

SCARLETT
suites
@KL City Centre

SCARLETZ
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@ KL City Centre

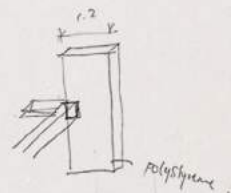
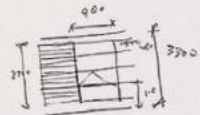
A New Realm

Scarlet is a colour of many expressions. One that celebrates various shades of passion, opulence and character. This irresistible energy is expressed through iconic architecture and exquisite refinement.

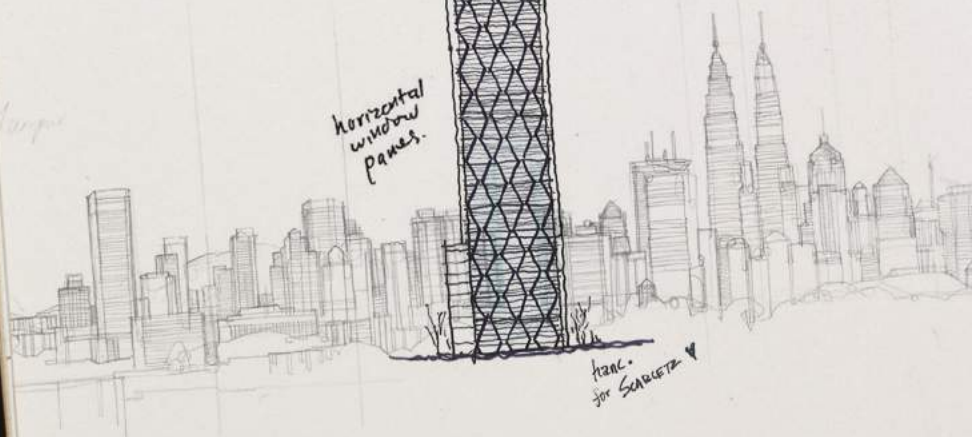
Here's presenting a new realm of versatility ignited by passion.

Welcome to **Scarletz Suites**.

*Crafted with passion
by EXSIM Group*



*horizontal
window
panes.*



*122C.
for SCARLETT*

01 - 04

A NEW REALM

Scarletz Suites

- The Concept Behind
Scarletz Suites

05 - 08

A COVETED ADDRESS

Location & Connectivity

- Location Map,
Accessibility & Connectivity

09 - 21

AN ODE TO CRAFTSMANSHIP

The Master Plan

- The Facilities & Unit Plans

22

BEHIND THE DEVELOPMENT

The Crafter

- EXSIM Group



A nighttime aerial photograph of the Kuala Lumpur City Centre skyline. The image shows a dense cluster of skyscrapers and high-rise buildings, many of which are illuminated with lights. The Petronas Twin Towers are prominent on the left side of the frame. The sky is dark with some clouds, and the city lights create a vibrant, glowing effect. A large, semi-transparent brown diamond shape is overlaid on the left side of the image, containing the main title and subtitle.

A New Realm *of* Versatility

AN ICONIC BUSINESS ADDRESS
IN KUALA LUMPUR CITY CENTRE



A Coveted Address

Connectivity all around

There's no location as coveted as the Central Business District of Kuala Lumpur. Scarletz Suites is situated at the heart of a wide network of business opportunities, major roads as well as being close to the iconic KLCC and more.

It's truly a place where all that is accessible becomes beautifully convenient.



STRATEGIC LOCATION

LORONG YAP KWAN SENG • 50450 KUALA LUMPUR
WILAYAH PERSEKUTUAN KUALA LUMPUR



FOR THE URBANITE

With a prime location, comes great connectivity. Scarletz Suites is situated at Lorong Yap Kwan Seng - an avenue that rewards you with easy accessibility to iconic and cultural landmarks such as Merdeka Square, Chinatown and more.

A short drive away is Bukit Bintang, the fashion and entertainment epicentre of Kuala Lumpur. The iconic Suria KLCC Shopping Centre is yours to explore within a short walking distance. With its strategic location, Scarletz Suites pays tribute to Malaysia's multi-cultural heritage by being at the centre of it all.

IMPORTANT LANDMARKS

KLCC LRT Station	0.9 km
KLCC	1.1 km
KL Hop-On Hop-Off KLCC Stop	1.5 km
Prince Court Medical Centre	2.7 km
KL Tower	3.0 km
Tun Razak Exchange MRT Station	3.3 km

SHOPPING

- 01 Suria KLCC
- 02 Avenue K
- 03 The Intermark
- 04 Starhill Gallery
- 05 Fahrenheit 88
- 06 Pavilion KL

HOTEL

- 07 Sheraton Imperial
- 08 Renaissance
- 09 Mandarin Oriental
- 10 Equatorial
- 11 InterContinental
- 12 Double Tree by Hilton
- 13 JW Marriott
- 14 Dorsett
- 15 The Ritz-Carlton

BANKS 1 KM

- 16 RHB Bank
- 17 Bank of China
- 18 Industrial and Commercial Bank of China (M) Berhad
- 19 Affin Bank KLCC
- 20 Public Bank
- 21 Bank Simpanan Malaysia
- 22 Al Rajhi Banking & Investment Corporation (Malaysia) Berhad
- 23 Menara Public Bank
- 24 Menara Ambank

13 SPECIALIST, PRIVATE & GOVERNMENT HOSPITALS within 3KM*

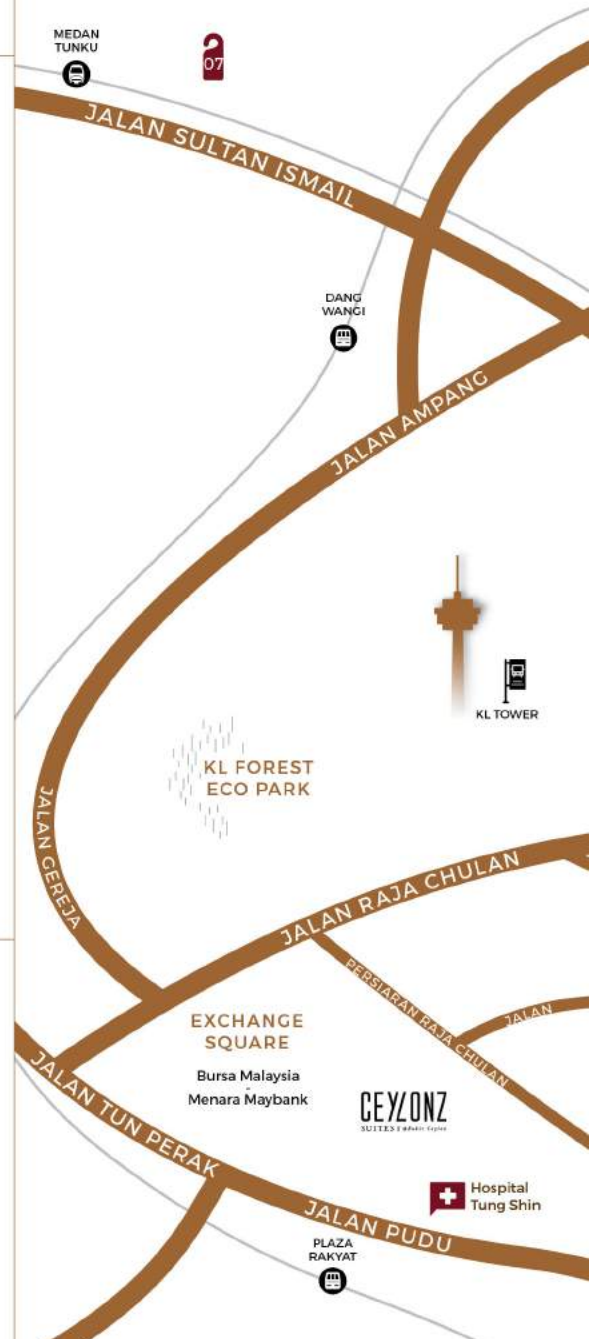
60 EMBASSIES & HIGH COMMISSION within 3KM*

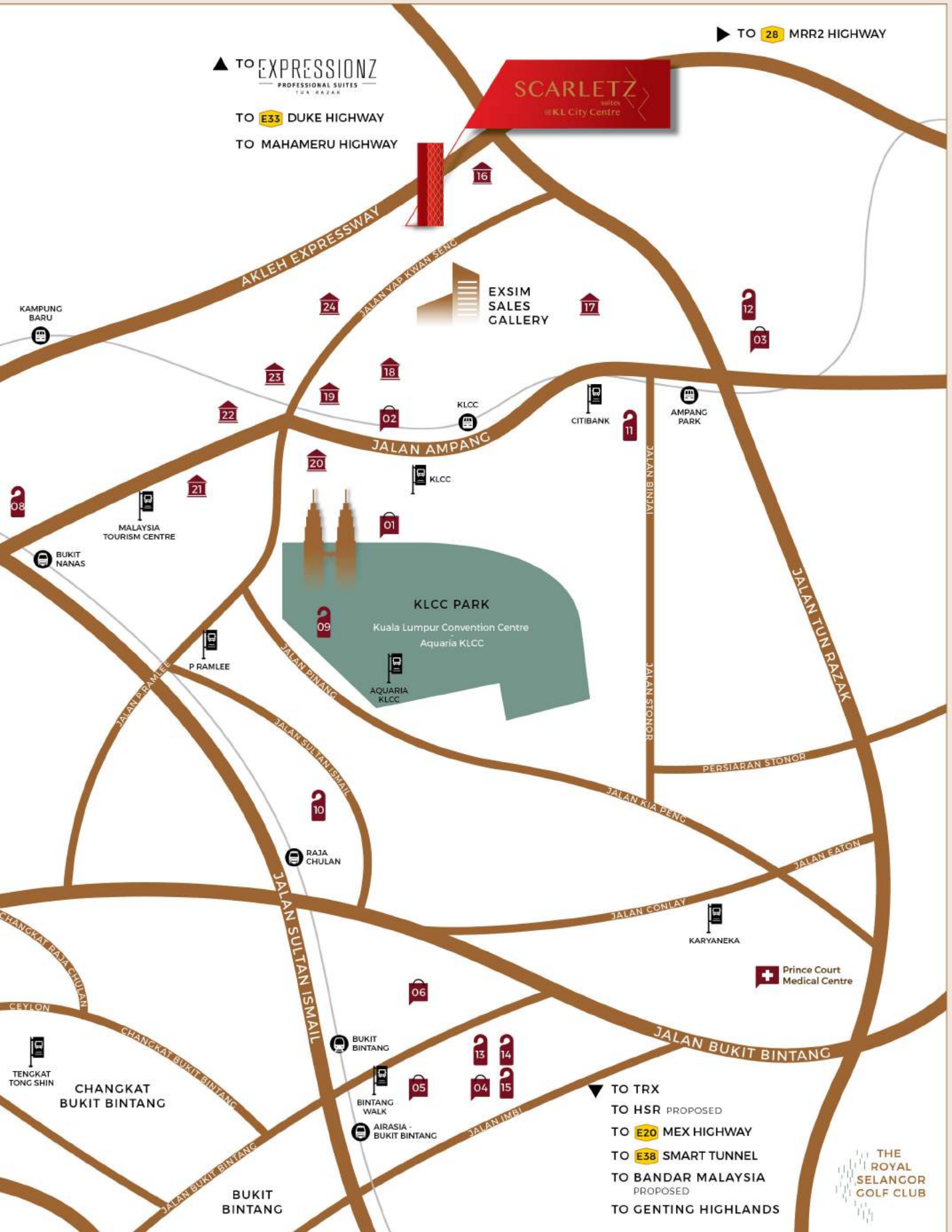
CONNECTING

5 MAJOR ROADS & HIGHWAYS

- E33** DUKE Highway via Kampung Semarak Mahameru Highway via Bulatan Pahang
- E20** MEX Highway via Jalan Tun Razak
- 28** MRR2 Highway via Jalan Ampang
- E38** Smart Tunnel via Jalan Tun Razak

-  Monorail
-  LRT
-  MRT
-  KL Hop-On Hop-Off





An Ode to Craftsmanship

*Where every detail is a testament
of quality and timeless design*

Scarletz Suites is all about the next generation of work spaces. Ranging from 450 sq.ft to 575 sq.ft, you will get a glimpse of functionality, aesthetics and comfortability at every nook.

Scarletz Suites units range from private space enclosed within a unit, spacious, and dual-key concept.



604
total units

Quality, partially
furnished office spaces



5
types

Choice of 5 different
layouts for every need



5
levels

Ideal lifestyle with
myriad facilities



114
dual key
units

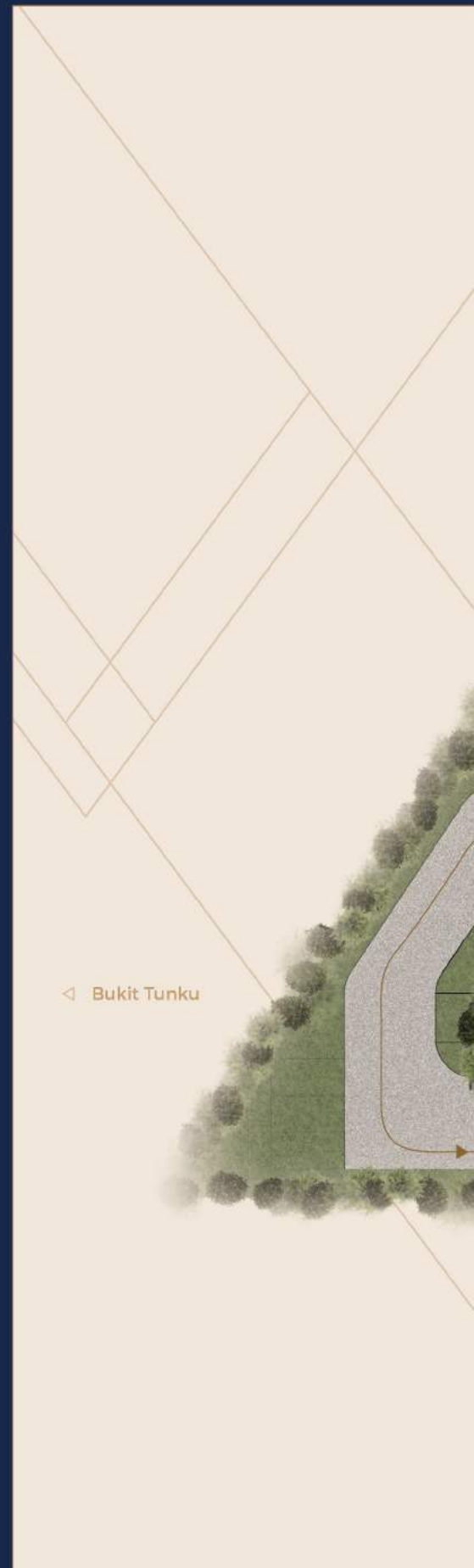
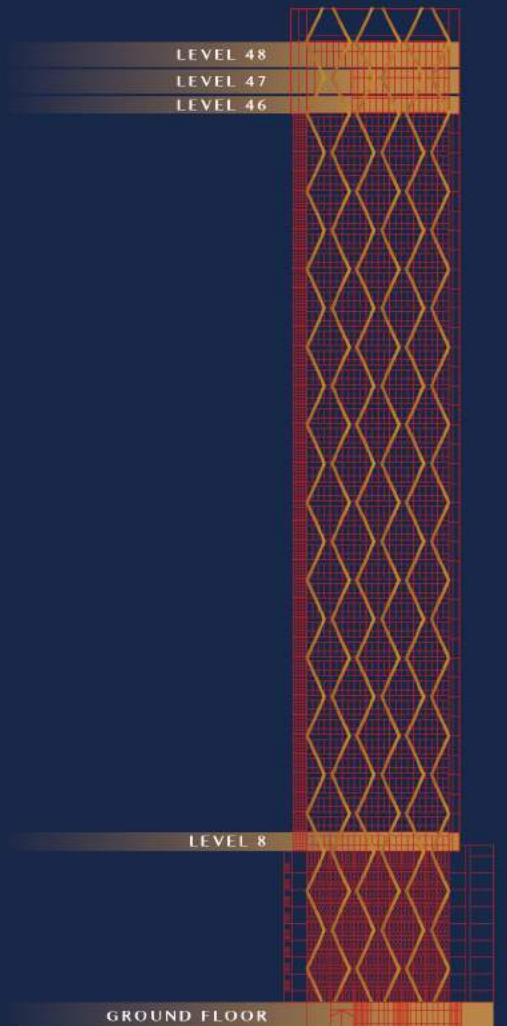
Customisable, single
units with 2 sub-units





INDULGENT EXPERIENCES

Here at Scarletz Suites, there are 5 distinctive floors dedicated to providing premium experiences. From fully-equipped business centre to sophisticated music lounge, anytime is a right time to enrich the mind, and rejuvenate the soul.



Ground Floor

- 01. Sparkling Garden & Al-Fresco Dining
- 02. Drop-Off
- 03. Restaurant
- 04. Grand Lobby
- 05. Waiting Lounge
- 06. Retail
- 07. Laundry

Level 8

- 08. Sunken Lawn & Pavilion
- 09. Kid's Room

Level 46

- 10. Business Centre / Conference Room
- 11. Sky Music Lounge
- 12. Function Pavilion

Level 47

- 13. Sky Dining
- 14. Pool Lounge
- 15. Sky Jacuzzi
- 16. Sky Pool

Level 48

- 17. Sky Gym
- 18. Wine Lounge



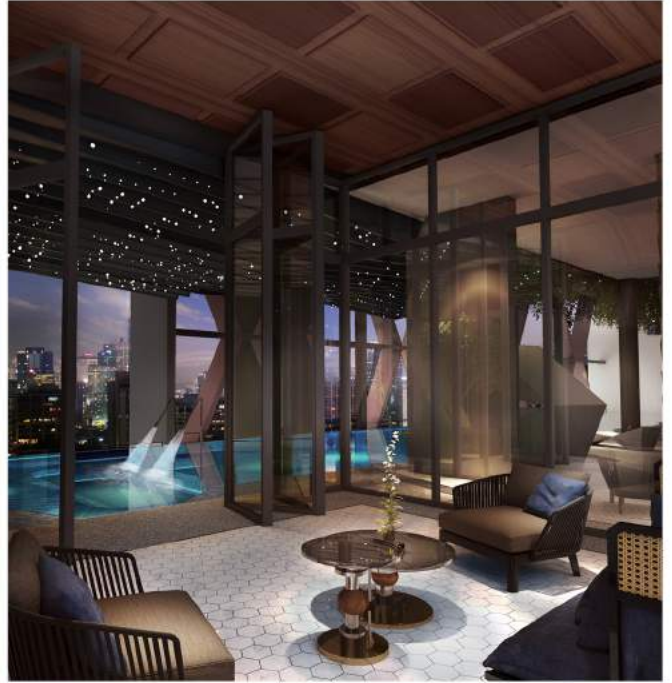


FOR THE BODY AND SOUL

Work on your cardio at the fully-equipped Sky Gym, or wind down to a relaxing evening at the Wine Lounge.

- ABOVE 17 Sky Gym, Level 48
- BOTTOM 18 Wine Lounge, Level 48





TAKE A DIP IN TRANQUILLITY

At Level 47, you'll find Scarletz Suites' swimming pool, jacuzzi and pool lounge. Let your stresses float away as you take in the stunning panoramic view of the city skyline.

—
 ABOVE 14 Pool Lounge 15 Sky Jacuzzi 16 Sky Pool, Level 47
 BOTTOM 13 Sky Dining, Level 47





IN TUNE WITH YOUR RHYTHM

Be it for business or pleasure, Scarletz Suites caters to all. After a day of productive meetings, let the soothing symphonies of Scarletz Suites' music lounge bring peace and relaxation to your day.

- ABOVE 11 Sky Music Lounge, *Level 46*
- BOTTOM 10 Business Centre /Conference Room, *Level 46*





A MAGICAL ESCAPE

Escape the hustle and bustle of city life, and embrace the serenity of lush greenery. Dine al-fresco while being surrounded with sparkling lights and take a stroll at the Sunken Lawn adorned with captivating lights.

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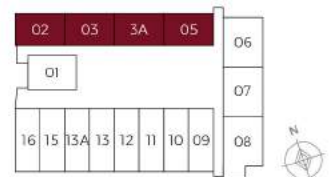
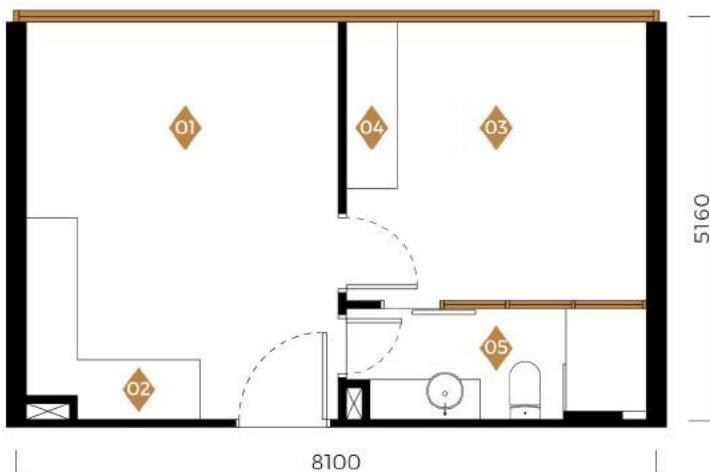
ABOVE 01 Sparkling Garden & Al-Fresco Dining, *Ground Floor*
BOTTOM 08 Sunken Lawn & Pavilion, *Level 8*



FOR YOUR EVERY NEED

TYPE TYPE A : The Atelier	SIZE 450 sq.ft 41.8 sq.m
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Versatile workspaces. All yours to reinvent. At Scarletz Suites, our units are crafted with quality and precision. So you can focus on what matters most - growing your business.

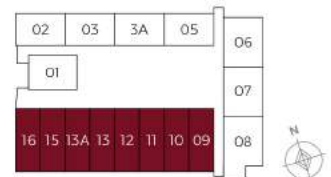
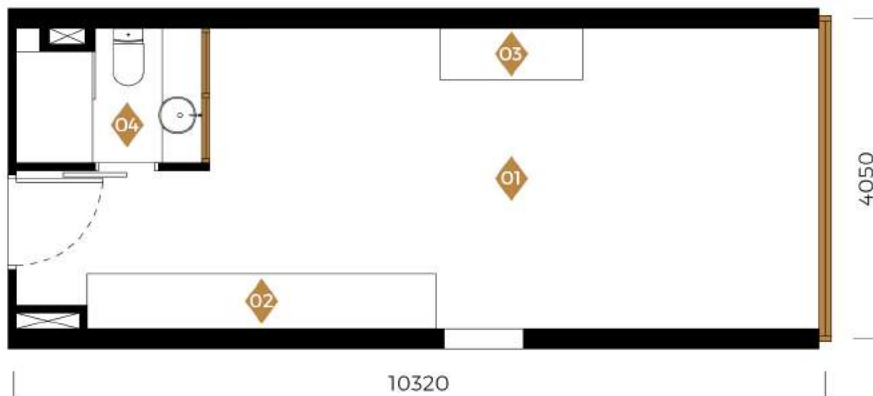


- 01. Office 1
- 02. Pantry
- 03. Office 2
- 04. Filing Area
- 05. Washroom

ART OF BUSINESS

TYPE TYPE B : The Beau	SIZE 450 sq.ft 41.8 sq.m
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Like a blank canvas, the unit's ample space can be converted into an art studio. An artistic haven that brings vibrant colours to existence, and flourishing opportunities to your business.

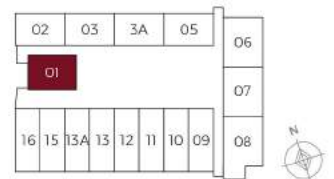
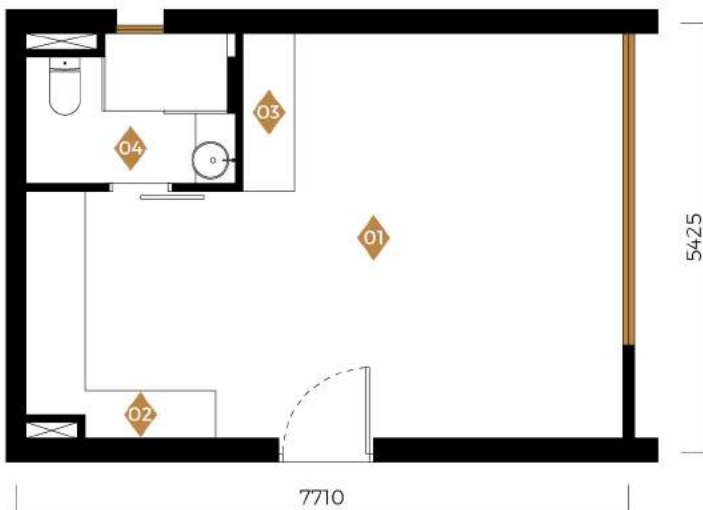


- 01. Office
- 02. Pantry
- 03. Filing Area
- 04. Washroom

HOST YOUR NEXT BIG IDEA

TYPE TYPE C : The Chaud	SIZE 450 sq.ft 41.8 sq.m
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Enjoy having a space dedicated to the art of creating. Be it music, content or even videos, take inspiration from the comfort of versatile workspaces.

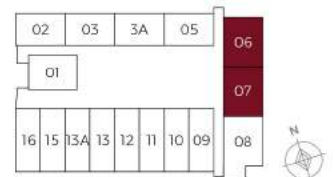
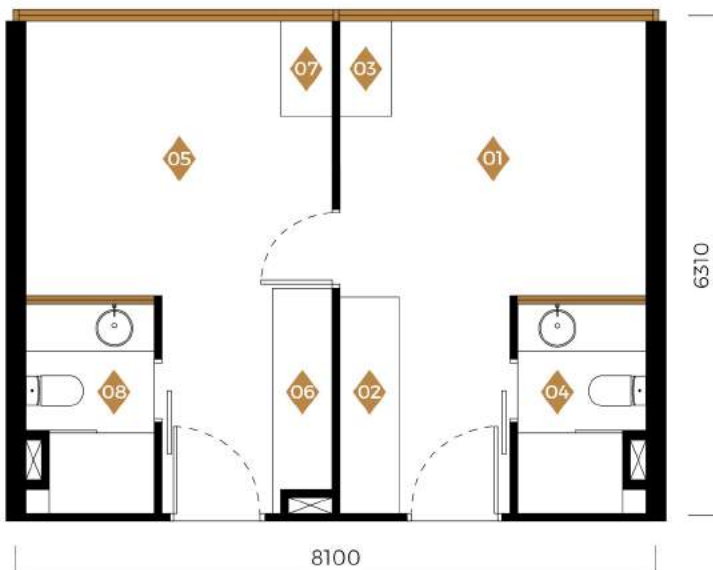


- 01. Office
- 02. Pantry
- 03. Filing Area
- 04. Washroom

STYLE IT YOUR WAY

TYPE TYPE D : The Duo	SIZE 550 sq.ft 51.1 sq.m
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For fashion enthusiasts, there's nothing like having a studio for all things fashion. With a dual-key unit, the possibilities are endless. Follow your stylish endeavours at your convenience with a personalised fashion design studio.



- 01. Office 1
- 02. Pantry 1
- 03. Filing Area 1
- 04. Washroom 1
- 05. Office 2
- 06. Pantry 2
- 07. Filing Area 2
- 08. Washroom 2

DELIGHT THE SENSES

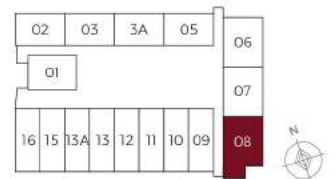
TYPE

TYPE E : The Esprit

SIZE

575 sq.ft | 53.4 sq.m

Take the ultimate gastronomic journey of senses by transforming part of the dual-key unit into a cooking haven. Taste, share, explore and indulge in new culinary discoveries.



- 01. Office 1
- 02. Pantry 1
- 03. Filing Area 1
- 04. Washroom 1
- 05. Office 2
- 06. Pantry 2
- 07. Filing Area 2
- 08. Washroom 2



Behind the Development



NEW AGE INGENUITY

At EXSIM Group, every venture begins with meeting the evolving needs of potential tenants. We do this by utilising technology in an intelligent and organic manner for the advancement of mankind.

NEW AGE INGENUITY

Today, technology is already a vital component in many aspects of our lives. It has proven its existence to loom and boom for consistent advancement.

We delve through the depth of mankind's accumulated brilliance and ingenuity to address the issues that buildings have to contend with, while carefully preserving a precious gift which no amount of technology can supersede – Mother Nature's masterpiece.

By constantly raising our ingenuity, we certainly believe that our well-thought-of projects can and will be of the new age excellence while sustaining our environment at the same time.



NEW AGE INGENUITY

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NEW AGE INGENUITY

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