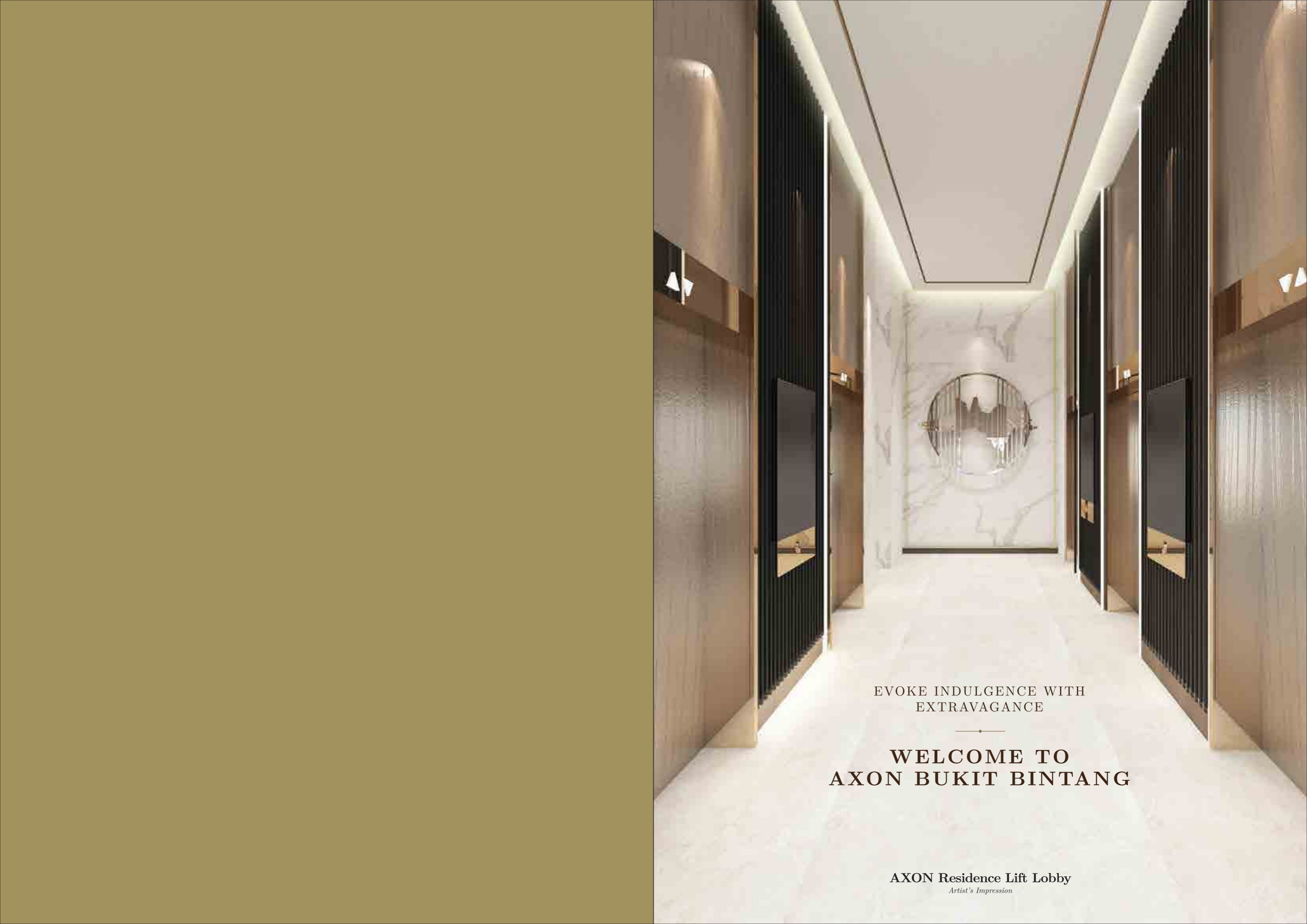




AXON
BUKIT BINTANG
RESIDENCE & SUITE

The logo features the word 'AXON' in a large, serif font with a stylized 'X' that incorporates a downward-pointing triangle. Below it, 'BUKIT BINTANG' is written in a smaller, sans-serif font, and 'RESIDENCE & SUITE' is at the bottom in an even smaller font. A small diamond shape is positioned between 'BUKIT BINTANG' and 'RESIDENCE & SUITE'.

www.axonkl.com



EVOKE INDULGENCE WITH
EXTRAVAGANCE

— — — — —
**WELCOME TO
AXON BUKIT BINTANG**

AXON Residence Lift Lobby
Artist's Impression



AFFINITY AT ITS HIGHEST.

A landmark addition in the Golden Triangle.

We believe the ultimate key to luxury living lies in the prominence of connectivity, where all is within reach for your lifestyle needs.

Inspired by the nerve fibres that reflect the silhouette of the tree of life, **AXON Bukit Bintang** welcomes modernity and grandeur as well as bringing wellness, rejuvenation, growth and sustenance.

Ideally situated in the heart of Kuala Lumpur, Axon Bukit Bintang personifies the avant-garde projection of property development with contemporary façade and relaxing open spaces. At the centre of public transport links such as MRT and monorail as well as an extensive road network, it offers easy access to some of the major tourist attractions, shops, businesses, and entertainment venues.

THE IMPECCABLE LOOKOUT.

A luxurious haven in the midst of an expanding metropolitan.

Drawing on the city's thriving and vibrant energy, **AXON Bukit Bintang** is a new collection of apartments offering panoramic views of the Golden Triangle – the mark of a truly urban lifestyle with the added enjoyment of metropolitan living.

Inside **AXON Bukit Bintang** are 5 lifts connecting every floor to ensure unsurpassed accessibility and mobility. Each floor is masterfully planned with only 15 units to create a low-density distribution for an enviable livability and privacy.

AXON Bukit Bintang aspires an elevated definition to your ideal of home and comfort, from the lavish open terrace to the sleek living spaces, creating a level of relaxation that is unrivalled.



Artist's Impression



A SPECTACULAR ENTRANCE.

Your arrival at **AXON Bukit Bintang** will be greeted by a serene tranquillity filled with beautiful architectural details.

AXON Bukit Bintang offers a high-level 4-tier security system complete with CCTV provisions and access card control system for assurance and peace of mind.

Grand Entrance
Artist's Impression



AXON Residence Grand Lobby
Artist's Impression

STEP INSIDE LUXURY

**A sense of
prestige and
opulence prevails
in the entrance
lobby.**

The expansive space takes centre stage in the luxurious Grand Lobby, creating an immediate impression of exquisiteness. The Grand Lobby makes the most of natural light while setting the ambient tone for the rest of the development.

YOUR URBAN SANCTUARY.

Each feature and facility at **AXON Bukit Bintang** is meticulously crafted to inspire the senses.

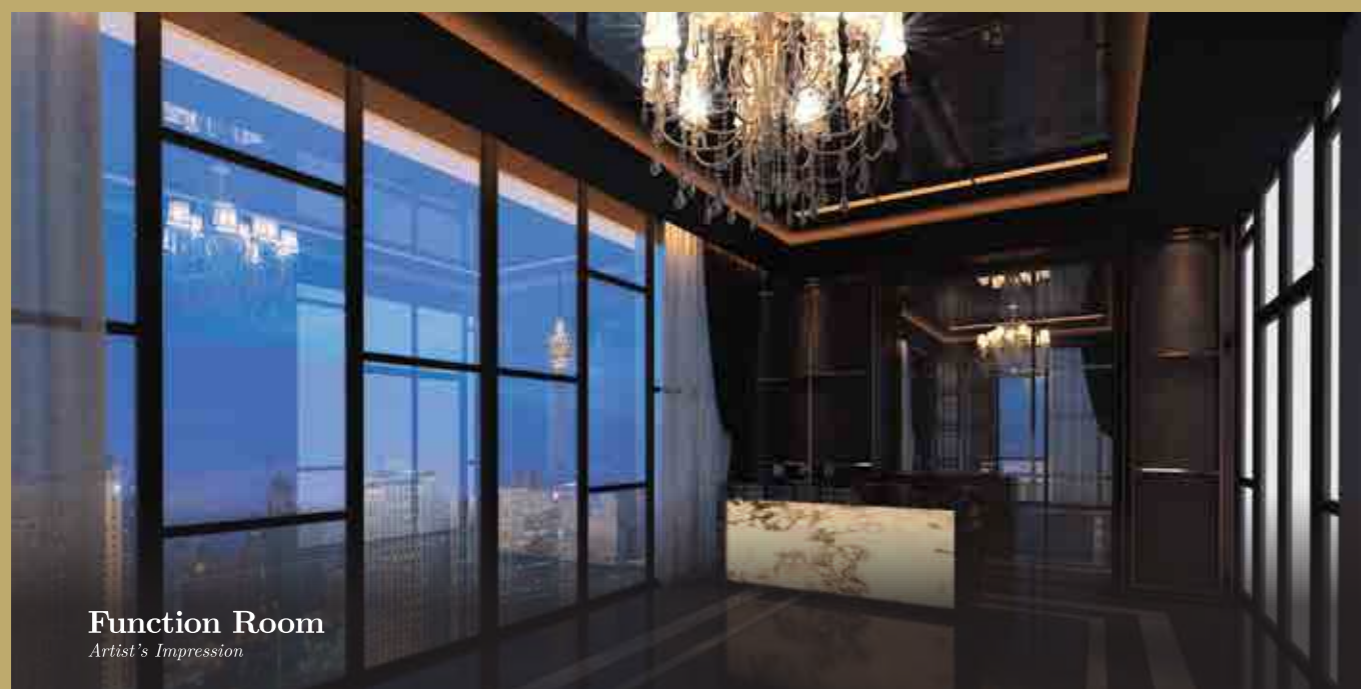
A covered walkway spreads across the podium of **AXON Bukit Bintang**, leading towards the outdoor terraces which are complemented by beautifully landscaped area. For the little ones, the podium offers playgrounds and a maze garden where they can run free and enjoy the genial atmosphere of a friendly neighbourhood.



Covered Walkway
Artist's Impression



Yoga Deck, BBQ Area, Secret Garden
Artist's Impression



Function Room
Artist's Impression

Escape from the city. Take a brisk walk in the Secret Garden. Feel the grass under your feet. Bask in the tropical sunshine as you stretch your stress away on the Yoga Deck. Fire up the grill at the BBQ area. It's where you can spend some quality time with your family or make new friends and bond with your neighbours. For those who fancy hosting private events, the multi-purpose hall and function room aim to keep your guests entertained.

This is the perfect hideout to unwind after a busy day.

FACILITIES @ LEVEL 37 :

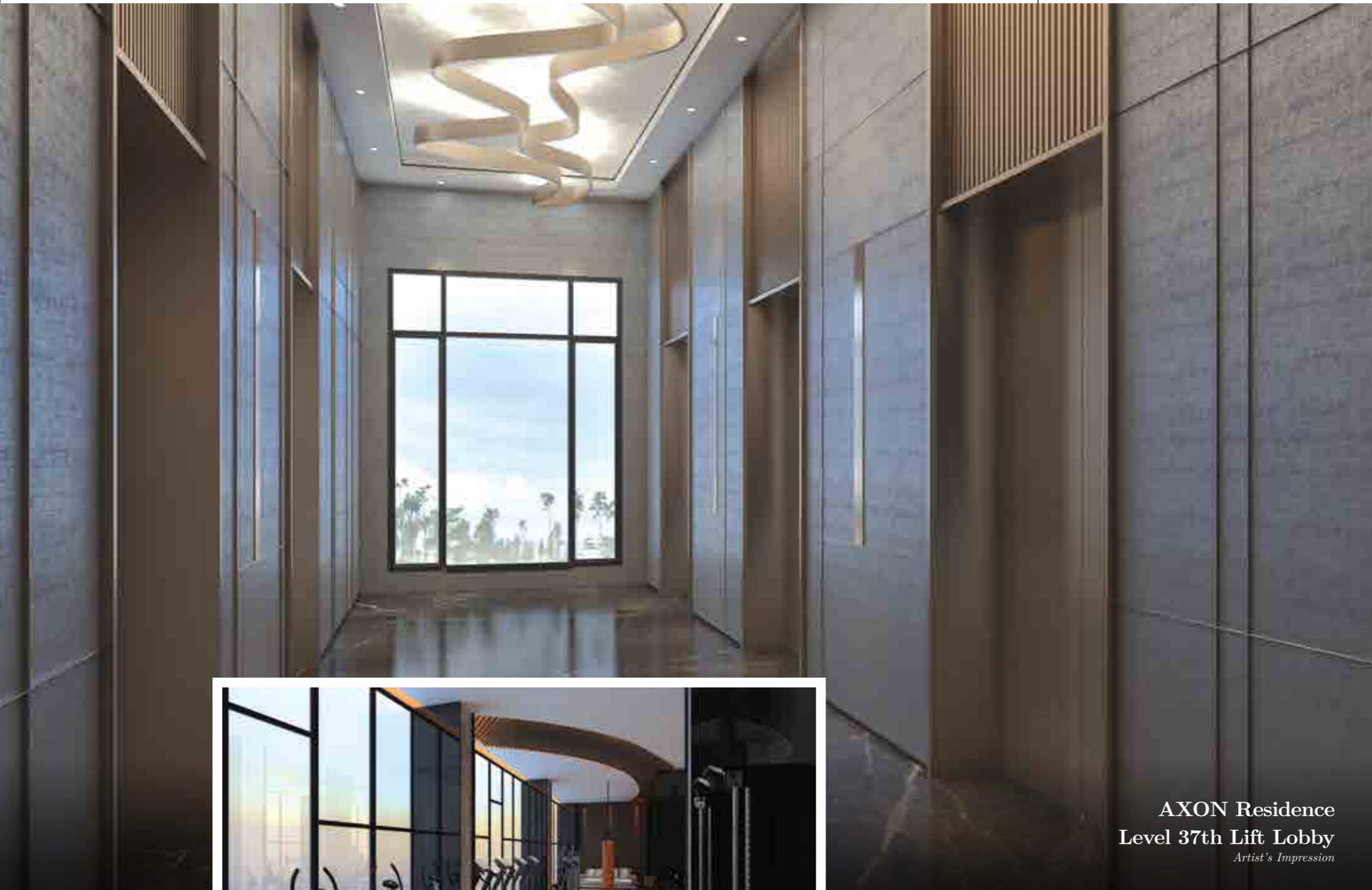
- | | |
|--------------------------------------|--------------------|
| 1. Gymnasium | 9. Swimming Pool |
| 2. Aerobic / Yoga Room | 10. Jacuzzi |
| 3. Function Room | 11. Shallow Pool |
| 4. Sky Garden | 12. Outdoor Shower |
| 5. Sky Bridge | 13. Viewing Deck |
| 6. Wading Pool | 14. Resting Area |
| 7. Sauna (F / M) | 15. Sky Lounge |
| 8. Toilet /
Changing Room (F / M) | |

FACILITIES @ LEVEL 10 & 11 :

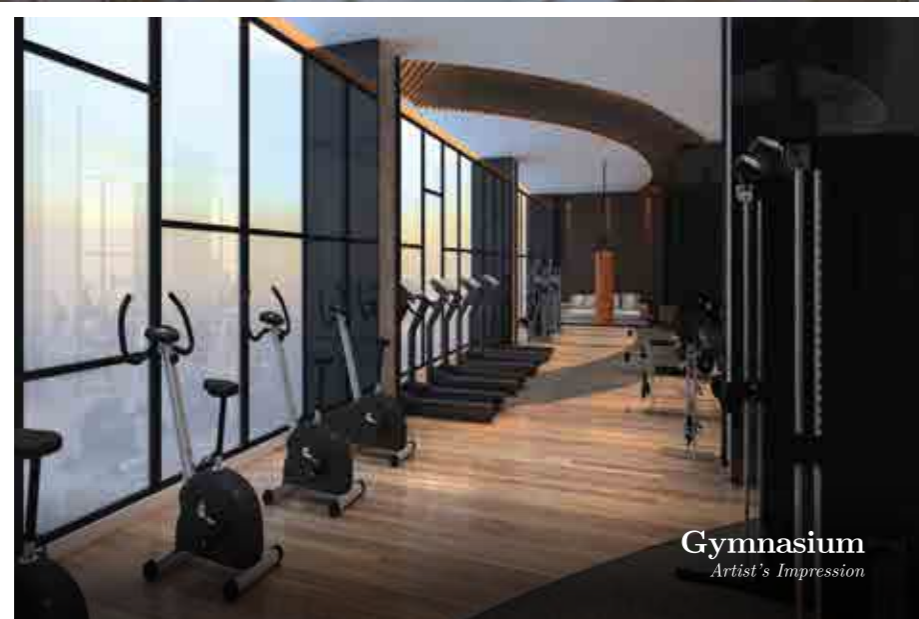
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|-------------------------------|-------------------------|
| 1. Function Room (Space Only) | 11. Hammock Garden |
| • Reading Room (Space Only) | 12. Open Lawn |
| • Games Room (Space Only) | 13. "Tree Of Life" |
| • Play Room (Space Only) | 14. Pond |
| 2. Secret Garden | 15. Reflexology Path |
| 3. Yoga Deck | 16. Tea Garden |
| 4. Toilet (F/M) | 17. Plaza |
| 5. Prayer Room (F/M) | 18. Energetic Parcourse |
| 6. BBQ Area | 19. Maze Garden |
| 7. Outdoor Reading | 20. Playground |
| 8. Herb Garden | 21. Jogging Track |
| 9. Covered Walkway | 22. Multipurpose Hall |
| 10. Forest Garden | |

Artist's Impression





AXON Residence
Level 37th Lift Lobby
Artist's Impression



Gymnasium
Artist's Impression

ACCESS ATHLETIC.

It's all about the discerning attention to detail when it comes to making fitness a luxurious experience.

Entered through a spacious lift lobby on the 37th floor, the gym room is meant to provide the fitness enthusiasts a magnificent view of the city. The bright gym room is also fully equipped with modern and professional machines that cater for all level of fitness.

UP IN THE CLOUDS.

The two towers of AXON Bukit Bintang are connected by a Sky Bridge, which also extends to the Sky Garden climbing the full height of the building. Breathe in the fresh air as you take in the skyline. Immerse in your private retreat as nature and luxury come together in perfect harmony high above the world.



Sky Garden
Artist's Impression

Sky Bridge
Artist's Impression



AN OASIS IN THE SKY.

Kuala Lumpur's vibrant cityscape and the iconic KL Tower are the backdrop to this sleek infinity edge swimming pool at **AXON Bukit Bintang**. Make the most of your wading pool too, as the waterfront offers a heightened, float-over experience with an unobstructed view of the metropolis.

Swimming Pool
Artist's Impression



Dining & Kitchen
Artist's Impression

INSIDE THE LIVING SPACE.

Superiority in design is matched by the distinct elegance of the interior finishing at AXON Bukit Bintang.



Living Room
Artist's Impression

By day, natural daylight floods into the open-plan living room through floor to ceiling window, exposing every inch of the interior in addition to enhancing the concept of luxury living at its finest.

TYPE A

Parcel Area: 450 sqft. / 42 sqm.
1 Bedroom, 1 Bathroom

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework / Shear Wall
WALL	Reinforced Concrete Wall / Brick Wall
ROOF	Reinforced Concrete Flat Roof
CEILING	Skim Coat & Paint / Ceiling Board
FLOOR FINISHES	Master Bedroom: Porcelain Tiles Living / Kitchen / Dining: Porcelain Tiles Master Bath: Ceramic Tiles Air-cond Ledge: Cement Render
WALL FINISHES	External Wall: Plaster & Paint Internal Wall: Skim Coat & Paint / Plaster & Paint Kitchen: Ceramic Tiles (to 1.5m height) Bathroom: Ceramic Tiles (to ceiling height)
DOORS	Main Entrance: Fire-Rated Door Bedroom: Timber Flush Door / MDF Bathroom: Timber Flush Door / MDF
WINDOWS	Aluminium Frame Window
IRONMONGERIES	Quality Locksets

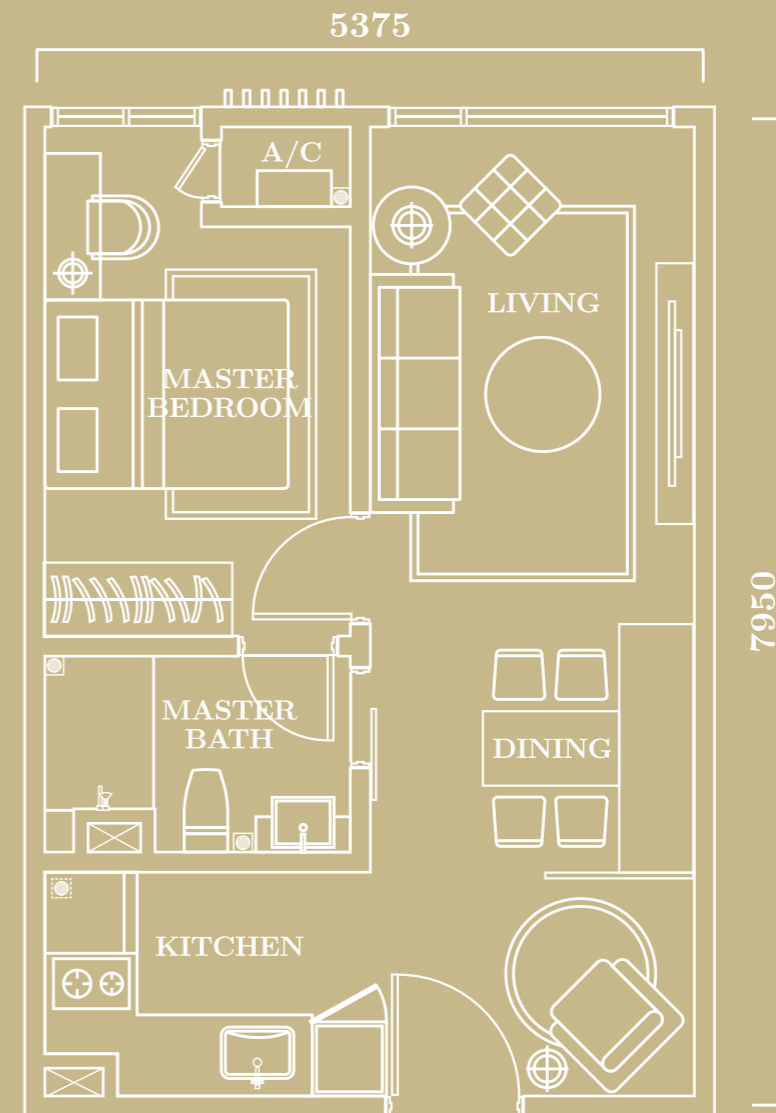
SANITARY WARES & FITTINGS

No.	Description	A	A1
1	Wash Basin	1	1
2	Basin Tap	1	1
3	Water Closet	1	1
4	Shower	1	1
5	Hand Bidet	1	1
6	Toilet Paper Holder	1	1
7	Kitchen Sink	1	1
8	Kitchen Sink Tap	1	1
9	Open Terrace Tap	-	-

ELECTRICAL INSTALLATION

No.	Description	A	A1
1	Lighting Point	8	8
2	Switch Socket Outlet	11	11
3	Air Conditioner Point	2	2
4	Water Heater Point	1	1
5	Kitchen Hood / Hob Point	2	2
6	SMATV Point	1	1
7	Fibre Wall Socket	1	1
8	Door Bell Point	1	1
9	Distribution Board	1	1

Built-up, layout plan and specifications are subject to change.



TYPE B | Parcel Area: 651 sqft. / 60 sqm.

TYPE B

Parcel Area: 651 sqft. / 60 sqm.
1 Bedroom, 2 Bathrooms

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework / Shear Wall
WALL	Reinforced Concrete Wall / Brick Wall
ROOF	Reinforced Concrete Flat Roof
CEILING	Skim Coat & Paint / Ceiling Board
FLOOR FINISHES	Master Bedroom: Porcelain Tiles Living / Kitchen / Dining: Porcelain Tiles Master Bath / Bath 1: Ceramic Tiles
WALL FINISHES	Air-cond Ledge: Cement Render External Wall: Plaster & Paint Internal Wall: Skim Coat & Paint / Plaster & Paint Kitchen: Ceramic Tiles (to 1.5m height) Bathroom: Ceramic Tiles (to ceiling height)
DOORS	Main Entrance: Fire-Rated Door Bedroom: Timber Flush Door / MDF Bathroom: Timber Flush Door / MDF
WINDOWS	Aluminium Frame Window
IRONMONGERIES	Quality Locksets

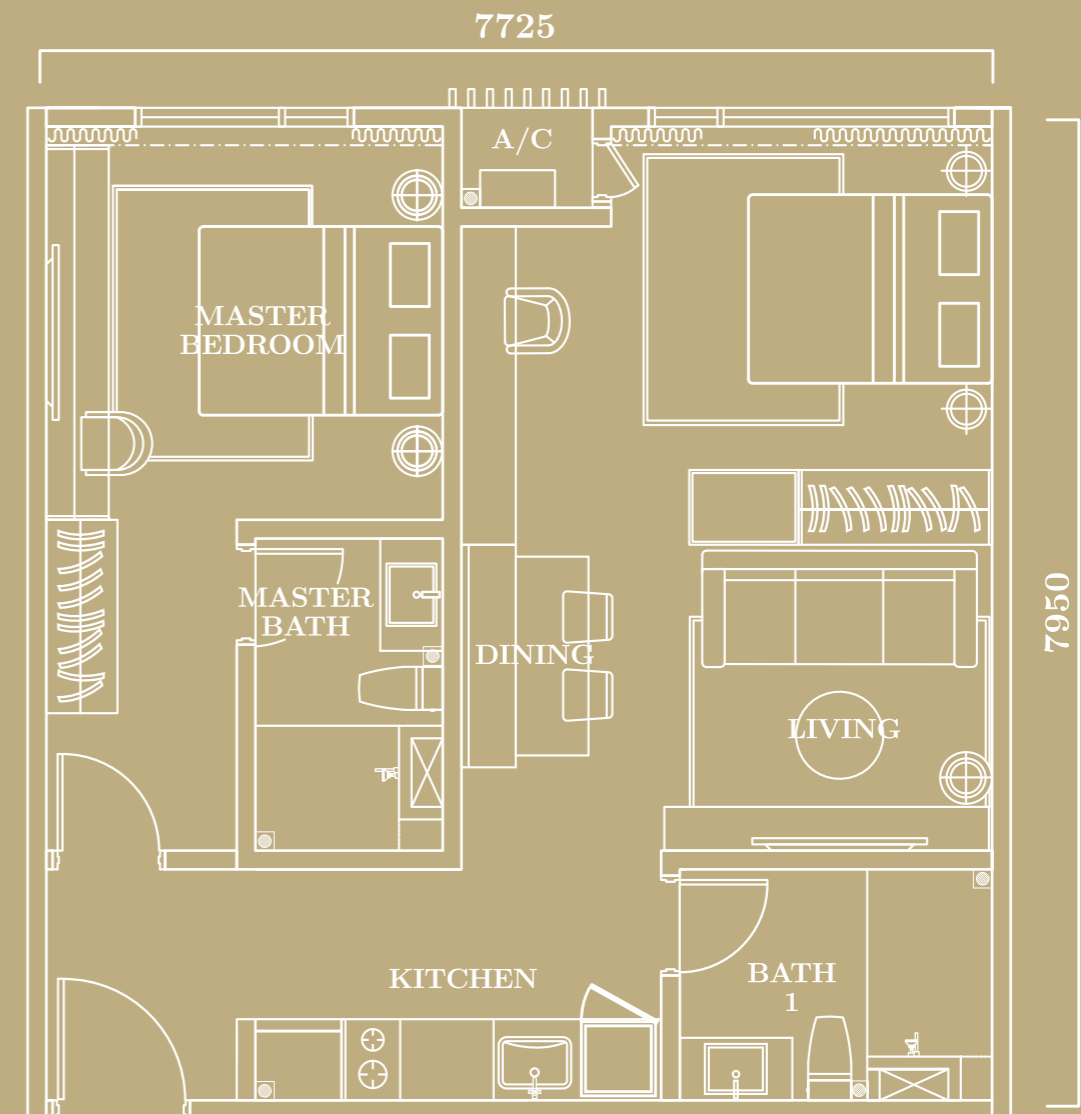
SANITARY WARES & FITTINGS

No.	Description	B	B1
1	Wash Basin	2	2
2	Basin Tap	2	2
3	Water Closet	2	2
4	Shower	2	2
5	Hand Bidet	2	2
6	Toilet Paper Holder	2	2
7	Kitchen Sink	1	1
8	Kitchen Sink Tap	1	1
9	Open Terrace Tap	-	-

ELECTRICAL INSTALLATION

No.	Description	B	B1
1	Lighting Point	11	11
2	Switch Socket Outlet	12	12
3	Air Conditioner Point	3	3
4	Water Heater Point	2	2
5	Kitchen Hood / Hob Point	2	2
6	SMATV Point	2	2
7	Fibre Wall Socket	1	1
8	Door Bell Point	1	1
9	Distribution Board	1	1

Built-up, layout plan and specifications are subject to change.



TYPE B2 | Parcel Area: 651 sqft. / 60 sqm.

TYPE B2

Parcel Area: 651 sqft. / 60 sqm.
1 Bedroom, 2 Bathrooms

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework / Shear Wall
WALL	Reinforced Concrete Wall / Brick Wall
ROOF	Reinforced Concrete Flat Roof
CEILING	Skim Coat & Paint / Ceiling Board
FLOOR FINISHES	Master Bedroom: Porcelain Tiles Living / Kitchen / Dining: Porcelain Tiles Master Bath / Bath 1: Ceramic Tiles
WALL FINISHES	Air-cond Ledge: Cement Render External Wall: Plaster & Paint Internal Wall: Skim Coat & Paint / Plaster & Paint Kitchen: Ceramic Tiles (to 1.5m height) Bathroom: Ceramic Tiles (to ceiling height)
DOORS	Main Entrance: Fire-Rated Door Bedroom: Timber Flush Door / MDF Bathroom: Timber Flush Door / MDF
WINDOWS	Aluminium Frame Window
IRONMONGERIES	Quality Locksets

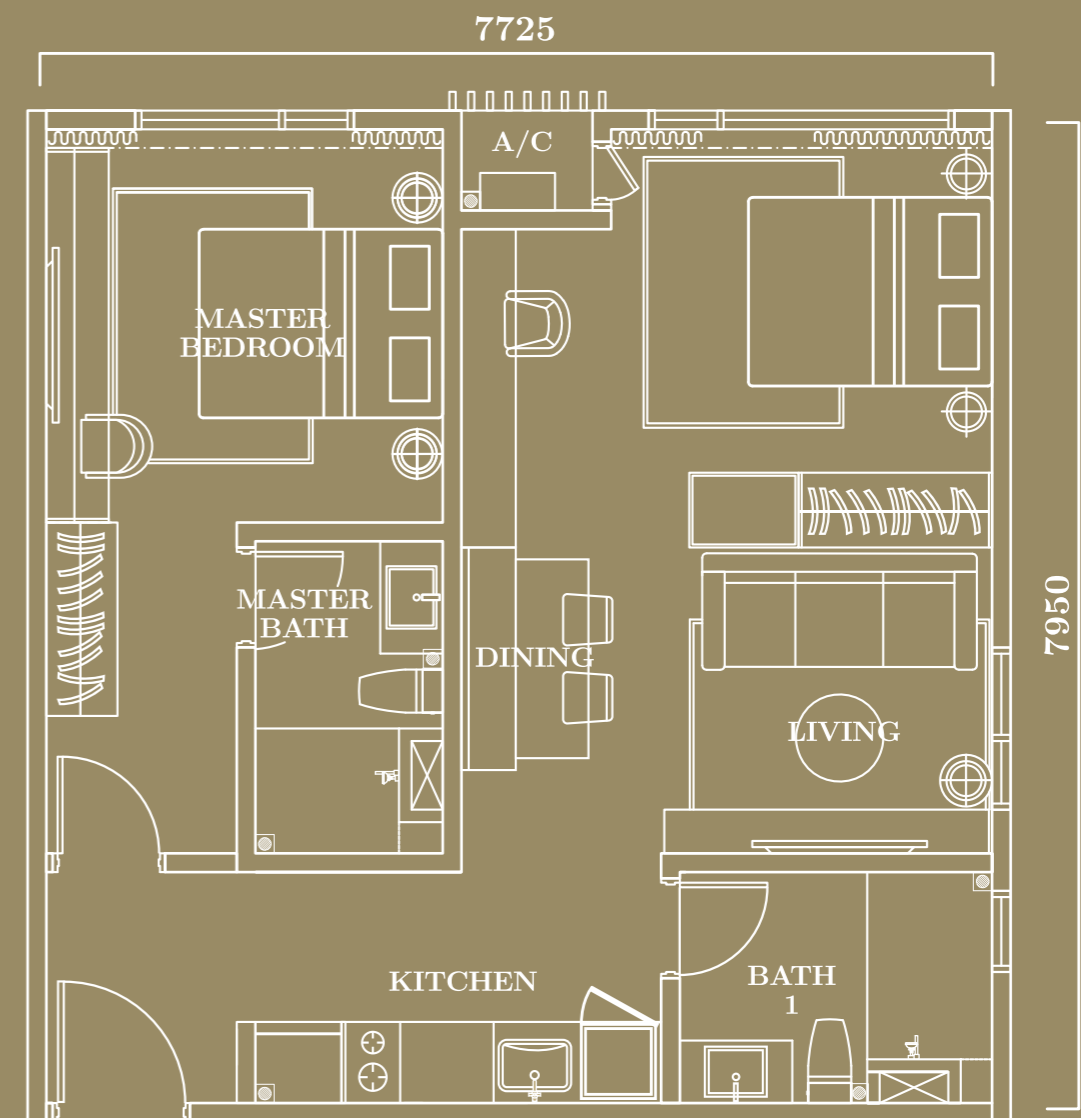
SANITARY WARES & FITTINGS

No.	Description	B2	B3
1	Wash Basin	2	2
2	Basin Tap	2	2
3	Water Closet	2	2
4	Shower	2	2
5	Hand Bidet	2	2
6	Toilet Paper Holder	2	2
7	Kitchen Sink	1	1
8	Kitchen Sink Tap	1	1
9	Open Terrace Tap	-	-

ELECTRICAL INSTALLATION

No.	Description	B2	B3
1	Lighting Point	11	11
2	Switch Socket Outlet	12	12
3	Air Conditioner Point	3	3
4	Water Heater Point	2	2
5	Kitchen Hood / Hob Point	2	2
6	SMATV Point	2	2
7	Fibre Wall Socket	1	1
8	Door Bell Point	1	1
9	Distribution Board	1	1

Built-up, layout plan and specifications are subject to change.



TYPE C

Parcel Area: 801 sqft. / 74 sqm.
2 Bedrooms, 1 Study Room, 2 Bathrooms

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework / Shear Wall
WALL	Reinforced Concrete Wall / Brick Wall
ROOF	Reinforced Concrete Flat Roof
CEILING	Skim Coat & Paint / Ceiling Board
FLOOR FINISHES	Master Bedroom / Bedroom 1 / Study Room: Porcelain Tiles Living / Kitchen / Dining: Porcelain Tiles Master Bath / Bath 1: Ceramic Tiles
WALL FINISHES	Air-cond Ledge: Cement Render External Wall: Plaster & Paint Internal Wall: Skim Coat & Paint / Plaster & Paint Kitchen: Ceramic Tiles (to 1.5m height) Bathroom: Ceramic Tiles (to ceiling height)
DOORS	Main Entrance: Fire Rated Door Bedroom: Timber Flush Door / MDF Bathroom: Timber Flush Door / MDF
WINDOWS	Aluminium Frame Window
IRONMONGERIES	Quality Locksets

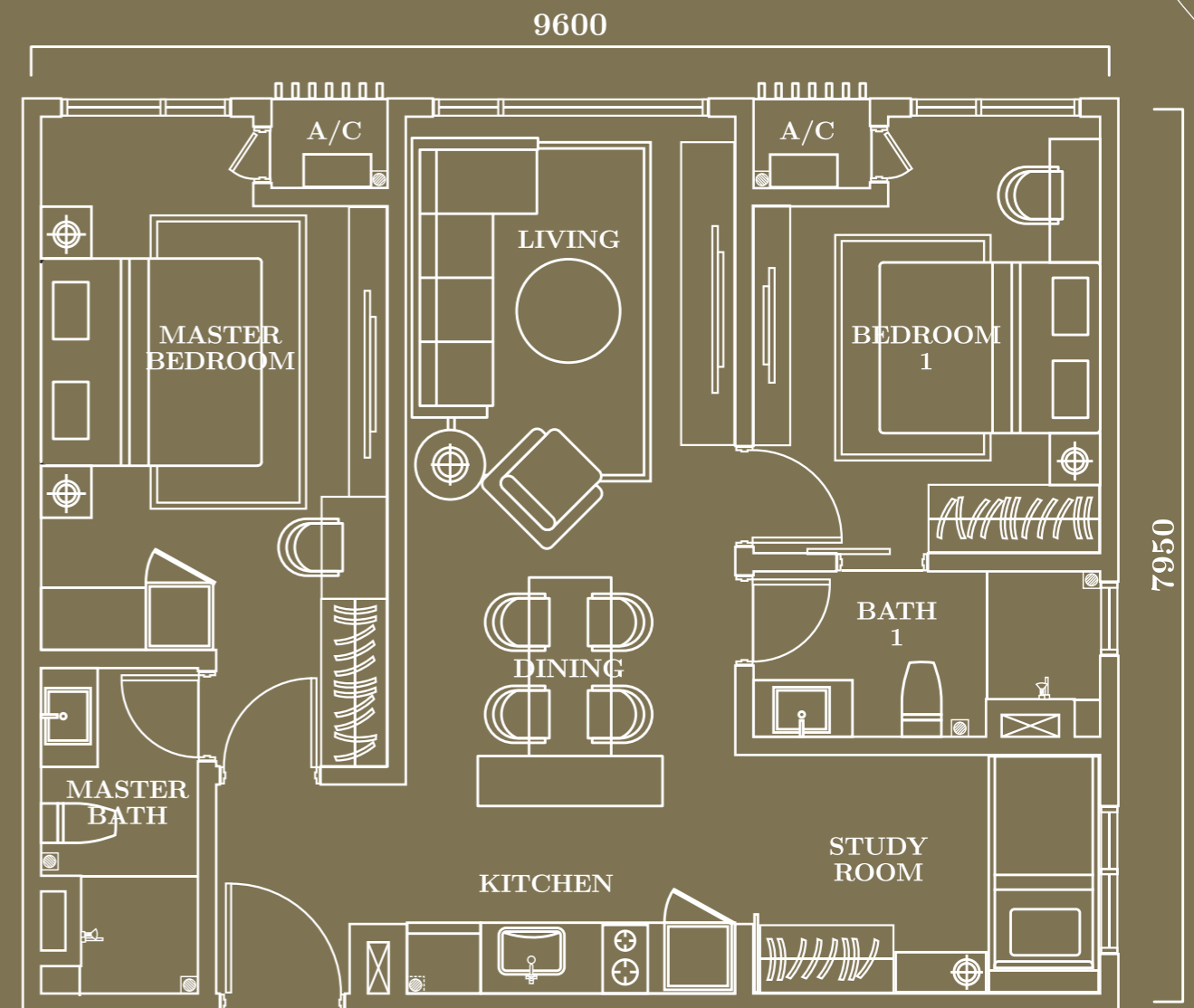
SANITARY WARES & FITTINGS

No.	Description	C	C1
1	Wash Basin	2	2
2	Basin Tap	2	2
3	Water Closet	2	2
4	Shower	2	2
5	Hand Bidet	2	2
6	Toilet Paper Holder	2	2
7	Kitchen Sink	1	1
8	Kitchen Sink Tap	1	1
9	Open Terrace Tap	-	-

ELECTRICAL INSTALLATION

No.	Description	C	C1
1	Lighting Point	12	12
2	Switch Socket Outlet	17	17
3	Air Conditioner Point	4	4
4	Water Heater Point	2	2
5	Kitchen Hood / Hob Point	2	2
6	SMATV Point	3	3
7	Fibre Wall Socket	1	1
8	Door Bell Point	1	1
9	Distribution Board	1	1

Built-up, layout plan and specifications are subject to change.





HOTSPOTS IN KUALA LUMPUR

SHOPPING MALLS (Walking Distance)

- 260m to Fahrenheit 88
- 350m to Lot 10
- 400m to Pavilion
- 450m to Starhill Gallery
- 500m to Times Square
- 650m to Low Yat Plaza
- 1.8km to Suria KLCC

PUBLIC TRANSPORTATION (Walking Distance)

Monorail:

- 400m to Bukit Bintang Station
- 600m to Imbi Station

MRT:

- 500m to Bukit Bintang Station
- 1km to TRX Station
- 1.3km to Conlay Station

5-STAR HOTELS (Walking Distance)

- 350m to The Ritz Carlton KL
- 850m to Park Royal Hotel
- 1.2km to Royale Chulan KL

MEDICAL CENTRE (Driving)

- 1.4km to Prince Court Medical Centre

EDUCATION/ SCHOOL (Driving)

- 1.9km to University of Nottingham
- 2.5km to Eton House Malaysia

PARKS & RECREATION (Driving)

- 2.1km to KL Tower Mini Zoo
- 2.5km to KLCC Park
- 2.5km to Aquaria KLCC
- 3.4km to KL Forest Eco Park



Associate / Developer:

AK STAR SDN. BHD. (1078618-K)

(Formerly known as Iconic Paragon Sdn Bhd)

Lot 33545, Batu 5, Jalan Klang Lama, 58000 Kuala Lumpur.

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+603 7989 9888 | www.asetkayamas.com

AXON BUKIT BINTANG • Developer's License No.: 19536-1/11-2020/0980(L) • Validity Period: 08/11/2018-07/11/2020 • Expected Date of Completion: December 2022 (48 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BPT4 OSC 2018 1182 • Sales Permit No.: 19536-1/11-2020/0980(P) • Validity Period: 08/11/2018-07/11/2020 • Tenure of Land: 99 years Leasehold (16 March 2103) • Restriction-in-Interest: This land cannot be transferred, pledged, or charged without consent from Jawatankuasa Kerja Tanah W.P. • Encumbrances: NIL • Type of Residential: Apartment • Total No. of Units: 853 units (Type A/A1: 450 sq ft, Type B/B1/B2/B3: 651 sq ft, Type C/C1: 801 sq ft, Type A-G/A1-G: 545 sq ft, Type B-G/B1-G/B3-G: 782 sq ft, Type C-G/C1-G: 971 sq ft, Type D: 4,800sq ft) Block A: 465 units, Block B: 388 units • Selling Price: Block A (min: RM794,000.00-max: RM7,589,000.00), Block B (min: RM 805,000.00-max: RM 1,593,000.00) • Developed by: AK STAR SDN BHD

*THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

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