

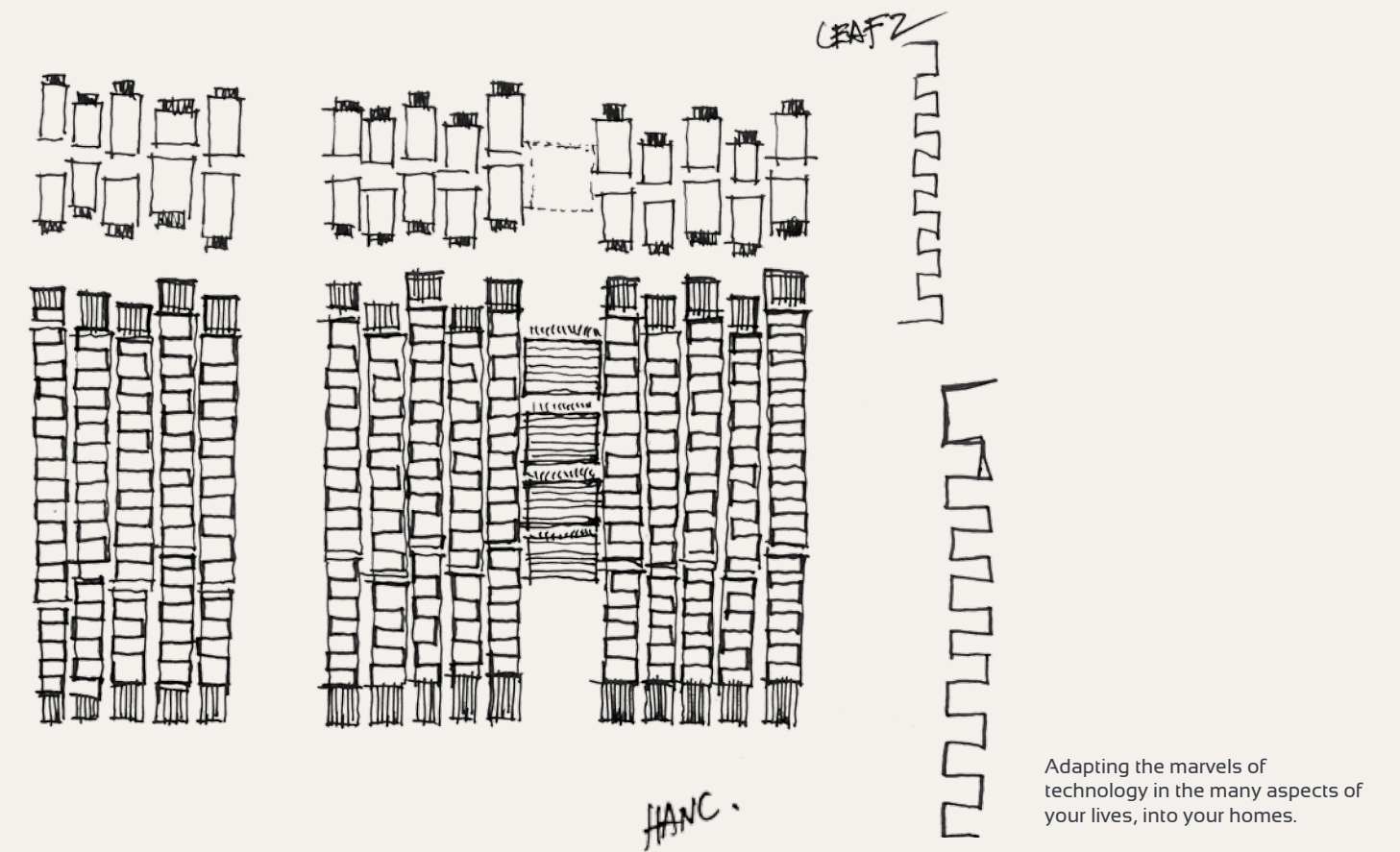
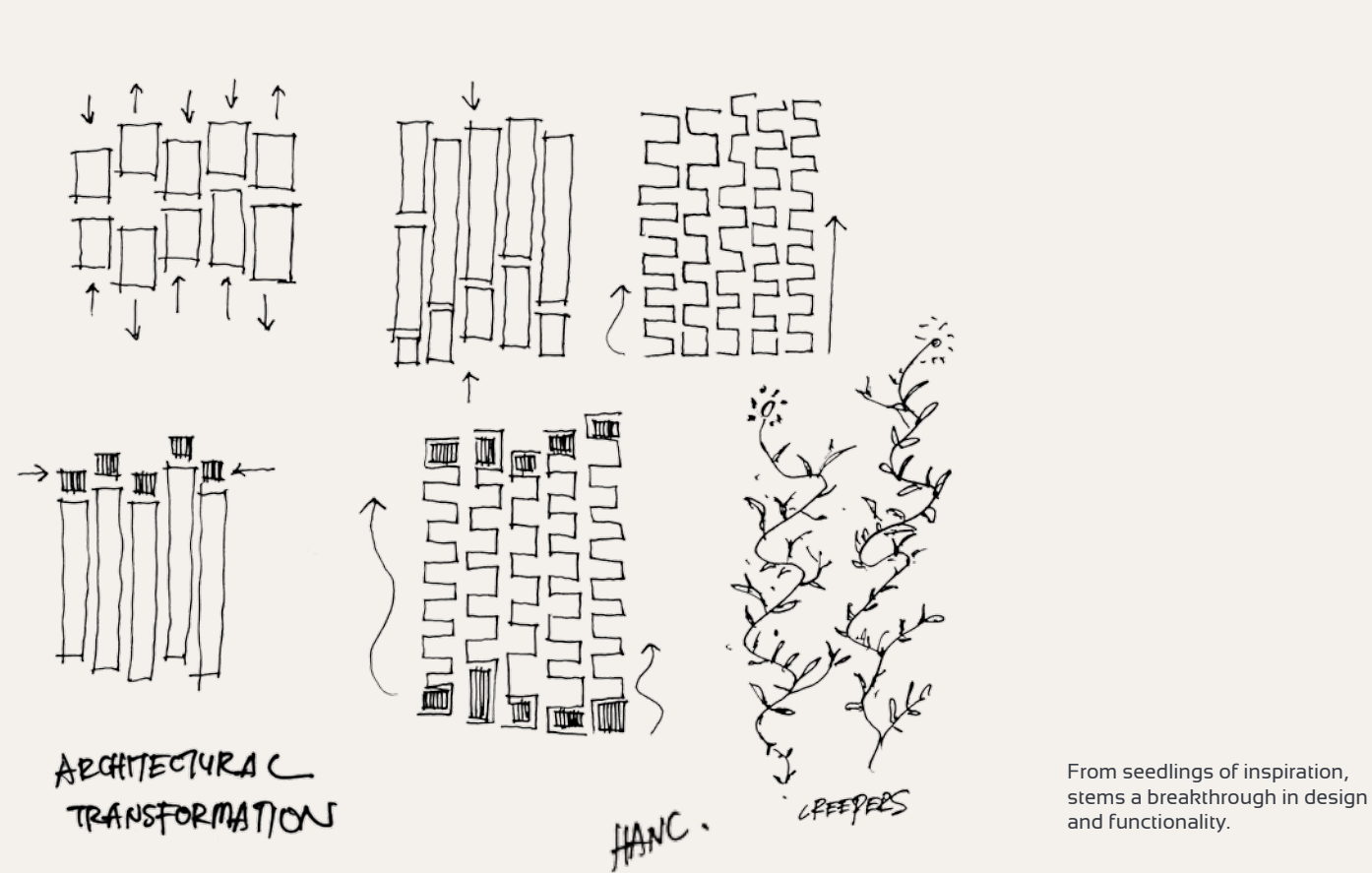
THE **Leafz**  
SUNGAI BESI

The New Leafz of Life



**A canopy of inspiration  
and bliss. Merging  
every layer of life in one  
practical living space.  
Soothed by lush nature at  
every turn, it's time to turn  
over a new leafz of life.**

# MERGING NATURE AND INNOVATION



We conceptualize Leafz as a high rise development that demands high quality spaces for urban living. We are aware that people no longer want to live in an environment that stifles their imagination and movement. We have always wanted to create a place where people can roam freely and constantly seek to engage and discover themselves. This place has become the melting pot of various lifestyles, compressed to form an active and exciting environment.

Our architecture is a dynamic expression of this intent. It is a piece of architecture that redefines the traditional boundary of spaces and the fundamental rules of a building. For once our trees and plants are allowed to grow vertically together with the building. Our roof is no longer just an element to protect you from rain or shine. It is perceived as a space where high ground experience or 'life in the sky' concept is wholly celebrated.

Just imagine the idea of a gymnasium 'flying' across a 50m sky swimming pool and perching itself on the top edge of the building. It's simply awesome.

HANC  
WANG HC  
ARCHITECT  
+  
WDESIGN  
ASSOCIATES




# Green at the Heart of it All



Adapting green practices, The Leafz merges green technology and art to create a serene and healthy environment for its residents. Living green skin on the walls and green garden on the roof helps regulate temperature and humidity for cooler surroundings. It also optimises flow of oxygen and reduces carbon dioxide to provide crisp fresh air for its residents.

The Leafz innovates energy efficiency by applying the use of longer lifespan LED and solar panels which produce renewable energy. Not only that, The Leafz also puts in place, rainwater harvesting system that recycles rainwater for selected usage and water retention system that preserves its soil from turning dry and infertile.

Return to nature and indulge in a flourishing life at The Leafz.



Exsim Development delves through the depths of mankind's accumulated technological ingenuity to address the issues buildings have to contend with, while carefully preserving that which no amount of technology can supersede—Mother Nature's handiwork. We aim to create something that is intelligent, as well as organic.

After the flourishing success of our debut residential development—The Treez, we now proudly bring to you The Leafz.



A rooftop infinity pool at night, illuminated by warm lights. The pool's surface reflects the city skyline in the distance, including the Petronas Twin Towers and the Kuala Lumpur Tower. The pool is surrounded by a modern building with large glass windows and a checkered tile deck. Several lit candles are placed along the edge of the pool. The sky is a deep blue, and the city lights are visible in the background.

# Celebrating Life at the Top

Set out on just one elevator ride and you will be greeted by the sublime life at The Leafz. Experience and celebrate the little luxuries of life, on top of our 28-storey tower where the sky is only a grasp of handful air around you, and never will there be another dull day.





The Turf



RC Fun Park

Enjoy the company of your family at the RC Park, or chill out with your buddies while cheering for your team at The Turf. Why not opt to break a sweat in the Floating Gym. The Leafz provides a fun and healthy lifestyle for its esteemed residents.



Amazon Gym





A day spent with friends is never mundane. Invite guests over and unwind in the Cosmopolitan Lounge. Then transcend into the peaceful sanctuary of a Sky Spa that lies right above your home. A personal treat we know you truly deserve.





THE **Leafz**  
TOWER A&B

Main Entrance

# Natural Craftsmanship



Linear Garden



Stack Garden

Indulge in the harmony of your surroundings with lush green assemblage and plots of nature bestrewn across The Leafz. The vibrant flower petals and fresh green view not only add to the aesthetics of the building but living skin on the walls offer natural insulation, crisp fresh air to breathe and a healthier ambience all round for The Leafz's esteemed residents.



Hanging Garden

# A Visual Euphoria



Tower C Astral Lobby



Tower A & B Stellar Lobby

Revel in the stellar ambience and luxuriate in the sophistication and elegance of The Leafz lifestyle. The astute blend of lighting and illumination enhances reflection and creates differing tones and shades, while texture and finishing provides the final touches to create the ultimate visual experience like none other.

# Versatile Living Space

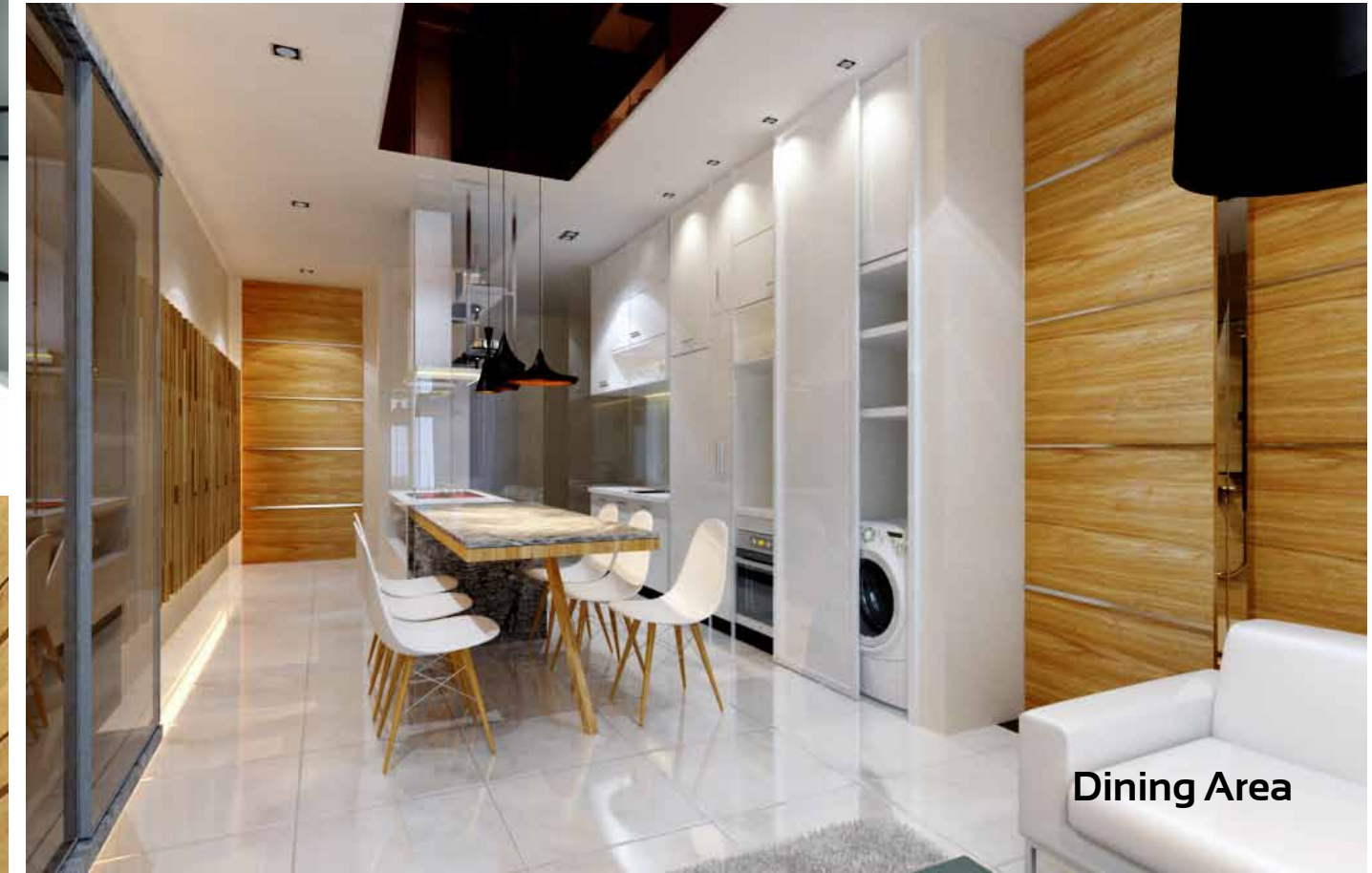


The Leafz maintains minimum doors and walls in each unit permitting flexible space planning. Not only does this maximise the use of space, it also encourages creativity among its residents to plan, improvise and craft living spaces that will serve their every need and desire. Wide glass windows that lend a sense of openness also allow natural light in, creating calm and airy atmosphere.



# Interior Ideas

Adaptable spaces offer residents the ultimate freedom in styling their dream home.







We are all blessed. To be born in this age of technological marvel, where the seas have been scoured and no mountains left unconquered, soon the skies will stand as our only fence. We have adapted technology in many aspects of our lives, for entertainment, for health, and even in our vehicles to improve safety and to take us further, so why not let it into our homes?

That is the question that drives Exsim Development's philosophy. Much thought is invested in our projects: architecture is structured to tease out even the most shy of natural lightfall, building orientation is calibrated as to reduce solar heat, and water harvesting and recycling systems are in place to make use of our many rainy days. Because anybody can put a roof on some pillars, Exsim Development's aim is to create something that is intelligent and organic as well.

Exsim Development initiated its portfolio in property development with residential, commercial and industrial projects. The overwhelming response garnered from buyers is a testament to how Exsim Development is changing the property landscape.

At Exsim Development, we delve through the depths of mankind's accumulated technological ingenuity to address the issues buildings have to contend with, while carefully preserving that which no amount of technology can supersede - Mother Nature's handiwork. So come with us, one step into the future and, at the same time, a step back to nature.

Hotline:  
**019-268 8661 / 012-918 6661**

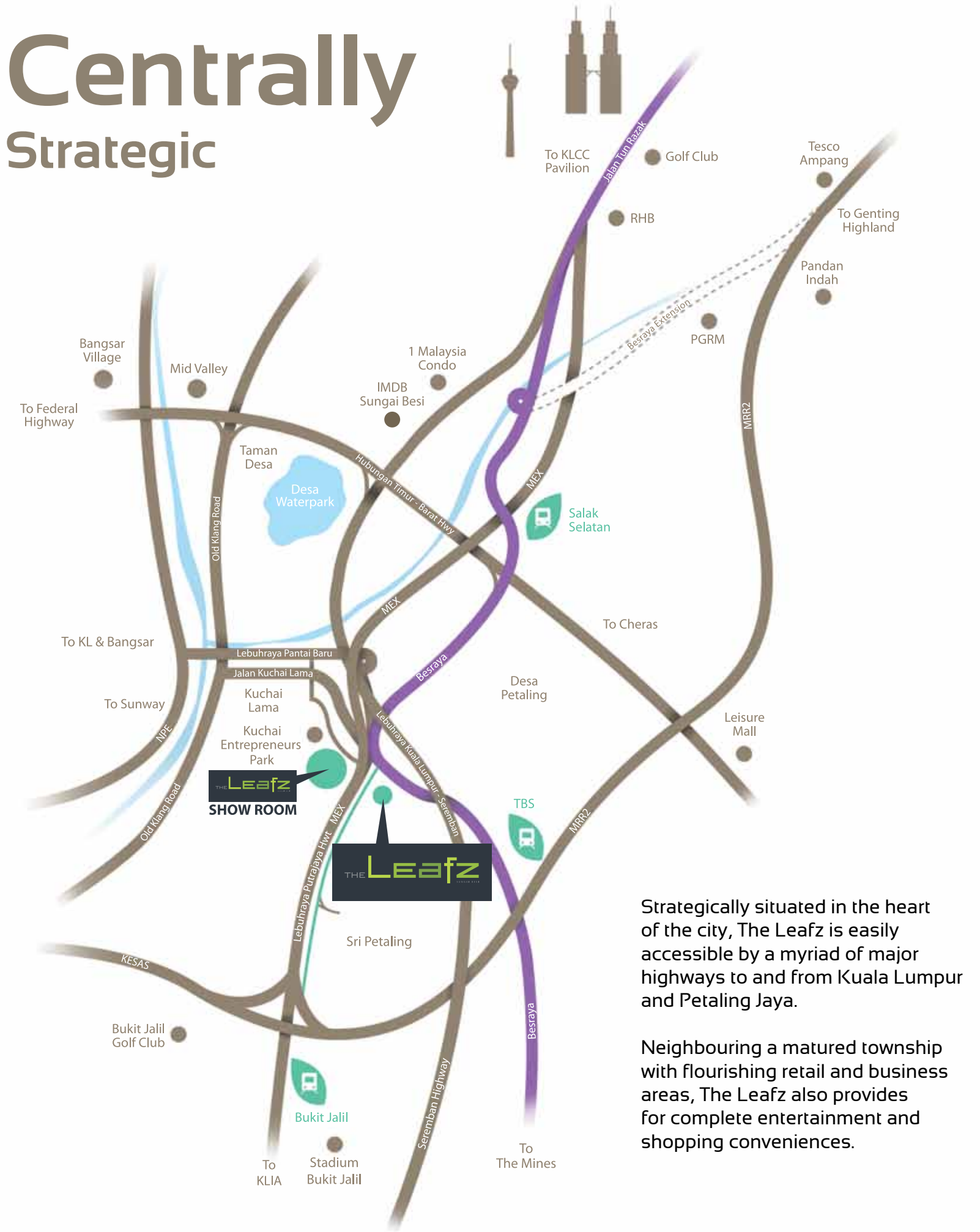
Website:  
**www.theleafz.com**

Sales Office:  
**Kuchaimax Development Sdn Bhd**  
A-G-7, Kuchai Exchange,  
Jalan Kuchai Maju 13,  
Off Jalan Kuchai Lama,  
Kuchai Entrepreneurs Park  
58200 Kuala Lumpur  
Tel: 03-7983 2911 Fax: 03-79834911  
Email: info@theleafz.com

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57100 Kuala Lumpur.  
Tel: 03-8993 9911 / 9912 / 9913 Fax: 03-8993 9922

• Developer's Licence No.: XXXXXXXX (Validity Date: XX-XX-20XX - XX-XX-20XX) • Advertisement & Sale Permit No.: XXXXXXXX (Validity Date: XX-XX-20XX - XX-XX-20XX)  
• Expected Date Of Completion: Mar 2015 • Tenure of Land: Freehold • Approved by: Dewan Bandaraya Kuala Lumpur • Approval Plan No.: DBKL/BP S3 O5C 2011 3295  
• Encumbrance: AFFIN ISLAMIC BANK BERHAD • Selling Price (Tower A & B): RMXXX,XXX (Min) RMXXX,XXX (Max) • Total Unit : 438 units • Selling Price (Tower C): RMXXX,XXX (Min) RMXXX,XXX (Max) • Total Unit : 205 units • 7% Discount for Bumiputera

# Centrally Strategic



Strategically situated in the heart of the city, The Leafz is easily accessible by a myriad of major highways to and from Kuala Lumpur and Petaling Jaya.

Neighbouring a matured township with flourishing retail and business areas, The Leafz also provides for complete entertainment and shopping conveniences.

