

BEOOE WITH TRENDY LIVING





BEOO WITH THE HOME OF YOUR DESIRES

Dwell in a serene sanctuary amid the excitement of the city. At One Cochrane Residences, you're connected to everything the city has to offer, from MyTOWN to IKEA. It also neighbours the Tun Razak Exchange (TRX), an upcoming international financial and business district and the Cochrane MRT station – all outside your doorstep.

So come home to a place where you can be one with the city and all the pleasures of a contemporary lifestyle.

WHY ONE COCHRANE RESIDENCES IS THE PLACE TO BE









Charles Walter Hamilton Cochrane, CMG

1876 — 1932



BEOOC WITH THE PAST, PRESENT & FUTURE





Cochrane Road School, Kuala Lumpur, 1957

Known for its pre-World War II government quarters and the Cochrane Road school, Jalan Cochrane is seeing a transformation that's breathing new life into the neighbourhood. Even with the city's ever-changing landscape, the soul of the neighbourhood lives on through communities that will redefine urban life in the area.

Jalan Cochrane was named after Charles Walter Hamilton Cochrane, CMG (1876–1932). He was an agent for the Malaya Information Agency who later become the British Resident of Perak and Chief Secretary to Government of Malaya from 1929 to 1930. He was then a board member of the International Tin Committee and Perak River Hydraulic Power Co. Ltd. and retired after 32 years in Malaya.





BE ONE WITH FUNCTIONALITY

EXTENSIVE LANDSCAPE COVERAGE

Take in the vast greenery and the serene environment at our many landscaped areas.

COVERED FOOTPATHS AND WALKWAYS

Stay shaded with covered walkways from the facilities at the car parking block and your unit.

SAFE AND ACCESSIBLE

Ramps, staircases and railings are provided for convenience and safety.





EXCLUSIVE LIFTS FOR 6 UNITS PER FLOOR

Enjoy more privacy with a majority of 6 units to a floor, serviced by 4 passenger lifts as well as a dedicated service / stretcher lift.

SEPARATE LOBBY

Loading and unloading access at service / stretcher lift with its own lobby that separates from resident lifts and lift lobbies.

LESS HEAT GAIN

The buildings are oriented towards the north and south, resulting in less heat gain.

EFFICIENT WASTE DISPOSAL

Disposing waste is made systematic with automated pneumatic waste system.





BE ONE WITH YOUR BODY AND SOUL

Be greeted by our Tree House, an alternate communal space where you and your guests can lounge away. Then go on to the Pool Zone and take a dip in a 25-metre lap and lounge pool. You can also activate your muscles at the aqua gym, relax at the floating lounge, family Jacuzzi or get heated in the sauna while the young ones enjoy the wading pool.

Alternatively, stay active at the fully-equipped gym or outdoor fitness, cardio-pumping or muscle-flexing at the fitness / yoga studio, or unwind at the meditation lawn and reflexology path, perhaps brisk walking at the Cascade Garden.

Entertaining families and friends are always enjoyable either at the BBQ terrace, party rooms, games room or at a themed private function at the multi-purpose hall.

There are also communal service areas for a convenience store, laundrette and a nursery.

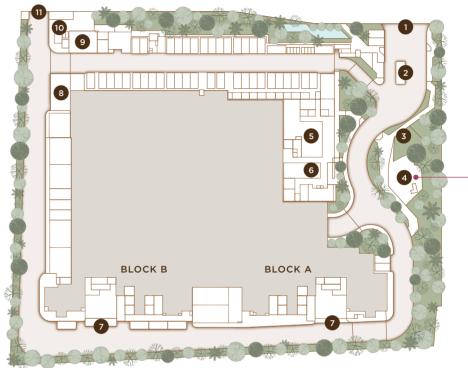
Always keep your vehicles clean by adopting the 'DIY' style at the available car washing bays.

And worry no more for electric car owners as there are electric vehicle charging stations too.

The Landscape & Facilities







- 1 Main Entrance
- 2 Guard House
- 3 Sunken Garden
- 4 Tree House
- 5 Management Office
- 6 Surau
- 7 Loading & Unloading
- 8 Car Washing Bays
- 9 Pneumatic Waste Collection Centre
- 10 Guard Post
- 11 Service Entrance



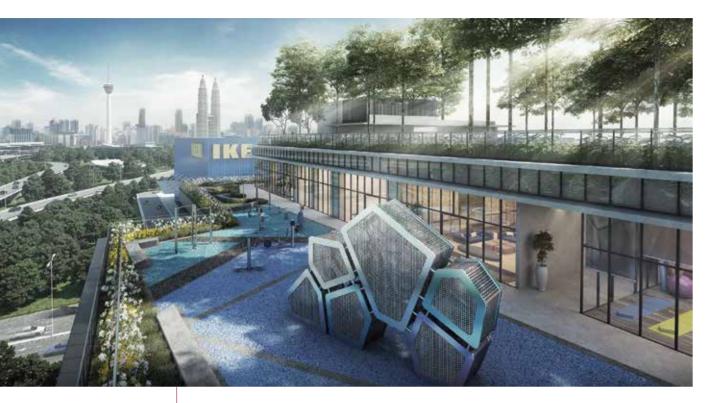


- 1 Nursery
- 2 Convenience Store& Laundrette
- 3 Lift Lobby A
- 4 Visitors' Waiting Lounge
- 5 Mail Room
- 6 Lift Lobby B
- 7 Drop-off



The Landscape & Facilities







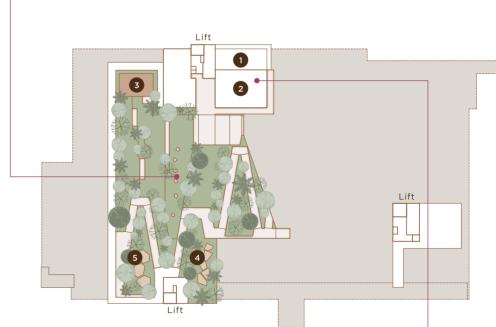
- 1 BBQ Terrace
- 2 Lounge
- 3 Wading Pool
- 4 Family Jacuzzi5 Swimming Pool
- 6 Floating Lounge
- 7 Aqua Gym
- 8 Garden Dining
- 9 Party Room 1
- 10 Male Changing Room
- 11 Male Sauna
- 12 Female Sauna
- 13 Female Changing Room

ROOF

TOP

- 14 Gym
- 15 Multi-purpose Hall
- 16 Party Room 2
- 17 Games Room
- 18 Fitness Studio
- 19 Creative Play Area
- 20 Outdoor Fitness





- 1 Outdoor Dining
- 2 Cafe
- 3 Sky Deck
- 4 Outdoor Fitness
- 5 Meditation Lawn









PRODUCT FEATURES

FREEHOLD RESIDENTIAL **PROPERTY**

The freehold 3.66-acre site houses two 37-storey tower blocks (Block A and Block B) and a 10-storey car park and facilities block.

SPACE FOR **ANY LIFESTYLE**

With only 224 condominium units at each Block, built-up areas vary from 926 sq ft to typical sizes ranging from 1,055 sq ft to 1,227 sq ft offering either 1+1, 2 or 3 bedroom type.

DUAL-KEY CONCEPT **FOR PRIVACY**

Type 7 which has a built-up area of 1,227 sq ft features a dual-key concept that gives you the privacy of a separate entrance to one of the rooms with en-suite bath.

GREAT SECURITY AND SAFETY FEATURES

The property features a 3-tier security system with 24-hour manned security, 2.4m-high perimeter fencing with CCTV and panic buttons at the living and master bedroom to ensure your privacy and safety.

 $BE \bigcirc \bigcirc \bigcirc$ WITH TRENDY LIVING

One Cochrane Residences is strategically located at Jalan Cochrane, an ideal address, just 4.2 km south-east of the Kuala Lumpur City Centre. The neighbourhood enjoys the perks of being within a close distance to various commercial components including banks, hotels, parks, schools, private educational centres, medical facilities and golf course.

Moreover it neighbours the Tun Razak Exchange (TRX), an upcoming international financial and business district. Also within close proximity is the proposed KL-Singapore High Speed Rail (HSR) terminus in Bandar Malaysia, which will draw in the tourist and business traveller crowds from Singapore.

One Cochrane Residences is a Transit-Oriented-Development by Mutiara Rini Sdn Bhd, a subsidiary of Boustead Holdings Berhad and the developer of the award winning townships, Mutiara Damansara in Petaling Jaya and Taman Mutiara Rini in Skudai, Johor Bahru.



BEONE
WITH
THE CITY
YOU LOVE

One Cochrane Residences is well connected to major highways such as Maju Expressway (MEX), SMART Highway, DUKE, AKLEH, Middle Ring Road 2 (MRR2) and the Federal Highway. Major road links include Jalan Tun Razak, Jalan Ampang, Jalan Sg Besi and Jalan Loke Yew.

The MRT Cochrane station is located just 150 metres away. TRX is on the next stop while Bukit Bintang is only 2 stops away. The new MRT makes it possible for residents to easily commute to the city centre and other localities within Greater Klang Valley as the line is integrated with other rail nodes such as the KTM, ERL and LRT.





READY AMENITIES



SHOPPING

- 1 Suria KLCC
- 2 Avenue K
- 3 Pavilion KL
- 4 Starhill Gallery
- 5 Lot 10
- 6 Sungei Wang Plaza
- 7 Berjaya Times Square
- 8 IKEA
- 9 MyTOWN Shopping Centre
- 10 Great Eastern Mall



COMMERCIAL BUILDINGS

- 1 Bank of China
- 2 The Intermark
- 3 Maxis Tower
- 4 Standard Chartered
- 5 Citibank
- 6 AmBank
- 7 Plaza OSK
- 8 Menara Exxon Mobil
- 9 Menara Boustead
- 10 Wisma Genting
- 11 HSBC Bank
- 12 Menara Public Bank



HOTELS

- 1 Concorde Hotel
- 2 Shangri-La Hotel
- 3 Mandarin Oriental
- 4 Four Seasons Place Kuala Lumpur
- 5 Grand Hyatt Kuala Lumpur
- 6 JW Marriot
- 7 Banyan Tree Signatures
- 8 Grand Millennium
- 9 Impiana KLCC
- 10 Hotel Pullman
- 11 Hotel Istana
- 12 The Royale Chulan Kuala Lumpur

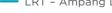


EMBASSIES & HIGH COMMISSIONS

- 1 Singapore High Commission
- 2 Embassy of The Socialist Republic of Vietnam
- 3 Embassy of Japan
- 4 US Embassy
- 5 Embassy of The Federal Republic of Germany
- 6 Embassy of Belgium
- 7 Embassy of the People's Republic of China
- 8 Embassy of France
- 9 British High Commission
- 10 Australian High Commission

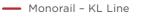
CONNECTIVITY



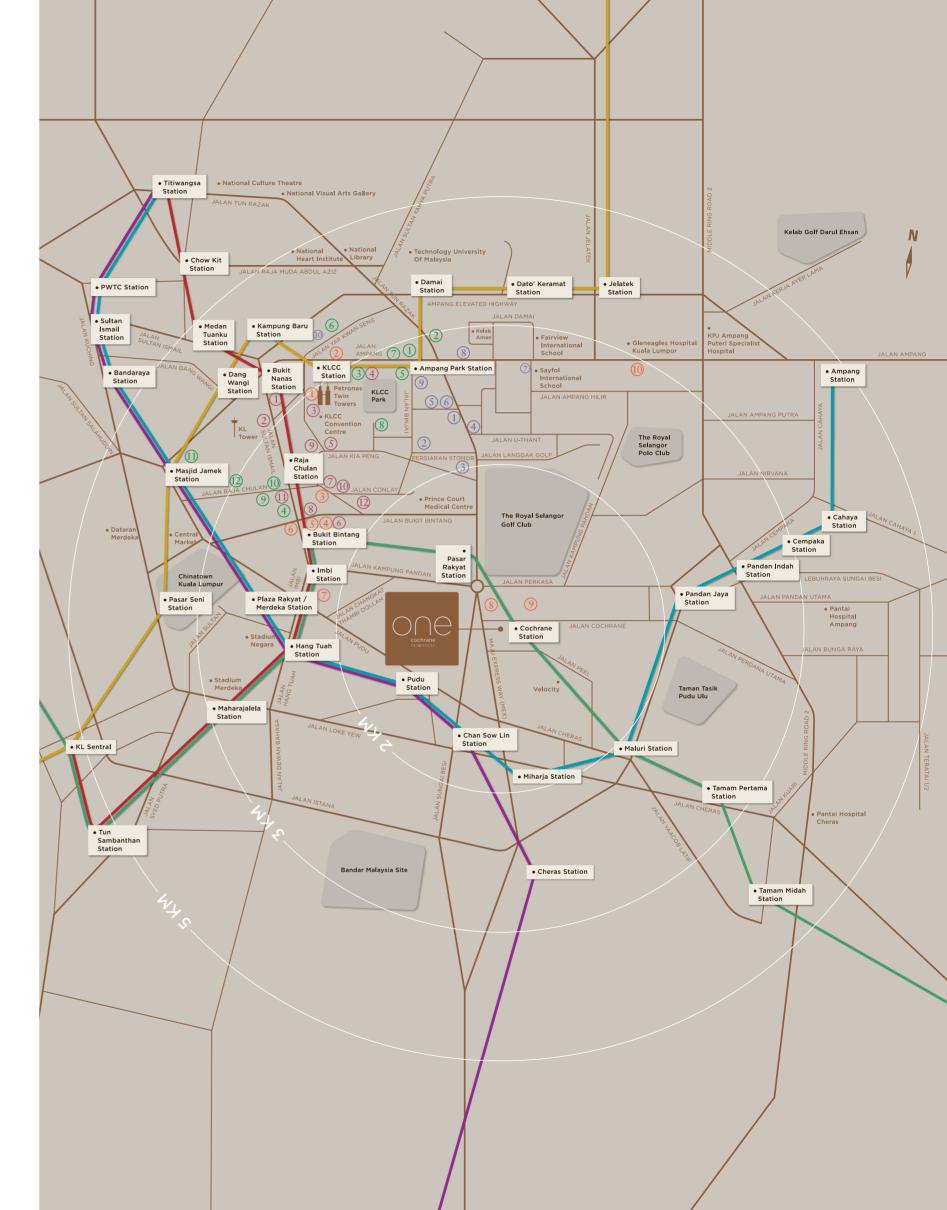


MRT

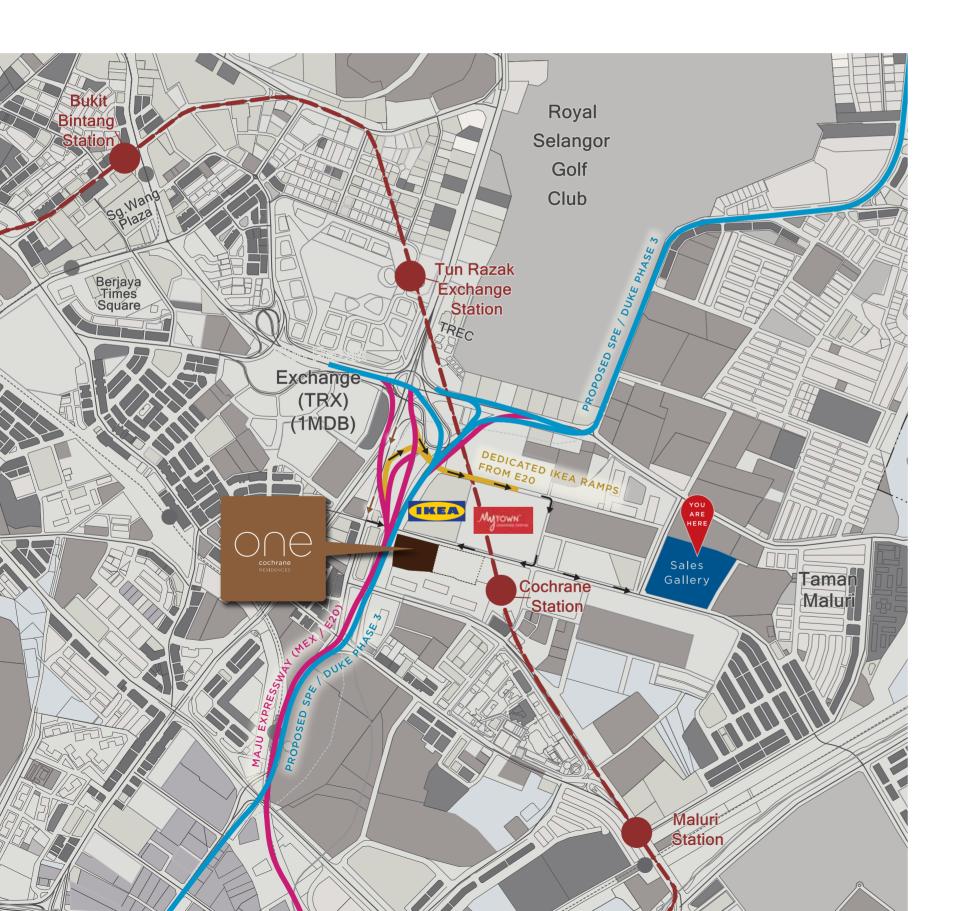
LRT - Ampang Line
LRT - Sri Petaling Line







BE ONE WITH AN IDEAL LOCATION



Strategically located at Jalan Cochrane just 4.2km southeast from KL City Centre, the address lends more than its name for One Cochrane Residences – the location truly lets you be one with the city and trendy living.



CONNECTIVITY

Well connected by public transportation services by highways and MRT/ LRT lines.



READY AMENITIES

Supported by ready amenities and facilities with shopping centres, financial institutions, retail components and a matured residential neighbourhood.



CONVENIENT ESSENTIALS

One Cochrane Residences sits directly opposite of IKEA Cheras and MyTOWN Shopping Centre.



CLOSE TO SIGNIFICANT LANDMARKS

KL's upcoming international financial and business district, Tun Razak Exchange (TRX) and Bandar Malaysia are within close proximity.



FREEHOLD RESIDENTIAL STATUS

Freehold residential title where owners enjoy cheaper rates of utilities, assessment and quit rent.



BEOO WITH THE NAME YOU CAN TRUST



Mutiara Rini Sdn Bhd is a member of the Boustead and LTAT Group of Companies. A developer of 2 large scaled mixed commercial and residential property development projects. Mutiara Rini Sdn Bhd was incorporated in 1994 and launched its first project in 1996 in Taman Mutiara Rini located in Skudai, Johor. Mutiara Rini Sdn Bhd's second flagship project, Mutiara Damansara, is a 355-acre freehold housing and commercial development project located in the heart of the most affluent sector of the Klang Valley. It is arguably one of the most sought-after addresses in the Klang Valley.



Sijil Penghargaan Majlis Daerah Johor Bahru Tengal 1998



Anugerah Pertubuhan Perancanga Malaysia 1999



Anugerah Pertubuhan Perancanga Malaysia 2003



The Edge Malaysia Top 10 Property Developers Awards 2005



Mutiara Rini Sdn Bhd has launched more than 10,000 units of houses in these two projects and has also been ranked as one of Malaysia's Top Ten Developers by the Edge newspaper for four consecutive years, from 2005 to 2008.

Mutiara Rini Sdn Bhd's houses are branded as 'Mutiara Homes'.

Mutiara Homes are unique as they are designed around extensively landscaped green areas, and are presented to the owners together with a 'Home Owner's Manual'.



The Edge Malaysia Top 10 Property Developers Awards 2004



The Edge Malaysia
Top 10 Property
Developers Awards



Merdeka Award 2007 / 2008



The Edge Malaysia Top 10 Property Developers Awards 2008



Malaysian Institute of Planners Award for Planning Excellence 2009

SALES GALLERY

Jalan Cochrane, Lot 1246 55100 Kuala Lumpur, Malaysia

Mon — Fri 10:00 am - 5:00 pm Sat — Sun 10:00 am - 6:00 pm

ENQUIRIES

+603 9200 8008 onecochraneresidences.com

DEVELOPER



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t +603 2141 9044 ext 255 / 147 f +603 2143 0075

Developer's License No. 6737-92/03-2020/0236 (L) Validity Period 07/03/2018 - 06/03/2020

Advertising Permit No. 6737-92/03-2020/0236 (P) Validity Period 07/03/2018 - 06/03/2020

Building Plan Approval No. BP U3 OSC 2017 1586

Expected Completion Date April 2021

Kuala Lumpur

Land Tenure

Tanah ini tidak boleh dipindahmilik, dipajak, dicagar atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah

Pricing Block A - Total Units: 224 Price: Min RM 880,000.00 Max RM 1,222,000.00

Block B - Total Units: 224 Price: Min RM 880,000.00 Max RM 1,124,000.00



This advertisement has been approved by Jabatan Perumahan Negara.

