

LIVE THE ART OF BEAUTIFUL SIMPLICITY  
生活在美丽而简约的艺术之中



ONSEN SUITE



The idea to integrate the natural hot spring facility into the development is mindfully planned with the objective of providing luxury wellness experiences that turns KSL 18 Madge Onsen Suite as a place to enjoy peace and tranquility.

The premium setting of KSL 18 Madge Onsen Suite is hot spring facility channelled directly from natural resources in Bemban, Malacca that will offer a holistic luxury for residences to enjoy mineral-rich water, warmed to the perfect temperature.

将“天然温泉”的概念融入这个项目，是我们设计师的精心构思，旨在让“18 Madge温泉公寓”成为一个平和安宁的好居处，从而给您一个高贵的养生式生活。

18 Madge温泉公寓的泉水是直接来自马六甲本班的天然泉水取得，并且富含各种矿物质，在加热至完美的温度后，为小区营造一种令人全身心放松的奢华氛围。

THE NATURAL HOT SPRING  
天然温泉







18 Madge Onsen Suite at Jalan Madge, Ampang was conceived to meet the desire for definitive luxury living within the metropolitan city of Kuala Lumpur. Designed within the framework of Zen design principles, which imparts a sense of being fresh, clean and neat, a soothing fluidity of space unbeknownst to standard luxury condominiums is achieved.

位于安邦大使馆区的18 Madge温泉公寓,旨在满足人们对大都市吉隆坡中心圈终极奢华生活的想像与向往。在禅意的设计原则与框架内进行设计,赋予小区“清新、干净和简洁”的感觉,实现了超越于一般豪华公寓标准的舒缓流动空间。

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The grand entrance marks the beginning of a journey filled with harmony, grace and quietude. With designs that create a union between the outdoors and indoors, in sync with nature and the surroundings, ease and effortlessness is introduced into every aspect of 18 Madge Onsen Suite lifestyle.

步入宏伟的小区大门,即标志着走进一个充满“温馨、优雅而又宁静”的向往生活。18 Madge温泉公寓独特的设计,将生活的方方面面与周边的大自然及周围设施的完美的融合衔接,给您无处不在的轻松与自在。







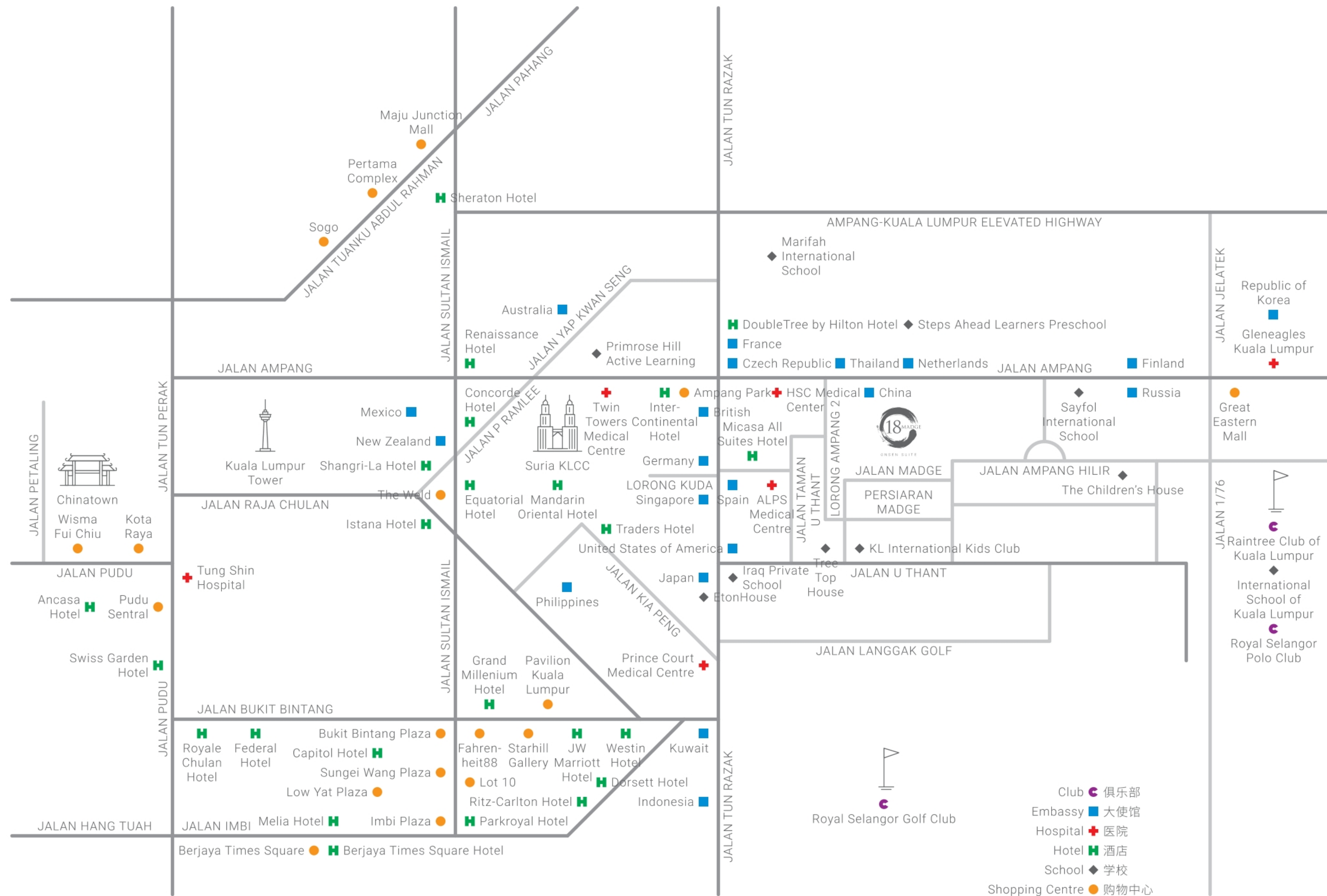
BE AT THE CENTRE OF IT ALL  
黄金地段 一切配套设施的中心

The location of 18 Madge Onsen Suite, Jalan Madge within the embassy enclave, is widely considered to be one of the most prestigious addresses in Kuala Lumpur. Offering a combination of comfort, convenience and prestige, it is well suited to meet the lifestyle needs of

discerning residents. Within the neighbourhood are many consulates, embassies, diplomatic installations, reputable international schools and high-end developments housing the city's social and political elites, which reassuringly reaffirm the esteem status of the location.

18 Madge温泉公寓位于市中心使馆区域内的Madge路,这里是吉隆坡最负盛名的地点之一。“舒适、便利和高贵”的完美结合,非常适合或者说一定能够满足对生活有一定品味和要求的您。外加周边众多的领事馆、大使馆、外交机构、著名的国际学校以及专为社会和政治精英们而开发的高端项目,使得这里更加被肯定为吉隆坡最高贵的地区之一。





## CLOSE TO EVERYTHING YOU DESIRE 接近您所想

18 Madge Onsen Suite puts residents right at the centre for everything desirable. Whether to shop for luxury goods at Malaysia's premier shopping mall, dine in one of the best restaurants by major publications, dance the night away at one of the most popular nightclubs in Kuala Lumpur or luxuriate in a sky lounge with picture-perfect views of the Petronas Twin Towers; you will enjoy it all within minutes away.

18 Madge温泉公寓是您所能期望的绝对的理想区域中心。无论是去马来西亚首屈一指的购物中心购买奢侈品，还是去最出名的星级餐厅用餐，又或者是去吉隆坡最受欢迎的夜店去跳舞，还是去天空酒吧喝一杯并欣赏如画般的国油双峰塔夜景；这一切近在几分钟车程，您可随时拥有。

### MAJOR ROADS 主干道

Jalan Ampang	< 1 km
Jalan Tun Razak	3 km
Jalan U Thant	< 1 km

### NEARBY HIGHWAYS 附近高速路

Ampang-Kuala Lumpur Elevated Highway (AKLEH)	5 km
Middle Ring Road 2 (MRR2)	7 km
Stormwater Management And Road Tunnel (SMART)	3 km

### PUBLIC TRANSPORTS 公共交通

Ampang Park LRT Station	2 km
Raja Chulan LRT Station	5 km

### CLUBS 俱乐部

Raintree Club of Kuala Lumpur	2 km
Royal Selangor Golf Club	2 km
Royal Selangor Polo Club	2 km

### HOSPITALS 医院

ALPS Medical Centre	2 km
Gleneagles Kuala Lumpur	2 km
HSC Medical Center	2 km
Prince Court Medical Centre	2 km
Tung Shin Hospital	6 km
Twin Towers Medical Centre	3 km

### SCHOOLS 学校

EtonHouse	3 km
International School of Kuala Lumpur	3 km
Iraq School	2 km
KL International Kids Club	< 1 km
Marifah International School	2 km
Primrose Hill Active Learning	3 km
Sayfol International School	< 1 km
Steps Ahead Learners Preschool	< 1 km
The Children's House	< 1 km
Tree Top House	< 1 km

### SHOPPING CENTRES 购物中心

Ampang Park	4 km
Berjaya Times Square	4 km
Bukit Bintang Plaza	3 km
Chinatown	5 km
Fahrenheit88	3 km
Great Eastern Mall	2 km
Imbi Plaza	4 km
Kota Raya	6 km
Lot 10	3 km
Low Yat Plaza	4 km
Maju Junction Mall	5 km
Pavilion Kuala Lumpur	3 km
Pertama Complex	5 km
Pudu Sentral	5 km
Sogo	5 km
Starhill Gallery	3 km
Sungei Wang Plaza	4 km
Suria KLCC	3 km
The Weld	4 km
Wisma Fui Chiu	6 km

- Club 俱乐部
- Embassy 大使馆
- Hospital 医院
- Hotel 酒店
- School 学校
- Shopping Centre 购物中心



## ZEN INSPIRED ABODES

### 禅意居所

To allow a general positive feeling and calmness to envelop you is the design intent behind these Zen-inspired abodes. High ceilings, generous windows and contemporary finishes blending with natural materials make for airy, spacious and unique homes. From the generously proportioned living and dining room areas to the lavishly appointed bedrooms and bathrooms, every detail has been meticulously designed for your complete satisfaction.

这个禅意居所背后的设计意图,是要让一种向上正能量和内心的平静随时随地地包围着您。高高的天花板、宽大的窗户、现代工艺与天然材料的相融合,给您打造一个通风、宽敞和独特的住宅。从宽敞大气的客厅、餐厅,到布置豪华的卧室和浴室,每一个细节都经过精心设计,做到让您完全满意。







ACTUAL SHOW UNIT 实际单位



ACTUAL SHOW UNIT 实际单位





ACTUAL SHOW UNIT 实际单位



ACTUAL SHOW UNIT 实际单位



## FLEXIBLE SPACES

### 灵活空间

Live the way you want to live, and be the way you want to be. With 18 Madge Onsen Suite's wide range of residences and flexible spaces, everything becomes possible.

活出自己想要的样子,成为您想成为的样子。18 Madge温泉公寓的多种户型和灵活空间的设计,使这一切都变成可能。











ACTUAL SHOW UNIT 实际单位



ACTUAL SHOW UNIT 实际单位





Your lifestyle takes precedence at 18 Madge Onsen Suite. With thoughtful spaces that promote interaction and spaces that promote relaxation, joy is to be discovered every single day.

在这里您可以尽情享受您的生活。通过促进家人互动以及悠闲轻松的空间设计,使得快乐伴随您的每一天。



1 Vehicle entrance with guardhouse. Separate in / out lanes for residents and visitors. Boom gates monitored by CCTV cameras.

带警卫室的车辆出入口。车辆进/出口分开;住户和访客的分离车道。闭路电视监控的闸门。

2 Round-the-clock manned guardhouse, security control room and patrolling.

24小时都有人值守的警卫室,安全控制室和巡逻队。

3 Residents' vehicle access control system.

住户车辆出入控制系统。

4 Visitor access / exit control management system at guardhouse.

访客出入控制管理系统。

5 Perimeter security monitored by CCTV cameras. Multi-storey basement car park levels monitored by CCTV cameras. CCTV cameras are strategically located at selected areas.

闭路电视进行的区域监控。地下停车场的多层监控。重点区域的摄像头监控。

6 Uninterrupted / gen-set power supply to security system and vehicle control management system.

为安全系统和车辆控制管理系统提供不间断/发电机组电源。

7 Condominium access lift lobbies are card-access-controlled.

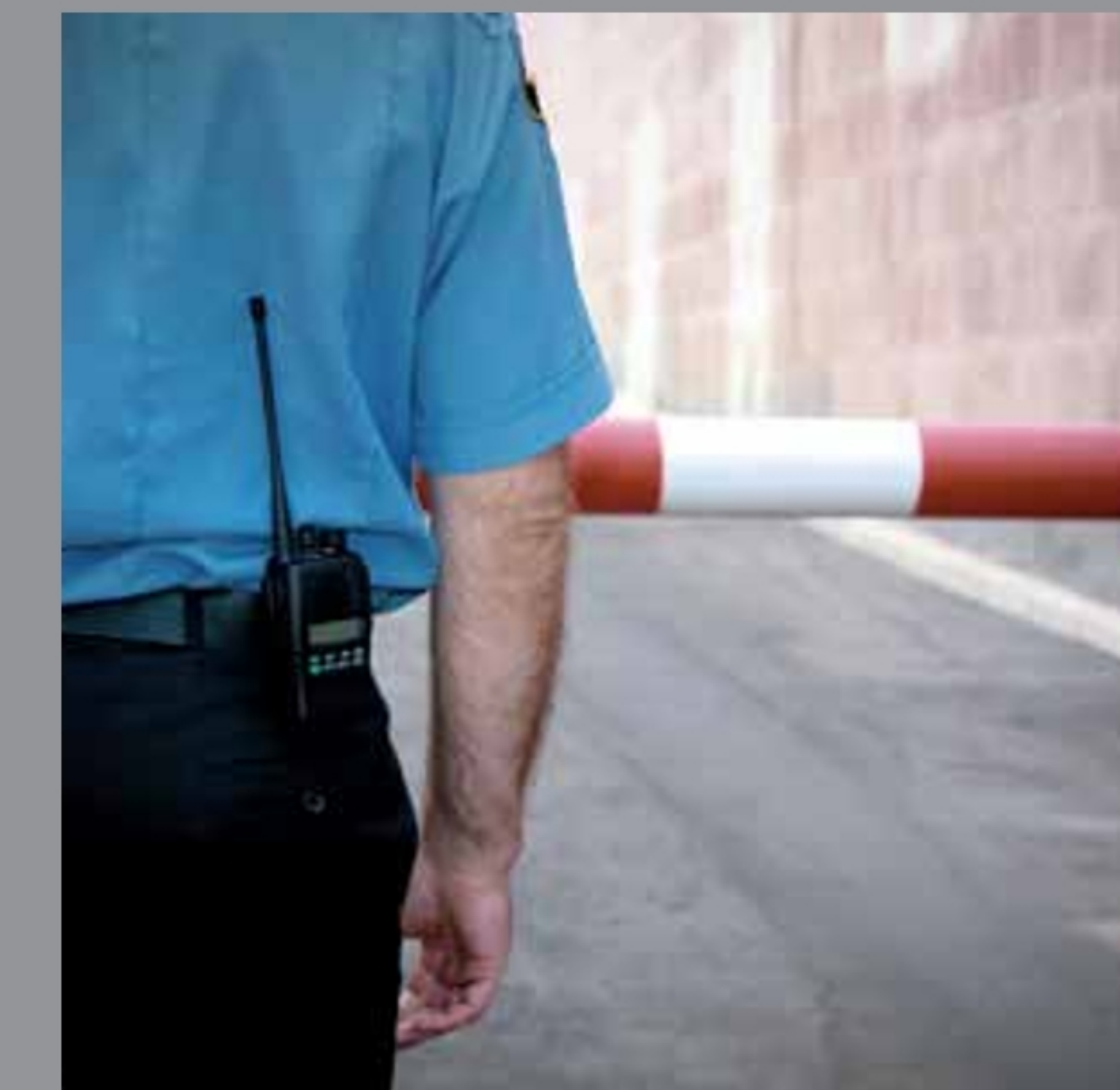
公寓出入大堂电梯采用卡门禁控制。

8 Intercom system from residential units to guardhouse.

从住宅单位到警卫室的对讲系统。

9 Panic button located in master bedroom. Intercom with panic button located in living room.

位于主卧室的紧急按钮。位于客厅的紧急按钮及对讲机系统。



## CRIME PREVENTION AND SECURITY FEATURES

预防犯罪和安全功能



## RICH PALETTES

丰富材料



Rich palettes of fine materials such as marble and travertine interlaced with natural materials such as mahogany effect timber deck and Japanese stone lantern to transform the look and feel of spaces into work of art.

Let the calm brought forth by harmony within space assists you in finding solitude. As solitude is believed to be a lost art in these days of ultra-connectedness, to find some helps us appreciate the small things that sometimes get lost in the roar.

丰富多样的精美材料，如高级的大理石和凝灰石与其它天然材料交织在一起，例如有红木效果的板材和日本石材灯笼，将整个空间的外观和感觉转变为一种艺术品。让空间和谐带来的平静。

让和谐空间带来的平静帮助您找到那份独处。由于在当今高度繁忙的时代，独处已经被认为是一种遗失的艺术，因此找回一份独处，以帮助我们找到那份因喧闹嘈杂而被遗失的“小事物”，并慢慢品味它。



## FROM THE AWARD WINNING ARCHITECT

来自获奖建筑师



The Veritas Design Group is a multi-disciplinary architecture, interior design and planning firm which has gained worldwide exposure and acclaim. Cited in the 1999 survey of The Top 500 Architectural Practices of World Architecture, it is one of Southeast Asia's leading architectural firms today. Its reputation and success have been built upon 25 years of commitment to design quality and service excellence, resulting in collaborative, lasting relationships with its clients.

Veritas Design Group是一家多学科的建筑设计、室内设计和规划公司，在全球广受关注和赞誉。在1999年世界建筑500强建筑实践调查中，它是当今东南亚领先的建筑公司之一。其声誉和成功来自于25年来对设计质量和卓越服务的承诺之上，从而与客户建立了持久的合作关系。

- **Winner of The Edge Malaysia 2019** - PAM Green Excellence Award 2019 - International School of Kuala Lumpur (ISKL), Malaysia  
**The Edge Malaysia** - 2019年PAM绿色卓越奖 - 马来西亚吉隆坡国际学校(ISKL)获得者
- **Winner of Cityscape Awards 2019** - Sustainability Project Award - International School of Kuala Lumpur (ISKL), Malaysia  
**2019年城市景观奖** - 可持续发展项目奖 - 马来西亚吉隆坡国际学校(ISKL)
- **Highly Commended Cityscape Awards 2019** - Leisure & Hospitality - Villa Sielen Diva, Talpe Sri Lanka  
**2019年高度推荐的城市景观奖** - 休闲与酒店 - Villa Sielen Diva, Talpe Sri Lanka
- **Malaysian Institute of Architects (PAM) 2019** - Gold Winner Award - Education Category - International School of Kuala Lumpur  
**马来西亚建筑师学会(PAM)2019** - 金奖 - 教育类 - 吉隆坡国际学校
- **Malaysian Institute of Architects (PAM) 2019** - Commendation Award - Commercial High Rise Category - W Hotel Kuala Lumpur  
**马来西亚建筑师学会(PAM)2019** - 嘉奖 - 商业高层建筑类别 - 吉隆坡W酒店
- **Malaysian Institute of Architects (PAM) 2019** - Commendation Award - Multiple Residential High Rise Category - Expressionz Kuala Lumpur  
**2019年马来西亚建筑师协会(PAM)** - 嘉奖 - 多层住宅高层类别 - Expressionz Kuala Lumpur
- **Winner of FIABCI World Prix d'Excellence Award 2019** - Perbadanan Kemajuan Negeri Selangor Headquarters  
**2019年FIABCI World Prix d' Excellence Award得主** - Perbadanan Kemajuan Negeri Selangor总部
- **Building & Construction Information Asia (BCIA) - Top Ten Architects in Malaysia Award 2019**  
**Building & Construction Information Asia (BCIA) - 2019年马来西亚十大建筑师奖**
- **Winner of Star Property Awards 2019** - Earth Conscious Development - Sustainability 2019 Category - Menara JLand, Johor Bahru  
**2019年明星地产奖得主** - 地球意识发展 - 2019年可持续发展类别 - Menara JLand, Johor Bahru



## THE DEVELOPER 发展商

KSL Group is an award-winning public listed property development company with numerous Best Shareholder Value Awards under its belt. The group has vast experience in developing innovative and quality residential, commercial properties and townships in particular. In a time when other developers have largely moved away from township developments due to the large-scale capital and site planning and management required to materialize the development, the group thrives on such challenges and strives onward to turn them into opportunities instead. This has led to the group having developed several self-contained, thriving townships, which also led them to build a strong brand name in the property market.

Since the group's successful listing on the main-board of Bursa Malaysia in February 2002, its group of companies has also profited with rapid and steady growth. It has successfully maintained a healthy profit margin, which particularly attributed to quality, innovation and excellent after-sales services. Some of the group's successful housing projects include Canary Garden, Taman Nusa Bestari, Taman Bestari Indah and Taman Kempas Indah.



For enquiries, kindly contact 若有任何查询, 请联络

**+6019 537 8128**

18 MADGE ONSEN SUITE SALES GALLERY 销售处

Business Hours 营业时间: 10:00 am – 4:00 pm (Everyday including Saturday & Sunday 每天包括星期六和星期日)

Address 地址: KSL 18 Madge Onsen Suite, Jalan Madge, Taman U Thant, 55000 Ampang, Kuala Lumpur.

Developer License No.: 4205-9/06-2021/02491(L) (Validity: 24/06/2020 - 23/06/2021) • Advertisement Permit No.: 4205-9/06-2021/02491(P) (Validity: 24/06/2020 - 23/06/2021) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (29)d/m.BP U3 OSC 2019 1143 • Expected Date of Completion: June 2021 • Land Encumbrances: Nil • Land Tenure: Freehold • Total Units: 50 • Price: Condominium RM2,688,800 (Min) RM17,847,600 (Max) • Built-up: From 2,234 sf - 14,813 sf • Bumiputera Discount: 5%. All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant approving authorities.

KSL 18 Madge Onsen Suite has been positioned as the best innovations that meets the expectations of target market which bestowed KSL Holdings Berhad as Malaysia Top 10 Developers 2019 by BCI Asia.

KSL集团是一家屡获殊荣的上市房地产开发公司, 荣获多项最佳股东价值奖项。集团在开发创新和优质住宅、商业物业和城镇项目方面拥有丰富的经验。在那个时代, 由于城镇开发项目所需的高资本和高要求的规划和管理, 使得其它开发商都在远离这个领域。而KSL集团迎难而上, 在这些挑战中茁壮成长, 并成功将其转化为机会。集团也从些成功开发了多个独立的、繁荣的城镇项目, 得益于此, 也在房地产市场建立了强大的品牌。

自2002年2月在大马交易所主板成功上市以来, 集团公司在快速稳定的增长中获利。利益于品质、创新和优质的售后服务, 一直以来, 也成功地保持着健康的利润率。一些成功的住宅项目包括Canary Garden、Taman Nusa Bestari、Taman Bestari Indah和Taman Kempas Indah。

18 Madge温泉公寓被认定为最符合目标市场期望的最佳创新项目, 也因此KSL集团 被 BCI Asia评为“2019年马来西亚十大开发商”。