

TRIBECA



# **PRIME COMMERCIAL BUSINESS OPPORTUNITIES IN THE HEART OF BUKIT BINTANG**

TRIBECA



Managed by



# IN THE HEART OF BUKIT BINTANG

**TRIBECA**  
STUDIO | SUITE | LOFT  
BUKIT BINTANG

KL CONVENTION CENTER

ROYAL SELANGOR  
GOLF CLUB

PAVILION

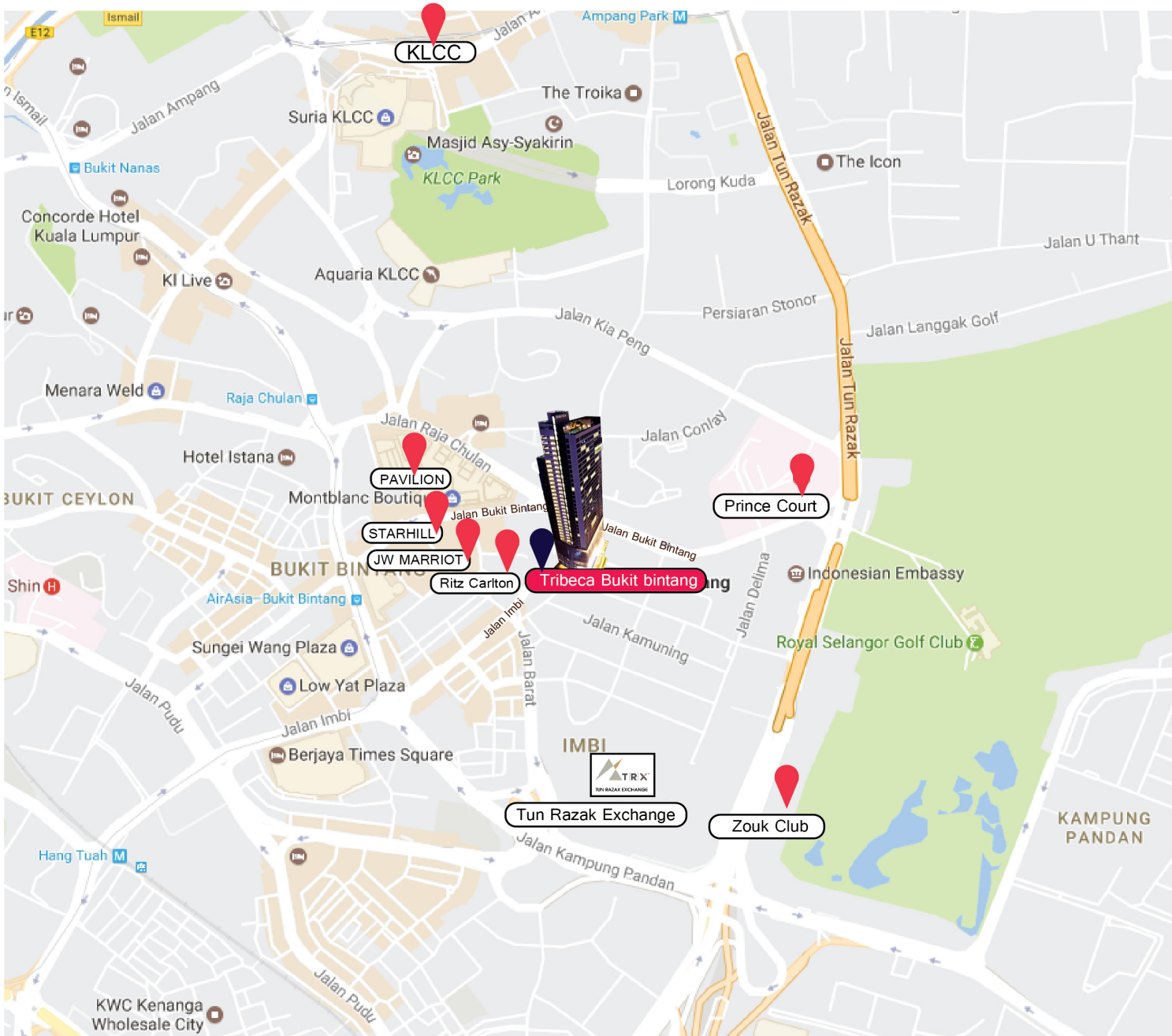
Westin Hotel  
& Jw Marriott

RITZ  
CARLTON

TUN RAZAK  
EXCHANGE

GOLDEN TRIANGLE





The perfect location in the heart of Kuala Lumpur's Golden Triangle, Bukit Bintang

South East Asia's fastest evolving tourist & commercial hub

Close proximity with future Financial District – Tun Razak Exchange



Pavilion Bukit Bintang



Starhill Bukit Bintang

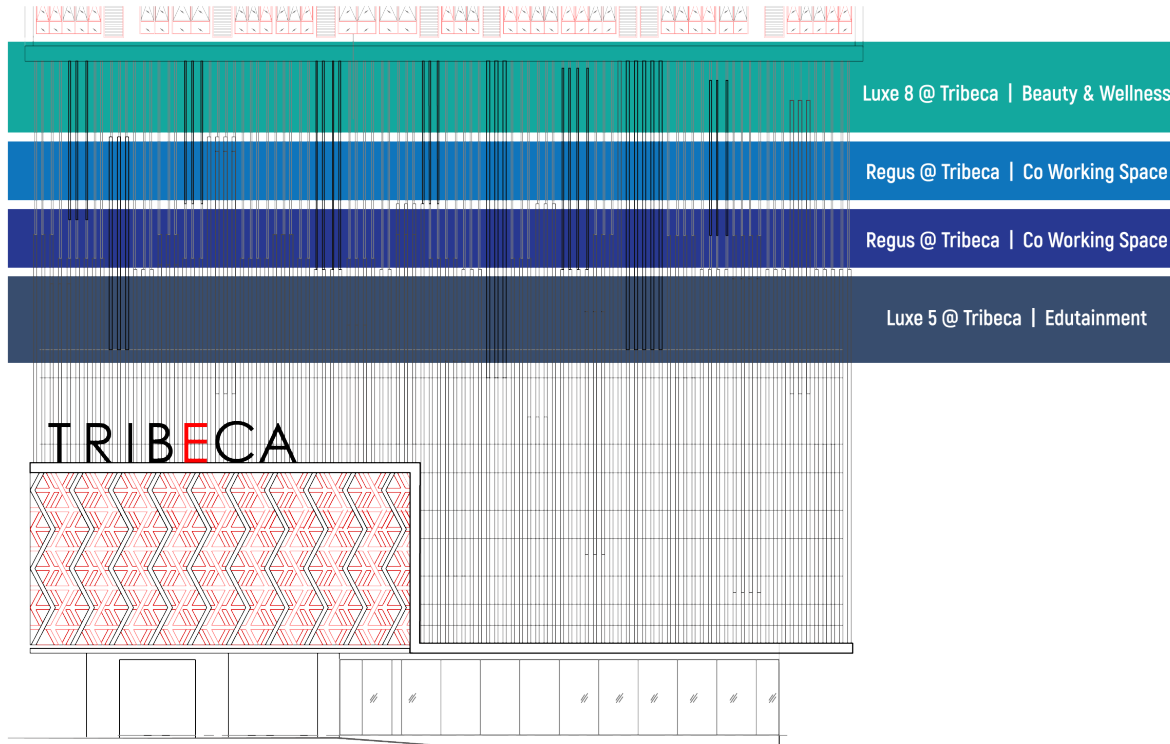


Tun Razak Exchange



JW Marriot Bukit Bintang

TRIBECA  
HOTEL & SERVICED SUITES  
BUKIT BINTANG



Tribeca is planned as an urban inner city holistic Lifestyle project in the heart of Kuala Lumpur's Golden Triangle, Bukit Bintang. Spanning 37 stories of collaborative towering environments, Tribeca includes;

- 318 studio, suites & loft HOTEL APARTMENTS
- 5 activity PODS including 2 infinity pools & fitness gym
- Total commercial gross area = 60,084 sqf
- Total commercial nett area = 46,697 sqf
- Total car park from B2 to level 4 = 236 nos
- 24,000 sqf over 2 levels of dedicated Coworking space by REGUS
- Contemporary DINING, bar & cafe
- LUXE Level 5 & 8, Beauty & Wellness floor



## Tribeca

Tribeca is home for community of individuals who believe the world is on the verge of a collective conscious evolution, transitioning from a society defined by individualism and separation into one of interconnectedness.



## Community

Tribeca community members align their well-being and their work lives with a deep understanding that collaboration, skill-sharing and learning together are the foundation for our collective future

# Elements



Community Spaces



Coworking

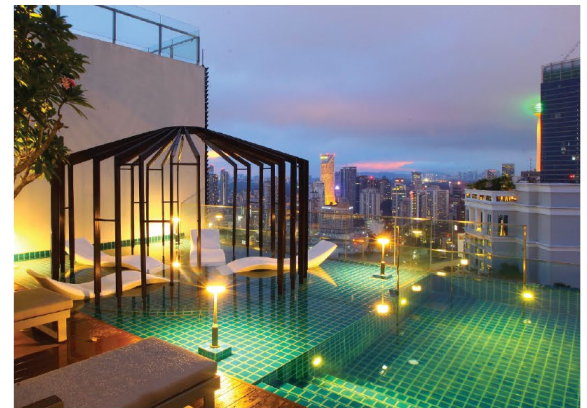
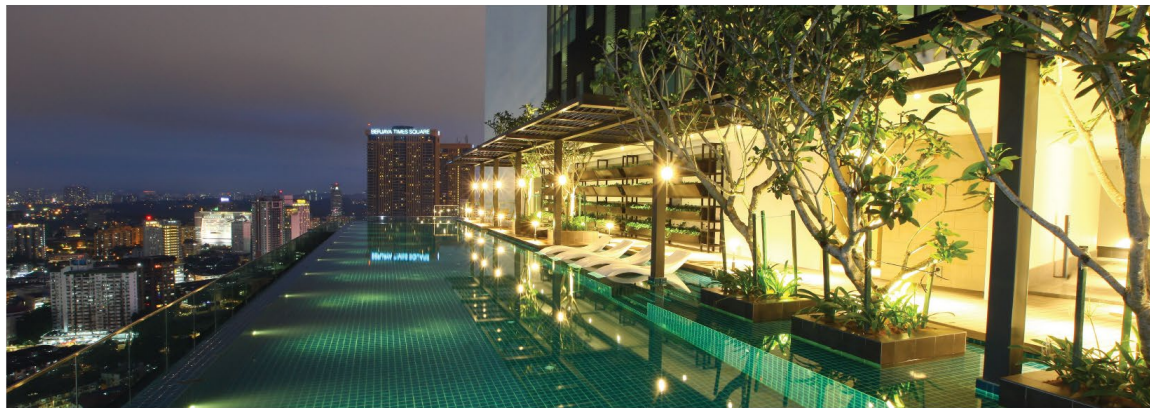


Living



F&B

PODs  
(common area)





## Ground Floor

# WIZARDS

*at Tribeca*

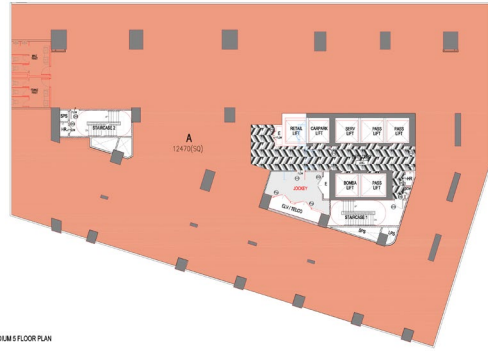


Wizards offers a chic cost spot for rejuvenating breakfasts over a fresh brew by award winning baristas. Lazy luncheons and delectable dinners with an eclectic menu featuring international mod-oz fusion that denotes a culinary culture that results from a collision of cuisines around the world.

LUXE5  
@TRIBECA

BEAUTY AND WELLNESS

# Layout Plan / 5<sup>th</sup> Floor



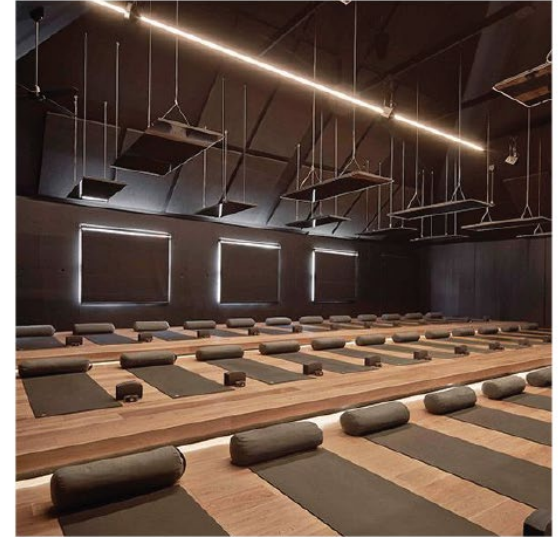
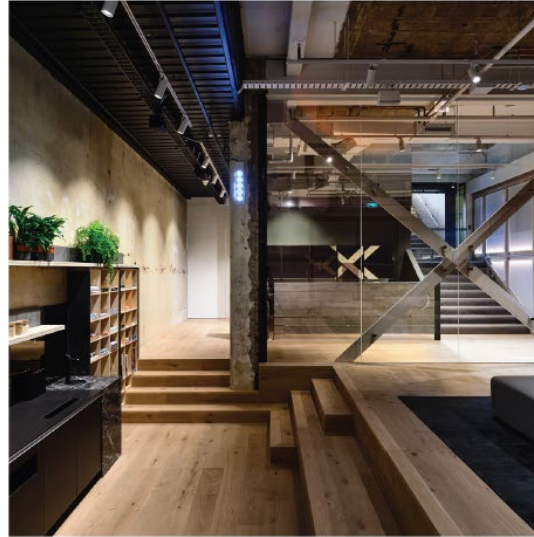
PODIUM 5 FLOOR PLAN

Option 1



PODIUM 5 FLOOR PLAN

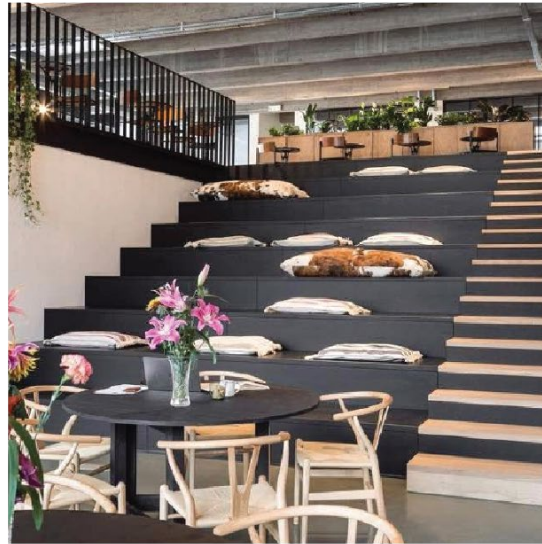
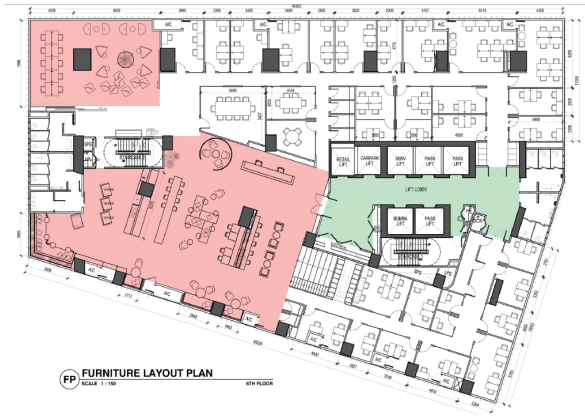
Option 2



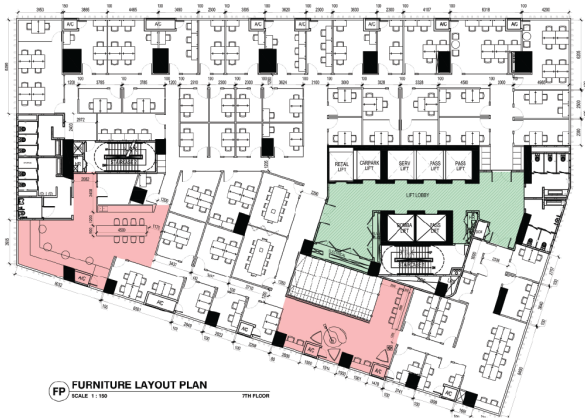


CO WORKING SPACE

# Layout Plan / 6<sup>th</sup> Floor



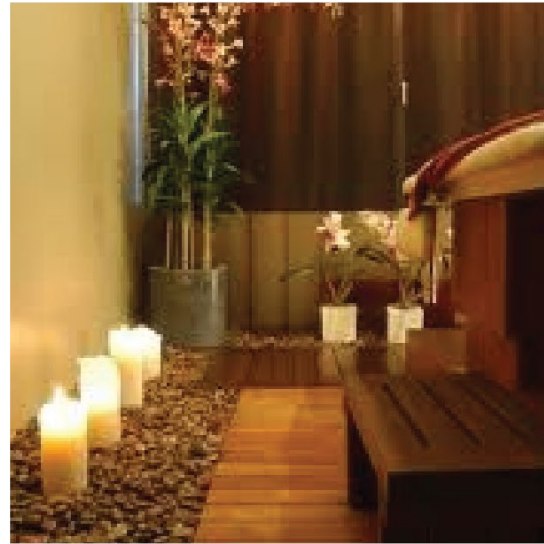
# Layout Plan / 7<sup>th</sup> Floor



LUXE 8  
©TRIBECA

BEAUTY AND WELLNESS

# Layout Plan / 8<sup>th</sup> Floor



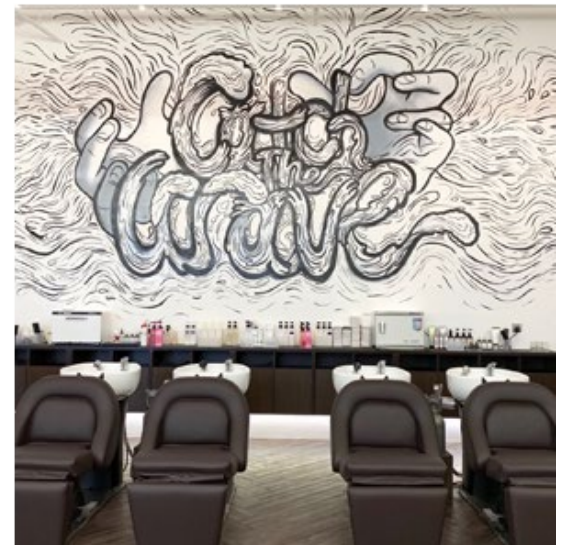
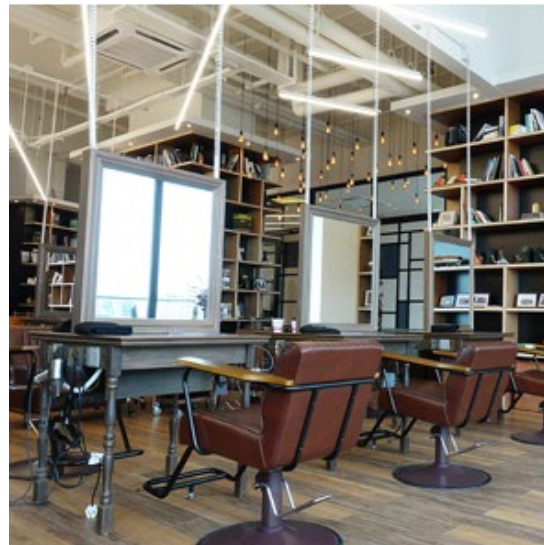




# Number 76<sup>®</sup>

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HOTEL & SERVICED SUITES  
BUKIT BINTANG

# RESIDENCES AND HOTELS

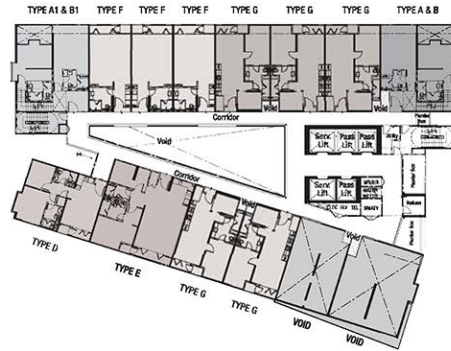
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FAIRLANE HOSPITALITY

LOFT  
TYPE A

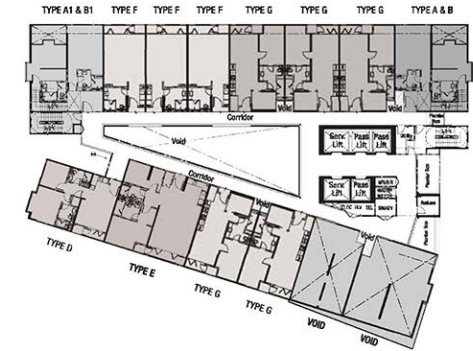
Build-up area:  
1,231 sq.ft. / 114 sqm.  
2 Bedrooms



Upper Level

LOFT  
TYPE A

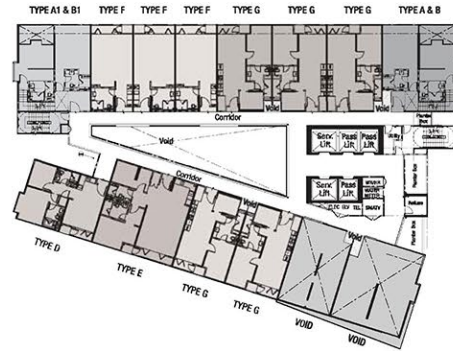
Build-up area:  
1,231 sq.ft. / 114 sqm.  
2 Bedrooms



Lower Level

LOFT  
TYPE A1

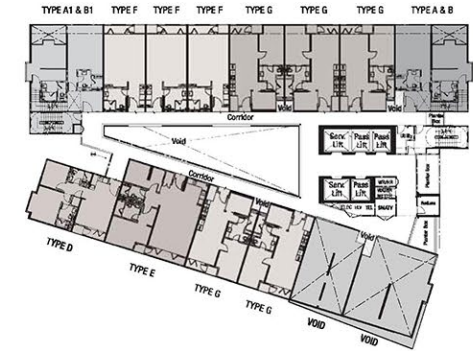
Build-up area:  
1,257 sq.ft. / 116 sqm.  
2 Bedrooms



Upper Level

LOFT  
TYPE A1

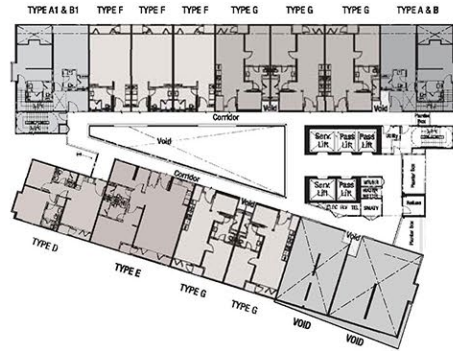
Build-up area:  
1,257 sq.ft. / 116 sqm.  
2 Bedrooms



Lower Level

LOFT  
TYPE B

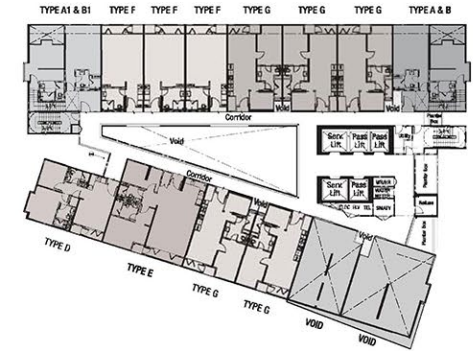
Build-up area:  
1,241 sq.ft. / 115 sqm.  
2 Bedrooms



Lower Level

LOFT  
TYPE B

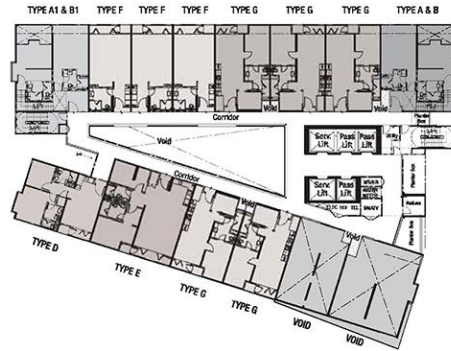
Build-up area:  
1,241 sq.ft. / 115 sqm.  
2 Bedrooms



Upper Level

LOFT  
TYPE B1

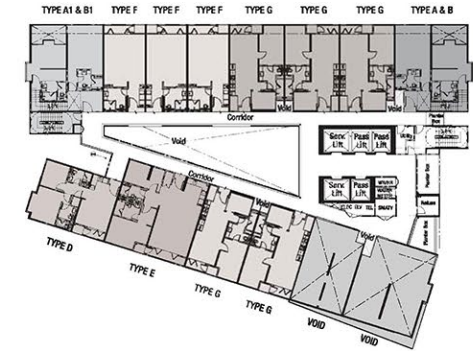
Build-up area:  
1,293 sq.ft. / 120 sqm.  
2 Bedrooms



Lower Level

LOFT  
TYPE B1

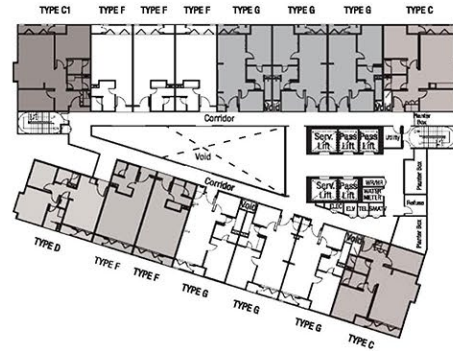
Build-up area:  
1,293 sq.ft. / 120 sqm.  
2 Bedrooms



Upper Level

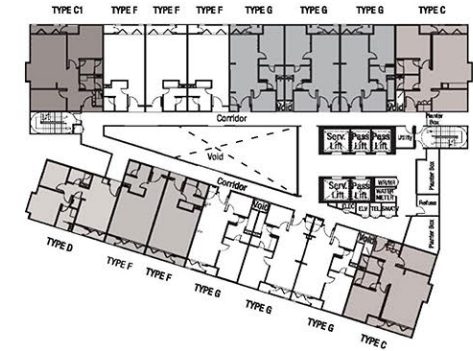
## SUITE TYPE C

Build-up area:  
868 sq.ft. / 81 sqm.  
2 Bedrooms



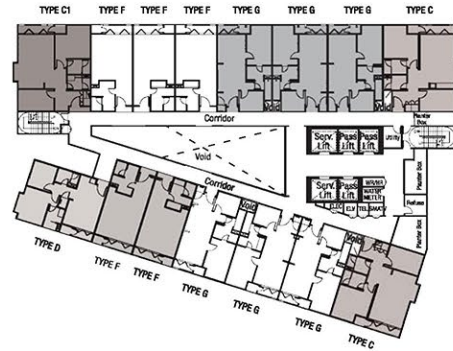
## SUITE TYPE C1

Build-up area:  
894 sq.ft. / 83 sqm.  
2 Bedrooms



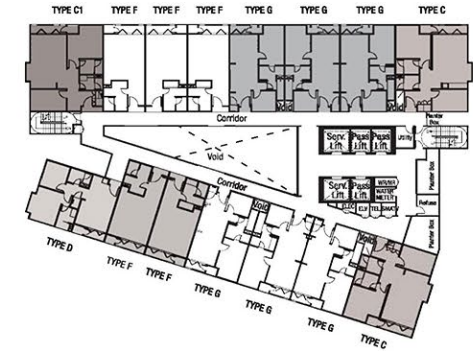
## SUITE TYPE D

Build-up area:  
698 sq.ft. / 65 sqm.  
2 Bedrooms



## SUITE TYPE E

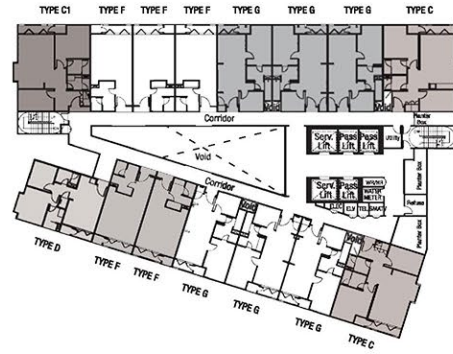
Build-up area:  
1,020 sq.ft. / 95 sqm.  
2 Bedrooms





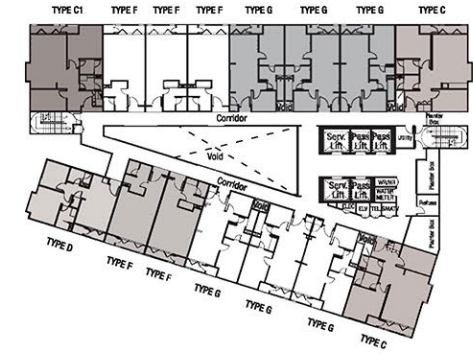
## SUITE TYPE F

Build-up area:  
510 sq.ft. / 47 sqm.



## SUITE TYPE G

Build-up area:  
657 sq.ft. / 61 sqm.  
1+1 Bedrooms



## SPECIFICATION

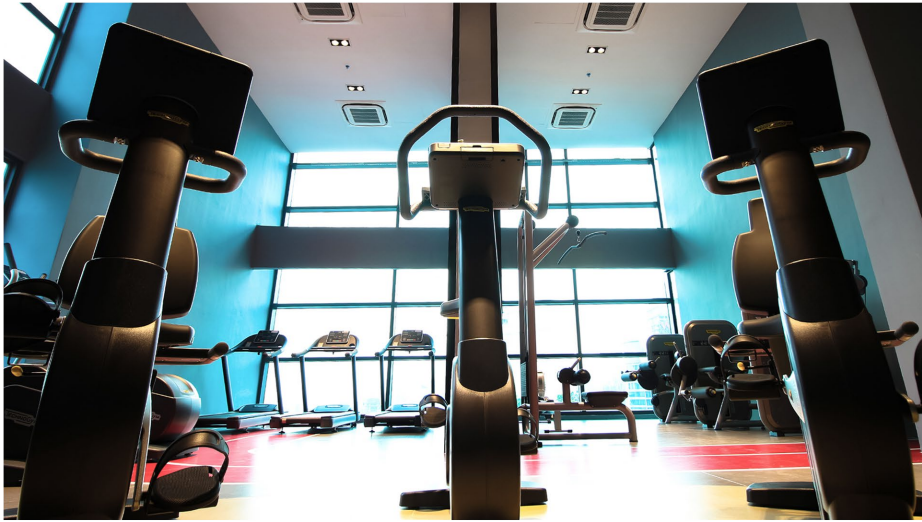
Structure	: Shearwall Reinforced concrete structure
Brick	: Common bricks
Roof	: Reinforced concrete roof slab
Ceiling	: Fibrous plaster ceiling/Skim coat
Windows	: Powder coated aluminium glass panel
Doors	: Timber core door (Main entrance) Powder coated aluminium folded sliding door & adjustable glass shutter (Living and balcony) Timber flush door (Others)
Ironmongery	: Stainless steel quality lockset
Floor Finishes	
Living/Dining/Entrance	: Homogenous tiles
Studio/Study/Bedroom	: Homogenous tiles (Type F&G)
Bedroom	: Solid timber (Type C/C1)
Kitchen	: Homogenous tiles
All Bathroomsq	: Homogenous tiles
Balcony	: Homogenous tiles
Wall Finishes	
General	: Skim coat and emulsion paint
Kitchen	: Feature stone
All Bathrooms	: Homogenous tiles
Sanitary Fittings	: Generally sanitary wares with accessories Stone vanity top Glass shower screen to shower area
Built In Cabinet & Fixtures	: Wardrobe (Bedrooms) Vanity counter & mirror (Bathrooms) Wall to wall cabinet (Kitchen)

### Electrical Installation

Type	F	G	C/C1
Ceiling Light Point	10	15	21
Wall Light Point	3	3	3
13 Amp Socket Point	17	23	24
Air Cond	1	3	3
Water Heater	1	1	2
Doorbell Point	1	1	1
Intercom Point	1	1	1
MATV Point	1	1	1
Telephone Point	1	1	1

Other Accessories	: Built In kitchen cabinet c/w oven, cooker hood, hob & refrigerator Quality stainless steel sinks Washer cum dryer (Cupboard c/w steel tub sink for Type G/C&C1)
Security system	: Audio/Video intercom Security system





THANK YOU