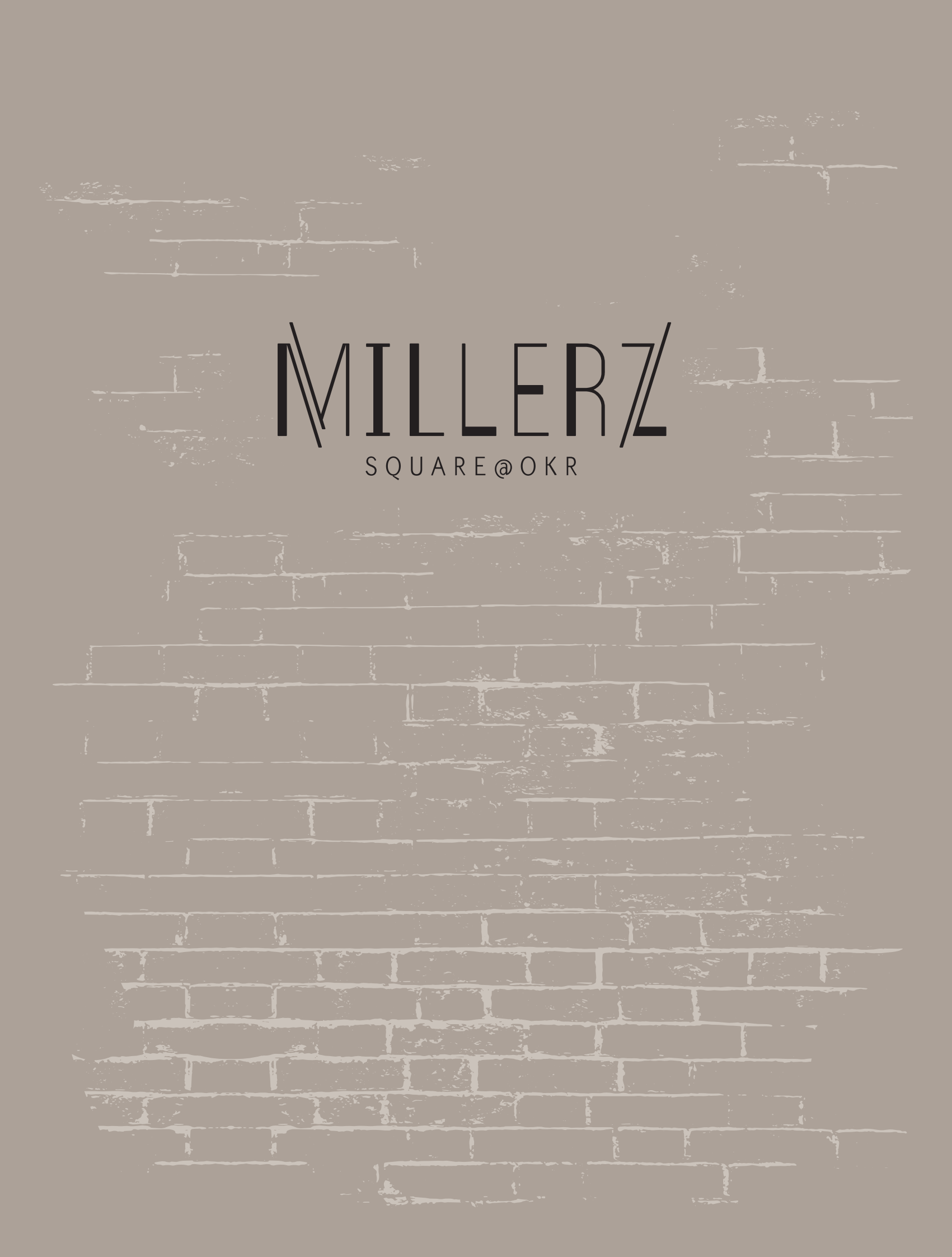
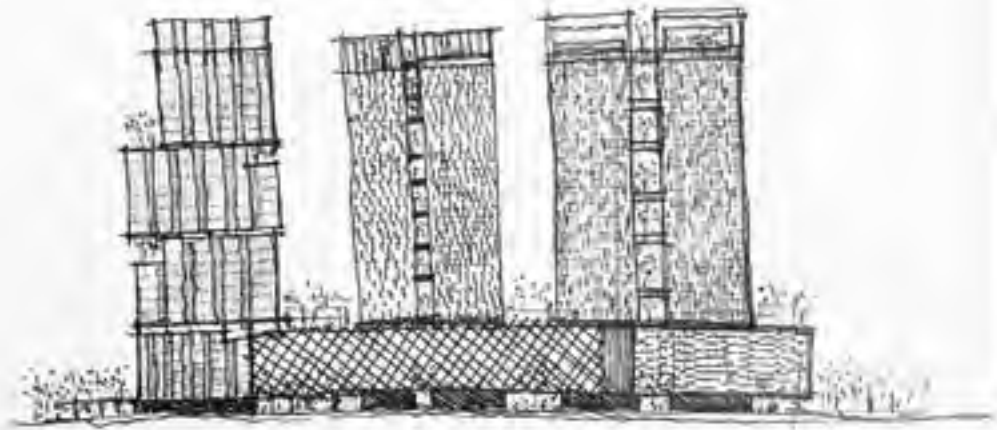




MILLERZ

SQUARE@OKR

MILLERZ SQUARE



*My life began
at Millerz Square*

In its unique urban space and vibrancy,
I found peace and purpose. A place of dreams,
where passion dwells and freedom of expression lives.

Here is where you and I embrace the past,
present and future to become what we can be.

It is a new beginning.
The likes of which has never been experienced
@Old Klang Road.

PROJECT

Millerz Square



PROJECT TYPE

*EXSIS Group's
First Mixed Development*

LOCATION	Old Klang Road, KL
	millerz.com.my

Tower A & Tower B

Tower C & Tower E

Tower D & Podium

*Charlton & Elmwood
Premium Residences &
Serviced Suites*

*Devon
Office Suites*

*Astor & Barrow
Serviced Apartments*

*Podium
Retail & Offices*



AN URBAN IMPRESSION

There is a new way of living, working, relaxing and interacting to be discovered. Alongside its unrivalled set of lifestyle facilities and amenities that foster enjoyment, connectivity, convenience and a greater sense of well-being, Millerz Square@Old Klang Road offers an incomparable urban space, ideal for modern families, working professionals, corporates, socialites, first-time buyers, long-stay accommodation and investors.



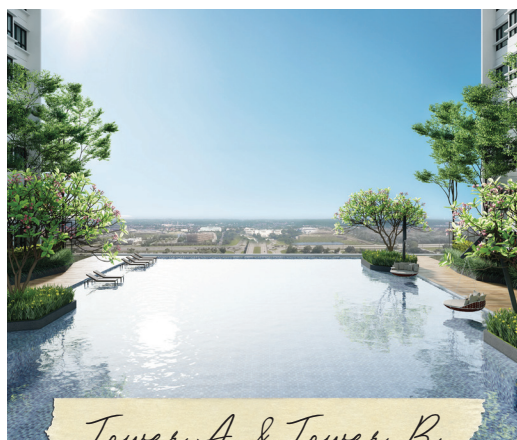
ECO-RESPONSIBLE DEVELOPER

The GreenRE logo has been the hallmark symbol for buildings and townships nationwide that encourages sustainable living for residents and developer.

At EXSIM, every venture we take utilised technology in an intelligent and organic manner for the advancement of mankind.

We are also equally intensifying our efforts to create buildings with a specific character which exemplify innovative green features.

CHOOSE FROM ...



Tower A & Tower B

SERVICED APARTMENTS

Astor & Barrow

It's a home built for privacy and seclusion – from its private entrance, carpark and facilities to the cozy layout of its 2-bedroom to 3-bedroom units.

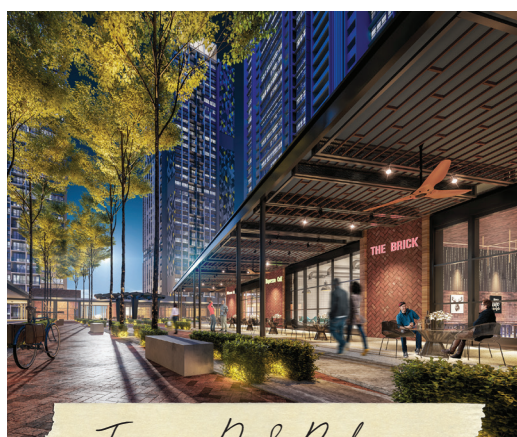


Tower C & Tower E

PREMIUM RESIDENCES & SERVICED SUITES

Charlton & Elmwood

If living like a guest in a hotel is your everyday lifestyle preference, then Charlton and Elmwood is your pick. It boasts stylish contemporary decoration and larger living rooms for a lavish urban life.



Tower D & Podium

OFFICE SUITES & RETAILS

Devon & Podium

Devon accommodates modernly furnished offices, Business Centre and Sky Gym. At the Podium, trendy retails to shops will constantly attract both dwellers and workers alike. With the Dasein Academy of Art here, let your imagination unfold to create works that inspire the community.

Tower A & Tower B

Tower C & Tower E

Tower D & Podium

A LIVELIER URBAN LIFESTYLE

Millerz Square is Old Klang Road's new exclusive mixed-used destination. Spanning across 6.8 acres of land, it's built around developed neighbourhoods, commercial conveniences and accessible by major roads, highways and expressways.

within
5km



SHOPPING CENTRES

- 01 Pearl Suria Shopping Gallery & Pearl Point Shopping Mall
- 02 OUG Plaza Shopping Complex
- 03 KL Gateway Mall
- 04 NSK Kuchai Lama
- 05 Mid Valley Megamall & The Gardens Mall
- 06 Pavilion 2
- 07 NU Sentral Mall



MEDICAL CENTRES

- 08 Taman Desa Medical Centre
- 09 iHEAL Medical Centre



COMMUNITIES & AMENITIES

- 10 KongsikL
- 11 Old Klang Road Wet Market
- 12 Oriental Art & Cultural Association
- 13 Bukit Jalil National Stadium
- 14 Bukit Jalil Recreational Park

Millerz Square
Sales Gallery



Taman Desa
Medical Centre



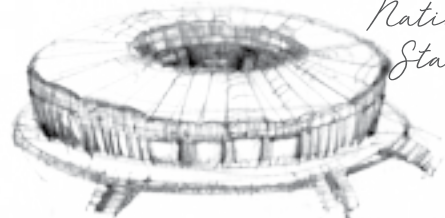
KongsikL



NU Sentral
Mall

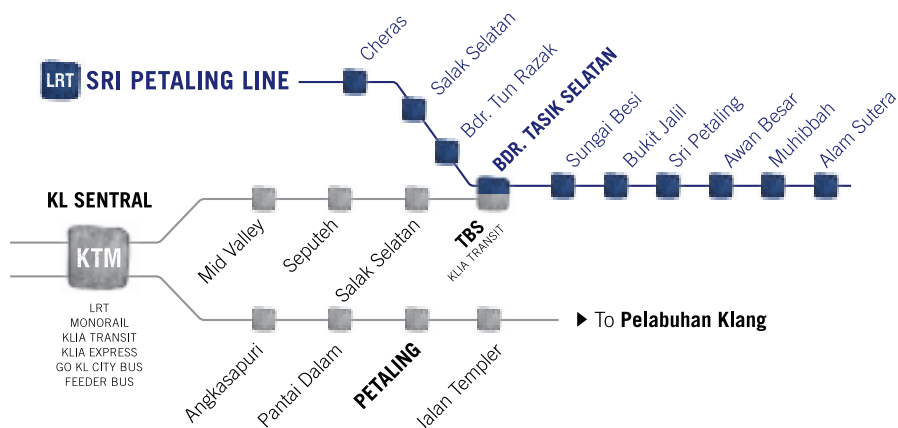


Bukit Jalil
National
Stadium



Mid Valley
Megamall

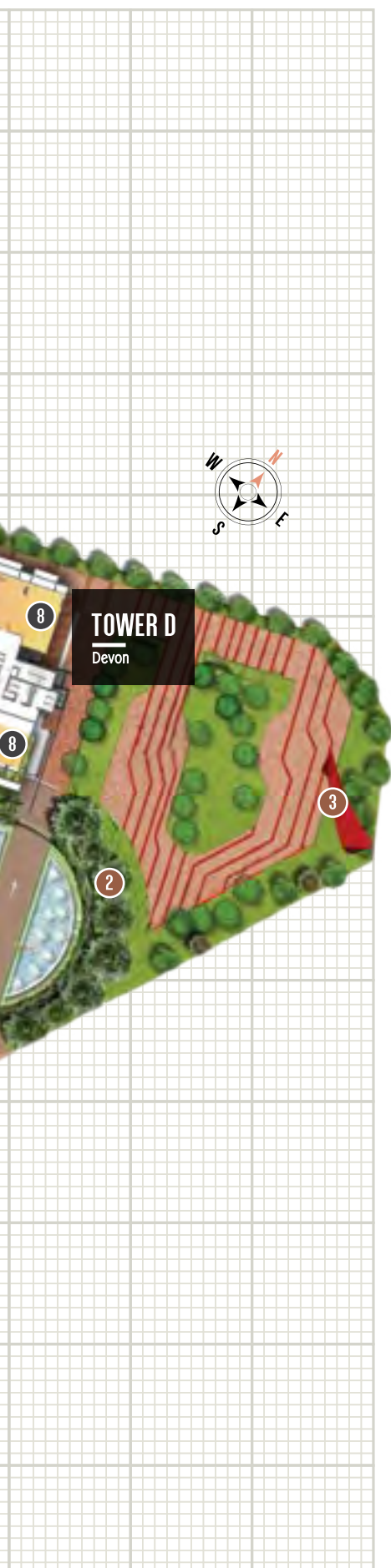
KTM & LRT ROUTE





A NEW ENCLAVE





GROUND FLOOR

- 1 Reflecting Pond
- 2 Greenery Area
- 3 Pylon Signage
- 4 Drop-off Tower A
- 5 Drop-off Tower B
- 6 Drop-off Tower C
- 7 Drop-off Tower D
- 8 Drop-off Tower E

TOWER A & B

PODIUM LEVEL 8

- 1 Swimming Pool
- 2 Kid's Pool
- 3 Water Splash Area
- 4 Jacuzzi
- 5 Floating Hammock
- 6 Sun Bed
- 7 Feature Tree
- 8 Planter with Sitting Area
- 9 BBQ Area
- 10 Playground
- 11 Urban Farming
- 12 Linear Garden

TOWER A & B

SKY FACILITIES LEVEL 42

- 1 Sky Pool
- 2 Pool Deck
- 3 Hammock Garden
Sky Gym (Level 43)
- 4 Lift Lobby
- 5 Sky Dining & Karaoke Room
- 6 Kitchen
- 7 Badminton Court
- 8 Sports Lounge
- 9 Games Room
- 10 Terrace
- 11 Herbs Garden
- 12 Gourmet Kitchen

TOWER C

SKY FACILITIES LEVEL 43

- 1 Sky Pool
- 2 Jacuzzi
- 3 Pool Deck
- 4 Sky Gym
Sky Lounge (Level 43A)
Sky Dining (Level 43A)
- 5 Lift Lobby
- 6 Yoga Deck
Herbs Garden (Level 43A)

PODIUM LEVEL 8

- 1 Lift Lobby
- 2 Open Green Lawn Area
- 3 Outdoor Al-fresco
- 4 Kid's Play Area
- 5 Covered Walkway
- 6 Dry Fountain
- 7 Outdoor Greenery Corner

TOWER D

SKY FACILITIES LEVEL 33A

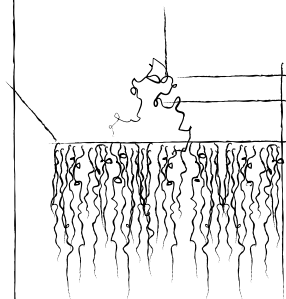
- 1 Sky Gym
- 2 Business Centre
- 3 Kitchen
- 4 Lift Lobby
- 5 Banquet Hall
- 6 Sky Deck
- 7 Sky Pavilion
- 8 Sky Garden @ Level 19
- 9 Sky Garden @ Level 30

TOWER E

SKY FACILITIES LEVEL 43A

- 1 Lift Lobby
- 2 Sky Gym
- 3 Pool Lounge
- 4 Sky Pool
- 5 Sky Deck
- 6 Sports Bar

An Urban Impression



A modern industrial ambiance is recreated with the mix-use of materials and components from the old mills to add a distinct character into its new-age designs.

The name Millerz came as naturally as the wind of change brought to this place – where once dwelled a generation of mills. Inspired to preserve the rich historical elements; a part of its story lives on, throughout Millerz Square's architecture.

Here, the past is embedded to create a modern urban impression.

Woods
Bricks
Graphite



SERVICED
APARTMENTS

ASTOR
—
BARROW

TOWER A & TOWER B

TOWER A & TOWER B

ASTOR & BARROW

-

A NEW BEGINNING

TOWER A & TOWER B

TYPE	<i>Serviced Apartments</i>	LAND TENURE	<i>Freehold</i>	TOTAL UNIT (2 Towers)	<i>678 Units</i>
UNIT TYPE	<i>10 Types</i>	UNIT SIZE	<i>852 to 907 sqft</i>	UNIT PER FLOOR	<i>10 Units</i>

A secluded and sophisticated comfort of modern city living in a private-style abode is what Astor & Barrow aspires for its dwellers. It redefines the concept of personalised living within its peaceful setting. Now isn't this an idyllic place to retreat and discover your sense of belonging.

REMARK

*Astor &
Barrow*



Warm, welcoming, inspiring and tantalizing underlines the memorable experiences that one can expect at Astor and Barrow's facilities. Each one is splendidly designed to offer that perfect setting to socialise and relax with friends and family.



GROUND FLOOR **GRAND LOBBY**



LEVEL 42 **GOURMET KITCHEN**



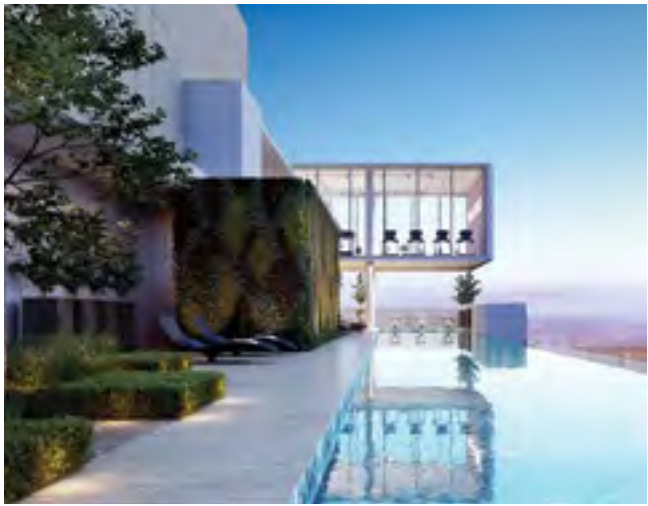
PODIUM 8 **BBQ AREA**



LEVEL 42 **HERBS GARDEN**



PODIUM 8 **WATER SPLASH AREA**



LEVEL 42 **SKY POOL**

Level 42 & 43
Sky Pool
Pool Deck
Hammock Garden
Sky Gym



Both young and seniors in search of physical activity and total relaxation will love our mixed modern recreational and well-being facilities. Here, residents can enjoy a well-balanced lifestyle with fun and repose in equal measure.

There's no better way to unwind and entertain guests after a stressful day than having some great indulgence, fun and entertainment accompanied by the scenic views of the city.



LEVEL 42 SPORTS LOUNGE & GAMES ROOM

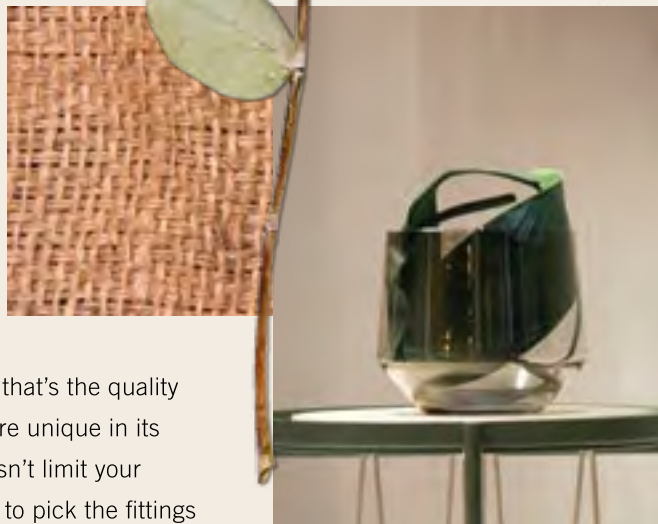
Level 42
Sky Dining &
Karaoke Room



SERVICED APARTMENTS

CREATE THE SPACE

*Family Oriented
Young Generations
Urban Families*



Privately secluded it may be, but that's the quality that define how Astor & Barrow are unique in its offerings – a cozy space that doesn't limit your lifestyle in anyway. And, a choice to pick the fittings and colours to match one's distinct taste, are just one of the many exquisite privileges that homeowners will be accustomed to. Add a dash of your own personality to create what makes you feel right at home.

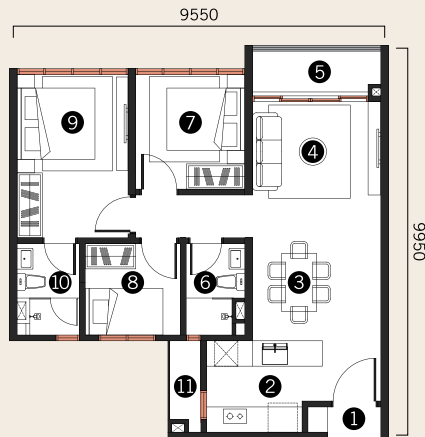
ASTOR & BARROW

UNIT PLAN

TOWER A & B TYPE A1

852 sq.ft. / 3R2B

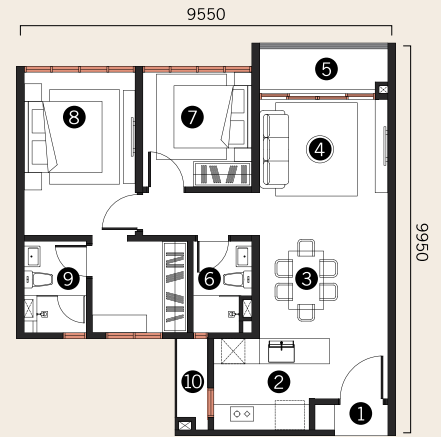
1. Foyer
2. Kitchen
3. Dining
4. Living
5. Balcony
6. Bathroom
7. Bedroom 1
8. Bedroom 2
9. Master Bedroom
10. Master Bathroom
11. A/C Ledge



TOWER A & B TYPE A2

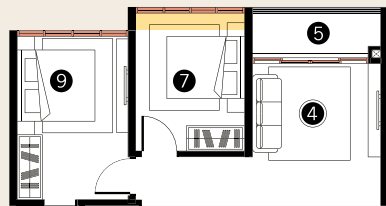
852 sq.ft. / 2R2B

1. Foyer
2. Kitchen
3. Dining
4. Living
5. Balcony
6. Bathroom
7. Bedroom 1
8. Master Bedroom
9. Master Bathroom
10. A/C Ledge



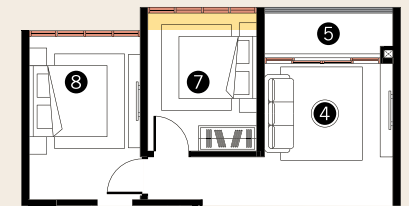
TYPE A3

871 sq.ft. / 3R2B



TYPE A4

871 sq.ft. / 2R2B



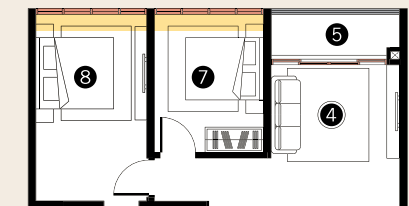
TYPE A7

891 sq.ft. / 3R2B

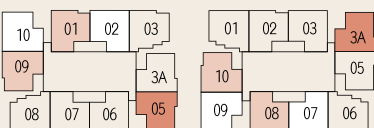


TYPE A8

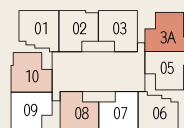
891 sq.ft. / 2R2B



TOWER B



TOWER A

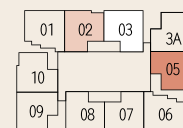


TYPE A1 TYPE A3 TYPE A7

TOWER B



TOWER A

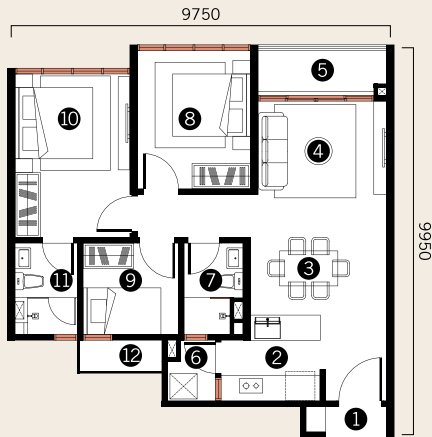


TYPE A2 TYPE A4 TYPE A8

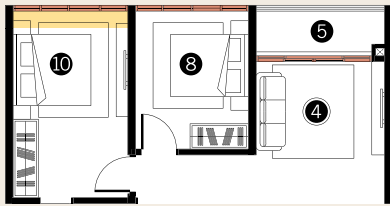
TOWER A & B
TYPE A5

887 sq.ft. / 3R2B

1. Foyer
2. Kitchen
3. Dining
4. Living
5. Balcony
6. Yard
7. Bathroom
8. Bedroom 1
9. Bedroom 2
10. Master Bedroom
11. Master Bathroom
12. A/C Ledge

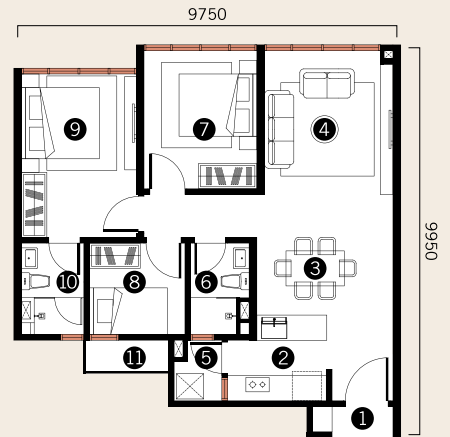

TYPE A9

907 sq.ft. / 3R2B

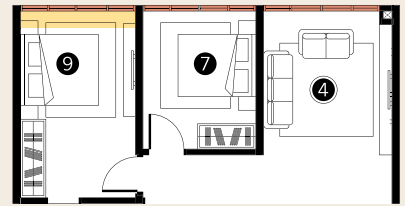

TOWER A & B
TYPE A6

887 sq.ft. / 3R2B

1. Foyer
2. Kitchen
3. Dining
4. Living
5. Yard
6. Bathroom
7. Bedroom 1
8. Bedroom 2
9. Master Bedroom
10. Master Bathroom
11. A/C Ledge

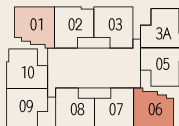
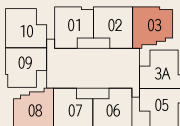

TYPE A10

907 sq.ft. / 3R2B



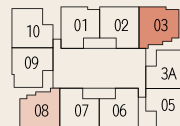
TOWER B

TOWER A


■ TYPE A5 ■ TYPE A9

TOWER B

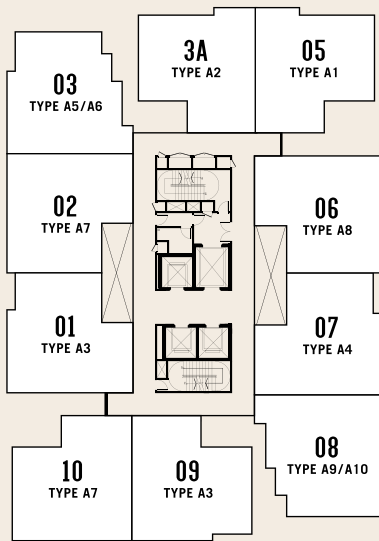
TOWER A


■ TYPE A6 ■ TYPE A10

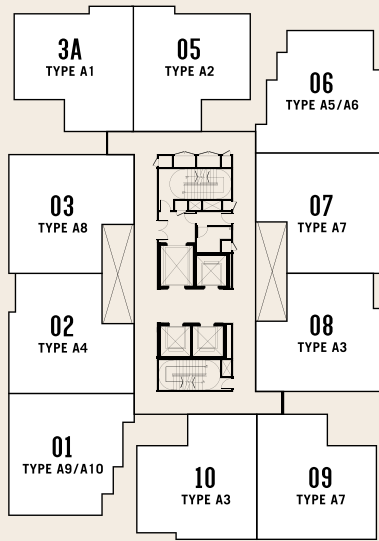
FLOOR PLAN



TOWER B

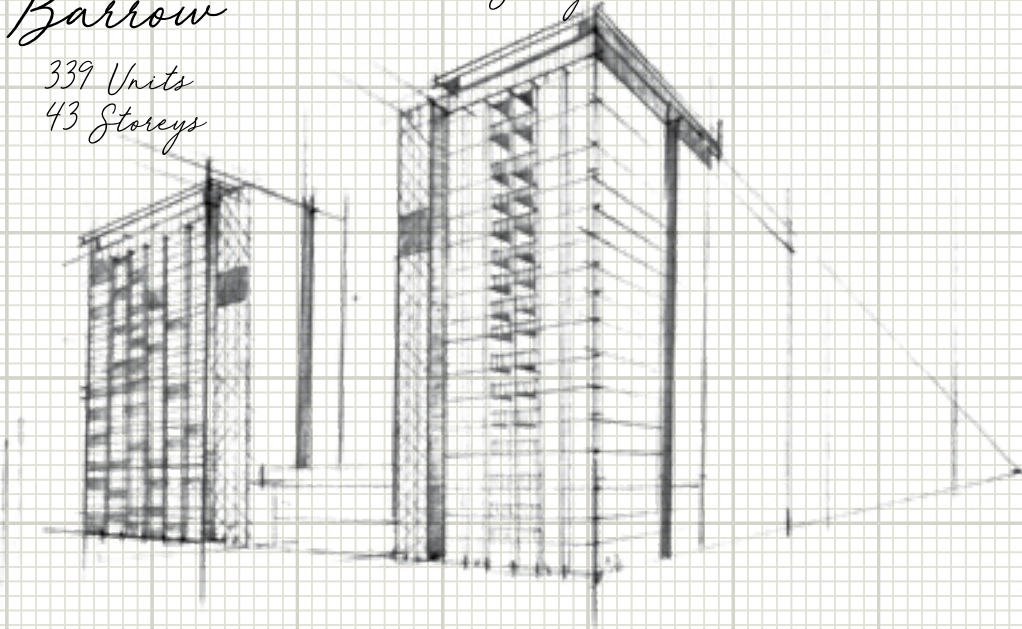


TOWER A



Barrow
339 Units
43 Storeys

Astor
339 Units
42 Storeys



PREMIUM RESIDENCES
& SERVICED SUITES

CHARLTON

ELMWOOD

TOWER C & TOWER E

CHARLTON & ELMWOOD

A LIFE COMPLETE

TOWER C

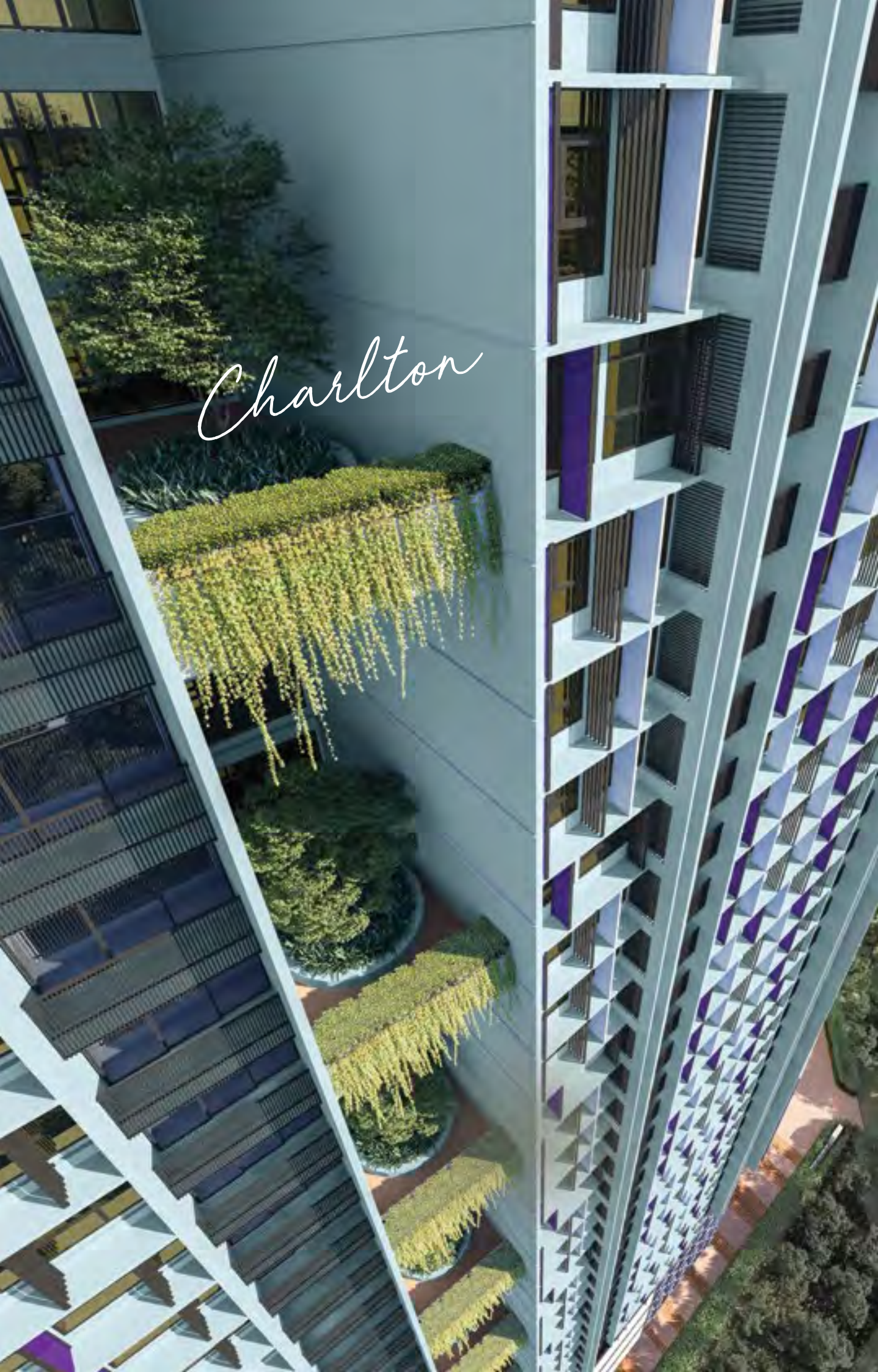
TYPE	<i>Premium Residences</i>	LAND TENURE	<i>Freehold</i>	TOTAL UNIT	<i>453 Units</i>
UNIT TYPE	<i>2 Types</i>	UNIT SIZE	<i>660 & 884 sqft</i>	UNIT PER FLOOR	<i>13 Units</i>

TOWER E

TYPE	<i>Serviced Suites</i>	LAND TENURE	<i>Freehold</i>	TOTAL UNIT	<i>502 Units</i>
UNIT TYPE	<i>3 Types</i>	UNIT SIZE	<i>672 to 716 sqft</i>	UNIT PER FLOOR	<i>14 Units</i>

Living in Charlton's premium abode is perfect for residents who epitomize the complete ecstasy of having the exquisite lifestyle. It's a world of luxuries for you to indulge in. Equally grand is its twin – Elmwood. The flexibility of a classy Elmwood suite is one that pampers your ideal living expectations, with an appeal to be part of an emerging property trend to capitalize on.

REMARK



Charlton



LEVEL 43A **SKY DINING**

Time spent with loved ones is further enriched in these tastefully designed common areas. Its spacious concept is complemented with elegant features. You will find the tranquil lobby ambiance relaxing and that dining or lounging against a view of the ever-changing skies, adds more joy to your daily activities.

Cherished Moments

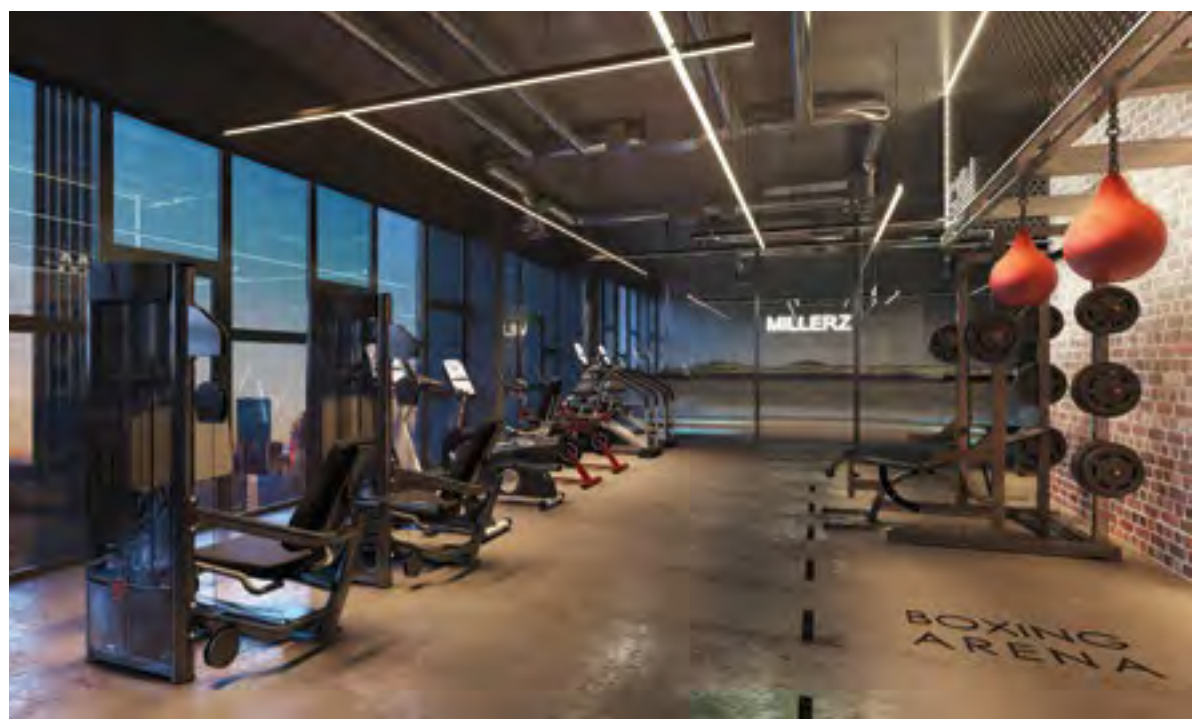


LEVEL 43A **SKY LOUNGE**

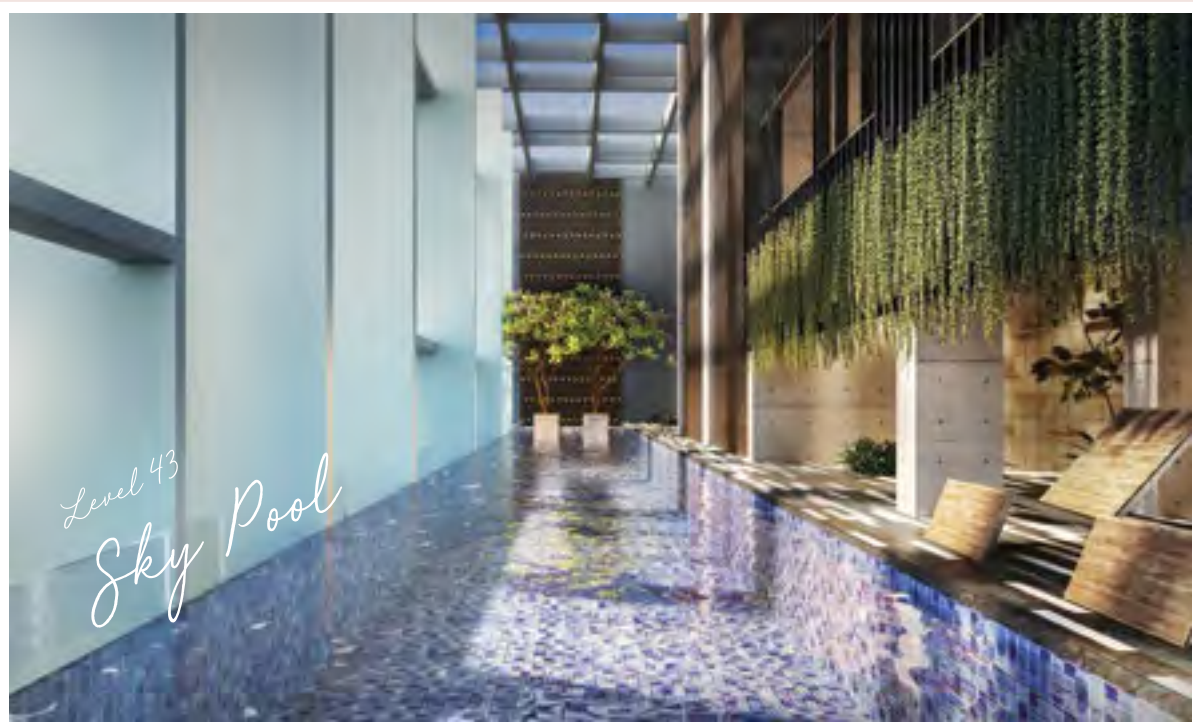


GROUND FLOOR **GRAND LOBBY**

Living well comes naturally when all you need to stay fit is right at your doorstep. Residents here will unveil an elevated sense of physical health. Take a dip in the Sky Pool or work out at the Sky Gym overlooking the blue skies while the evening one leaves you gazing at the city lights.



LEVEL 43 SKY GYM



Elmwood



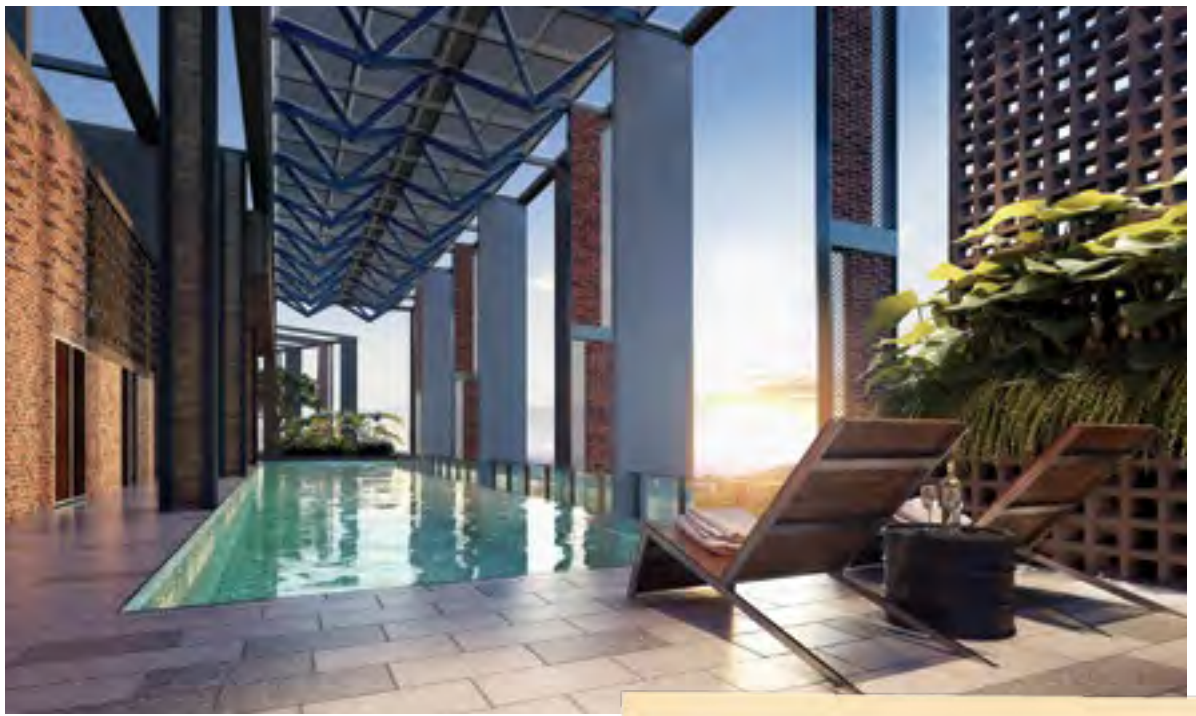


LEVEL 43A **SPORTS BAR**



GROUND FLOOR **GRAND LOBBY**

Elmwoods' facilities will certainly appeal to families and guests looking for an inclusive and memorable time together. The exquisite lobby setting makes it ideal to socialise with loved ones, while the upbeat atmosphere at the Sports Bar above is a great place to catch up.



LEVEL 43A **SKY POOL**

Staying healthy is easy at Elmwood, as its fitness amenities are made to provide you total rejuvenation. Luxuriate and recharge in an upscale pool or work up a sweat at a gym with a sweeping skyline view to boot.



Level 43A
Sky Gym

PREMIUM RESIDENCES &
SERVICED SUITES

CREATE THE SPACE

Mediterranean



Tropical

Not for the simpletons it says, so with the sheer luxury and opulent interiors being the salient features. That statement alone is an invitation from Charlton and Elmwood to the discerning few with a penchant for fine taste, to live in class with a touch of versatility. Only the likes of you can transform a space into a fashionable home.

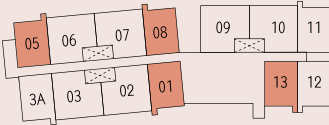
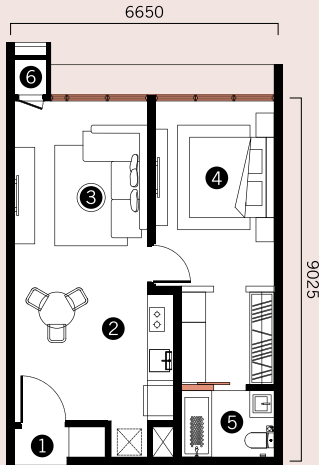
CHARLTON

UNIT PLAN

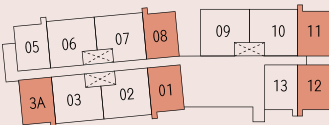
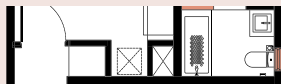
TOWER C TYPE C1-A

660 sq.ft.

1. Foyer
2. Kitchen & Dining
3. Living
4. Master Bedroom
5. Master Bathroom
6. A/C Ledge



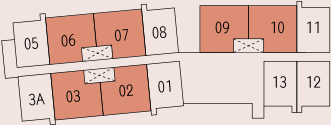
TYPE C1-B



TOWER C TYPE C2

884 sq.ft.

1. Foyer
2. Kitchen
3. Dining
4. Living
5. Balcony
6. Bathroom
7. Bedroom 1
8. Master Bedroom
9. Master Bathroom
10. A/C Ledge



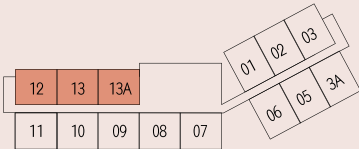
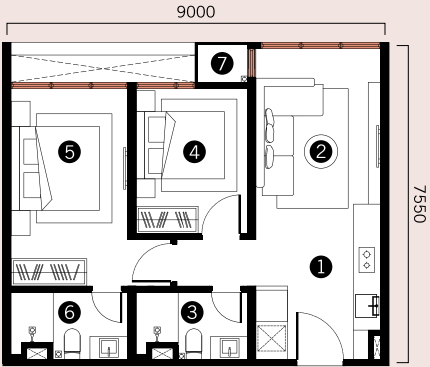
ELMWOOD

UNIT PLAN

TOWER E TYPE E1

672 sq.ft.

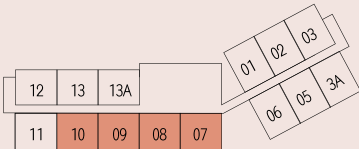
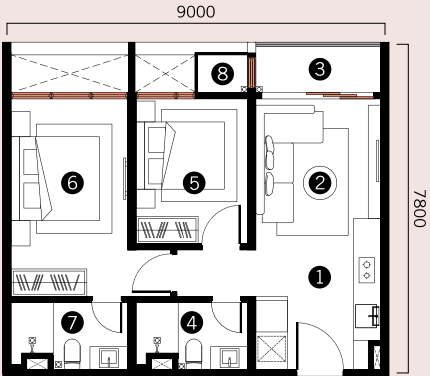
- 1. Kitchen & Dining
- 2. Living
- 3. Bathroom
- 4. Bedroom 1
- 5. Master Bedroom
- 6. Master Bathroom
- 7. A/C Ledge



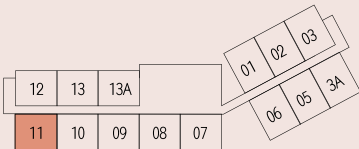
TOWER E TYPE E2-A

680 sq.ft.

- 1. Kitchen & Dining
- 2. Living
- 3. Balcony
- 4. Bathroom
- 5. Bedroom 1
- 6. Master Bedroom
- 7. Master Bathroom
- 8. A/C Ledge



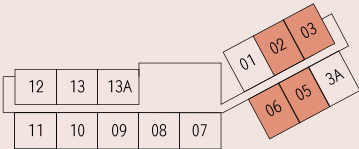
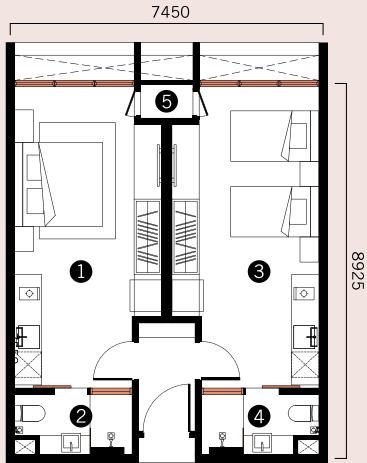
TYPE E2-B



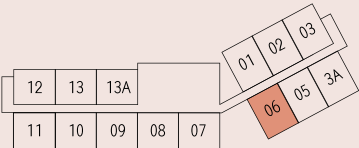
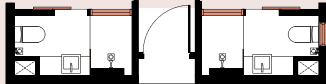
TOWER E TYPE E3-A

716 sq.ft.

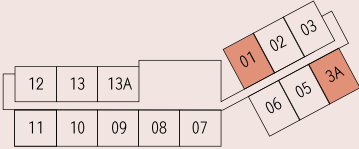
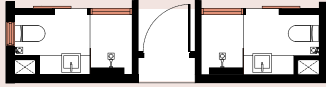
- 1. Studio 1
- 2. Bathroom 1
- 3. Studio 2
- 4. Bathroom 2
- 5. A/C Ledge



TYPE E3-B



TYPE E3-C

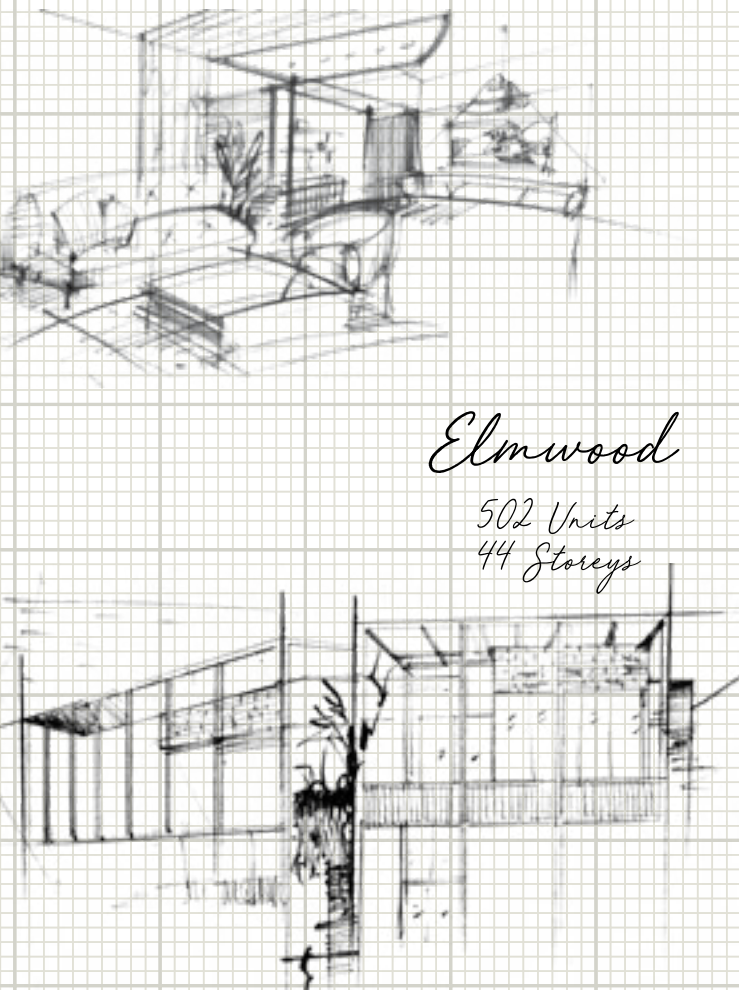




FLOOR PLAN

Charlton

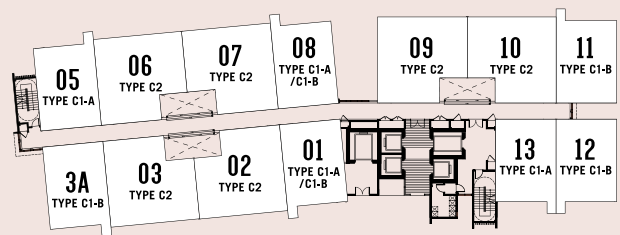
*453 Units
44 Storeys*



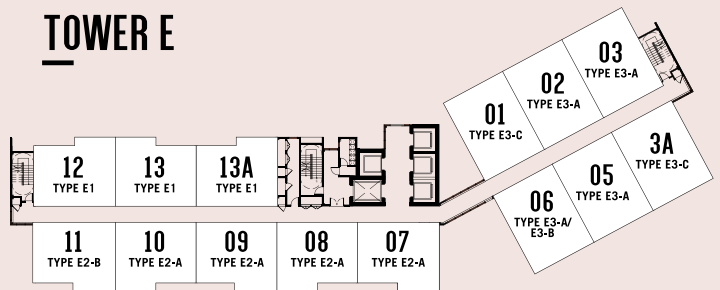
Elmwood

*502 Units
44 Storeys*

TOWER C



TOWER E



OFFICE SUITES
& RETAILS

DEVON
-
PODIUM

TOWER D & PODIUM

A BUSINESS OPPORTUNITY

TOWER D

TYPE	Office Suites	LAND TENURE	Freehold	TOTAL UNIT	307 Units
UNIT SIZE	450 to 12,838 sqft			UNIT PER FLOOR	1 to 22 Units

PODIUM

TYPE	Retails	LAND TENURE	Freehold	TOTAL UNIT	48 Units
UNIT SIZE	586 to 32,184 sqft			UNIT PER FLOOR	6 to 15 Units

Opportunities are aplenty at Devon's modern office spaces but unlike others, this one compels you to go for it – begin building that dream or grow your business within a network of like-minded individuals. Down below at Podium, you can reimagine life in ways that fits your personal aspirations and desires. Embrace a new social and cultural trend where the pedestrian-dominant environment redefines leisure and art to open your mind and touch your soul.

Devon





GROUND FLOOR **DROP-OFF**



GROUND FLOOR **GRAND LOBBY**

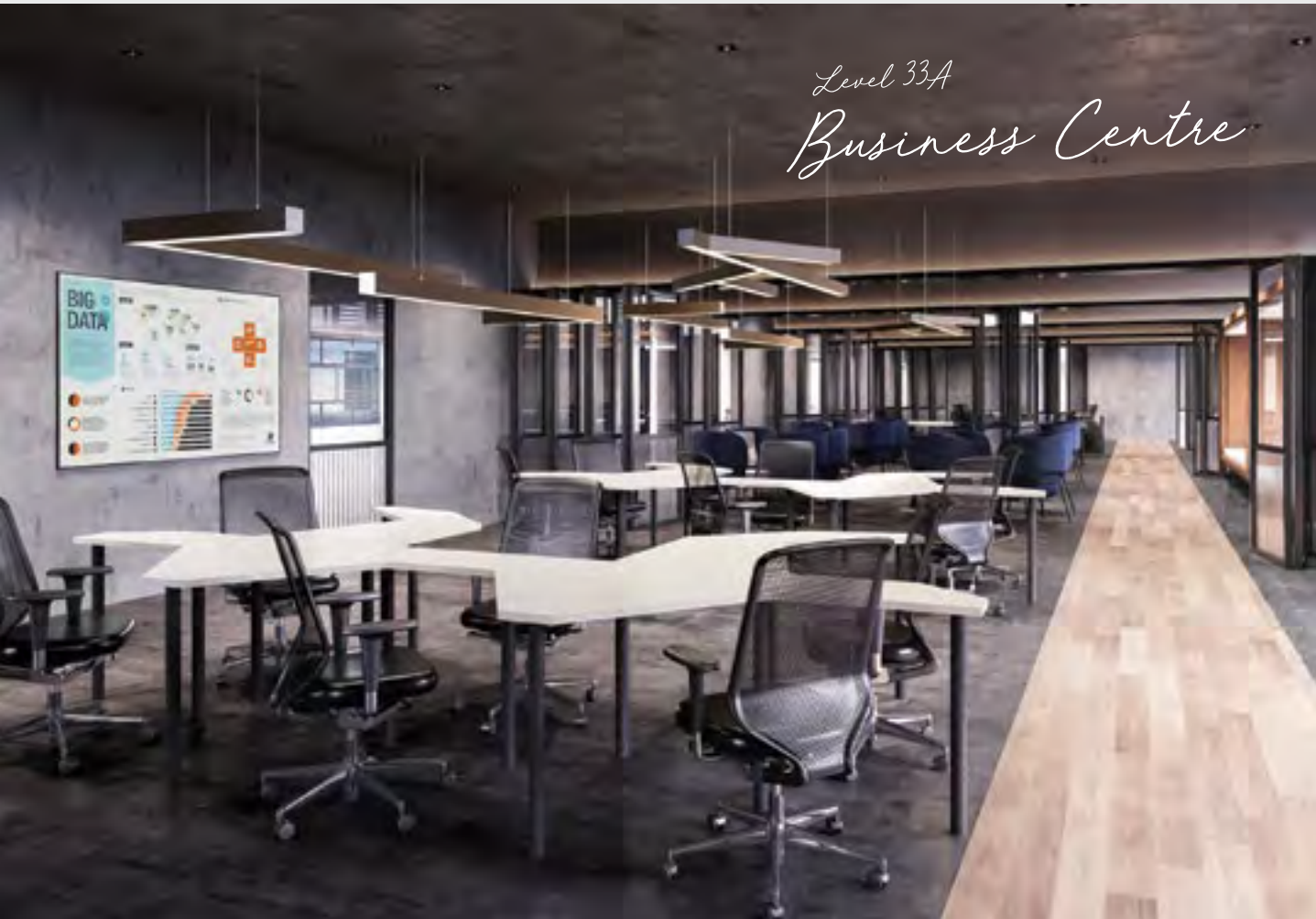
Style and substance come together when you arrive at Devon and step into its luxurious corporate lobby, where intellectual conversations unfold in a sophisticated setting – cleverly designed to create a positive company identity and impression for associates.

Inspiring Workplace

From its spacious environment to contemporary interiors and furnishings, this modern Business Centre offers the right atmosphere to hold large corporate events to casual office discussions. With an on-site gym facility conveniently located at the workplace, you can keep up with your regular fitness routine.



LEVEL 33A SKY GYM



Level 33A
Business Centre



PODIUM **RETAIL LOTS**

Podium's distinctively refreshing architecture with breezy semi-outdoor landscaped greens is built for the leisure and enjoyment of those who live and work here. Whether it is a much-needed break or a vibrant place to unwind with peers, you can experience it here at its trendy shops, chic restaurants, bars, al-fresco dining and cafes.



PODIUM **DASEIN ACADEMY OF ART**

The stage is set for the artistically inclined. The renowned Dasein Academy of Art is proud to be relocating its campus here in a new cutting-edge building where you can nurture your creative flair and showcase your work in an energetic community of artists.



OFFICES SUITES & RETAILS

CREATE THE SPACE

*Entrepreneurs
Opportunity Seekers
Investors*

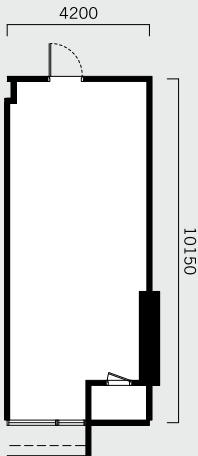


Clearly you'd want work and retail spaces to be unlike any typical 9 to 5 setting. Devon and Podium embodies all the principles to create a conducive and vibrant environment. Shape the retails as savvy as the urban shoppers with a trendy ambiance. Let your creation attract crowds that are looking to savour new experiences and celebrate life's simple pleasures in a brand new way.

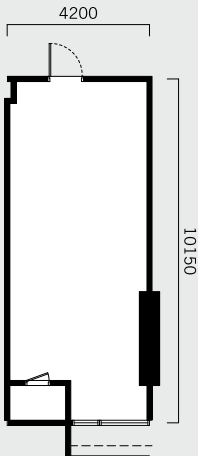
DEVON & PODIUM

UNIT PLAN

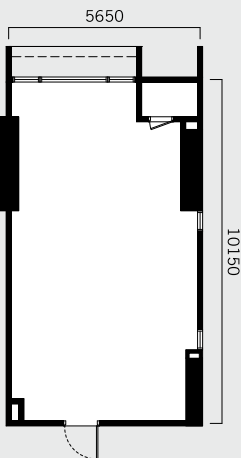
TOWER D
TYPE D2
459 sq.ft.



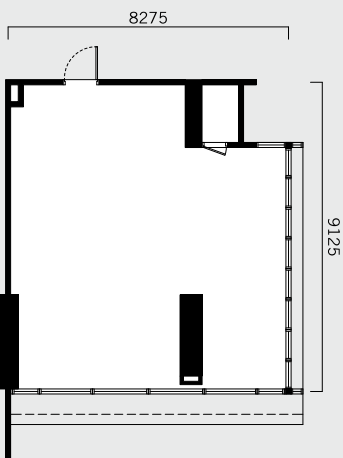
TOWER D
TYPE D2A
459 sq.ft.



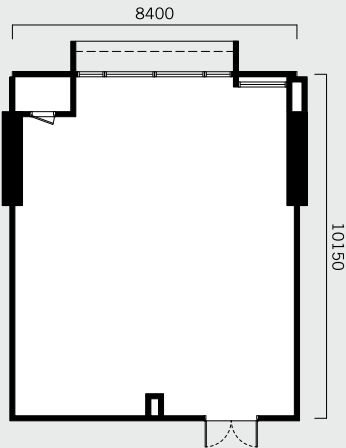
TOWER D
TYPE D4
617 sq.ft.



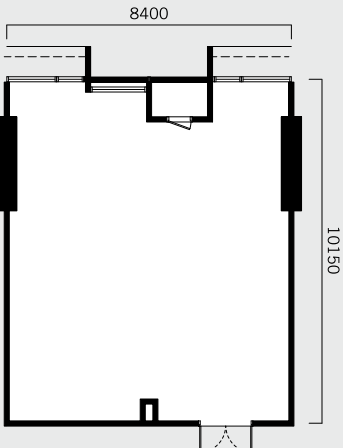
TOWER D
TYPE D7A
785 sq.ft.



TOWER D
TYPE D8
912 sq.ft.

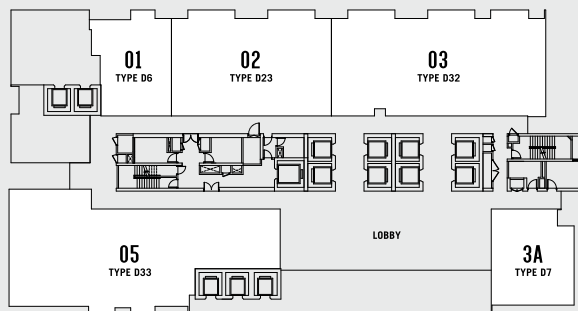


TOWER D
TYPE D8B
912 sq.ft.

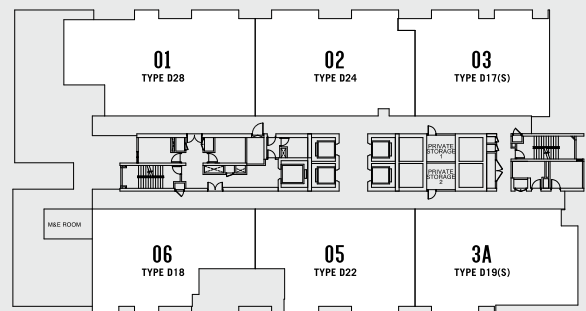


FLOOR PLAN

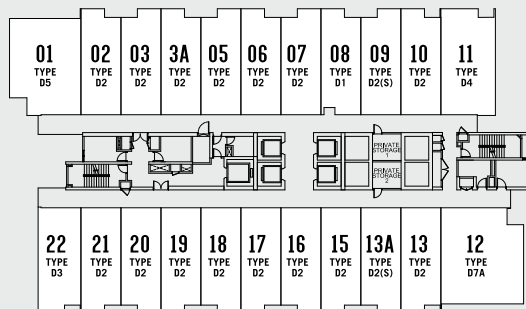
TOWER D
LEVEL 8



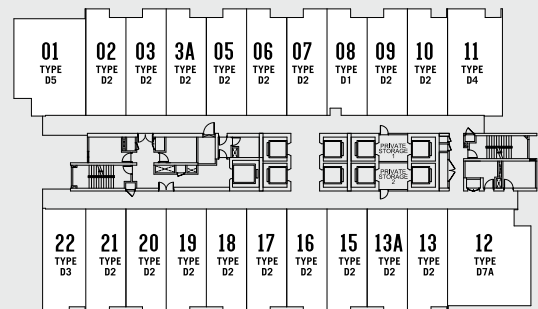
TOWER D
LEVEL 9



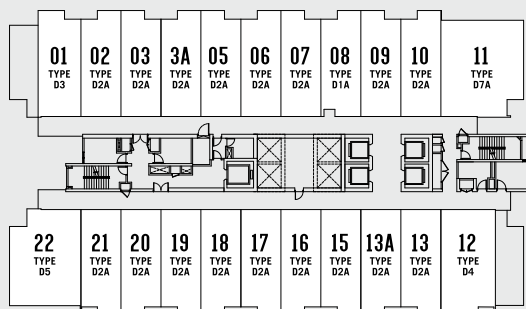
TOWER D
LEVEL 16,18



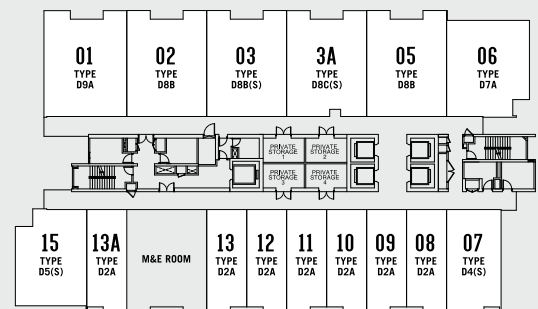
TOWER D
LEVEL 17



TOWER D
LEVEL 21

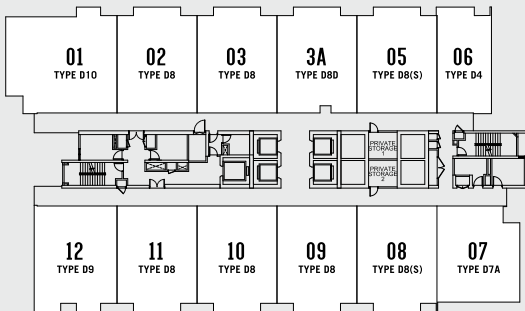


TOWER D
LEVEL 22

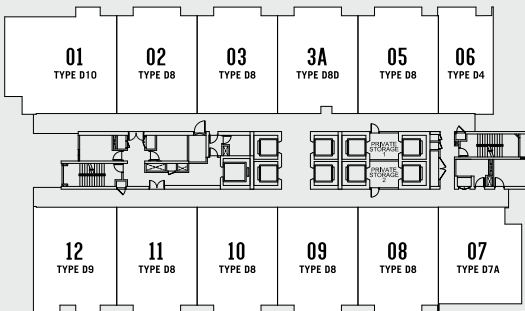




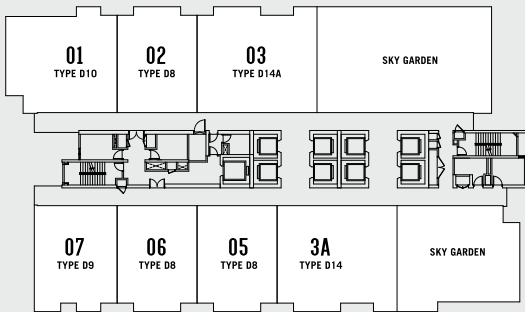
TOWER D
LEVEL 10,12,13,15



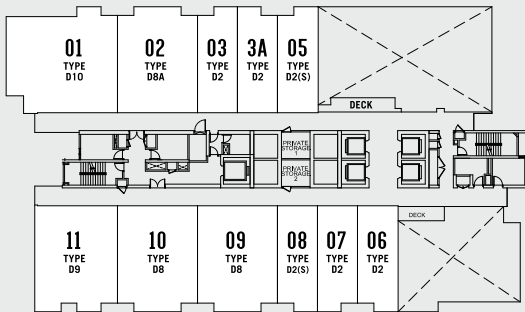
TOWER D
LEVEL 11,13A



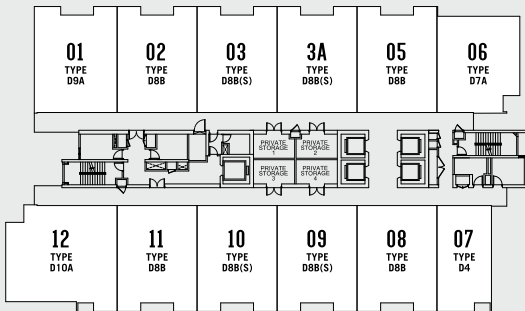
TOWER D
LEVEL 19



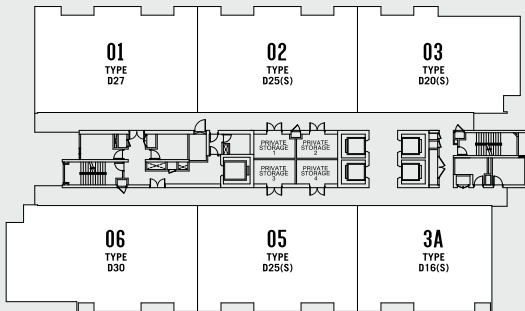
TOWER D
LEVEL 20



TOWER D
LEVEL 23-25

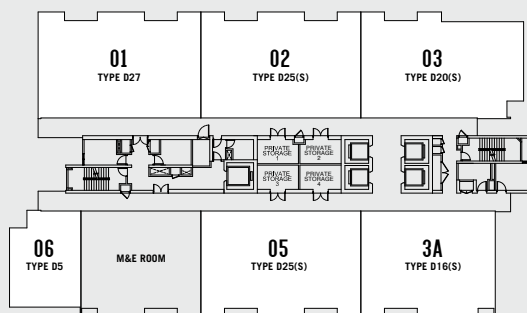


TOWER D
LEVEL 26-28

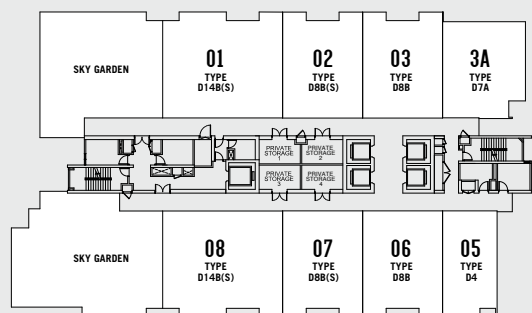


FLOOR PLAN

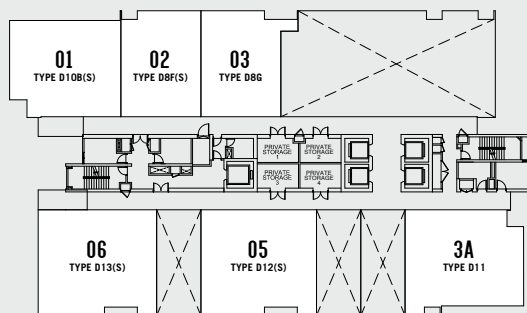
TOWER D
LEVEL 29



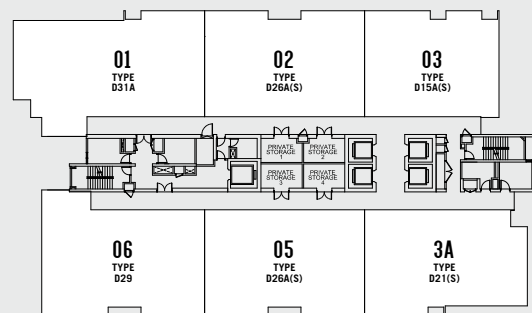
TOWER D
LEVEL 30



TOWER D
LEVEL 33

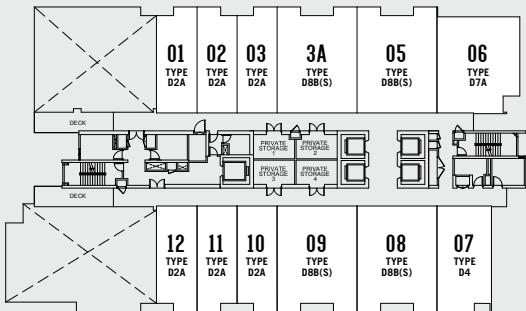


TOWER D
LEVEL 35

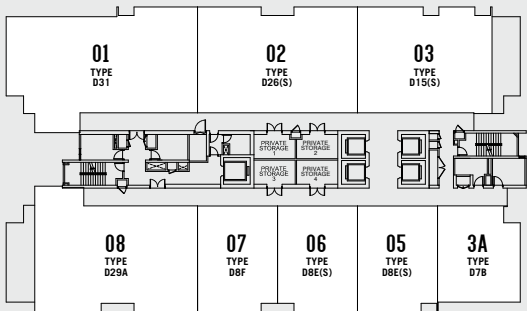




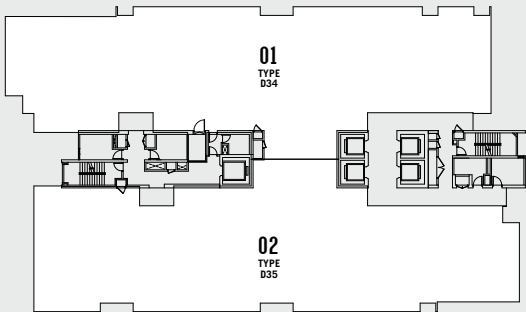
TOWER D
LEVEL 31



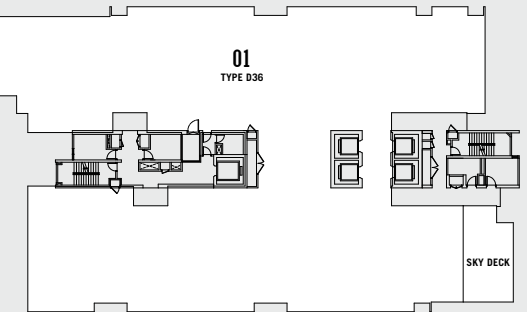
TOWER D
LEVEL 32



TOWER D
LEVEL 36



TOWER D
LEVEL 37



Millerz Square@Old Klang Road
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Developer: Lim Legacy Development Sdn Bhd (1076104-H) • Developer's License No.: (Tower A&B) 19365-1/03-2020/0309(L) / (Tower C) 19365-3/04-2020/0433(L) / (Tower E) 19365-2/04-2020/0432(L) • Validity Period: (Tower A&B) 28/03/2018 - 27/03/2020 / (Tower C&E) 01/05/2018 - 30/04/2020 • Advertising Permit No.: (Tower A&B) 19365-1/03-2020/0309(P) / (Tower C) 19365-3/04-2020/0433(P) / (Tower E) 19365-2/04-2020/0432(P) • Validity Period: (Tower A&B) 28/03/2018 - 27/03/2020 / (Tower C&E) 01/05/2018 - 30/04/2020 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (Tower A&B) BP S3 OSC 2017 2010 / (Tower C) BP S3 OSC 2017 2011 / (Tower E) BP S3 OSC 2017 2008 • Land Tenure: Freehold • Land Encumbrances: Charged to AmBank (M) Berhad • Expected Date of Completion: June 2021 • Total Units: (Tower A&B) 678 Units / (Tower C) 453 Units / (Tower E) 502 Units • No. of Car-park: 1 / 2 unit • Selling Price: (Tower A&B) RM767,800.00(Min) - RM 1,101,924.00(Max) / (Tower C) RM632,300.00 (Min) - RM1,077,081.00 (Max) / (Tower E) RM650,480.00 (Min) - RM1,063,552.00 (Max) • 5% Bumiputra Discount • Type of Development: Serviced Apartment

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