

Home in Malaysia

FREE AREA GUIDE · NOVEMBER 2026

Kuala Lumpur
new launch guide 2026

Malaysia's capital and its busiest new launch market. Foreign buyers look first at KL City Centre, Bukit Bintang and TRX for rental demand and the MRT and LRT network, and at Bangsar, Damansara Heights and Bukit Jalil for family living.

PROJECTS	STARTING FROM	FREEHOLD	COMPLETION
29	RM665,000	17 of 29	2019 – 2032

AT A GLANCE

All 29 projects side by side

PROJECT	FROM	SIZE	BEDROOMS	TENURE	COMPLETION	EST. MONTHLY*
Branniganz Suites @ Bukit Bintang Bukit Bintang	RM803,500	344 – 678 sqft	Studio – 2 Bedrooms	Leasehold	Q4 2028	RM2,750
Orion Residence Bukit Bintang	RM1,580,000	491 – 1,329 sqft	Studio – 3 Bedrooms (Dual Key)	Freehold	Completed	RM5,409
Pavilion Square Bukit Bintang	RM1,450,000	504 – 1,272 sqft	Studio – 3 Beds	Leasehold	Q4 2029	RM4,964
SWNK Houze @ BBCC Bukit Bintang	RM705,000	463 – 1,238 sqft	Studio – 3 Bedrooms (Dual Key)	Leasehold	Q4 2026	RM2,413
Times Square 2 Bukit Bintang	RM688,000	488 – 1,356 sqft	1 – 3 Bedrooms	Freehold	Oct 2027	RM2,355
Ascott Star Residence KL City Centre	On request	700 – 2,089 sqft	1 – 3+1 Bedrooms	Freehold	Completed	–
Centrix KL City Centre	RM857,000	564 – 1,039 sqft	Studio – 3 Beds	Leasehold 99 years	Est. 2028 – 2029	RM2,934
Clouthaus KL City Centre	RM1,410,000	549 – 1,216 sqft	1 – 3 Beds	Freehold	Q1 2029	RM4,827
Divine KL City Centre	RM997,000	502 – 1,319 sqft	1+1 – 3+1 Bedrooms	Leasehold	Q3 2032	RM3,413
Eaton Residence KL City Centre	RM1,300,000	635 – 2,831 sqft	1 – 4 Bedrooms	Leasehold 99 years	Completed (Q1 2021)	RM4,450
Jewel (Tower 2, Oxley Towers) KL City Centre	RM1,570,000	678 – 1,227 sqft	1 – 3+1 Bedrooms	Freehold	Completed	RM5,374
Phoeniz Suites @ KL City Centre KL City Centre	RM1,016,000	484 – 678 sqft	1 Bedroom (Dual Key available)	Freehold	60 months from APDL	RM3,478
Royal Lexis KL City Centre	RM1,897,000	573 – 1,155 sqft	1 Bedroom (Dual-Key avail.)	Freehold	Oct 2029	RM6,494
So/KL (Tower 1, Oxley Towers) KL City Centre	RM1,380,000	578 – 995 sqft	Studio – 2+1 Bedrooms	Freehold	Completed	RM4,724
The Conlay KL City Centre	RM1,490,000	635 – 1,335 sqft	1 – 2 Bedrooms	Freehold	2025	RM5,100
Core Residence TRX	RM1,500,000	622 – 1,572 sqft	1 – 3 Bedrooms	Freehold	Tower 1 & 2: Sept 2024 · Tower 3: Q3 2025	RM5,135
Golden Crown Residence TRX	RM1,280,000	624 – 1,023 sqft	1 – 2 Bedrooms	Leasehold	Target Dec 2026	RM4,382
MABA Suitez KL City Centre	RM699,000	323 – 657 sqft	Studio – 1+1 Bedrooms	Leasehold	60 months after APDL	RM2,393
Cappella Embassy KL City Centre	RM1,577,000	1,109 – 10,635 sqft	2 – 8+2 Bedrooms	Leasehold	Completed (VP 2019), refurbished Q4 2026	RM5,398
Khaya Residences KL City Centre	RM893,000	630 – 1,321 sqft	1 – 3+1 Bedrooms	Leasehold	Est. Q2 2029	RM3,057

FOREIGN BUYERS

Buying in Kuala Lumpur as a foreigner

Foreigners can buy strata homes from RM1,000,000. Every purchase needs state consent, and stamp duty on the transfer is a flat 8%.

Minimum price

Each state sets a minimum price for foreign buyers. Every unit in this guide is checked against the Kuala Lumpur minimum on our website.

State consent

Every foreign purchase needs approval from the state authority. Your lawyer applies for it after you sign the sale and purchase agreement.

Stamp duty

Foreign buyers pay a flat 8% stamp duty on the transfer, plus stamp duty on the loan agreement if you borrow.

Legal fees

Set by a fixed scale on the price. Some developers pay part of the legal fees on new launches; ask us which ones.

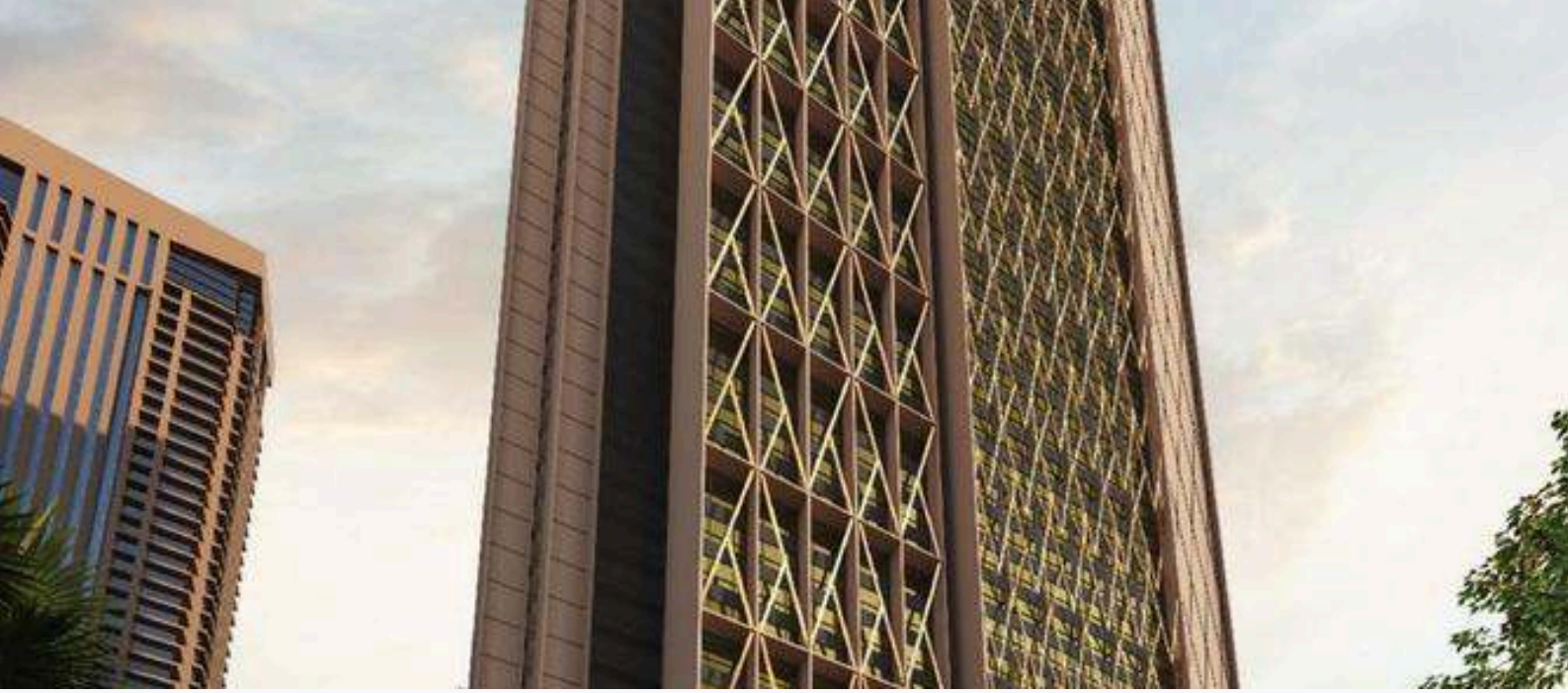
Financing

Malaysian banks lend to non-residents, usually up to 60% to 70% of the price, depending on your income and country.

MM2H

If you plan to live here, the MM2H pass needs a home above the tier minimum as well as the state minimum.

This is general information, not legal advice. Rules can change; we confirm the latest position for your case.



BUKIT BINTANG · UNDER CONSTRUCTION

Branniganz Suites @ Bukit Bintang

Bukit Bintang, Kuala Lumpur · EXSIM

FROM **RM803,500**	EST. MONTHLY **RM2,750**	SIZE **344 – 678 sqft**
BEDROOMS **Studio – 2 Bedrooms**	TENURE **Leasehold**	COMPLETION **Q4 2028**

Branniganz Suites @ Bukit Bintang is a 759-unit, single-tower development by EXSIM rising directly beside Berjaya Times Square in the heart of Kuala Lumpur's Bukit Bintang entertainment district. Its name draws on the Irish word "Branigan" — meaning full of energy and cheer — and the 51-level tower (marketed as a 50-storey property) splits Wing A Office Suites from Wing B Serviced Suites across a 0.56-acre site, with units ranging from a 344 sqft Studio Office to a 678 sqft 1-Bedroom Serviced Suite. EXSIM backs the launch with its Mana Mana Hospitality rental programme, offering Non-HDA buyers a 6% p.a. minimum rental return (or 80/20 profit sharing, whichever is higher) or, for the first 100 units, an 8% p.a. guaranteed rental return for 3 years, with HDA units earning a 4% p.a. minimum rental return or 80/20 profit sharing. All units come fully furnished by EXSIM.

- 759-unit EXSIM tower directly beside Berjaya Times Square and the Bukit Bintang Monorail
- Mana Mana Hospitality: MRR 6% p.a. (or 80/20 profit share) on Non-HDA units, or GRR 8% p.a. for the first 100 units
- Studio offices from 344 sqft to serviced suites at 678 sqft, fully furnished by EXSIM

Floor plans, photos and the full details: **homeinmalaysia.com/projects/branniganz-suites-bukit-bintang.html**



BUKIT BINTANG · COMPLETED

Orion Residence

Jalan Bukit Bintang, Kuala Lumpur · Welton Group (Orion Tower Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM1,580,000	**RM5,409**	**491 – 1,329 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 3 Bedrooms (Dual Key)	**Freehold**	**Completed**

Orion Residence is a freehold, 46-storey branded-residence tower off Jalan Bukit Bintang, developed by Welton Group. Designed around a double-volume cantilevered sky deck with an infinity pool, sky gym, haute-dining restaurants and a rooftop sky bar, it is positioned for both owner-occupiers and investors drawn to its hotel-style leaseback programme and panoramic KL City Centre/Petronas Towers views.

- Freehold tenure in the heart of Bukit Bintang
- Hotel-managed leaseback / rental programme
- Owners' Privileges: complimentary stays & F&B rebates
- Fully-furnished, dual-key options available

Floor plans, photos and the full details: **homeinmalaysia.com/projects/orion-residence.html**



BUKIT BINTANG · UNDER CONSTRUCTION

Pavilion Square

Jalan Raja Chulan, Bukit Bintang · Pavilion Group (Armani Hartajaya Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM1,450,000	**RM4,964**	**504 – 1,272 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 3 Beds	**Leasehold**	**Q4 2029**

Pavilion Square is a landmark high-rise development linked directly to Pavilion Kuala Lumpur via sky bridge, placing residents steps from the city's premier shopping and dining district.

- Direct sky-bridge link to Pavilion Mall
- Located on Jalan Raja Chulan in the heart of Bukit Bintang
- Mixed residential and office tower

Floor plans, photos and the full details: **homeinmalaysia.com/projects/pavilion-square.html**



BUKIT BINTANG · UNDER CONSTRUCTION

SWNK Houze @ BBCC

Bukit Bintang City Centre (BBCC), Kuala Lumpur · EcoWorld (BBCC Development Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM705,000	**RM2,413**	**463 – 1,238 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 3 Bedrooms (Dual Key)	**Leasehold**	**Q4 2026**

SWNK Houze @ BBCC is a 441-unit, single 30-storey serviced-suite tower by EcoWorld, forming Parcel 5 of the 19.4-acre Bukit Bintang City Centre (BBCC) integrated masterplan. The tower sits directly on BBCC's own transit hub, linked to the Hang Tuah Monorail station and the Merdeka MRT/LRT interchange, and is a 78-step walk from Mitsui Shopping Park LaLaport BBCC — the first LaLaport mall in Southeast Asia. Units range from a 463 sqft Studio to a 1,238 sqft Dual Key 3-Bedroom with its own garden, and residents share a Level 3 podium deck with an infinity pool, gymnasium, BBQ terraces, multipurpose hall and landscaped gardens.

- 441-unit EcoWorld tower inside the integrated BBCC masterplan, linked directly to Hang Tuah Monorail & Merdeka MRT/LRT
- 78 steps from Mitsui Shopping Park LaLaport BBCC — Southeast Asia's first LaLaport mall
- Studio to Dual Key 3-Bedroom layouts (463–1,238 sqft), several with a private garden or terrace

Floor plans, photos and the full details: **homeinmalaysia.com/projects/swnk-houze-bbcc.html**



BUKIT BINTANG · UNDER CONSTRUCTION

Times Square 2

Jalan Imbi, Bukit Bintang · Berjaya Times Square Sdn Bhd

FROM	EST. MONTHLY	SIZE
RM688,000	**RM2,355**	**488 – 1,356 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3 Bedrooms	**Freehold**	**Oct 2027**

Times Square 2 is a freehold, 41-storey mixed development by Berjaya Times Square Sdn Bhd, built right beside Imbi Monorail Station in the heart of Bukit Bintang. The single-block tower holds 629 residential units and 17 commercial units (including a sky restaurant) above 6 levels of carpark, with GreenRE Gold certification and a pet-friendly policy. Suites range from 488 sqft 1-bedroom units to 1,356 sqft 3-bedroom layouts, with a dedicated 7th-floor Urban Deck and 41st-floor Sky Deck for recreation and a 40-metre infinity pool framed by the KL skyline.

- 40m infinity pool and Sky Gym with uninterrupted KL skyline views
- Steps from Imbi Monorail Station, in the heart of Bukit Bintang
- Freehold, GreenRE Gold certified, from RM688K

Floor plans, photos and the full details: **homeinmalaysia.com/projects/times-square-2.html**



KL CITY CENTRE · COMPLETED

Ascott Star Residence

Jalan Yap Kwan Seng, KL City Centre, Kuala Lumpur · Symphony Life / UMLand (Star Development JV) (Alpine Return Sdn Bhd)

FROM	EST. MONTHLY	SIZE
On request	**–**	**700 – 2,089 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3+1 Bedrooms	**Freehold**	**Completed**

Ascott Star Residence is a completed freehold residential address on Levels 35 to 56 of a 58-storey tower in the heart of KL City Centre, Kuala Lumpur, part of a three-tower development of 1,510 units on 4 acres with a 6-storey signature retail boulevard. Layouts range from 700 sqft 1-bedroom homes to 2,089 sqft 3+1 bedroom residences, with a separate lift, 5 passenger lifts plus 1 bomba lift, and residential facilities including a swimming pool, gym and sky park.

- Completed and move-in ready freehold residences in a KL City Centre tower, with an actual unit to view
- Separate lift for residences on Levels 35 – 56, with multi-tier security
- Ten layouts from 700 to 2,089 sqft, from 1 bedroom to 3+1 bedrooms
- Fixtures and fittings: kitchen cabinet, hood and hob, oven, washer and dryer, wardrobes, air-conditioning to all bedrooms and water heater
- Facilities include swimming pool, gym, meeting rooms and a sky park; Star Boulevard signature retail below

Floor plans, photos and the full details: **homeinmalaysia.com/projects/ascott-star-residence.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Centrix

Jalan Ampang, KL City Centre · Intan Sekitar Sdn Bhd (Subsidiary of Crest Builder Bhd)

FROM	EST. MONTHLY	SIZE
RM857,000	**RM2,934**	**564 – 1,039 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 3 Beds	**Leasehold 99 years**	**Est. 2028 – 2029**

Centrix The Station, KL City Centre is a single 47-storey transit-oriented mixed development built directly above Kuala Lumpur's Dang Wangi LRT (KJ12) underground station, with retail and commercial space on its lower floors and 857 SOHO units from the 12th to 46th floor.

- Built directly above Dang Wangi LRT Station
- Approx. 900m to Petronas Twin Towers / Suria KLCC
- Single 47-storey TOD tower with dedicated facilities floors

Floor plans, photos and the full details: **homeinmalaysia.com/projects/centrix.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Clouthaus

Jalan P. Ramlee, KL City Centre · TA Global Bhd

FROM	EST. MONTHLY	SIZE
RM1,410,000	**RM4,827**	**549 – 1,216 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3 Beds	**Freehold**	**Q1 2029**

Clouthaus sits 30 steps from the Petronas Twin Towers, offering a rare freehold address within KL City Centre across two connected residential blocks.

- Freehold tenure
- 30 steps from the Petronas Twin Towers
- Two-block development on Jalan P. Ramlee

Floor plans, photos and the full details: **homeinmalaysia.com/projects/clouthaus.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Divine

Jalan Tun Razak, KL City Centre — 400m from Suria KLCC · Chin Hin Property

FROM	EST. MONTHLY	SIZE
RM997,000	**RM3,413**	**502 – 1,319 sqft**

BEDROOMS	TENURE	COMPLETION
1+1 – 3+1 Bedrooms	**Leasehold**	**Q3 2032**

Divine is an 83-storey, 1,033-unit landmark rising just 400m from the Petronas Twin Towers, linked to the Jalan Ampang–KL City Centre junction via a covered walkway. Developed by Chin Hin Property on 1.88 acres, the tower pairs interiors by Ministry of Design with landscaping by SD2 across four sky-high facility decks, crowned by Malaysia's first and tallest 360° rooftop bar.

- 400m from Suria KLCC, covered walkway to the KL City Centre junction
- Interiors by Ministry of Design, landscape by SD2
- Malaysia's first and tallest 360° rooftop bar

Floor plans, photos and the full details: **homeinmalaysia.com/projects/divine.html**



KL CITY CENTRE · COMPLETED

Eaton Residence

Jalan Kia Peng, KL City Centre · City View Ventures Sdn Bhd (GSH Corporation)

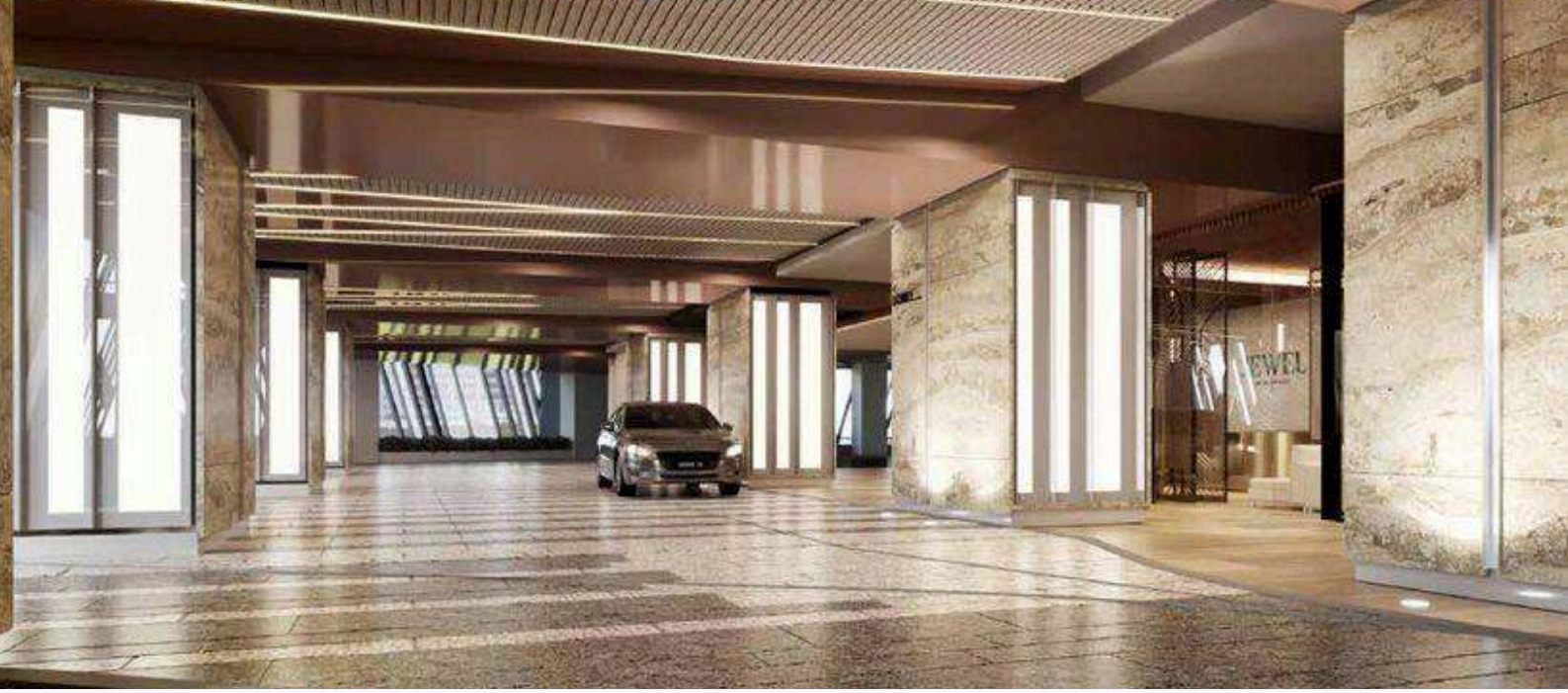
FROM	EST. MONTHLY	SIZE
RM1,300,000	**RM4,450**	**635 – 2,831 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 4 Bedrooms	**Leasehold 99 years**	**Completed (Q1 2021)**

Eaton Residences is a completed, 51-storey freehold-style (99-year leasehold) luxury serviced residence by City View Ventures Sdn Bhd (GSH Corporation / Naza), set on a 1.42-acre site on Jalan Kia Peng, within walking distance of the Petronas Twin Towers and Royal Selangor Golf Club. The single tower holds 632 units from 635 sqft 1-bedroom suites to 2,831 sqft 4-bedroom penthouses, anchored by a five-level facilities podium — Grand Oasis lobby, Adventure Meadow garden, Tranquil Plateau sky lounge, Sky Gym and the rooftop Sky Deck with its infinity pool — all positioned to capture KL City Centre and Royal Selangor Golf Club views.

- Completed, move-in ready, in the KL City Centre/Embassy Row precinct
- Sky Deck infinity pool and Sky Gym with Petronas Twin Towers views
- Leasehold 99 years (to 2114), from RM1.3M

Floor plans, photos and the full details: **homeinmalaysia.com/projects/eaton-residence.html**



KL CITY CENTRE · COMPLETED

Jewel (Tower 2, Oxley Towers)

Jalan Ampang, KL City Centre, Kuala Lumpur · Oxley Rising Sdn Bhd (Oxley Holdings)

FROM	EST. MONTHLY	SIZE
RM1,570,000	**RM5,374**	**678 – 1,227 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3+1 Bedrooms	**Freehold**	**Completed**

Jewel by Oxley KL City Centre is the 49-storey serviced-residence sister tower to So/KL within the Oxley Towers KL City Centre integrated development. Limited to 267 units, it offers a curated resort ambience with lush landscaped decks, a Level 7 Residents' Club and panoramic views of the Petronas Twin Towers and KLCC Park.

- Limited collection of 267 units
- Resort-style Level 7 Residents' Club
- Freehold, central KL City Centre address

Floor plans, photos and the full details: **homeinmalaysia.com/projects/jewel-tower-2-oxley-towers.html**



KL CITY CENTRE · NEW LAUNCH

Phoeniz Suites @ KL City Centre

KL City Centre, KL City Centre Fringe · EXSIM

FROM	EST. MONTHLY	SIZE
RM1,016,000	**RM3,478**	**484 – 678 sqft**

BEDROOMS	TENURE	COMPLETION
1 Bedroom (Dual Key available)	**Freehold**	**60 months from APDL**

Phoeniz Suites @ KL City Centre is a 53-storey, 394-unit freehold serviced suite development by EXSIM, designed by WDA Architects on a 0.56-acre site in the KL City Centre corridor. Built around a phoenix motif of renewal and rising fortunes, the single-tower project offers 1-bedroom suites from 484 sqft and 1-bedroom dual-key suites up to 678 sqft, with sky-level facilities including a sunset-facing infinity pool framed by the Petronas Twin Towers. EXSIM backs the launch with its Mana Mana Hospitality rental programme, letting buyers choose a 4% p.a. minimum rental return (or 80/20 revenue sharing, whichever is higher) or, for the first 100 units on a first-come basis, a 6% p.a. guaranteed rental return for 3 years.

- Sunset Sky Pool with uninterrupted Petronas Twin Towers views
- Dual-key suites eligible for Mana Mana Hospitality's 4% MRR/80-20 revenue share, or 6% GRR for the first 100 units
- Freehold title in the KL City Centre fringe from EXSIM, a GBI-award developer

Floor plans, photos and the full details: **homeinmalaysia.com/projects/phoeniz-suites-kl-city-centre.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Royal Lexis

Jalan Sultan Ismail, Bukit Bintang · KL Metro Group

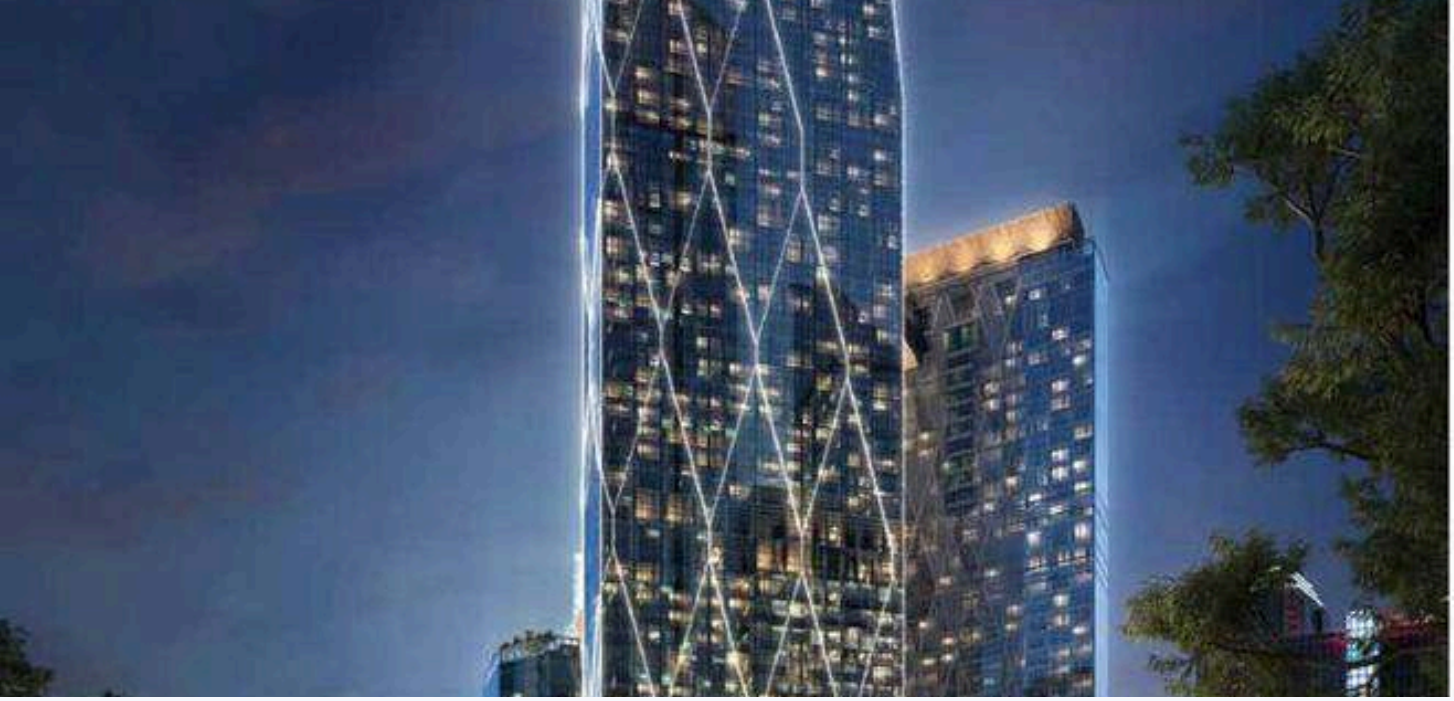
FROM	EST. MONTHLY	SIZE
RM1,897,000	**RM6,494**	**573 – 1,155 sqft**

BEDROOMS	TENURE	COMPLETION
1 Bedroom (Dual-Key avail.)	**Freehold**	**Oct 2029**

Royal Lexis is a freehold, Lexis Hotel Group-managed serviced residence on Jalan Sultan Ismail, where every single unit comes with its own private pool. Fully furnished with a 6% Guaranteed Rental Return for the first three years, it is built for both hands-off investors and professionals who want to live in the heart of the KL City Centre corridor.

- Private pool in every unit — a rare feature in KL
- 6% Guaranteed Rental Return for first 3 years
- Freehold hotel-managed residence by Lexis Hotel Group

Floor plans, photos and the full details: **homeinmalaysia.com/projects/royal-lexis.html**



KL CITY CENTRE · COMPLETED

So/KL (Tower 1, Oxley Towers)

Jalan Ampang, KL City Centre, Kuala Lumpur · Oxley Rising Sdn Bhd (Oxley Holdings)

FROM	EST. MONTHLY	SIZE
RM1,380,000	**RM4,724**	**578 – 995 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 2+1 Bedrooms	**Freehold**	**Completed**

So/KL is Asia's first SO/ lifestyle branded residence, forming the 78-storey hotel-and-residences tower of the Oxley Towers KL City Centre integrated development. Managed under AccorHotels' SO/ brand, it pairs fashion-inspired interiors with Malaysia's highest residential swimming pool, two sky decks and a sky garden — all within walking distance of the Petronas Twin Towers and KLCC Park.

- Asia's first SO/ lifestyle branded residence
- Malaysia's highest residential swimming pool
- Freehold, central KL City Centre address

Floor plans, photos and the full details: **homeinmalaysia.com/projects/so-kl-tower-1-oxley-towers.html**



KL CITY CENTRE · COMPLETED

The Conlay

Embassy Row, KL City Centre · E&O x Mitsui Fudosan

FROM	EST. MONTHLY	SIZE
RM1,490,000	**RM5,100**	**635 – 1,335 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 2 Bedrooms	**Freehold**	**2025**

The Conlay (Conlay Signature Suites) is a completed, freehold residence by E&O in partnership with Mitsui Fudosan, designed by the late Kerry Hill Architects in the heart of KL's Golden Triangle on Jalan Conlay. Finished with Japandi interiors and GBI Gold-certified sustainable design, residents enjoy three dedicated facility floors — including sky dining and an infinity pool overlooking the Petronas Twin Towers.

- Kerry Hill-designed architecture in KL's Golden Triangle
- Sky dining & infinity pool with Petronas Twin Towers views
- Completed, Freehold, move-in ready

Floor plans, photos and the full details: **homeinmalaysia.com/projects/the-conlay.html**



TRX · COMPLETED

Core Residence

Tun Razak Exchange (TRX), Kuala Lumpur · Core Precious Development Sdn Bhd

FROM	EST. MONTHLY	SIZE
RM1,500,000	**RM5,135**	**622 – 1,572 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3 Bedrooms	**Freehold**	**Tower 1 & 2: Sept 2024 · Tower 3: Q3 2025**

Core Residence is a freehold address in Kuala Lumpur's Golden Triangle, next to the Tun Razak Exchange (TRX) financial district. Three towers on 1.65 acres — Towers 1 & 2 (580 units, 50 levels) and the boutique Tower 3 (120 units, 44 levels, fully furnished) — with a Level 7 podium and rooftop facilities and GreenRE-oriented sustainable design.

- Freehold residential-tower address beside TRX in the Golden Triangle
- Towers 1 & 2 from 622 sqft (about RM2,171 psf, gross); Tower 3 from RM2.01 mil (about RM2,807 psf, gross)
- Tower 1 & 2 units are partially furnished with Teka kitchen appliances, washer-dryer and wardrobes; Tower 3 is fully furnished
- Level 7 podium and rooftop facilities; 1 car park per unit (except Tower 3 Type A3)

Floor plans, photos and the full details: **homeinmalaysia.com/projects/core-residence.html**



TRX · UNDER CONSTRUCTION

Golden Crown Residence

Jalan Tun Razak, adjacent to TRX, Kuala Lumpur · Golden Eagle Group

FROM	EST. MONTHLY	SIZE
RM1,280,000	**RM4,382**	**624 – 1,023 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 2 Bedrooms	**Leasehold**	**Target Dec 2026**

Golden Crown Residence is a 60-storey, 490-unit tower in a mixed-use development on Jalan Tun Razak, directly beside the Tun Razak Exchange (TRX). Part of a 2-acre site with hotel and office towers, it offers an underground connection to the MRT 1 & 2 interchange and The Exchange TRX mall, with an infinity pool and sky facilities on Levels 58–59.

- Transit-oriented address beside TRX with a direct underground connection to the MRT 1 & 2 interchange and The Exchange TRX
- 60-storey, 490-unit tower in a mixed-use development with hotel and office towers
- 1 to 2-bedroom homes from 624–1,023 sqft, from RM1,280,000 (gross), including a dual-key Type C
- Partly furnished: kitchen cabinet, hob & hood, oven, fridge, washer-dryer, air-conditioning, wardrobes, water heater and digital lockset
- Level 58–59 sky facilities: infinity pool, wading pool, pool deck, BBQ terrace, gym, library and games room

Floor plans, photos and the full details: **homeinmalaysia.com/projects/golden-crown-residence.html**



KL CITY CENTRE · COMING SOON

MABA Suitez

Jalan Hang Jebat, KL City Centre · EXSIM (JV with Malaysian Basketball Association) (Exsim Development Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM699,000	**RM2,393**	**323 – 657 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 1+1 Bedrooms	**Leasehold**	**60 months after APDL**

MABA Suitez is a two-tower service apartment and office suite development in the heart of Kuala Lumpur's city centre, directly beside Menara Merdeka Maybank. Tower A (54 storeys) and Tower B (50 storeys) hold 914 units on 1.328 acres, from 323 sqft office-suite studios to 657 sqft dual-key suites, with Merdeka MRT station about 160m (a 2-minute walk) away.

- Prestigious city-centre address beside Menara Merdeka Maybank, with Merdeka MRT about 160m away
- 914 units across two towers: office suites, 1+1 room suites and dual-key suites
- Dual-key Type C (657 sqft, 1 room, 2 baths) for flexible living or rental use
- Professionally managed, thoughtfully designed layouts for investment performance
- Sky facilities on Levels 47 & 50 (Tower B) and 53–53A (Tower A), plus podium facilities and basketball court on Level 6

Floor plans, photos and the full details: **homeinmalaysia.com/projects/maba-suitez.html**



KL CITY CENTRE · COMPLETED

Cappella Embassy

Jalan Ampang, Kuala Lumpur · TSLAW Land

FROM	EST. MONTHLY	SIZE
RM1,577,000	**RM5,398**	**1,109 – 10,635 sqft**

BEDROOMS	TENURE	COMPLETION
2 – 8+2 Bedrooms	**Leasehold**	**Completed (VP 2019), refurbished Q4 2026**

Cappella Embassy is TSLAW Land's reimagining of the former D'Rapport, set on 9.12 acres along Jalan Ampang in Kuala Lumpur's embassy corridor. Five towers of up to 38 storeys hold 1,099 condominium units, plus 43 retail shops and offices, with layouts from 1,109 sqft 2-bedroom homes to 10,635 sqft. Priced from RM1,577,000 (gross, about RM970 – 1,050 psf), it offers over 50 indoor and outdoor facilities across 280,000 sqft, including a sky bar and observatory deck.

- Landmark address on Jalan Ampang, KL's embassy row, close to KLCC, Ampang Park MRT and Avenue K
- 5 towers on 9.12 acres with 1,099 residences, plus 43 retail shops and offices
- Spacious layouts from 1,109 sqft 2-bedroom homes to 2,260 sqft 3+1-bedroom homes, with larger units up to 10,635 sqft
- Over 50 indoor and outdoor facilities across more than 280,000 sqft of designed space
- Block E rooftop (Level 38A): sky bar, sky garden, sky wellness deck, sky terrace party deck, observatory deck and pool
- Level 5 outdoor gardens: tennis court, basketball court, swimming pool, forest trail, tai chi walk, hydrotherapy centre and kids' playground
- Indoor facilities: gym, golf simulator, games room, badminton and squash courts, co-working lounge, karaoke and gaming room
- Refurbished by TSLAW Land (Q4 2026); minimum 2 car park bays per unit

Floor plans, photos and the full details: **homeinmalaysia.com/projects/cappella-embassy.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Khaya Residences

Bangsar, Kuala Lumpur · Melati Ehsan Group (Bayu Mantap Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM893,000	**RM3,057**	**630 – 1,321 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3+1 Bedrooms	**Leasehold**	**Est. Q2 2029**

Khaya Residences is a 61-storey leasehold serviced residence of 795 units on 3.88 acres in Bangsar, Kuala Lumpur, with 15,000 sqft of retail space. Homes range from 630 sqft 1-bedroom units to 1,321 sqft 3-bedroom residences, from RM893,000 (gross, from about RM1,157 psf), and come partially furnished. Facilities spread over 40 recreational features include a 50m infinity lap pool at Level 8, a rooftop gym at Level 60 and a Sky Lawn at Level 61.

- Bangsar address in a 61-storey, 795-unit serviced residence on 3.88 acres
- Twelve layouts from 630 to 1,321 sqft, from 1 to 3+1 bedrooms
- Partially furnished: kitchen cabinet, hood and hob, air-conditioning, built-in water heater, sanitary wares and fittings, fridge and digital lockset
- Level 8 hub with 50m infinity lap pool, pickleball court, sauna, co-working lounge and Twilight Garden; Sky Gym at Level 60 and Sky Lawn at Level 61
- Provisional GreenRE certified, multi-tier security, over 40 recreational facilities

Floor plans, photos and the full details: **homeinmalaysia.com/projects/khaya-residences.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Parkside Residence

Bangsar / Pantai Baru, Kuala Lumpur

FROM	EST. MONTHLY	SIZE
RM665,000	**RM2,276**	**485 – 1,325 sqft**

BEDROOMS	TENURE	COMPLETION
1 – 3 Bedrooms	**Leasehold**	**Est. Q1 2030**

Parkside Residence is a 62-storey leasehold tower of 693 units on 1.18 acres in Kuala Lumpur, overlooking a central park. Homes range from 485 sqft 1-bedroom flexi units to 1,325 sqft 3-bedroom residences, from RM665,000 (gross), with 14 units per floor served by 7+1 lifts and multi-tier security with facial recognition at the lift lobbies. Units are partially furnished and the development targets GreenRE Gold (provisional).

- 62-storey tower on a central park setting, 693 units on 1.18 acres
- Nine layouts from 485 to 1,325 sqft, 1 to 3 bedrooms
- Partially furnished: digital lockset, kitchen cabinet and appliances, air-conditioning, wardrobe, bathroom fittings and water heater
- Multi-tier security with facial recognition at lift lobbies; 7+1 lifts, 14 units per floor
- GreenRE Gold (provisional) with 7 elevated car park levels and 3 basement levels

Floor plans, photos and the full details: **homeinmalaysia.com/projects/parkside-residence.html**



DAMANSARA HEIGHTS · UNDER CONSTRUCTION

111 Menerung

Damansara Heights, Kuala Lumpur · BRDB Developments Sdn Bhd

FROM	EST. MONTHLY	SIZE
RM1,745,000	**RM5,973**	**1,001 – 3,714 sqft**

BEDROOMS	TENURE	COMPLETION
2 – 3+1 Bedrooms	**Freehold**	**Est. Q1 2027**

111 Menerung is a low-density freehold development of 111 residences in 23 storeys on 0.83 acres in Damansara Heights, Kuala Lumpur, with only 6 to 10 units per floor and 4 lifts. Homes range from 1,001 sqft to 3,714 sqft, 2 to 3+1 bedrooms, from RM1,745,000 (gross, from about RM1,680 psf), with multi-tier security and 1 to 3 car parks per unit.

- Low-density freehold boutique tower: 111 units, 23 storeys, 6 to 10 units per floor
- Sizes from 1,001 to 3,714 sqft, 2 to 3+1 bedrooms
- 1 car park (Type M1), 2 car parks (Types M2 and M3) or 3 car parks (Type L), side by side
- Estimated maintenance of RM0.95 psf including sinking fund
- Established Damansara Heights address

Floor plans, photos and the full details: **homeinmalaysia.com/projects/111-menerung.html**



DAMANSARA HEIGHTS · COMING SOON

Imperial Residence Pavilion Damansara Heights

Damansara Heights, Kuala Lumpur · Pavilion Group

FROM	EST. MONTHLY	SIZE
On request	**–**	**3,380 – 7,459 sqft**

BEDROOMS	TENURE	COMPLETION
Luxury Residences	**Freehold**	**TBC**

Imperial Residence is a 50-storey freehold luxury residential tower of only 154 units within the 16-acre Pavilion Damansara Heights masterplan. Typical residences of 3,380 and 4,090 sqft offer three to four ensuites with a lanai, with penthouses of 7,459 sqft above. Residents enjoy a Level 6 courtyard with a leisure pool and function spaces, and The Sky at Level 50 with a heated lap pool, sky lounge and spa facilities.

- Freehold luxury residences in Damansara Heights, Kuala Lumpur
- Only 154 units across 50 storeys
- Four typical layouts of 3,380 and 4,090 sqft, each with a lanai, plus 7,459 sqft penthouses
- Level 6 Courtyard with leisure pool, children's pool, function room with gourmet kitchen and The Club
- The Sky at Level 50 with heated lap pool, sky terrace, sky lounge, gymnasium and spa
- Pavilion Concierge Services exclusively for residents

Floor plans, photos and the full details: **homeinmalaysia.com/projects/imperial-residence-pavilion-damansara-heights.html**



DAMANSARA HEIGHTS · COMING SOON

Royal Suites Pavilion Damansara Heights

Damansara Heights, Kuala Lumpur · Pavilion Group

FROM	EST. MONTHLY	SIZE
On request	**–**	**452 – 1,679 sqft**

BEDROOMS	TENURE	COMPLETION
Suite – 3 Bedrooms	**Freehold**	**TBC**

Royal Suites is a 51-storey freehold residential tower of 490 units within the 16-acre Pavilion Damansara Heights masterplan, directly linked to the Pavilion Damansara Heights MRT station and a lifestyle mall of over 1 million sq. ft. Layouts range from 452 sqft suites to 1,679 sqft dual-key residences, with a courtyard and pool deck on Level 6 and a heated sky pool, sky lounge and spa facilities on Level 51. Residents also enjoy Pavilion Concierge Services.

- Freehold residences in Damansara Heights, Kuala Lumpur
- Ten layouts from 452 sqft suites to 1,679 sqft dual-key homes, including 1 to 3 bedroom options
- Level 6 courtyard with lap pool, children's pool, BBQ terrace, function room with gourmet kitchen and games room
- Level 51 sky facilities: heated lap pool, jacuzzi, sky lounge, gymnasium, yoga studio, sauna and steam room
- Pavilion Concierge Services exclusively for residents

Floor plans, photos and the full details: **homeinmalaysia.com/projects/royal-suites-pavilion-damansara-heights.html**



BUKIT JALIL · UNDER CONSTRUCTION

OAKA Residences

Bukit Jalil, Kuala Lumpur · Berjaya Hartanah Berhad

FROM	EST. MONTHLY	SIZE
RM836,000	**RM2,862**	**882 – 1,423 sqft**

BEDROOMS	TENURE	COMPLETION
2 – 3 Bedrooms	**Freehold**	**Est. Q1 2028**

OAKA Residences is Berjaya Hartanah's freehold twin-tower address in Bukit Jalil, set on 2.2 acres beside Bukit Jalil Golf & Country Resort with a KL skyline backdrop. 350 units across Block A and Block B (175 each, 6–30 storeys) are complemented by a Level 5 facilities deck anchored by an infinity pool and rooftop sky lounges, with IMU University, Columbia Asia Hospital and Pavilion Bukit Jalil all within minutes.

- Freehold twin-tower development by Berjaya Hartanah Berhad — 350 units on 2.2 acres beside Bukit Jalil Golf & Country Resort
- 2 to 3-bedroom units from 882–1,423 sqft, from RM836,000 (gross); all units come with storage/utility room and balcony or lanai
- GreenRE Gold certified, pet-friendly community with 2–3 parking bays per unit
- Level 5 facilities deck: Infinity Pool, Pool Pavilion, Viewing Gazebo, Wading Pool, Gymnasium, Theatre Room, BBQ Deck & Playground, Hammock Lawn; plus Rooftop Sky Garden and Sky Lounges
- Minutes from IMU University, Columbia Asia Hospital, Bukit Jalil National Stadium and Pavilion Bukit Jalil; close to Sri Petaling and Awan Besar LRT stations

Floor plans, photos and the full details: **homeinmalaysia.com/projects/oaka-residences.html**



BUKIT JALIL · COMING SOON

The Queenswoodz

Bukit Jalil, Kuala Lumpur · EXSIM (EXSIM Bukit Jalil Link Sdn Bhd)

FROM **RM723,300**	EST. MONTHLY **RM2,476**	SIZE **807 – 1,410 sqft**
BEDROOMS **2+1 – 4 Bedrooms**	TENURE **Leasehold**	COMPLETION **52 Months After APDL**

The Queenswoodz is EXSIM's newest address in Bukit Jalil City — a 1,004-unit, two-tower residence built around the idea of "the feminine sensuality to a masculine legacy": flowing curves balanced against strong vertical lines, set on 3.44 acres just steps from Bukit Jalil Golf & Country Resort and the LRT Awan Besar station.

- Rare 3.44-acre site in established Bukit Jalil City
- Walking distance to LRT Awan Besar and major highways
- Resort-style facilities across 4 levels, including sky lounges on Level 50 & 51
- GreenRE eco-responsible developer (EXSIM)

Floor plans, photos and the full details: **homeinmalaysia.com/projects/the-queenswoodz.html**



KL CITY CENTRE · UNDER CONSTRUCTION

Dawn KL City Centre

Jalan Kampung Baru, KL City Centre, Kuala Lumpur · Chin Hin Property (Dawn Land Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM717,000	**RM2,454**	**350 – 804 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 2 Bedrooms (incl. Dual Key)	**Freehold**	**Est. 2029**

Dawn KL City Centre is a freehold development on the edge of Kampung Baru, about 385 m from KL City Centre LRT station, with views towards the Petronas Twin Towers, Merdeka 118 and KL Tower. It has two parts: 468 Lifestyle Suites over 22 floors and 492 serviced apartments over 42 floors, with 5 layout types from 350 sqft studios to 804 sqft dual-key homes, and sky facilities on Levels 9 and 22.

- City-centre address beside the Saloma Link to KL City Centre Park, with the AKLEH highway at the doorstep
- Walking distance to KL City Centre and Kampung Baru
- Level 9 facilities: sport and badminton courts, co-working space, games room, kids' play gym and water play
- Level 22 facilities: swimming pool, shallow and wading pools, jacuzzi, floating gym and function room
- Dual-key Types B and C4 split into two units with their own bathrooms

Floor plans, photos and the full details: **homeinmalaysia.com/projects/dawn-kl-city-centre.html**



KL CITY CENTRE · NEW LAUNCH

Hanaz Suites @ KL City Centre

Lorong Yap Kwan Seng, KL City Centre, Kuala Lumpur · EXSIM (Sunrise Charm Sdn Bhd)

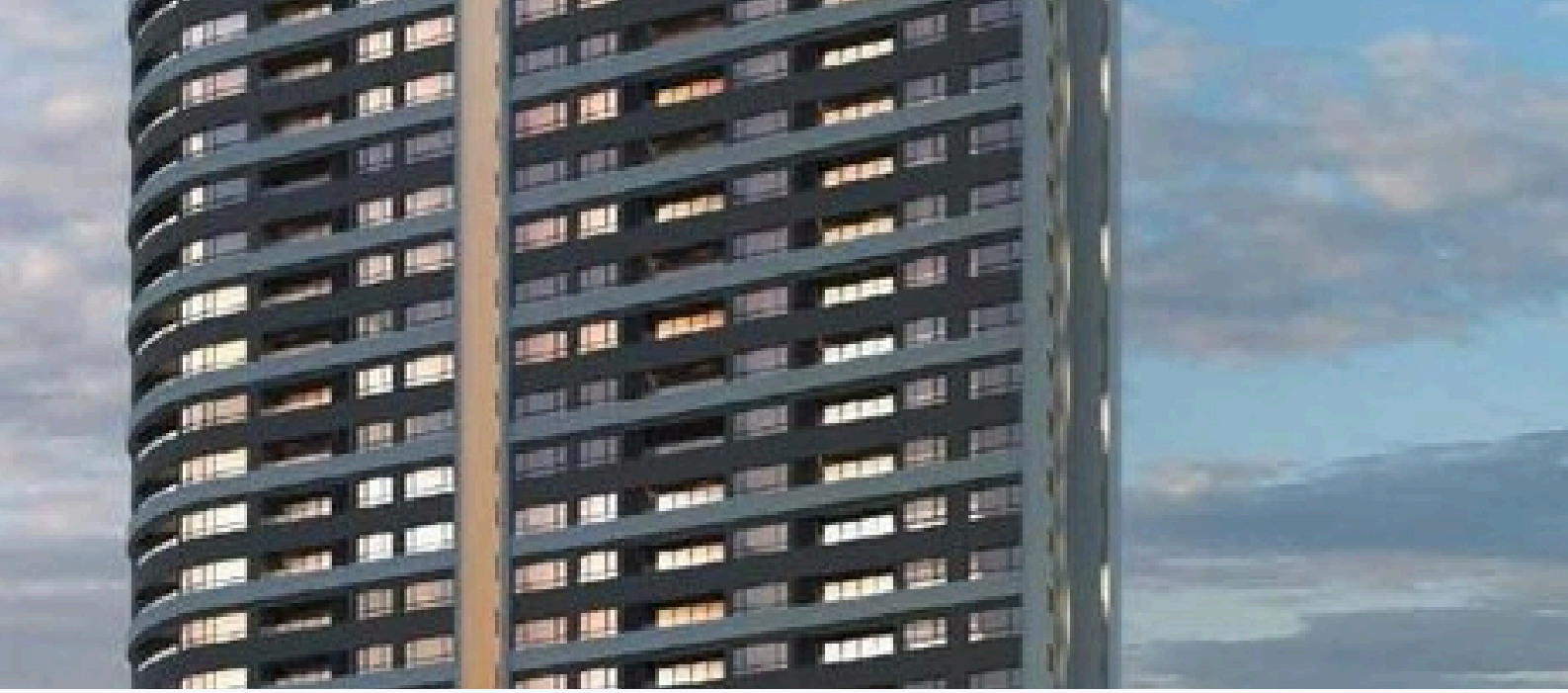
FROM	EST. MONTHLY	SIZE
RM756,200	**RM2,589**	**323 – 657 sqft**

BEDROOMS	TENURE	COMPLETION
Studio – 2 Bedrooms	**Freehold**	**48 months after APDL**

Hanaz Suites is a freehold, Japanese-inspired tower of serviced suites and office suites in KL City Centre, close to the Petronas Twin Towers and Avenue K. Its 45 storeys hold 270 units from 323 sqft studio office suites to 657 sqft serviced suites, with a double-sided Sakura and Sensu sky pool on Level 42 and sky facilities on Levels 40 and 43.

- Prime KL City Centre address near the Petronas Twin Towers, Avenue K and Four Seasons Hotel
- Japanese-inspired design with a concierge lobby and floor-to-ceiling windows
- Sky facilities: dual sky pool, pool deck, meeting space, mind space, party lounge and sky fitness
- Furnished with air-conditioners, pantry cabinet, fridge, microwave, smart TV, wardrobe and bed
- GreenRE-minded design by EXSIM

Floor plans, photos and the full details: **homeinmalaysia.com/projects/hanaz-suites-kl-city-centre.html**



BUKIT JALIL · UNDER CONSTRUCTION

Park Green Pavilion Bukit Jalil

Bukit Jalil City, Kuala Lumpur · Malton Berhad (Regal Path Sdn Bhd)

FROM	EST. MONTHLY	SIZE
RM1,209,100	**RM4,139**	**1,201 – 1,905 sqft**

BEDROOMS	TENURE	COMPLETION
3 – 4 Bedrooms	**Freehold**	**Q2 2029**

Park Green is the final residential tower of Bukit Jalil City, the freehold 50-acre integrated township by Malton. Two wings of 47 floors hold 453 freehold family homes from 1,201 to 1,905 sqft, with panoramic views over the 80-acre Bukit Jalil Recreational Park, a dedicated pedestrian bridge to Pavilion Bukit Jalil and concierge services for residents.

- Freehold, residential title in an award-winning integrated township (Bukit Jalil City)
- Steps from Pavilion Bukit Jalil, the FIABCI World Prix d'Excellence 2024 Gold winner for retail
- Panoramic park views from the balcony, with access to the 80-acre Bukit Jalil Recreational Park
- Kitchen cabinets with hood and hob, air-conditioners in the living room and all bedrooms, a washer-dryer and a digital lockset
- Concierge services, with a mix of complimentary and on-demand services

Floor plans, photos and the full details: **homeinmalaysia.com/projects/park-green-pavilion-bukit-jalil.html**

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