



THE FACE  
S U I T E S



# THE INSPIRATION

Platinum Victory Property Sdn Bhd is proud to introduce Phase II of the Platinum Victory Face mixed development project after the great success of Phase 1. Set upon over 5 acres of freehold land on Jalan Sultan Ismail, Platinum Suites Phase II entails 51 storey of fully furnished serviced apartments. From the lavish exterior to a trendy interior, Platinum Suites looks set to become a place to call home for the high societies of Kuala Lumpur. Every detail, every square foot of space has been considered to personify the principles of fine and luxurious living. The third phase of the FACE project will include a tower comprising of upscale office suites and prestigious hotel. All three phases will unified by a landscaped urban park.



# LUXURY GRAND LOBBY



# SKYPOOL



# INTERIOR



# INTERIOR



# INTERIOR

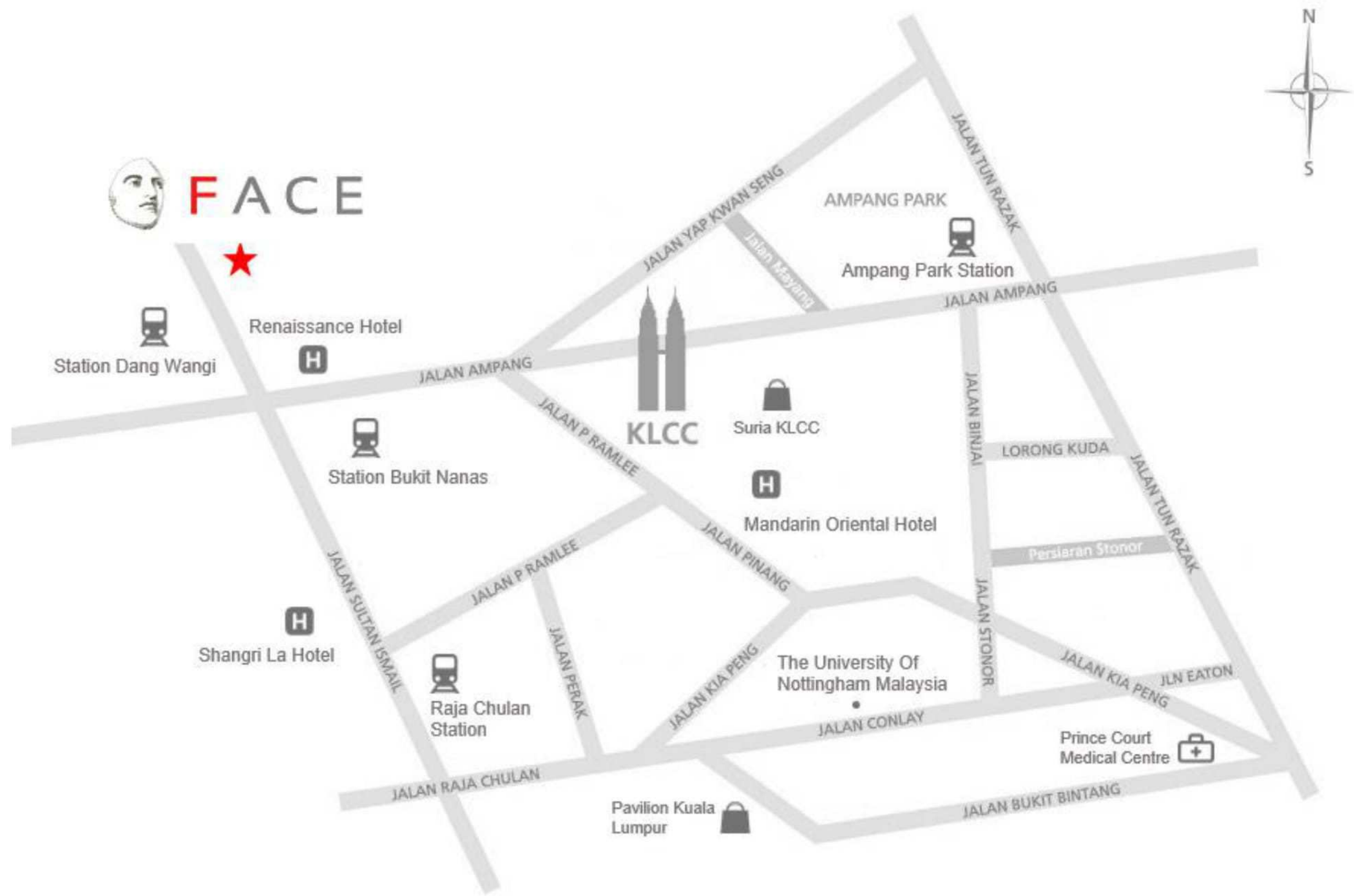


# KUALA LUMPUR

The capital of Malaysia, Kuala Lumpur, an area packed with historic monuments, steel-clad skyscrapers, lush greenery, extravagant shopping malls, and bustling street markets, is without a shred of doubt, the cultural, financial and economical center of the country.



Situated right in the heart of Kuala Lumpur, The Face Suites enjoys easy access to all major conveniences and hubs including various landmarks in Kuala Lumpur, as well as universities, malls and etc.



- ★ THE FACE SUITES
- 🚂 Railway Station
- H Hotel
- 🛍 Shopping Center
- 🏥 Medical Centre

PRIME  
LOCATION

| PUBLIC TRANSPORT                                  | MEDICIAL CENTRES                         |
|---------------------------------------------------|------------------------------------------|
| 250m to Bukit Nanas Station (LRT)                 | 2.4km to HSC Medical Centre              |
| 400m to Dang Wangi Station (LRT)                  | 2.5km to Prince Court Medical Centre     |
| 400m to GOKL Free Bus                             | 2.9km to National Heart Institute        |
| EDUCATION                                         | SHOPPING                                 |
| 1.1km to INTI International College KL            | 1.4km to Suria KLCC                      |
| 1.2km to St. John’s International School          | 1.9km to Pavilion Kuala Lumpur           |
| 1.9km to University of Nottingham Teaching Centre | 1.9km to Bukit Bintang Shopping District |
| 3.1km to Sayfol International School              |                                          |



🚶 250m to Bukit Nanas Station 🚆 → KL Sentral/ Pavilion KL/ Starhill Gallery / Imbi Station ( Berjaya Time Square)

🚶 250m to Bukit Nanas Station 🚆 → KL Sentral → KLIA 2

🚶 400m to Dang Wangi Station 🚆 → KLCC Station

🚶 400m to Concorde Hotel (Free Bus GOKL) 🚌 → KLCC/ Pavilion/ KL Tower / Pasar Seni

# RAILWAY CONNECTIVITY



① Pavilion, Starhill Gallery, Fahrenheit 88, Jalan Alor

② NU Sentral Mall

③ Suria KLCC

④ Petaling Street, Guandi Temple

↕ Connecting Station

250m away from The Face Suites

# SELLING PRICE

| BLOCK | TYPE | SIZE  | SELLING PRICE                   | AVERAGE SELLING PRICE PSF | QTY |
|-------|------|-------|---------------------------------|---------------------------|-----|
| A     | F    | 1,140 | RM 1,939,000 to<br>RM 3,158,000 | RM 1,883 to RM 2,028      | 14  |
|       | H    | 1,030 |                                 |                           | 42  |
|       | H1   | 1,030 |                                 |                           | 28  |
|       | K    | 1,600 |                                 |                           | 12  |
|       | J    | 1,160 |                                 |                           | 12  |
| B     | G    | 1,100 | RM 2,119,000 to<br>RM 3,575,000 | RM 1,880 to RM 2,030      | 54  |
|       | G1   | 1,100 |                                 |                           | 28  |
|       | M    | 1,215 |                                 |                           | 14  |
|       | L    | 770   |                                 |                           | 14  |
|       | N    | 1,150 |                                 |                           | 12  |
|       | P    | 2,430 |                                 |                           | 2   |

**Call Us : +603-3310 0078 (8:00am - 7:00pm)**  
**Whatsapp Us : +6019-537 8128 (24 hours)**



THE FACE Suites Kuala Lumpur ★★★★★ Serviced apartment  
020, Jalan Sultan Ismail, KLCC, Kuala Lumpur, Malaysia, 50250 - [View on map](#)  
Have a question for THE FACE Suites Kuala Lumpur?

17%  
DISCOUNT

from  
MYR 592

8.8  
Location

SEE MAP

SEE ALL 44 PHOTOS

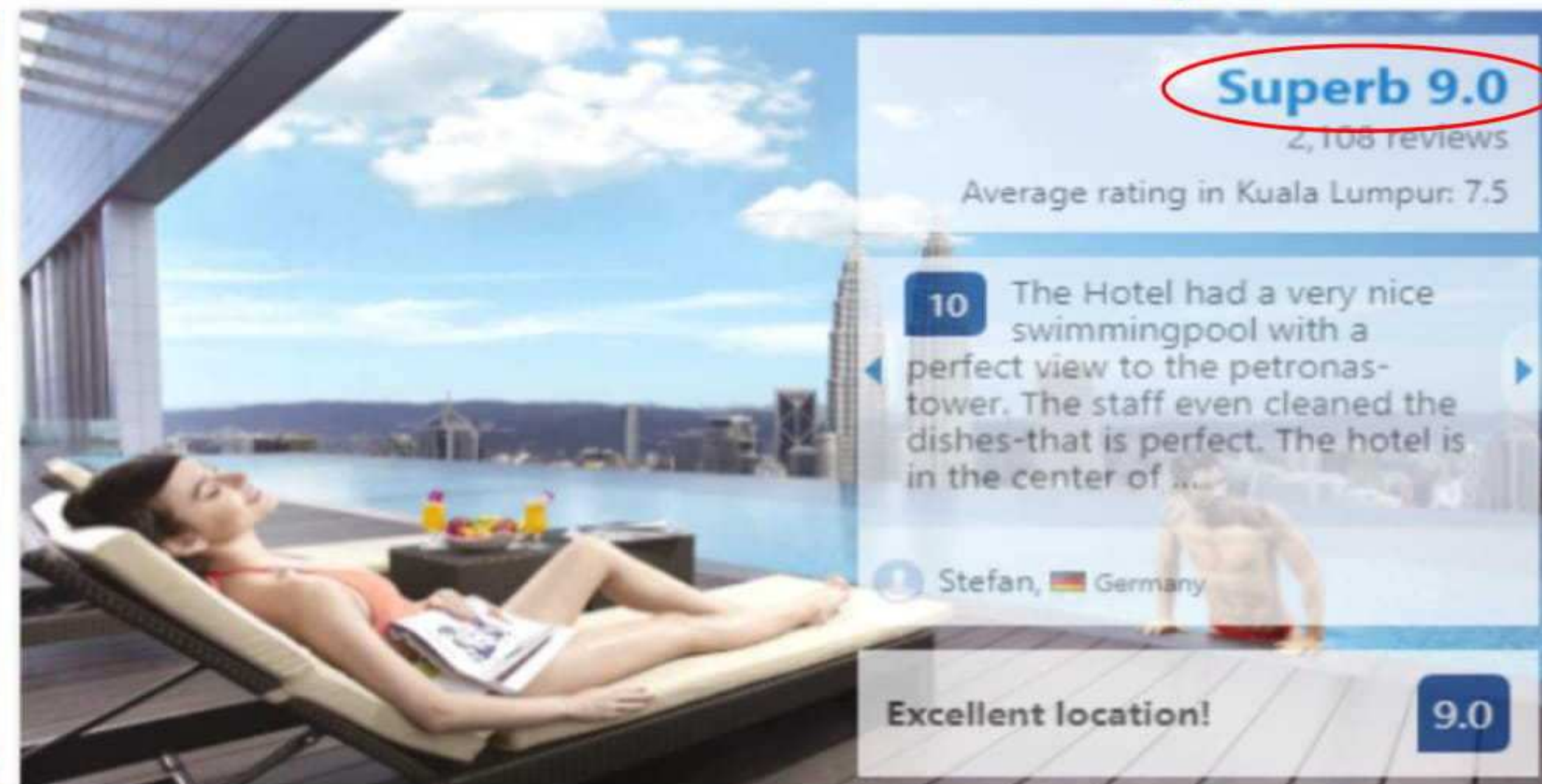
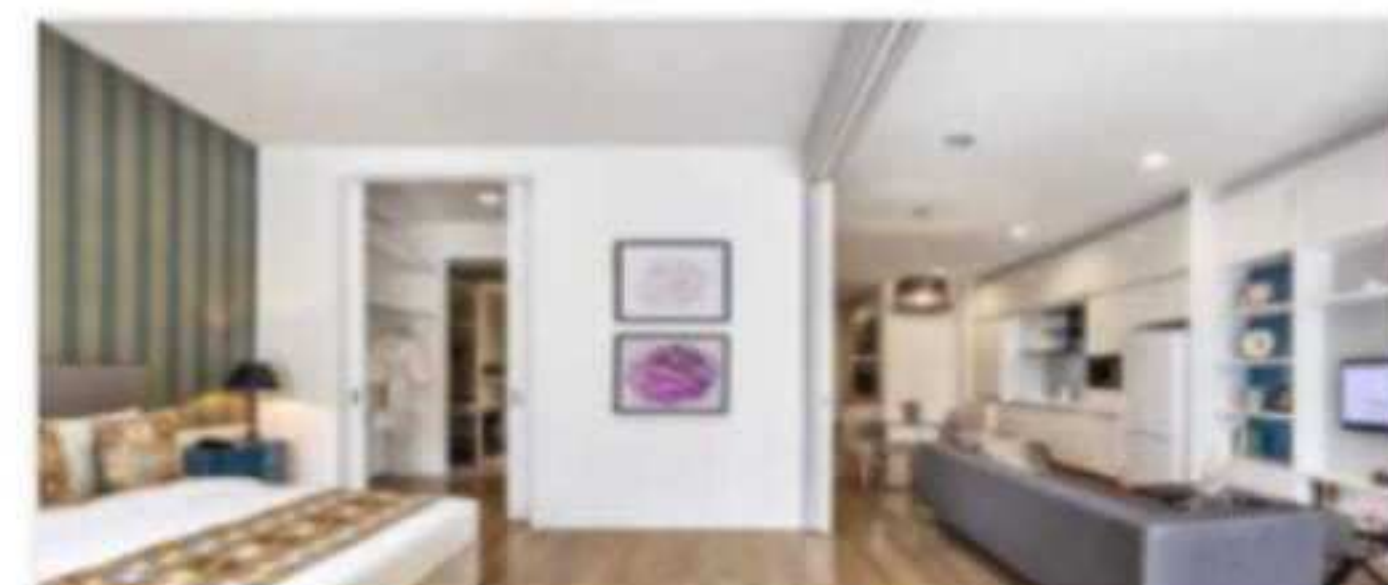
Booking.com



**THE FACE Suites** ★★★★★ Outdoor Pool  
 1020, Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia – [Excellent location - show map](#)

[Reserve](#)

We Price Match



**THE FACE Suites**

521 Reviews

#6 of 346 Hotels in Kuala Lumpur

1020 Jalan Sultan Ismail, Kuala Lumpur 50250, Malay...

03-2168 1688

[Hotel website](#)

[E-mail hotel](#)

Save

Best prices for your stay

24/09/2017

25/09/2017

1 room

2 adults

0 children

Great Deal



~~RM754~~  
 RM573

[View Deal](#)



RM657

[View Deal](#)



RM754

[View Deal](#)

Expedia [RM754](#) Booking.com [RM754](#)  
 TripAdvisor [RM754](#)

Prices are the average nightly price provided by our par...



# SERVICE PROVIDED AT THE FACE



Concierge . 24 hours Security . CCTV . Intercom System . Visitors Parking



- Swimming Pool
- Sky Lounge
- Gymnasium
- Multi Purpose Hall

# RETURN ON INVESTMENT

Research conducted shows that the rental cost for a unit with a price tag of RM 1,900,000 is approximately RM 592 per day and the occupancy rate of The Face Phase 1 falls between 60%, 80%, 90%. Based on the data provided, the estimated rental Rate of Return is:

| Rental / Day | Occupancy Rate | Rental Rate of Return |
|--------------|----------------|-----------------------|
| RM592        | 60%            | 6.29%                 |

| Rental / Day | Occupancy Rate | Rental Rate of Return |
|--------------|----------------|-----------------------|
| RM592        | 80%            | 8.39%                 |

| Rental / Day | Occupancy Rate | Rental Rate of Return |
|--------------|----------------|-----------------------|
| RM592        | 90%            | 9.44%                 |

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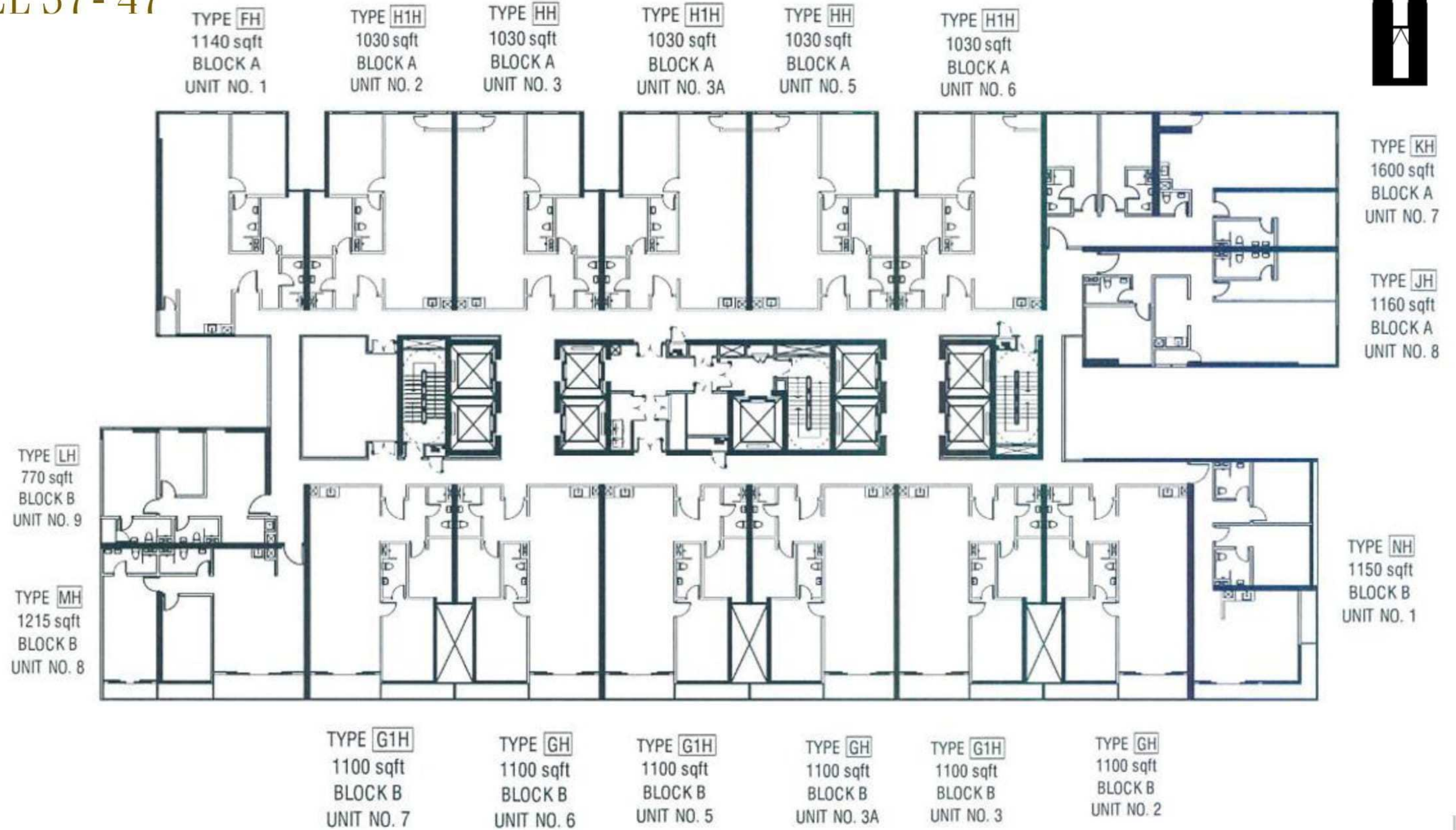
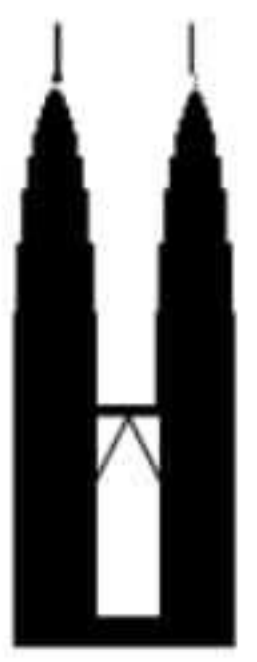
**Whatsapp Us : +6019-537 8128 (24 hours)**

*Disclaimer: The results above are estimates made based on past data and are for reference purposes only. It does not represent the actual rental return and cannot be used as a guarantee for claim against the sales agent.*

*\*Rental rate by day is sourced from Booking.com, Agoda.com, and is for reference purpose only.*

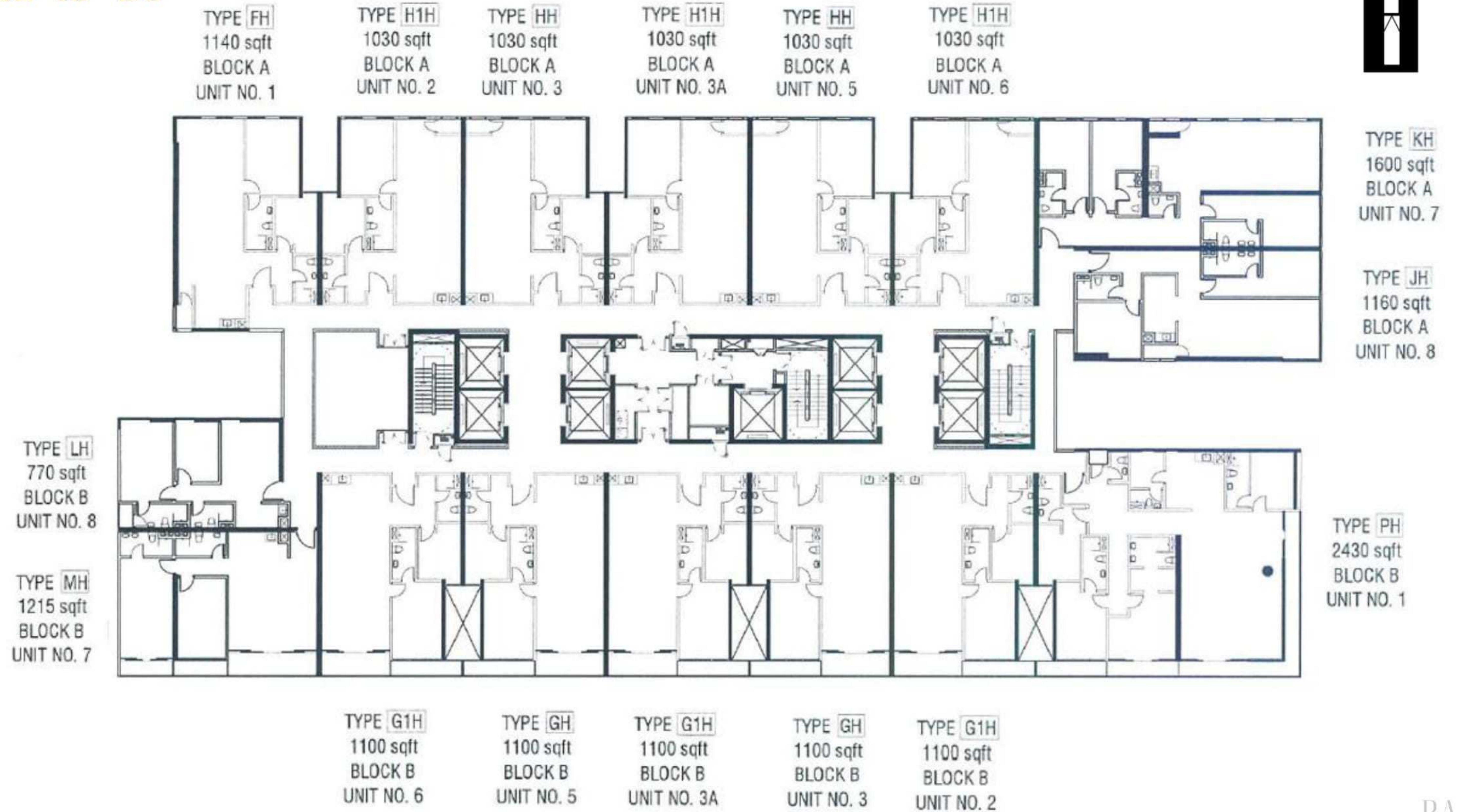
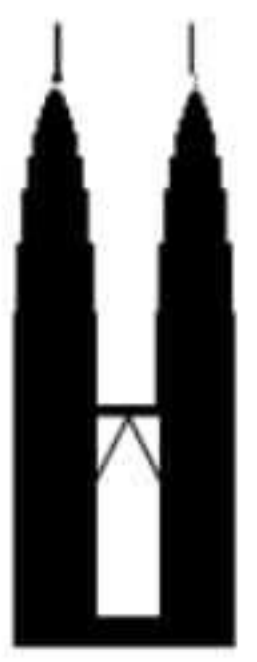
# FLOOR PLAN

## LEVEL 37- 47



# FLOOR PLAN

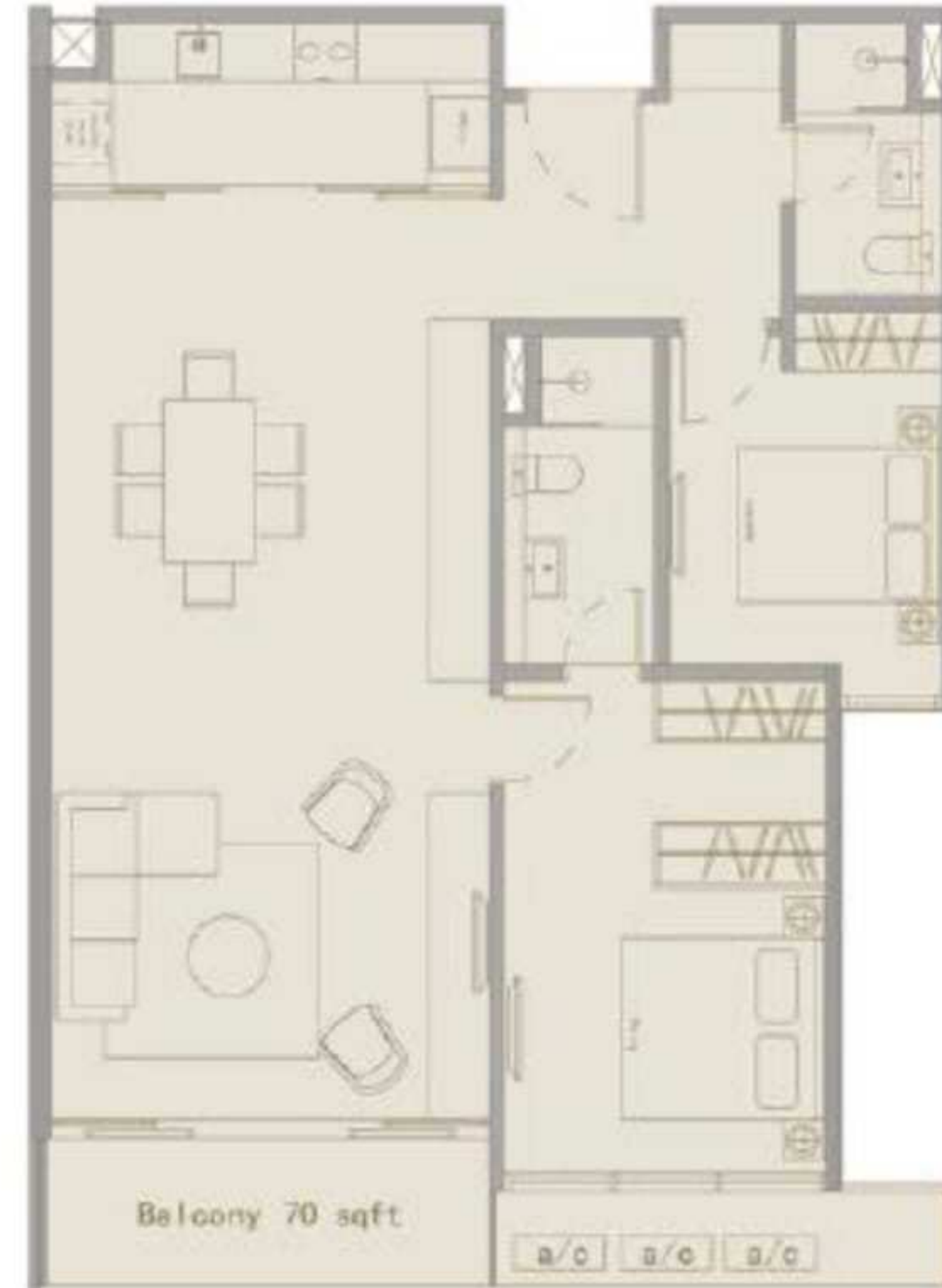
## LEVEL 48- 50



# LAYOUT



1140 ft<sup>2</sup>  
TYPE F  
2 ROOMS

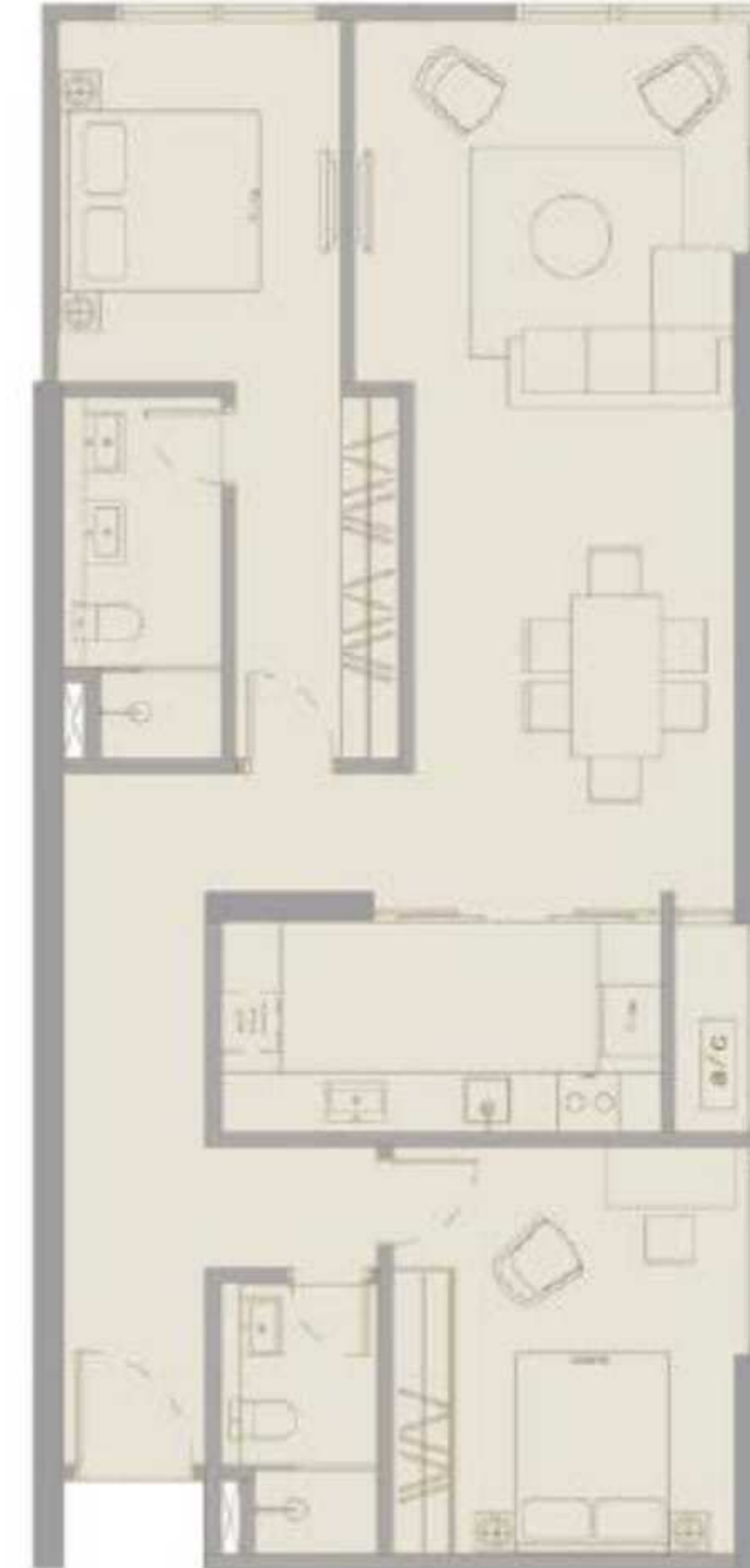


1100 ft<sup>2</sup>  
TYPE G  
2 ROOMS

# LAYOUT



1030 ft<sup>2</sup>  
TYPE H  
2 ROOMS



1160 ft<sup>2</sup>  
TYPE J  
2 ROOMS

# LAYOUT



1600 ft<sup>2</sup>  
TYPE K  
3 ROOMS



770 ft<sup>2</sup>  
TYPE L  
2 ROOMS

# LAYOUT



1215 ft<sup>2</sup>  
TYPE M  
2 ROOMS



1150 ft<sup>2</sup>  
TYPE N  
2 ROOMS

# LAYOUT



2430 ft<sup>2</sup>  
TYPE P  
5 ROOMS

# SPECIFICATIONS

|                  |                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------|
| STRUCTURE        | Reinforced Concrete Frame and /or Reinforced Prestressed Concrete Frame                           |
| WALL             | Reinforced Concrete and/or Mason Brick and/or Light Weight Brick/Block                            |
| WALL FINISHES    | Skim Coat I Plaster & Paint and/or Marble and/or Quality Tiles and/or Vanity Mirror I Glass Panel |
| FLOOR FINISHES   | Marble and/or Quality Tiles and/or Carpet and/or Cement Screed                                    |
| CEILING FINISHES | Skim Coat & Paint and/or Plaster Ceiling                                                          |
| ENTRANCE DOOR    | Solid Core Timber Door                                                                            |
| INTERNAL DOORS   | Timber Door and/or Glass Door and/or PVC Door                                                     |
| WINDOWS          | Aluminium Framed Glass Windows                                                                    |
| IRONMONGERY      | Quality Locksets                                                                                  |
| PAINT WORKS      | Emulsion Paint (Internal)<br>Weather Shield Paint (External)                                      |
| FIRE PROTECTION  | Automatic Sprinkler System (Internal)                                                             |



|                                  |                      |
|----------------------------------|----------------------|
| TOTAL LAND AREA                  | 19,000 square meter  |
| TOTAL BUILD UP AREA              | 100,000 square meter |
| HEIGHT                           | 210m                 |
| TOTAL FLOOR                      | 51 Floor             |
| TOTAL UNITS                      | 666 units            |
| MAINTENANCE FEE                  | RM0.50psf            |
| PARKING LOT ALLOCATION FOR OWNER | 1 Bay                |
| VISITOR PARKING                  | Yes                  |
| MECHANICAL & ELECTRICAL ROOM     | Level 52             |

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|                        |                                 | TYPE |   |   |   |   |   |   |   |   |
|------------------------|---------------------------------|------|---|---|---|---|---|---|---|---|
|                        | ITEM                            | F    | G | H | J | K | L | M | N | P |
| Overall                | Down Light                      | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Entrance and/or Pantry | Air Conditioning Unit           | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Storage Shelf/ Kitchen Cabinets | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Kitchen Top and Backsplash      | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Cooker Hood                     | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Cooker Hob                      | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Refrigerator                    | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Microwave Oven                  | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Washer Dryer                    | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Table with Chairs               | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Study Table with Chairs         | -    | - | - | - | - | - | - | - | - |
| Room                   | Air Conditioning Unit           | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Wardrobe                        | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Headboard/Side Table            | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Bed Mattress Set                | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Blinds/Curtains                 | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Study Table with Chairs         | -    | - | - | - | - | - | - | - | ✓ |
|                        | Media Cabinets                  | -    | - | - | - | - | - | - | - | ✓ |
| Office                 | Air Conditioning Unit           | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Media Cabinets                  | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | TV Set                          | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Sofa                            | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Coffee Table                    | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Blinds/Curtains                 | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Arm Chairs                      | -    | - | - | - | - | - | - | - | ✓ |
| Toilet                 | Vanity Mirror                   | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Vanity Top                      | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Shower Screen                   | ✓    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|                        | Wash Basin                      | -    | - | - | - | - | - | - | - | ✓ |