

SO X KL

KL IS
CALLING.

SOY KUALA LUMPUR
SOFITEL
RESIDENCES



WHETHER IT'S ARCHITECTURE, CUISINE OR LIFESTYLE,
KUALA LUMPUR IS ONE OF THE MOST DIVERSE
AND CULTURALLY EXCITING PLACES ON EARTH.

KL - AS IT'S KNOWN - IS A THRIVING METROPOLIS
THAT BUZZES WITH BUSINESS AND TRADE EVERY DAY.

AS A CAPITAL FAMED FOR PEOPLE COMING TOGETHER
TO LIVE IN HARMONY, IT'S FITTING THAT KL DERIVES ITS NAME
FROM THE CONFLUENCE OF TWO RIVERS. SIMILARLY UNITED,
THE ICONIC PETRONAS TWIN TOWERS STAND PROUDLY TOGETHER
AGAINST THE RESPLENDENT MALAYSIAN SKYLINE.

WHILE KL'S HISTORY FASCINATES,
IT IS ITS FUTURISTIC OUTLOOK THAT REALLY EXCITES.

WILL YOU BE PART OF IT?



RICH HERITAGE UNDER AN ETERNAL SUMMER
The Independence Square is surrounded by Mughal style colonial buildings, a token of the country's history.

A DYNAMIC DESTINATION

This is Kuala Lumpur. A city of eternal summer. A cradle of diversity. A realm of eclectic legacies. The capital of Malaysia concentrates the creme de la creme of a tropical country with a stroke of colonial allure.

As the only global city in Malaysia, Kuala Lumpur has risen from its humble beginnings as a tin mining hamlet into one of the strongest economic powers in Asia. Despite the hustle and bustle, the city's friendly vibes and its large english-speaking population make it one of the most visited, liveable cities in the world.



Bustling Bukit Bintang



The Quaint Central Market

Business. Recreation. Culture. A gem that abounds with endless opportunity. Magnificent parks and shiny commercial strips stand a stone's throw away from

each other. Indie art markets and buzzing nightlife flourish side by side. High-tech infrastructure blends seamlessly with the tropical environment.

WELCOME TO KUALA LUMPUR

AT ONCE INTERNATIONAL AND TRADITIONAL, ITS OPEN CHARM IS PROVED TO BE IRRESISTIBLE.

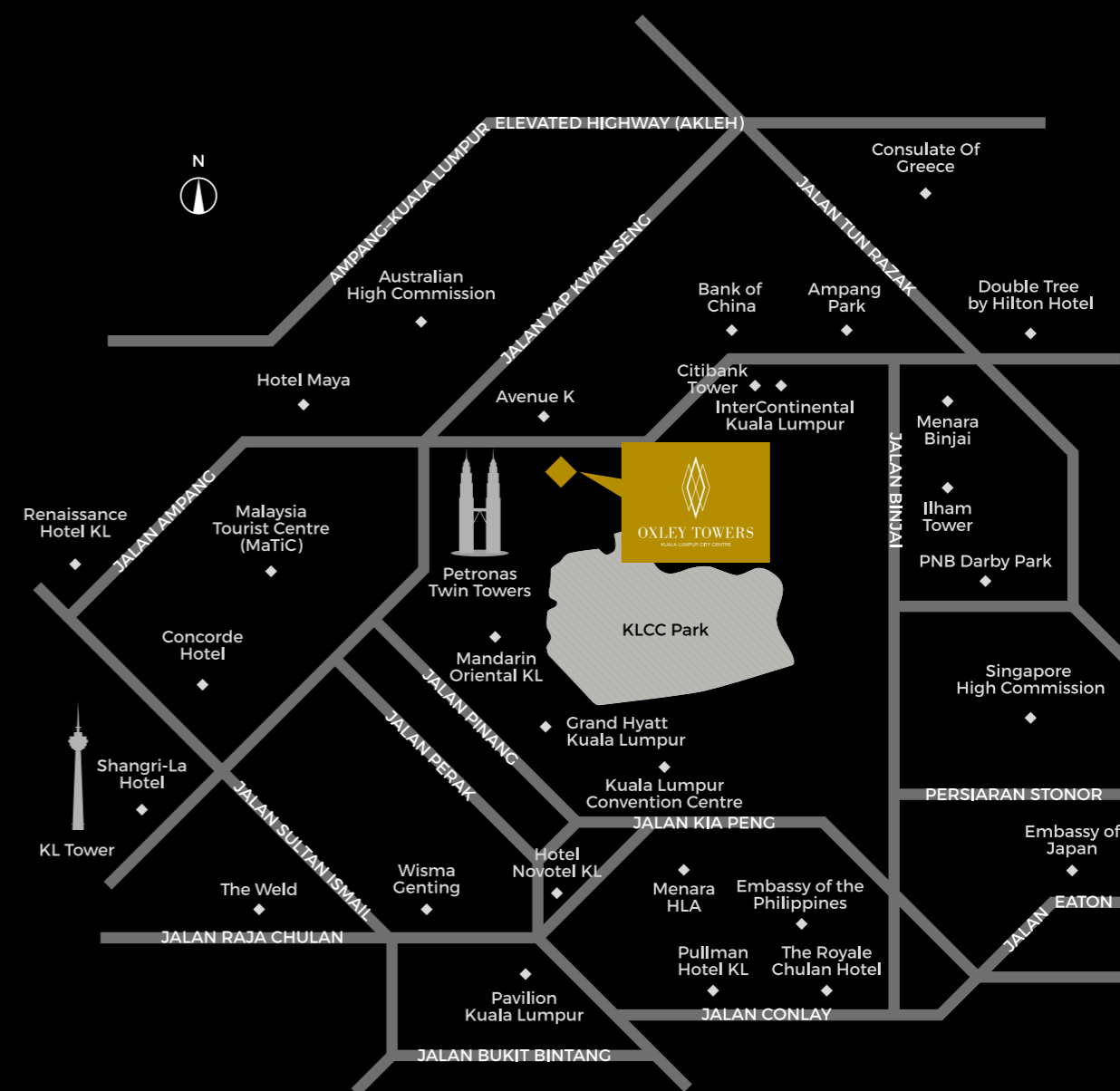
Multilayered. Colourful. Harmoniously contrasting. Kuala Lumpur offers a never-ending discovery.



Picnic Perfect: the Titiwangsa Lake Gardens

BE ENERGISED BE AVANT-GARDE BE ENTERTAINED

WHAT IS YOUR PERSONAL DEFINITION OF
KUALA LUMPUR?



WELL DESIGNED WELL TRAVELLED



Widely-used rapid transit system



High-speed rail connecting to Singapore

A FAST PACED CITY WITH A HEART.

Go anywhere, anytime. Complete with safe, rigorously maintained transport systems, Kuala Lumpur promises easy accessibility around itself and to other towns.

The state-of-the-art Kuala Lumpur International Airport connects the city to the world. Busy all year round, it is within easy reach of the city centre via highways and a non-stop high-speed train service.



A Sense of Arrival: Kuala Lumpur International Airport



A MEDLEY OF TEXTURED TASTES

THE CITY NEVER SLEEPS. CAFES AND HAWKER STALLS OPEN INTO THE SMALL HOURS, COEXISTING WITH THE ELECTRIC NIGHTLIFE SCENE.

The diverse population of Kuala Lumpur contributes to its deliciously complex culinary profile. Local foods, always fragrant and rich in taste, are enjoyed by people from all walks of life.

KL-LITES CARE ABOUT HAVING A GREAT TIME.

SO SHOULD YOU.



CREATIVELY RECEPTIVE TO CHANGE, KUALA LUMPUR DELIGHTS IN INFLUENCES AND INSPIRATIONS FROM EAST TO WEST, FROM SHORE TO SHORE.

Rejoice in a ladies night out in a swanky cocktail bar, or relish an exquisite date at a rooftop fine dining establishment. Refreshing and passionate, Kuala Lumpur presents an unforgettable lifestyle experience that charms the soul.

A WORLD CLASS EXPERIENCE

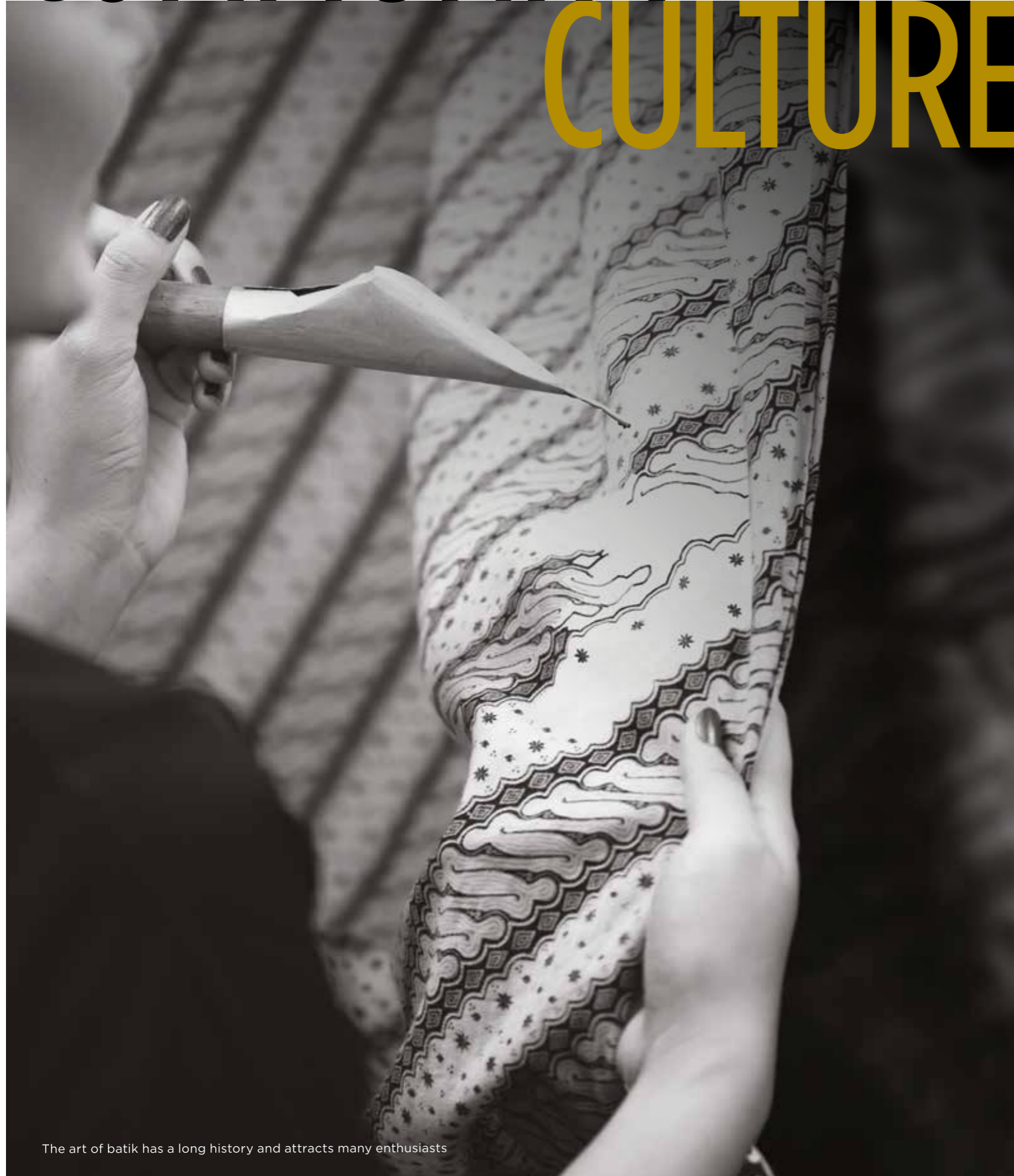
FOR A WORLD CLASS PALATE



COMMUNITY

CULTURE

CRAFT



The art of batik has a long history and attracts many enthusiasts



Celebration of indigenous cultures by all ethnic groups

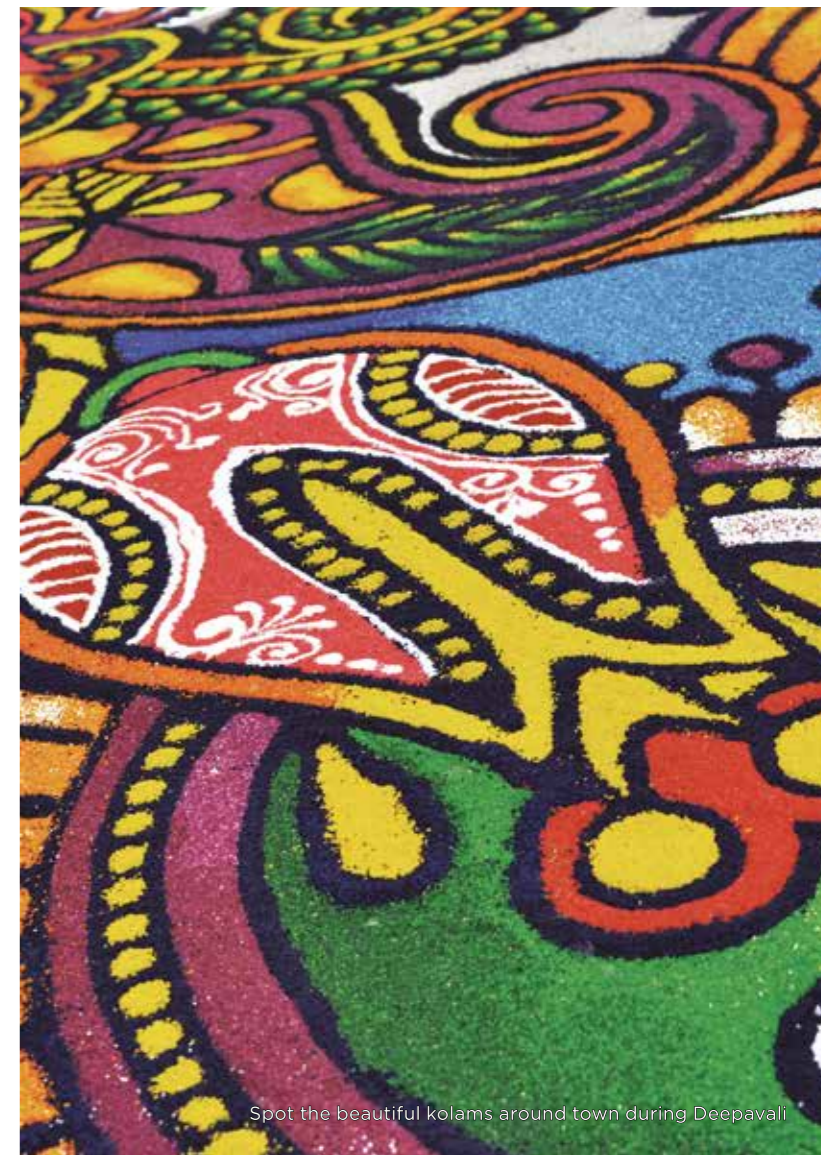
Explore Kuala Lumpur's deep-rooted local arts and interesting histories. A true melting pot with lively traditions and festivities, the city welcomes everyone with open arms.



Chinese lion dance

THE CONFIDENCE OF THE CITY LIES IN THE EASY HARMONY AMONG MANY CREEDS AND CULTURES.

A city of green fields and modernity, Kuala Lumpur features an art scene that is equally fun and unconventional. From ethnic theatres to international art exhibitions, there are always plenty events to enrich your evenings.



Spot the beautiful kolams around town during Deepavali



PLAYFUL
LUXURY



SO Sofitel is AccorHotels' lifestyle brand.

With properties located around the world, the brand playfully mixes sophisticated French elegance and the dynamic style of each locale, crafting unique experiences in places to see and be seen at.

THEY LIVE FOR THE NEW.
THEY LEAD THE WAY. THEY STAY AHEAD OF THE CURVE.
THEY DON'T FOLLOW THE RULES.
THEY'RE LIKE-MINDED SEEKERS
OF A NEW KIND OF SOCIAL.
JUST LIKE YOU, THEY LOVE TO FEEL THE BEAT OF THE CITY.
THAT SPIRIT. THAT CONNECTION.
AT THOSE FEW PLACES THAT PROVIDE IT.



**FEEL
THE
PULSE**

SO
SOFITEL



An **ACCORHOTELS** brand

YOUR PIECE OF A WORLD FIRST

This isn't just any KL residence.

This is the first SO Sofitel experience that's available to keep for a lifetime.
SO SOFITEL KUALA LUMPUR RESIDENCES

This is an opportunity to call a global hotel style icon "home".

A place where you can enjoy the authenticity of local lifestyle combined
with a global outlook.

Think of it as the best of both worlds, with SO Sofitel bringing the thrill
and Oxley Towers bringing the savvy.

OXLEY TOWERS IS READY. ARE YOU?





Artist's impression

IT'S ALL ABOUT OXLEY TOWERS

LOCATED AT THE HEART OF THE CITY,
THE THREE STRUCTURES THAT FORM OXLEY TOWERS OFFER THE BEST OF BOTH WORLDS.

LIKE ALL GOOD ARCHITECTURE, OXLEY TOWERS IS SENSITIVE TO ITS ENVIRONMENT.
FITTINGLY, THE AESTHETIC IS INSPIRED BY THE RICH HERITAGE OF ART OF WEAVING
THAT IS PART OF MALAYSIAN CULTURE. THE BOLD LINES THAT BRING VISUAL DYNAMISM
TO THE FAÇADE ARE EVOCATIVE OF THIS NOBLE HISTORY, WHILE ITS RESPLENDENT
GLASS SHINES LIKE A RARE GEMSTONE.

OXLEY TOWERS OCCUPIES A PRIME LOCATION AT THE CENTRE OF KL.
AND WHILE ITS OUTLINES ARE DISTINCTIVE AND BOLD, IT ALSO WEAVES
IN ELEGANTLY WITH THE ICONIC SKYLINE.

WITH EVERY PROPERTY AVAILABLE PROVIDING STUNNING VIEWS OF KL,
THIS IS A DEVELOPMENT THAT TAKES EXCELLENCE TO THE NEXT LEVEL.
FROM MORNING SWIMS IN THE INFINITY POOL TO LATE EVENING NIGHTCAPS AT THE BAR, AND SKY
GARDEN STROLLS TO A PLAYGROUND SAFE HAVENS FOR THE KIDS,
THE LIFESTYLE BENEFITS ARE UNMATCHED.

**FOR THE MOST ON-TREND INVESTORS,
IT'S OBVIOUSLY OXLEY TOWERS.**



OXLEY TOWERS
KUALA LUMPUR CITY CENTRE

TURNO TO

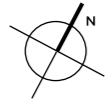
A NEW PAGE

OF YOUR LIFE

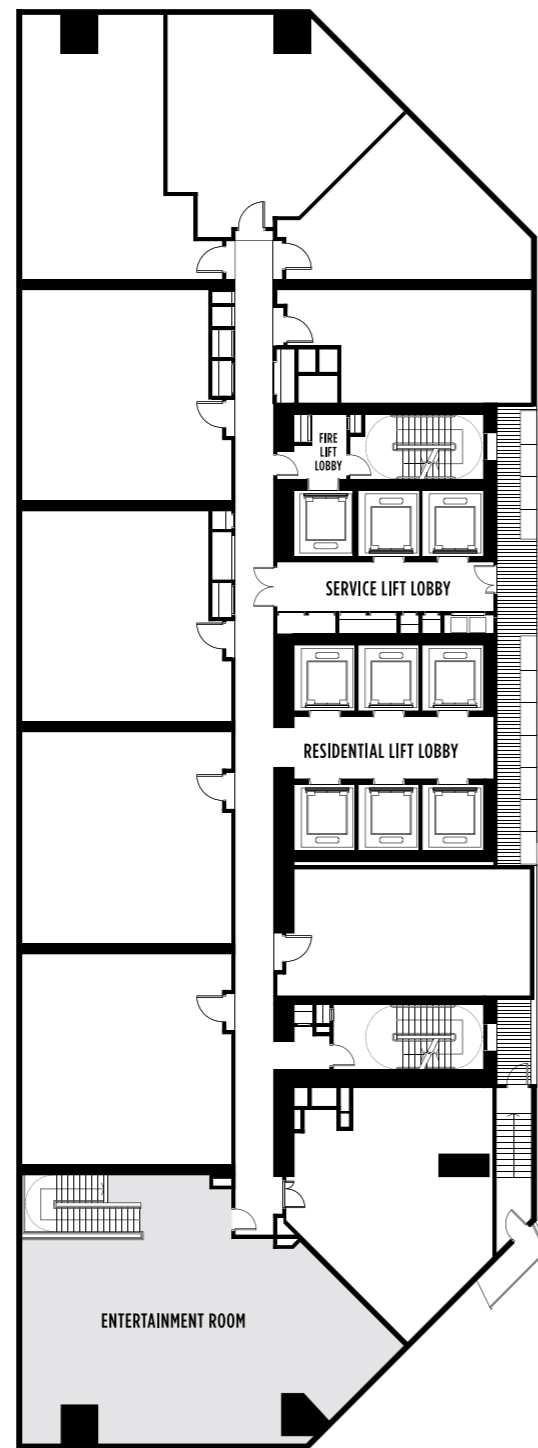


ENERGY.
IT'S AN
ADDICTION.

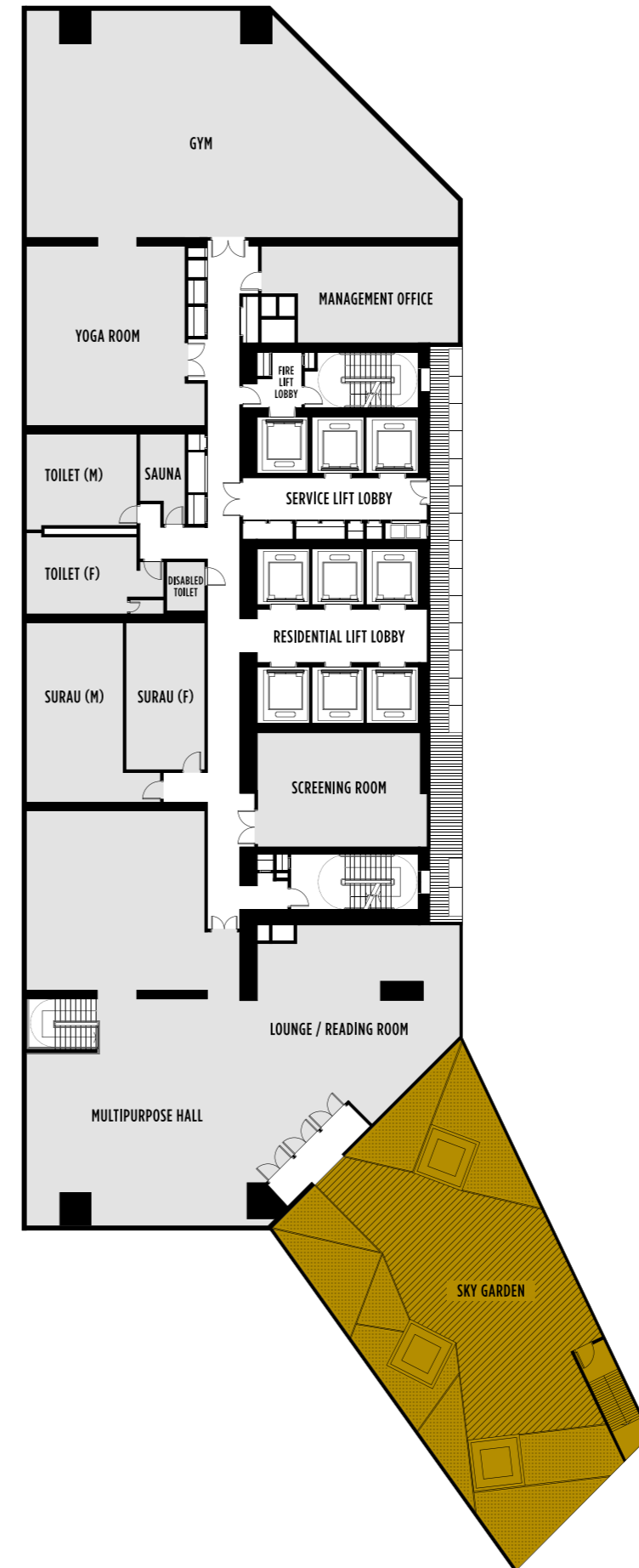
FIRST CLASS FACILITIES



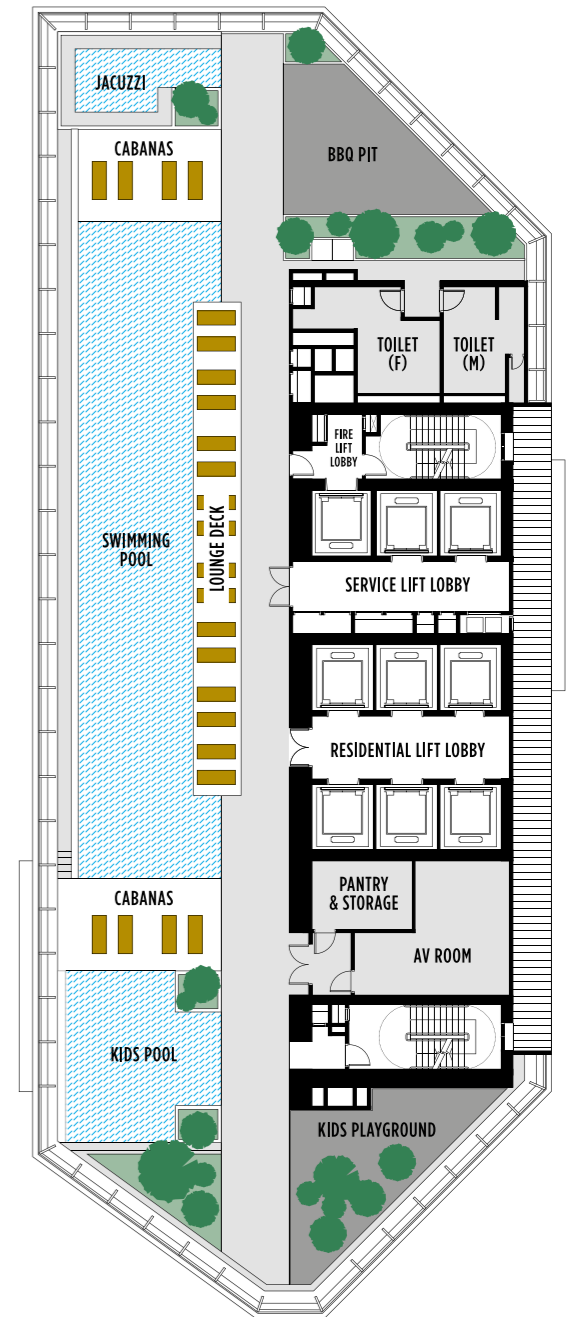
LEVEL 45



LEVEL 46



LEVEL 77



All areas and/or measurements stated in this Brochure are approximate only, and are subject to final survey and/or such changes as may be required by the relevant authorities. Scaled areas and measurements are available upon request.



THE SWIMMING POOL

Swim from above in our sky-high infinity pool - highest of its kind in the region - offering panoramic views of KL and its skyline.

FACILITIES THAT FUNCTION

Here you'll find a fully functioning gym kitted out to the highest standards, a yoga room for peace of mind, a multipurpose hall, games room, reading room, sunken lounge and an aromatic garden for some serious relaxation.

Take it up a level and a whole host of possibilities emerge. Eat al fresco at the BBQ pit, stroll the Sky Gardens, or let the kids play till their hearts are content in the playground. Don't forget to take your bikini too, as there you can enjoy a jacuzzi and the highest residential infinity pool in KL. Then once that's done, kick back in the cabanas for your well-earned refreshment.

SO FIT

We don't just do fun better. We do fitness better. Work off that hangover - and then some more - in style at our stunning gym.



WHERE ADVENTURES BEGIN AND PLAYTIME NEVER ENDS

Sky Gardens are designed as nature getaways up-high against the sky.



PRIVILEGES THAT SUIT

With its landscape design inspired by the cuts of a diamond, the SO Sofitel Kuala Lumpur Residences shine equally brightly on the inside. And as you'd expect from one of the world's most eminent hotel brands, everything is considered right down to the last detail.

REST ASSURED, WE'VE THOUGHT OF EVERYTHING WITH YOU IN MIND.

Residents enjoy all the benefits of an upscale hotel brand paired with exclusive services tailored to craft the smoothest experience.

Around-the-clock residence concierge and security service ensure that every need is covered for with peace of mind and parking is no longer a burden thanks to valet service. Friends and family gatherings are made easy at the Residence Lounge.

Being an owner at SO Sofitel Kuala Lumpur Residences opens to a whole new world of possibilities thanks to enrolment to LeClub AccorHotels loyalty program, fast track to Elite Status and VIP access to a selection of services and amenities at SO Sofitel Kuala Lumpur Hotel.

LE CLUB ACCORHOTELS

You are at the heart of it.



SO CONCIERGE

Our SO Guru is on trend. Definitely the person to be in the know.



JUST SAY SO

MENU OF SERVICES

ESSENTIALS

- 24-hour residence concierge
- 24-hour security system
 - Bell / valet services
 - Mixo Resident's Lounge
- SoFIT residence fitness center
- Dedicated residence rooftop pool
 - Screening room
- Press reader subscription with digital access to daily newspapers and magazines

À LA CARTE SERVICES

(optional, additional charges apply)

- In-residence dining & In-residence catering
 - In-residence SoSpa treatments
 - Solution Center services
- SoFit Programs: - Personal trainer, wellness consultant & So Yoga classes
 - Personal assistant & shopping services
 - Childcare
 - Laundry services
 - Private transportation / limousine services
- So Lifestyle Programs - Custom lifestyle programs and experiences curated by Residence Team
 - Annual AccorHotels Ownership Benefits Program
 - In-residence housekeeping
 - In-residence maintenance
 - "While Your're Away" Maintenance Package

BENEFITS AND PRIVILEGES

- Le Club AccorHotels Platinum Membership
- Access to preferred seating at So Pool parties
 - Discount on SoSPA treatments
- Discount at restaurants, in-residence dining & catering
 - Discount on meeting spaces
 - Ambassador Program
 - Discount on guest rooms (visitors)
- Discount on private transportation / limousine service
 - Access to Solution Center & related discounts
- Invitation to exclusive events at adjacent Hotel & within the community
 - Preferred access and pricing at Partner Golf course
 - Charging privileges at Hotel outlets

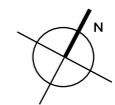
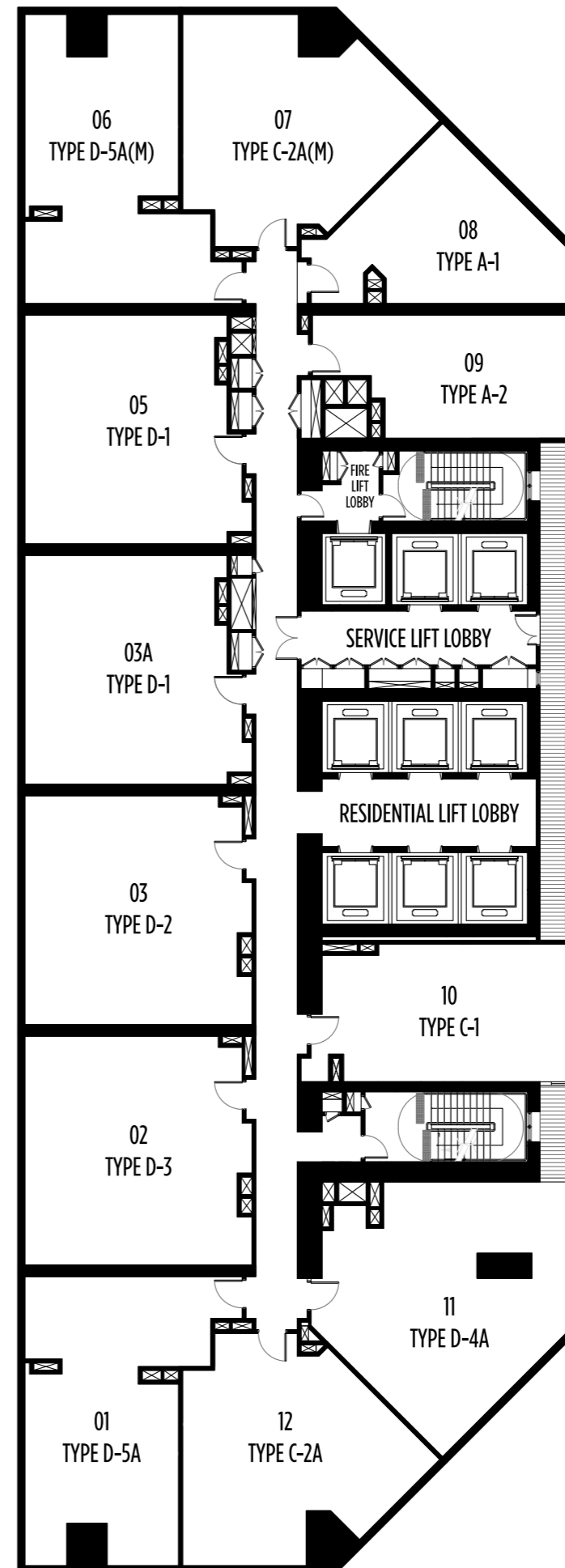
The services above are subject to changes and availability

FEEL
THE FLOW OF
LIFE





LAYOUTS TO SUIT YOU DOWN TO THE FLOOR.



TYPICAL FLOOR LAYOUT

**LEVEL 34-43
/ 47-51**

THE CHOICE IS YOURS

SO SOFITEL KUALA LUMPUR RESIDENCES ARE AVAILABLE IN MANY DIFFERENT LAYOUTS TO SUIT A RANGE OF REQUIREMENTS. ALL PROPERTIES PROVIDE THE SAME HIGH STANDARD OF FITTINGS AND APPLIANCES ALONG WITH THEIR STUNNING VIEWS OF KL. HAVE A LEAF THROUGH AND SEE WHICH ONE IS RIGHT FOR YOU.

A PLACE TO LIVE IN THE RIGHT SPACE.

BUY OFF PLAN. STAY ON TREND.

BECAUSE HEAVEN IS IN THE DETAILS.

While Oxley Towers is an epic vision, investors can rest assured the finer details have been carefully attended to. That's why when it came to fitting and installing each property with premium quality appliances, only exceptional brands cut it.

De Dietrich kitchen appliances were specially chosen because they are synonymous with first class design allied to the kind of engineering excellence you'd expect from a company that's been around for 330 years. Prestige and quality are its hallmarks, which is why it's so revered and relied on by culinary enthusiasts.

With regard to ceramic fittings, Ceramic Villeroy & Boch has been specially selected to supply each apartment. Furnished with a legacy that goes all the way back to 1748, this brand is one of Europe's finest and most respected manufacturers of basins, tiles and lavatories.

**LET THE QUALITY THROUGHOUT
ASSURE YOU, THESE ARE RESIDENCES OF
DISTINCTION.**



Villeroy & Boch

1748

De Dietrich



Artist's Impression







Oxley Holdings Limited (“Oxley” or “the Group”) is a home-grown Singaporean property developer. Oxley is principally engaged in the business of property development and property investment. Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley’s expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs. With a keen grasp of market sentiments and trends, Oxley has achieved remarkable growth since its inception.

As part of its strategic expansion, the Group has also entered into partnerships with reputable local and overseas developers as well as business partners. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Since then, Oxley has also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and an 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.



UNITED KINGDOM
ROYAL WHARF



SINGAPORE
NOVOTEL ON STEVENS, MERCURE ON STEVENS



CAMBODIA
THE BRIDGE



CAMBODIA
THE PEAK



SINGAPORE
OXLEY TOWER



IRELAND
DUBLIN LANDINGS



SINGAPORE
THE RISE @ OXLEY



MYANMAR
MIN RESIDENCES



SINGAPORE
VERANDAH RESIDENCES



ACCORHOTELS

Feel Welcome

AccorHotels – along with its partner Oxley – is proud to introduce the first of its kind SO Sofitel Residences. Situated in Kuala Lumpur, the property is setting a new step for the group's lifestyle brand worldwide.

With a unique portfolio of more than 20 brands; AccorHotels is more than a world-leading travel & lifestyle group and digital innovator offering unique experiences in more than 4,100 hotels, resorts and residences, and some of the finest private homes around the globe. It is a global team of 240,000 women and men dedicated to make every guest Feel Welcome.

Thanks to one of the world's most rewarding hotel loyalty programs – Le Club AccorHotels – guests can enjoy privileges in more than 95 countries.

AccorHotels is also a committed, responsible and caring group through Planet 21 and Solidarity at AccorHotels, comprehensive programs bringing together employees, guests and partners to drive sustainable growth.

Find out more at AccorHotels.com

RAFFLES

SOFITEL
LEGEND

SO
SOFITEL

S O F I T E L

Fairmont

M
GALLERY

p u l l m a n

swissôtel

NOVOTEL

Mercure

MAMA
SHELTER

adagio

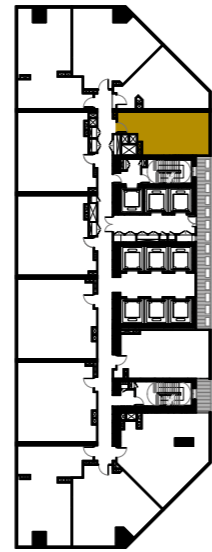
ibis

ibis
STYLES

ibis
budget

hotelFT

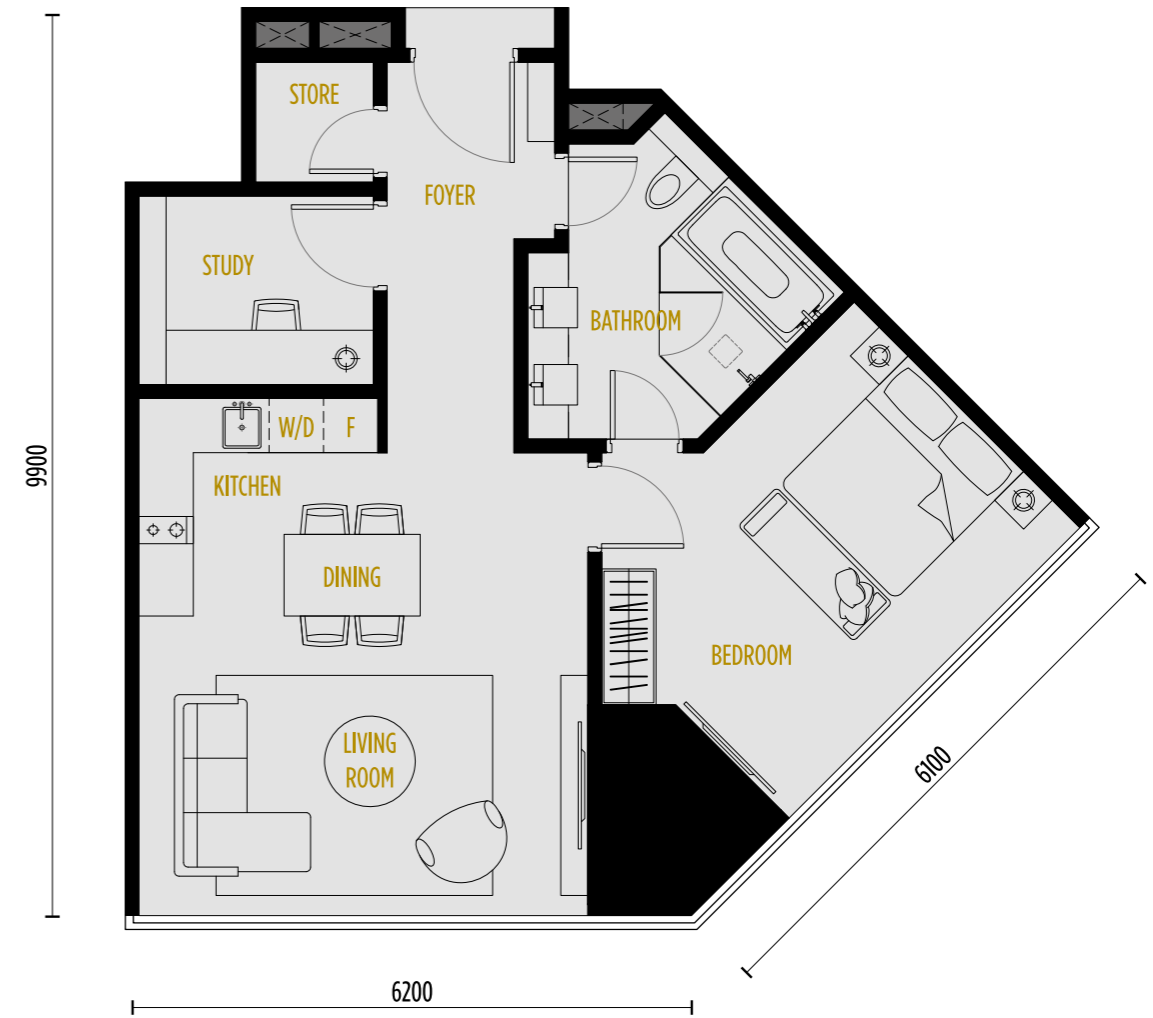
TYPE A-2
STUDIO
 53 SQ.M. / 566 SQ.FT.



11200

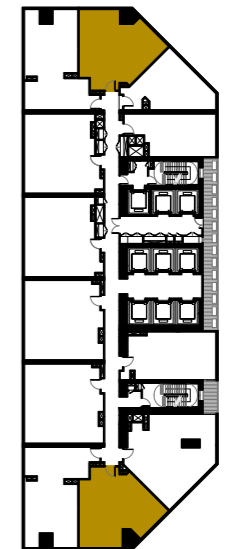


5400

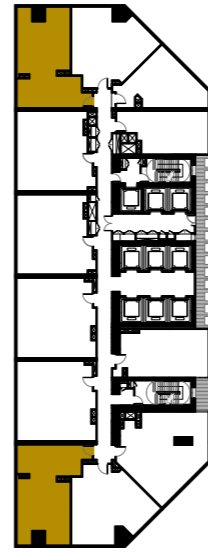


TYPE C-2A

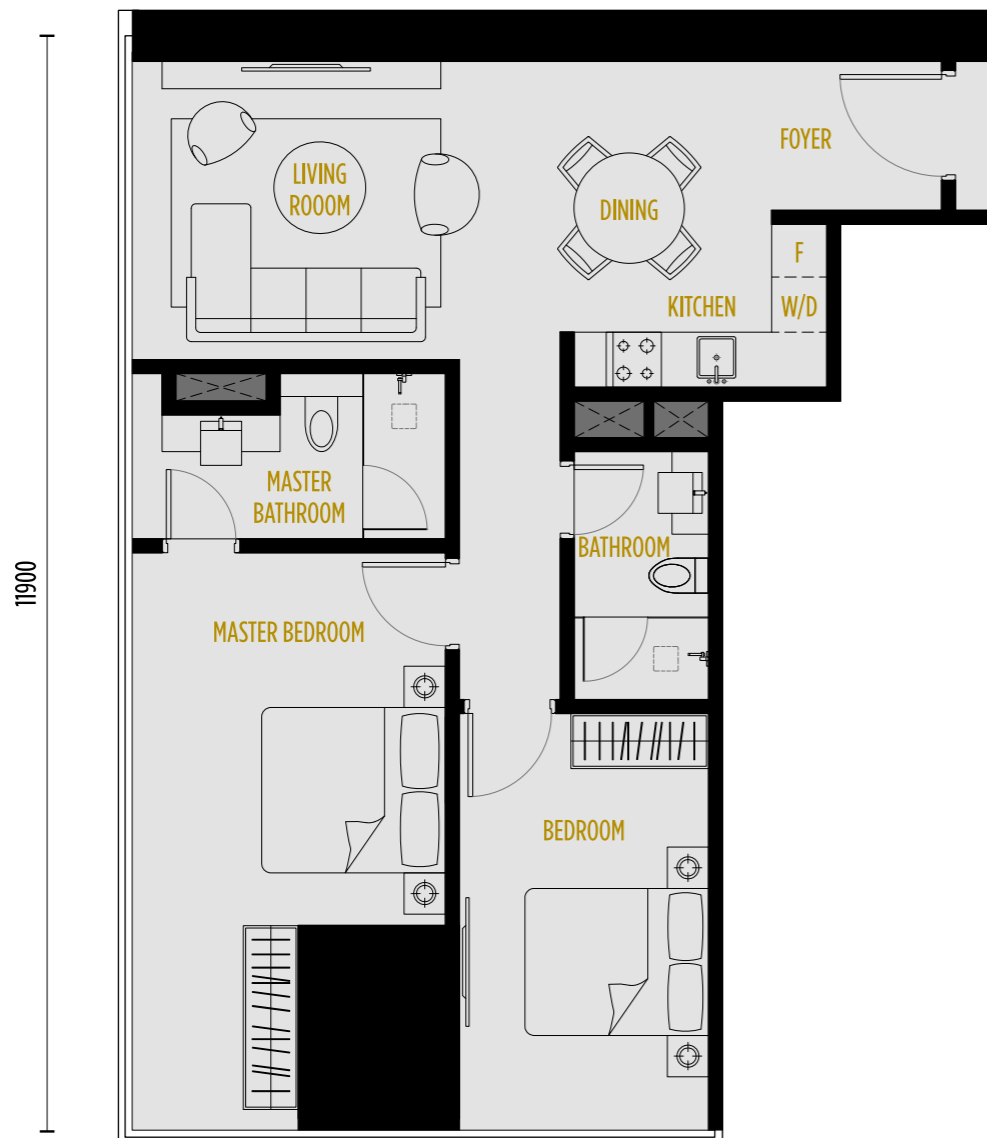
1+1 BEDROOMS
 76 SQ.M. / 815 SQ.FT.



TYPE D-5A
2 BEDROOMS
 83 SQ.M. / 894 SQ.FT.



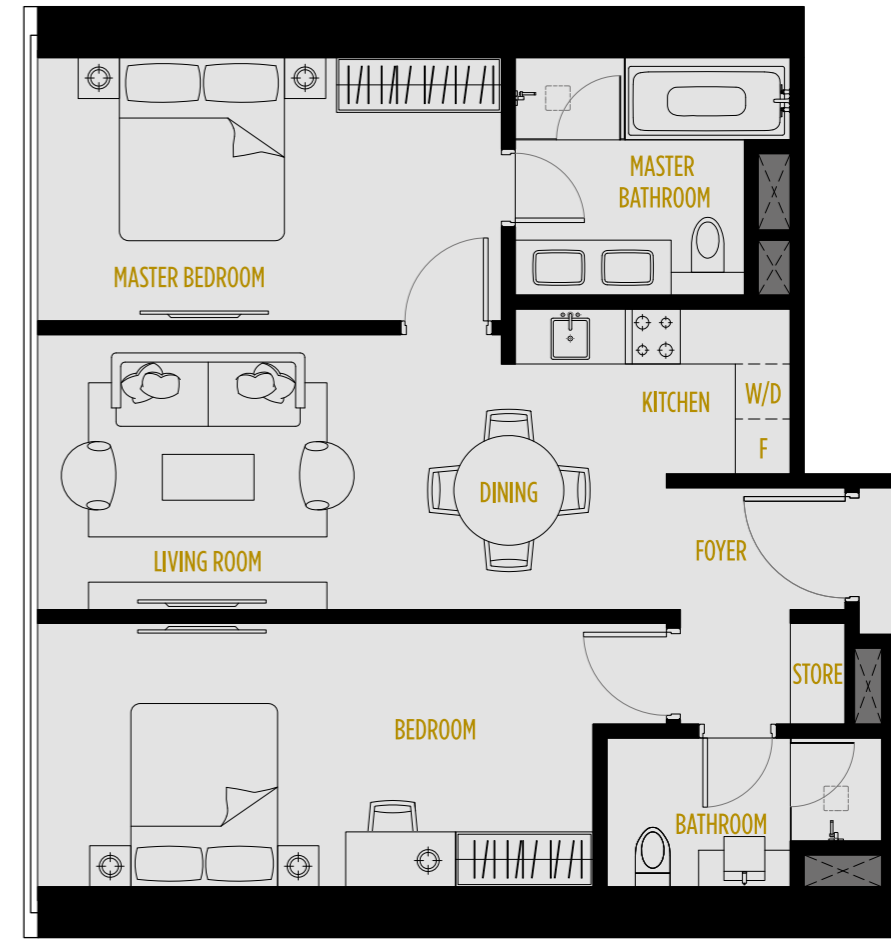
9300



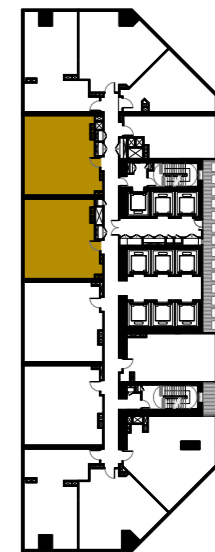
11900

9300

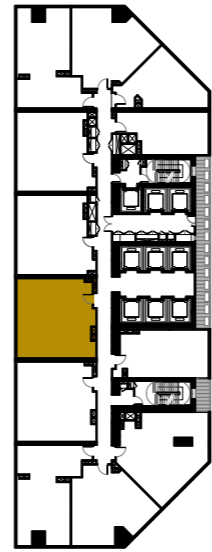
9600



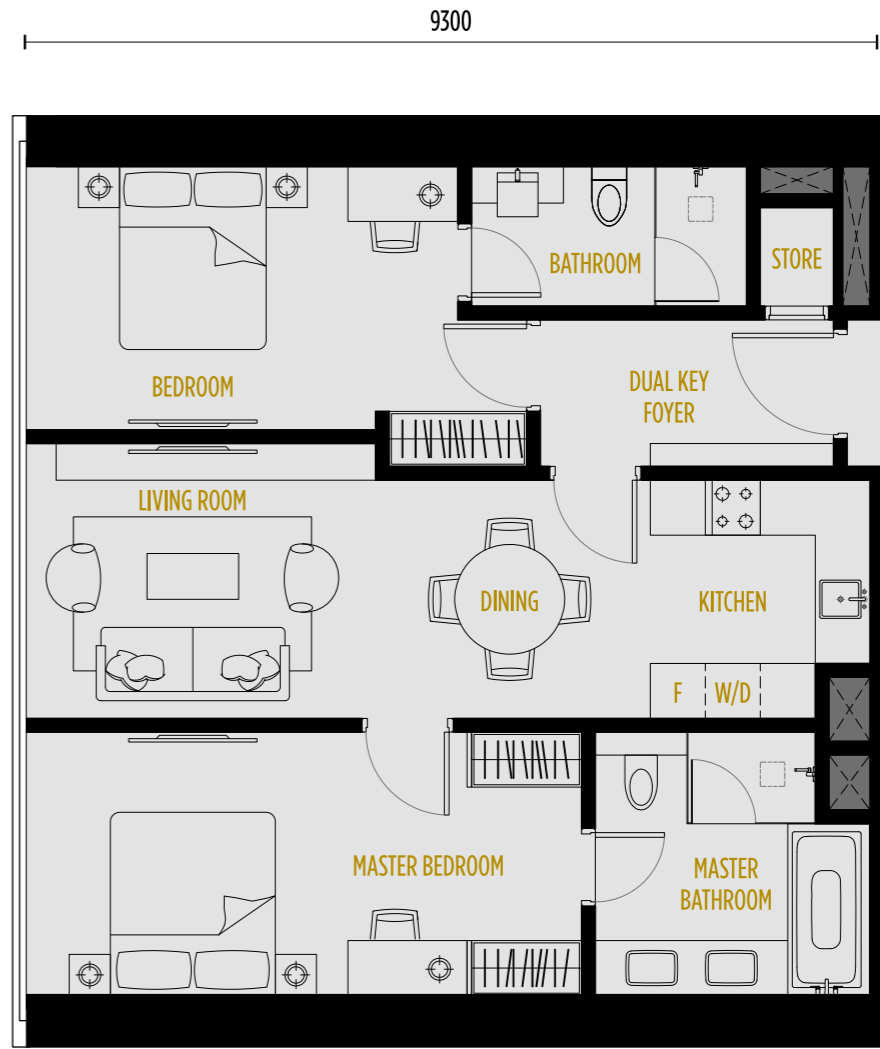
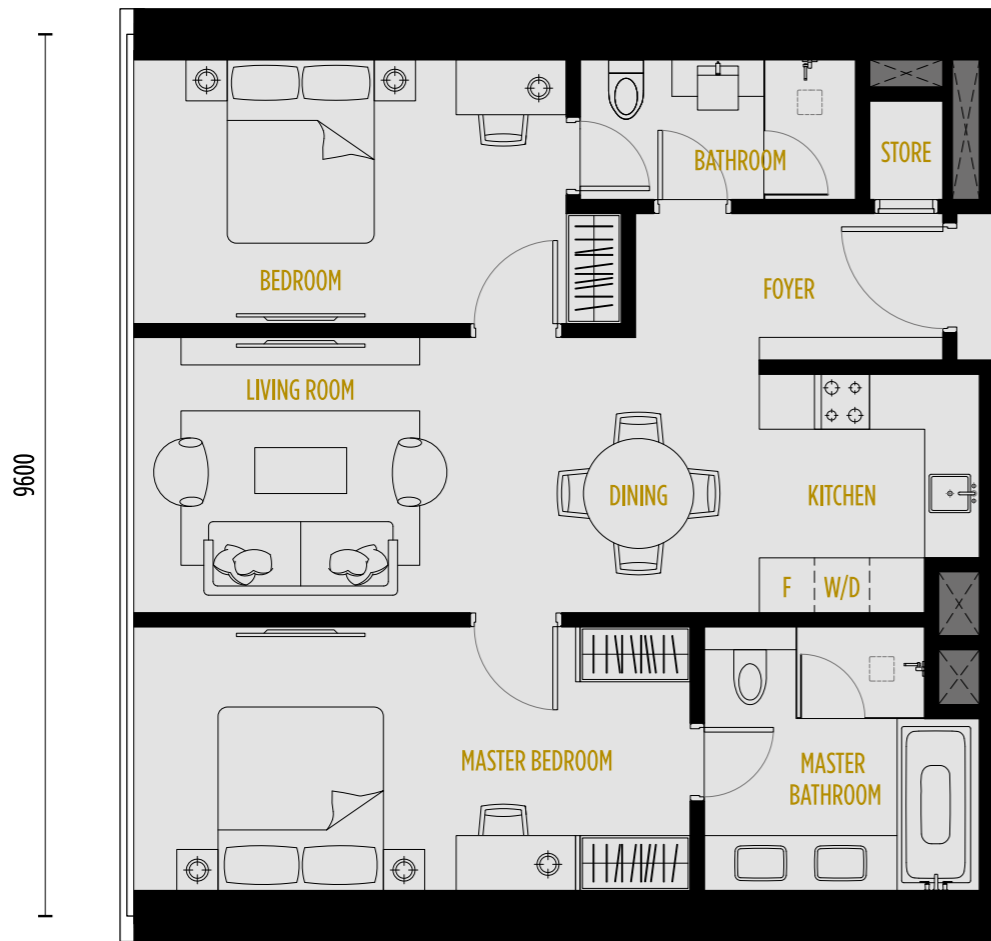
TYPE D-1
2 BEDROOMS
 84 SQ.M. / 903 SQ.FT.



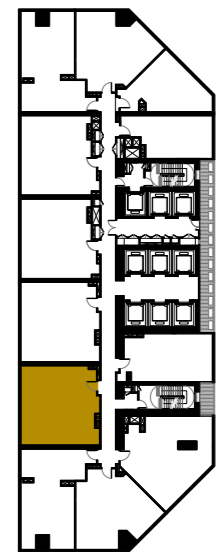
TYPE D-2
2 BEDROOMS
 89 SQ.M. / 956 SQ.FT.



9300



TYPE D-3 (DUAL KEY)
2 BEDROOMS
 89 SQ.M. / 956 SQ.FT.



SPECIFICATIONS

A. Structure:	Piled foundation Concrete structure
B. Wall:	Masonry wall / Reinforced concrete wall
C. Roofing:	Reinforced concrete roof slab
D. Ceiling:	Skim coat and paint / Plaster Board Ceiling and Paint
E. Windows:	Aluminium framed window panels and façade cladding system
F. Doors:	Approved fire-rated timber door Timber flush door
G. Ironmongery:	Quality locksets
H. Wall Finishes:	Skim coat / Plaster and emulsion paint / Stone / Tiles
I. Floor Finishes:	Stone / Engineered timber / Tiles
J. Air Conditioners:	Ducted split unit air-conditioning system to living and dining rooms Wall mounted system to bedrooms and study (if any)
K. Fire Protection:	Wet sprinkler points in unit per local code requirement
L. Hot Water System:	Hot water to bathroom's shower, bath tubs, hand basins and kitchen's sink
M. Integrated Security System:	Audio Intercom System Security assistance button
N. Security:	3-tier security system
O. Other feature:	Centralised toilet exhaust

Stone: Stone is a natural material containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. It is not possible to achieve total uniformity i.e. consistency of colour, grain and appearance between the individual pieces of stone in their selection and installation due to it being a natural stone.

Engineered timber: Engineered wood strips consists of natural wood veneer on plywood or hardwood backing which may result in the surface containing veins with tonality differences. It is not possible to achieve total consistency of texture, colour and grain in their selection and installation. Engineered wood strips are generally less susceptible to thermal expansion and contraction. However, due to the thickness of the wood veneer, it can only be lightly sanded down to repair any damages or to re-finish for a few times and its' surface is more susceptible to chipping and/or de-lamination over time which is beyond the control of the builder and the Developer.

Tiles: Selected tiles sizes, dimensions and tile surface flatness cannot be perfect and are subject to an acceptable range of variance described by the relevant quality standards.

Brand and Model: The choice of brand and model of the fittings, equipment and appliances supplied shall be subject to availability

P. Sanitary and Plumbing Fittings (number per type of unit): Quality Sanitary Wares and Fittings

	A1, A2, B1a-B1g, C1, C3a-C3b, D6a-D6e	B2a-B2d, D8a-D8d, D9a-D9b, D11a-D11b	C2a(m), C2a-C2c	D1, D2, D3, E1a-E1c, E2a-E2b	D4a-D4j, D7a-D7d, D10a-D10d, F1	D5a(m), D5a-D5c	G-1	G-2, G-3	G-4	G-5
WASH BASIN WITH MIXER TYPE	1	1	2	3	2	2	2	3	9	10
SHOWER SET WITH RAIN SHOWER	1	1	1	2	2	2	1	3	4	6
BATH TUB WITH MIXER TAP	-	1	1	1	1	-	1	1	2	5
WATER CLOSET	1	1	1	2	2	2	2	3	7	8
KITCHEN SINK WITH MIXER TAP	1	1	1	1	1	1	1	1	2	2
HAND BIDET	1	1	1	2	2	2	2	3	7	8

Q. Electrical Installation (number per type of unit)

	A-1	A-2	B1a-B1g	B2a-B2d, C2a(m), C2a-C2c	C-1	C-3a, C-3b	D-1, D-2, D-3	D4a-D4j	D5a(m), D5a-D5c, D7a-D7d	D6a-D6e, D9a-D9b
WATER HEATER POINT	1	1	1	1	1	1	2	2	2	1
LIGHTING POINT	9	8	8	9	10	10	12	10	11	10
POWER POINT	7	6	8	8	8	9	11	10	10	10
KITCHEN HOB POINT	1	1	1	1	1	1	1	1	1	1
KITCHEN HOOD POINT	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1
WASHER/DRYER POINT	1	1	1	1	1	1	1	1	1	1
TV POINT	1	1	1	1	1	1	1	1	1	1
TELEPHONE/DATA POINT	1	1	2	2	2	2	3	3	3	3
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1

	D-8a, D-8b, D-8c, D-8d, D-11a, D-11b	D-10a, D-10b, D-10c, D-10d	E-1a, E-1b, E-1c	E-2a, E-2b, E-2c	F-1	G-1	G-2	G-3	G-4	G-5
WATER HEATER POINT	1	2	2	2	2	2	3	3	5	6
LIGHTING POINT	11	13	14	13	17	15	16	17	34	37
POWER POINT	10	10	11	11	15	9	14	14	23	27
KITCHEN HOB POINT	1	1	1	1	1	1	1	1	2	2
KITCHEN HOOD POINT	1	1	1	1	1	1	1	1	2	2
OVEN POINT	1	1	1	1	1	1	1	1	1	1
WASHER/DRYER POINT	1	1	1	1	1	1	1	1	1	1
TV POINT	1	1	1	1	1	1	1	1	2	3
TELEPHONE/DATA POINT	3	3	3	3	4	2	4	4	6	8
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1
DISHWASHER POINT	-	-	-	-	-	1	1	1	1	1



DEVELOPER:
OXLEY RISING SDN BHD

Suite 10-2 Level 10
Menara Atlan
161-B Jalan Ampang
50450 Kuala Lumpur
MALAYSIA

Tel: +603 2166 1000
Fax: +603 2166 2000

info@oxleymalaysia.com

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Project Name: Menara Oxley • Developer: Oxley Rising Sdn. Bhd. (1053340-P) Suite 10.2 Level 10, Menara Atlan, 161-B Jalan Ampang, 50450 Kuala Lumpur Tel.: 603 21661000 Fax: 603 21662000 • Developer License No.: 19325-1/02-2020/0190(L) Validity: 23/02/2018 - 22/02/2020 • Advertising & Sales Permit No.: 19325-1/02-2020/0190(P) Validity: 23/02/2018 - 22/02/2020 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP 12 OSC 2015 2770 • Land Tenure: Freehold • Land Encumbrances: Bank Islam Malaysia Berhad • Type Of Property: Service Suite • Expected Date Of Completion: May 2023 • Bumi Discount: 5% • Total No. Of Unit: (Tower 1) 590 units; (Tower 2) 267 units • Price: (Tower 1) RM1,400,000.00 (Min.), RM17,435,000.00 (Max.); (Tower 2) RM1,784,000.00 (Min.), RM3,759,000.00 (Max.) • Built-up Area: (Tower 1) 565 sq.ft. (Min.), 5,044 sq.ft. (Max.); (Tower 2) 563 sq.ft. (Min.), 1,208 sq.ft. (Max.).



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