



THE RUMA
HOTEL AND RESIDENCES

The RuMa Hotel & Residences at Kuala Lumpur City Centre



Developer : Urban DNA Sdn Bhd (879095-H)
[Joint Venture Company of Aseana Properties
Ltd (Listed on London Stock Exchange) & Ireka
Corporation Bhd (Listed on Malaysian Stock
Exchange)]

Tenure : Freehold

Anticipated Completion : Q3 2017



THE RUMA

HOTEL AND RESIDENCES

-
- No. of Storey : 40-storey (Inclusive of 3-level basements)
A) Hotel Suites from Levels 6 to 18
B) Serviced Residences from Levels 19 to 37
- Total Units : A) 253 units of Hotel Suites
C) 199 units of Serviced Residences



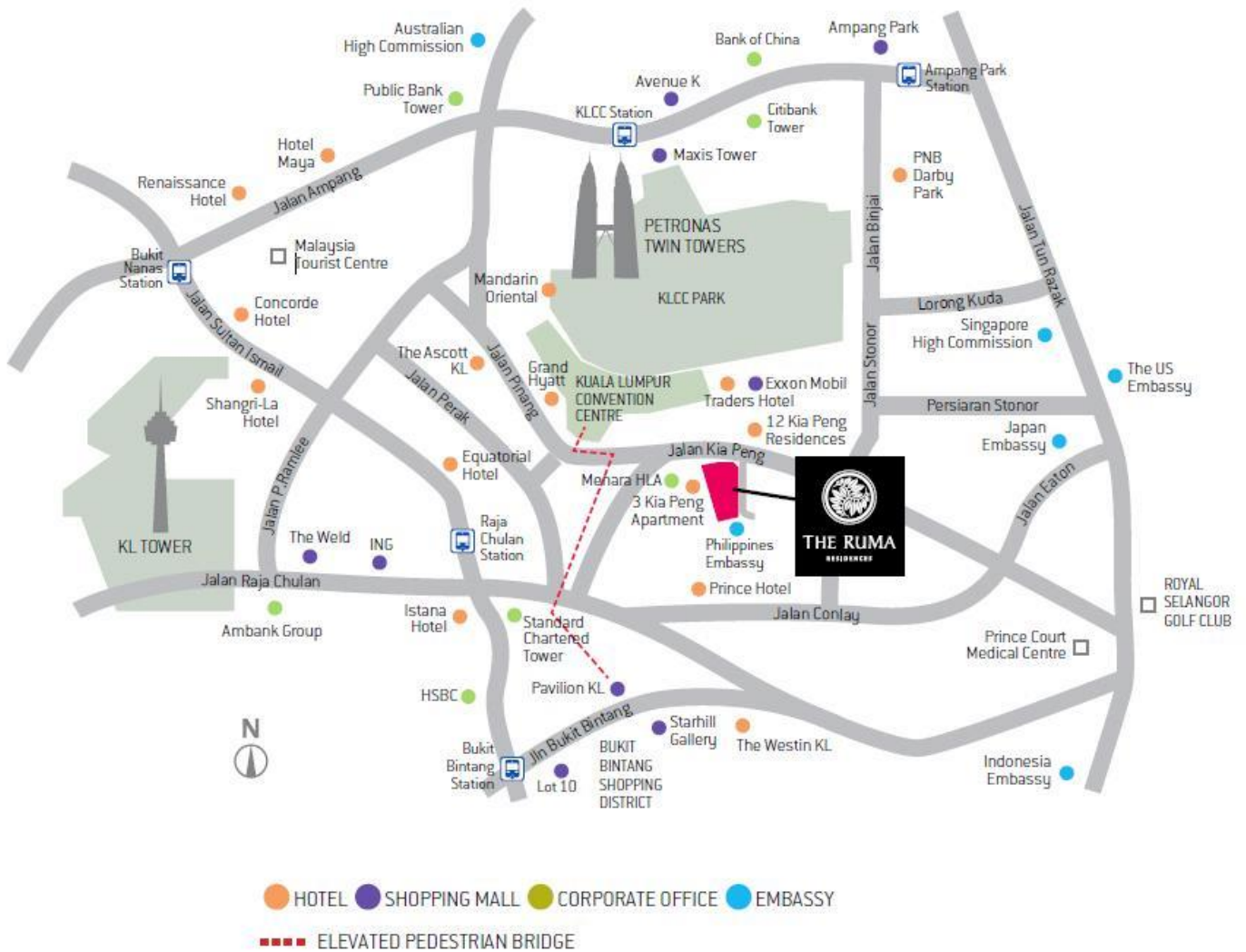
www.the-ruma.com



THE RUMA

HOTEL AND RESIDENCES

THE LOCATION





THE RUMA HOTEL AND RESIDENCES

THE DEVELOPMENT

- FREEHOLD with fully transferable strata title
- No restriction on foreign ownership
- Bespoke luxury international hotel operator
- Designed To Comply With The Green Building Index (GBI)

SURROUNDING FACILITIES AND AMENITIES OF THE DEVELOPMENT

- Adjacent to Petronas Twin Towers, KLCC 50-acre Park & KLCC Convention Centre with Existing Covered Elevated Walkway To Bintang Walk Shopping District
- Short walking distance to Light Railway Transit (LRT) & Monorail Stations
- Easy access to major highways and roads such as Jalan Ampang, Jalan Sultan Ismail, Jalan Raja Chulan, Jalan Tun Razak, Ampang-KL Elevated Highway, Smart Tunnel, KL-Putrajaya Highway, etc
- Hospitals - Prince Court Medical Centre (1km), HSC Medical Centre (2km), Gleneagles Hospital (4km)
- International schools – SAYFOL International School (3km), Fairview International School (3.5km), ISKL [International School of Kuala Lumpur](5km)
- Royal Selangor Golf & Country Club (1km)
- MNC's Offices, embassies, 5-stars hotels, international banks, F&B and entertainment outlets





THE RUMA
HOTEL
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THE HOTEL SUITES

Units Tabulation :

Unit Type	Built-up Area (Sq.M.)	Built-up Area (Sq.Ft.)	Suites Type	No. of Unit	Price List * (Ringgit)
A) Hotel Suites					
A	43	463	Deluxe Room	160	1,410,330
B	59	635	Junior Suite	22	2,016,862
B1	47	506	Grand Room	11	1,623,920
C1	41	441	Deluxe Room	24	1,343,338
C2	42	452	Deluxe Room	24	1,376,834
GS1	86	926	Grand Suite	5	2,903,234
GS2	86	926	Grand Suite 2	5	2,903,234
JPS	61	657	Junior Presidential Suite	1	2,590,322
MPS	111	1,195	Main Presidential Suite	1	3,795,012
			TOTAL	253	

* The list price (GST inclusive) indicated is for a typical unit; price may vary depending on facing and floor





THE RUMA
HOTEL
@ KUALA LUMPUR CITY CENTRE

THE HOTEL SUITES

Hotel's Facilities :

- Swimming pool
- Wading pool
- Jacuzzi
- Sun deck
- Pool bar
- Meeting rooms
- Gym & Spa





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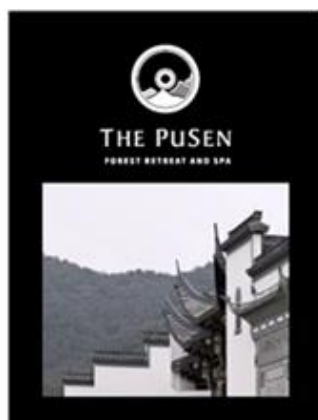
THE HOTEL OPERATOR

URBAN RESORT™ concepts

- An internationally renowned hotel management team that incorporated in Hong Kong experience with prior exposure in Europe, Asia, North America and Africa.
- Hotels managed by Urban Resort Concepts :
The PuLi Hotel And Spa, Shanghai (www.thepuli.com), The PuYu Hotel And Spa, Wuhan



- Hotel portfolio includes four to be opened over next 2 years in Shaoxing, ZhuJiaJiao and Nanjing, with another 4 further hotels under development in Hanoi, Vietnam and China.



UPCOMING HOTEL PORTFOLIO INCLUDES

The PuYu - Wuhan, The PuSen - Shaoxing, The SenRong - ZhuJiaJiao
and Nanjing YuNing Hotel & Residences.

4 further hotels under development in both Vietnam & China.

THE SERVICED RESIDENCES

Units Tabulation :

Unit Type	Built-up Area (Sq.M.)	Built-up Area (Sq.Ft.)	No. of Bedrooms	No. of Unit	List Price * (Ringgit)	No. of Car Park Bay
Serviced Residences						
A	85	915	2+1	72	1,988,800	1
A1	91	980	2+1	18	2,467,300	1
A2	85	915	2+1	35	2,087,800	1
B	170	1,830	3+1	18	4,183,058	2
C	126	1,356	3	17	3,215,520	2
C1	126	1,356	3	1	3,215,520	2
D	85	915	2+1	36	1,988,800	1
PH1	488	5,252	3+1	1	12,000,000	3
PH2	440	4,736	3+1	1	10,892,800	3
			TOTAL	199		

* List price is the minimum starting price for the size

Indicative Service Charge : RM0.60 per Sq.Ft.





THE RUMA
RESIDENCES
@ JALAN KIA PENG, KLCC

THE SERVICED RESIDENCES

Serviced Residence's Facilities :

- Swimming pool
- Sun deck
- Gym
- Multi-purpose room
- Changing rooms

Other Facilities offered by The RuMa Hotel :

- Concierge service
- Valet parking
- Housekeeping
- Laundry
- Room service
- Limousine service
- Business centre
- Corporate leasing

