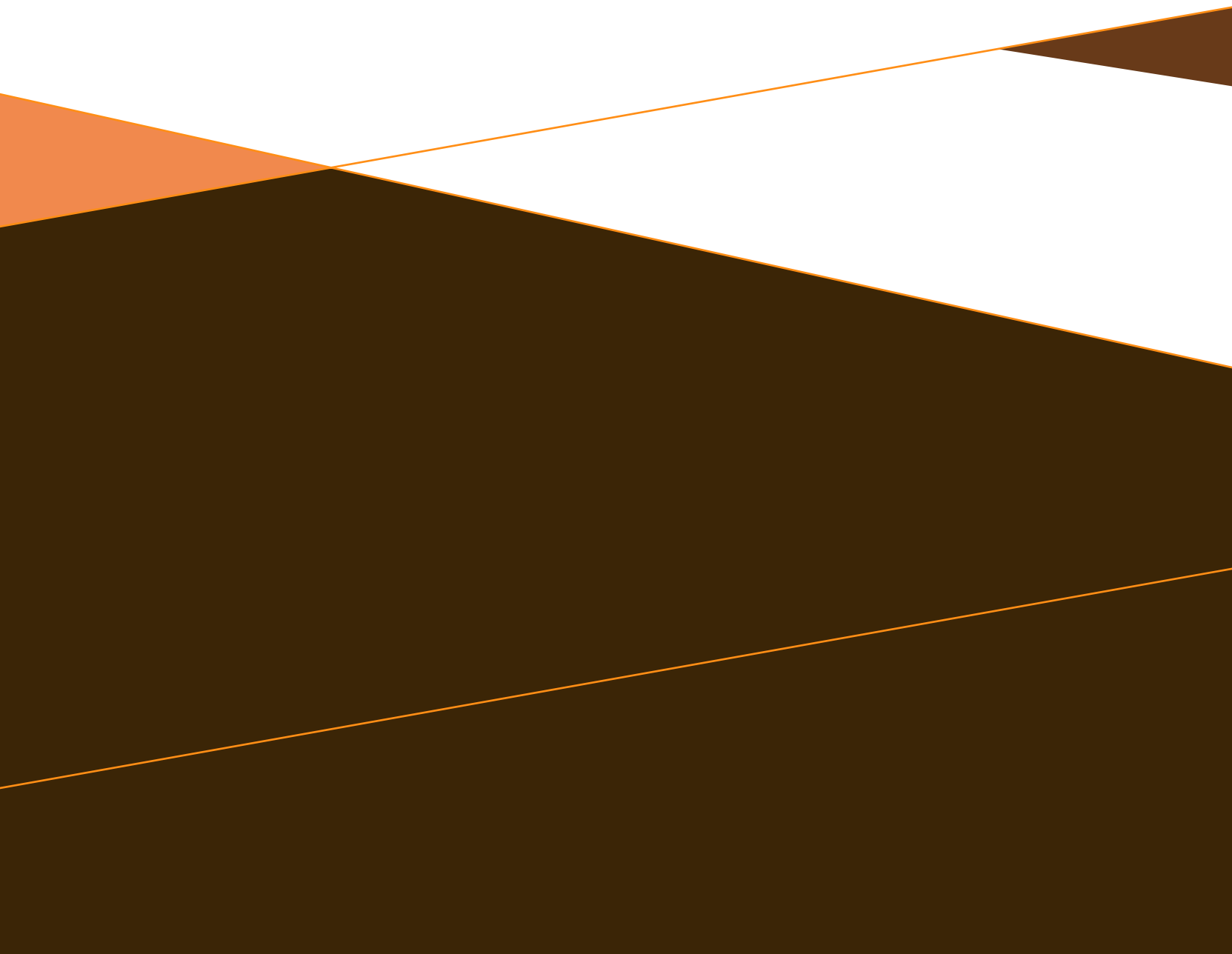


NOVUM

SOUTH BANGSAR



GOING
BEYOND
your expectations

Novum will symbolise all that is 'new' in contemporary living.

Novum is Latin for 'new innovation'.

The development has been given this name because it will push innovation and creativity in residential development to new limits.

Choose from a range of luxurious urban suites, each designed to provide spacious comfort and flexibility.

Novum has been designed and planned to represent 'new innovation' in **three distinctive ways** so you can make the most of all that contemporary urban living has to offer.

And it's a **freehold** investment opportunity, giving you a permanent piece of this exclusive precinct.



Artist's Impression, Façade

ICONIC BALANCE



Artist's Impression, Tower C Lobby



Artist's Impression, Sunken Sitting Area

WHY IS
EUPE
DIFFERENT
FROM OTHER
PROPERTY
DEVELOPERS?

Many property developers chase short-term profits at the expense of quality, design and the needs of their customers.

At Eupe we adhere to what we call 'shared value.'

We believe that by taking less in the way of profits we can give more back to our buyers.

This means more in the way of better design, better facilities and better investment value.

We believe this builds a stronger, successful, company with a long-term reputation for high quality, innovation and attention to detail.

Eupe's mission and vision is to set new standards for property development and become the most trusted property developer in Malaysia.

WHO IS
EUPE?

Eupe is one of northern Malaysia's biggest and most trusted property developers.

Eupe began operations in 1986.

Since then it has built more than 20,000 homes in Kedah and Penang.

Now Eupe is entering a new stage of its history with two major residential projects planned for Kuala Lumpur.

The first is Novum in the prestigious suburb of South Bangsar.

The second is The Weave in Cheras.

The name Eupe comes from the combination of two letters 'U' and 'P'.

This was the name of United Plantations – the owner of the land on which Eupe developed its first major township development in Sungai Petani in 1986.



Dato Beh Huck Lee
Group Managing Director

EUPE
FAST FACTS
DID YOU
KNOW?

- ✓ Eupe's Sky Residences was the first building in Malaysia to be awarded the globally prestigious LEED* accreditation.
- ✓ In 2013, Eupe was nominated as one of Malaysia's top property developers by iProperty.
- ✓ In March 2014, Eupe staged Planet Eupe Music Fest – one of the biggest concerts ever held in northern Malaysia, featuring Lee Hom and other leading Asian stars.
- ✓ In 2014, Eupe was listed as a top Malaysian township developer by a leading national magazine.

* LEED: Leadership in Energy and Environmental Design developed by the U.S. Green Building Council (USGBC)

OTHER
EUPE
PROJECTS



THE WEAWE

An iconic residence in Cheras weaves together green design and complete facilities for family, community, convenience and security.



SKY RESIDENCES

A holistic living experience with natural lighting, airflow, and great views in Malaysia's first LEED certified building within the greens of an international golf course.



CINTA SAYANG
RESORT VILLAS

Resort-style living with full lifestyle facilities and spacious, distinctive designs, within a gated perimeter.



THE SOMERSET

An enclave of luxurious bungalows set atop a tranquil hill within an exclusive living environment that provides both security and peace.



ASTANA PARK HOMES

A development of homes built inside parklands gives new meaning to the term "extended gardens", where contemporary designs merge with lush green surroundings.

NOVUM IS THE

NEW BANGSAR

Novum's iconic architectural design will redefine South Bangsar – one of Kuala Lumpur's most sought-after precinct – for years to come.



NEW DIGITAL LIFE

Novum will offer a range of the latest connectivity features, including its very own digital app, to put residents at the cutting edge of 21st century digital life.



NEW LIFESTYLE

Novum offers the latest in innovative facilities including a celebrity kitchen, state-of-the-art business centre and 50m lap pool – to cater for every lifestyle need.



THE
NEW BANGSAR



NOVUM IS THE NEW BANGSAR

Novum will redefine South Bangsar, one of Kuala Lumpur's most sought-after hot spots.

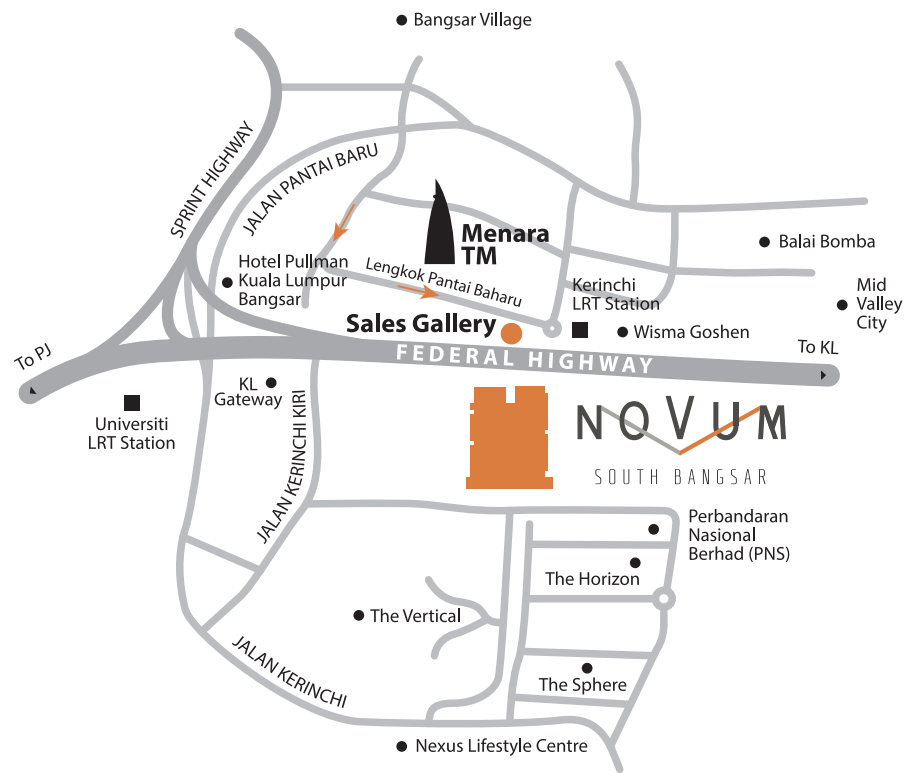
Designed with cutting-edge elegance and natural wellbeing in mind. Novum is an iconic new landmark for stylish living.

The building form is sculpted as a series of interlocking structures to create clusters of villages in the sky.

Capturing luxury, privacy, comfort and environmental sustainability, Novum will bring nature and tranquility to the heart of a concrete world.

CONNECTED TO IT ALL

Located in one of the most strategic areas in the capital for leisure and work opportunities, you'll be at the centre of it all, close to major highways and amenities, as well as being next to popular neighbourhoods and the best in shopping and entertainment.

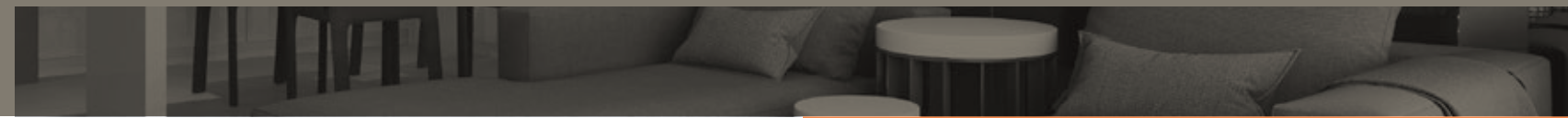


Actual Site 3°06'49.1"N 101°39'59.6"E
Sales Gallery 3°06'55.1"N 101°39'59.6"E



ADJACENT NEIGHBOURHOODS

- Bangsar
- Mont' Kiara
- Bandar Utama
- KLCC
- Sunway
- Subang



THE
NEW LIFESTYLE

NOVUM IS THE NEW LIFESTYLE



Novum offers the latest in lifestyle facilities to cater for every need from:

- ✓ A Celebrity Kitchen to cook and entertain lavishly
- ✓ A sophisticated business centre to work and study
- ✓ A 50m lap pool and floating gym, to
- ✓ Lifestyle and serenity spaces that cater for your wellbeing needs

Every lifestyle area is wired for virtual networking, keeping the world at your fingertips while you enjoy real-life networking with friends and family.



Artist's Impression, Celebrity Kitchen

CELEBRITY KITCHEN

Novum's Celebrity Kitchen will incorporate the latest in professional cooking facilities, allowing residents or their designated chef to create culinary masterpieces.

The Kitchen will be linked to a lavish yet intimate dining area that hosts small to medium size dinner or lunch gatherings.

50-METRE LAP POOL

Novum will have an Olympic-size swimming pool that gives you the space to rejuvenate and refresh. The pool, as well as Novum's floating gym, will offer uninterrupted views of Kuala Lumpur's skyline.



Artist's Impression, 50m Lap Pool

BUSINESS CENTRE

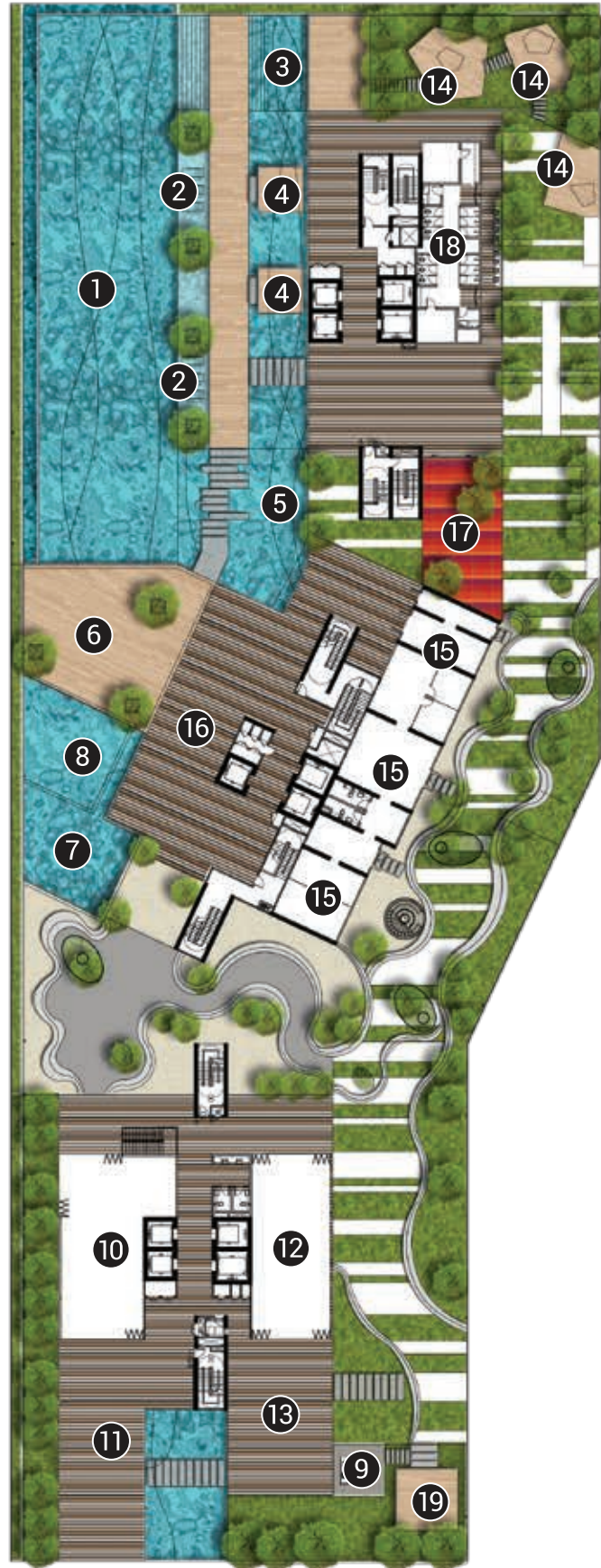
Novum will offer a sophisticated business centre with state-of-the-art video and phone conferencing facilities, a conference room, break out rooms for meetings as well as the latest and fastest in digital connectivity.



Artist's Impression, Relaxation Retreat

MOODSCAPES

Novum will also offer open-air, spacious areas called Moodscapes for recreation and relaxation. Each will have a unique name and theme – including Inspiration, Wellness, Chill and Rhapsody – to capture different moods for different lifestyles.



THE ES'PREE

6TH FLOOR

FACILITIES

- 1 50m Lap Pool
- 2 Sunbathing Deck
- 3 Jacuzzi
- 4 Cabana
- 5 Reflective Pond
- 6 Deck / Outdoor Shower Area
- 7 Water Play Area
- 8 Wading Pool
- 9 BBQ Area
- 10 Celebrity Kitchen
- 11 Outdoor Dining
- 12 Multipurpose Hall
- 13 Pre-Function Terrace
- 14 Meditation Deck
- 15 Business Centre
- 16 Outdoor Lounge
- 17 Playground
- 18 Toilet / Sauna
- 19 Teahouse



MEZZANINE FLOOR

- 20 Dancing Studio
- 21 Floating Gymnasium
- 22 Kickboxing
- 23 Outdoor Gymnasium
- 24 Outdoor Lounge



Actual photos of the Type D1 show unit at the sales gallery



Actual photo

PRACTICAL DESIGN

All units are practical in design and laid out to enable optimal furniture arrangement.

They also come with kitchen cabinetry, hood, hob, oven and premium sanitary ware.

LUXURIOUS COMFORT

Novum sets new standards for stylish urban living. Choose from 49 different types of luxuriously designed urban suites that range from 647-1,441 sq.ft.

Each suite is designed to provide spacious comfort and flexibility so you can make the most of all that contemporary living has to offer.



Actual photo



Actual photos of the Type B1 show unit at the sales gallery



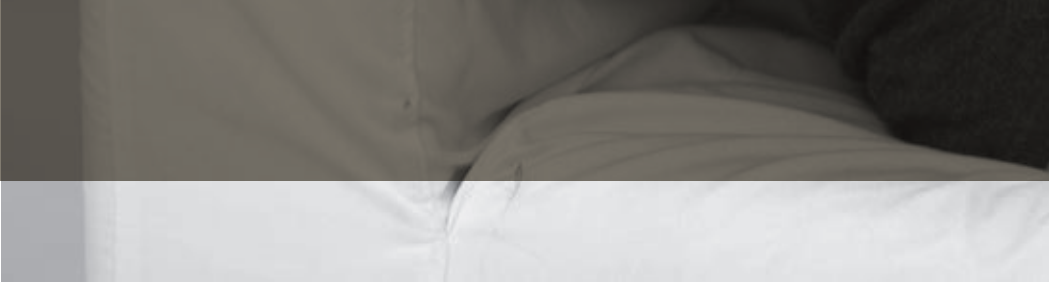
Actual photo



Actual photo



Actual photo



THE
NEW DIGITAL LIFE

NOVUM IS THE NEW DIGITAL LIFE

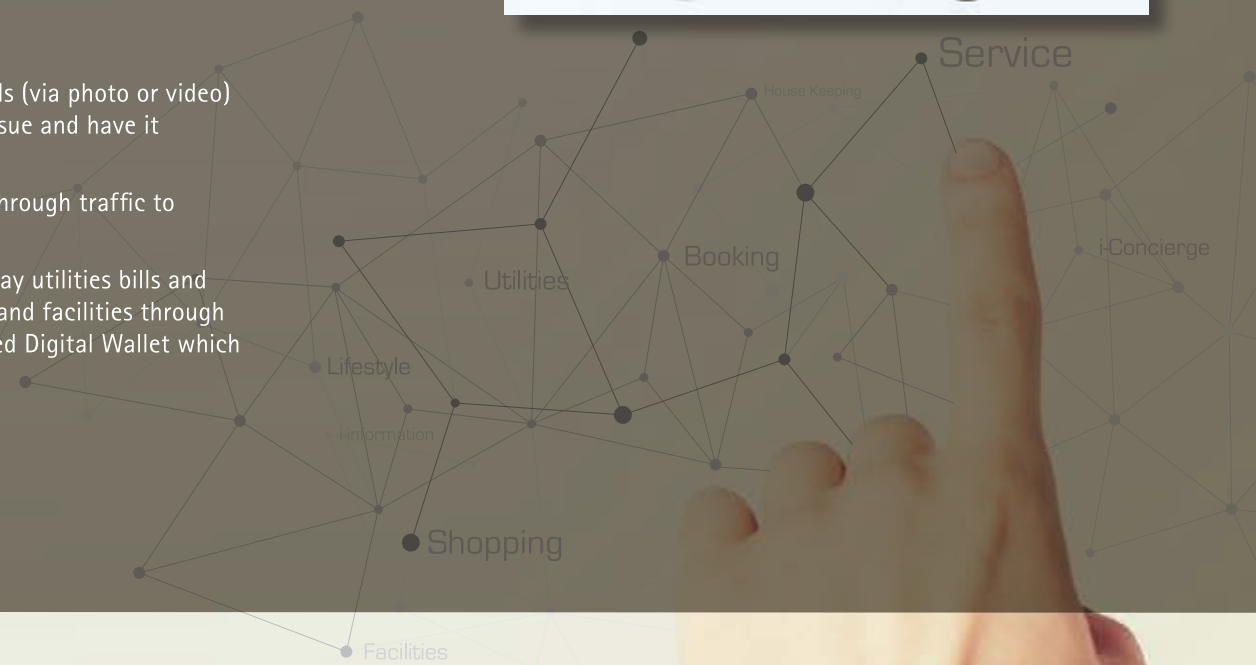
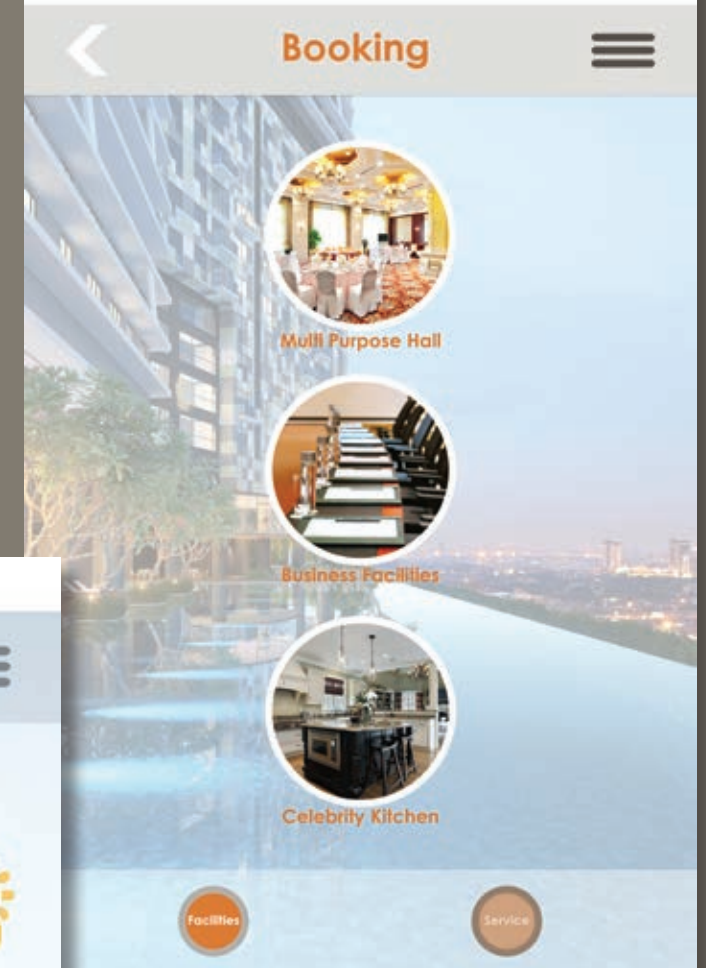
Eupe's New Digital Life (NDL) app will provide a personal gateway that will put Novum residents at the cutting-edge of 21st century digital life.

NDL will offer a range of digital connectivity features to make life as easy and convenient as possible.

The NDL app can be downloaded directly to your phone or tablet so Novum residents can:

- ✓ Pay utilities bills
- ✓ Find and contact local shopping and entertainment facilities, as well as make bookings at local restaurants
- ✓ Book and pay for Novum facilities like the Celebrity Kitchen
- ✓ Order in groceries
- ✓ Report and send details (via photo or video) of any maintenance issue and have it fixed ASAP
- ✓ Find the fastest way through traffic to your destination

Residents will be able to pay utilities bills and for other Novum services and facilities through a special, privacy-protected Digital Wallet which they top up.



STAY CONNECTED WITH EUPE

PROPERTY TRUST

Keep up with all the latest Eupe property and community news by subscribing to our very own magazine Property Trust.

Go to the Eupe website at www.eupe.com.my to get the latest edition of Property Trust as well as subscribe to get future editions sent directly to your inbox.

FACEBOOK

Eupe's Facebook page features posts and photos that showcase the latest and most innovative property designs from here and around the world.

Our page has more than 70,000 followers so join us for the best in property design and innovation news at www.facebook.com/eupecorpbhd

EUPE APP

We also have our very own app. Download it at the app store and get all the latest information about Eupe projects.

EUPE Property



In keeping with its innovative approach to property development, Eupe has developed its *Sustainability Plus* program.

Sustainability Plus aims to meet conventional benchmarks for sustainability and community building in the property sector – then go beyond them.

This means taking an innovative approach to thinking about and planning property development.

Sustainability Plus is based on two important principles.

The first principle is making sure all our projects are planned, designed and built according to 8 key environmental guidelines.

The second is building strong communities through a range of initiatives that fund important community projects and other worthy programs.

To download a copy of Eupe's *Sustainability Plus* brochure, please go to www.eupe.com.my

www.novum.com.my

Another exciting project by



For registration, please contact us at:

EUPE BANGSAR SOUTH DEVELOPMENT (JV) SDN BHD (927647-T)

Novum Sales Gallery

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E : Novum_enq@eupe.com.my

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Eupe Property App



Visit the Novum website to discover more about this exciting lifestyle concept at www.novum.com.my

Sign up to receive Eupe's own magazine Property Trust by visiting Eupe's website at www.eupe.com.my

The page features several decorative orange elements: two long diagonal lines, one from the top right to the middle and one from the middle left to the bottom; and a cluster of five small diamond shapes in the lower right quadrant.

NOVUM

SOUTH BANGSAR

FLOOR PLANS &
SPECIFICATIONS



GOING BEYOND

your expectations

Novum is the new iconic landmark within vibrant Bangsar South that offers cutting-edge elegance combined with natural wellbeing and innovative lifestyle design features.

GROUND FLOOR PLAN

TOWER A
40 storeys
10 units per floor

TOWER B
31 storeys
7 units per floor

TOWER C
37 storeys
10 units per floor



THE ES'PREE
6th Floor
Mezzanine Floor

FACILITIES FLOOR PLAN



THE ES'FREE

6TH FLOOR

- 1 50m Lap Pool
- 2 Sunbathing Deck
- 3 Jacuzzi
- 4 Cabana
- 5 Reflective Pond
- 6 Deck / Outdoor Shower Area
- 7 Water Play Area
- 8 Wading Pool
- 9 BBQ Area
- 10 Celebrity Kitchen
- 11 Outdoor Dining
- 12 Multipurpose Hall
- 13 Pre-Function Terrace
- 14 Meditation Deck
- 15 Business Centre
- 16 Outdoor Lounge
- 17 Playground
- 18 Toilet / Sauna
- 19 Teahouse



MEZZANINE FLOOR

- 20 Dancing Studio
- 21 Floating Gymnasium
- 22 Kickboxing
- 23 Outdoor Gymnasium
- 24 Outdoor Lounge

SPACIOUS FLEXIBILITY



Luxurious Comfort

Novum sets new standards for stylish urban living. Choose from 49 different types of luxuriously designed urban suites that range from 647 - 1,441 sq.ft.

Each suite is designed to provide spacious comfort and flexibility so you can make the most of all that contemporary living has to offer.



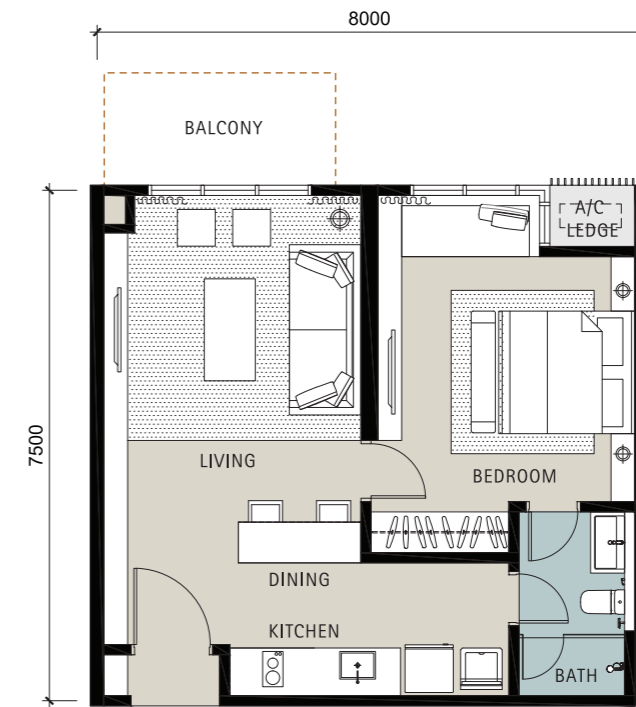
Practical Design

All units are practical in design and laid out to enable optimal furniture arrangement.

They also come with kitchen cabinetry, hood, hob and oven and premium sanitary ware.



TYPICAL FLOOR PLAN



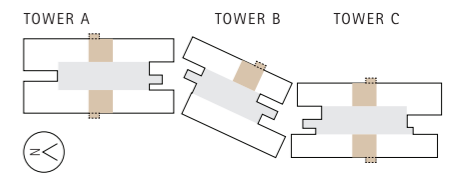
A1

TYPE A1

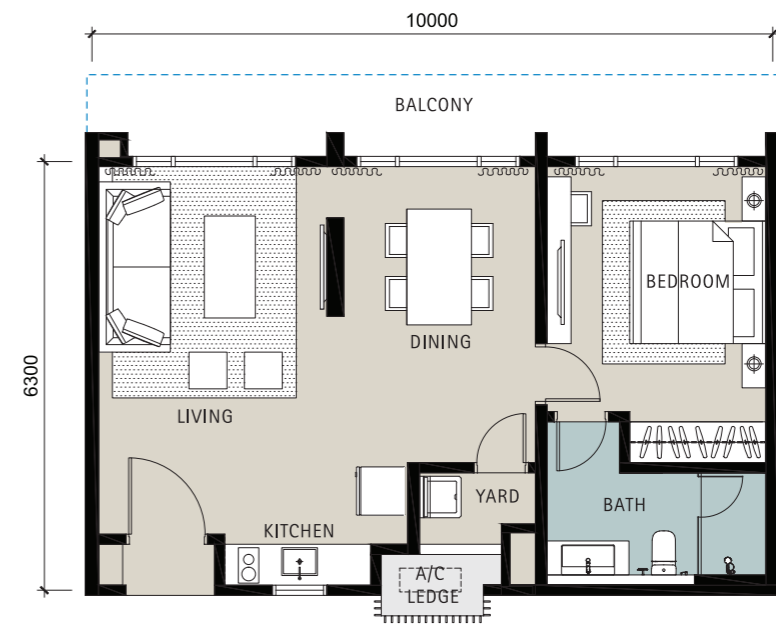
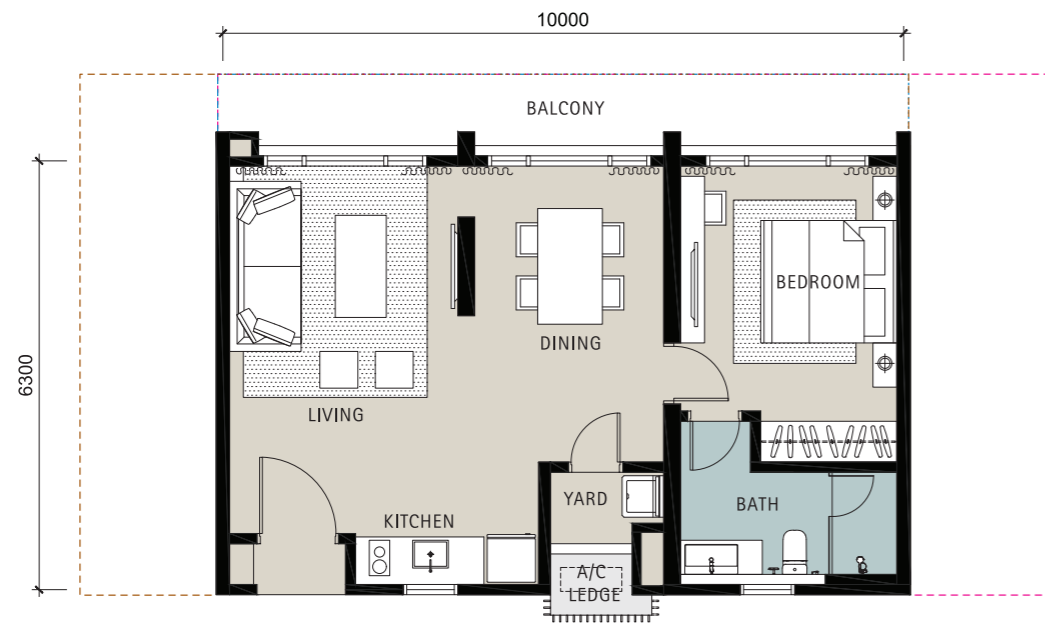
Built-up: 647 sq.ft.
1 Bedroom

TYPE A1a (with Balcony)

Built-up: 708 sq.ft.
1 Bedroom



 **Type A1a**
Balcony Area

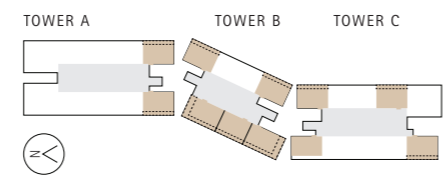


A2

TYPE A2
Built-up: 687 sq.ft.
1 Bedroom

TYPE A2p (with Balcony)
Built-up: 814 sq.ft.
1 Bedroom

TYPE A2p1/A2p2 (with Balcony)
Built-up: 975 sq.ft.
1 Bedroom

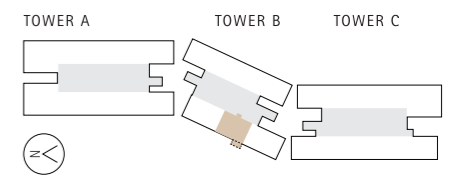


- Type A2p**
Balcony Area
- Type A2p1**
Balcony Area
- Type A2p2**
Balcony Area

A2-L

TYPE A2-L
Built-up: 686 sq.ft.
1 Bedroom

TYPE A2p-L (with Balcony)
Built-up: 815 sq.ft.
1 Bedroom



- Type A2p-L**
Balcony Area



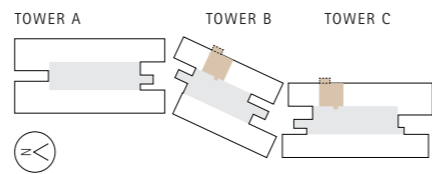
A3

TYPE A3

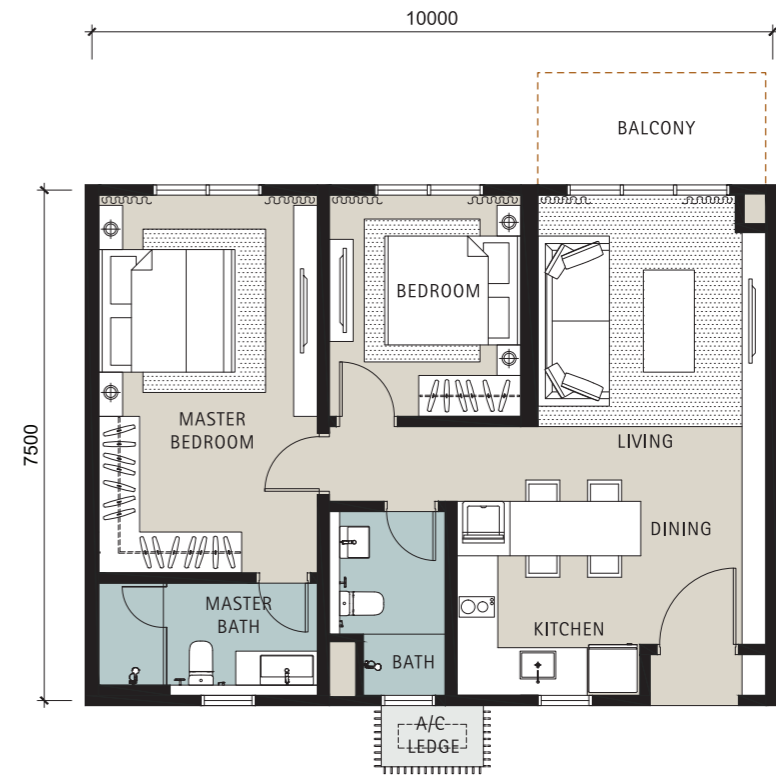
Built-up: 659 sq.ft.
1 Bedroom

TYPE A3a (with Balcony)

Built-up: 717 sq.ft.
1 Bedroom



Type A3a
Balcony Area



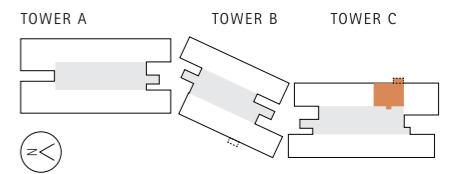
B1

TYPE B1

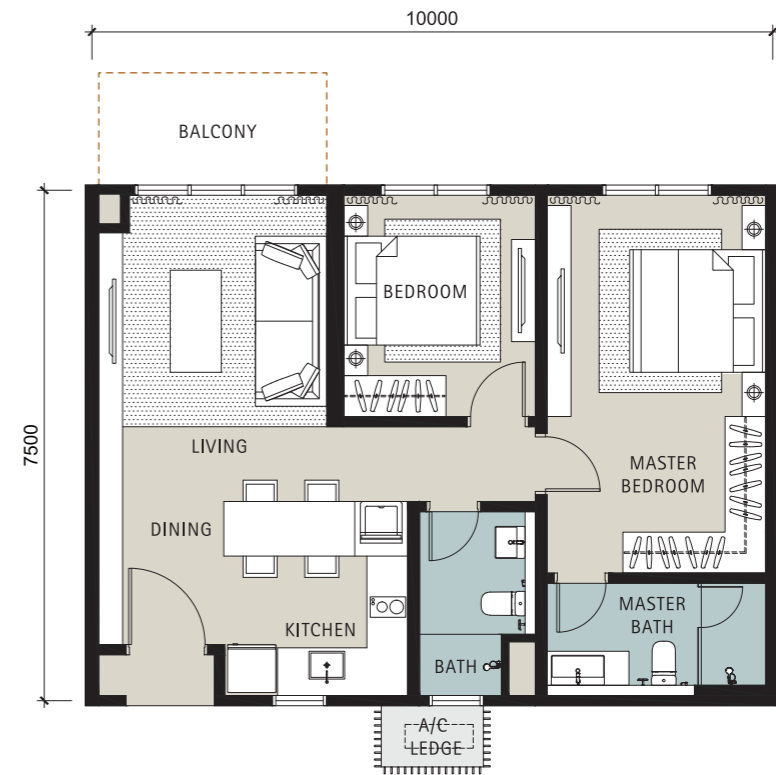
Built-up: 823 sq.ft.
2 Bedrooms

TYPE B1a (with Balcony)

Built-up: 882 sq.ft.
2 Bedrooms



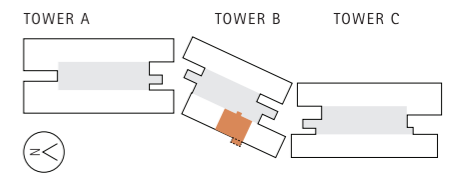
Type B1a
Balcony Area



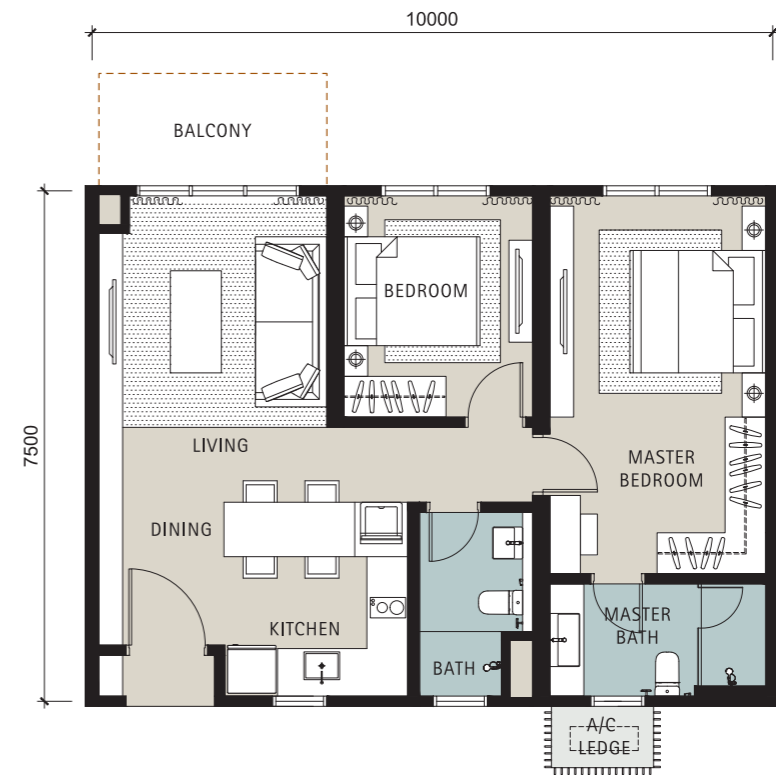
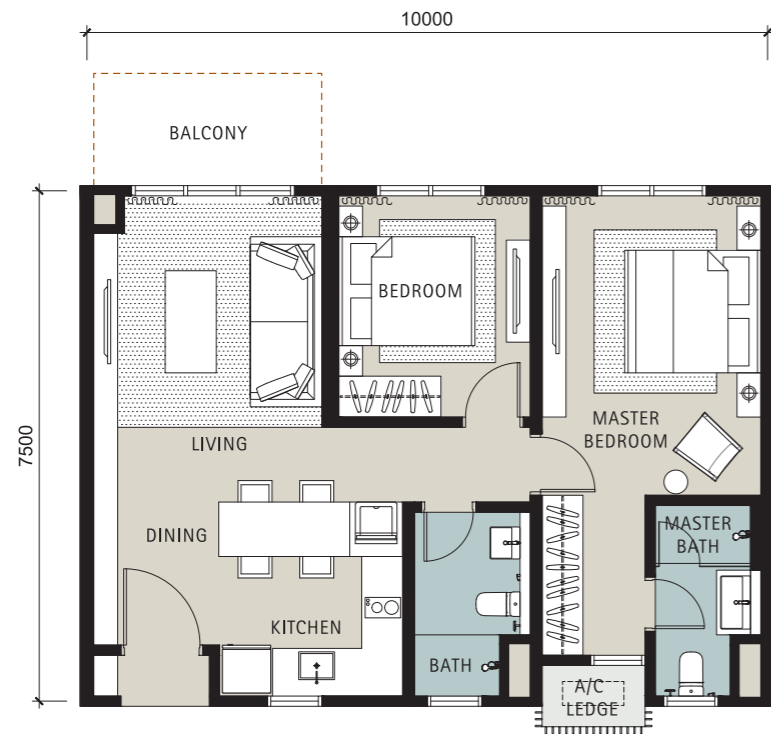
B1-L

TYPE B1-L
 Built-up: 826 sq.ft.
 2 Bedrooms

TYPE B1a-L (with Balcony)
 Built-up: 884 sq.ft.
 2 Bedrooms



 **Type B1a-L**
 Balcony Area



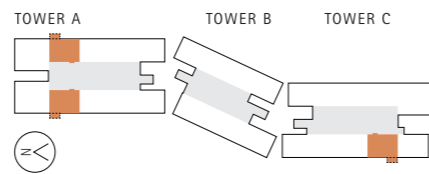
B2


TYPE B2

Built-up: 813 sq.ft.
2 Bedrooms

TYPE B2a (with Balcony)

Built-up: 872 sq.ft.
2 Bedrooms



 **Type B2a**
Balcony Area

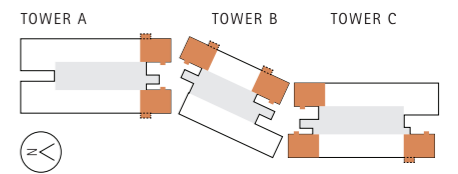
B3

TYPE B3

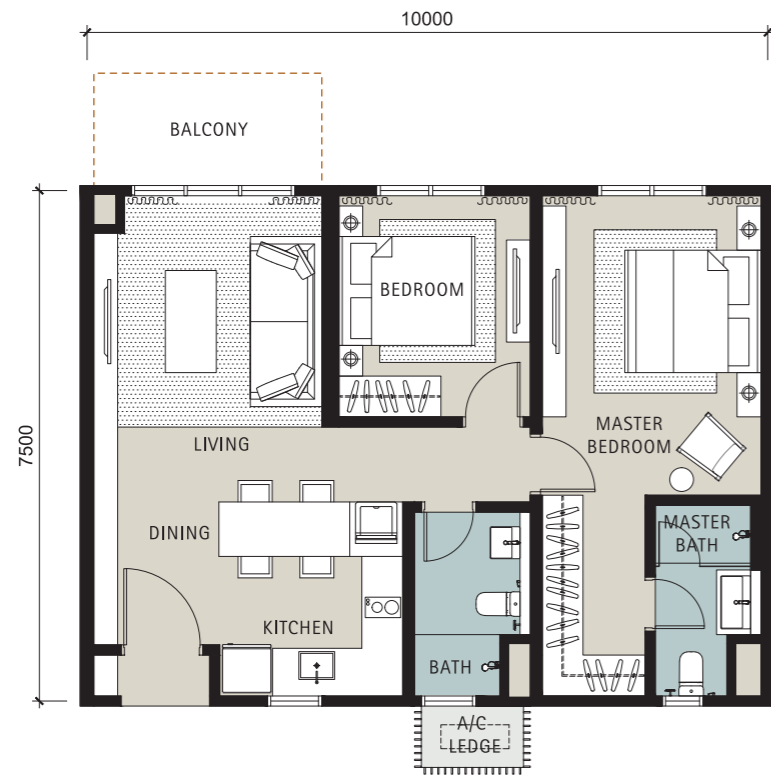
Built-up: 823 sq.ft.
2 Bedrooms

TYPE B3a (with Balcony)

Built-up: 882 sq.ft.
2 Bedrooms



 **Type B3a**
Balcony Area



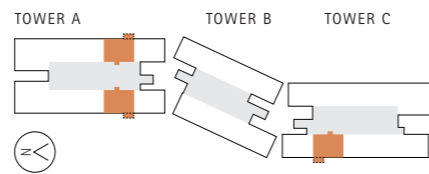
B4


TYPE B4

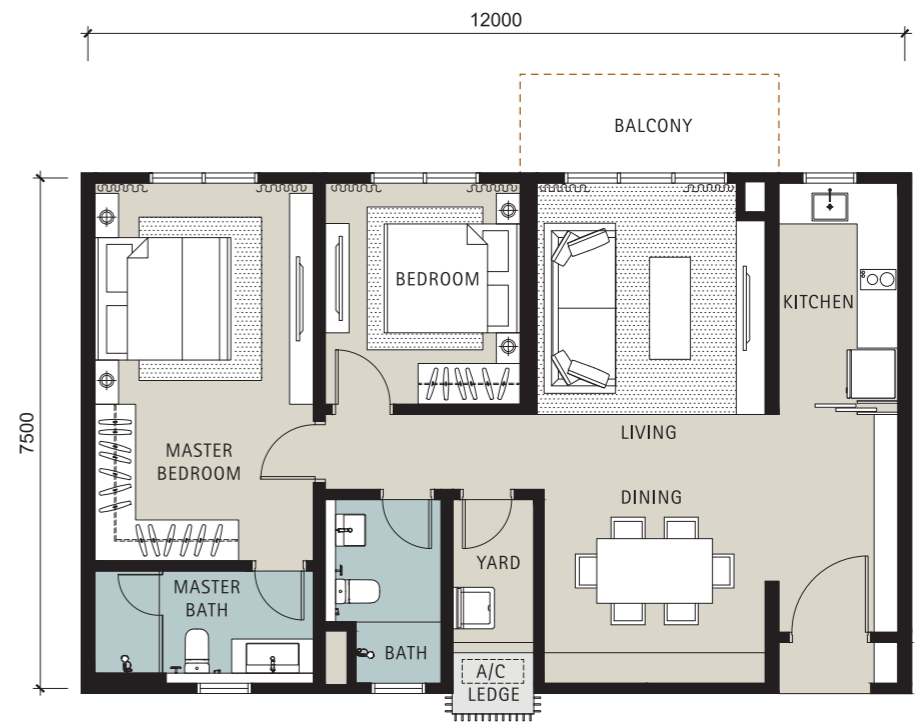
Built-up: 823 sq.ft.
2 Bedrooms

TYPE B4a (with Balcony)

Built-up: 882 sq.ft.
2 Bedrooms



 **Type B4a**
Balcony Area



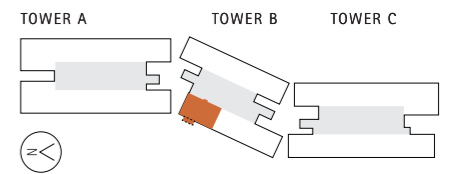
B5


TYPE B5

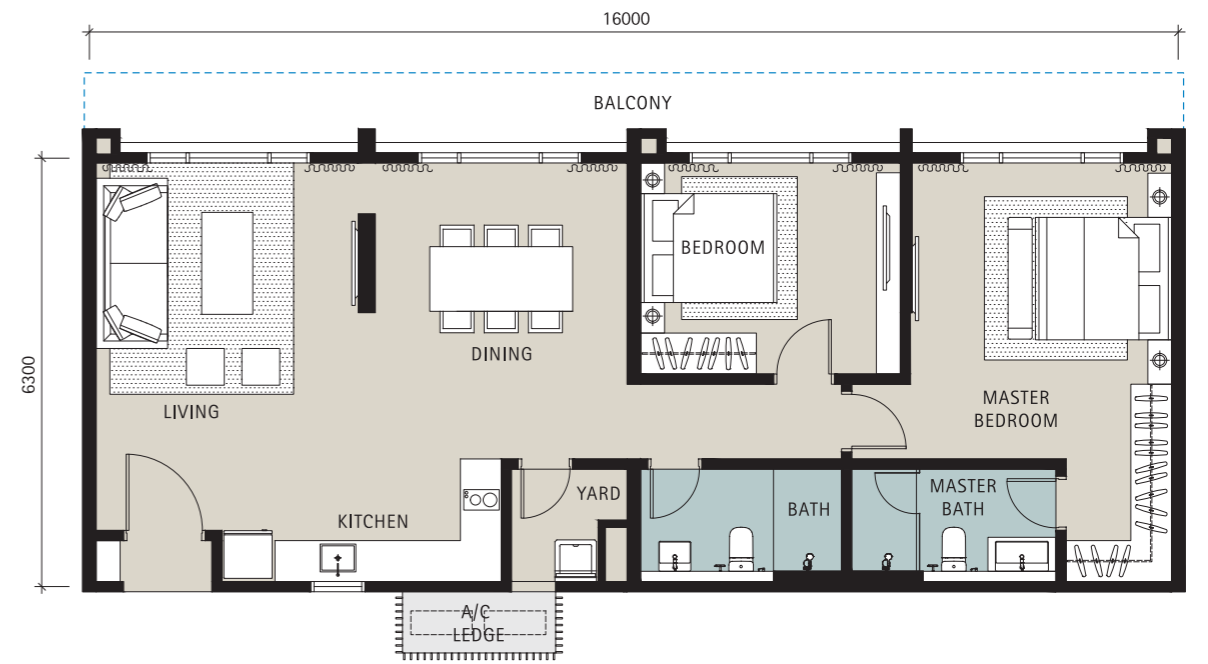
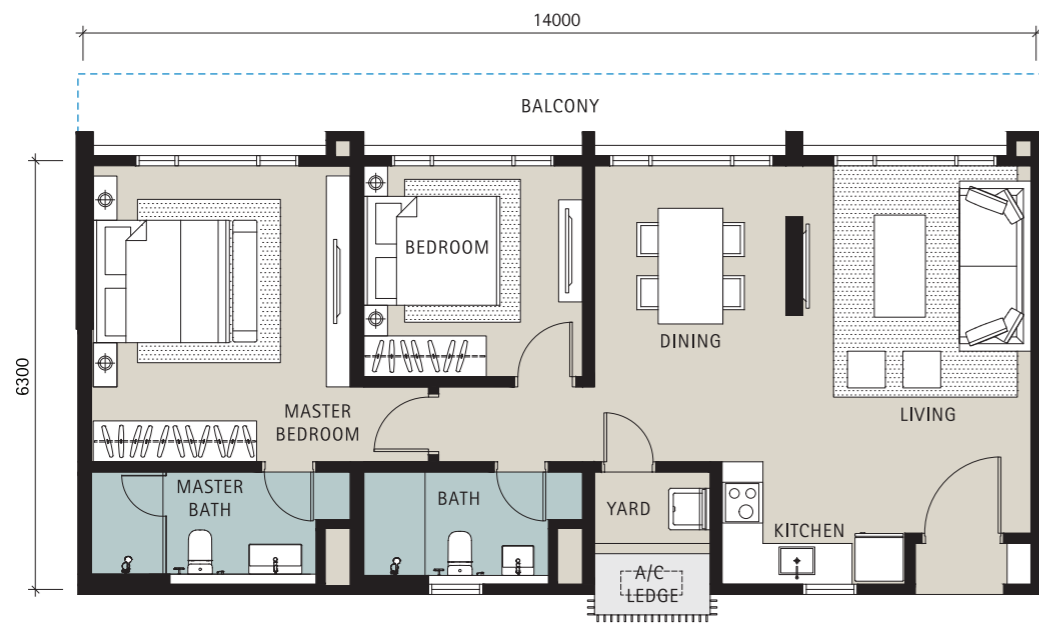
Built-up: 974 sq.ft.
2 Bedrooms

TYPE B5a (with Balcony)

Built-up: 1,029 sq.ft.
2 Bedrooms



 **Type B5a**
Balcony Area



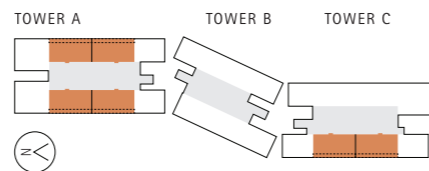
B6

TYPE B6

Built-up: 957 sq.ft.
2 Bedrooms

TYPE B6p (with Balcony)

Built-up: 1,137 sq.ft.
2 Bedrooms



Type B6p
Balcony Area

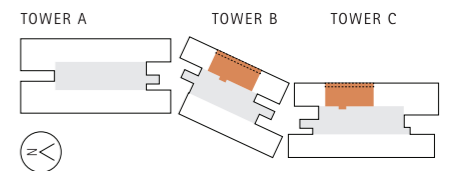
B7

TYPE B7

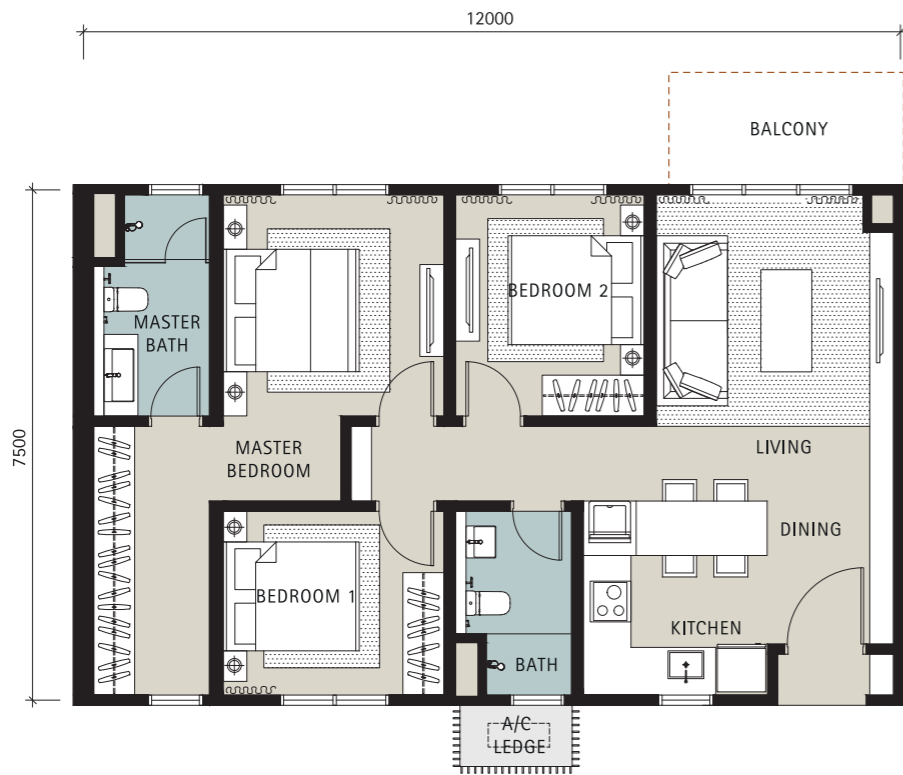
Built-up: 1,115 sq.ft.
2 Bedrooms

TYPE B7p (with Balcony)

Built-up: 1,316 sq.ft.
2 Bedrooms



Type B7p
Balcony Area



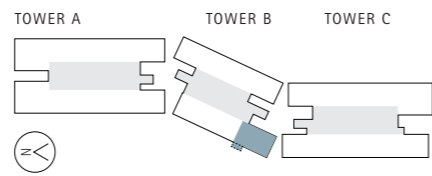
C1

TYPE C1

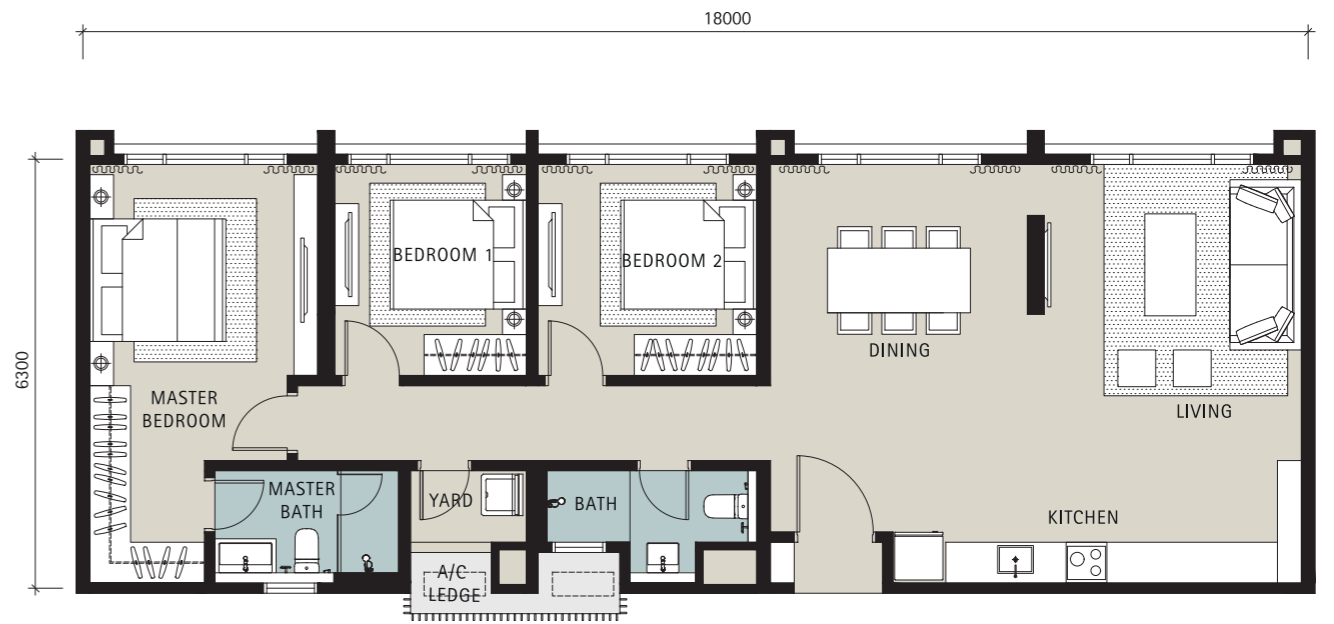
Built-up: 987 sq.ft.
3 Bedrooms

TYPE C1a (with Balcony)

Built-up: 1,047 sq.ft.
3 Bedrooms



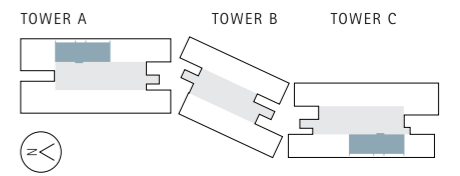
Type C1a
Balcony Area

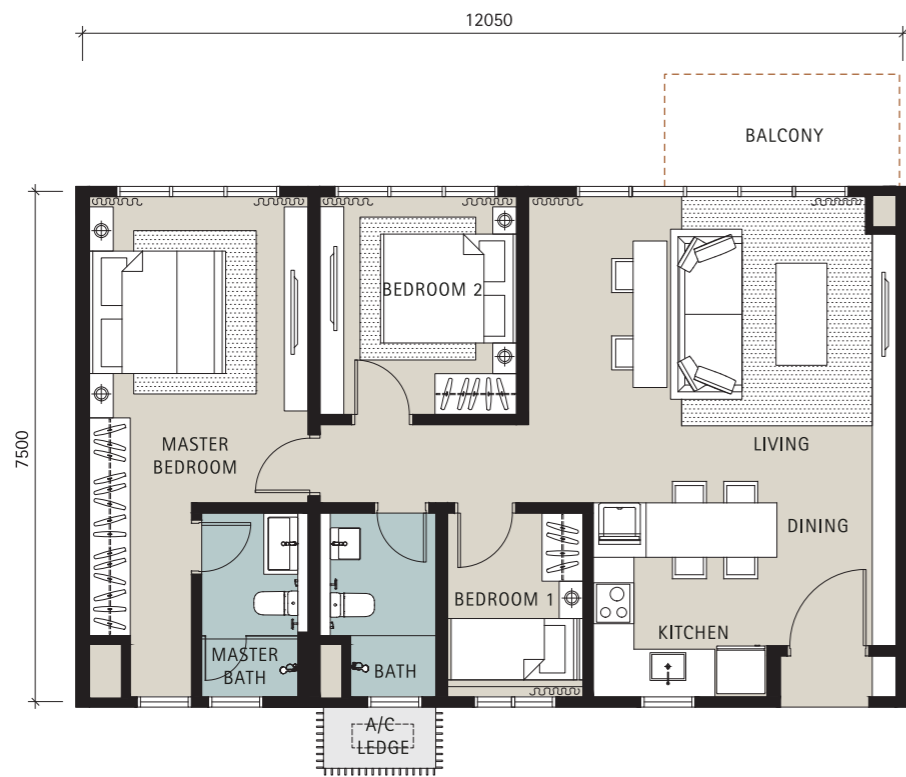


C2

TYPE C2

Built-up: 1,237 sq.ft.
3 Bedrooms





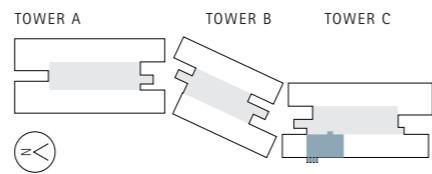
C3

TYPE C3

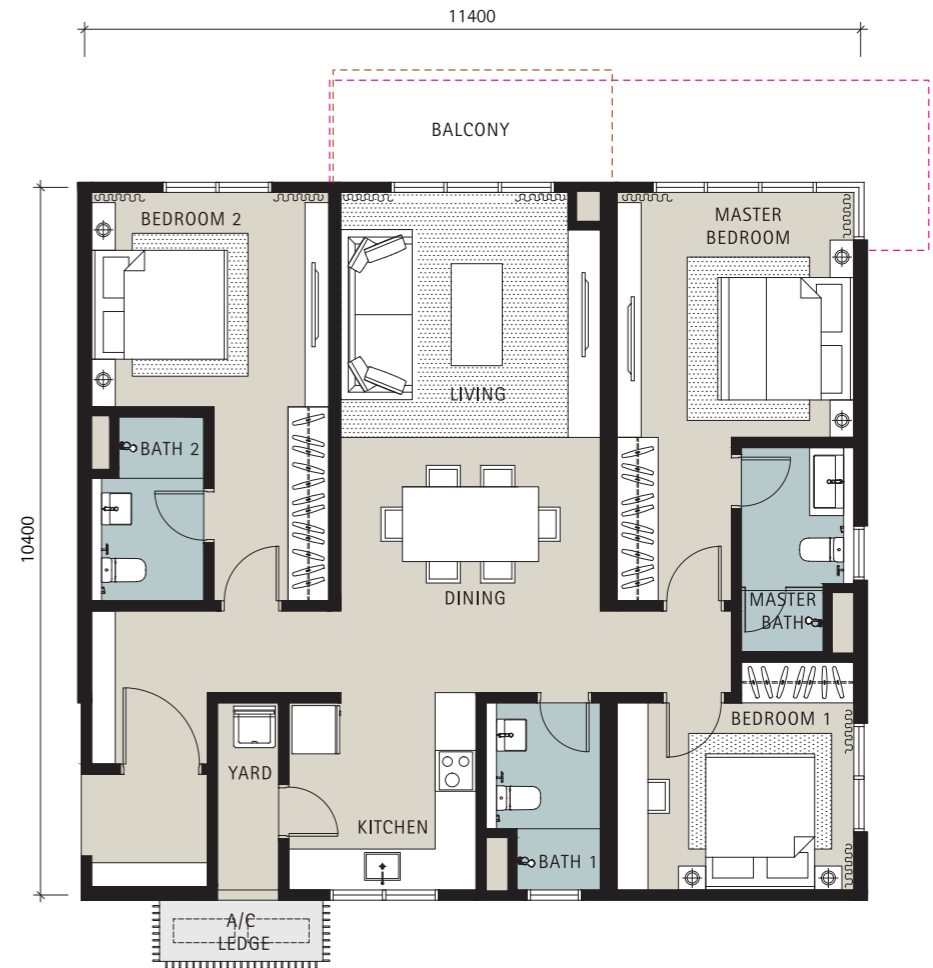
Built-up: 987 sq.ft.
3 Bedrooms

TYPE C3a (with Balcony)

Built-up: 1,045 sq.ft.
3 Bedrooms



Type C3a
Balcony Area



D1

TYPE D1

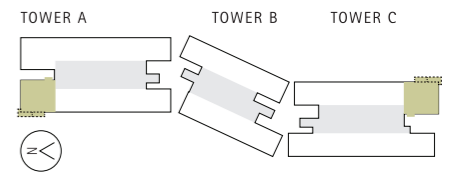
Built-up: 1,302 sq.ft.
3 Bedrooms

TYPE D1a (with Balcony)

Built-up: 1,376 sq.ft.
3 Bedrooms

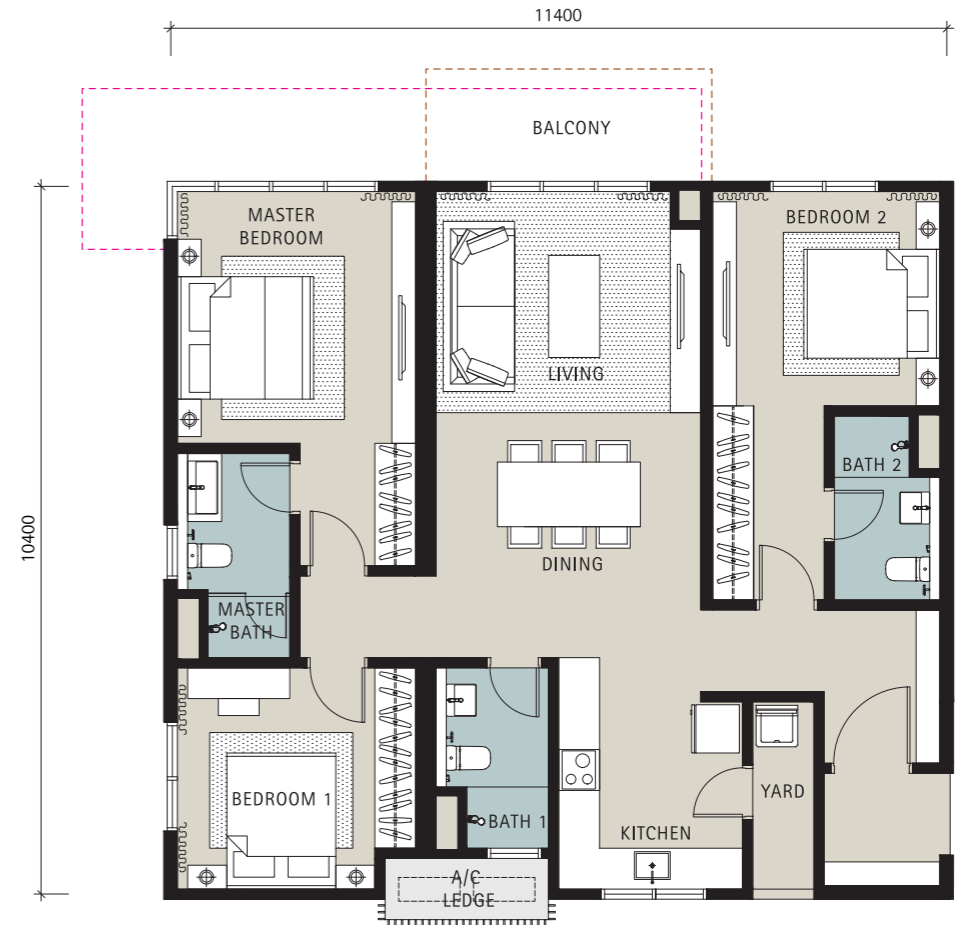
TYPE D1p (with Balcony)

Built-up: 1,441 sq.ft.
3 Bedrooms



Type D1a
Balcony Area

Type D1p
Balcony Area



D2

TYPE D2

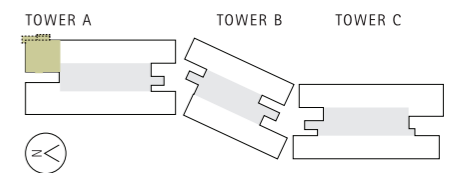
Built-up: 1,286 sq.ft.
3 Bedrooms

TYPE D2a (with Balcony)

Built-up: 1,361 sq.ft.
3 Bedrooms

TYPE D2p (with Balcony)

Built-up: 1,429 sq.ft.
3 Bedrooms



 Type D2a
Balcony Area

 Type D2p
Balcony Area

www.novum.com.my

Another exciting project by



For registration, please contact us at:

EUPE BANGSAR SOUTH DEVELOPMENT (JV) SDN BHD (927647-T)

Novum Sales Gallery

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Developer's license no: 14163-1 / 11 - 2017 / 0958 (L) • Validity: 17 / 11 / 2015 - 16 / 11 / 2017 • Advertising & Sales Permit no: 14163 - 1 / 11 - 2017 / 0958 (P) • Validity: 17 / 11 / 2015 - 16 / 11 / 2017 • Approving authority: Dewan Bandaraya Kuala Lumpur • Ref no: BP S1 OSC 2014 1883 • Land tenure: Freehold • Total units: 654 unit Serviced Apartments • Built up: 647sf - 1,441sf • Expected date of completion: Nov 2019 • Land Encumbrances: N/A • Selling price: RM720,000 - RM1,725,000 • Type of Development: Serviced Apartment

Disclaimer: The information contained in this brochure is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.