



CONLAY

KUALA LUMPUR CITY CENTRE

**THE BEAUTY OF CONLAY.
IT'S WHAT YOU DON'T SEE**

The quiet strength behind the soaring form.
The artistry of fins that shade the sun, yet seed the light.
The iconic picture-framed façade that forms apertures
of ever-changing city views.

The warm throw of light against a finely textured wall,
thoughtfully placed to light your way home.
The finely-crafted symphony of stone, timber, marble
and leather, that cocoons and soothes your soul.
The exquisite carpentry that hides the clutter of life,
yet keeps it within easy reach.

The roots of majestic raintrees that enrich the soil of
lush, serene gardens.
Pools and workout zones curated to energise your spirit
and stretch your imagination.

E&O's renowned hospitality and craftsmanship, woven
into Kerry Hill's finest work in resort and space design.
The legacy of a legendary architect, a placemaking
artist.

An oasis of luxury in a busy, dynamic world city.
The insightful compromise of luxury and restraint.

**CONLAY BY E&O AND MITSUI FUDOSAN
REAL LUXURY IS IN THE EXPERIENCE**



KERRY HILL'S VISION FOR CONLAY

The exclusive boulevard where Conlay stands has long been the enclave of Kuala Lumpur's influencers and elites. Sultans chose this leafy neighbourhood for their palaces, called *istana*, within the capital city.

In keeping with the address, the team at Kerry Hill Architects in collaboration with GDP Architects have designed a soaring tower that captures the neighbourhood's rich and vibrant heritage, yet pays tribute to Kuala Lumpur's stature as a world city.

The result is a contemporary, tropical tower with a striking architectural form, that carefully melds modernity with elegance and luxury. A distinctive fin-lined, picture-framed façade that stands out in the city skyline, and captures panoramic views of the surroundings. It is a calm and elegant urban resort, located in the heart of a vibrant metropolis.

THE DESIGN PHILOSOPHY: CRAFTED SIMPLICITY

Conlay has been carefully crafted to speak the language of modern architecture, whilst paying tribute to the location's stellar heritage. The building's sleek lines belie the fine craftsmanship, artistry, and respect for place, space and culture that has been seamlessly woven into every detail of this striking 52-storey structure.

The result is a tribute to the coming together of different partners with shared philosophies, to create a singular landmark of understated luxury.

LANDMARK PROJECTS BY KERRY HILL ARCHITECTS

CLOCKWISE FROM TOP LEFT

Amanemu, Shima-shi, Japan

Amanyangyun, Shanghai

Aman Tokyo, Japan

Martin No. 38, Singapore

The Sukhothai Residences, Bangkok

The Datai, Langkawi





ARTIST'S IMPRESSION OF HEATED SWIMMING POOL

REAL LUXURY IS IN THE CRAFTSMANSHIP

WELCOME TO CONLAY

The beauty of Conlay comes to life as you experience its infinite array of details. From fixtures to finishings, textures to tiles, through to landscaping and lighting, every detail has been carefully crafted in a symphony of design.

Soaring sky gardens lead to a light-dappled pool, while high glass doors lead to terraces that capture sweeping city views.

Luxuriously tall, finely-honed doors beckon you into a spacious, beautifully appointed home. Carefully laid-out rooms lead from one to another, each unique in its own way. Rest, entertain, workout, or dine up in the sky. At Conlay, you'll find luxury in every corner.



ARTIST'S IMPRESSION OF DROP-OFF AREA

REAL LUXURY IS IN THE EXPERIENCE

One has to live the Conlay lifestyle to truly appreciate the subtle touches of luxury at every turn. Two floors of amenities and facilities, a luxury in itself, have been designed in quiet tones, elegant textures, and an eye for every detail.

What sets Conlay apart? It is E&O's legendary service. Our well-trained staff offer unobtrusive attention to meet your every need. Enjoy the hospitality and amenities of a 5-star hotel, in the intimacy of your home.



ARTIST'S IMPRESSION OF LOBBY LOUNGE



ARTIST'S IMPRESSION OF MUSIC ROOM



LIFESTYLE SPACES ON THE 11TH & 36TH FLOORS

- Two heated swimming pools
- Two fitness centres
- Jacuzzis
- Sauna rooms
- Multi-purpose lounge and function room
- Meeting, music, billiard, and multimedia rooms on the 11th floor
- Pool deck, bar and kid's pool on the 36th floor

ON DEMAND HOSPITALITY SERVICES*

- Full concierge service available 24 hours a day, every day, for car hires, tours, food delivery, daily newspaper delivery, pre-arrival shopping on request and postal/courier packing service.
- Personal chef for private dinners
- Fully set-up apartment with E&O branded linen and towels replenished on request
- Housekeeping service
- Bathroom amenities
- Basic handyman service

*Optional services, additional charges apply. Services are subject to change and are dependent on availability.

**CONLAY
SERVICED APARTMENTS**

The very foundation of Conlay is in the meticulous attention to detail on every level. From fixtures to finishings, textures to tiles, through to landscaping and lighting, every detail has been carefully selected and finely crafted to create an elegant symphony of design.



**REAL LUXURY IS IN
THE DETAILS**

Inside, each residence reflects this refinement and craftsmanship. Open floor plans cleverly draw the lines of separation between private and family rooms. While luxurious, branded fittings and finishes create a simple, yet gracious style. The result, spaces that set the stage for elegant living.





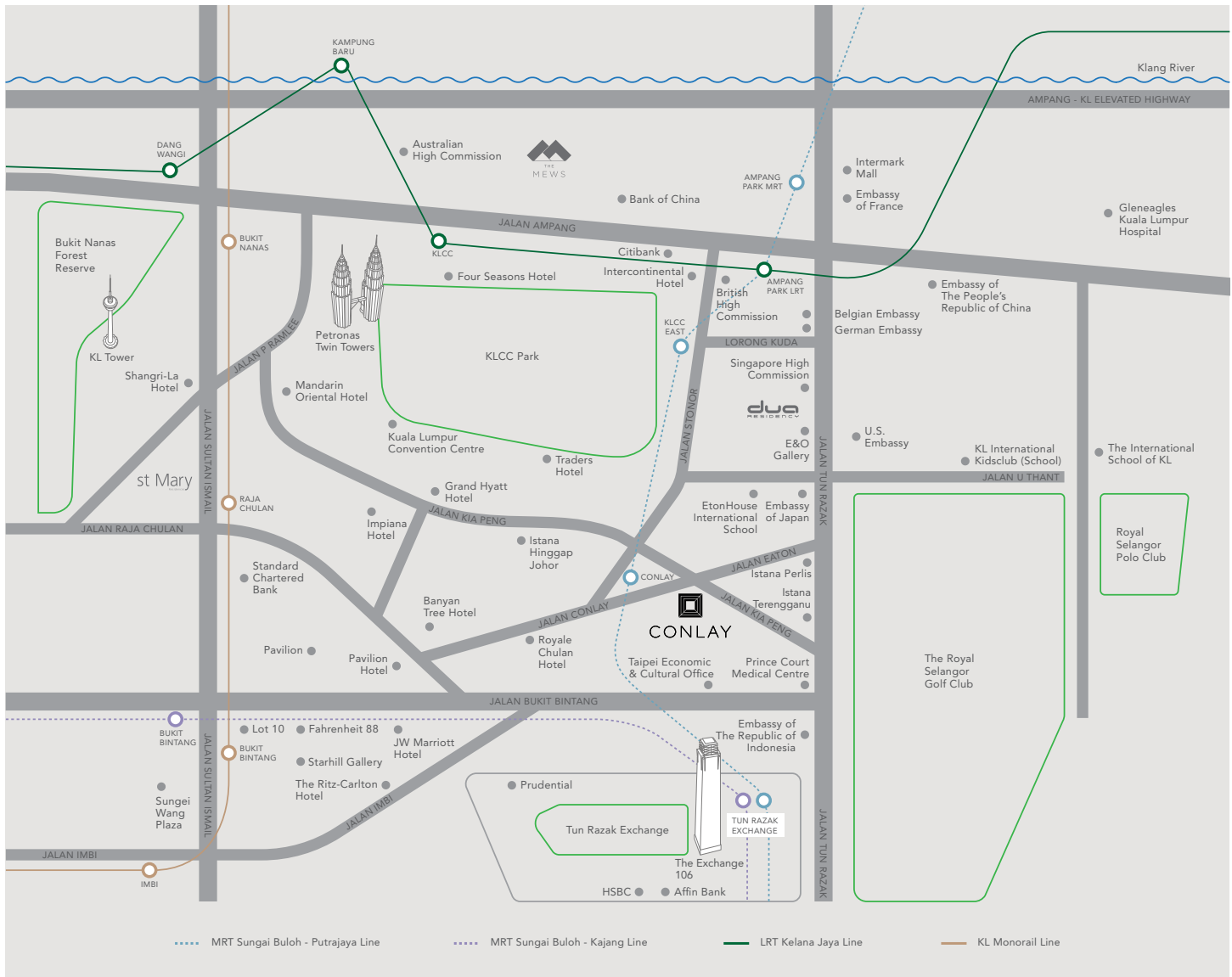

CONLAY
KUALA LUMPUR CITY CENTRE



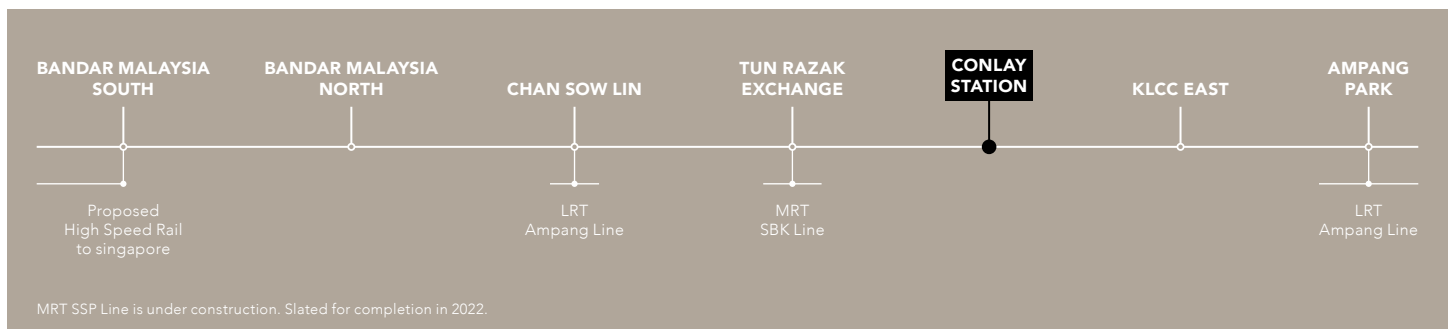
REAL LUXURY POSITIONS YOU WELL

The location of Conlay is quite possibly one of the best places from which to access all that this world city has to offer – the dynamic financial district, world-renowned shopping, a smorgasbord of dining options, international standard healthcare, as well as education, embassies, arts and culture. All within easy reach through a myriad of transportation links.

Whether you choose to go for a walk in the nearby park, or travel further afield for business, pleasure or leisure, your connections are literally at your doorstep. Choose from taxis to ride-hailing services, the LRT and MRT, or simply drive yourself to where you need to go – you can be sure to reach your destination effortlessly and quickly.

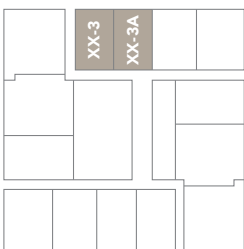
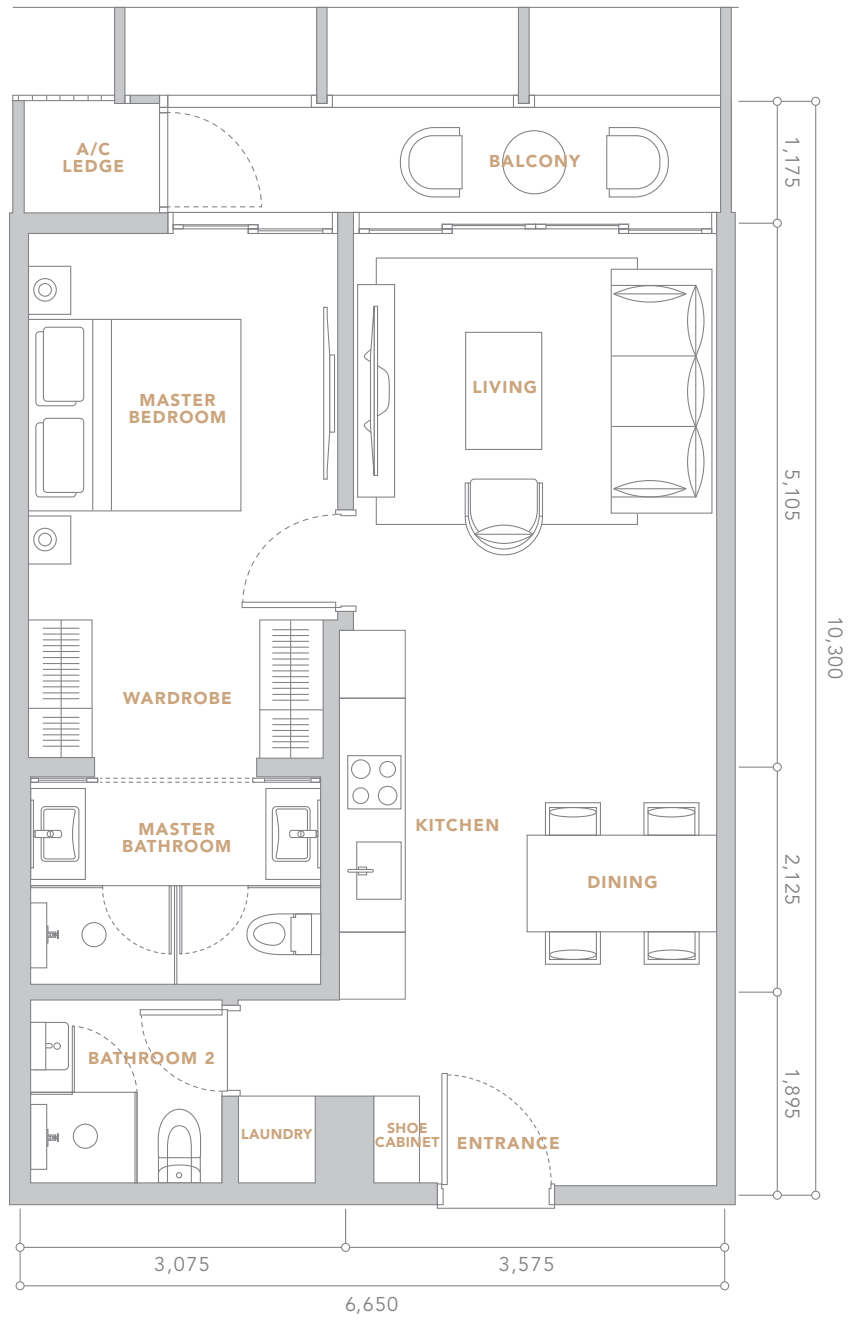


CONNECTIVITY AT YOUR DOORSTEP



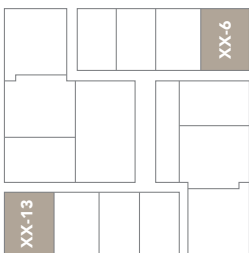
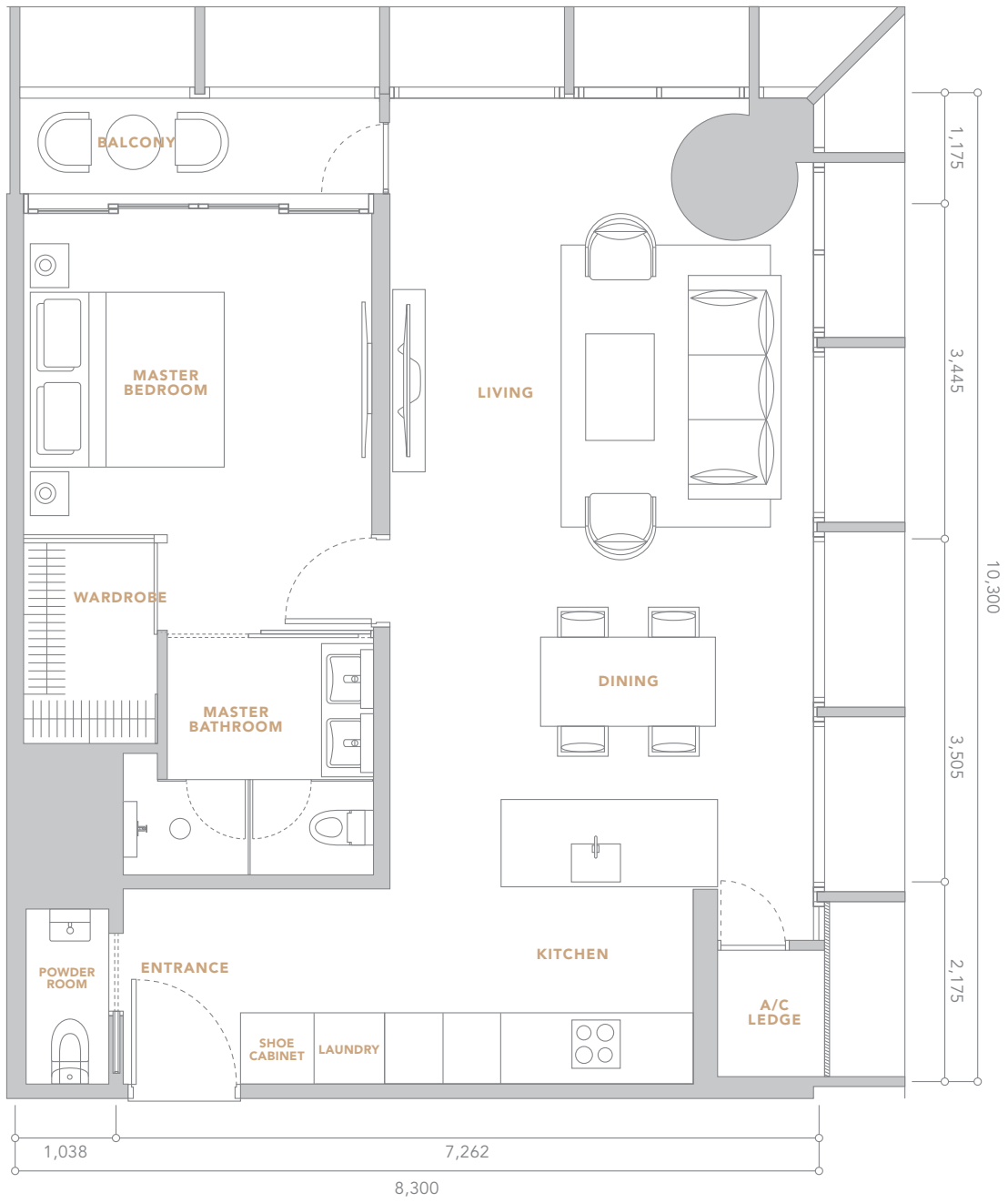
DISTANCES TO VARIOUS DESTINATIONS

- Located next to Conlay MRT Station
- Across from the Conlay Station Integrated Development, comprising 3 office towers with a podium, shopping mall and retail plaza (expected completion of Phase 1 in 2020)
- One MRT stop to KLCC East and TRX Station
- Direct access to proposed High Speed Rail to Singapore at Bandar Malaysia South MRT Station
- Walking distance to Pavilion Shopping Mall, KL and Bukit Bintang shopping belt.



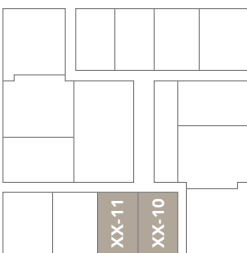
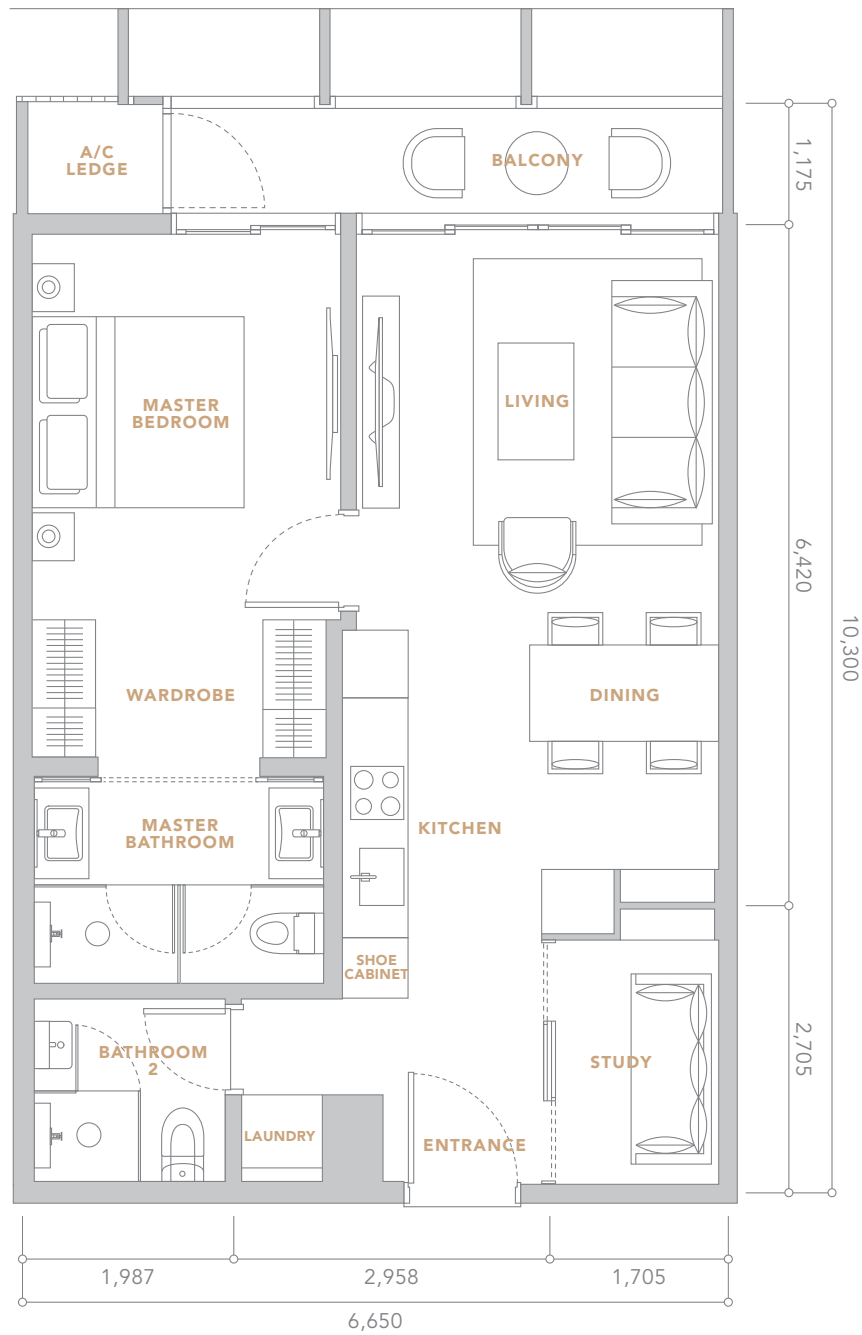
TYPE A1

1 BEDROOM
69 SQ.M. / 743 SQ.FT.



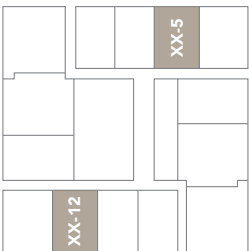
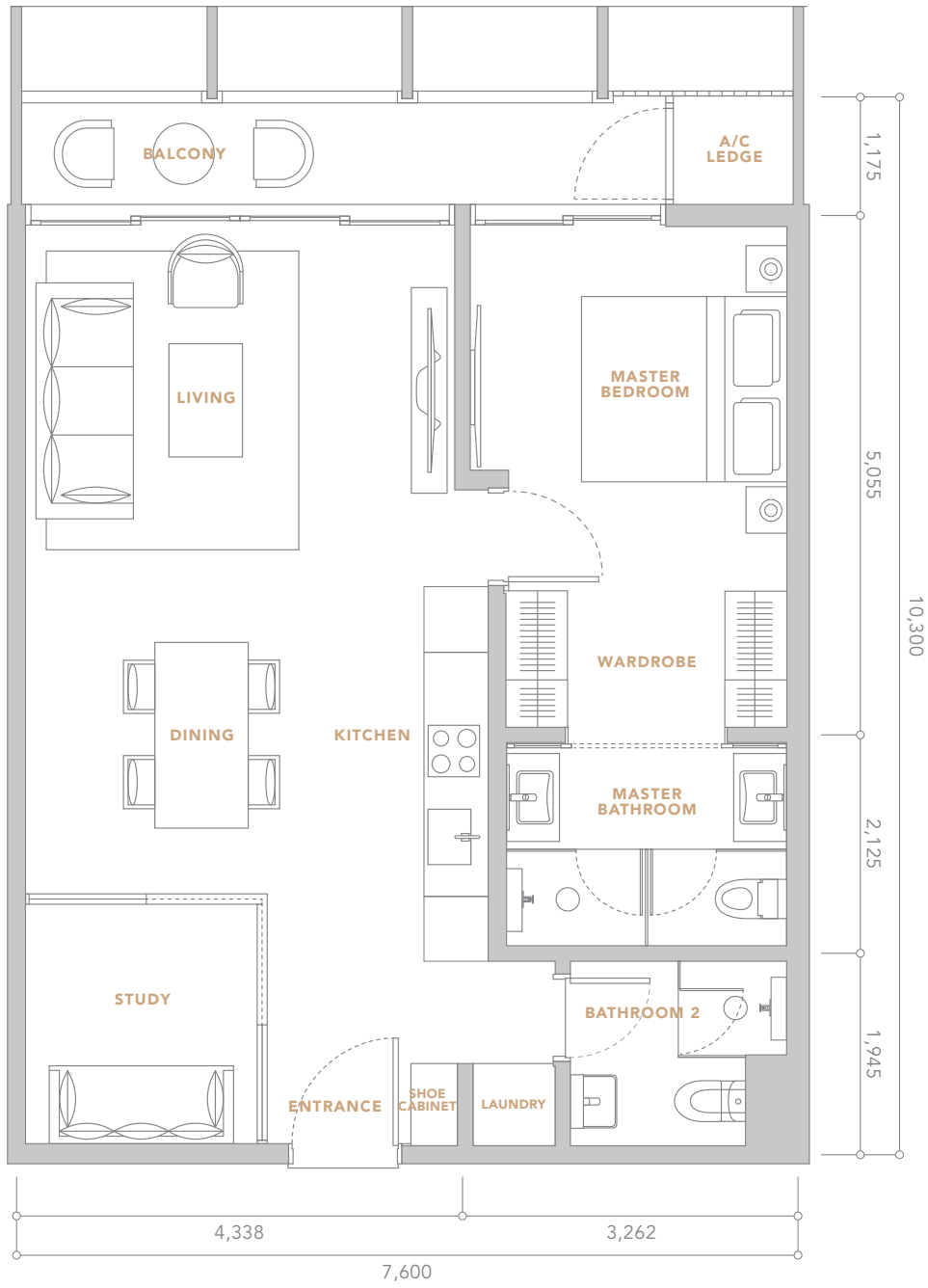
TYPE A2

1 BEDROOM
84 SQ.M. / 904 SQ.FT.



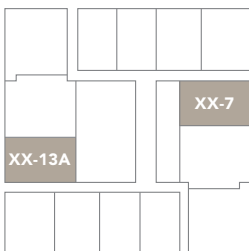
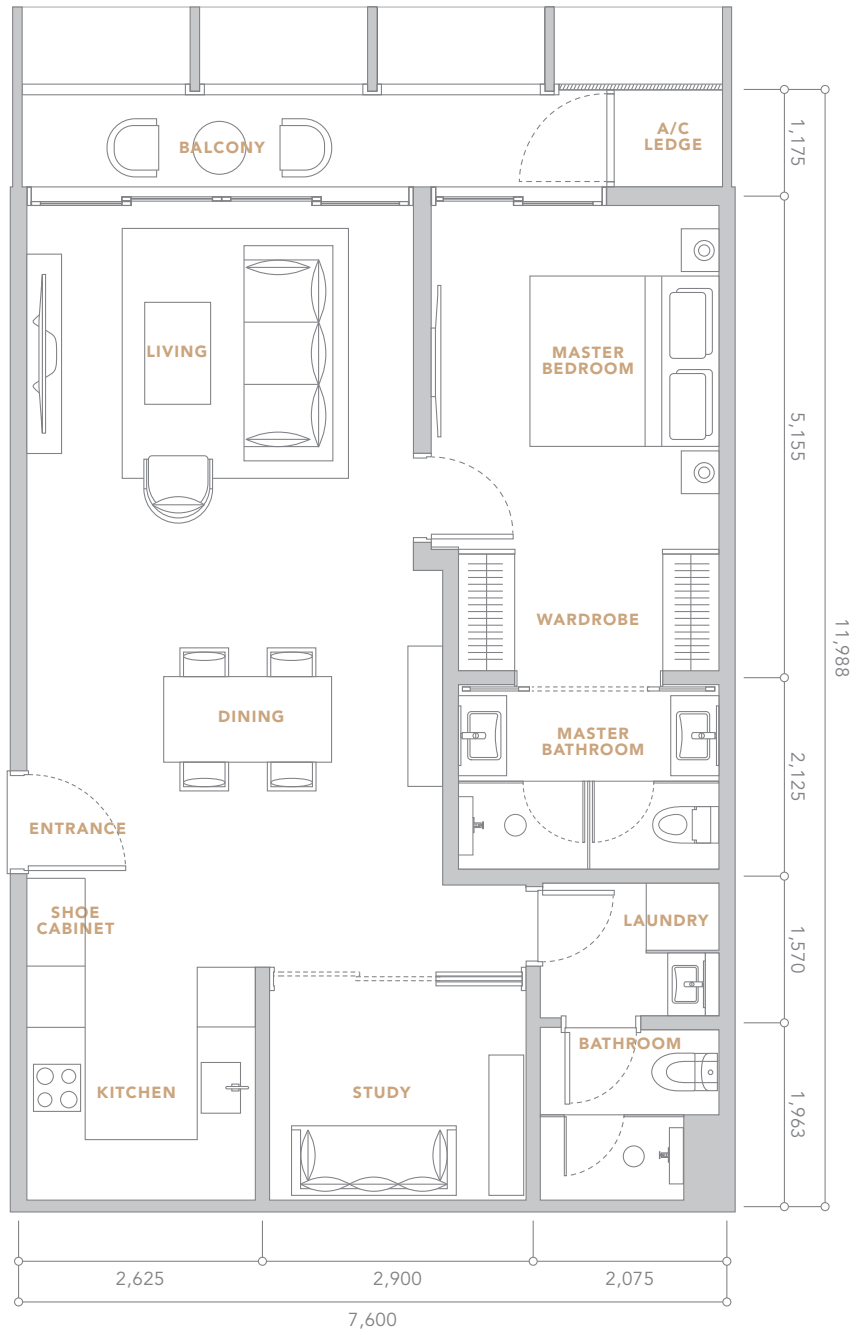
TYPE B1

1+1 BEDROOM
69 SQ.M. / 743 SQ.FT.



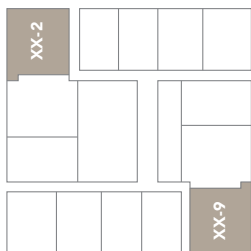
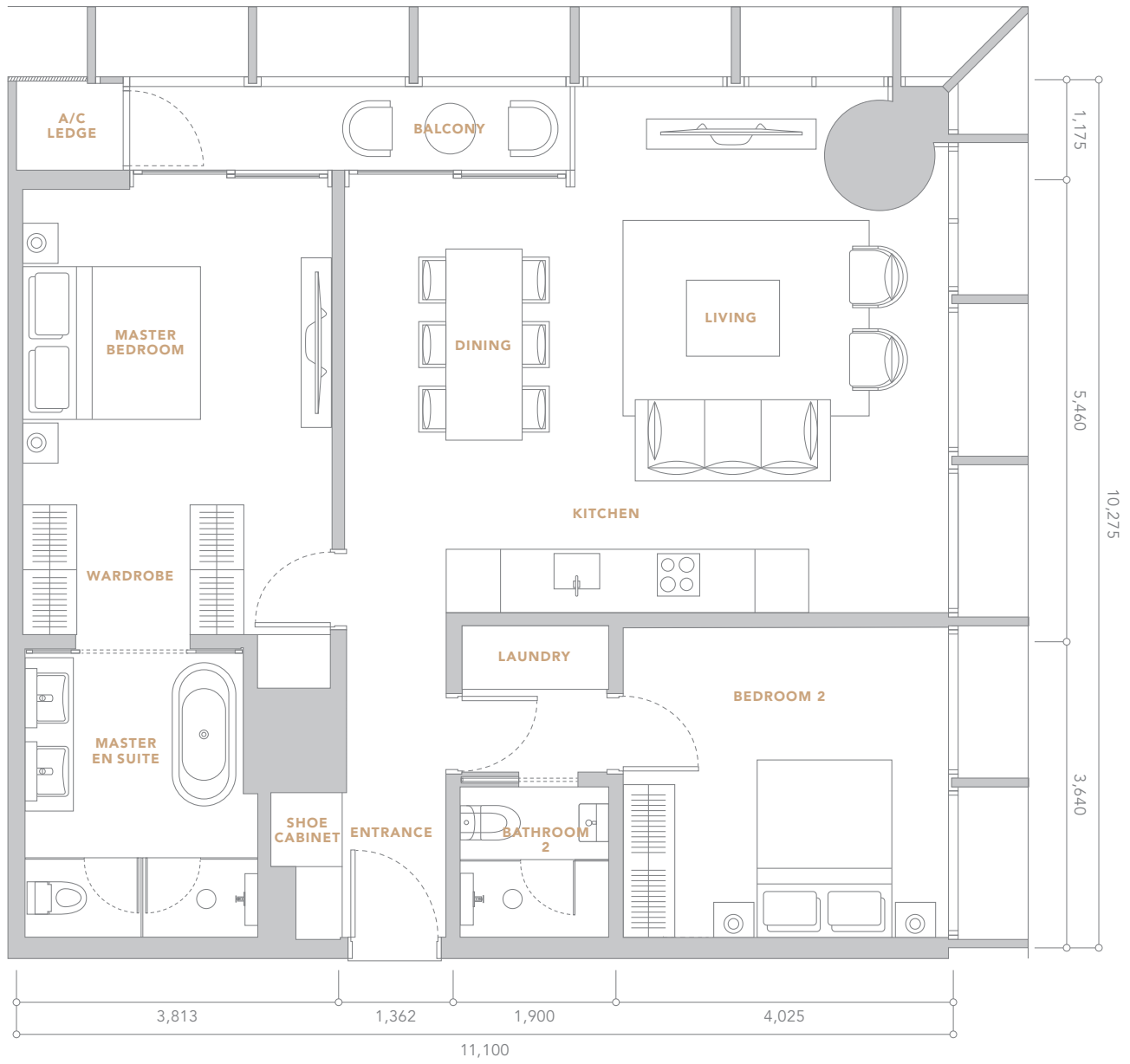
TYPE B2

1+1 BEDROOM
78 SQ.M. / 840 SQ.FT.



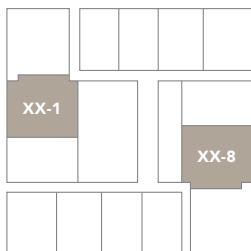
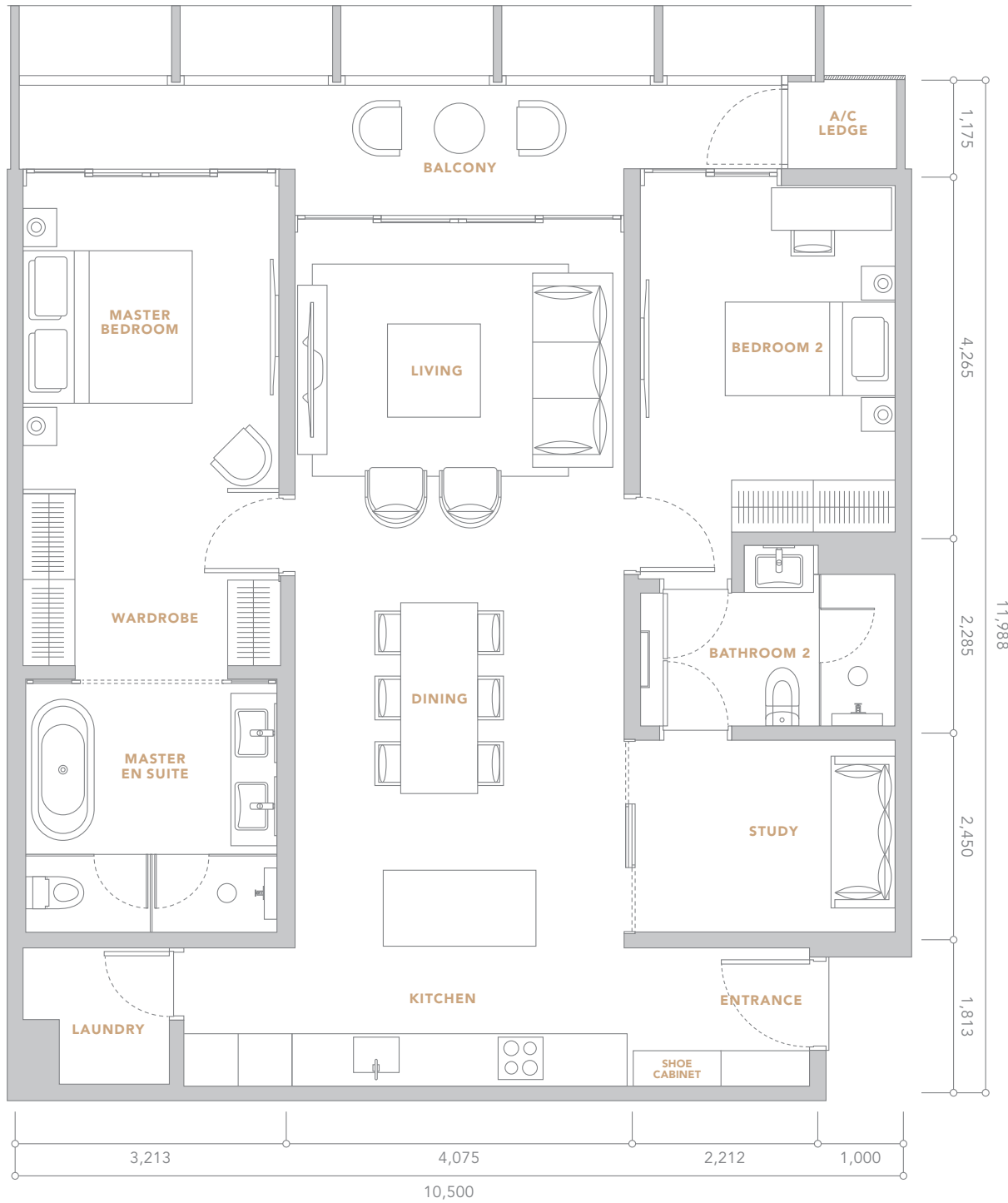
TYPE B3

1+1 BEDROOMS
91 SQ.M. / 980 SQ.FT.



TYPE C

2 BEDROOMS
112 SQ.M. / 1,206 SQ.FT.



TYPE D

2+1 BEDROOMS
124 SQ.M. / 1,335 SQ.FT.

SPECIFICATION

Structure	• Reinforced Concrete
Wall	• Brick / Concrete
Ceiling	• Fibrous Plaster / Skim Coat
Windows	• Aluminium Frame

DOORS

Main Door	• Fire-rated Timber Door
Others	• Timber Semi Core / Aluminium Doors
Ironmongery	• Quality Locksets

FLOOR FINISHES

Living, Dining, Kitchen & Master Bedroom	• Timber Flooring
Master Bath	• Stone
Balcony, Bath 2	• Tiles
Others	• Cement Render

WALL FINISHES

Master Bath	• Stone
Bath 2	• Tiles
Others	• Plaster & Paint

SANITARY INSTALLATIONS & FITTINGS

Master Bath & Bath 2	• Water Closet & Wash Basin with Fittings & Accessories
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M&E INSTALLATIONS & FITTINGS

- Single Phase Power Supply
- Adequate Lights & Power Points
- Ceiling Fan Points to Living & Master Bedroom
- SMATV Outlet to Living & Master Bedroom
- Shaver Point to Master Bath
- Door Bell Point
- Hot Water System to Master Bath, Bath 2 & Kitchen
- Data Point to Living and Master Bedroom
- Video Intercom
- Telephone Outlet to Living & Master Bedroom

Above are standard specification based on Type A / A1 units. Please refer to Sales & Purchase Agreement for complete unit specifications.



The luxurious Conlay Show Units are available for your viewing pleasure at E&O Gallery, 211A, Jalan Tun Razak, 50450 Kuala Lumpur.

Taking centre stage at the new E&O Gallery is a 20 feet scale model of Conlay.

CONLAY STOREY PLAN

51	PENTHOUSES													
50	COMMERCIAL FLOOR													
37 - 48	SERVICED APARTMENTS													
36	FACILITIES FLOOR													
Direction	CITY	CITY / KLCC	PALACE			PALACE / GOLF	GOLF		GOLF / TRX	TRX			TRX / PAVILION	CITY
	NW	NORTH	NE	NE	NE	EAST	SE	SE	SOUTH	SW	SW	SW	WEST	NW
Type	D	C	A1	A1	B2	A2	B3	D	C	B1	B1	B2	A2	B3
Built-Up (sqft)	1,335	1,206	743	743	840	904	980	1,335	1,206	743	743	840	904	980
Layout	2+1 Bedrooms	2 Bedrooms (Corner)	1 Bedroom	1 Bedroom	1+1 Bedroom	1 Bedroom (Corner)	1+1 Bedroom	2+1 Bedrooms	2 Bedrooms (Corner)	1+1 Bedroom	1+1 Bedroom	1+1 Bedroom	1 Bedroom (Corner)	1+1 Bedroom
33A	33A-1	33A-2	33A-3	33A-3A	33A-5	33A-6	33A-7	33A-8	33A-9	33A-10	33A-11	33A-12	33A-13	33A-13A
33	33-1	33-2	33-3	33-3A	33-5	33-6	33-7	33-8	33-9	33-10	33-11	33-12	33-13	33-13A
32	32-1	32-2	32-3	32-3A	32-5	32-6	32-7	32-8	32-9	32-10	32-11	32-12	32-13	32-13A
31	31-1	31-2	31-3	31-3A	31-5	31-6	31-7	31-8	31-9	31-10	31-11	31-12	31-13	31-13A
30	30-1	30-2	30-3	30-3A	30-5	30-6	30-7	30-8	30-9	30-10	30-11	30-12	30-13	30-13A
29	29-1	29-2	29-3	29-3A	29-5	29-6	29-7	29-8	29-9	29-10	29-11	29-12	29-13	29-13A
28	28-1	28-2	28-3	28-3A	28-5	28-6	28-7	28-8	28-9	28-10	28-11	28-12	28-13	28-13A
27	27-1	27-2	27-3	27-3A	27-5	27-6	27-7	27-8	27-9	27-10	27-11	27-12	27-13	27-13A
26	26-1	26-2	26-3	26-3A	26-5	26-6	26-7	26-8	26-9	26-10	26-11	26-12	26-13	26-13A
25	25-1	25-2	25-3	25-3A	25-5	25-6	25-7	25-8	25-9	25-10	25-11	25-12	25-13	25-13A
23A	23A-1	23A-2	23A-3	23A-3A	23A-5	23A-6	23A-7	23A-8	23A-9	23A-10	23A-11	23A-12	23A-13	23A-13A
23	23-1	23-2	23-3	23-3A	23-5	23-6	23-7	23-8	23-9	23-10	23-11	23-12	23-13	23-13A
22	22-1	22-2	22-3	22-3A	22-5	22-6	22-7	22-8	22-9	22-10	22-11	22-12	22-13	22-13A
21	21-1	21-2	21-3	21-3A	21-5	21-6	21-7	21-8	21-9	21-10	21-11	21-12	21-13	21-13A
20	20-1	20-2	20-3	20-3A	20-5	20-6	20-7	20-8	20-9	20-10	20-11	20-12	20-13	20-13A
19	19-1	19-2	19-3	19-3A	19-5	19-6	19-7	19-8	19-9	19-10	19-11	19-12	19-13	19-13A
18	18-1	18-2	18-3	18-3A	18-5	18-6	18-7	18-8	18-9	18-10	18-11	18-12	18-13	18-13A
17	17-1	17-2	17-3	17-3A	17-5	17-6	17-7	17-8	17-9	17-10	17-11	17-12	17-13	17-13A
16		16-2	16-3	16-3A	16-5	16-6	16-7	16-8	16-9	16-10	16-11	16-12	16-13	16-13A
15	15-1	15-2	15-3	15-3A	15-5	15-6	15-7	15-8	15-9	15-10	15-11	15-12	15-13	15-13A
Direction	PALACE						TRX							
	NE		NE		NE		SW		SW		SW			
Type	D1		A		B4		D1		B		B4			
Built-Up (sqft)	1,389		732		1,066		1,389		732		1,066			
Layout	2+1 Bedrooms		1 Bedroom		1+1 Bedroom		2+1 Bedrooms		1+1 Bedroom		1+1 Bedroom			
13A	13A-1		13A-2		13A-3		13A-3A		13A-5		13A-6			
13	13-1		13-2		13-3		13-3A		13-5		13-6			
Type	D2		A		B5		D2		B		B5			
Built-Up (sqft)	1,432		732		1,109		1,432		732		1,109			
Layout	2+1 Bedrooms		1 Bedroom		1+1 Bedroom		2+1 Bedrooms		1+1 Bedroom		1+1 Bedroom			
12	12-1		12-2		12-3		12-3A		12-5		12-6			
11	FACILITIES FLOOR													
1 - 10	RESIDENTS' CARPARK													
GF	LOBBY													
B1	VISITORS' CARPARK													



Listed on Bursa Malaysia, the E&O Group is a premier lifestyle developer of exclusive addresses in Kuala Lumpur, Penang and Johor in Malaysia, and in London.

In Kuala Lumpur, its landmark properties include The Mews, St Mary Residences, Dua Residency, Idamansara and Seventy Damansara, all located in the most prestigious neighbourhoods of the capital city.

In Penang, E&O's award-winning Seri Tanjung Pinang is now a highly sought-after masterplanned, seafront address with an international community of over 20 nationalities. In Johor, E&O has embarked on the development of Avira in Bandar Medini Iskandar, which enjoys easy accessibility via the Second Link to Singapore. E&O's international foray is focused within prime locations in London, including Princes House along Kingsway, ESCA House in Bayswater, and a significant commercial property in Hammersmith.

E&O's leading position is derived from its namesake, the iconic Eastern & Oriental Hotel, a cherished heritage landmark in George Town, Penang, established in 1885. The Group has further leveraged on its experience and expertise in hospitality management with the opening of E&O Residences serviced apartments in Kuala Lumpur.

www.easternandoriental.com

TOP TO BOTTOM (L-R)

Eastern & Oriental Hotel, Penang

Seri Tanjung Pinang, Penang

Princes House, London

The Mews, Kuala Lumpur City Centre

Quayside Seafront Resort
Condominiums, Penang



MITSUI FUDOSAN GROUP

Mitsui Fudosan has its origins in Echigo-ya, a clothing store opened in 1673 in what is now the Nihonbashi district of Tokyo. In 1941, the real estate division of Mitsui Company was separated from the parent company and Mitsui Fudosan Co., Ltd. was established.

Today, Mitsui Fudosan Group is Japan's largest real estate developer with a history of innovation that has kept it at the forefront of the real estate industry. Throughout the years, Mitsui Fudosan was responsible for the sponsorship of Japan's first REIT, the development of Japan's first factory outlet, Tokyo Disneyland, Japan's first regional shopping mall, and first office skyscraper.

As an all-rounded property industry player, Mitsui Fudosan Group has an established portfolio of hotels and resorts worldwide. The Group currently operates 26 hotels and 6,701 rooms across Japan under its Mitsui Garden Hotels and The Celestine Hotels brands. It also develops and manages a number of renowned hotels and resorts such as Amanemu Japan, The St. Regis Hotel and Residences, Singapore and Halekulani Hawaii. The Group has also developed its business through participation in residential projects in US, UK, Singapore, Malaysia, Thailand, Indonesia, Philippines, China and Taiwan in recent years.

www.mitsuifudosan.co.jp/english/

TOP TO BOTTOM (L-R)

Mitsui Honkan, Tokyo, Japan

The St. Regis Hotel & Residences, Singapore

Tokyo Midtown Hibiya, Japan

Amanemu, Shima-shi, Japan





EASTERN & ORIENTAL BHD (555-K)

KUALA LUMPUR

E&O Gallery
211A, Jalan Tun Razak
50450 Kuala Lumpur, Malaysia
T +603 2181 8881 / +6017 266 1188
E enquiry@theconlay.com

Head Office

Level 3A (Annexe), Menara Milenium
8 Jalan Damanlela, Damansara Heights
50490 Kuala Lumpur, Malaysia
T +603 2095 6868

PENANG

Seri Tanjung Pinang, Tanjung Tokong
10470 Pulau Pinang, Malaysia
T +604 890 9999 F +604 899 1122

JOHOR

1 Jalan Medini Timur 15
Bandar Medini Iskandar
79250 Iskandar Puteri
Johor Darul Takzim, Malaysia
T +607 509 6868 F +607 509 7878

LONDON

13th Floor, Landmark House
Hammersmith Bridge Road, Hammersmith
London W6 9DP, United Kingdom
T +44 (0)203 837 0000

www.easternandoriental.com

E&O LIVING



AN INTERNATIONAL COLLABORATION BETWEEN



DISCLAIMER: The information contained herein is subject to change and cannot form part of an offer or contract. All pictures, sketches and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care has been taken in providing this information, the developer shall not be held responsible for any inaccuracies and changes as may be required by the authorities. Prospective purchasers are advised to read the terms and conditions of the Sales and Purchase Agreement carefully with regards to the common facilities/services and the design layout plans before signing the Sales and Purchase Agreement.

Patsawan Properties Sdn Bhd (61111-T) • Developer's Address: Level 3A (Annexe), Menara Milenium, 8 Jalan Damanlela, Damansara Heights, 50490 Kuala Lumpur, Malaysia. T: +603 2095 6868
F: +603 2095 0293 • Developer's License: 19758-1/09-2021/0815(L) (Validity Period: 06/09/2019 – 05/09/2021) • Land Tenure: Freehold • Expected Date of Completion: February 2024 • Approving Authority: Dewan Bandaraya Kuala Lumpur (Reference No.: BP T3 OSC 2018 2005) • Sales & Advertising Permit: 19758-1/09-2021/0815(P) (Validity Period: 06/09/2019 – 05/09/2021) • Land Encumbrances: NA • Total Units: 491 units • Selling Price (RM): RM1,460,000 (Min); RM8,780,000 (Max) • Development Type: Serviced Apartment.

THECONLAY.COM