming a prime location offering easy accessibility to both the city and an increasingly appreciated nature amongst an increasingly eco-conscious community.

Melawati is now a sought after residential enclave with a range of high-end residential developments which include Casa Rimba, 3 Residen and the recently launched SERINI Melawati Serviced Apartments.

With an increasingly affluent population, Melawati is leading the rediscovery of the Ulu Kelang area and its transformation into an active and vibrant urban lifestyle destination.

Melawati is in the midst of an urban redevelopment initiative with the area earmarked for further residential, commercial, retail and lifestyle developments.

DEVELOPED AT AN INVESTMENT OF MORE THAN RM1 BILLION, MELAWATI IS BEING TRANSFORMED INTO A MODERN-DAY URBAN TOWNSHIP ENVISIONED AS THE AREA’S COMMERCIAL AND LIFESTYLE HUB.



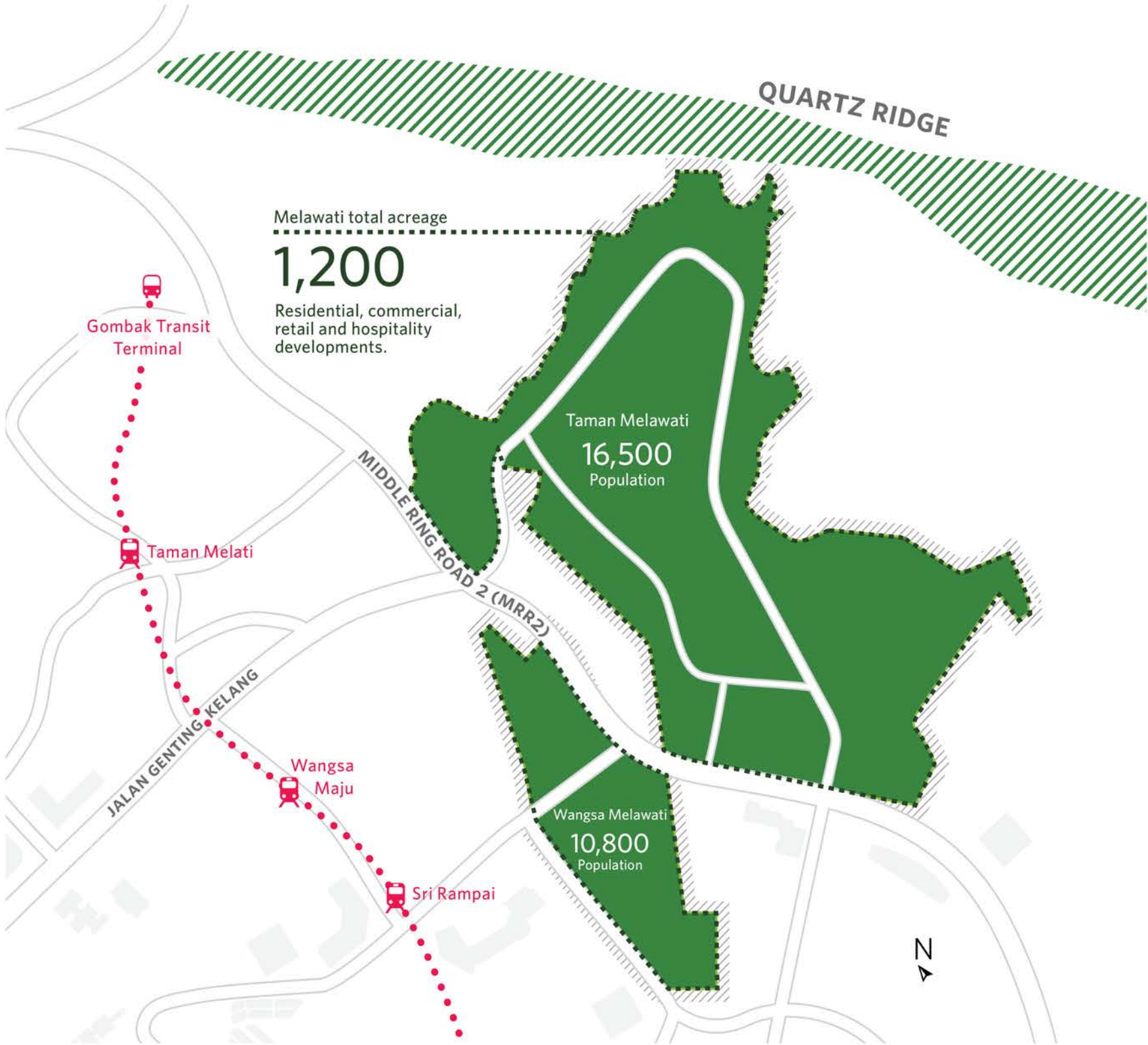
Rainforest trees thrive in and around Melawati along the foothills of the quartz ridge



Four catalyst developments within the Melawati Urban Centre are currently in various stages of development, which upon completion will change the township’s urban landscape.

Developed at an investment of more than RM1 billion, Melawati is being transformed into a modern-day urban township envisioned as the area’s commercial and lifestyle hub. Among the development projects currently in progress are the highly anticipated Melawati Mall, a 10-storey shopping and lifestyle centre offering 635,000 sq ft of retail space jointly developed by Sime Darby Property and CapitaMalls Asia; and SERINI Melawati Serviced Apartments–two 38-storey residential towers with a half-an-acre recreational deck less than a 5-minute walk from Melawati Mall and the new Melawati Central Park.

WITH AN URBAN REDEVELOPMENT INVESTMENT OF MORE THAN RM1 BILLION, MELAWATI IS BEING TRANSFORMED FROM AN AREA INTO A SOUGHT AFTER ADDRESS



Residential Units	Catchment population within 10 minutes drive	Commercial Units
more than	more than	more than
8,000	470,000	1,000
Melawati Population	Household income	Commercial square footage
more than	higher than KL average by	approximately
27,000	57%	2.3million





## CASA RIMBA

3 RESIDEN  
#Melawati



High-end residential properties and themed F&B outlets provide a welcome retreat in Melawati



Melawati Corporate Centre stands imposingly at the main entrance to Taman Melawati

A fibre optic communications backbone offers you the benefits of state-of-the-art High Speed Broadband services



Melawati Mall will offer branded and specialty retail plus lifestyle and entertainment outlets



**Melawati Corporate Centre is a key component of the Melawati urban redevelopment plan**

**Section 2**  
**Melawati**  
**Corporate**  
**Centre**

---





Strategically located at the gateway to Melawati and along the MRR2 for immediate access to a comprehensive road and rail services network



Melawati Corporate Centre enjoys the essential benefits of convenient and easy accessibility through a network of highways and increasingly popular rail system that puts the capital city and other hotspots in and around Greater KL mere minutes away







Designed with flexibility in mind for a host of modern office layouts to suit various business operations



Private balconies give the office suites an exclusive experience of the beautiful Klang Gates quartz ridge - the longest quartz ridge in the world (selected units only)

**A welcome addition to the area's commercial landscape, it is designed to create a sustainable and intuitive working environment for a wide range of businesses**

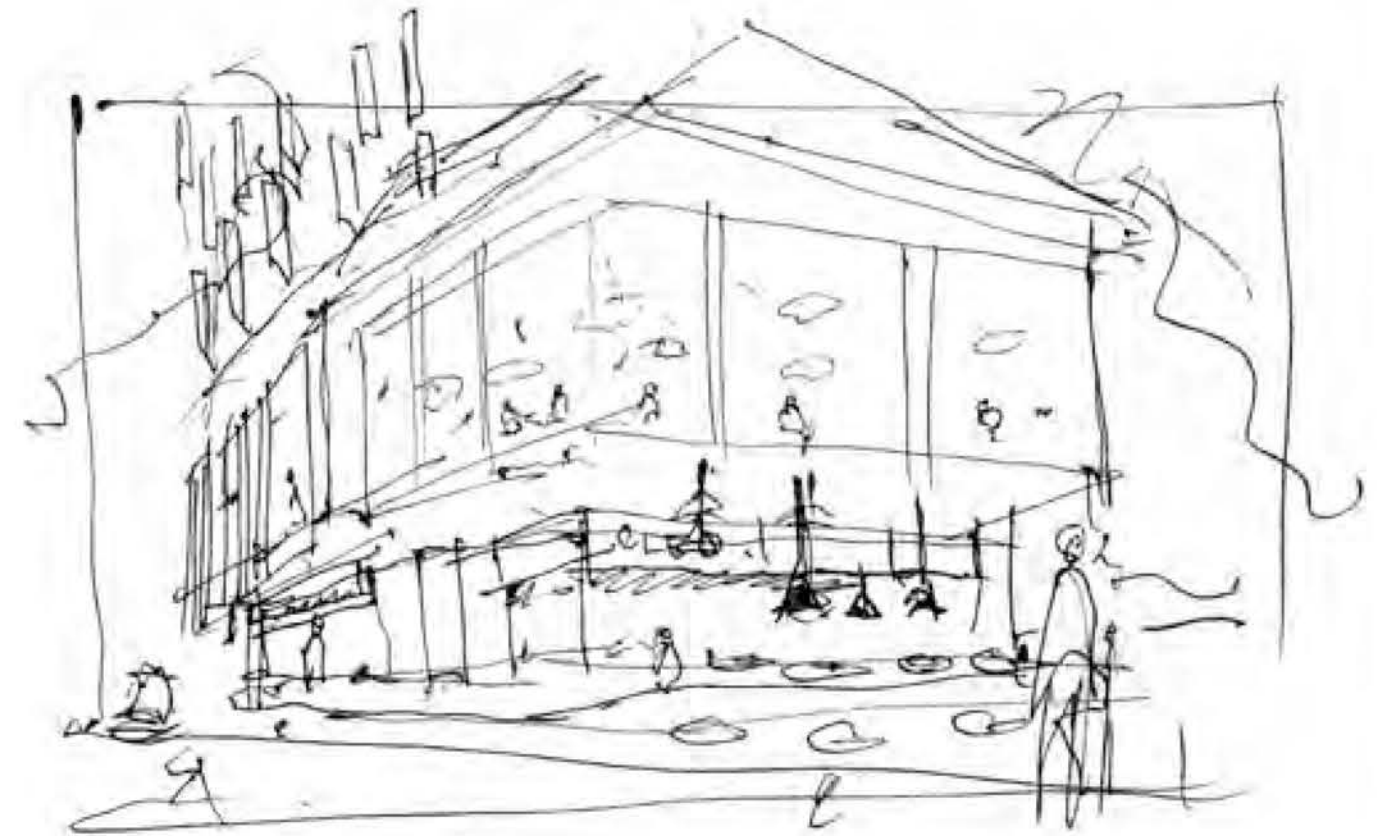
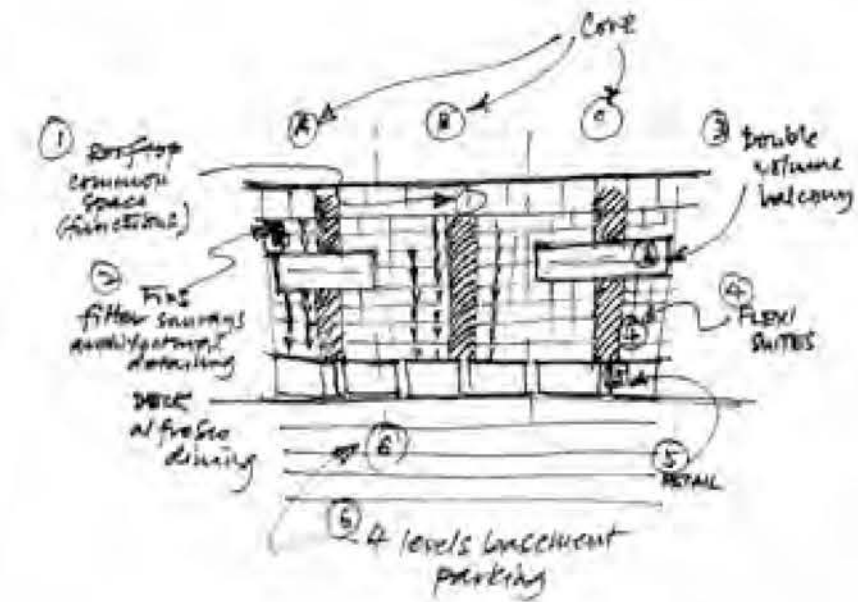


## Purposefully Detailed

Melawati Corporate Centre is designed to create a sustainable and intuitive working environment for a wide range of businesses from start-ups to regional businesses and public listed companies.

Vertical fins on the East façade and vertical screens on the West façade act as sunshades to reduce heat build-up through the glass walls, increasing the efficiency of your office's climate control system. They also provide a distinct and modern architectural feature to the building.

Some offices are designed with balconies to maximize the magnificent view of the quartz ridge as inspiration for innovative ideas.



Architectural concept sketches





From start-ups to large businesses,  
there is an energy here that fuels  
creativity and innovation

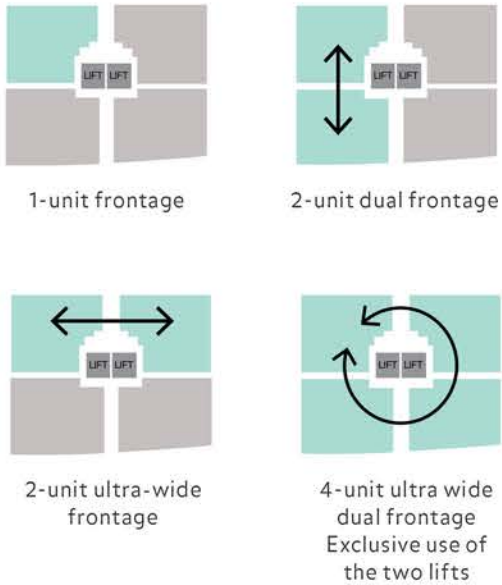


Flexible Functionality

At its core is flexibility. The different space layouts available provide you with the right spatial options you need for your business' operations and expansion plans. This purpose-designed building not only gives you spatial options on the same floor but also the versatility to create your business space vertically across multiple floors.

Six purpose built retail suites with wide terraces are located at ground level for a variety of applications. They are perfect for banks, a gallery; or coffee places and themed F&B outlets with al-fresco dining-popular amongst executives after a hard day's work.

The rooftop offers a multi purpose function area ideal for company and corporate functions while enjoying the beautiful view of the world's longest quartz ridge.



Flexi office suites designed to suit your business needs



Purposefully designed retail suites each with an extended verandah bring a new vibrancy to Melawati



Flexi retail spaces are great for cafes with al fresco dining





SERINI Melawati, 38-storey serviced apartments in an upcoming urban centre



30-storey serviced apartments right next to a retail & lifestyle mall



Melawati Mall, the new retail and lifestyle mall with 635,000 sq ft of retail space



Melawati Corporate Centre offers 100 flexi office suites & 6 retail suites

## Essentially convenient

Melawati Corporate Centre has close to 500 parking bays with direct access to your office level for your convenience. Card controlled access forms part of the electronic security and surveillance system complemented by guard patrols and monitoring for added safety and security.

With speed and efficiency being a critical part of modern-day business, especially in the area of communications, Melawati Corporate Centre is served by a fibre-optic network providing you with the best High Speed Broadband solutions available so that your business communicates at optimum levels.

As part of an established urban centre, Melawati Corporate Centre is surrounded by services and amenities all within a five-minute drive with some even within a 5-minute walk. It is conveniently served by no less than eight banks, an extended hours post office, a police station, a wide range of F&B outlets including popular fast food restaurants, local fare and specialty diners, a hospital, international day care centres, fitness centres plus art supply & stationery shops, digital printing specialists as well as meeting and function rooms for your corporate functions.

### LEGEND

Future Development Commercial

### MELAWATI COMMERCIAL CENTRE

- |                                 |                                    |
|---------------------------------|------------------------------------|
| 1 Banks                         | 6 Police Station                   |
| 2 Post Office                   | 7 Malaysian Institute of Art       |
| 3 Petrol Stations               | 8 Jabatan Pendaftaran Negara (JPN) |
| 4 Food Court/Themed Restaurants | 9 Lembaga Jurukur Tanah (LJT)      |
| 5 Hospital                      |                                    |





## A sound business decision

The combined offering of a modern business tower, a retail and lifestyle centre, comprehensive facilities and amenities within easy reach, convenient accessibility only 15 minutes from KLCC plus a world-class communication backbone as well as good appreciation value, creates not only a choice location but also a sound business decision.

Whether as a base for your operations or as an investment, Melawati's premier business suites offer enough sound reasons to be at the top of your acquisition list and are expected to become a sought-after business address in eastern Greater KL.

- Modern business tower
- Retail and lifestyle centre
- Comprehensive facilities and amenities within easy reach
- Convenient accessibility only 15 minutes from KLCC
- World-class communications backbone
- Good appreciation value



100 flexi office suites are housed in Melawati Corporate Centre to accommodate a wide range of businesses from start-ups to public listed companies



**High investment potential with  
excellent real estate appreciation**

**Section 3**  
**In summary**

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## Melawati Corporate Centre -at a glance

- Melawati Corporate Centre features:
- Freehold
  - 10-storeys of 100 flexi office and 6 for-lease-only retail suites
  - Individual office suites ranging from 1,000 sq ft to 2,000 sq ft
  - Approximately 500 parking bays on 4 basement car park levels
  - Strategically located at the gateway to Melawati along the MRR2
  - Convenient accessibility served by a network of highways and rail transportation
  - 15 minutes form KLCC/City Centre
  - Part of the Melawati urban redevelopment initiative creating the commercial and lifestyle destination of Eastern Greater KL
  - High investment potential with good real estate appreciation
  - Developed by Sime Darby Property, the largest property developer in Malaysia

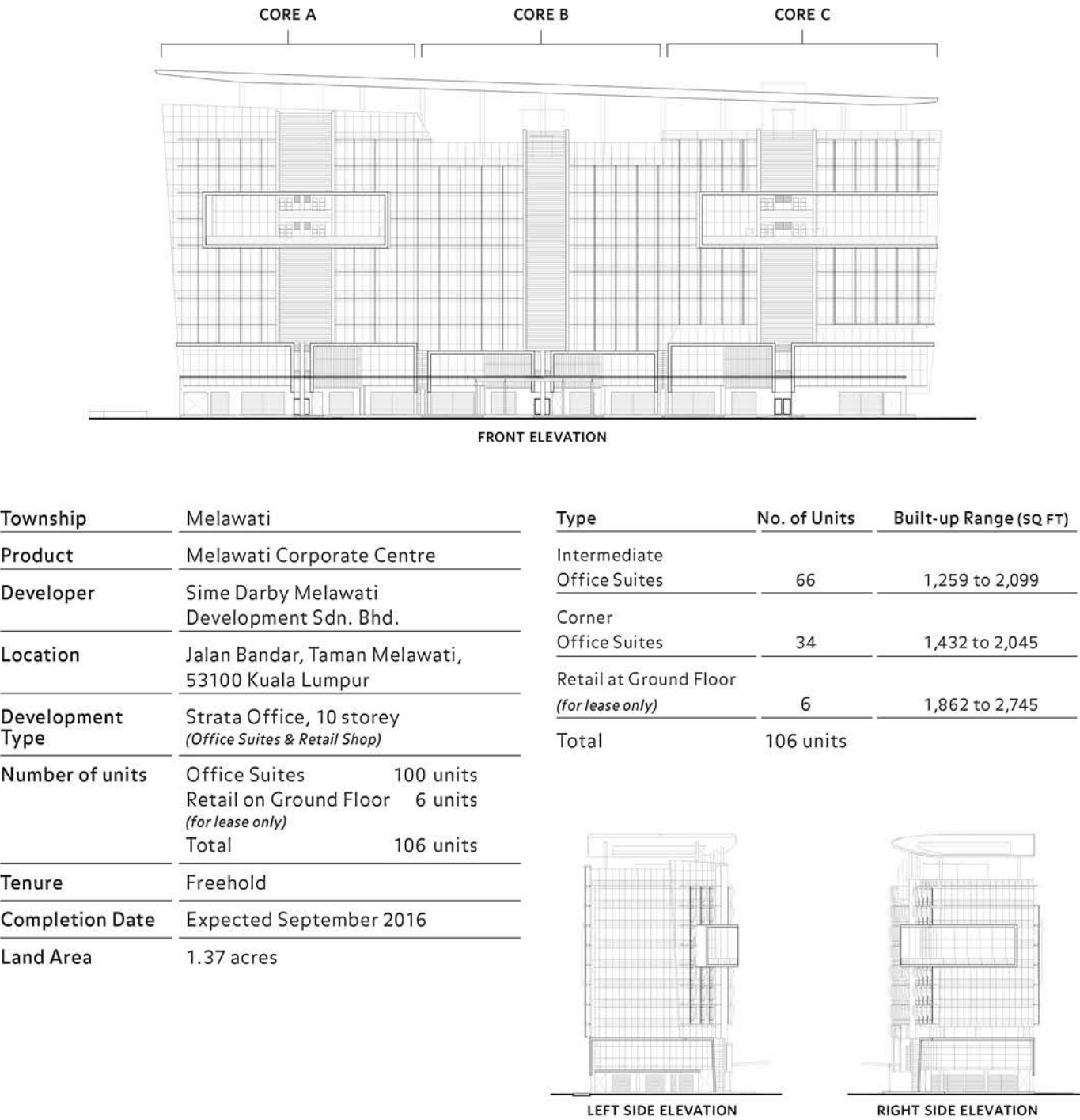
Specifications		Office	Retail
Structure	RC Frame	✓	✓
	Concrete Slab	✓	✓
Wall	Brick Wall	✓	✓
	Concrete Wall	✓	✓
Roof	Metal Roof	✓	✓
	RC Flat Roof	✓	✓
Roof Framing	RC Structure	✓	✓
	Metal Trusses	✓	✓
Window	Aluminium Framed	✓	✓
	Glass Window	✓	✓
Doors	Roller Shutter		✓
	Flush Door	✓	✓
	Fire Door	✓	
Ironmongery	Quality Locksets	✓	✓
Floor Finishes	Cement Render	✓	✓
	Homogeneous Tiles (Toilet)	✓	✓
Wall Finishes	Plaster & Paint	✓	✓
	Ceramic Tiles (Toilet)	✓	✓
Ceiling	Skim Coat	✓	✓
	Calcium Silicate Board (Toilet)	✓	✓
Sanitary Wares & Fittings	Wash Basin with Tap	✓	✓
	Water Closet with Hand Bidet	✓	✓
	Tissue Holder	✓	✓
Electrical Installation	Lighting Points	✓	✓
	13 Amp Switch Socket Outlets	✓	✓
	Air-Cond Points	✓	✓
	Telephone Point	✓	✓
	Signage Lighting Points		✓
	Ceiling Fan Points		✓



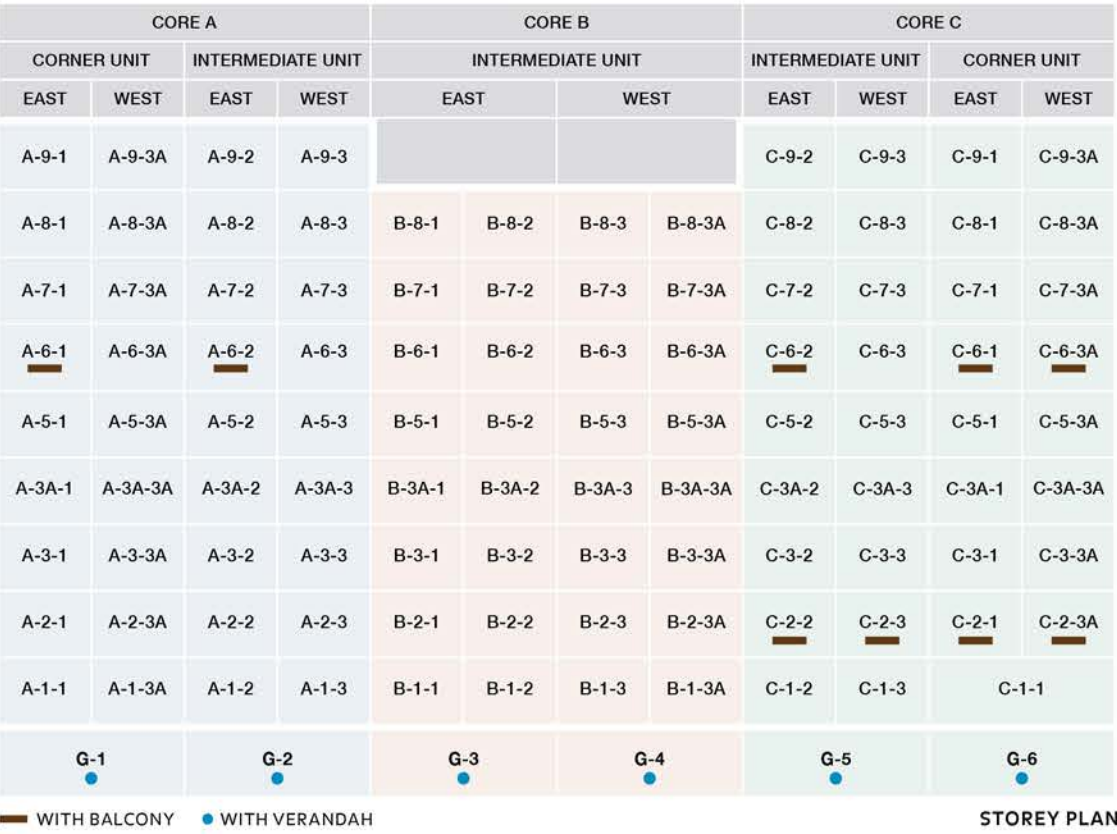
The building façades employ vertical fins to reduce heat build up from the afternoon sun



Project Data



Elevation Plan



TYPICAL UNIT CONCEPTUAL DESIGN

- OFFICES
- Intermediate units with balcony
  - Intermediate units without balcony
  - Corner units with balcony
  - Corner units without balcony

All offices are open plan with en-suite facilities and individual air-conditioning ledges

RETAIL

- Intermediate units with verandah
- Corner units with verandah

All retail lots are open plan with en-suite facilities (for lease only)

OTHER OPPORTUNITIES

- Roof garden at centre of roof top level for open-air functions and events
- Wide verandah on ground level creates potential for F&B al fresco dining spaces further giving Melawati an enhanced and vibrant environment

FACILITIES

- Basement car parking with direct vertical transportation to offices on upper levels controlled by secure card access
- Ground level retail units provide a strong indoor outdoor relationship with wide terraces for a variety of usage and activities

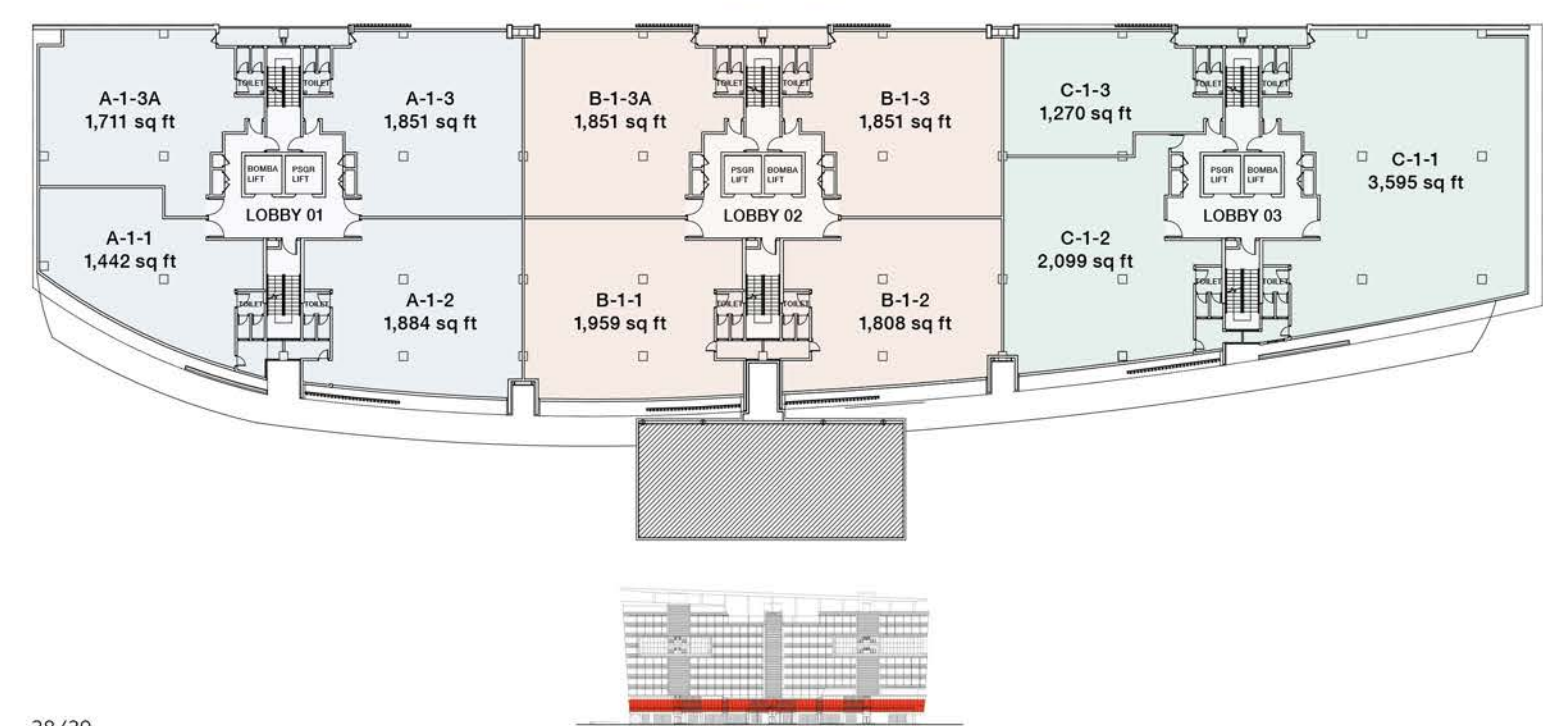


Floor Plans

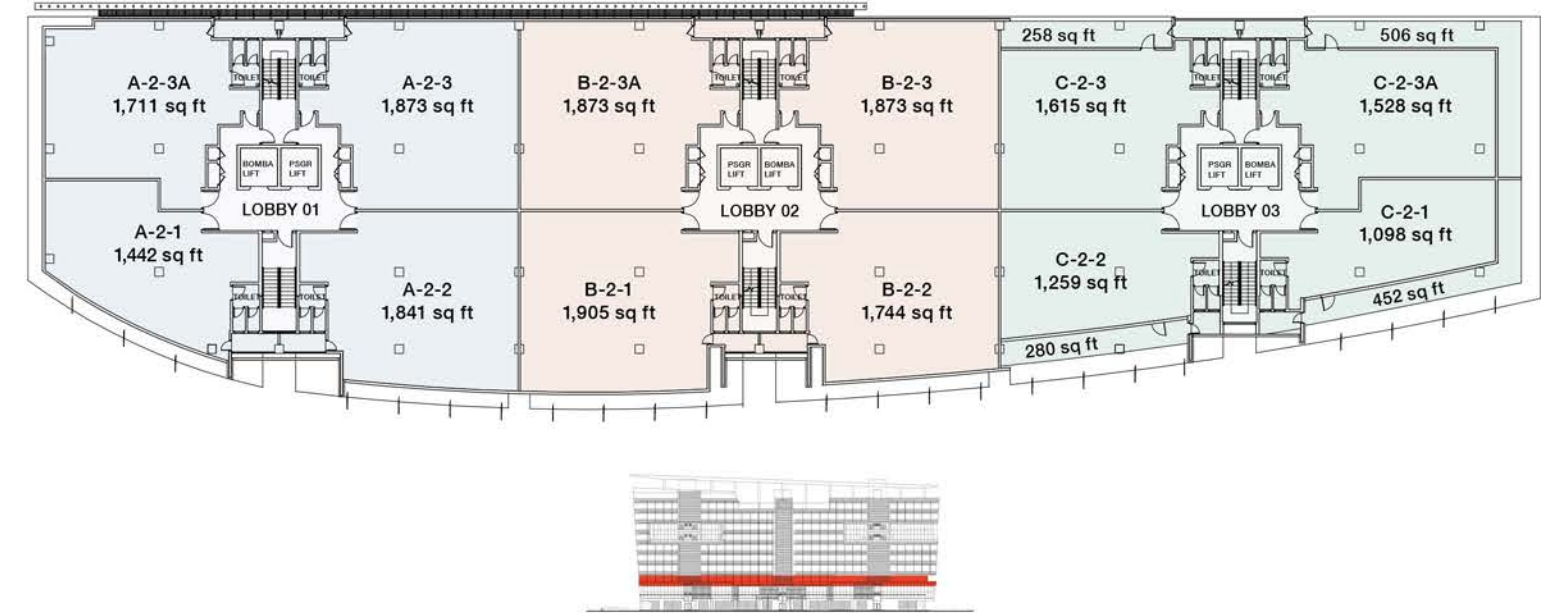
Ground Floor



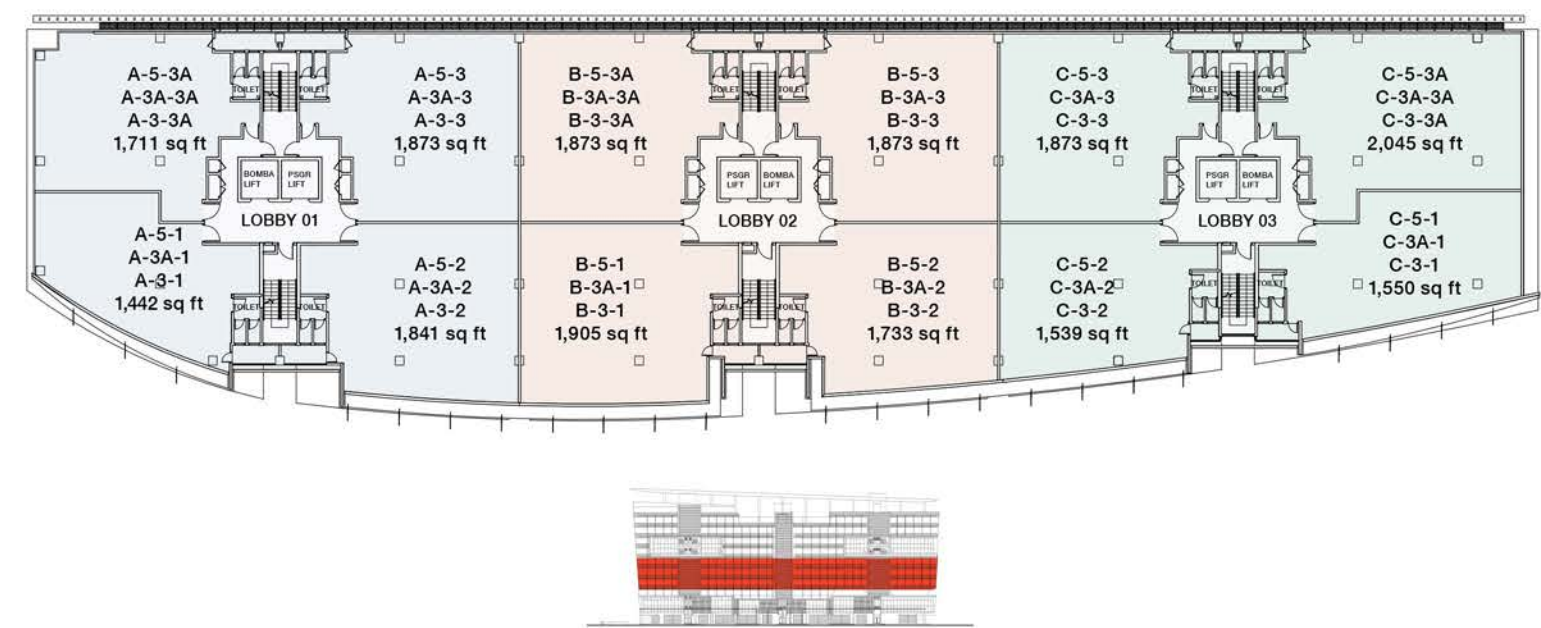
1st Floor



2nd Floor



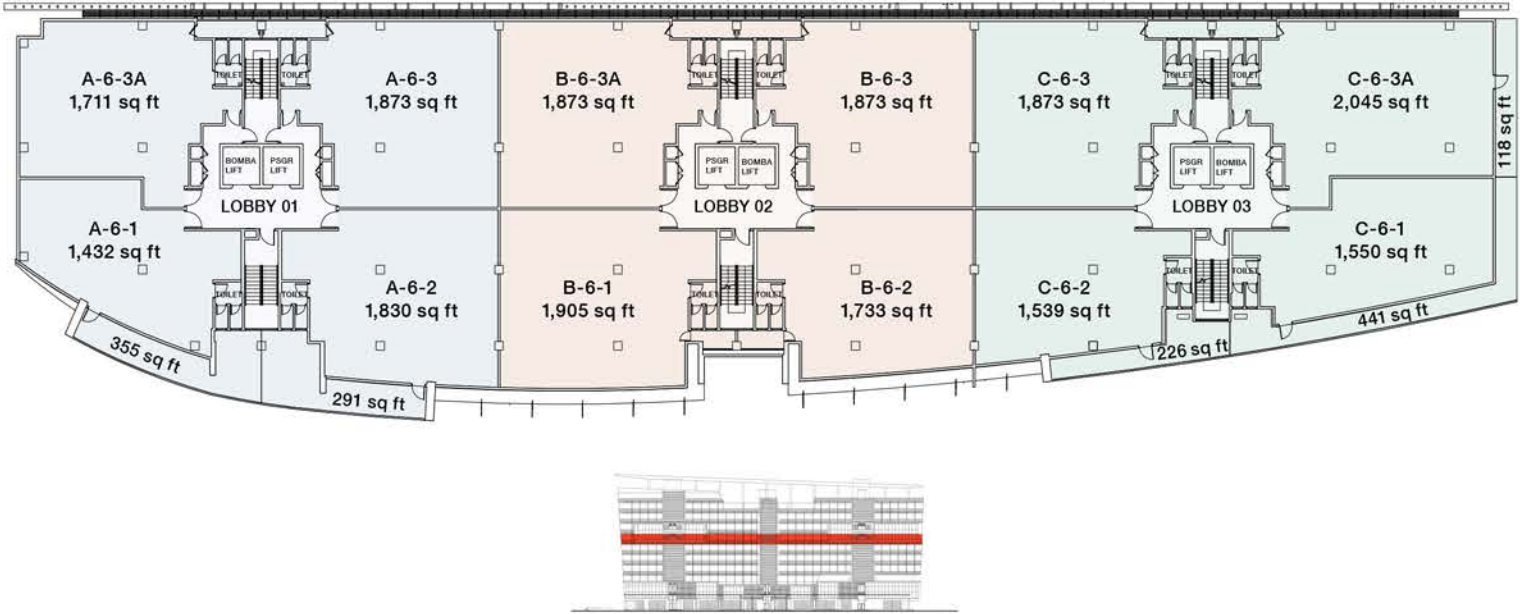
3rd-5th Floor



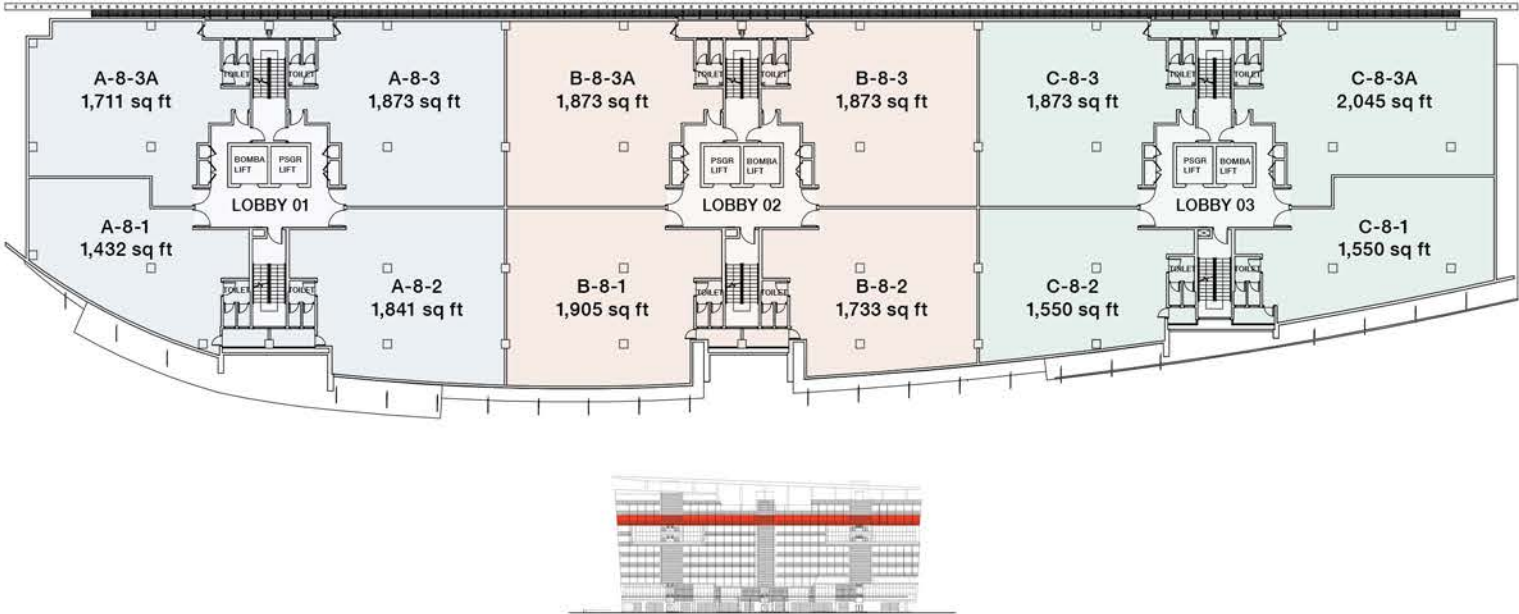


Floor Plans

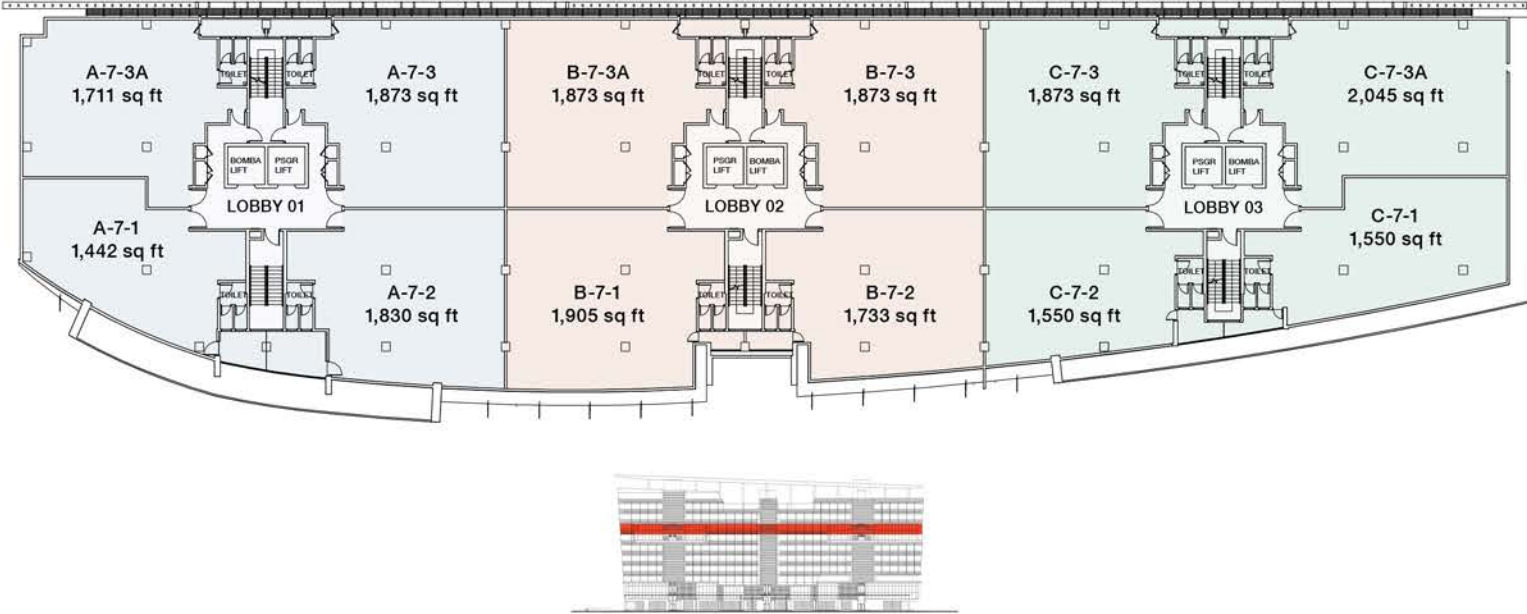
6th Floor



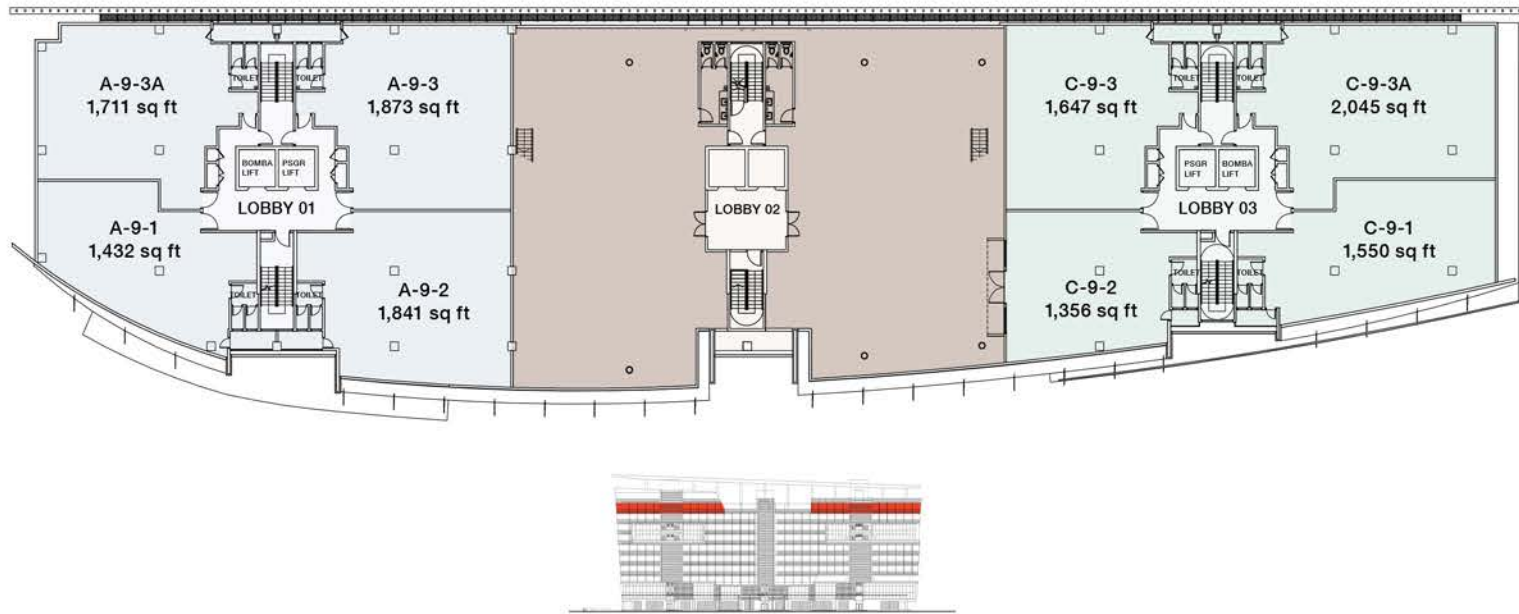
8th Floor



7th Floor



9th Floor

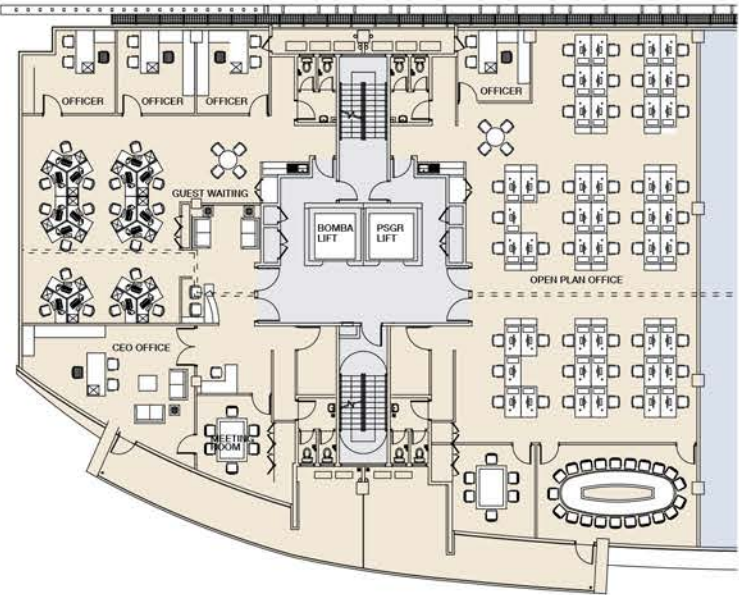
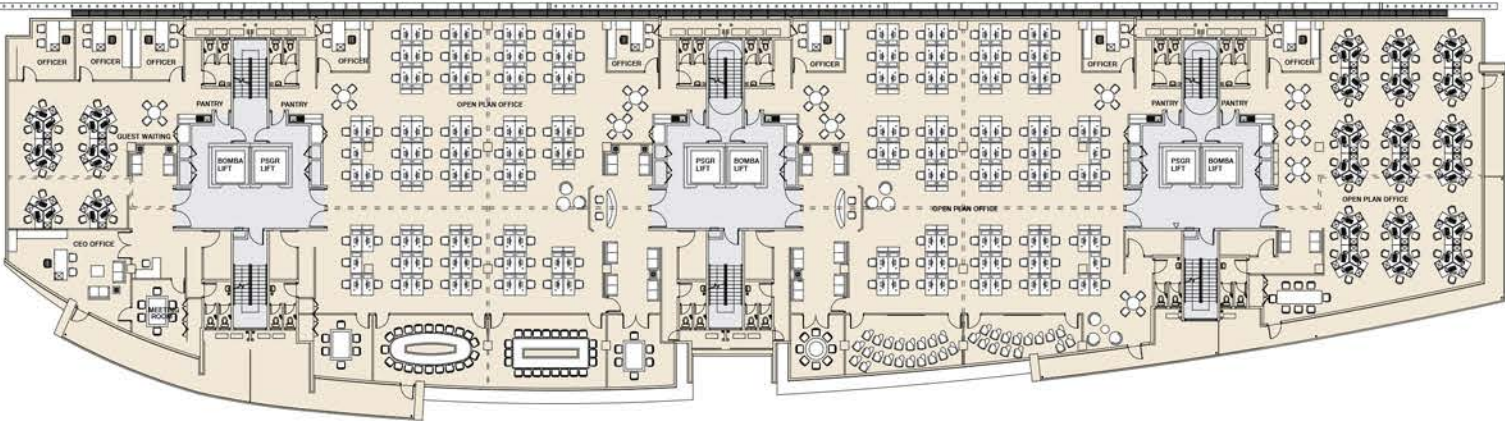




Multiple Layout Possibilities  
For Your Business

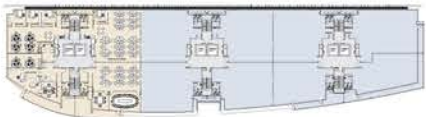
Single Floor Unit  
Open Plan Office Layout

Total Headcount 289  
Office Area 21,237 sq ft



Corner Lot Quad Units (By Core)  
Open Plan Office Layout

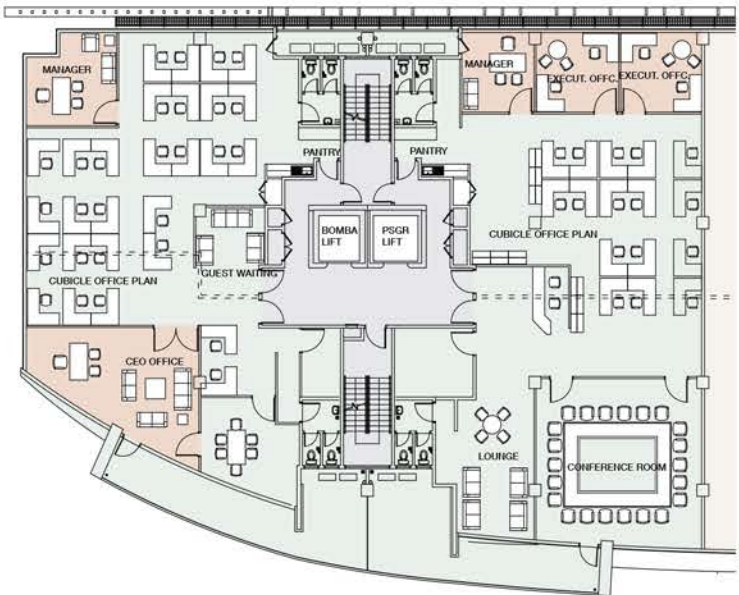
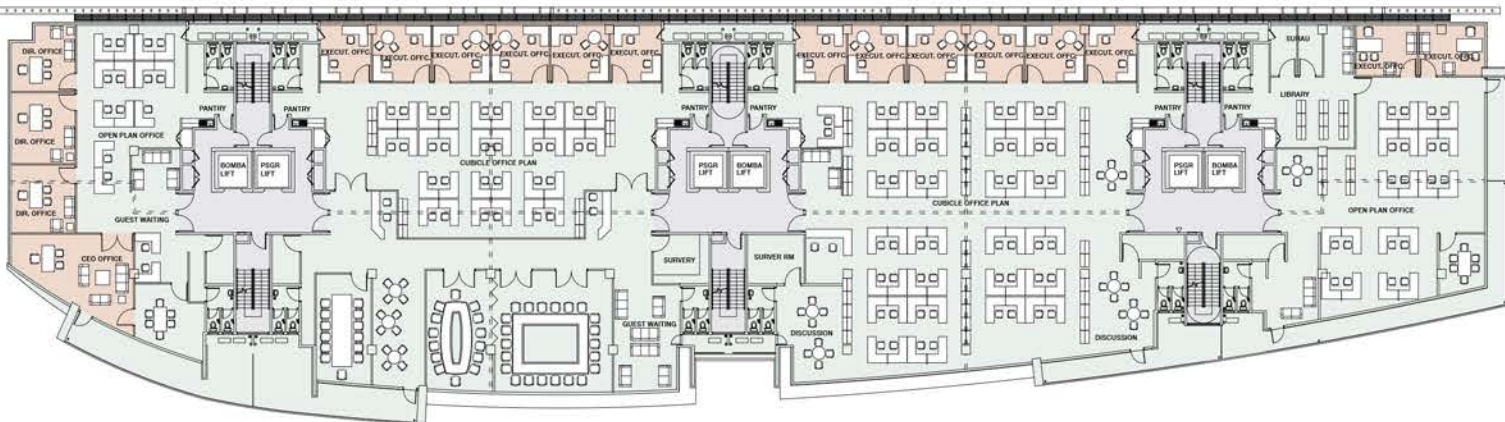
Total Headcount 71  
Office Area 6,846 sq ft



Each core is divided into four units on a single floor. Combining all floor units into a single office space gives you exclusive floor usage within the single core. Corner units give a larger glass perimeter for an even more pronounced sense of openness and spaciousness.

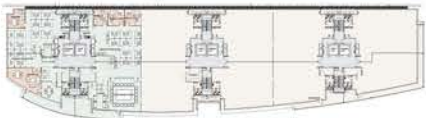
Single Floor Unit  
Cubicle with Room Division Office Layout

Total Headcount 145  
Office Area 21,237 sq ft



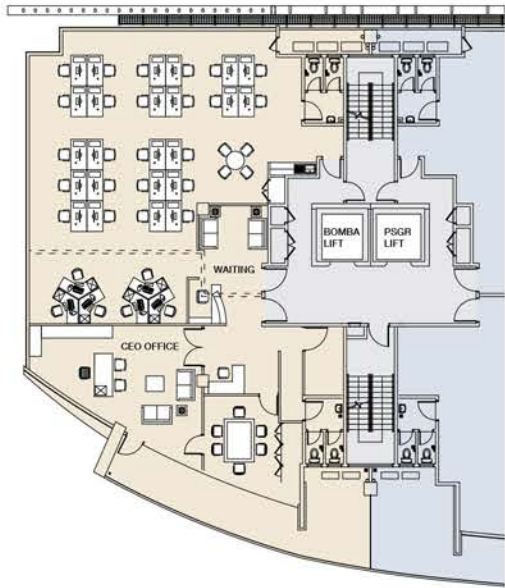
Corner Lot Quad Units (By Core)  
Cubicle with Room Division Office Layout

Total Headcount 53  
Office Area 6,846 sq ft



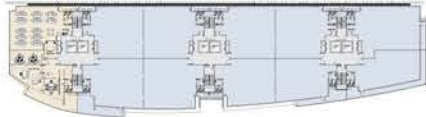


Multiple Layout Possibilities  
For Your Business

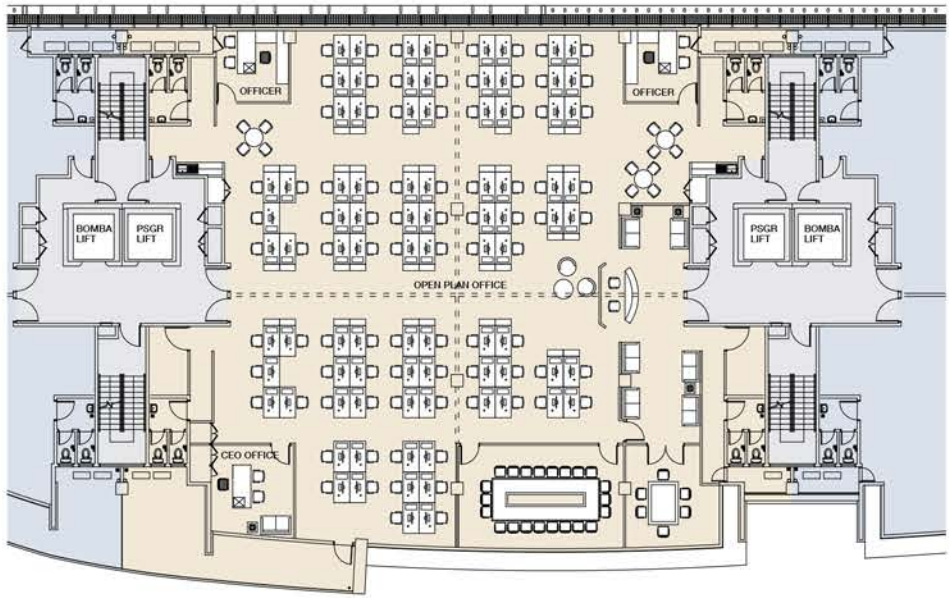


Corner Double Units  
Open Plan Office Layout

Total Headcount 33  
Office Area 3,143 sq ft



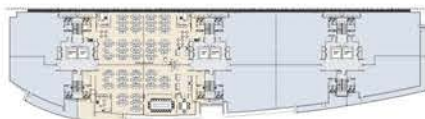
Half core office layouts utilise two office units within a single core on a single floor. These layouts comfortably accommodate companies with 25-35 people workforce.



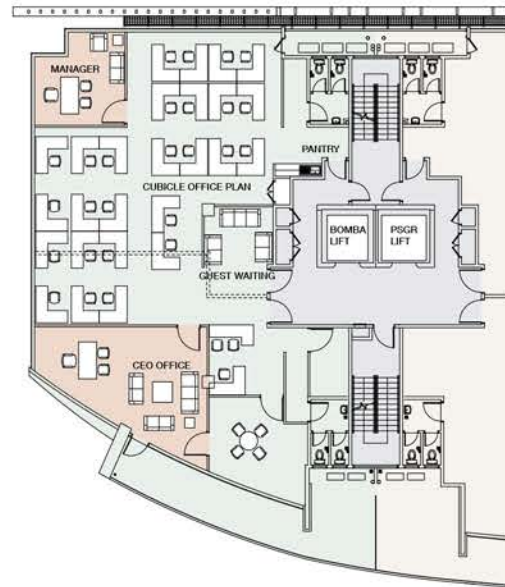
Intermediate Quad Unit  
(Cross Core)

Open Plan Office Layout

Total Headcount 93  
Office Area 7,481 sq ft

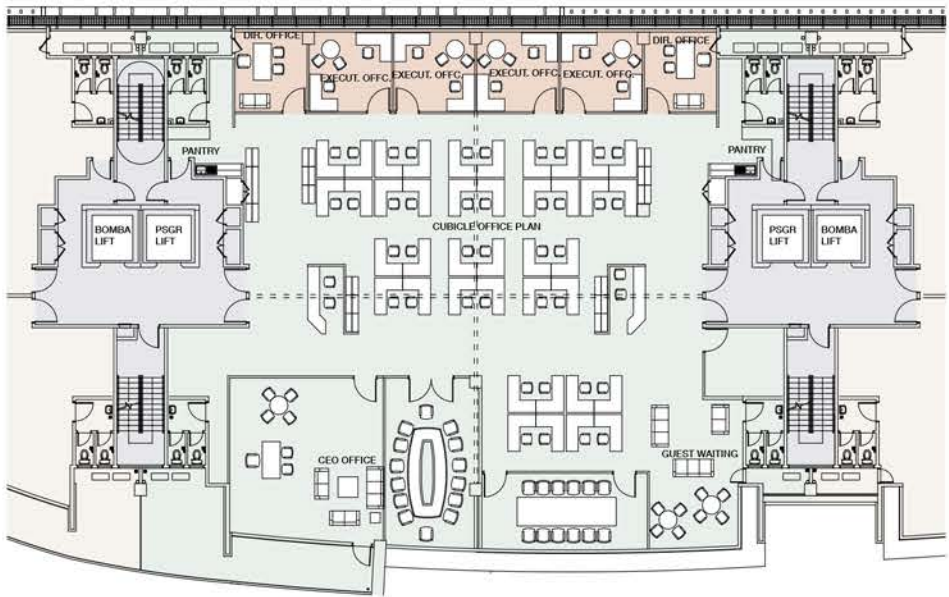
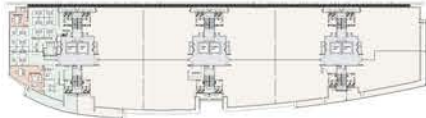


It is also possible to create office space for your operations spanning cores horizontally on a single floor. These designs illustrate the utilisation of four office units (Quad) across two cores. Layout permutations could cover six or more adjoining units per floor which run across two or more cores. The building design allows you the flexibility to choose the space permutations best suited to your business.



Corner Double Units  
Cubicle with Room Division Office Layout

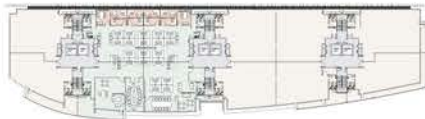
Total Headcount 31  
Office Area 3,143 sq ft



Intermediate Quad Unit  
(Cross Core)

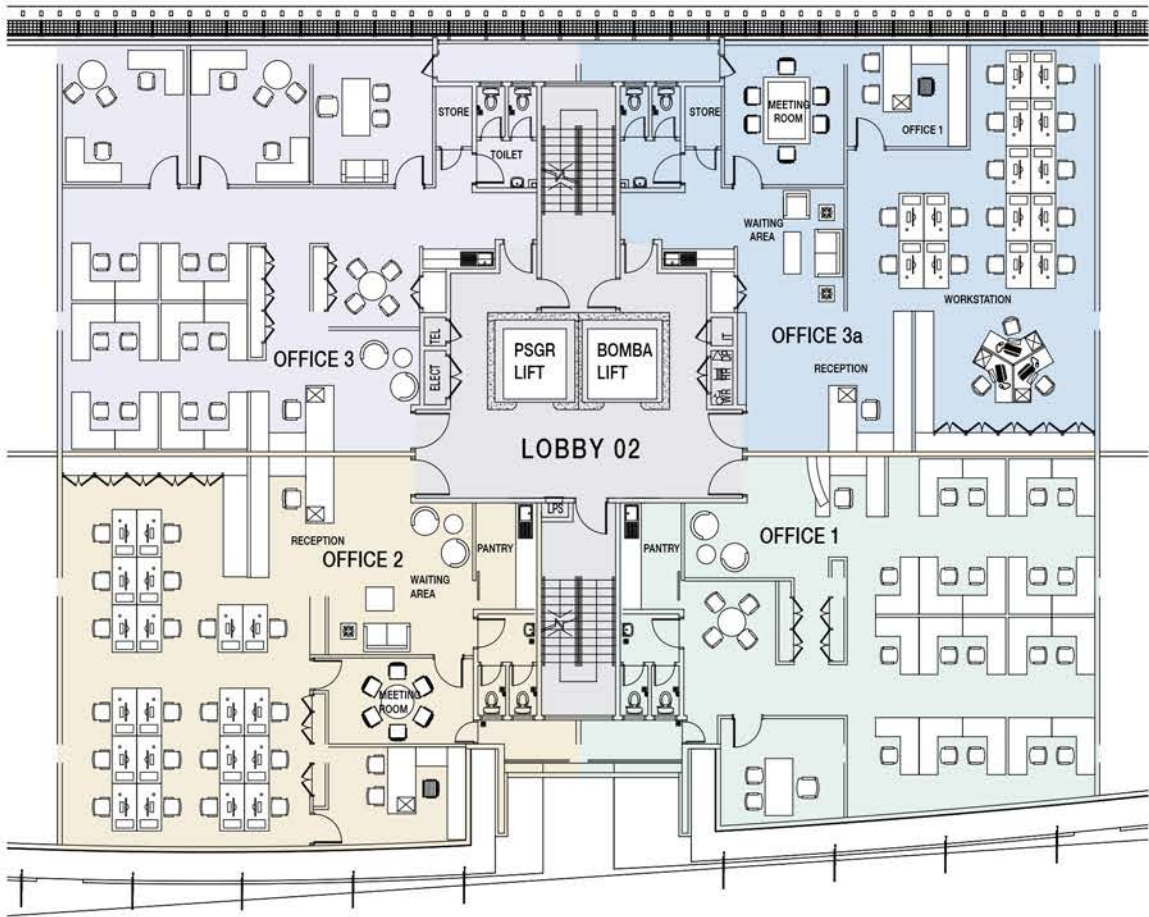
Cubicle with Room  
Division Office Layout

Total Headcount 55  
Office Area 7,481 sq ft





Multiple Layout Possibilities  
For Your Business



Typical Single Floor

The single units within a single core are perfect for businesses with a smaller workforce such as start-ups. These businesses share the lift lobby.



Open Plan Office Layout

Location	B-6-1 (Office 2)	Location	B-6-3 (Office 3A)
Total Headcount	22	Total Headcount	19
Office Area	1,905 sq ft	Office Area	1,873 sq ft

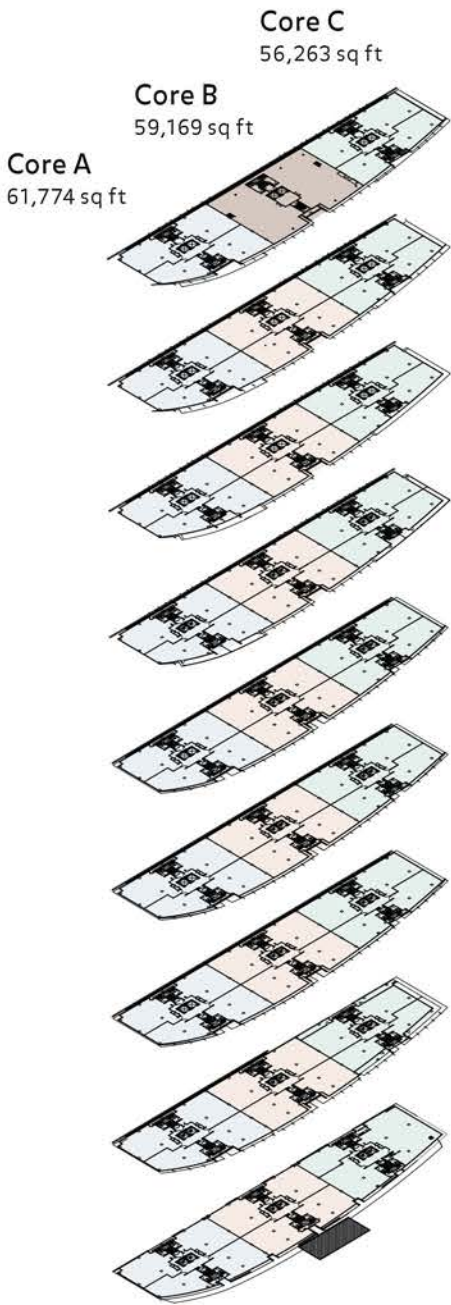
Cubicle with Room Division Office Layout

Location	B-6-2 (Office 1)	Location	B-6-3A (Office 3)
Total Headcount	20	Total Headcount	18
Office Area	1,733 sq ft	Office Area	1,873 sq ft

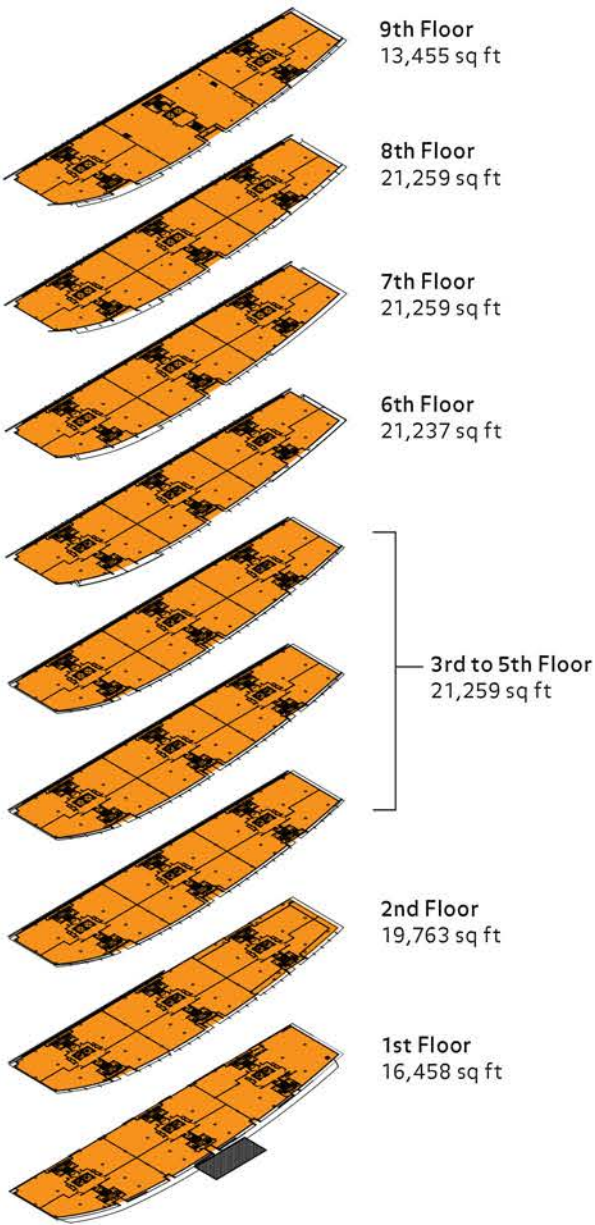
Horizontal and  
Vertical Flexibility

Businesses can choose their office space spanning multiple floors. This can be done within single cores or a combination of units spanning more than one core on a single floor with units on floors directly above or below it – creating multi-level office spaces.

Core by Core



Floor by Floor



Sample office layouts. Furniture not included





Property

## ABOUT SIME DARBY PROPERTY BERHAD

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built more than 15 townships. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.



### KL EAST SALES GALLERY

Off Middle Ring Road 2,  
Desa Melawati,  
53100 Kuala Lumpur

TEL 03-4147 1700  
FAX 03-4147 1600  
GPS Co-ordinates  
3.223922, 101.731145

Open daily from  
9.30am to 6.30pm  
(including Public Holidays)

All illustrations are artist's impressions. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, It cannot be part of an offer or contract.

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