



THE
ASHWOOD

— U-THANT KUALA LUMPUR —

TABLE
OF
CONTENTS

- 01 Prologue
- 02 The Prestigious Address
- 03 The Tranquil Haven
- 04 The Visionaries

01

PROLOGUE

THE DYNAMIC ESSENCE OF KUALA LUMPUR CITY CENTRE

Kuala Lumpur's Evolution: From Tin Mines to Economic Hub

1. Kuala Lumpur, with its roots dating back to the 1850s when tin miners were drawn to abundant deposits, evolved from a muddy confluence at the junction of the Gombak and Klang rivers.
2. The British colonial era marked a pivotal phase as Kuala Lumpur became the capital of the Federated Malay States in 1896, underlining its strategic importance in the British-ruled Malay Peninsula.
3. Post-independence in 1957 saw Kuala Lumpur ascend as Malaysia's economic and administrative nucleus, undergoing rapid urbanization and modernization.



Kuala Lumpur's 21st-Century Transformation: Economic Growth, Cultural Hub, and Smart City Initiatives

1. The latter half of the 21st century witnessed remarkable economic growth in Kuala Lumpur, transforming the city's skyline with iconic landmarks like the Petronas Towers.
2. The progress extended beyond aesthetics to encompass extensive infrastructure development, including transportation networks, the Kuala Lumpur International Airport (KLIA), and the establishment of the Kuala Lumpur City Centre (KLCC) as a thriving central business district—solidifying Kuala Lumpur's status as a thriving financial hub with a multitude of international corporate offices at the heart of its dynamic economic activities.
3. Beyond its economic significance, Kuala Lumpur emerged as a cultural and tourism hub, blending modernity with tradition through diverse architectural styles, cultural events, and a vibrant culinary scene. In recent years, the city has embraced smart city initiatives, utilizing technology to enhance urban living, sustainability, and efficiency.
4. In essence, Kuala Lumpur's journey from a humble mining settlement to a dynamic metropolis reflects Malaysia's evolution on the global stage, symbolizing progress and development.



KUALA LUMPUR FROM PAST TO PRESENT A SYMPHONY OF EVOLUTION AND ASCENT

PAST



PRESENT

U-THANT

A HIGHLY SOUGHT-AFTER ADDRESS

A Prestigious Enclave with Diplomatic Roots

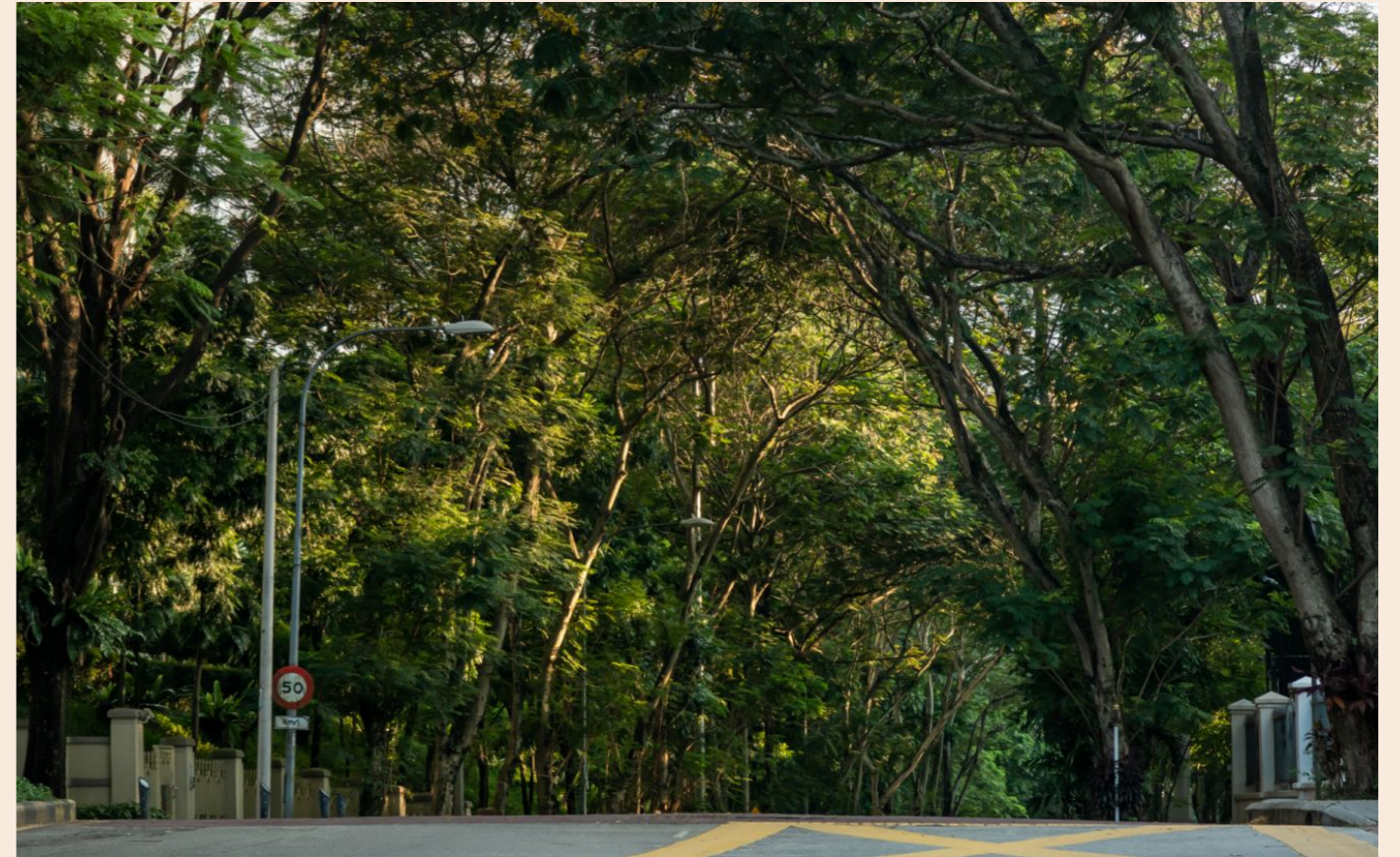
1. Taman U-Thant in Kuala Lumpur, named after the third Secretary-General of the United Nations, U-Thant, has a unique history contributing to its distinctive character.
2. Originally designated for high-end residential purposes in Kuala Lumpur's urban planning, it evolved into an upscale enclave with a cosmopolitan flair, hosting foreign embassies along the renowned "Embassy Row."

Luxury Living, Diplomatic Heritage and Secure Prestige

1. The neighborhood's evolution reflects changes in property development, emphasizing high-quality living spaces.
2. Despite limited historical details, Taman U-Thant's legacy is intertwined with luxury living, diplomatic residences, and homage to U Thant's diplomatic contributions. Security is a priority, evident in perimeter CCTVs.

Exclusive Living in Taman U-Thant

1. Taman U-Thant, sprawling across 563 acres with about 4,000 houses (7.2 units per acre), stands as a prestigious enclave, presenting a golden opportunity to acquire spacious and luxurious properties. These homes provide a comfortable family residence in close proximity to Kuala Lumpur City Center.
2. In contrast to a more vertical living standards of Mont Kiara and Sri Hartamas (21.4 units per acre) as well as Bangsar (9.7 units per acre), U-Thant residents enjoy a lower density living environment.
3. Characterized by well-designed, luxurious properties, Taman U-Thant maintains its exclusivity through low-density development, providing a tranquil living environment.
4. Premium amenities like the Royal Selangor Golf Club, Kuala Lumpur Polo Club and International School of Kuala Lumpur enhance its sought-after status.



U-THANT

PROXIMITY PERFECTED



A VIBRANT CITYSCAPE

Located along Kuala Lumpur's prestigious Embassy Row, The Ashwood is a seamless blend of tranquility with unparalleled convenience. Only 1.8km to the vibrant Kuala Lumpur City Centre, The Ashwood offers a haven of refined luxury and upscale pleasures, allowing you to fully immerse yourself in the city's lively beat.

The city also boasts a diverse culinary landscape, offering a mix of exquisite dining experiences. Coupled with an exciting nightlife and a myriad of entertainment options, Kuala Lumpur ensures there is always something captivating to explore. Whether you seek new economic partnerships, culinary delights, cultural experiences, or contemporary adventures, Kuala Lumpur's dynamic energy ensures there is never a dull moment.

Indulge in the perfect blend of the city's dynamic pulse and the lush greenery of the Royal Selangor Golf Club. Welcome to a world where you can truly have it all, at The Ashwood.

EXCHANGE 106
(TRX)

Merdeka 118

Menara
Kuala Lumpur

KLCC

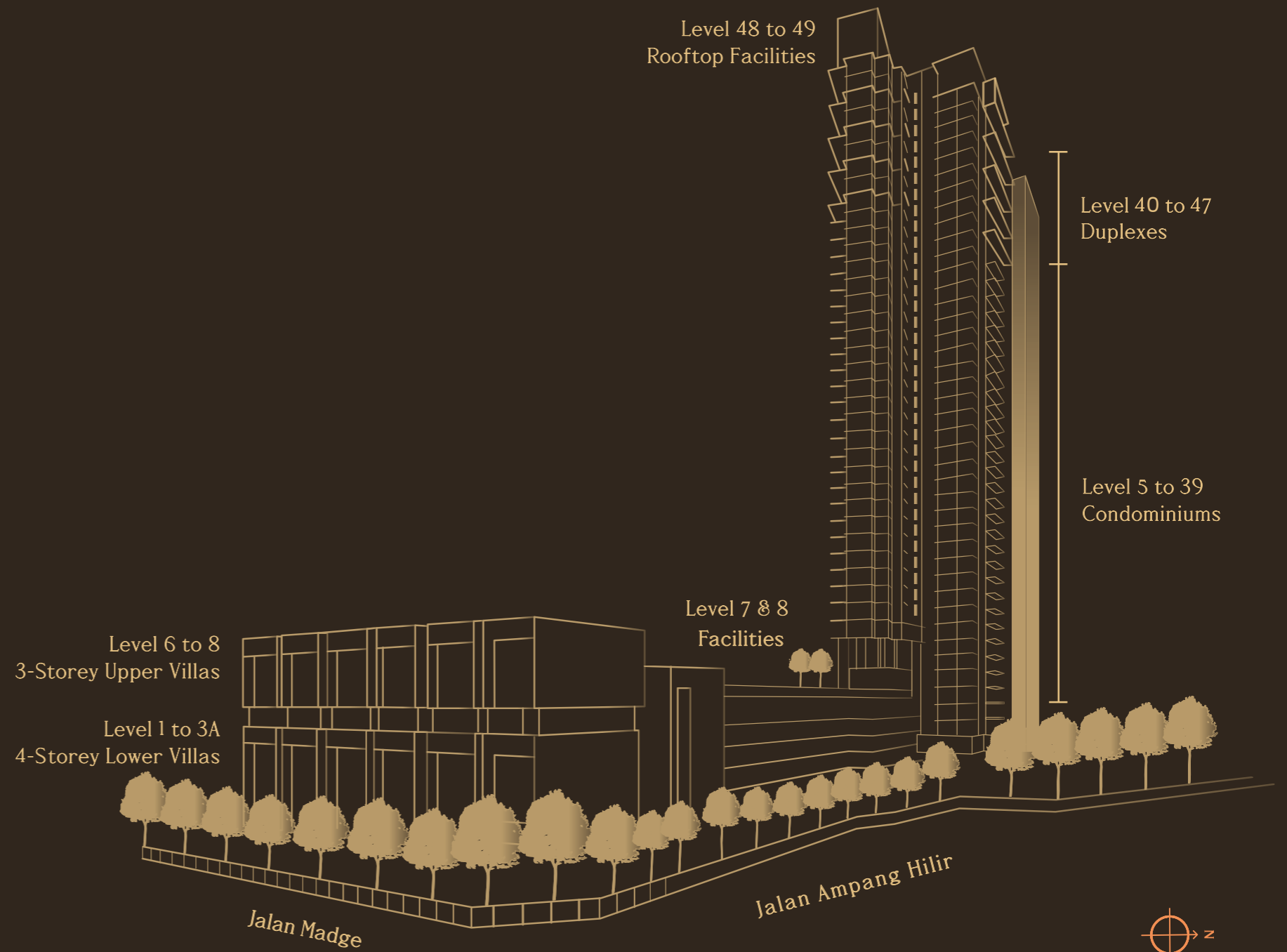
Royal Selangor Golf Club

A WARM WELCOME
TO YOUR TRANQUIL HAVEN,
WHERE TRANQUILITY RESIDES



EXPERIENCE REFINED LIVING

1. Situated in Kuala Lumpur's Embassy Row, the U-Thant enclave is more than an affluent neighbourhood—it's a premium residence for expatriates. The Ashwood, nestled in this distinguished locale, symbolizes exclusivity and refinement.
2. Located 1.8km to Kuala Lumpur City Centre, The Ashwood offers convenient access to corporate offices, upscale shopping, world-class dining, renowned schools, healthcare centres, prestigious sports, and recreational spots.
3. Enjoy excellent accessibility to major highways and 1.3km to the nearest LRT and Ampang Park MRT Station.
4. A freehold development boasting 302 units of condominium, 40 units of 2-storey duplex, and 12 units of 3 & 4-storey villa. A total of 354 units on a 3.59-acre land.
5. Five modern layouts for condominiums, unit sizes ranging from 1,381 sq. ft. to 1,707 sq. ft.
6. Five unique layouts for 2-storey duplex, unit sizes spanning from 2,431 sq. ft. to 3,020 sq. ft.
7. Two curated layouts for 3 & 4-storey villas, unit sizes ranging from 3,133 sq. ft. to 3,399 sq. ft. Both villas feature a unique doorstep parking space, while the 3-storey villa connects to the facilities podium level.
8. Experience a resort-inspired lifestyle across 48 facilities, green sustainable features, vistas of the Kuala Lumpur city skyline, and the verdant greenery of the golf course.



02

THE
PRESTIGIOUS
ADDRESS

ALL-EMCOMPASSING ICONIC LANDMARKS

The Ashwood is surrounded by Kuala Lumpur's iconic landmarks, including Exchange 106 (TRX), Merdeka 118, Menara Kuala Lumpur, KLCC, and the Royal Selangor Golf Club. Located 1.8km to Kuala Lumpur City Centre, The Ashwood is set along the exclusive Embassy Row on U-Thant and enjoys close proximity to the vibrant heart of the city and the coveted Kuala Lumpur Golden Triangle.

Experience the best of both worlds at The Ashwood – a resort lifestyle living surrounded by modern amenities that cater to your work, business, and leisure needs. Unwind and recharge across our thoughtfully curated facilities for relaxation and recreation, exclusive living and wellness, embracing blissful moments of serenity.

EXCHANGE 106
(TRX)

Merdeka
118

Menara
Kuala Lumpur

KLCC

Royal Selangor Golf Club

Jalan Tun Razak

Actual view from Level 49, The Ashwood
Breathtaking views of the city and a vista of verdant greenery

EFFORTLESS ACCESS, ELEVATED LIVING, EVERY DAY

Life at The Ashwood unveils a tapestry of transportation networks, connecting you to nearby destinations within minutes. The ease of accessibility extends beyond your borders, with major highways such as MEX, DUKE, AKLEH, MRR2, and SMART effortlessly linking you to the wider world.

The conveniently located LRT and MRT stations nearby provide easy access around the city and to every major suburb of the Klang Valley. The LRT station connects to the ERL at KL Sentral, the city's transportation hub, while the MRT station connects to the ERL at Putrajaya Sentral for a swift and comfortable ride to KLIA and KLIA2.





A CITY OF CONVENIENCE

Located along Kuala Lumpur's prestigious Embassy Row, The Ashwood enjoys a coveted location surrounded by an abundance of exquisite amenities and renowned shopping destinations. Here is where convenience seamlessly intertwines with the pinnacle of refined living.

- LRT LINE
- ... MRT line 2 (Kwasa Damansara - Putrajaya Sentral)
- Monorail
- MRT line (Kwasa Damansara - Kajang)

EFFORTLESS REACH TO CITY DELIGHTS



Experience convenience at its finest at The Ashwood, situated in a prestigious neighbourhood that embodies refined living. Effortlessly access the city's vibrant wonders with the nearby LRT, MRT, and bus transit hubs, bringing the pulse of urban excitement within your grasp.

Enjoy the freedom of well-connected roads and major highways, opening a world of endless possibilities and adventures to explore right from your doorstep.

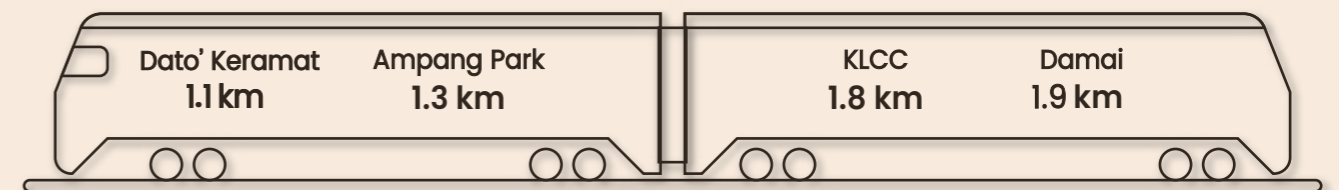
Major Highways

AKLEH 2 km **MRR2** 2.1 km **MEX** 3.2 km **DUKE** 10 km

*driving distance

Major Transportation Hubs

LRT STATIONS



MONORAIL STATIONS




MRT 2 STATIONS



*walking distance from The Ashwood

Easy Accessibility to Neighbouring Cities





AN ENCLAVE OF EMBASSIES

Set along Kuala Lumpur's affluent and prestigious Embassy Row neighbourhood, the U-Thant enclave is more than just an elite neighbourhood surrounded by embassies, high commissions, and world-class amenities; it is a premium address for expat living and the privileged class. The Ashwood stands as a symbol of exclusivity and opulence within this distinguished area.

Embassies and High Commissions



No. EMBASSIES & HIGH COMMISSIONS

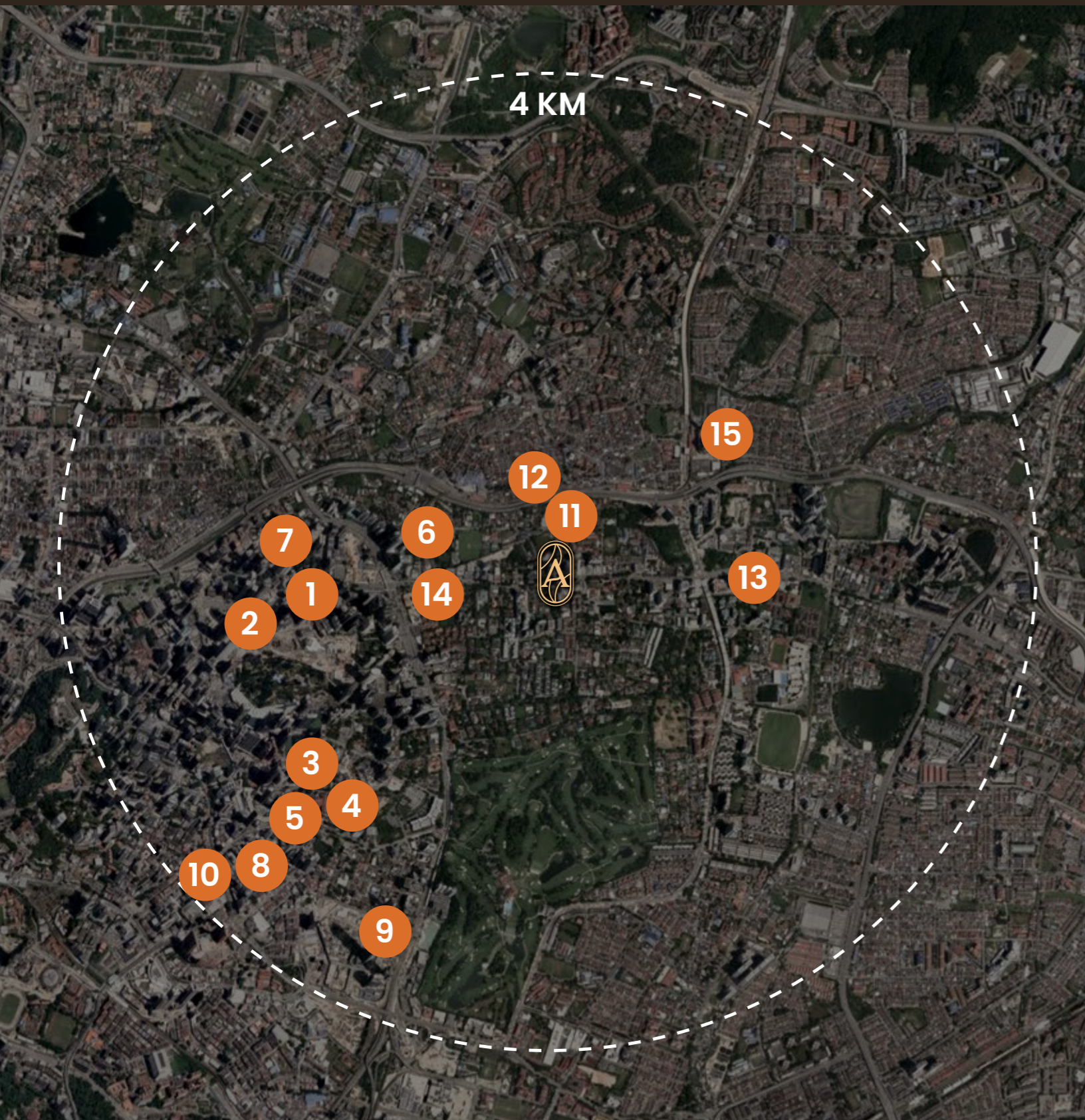
1. Embassy of the Republic of China	(0.4km)	31. Embassy of The Republic of Iraq	(1.6km)
2. Embassy of Ireland	(0.4km)	32. Embassy of the Republic of Guinea	(1.6km)
3. Embassy of the Russian Federation	(0.4km)	33. Embassy of Italy	(1.6km)
4. Royal Embassy of Saudi Arabia	(0.4km)	34. Embassy of Lebanon	(1.7km)
5. Embassy Of The United Arab Emirates	(0.5km)	35. Embassy of the State of Qatar	(1.7km)
6. Royal Thai Embassy	(0.5km)	36. Embassy of Egypt	(1.8km)
7. Embassy of Finland	(0.5km)	37. Embassy of the Republic of Kazakhstan	(1.9km)
8. Embassy of Romania	(0.6km)	38. Royal Embassy of the Kingdom of Cambodia	(1.0km)
9. Embassy of the Democratic People's Republic of Algeria	(0.7km)	39. Embassy of the Kingdom of Netherlands	(2.0km)
10. Embassy of Switzerland	(0.7km)	40. High Commission of the Republic of Singapore	(2.1km)
11. Embassy of Laos	(0.8km)	41. Embassy of Brazil	(2.2km)
12. Embassy of the Republic of The Union of Myanmar	(0.8km)	42. Embassy of Mexico	(2.2km)
13. Embassy of Libya	(0.8km)	43. Embassy of the Bolivarian Republic of Venezuela	(2.2km)
14. Embassy of The Islamic Republic of Iran	(0.9km)	44. Embassy of Turkey	(2.2km)
15. Embassy of Federal Republic of Somalia	(0.9km)	45. Embassy of Belgium	(2.2km)
16. Embassy of the Republic of Poland	(1.1km)	46. Embassy of German	(2.2km)
17. Embassy of Morocco	(1.1km)	47. Embassy of Ukraine	(2.2km)
18. Embassy of the USA	(1.2km)	48. Embassy of Senegal	(2.2km)
19. Kenya High Commission	(1.2km)	49. Embassy of Vietnam	(2.3km)
20. High Commission of Maldives	(1.3km)	50. Australian High Commission	(2.3km)
21. Embassy of the Republic of Korea	(1.3km)	51. Embassy of Ecuador	(2.5km)
22. High Commission of Mauritius	(1.3km)	52. Embassy of Chile	(2.6km)
23. British High Commission	(1.4km)	53. Embassy of Japan	(2.6km)
24. Embassy of Turkmenistan	(1.4km)	54. Embassy of the Republic of the Philippines	(2.6km)
25. Embassy of Georgia	(1.4km)	55. Embassy of Columbia	(2.8km)
26. Embassy of France	(1.4km)	56. Embassy of the Republic of Uzbekistan	(3.1km)
27. Embassy of Czech Republic	(1.4km)	57. Embassy of the Republic of Argentina	(3.2km)
28. Embassy of the Republic of Croatia	(1.4km)	58. Embassy of the Grand-Douchy of Luxembourg	(3.2km)
29. Embassy of the Syrian Arab Republic	(1.5km)		
30. Embassy of Jordan	(1.5km)		



A LUXURIOUS TAPESTRY OF SHOPPING EXPERIENCE

Indulge in a world of luxury shopping at premium malls, including Suria KLCC, Pavilion Kuala Lumpur, The Starhill, Lot 10, and the latest The Exchange - TRX mall, among other upscale grocers located just moments away. Experience the sheer delight of seamless shopping and exquisite culinary experiences, all within reach from The Ashwood.

Premium Malls, Neighbourhood Malls and Grocers



No. PREMIUM MALLS

- 1. Shoppes @ Four Seasons Place (2.1km)
- 2. Suria KLCC (2.2km)
- 3. Pavilion Kuala Lumpur (3.1km)
- 4. The Starhill (3.1km)
- 5. Lot 10 (3.4km)

No. SHOPPING MALLS

- 6. Intermark Mall (1.1km)
- 7. Avenue K (1.8km)
- 8. Berjaya Time Square (4.0km)
- 9. The Exchange - TRX Mall (4.0km)
- 10. Lalaport Bukit Bintang City Center (BBCC) (4.5km)

No. NEIGHBOURHOOD MALLS / GROCERS

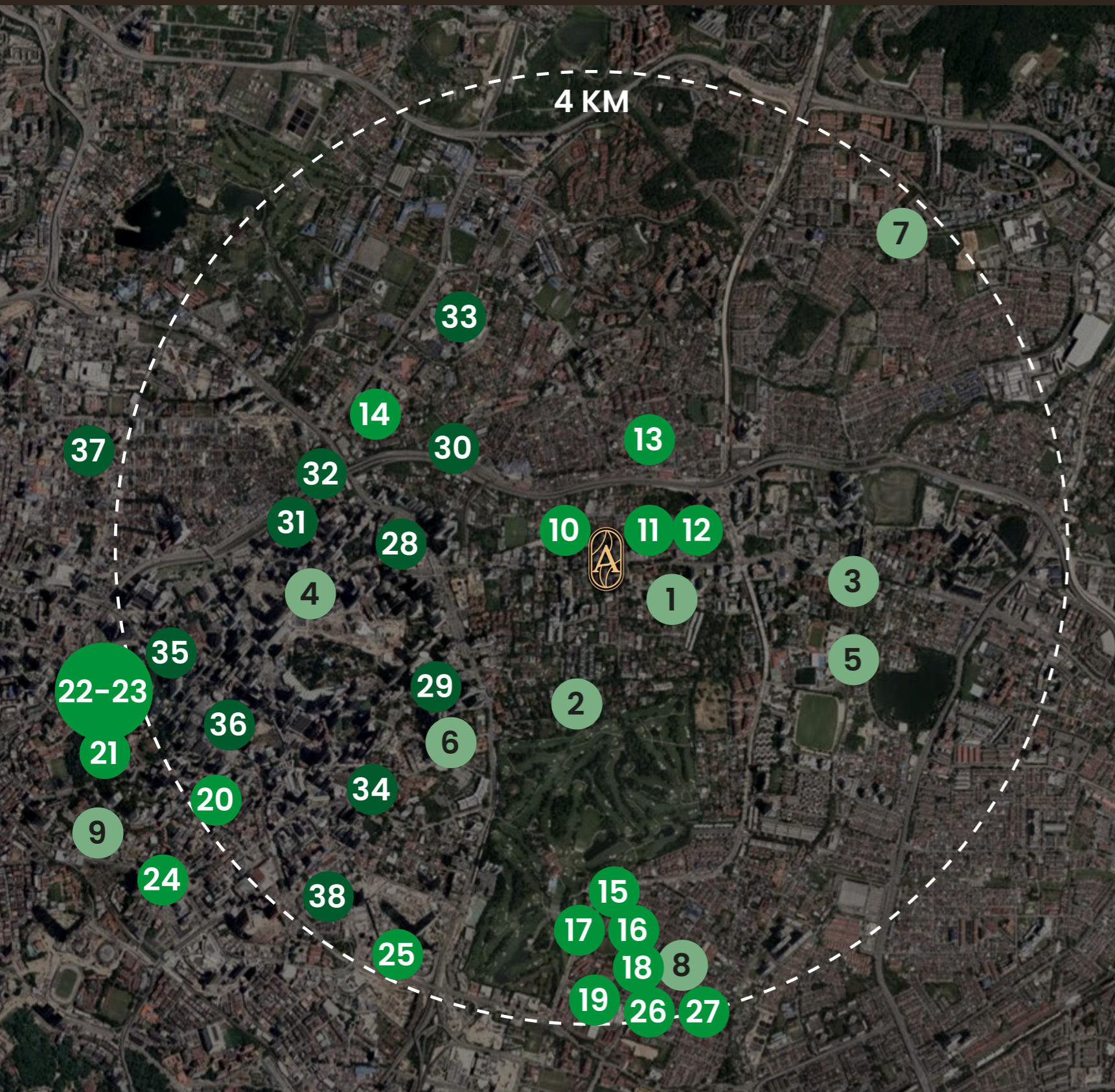
- 11. Hock Choon Supermarket (0.2km)
- 12. The Grange @ Ampwalk / Swine Grocer (0.3km)
- 13. Great Eastern Mall / Mercato (0.9km)
- 14. The LINC KL / Ben's Independent Grocer (1.2km)
- 15. Datum Jelatek Mall / The Food Merchant (1.6km)



WHERE EDUCATION EXCELLENCE FLOURISHES

With renowned educational institutions including The International School of Kuala Lumpur, Sayfol International School, Kuala Lumpur International Kidsclub, and more, here is where your children can embark on an extraordinary learning journey. Embrace excellence and grant them access to unparalleled educational opportunities just minutes away from The Ashwood.

Learning Institutions



No. INTERNATIONAL SCHOOLS

- 1. Sayfol International School (0.1km)
- 2. Kuala Lumpur International Kidsclub (0.9km)
- 3. Libyan School Kuala Lumpur (1.3km)
- 4. Primrose Hill Active Learning (1.4km)
- 5. The International School of Kuala Lumpur (1.5km)
- 6. EtonHouse Malaysia (2.5km)
- 7. Brighton International School (3.5km)
- 8. Taylor's International School (4.0km)
- 9. St. John's International School (4.4km)

No. GOVERNMENT SCHOOLS

- 10. SJK (C) Chung Hwa (P) KL (0.9km)
- 11. SMK Puteri Ampang (0.6km)
- 12. SMK Seri Ampang (0.6km)
- 13. SK Datok Keramat (1) & (2) (1.2km)
- 14. SK Jalan Gurney (1) & (2) KL (2.6km)
- 15. SK Taman Maluri (3.3km)
- 16. SMK Datok Lokman (3.3km)
- 17. SMK Aminuddin Baki (3.4km)
- 18. SJK (C) Tsun Jin (3.8km)
- 19. SMK St. Gabriel (4.0km)
- 20. SJK (C) Nan Kai (4.2km)
- 21. SK St. John (1) & (2) (4.4km)
- 22. SMK Convent Bukit Nanas (4.4km)
- 23. SK Convent (1) & (2) Bukit Nanas (4.4km)
- 24. SJK (C) Jalan Davidson (4.8km)
- 25. SJK (C) Chong Fah Phit Chee (5.0km)
- 26. SJK (C) Kung Min (5.0km)
- 27. SJK (C) Chin Woo (5.0km)

No. VARSITIES

- 28. University Tun Abdul Razak (UNIRAZAK) (1.4km)
- 29. Universiti Sains Malaysia Kuala Lumpur (2km)
- 30. UniKL Business School (2.3km)
- 31. Advance Tertiary College (ATC) (2.4km)
- 32. Erican College (KLCC Campus) (2.4km)
- 33. Universiti Teknologi Malaysia (UTMKL) (2.8km)
- 34. University of Nottingham Teaching Centre (3.0km)
- 35. University of Wolverhampton (3.2km)
- 36. INTI International College KL (3.5km)
- 37. Universiti Utara Malaysia Kuala Lumpur (UUMKL) (3.8km)
- 38. BERJAYA University College (4.5km)

LEGEND: ● INTERNATIONAL SCHOOLS ● GOVERNMENT SCHOOLS ● VARSITIES

ENVELOPED BY NATURE'S SPLENDOUR

Revel in the refreshing sights of verdant greenery and cherish moments of serenity with nearby recreational parks, including KLCC Park and KL Forest Eco Park. Indulge in your favourite sport of golf at The Royal Selangor Golf Club and Kuala Lumpur Polo Club, all while immersing yourself in the tranquil ambiance of your peaceful abode—a sanctuary of unmatched comfort and luxury.

EXCHANGE 106
(TRX)

Merdeka 118

Menara
Kuala Lumpur

KLCC

Royal Selangor Golf Club

Serene and Picturesque Parks and Recreational Clubs



No. RECREATIONAL CLUBS

1. Raintree Club (1.1km)
2. Kuala Lumpur Polo Club (1.5km)
3. SSU Kelab Aman (1.6km)
4. The Royal Selangor Golf Club (2.0km)
5. Titiwangsa Golf Course (5.0km)

No. SERENE PARKS

6. KLCC Park (1.8km)
7. Taman Tasik Datuk Keramat (1.9km)
8. Taman Tasik Ampang Hilir (2.5km)
9. KL Forest Eco Park (4.0km)
10. Taman Tasik Titiwangsa (5.0km)



WORLD-CLASS HEALTHCARE AT YOUR DOORSTEP

Experience peace of mind at The Ashwood, located nearby world-class medical centres including Prince Court Medical Centre, Gleneagles Kuala Lumpur, ALTY Orthopaedic Hospital, and more. Residents can rest assured knowing that their well-being is prioritised, with convenient access to reputable healthcare services.

Renowned Healthcare Institutions



No. HOSPITALS

- | | | |
|-----|---------------------------------------|---------|
| 1. | ALTY Orthopaedic Hospital | (0.9km) |
| 2. | Gleneagles Hospital Kuala Lumpur | (1.1km) |
| 3. | Prince Court Medical Centre | (2.7km) |
| 4. | KPJ Ampang Puteri Specialist Hospital | (2.9km) |
| 5. | Hospital Tunku Azizah | (3.8km) |
| 6. | Hospital Kuala Lumpur | (4.0km) |
| 7. | Tung Shin Hospital | (4.3km) |
| 8. | Pusat Perubatan CMH | (4.3km) |
| 9. | KPJ Sentosa Specialist Hospital | (4.5km) |
| 10. | Institut Jantung Negara | (4.7km) |
| 11. | KPJ Tawakal KL Specialist Hospital | (5.1km) |

EXPERIENCE CULINARY DELIGHTS

Indulge in a world of gastronomic delights at The Ashwood, where fine culinary experiences await at every turn. Immerse yourself in a diverse array of dining options, from international cuisines to local delicacies, all conveniently located within the vibrant community.

A Rich Tapestry of Culinary Delicacies



No. FINE DINING

- 1. Troika Sky Dining (1.5km)
- 2. Dewakan Restaurant** (1.9km)
**Michelin 2-starred restaurant
- 3. Marini's on 57 (2.6km)
- 4. Envi Skydining (2.7km)
- 5. Thirty8 Kuala Lumpur (2.9km)
- 6. Sabayon at Equatorial (3.2km)

No. JAPANESE DINING

- 7. Hanare Japanese Restaurant (1.3km)
- 8. Nobu Kuala Lumpur (2km)
- 9. Fukuya Authentic Japanese Restaurant (3.4km)
- 10. Yamaguchi Fish Market (4.1km)

No. WESTERN DINING

- 11. Cilantro Restaurant & Wine Bar (1.2km)
- 12. Mandarin Grill (2.6km)
- 13. Beta KL* (3km)
*Michelin 1-starred restaurant
- 14. Ciao Ristorante (3.9km)

No. CAFES

- 15. Kenny Hills Bakers (200m)
- 16. If Only Restaurant (1.2km)
- 17. Mori kohi (1.5km)
- 18. VCR Ritchie (1.7km)
- 19. Feeka by The Park (2km)

LEGEND: ● FINE DINING ● WESTERN DINING
● JAPANESE DINING ● CAFES

EXCELLENT ACCESSIBILITY TO A THRIVING BUSINESS DISTRICT

Located 1.8km to Kuala Lumpur City Centre, The Ashwood not only enjoys the convenience of being near a myriad of amenities and international corporate offices but also offers excellent accessibility within a short 10-minute drive to Kuala Lumpur City Centre, and The Exchange 106 at Tun Razak Exchange (TRX) - both the pulsating epicentres of Malaysia's major economic activities and financial district.



Kuala Lumpur's Corporate Hub and Economic Centre



No. OFFICE TOWER

1. Menara Tan & Tan	(1.3km)	21. Menara Khuan Choo	(3.1km)
2. Menara Atlan	(1.6km)	22. Pavillion Tower	(3.1km)
3. Citibank Tower	(1.6km)	23. Menara Perak	(3.2km)
4. Vista Tower	(1.6km)	24. Bank Islam (M) Bhd	(3.3km)
5. KL Trillion	(1.6km)	25. Menara Bangkok	(3.3km)
6. Plaza OSK	(1.6km)	26. Deutsche Bank (M) Bhd	(3.3km)
7. G Tower	(1.6km)	27. Menara MBF	(3.3km)
8. Menara Binjai	(1.7km)	28. Wisma Hong Leong	(3.4km)
9. Ilham Tower (IB Tower)	(1.8km)	29. Equatorial Plaza	(3.5km)
10. Petronas Twin Towers	(1.8km)	30. Menara Hap Seng	(3.5km)
11. Menara Exxon Mobil	(1.9km)	31. Menara 6	(3.5km)
12. Menara Public Bank	(1.9km)	32. Standard Chartered Tower	(3.5km)
13. Wisma BSN	(1.9km)	33. Sunway Tower	(3.5km)
14. Menara Felda	(2.2km)	34. Menara IMC	(3.5km)
15. Naza Tower	(2.3km)	35. Menara KH	(3.6km)
16. Ambank Tower	(2.6km)	36. Menara Worldwide	(3.6km)
17. Plaza Conlay	(2.8km)	37. Affin Hwang Investment Bank	(3.7km)
18. Permata Sapura Tower	(2.9km)	38. Merdeka 118	(5.1km)
19. Menara TA One	(3.0km)	39. Tun Razak Exchange 106	(5.3km)
20. Wisma Cosway	(3.1km)		

03

A
TRANQUIL
HAVEN



WHERE TRANQUILITY RESIDES

Welcome to The Ashwood, your tranquil haven where the cares of the day simply melt away. Imagine returning home to a world of pure comfort and solace, where every detail has been thoughtfully crafted to elevate your lifestyle. As you step through the doors, a soothing calm envelops you, inviting you to rejuvenate, recharge, and rediscover the joys of life. With its dreamy resort ambiance, The Ashwood is more than a residence, it's an embrace, a warm and inviting oasis where every day feels like a cherished getaway.

EMBRACING MOMENTS OF SERENITY

From the breathtaking vistas of Kuala Lumpur's majestic cityscape to the lush greenery that surrounds, The Ashwood is where you find yourself in a sanctuary of unmatched comfort and luxury. Every moment becomes an opportunity to cherish tranquility, where time slows down. Whether you're enjoying yoga amidst nature's embrace or simply taking in the peaceful ambiance of your abode, The Ashwood is your haven for delighting in life's moments of serenity.





A SPACE TAILORED TO YOUR LIFESTYLE AND PERSONAL GROWTH

Begin each day with the nutty aroma of freshly brewed coffee in our modern coworking space, surrounded by breathtaking views that inspire you to seize every work opportunity. The Ashwood provides the ideal setting for achieving work-life balance, allowing you to discover the art of elegant living while harmonising your professional and personal aspirations.

MEMORIES ARE MADE BEAUTIFUL HERE

Within our meticulously curated lifestyle facilities, spanning three dedicated zones with a serene resort-like atmosphere, here is where families and loved ones come together to celebrate timeless moments. Whether it's joyful gatherings over a delicious meal, or over an exciting game of chess, unforgettable memories are created here and made even more beautiful with each passing moment.



YOUR PEACEFUL HAVEN TO CALL HOME

Leave the city's hustle and bustle behind as you step into your peaceful haven, where laughter fills the living room, and coziness abounds. With luxuriously spacious layouts, exquisite finishes, and 24-hour surveillance systems, here is where you can indulge in your refined living while feeling safe and secure with your loved ones.



THE EXQUISITE MASTERPLAN



THE
ASHWOOD
— U-THANT KUALA LUMPUR —

Location

U-Thant, Kuala Lumpur

Development Type

High-Rise Strata Titled Development

Total Land Area

3.59 Acres

Land Tenure

Freehold

Total Units: **354**

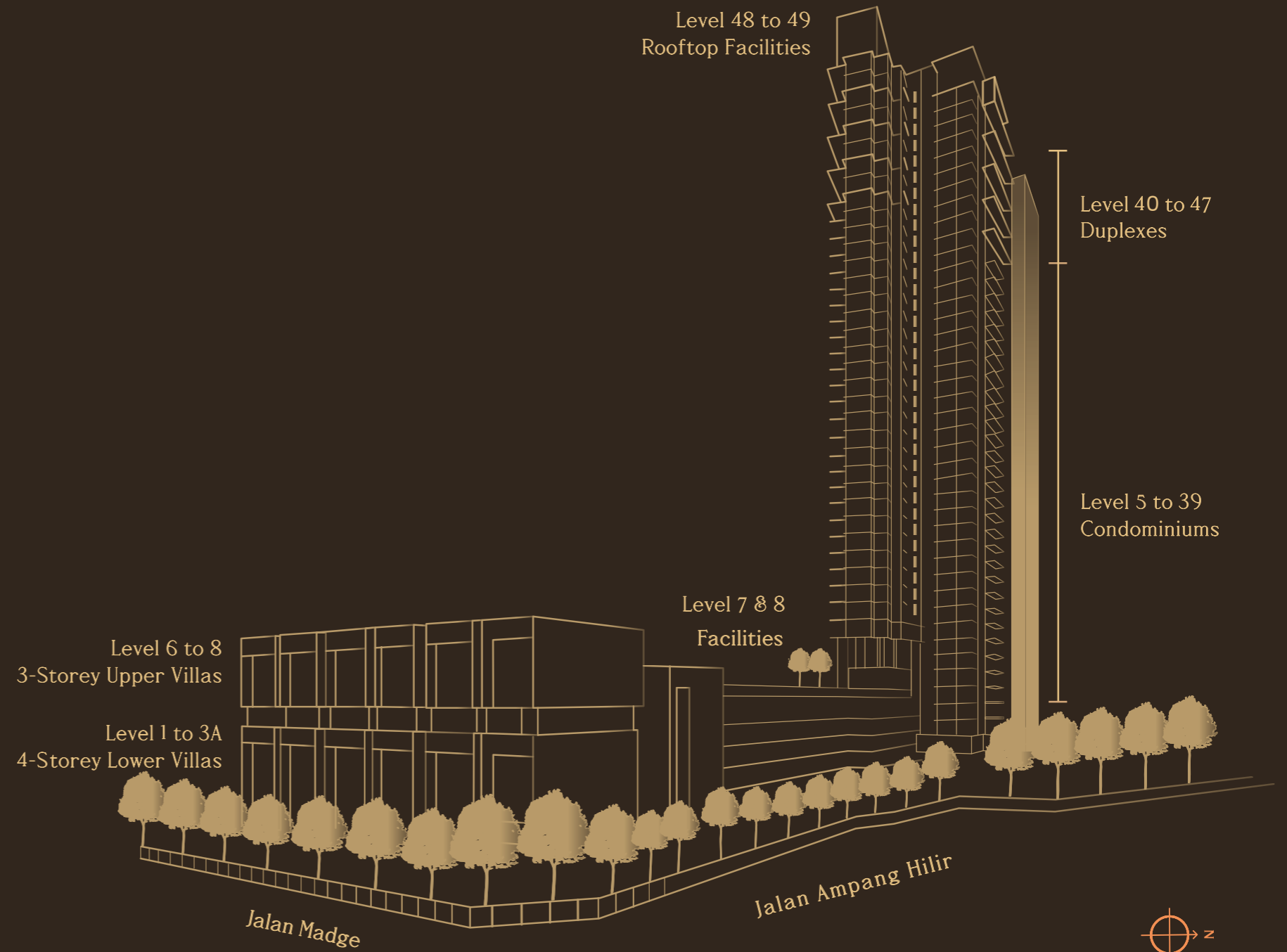
302 Condominiums

12 3 and 4-Storey Villas

40 2-Storey Duplexes (Future Launch)

No. of Facilities

48






THE
ASHWOOD
— D'AMORIM REAL ESTATE —

An elegant homecoming at The Ashwood's Grand Entrance

Artist's Impression Only
For Internal Use Only



Your arrival, our grand welcome at The Ashwood

Artist's Impression Only
For Internal Use Only

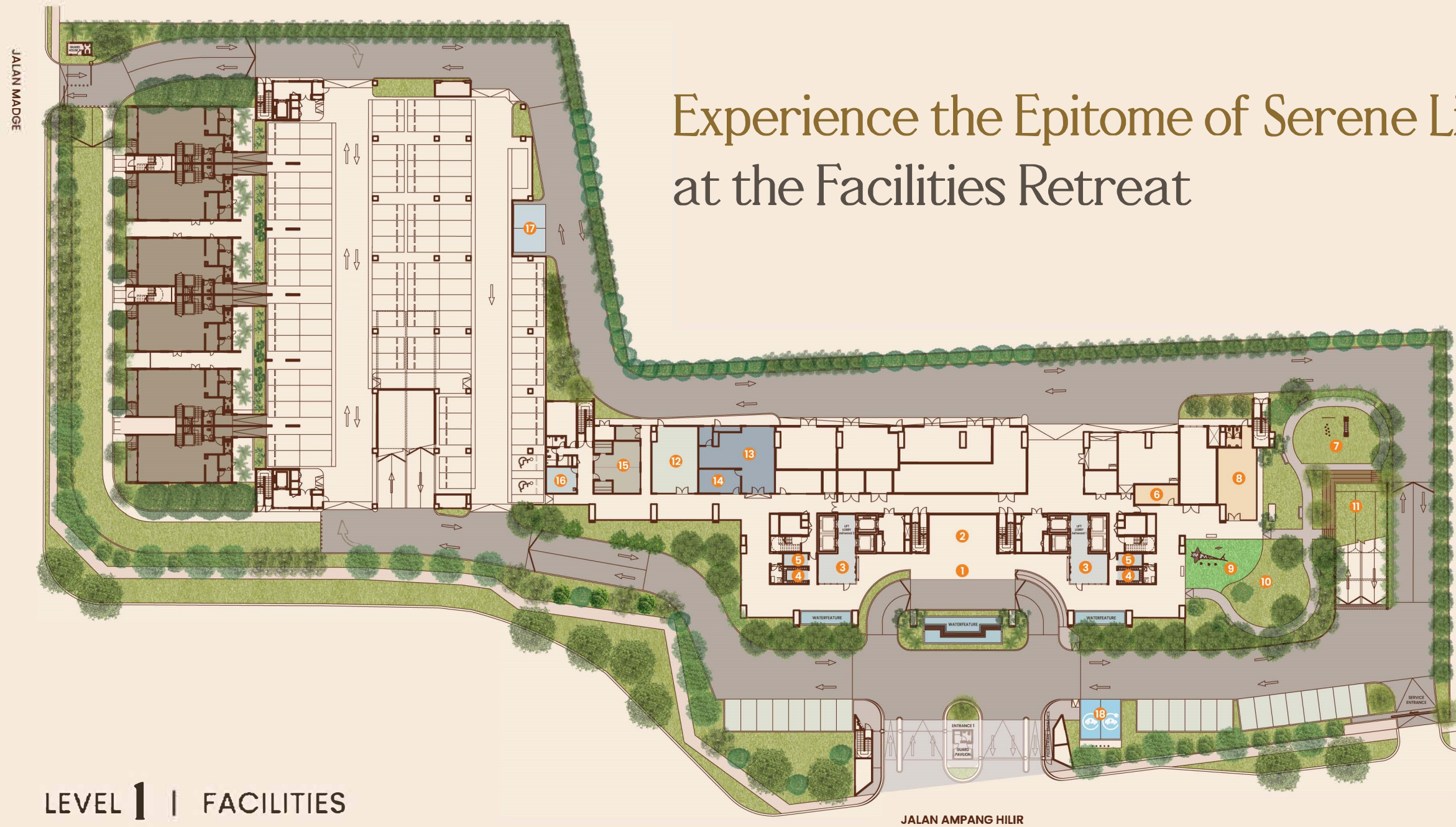


A private oasis of elevated service and exclusive amenities awaits you at the Concierge Lounge

Artist's Impression Only
For Internal Use Only



Experience the Epitome of Serene Living at the Facilities Retreat



LEVEL 1 | FACILITIES

LEGEND

- | | | | |
|---------------------|--------------------------|-----------------------|---------------------|
| 1. Grand Arrival | 6. Pet Salon | 11. Garden of Oasis | 16. Laundrette |
| 2. Concierge Lounge | 7. Pawsome Park | 12. Convenience Store | 17. Car Wash Bay |
| 3. Welcome Lobby | 8. Nursery | 13. Management Office | 18. EV Charging Bay |
| 4. Mail Room | 9. Children's Playground | 14. Meeting Room | |
| 5. Parcel Room | 10. Tranquil Lawn | 15. Surau | |





Elevate Your Lifestyle at the Resort-Inspired Podium Facilities



LEVEL 7 & 8 | FACILITIES

LEGEND

- | | | | | |
|-----------------------------|-------------------------|---------------------------|---|------------------------|
| 1. 50m Infinity Pool | 6. Changing Room | 11. Chess Terrace | 16. Serene Foyer | 21. Swing Garden |
| 2. Jacuzzi | 7. Sauna | 12. Children's Playground | 17. Multipurpose Hall / Badminton Court | 22. Garden of Serenity |
| 3. Cascading Water Features | 8. Steam Bath | 13. Pavilion Lounge | 18. Basketball Key Court | |
| 4. Children's Pool | 9. Outdoor Gym | 14. Gymnasium | 19. BBQ Terrace | |
| 5. Poolside Lounge | 10. Serene Chill Corner | 15. Yoga / Dance Room | 20. Relaxing Deck | |



Indulge in elevated serenity with our 50m Infinity Pool

Artist's Impression Only
For Internal Use Only



Dive into refined leisure at our Poolside Lounge

Artist's Impression Only
For Internal Use Only



Discover tranquility in our exclusive Garden of Serenity

Artist's Impression Only
For Internal Use Only



Engage in strategic elegance at our Chess Terrace

Artist's Impression Only
For Internal Use Only



Unwind in the epitome of tranquility at our Serene Chill Corner

Artist's Impression Only
For Internal Use Only



Indulge your furry friends in our exclusive Pawsome Park

Artist's Impression Only
For Internal Use Only



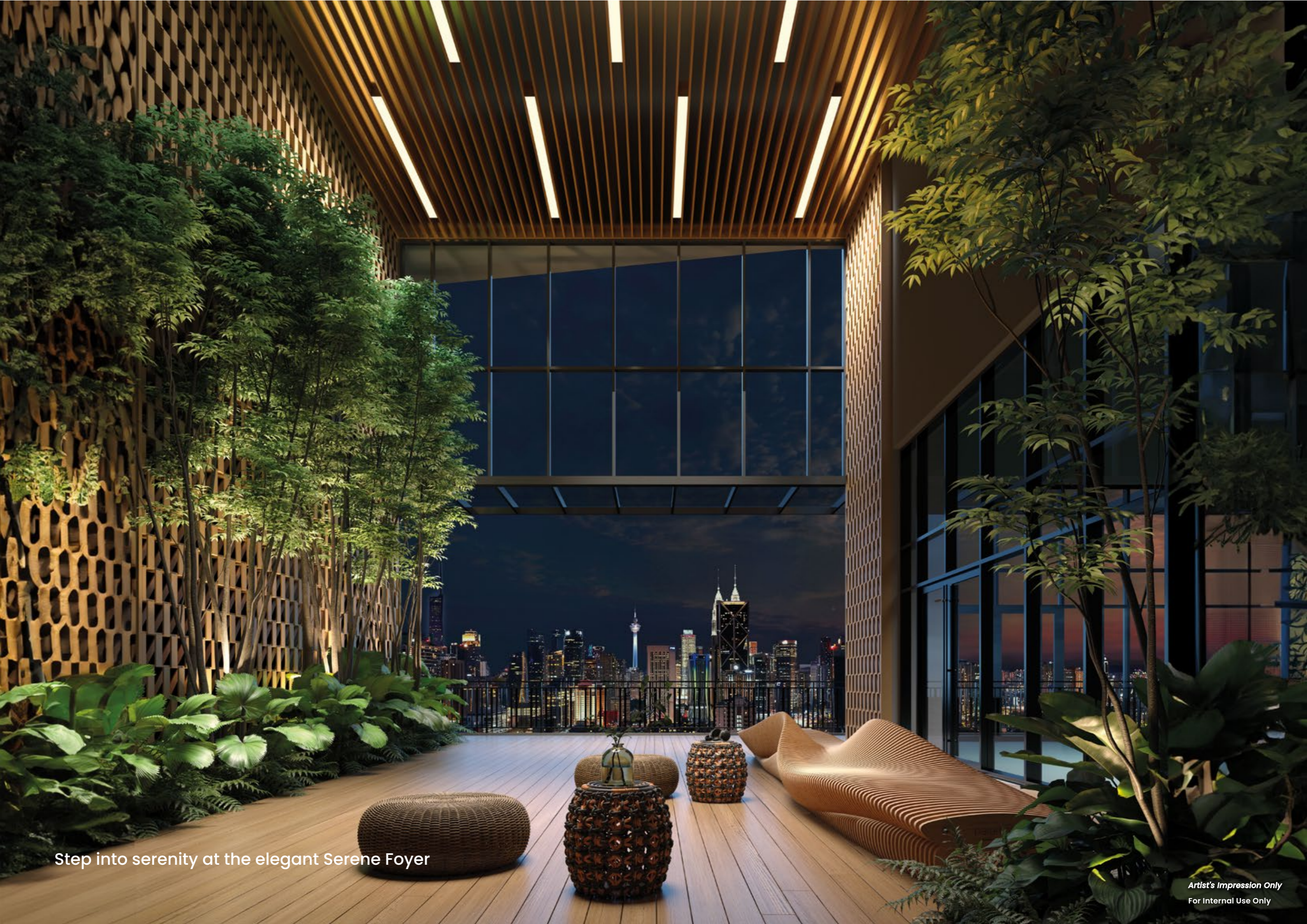
Unleash your peak potential at the state-of-the-art Gymnasium

Artist's Impression Only
For Internal Use Only



Savour exquisite moments at the BBQ Terrace

Artist's Impression Only
For Internal Use Only



Step into serenity at the elegant Serene Foyer

Artist's Impression Only
For Internal Use Only



Indulge in a luxury workout with a majestic cityscape view at the Gymnasium

Artist's Impression Only
For Internal Use Only



Discover the Rooftop Oasis with Stunning Views of Kuala Lumpur City Skyline and Golf Course

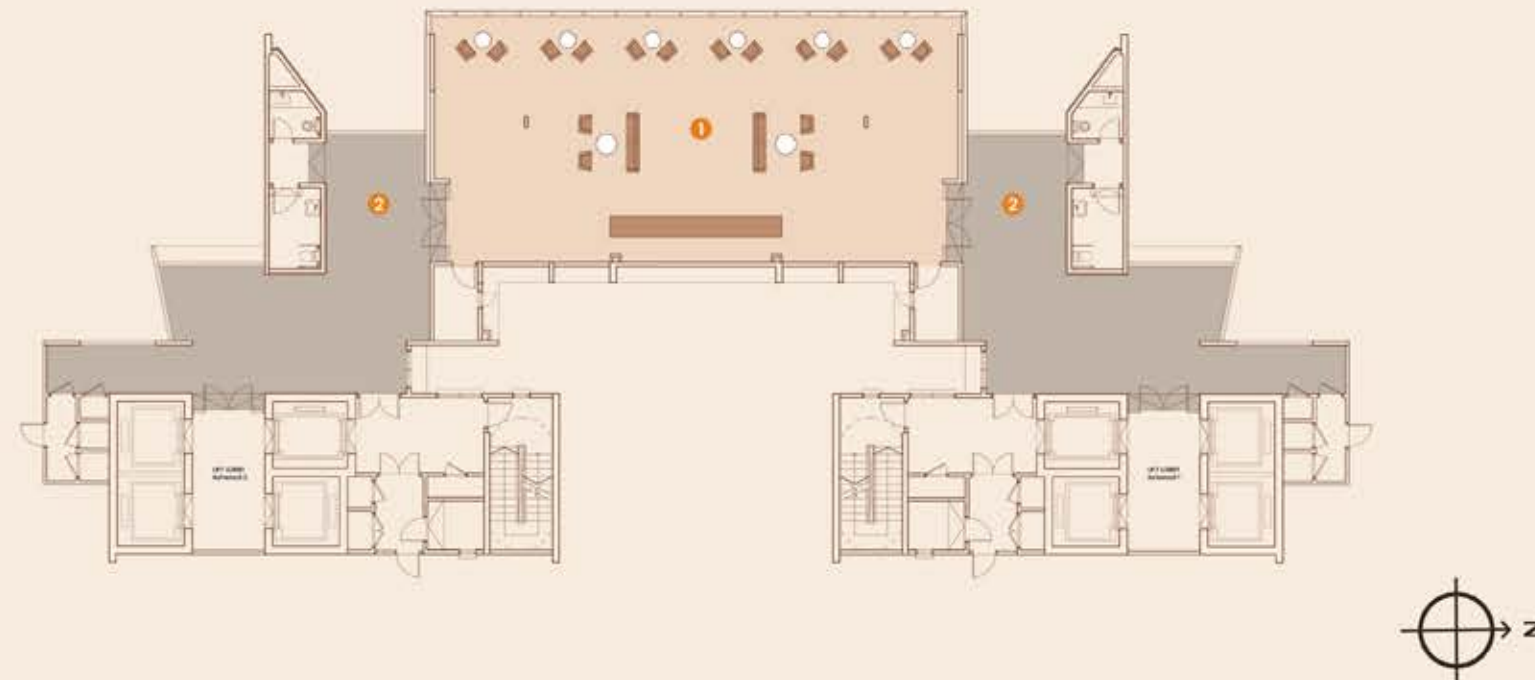


LEVEL 48 | ROOFTOP FACILITIES

- LEGEND**
- | | | |
|---------------------|-------------------------------|---------------------------------|
| 1. Coworking Lounge | 3. Rooftop BBQ Terrace | 5. Urban Farming / Herbs Garden |
| 2. Sky Terrace | 4. Sky Yoga / Meditation Deck | 6. Viewing Deck |



Discover the Epitome of Sophistication and Captivating Views



LEVEL 49 | ROOFTOP FACILITIES

- LEGEND**
- 1. Sky Lounge
 - 2. Social Space



Coworking Lounge, your space for work-life balance

Artist's Impression Only
For Internal Use Only

STUNNING VIEWS OF KUALA LUMPUR'S MAJESTIC CITYSCAPE AND VERDANT GREENERY FROM THE GOLF COURSE

Royal Selangor Golf Club

Actual view from Level 48, The Ashwood

Artist's Impression Only
For Internal Use Only



Elevate your evenings at the premier Sky Lounge

Artist's Impression Only
For Internal Use Only



Savour elevated moments at the Rooftop BBQ Terrace

Artist's Impression Only
For Internal Use Only

WELCOME HOME TO YOUR
MASTERFULLY CRAFTED TRANQUIL HAVEN





THE ASHWOOD

— U-THANT KUALA LUMPUR —

Embrace a resort-style living at its finest, only 1.8km to Kuala Lumpur City Centre

Artist's Impression Only
For Internal Use Only



Discover the Space

Condominium Floor Layout Overview



JALAN AMPANG

Type B
Unit 2
1,495 sq. ft.

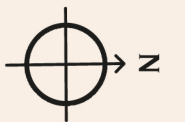
Type A
Unit 1
1,381 sq. ft.

Type A
Unit 1
1,381 sq. ft.

Type B
Unit 2
1,495 sq. ft.

JALAN AMPANG HILIR

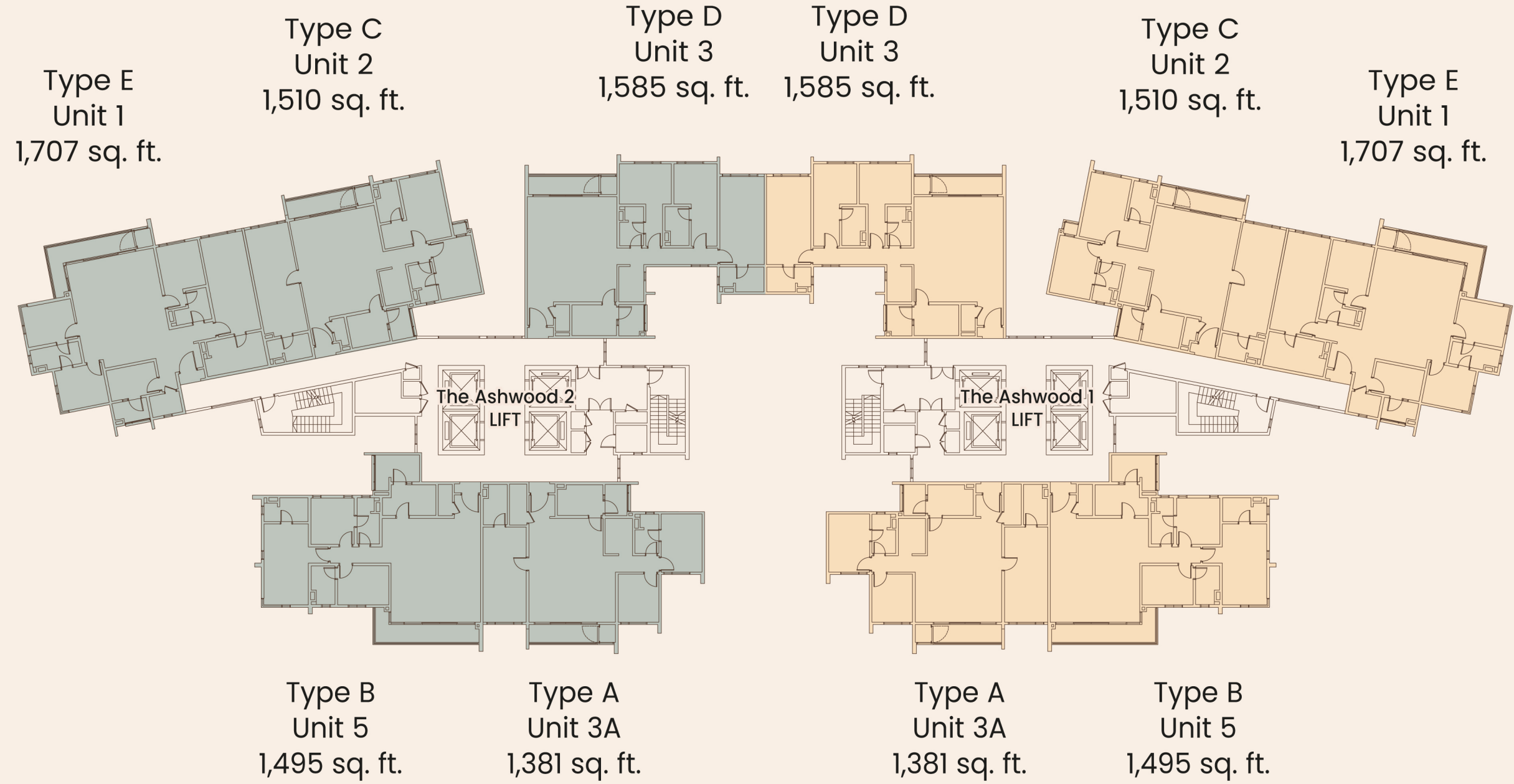
LEVEL 5 TO 11
4 lifts servicing 5 units only





Discover the Space

Condominium Floor Layout Overview

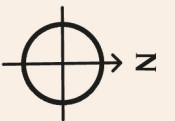


JALAN AMPANG

JALAN AMPANG HILIR

LEVEL 12 TO 39

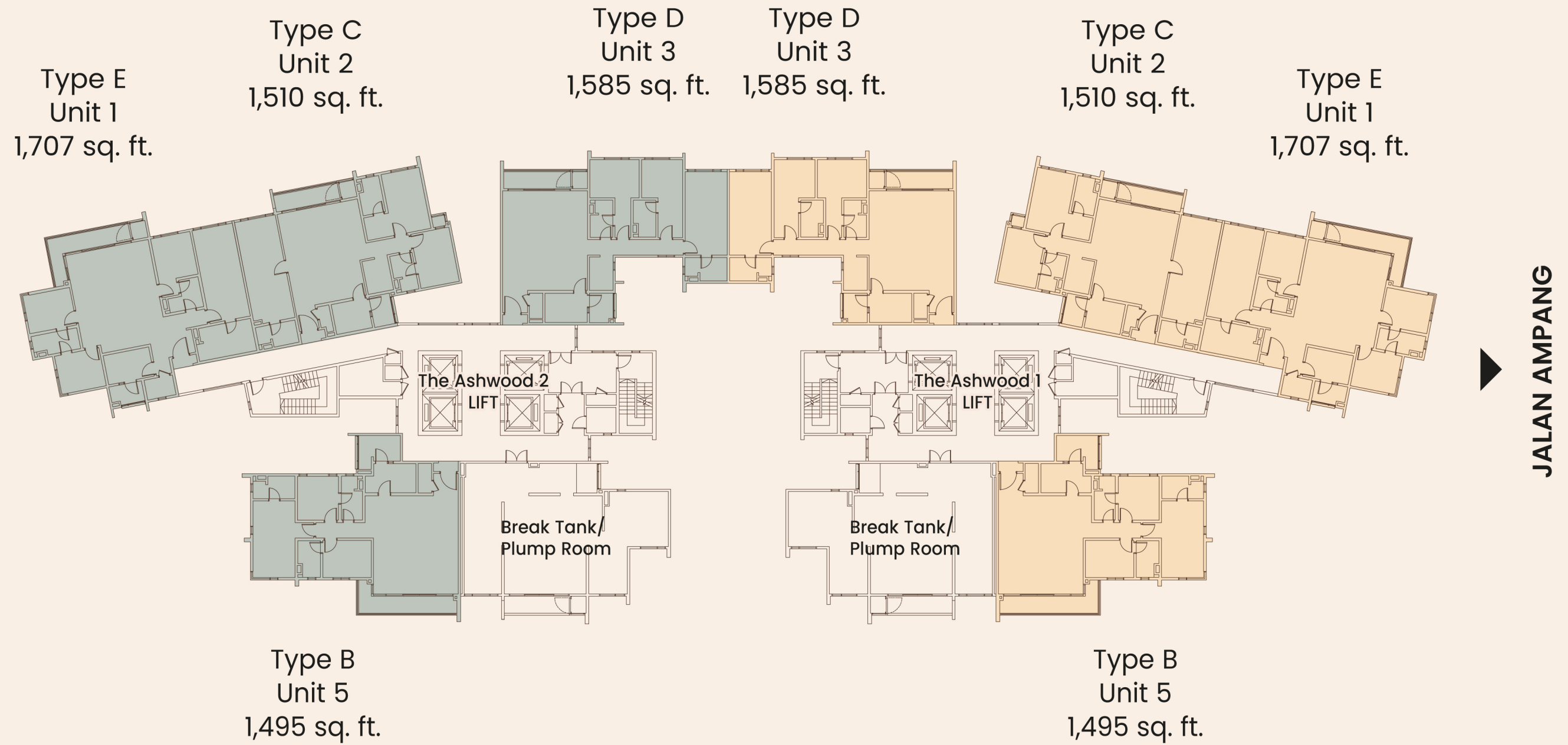
4 lifts servicing 5 units only





Discover the Space

Condominium Floor Layout Overview





Condominium
Type

A

1,381 sq. ft.

AMPANG VIEW / EAST



HULU LANGAT HILLS VIEW (LEVEL 9 & ABOVE)

KL POLO CLUB VIEW (LEVEL 30 & ABOVE)



3 BEDROOMS



1 HOME OFFICE



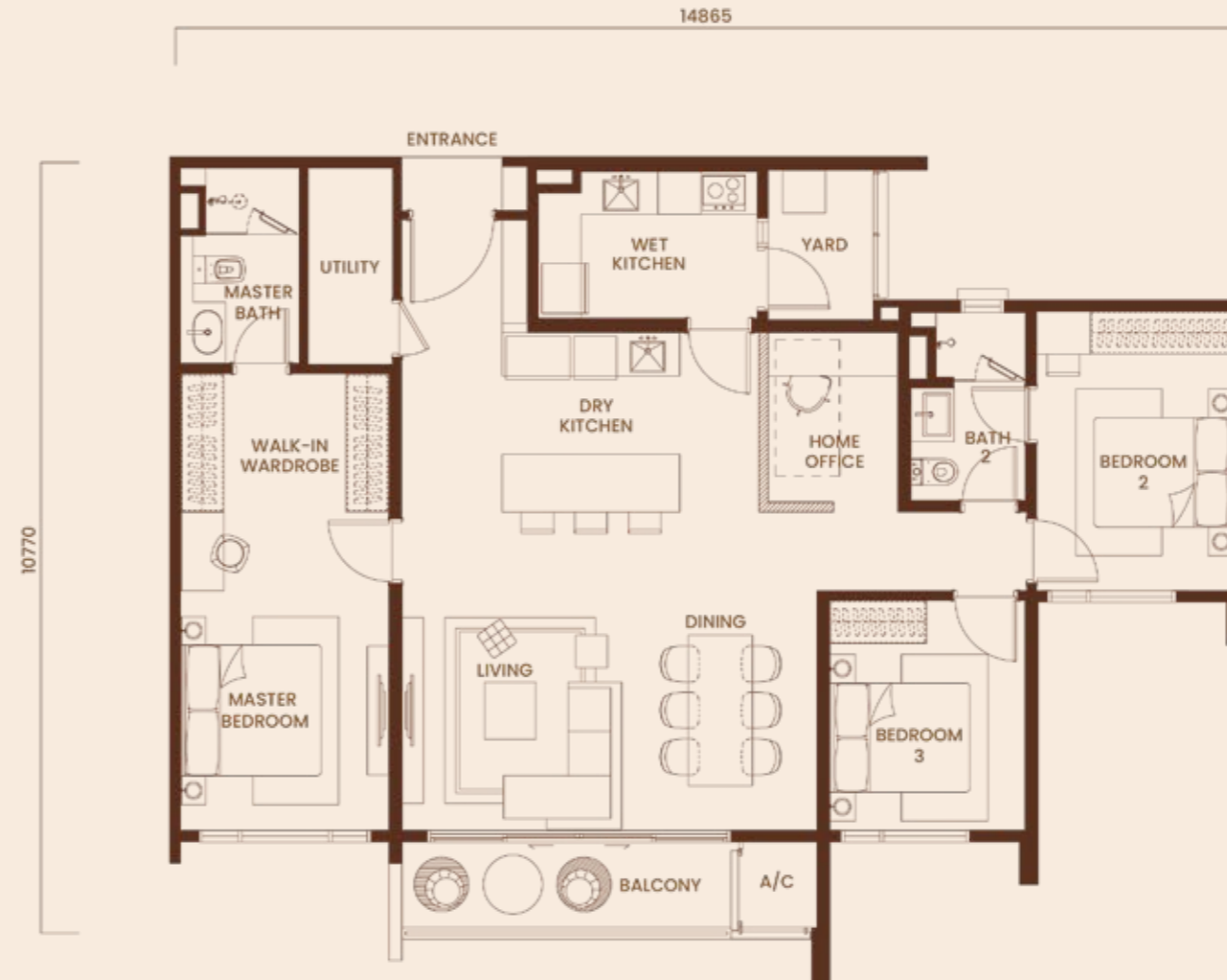
2 BATHROOMS



2-3 CAR PARKS



1 UTILITY ROOM



Type A offers a captivating panorama that stretches beyond the Ampang view, embracing lush greenery and hill views.



Condominium
Type

B

1,495 sq. ft.



AMPANG VIEW / EAST



The Ashwood 1

HULU LANGAT HILLS VIEW (LEVEL 9 & ABOVE)

GENTING HIGHLANDS VIEW (LEVEL 30 & ABOVE)

The Ashwood 2

HULU LANGAT HILLS VIEW (LEVEL 9 & ABOVE)



ROYAL SELANGOR GOLF COURSE VIEW
(LEVEL 19 & ABOVE)



3 BEDROOMS



1 UTILITY ROOM



3 BATHROOMS



2-3 CAR PARKS



Type B offers a captivating panorama that stretches beyond the Ampang view, embracing lush greenery and hill views.



Condominium
Type

C

1,510 sq. ft.

 KL CITY VIEW / WEST

-  3 BEDROOMS
-  3 BATHROOMS
-  1 HOME OFFICE
-  1 UTILITY ROOM
-  2-3 CAR PARKS




Type C offers breathtaking views of the iconic KL cityscape, providing a panoramic spectacle that includes the bustling city centre, and its towering skyscrapers.



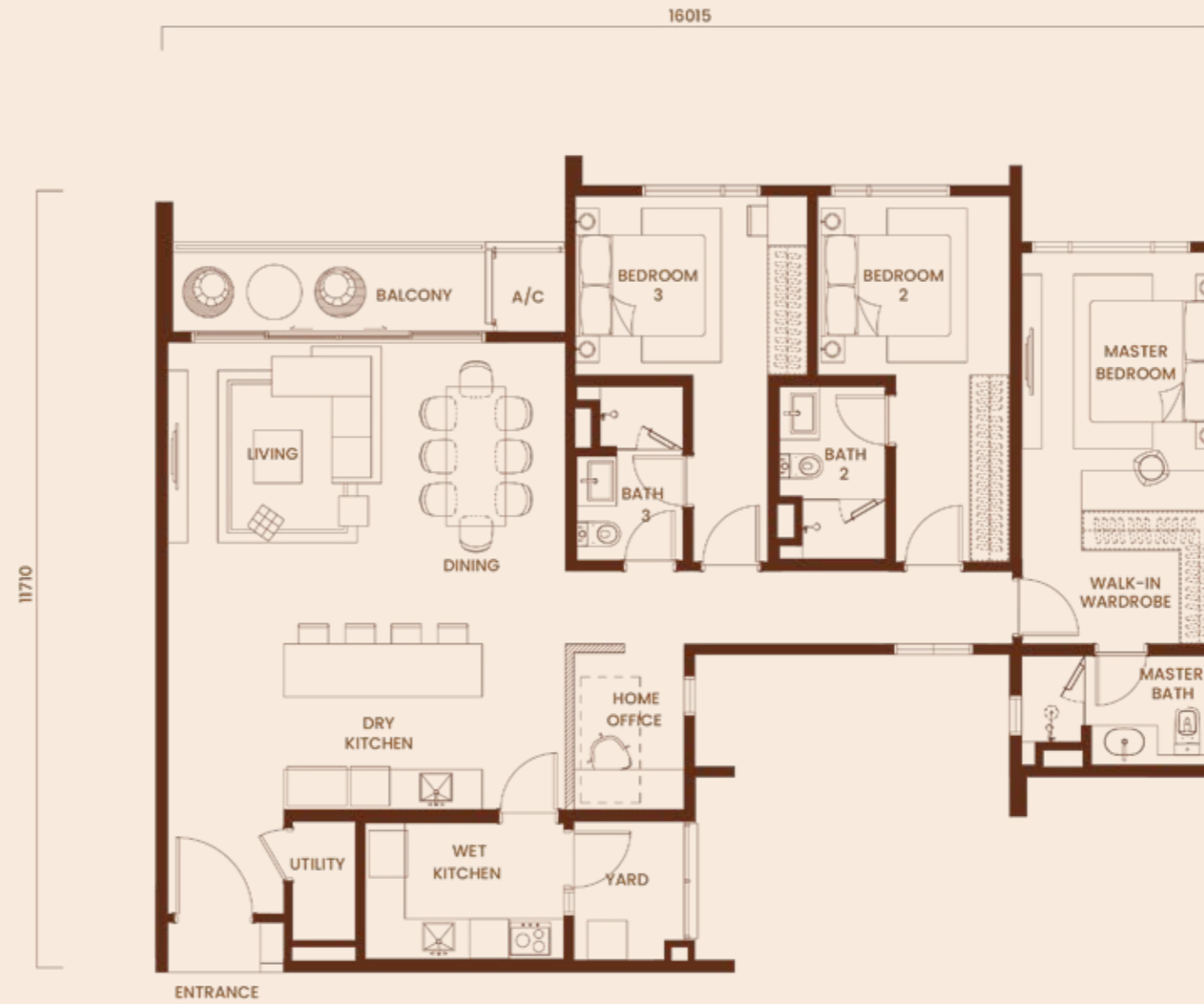
Condominium
Type

D

1,585 sq. ft.

 KL CITY VIEW / WEST

-  3 BEDROOMS
-  3 BATHROOMS
-  1 HOME OFFICE
-  1 UTILITY ROOM
-  3 CAR PARKS



Type D offers breathtaking views of the iconic KL cityscape, providing a panoramic spectacle that includes the bustling city centre and its towering skyscrapers.



Condominium
Type

E

1,707 sq. ft.



KL CITY VIEW / WEST



The Ashwood 2

ROYAL SELANGOR GOLF COURSE VIEW
(LEVEL 19 & ABOVE)



4 BEDROOMS



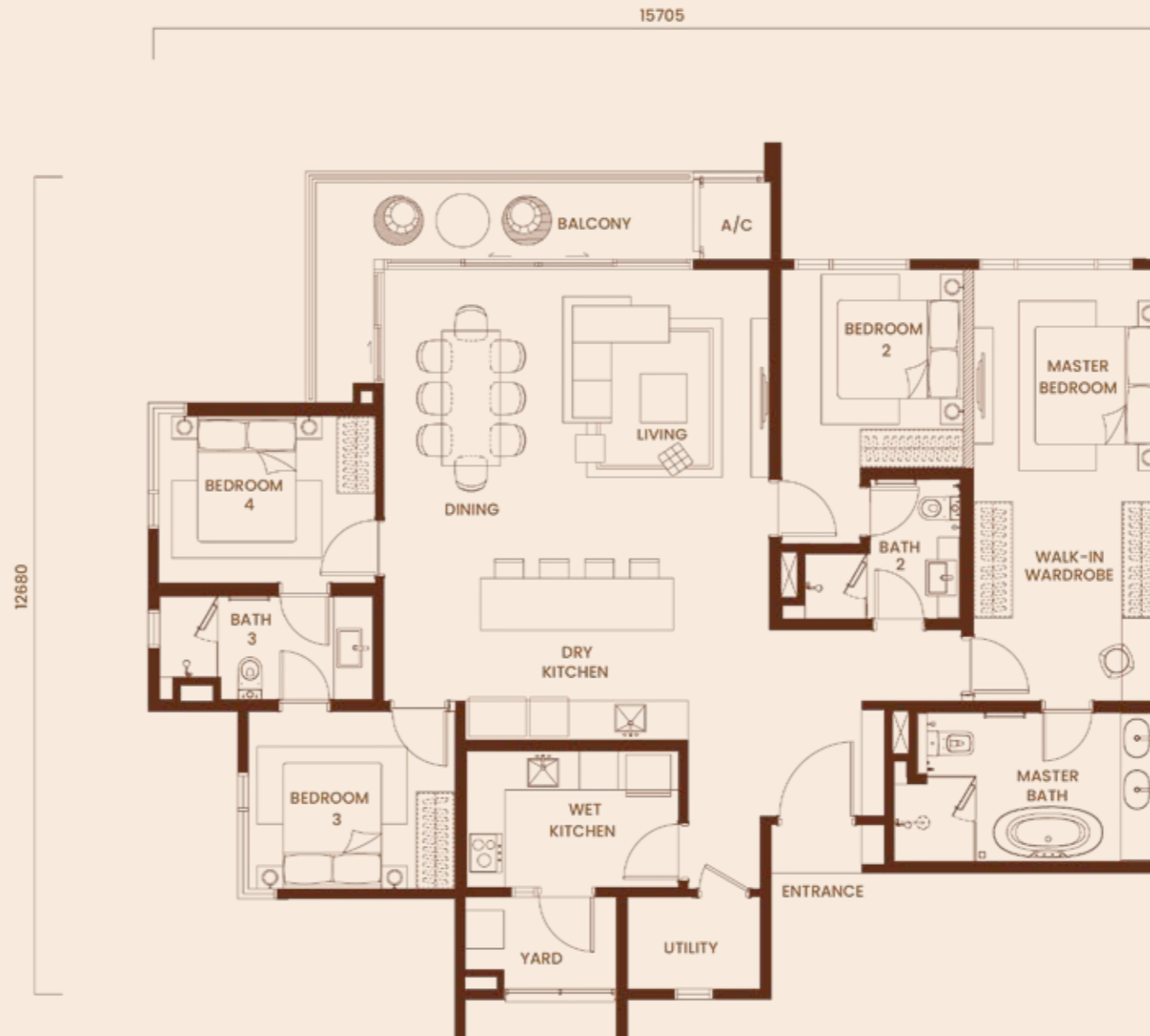
1 UTILITY ROOM



3 BATHROOMS



3-4 CAR PARKS



Type E offers breathtaking views of the iconic KL cityscape, providing a panoramic spectacle that includes the bustling city centre, and its towering skyscrapers.



Condominium Type A - Living and Dining



Condominium Type B - Living and Dining



Condominium Type B – Master Bedroom



Condominium Type C - Living and Dining

Artist's Impression Only
For Internal Use Only



Condominium Type C - Master Bedroom

Artist's Impression Only
For Internal Use Only



Condominium Type D - Living and Dining

Artist's Impression Only
For Internal Use Only

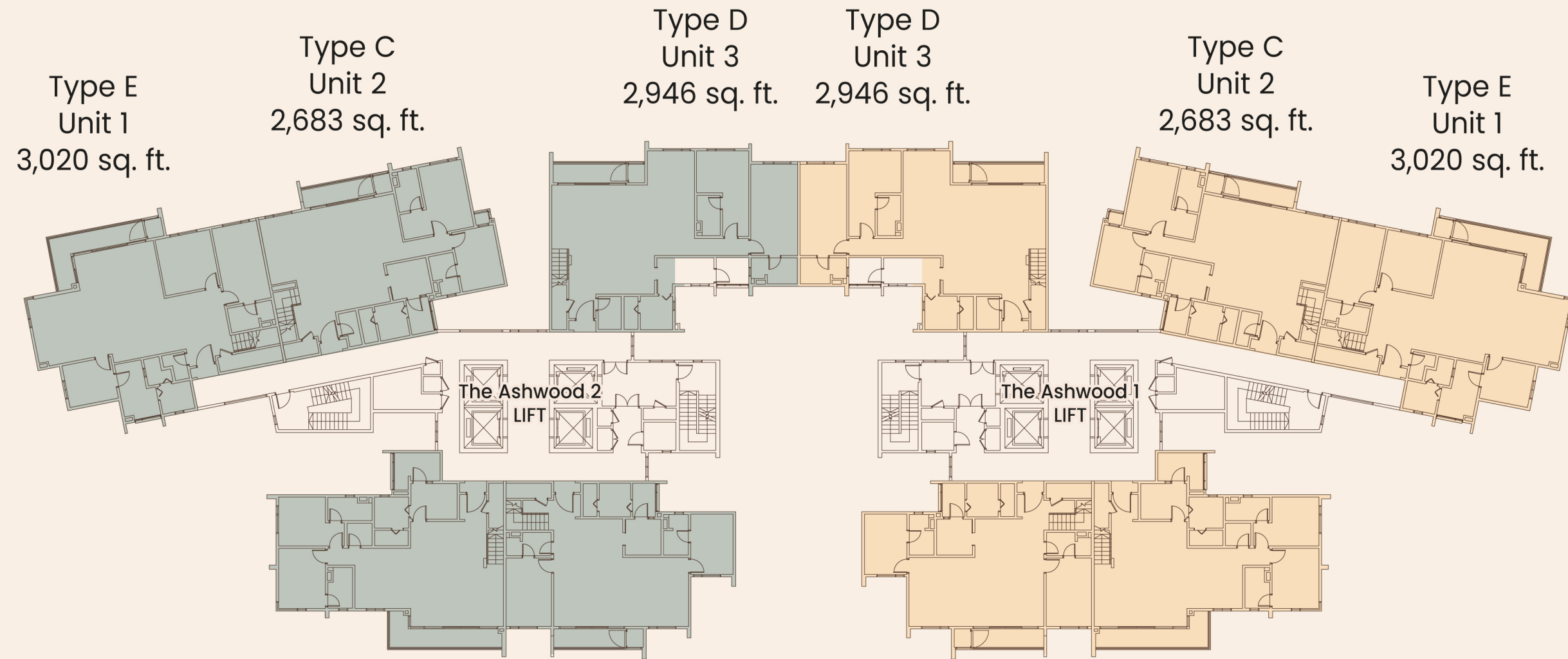


Condominium Type E - Living and Balcony



Discover the Space

2-Storey Duplex Floor Layout Overview



Type E
Unit 1
3,020 sq. ft.

Type C
Unit 2
2,683 sq. ft.

Type D
Unit 3
2,946 sq. ft.

Type D
Unit 3
2,946 sq. ft.

Type C
Unit 2
2,683 sq. ft.

Type E
Unit 1
3,020 sq. ft.

The Ashwood 2
LIFT

The Ashwood 1
LIFT

Type B
Unit 5
2,592 sq. ft.

Type A
Unit 3A
2,431 sq. ft.

Type A
Unit 3A
2,431 sq. ft.

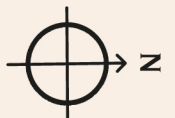
Type B
Unit 5
2,592 sq. ft.

JALAN AMPANG

JALAN AMPANG HILIR

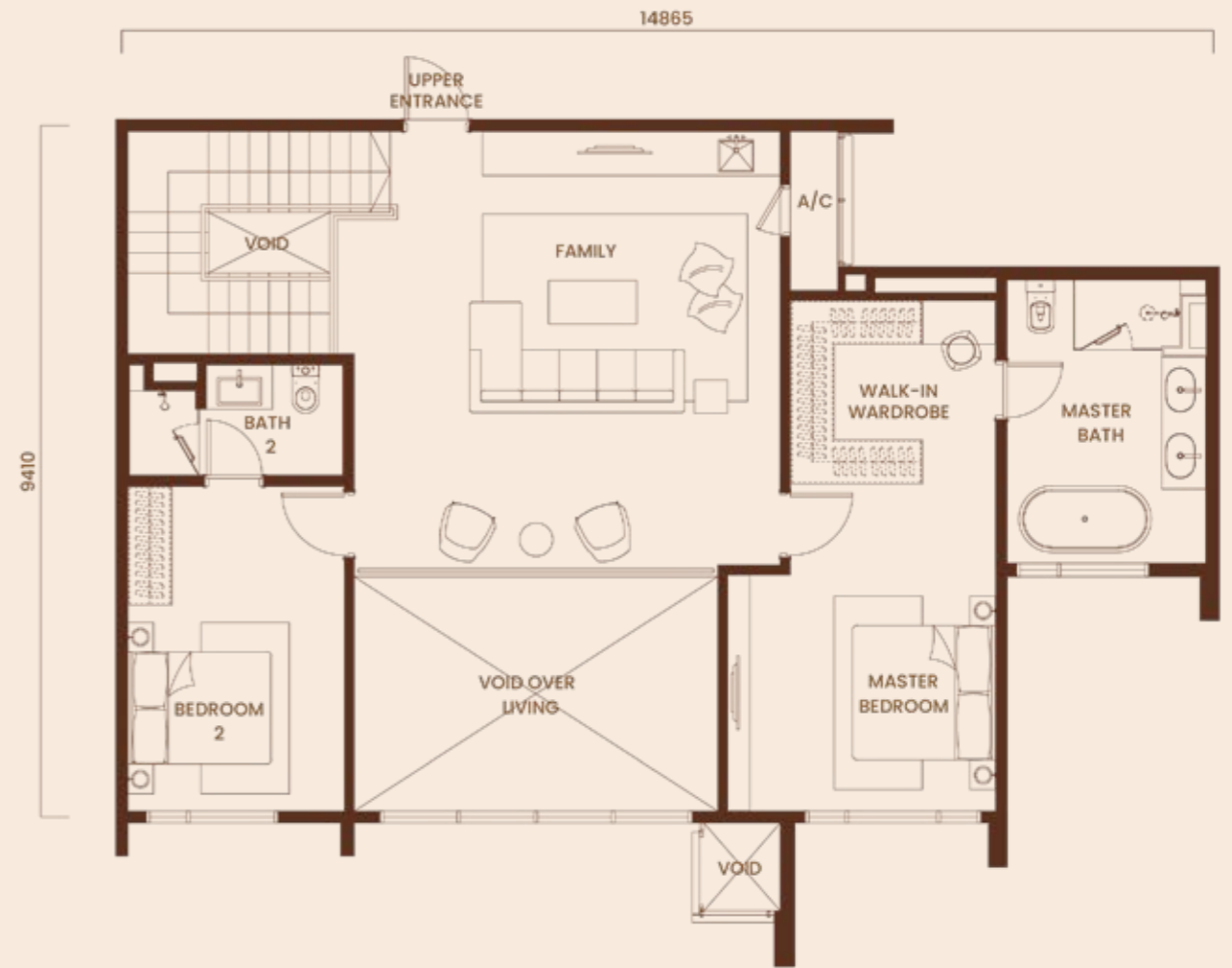
LEVEL 40 TO 47

4 lifts servicing 5 units only





TYPE DUPLEX A (LOWER FLOOR)
1,381 sq. ft.





TYPE DUPLEX A (UPPER FLOOR)
1,050 sq. ft.


Type A offers a captivating panorama that stretches beyond the Ampang view, embracing lush greenery and hill views.

2-STOREY DUPLEX
Type



TOTAL AREA:
2,431 sq. ft.

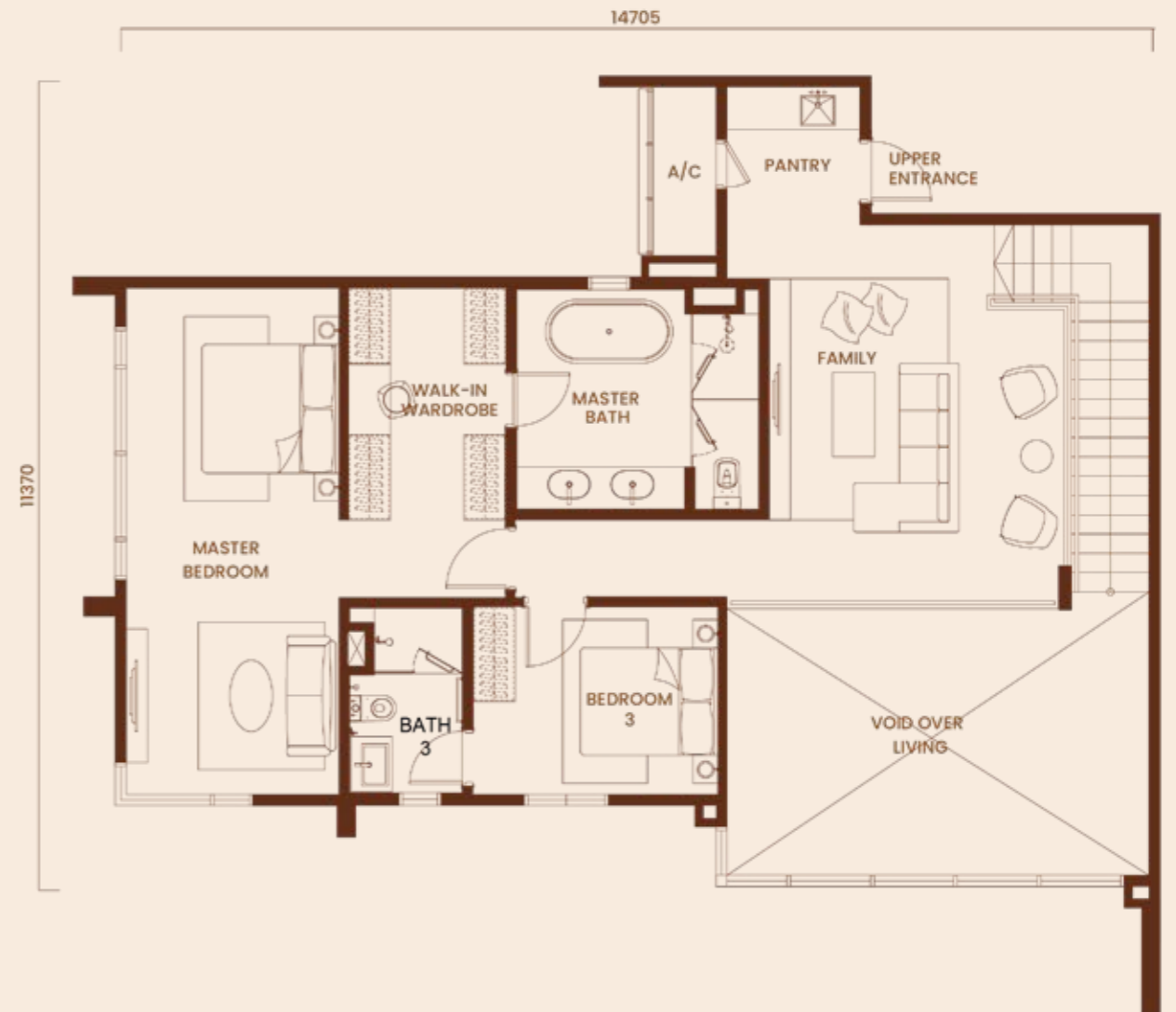
-  AMPANG VIEW / EAST
-  KL POLO CLUB & HULU LANGAT HILLS VIEW

-  4 BEDROOMS
-  5 BATHROOMS
-  2 UTILITY ROOMS
-  4 CAR PARKS





TYPE DUPLEX B (LOWER FLOOR)
1,504 sq. ft.



TYPE DUPLEX B (UPPER FLOOR)
1,088 sq. ft.

Type B offers a captivating panorama that stretches beyond the Ampang view, embracing lush greenery and hill views.

2-STOREY DUPLEX
Type

B

TOTAL AREA:
2,592 sq. ft.



AMPANG VIEW / EAST



The Ashwood 1
GENTING HIGHLANDS
& HULU LANGAT HILLS VIEW



The Ashwood 2
ROYAL SELANGOR GOLF COURSE
& HULU LANGAT HILLS VIEW



4 BEDROOMS



5 BATHROOMS



1 POWDER ROOM



2 UTILITY ROOMS

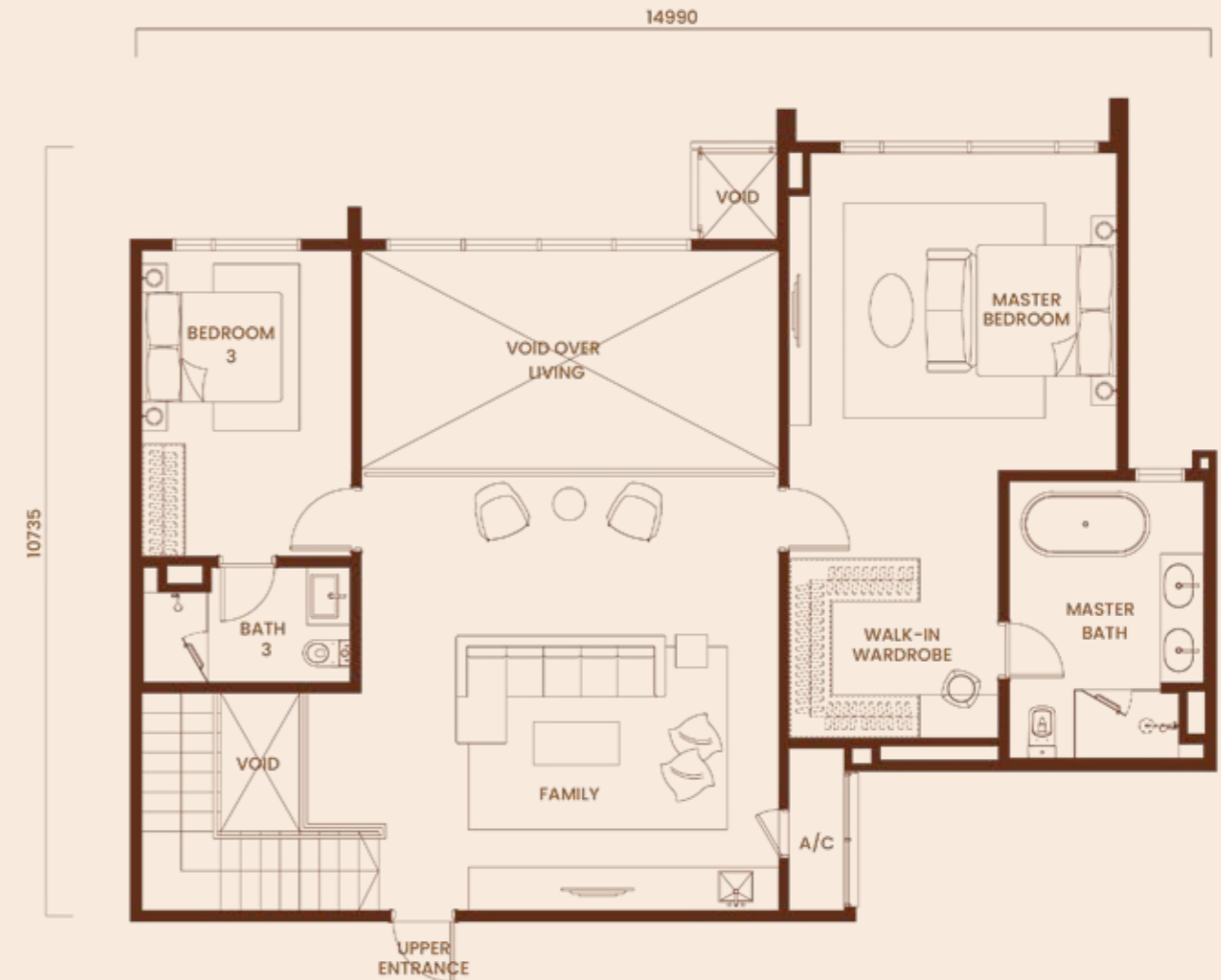


4 CAR PARKS





TYPE DUPLEX C (LOWER FLOOR)
1,511 sq. ft.



TYPE DUPLEX C (UPPER FLOOR)
1,172 sq. ft.

Type C offers breathtaking views of the iconic KL cityscape, providing a panoramic spectacle that includes the bustling city centre, and its towering skyscrapers

2-STOREY DUPLEX




Type



TOTAL AREA:
2,683 sq. ft.

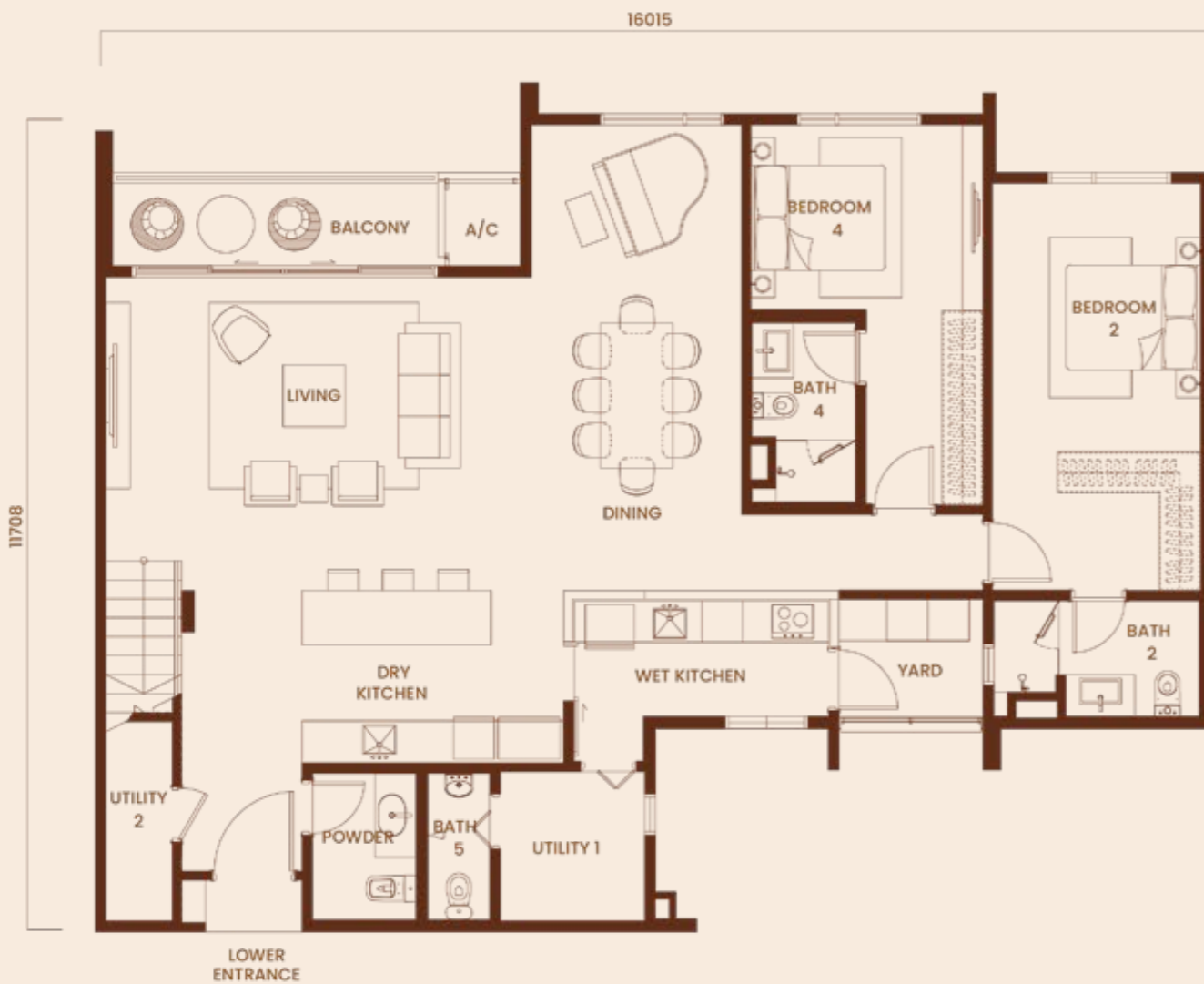


KL CITY VIEW
/ WEST

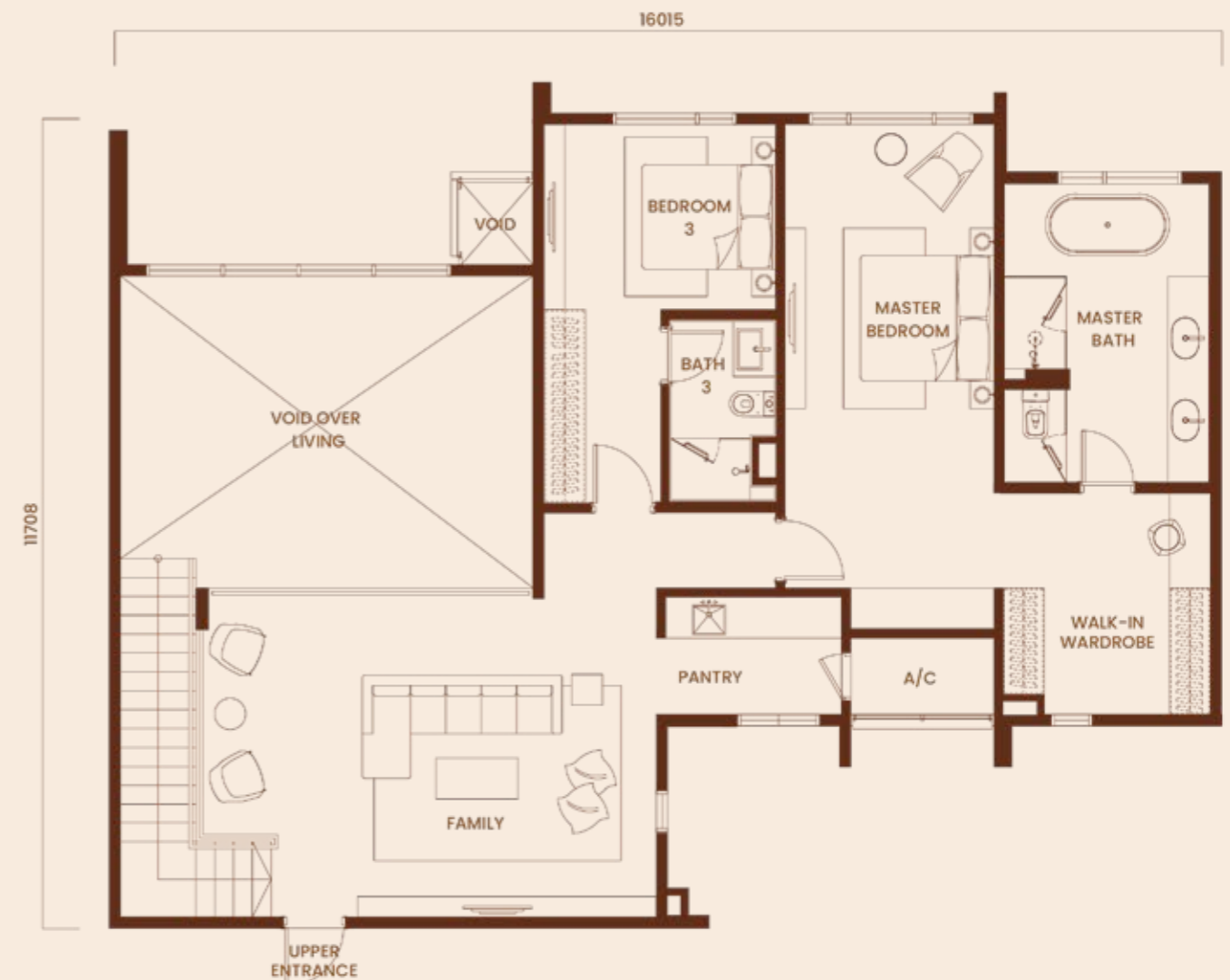
-  4 BEDROOMS
-  5 BATHROOMS
-  1 POWDER ROOM

-  2 UTILITY ROOMS
-  4 CAR PARKS





TYPE DUPLEX D (LOWER FLOOR)
1,685 sq. ft.



TYPE DUPLEX D (UPPER FLOOR)
1,261 sq. ft.

Type D offers breathtaking views of the iconic KL cityscape, providing a panoramic spectacle that includes the bustling city centre and its towering skyscrapers.

2-STOREY DUPLEX

Type

D

TOTAL AREA:
2,946 sq. ft.



KL CITY VIEW
/ WEST

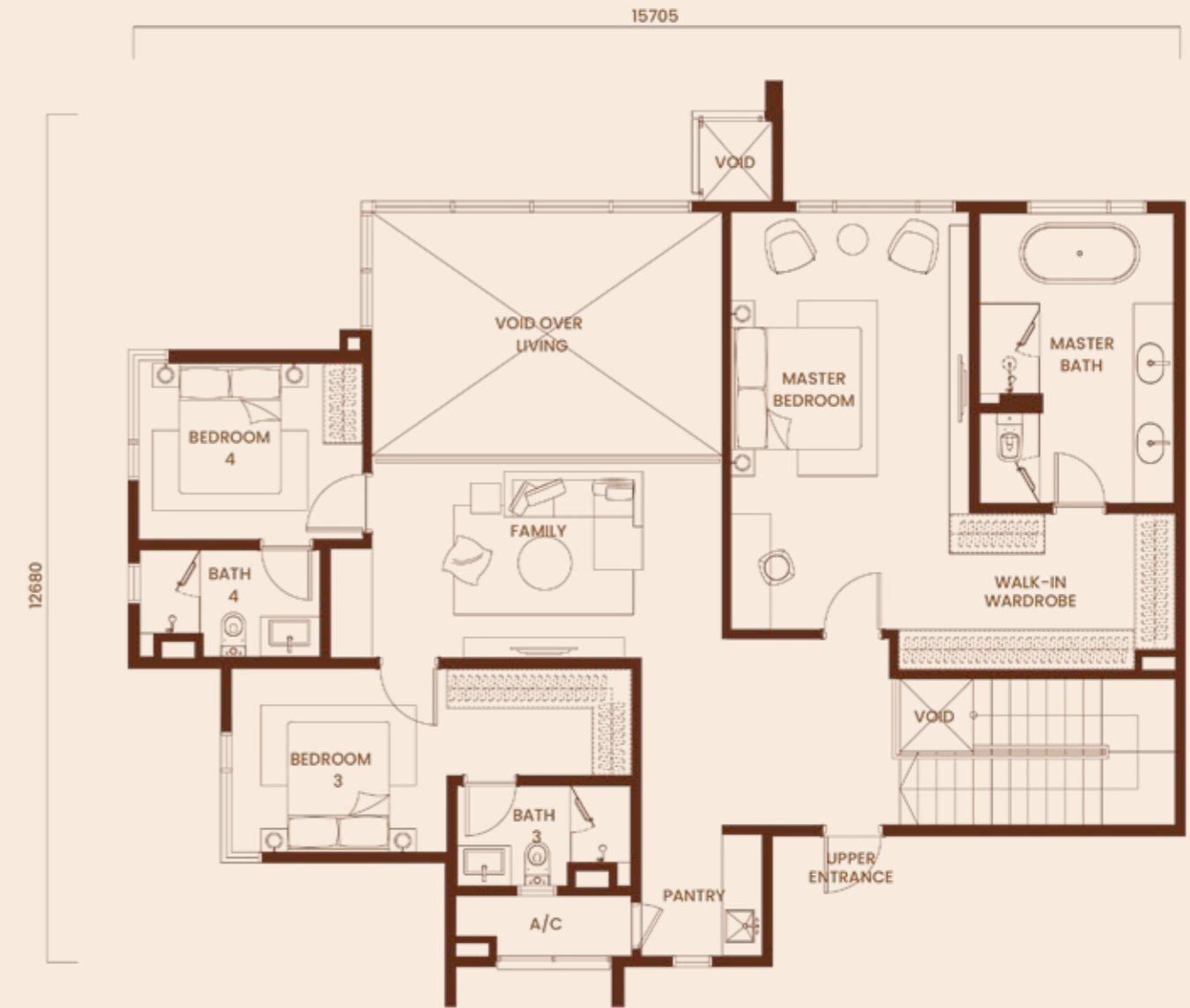
- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

- 2 UTILITY ROOMS
- 4 CAR PARKS





TYPE DUPLEX E (LOWER FLOOR)
1,718 sq. ft.



TYPE DUPLEX E (UPPER FLOOR)
1,302 sq. ft.



Type E offers breathtaking views of the iconic KL cityscape, providing a panoramic spectacle that includes the bustling city centre, and its towering skyscrapers.

2-STOREY DUPLEX

Type

E

TOTAL AREA:
3,020 sq. ft.

-  KL CITY VIEW / WEST
-  ROYAL SELANGOR GOLF COURSE VIEW

-  5 BEDROOMS
-  5 BATHROOMS
-  2 UTILITY ROOMS
-  4 CAR PARKS





Royal Selangor Golf Club

2-Storey Duplex Type E – Living and Balcony



2-Storey Duplex Type D - Living and Balcony



Artist's Impression Only
For Internal Use Only



2-Storey Duplex Type D – Family Area

Artist's Impression Only
For Internal Use Only



2-Storey Duplex Type D - Master Bedroom



2-Storey Duplex Type C - Master Bathroom

Artist's Impression Only
For Internal Use Only

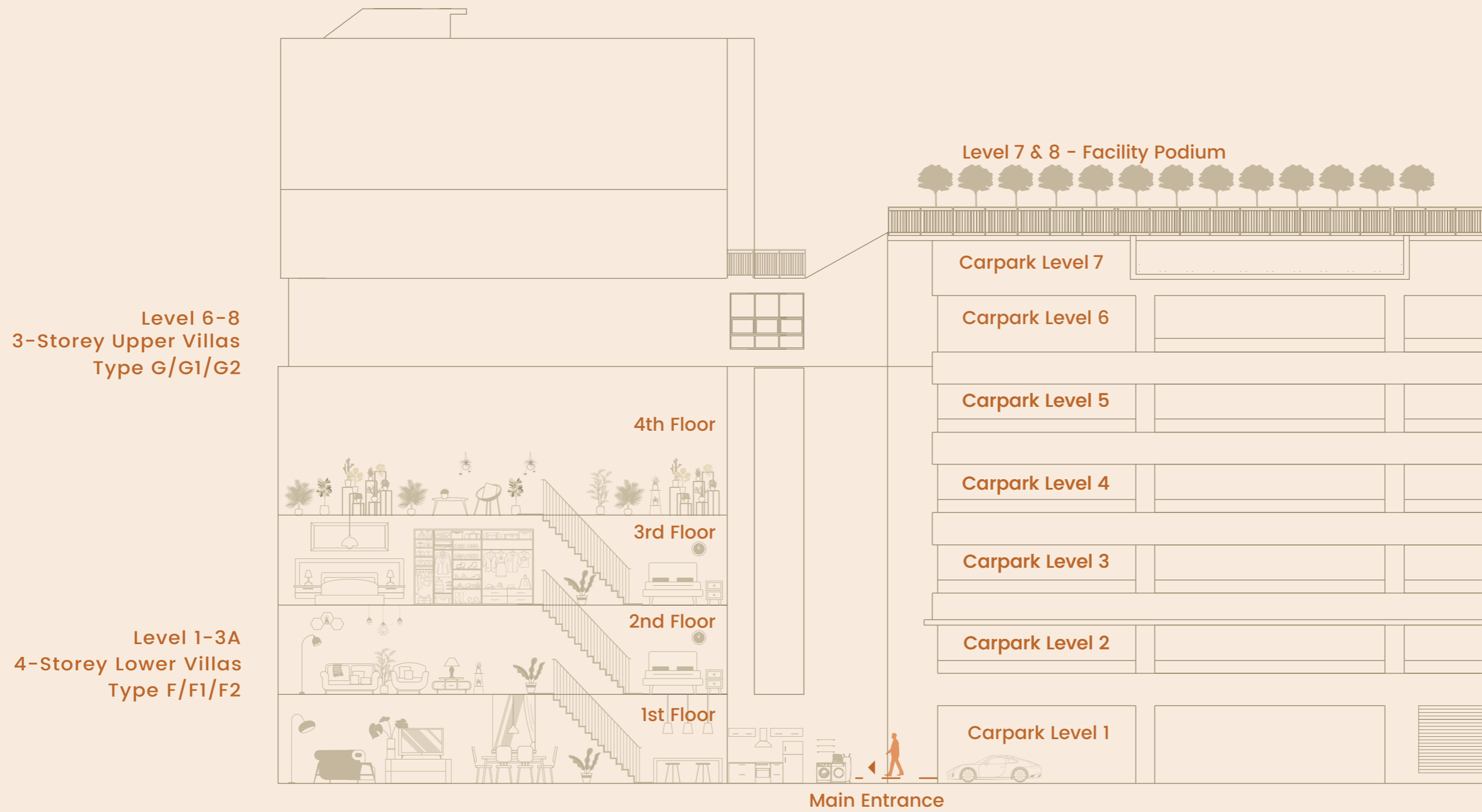
Discover the Space

4-Storey Lower Villa Floor Layout Overview



THE ASHWOOD

4-STOREY LOWER VILLA TOUR



*enjoy convenient access to the car park right in front of your villa



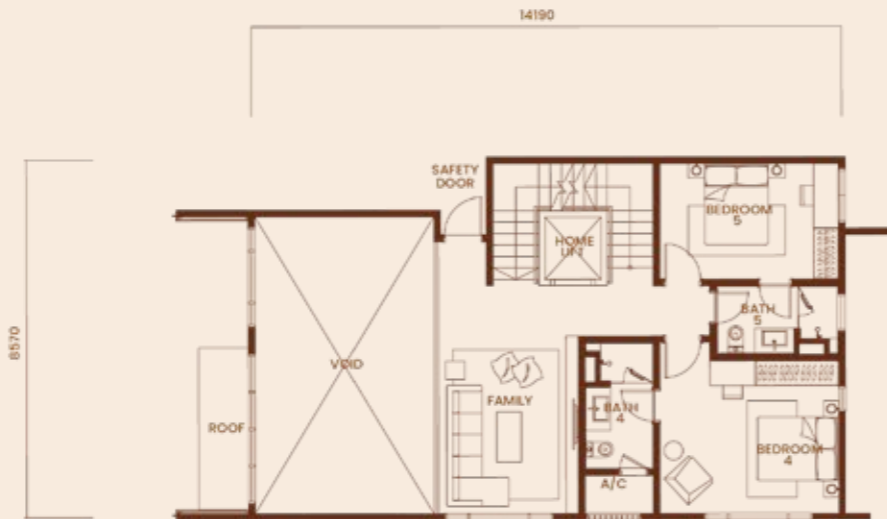
1st Floor
1,231 sq. ft.



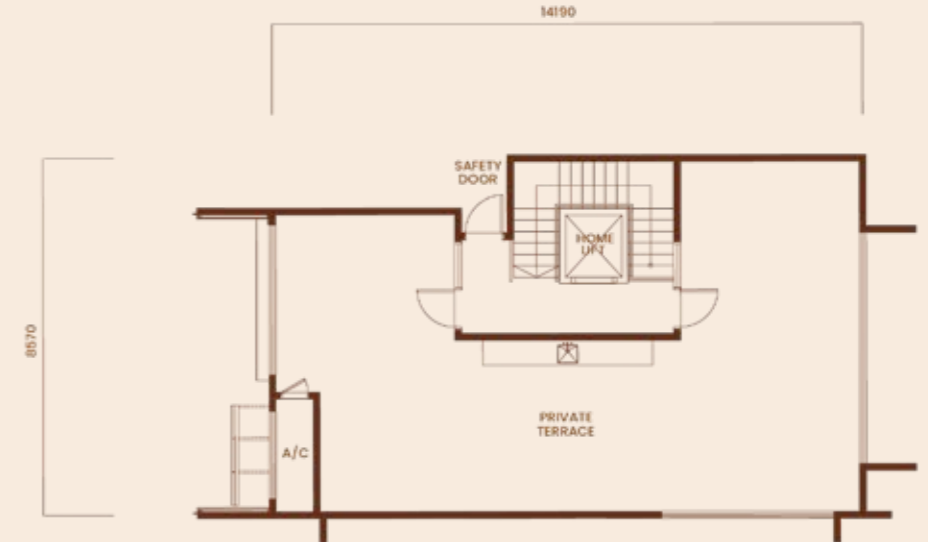
3rd Floor
1,195 sq. ft.



2nd Floor
844 sq. ft.



4th Floor
129 sq. ft.



The lower villas offer direct access to the car park, ensuring a delightful 'landed' feel, and they come with a private terrace on the 4th floor.

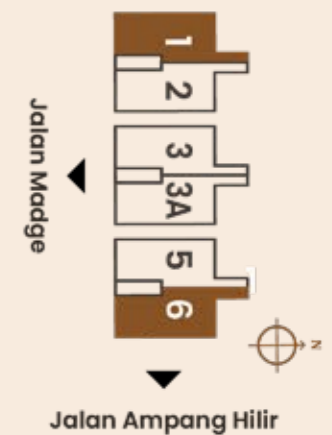
4-STOREY
LOWER VILLA
TYPE

F

- | | |
|---------------|-----------------|
| 5 BEDROOMS | 2 UTILITY ROOMS |
| 6 BATHROOMS | 6 CAR PARKS |
| 1 POWDER ROOM | HOME LIFT |

TOTAL VILLA AREA

- | | |
|-------------------------------------|--|
| MAIN PARCEL
3,399 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (1ST FLOOR)
132 sq. ft. |
| | - PRIVATE TERRACE (4TH FLOOR)
1,004 sq. ft. |





1st Floor
1,231 sq. ft.



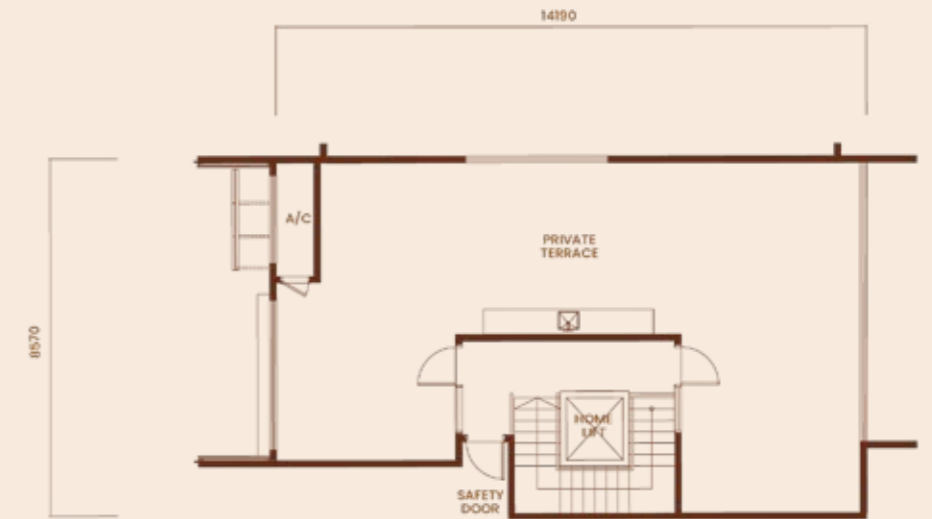
3rd Floor
1,195 sq. ft.



2nd Floor
844 sq. ft.



4th Floor
129 sq. ft.



The lower villas offer direct access to the car park, ensuring a delightful 'landed' feel, and they come with a private terrace on the 4th floor.

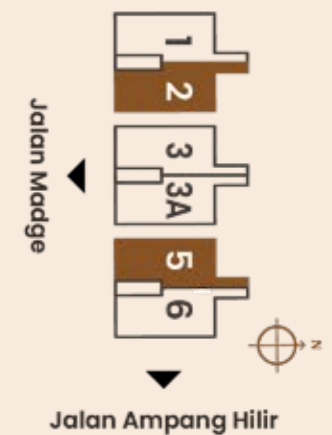
4-STOREY
LOWER VILLA
TYPE

F1

- | | |
|---------------|-----------------|
| 5 BEDROOMS | 2 UTILITY ROOMS |
| 6 BATHROOMS | 6 CAR PARKS |
| 1 POWDER ROOM | HOME LIFT |

TOTAL VILLA AREA

- | | |
|-------------------------------------|--|
| MAIN PARCEL
3,399 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (1ST FLOOR)
132 sq. ft. |
| | - PRIVATE TERRACE (4TH FLOOR)
1,004 sq. ft. |

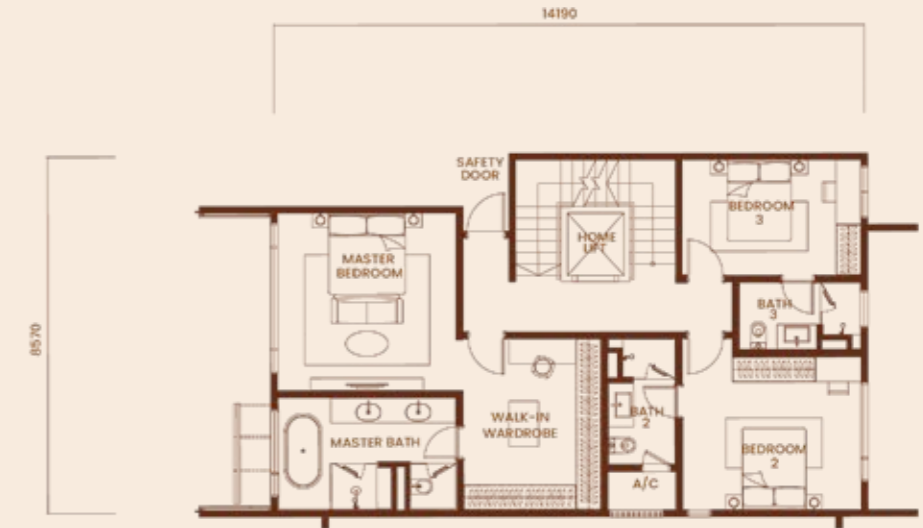




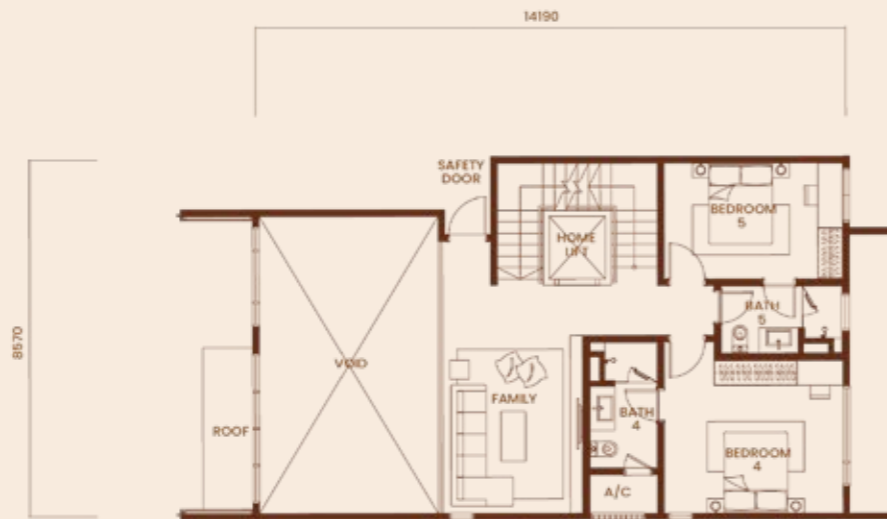
1st Floor
1,231 sq. ft.



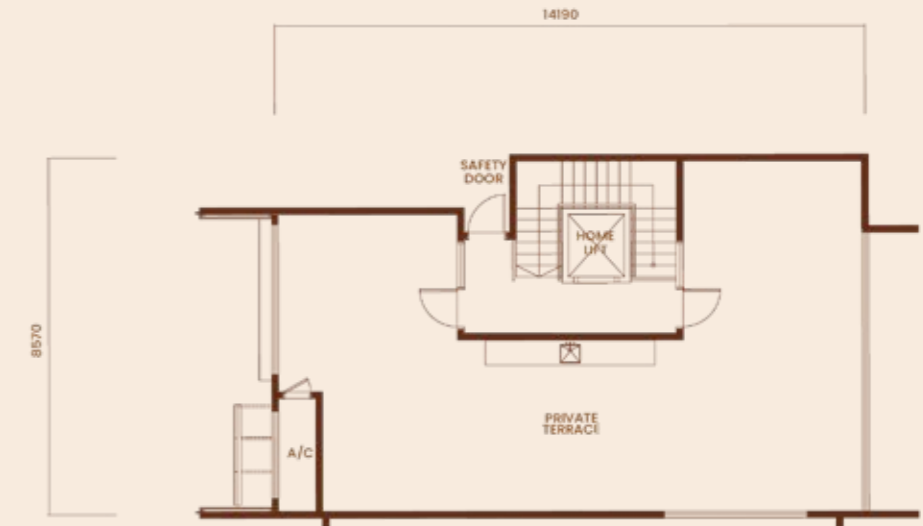
3rd Floor
1,195 sq. ft.



2nd Floor
844 sq. ft.



4th Floor
129 sq. ft.



The lower villas offer direct access to the car park, ensuring a delightful 'landed' feel, and they come with a private terrace on the 4th floor.

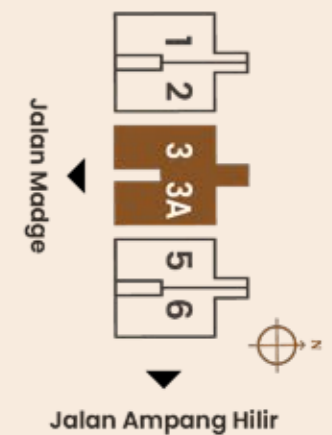
4-STOREY
LOWER VILLA
TYPE

F2

- | | |
|---------------|-----------------|
| 5 BEDROOMS | 2 UTILITY ROOMS |
| 6 BATHROOMS | 6 CAR PARKS |
| 1 POWDER ROOM | HOME LIFT |

TOTAL VILLA AREA

- | | |
|-------------------------------------|--|
| MAIN PARCEL
3,399 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (1ST FLOOR)
132 sq. ft. |
| | - PRIVATE TERRACE (4TH FLOOR)
1,004 sq. ft. |





4-Storey Lower Villa Type F/F1/F2 - Living and Dining



4-Storey Lower Villa Type F/F1/F2 - Home Office



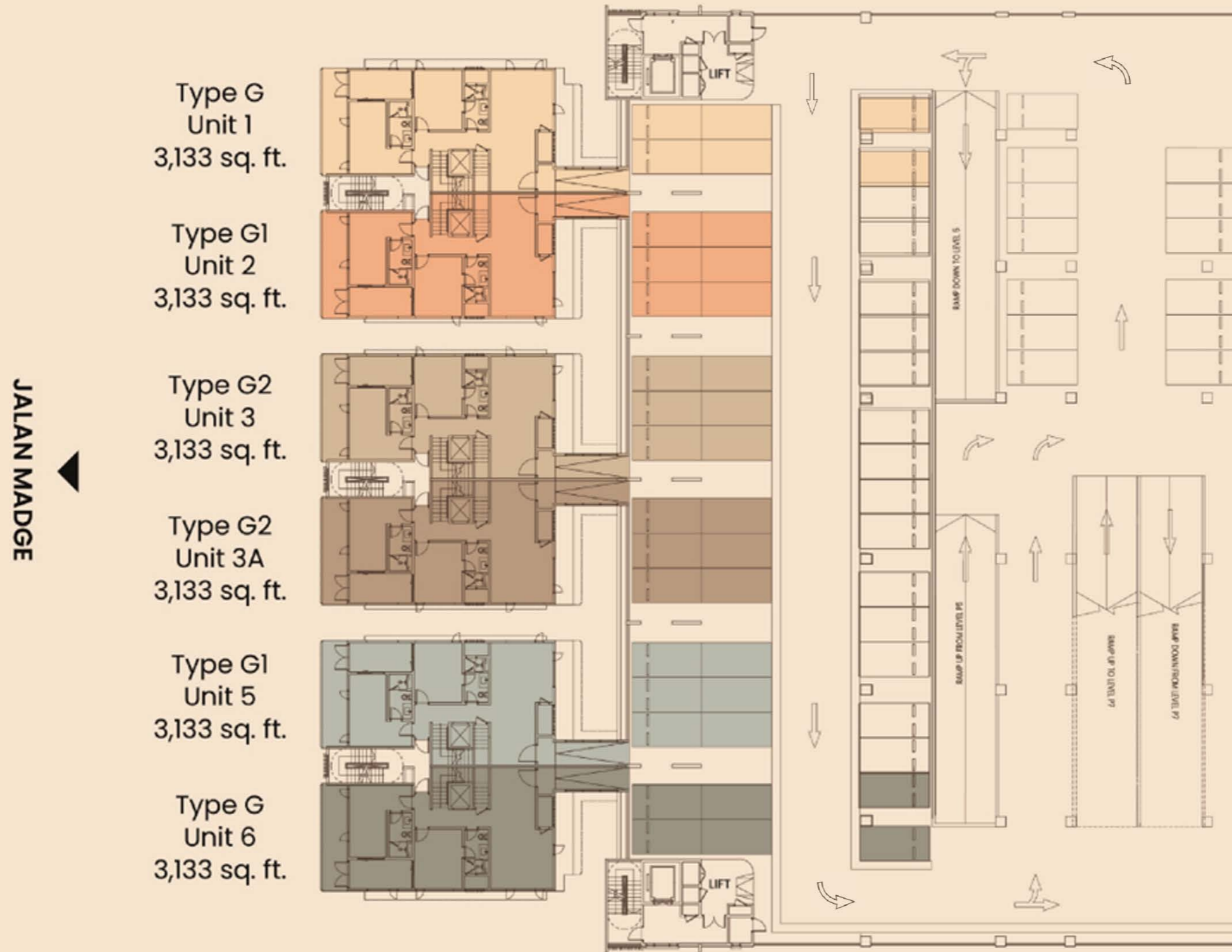
4-Storey Lower Villa Type F/F1/F2 - Private Terrace

Artist's Impression Only
For Internal Use Only



Discover the Space

3-Storey Upper Villa Floor Layout Overview



LEVEL 6 TO 8

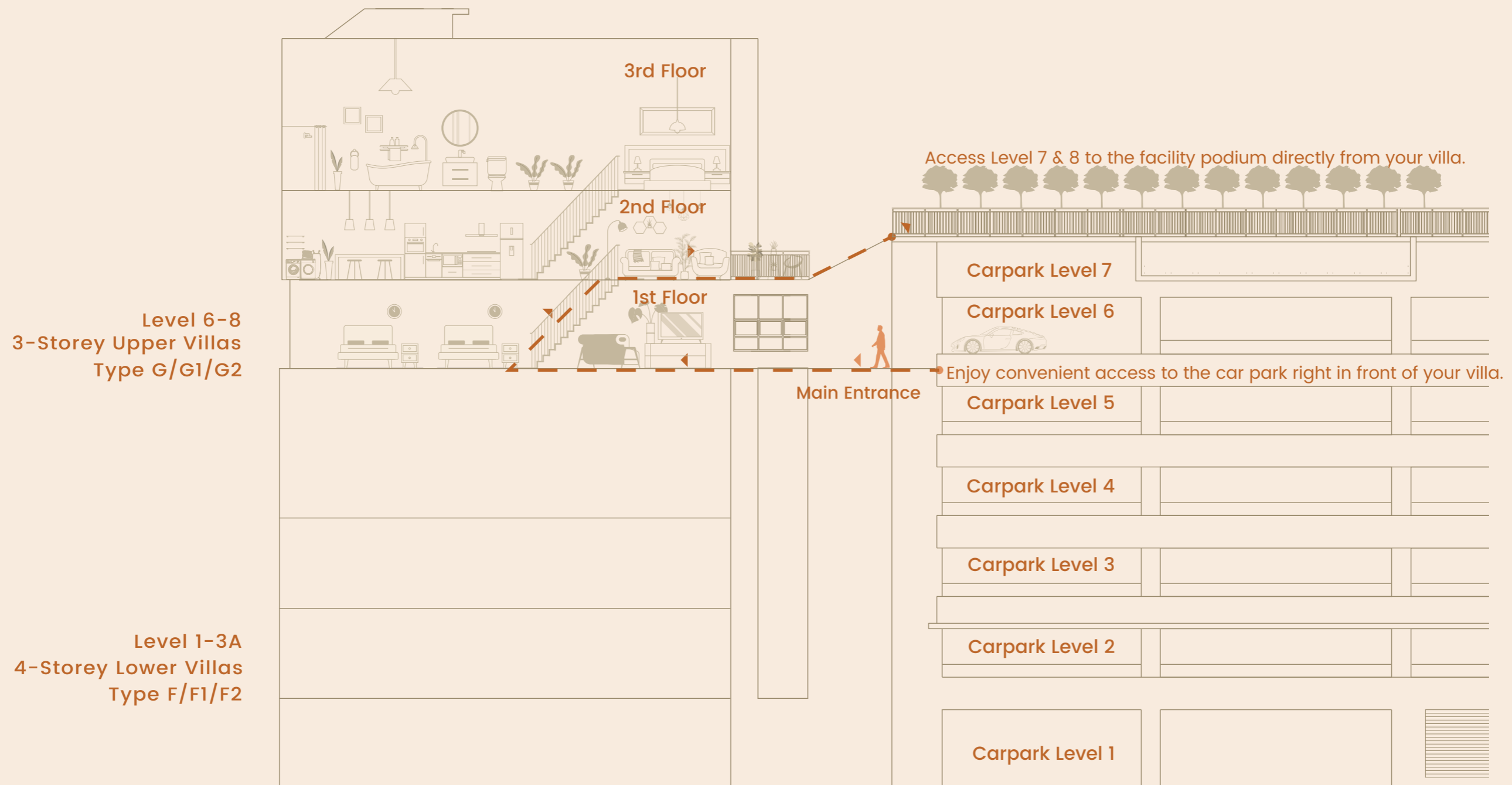
*enjoy convenience access to the car park



JALAN AMPANG HILIR

THE ASHWOOD

3-STOREY UPPER VILLA TOUR

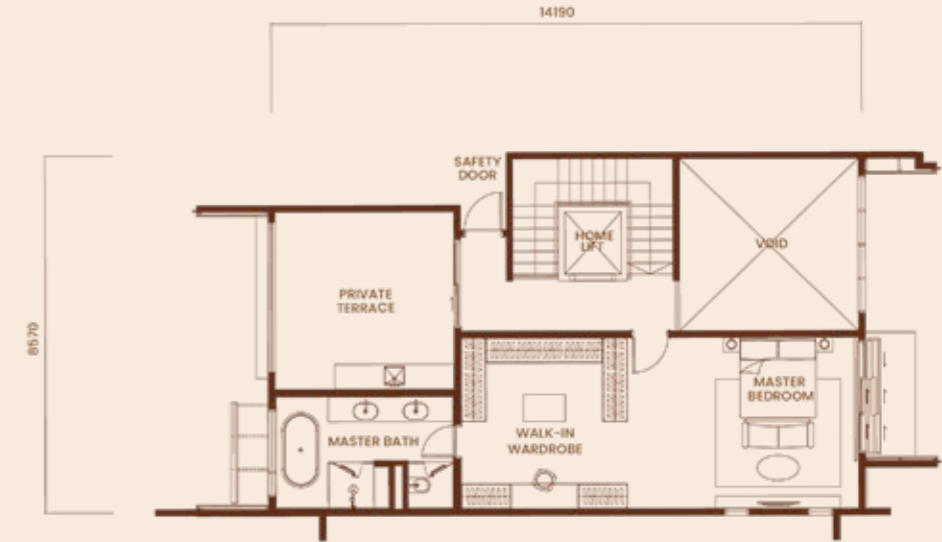




1st Floor
1,223 sq. ft.



3rd Floor
715 sq.ft.



2nd Floor
1,195 sq. ft.



The upper villas offer direct access to the car park, ensuring a delightful 'landed' feel and comes with a direct access to the podium facilities level.

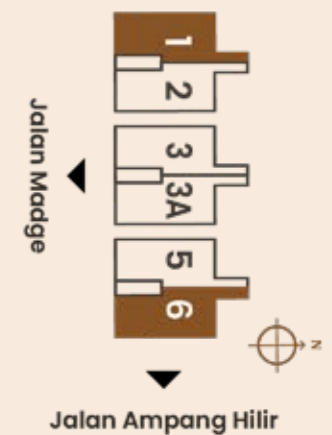
3-STOREY
UPPER VILLA
TYPE

G

- | | |
|---------------|-----------------|
| 4 BEDROOMS | 2 UTILITY ROOMS |
| 5 BATHROOMS | 6 CAR PARKS |
| 1 POWDER ROOM | HOME LIFT |

TOTAL VILLA AREA

- | | |
|-------------------------------------|--|
| MAIN PARCEL
3,133 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (2ND FLOOR)
198 sq. ft. |
| | - PRIVATE TERRACE (3RD FLOOR)
212 sq. ft. |

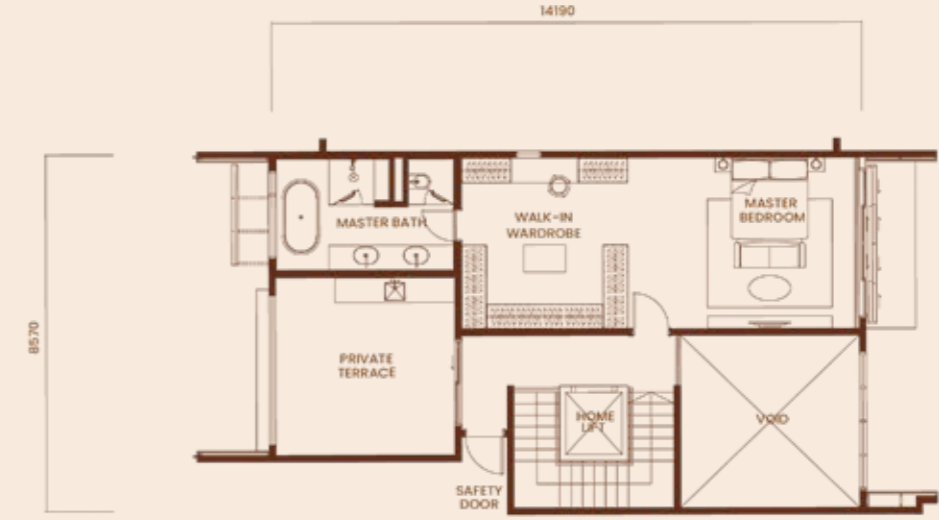




1st Floor
1,223 sq. ft.



3rd Floor
715 sq.ft.



2nd Floor
1,195 sq. ft.



The upper villas offer direct access to the car park, ensuring a delightful 'landed' feel and comes with a direct access to the podium facilities level.

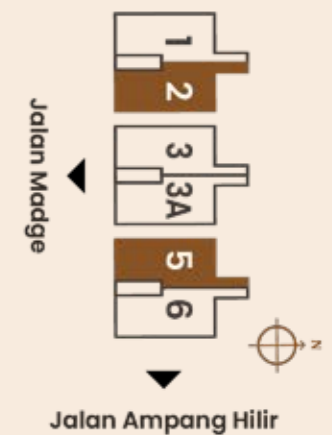
3-STOREY
UPPER VILLA
TYPE

G1

- | | |
|---------------|-----------------|
| 4 BEDROOMS | 2 UTILITY ROOMS |
| 5 BATHROOMS | 6 CAR PARKS |
| 1 POWDER ROOM | HOME LIFT |

TOTAL VILLA AREA

- | | |
|-------------------------------------|--|
| MAIN PARCEL
3,133 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (2ND FLOOR)
219 sq. ft. |
| | - PRIVATE TERRACE (3RD FLOOR)
212 sq. ft. |

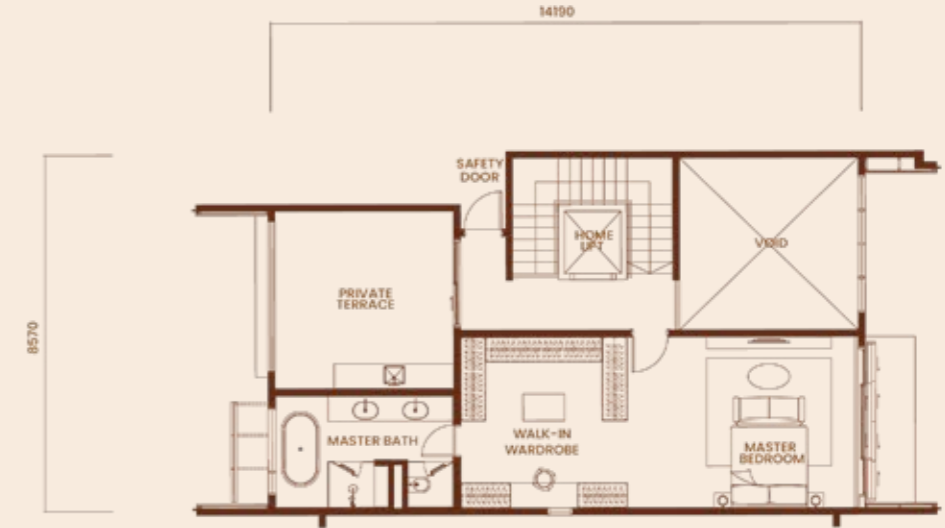




1st Floor
1,223 sq. ft.



3rd Floor
715 sq.ft.



2nd Floor
1,195 sq. ft.



The upper villas offer direct access to the car park, ensuring a delightful 'landed' feel and comes with a direct access to the podium facilities level.

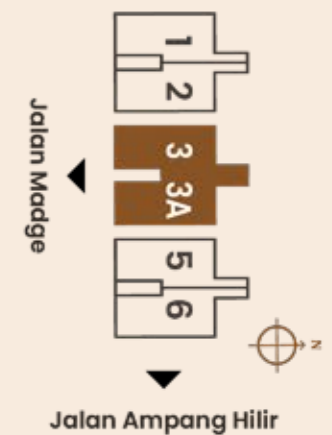
3-STOREY
UPPER VILLA
TYPE

G2

- | | |
|---------------|-----------------|
| 4 BEDROOMS | 2 UTILITY ROOMS |
| 5 BATHROOMS | 6 CAR PARKS |
| 1 POWDER ROOM | HOME LIFT |

TOTAL VILLA AREA

- | | |
|-------------------------------------|--|
| MAIN PARCEL
3,133 sq. ft. | ACCESSORY PARCEL |
| | - LINK BRIDGE (1ST FLOOR)
93 sq. ft. |
| | - TERRACE (2ND FLOOR)
219 sq. ft. |
| | - PRIVATE TERRACE (3RD FLOOR)
212 sq. ft. |





3-Storey Upper Villa Type G/G1/G2 - Terrace Link



3-Storey Upper Villa Type G/G1/G2 - Living and Dining



3-Storey Upper Villa Type G/G1/G2 - Master Bedroom



INDULGE IN THE FINER SIDE OF LIVING

Every unit at The Ashwood has been meticulously designed and furnished with a careful selection of exquisite furniture and fittings. This attention to detail not only enhances the overall aesthetic of each living space but also ensures a seamless and hassle-free move-in experience for residents.

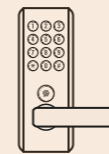
Custom-crafted fittings:

Area	Item Provided
1. Kitchen	Wet kitchen cabinet, hood & hob, fridge
2. Master Bedroom / Other Bedrooms / Home Office / Living / Family Area	Air conditioner unit
3. Master Bathroom	Shower screen with door, vanity top for wash basin, mirror, storage type hot water system with handheld and wall hung rain shower
4. Other Bathrooms	Shower screen with door, vanity top for wash basin, storage type hot water system with handheld shower
5. Smart Home System	Digital smart lock, smart control hub for lighting & air-conds, smart switches, power point for motorised curtains



EXPERIENCE THE POWER OF SMART CONVENIENCES

Enjoy complete control with smart switches at your fingertips. Welcome to a new era of sophisticated living, where smart technology elevates your every day experience here.



Smart digital lock



Smart switches for lighting & air conditioning control



Smart hub to integrate all smart home appliances



Electric power points for motorised curtains will be available in the living area for all unit types



All controls are accessible via mobile apps suitable for iOS and Android



EXPERIENCE TAILORED CONVENIENCE

1. Dedicated room for parcel drop-off & collection

Experience hassle-free parcel handling at The Ashwood with a dedicated room, ensuring secure drop-off and convenient collection for residents—seamless and tailored to your needs.

2. Well-designed bicycle racks

Effortlessly maintain an active lifestyle at The Ashwood with our localised and secure bicycle rack solution, providing organised and clutter-free parking for your bikes, ensuring they're always ready for your next adventure.

3. Pet-friendly zone

Explore our pet-friendly haven with well-designed play areas and a grooming room just steps away. Easily arrange in-house grooming for the comfort and ultimate convenience of your pets.



FEEL THE WARMTH OF HOME AT YOUR SECURE SANCTUARY

Step into a home that values your peace of mind above all. Our comprehensive multi-tiered security system covers the guardhouse entrance, car park lift lobby access, and lift car access, ensuring your safety at every step.

1. Multi-tiered security for a complete sense of assurance.
2. 24/7 security patrol for your peace of mind.
3. With a dual guardhouse, you can rest easy knowing that your safety is vigilantly watched over day and night.
4. Our visitor screening and management system ensures the safety for your entire family.

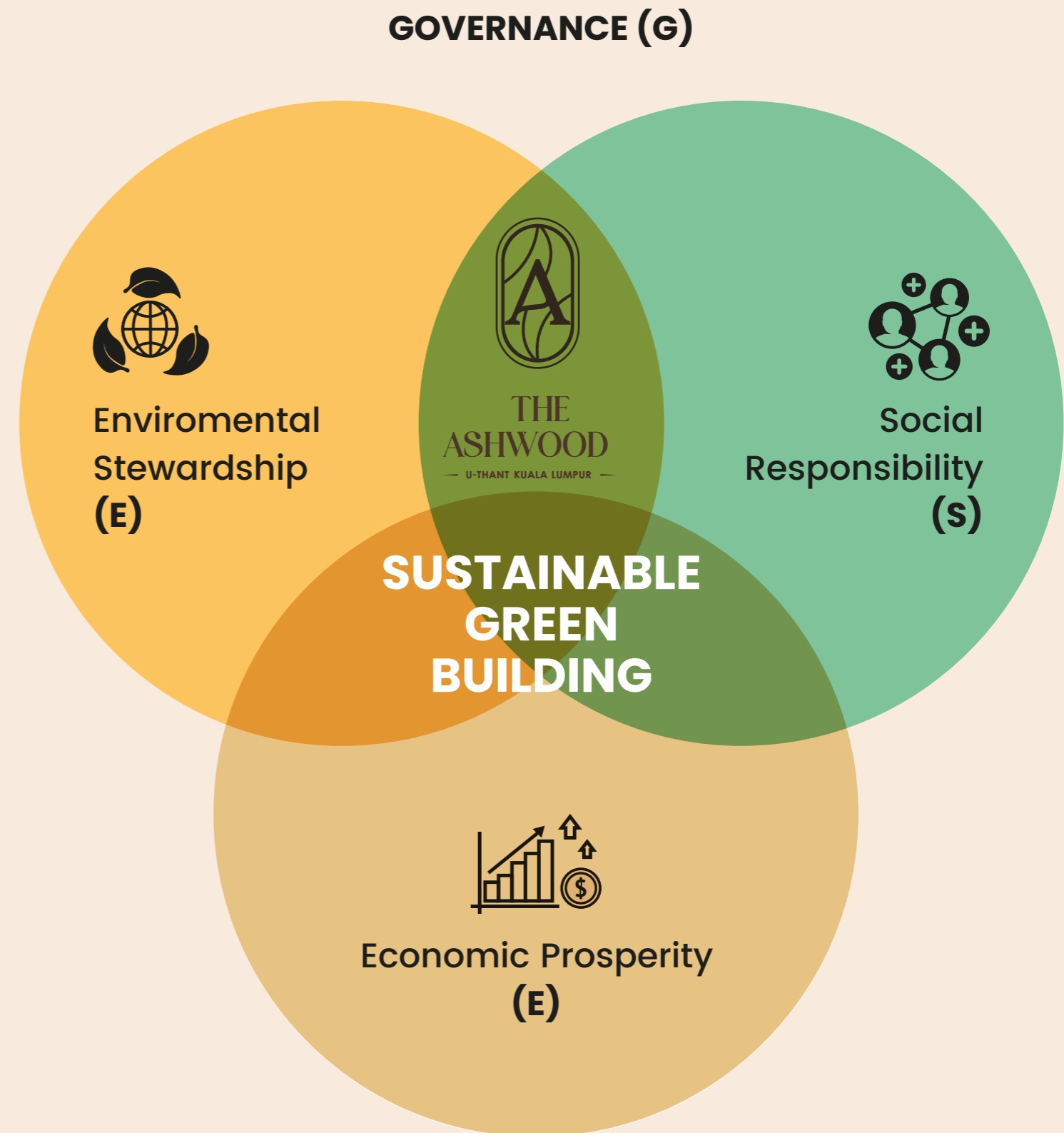


The Ashwood SUSTAINABILITY STRATEGY

The Ashwood's commitment to sustainability has been integrated in its design from the very beginning. To achieve this vision, the following sustainability framework is adopted:

GOVERNANCE (G)

1. Progress is underway towards achieving GreenRE Silver certification for The Ashwood, exemplifying a dedication to environmentally responsible practices and sustainable excellence.
2. Developed by an award-winning developer adhering to ISO 9001, ISO 14001, and ISO 18001 standards.



The Ashwood

SUSTAINABILITY STRATEGY



ENVIRONMENTAL (E)

Building Temperature Control

1. By utilizing Low-E Glass for west-facing units, heat buildup is effectively reduced, resulting in a temperature reduction of 4 degrees
2. Integrated a green facade at the podium car park to act as a heat buffer.
3. Installation of a water feature at the drop-off area to create a cooling effect.
4. Incorporated building facades with ledges or fins as solar shading devices.

Energy Efficiency

5. Implemented energy-efficient LED lights in common areas and solar-powered lighting for the rooftop and garden landscapes.
6. Maximise natural ventilation and daylight in both units and common corridors.
7. Harnessed renewable energy with rooftop solar panels to power common areas.
8. Incorporated energy-saving features in lifts, such as AC VVVF (Variable Voltage Variable Frequency) and sleep mode.
9. The semi-D layout design concept forms several open spaces, creating pockets of breathability.
10. Integrated a smart home system for energy-saving purposes.

Water Consumption

11. Implemented rainwater harvesting for landscape irrigation.
12. Installation of aerated water taps in all toilets to reduce water consumption.
13. Residential title project offering reduced water and electricity rates.

Environment Quality

14. Implemented IBS systems for systematic formwork.
15. Enhanced thermal comfort, aesthetics, and noise reduction with lush greenery at drop-off and facilities floors.
16. Implemented a centralised recycling bin for promoting recycling.
17. Arrive in style with our covered arrival and drop-off points, promoting e-hailing convenience and discouraging frequent car usage to minimise CO2 emissions.
18. Enforced efficient waste management practices during demolition.



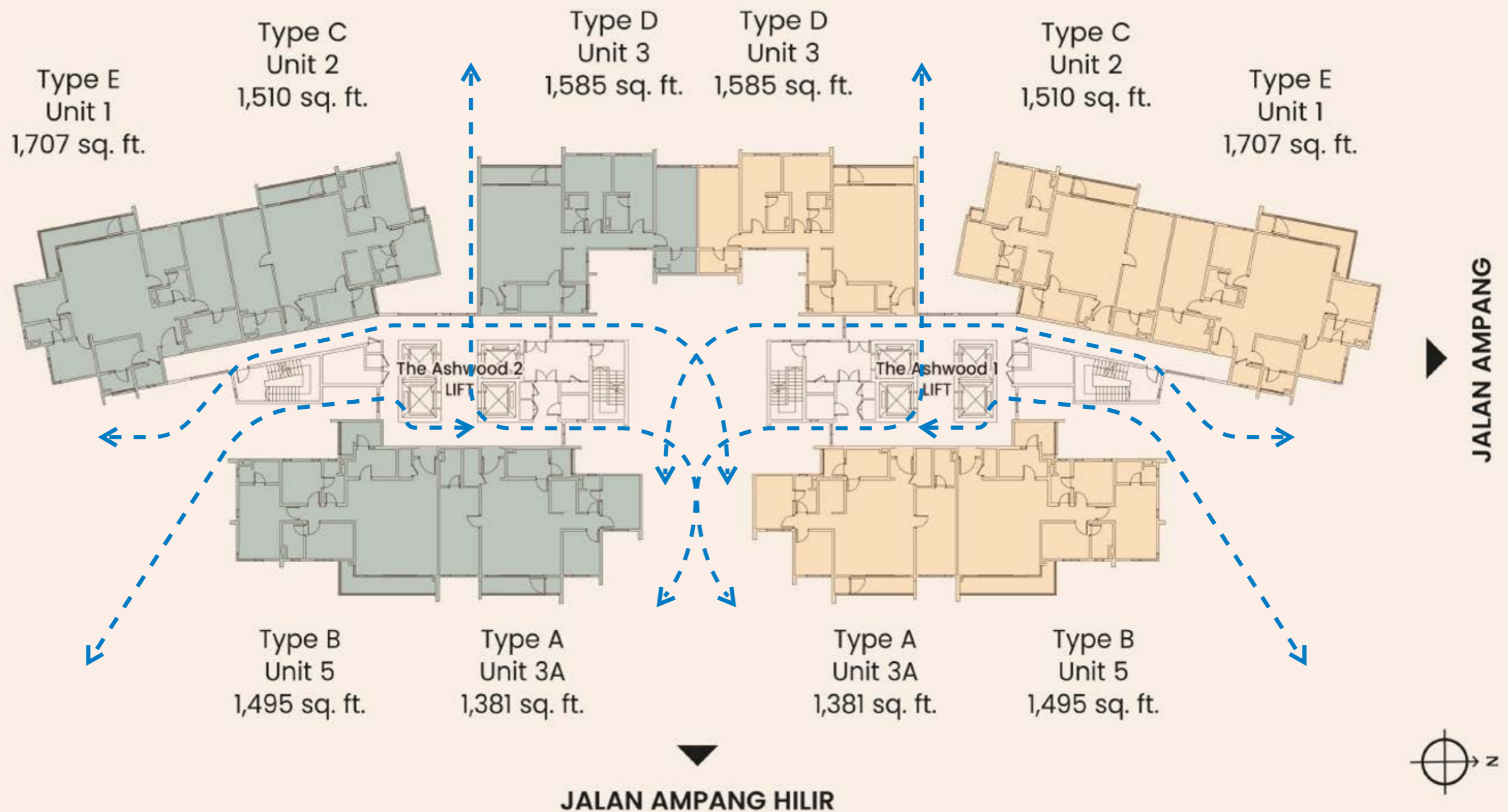


The Ashwood SUSTAINABILITY STRATEGY

ENVIRONMENTAL (E)

Optimized Natural Airflow

1. The natural airflow at The Ashwood has been designed for a refreshing and cooler living experience.



The Ashwood

SUSTAINABILITY STRATEGY



1. The utilization of Low-E Glass effectively controls heat and UV rays, resulting in a temperature reduction of 4 degrees



2. Incorporation of low VOC paint minimises the risk of poor air quality.

4. Units feature natural ventilation and abundant natural daylight.

3. The unit layout offers numerous opportunities to enhance indoor environments and incorporates biophilic design, fostering mental restoration and productivity.



FUTURE-PROOF GREEN DESIGN

Conveniently recharge your electric vehicle while contributing to a greener tomorrow.

1. EV charging facilities:

EV chargers (22kW) are conveniently located at the outdoor car park Level 1.



The Ashwood SUSTAINABILITY STRATEGY



SOCIAL (S)

Safety & Health

1. Our commitment to a cleaner environment is evident through the use of Low VOC (Volatile Organic Compound) paint, minimising the risk of air pollution.
2. For the safety of our residents, we've strategically placed CCTVs in common areas, ensuring a secure living environment.
3. Contributing to the community, we've dedicated land for the widening of walkways along Jalan Ampang Hilir.
4. Experience the future with automated access doors using secure access cards, creating virus and germ-free common areas for all residents.
5. Your well-being is our priority – find air purifiers in lift cars to suppress the proliferation of bacteria and viruses.
6. Ensuring a healthy and inclusive space, we provide convenient ramps, OKU parking, and toilets catering to the disabled group.
7. Following the 'Urban Stormwater Management Manual for Malaysia (MASMA2), on-site detention (OSD) tanks are thoughtfully designed to reduce the risk of flooding.
8. Indulge in a resort-style living experience with 48 facilities, including a swimming pool, walking paths, and jogging trails, promoting physical activity for a healthier lifestyle.

Green Connectivity & Green Transport

1. Promoting eco-friendly living, our EV charging bay (22kW) not only caters to current needs but is also future-ready, supporting the growing usage of green transport.
2. Encouraging sustainable travel, we provide secure bicycle racks, fostering a carbon-free mode of transportation.
3. Experience serenity in our designated green park dotted with lush greenery and lawns, elevating the quality of life and enhancing your mental well-being.
4. Our thoughtfully designed green spaces and landscapes aim to create a soothing atmosphere, effectively reducing stress levels for a tranquil living experience.
5. Foster closer bonds with our community gardens, serving as delightful spaces for social interaction and engagement.
6. Arrive in style with our covered arrival and drop-off points, promoting e-hailing convenience and discouraging frequent car usage to minimise CO2 emissions.
7. Stay connected seamlessly with a bus stop just 180 meters away, offering shuttle services to nearby MRT/LRT stations such as Ampang Park LRT/MRT Station.



Amenities & Conveniences

1. Situated in a mature neighbourhood and only 1.8km to Kuala Lumpur City Centre, our community fosters sustainable living, offering a myriad of 25 amenities within a leisurely 10-minute walk. From restaurants, cafes, healthcare centres, and shopping malls to groceries and schools, everything you need is right at your doorstep.
2. Discover educational excellence at the prestigious Sayfol International School, located just 100 meters away.
3. Positioned along KL's prestigious Embassy Row, The Ashwood's coworking lounge serves more than a space, it's a hub for networking, learning, community building, collaboration, and knowledge-sharing. A unique platform bringing together expats, ambassadors, and discerning individuals of affluence.
4. Experience the convenience of in-house grooming at The Ashwood's pet-friendly haven, ensuring your furry friends enjoy the best care and attention with pet play equipment and a designated grooming room.

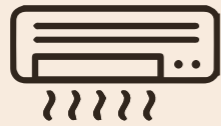
Security & Peace of Mind

1. Seamless entry with our exclusive car plate recognition system.
2. Priority on safety with a comprehensive CCTV for close supervision.
3. Complete assurance through multi-tiered security and 24/7 patrolling.
4. Effortless and secure guest management with our screening system.
5. Convenient and secure parcel handling with a dedicated drop-off and collection room.
6. Advanced security with digital locksets for enhanced peace of mind.

The Ashwood SUSTAINABILITY STRATEGY



ECONOMIC (E)



Energy savings of up to 29% on air conditioning system usage

Using Low-E Glass for west-facing units reduces heat buildup, lowering the temperature by 4 degrees



Saves approximately 5% on energy costs

Common-area LED lighting with sensors, complemented by abundant natural light.



Saves approximately 10% on water bills for landscaping

Rainwater harvesting for landscape irrigation and aerated water taps in all toilets.



Saves time traveling to work in Kuala Lumpur

Offices are just across Jalan Tun Razak and Kuala Lumpur City Centre is just 1.8km away, saving commute time.



Coworking lounge ready with essential infrastructure

For those who enjoy a hybrid working arrangement, a quiet and private space to work.

BENEFITS OF ESG



Government Incentives

1. Green Investment Tax Allowances (GITA) apply to the purchase of green technology equipment/assets, while Green Income Tax Exemption (GITE) benefits green technology service providers.
2. The latest budget announcement includes a study on enhancing the incentives package for GITA and GITE.



Access To Green Financing

1. The Green Technology Financing Scheme (GTFS 4.0) now offers a guaranteed value increased to RM3 billion until 2025.



Long-Term Savings

1. GreenRE certified buildings prioritise resource efficiency, using less water and energy, reducing greenhouse gas emissions.
2. They offer long-term cost savings, more energy-efficient than conventional buildings, as per GreenRE standards



Health Benefits

1. Green homes, with enhanced natural ventilation and indoor air quality, along with greenery, positively impact overall health.



Branding And Reputation

1. ESG practices shape a brand identity that embodies sustainability, social responsibility, and sound corporate governance, enhancing overall image.

A WINNING PROPOSITION FOR GREEN LIVING AT THE ASHWOOD



Positive Outlook

1. As demand grows for eco-friendly living, green-rated residential developments offer a sustainable and greener lifestyle.



Privileged Location

1. Strategically positioned along Kuala Lumpur's Embassy Row and only 1.8km from Kuala Lumpur City Centre.
2. The Ashwood enjoys excellent connectivity to major highways, transportation networks, and nearby F&B, shopping malls, schools, medical centres and more.



Sustainable Green Building

1. Discover a sustainable haven at The Ashwood – our green building is designed to meet ESG requirements, ensuring a future-proof, eco-friendly environment.



Built for Optimum Efficiency and Comfort

1. With its efficient and versatile layout, The Ashwood is designed to seamlessly accommodate various lifestyles, needs, and preferences of the urban living today.

DISCOVER THE ASHWOOD AT ONE GLIMPSE

TYPE	SIZE	FACING	CAR PARKS	SELLING PRICE (From RM)	
				Min	Max
CONDOMINIUM TYPE A	1,381 sf	Ampang	2 to 3	1,638,700	- 1,748,200
CONDOMINIUM TYPE B	1,495 sf	Ampang	2 to 3	1,778,600	- 1,929,800
CONDOMINIUM TYPE C	1,510 sf	KL City	2 to 3	1,866,100	- 2,062,500
CONDOMINIUM TYPE D	1,585 sf	KL City	3	2,077,500	- 2,184,700
CONDOMINIUM TYPE E	1,707 sf	KL City	3 to 4	2,119,500	- 2,405,300
4-STOREY VILLA TYPE F/F1 /F2 (LOWER)	3,399 sf	Madge Road	6	4,307,600	
3-STOREY VILLA TYPE G/G1/G2 (UPPER)	3,133 sf	Madge Road & Facilities Podium	6	4,307,600	
2-STOREY DUPLEX TYPE A	2,431 sf	Ampang	4	Future Launch	
2-STOREY DUPLEX TYPE B	2,592 sf	Ampang	4	Future Launch	
2-STOREY DUPLEX TYPE C	2,683 sf	KL City	4	Future Launch	
2-STOREY DUPLEX TYPE D	2,946 sf	KL City	4	Future Launch	
2-STOREY DUPLEX TYPE E	3,020 sf	KL City	4	Future Launch	

SALES PACKAGE:

1. Zero legal fees and disbursement
2. Zero loan legal fees and loan stamp duty

Repeat Buyer Incentives*



Our pledge Your privilege

*Terms and conditions apply.

04

THE
VISIONARIES



PARAMOUNT PROPERTY

The People's Developer™

Paramount Property has a rich legacy in property development spanning more than four decades, tracing our roots to humble beginnings in Sungai Petani, Kedah where a rice miller's first foray into property development would grow into the people's developer. Our passionate, highly collaborative team at Paramount Property is driven by a shared vision with our parent company, Paramount Corporation Berhad – to change lives and enrich communities for a better world.

DESIGN FOR LIFE

To meet this inspirational call to action, we Design for Life, ensuring that our products not only pass the test of time, but are able to walk with our customers across the stages of their life journey while meeting the practical aspects of day-to-day living.

PEOPLE FIRST

We place People First, holding our customers in high esteem by listening to their needs, incorporating their feedback into our design process, and responding to them even after we hand over their homes. We foster those who grow with us through empowering learning experiences and treat our partners right.

UPLIFT COMMUNITIES

We Uplift Communities, through efforts in three broad pillars – wellness, environment and society. We believe in the importance of ensuring the wellness of every individual member of our society, protecting the environment we all live in through sustainability practices, and fostering a caring society with a strong sense of community. To leave our society a better place, we continue to give back to the community around us through our CSR projects.

Today, our operations extend to the Klang Valley and Penang, with projects running the gamut of property development and construction – from residential, commercial, retail, educational, industrial, hospitality and integrated developments.

OUR ACCOLADES



Paramount Property is immensely honored for every recognition we have received. Our list of accolades is as wide ranging as our projects and we are proud to have been recognised for our work environment, landscaping, environmental consciousness and property design and development.

FIABCI WORLD PRIX D'EXCELLENCE AWARDS

- Silver Award in the Purpose-Built category for Chengal House, Cyberjaya
- Silver Award in the Specialised Project category for Sekolah Sri KDU, Malaysia

FIABCI MALAYSIA PROPERTY AWARDS

- Winner in Purpose-Built category for Chengal House, Cyberjaya
- Winner in the Best Residential Development for Bandar Laguna Merbok, Kedah
- Winner in the Specialised Project category for Sri KDU School, Malaysia

MALAYSIA PROPERTY AWARDS

- Top of the Chart (Under RM1 Billion) – Ranked 2
- Top of the Chart (Under RM1 Billion) – Best in Qualitative

THE EDGE PROPERTY EXCELLENCE AWARDS

- Ranked 12 in the Top Property Developers category
- Winner of PEPS Value Creation Excellence Awards (Residential Category) for Kemuning Aman and KU Suites, Shah Alam

THE EDGEPROP MALAYSIA'S BEST MANAGED & SUSTAINABLE PROPERTY AWARDS

- The EdgeProp-ILAM Malaysia's Sustainable Landscape Awards in Landscape Planning Category for Hill Park @ Bukit Banyan, Kedah
- Malaysia's Responsible Developer in Building Sustainable Development Awards

BCI ASIA TOP 10 DEVELOPERS AWARDS

- One of the Top 10 Developers Awards for the past 5 years

STARPROPERTY.MY AWARDS

- Ranked 7th in the All-Stars Award
- Won the Family Friendly Awards (Landed) for Sejati Lakeside & Sejati Lakeside 2, Cyberjaya and Bukit Banyan, Kedah
- Won the Family Friendly Awards (Highrise) for Utropolis Batu Kawan, Penang
- Won the Starer Home Award for Utropolis Batu Kawan, Penang and Greenwoods Salak Perdana, Sepang
- Won the Close to Home Award for The Atrium, Kuala Lumpur

OUR ACHIEVEMENTS

Klang Valley



KEMUNING UTAMA
Mixed township development



SURIAN INDUSTRIAL PARK
Industrial park development



SEJATI RESIDENCES
High-end residential development



UTROPOLIS GLENMARIE
Integrated mixed development



SEKITAR26 BUSINESS
Boutique industrial development



GREENWOODS SALAK PERDANA
Mixed township development



SEKITAR26 ENTERPRISE
Commercial development



ATWATER
Integrated mixed development



KEMUNING IDAMAN
Apartment



SEJATI LAKESIDE
Lakeside landed residential development



BERKELEY UPTOWN
Integrated mixed development



THE ATRIUM
Serviced apartments



ARINNA, KEMUNING UTAMA
Condominium



SEJATI LAKESIDE 2
Lakeside landed residential development



THE ATERA
Transit-oriented development



TAMAN PATANI JAYA
Maiden residential-commercial



BANDAR LAGUNA MERBOK
Mixed township development



BUKIT BANYAN
Mixed township development

Penang



UTROPOLIS BATU KAWAN
Integrated mixed development



PARAMOUNT PALMERA
Industrial park development

Thailand



NA REVA CHAROENNAKHON
Premium condominium

Kedah






TAMAN PATANI JAYA
Maiden residential-commercial

A development by


PARAMOUNT
PROPERTY

The People's Developer™

Paramount Property (Cityview) Sdn Bhd 201901039386 (1348716-H)
No 204, Jalan Ampang, 50250 Kuala Lumpur

 ParamountPropertyMalaysia
 paramountpropertymy
 Paramount Property Malaysia

03 2727 7519
paramountproperty.my

 Paramount Property Gallery
@ The Ashwood