



**CORE** 中央  
RESIDENCE 谷  
— @ TRX — 馆

THE FRONTIER OF GLOBAL LIVING

# DISCOVER MALAYSIA THE KEY INVESTMENT DESTINATION



Strategically situated in the heart of South East Asia, Malaysia is a multi-cultural country of over 32 million people with a rich mix of ethnicity, races and religion.



**CAPITAL CITY  
KUALA LUMPUR WITH  
1.8 MILLION  
POPULATION**



**WORLD-  
FAMOUS**  
SKYSCRAPERS SUCH AS  
**KLCC TWIN TOWERS &  
THE EXCHANGE 106**



**WELL-  
DEVELOPED**  
ROAD NETWORK OFFERING  
**EXCELLENT CONNECTIVITY &  
TRAVEL CONVENIENCE**



**AFFORDABLE  
COST OF LIVING**  
ATTRACTS EXPATRIATES FROM  
AROUND THE WORLD

Sources:

Official Portal of Department of Statistics Malaysia – Demographic Statistics First Quarter 2019  
2018 Mercer Cost of Living Survey

# HIGH QUALITY OF LIFE IN MALAYSIA

## Internationally-recognised EDUCATION

Top 10 preferred international  
education hub

Kuala Lumpur is the 2<sup>nd</sup> most  
affordable student city

English is widely spoken

Source: Education Malaysia Global Services 2019

## Top-notch TOURISM Experience

Yearly average of approximately  
25 million tourist arrivals

Wide variety of travel locations  
from city excitement, cultural heritage  
to beaches and islands

Kuala Lumpur is the 3<sup>rd</sup> most visited  
city in Asia with 66 shopping malls

Source: MY Tourism Data, Tourism Malaysia 2019; Kuala Lumpur Tourism Bureau

## Best HEALTHCARE In The World

No. 1 country with the best  
healthcare in the world

Affordable medical expenses

Total of 13 JCI accredited hospitals  
(Joint Commission International –  
gold standard in healthcare assessment  
around the globe)

Source: International Living Magazine, 6 Countries With The Best Healthcare In The World

## Top 5 Global RETIREMENT Country

5<sup>th</sup> best country to retire in 2019  
based on the Global Retirement Index

Kuala Lumpur ranks below the  
cost of living of other Asian cities like  
Singapore, Beijing and Tokyo

Government-backed programme  
Malaysia My 2nd Home (MM2H)

Source: International Living Magazine, The World's Best Place To Retire In 2019



# RM40 BILLION TRX

## BELT AND ROAD INITIATIVE FEATURING MALAYSIA'S 1<sup>ST</sup> INTERNATIONAL FINANCIAL CENTRE

Malaysia's very first international financial district, Tun Razak Exchange (TRX) is expected to boost its gross development value (GDV) to more than the estimated RM40 billion with its burgeoning potential as the next mega catalyst development that will spur economic growth and take urban regeneration to the next level.

Geared towards gathering over 250 top-tier international financial companies, TRX is set to create 500,000 opportunities. One notable features of TRX includes The Exchange Mall, a 2 million sq. ft. lifestyle mall.

### KEY TRX HIGHLIGHTS

- The sole development with dual MRT exchange lines: MRT Line 1 and MRT Line 2
- Sustainable environment with smart green features
- Vehicle-free pedestrian walkways connecting the entire masterplan
- 23-acre Public Park and open spaces

## ALL-AROUND ACCESSIBILITY TO URBAN ESSENTIALS



THE EXCHANGE 106

THE EXCHANGE MALL & TRX CENTRAL PARK

AFFIN BANK

HSBC BANK

PRUDENTIAL





THE FRONTIER OF  
**GLOBAL LIVING**  
 BEGINS IN THE HEART OF TRX



FREEHOLD BUSINESS RESIDENCES FOR  
 THE ULTIMATE GLOBAL URBANITE EXPERIENCE

Built-up sizes from 624 sq.ft. – 1,022 sq.ft.



PART OF TRX'S  
 LUCRATIVE  
**POTENTIAL**  
 CAPITAL  
 APPRECIATION



NEIGHBOURING  
**GLOBAL**  
 FINANCIAL  
 CORPORATIONS



**WORLD-  
 CLASS**  
 SUSTAINABLE  
 ENVIRONMENT



**WELL-  
 PLANNED**  
 MODERN  
 LAYOUTS



**DOUBLE  
 GREEN**  
 CERTIFICATION  
 WITH GBI &  
 LEED RATING

5 CORE VALUES FOR POTENTIAL INVESTMENT



**REVOLUTION**

1<sup>ST</sup> GLOBAL  
 FINANCIAL  
 DISTRICT



**REMARKABLE**

CONVENIENCE  
 OF  
 CONNECTIVITY



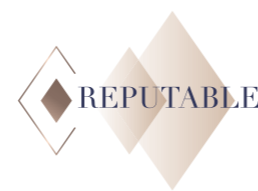
**REVITALISE**

GLOBAL  
 GREEN  
 CERTIFICATIONS



**REFINED**

VERSATILE  
 LIVING  
 SPACES



**REPUTABLE**

SOLID  
 TRACK  
 RECORD





# FACILITIES PLAN



## LEVEL 7 - FACILITIES PODIUM

- 1 FUNCTION HALL
- 2 READING ROOM
- 3 INDOOR PLAYROOM
- 4 OUTDOOR LOUNGE
- 5 RECREATIONAL PARK



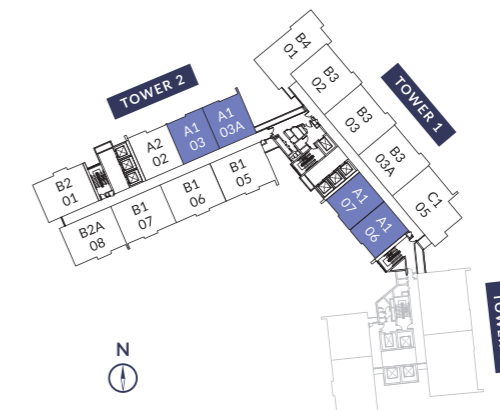
## LEVEL 50 - ROOFTOP

- 6 GYMNASIUM
- 7 WADING POOL
- 8 SWIMMING POOL
- 9 POOL DECK

TYPE A1  
58 SQ.M. / 624 SQ.FT.  
TOWER 1 & 2

1 Bedroom 1 Bathroom

## SMART SUITE



TYPE A 2

64 SQ.M. / 688 SQ.FT.

TOWER 2

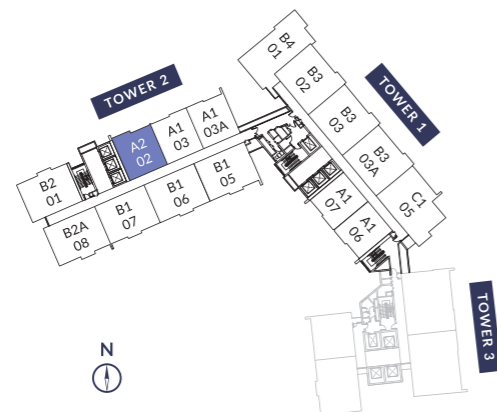


1+1 Bedroom



1 Bathroom

FLEXI SUITE



TYPE B 1

76 SQ.M. / 817 SQ.FT.

TOWER 2

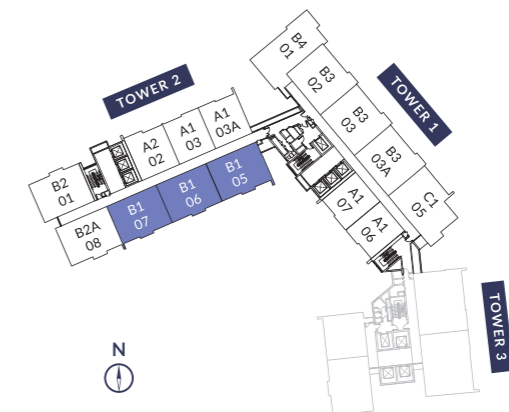


2 Bedrooms



2 Bathrooms

PREMIUM SUITE





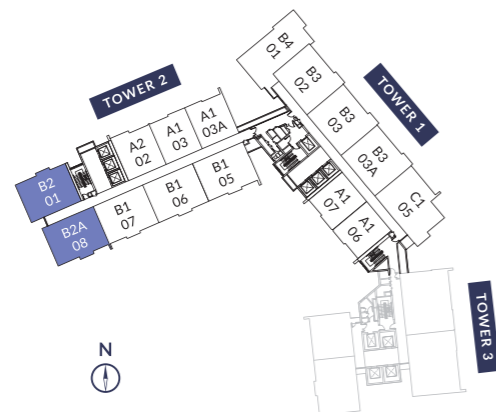
# TYPE B 2

78 SQ.M. / 839 SQ.FT.

TOWER 2

2 Bedrooms 2 Bathrooms

## SIGNATURE SUITE



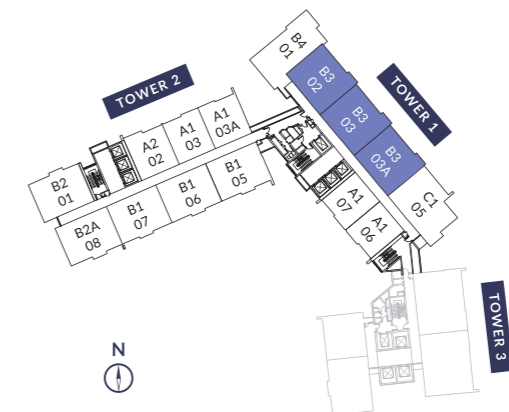
# TYPE B 3

86 SQ.M. / 925 SQ.FT.

TOWER 1

2+1 Bedrooms 2 Bathrooms

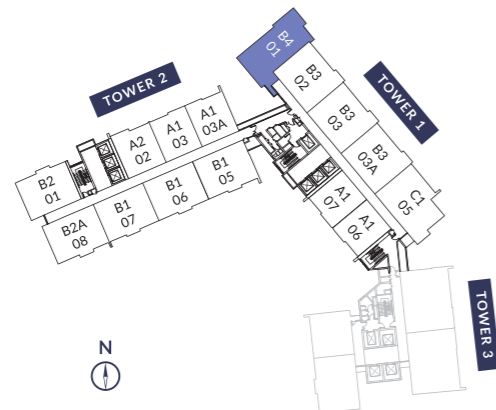
## ELITE SUITE



TYPE B4  
94 SQ.M. / 1,011 SQ.FT.  
TOWER 1

2 Bedrooms 2 Bathrooms

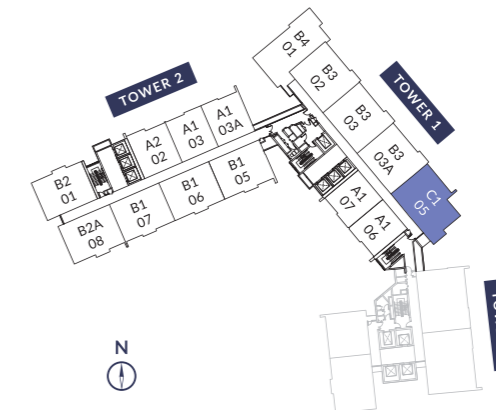
CITY SUITE



TYPE C1  
95 SQ.M. / 1,022 SQ.FT.  
TOWER 1

3 Bedrooms 2 Bathrooms

COMFORT SUITE





# SPECIFICATIONS

|                |   |
|----------------|---|
| STRUCTURE      | Reinforced Concrete Framework               |
| WALL           | Reinforced Concrete Framework / Masonry     |
| ROOF COVERING  | Reinforced Concrete Flat Roof               |
| CEILING        | Plaster Ceiling / Skim Coat                 |
| WINDOWS        | Aluminium Framed Glass Window               |
| DOORS          | Timber Flush Door/ Fire Rated Door          |
| IRONMONGERY    | Locksets & Accessories                      |
| WALL FINISHES  | Plaster and Paint / Tiles                   |
| FLOOR FINISHES | Tiles / Cement Rendered / Engineered Timber |

| SANITARY INSTALLATION              | UNIT TYPES                  |                     |                                  |    |
|------------------------------------|-----------------------------|---------------------|----------------------------------|----|
|                                    | Bathroom / Toilet / Kitchen | TOWER 1 & 2         |                                  |    |
|                                    |                             | A1, A1 (Mirror), A2 | B1, B1 (Mirror), B2, B2a, B3, B4 | C1 |
| Wash Basin                         | 2                           | 3                   | 3                                |    |
| Basin Tap                          | 2                           | 3                   | 3                                |    |
| Water Closet                       | 1                           | 2                   | 2                                |    |
| Rain Shower Head / Handheld Shower | 1                           | 2                   | 2                                |    |
| Hand Bidet                         | 1                           | 2                   | 2                                |    |
| Washing Machine Water Tap          | 1                           | 1                   | 1                                |    |
| Bathtub                            | -                           | 1                   | 1                                |    |
| Bathtub Tap                        | -                           | 1                   | 1                                |    |

| ELECTRICAL INSTALLATION            | TOWER 1 & 2     |    |                 |         |    |    |    |
|------------------------------------|-----------------|----|-----------------|---------|----|----|----|
|                                    | A1, A1 (Mirror) | A2 | B1, B1 (Mirror) | B2, B2a | B3 | B4 | C1 |
| Lighting Point                     | 6               | 7  | 9               | 9       | 10 | 11 | 10 |
| Fan Point                          | 2               | 2  | 2               | 2       | 2  | 2  | 2  |
| Water Heater Point                 | 1               | 1  | 2               | 2       | 2  | 2  | 2  |
| 13A SSO Power Point                | 15              | 16 | 18              | 18      | 19 | 18 | 20 |
| Power Point for Kitchen Appliances | 3               | 3  | 3               | 3       | 3  | 3  | 3  |
| SMATV Point                        | 2               | 2  | 2               | 2       | 2  | 2  | 2  |
| Telephone Point                    | 1               | 1  | 1               | 1       | 1  | 1  | 1  |
| Data Point                         | 2               | 3  | 2               | 2       | 3  | 2  | 2  |
| Door Bell Point                    | 1               | 1  | 1               | 1       | 1  | 1  | 1  |
| Air-Conditioning Point             | 1               | 1  | 1               | 1       | 1  | 1  | 1  |
| Intercom Point                     | 1               | 1  | 1               | 1       | 1  | 1  | 1  |
| Electrical Distribution Board      | 1               | 1  | 1               | 1       | 1  | 1  | 1  |



**CORE PRECIOUS DEVELOPMENT SDN BHD**  
(201301034290)  
CONNECTING THE WORLD

## CONNECTING THE WORLD

A joint venture between China Communications Construction Group (CCCG) and WCT Holdings Berhad, CORE Precious Development Sdn. Bhd. (CORE Precious) recognises the great potential of TRX.

As a world-renowned corporation, urban complex developer and an international investor, CCCG is ranked 93<sup>rd</sup> on the 2019 Fortune Global 500 list.

With the vision to collaborate with TRX City and together with its valued stakeholders, CORE Precious is honoured to be involved in the transformation of TRX into a World-class Financial Centre in the region.



Port City, Sri Lanka



Hong Kong - Zhuhai - Macau Bridge



Phoenix Island Sanya, China



The Grand, Los Angeles





# PRIMED IN THE HEART OF KUALA LUMPUR'S GOLDEN TRIANGLE

- All-around connectivity and accessibility with 4 major highways such as MEX
- The Exchange Mall, Pavilion KL and Bukit Bintang are all positioned within the Golden Triangle shopping belt
  - Walking distance to The Exchange 106 and KLCC Twin Towers
- Approx. 40 mins to Kuala Lumpur International Airport via KLIA Express train



GET IN TOUCH TO KNOW MORE

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[www.coreresidence-trx.com](http://www.coreresidence-trx.com)

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Official Account



Official Info Account

Development By:

**CORE PRECIOUS DEVELOPMENT SDN BHD**  
(201301034290)

CONNECTING THE WORLD

A Joint Venture Between:



Level 23, Unit 1, Menara Worldwide, 198 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia. Tel: +603 2732 7188 | Fax: +603 2732 7190

• Developer: Core Precious Development Sdn Bhd (Company No. 201301034290) Level 23, Unit 1, Menara Worldwide, 198 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia. • Developer's License No.: 19783-1/10-2021/0944(L) • Validity: 16/10/2019 - 15/10/2021 • Advertising & Sales Permit No.: 19783-1/10-2021/0944(P) • Validity: 16/10/2019 - 15/10/2021 • Land Tenure: Freehold • Land Encumbrances: Bank of China (Malaysia) Berhad • Authority Approved Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan No.: BPT4 OSC 20190798 • Expected Date of Completion: March 2024 • Type of Property: Serviced Apartment • Total Units: 580 • Block 1 - 287 units, Price: RM1,438,580 (Min) - RM2,476,980 (Max) • Block 2 - 293 units, Price: RM1,431,980 (Min) - RM2,087,580 (Max) • Bumiputera Discount: 5%. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA • The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer.