

THE
HORIZON
RESIDENCES
KUALA LUMPUR



QUICK FACTS:

DEVELOPER	: HAP SENG LAND DEVELOPMENT (JTR) SDN BHD
DEVELOPMENT	: SERVICED SUITES
TENURE	: FREEHOLD
UNITS	: 335
NO. OF STOREY	: 27
NO. OF BLOCKS	: 2
LAND AREA	: 1.35 ACRES
BUILT-UP RANGE	: 549 sq. ft. to 2,551 sq. ft. (Typical Units) 3,552 sq. ft. to 4,316 sq. ft. (Penthouse)
SELLING PRICE	: FROM RM 1,300 PSF
MAINTENANCE FEE	: RM0.45 (Inclusive of Sinking Fund)
COMPLETION DATE	: JULY 2015

PRODUCT BRIEF:

- 2 blocks of 27-storey apartments tower
- 22-storey serviced residences, 3-storey podium car park, 2 basement levels car park and facilities deck at Level 4
- 335 exclusive units
- Block A: (10) units per floor from Level 5 to Level 26
- Block B: (6) units per floor from Level 5 to 19 and (4) units per floor from Level 20 to 26
- Each block to be served by three passenger glass lifts and one service lift
- Units are of varied sizes, from 549 to 2,551 sq. ft. while penthouses from 3,552 sq. ft. and 4,316 sq. ft.
- Modern security features, 24 hours security guard and patrol services, CCTV surveillance system and card access control security
- Unobstructed view of either **KL City Skyline, Petronas Twin Towers** or the **Royal Selangor Golf Course**
- Designed by renowned international architect: **Architect 61**

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SITE PLAN:



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FEATURES & FURNISHING:

- Built-In quality kitchen cabinet with hood, hob and microwave/oven
- Washing machine cum dryer
- Refrigerator
- Split-unit air-conditioning system
- Built-In wardrobe to all bedrooms
- Bathroom/s: quality fittings by Villeroy & Boch and Grohe
- High quality tiles by MML (living, dining, kitchen and bathrooms)
- Each block to be served by three passenger glass lifts and one service lift

UNIQUE PROPOSITIONS

- Freehold with 2 stunning views: KLCC and RSGC
- GBI Certification
- Designed by renowned international Architect 61
- Overall development, layout design and features with consultation from Feng Shui Master Joey Yap

STRATEGIC LOCATIONS:

- Strategically located opposite the multi-billion Tun Razak Exchange (TRX) International Financial District
- Within the Kuala Lumpur City Centre hot spot - easy access to embassies, medical centre, international school & retail malls such as Pavilion and Suria KLCC
- Opposite Malaysia biggest medical tourism centre – Prince Court Medical Centre
- Next to upcoming MRT station (TRX)

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CONSTRUCTION WORK IN PROGRESS:



View from Jalan Inai



Front View

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About Hap Seng Land Sdn Bhd

The Property Division of Hap Seng Consolidated Berhad, Hap Seng Land is an integrated property player involved in property development as well as property investment. Established in Sabah on 27th March 1972, Hap Seng Land is an established household name for developing fully integrated developments in Sabah. Its recent expansion to West Malaysia has earned it a reputation for practicality, quality and innovation.

Today, Hap Seng Land is an award-winning property company with key developments in the Kuala Lumpur Golden Triangle area – Menara Hap Seng and Menara Hap Seng 2; immediate vicinity of the Tun Razak Exchange (TRX) – Horizon Residences; and now, Bangsar, an affluent residential suburb in Kuala Lumpur.

It was the 2008 FIABCI Malaysia Property Award (Specialised Project category and Industrial Category for Hap Seng Star's Mercedes Benz KL Autohaus); 2009 FIABCI Malaysia Property Award (Office Development for Menara Hap Seng); and , 2009 Persatuan Arkitek Malaysia (PAM) Award (Industrial Building Category for Hap Seng Star's Mercedes-Benz Kinrara Autohaus).

As at 17 February 2014, the company (stock code: 3034) was ranked 52 out of the 819 companies listed on the main board of Bursa Malaysia.

West Malaysia

Hap Seng Land is as an up-and-coming leader in niche property developer with several high profile high-rise, commercial and residential developments in the Klang Valley, West Malaysia.

With sustainability and practicality as the two main features of all its developments in the Klang Valley, the division, since its entry into West Malaysia in 2004, has uniquely created a new value proposition for its products that allows it to differentiate its offerings to that of the market.

East Malaysia

In Sabah, East Malaysia, Hap Seng Land has already established itself as a household name in property development. An innovative and pioneering developer since its first foray into property development in the 1970s, it is now in the forefront of introducing new property development concept into the Sabah property market.

Hap Seng Land has set the bar as the State's leading developer by offering modern lifestyle and sustainable elements that are exemplified by communal components via tapping into the living essence of the community. Recreational facilities and communal parks form the focal point of our development in catalysing communal interaction.