



KL SENTRAL

POSITIONED
FOR BUSINESS
GROWTH



THE NEW ADDRESS FOR ASPIRATIONAL ATTRACTIONS

Sentral Suites is the latest landmark development in KL Sentral - the new generation CBD which is also the home to Malaysia's largest transportation hub. More than a serviced apartment, Sentral Suites is about creating a new community. One that thrives on the energy of a bustling metropolis. The retail lots available at Sentral Suites will be perfectly positioned for business growth.



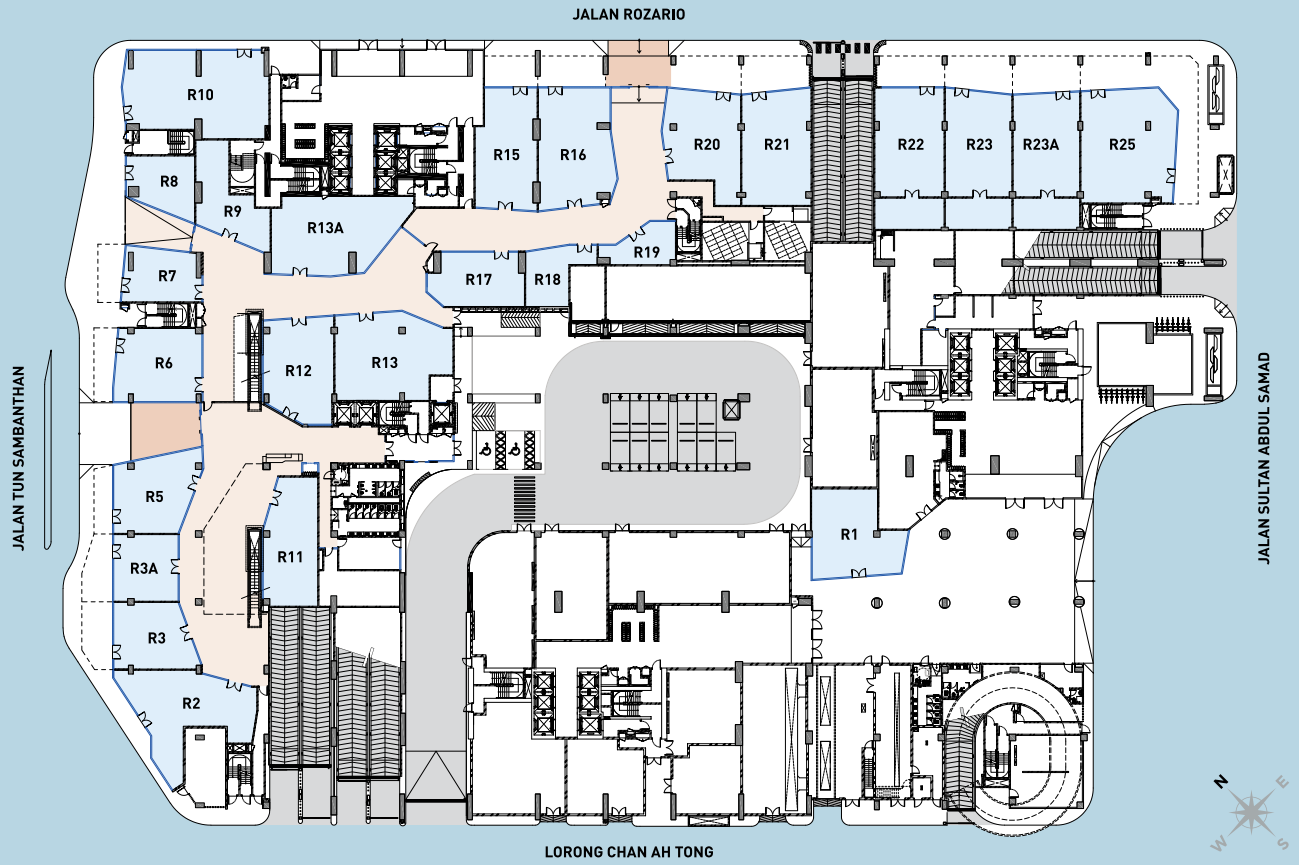
IDEAL RETAIL MIX

The retail lots within Sentral Suites are ideal for a wide range of businesses. This can range from F&B outlets, convenience shops, fashion, trendy cafes, and the list goes on.

More importantly, it will give the community of Sentral Suites enhanced convenience - without even having to leave the building. Sentral Suites consists of 1,434 units of serviced apartments - providing retailers a ready catchment.

BEAUTY & FASHION • CLINIC • LAUNDRY • SALON • HOME LIVING • CAFE • F&B
• BOOKSTORE • BOUTIQUE • JUICE & FRUIT BAR





GROUND FLOOR

R-1

Main Parcel: 1,184.03 sq ft • 110 sqm

R-2

Main Parcel: 1,496.18 sq ft • 139 sqm

R-3

Main Parcel: 871.88 sq ft • 81 sqm
Accessory Parcel: 333.68 sq ft • 31 sqm

R-3A

Main Parcel: 731.95 sq ft • 68 sqm
Accessory Parcel: 312.15 sq ft • 29 sqm

R-5

Main Parcel: 1,033.33 sq ft • 96 sqm
Accessory Parcel: 215.28 sq ft • 20 sqm

R-6

Main Parcel: 1,065.63 sq ft • 99 sqm
Accessory Parcel: 258.33 sq ft • 24 sqm

R-7

Main Parcel: 688.89 sq ft • 64 sqm
Accessory Parcel: 247.57 sq ft • 23 sqm

R-8

Main Parcel: 624.31 sq ft • 58 sqm

R-9

Main Parcel: 839.58 sq ft • 78 sqm

R-10

Main Parcel: 2,023.61 sq ft • 188 sqm

R-11

Main Parcel: 1,119.45 sq ft • 104 sqm

R-12

Main Parcel: 1,184.03 sq ft • 110 sqm

R-13

Main Parcel: 1,560.77 sq ft • 145 sqm

R-13A

Main Parcel: 1,603.82 sq ft • 149 sqm

R-15

Main Parcel: 1,216.32 sq ft • 113 sqm
Accessory Parcel: 279.86 sq ft • 26 sqm

R-16

Main Parcel: 1,474.65 sq ft • 137 sqm
Accessory Parcel: 355.21 sq ft • 33 sqm

R-17

Main Parcel: 839.58 sq ft • 78 sqm

R-18

Main Parcel: 527.43 sq ft • 49 sqm

R-19

Main Parcel: 430.56 sq ft • 40 sqm

R-20

Main Parcel: 1,248.61 sq ft • 116 sqm
Accessory Parcel: 419.79 sq ft • 39 sqm

R-21

Main Parcel: 1,334.72 sq ft • 124 sqm
Accessory Parcel: 398.26 sq ft • 37 sqm

R-22

Main Parcel: 1,646.88 sq ft • 153 sqm
Accessory Parcel: 355.21 sq ft • 33 sqm

R-23

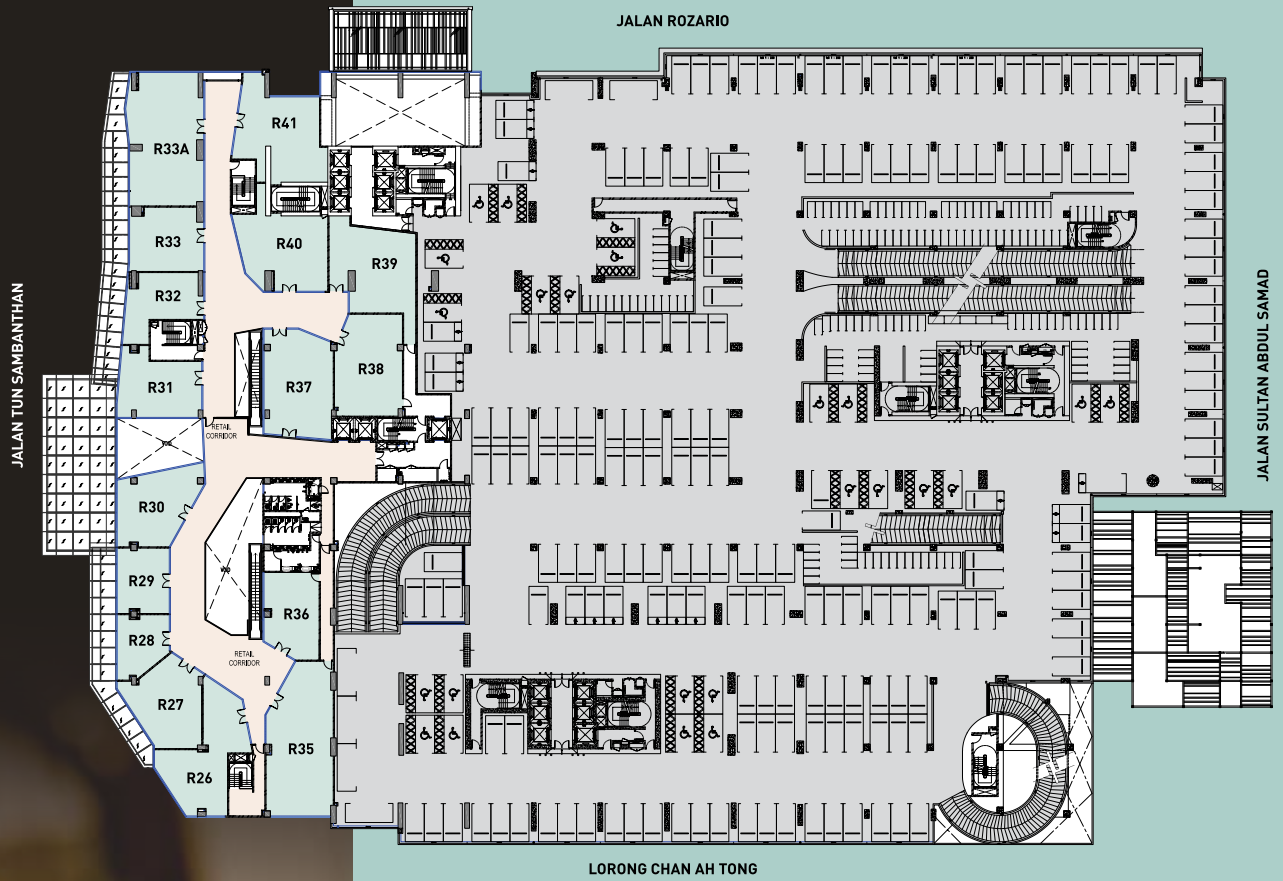
Main Parcel: 1,560.77 sq ft • 145 sqm
Accessory Parcel: 387.50 sq ft • 36 sqm

R-23A

Main Parcel: 1,539.24 sq ft • 143 sqm
Accessory Parcel: 409.03 sq ft • 38 sqm

R-25

Main Parcel: 1,765.28 sq ft • 164 sqm
Accessory Parcel: 1,097.92 sq ft • 102 sqm



FIRST FLOOR

R-26

Main Parcel: 1,216.32 sq ft • 113 sqm

R-27

Main Parcel: 990.28 sq ft • 92 sqm

R-28

Main Parcel: 527.43 sq ft • 49 sqm

R-29

Main Parcel: 602.78 sq ft • 56 sqm

R-30

Main Parcel: 968.75 sq ft • 90 sqm

R-31

Main Parcel: 904.17 sq ft • 84 sqm

R-32

Main Parcel: 764.24 sq ft • 71 sqm

R-33

Main Parcel: 850.35 sq ft • 79 sqm

R-33A

Main Parcel: 1,765.28 sq ft • 164 sqm

R-35

Main Parcel: 1,689.93 sq ft • 157 sqm

R-36

Main Parcel: 807.29 sq ft • 75 sqm

R-37

Main Parcel: 1,259.38 sq ft • 117 sqm

R-38

Main Parcel: 1,184.03 sq ft • 110 sqm

R-39

Main Parcel: 1,323.96 sq ft • 123 sqm

R-40

Main Parcel: 1,216.32 sq ft • 113 sqm

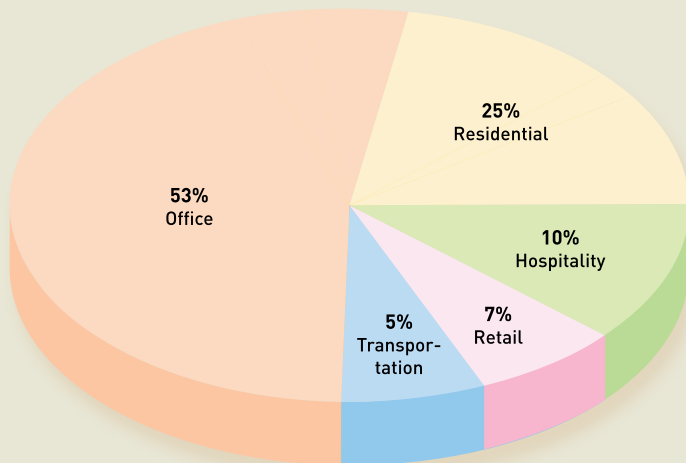
R-41

Main Parcel: 1,345.49 sq ft • 125 sqm



Sentral Suites retail lots are in the ideal position for business vibrancy and success. The location in KL Sentral itself makes for strong considerations. As a major transportation hub and a bustling metropolis, this CBD has the population to support retail businesses.

COMPONENT MIX & STATISTICS OF POPULATION IN KL SENTRAL



Business, Hospitality & Office Mix

Kuala Lumpur Sentral CBD offers a balanced mix of components that has enhanced the address as a highly sought-after integrated development in the city.

Footfall at Stesen Sentral Kuala Lumpur (approximate people per day)	
Current	200,000
Anticipated by 2020	300,000

Estimated Day Time Population in KL Sentral (approximate people)	
Office	110,000

FACTORS FOR CONSIDERATION

Internal factors (Sentral Suites)

- Comfortable environment with air-conditioning, lifts, etc compared to conventional shops
- Security features in place for peace of mind
- Ample covered parking for convenience
- Limited units available for exclusivity
- Built-up area ranging from 431 sq ft - 2,023 sq ft to suit various business needs

External factors (KL Sentral)

- Established neighbourhood with surrounding matured residential and market centres
- Limited supply of retail space within 1km radius
- Rapid growth of Little India as a tourist attraction
- Sentral Suites is just a short walk to Stesen Sentral - an international gateway for travellers and tourists:
 - The Express Rail Link (ERL) has received its **100 millionth** passenger in July 2019*
 - With the introduction of 6 new trains, operational since February 2018, the passenger capacity is expected to increase by **50%***

*Source: www.kliaekspres.com/2019/07/express-rail-link-welcomes-its-100-millionth-passenger • www.kliaekspres.com/2018/03/erl-unveils-new-klia-ekspres-train-songket-livery



AT THE HEART OF IT ALL

Located at the nexus of an ever-growing number of urban transit services and surrounded by a comprehensive highway network, Sentral Suites boasts excellent accessibility. In addition, businesses located here benefit from close proximity to the many established neighbourhoods nearby, including Bangsar, Brickfields and Mid Valley.



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www.sentralsuites.com.my

📍 Google Map: MRCB - Sentral Suites Show Gallery

Envisioned by:

MRCB | Land

Developer:

COUNTRY ANNEXE SDN BHD (439669-X)
Level 30, Menara Allianz Sentral, No. 203, Jalan Tun Sambanthan,
Kuala Lumpur Sentral, 50470, Kuala Lumpur.

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