

Feel right at home in the beating heart of this capital city amidst the world's elite and jetsetters. Kuala Lumpur's newest landmark address, Oxley Towers is home to two 5-star hotels, the corporate headquarters of powerhouse, Alliance Bank and a retail boulevard managed by world-renowned Pavilion Group.

Directly linked to the 50-acre KLCC Park, this mixed-use development is located at the meeting point of urbanity and rich history. Inviting you to live for the new, immersed in this diverse and culturally exciting metropolis. Completing this coveted address is the city's first and only ever SO/ Kuala Lumpur Hotel and Residences.

毗邻全球最高双子塔

KLCC 黄金地段上其中的最后一个永久地契房地产发展项目

就在首善之都的心脏地带，您将与世界菁英及国际旅人为邻，繁华中，也能感受到家的温暖。吉隆坡全新黄金地标 - Oxley Towers，汇聚两家 5 星级酒店、实力雄厚的安联银行总部，及国际知名柏威年 (Pavilion) 集团管理的零售商铺，成就非凡的生活新坐标。

连通 50 英亩 KLCC 公园的这个综合发展计划，座落在风华都会与丰富历史之交。诚邀您拥抱全新的生活方式，沉浸于多元又充满文化魅力的国际大都会。为这黄金地段划下完美句点的，是全城首创且唯一的 SO/ Kuala Lumpur Hotel and Residences。

LIVE BY THE WORLD'S TALLEST TWIN TOWERS/

at one of the final freehold properties
with the coveted KLCC postcode



COMPONENTS BEYOND BRILLIANCE/

超越辉煌的梦幻组合

JEWEL

BY OXLEY KLCC

49-STORY
SERVICED RESIDENCES

A signature collection of one to two-plus-one bedroom suites, Jewel by Oxley KLCC's limited 267 units come with a curated resort ambience, lush greens and 5-star facilities.

49层
服务公寓

匠心打造仅 267 个单位的一房至二加一房 Jewel by Oxley KLCC 精致稀有，不但环绕度假氛围、绿意盎然，更配备5星级设施，为您呈现奢雅舒适的城市居所。

THE LANGHAM

KUALA LUMPUR

198-KEY LUXURY HOTEL

Set to open in 2027, The Langham, Kuala Lumpur offers a selection of suites and luxurious amenities including the renowned Tang Court, a three-MICHELIN-star Cantonese restaurant from Hong Kong.

198 房豪华酒店

预计将于 2027 年隆重开幕的首家吉隆坡朗庭酒店，汇聚多款尊贵套房与顶级设施，包括来自香港、荣获米其林 3 星殊荣的粤菜名店 - 唐阁。

PAVILION

2-STORY RETAIL GALLERIA

2 层零售广场

Managed by the award-winning Pavilion retail management team, The Boulevard is suited to all types of retailers and brands with high foot traffic expected from Oxley Towers and its surrounding communities.

由屡获殊荣柏威年零售管理团队管理的这个零售商铺非常适合各类零售商和品牌。预计 Oxley Towers 和周遭社区将引来高人流量。

SO/ KUALA LUMPUR HOTEL AND RESIDENCES

78-STORY LUXURY HOTEL
AND RESIDENCES

Styled to match every aspiration, playful luxury finds its home at SO/ Kuala Lumpur. Staying or visiting, exclusive access to a rich array of statement suites, SO/ on-demand services and amenities including Malaysia's highest residential pool ups the ante in city living.

SO/ Kuala Lumpur 品牌
78 层豪华酒店与品牌公寓

SO/ Kuala Lumpur 将品味奢华融入生活美学，为每一种回家的向往打造出专属理想居所。无论是自居或拜访，您都将专享多款风格鲜明的至尊套房、SO/ 随选服务，以及包括全马最高住宅泳池在内的顶级设施，全面升级城市生活体验。

30-STORY CORPORATE OFFICE

This 24-floor office suites acquired by Alliance Bank as their new headquarters marks the Bank's presence in Kuala Lumpur's commercial hub. Awarded the BCA Green Mark Gold Award, this A-Grade Office Tower is completed by state-of-the-art business facilities.

30 层办公大楼

安联银行收购了其中的 24 层作为全新总部，进驻吉隆坡商业核心地段，彰显其坚实的布局。荣获“绿建筑金奖” (BCA Green Mark Gold Award) 的肯定，这座 A 级办公大楼配备尖端商务设施，全面提升办公体验与企业形象。

 ALLIANCE BANK

世界首选

YOUR PIECE OF A WORLD FIRST



Own a front row vantage to the city,
thrills, leisure, life & more

坐拥城市美景、精彩、休闲与生活的最前排。

KL IS CALLING/

吉隆坡在呼唤！

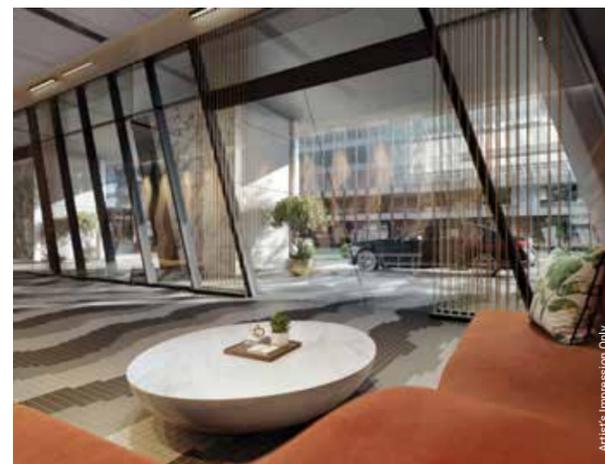


Aerial view taken in Q1, 2021 with artist's impression of Oxley Towers superimposed on the site.

Artist's Impression Only

SO/ RIGHT AT HOME IN THE CITY CENTRE

Turn to a new page of your life in one riveting,
endless celebration



More than a place to call home, SO/ Kuala Lumpur Residences welcomes you into an audacious lifestyle that demands the very best. From its fashion-inspired interiors, immediate access to the best restaurants to daily in-house services, every homecoming amplifies the city's vibes in spaces that entice and move you to try/ see/ taste/ experience something new.

SO/ 打造城中居

开启人生新篇章，尽享一场精彩缤纷、生生不息的盛宴。

不只是居所，SO/ Kuala Lumpur Residences 诚挚盛邀您加入顶级潮活。从时尚室内设计，到步行即达的顶尖餐饮，再到日常贴心的居家服务，每一次回家，都是一场城市魅力的延伸，激发您尝试、探索、品味、体验前所未有的新鲜感。

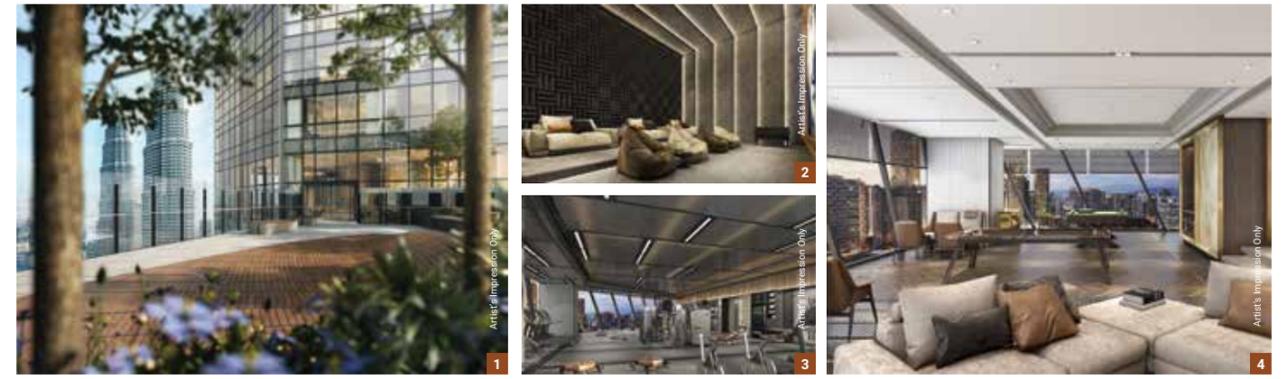


感触脉动 活力享乐

FRESH STARTS. COOL VIEWS & NEW RULES/

A world of possibilities in first class facilities

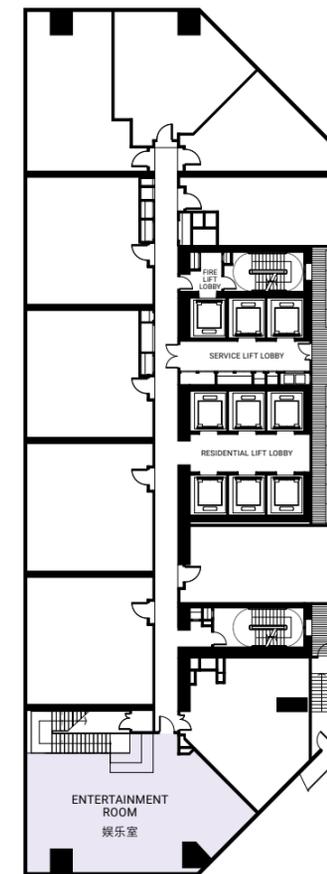
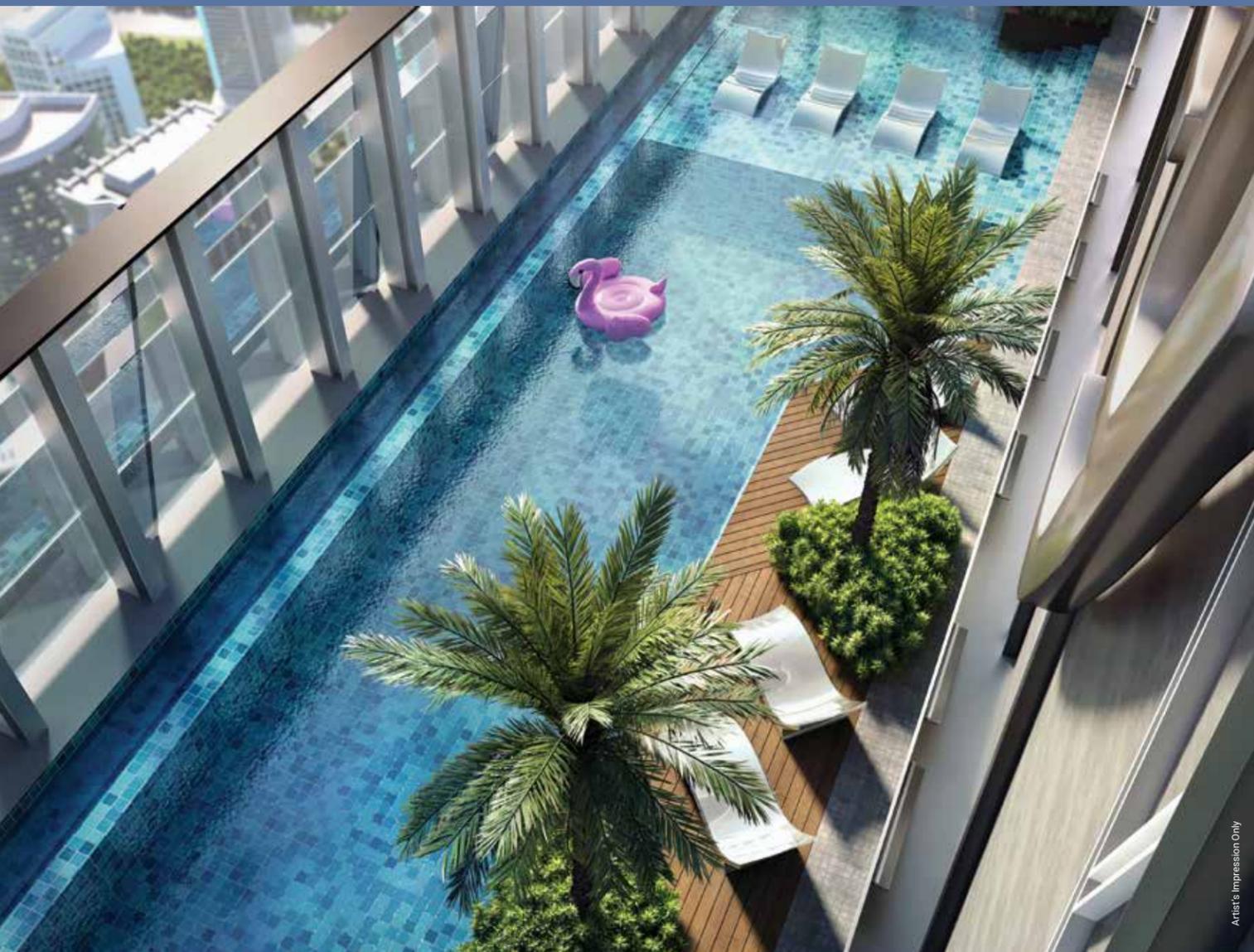
一流设施的万般可能



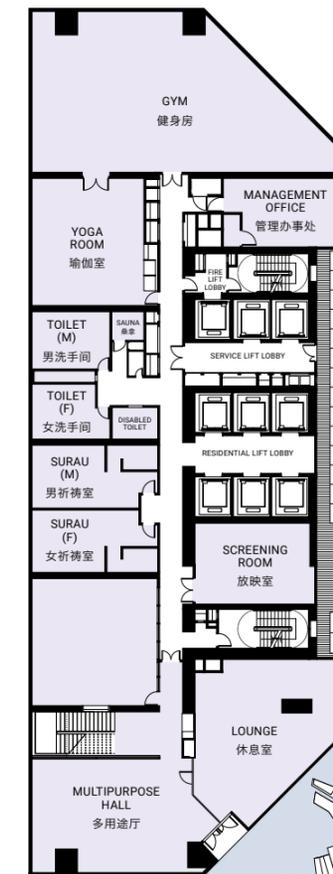
Home to Malaysia's highest residential swimming pool, two sky decks, a sky garden and more, SO/ Kuala Lumpur Residences' facilities are where adventures begin and playtime never ends. Chill, work out, relax and lay back or let the kids run free, it's your call.

拥有全马最高的住宅泳池、两个空中楼台和1个空中花园等，SO/ Kuala Lumpur Residences的设施是您的冒险起点，更是永无止尽的欢乐。无论是放松休闲、强身健体、静享时光或让孩子自由奔放，全由您自己决定。

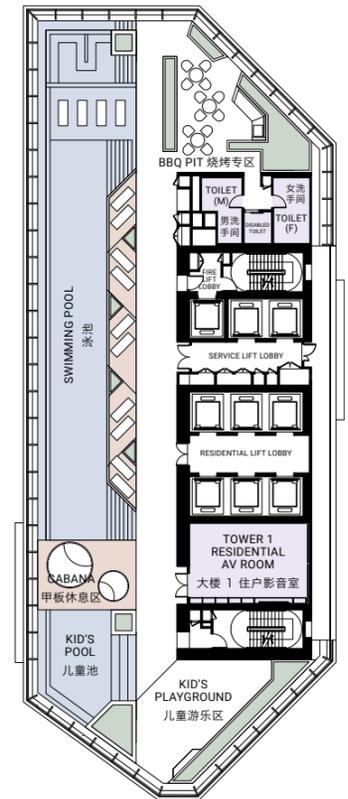
- 1 SKY GARDEN
空中花园
- 2 SCREENING ROOM
放映室
- 3 GYM
健身房
- 4 ENTERTAINMENT ROOM
娱乐室



LEVEL 45 层



LEVEL 46 层



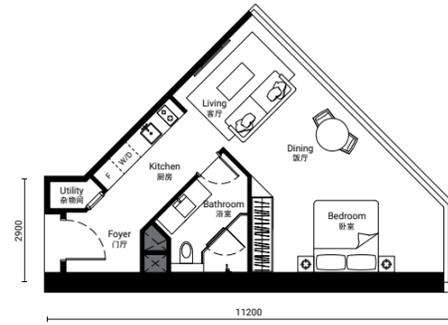
LEVEL 77 层



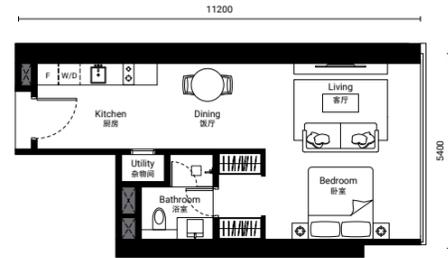
FLOOR PLANS

LAYOUTS THAT SUIT YOU DOWN TO THE FLOOR/

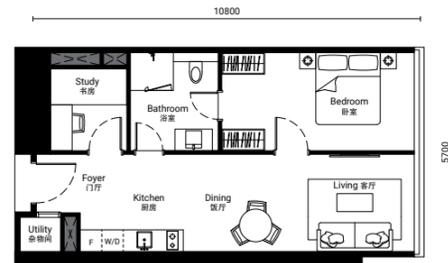
专为您量身打造的布局



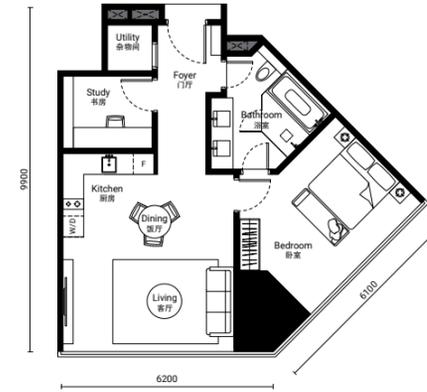
A-1 STUDIO 套房
54 SQ.M. 578 SQ.FT.
平方米 平方尺



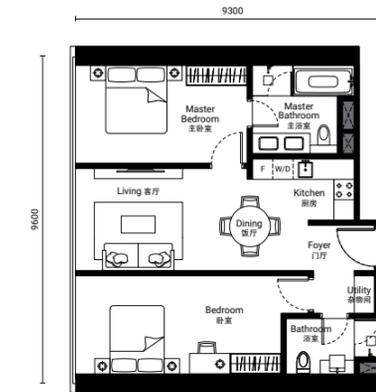
A-2 STUDIO 套房
53 SQ.M. 566 SQ.FT.
平方米 平方尺



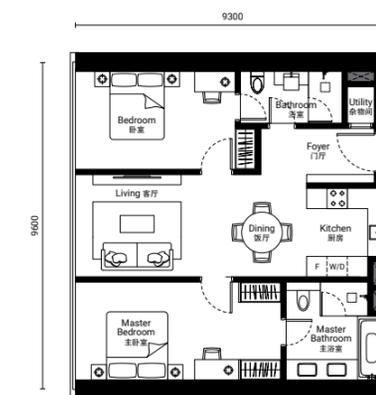
C-1 1+1 BEDROOMS 卧室
66 SQ.M. 711 SQ.FT.
平方米 平方尺



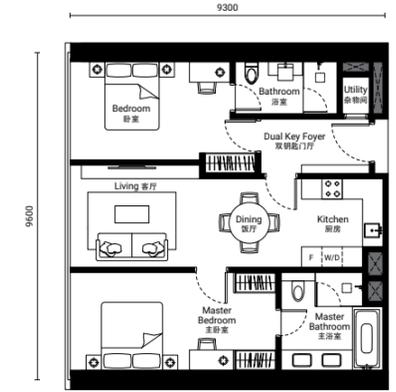
C-2A 1+1 BEDROOMS 卧室
76 SQ.M. 815 SQ.FT.
平方米 平方尺



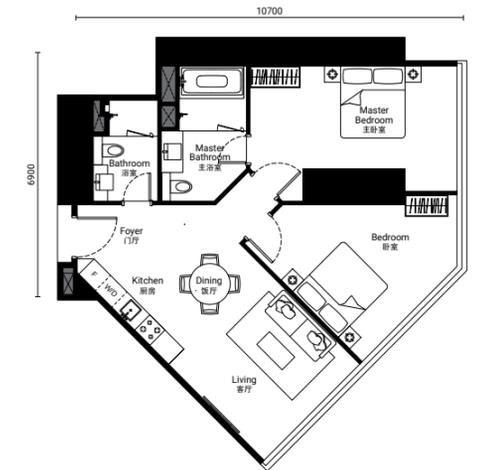
D-1 2 BEDROOMS 卧室
84 SQ.M. 903 SQ.FT.
平方米 平方尺



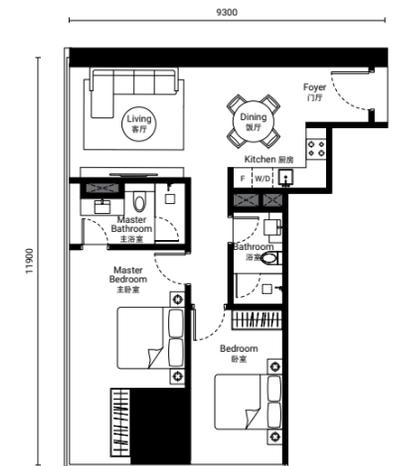
D-2 2 BEDROOMS 卧室
89 SQ.M. 956 SQ.FT.
平方米 平方尺



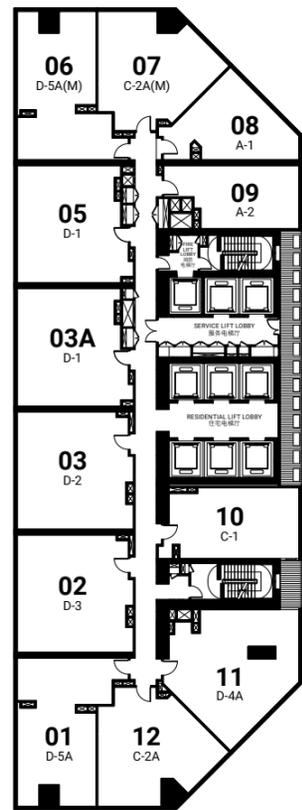
D-3 DUAL KEY 双钥匙
89 SQ.M. 956 SQ.FT.
平方米 平方尺



D-4A 2 BEDROOMS 卧室
92 SQ.M. 995 SQ.FT.
平方米 平方尺



D-5A 2 BEDROOMS 卧室
83 SQ.M. 894 SQ.FT.
平方米 平方尺



TYPICAL FLOOR LAYOUT
典型楼层格局
LEVEL 34-43 / 47-51 层

*The floor plan provided is meant for general reference and illustration purposes only and should not be relied upon to accurately represent the complete version of the unit. Kindly refer to the Sales and Purchase Agreement for the final terms, provisions and specifications.

*The floor plan provided is meant for general reference and illustration purposes only and should not be relied upon to accurately represent the complete version of the unit. Kindly refer to the Sales and Purchase Agreement for the final terms, provisions and specifications.

A COVETED COLLECTION.

ASIA'S FIRST SO/ LIFESTYLE BRANDED RESIDENCE/

Inspired by KL's iconic, eclectic style.
Rooted in the world of fashion & design.



典藏黄金地段

全亚洲首创 SO/ 潮活品牌至尊公寓

受吉隆坡指标性魅力风格启发。深耕全球时尚与设计。

Passionate about the spaces we craft, SO/ Kuala Lumpur brings a unique perspective to life and living with clarity and conviction. In spaces that connect the like-minded, local energy is jazzed up with an unmistakable playful twist, creating an edge that sets every experience apart.

FITTINGS & FINISHINGS:

CUTTING IT REAL FINE

Every SO/ Kuala Lumpur residence brings style and comfort to a new level with 24-hour access to a concierge. Within, each residence is furnished with well-crafted finishes and curated brands including sanitary ware by Villeroy & Boch as well as De Dietrich kitchenware appliances, coveted for their avant-garde design and technology.

热忱于空间美学，SO/ Kuala Lumpur 以独到的乐活视角与坚定的居家理念打造格调与灵魂兼具的非凡居所。在志同道合的空间里，融入了在地活力与玩味巧思，营造出让每一次体验都别具一格的优势。

精雕细琢：匠心独具

SO/ Kuala Lumpur 的每一户至尊公寓皆精美舒适，并提供24小时礼宾服务，随时为您打造尊贵体验。每一户匠心打造的单位都搭配精选品牌产品，包括前卫实用的 Villeroy & Boch 卫浴设备及 De Dietrich 厨房电器，尽显品味与尊荣。

MAKE IT YOURS with privileges that suit

专属礼遇

THE ESSENTIALS

(funded by owners' service charge)

- + 24-hour residence concierge
- + 24-hour security system
- + Bell/ Valet services
- + Mixo Residents' Lounge
- + Residence fitness centre
- + Dedicated residents' rooftop pool
- + Screening room

重点独享

(经由业主服务费)

- + 24小时住户礼宾服务
- + 24小时保安系统
- + 行李/代客停车服务
- + Mixo住户休息室
- + 住户健身中心
- + 住户专用顶楼泳池
- + 放映室

A LA CARTE

(optional, additional charges will apply)

- + In-residence dining & in-residence catering
- + In-residence spa treatments
- + Solution Centre Services
- + Personal trainer, yoga & wellness consultant
- + Personal assistant & shopping services
- + Childcare
- + Laundry services
- + Private transportation/ limousine services
- + Lifestyle Programmes: custom lifestyle programmes & experiences curated by the Residence Team
- + Annual AccorHotels Ownership Benefits Programme
- + In-residence housekeeping
- + In-residence maintenance
- + 'While You Are Away' Maintenance Package

经典选配

(额外付费选配)

- + 户内餐饮及户内外烩服务
- + 户内SPA疗愈
- + 多元化方案服务
- + 私人教练、瑜伽及健身顾问
- + 私人助理及购物服务
- + 安亲服务
- + 洗衣服务
- + 私人载送/包车服务
- + 由住户团队精心策划的量身定制生活体验与活动
- + AccorHotels年度业主尊享福利方案
- + 管家服务
- + 户内维修保养服务
- + "While You Are Away" 维修保养配套

* 这些服务可能有所变动，并视供应情况而定。

* The services above are subject to change and availability.

ACCORHOTELS ELEVATING LIFE WITH BRANDS/



With a unique portfolio of 45+ brands, AccorHotels is more than a world-leading travel lifestyle group and digital innovator offering unique experiences in more than 5,700 hotels, resorts and residences, and some of the finest private homes around the globe. It is a global team of 330,000 women and men dedicated to make every guest Feel Welcome.

Thanks to one of the world's most rewarding hotel loyalty programmes, ALL – Accor Live Limitless, guests can enjoy privileges in more than 95 countries.

AccorHotels' bold and visionary approach also reaches beyond the traditional hotel model, continuously transforming hospitality to craft and unlock exceptional experiences, to give back to the planet and our communities, and drive value for our partners and all stakeholders.

ACCORHOTELS 品牌 提升您的生活品质

AccorHotels 拥有超过 45 个独特品牌，不仅是全球领先的旅游潮活集团及数码创新者，更在全球 5700 多家酒店、度假村及公寓中为您打造独一无二的体验，并拥有一些全世界最精致的私人住宅。这是一支由全球 33 万名男女员工组成的团队，致力于让每一位宾客都能感受到宾至如归的热情。

得益于全球奖励最高的酒店忠诚住客计划 - ALL – Accor Live Limitless，住客将享受到超过 95 个国家的特别优惠。

AccorHotels 有胆识又有远见的方法也超越了传统的酒店模式，不断革新礼待服务，精心打造并开创卓越的体验，回馈地球与社会，并为合作伙伴及所有利益相关者创造价值。

THE DEVELOPER

OXLEY HOLDINGS LIMITED (OXLEY)



CAMBODIA
THE BRIDGE



SINGAPORE
THE RISE @ OXLEY



CAMBODIA
THE PEAK



SINGAPORE
OXLEY TOWER



IRELAND
DUBLIN LANDINGS



UNITED KINGDOM
ROYAL WHARF



SINGAPORE
NOVOTEL ON STEVENS, MERCURE ON STEVENS



UNITED KINGDOM
RIVERSCAPE



SINGAPORE
VERANDAH RESIDENCES

Oxley Holdings Limited is a home-grown property developer from Singapore, with a diversified portfolio including property development, property investment and project management. Oxley is listed on the Main Board of the SGXST and has a market capitalisation of approximately S\$0.3 billion as at 31 December 2024.

The Group currently has a business presence across six geographical markets including Singapore, the United Kingdom (the "UK"), Ireland, Cambodia, Malaysia and China.

Since Oxley's incorporation in March 2010, the Group

has launched a portfolio of 52 projects and completed 47 projects. It is currently developing a mixed development in London, UK, a mixed development and two residential developments in Kuala Lumpur, Malaysia, and the largest mixed-use development in the business district of Dublin, Ireland.

Oxley's developments are typically located in choice areas that are easily accessible. Most of its projects incorporate retail elements, lifestyle features and facilities.

For more information on Oxley, please visit www.oxley.com.sg

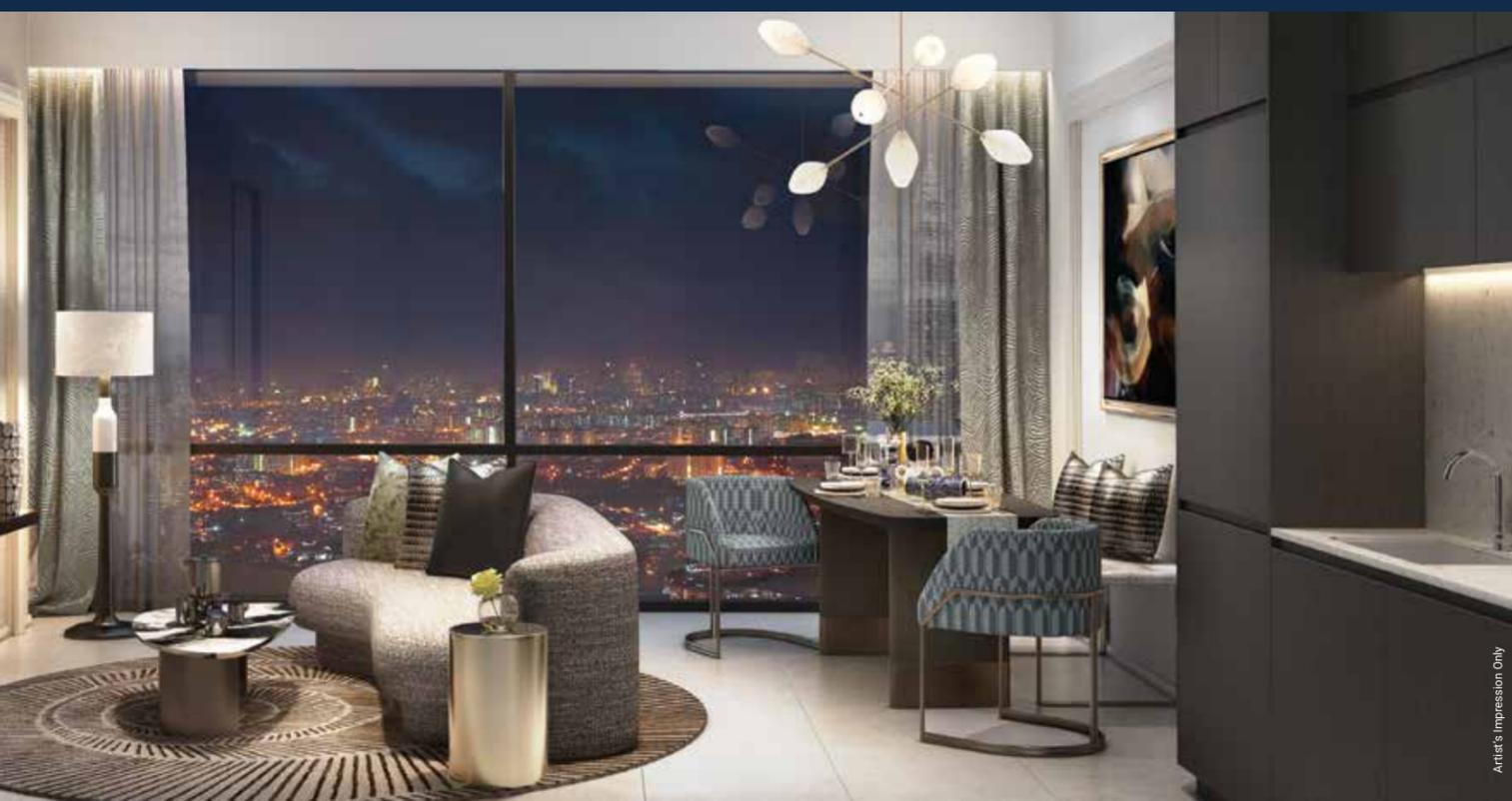
Oxley Holdings Limited 是新加坡本土的房地产发展商，旗下的多元业务包括房地产发展、房地产投资和发展计划管理。Oxley 在新加坡证券交易所上市，截至2024年12月31日的市值约达3亿新元。

集团目前的业务遍布6个市场，包括新加坡、英国、爱尔兰、柬埔寨、马来西亚及中国。

自2010年3月创立以来，Oxley集团已经推出了52个发展计划，并完成了其中的47个。集团目前正在英国伦敦发展1个综合发展计划，在马来西亚吉隆坡发展1个综合发展计划和两个住宅发展计划，并在爱尔兰都柏林商业区发展1个规模最大的综合发展计划。

Oxley的发展计划一般上都选在交通发达的黄金地段。其大部份发展计划都融入零售商场、潮活功能和便利设施。

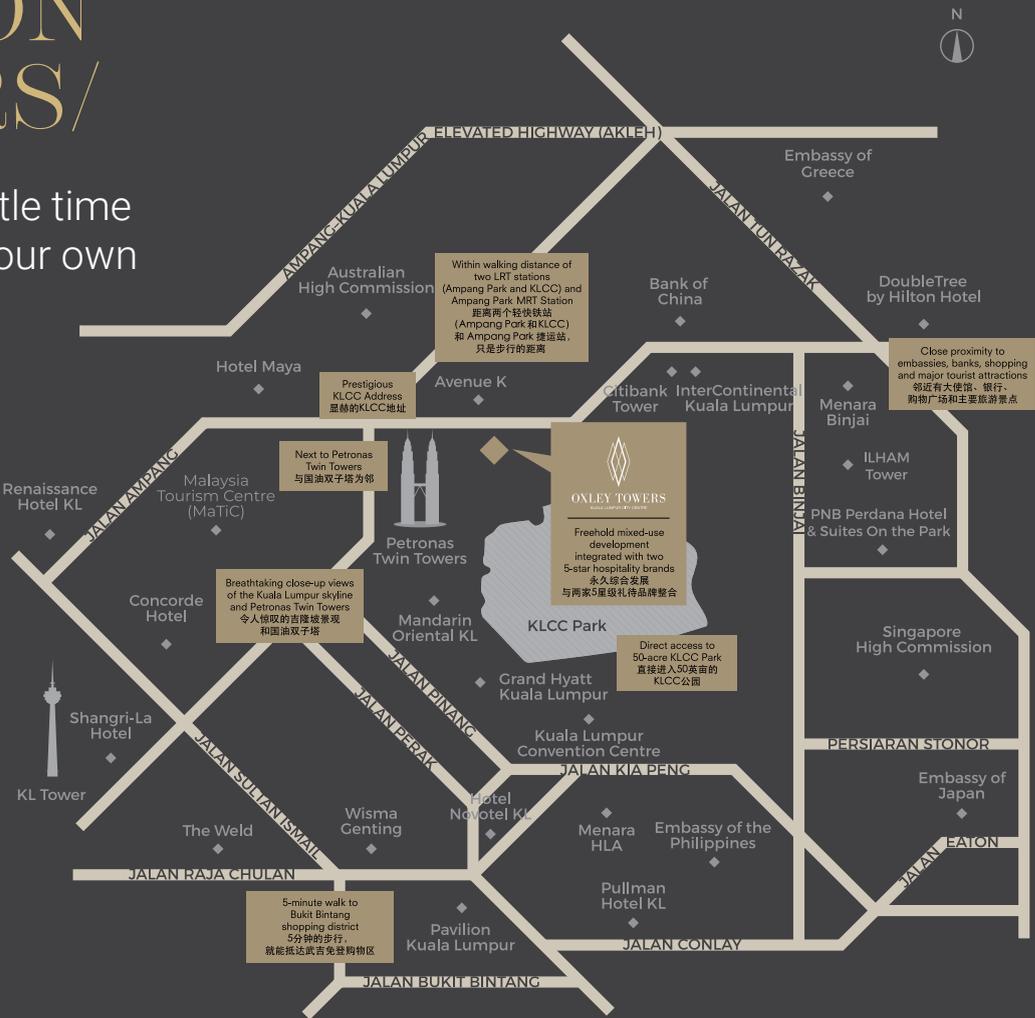
欲知Oxley更多详情，敬请浏览 www.oxley.com.sg



Artist's Impression Only

LOCATION MATTERS/

So much to do, so little time
make accessibility your own



Well-located, Oxley Towers' prime location at Jalan Ampang KLCC is elevated by the unmatched convenience and privileges of cosmopolitan living. Within easy reach via tree-lined avenues are the KL Convention Centre, Malaysian Philharmonic Orchestra, Aquaria KLCC, medical centres, shopping malls, banks, embassies, trendy hotspots, eateries and more.

Heading out is easy with its excellent connectivity via LRT, MRT, public transportation and links to major roads/ highways via the city's two main arteries, Jalan Sultan Ismail and Jalan Ampang.

For the business set and globetrotters, KL Sentral, Malaysia's biggest transportation hub is just 8 minutes away. Truly, a rare gem of an investment.

Oxley Towers坐落於吉隆坡市中心的黄金地段 Jalan Ampang KLCC，地理位置优越之余，更结合了便利与尊荣的都市生活，让您尽享国际性的生活体验。从绿意盎然的林荫大道可轻松抵达的地点包括吉隆坡会展中心、大马爱乐乐团、吉隆坡城中城水族馆、医疗中心、购物商场、银行、大使馆、时尚热点、餐厅等，应有尽有。

无论是轻快铁、捷运、公共交通，还是通往主要道路与高速公路的便捷连接，这里都轻松可达，且透过吉隆坡两条主要干道 - Jalan Sultan Ismail 与 Jalan Ampang 无缝接驳。

对商业精英与环球旅客来说，距离马来西亚最大的交通枢纽吉隆坡中环车站仅需8分钟车程。这里无疑是珍稀的的投资瑰宝。



DEVELOPER: **OXLEY RISING SDN BHD**
Unit 1-26, Level 26, NAZA Tower, Platinum Park
No. 10, Persiaran KLCC, 50088 Kuala Lumpur, Malaysia
Tel: +603 2161 8000 Fax: +603 2181 7463

Project development managed by
项目发展管理

PAVILION

+603 2161 8000
www.oxleytowers.com.my

Project Name: Menara Oxley • Developer: Oxley Rising Sdn. Bhd. (1053340-P), Unit 1-26, Level 26, NAZA Tower, Platinum Park, No. 10, Persiaran KLCC, 50088 Kuala Lumpur, Malaysia • Tel: +603 2181 735 • Fax: +603 2181 7463 • Developer's License No.: 19925/02-2032/0009(R) • Validity: 23/02/2025 - 22/02/2032 • Advertising & Sales Permit No.: 19925-1/02-2026/0028(R)-(S) • Validity: 23/02/2025 - 22/02/2026 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T3 OSC 2015 2770 • Land Tenure: Freehold • Land Encumbrances: Alliance Bank Malaysia Berhad • Type of Property: Serviced Suites • Expected Date of Completion: Dec-2025 • Bumiputera Discount: 5% • Total No. of Units: 390 units (Tower 1), 267 units (Tower 2) • Price: RM1,376,000.00 (Min.) - RM18,571,589.00 (Max.) (Tower 1); RM1,572,000.00 (Min.) - RM3,400,000.00 (Max.) (Tower 2) • Built-up Area: 565 sf (Min.), 5,167 sf (Max.) (Tower 1), 563 sf (Min.), 1,208 sf (Max.) (Tower 2)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

The information, specifications, perspectives and plans herein contained may be subject to amendments as may be required by the relevant authorities or the Developer's consultants. All specifications, drawings and plans are preliminary or artist's impressions only. While care has been taken to ensure the accuracy of images in this publication, some images may have been edited for marketing purposes and these images may not represent all the actual buildings and/or immediate surroundings of Oxley Towers and in providing the information, specifications, perspectives and plans herein contained the Developer shall not under any circumstances be held liable, responsible or accountable for any inaccuracies and revisions or changes that may be made from time to time and at any time, with or without notice being given by the Developer, or for any losses, liabilities and damages that may arise therefrom. SO/ Kuala Lumpur Residences is not owned, developed or sold by Accor or its affiliates. Oxley Rising Sdn. Bhd., a company organised under the laws of Malaysia, is independently owned and operated and is solely responsible for the ownership, development, and operation of this Project herein.