



STAR
RESIDENCES
— KLCC —

FLOOR PLAN

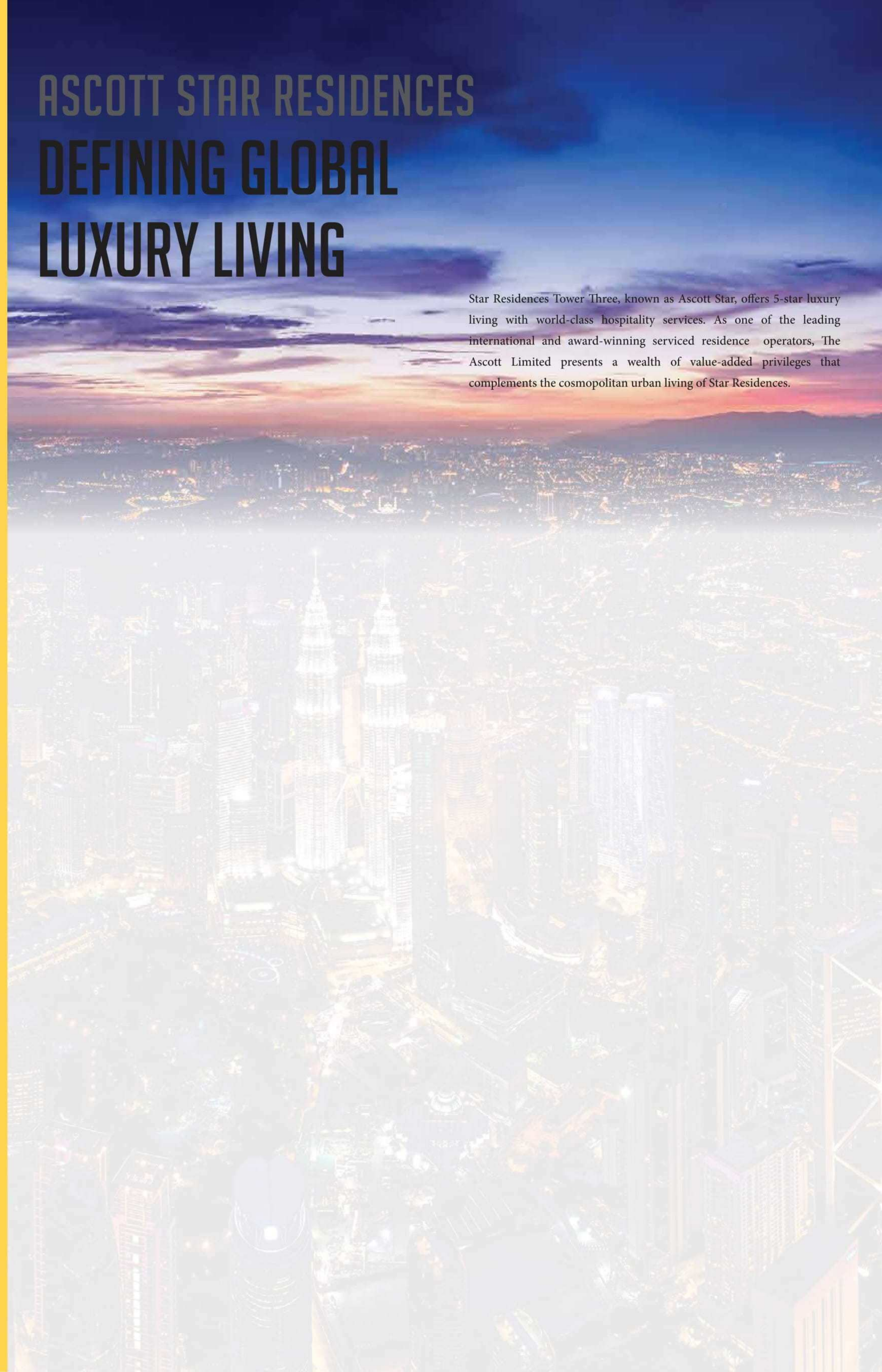


— THE —
ASCOTT
LIMITED

A Member of CapitalLand

ASCOTT STAR RESIDENCES DEFINING GLOBAL LUXURY LIVING

Star Residences Tower Three, known as Ascott Star, offers 5-star luxury living with world-class hospitality services. As one of the leading international and award-winning serviced residence operators, The Ascott Limited presents a wealth of value-added privileges that complements the cosmopolitan urban living of Star Residences.



MASTER SITE PLAN

STAR RESIDENCES

- RT1 - Star Residences ONE
- RT2 - Star Residences TWO
- RT3 - Ascott Star

STAR BOULEVARD

- SR - Signature Retail



FACILITIES

- | | |
|-----------------------|--------------------------------------|
| 1. Outdoor Playground | 21. KTV Room 1 |
| 2. Reading Room | 22. KTV Room 2 |
| 3. Child Play Area | 23. KTV Room 3 |
| 4. Chill Out Area | 24. Outdoor Pavilion /
BBQ Lounge |
| 5. Gym Area | 25. Hammock Garden |
| 6. Dance / Yoga Room | 26. Banquet Room |
| 7. Kickboxing Room | 27. Hydrotherapy Shower |
| 8. Reflective Pool | 28. Surau (M) |
| 9. Kids' Pool | 29. Surau (F) |
| 10. Pool | 30. Laundromat |
| 11. Link Bridge | 31. Convenience Store |
| 12. Jacuzzi | 32. Management Office |
| 13. Pool Deck | 33. Meeting Room |
| 14. Floating Cabana | 34. Changing Room (M) |
| 15. Rock Garden | 35. Changing Room (F) |
| 16. Koi Pond | 36. Toilet (M) |
| 17. Pre-Function | 37. Toilet (F) |
| 18. Sports Lounge | |
| 19. VIP KTV 1 | |
| 20. VIP KTV 2 | |



FACILITIES

- 1. Sun Deck
- 2. Lap Pool
- 3. Pool Deck
- 4. Changing Room (F)
- 5. Changing Room (M)
- 6. Lift Lobby



ASCOTT STAR RESIDENCES

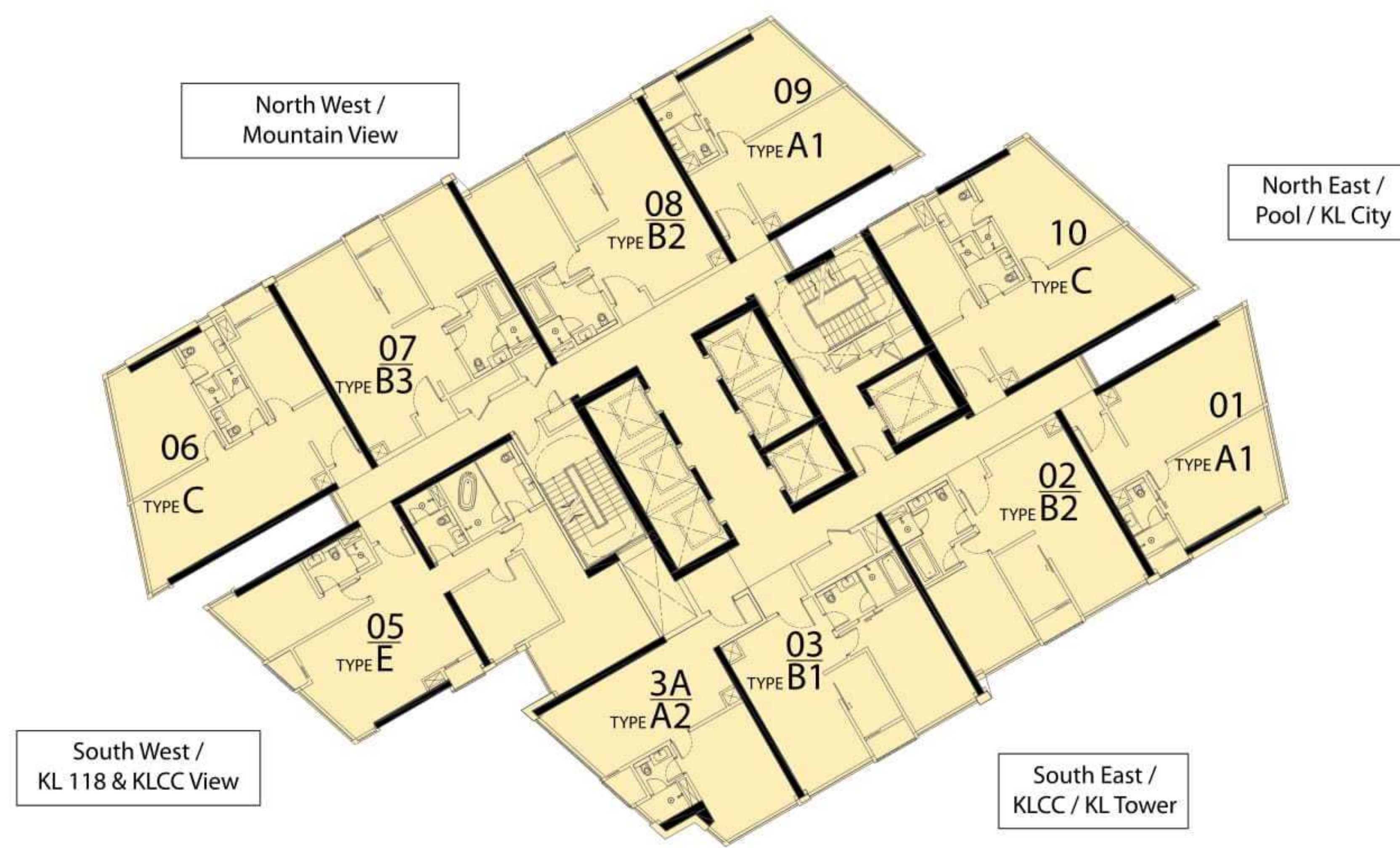
Level	POOL / KL CITY	KLCC / KL TOWER	KLCC / KL 118	MOUNTAIN VIEW	POOL / KL CITY						
M&E											
SKY DECK											
57	Unit No Type Built-up (SF) 3-56-1 G 2,972	3-56-2 E 1,400	3-56-3 F2 2,089	3-56-3A D 1,206	3-56-5 C 959						
55	Unit No Type Built-up (SF) 3-55-1 G 2,972	3-55-2 E 1,400	3-55-3 F2 2,089	3-55-3A D 1,206	3-55-5 C 959						
53A	Unit No Type Built-up (SF) 3-53A-1 D 1,206	3-53A-2 F1 1,809	3-53A-3 E 1,400	3-53A-3A F2 2,089	3-53A-5 D 1,206	3-53A-6 C 959					
53	Unit No Type Built-up (SF) 3-53-1 D 1,206	3-53-2 F1 1,809	3-53-3 E 1,400	3-53-3A F2 2,089	3-53-5 D 1,206	3-53-6 C 959					
52	Unit No Type Built-up (SF) 3-52-1 A1 711	3-52-2 B2 819	3-52-3 B1 797	3-52-3A A2 722	3-52-5 E 1,400	3-52-6 C 948	3-52-7 B3 851	3-52-8 B2 819	3-52-9 A1 711	3-52-10 C 959	
51	Unit No Type Built-up (SF) 3-51-1 A1 711	3-51-2 B2 819	3-51-3 B1 797	3-51-3A A2 722	3-51-5 E 1,400	3-51-6 C 948	3-51-7 B3 851	3-51-8 B2 819	3-51-9 A1 711	3-51-10 C 959	
50	Unit No Type Built-up (SF) 3-50-1 A1 711	3-50-2 B2 819	3-50-3 B1 797	3-50-3A A2 722	3-50-5 E 1,400	3-50-6 C 948	3-50-7 B3 851	3-50-8 B2 819	3-50-9 A1 711	3-50-10 C 959	
49	Unit No Type Built-up (SF) 3-49-1 A1 711	3-49-2 B2 819	3-49-3 B1 797	3-49-3A A2 722	3-49-5 E 1,400	3-49-6 C 948	3-49-7 B3 851	3-49-8 B2 819	3-49-9 A1 711	3-49-10 C 959	
48	Unit No Type Built-up (SF) 3-48-1 A1 711	3-48-2 B2 819	3-48-3 B1 797	3-48-3A A2 722	3-48-5 E 1,400	3-48-6 C 948	3-48-7 B3 851	3-48-8 B2 819	3-48-9 A1 711	3-48-10 C 959	
47	Unit No Type Built-up (SF) 3-47-1 A1 711	3-47-2 B2 819	3-47-3 B1 797	3-47-3A A2 722	3-47-5 E 1,400	3-47-6 C 948	3-47-7 B3 851	3-47-8 B2 819	3-47-9 A1 711	3-47-10 C 959	
46	Unit No Type Built-up (SF) 3-46-1 A1 711	3-46-2 B2 819	3-46-3 B1 797	3-46-3A A2 722	3-46-5 E 1,400	3-46-6 C 948	3-46-7 B3 851	3-46-8 B2 819	3-46-9 A1 711	3-46-10 C 959	
45	Unit No Type Built-up (SF) 3-45-1 A1 711	3-45-2 B2 819	3-45-3 B1 797	3-45-3A A2 722	3-45-5 E 1,400	3-45-6 C 948	3-45-7 B3 851	3-45-8 B2 819	3-45-9 A1 711	3-45-10 C 959	
43A	Unit No Type Built-up (SF) 3-43A-1 A1 711	3-43A-2 B2 819	3-43A-3 B1 797	3-43A-3A A2 722	3-43A-5 E 1,400	3-43A-6 C 948		M&E	M&E	M&E	3-43A-7 C 959
43	Unit No Type Built-up (SF) 3-43-1 A1 711	3-43-2 B2 819	3-43-3 B1 797	3-43-3A A2 722	3-43-5 E 1,400	3-43-6 C 948	3-43-7 B3 851	3-43-8 B2 819	3-43-9 A1 711	3-43-10 C 959	
42	Unit No Type Built-up (SF)										
41	Unit No Type Built-up (SF)										
40	Unit No Type Built-up (SF)										
39	Unit No Type Built-up (SF)										
38	Unit No Type Built-up (SF)										
37	Unit No Type Built-up (SF)										
36	Unit No Type Built-up (SF)										
35	Unit No Type Built-up (SF)										
33A	Unit No Type Built-up (SF)										
33	Unit No Type Built-up (SF)										
32	Unit No Type Built-up (SF)										
31	Unit No Type Built-up (SF)										
30	Unit No Type Built-up (SF)										
29	Unit No Type Built-up (SF)										
28	Unit No Type Built-up (SF)										
27	Unit No Type Built-up (SF)										
26	Unit No Type Built-up (SF)										
25	Unit No Type Built-up (SF)										
23A	Unit No Type Built-up (SF)										
23	Unit No Type Built-up (SF)										
22	Unit No Type Built-up (SF)										
21	Unit No Type Built-up (SF)										
20	Unit No Type Built-up (SF)										
19	Unit No Type Built-up (SF)										
18	Unit No Type Built-up (SF)										
17	Unit No Type Built-up (SF)										
16	Unit No Type Built-up (SF)										
15	Unit No Type Built-up (SF)										
13A	Unit No Type Built-up (SF)										
13	Unit No Type Built-up (SF)										
12	Unit No Type Built-up (SF)										
11	Unit No Type Built-up (SF)										
10	Unit No Type Built-up (SF)										
09	Unit No Type Built-up (SF)										
08	Unit No Type Built-up (SF)										
07	Unit No Type Built-up (SF)										
LEVEL 6 / FACILITIES						LOBBY / COMMON FACILITIES					
PODIUM 5						CARPARK					
PODIUM 4						CARPARK					
PODIUM 3						CARPARK					
PODIUM 2						CARPARK					
PODIUM 1						CARPARK					
GROUND						SERVICE DROP OFF / GROUND					
MEZZANINE 2						CARPARK					
MEZZANINE 1						CARPARK					
BASEMENT 1						CARPARK					
BASEMENT 2						CARPARK					
BASEMENT 3						CARPARK					
BASEMENT 4						CARPARK					

ASCOTT STAR

Legend:

- TYPE A1
711 sq. ft.
- TYPE A2
722 sq. ft.
- TYPE B1
797 sq. ft.
- TYPE B2
819 sq. ft.
- TYPE B3
851 sq. ft.
- TYPE C
948 sq. ft. / 959 sq. ft.
- TYPE D
1,206 sq. ft.
- TYPE E
1,400 sq. ft.
- TYPE F1
1,809 sq. ft.
- TYPE F2
2,089 sq. ft.
- TYPE G
2,972 sq. ft.

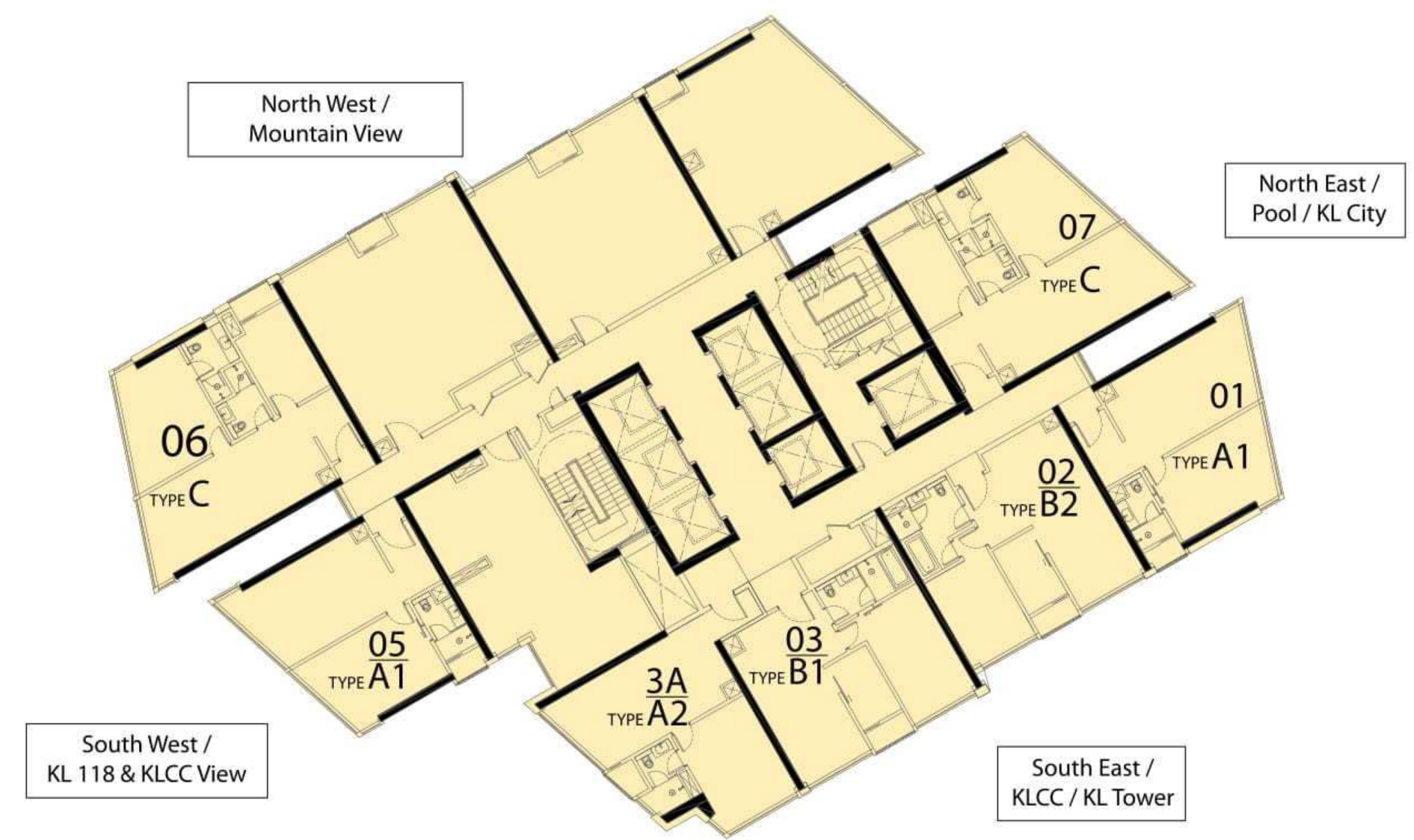
FLOOR LAYOUT PLANS



LEVEL 43 TO 52
(Except M & E Floor)

Legend:

Type	Sq. ft.	No. of Room
A1	711	1
A2	722	1
B1	797	1+1
B2	819	1+1
B3	851	1+1
C	948 / 959	2
E	1400	3

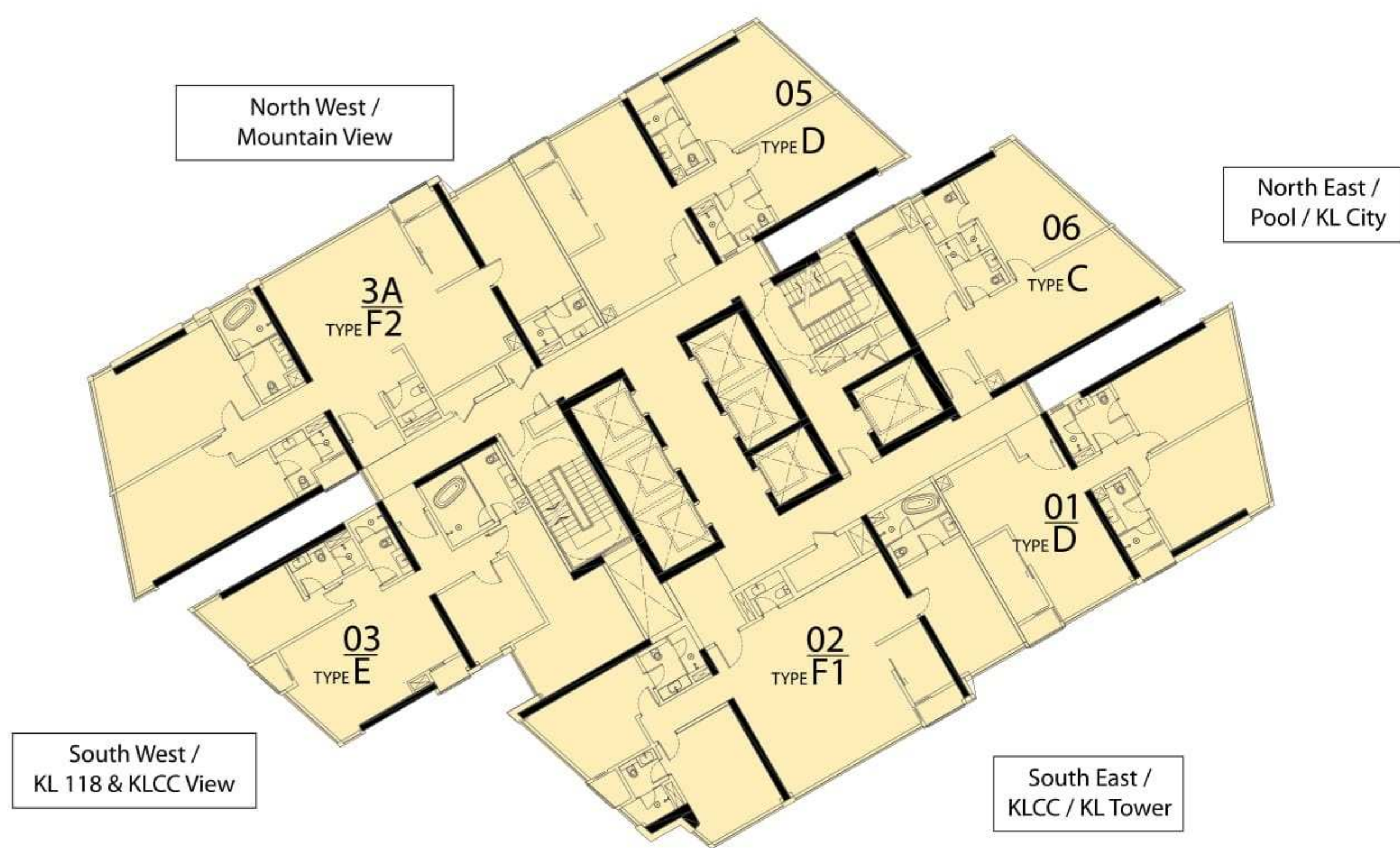


LEVEL 43A - M & E Level

Legend:

Type	Sq. ft.	No. of Room
A1	711	1
A2	722	1
B1	797	1+1
B2	819	1+1
C	948 / 959	2

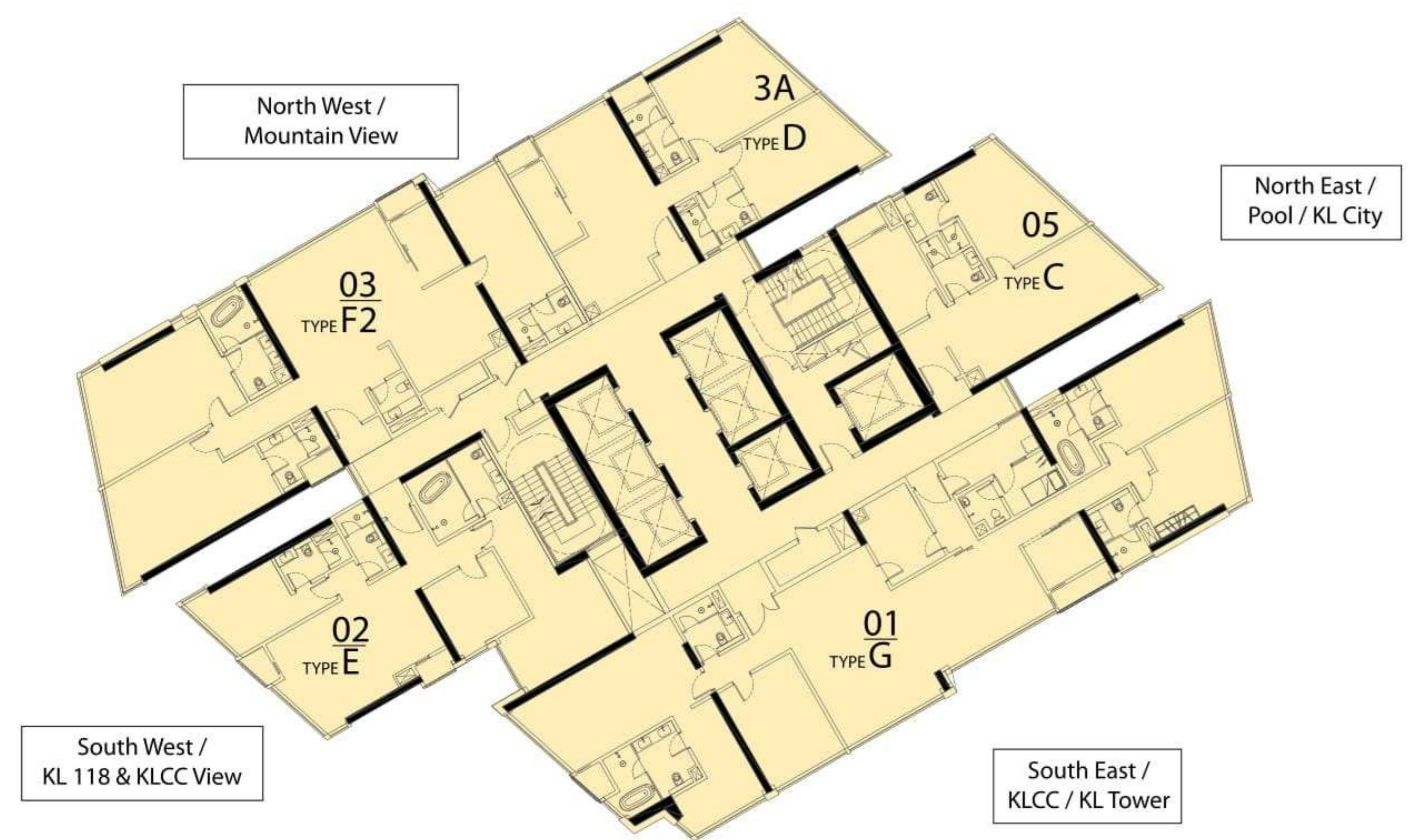
FLOOR LAYOUT PLANS



LEVEL 53 & 53A

Legend:

Type	Sq. ft.	No. of Room
C	959	2
D	1,206	2+1
E	1,400	3
F1	1,809	3+1
F2	2,089	3+1



LEVEL 55 & 56

Legend:

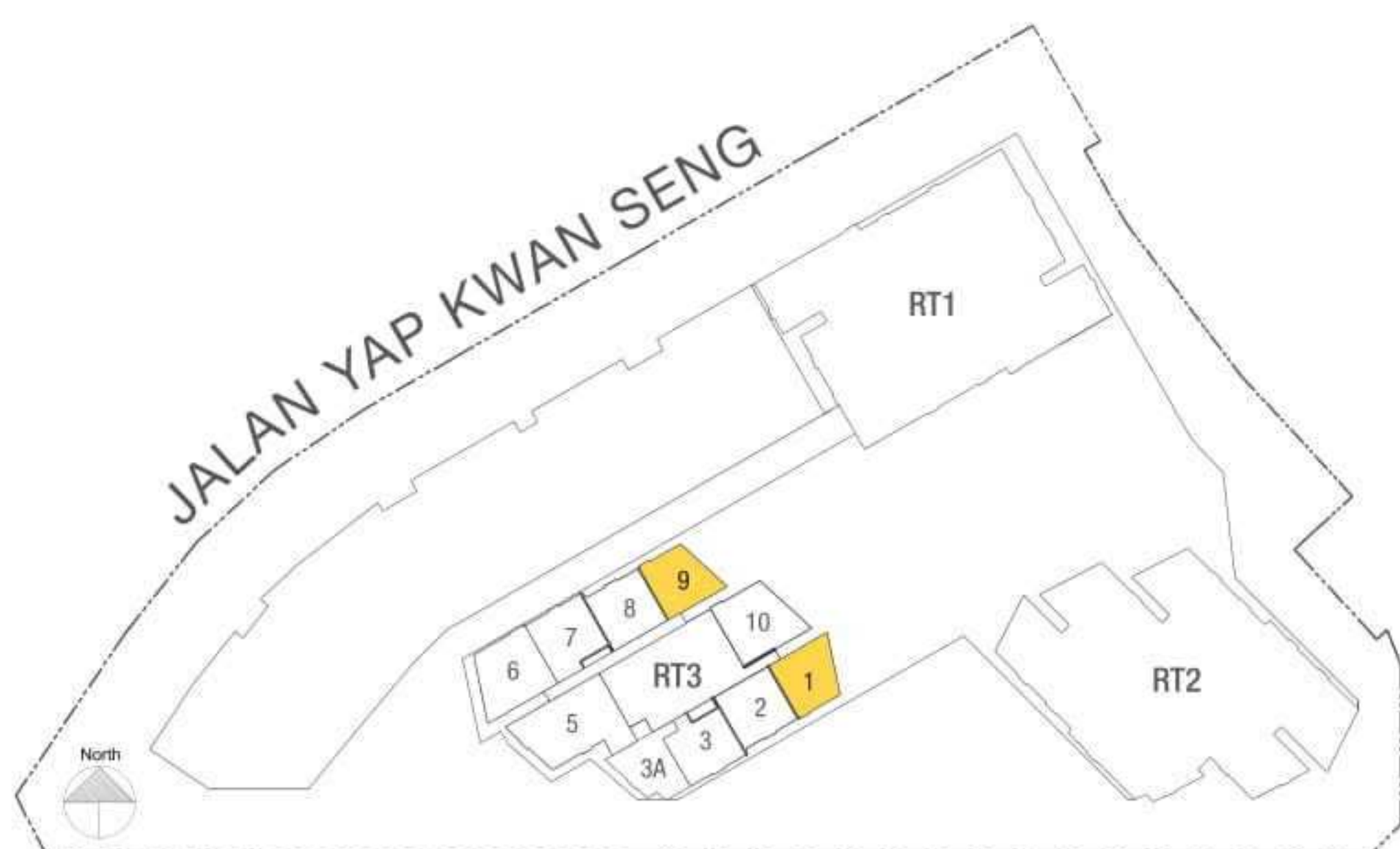
Type	Sq. ft.	No. of Room
C	959	2
D	1,206	2+1
E	1400	3
F2	2,089	3+1
G	2,972	4+1

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type A1

1 Bedroom

Built-up	Level 43 - 52
Main parcel	689 sq. ft.
A/C ledge	22 sq. ft.
Total sq. ft. (sq. m.)	711 sq. ft. (66 sq. m.)

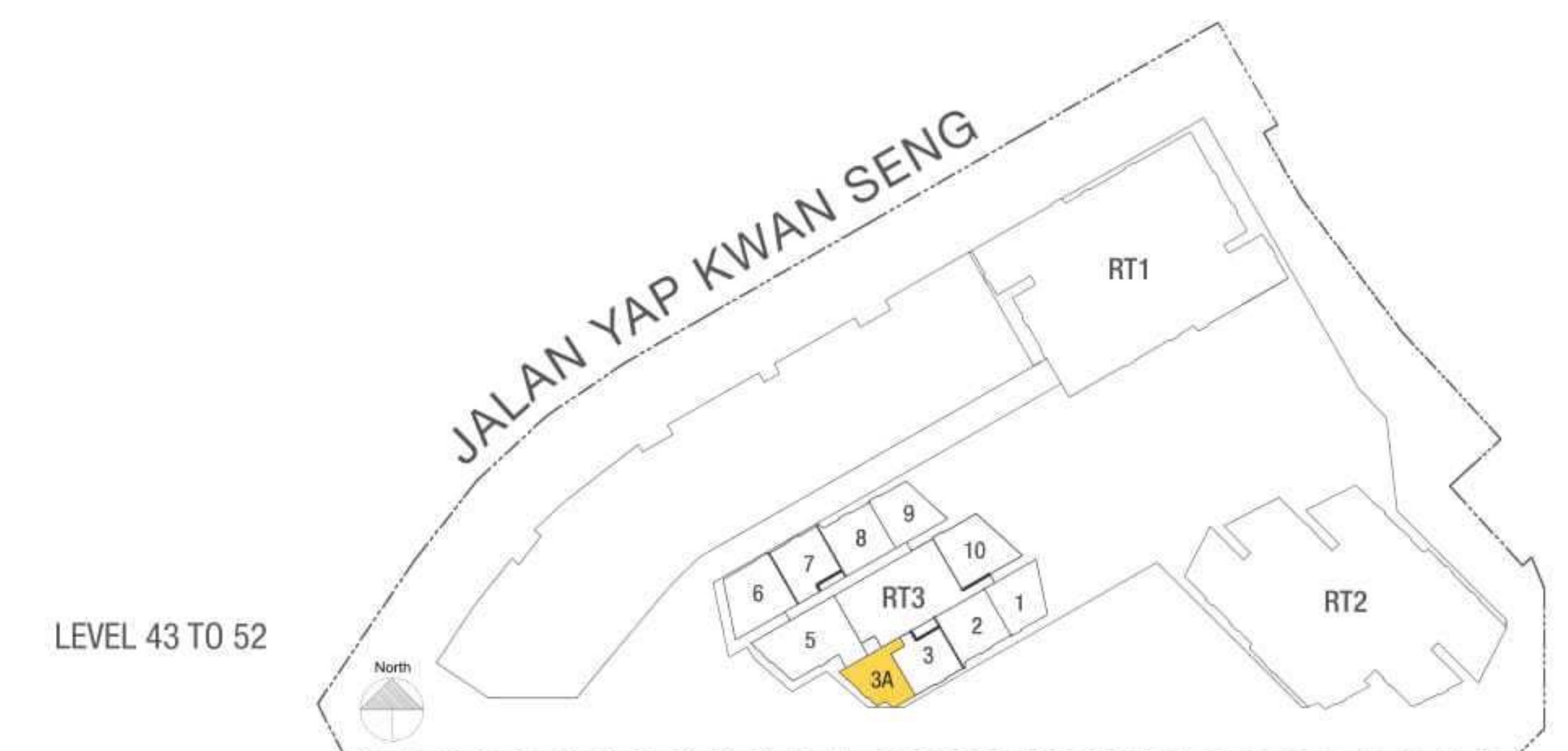
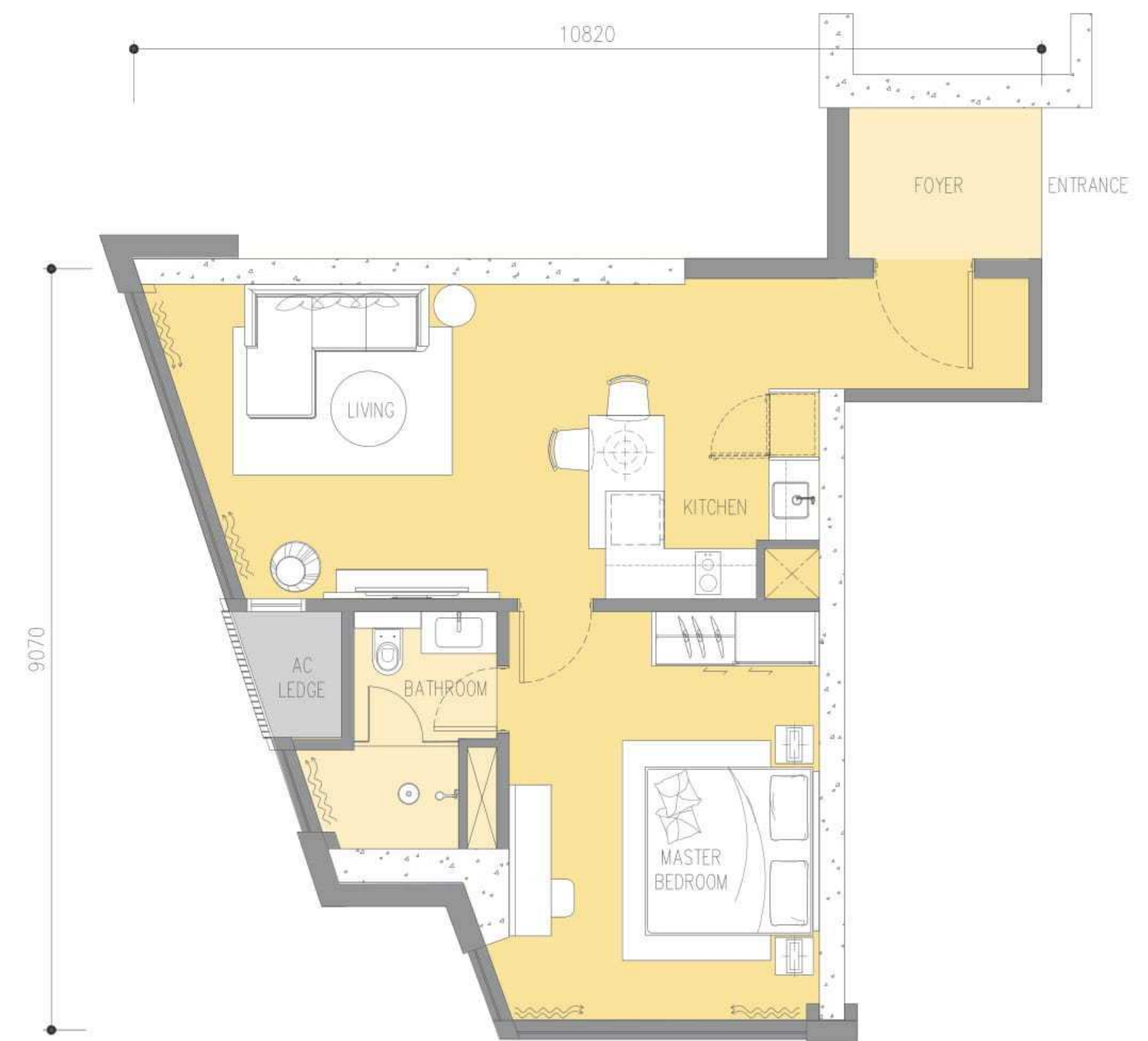


LEVEL 43 TO 52
(EXCEPT M&E FLOOR)

type A2

1 Bedroom

Built-up	Level 43 - 52
Main parcel	700 sq. ft.
A/C ledge	22 sq. ft.
Total sq. ft. (sq. m.)	722 sq. ft. (67 sq. m.)

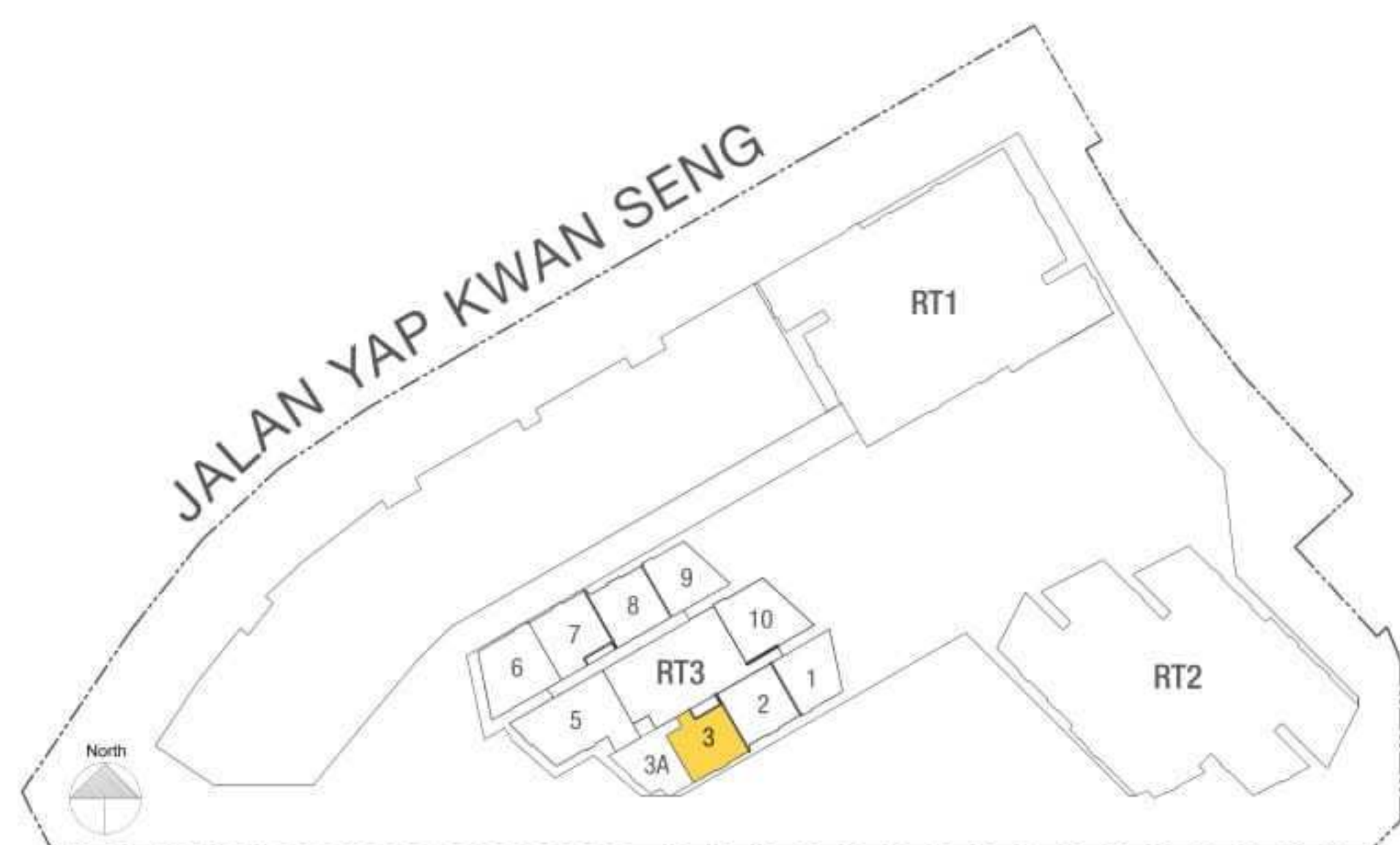


LEVEL 43 TO 52

type B1

1 + 1 Bedrooms

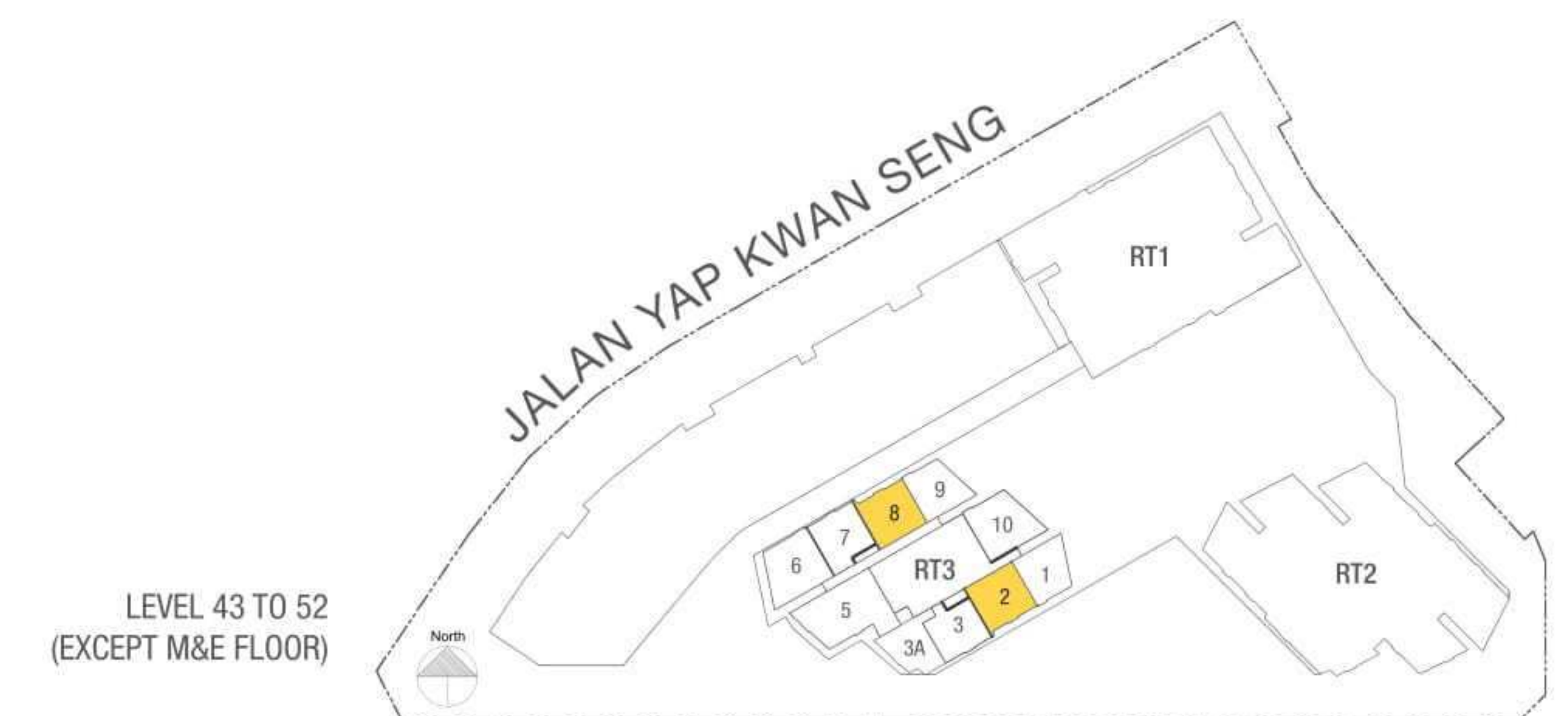
Built-up	Level 43 - 52
Main parcel	775 sq. ft.
A/C ledge	22 sq. ft.
Total sq. ft. (sq. m.)	797 sq. ft. (74 sq. m.)



type B2

1 + 1 Bedrooms

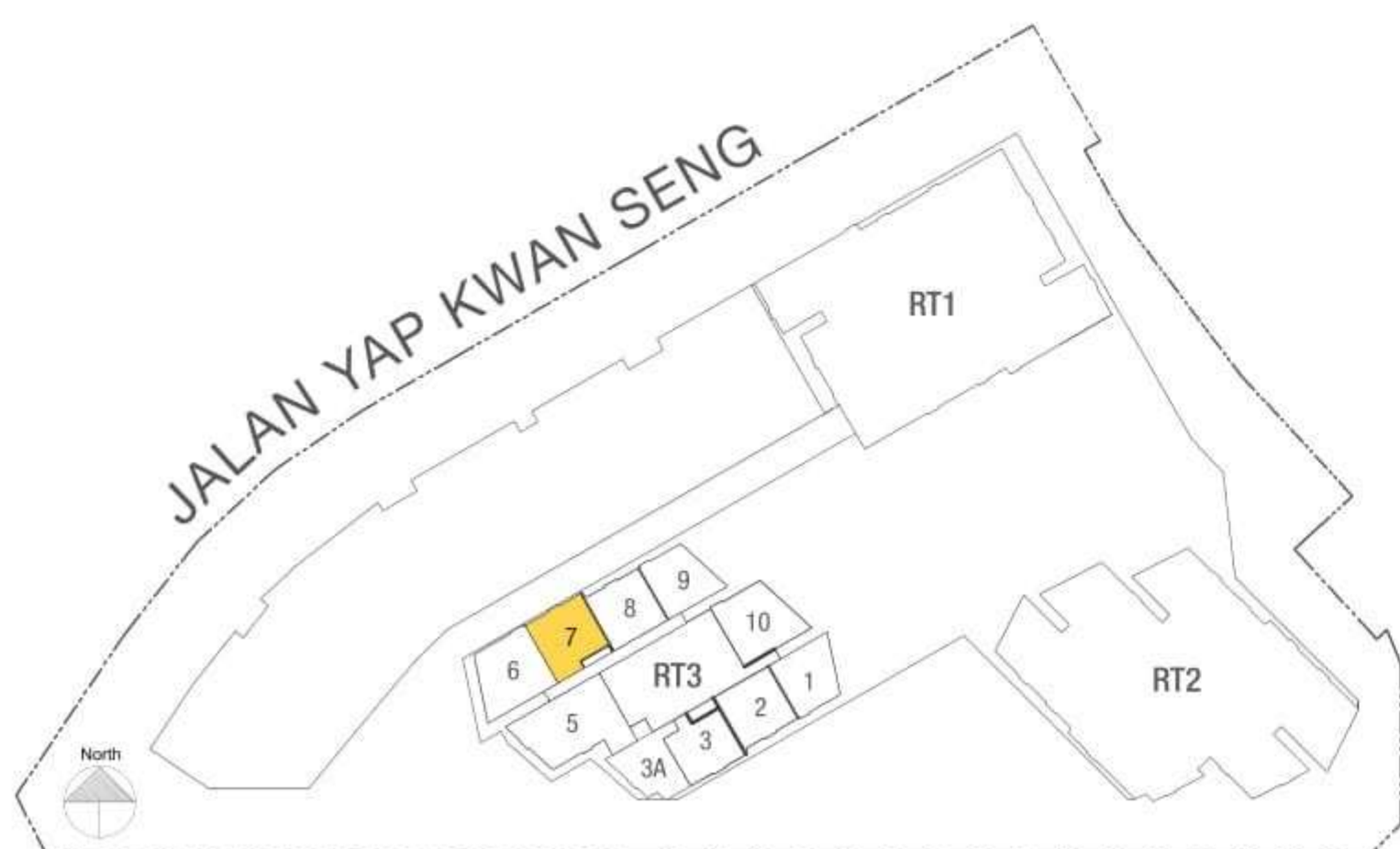
Built-up	Level 43 - 52
Main parcel	797 sq. ft.
A/C ledge	22 sq. ft.
Total sq. ft. (sq. m.)	819 sq. ft. (76 sq. m.)



type B3

1 + 1 Bedrooms

Built-up	Level 43 - 52
Main parcel	829 sq. ft.
A/C ledge	22 sq. ft.
Total sq. ft. (sq. m.)	851 sq. ft. (79 sq. m.)



LEVEL 43 TO 52

type C

2 Bedrooms

Built-up	Unit 6 Level 43 - 52	Unit 10 Level 43 - 56
Main parcel	926 sq. ft.	937 sq. ft.
A/C ledge	22 sq. ft.	22 sq. ft.
Total sq. ft. (sq. m.)	948 sq. ft. (88 sq. m.)	959 sq. ft. (89 sq. m.)



Unit 6
LEVEL 43 TO 52



Unit 10
LEVEL 43 TO 56

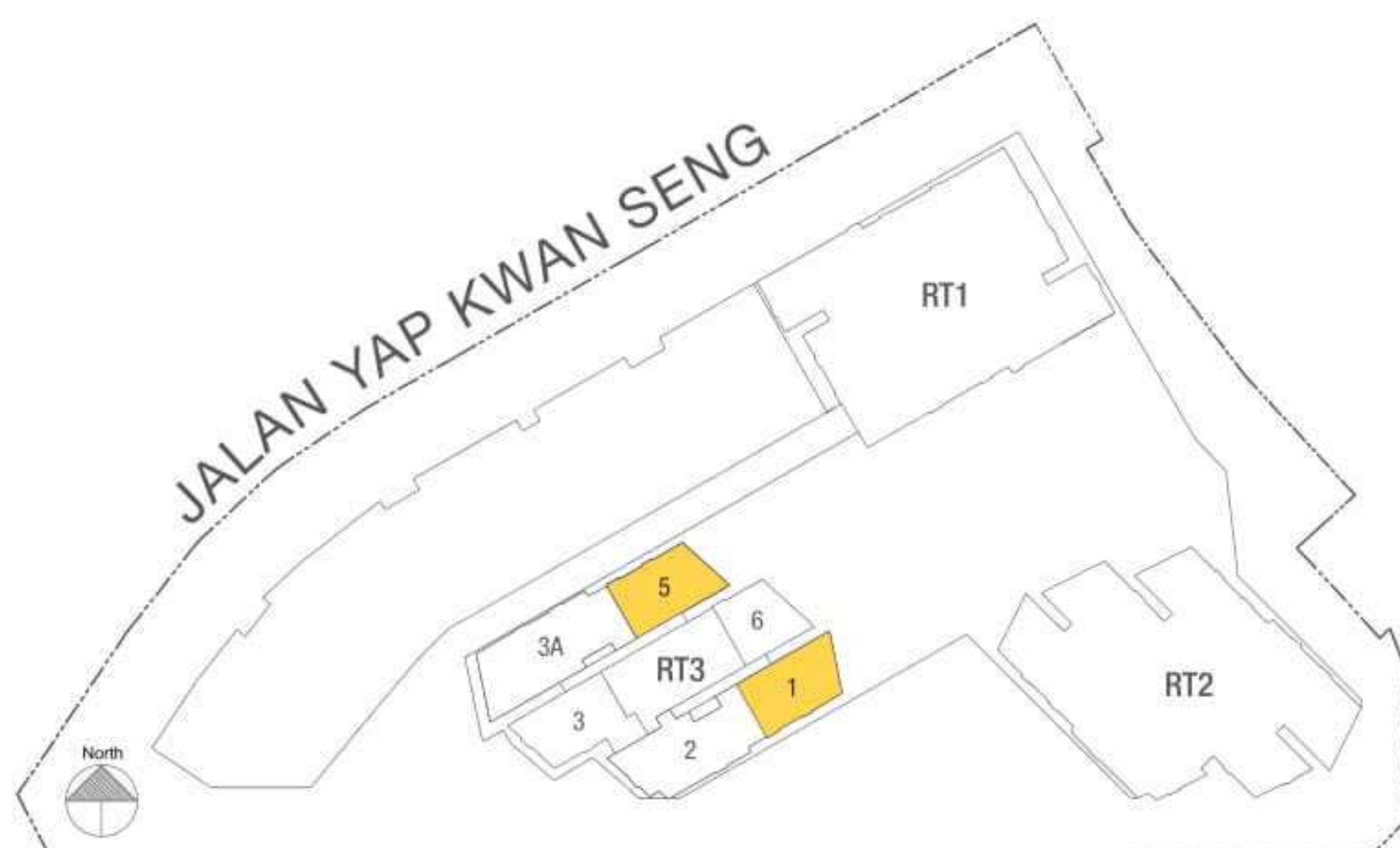


LEVEL 43 TO 52

type D

2 + 1 Bedrooms

Built-up	Level 53 - 56
Main parcel	1,162 sq. ft.
A/C ledge	44 sq. ft.
Total sq. ft. (sq. m.)	1,206 sq. ft. (112 sq. m.)



LEVEL 53 TO 53A
* LEVEL 55 TO 56 (UNIT 3A)

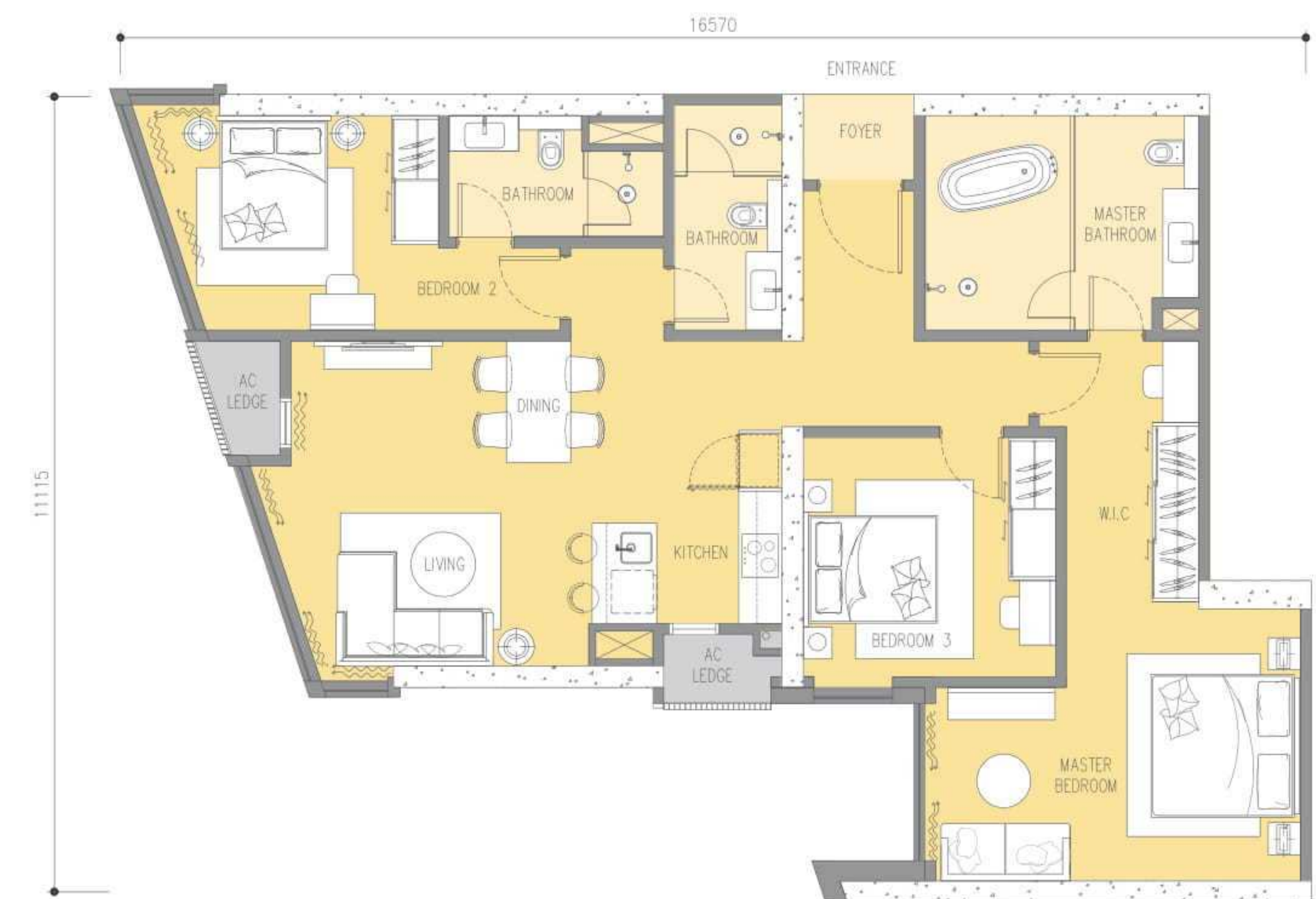
type E

3 Bedrooms

Built-up	Level 43 - 56
Main parcel	1,356 sq. ft.
A/C ledge	44 sq. ft.
Total sq. ft. (sq. m.)	1,400 sq. ft. (130 sq. m.)

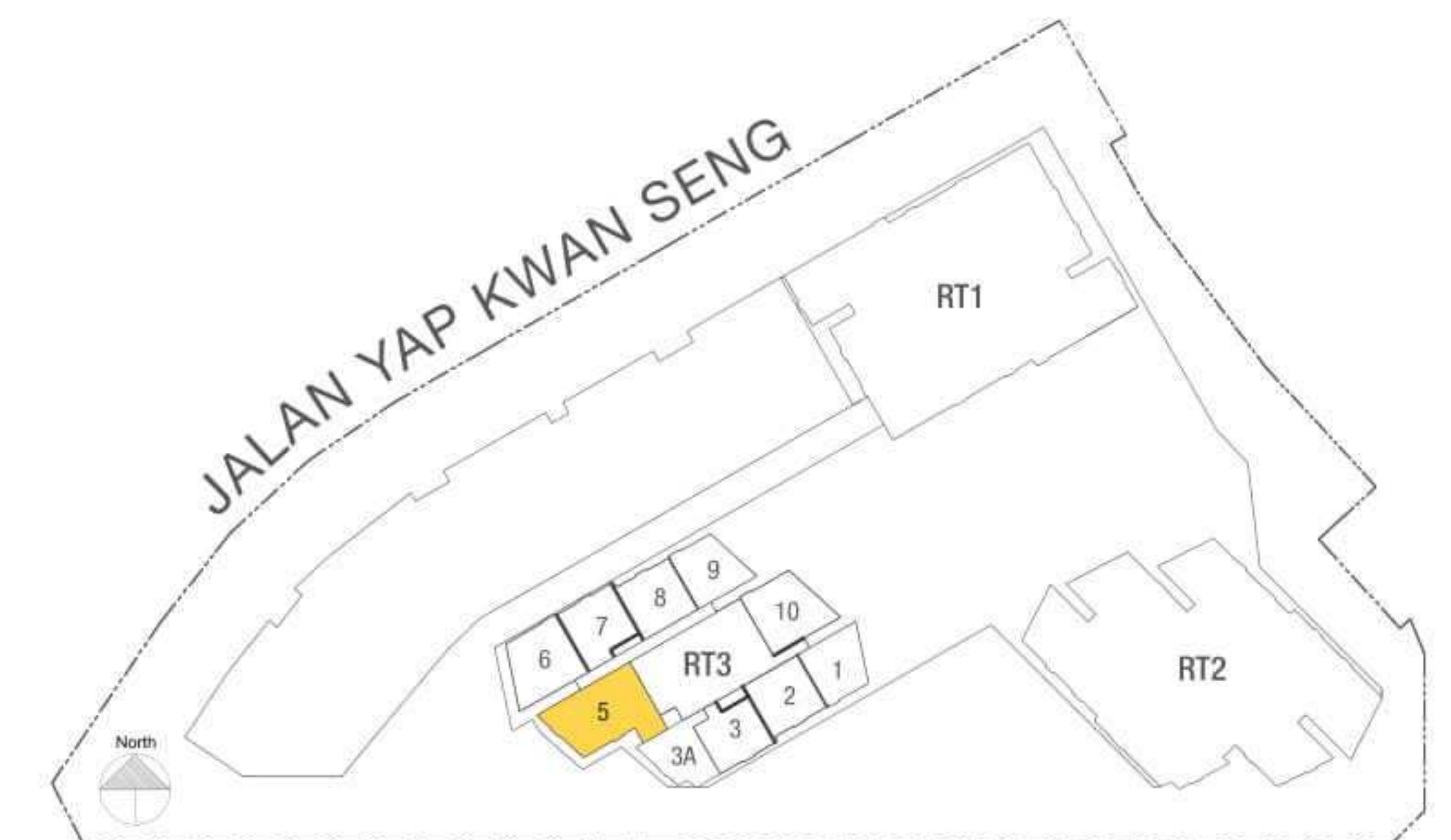


LEVEL 43 TO 52



LEVEL 53 TO 56

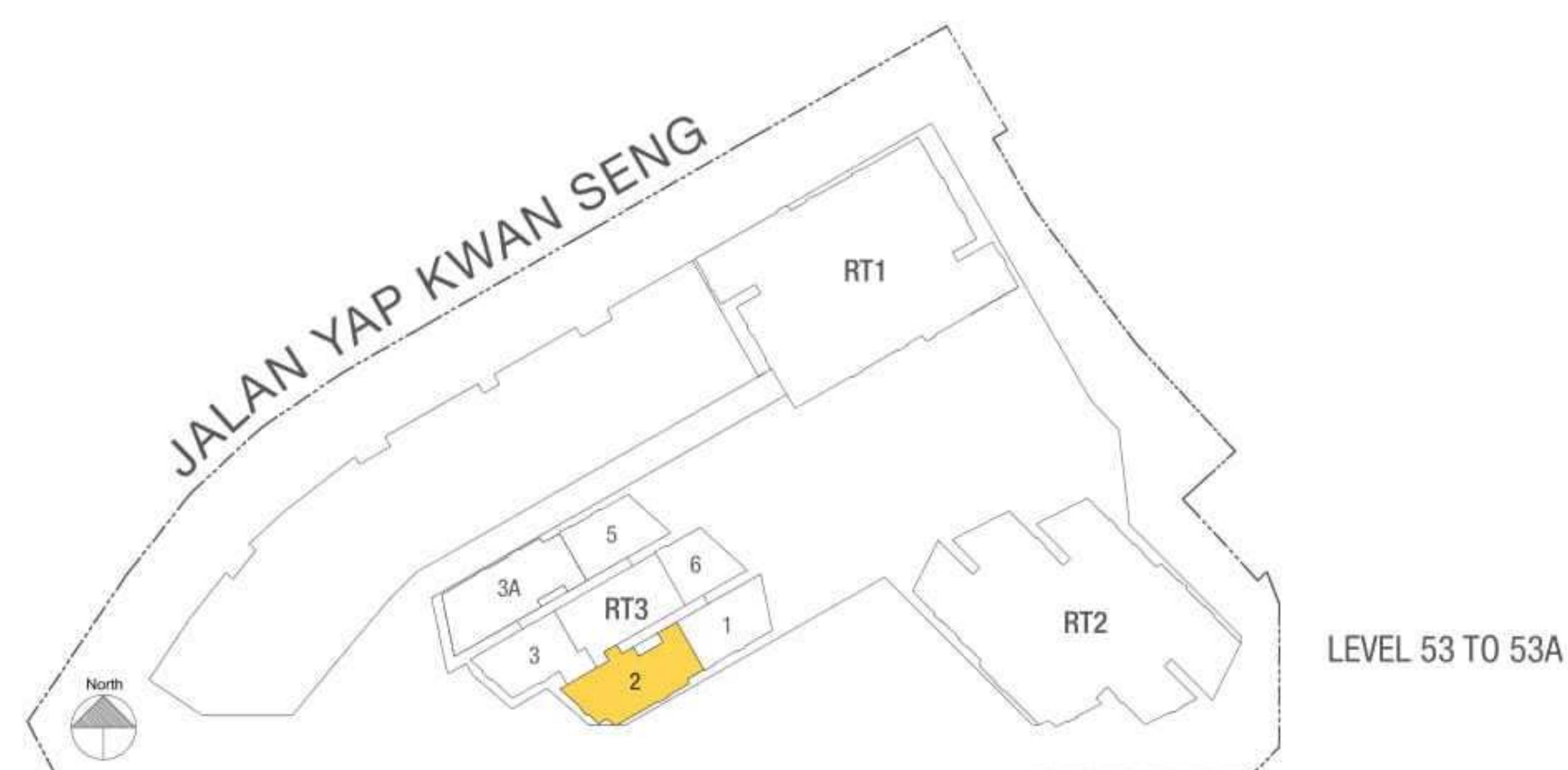
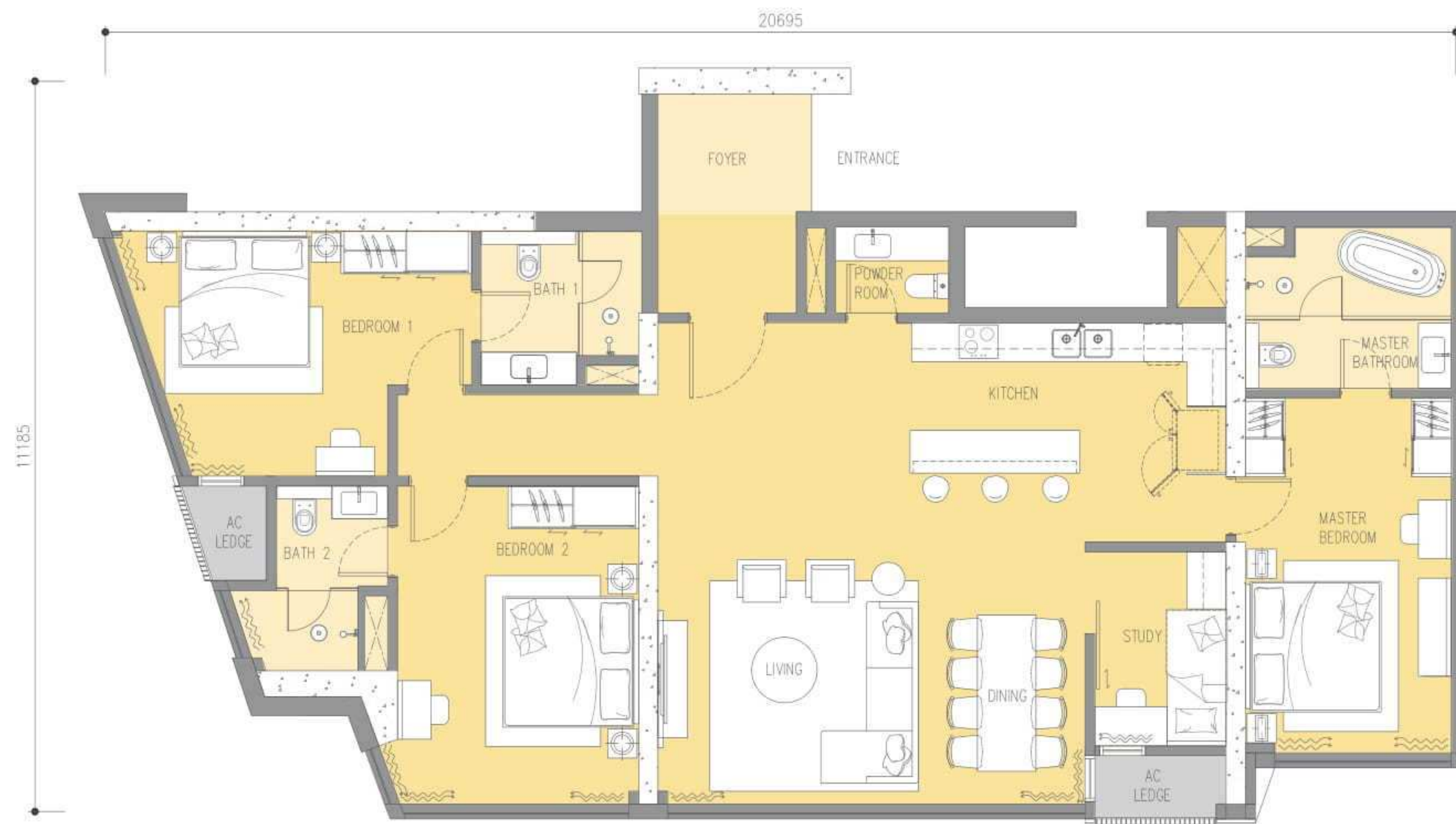
LEVEL 43 TO 52
*LEVEL 53 TO 53A (UNIT 3)
*LEVEL 55 TO 56 (UNIT 2)



type F1

3 + 1 Bedrooms

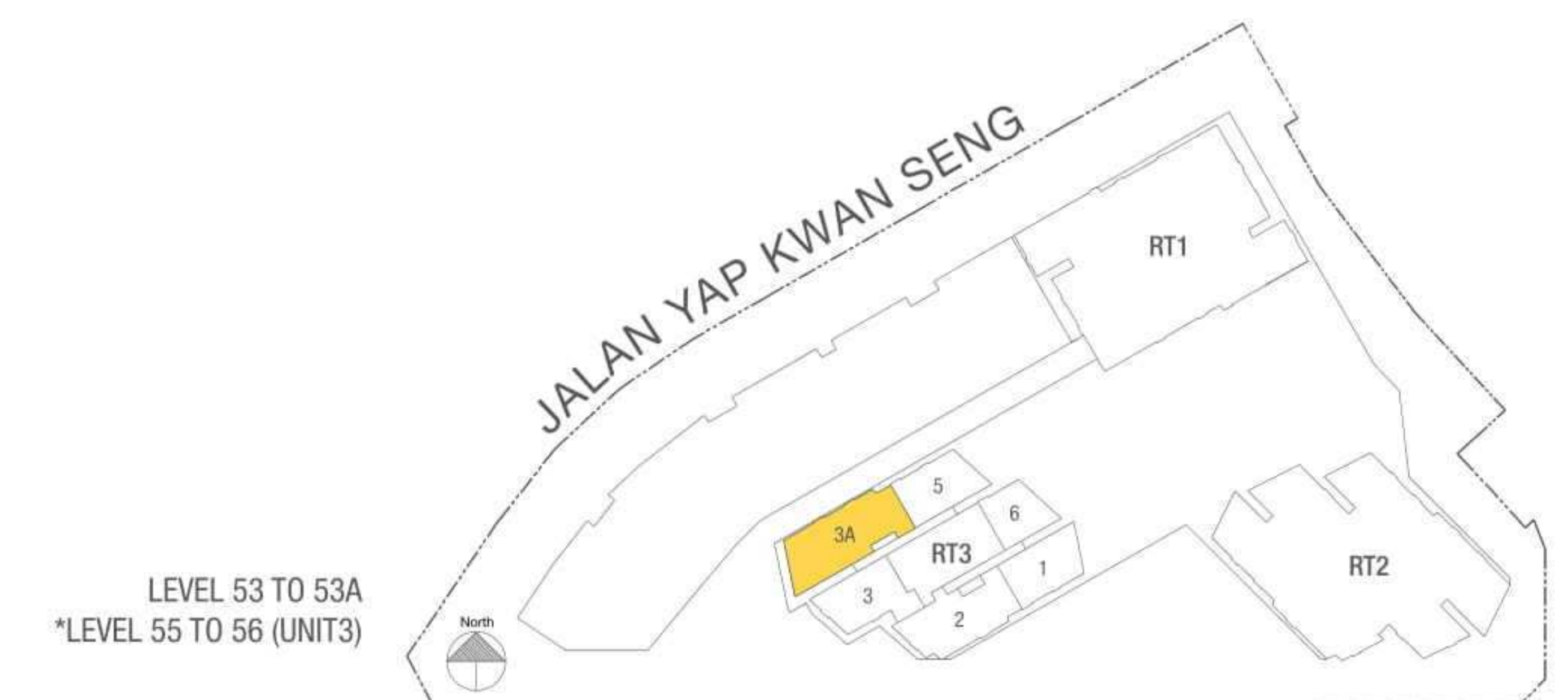
Built-up	Level 53 - 53A
Main parcel	1,765 sq. ft.
A/C ledge	44 sq. ft.
Total sq. ft. (sq. m.)	1,809 sq. ft. (168 sq. m.)



type F2

3 + 1 Bedrooms

Built-up	Level 53 - 56
Main parcel	2,045 sq. ft.
A/C ledge	44 sq. ft.
Total sq. ft. (sq. m.)	2,089 sq. ft. (194 sq. m.)



type G

4 + 1 Bedrooms

Built-up	Level 55 - 56
Main parcel	2,928 sq. ft.
A/C ledge	44 sq. ft.
Total sq. ft. (sq. m.)	2,972 sq. ft. (276 sq. m.)

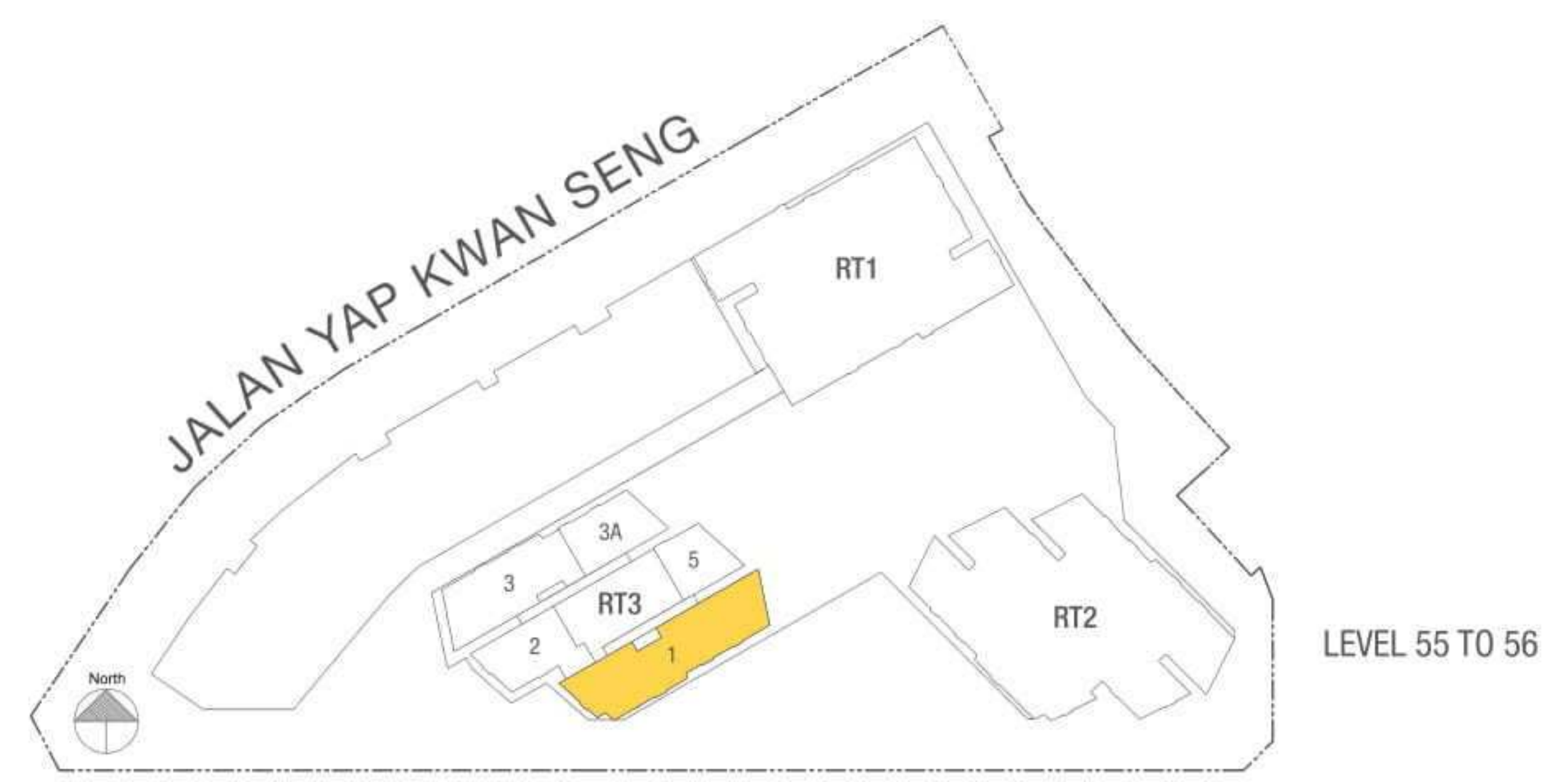
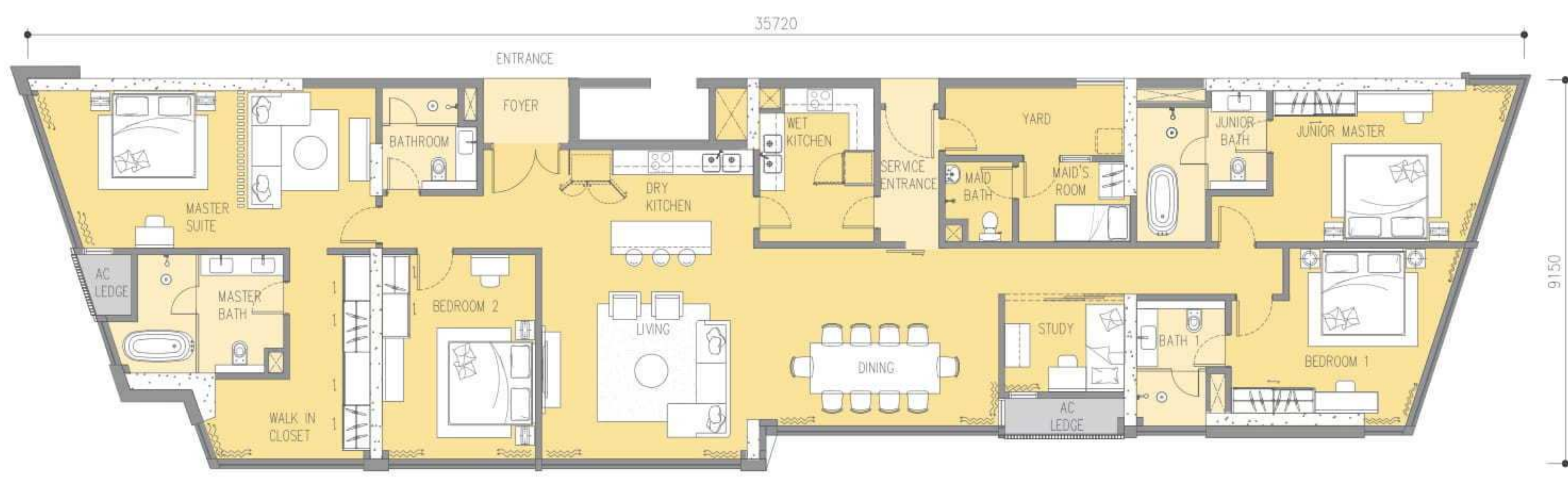
SPECIFICATION

Structure	Piled Foundation Reinforced Concrete Structure	
Roofing	Reinforced Concrete Roof Slab	
Wall	Reinforced Concrete Wall / Masonry Wall	
Windows	Powder Coated Aluminium Framed Glass Window	
Wall Finishes	Living and Bedroom Study and Foyer Yard (Type G) Toilet and Dry Kitchen Kitchen and Wet Kitchen	Plaster and Emulsion Paint Plaster and Emulsion Paint Plaster and Emulsion Paint Homogeneous Tile Homogeneous Tile
Floor Finishes	Living, Bedroom and Study Kitchen and Dry Kitchen Toilet and Wet Kitchen Foyer Yard (Type G)	Engineered Timber Flooring Engineered Timber Flooring Homogeneous Tile Homogeneous Tile Homogeneous Tile
Ceiling Finishes	Living, Study and Dining Foyer Toilet and Kitchen Yard (Type G)	Fibrous Plaster Ceiling Fibrous Plaster Ceiling Fibrous Plaster Ceiling Fibrous Plaster Ceiling

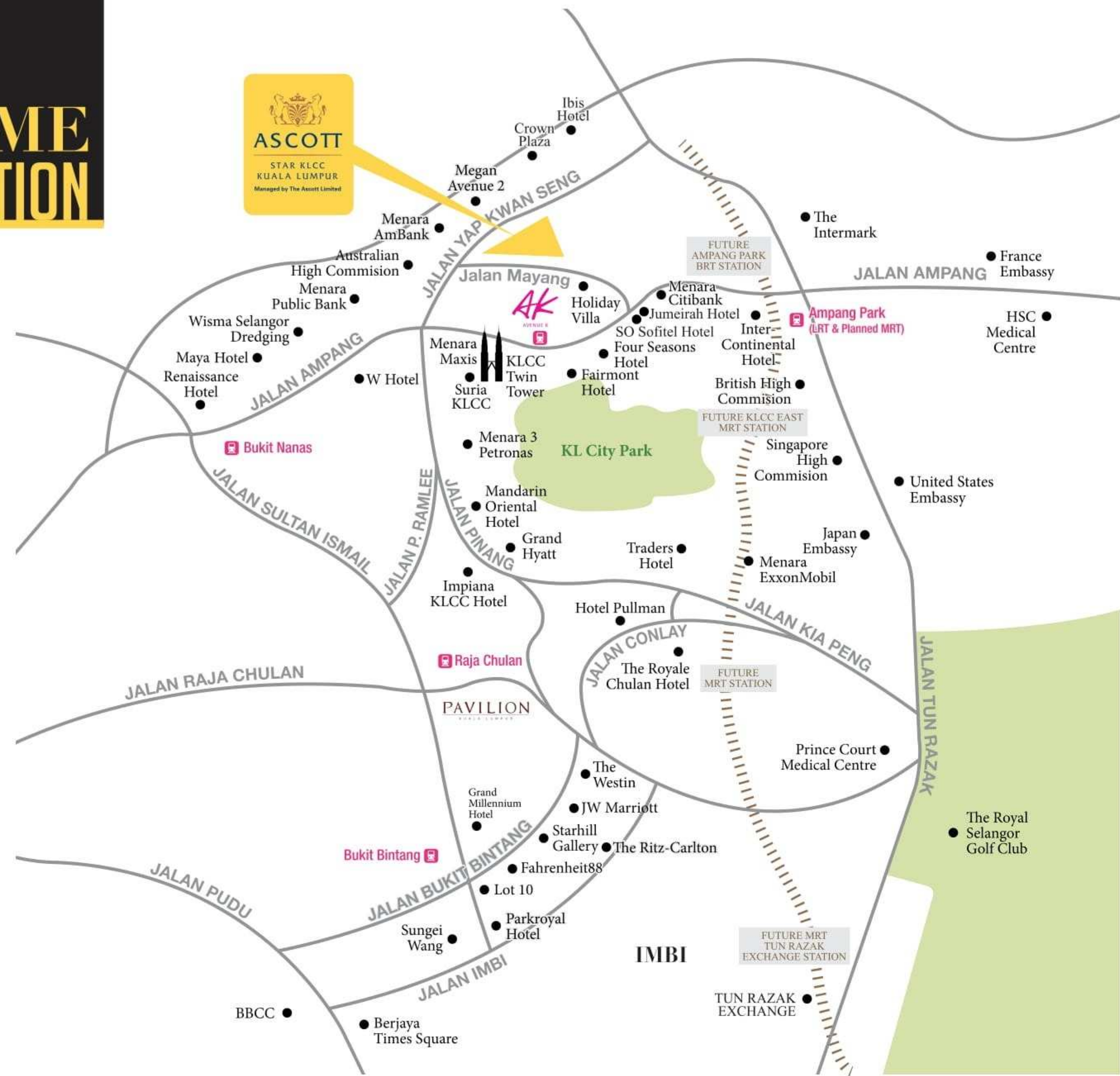
Doors	Fire Rated Timber Door Timber Flush Door
Ironmongery	Quality Lockset

Items	Unit Type										
	A1	A2	B1	B2	B3	C	D	E	F1	F2	G
Wash Basin with Tap	1	1	1	1	1	2	2	3	4	5	6
Shower Set with Rain Shower	1	1	1	1	1	2	2	3	3	3	4
Shower Head	-	-	-	-	-	-	-	-	-	-	1
Bath Tub with Mixer Tap	-	-	1	1	1	-	-	1	1	1	2
Water Closet	1	1	1	1	1	2	2	3	4	4	5
Toilet Roll Holder	1	1	1	1	1	2	2	3	4	4	5
Kitchen Sink with Tap	1	1	1	1	1	1	1	1	1	1	2
Hand Bidet	1	1	1	1	1	2	2	3	4	4	5
Bib Tap	-	-	-	-	-	-	-	-	-	-	1

Items	Unit Type										
	A1	A2	B1	B2	B3	C	D	E	F1	F2	G
Air-Cond Point	2	2	3	3	3	3	4	4	6	6	8
Water Heater Point	1	1	1	1	1	2	2	3	3	3	4
Lighting Point	14	13	16	16	17	19	20	29	29	32	46
Power Point	15	16	22	21	20	24	26	30	33	36	49
Universal Outlet Point	1	1	1	1	1	1	2	2	2	4	5
Kitchen Hob Point	1	1	1	1	1	1	1	1	1	1	2
Kitchen Hood Point	1	1	1	1	1	1	1	1	1	1	2
Oven Point	1	1	1	1	1	1	1	1	1	1	2
SMATV Point	2	2	2	2	2	3	3	4	4	4	5
Telephone Point	2	2	2	2	2	2	2	2	3	4	4
Data Point	2	2	4	3	3	3	3	6	6	8	10
Fiber Wall Socket (HSBB)	1	1	1	1	1	1	1	1	1	1	1
Video Intercom	1	1	1	1	1	1	1	1	1	1	1
Door Bell	1	1	1	1	1	1	1	1	1	1	1
USB Point	1	1	1	1	1	1	2	2	2	4	5



PRIME LOCATION



A Joint Development By:



We are backed by two of the most reputable property developers in Malaysia – Symphony Life Berhad and United Malayan Land Berhad (“UMLand”), and a prestigious multinational builder – Samsung C&T.

Listed on Bursa Malaysia, Symphony Life Group is recognized as one of Malaysia’s leading property developers. Its award-winning developments include the exclusive Tijani development in Kenny Hills, 6 Ceylon luxury condominiums in the heart of Kuala Lumpur, Taman Tasik Prima Lakeside Township, Twy @ Mont’ Kiara and Arata of Kenny Hills. Since its inception, Symphony Life Group has built more than 15,000 residential, commercial, retail and industrial properties throughout Malaysia.

The Township Division has 3 mixed township developments located in high growth areas of Malaysia. The townships of Bandar Seri Alam and Taman Seri Austin are strategically located within Iskandar Malaysia, Johor whilst Bandar Seri Putra is situated in Selangor and another upcoming township located in Pasir Gudang which will be called Seri Alam 2.

The Niche Division has to date completed 4 residential serviced residences and condominiums in Kuala Lumpur – Suasana Sentral Loft at KL Sentral, Suasana Bangsar in the upmarket suburb of Bangsar, Seri Bukit Ceylon and Suasana Bukit Ceylon. The Division is now actively developing Suasana, Iskandar Malaysia, an integrated development located in the heart of downtown Johor Bahru city centre, which comprises of serviced residences, hotel and retail. Somerset Puteri Harbour, a luxurious waterfront boutique serviced residences and The Waves @ Puteri Harbour are some of the newest projects in Nusajaya while UMCity Medini Lakeside at the gateway of Medini is a significant exclusive multi-phased mixed development in the financial enclave of Medini, Nusajaya, Iskandar Malaysia.



A Trusted Builder:



Samsung C&T is the trusted builder for Star Development. With the world’s most advanced technological expertise and experience in architecture, civil engineering, plant and housing development, Engineering & Construction Group of Samsung C&T is dedicated to providing customers with the best possible added value. The group has delivered landmark projects around the world including Malaysia’s Petronas Twin Towers and Burj Khalifa in Dubai, the world’s tallest building.



The Ascott Limited is a member of CapitaLand. It is one of the leading international serviced residence owner-operators with more than 300 properties in over 100 cities spanning more than 25 countries across the Americas, Asia Pacific, Europe and the Middle East. It operates three award-winning brands Ascott, Citadines and Somerset, along with The Crest Collection and lyf.

OFFICES	MALLS	TRANSPORTATION INFRASTRUCTURE
Menara AmBank 50M	Avenue K 550M	Transport Interchanges
Megan Avenue 2 120M	Suria KLCC 600M	KL Sentral Station (7KM)
Wisma Selangor Dredging 350M	Pavilion 2.0KM	• LRT
KLCC Twin Towers 450M	Starhill Gallery 2.1KM	• MRT
Menara Public Bank 650M	Fahrenheit88 2.3KM	• Monorail
Menara Maxis 650M	Lot 10 2.5KM	• KTM
Menara 3 Petronas 650M	Sungei Wang 2.6KM	• ERL
Menara BSN 750M	Berjaya Times Square 2.9KM	Terminal Station
Menara Citibank 900M		KLCC (650M)
The Intermark 1.2KM		• LRT
Menara ExxonMobil 1.5KM		• MRT (future planning)

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



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