



**CORE** 中央  
RESIDENCE 公馆  
— @TRX —

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

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

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English is widely spoken

Source: Education Malaysia Global Services 2019

## Top-notch TOURISM Experience

Yearly average of approximately  
25 million tourist arrivals

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

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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

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Affordable medical expenses

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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

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

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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

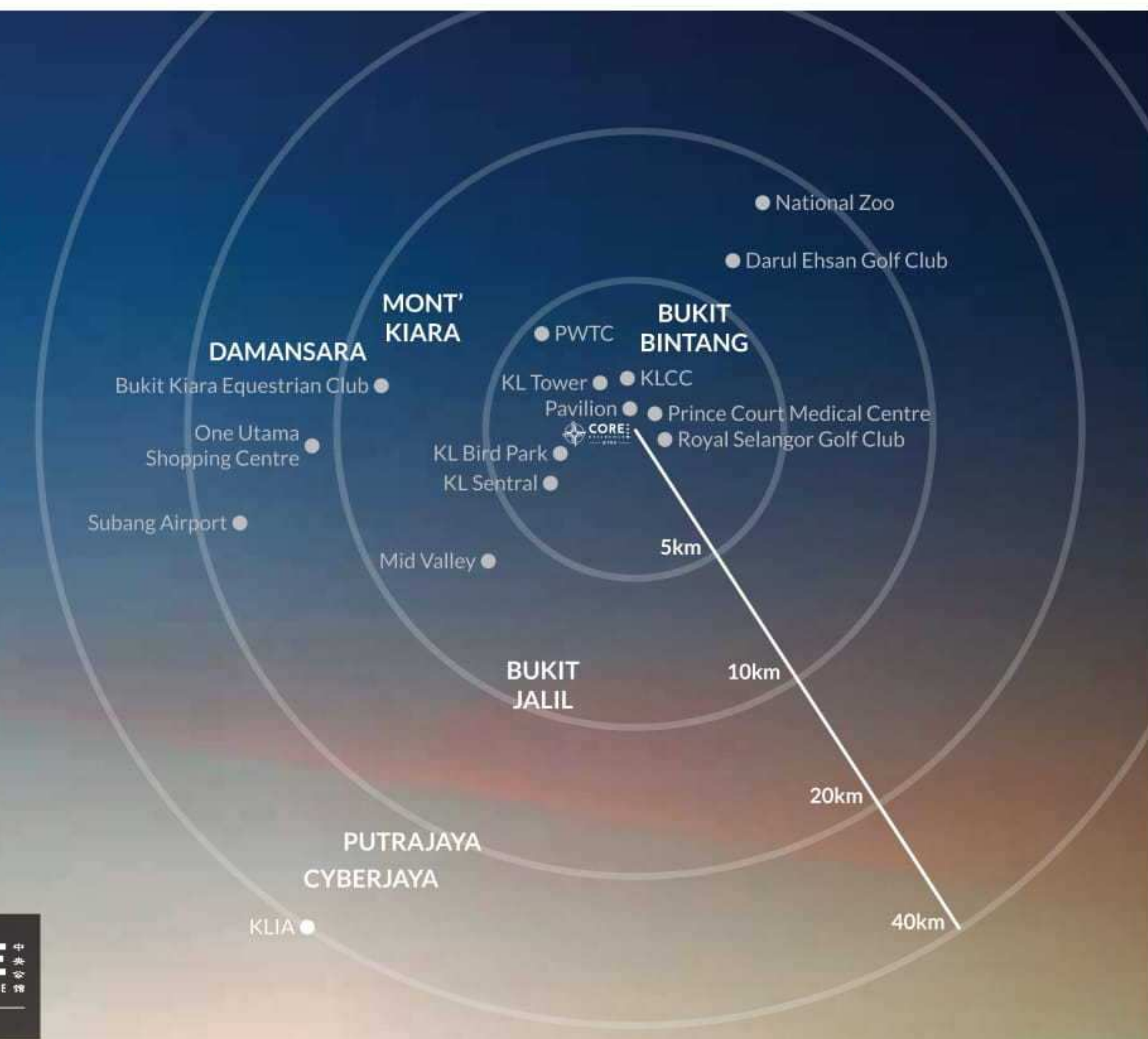
Malaysia's very first international financial district, Tun Razak Exchange (TRX) is expected to boost its gross development value (GDV) to more than the estimated RM40 billion with its burgeoning potential as the next mega catalyst development that will spur economic growth and take urban regeneration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



5 CORE VALUES FOR POTENTIAL INVESTMENT



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



CONVENIENCE  
OF  
CONNECTIVITY



GLOBAL  
GREEN  
CERTIFICATIONS



VERSATILE  
LIVING  
SPACES



SOLID  
TRACK  
RECORD



Artist's Impression

# 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



Artist's Impression

# 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

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**Whatsapp Us : +6019-537 8128 (24 hours)**

# TYPE A1

58 SQM / 624 SQ.FT

TOWER 1 & 2

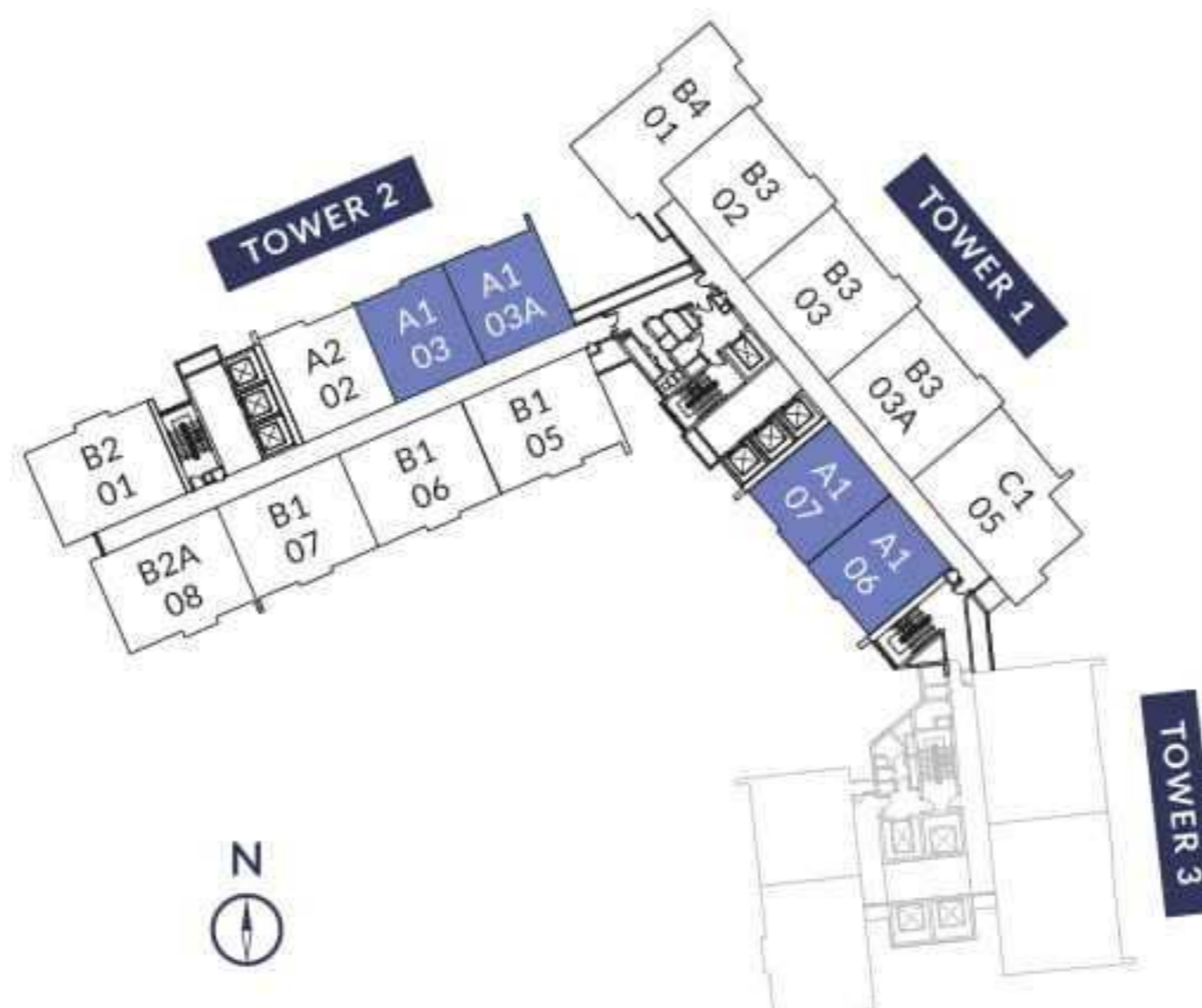


1 Bedroom



1 Bathroom

## SMART SUITE





# TYPE A 2

64 SQM / 688 SQ.FT

TOWER 2

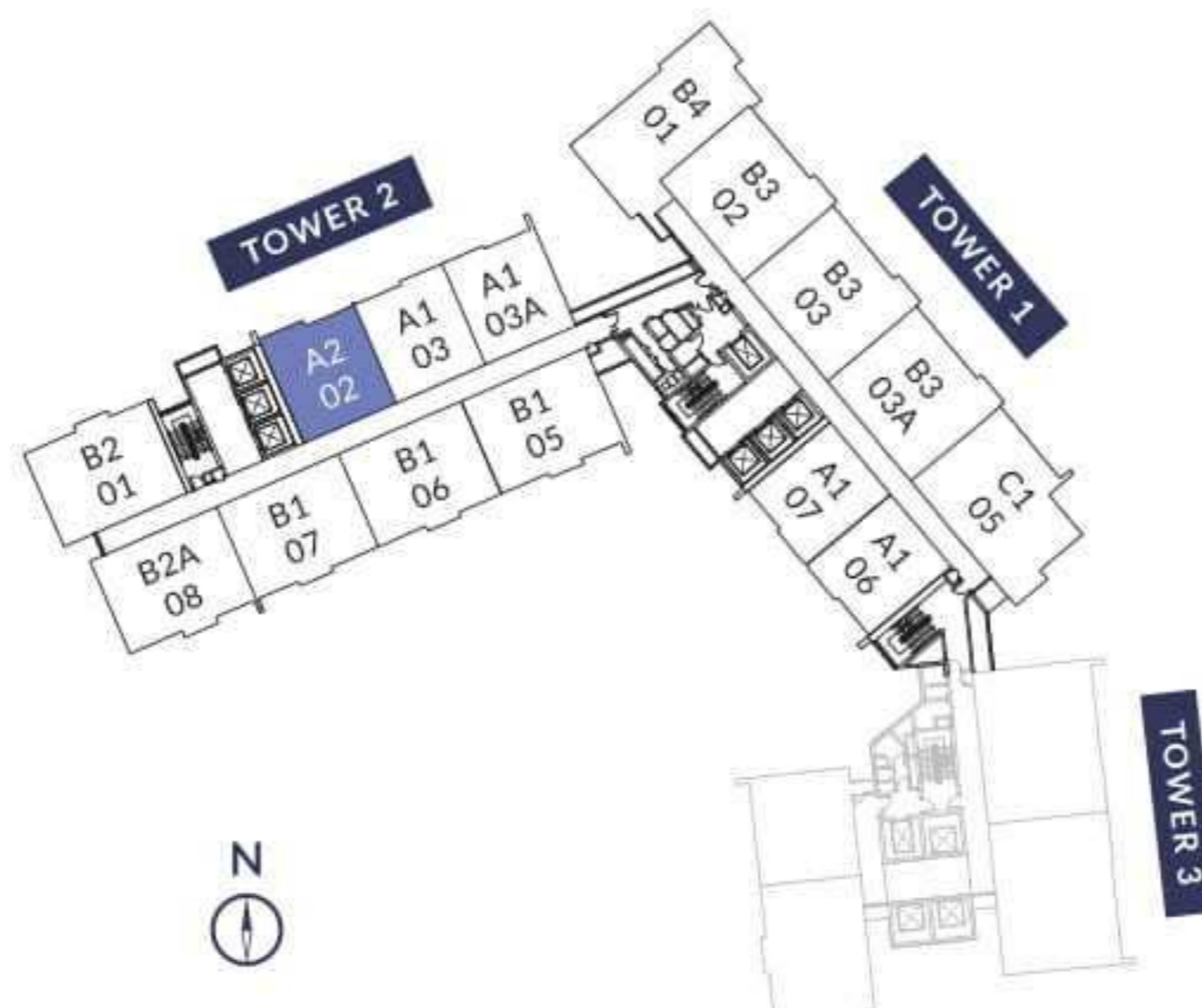


1+1 Bedroom



1 Bathroom

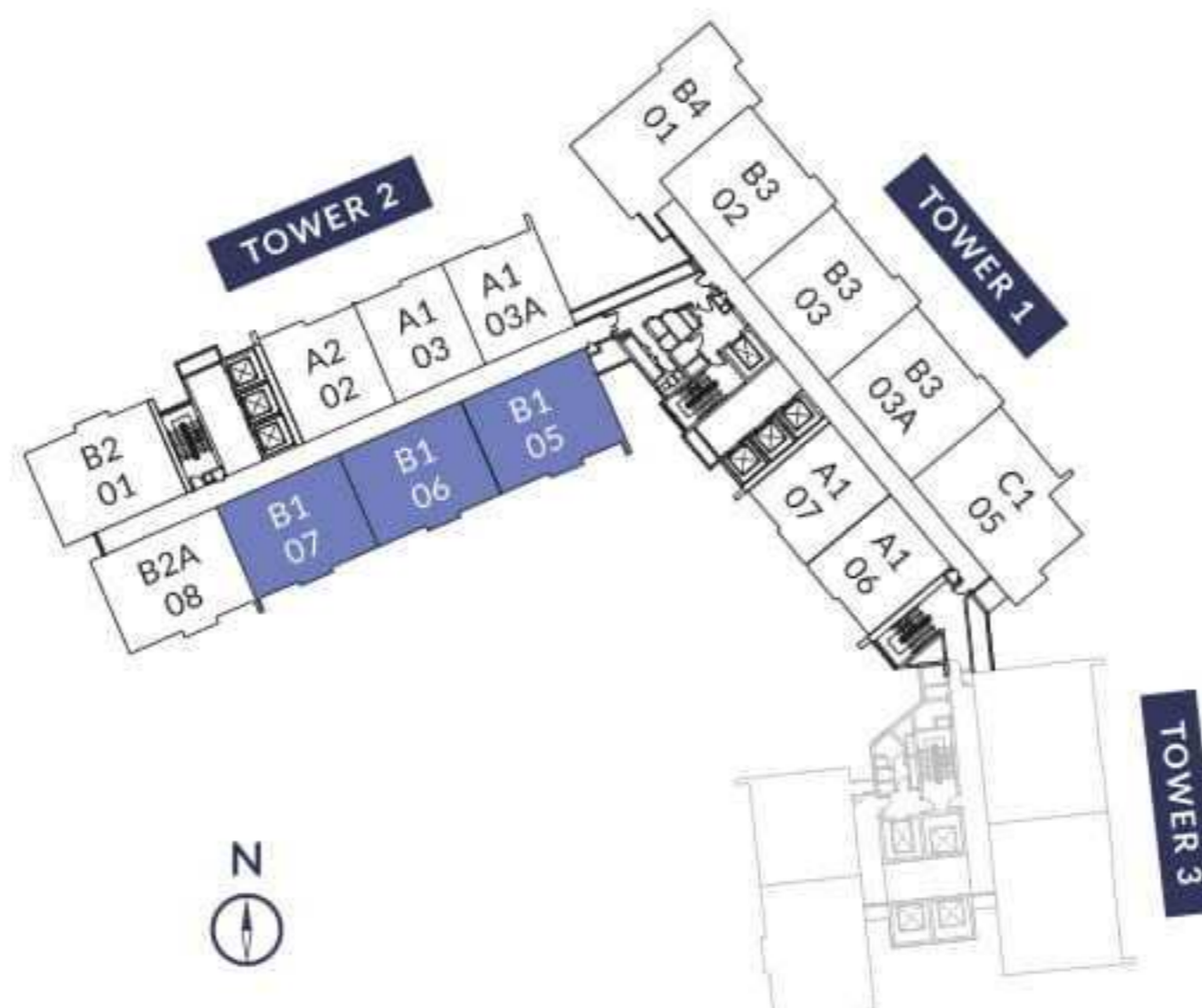
## FLEXI SUITE



TYPE B1  
76 SQM / 817 SQ.FT  
TOWER 2

 2 Bedrooms  
 2 Bathrooms

### PREMIUM SUITE



# TYPE B 2

78 SQM / 839 SQ.FT

TOWER 2

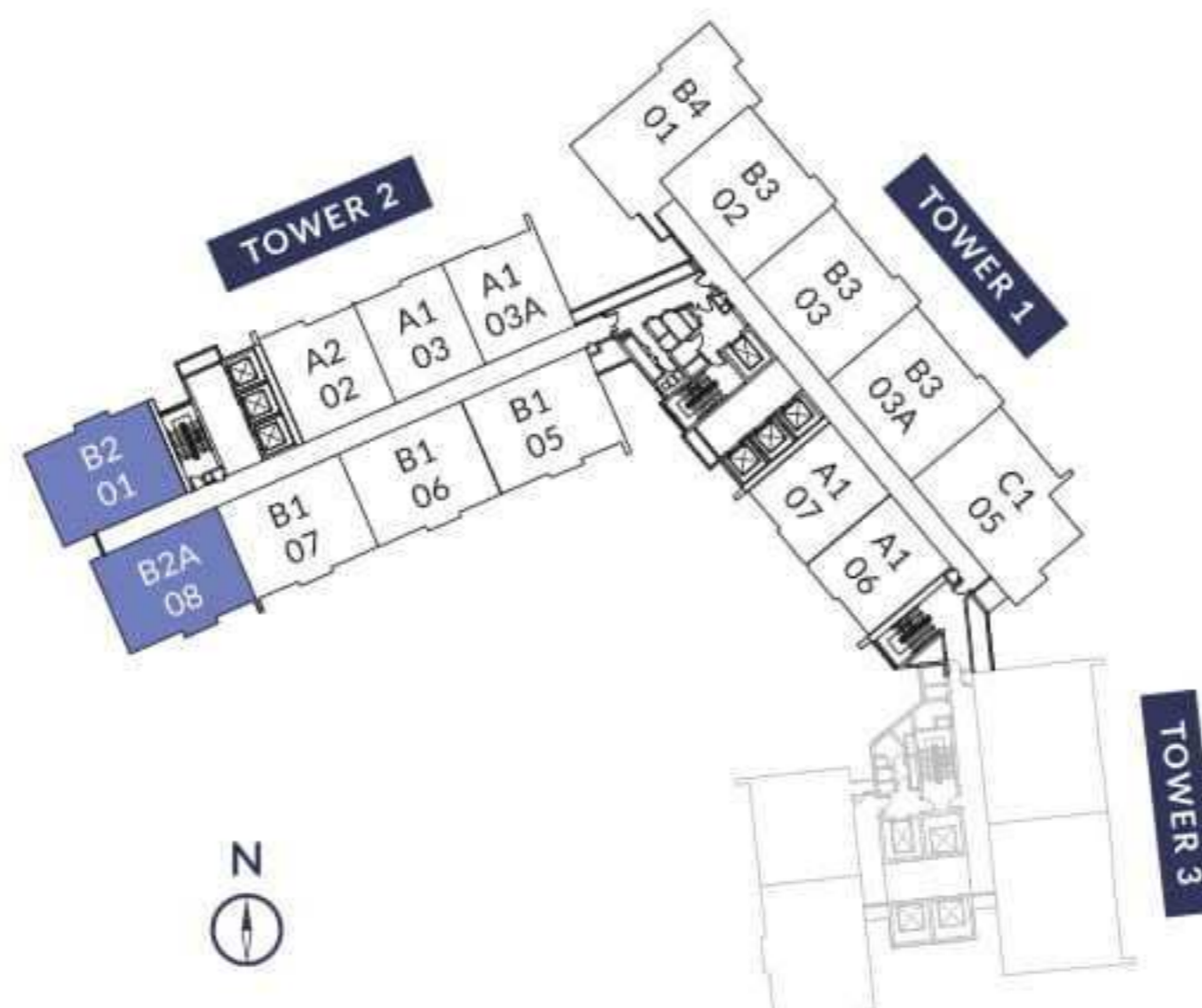


2 Bedrooms



2 Bathrooms

## SIGNATURE SUITE



# TYPE B3

86 SQM / 925 SQ.FT

TOWER 1

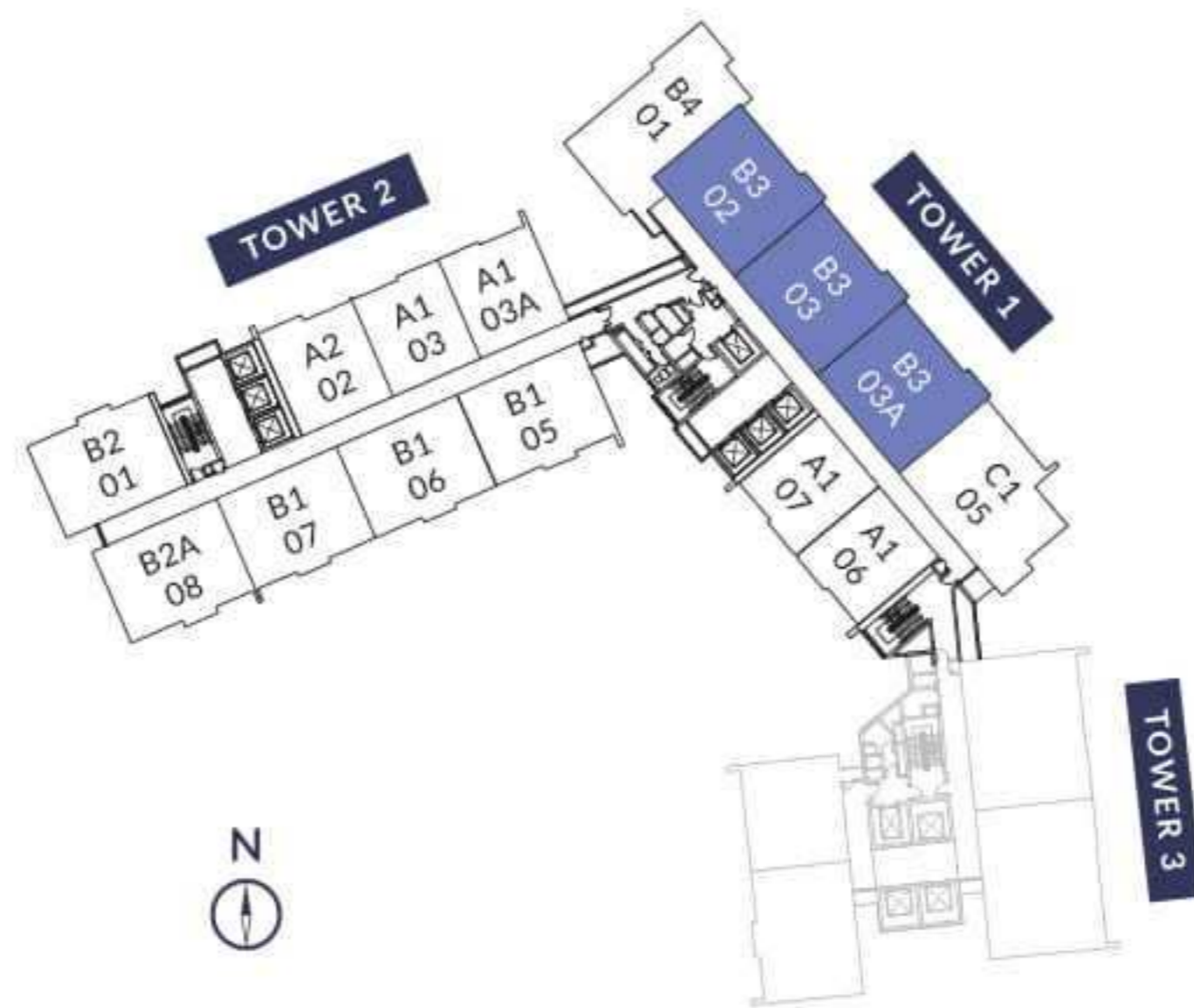


2+1 Bedrooms



2 Bathrooms

## ELITE SUITE



# TYPE B4

94 SQM / 1,011 SQ.FT

TOWER 1

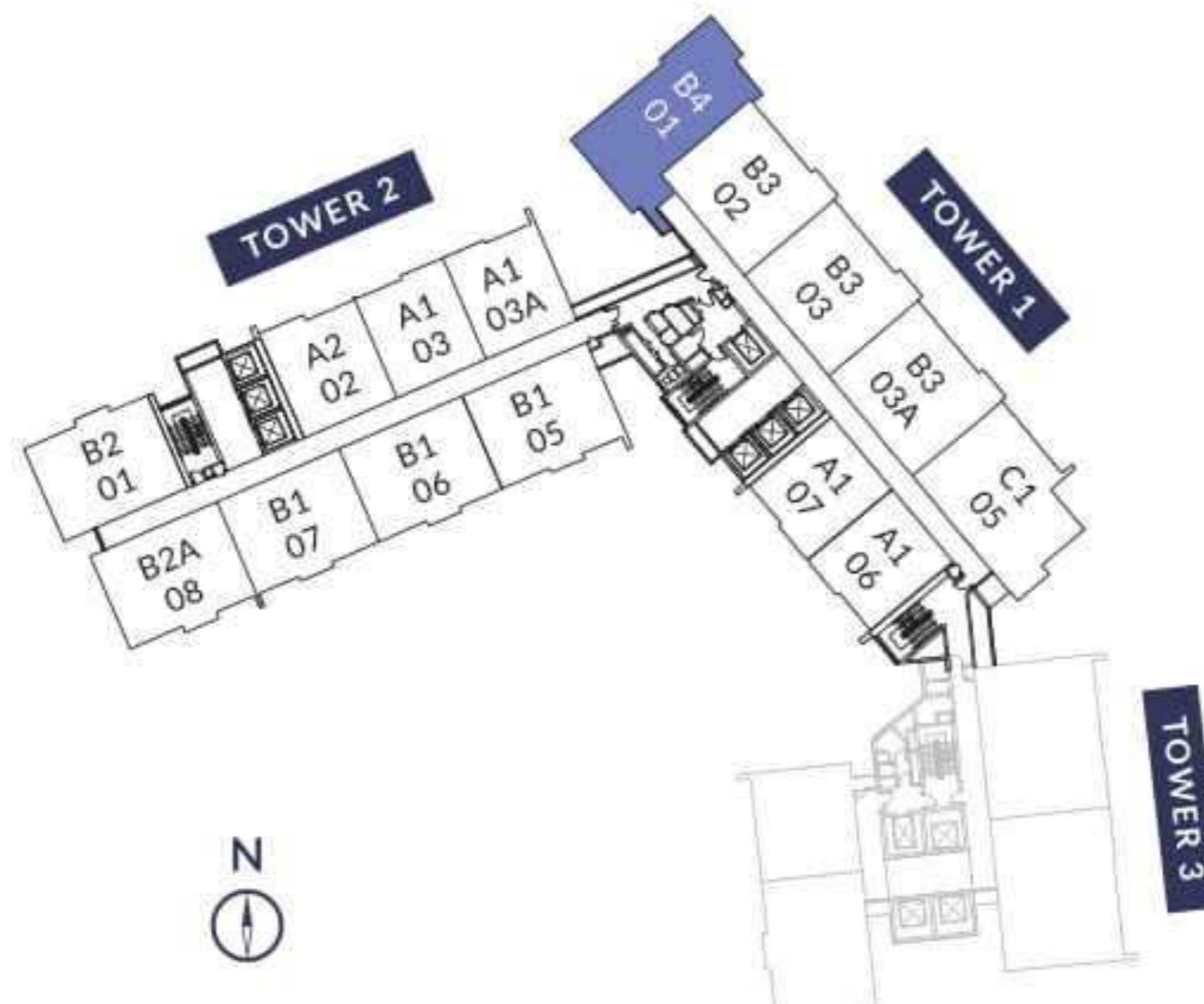


2 Bedrooms



2 Bathrooms

## CITY SUITE



# TYPE C1

95 SQM / 1,022 SQ.FT

TOWER 1

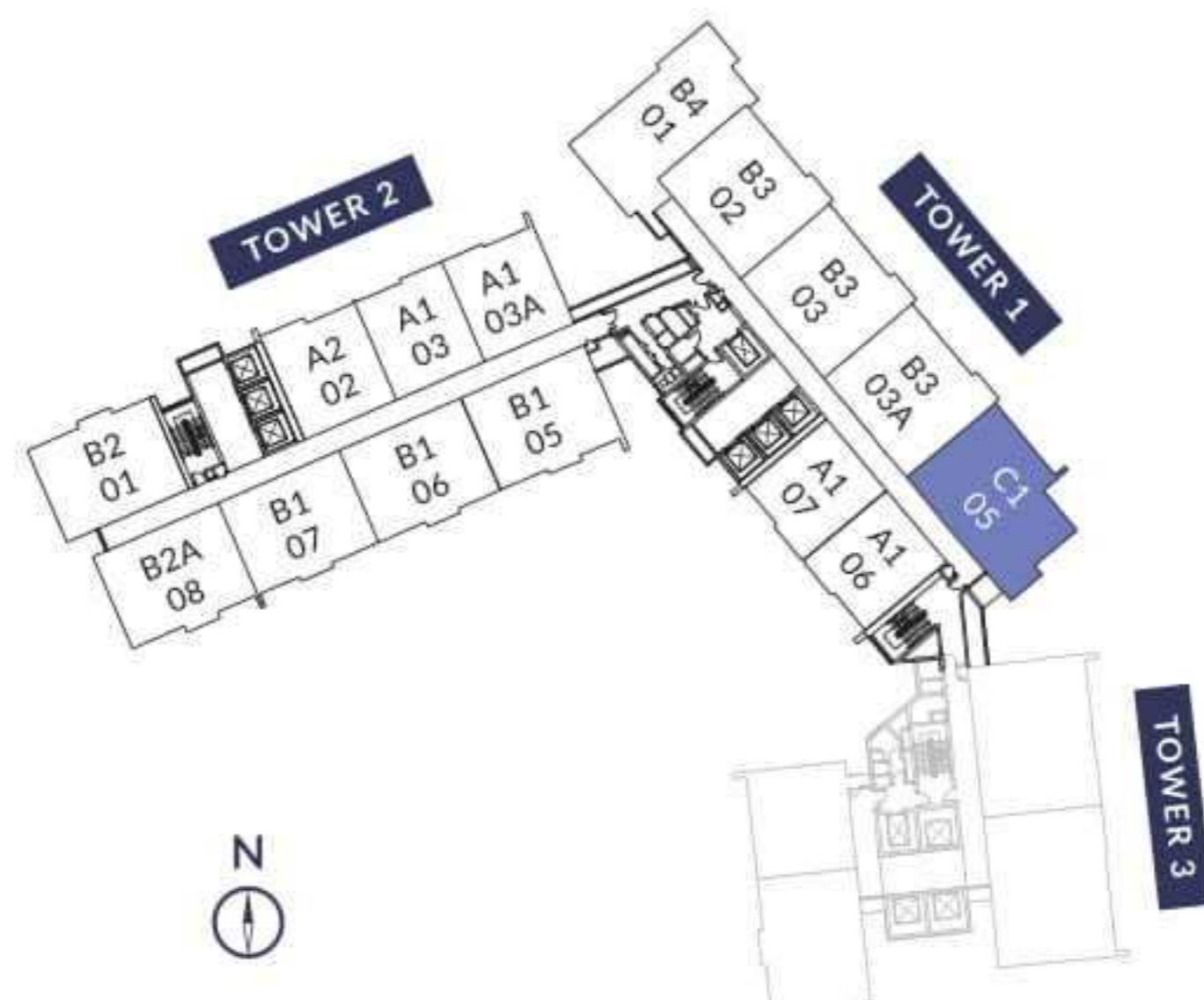


3 Bedrooms



2 Bathrooms

## COMFORT SUITE



# SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework							
WALL	Reinforced Concrete / Masonry							
ROOF COVERING	Reinforced Concrete / Metal Deck Roof							
ROOF FRAMING	Reinforced Concrete / Steel Roof Truss							
CEILING	Plaster Ceiling / Skim Coat							
WINDOWS	Aluminium Framed Glass Window							
DOORS	Main Entrance - Fire Rated Door							
	Others - Flush Door							
IRONMONGERY	Quality Locksets & Accessories							
WALL FINISHES	Bathrooms - Tiles							
	Others - Plaster and Paint							
FLOOR FINISHES	Tiles / Timber Flooring / Cement Rendered							
SANITARY INSTALLATIONS	UNIT TYPES	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				
	Shower Hose	1	1	2				
	Hand Bidet	1	2	2				
	Washing Machine Water Tap	1	1	1				
ELECTRICAL INSTALLATIONS	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
	AC Point (FCU)	2	2	3	3	3	3	4
	Water Heater Point	1	1	2	2	2	2	2
	13A SSO Power Point	13	14	15	15	16	15	16
	15A SSO Power Point	2	2	1	1	1	1	1
	25A Cable Outlet Power Point	1	1	1	1	1	1	1
	45A Cable Outlet Power Point	0	0	1	1	1	1	1
	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 c/w Outdoor Bell Switch	1	1	1	1	1	1	1
	SOHO Box c/w Fiber Wall Socket	1	1	1	1	1	1	1
	Video Intercom Point	1	1	1	1	1	1	1



**CORE PRECIOUS DEVELOPMENT SDN BHD**  
(1064120-X)  
CONNECTING THE WORLD

## CONNECTING THE WORLD

A joint venture between China Communications Construction Group (CCCC) 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, CCCC 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



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Development by:

**CORE PRECIOUS DEVELOPMENT SDN BHD**  
(1064120-X)  
 CONNECTING THE WORLD

A Joint Venture Between:

