

EXSIMLIFE

YOUR LIFESTYLE JOURNAL

The magic of
Penang

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NEW AGE INGENUITY

FOREWORD

The whole world welcomed 2021 with much hope and anticipation, after the challenges of the previous year. As we head into the second half of 2021, we at EXSIM Group are positive about better times ahead and anticipating a stronger economy as the nation – and the world – gears towards a long waited recovery.

In light of this, we are pleased to announce two new projects launched. D'Erica Residences is the latest component of the Group's 65 acres integrated development in Damansara Perdana. This nature-inspired serviced residences facing a breath-taking rainforest and undulating hills, is a slice of serenity in the midst of the city. We also unveiled a new, bold development in Kuala Lumpur. The Fiddlewoodz @ KL Metropolis is designed around the idea of wanderlust and travelling the world – without leaving home. This signature development takes inspiration from iconic travel destinations and experiences from all over the globe, and is a truly inventive concept.

As always, we are also proud to share about the completion of Nidoz Residences @ Desa Petaling and D'Nuri Residences @ Desa Petaling. Take a sneak peek inside these pages to find out more about what life is like in these two high-rise developments.

EXSIM Group has always held firmly to our motto, 'New Age Ingenuity', in all that we do as a company. We merge the notion of advanced, future intelligence with the preservation and celebration of nature. We strive to create spaces that glorify both the wonders of modern architecture and nature's grand design. We use technology and ideas to discover new and better ways.

As such, it is gratifying when this acknowledged by the industry. We are humbled to be recognized once again at the recent EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021 for the creativity and innovations seen in The Rainz @ Bukit Jalil. Our efforts in the financial field also received an acknowledgement at the 14th Annual Alpha Southeast Asia Best Deal & Solution Awards 2020, picking up the award for the Best Dual-Structure Islamic Finance Deal of the Year.

'The journey in the last year has been bumpy but we believe we have much to look forward to in 2021 and beyond.'

*-Lim Aik Hoe
Managing Director
Exsim Group*

These exciting stories can be found within the pages of this latest issue of EXSIMLIFE. We invite you to discover these and more, including a travel experience about the best of Penang. Do stay tuned to our website and social media pages for news about our upcoming developments – particularly in the Pearl of the Orient.

The journey in the last year has been bumpy but we believe we have much to look forward to in 2021 and beyond. Let us, as a nation and people of Malaysia, stay strong and work together for the peace and prosperity of this country.

3. LIFE IN NIDOZ RESIDENCES @ DESA PETALING

This newly completed residences in Desa Petaling promises to be a sanctuary for families, young and old.

5. ACHIEVEMENT UNLOCKED

Always striving to be better, EXSIM Group has always aimed for excellence in all it does.

6. PUTTING NATURE IN FOCUS

Framed by lush greenery and rolling hills, D'Erica Residences is a celebration of the wonderful powers of nature.

9. DEVELOPMENTS IN PROGRESS

We take pride in delivering quality developments with innovative ideas that challenge the norm.

11. PRIME CHOICES

Whether you are looking for a new home or commercial development, EXSIM group offers a wide range of investment choices.

13. WELCOME TO PENANG!

Penang, the Pearl of the Orient is a treasure trove of sights, sounds and tastes to delight travelers from near and far.

15. 5 REASONS TO LOVE D'NURI RESIDENCES @ DESA PETALING.

This high rise residences is redefining affordable housing schemes with stylish architecture and interior designs, and quality of life touches – all within suitable price range.

16. TRAVEL THE WORLD FROM HOME

What if you could live in a whimsical environment that recalls some of the most amazing destinations around the world?

CONTENTS



SKY POOL



SKY LOUNGE



GYM ROOM



LIFE IN NIDOZ RESIDENCES @ DESA PETALING

THIS NEWLY COMPLETED RESIDENCES IN DESA PETALING PROMISES TO BE A SANCTUARY FOR FAMILIES, YOUNG AND OLD.

THE HOME IS MEANT TO BE A SAFE HAVEN FROM THE WORRIES OF THE WORLD. IT IS OUR RETREAT, PLACE OF REST, HAVEN, SAFE HARBOR. NIDOZ RESIDENCES @ DESA PETALING IS CONCEPTUALIZED WITH ALL THIS IN MIND. TAKE A LOOK AT HOW WONDERFULLY FUN, TRANQUIL AND COMFORTABLE LIFE CAN BE WITHIN THESE WALLS.



Live a healthier lifestyle

Get motivated to work out with a gym that comes with a view! Enjoy the sights and sounds outside while you're getting your heart rate up or toning up your muscles. There is even a space for group classes if you prefer to exercise differently.

Hang out with family and friends

Be the hostess with the most-ess when you have family and friends over. Entertain in style at the tastefully decorated Sky Lounges which include dining and sitting areas as well as karaoke facilities.



SWIMMING POOL, WADING POOL AND WATER SPLASH PLAY AREA



OUTDOOR AL FRESCO

Fire up the BBQ

The Outdoor Al Fresco space is an ideal party venue for large groups of people as it is well-equipped with BBQ pits and an outdoor kitchen. While the adults enjoy hanging out in a spacious and comfortable environment, the kids can play freely as well.



CHILDREN PLAYROOM



ORCHARD GARDEN



URBAN FARM



URBAN FARM

Play all day

There is always something for the little ones to do! Have fun exploring the Playground and its thoughtfully designed structures that mimic the great outdoors. Or splash around at their own children sized Wading Pool and Water Splash Play Area. It is like having your own little mini water park at home!

Unwind after a hard day

While the little ones have the run of their own wet play areas, adults can take advantage of the breathtaking views from the Sky Pool. Whether to laze, work up a tan, exercise or simply destress, the infinity pool in the sky is a haven for all.



YOGA DECK

Find your Zen

If water play is not your preferred way to chill out, head over to the Yoga Deck. Tucked away in a quiet corner within the property, this quiet and serene space is surrounded by greenery and open spaces so your chi can flow as easily as the breeze.

Just for the kids

Designed especially for children to play and hang out safely, the Children's Playroom is a plus point for both parents and kids alike! Children are free to play, read and roam here in a space customized just for their needs. Meanwhile, parents can take a mental and physical break, and maybe even make friends with other parents.



URBAN FARM

Connect with the Earth

Who says condo dwellers can't have a garden? At Nidoz Residences @ Desa Petaling, you can put your green thumbs to the test at the Urban Farm. Grow your own food or plant flowers and ornamentals that delight your heart. Enjoy freshly plucked herbs and vegetables, and meet other like-minded plant lovers. Even if gardening is not your interest, you will enjoy the refreshing serenity of the space. Bring a cuppa and just chill around the pond and among the beautiful gardens.

The Urban Farm also houses farm animals like goats, deer, chicken, turkeys, ducks, rabbits, peacocks and geese - which children find absolutely fascinating. What a wonderful way for the little ones to get to know animals and nature better!

DEVELOPMENT DETAILS

LAND SIZE	6.8 Acres
GDV	RM1.066 bil
SIZES	Typical condo From 1,219 sq.ft. to 1,403 sq.ft.
NO. OF UNITS	1,305 units
DATE OF COMPLETION	Q2 2020

ACHIEVEMENT UNLOCKED

ALWAYS STRIVING TO BE BETTER, EXSIM GROUP HAS ALWAYS AIMED FOR EXCELLENCE IN ALL IT DOES. THIS SPIRIT WAS RECOGNIZED RECENTLY WITH AWARDS FOR ACHIEVEMENTS IN PROPERTY DEVELOPMENT AND THE FINANCIAL SECTOR.

CELEBRATING NATURE

The Rainz @ Bukit Jalil has garnered a Special Mention under the Landscape Design category for the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021, an award category under the umbrella of the EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.



The Rainz @ Bukit Jalil is designed with the concept of an urban rainforest resort living at home, where a myriad of activities bring people together and make life ever-engaging. Landscaping played a vital role in bringing this to life. The architectural and interior designs intentionally incorporated nature within the modern living environment in order to create a space that embraced and celebrated greenery within a natural setting. Features were also included to enhance the sustainability of the management of the property.

The Awards ceremony was held at One World Hotel, Petaling Jaya on April 4, 2021. It aims to recognize properties that are managed with excellence and sustainability.



THE RAINZ @ BUKIT JALIL CREATES AN AESTHETICALLY-PLEASING AND COMFORTABLE ENVIRONMENT FOR RESIDENTS' ENJOYMENT.

EXSIM AWARDS

2021

SPECIAL FEATURE

DEAL BREAKER

As a group that embraces a culture of innovation and excellence, EXSIM Group has always sought for new and better ways to do things in order to improve on its operations and product delivery. This has extended even to its financial operations, where the Group has boldly capitalized on the highly developed Islamic banking sector to raise funds.

For this visionary approach, EXSIM Ventures Berhad, a member of EXSIM Group, was recently awarded the Best Dual-Structure Islamic Finance Deal of the Year at the 14th Annual Alpha Southeast Asia Best Deal & Solution Awards 2020. The deal saw the placement of RM2 billion Islamic MTN (Sukuk Musharakah) and up to RM1 billion Islamic CP (Sukuk Murabahah) by NewParadigm Capital Markets (Financial Adviser & Structurer) and United Overseas Bank (Malaysia) (Lead Arranger) on behalf of EXSIM Ventures Berhad.

The Annual Alpha Southeast Asia Best Deal & Solution Awards is organized by Alpha Southeast Asia, the only purely Southeast Asian focused institutional investment and transactional banking magazine. A record number of submissions were received from across the region for the 14th awards. It was against this competitive landscape that EXSIM Ventures Berhad was acknowledged for its strategic financial deal.





D'ERICA

R E S I D E N C E S



Artist's Impression

IN HARMONY AND BALANCE

The concept of Zen Garden is most evident as you wander through the grounds. Lush landscaping create a sense of escape into the cooling, soothing comforts of the jungle. Blending seamlessly into this backdrop is a range of well-planned facilities in line with the conveniences of modern living. It is the best of both worlds at one address.



EXSIM | D'ERICA RESIDENCES SALES GALLERY

G89K & 89L, Ground Level, Empire City, No 8,
Jalan Damansara, PJU 8, 47820 Petaling Jaya,
Selangor Darul Ehsan.



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2015 | 2017

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• Developer: Mightyprop Sdn Bhd (1299882-V) • Developer's License No.: 20011-1/11-2022/0765(L) • Validity Period: 10/11/2020 - 09/11/2022 • Advertising Permit No.: 20011-1/11-2022/0765(P) • Validity Period: 10/11/2020-09/11/2022 • Approving Authority: Majlis Bandaraya Petaling Jaya. • Building Plan Approval No.: MBPJ/120100/T/P10/752/2020() • Land Tenure: Leasehold until 82 Years, due date at 18/08/2102 • Restriction in Interest: This land cannot be transferred, pledged, or charged without prior consent from State Authority • Land Encumbrances: Charged to Malayan Banking Berhad • Expected Date of Completion: Nov 2023 • Total Units: Block A - 528 Units | Block B - 615 Units • No. of Car-park: 2 Units • Selling Price: Block A : RM736,400.00 (Min) - RM1,143,700.00 (Max) | Block B : RM741,100.00 (Min) - RM1,150,200.00 (Max) • 2% Bumiputera Discount • Type of Development: Serviced Apartment

exsim.com.my



PUTTING NATURE IN FOCUS

FRAMED BY LUSH GREENERY AND ROLLING HILLS, D'ERICA RESIDENCES IS A CELEBRATION OF THE WONDERFUL POWERS OF NATURE. LAR. HO PENG MING OF HODA DESIGN EXPLAINS TO EXSIMLIFE HIS LOFTY TASK OF BRINGING TO LIFE A LANDSCAPE THAT COMPLEMENTS YET STANDS OUT FROM ITS SURROUNDING.

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



KID'S PLAY HOUSE | LEVEL 7

ARTIST'S IMPRESSION



READER'S HIDEOUT | LEVEL 7

ARTIST'S IMPRESSION



FITNESS HOUSE (DOUBLE-DECKER) | LEVEL 7

ARTIST'S IMPRESSION



TRANQUIL POOL | LEVEL 7

Ideally situated between nature and man-made, D'Erica Residences is a contemporary service residences fringing the hills. Modern design sensibilities artfully merge with a nature-honouring philosophy throughout the development. Natural lighting, ventilation and space planning will be optimized in the sizeable 1,000 to 1,540 sq.ft. units to welcome in the outdoors.

Celebrating the greenery that surrounds the development is a key idea for D'Erica Residences. LAr. Ho Peng Ming of Hoda Design imagine a contemporary urban forest concept where the tranquillity of nature envelops all the spaces and offers a respite for residents and visitors.

EXSIMLIFE: Since nature is the main theme for D'Erica Residences, what inspirations did you draw from?

The landscape design derives from the fusion of a modern forest and a Japanese Zen garden. The common bamboo (*bambusa vulgaris*) is a key feature in recreating the peaceful and calming environment of Japanese Zen gardens. Their sleek and slim lines also complements the overall modern, clean cut architecture.

EL: How did you bring to life your vision? How did you break that down into different components for the various sections within the property?

On the ground level, we wants to complement the building façade so we will make use of Japanese bamboo shoots which, when mature, will look like they are rising towards the sky. This also sets the stage for the serene atmosphere we aim to create in the rest of the residences.



In the facilities level, the idea of adapting the Zen Garden comes to the forefront. This can be seen in the clean, sleek lines and gentle curves that will mimic the Japanese garden design. We also incorporate the concept of the moon gate to enhance the overall ambience as residents stroll through the gardens.

The rooftop is meant to be a space for quality family time. So for this, we will use more natural and organic design features. We will incorporate undulating curve details for the hardscape and choice plantings for a sense of peace and warmth.

EL: Nature surrounds D'Erica Residences. How did you work with the forest as a backdrop?

The forest is an essential element in designing the landscape. We will bring it into focus and inject a more modern appearance to merge with the overall design of the building and the common spaces. This way, the relationship between the residents and nature would be inseparable.



EL: What are the plants and landscaping features that you will use?

In creating a fusion of modern forest and Zen garden, we adapt flora like *cratoxylum cochichinensis* and *podocarpus microphyllus*.

Cratoxylum cochichinensis, a native of Southeast Asia, is a slim and mid-height tree with fairly light foliage. This will be planted on the ground level as its simple, elegant appearance will be an ideal complement to the more formal retail area.

We chose *podocarpus microphyllus* for its appearance. The shrub blends in beautifully with the Zen garden concept and it is a featured plant around the facilities level. Taken together with the hardscape and design, this plant adds a nice artistic feature to the gardens.

On the rooftop, residents will find both plants providing shade over the fitness area as well as to extend the feeling of Zen even as one works out.

EL: Do you have a favourite area in the development?

My favorite space is the Hammock Gazebo, specifically between the Zen Gazebo and the Garden Dining & BBQ. The orientation of the pavilion faces the Open Lawn with a clear view of the city, and this will be complemented by the moon gate-inspired arches, which frames the cityscape.

EL: Is there a place you would parallel D'Erica Residences to?

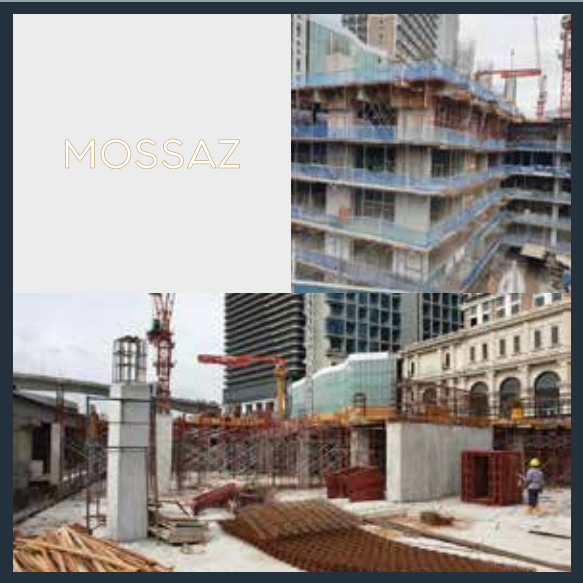
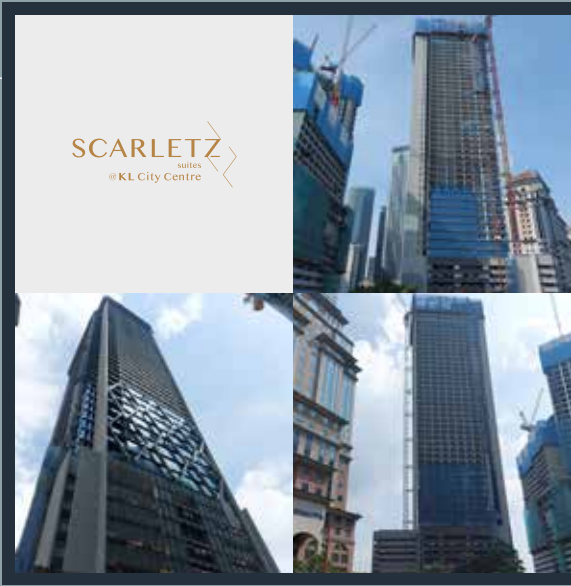
Japan is the best reference. It is a reflection of the modern side of Tokyo and the natural Zen features in Hokkaido. D'Erica Residences is a fusion of both modern design and traditional Zen garden features joined together to create a space where one immerses in nature and modern living.

EL: Thank you LAr. Ho Peng Ming for this interview. We look forward to the forest paradise you and your team will be creating.



EXSIM | D'ERICA RESIDENCES
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DEVELOPMENTS

in Progress

WE TAKE PRIDE IN DELIVERING QUALITY DEVELOPMENTS WITH INNOVATIVE IDEAS THAT CHALLENGE THE NORM. TAKE A LOOK AT HOW WE ARE CHANGING THE PROPERTY LANDSCAPE WITH THESE EXCITING PROJECTS.

MILLERZ SQUARE @ OLD KLANG ROAD

SITE PROGRESS —
85%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2022

NOUVELLE INDUSTRIAL PARK @ KOTA PUTERI (PHASE 3)

SITE PROGRESS —
70%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2022

SCARLETT SUITES @ KL CITY CENTRE

SITE PROGRESS —
76%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2022

THE ARCUZ @ KELANA JAYA

SITE PROGRESS —
44%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2023

MOSSAZ

SITE PROGRESS —
23%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2023

D'QUINCE RESIDENCES

SITE PROGRESS —
21%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2024

D'VERVAIN RESIDENCES

SITE PROGRESS —
17%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2024

D'COSMOS RESIDENCES

SITE PROGRESS —
17%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2024

THE ROSEWOODZ @ BUKIT JALIL

SITE PROGRESS —
8%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2024

D'ERICA RESIDENCES

SITE PROGRESS —
5%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2024

THE FIDDLEWOODZ @ KL METROPOLIS

SITE PROGRESS —
1%

PROGRESS DATE —
as of Q2 2021

EXPECTED YEAR OF
COMPLETION —
2025

Residential

CEYLONZ SUITES @ BUKIT CEYLON

SALE RM690k onwards
RENT RM1,600 onwards Fully Furnished
SIZE 384 – 411sq.ft. (Typical Unit)
 578sq.ft. (Dual Key)

EXPRESSIONZ PROFESSIONAL SUITES @ TUN RAZAK

SALE RM1mil onwards
SIZE 1,244 - 1,405sq.ft. (Loft)
 643 - 866sq.ft. (Dual Key)

THE LEAFZ @ SUNGAI BESI

RENT RM2,500 onwards Partly Furnished
SIZE 1,430sq.ft. (Typical Unit)

THE TREEZ @ BUKIT JALIL

SALE RM1.28mil onwards
SIZE 1,420sq.ft. (Typical Unit)
 4,344sq.ft. (Link Villa)



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Industrial Park



TWIN ARKZ @ BUKIT JALIL - RETAIL



PETALZ RESIDENCES @ OLD KLANG ROAD - RETAIL / OFFICE



NOUVELLE INDUSTRIAL PARK @ MERU



NOUVELLE INDUSTRIAL PARK @ KOTA PUTERI

Retail/Office/SDHO

TWIN ARKZ @ BUKIT JALIL - RETAIL

SALE RM1.488mil onwards
RENT RM3,000 onwards
SIZE 1,576sq.ft. onwards

PETALZ RESIDENCES

@ OLD KLANG ROAD - RETAIL / OFFICE

SALE RM791k onwards
RENT RM1,700 onwards
SIZE 890sq.ft. onwards

NOUVELLE INDUSTRIAL PARK @ MERU

TENURE Freehold
LAND AREA From 2,940 - 5,565sq.ft.
BUILT-UP From 5,160 - 5,892sq.ft.
SALE RM2.338mil onwards
RENT RM4,800 onwards

NOUVELLE INDUSTRIAL PARK @ KOTA PUTERI

TENURE Leasehold
PHASE 1 & 2
TYPE A
LAND AREA 16,000sq.ft. onwards
BUILT-UP 12,048sq.ft.
SALE RM3.2mil onwards
RENT RM15,000 onwards

TYPE C1
LAND AREA 11,900sq.ft. onwards
BUILT-UP 8,118sq.ft.
SALE RM2.8mil onwards
RENT RM12,000 onwards

PRIME CHOICES

EXSIMULIFE VOL. 14
12

FINDING YOUR NEW SPACE CORPORATE LEASING & RE-SALE

PRIME CHOICES

Whether you are looking for a new home or commercial development, EXSIM Group offers a wide range of investment choices. To provide better services to our valued buyers, we have set up the Corporate Leasing & Re-Sale Division for convenient, hassle-free transactions. We welcome buyers who are interested in leasing or reselling their properties to contact this division for further assistance. As the liaison, we facilitate direct link with real estate agencies at no cost to buyers.



PENANG ASSAM LAKSA



PENANG NATIONAL PARK



PENANG STREET ART - BOY ON A BIKE



PENANG, THE PEARL OF THE ORIENT IS A TREASURE TROVE OF SIGHTS, SOUNDS AND TASTES TO DELIGHT TRAVELERS FROM NEAR AND FAR.

The island of Penang is a much loved holiday destination with travelers at home and abroad. The Pearl of the Orient has a little something for everyone – history and culture for the heritage hunters; sandy beaches and beach front properties for sun seekers; cool vibes for the younger set; and of course, food aplenty for foodies!

GASTRONOMICAL PARADISE

Food is synonymous with Penang! Also known as the food capital of Malaysia, the island serves up some of the best street food in Asia round the clock – a fact acknowledged even by Forbes, which named the island one of the top 10 cities for the best street food. Without a doubt, Penangites are super proud of their char kuey teow, curry mee and assam laksa. Did you know the assam laksa is intone of the top 10 dishes of CNN Travel's list of The World's 50 Best Foods? Other must-haves are Penang Hokkien mee (which, different with the Kuala Lumpur version, is a bowl of noodles served in spicy prawn broth), *loh bak*, *pasembur* and *mee goreng*. There is also no shortage of hip, Instagram-worthy cafes and fine dining establishments found in the many luxury hotels that dot the island.

Other popular street food: BM yam rice, *apom*, *Penang rojak*, *Teochew chendol*, *loh mee*, oyster omelet.



TEOCHEW CHENDOL AT PENANG ROAD GEORGE TOWN

HISTORICAL AND CULTURAL DISCOVERY

Like its food choices, Penang also abounds in historical and cultural sites and experiences. Intrepid explorers can spend hours, if not days, wandering around the George Town UNESCO World Heritage Site. Cited by UNESCO for its exceptional example of a multicultural trading town in Southeast Asia, the approximately 2.5 sq km area is packed with beautifully restored traditional architecture, heritage trades and arts. Along the way, you will be also be rewarded by the sight of the city's famous

street art murals and sculptures! Since the municipal council started their artistic efforts in 2012, it has breathed new life into the streets of Penang. Find beloved and renowned artworks like Little Girl in Blue, Children in a Boat, Boy on a Bike and more along roads like Muntri Street, Weld Quay, Lebuh Leith, Armenian Street, and Ah Quee Street.

Many more can be found outside of the main conservation area, like the Dr. Sun Yat Sen Memorial Hall on Jalan Macalister. You can also catch a glimpse of Penang's role in World War II at Fort Cornwallis and the Penang War Museum, believed to be the largest war museum in Southeast Asia. A good time to take in the full experience that Penang has to offer is to visit the island during the annual George Town Festival.

Places to visit: *Cheong Fatt Tze*, *Peranakan Museum*, *Kapitan Keling Mosque*, clan jetties, clan houses and temples.

BACK TO NATURE

Nature may not be the first thing that comes to mind when one thinks of Penang. But this island offers an array of natural wonders – from beaches to hills to national parks. Head up to Penang Hill for greenery, fresh air and an abundance of flora and fauna. The hill resort also offers a dose of history, heritage, culture and breathtaking views of the island. For a unique educational experience, a visit to Entopia by Penang Buttery Farm is a must. A tropical sanctuary for insects, this living museum is home to 15,000 rare, endangered and indigenous butterflies as well as many other bugs. The indoor discovery center is also a research and conservation center. And of course, many Malaysians still flock to Penang for its beaches along Tanjung Bungah and Batu Ferringhi – although the more adventurous may prefer the less commercialized Teluk Bahang.

Other attractions: Teluk Kampi Beach, Penang Botanic Gardens, Penang National Park, Penang Spice Gardens, Teluk Bahang National Park.

CHILD APPROVED

A fairly recent addition to the island, ESCAPE is a 29-acre theme park featuring 40 attractions built around the rainforests of Teluk Bahang. Activities include rope and obstacle courses, zip lines, water slides, water play

areas, bicycle rides, mazes, discovery activities and other daredevil challenges for young and old alike. Likewise, there is also excitement to be had at The Top Penang at KOMTAR Tower. Levels 3 and 5 will keep the kids busy all day with attractions like The Top Boutique Aquarium, Komtar Penang Tech Dome, Miniature Penang, 7D Discovery Motion Theatre, The Top Penang Jurassic Research Center and Magic Mirror Maze, among others. Then end the day on levels 65 and 68 for the breathtaking views from the Observatory Deck and Rainbow Skywalk, respectively.



CLAN JETTIES OF PENANG

Spotlight on JALAN MACALISTER

Quick facts

- A major thoroughfare that connects from the KOMTAR Tower in the city center to the western edge of George Town.
- Named in honor of Colonel Norman Macalister, the Governor of Penang between 1808 and 1810.

Landmarks

- Penang State Museum and Art Gallery, formerly the King Edward VII Memorial Hospital.
- Seri Teratai, the official residence of the Chief Minister of Penang.
- Sun Yat Sen Memorial Center.
- Indian Heritage Museum.
- One of only 3 baobab trees in Penang planted by Victorian-age adventurer Captain Charles Sawyer Speedy.

Eats

- Hwa Wei Café (Iam mee)
- Lam Heng Café (Sisters Char Kuey Teow)
- New Lane Hawker Center
- Pelita Nasi Kandar
- Restoran Sup Hameed
- Sin Kim Sun Coffee Centre (Ah Soon Kor Har Mee)

THIS HIGH RISE RESIDENCES IS REDEFINING AFFORDABLE HOUSING SCHEMES WITH STYLISH ARCHITECTURE AND INTERIOR DESIGNS, AND QUALITY OF LIFE TOUCHES – ALL WITHIN SUITABLE PRICE RANGE.

It's Affordable

Developed under the Projek Rumah Mampu Milik Wilayah Persekutuan (Federal Territories Affordable Housing Project), D'Nuri Residences @ Desa Petaling boasts a range of facilities for residents with a value-for-money price tag. Unlike projects under similar schemes, this one goes beyond expectations to delight residents! The 3-room unit measures a comfortable 850sft and is priced below market price of surrounding properties to accommodate first-time home buyers – within a fixed income bracket – residing in Kuala Lumpur.

Quality Of Life Is Assured

Challenging the norm for affordable housing schemes, D'Nuri Residences @ Desa Petaling offers leisure facilities to ensure the quality of life and an enriching living environment. Enjoy family and bonding time in the Swimming Pool or Sky Garden. Or, spend time with your children at the Children Playground and Children Playroom. Chill by the Pool Deck and take in the relaxing surroundings. There is even an adult Gym for residents to work out and stay fit! Other facilities include a Surau and a Multipurpose Hall for communal use. Indeed, D'Nuri Residences @ Desa Petaling is a class above other affordable housing apartments.

5 Reasons TO LOVE D'NURI RESIDENCES @ DESA PETALING

Safety Is Prioritized

Security has always been a plus point for high-rise living. Taking this into account, the development is equipped with a complete multi-tier, 24 hours security system to ensure residents enjoy the benefits of a safe and secure home environment. The first tier begins at the guardhouse where admittance is by registration or residents' access card. Access to the lift lobby, designated floor and facilities levels are also by way of access card only. This is reinforced by a CCTV system with cameras at the guardhouse, car park, perimeter fencing, lifts and common areas. The intercom system to the security control room and 24 hours guards provide additional assurance.

It's Strategically Located

Location is king when choosing a property – and D'Nuri Residences @ Desa Petaling does not disappoint. Situated in the mature and thriving neighbourhood of Desa Petaling, it is within a 10km radius of Petaling Jaya, Taman Desa, Mid Valley City, The Mines and Bukit Jalil. It is accessible by a number of major expressways, such as Seremban Highway, East-West Expressway, Besraya Highway and New Pantai Expressway, as well as neighbourhood roads.

It's Surrounded By Amenities

Thanks to its superb location, D'Nuri Residences @ Desa Petaling is near a wide range of public amenities like public transport, markets, hospitals, private/international schools, government schools and institute of higher education, in addition to leisure facilities like shopping malls. Shops and restaurants are within easy reach by foot or car



ROOF GARDEN



GYM ROOM



SWIMMING POOL

DEVELOPMENT DETAILS

LAND SIZE	1.8 Acres
GDV	RM168 mil
SIZES	850 sq.ft.
NO. OF UNITS	557 units
DATE OF COMPLETION	Q2 2020



PLAYGROUND



THE FIDDLEWOODZ

@ KL Metropolis

EXPLORE NEW HORIZONS

A musical instrument. A blooming tree. A destination. The Fiddlewoodz @ KL Metropolis is a concerto of nature's orchestra expanding beyond limits. A song of harmony, synthesizing many parts and elements into a single whole to deliver an incredible living environment inspired by the spirit of travel.



  **EXSIM | THE FIDDLEWOODZ @ KL METROPOLIS**
SALES GALLERY

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• Developer: IVORY INTERPOINT SDN BHD [201401018192 (1094279-X)] • Developer's License No.: 20084-1/03-2023/0280(L) • Validity Period: 27/03/2021 - 26/03/2023 • Advertising Permit No.: 20084-1/03-2023/0280(P) • Validity Period: 27/03/2021 - 26/03/2023 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T2 OSC 2020 2529 • Land Tenure: Freehold • Restriction in Interest: This land cannot be transferred, pledged, or charged without prior consent from State Authority • Land Encumbrances: Charged to RHB Bank Berhad • Expected Date of Completion: April 2025 • Total Units: 679 Units [BLOCK A : 386 Units & BLOCK B : 293 Units] • No. of Car-park: 2 Units • Selling Price: BLOCK A - RM1,025,760.00(min) - RM1,756,440.00(max) | BLOK B - RM1,025,760.00(min) - RM1,716,120.00(max) • 2% Bumiputera Discount • Type of Development: Serviced Apartment

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GYMNASIUM STUDIO | LEVEL 8



MOROCCAN SKY LOUNGE | LEVEL 52

EL: What inspired this idea?

WDA: After the unprecedented periods of lockdown, we realize the importance of the quality of the home and surroundings. We all want to live in a space that can offer us enriching experiences, rejuvenate our all senses – sight, smell, touch, sound, and taste – and stimulate positive thoughts.

Secondly, we notice people miss experiencing different cultures and lifestyles abroad. Travels enrich our life experiences and inspire us. We ask ourselves...what if we could create a living space where residents can experience a diversity of play and living experiences with sceneries and cultures from around the world. The Fiddlewoodz @ KL Metropolis is the amalgamation of some of the most defining elements and unique experiences within a domain for the most optimal living experience.

TRAVEL The World FROM HOME

THE FIDDLEWOODZ
@ KL Metropolis

WHAT IF YOU CAN LIVE IN A WHIMSICAL ENVIRONMENT THAT RECALLS SOME OF THE MOST AMAZING DESTINATIONS AROUND THE WORLD? THE CONSULTANTS BEHIND THE FIDDLEWOODZ @ KL METROPOLIS TALK TO EXSIMLIFE ABOUT THE LUXURY SERVICED RESIDENCES DESIGNED TO BRING THE WORLD TO THE DOORSTEP OF RESIDENTS.

EXSIM Group's latest project in Mont' Kiara is birthed from a bold vision to bring to life the experience of travel within a living environment that will delight all the senses. Ar. Hanc Wang of WDA Architects and LAr. Phua Chin Eng and Ryan Lionel Loh from Landart Design share their inspirations behind the concept and design of this luxury serviced residence.

EXSIMLIFE: What is the concept of The Fiddlewoodz @ KL Metropolis?

WDA Architects (WDA): The name Fiddlewoodz marries the fiddle, which is musical instrument, and fiddlewood, which is a blooming tree. Together it refers to a concerto of nature's orchestra. Like a musical ensemble, The Fiddlewoodz @ KL Metropolis integrates various locations and elements from across the globe. The entire development will be filled with surprises that stimulate the mind and inspire the imagination. One is able to experience distinct cultures, traditions, and lifestyles all within a short stroll.

EL: That is an amazing idea! How did you condense such a lofty idea into a real space?

WDA: We apply a modern interpretation to the building's architectural outlook and spaces. The building façade is kept simple yet contemporary, and against this setting, the spirit of a unique and vibrant lifestyle is brought to life through its facilities.

In the common spaces we will incorporate various thematic spatial experiences and unique characterizations from around the world. For example, residents can experience the caverns of Mexico, tatami dining in a Japanese house, and even the Northern Aurora Borealis light! Through clever use of architectural, interior and landscape design, we are able to bring all this to life.



WHALE POOL | LEVEL 53



SKY ICE BAR & DINE | LEVEL 52



AURORA SKY GARDEN | LEVEL 51



EL: Could you take our readers on a ‘tour’ of the breathtaking wonders and experiences within The Fiddlewoodz @ KL Metropolis?

WDA: Of course; it would be my pleasure. Fasten your seatbelts! The team have taken a lot of care to simulate the whole travel experience from start to finish. At the entrance you will be greeted by an airport runway-inspired floor pattern then a feature wall based on Australian Aboriginal art. The residential lobby mimics a luxury hotel lobby and check-in – also cleverly doubling up as a working space for residents.

Ascending to the facilities floor on Level 8, residents arrive at a whole new world to delight every sense. There a range of dining spaces inspired by different countries and cultures – a formal function hall like Copenhagen town halls; a cavernous lounge recreating a cave-like space; a tatami lounge designed to look like a Japanese tea house. The hobbit playroom, inspired by the Hobbiton in New Zealand, is scaled to child-height creating a miniature wonderland for the little ones.

Rising to the very top, the Sky Facilities opens into a Nordic wonderland with a frosted glass-encased lounge and ice bar, and spa pools designed after Nordic thermal baths. The spatial experience then culminates in the 360° Santorini Sky Pool reflecting the azure pools of Santorini with its white finishes and blue waters.

EL: The Fiddlewoodz @ KL Metropolis will surely be an exciting addition to the Kuala Lumpur skyline and a much talked about development. Thank you WDA Architect and Landart Design.



EL: Landscaping also plays a key role in turning some of these ideas into reality. Landscape Architect Phua Chin Eng and Ryan Lionel Loh, could you share your ideas and plans?

Landart Design: Through clever use of plants and other landscaping features, we are able to mimic the ambience of amazing natural wonders and famous destinations. There are several distinct areas we would like to point out.

One is, of course, the Fiddlewood, which will be the feature all over this development due to its vibrant gold colours. The other two spaces are the Aurora Sky Garden and Sakura Inspired Garden. We are using pink and blue flowering vines such as *Antigonon leptopus*, *Petrea volubilis* and *Mansoa hymenaea* to recreate the twinkling Aurora displays, while white coloured plants such as *Barometer bush*, *Silver Buttonwood* and *Tabernaemontana divaricata* drawf will reflect the cool atmosphere of Iceland. With the Sakura Inspired Garden, we selected the *Cratogeomom formosum*. Its soft colours and artistic tree forms recall the famous showering cherry blossoms of Japan.



EXSIM | THE FIDDLEWOODZ
@ KL METROPOLIS SALES GALLERY
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