



AGILE

BUKIT BINTANG

雅居乐·天汇

HERALDING NEW HORIZONS

AGILE PROPERTY

COMPANY PROFILE



Agile Group Holdings Limited (Stock Code: 3383) is one of the leading integrated developers in Mainland China. Agile thrives on its core business of integrated residential community development and operations, with commercial property investments, hotel development and operations, and property management services. The shares of Agile have been listed on the **Main Board of The Stock Exchange of Hong Kong since 2005** and are constituent stocks of Hang Seng Composite Index, Hang Seng Composite Size Index, Hang Seng Mainland 100, and Morgan Stanley Capital International China Index.

Agile is committed to its core concept of **"From Heart, Beyond Living"** by constructing cozy inner havens where the body is unwound and the soul recharged. This vision has been steadfastly upheld since the company's first property project in Zhongshan in 1992. It remains the cornerstone of **more than 100 development projects of the Group scattered across nearly 40 Mainland cities and districts, beaconing hundreds of thousands of families** towards new highs in modern lifestyle in dynamic, multi-faceted communities; as well as placing Agile ahead of many others in the arena of integrated residential community development.

25 years 40 major cities 1,000,000 homeowners



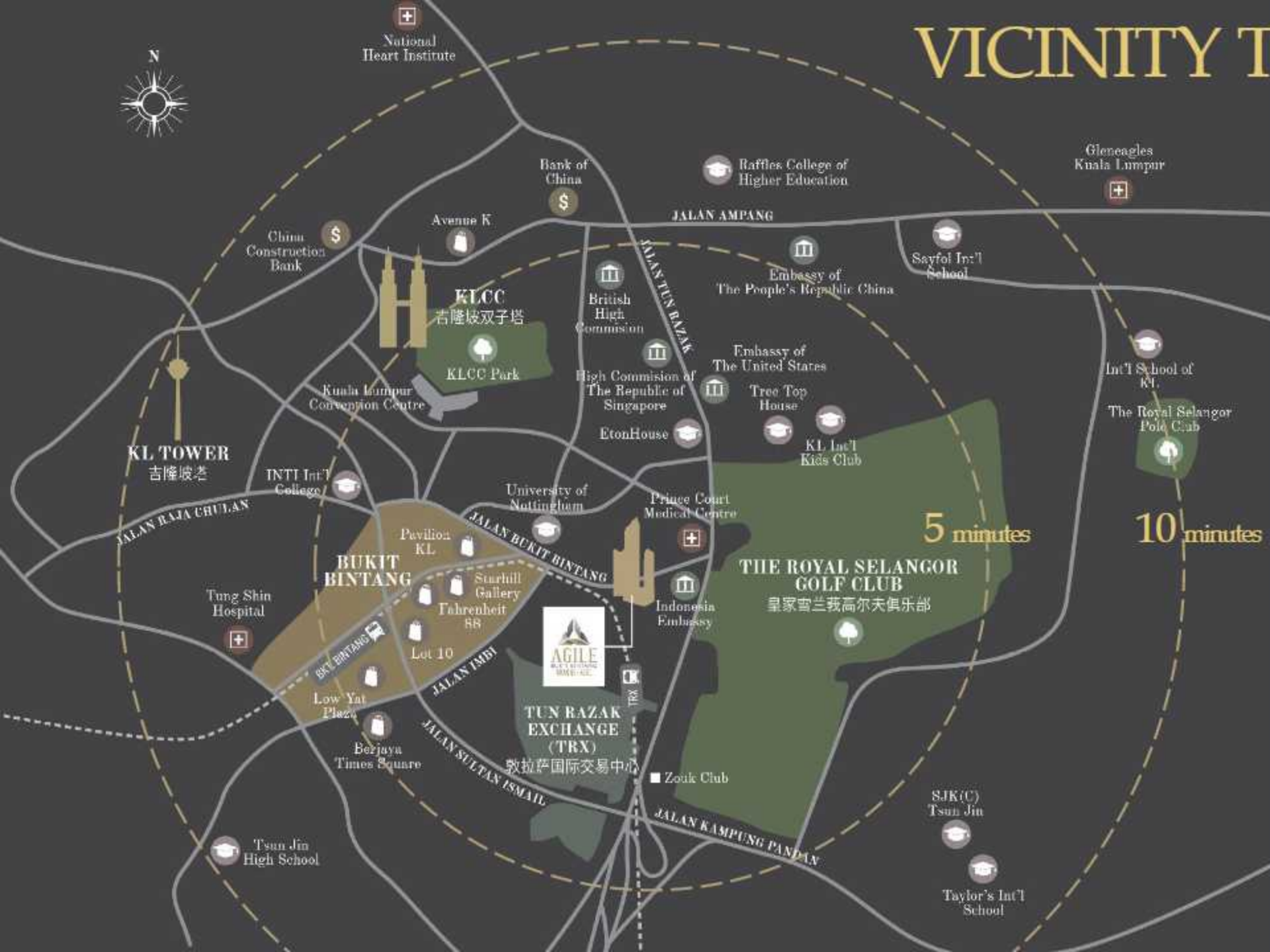
A DAZZLING LANDMARK
IN KUALA LUMPUR
吉隆坡黄金三角新地标

A mixed-use development blending urban living with tranquility along Kuala Lumpur's most prominent retail belt. Situated along the periphery of **Jalan Bukit Bintang**, the development features three towers of residential, retail and SOVO.

A spacious recreational and fitness area awaits on the podium floor for an even more private recreational experience. **Sky Garden located at the rooftop** is the highlight of offering residents and guests an exclusive leisure and gathering place with a spectacular view of the cityscape, away from the hustle bustle just down the city.

ONE OF THE BEST INVESTMENT IN THE MARKET

DEVELOPER	AGILE TROPICANA DEVELOPMENT SDN BHD
PROPERTY TYPE	MIX DEVELOPMENT COMPRISING OF SOVO, COMMERCIALS & RESIDENTIAL
LAND TENURE	FREEHOLD
LOCATION	BUKIT BINTANG, KUALA LUMPUR
EXPECTED COMPLETION	FEB 2023
LAND SIZE	15,216m ² (3.76 ARCE)
TOTAL BUILT-UP AREA	157,790m ²
TOTAL SCALABLE AREA	118,887m ²
GDV	RM 2.2 BILLION
TOTAL RESIDENTIAL UNIT	1,501 UNITS
TOTAL SOVO UNIT	66 UNITS
TOTAL CARPARK LOT	1,550 LOTS
TANDEM PARKING	56 LOTS



VICINITY TO PREMIUM AMENITIES

Excellent connectivity to prime areas

Shopping

Pavilion KL	500m
Suria KLCC	1.5km

Medical Centres

Prince Court	200m
Gleneagles	4km

Education

Eton House	1.8km
Sayfol International	3km

MRT Stations

MRT TRX	200m
MRT Conlay	1km
MRT Bukit Bintang	1km

Green Spaces

Royal Selangor	500m
KLCC Park	1.5km

Majestic View of the Vibrant City of Kuala Lumpur

west

north

east

south

Actual View from Sky Garden (rooftop)

Pavilion KL
柏威年购物中心

KL Tower
吉隆塔

Kuala Lumpur
Convention Centre
吉隆坡会展中心

KLCC
吉隆坡双子塔

KLCC Park
城中城公园

Prince Court
Medical Centre
太子阁医疗中心

The Royal Selangor
Polo Club
皇家雪兰莪
马球俱乐部

The Royal Selangor
Golf Club
皇家雪兰莪
高尔夫俱乐部

Tan Razak Exchange
(TRX)
敦拉萨国际交易中心



Bintang Walk

The epicentre for
entertainment and retail

KLCC

The landmark of Malaysia
Tallest Twin Tower in the
World

Royal Selangor Golf Club

One of the green lung of
Kuala Lumpur, world class
golf course

TRX

Kuala Lumpur financial
hub, future tallest
building in Malaysia.

AGILE BUKIT BINTANG INFORMATION

Tower		A	B	C
No. of floor		38	60	53
Residential	Size (sqft)	597 - 884	625-1,157	597-962
		No. of Units		
	1 bedroom	28	0	0
	1 + 1 bedroom	101	290	297
	2 bedroom	56	339	341
	3 bedroom	0	49	0
	TOTAL UNIT	185	678	638
SOVO	Size (sqft)	512 - 707	562 - 721	530 - 719
	1 bedroom	33	21	12
	TOTAL UNIT	33	21	12



DESIGN & CONCEPT

1

CONCEPT

The concept for Agile Bukit Bintang is akin to living in the mountains to take advantage of the site's panoramic views. The three asymmetrical residential towers reflecting the mountainous ridges have been designed to optimize visual corridors **towards Petronas Twin Towers and Kuala Lumpur Tower** and to fetch the best vantage views of the city skyline for the residents.

2

DESIGNER TEAM

DP Architects Pte Ltd designed a mixed-use development blending urban living with tranquillity along Kuala Lumpur's most prominent retail belt. **Situated along the periphery of Jalan Bukit Bintang**, the 3.76 project Agile Bukit Bintang.

3

FEATURES

Agile Bukiing Bintang features **three towers of 1,501 residential and 66 SOVO units**. The residential towers (38-60 storeys high) create a new neighbourhood landmark among the low-lying surroundings, rising above the podium which comprises of a eight storey car park, and one storey of restaurants, cafes, retail areas, and public spaces at the ground floor.

DESIGN

The podium is characterised by green terraces and screens masking the elevated car parks, and a valley-like volume carved away to form a distinct green oasis at ground level. **This green lung is seen as a natural extension of the public landscape,** with shops integrated around it to enhance public activities and invite pedestrians to wander easily into the site. Lush plantings along the podium façade aids in creating a natural cooling environment, making the one storey mall an urban retail sanctuary.

Besides catering to the resident's shopping needs, residents also get to **enjoy various recreational and fitness facilities at the top of Agile Bukit Bintang's podium.** The facilities include a 25m long lap pool, children's water play area, function rooms and barbeque facilities on the 10th storey.



A nighttime photograph of a modern building's sky garden. The garden features a covered seating area with white sofas and wooden chairs, surrounded by lush greenery and trees. The building's architecture is contemporary, with large glass panels and a flat roof. In the background, a city skyline is visible under a dark blue sky, with the Kuala Lumpur Tower and the Petronas Twin Towers prominently lit up.

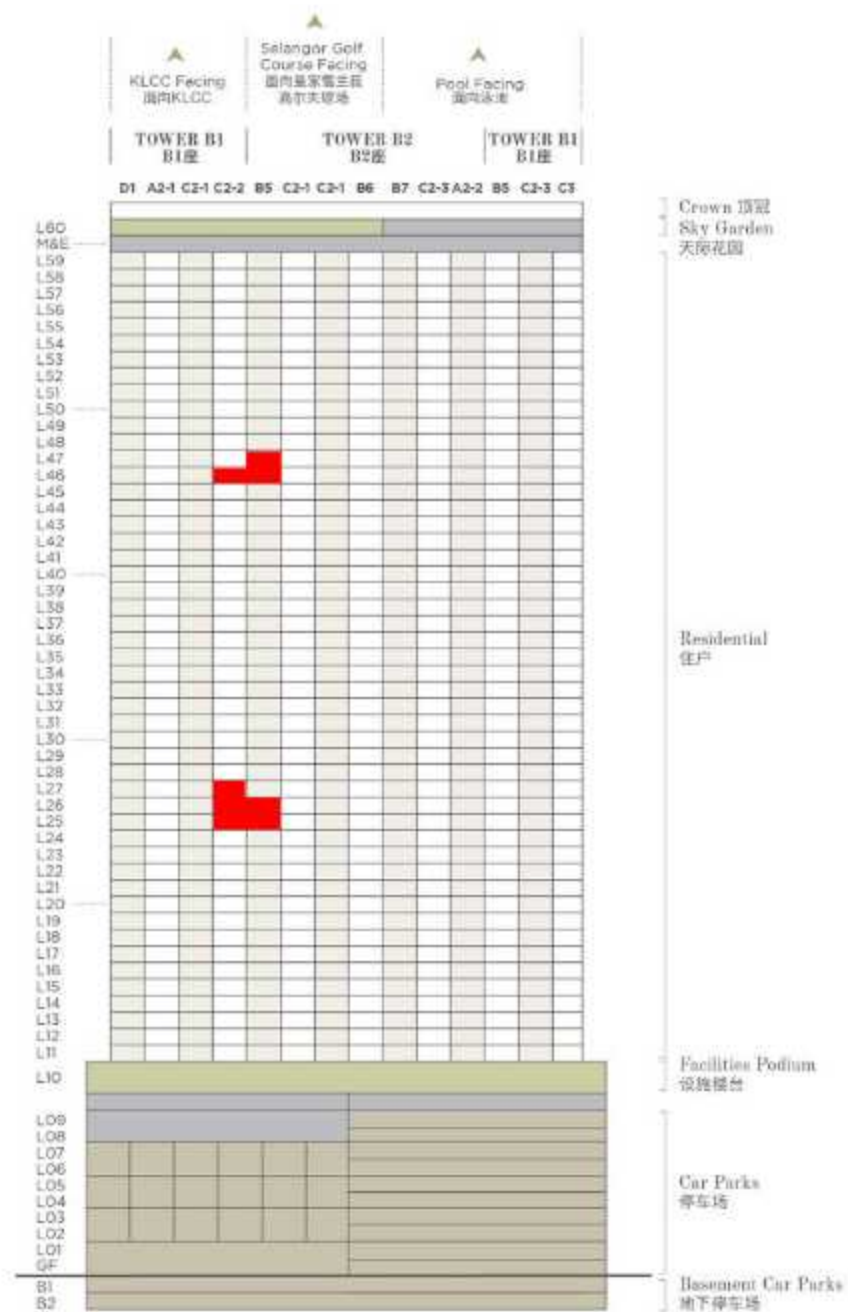
5

SKY GARDEN

A spacious recreational area awaits on the 60th storey for an even more private recreational experience. At 80 metre-long, the Sky Garden is the highlight of Agile Bukit Bintang, offering residents and guests an exclusive leisure and gathering place with a spectacular view of the cityscape, away from the hustle bustle just down the city. The multipurpose function room, sky pavilions amidst a garden setting are ideal places to host friends over or to simply unwind the day and enjoy the uninterrupted scenic view.

With such a comprehensive range of apartment units and amenities, Agile Bukit Bintang is truly a development that caters for the young and old, and a place for social interaction yet respecting individuals' needs for privacy and exclusivity.

TOWER B



FACILITIES PODIUM

设施楼台

Level 10 第10楼

- | | |
|------------------------------|-------------------------|
| 1 Gymnasium 健身房 | 9 Meeting Room 会议室 |
| 2 Fitness Deck 健身台 | 10 Reading Room 阅览室 |
| 3 Lounge 休闲区 | 11 Surau (Male) 男性祈祷室 |
| 4 Games Room 康乐室 | 12 Surau (Female) 女性祈祷室 |
| 5 Female Changing Room 女性更衣室 | 13 Jogging Track 慢跑径 |
| 6 Male Changing Room 男性更衣室 | 14 Lap Pool 游泳池 |
| 7 Dining Lounge 餐饮区 | 15 Shallow Pool 嬉水池 |
| 8 Function Room 会议厅 | 16 Kids Pool 儿童游泳池 |



SKY GARDEN 天际花园

Level 60 第60楼

- 17 Multi Purpose Function Room
多元用途大堂
- 18 Sky Deck 天际平台
- 19 Sky Pavillion 天际休闲亭
- 20 Toilet 卫生间



TOWER B B座



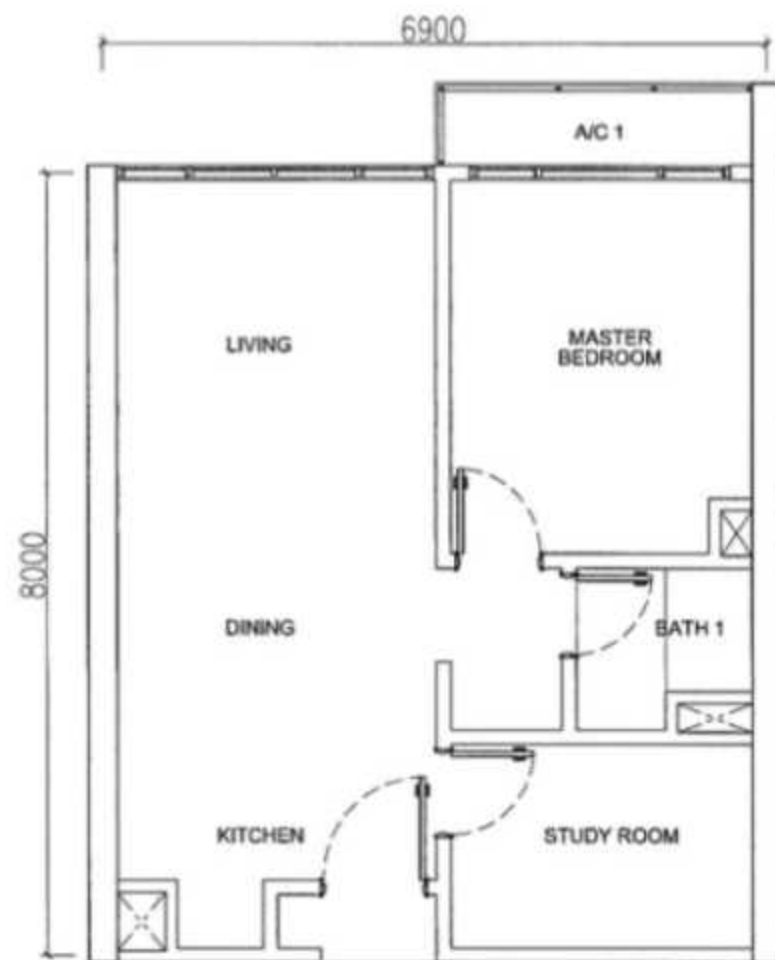
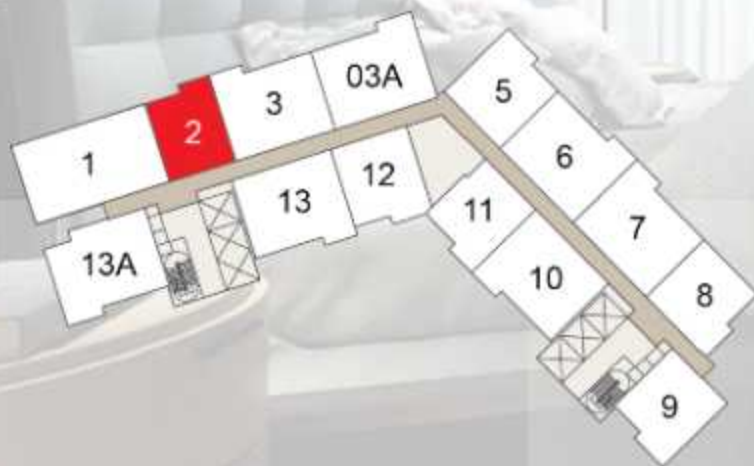
MARKET COMPETITOR INFORMATION

Project	Built-up Area	Pricing (psf)
AGILE BUKIT BINTANG	512 - 1137	
ISOLA	764 - 3336	Avg:- RM1700
SCOTT STAR	700 - 2970	RM2200 - 2500
TRIBECA	505 - 1291	RM2100 - 2300
EATON	861 - 2981	RM1600 - 1800
BBCC	452 - 882	RM1650 - 1700
ARIA	635 - 1506	RM1600 - 1800

RESIDENTIAL FLOOR PLANS

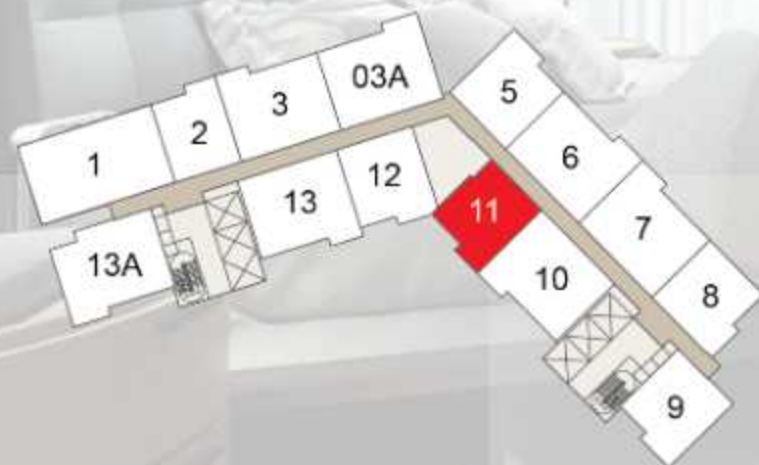
- Type A2-1

Area Parcel	Main	55.2m ² / 594ft ²
	Accessory	2.9m ² / 31ft ²
	Total	58.1m ² / 625ft ²



- Type A2-2

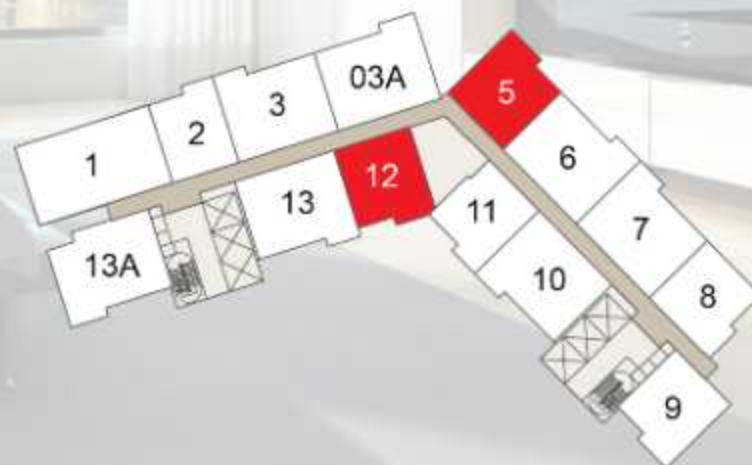
Area Parcel	Main	56.4m ² / 607ft ²
	Accessory	2.9m ² / 31ft ²
	Total	59.3m ² / 638ft ²





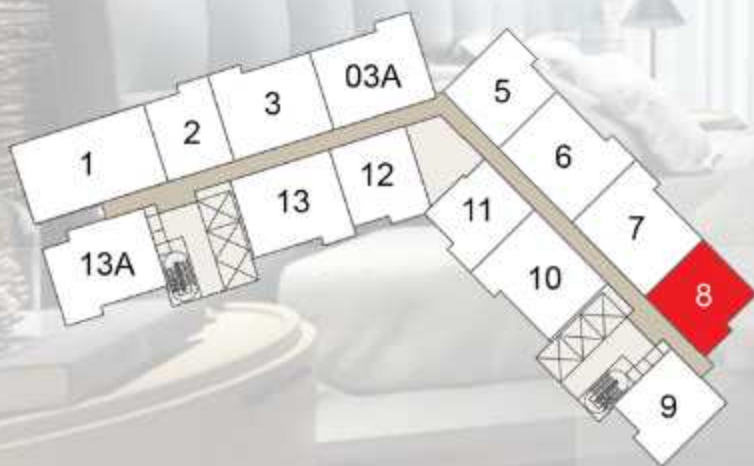
• Type B5

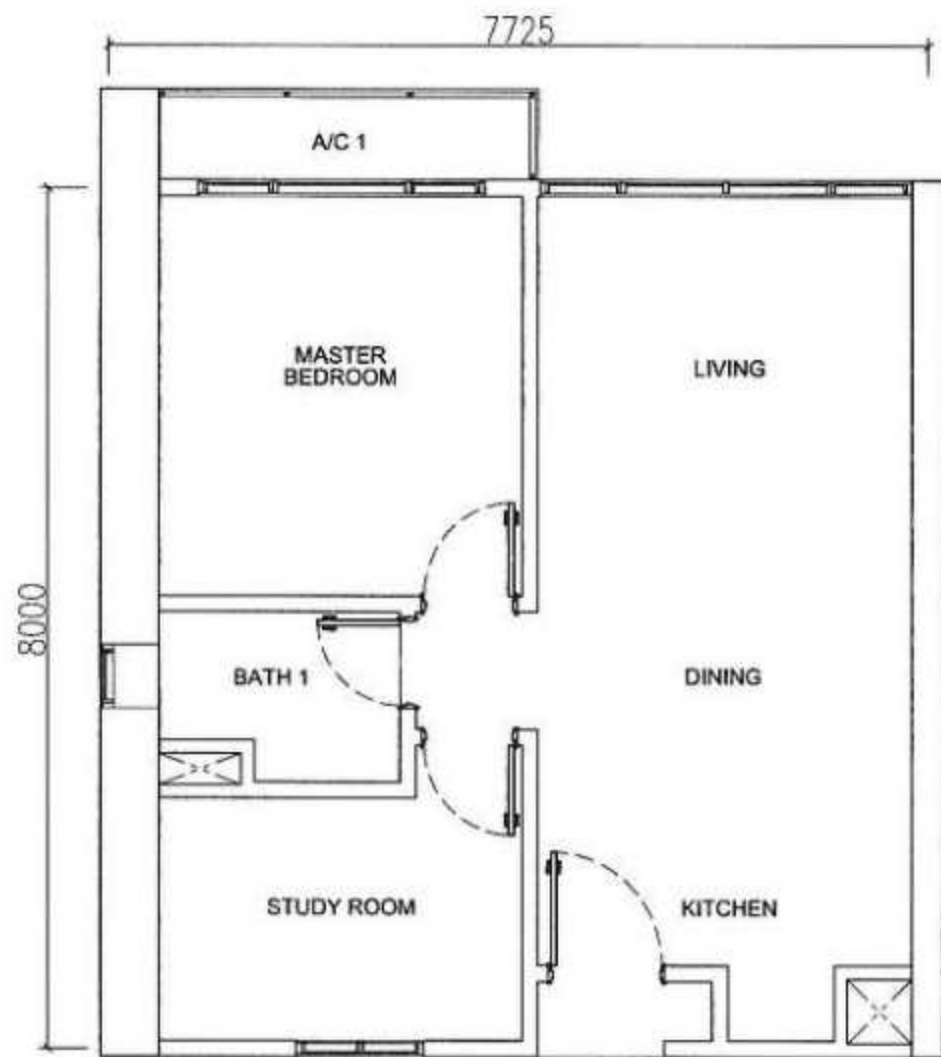
Area Parcel	Main	63.0m ² / 678ft ²
	Accessory	3.6m ² / 39ft ²
	Total	66.6m ² / 717ft ²



• Type B6

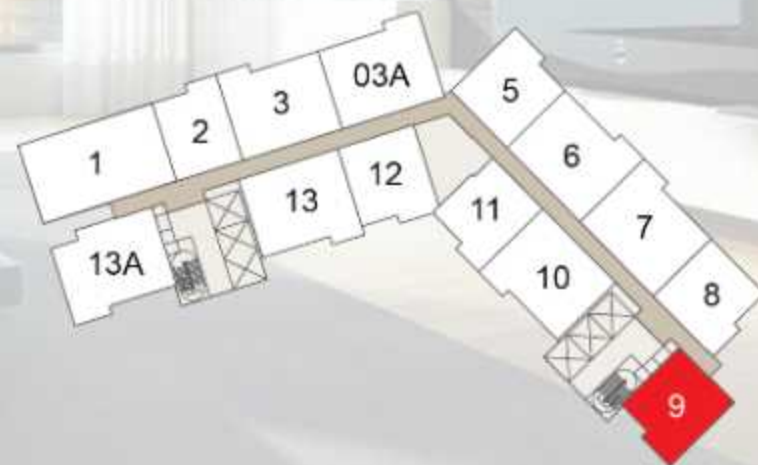
Area Parcel	Main	60.6m ² / 652ft ²
	Accessory	3.3m ² / 36ft ²
	Total	63.9m ² / 688ft ²

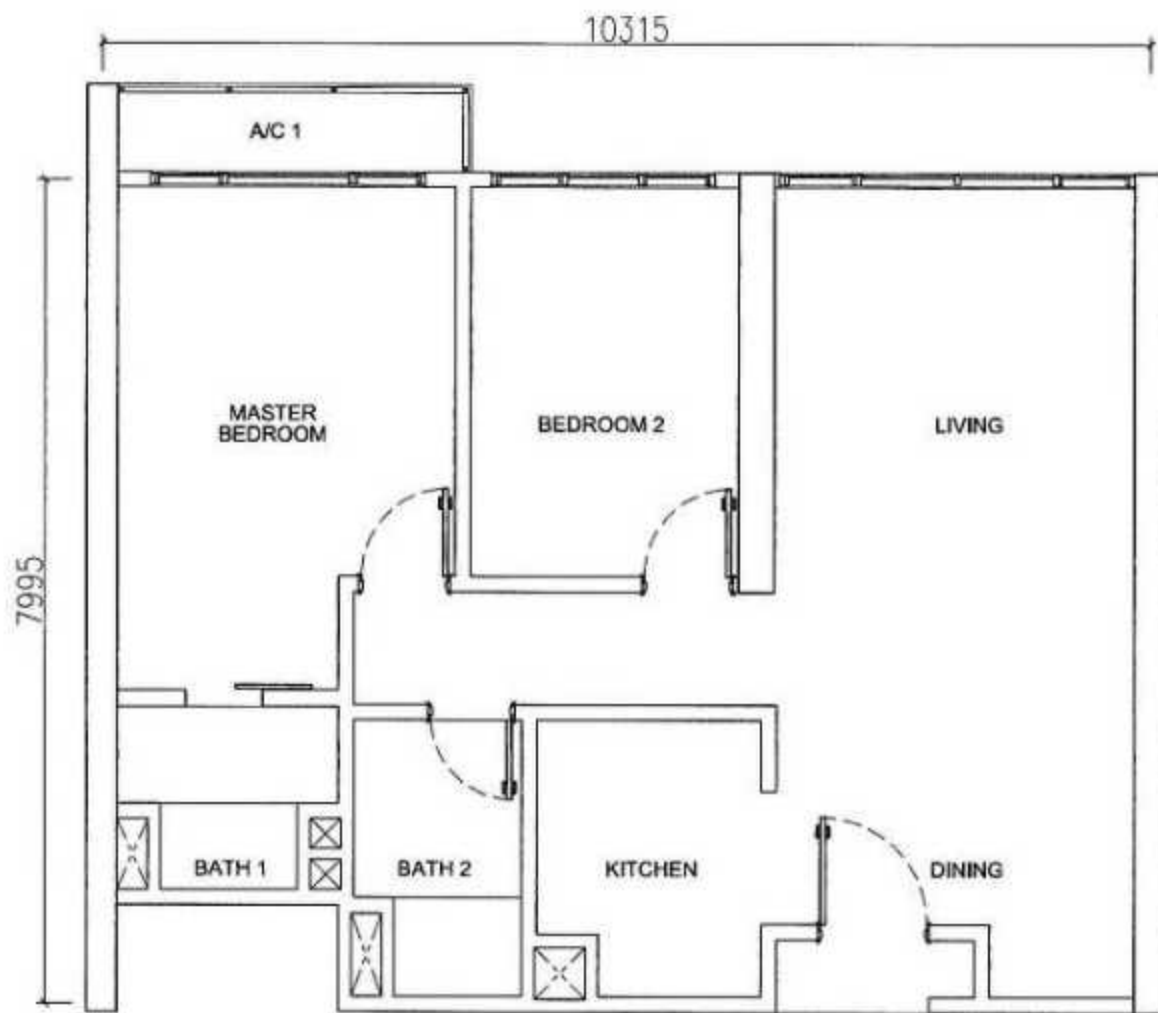




• Type B7

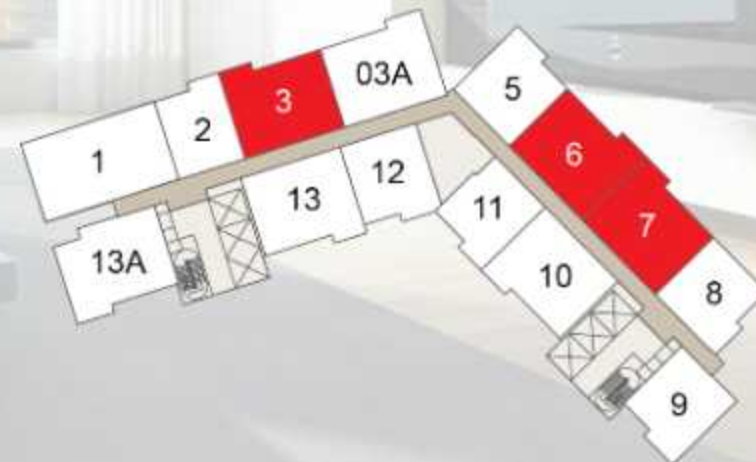
Area Parcel	Main	61.8m ² / 665ft ²
	Accessory	3.5m ² / 38ft ²
	Total	65.3m ² / 703ft ²

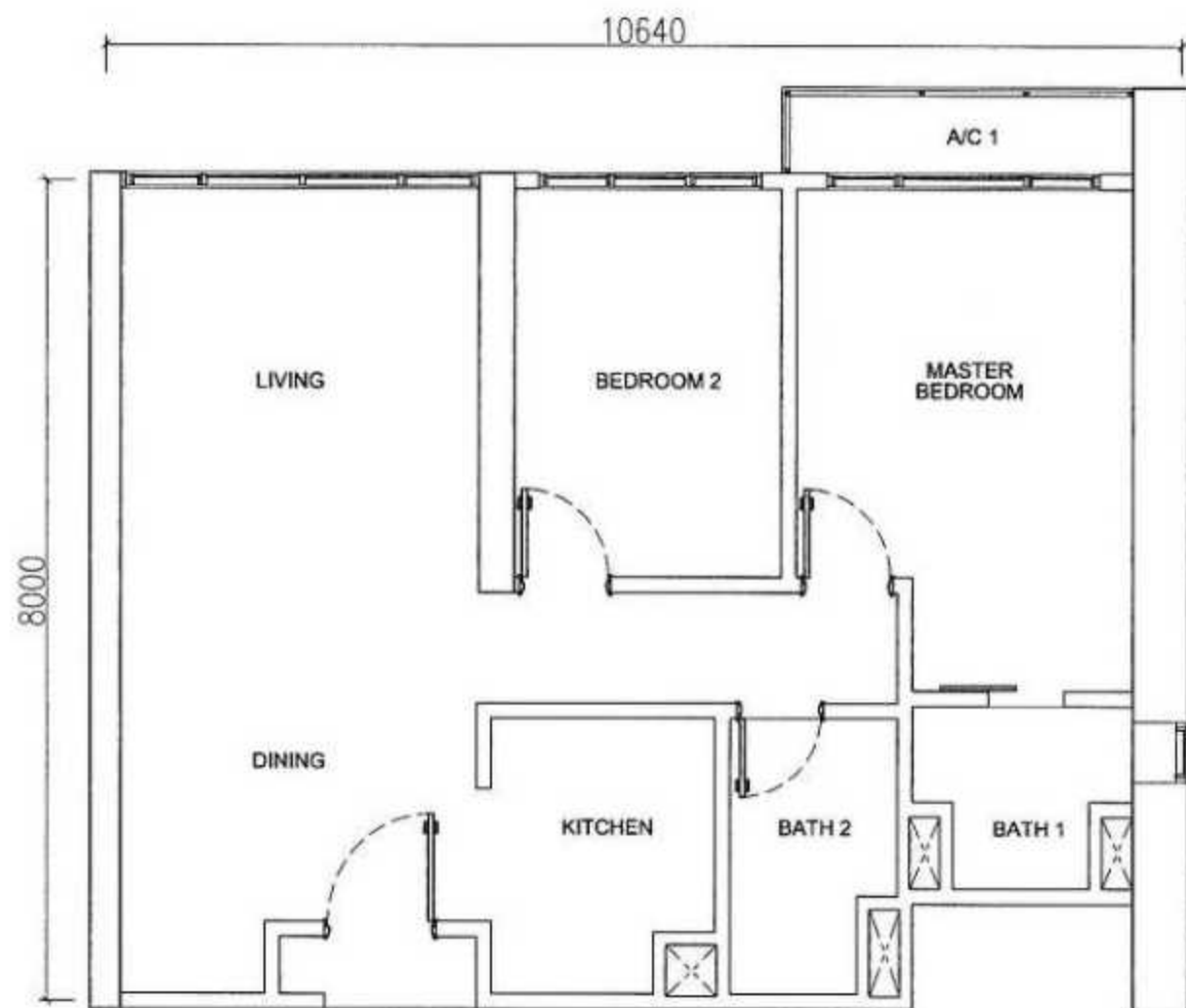




• Type C2-1

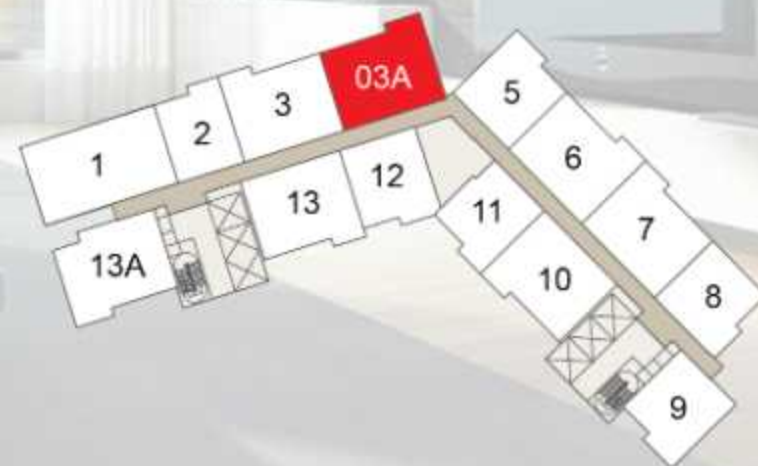
Area Parcel	Main	80.1m ² / 862ft ²
	Accessory	3.1m ² / 33ft ²
	Total	83.2m ² / 896ft ²





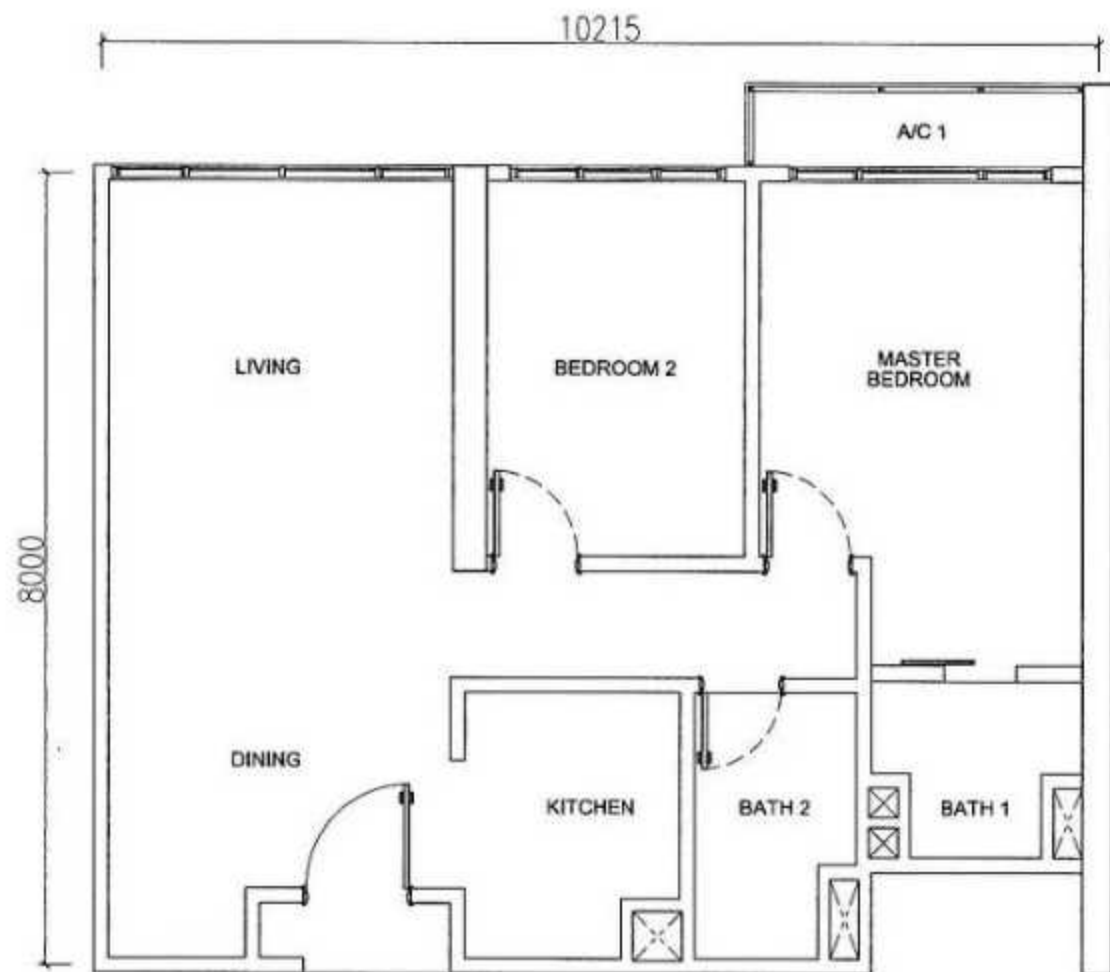
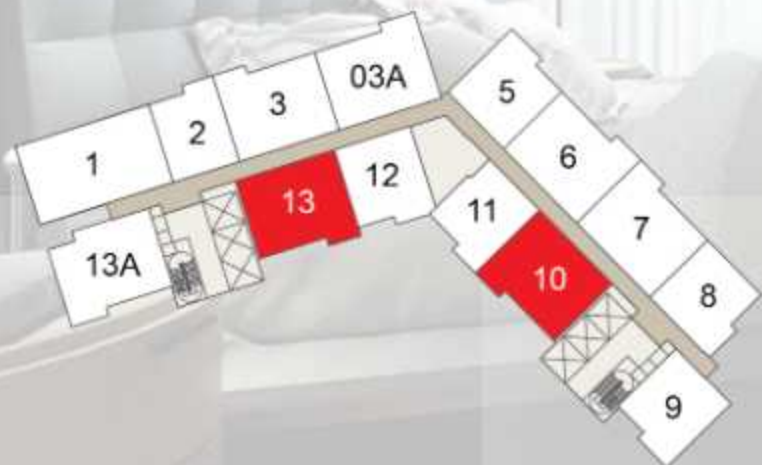
• Type C2-2

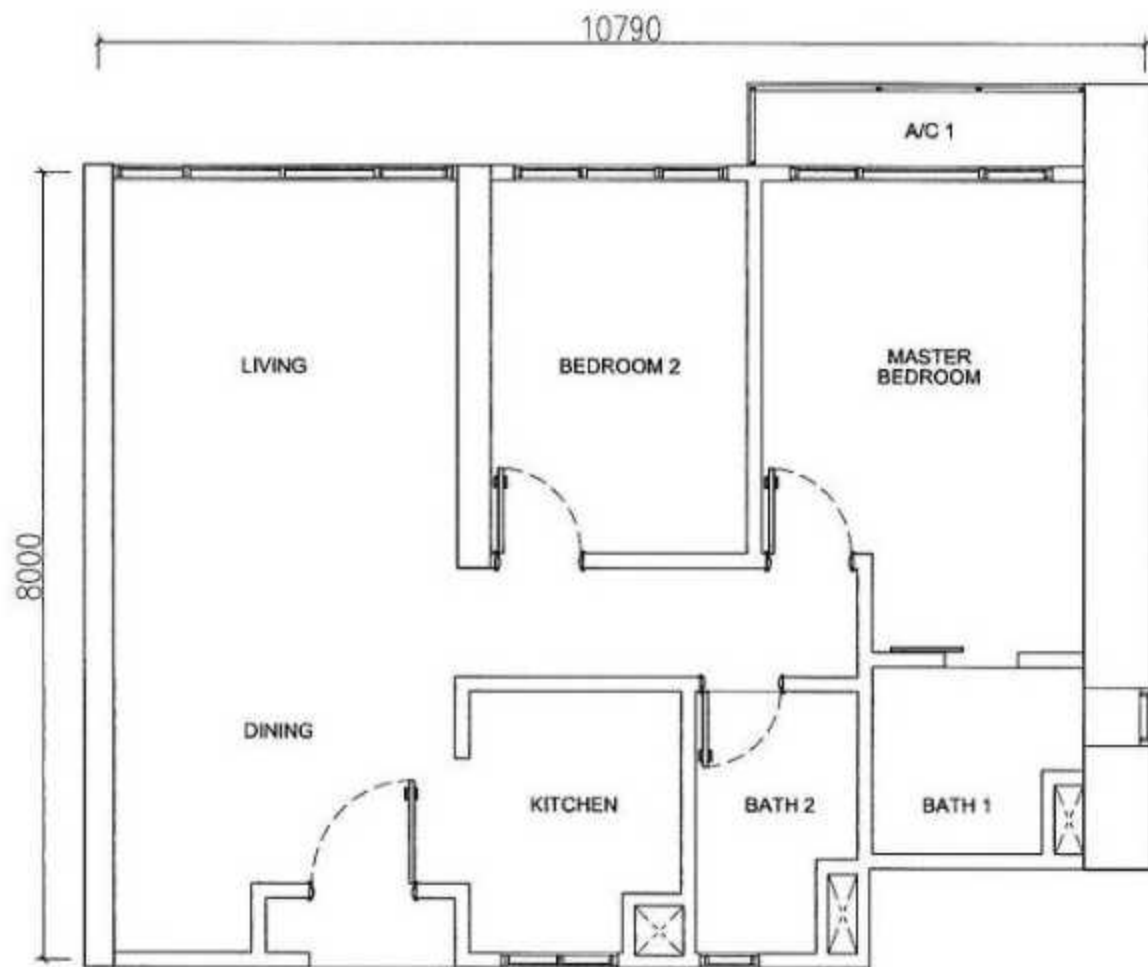
Area Parcel	Main	82.3m ² / 886ft ²
	Accessory	3.4m ² / 36ft ²
	Total	85.7m ² / 922ft ²



- Type C2-3

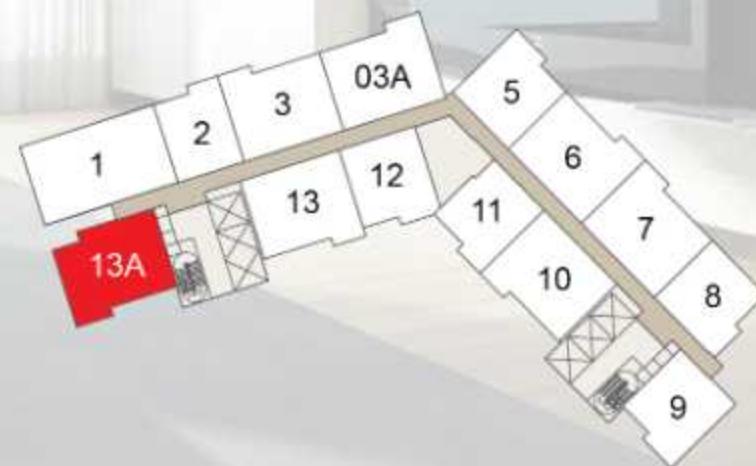
Area Parcel	Main	79.3m ² / 854ft ²
	Accessory	3.1m ² / 33ft ²
	Total	82.4m ² / 887ft ²





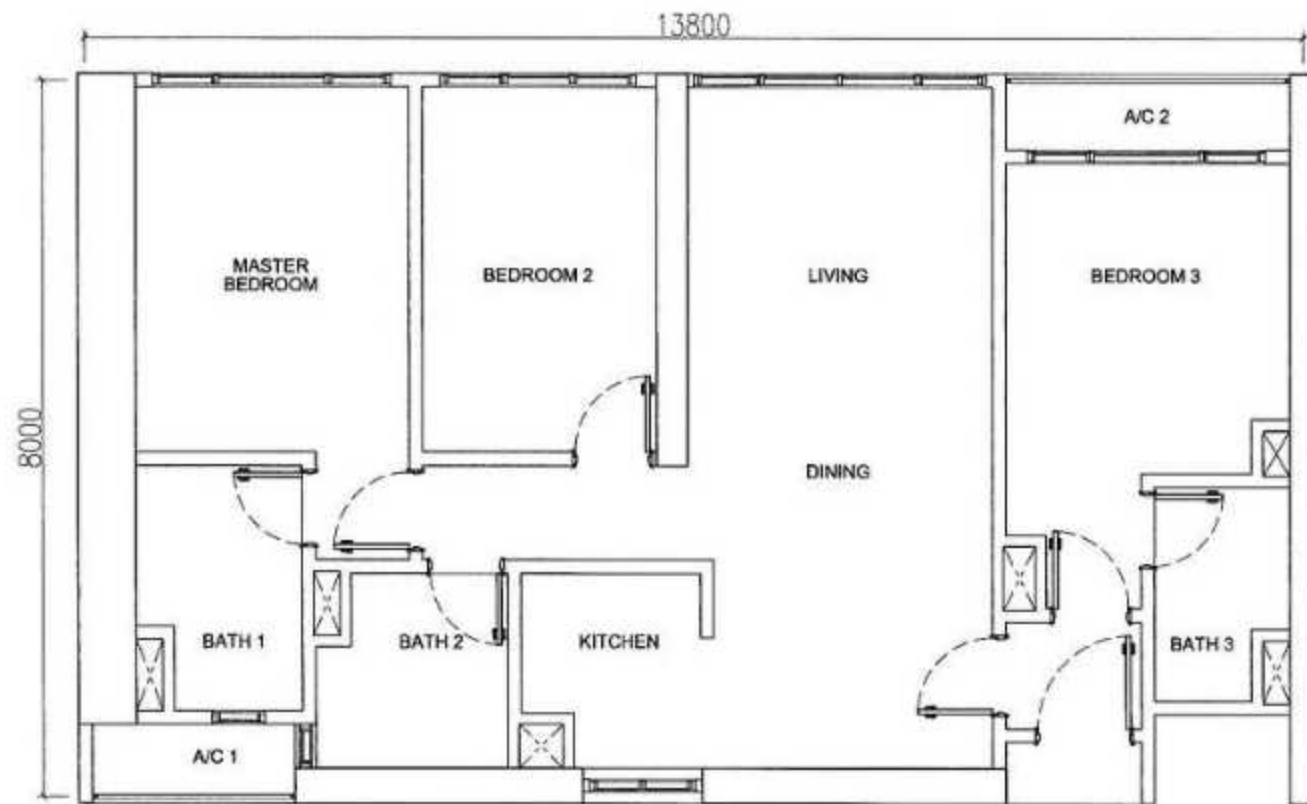
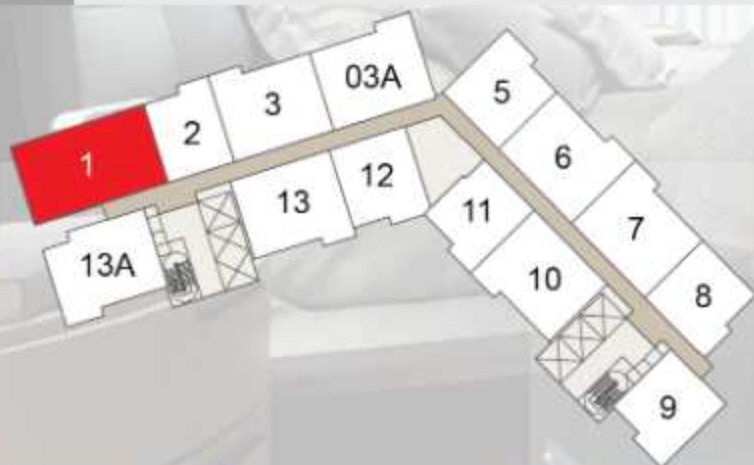
• Type C3

Area Parcel	Main	83.4m ² / 898ft ²
	Accessory	3.5m ² / 37ft ²
	Total	86.9m ² / 935ft ²



- Type D1

Area Parcel	Main	102.4m ² / 1102ft ²
	Accessory (A/C 1)	2.2m ² / 24ft ²
	Accessory (A/C 2)	2.9m ² / 31ft ²
	Total	107.5m ² / 1157ft ²



SOVO FLOOR PLANS

- Type S2-5

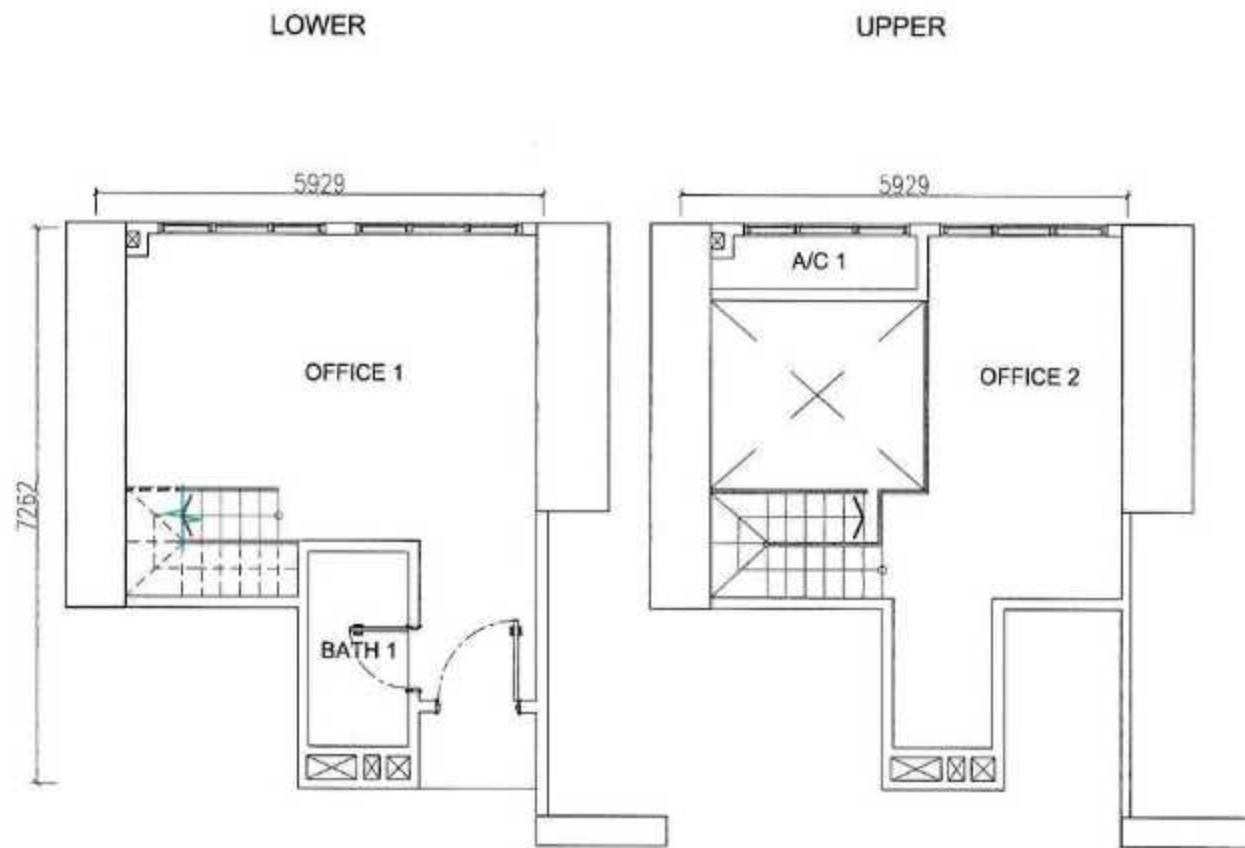
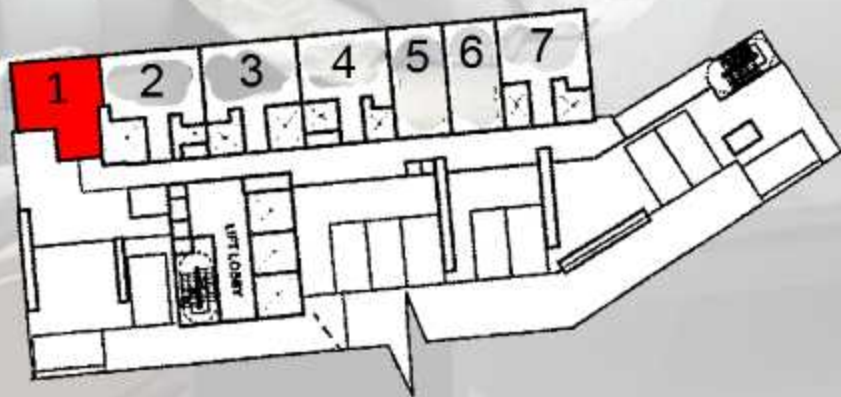
Area
Parcel

Main (Lower) 38.0m² / 409ft²

Main (Upper) 22.8m² / 245ft²

Accessory 2.8m² / 30ft²

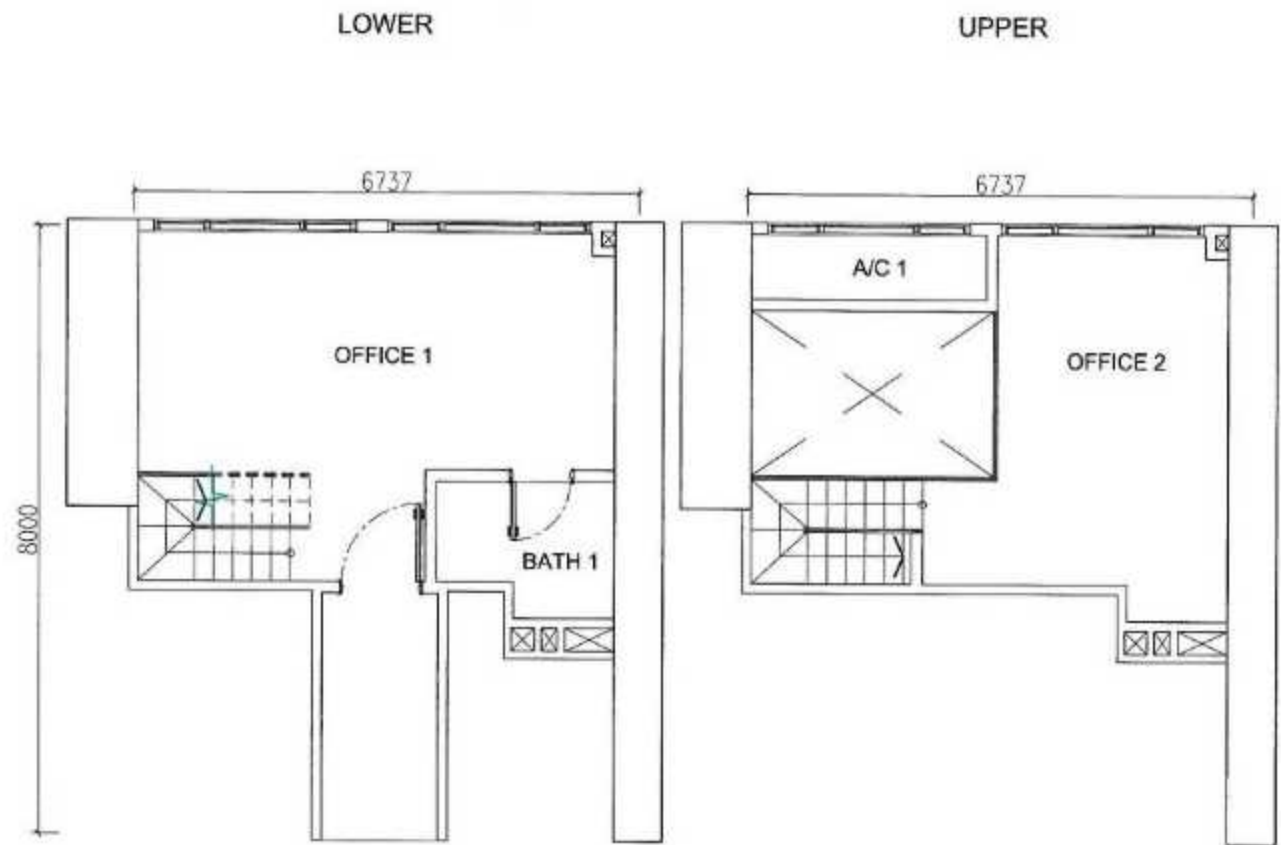
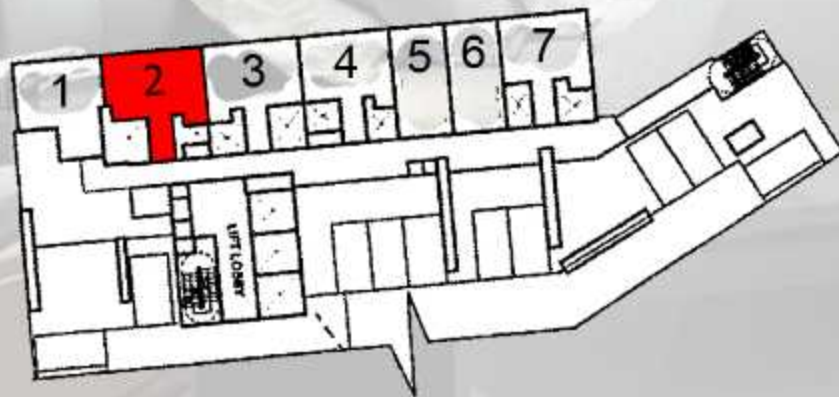
Total 63.6m² / 684ft²



- Type S2-6

Area
Parcel

Main (Lower)	40.5m ² / 436ft ²
Main (Upper)	22.8m ² / 245ft ²
Accessory	3.7m ² / 40ft ²
Total	67.0m ² / 721ft ²



- Type S2-7

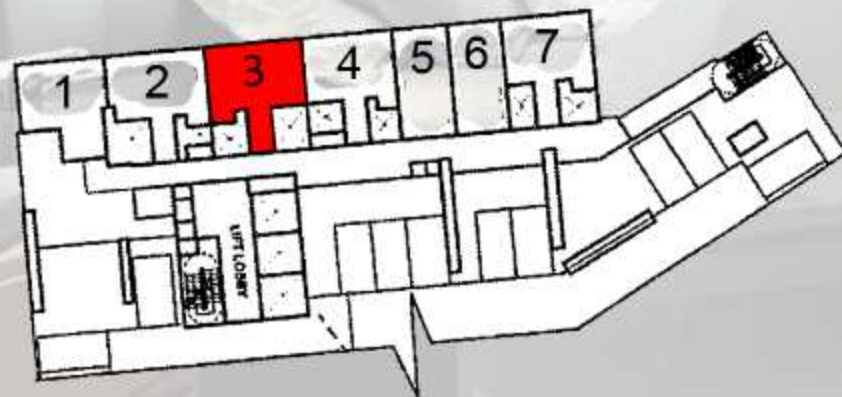
Area
Parcel

Main (Lower) 39.7m² / 427ft²

Main (Upper) 22.6m² / 243ft²

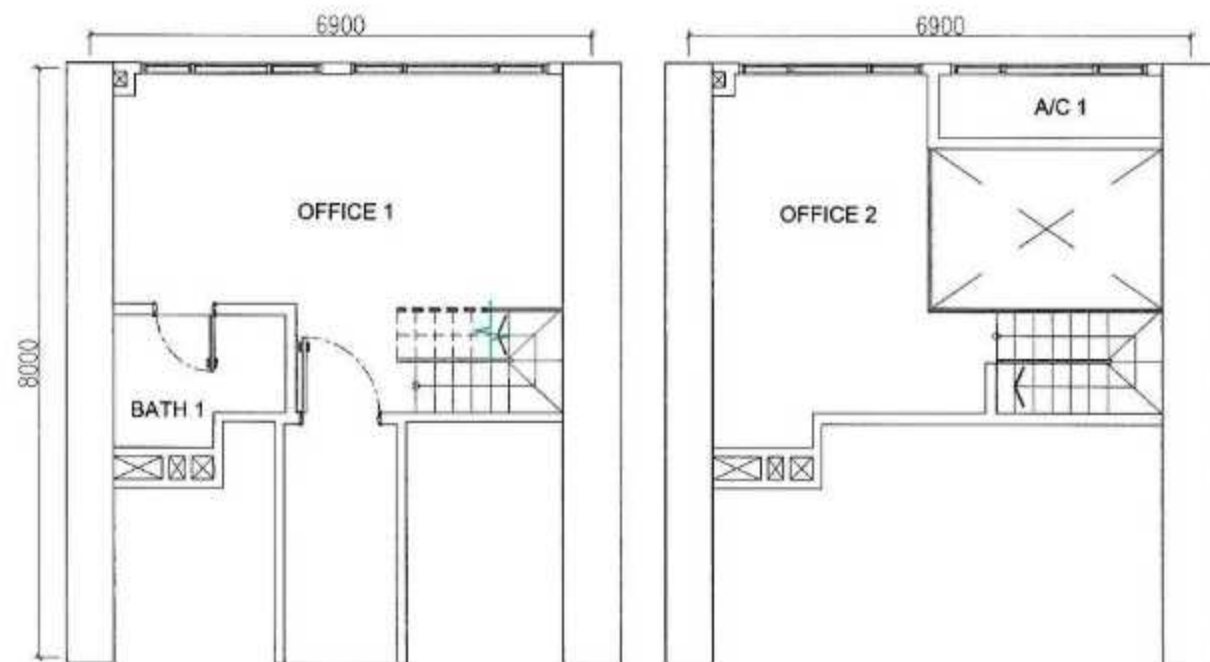
Accessory 3.6m² / 39ft²

Total 65.9m² / 709ft²



LOWER

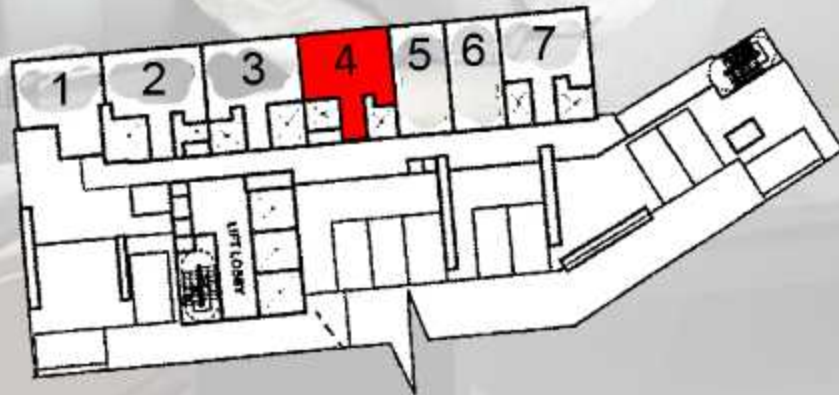
UPPER



- Type S2-8

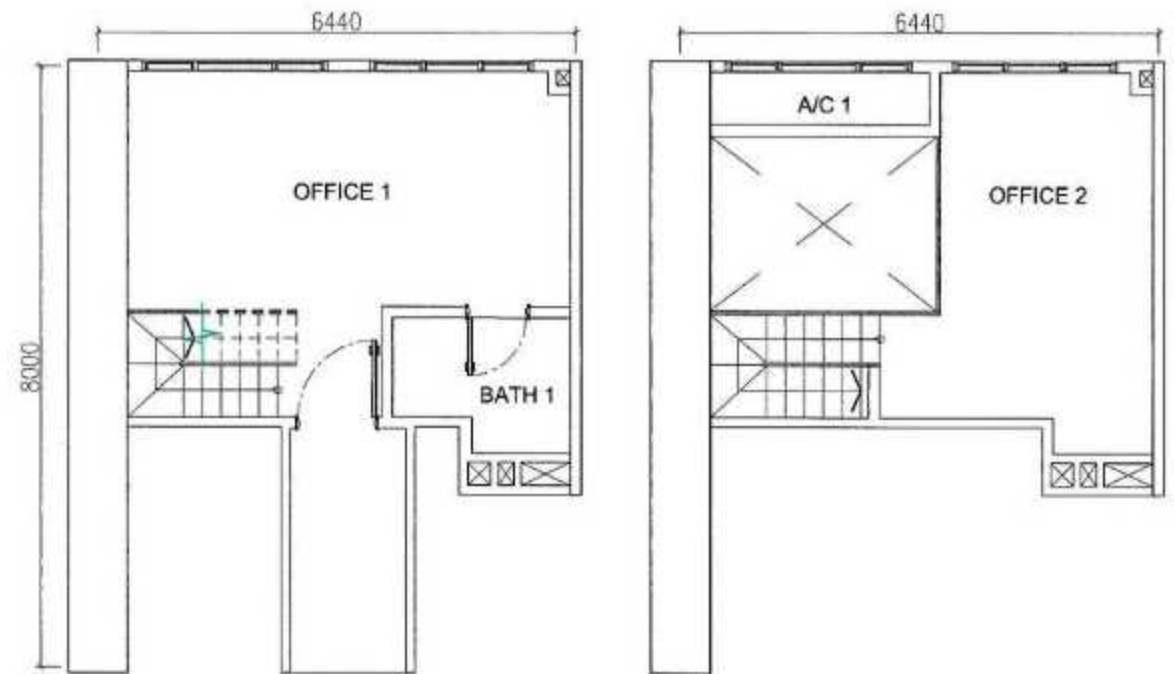
Area
Parcel

Main (Lower)	37.3m ² / 402ft ²
Main (Upper)	20.6m ² / 222ft ²
Accessory	3.0m ² / 32ft ²
Total	60.9m ² / 656ft ²



LOWER

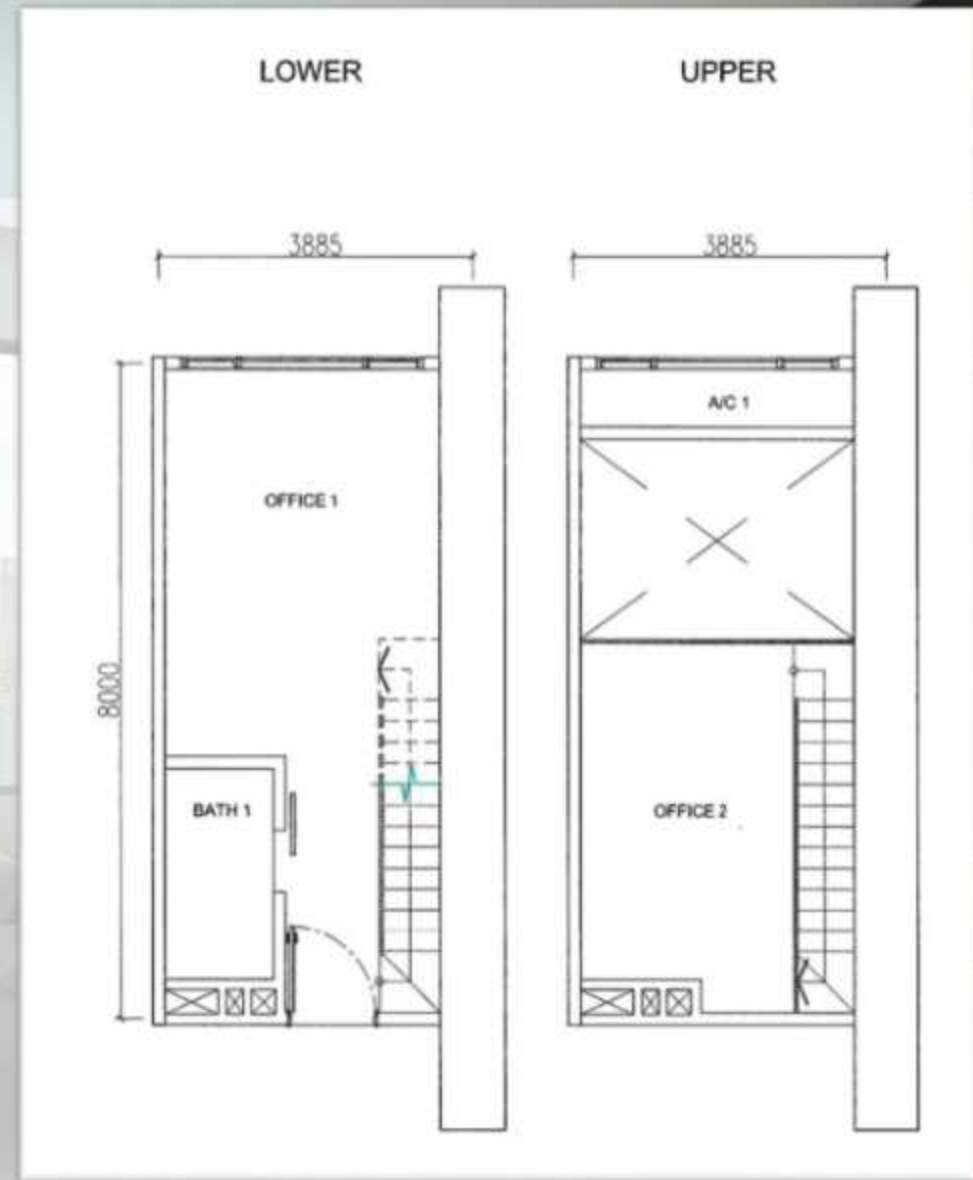
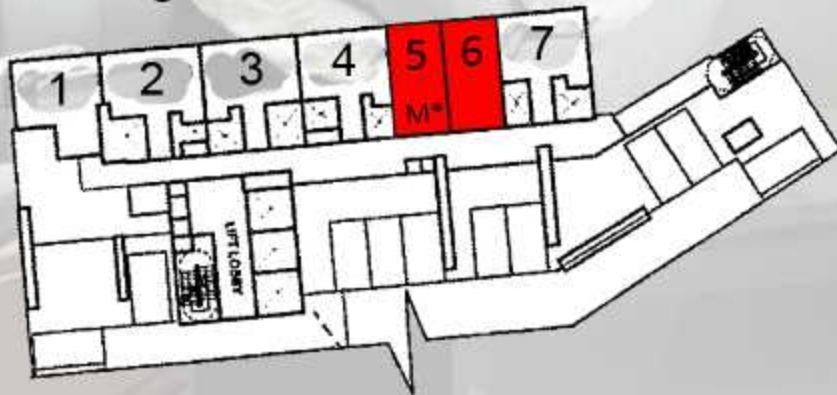
UPPER



- Type S1-7

Area Parcel	Main (Lower)	31.0m ² / 334ft ²
	Main (Upper)	17.9m ² / 192ft ²
	Accessory	3.3m ² / 36ft ²
	Total	52.2m ² / 562ft ²

M* = Mirror image



- Type S2-9

Area
Parcel

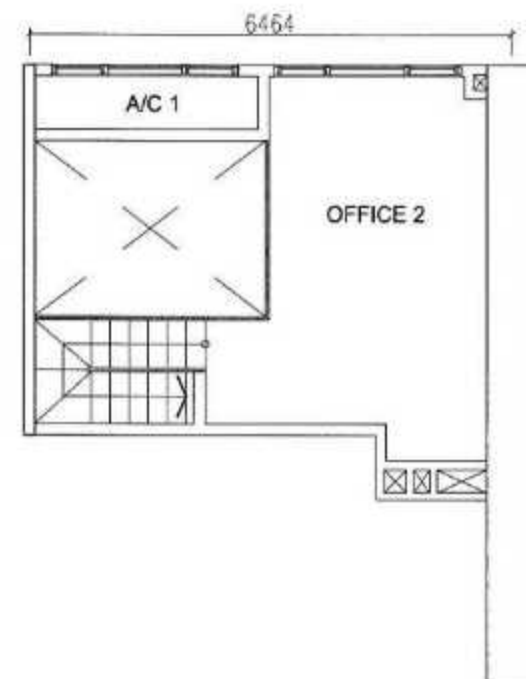
Main (Lower)	37.7m ² / 406ft ²
Main (Upper)	21.8m ² / 235ft ²
Accessory	2.7m ² / 29ft ²
Total	62.2m ² / 670ft ²



LOWER



UPPER



Agile Bukit Bintang Promotional Package

Payment Schedule	Early Bird Package (1 st 100 unit)	Remarks
Stage 1	5%	
Stage 2A	3%	
Stage 2B	2%	
Stage 3 (vacant possession)	4%	Terms & Conditions : only for 1 st 100 unit (Sign SPA within 7days after launching)
Bumiputera is subject to a discount of 5%		

1. Cheque : kington tan dzul - clients account
(Issue to Messrs. Kington Tan Dzul Advocates & Solicitors as stakeholder)

2. Debit/Credit Card (Only Union Pay) : 2.564% admin fee (non refundable)
Purchasers are required to bear the administration charges when making payment via debit or credit card.

3. T/T (wire transfer):

- ACCOUNT NAME : KINGTON TAN DZUL – CLIENTS ACCOUNT
- ACCOUNT NO: 343002564102 SWIFT CODE: HBMBMYKL
- BANK NAME: HSBC BANK MALAYSIA BERHAD
- BANK ADDRESS: PLAZA MONT KIARA, 2 JALAN KIARA, MONT KIARA, 50480 KUALA LUMPUR

FIXTURE & FURNISHING

<u>(SOVO/TYPE A/B/C)</u>	<u>(TYPE D)</u>
* KITCHEN CABINET & BASIN	* KITCHEN CABINET& BASIN (2 UNITS)
* CERAMIC HOB & HOOD	* CERAMIC HOB & HOOD (2 UNITS)
* REFRIGERATOR	* REFRIGERATOR
* WASHING MACHINE & DRYER (2IN1)	* WASHING MACHINE & DRYER (2IN1)
* VIDEO INTERCOM SYSTEM	* VIDEO INTERCOM SYSTEM
* MICROWAVE OVEN	* MICROWAVE OVEN
* WARDROBE (MASTER BEDROOM)	* WARDROBE (2 UNITS)
* AIR-CON TO WHOLE UNIT	* AIR-CON TO WHOLE UNIT
* CENTRALISED HOT WATER (SHOWER ONLY)	* CENTRALISED HOT WATER (SHOWER ONLY)



A DAZZLING LANDMARK
IN KUALA LUMPUR
吉隆坡黄金三角新地标

THANK YOU VERY MUCH!