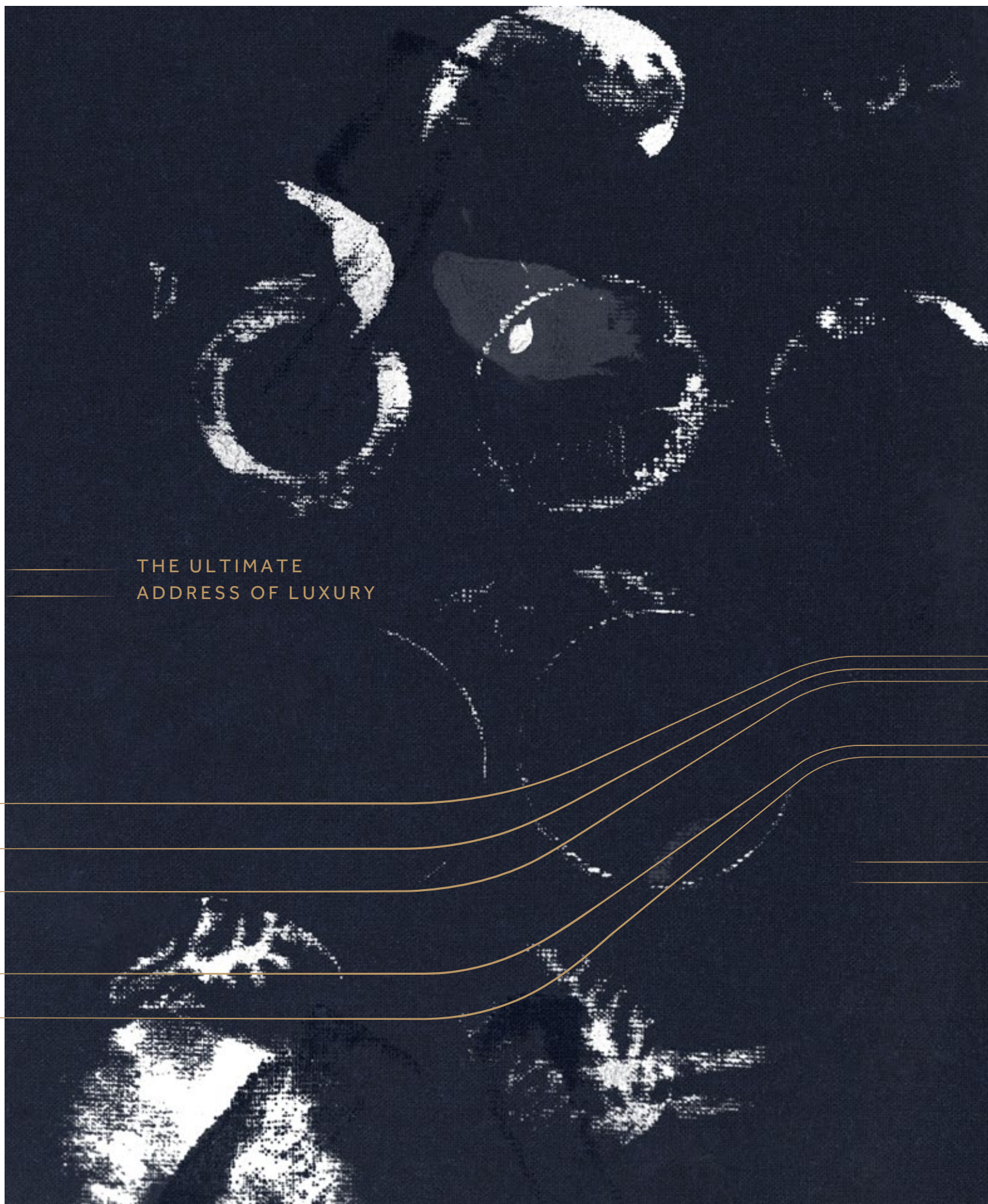


CloutHaus

KUALA LUMPUR CITY CENTRE

RESIDENCES

THE ULTIMATE
ADDRESS OF LUXURY





CLOUTHAUS FACADE

Artist's Impression Only

CloutHaus

KUALA LUMPUR CITY CENTRE
RESIDENCES

THE ULTIMATE ADDRESS OF LUXURY

CloutHaus. Power and influence encapsulated in a name. An enclave for the forward thinkers, innovators, and game changers of a generation—the most visionary individuals of our time.

Rising from one of the last parcels of land facing Kuala Lumpur's Petronas Twin Towers, this prestigious address stands as a defining landmark and icon, testifying to the city's enduring influence and rich tapestry.

Let us unite in uniqueness, and witness the birth of something even more spectacular.

HOTEL • RESIDENCES

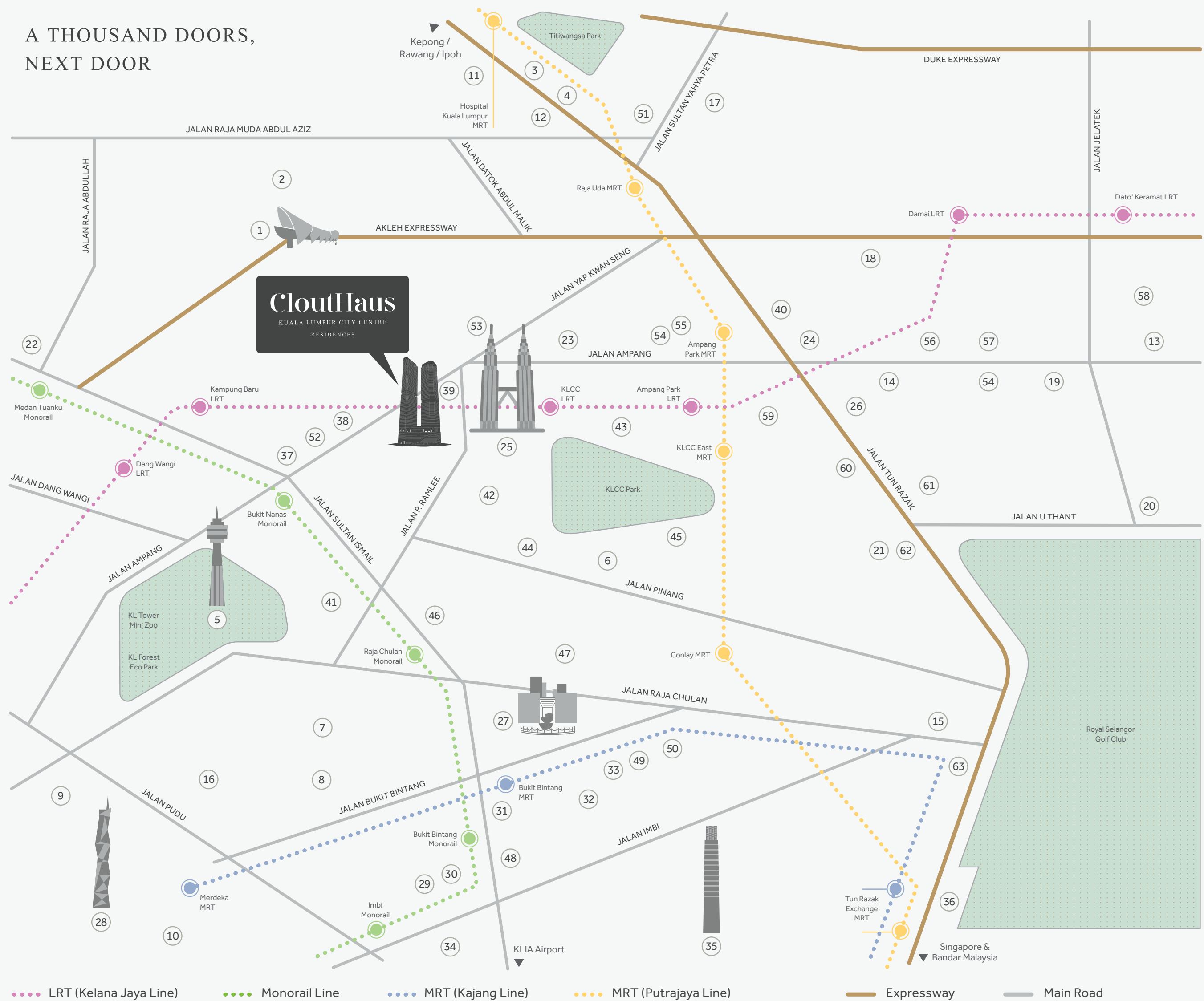


— PANORAMIC VIEW OF THE KUALA LUMPUR SKYLINE

KUALA LUMPUR'S MOST ICONIC ADDRESS

Behold as the legacy and pride of Kuala Lumpur unfurls its majestic tale. CloutHaus rises majestically in an exquisite dance of modern opulence and urban allure, poised to redefine the urbanite lifestyle in the heart of the city. And thus, we invite you to shine brightly alongside us.

A THOUSAND DOORS,
NEXT DOOR



Nestled in the beating heart of Kuala Lumpur, CloutHaus is mere moments away from the iconic Petronas Twin Towers and an array of renowned tourist hotspots.

ATTRACTIONS & LANDMARKS

- | | |
|---------------------------------|-----------------------------------|
| 1. Saloma Link Bridge | 6. Kuala Lumpur Convention Centre |
| 2. Kampung Baru KL | 7. Changkat Bukit Bintang |
| 3. National Art Gallery | 8. Alor Street |
| 4. National Library of Malaysia | 9. Chinatown |
| 5. KL Tower | 10. Merdeka Stadium |

MEDICAL

- | | |
|-----------------------------|---------------------------------|
| 11. Kuala Lumpur Hospital | 14. HSC Healthcare |
| 12. Institut Jantung Negara | 15. Prince Court Medical Centre |
| 13. Gleneagles Hospital | 16. Tung Shin Hospital |

EDUCATION

- | | |
|---|--|
| 17. UTM Kuala Lumpur | 20. The International School of Kuala Lumpur |
| 18. Raffles College of Higher Education | 21. EtonHouse International School |
| 19. Sayfol International School | |

SHOPPING & LEISURE

- | | |
|----------------------|--------------------------|
| 22. Quill City Mall | 30. Sungei Wang Plaza |
| 23. Avenue K | 31. Lot 10 |
| 24. Intermark Mall | 32. Fahrenheit88 |
| 25. KLCC Twin Towers | 33. The Starhill |
| 26. The LINC KL | 34. Berjaya Times Square |
| 27. Pavilion KL | 35. The Exchange 106 |
| 28. Merdeka 118 | 36. TREC KL |
| 29. Plaza Low Yat | |

HOSPITALITY

- | | |
|-----------------------------|---------------------------------------|
| 37. Renaissance Hotel | 44. Grand Hyatt |
| 38. Hotel Maya | 45. Traders Hotel |
| 39. W Hotel | 46. EQ Kuala Lumpur |
| 40. DoubleTree by Hilton | 47. Banyan Tree Kuala Lumpur |
| 41. Shangri-La Kuala Lumpur | 48. Parkroyal Collection Kuala Lumpur |
| 42. Mandarin Oriental | 49. JW Marriott Hotel Kuala Lumpur |
| 43. Four Seasons Hotel | 50. The Westin Kuala Lumpur |

EMBASSIES & FOREIGN SERVICES

- | | |
|---|--|
| 51. High Commission for the People's Republic of Bangladesh | 58. Embassy of the Republic of Korea |
| 52. High Commission of Pakistan | 59. British High Commission |
| 53. Australian High Commission | 60. High Commission of the Republic of Singapore |
| 54. Embassy of the People's Republic of China | 61. Embassy of the United States of America |
| 55. Bank of China | 62. Embassy of Japan |
| 56. Royal Embassy of Saudi Arabia | 63. Indonesian Embassy Kuala Lumpur |
| 57. Royal Thai Embassy | |

A PANORAMIC
SKYLINE SPLENDOR

Every facility is meticulously crafted for exclusive, luxurious living. Set against the sweeping panoramas of KLCC and the dynamic cityscape, indulge in the highest 50m infinity pool, relish handcrafted cocktails at the rooftop bar, or refine your physique in the state-of-the-art fitness centre.

Whether you're lounging in the infinity pool, sipping cocktails at the rooftop bar, or working out in the gym, each space provides an unparalleled vantage point to admire the iconic landmarks and the stunning skyline.

— SKY POOL



Artist's Impression Only



Facilities Plan

LEVEL 33 - EXPLORE & RELAX
LOWER FLOOR





— GAMES & DINING LOUNGE

Artist's Impression Only



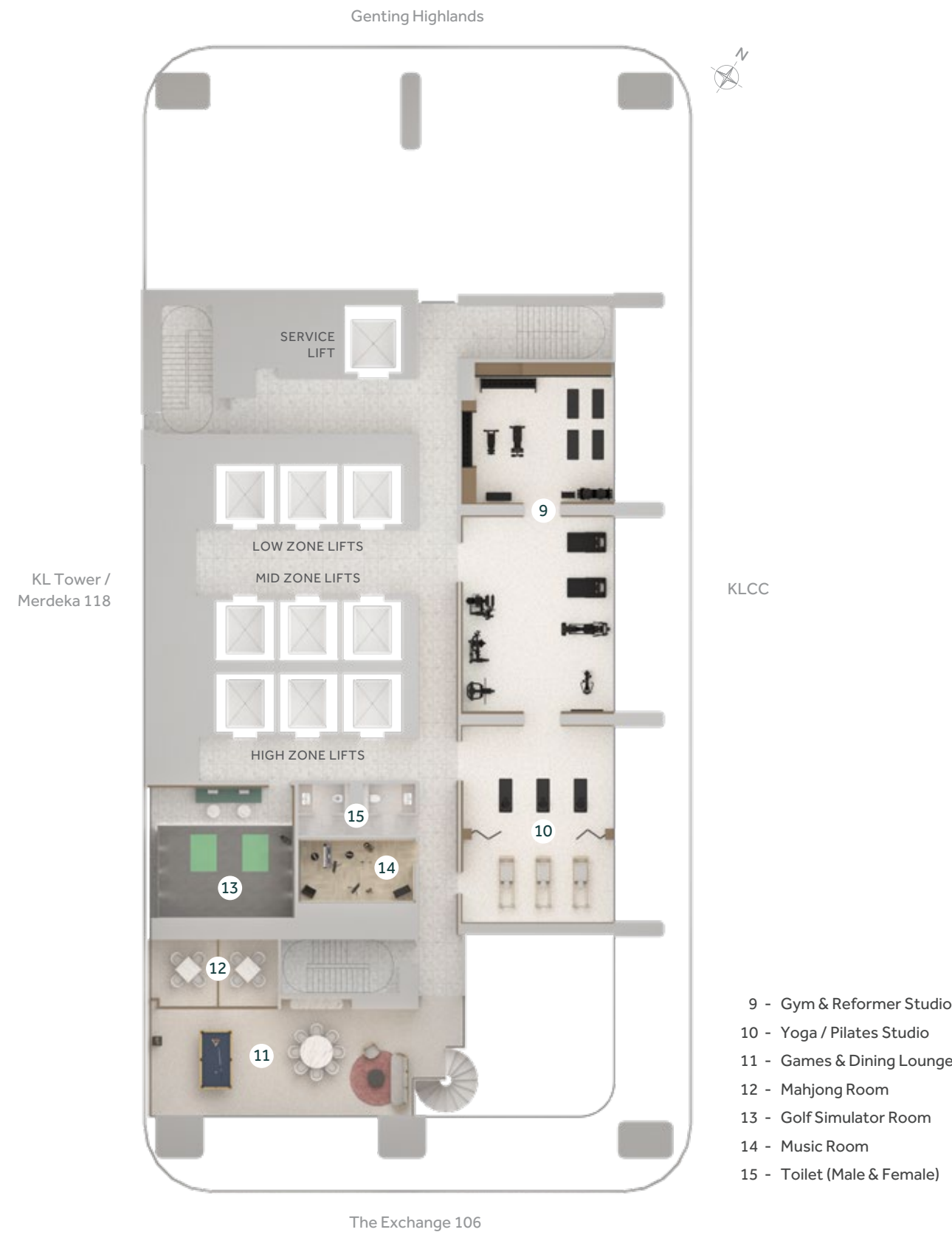
— MUSIC ROOM

Artist's Impression Only

Facilities Plan

LEVEL 33A - PLAY & WELLNESS

UPPER FLOOR

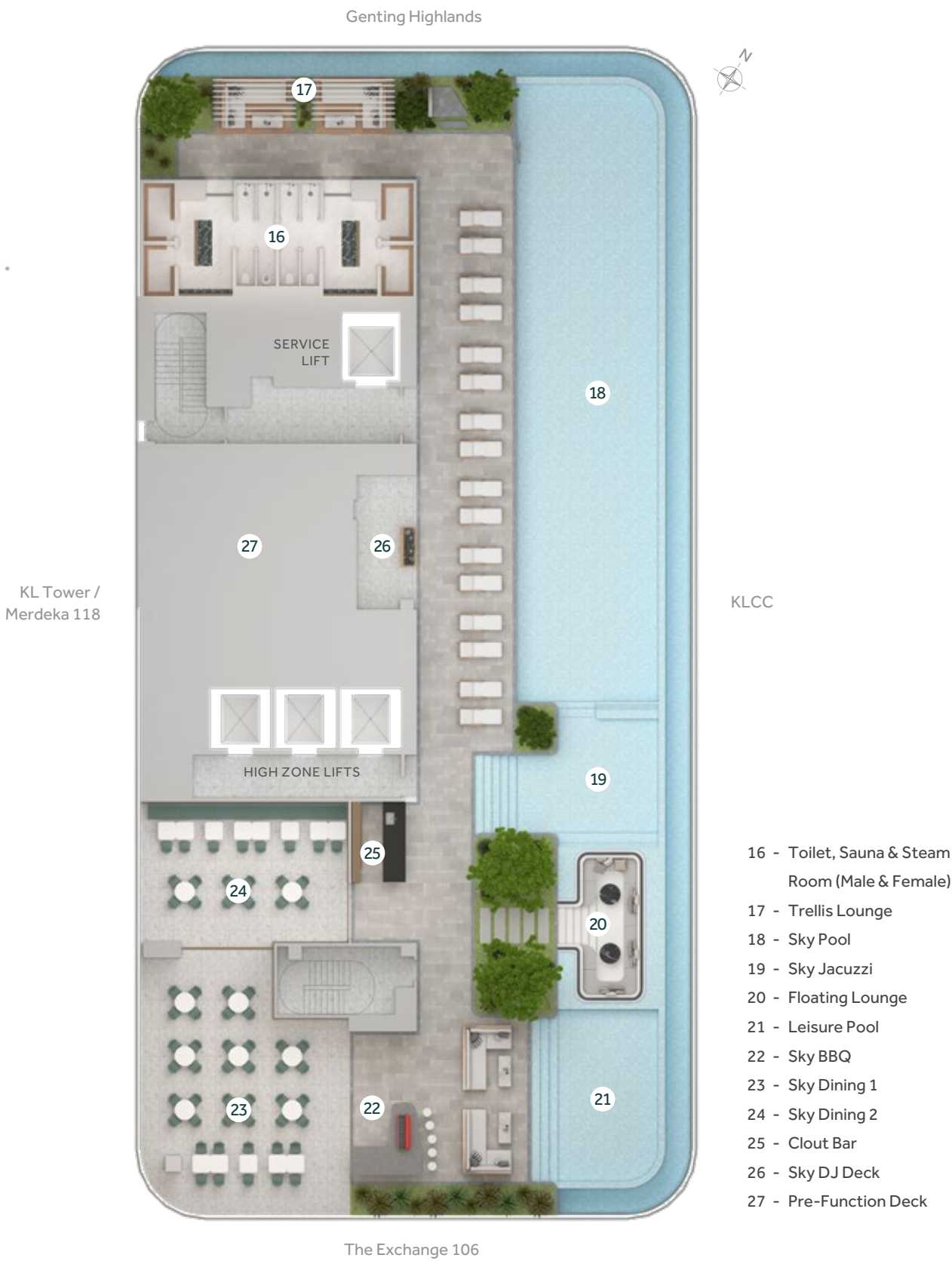




Facilities Plan

LEVEL 63A - LEISURE & LUXURIATE

SKY DECK FLOOR





— LIVING ROOM

THE ART OF LIVING LUXURIOUSLY

Every door at CloutHaus opens to a space beautifully choreographed. Bespoke design elements whisper of timeless luxury, while the sprawling cityscape of Kuala Lumpur unfolds before you like a finely curated masterpiece.

This is CloutHaus, where elegance and affluence converge to empower you to live your best life. Here, luxury isn't just seen—it's experienced, in every moment and every space.

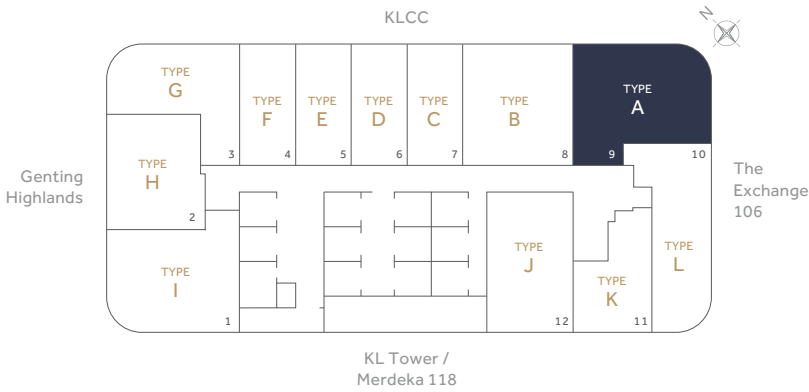


— BEDROOM

Floor Plan

TYPE
A

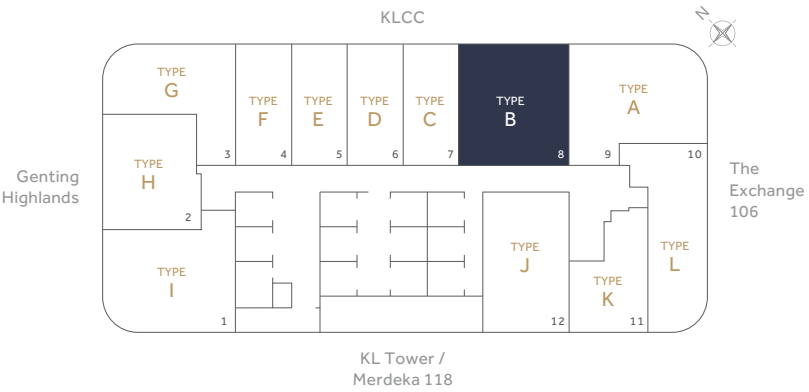
1,216 SQ. FT. | 113 SQ. M. 3 BEDROOMS + 2 BATHROOMS



Floor Plan

TYPE
B

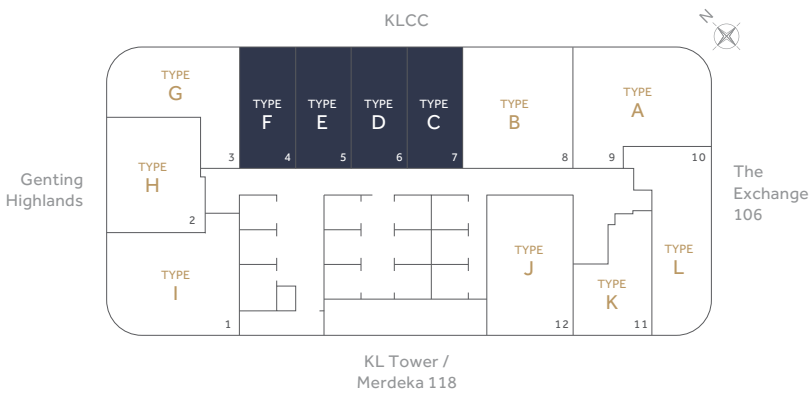
1,098 SQ. FT. | 102 SQ. M. 1 BEDROOM + 2 BATHROOMS



Floor Plan

TYPE
C/ D/ E/ F

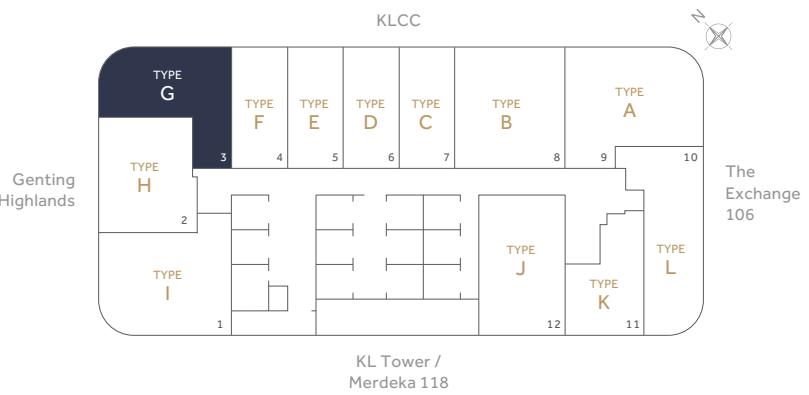
549 SQ. FT. | 51 SQ. M. 1 BEDROOM + 1 BATHROOM



Floor Plan

TYPE
G

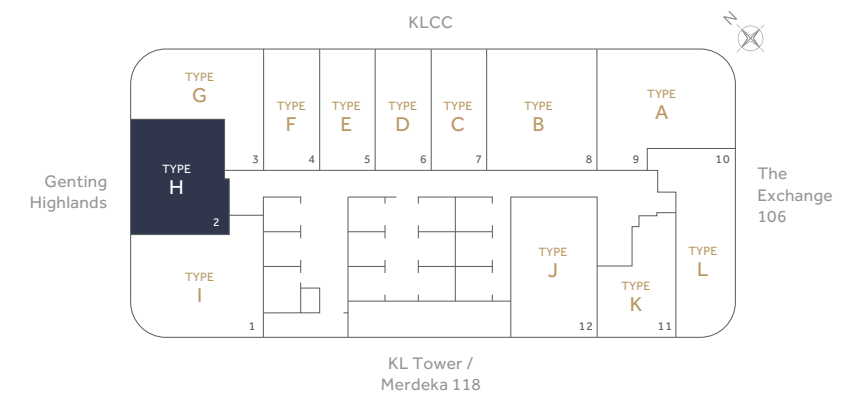
904 SQ. FT. | 84 SQ. M. 2 BEDROOMS + 2 BATHROOMS



Floor Plan

TYPE
H

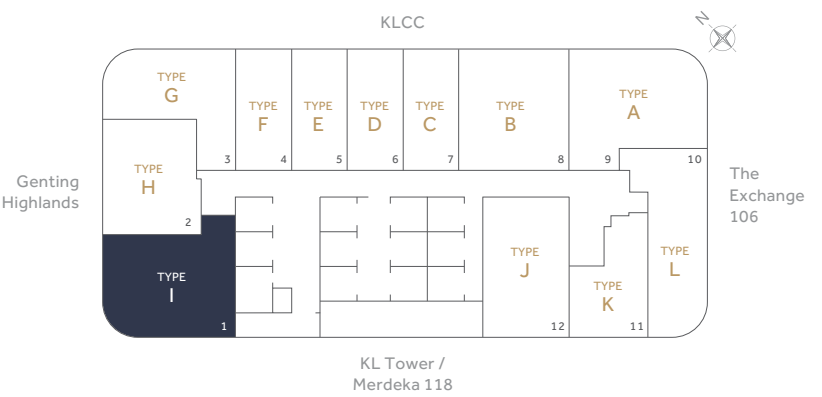
904 SQ. FT. | 84 SQ. M. 2 BEDROOMS + 2 BATHROOMS



Floor Plan

TYPE
I

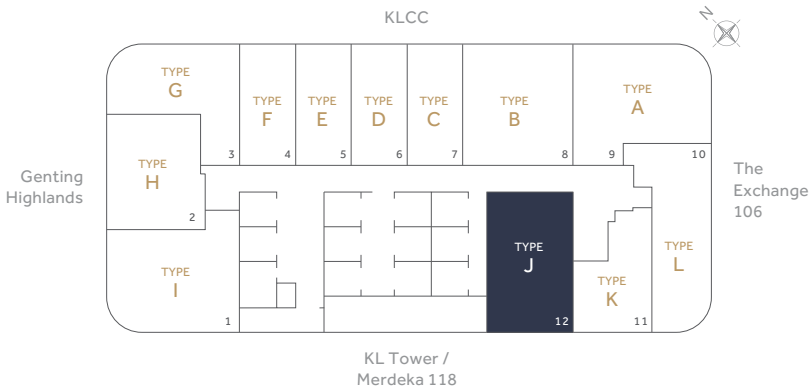
1,119 SQ. FT. | 104 SQ. M. 3 BEDROOMS + 2 BATHROOMS



Floor Plan

TYPE
J

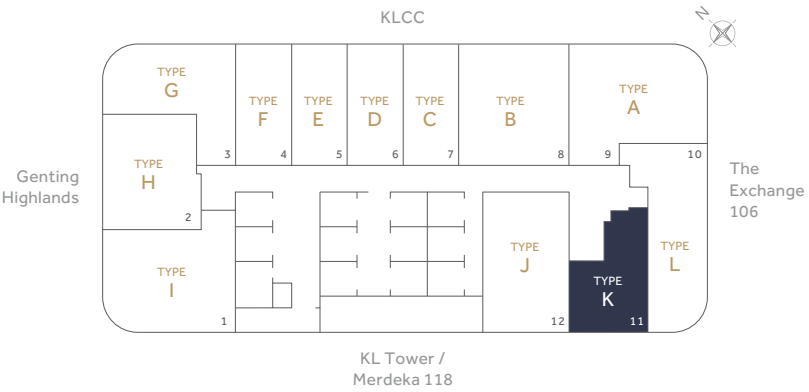
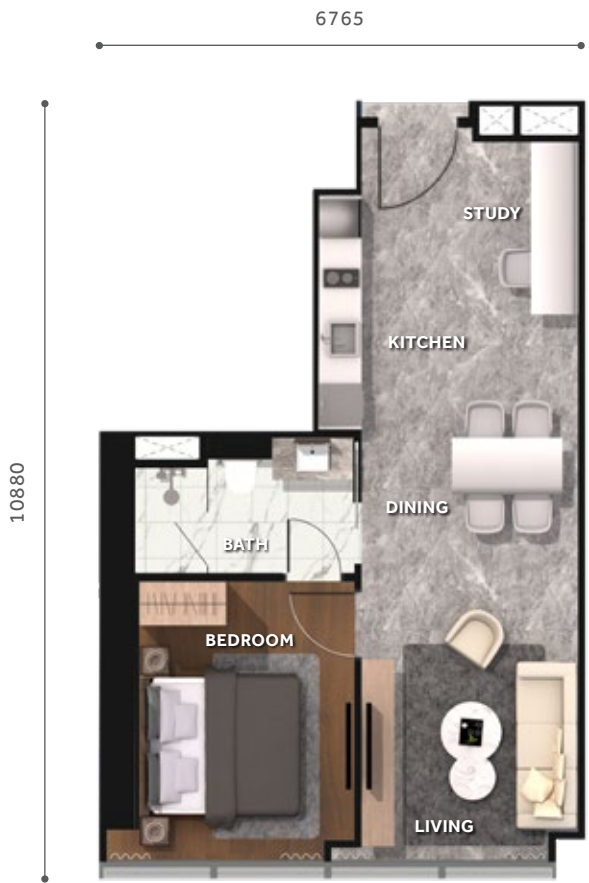
1,001 SQ. FT. | 93 SQ. M. 1 BEDROOM + 2 BATHROOMS



Floor Plan

TYPE
K

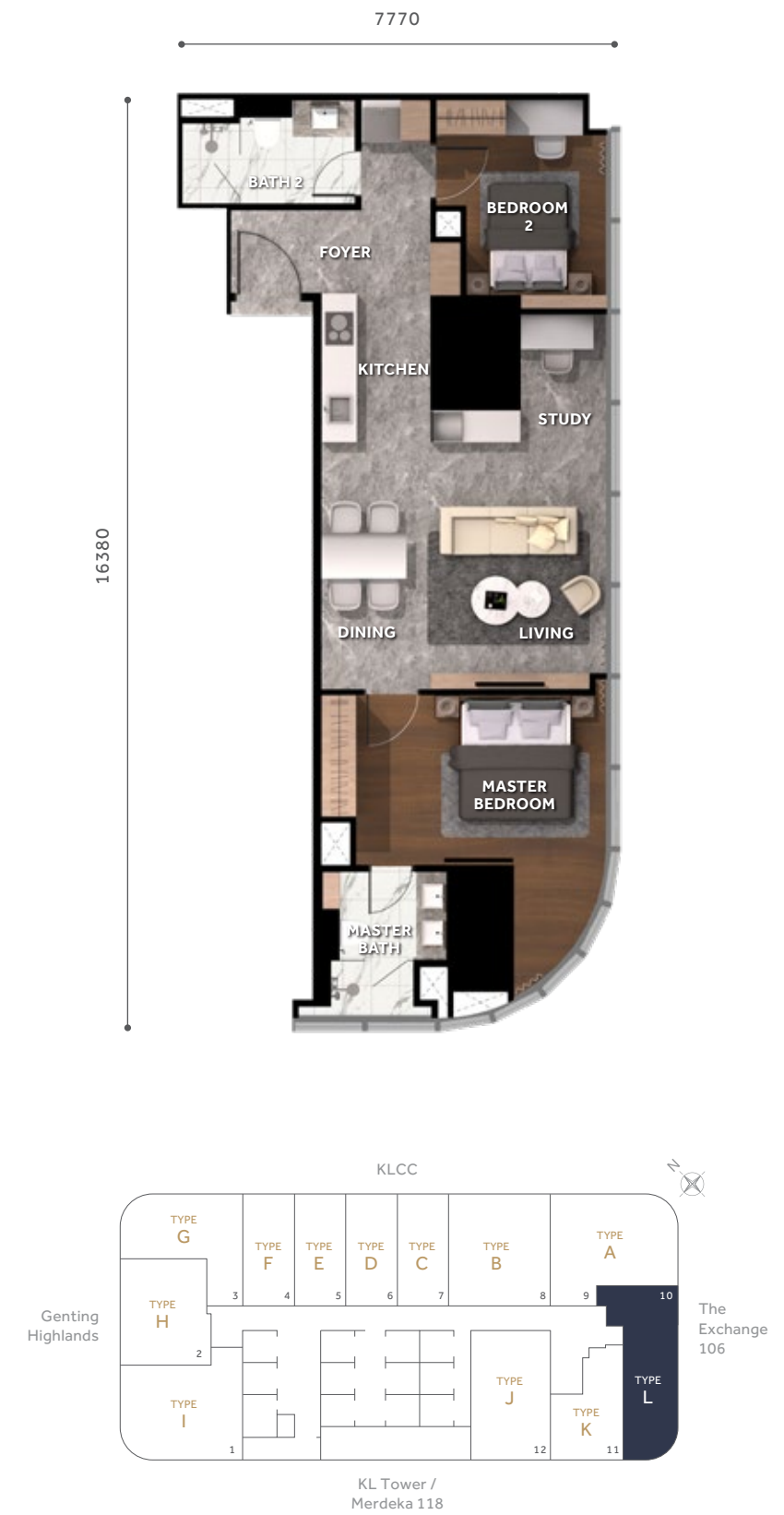
635 SQ. FT. | 59 SQ. M. 1 BEDROOM + 1 BATHROOM



Floor Plan

TYPE
L

980 SQ. FT. | 91 SQ. M. 2 BEDROOMS + 2 BATHROOMS



Floor Plan

TYPE
M

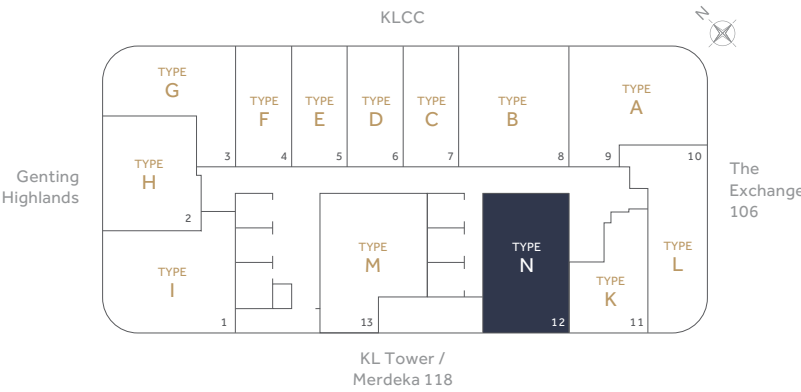
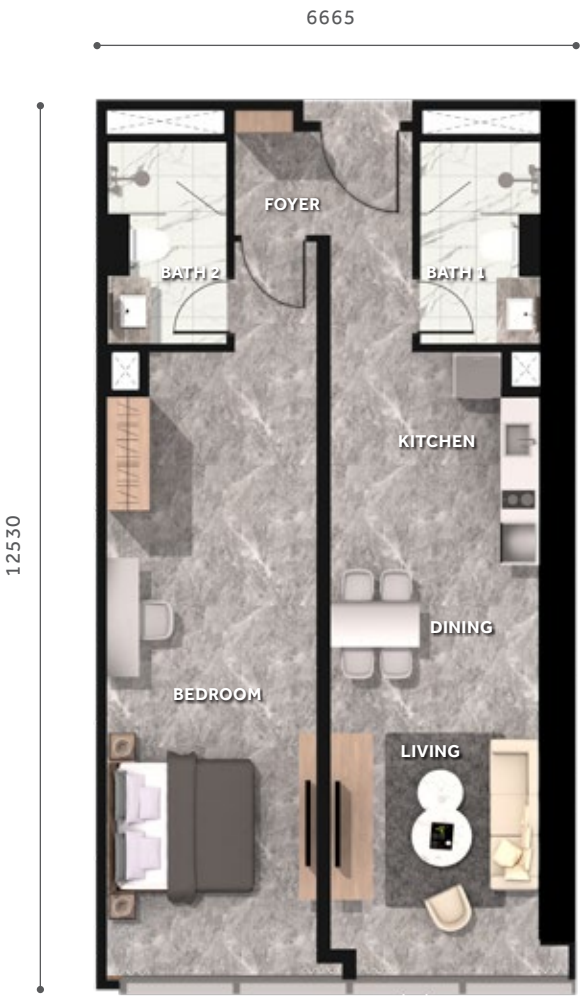
1,173 SQ. FT. | 109 SQ. M. 1 BEDROOM + 2 BATHROOMS



Floor Plan

TYPE
N

893 SQ. FT. | 83 SQ. M. 1 BEDROOM + 2 BATHROOMS





Artist's Impression Only

— KITCHEN

CRAFTED FOR THE CONNOISSEUR

Modern craftsmanship and luxury are evident in every detail of CloutHaus. High-quality finishes, inspired by timeless design, elevate each space to new heights of elegance. With branded fittings and high-performance appliances, we seamlessly blend style and functionality.

Every element is thoughtfully curated to create an environment that epitomises sophisticated.



Artist's Impression Only

— BATHROOM

BEHOLD,
THE BRANDS INCLUDED
IN YOUR UNIT



Gaggenau is a manufacturer of high-quality home appliances and acknowledged as an innovation leader in design and technology “Made in Germany”.

The company, with a history that goes back over more than 330 years, has revolutionised the domestic kitchen over and over again with its internationally acclaimed products.

Gaggenau’s success is founded on technological innovation and a clear design language combined with high functionality.



For almost 30 years, Gessi has been designing and producing exclusive furnishing objects for the bathroom, kitchen, private, and public wellness spaces.

The Gessi brand is now synonymous with design in exclusive living spaces worldwide: hotels, spas, yachts, or private residences.

With its creations ranging from mixers to ceramics, to ceramics, precious furnishing objects, and fragrances, Gessi creates a new style of living: a design to be experienced, worn, and breathed.

Environmental care begins in the design phase, long before a product hits the market. And when design meets new technologies, zero-impact production processes can be envisioned.



Since 1892, Laufen has enabled bathroom experiences for both body and soul. Today, Laufen offers a holistic bathroom culture that emphasises sustainability, excellent design, innovation, and technological leadership, all stemming from a long tradition of high-quality craftsmanship.

Laufen’s brand personality reflects a symbiosis of design, quality and functionality. As a premium brand under the Roca umbrella, Laufen is proud to be one of the world’s leading manufacturers, supported by a global distribution network.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete																	
WALL	Reinforced Concrete / Masonry / Drywall where applicable																	
ROOF	Reinforced Concrete Flat Roof																	
CEILING	Skim Coat & Paint / Plasterboard where applicable																	
WINDOWS	Architectural Unitised Facade System / Fixed Glass Panel where applicable																	
WALL FINISHES	Bathroom	Tiles																
	Others	Skim Coat / Plaster & Paint																
FLOOR FINISHES	Living & Dining	Marble																
	Kitchen	Marble																
	Bedroom	Timber Flooring (Type A, G, H, I, K, L)										Marble (Type B, C, D, E, F, J, M, N)						
	Terrace	Composite Timber Deck (For Garden Units)																
	Bathroom & Utility	Tiles																
DOORS	Main Entrance	Fire-Rated Door																
	Others	Timber Flush Door / Timber Pocket Door where applicable																
	Terrace	Sliding Door With Glass Panel / Swing Door With Glass Panel where applicable (For Garden Units)																
	IRONMONGERY	Quality Lockset																
SANITARY AND PLUMBING FITTINGS																		
TYPE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	G-G	H-G	I-G	
WATER CLOSET	2	2	1	1	1	1	2	2	2	2	1	2	2	2	2	2	2	
WASH BASIN WITH TAP	3	2	1	1	1	1	3	3	3	2	1	3	2	2	3	3	3	
KITCHEN SINK WITH TAP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
HAND BIDET	2	2	1	1	1	1	2	2	2	2	1	2	2	2	2	2	2	
SHOWER	2	2	1	1	1	1	2	2	2	2	1	2	2	2	2	2	2	
TAP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	
ELECTRICAL INSTALLATION																		
TYPE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	G-G	H-G	I-G	
LIGHTING POINT	20	17	9	9	9	9	15	15	19	17	10	16	20	17	15	15	19	
13A SWITCH POINT	23	28	14	14	14	14	21	21	23	28	19	22	28	28	21	21	23	
CEILING FAN POINT	5	4	2	2	2	2	4	4	5	4	3	4	5	4	4	4	5	
EXHAUST FAN POINT	2	2	1	1	1	1	2	2	2	2	1	2	2	2	2	2	2	
WATER HEATER POINT	2	2	1	1	1	1	2	2	2	2	1	2	2	2	2	2	2	
FIBRE WALL SOCKET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
SMATV OUTLET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
AC INDOOR UNIT	4	2	1	1	1	1	3	3	4	2	2	3	2	2	3	3	4	
DOOR BELL	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
VIDEO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
GARDEN LIGHTING POINT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	
COOKER POINT (40A)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
OVEN POINT (20A)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
HOOD POINT (20A)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

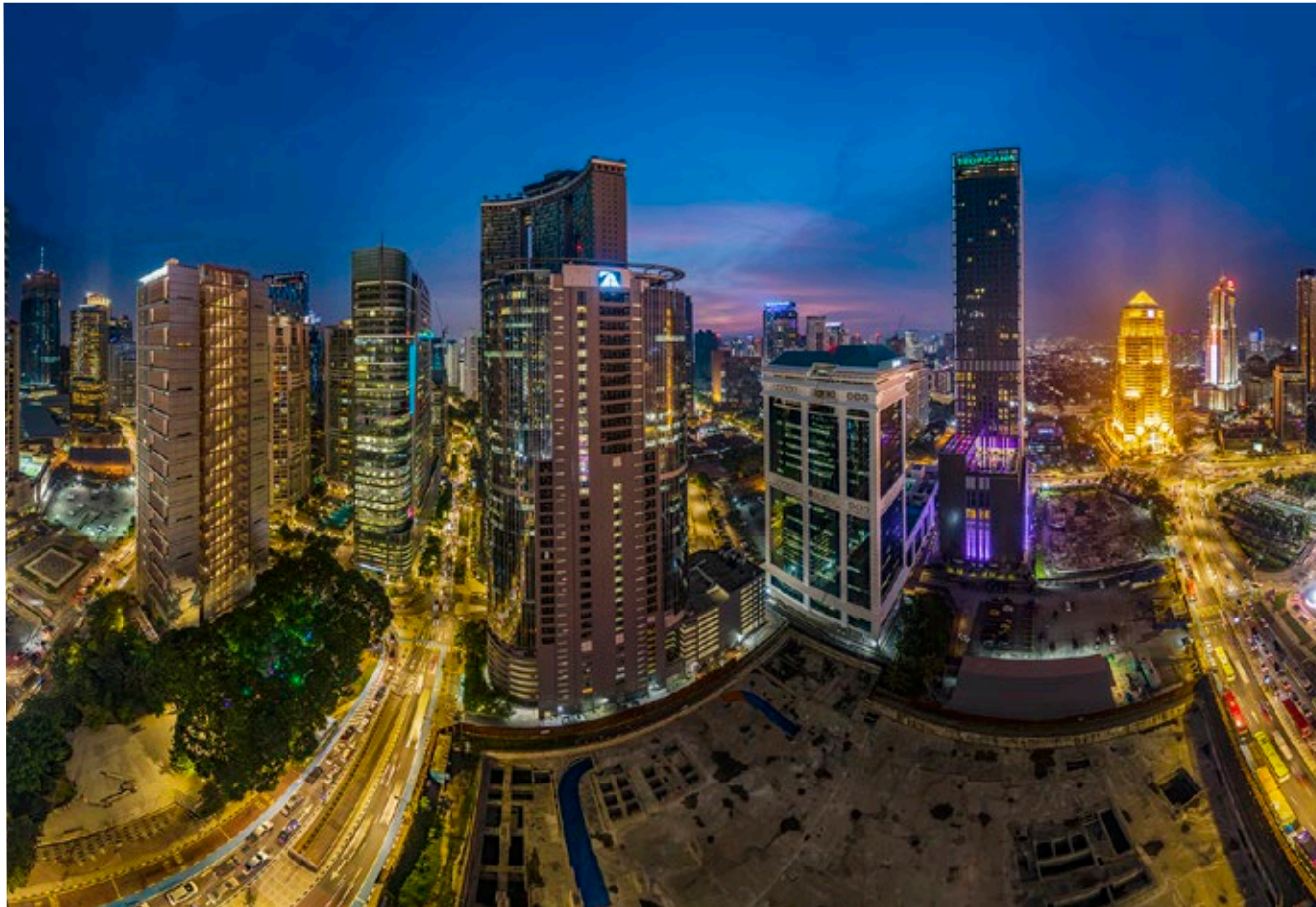
ABOUT US

TA GLOBAL
A CLASS OF EMINENCE

CloutHaus Residences is proudly developed by TA Global Berhad, a leading property developer in Malaysia with an international presence. TA Global is involved in a diversified range of property services, including property development, property management, property investment, trading, and hospitality operations.

Driven by a relentless pursuit of excellence, TA Global transforms every ambition into iconic spaces that redefine the city skylines, create differentiated experiences, and enrich the communities.

AUSTRALIA | CANADA | CHINA | MALAYSIA | SINGAPORE | THAILAND



MENARA TA ONE, KUALA LUMPUR MALAYSIA

1995

MENARA TA ONE

Kuala Lumpur, Malaysia
A shimmering Class A office tower nestled in the Golden Triangle directly across from the Petronas Twin Towers.

1995

FORTIS BC

Vancouver, Canada
A Class AAA-rated office tower strategically located on West George Street in downtown Vancouver.

1997

Radisson
PLAZA HOTEL SYDNEY

Sydney, Australia
Sydney's prestigious landmark hotel setting 5-star standards in the heart of the city's Central Business District (CBD).

2005

DAMANSARA
idaman

Petaling Jaya, Malaysia
Desirably stylish luxury bungalows developed at one of the most affluent addresses.

2005

IDAMAN
RESIDENCE

Kuala Lumpur, Malaysia
Exclusive, high-end residences in the heart of Kuala Lumpur City Centre.

2007

SUMMIT LODGE
— BY PARADOX —

Whistler, BC, Canada
An award-winning, pet-friendly boutique hotel in Whistler made for the quirky and adventurous.

2007

IDAMAN VILLAS
DAMANSARA

Petaling Jaya, Malaysia
Blissful semi-detached abodes perfected by exclusive resort-styled privileges.

2008

Aava
WHISTLER

Whistler, BC, Canada
Nestled in a prime location, the hotel offers a unique blend of adventure and relaxation for your perfect mountain getaway.

2008

THE WESTIN
MELBOURNE

Melbourne, Australia
A 5-star retreat in Melbourne's CBD offering sophisticated service and contemporary style.

2009

PARADOX
— SINGAPORE —
RESIDENT COURT AT CLARKE QUAY

Merchant Court, Singapore
An urban resort, blending traditional refinement with modern elegance, located in the vibrant Clarke Quay district.

2010

DA
DAMANSARA
AVENUE

Kuala Lumpur, Malaysia
A sprawling urban mixed-use super hub spanning over 48 acres of freehold land in Bandar Sri Damansara.

2010

ativo
plaza

Kuala Lumpur, Malaysia
Modern and contemporary residences offering a variety of facilities designed to suit every lifestyle.

2011

AZELIA
RESIDENCE

Kuala Lumpur, Malaysia
Modern and contemporary residences offering a variety of facilities designed to suit every lifestyle.

2011

PARADOX
— KUNSHAN —

Kunshan, China
Located in Kunshan's CBD, this prestigious government-certified 5-star hotel promises travellers unparalleled convenience and service.

2011

SOLIS
— SYDNEY —

Sydney, Australia
Spanning 13.6 hectares of rare oceanfront land, Solis Little Bay offers breathtaking views of a rugged and spectacular coastline.

2012

PARADOX
— RESORT PHUKET —

Phuket, Thailand
Enjoy luxurious ocean views and world-class amenities, all just steps away from Karon Beach.

2012

Aava
MALACCA

Malacca, Malaysia
Three adjoining pre-war shophouses form a boutique hotel in the heart of historic Malacca, combining the best of old and new.

2015

illume

Sydney, Australia
Set in a stunning new community, Illume apartments feature cutting-edge designs and top-quality inclusions.

2017

PARADOX
— HOTEL VANCOUVER —

Vancouver, Canada
The 69-storey residence proudly stands at a unique intersection of Vancouver, where culture, arts, and community converge.

2017

ATIVO
— SUITES —

Kuala Lumpur, Malaysia
A luxury residential project which is part of the Damansara Avenue masterplan in Bandar Sri Damansara.

2019

alix
RESIDENCES

Kuala Lumpur, Malaysia
A modern luxury residential haven located in Kiara North, one of Kuala Lumpur's most affluent addresses.

2019

FOUR POINTS
BY SHERATON

Bangkok, Thailand
An internationally renowned hotel located in the heart of the city's CBD.

2020

DA
SQUARE

Kuala Lumpur, Malaysia
A unique retail and dining destination located in the heart of Bandar Sri Damansara.

2021

Idaman Hills

Johor, Malaysia
Nestled close to the green heart of Klang district, Idaman Hills is a 95-acre freehold residential development finely curated to offer green living.

2023

Amaya
RESIDENCES

Kuala Lumpur, Malaysia
Promising the tranquillity and seclusion of a private resort, Amaya Residences offers serene restoration right at the city's doorstep.

SERVICED BY

PARADOX

— HOTELS & RESORTS —



CLOUTHAUS SALES GALLERY
Mezzanine Floor, Menara TA One,
No. 22 Jalan P. Ramlee, 50250 Kuala Lumpur,
Malaysia.

+601 6266 9968
www.clouthaus.com.my



A distinctive development by TA Global Bhd 200801027528 (828855-P) The holding company of TA Properties Sdn Bhd 199101005140 (215450-W) Developer: TA First Credit Sdn Bhd 197601003011 (29009-A) (a subsidiary of TA Global Bhd) Address: 34th Floor, Menara TA One, No. 22 Jalan P. Ramlee, 50250 Kuala Lumpur, Malaysia. Tel: 603 2072 1277 Fax: 603 2161 5146 • Developer's License No.: 9149/07-2027/0768(A) • Validity: 31/07/2022-30/07/2027 • Advertising & Sales Permit No.: 9149-2/07-2025/0576(R)-(S) • Validity: 31/07/2024 – 30/07/2025 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T3 OSC 2011 1684 • Land Tenure: Freehold • Land Encumbrance: NIL • Restriction in Interest: NIL • Expected Date of Completion: January 2029 • Total Units: 615 unit (Tower 2 - 66 Floors) • Unit Type (Carpark) – Type A: 113 sqm (0), Type B: 102 sqm (0), Type C: 51 sqm (0), Type D: 51 sqm (0), Type E: 51 sqm (0), Type F: 51 sqm (0), Type G: 84 sqm (0), Type G-G: 134 sqm (1), Type H: 84 sqm (0), Type H-G: 160 sqm (1), Type I: 104 sqm (0), Type I-G: 216 sqm (1), Type J: 93 sqm (0), Type K: 59 sqm (0), Type L: 91 sqm (0), Type L1: 92 sqm (0), Type M: 109 sqm (0), Type N: 83 sqm (0) • Selling Price: RM 1,976,400.00 Min. – RM 6,220,800.00 Max. • Development Type: Serviced Residences Balance Unit: 611 unit • Total Unit: 242 unit (Menara 1 - 58 Tingkat) • Unit Type (Carpark) – Type A: 174sqm (2), Type B: 207sqm (2), Type C: 96sqm (0), Type D: 110sqm (0), Type E: 78sqm (0), Type F: 81sqm (0), Type G: 100sqm (1), Type H: 108sqm (1), Type I: 123sqm (2) • Selling Price: RM 2,131,200.00 Min. – RM 8,020,800.00 Max. • Development Type: Serviced Residences • Balance unit: 242 unit • Bumiputera Discount: 5%

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