

THE VÉO

KUALA LUMPUR

Undeniably Unique High-Rise Living

1800 88 1118
www.simedarbyproperty.com



No of Units: 116 • Type: Condominium • Date of Completion: May 2016 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No: 597-9/09-2017/1311 • Validity: 01/10/2012 – 30/09/2017 • Advertising & Sales Permit No : 597-9/10-2015/02301 (P) • Validity: 16/10/2014– 15/10/2015 • Appropriate Authority which Approves the Building Plans : Dewan Bandaraya Kuala Lumpur • Reference No.: (13) dlm.BP U2OSC 2011 4180 • Developed by: Sime Darby Melawati Development Sdn. Bhd. (Co. No. 15228-T), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM 480,888 (min)– RM 3,282,088 (max)• 5% Bumiputera Discount (Quota applies)

KL
east
MELAWATI



KL East— An extraordinary place for extraordinary people

KL East is a new 153-acre urban integrated township development within the Kuala Lumpur city limits. Its natural backdrop is the Klang Gates Quartz Ridge – the longest in the world. This all high-rise development consists of modern and green residential, office and commercial towers, a boutique retail and lifestyle mall and a unique rainforest eco quartz park. Some of the park facilities will include ecolabs, 2 look out points, jungle trekking, mountain biking trails and zip lines.

KL East is also a Transit Adjacent Development (TAD). It is a 10-minute walk from KL East to the Gombak Transit Terminal via covered walkways and cycle lanes for efficient commuting to the city.

Green open spaces
83 acres
of gardens, parks
and forest

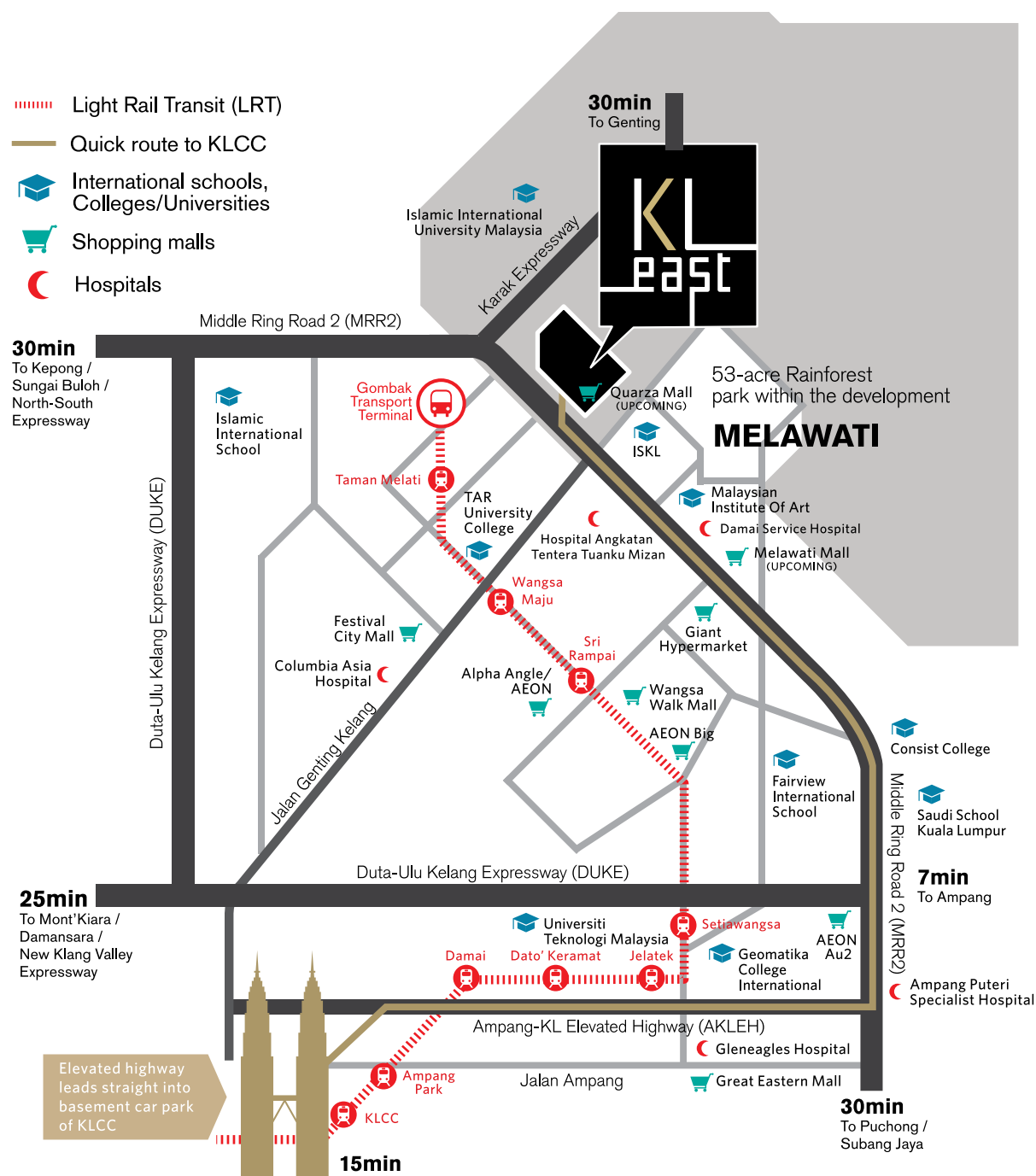
53-acre
KL East
Rainforest Quartz Park
(First of its kind in the city)

Time
15 min
drive from KLCC

10 min
walk to Gombak
LRT station

Legend

- | | |
|---|-----------------------------------|
| 1. The Véo Kuala Lumpur | A. 53-acre Rainforest Quartz Park |
| 2. Lifestyle Retail Mall | B. Klang Gates Quartz Ridge |
| 3. Lifestyle Serviced Suites | C. Klang Gates Lake |
| 4. Office Tower | |
| 5. Residential Suites | |
| 6. Residential Suites | |
| 7. Residential Suites | |
| 8. Residential Suites | |
| 9. KL East Interchange | |
| 10. Covered pedestrian walkway & cycle lane | |



By Car

Easy access from major highways

- Middle Ring Road 2 (MRR2)
- Duta-Ulu Kelang Express (DUKE)
- Ampang-KL Elevated Highway (AKLEH)
- Kuala Lumpur Outer Ring Road (KLORR)



By Rail

Easy accessibility via Gombak Transit Terminal

Close to Gombak Transit Terminal, final stop on RapidKL Kelana Jaya Line serving KLCC station.



By Foot / Bicycle

10-minute walk from KL East to the Gombak Transit Terminal via covered walkways and cycle lanes



Education Institution

4 + 6 Universities and Colleges

- Islamic International University Malaysia
- Islamic International School
- TAR University College
- International School of Kuala Lumpur (ISKL)
- Malaysia Institute of Art
- Fairview International School
- Consist College
- Saudi School Kuala Lumpur
- Universiti Teknologi Malaysia
- Geomatika College International



Shopping Malls

7+2 Supermarkets & Hypermarkets

- Quarza Mall (upcoming)
- Melawati Mall (upcoming)
- Giant Hypermarket
- Festival Mall
- Alpha Angle/AEON
- Wangsa Walk Mall
- AEON Big
- AEON Au2
- Great Eastern Mall



Hospitals

5 Hospitals

- Damai Service Hospital
- Hospital Angkatan Tentera Tuanku Mizan
- Columbia Asia Hospital
- Ampang Puteri Specialist Hospital
- Gleneagles Hospital

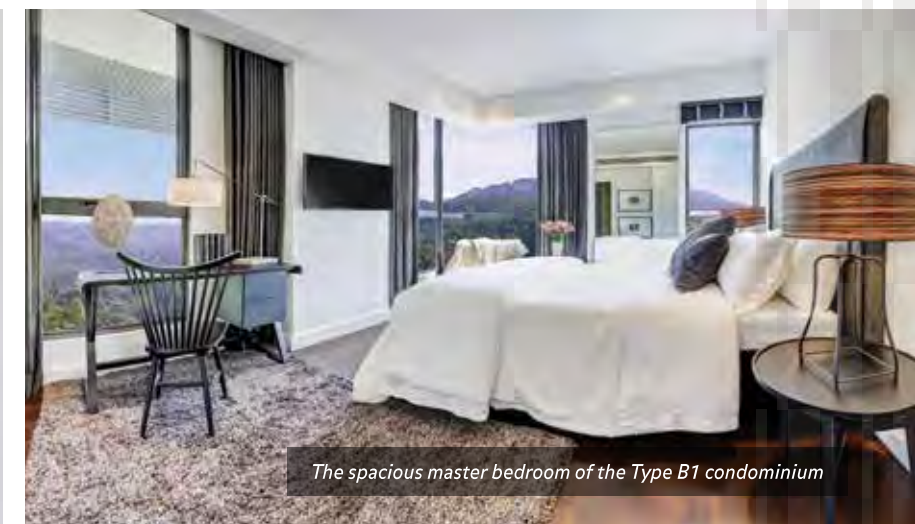
The Véo Kuala Lumpur

KL EAST's inaugural residential towers

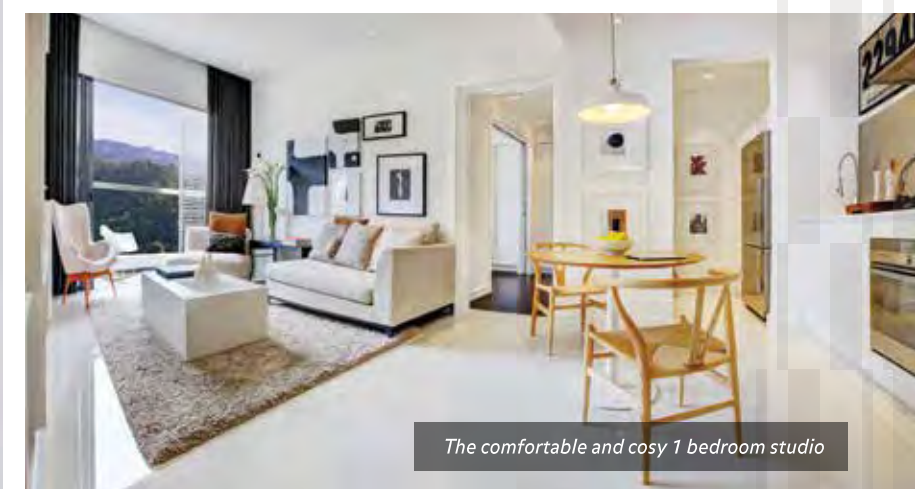




Airy living spaces bathed in natural light



The spacious master bedroom of the Type B1 condominium



The comfortable and cosy 1 bedroom studio

Inspired by the world's longest quartz ridge and designed by renowned London-based architects, The Véo Kuala Lumpur personifies modern contemporary living with the benefits of being both in the city and right next door to world class nature.

These 30-storey residential twin towers offer 175 stylish condominiums each with a choice of layout designs. Whether it is contemporary Studios, 3 bedroom units, Dual-key condominiums or Duplexes with private decks that you prefer, all units offer spacious open plan living spaces with unique ultra-sized balconies spanning each unit's full width – an exclusive design feature.

- Freehold
- Range of layouts to choose from
- Breathtaking views of the Klang Gates quartz ridge and glittering KL city skyline
- Full kitchen and equipment package with hood & hob, oven, fridge plus washing machine and dryer
- Full condominium facilities served with High Speed Broadband WI-FI
- Safe and secure environment with access card controlled entry, state-of-the-art electronic surveillance systems and manual guard patrols
- Immense potential for real estate appreciation and high returns of investments

- The Véo won two awards at the South East Asia Property Awards 2014
 - Best Mid-Range Condo Development in Central Malaysia
 - Best Residential Interior Design





Floor Plans & Specifications

THE VÉO KUALA LUMPUR

2
luxury
residential towers

350
units

6 core
layout designs

Built-up
735 sq ft – 3836 sq ft

Ultra sized
balcony

Open plan
design

Community
sky gardens
sky garden on
each tower

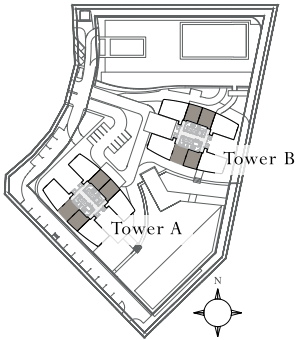
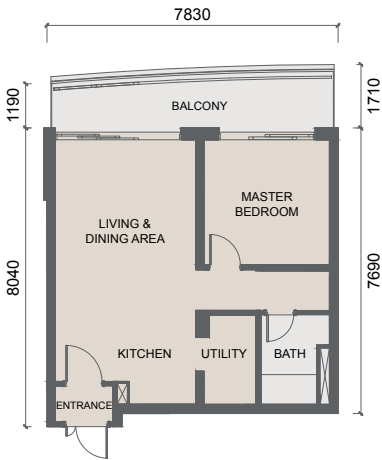
3-tier
security system

Comprehensive
condominium facilities

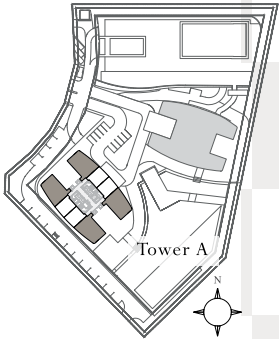
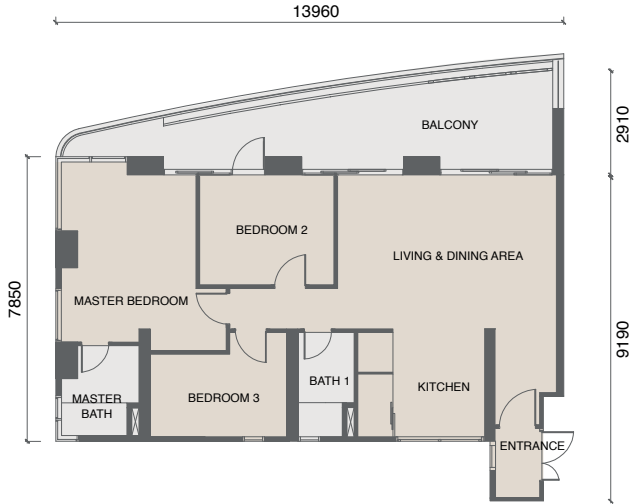
FLOOR PLANS

TYPE A 1-Bedroom Studio Levels 1–18
753 sf

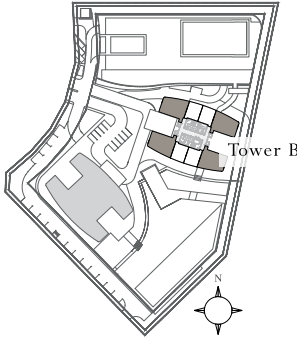
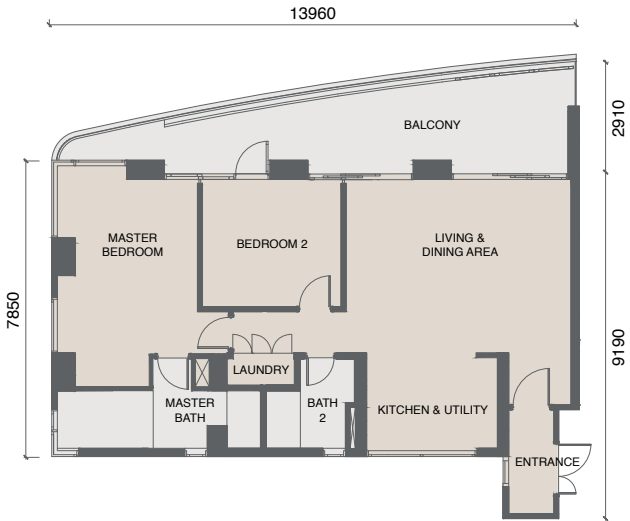
SOLD OUT



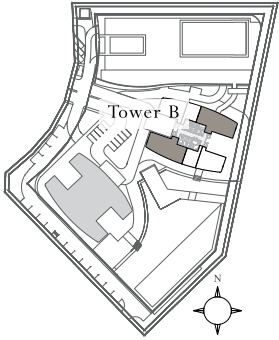
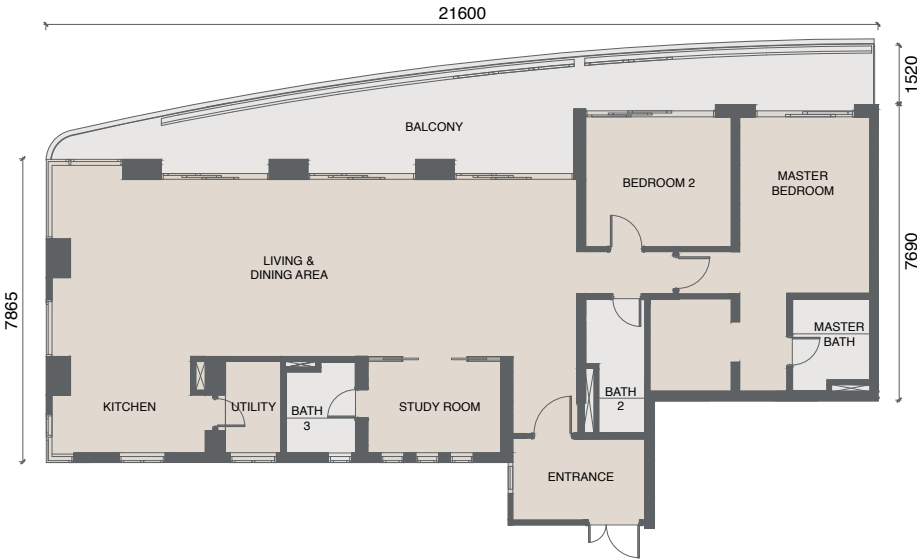
TYPE B 1 3-Bedrooms Levels 1–18
1,442 sf *(only applicable to Tower A)*



TYPE B 2-Bedroom Studio Levels 1–18
1,442 sf *(only applicable to Tower B)*



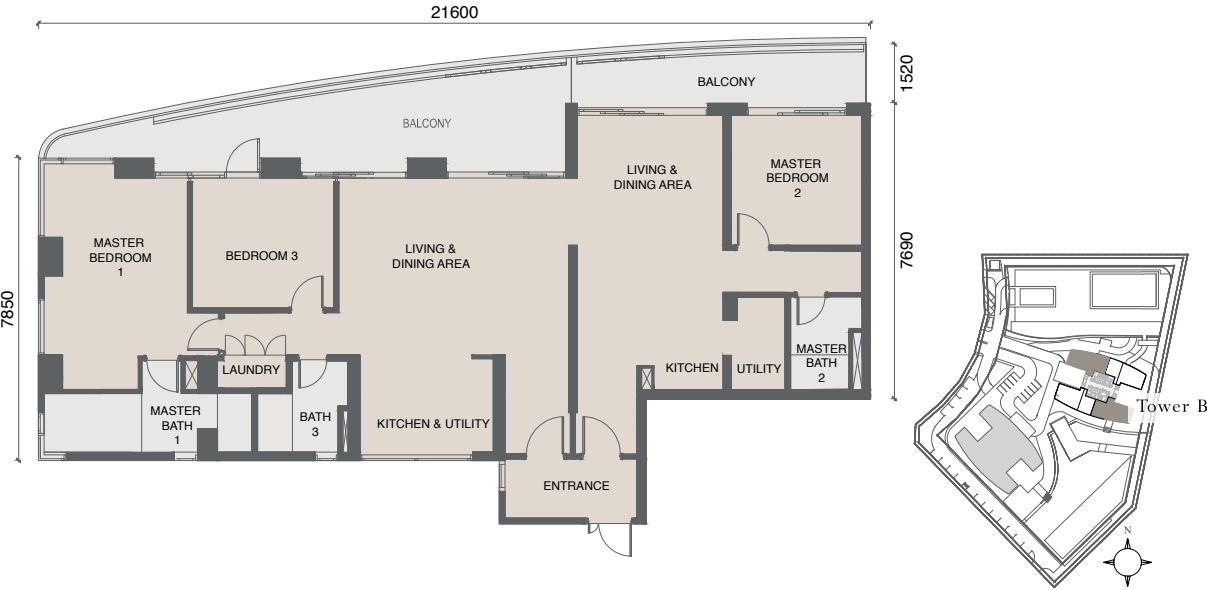
TYPE C 3-Bedrooms 1 Study with en-Suite 1 Utility Level 19–22
2,271 sf *(only applicable to Tower B)*



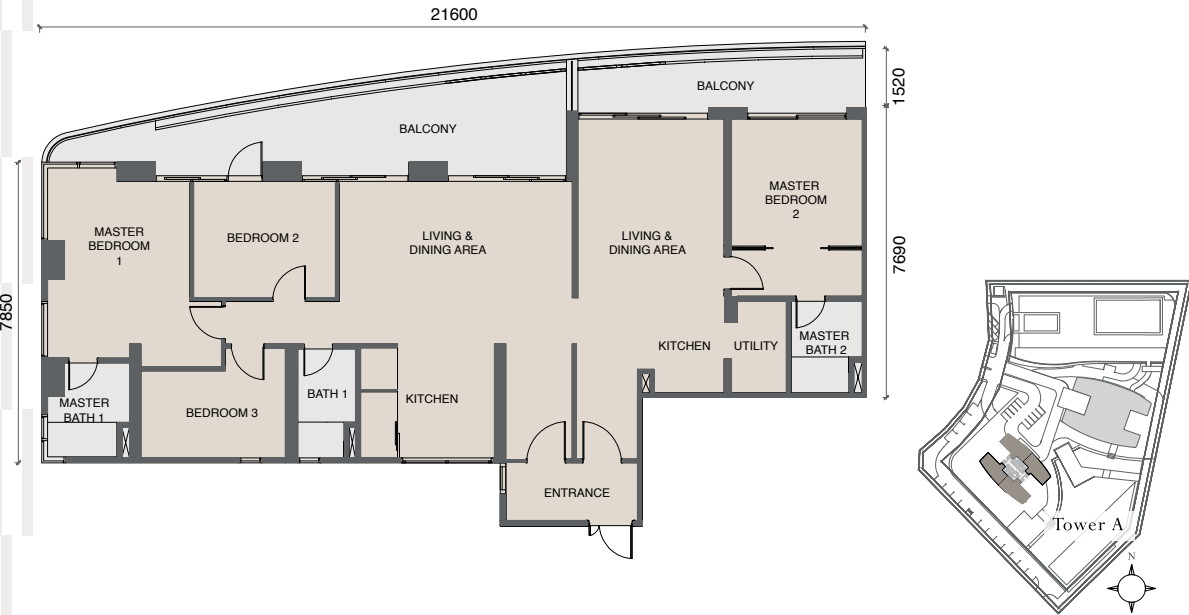
Floor plans apply to Tower A and B unless indicated

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TYPE C 1 Dual Living Spaces 2 Master-Bedroom Levels 19–22
2,271 sf *(only applicable to Tower B)*

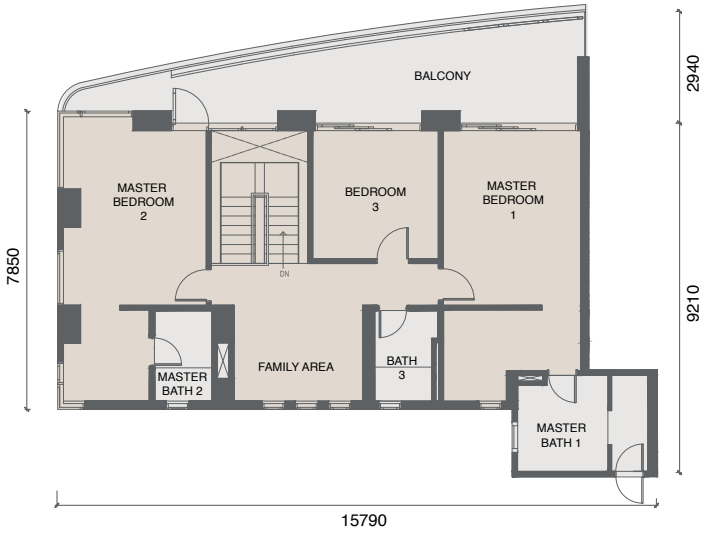


TYPE C 2 Dual Living Spaces 2 Master-Bedroom Levels 19–22
2,271 sf *(only applicable to Tower A)*

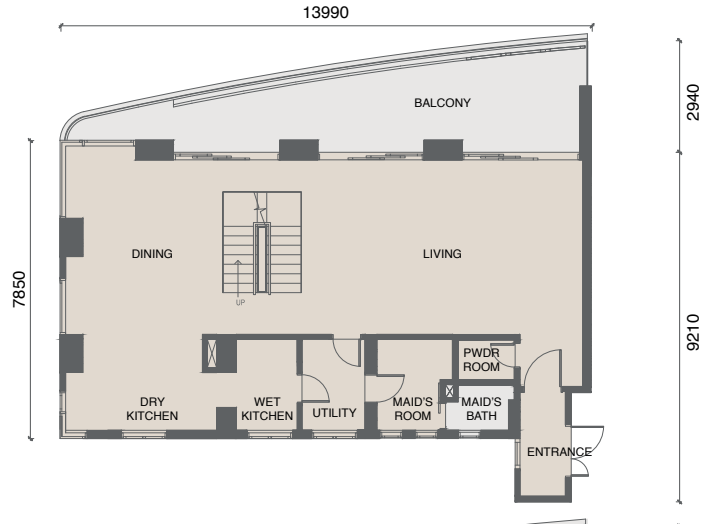


Floor plans apply to Tower A and B unless indicated

TYPE D Duplex 2 Master-Bedrooms + 1 Bedroom Maid's Room + Utility Levels 23–30
2,949 sf



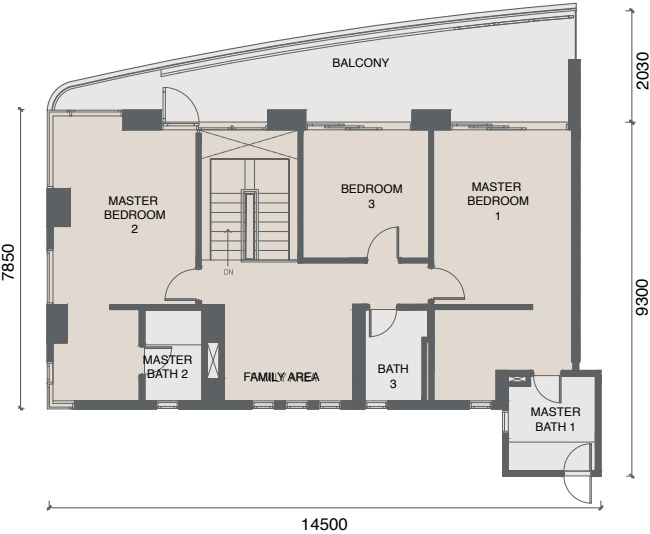
UPPER FLOOR



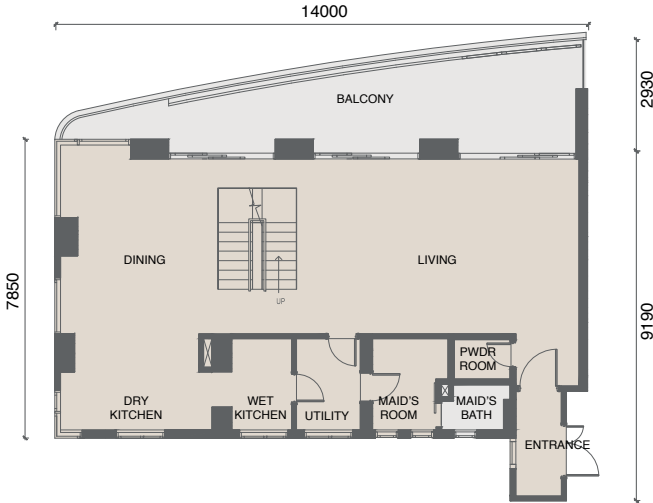
LOWER FLOOR

Floor plans apply to Tower A and B unless indicated

TYPE D 1 Duplex 2 Master-Bedroom + 1 Bedroom Maid's Room + Utility Levels 25–28
2,917 sf



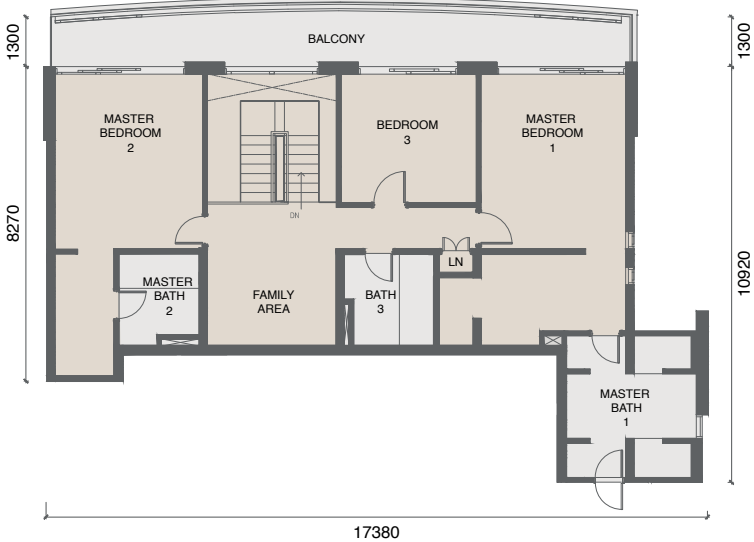
UPPER FLOOR



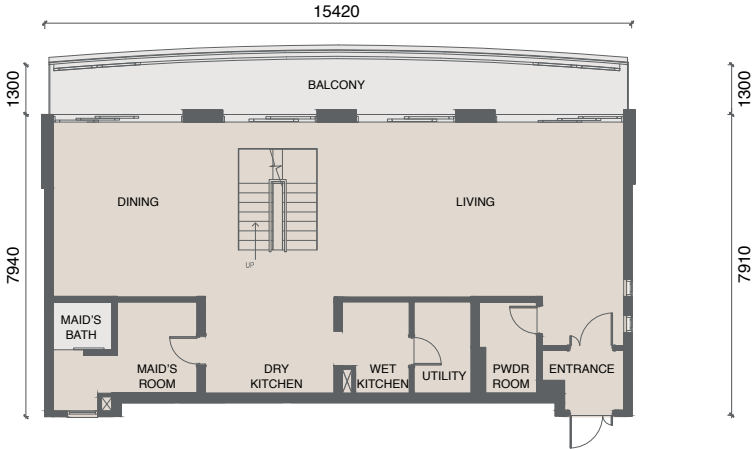
LOWER FLOOR

Floor plans apply to Tower A and B unless indicated

TYPE E Duplex 2 Master-Bedroom + 1 Bedroom Maid's Room + Utility Levels 23–24
3,143 sf



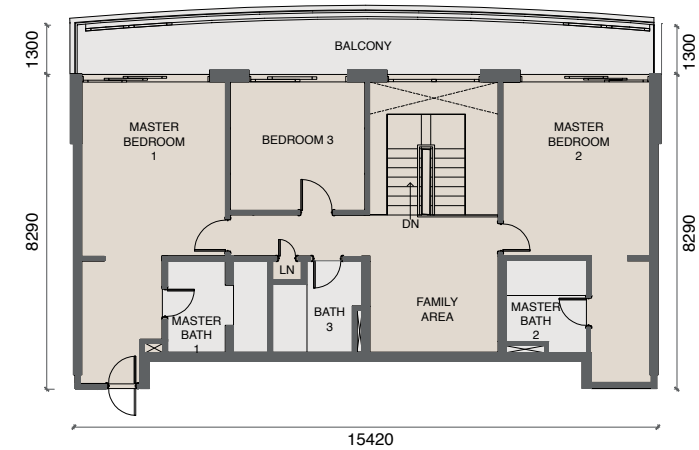
UPPER FLOOR



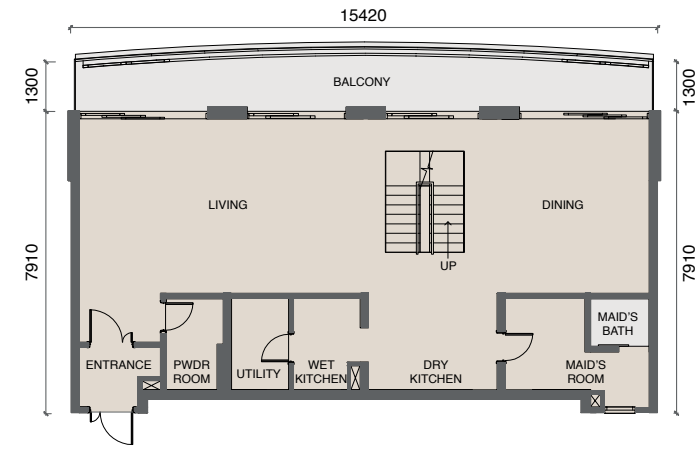
LOWER FLOOR

Floor plans apply to Tower A and B unless indicated

TYPE E 1 Duplex 2 Master-Bedroom + 1 Bedroom Maid's Room + Utility Levels 25–28
3,024 sf

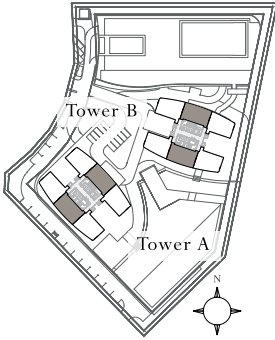


UPPER FLOOR

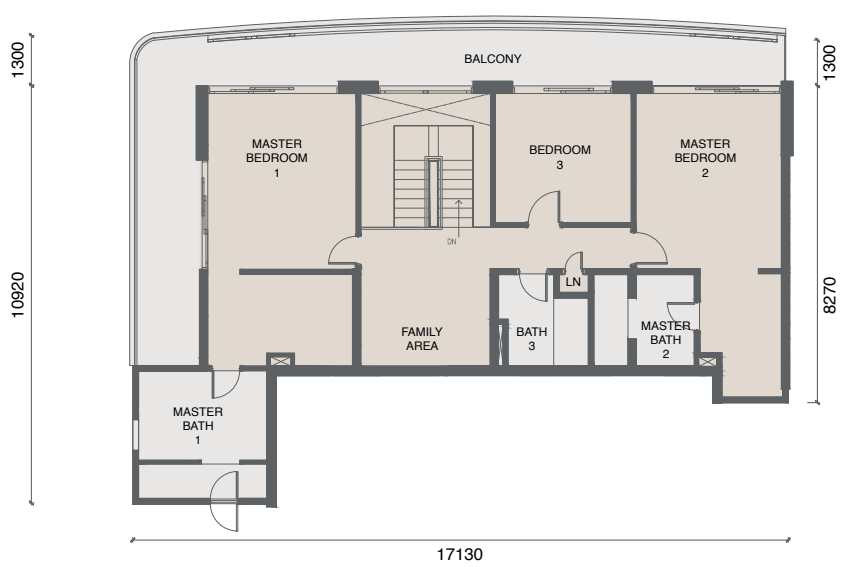


LOWER FLOOR

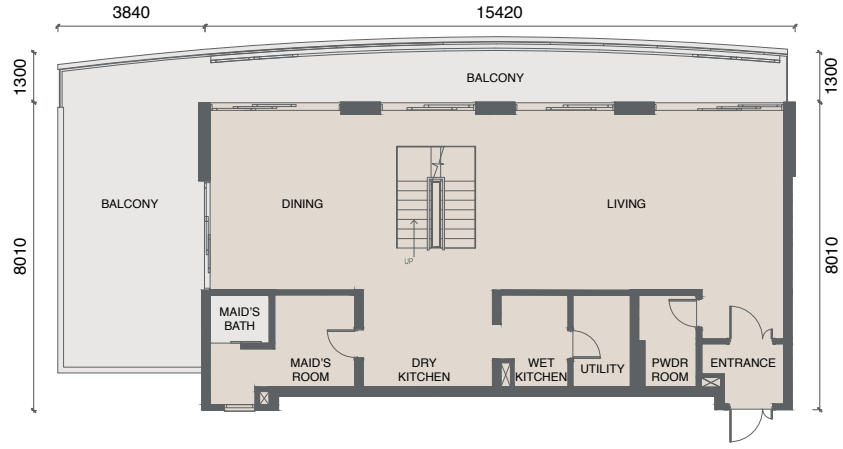
Floor plans apply to Tower A and B unless indicated



TYPE E 2 Duplex 2 Master-Bedroom + 1 Bedroom Maid's Room + Utility Levels 29–30
3,638 sf

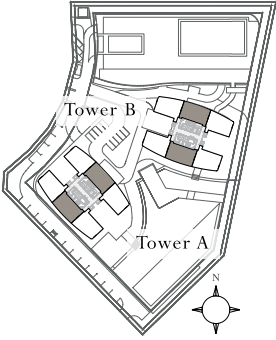


UPPER FLOOR



LOWER FLOOR

Floor plans apply to Tower A and B unless indicated





SITE PLAN

Legend

Main Podium

- ① Main entrance with guardhouse
- ② Tower main drop-off
- ③ Resident parking core drop-off
- ④ Clubhouse
- ⑤ Gymnasium
- ⑥ Male/Female sauna
- ⑦ Changing rooms
- ⑧ Surau
- ⑨ Infinity pool
- ⑩ Pool Deck
- ⑪ Wading Pool
- ⑫ Children's playground
- ⑬ Thematic landscaped gardens

Raised Podium

- ⑭ Multipurpose hall
- ⑮ Function hall
- ⑯ Grass play area/open space
- ⑰ BBQ area

Ground (Towers A & B)

- ⑱ Security points at lift lobbies
- ⑲ Maintenance office
- ⑳ Management office

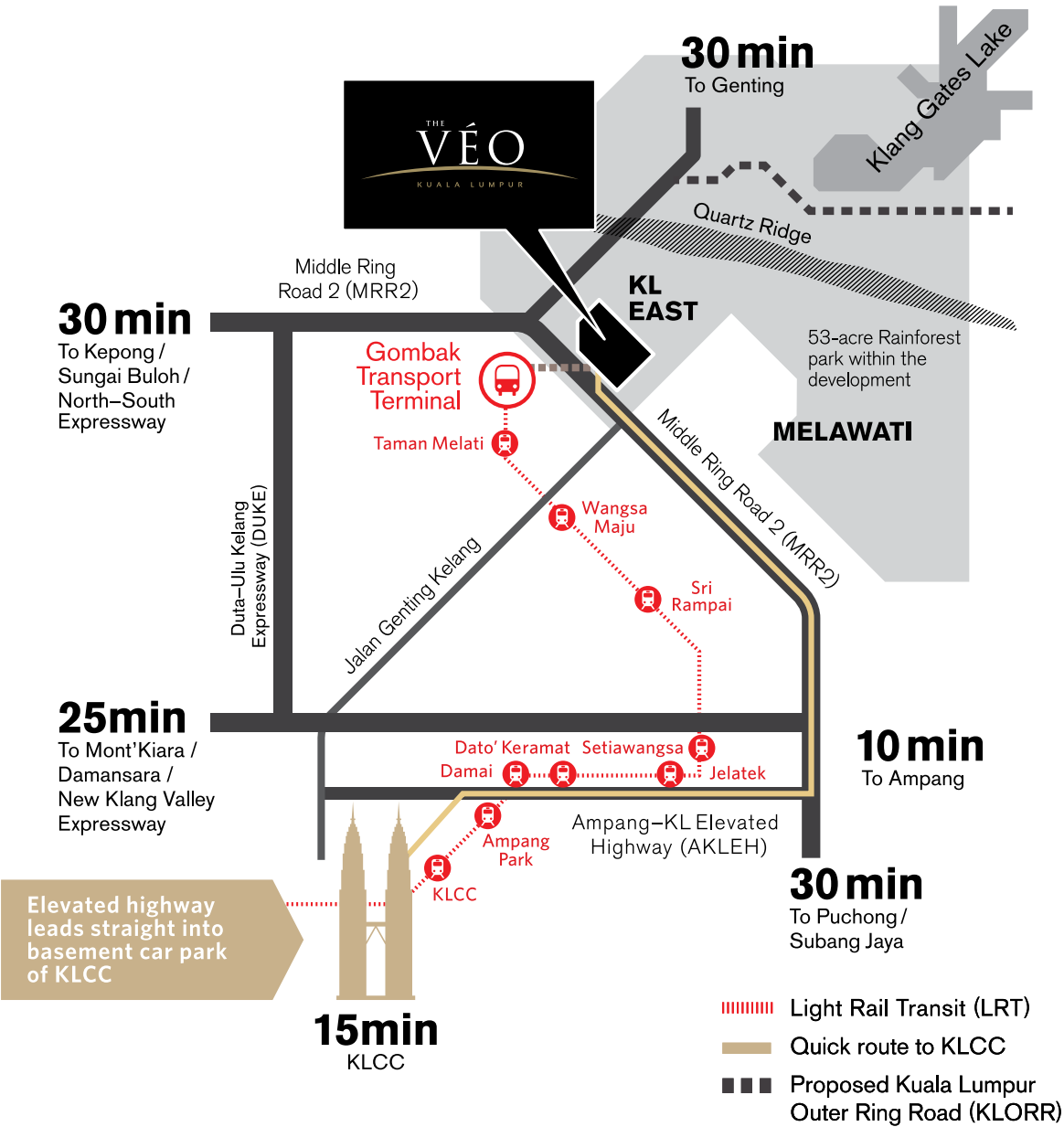
Allocated Areas For Daily Conveniences:

- ㉑ Café
- ㉒ Restaurant
- ㉓ Nursery
- ㉔ Games/Reading room
- ㉕ Convenience store
- ㉖ Laundrette

SPECIFICATIONS

Structure	Shear Wall Reinforced Concrete Structure
Wall	RC Wall Masonry Wall
Roof Covering	Reinforced Concrete Structure
Roof Framing	Reinforced Concrete Structure
Staircase	Metal Framed Staircase with Engineered Timber Threads
Ceiling	Plaster Board Ceiling (selected area) / Skim Coat
Doors	Decorative Door Generally Flush Door Generally Aluminium Sliding Door
Windows	Generally Aluminium Frame Windows
Ironmongery	Generally Quality Lock Set
Floor Finishes	
Entrance	Porcelain Tiles
Living & Dining	Porcelain Tiles
Powder Room (Types D, D1, E, E1, E2)	Porcelain Tiles
Dry & Wet Kitchen	Porcelain Tiles
Utility	Porcelain Tiles
Maid's room & bath (Types D, D1, E, E1, E2)	Ceramic Tiles
Master bedroom 1	Engineered Timber Flooring
Master bedroom 2 (Types C1, D, D1, E, E1, E2)	Engineered Timber Flooring
Bedroom 3 (Types C1, D, D1, E, E1, E2)	Engineered Timber Flooring
Master bath 1	Porcelain Tiles
Master bath 2 (Types C1, D, D1, E, E1, E2)	Porcelain Tiles
Bath 3 (Types C, C1, D, D1, E, E1, E2)	Porcelain Tiles
Family Area (Types D, D1, E, E1, E2)	Engineered Timber Flooring
Balcony	Porcelain Tiles
Linen Types E, E1, E2)	Porcelain Tiles
Laundry (Type B and C1)	Porcelain Tiles
Study Room (Type C)	Porcelain Tiles

Wall Finishes	
General	Plaster and Paint Skim Coat and Paint
Master bath 1 & 2	Porcelain tiles up to ceiling height
Bath 3	Porcelain tiles up to ceiling height
Powder Room	Porcelain tiles up to ceiling height
Dry & Wet Kitchen	Porcelain tiles up to ceiling height
Utility	Porcelain tiles up to ceiling height
Maid's bath	Ceramic tiles up to ceiling height
Sanitary Wares and Plumbing Fittings	Generally Quality Fittings and Wares
Electrical Installation	
Type	A B B1 C C1 C2 D D1 E E1 E2
Lighting Point	18 28 29 40 40 53 58 58 62 62 62
Wall Light Point	2 2 2 4 4 4 6 6 6 6 6
13A Power Point	16 24 26 32 34 62 40 40 44 44 46
13A Splash Proof Power Point	2 3 2 3 3 3 3 3 3 3 3
Ceiling Fan Point	2 3 4 5 5 6 8 8 8 8 8
15A DP Hood Switch	1 1 1 1 1 1 1 1 1 1 1
15A DP Hob Switch	1 1 1 1 1 1 1 1 1 1 1
Water Heater Point	2 3 3 4 5 5 4 4 4 4 4
Telephone Point	1 2 2 3 3 3 3 3 3 3 3
Data Point	1 2 3 3 3 4 4 4 4 4 4
SMATV Point	2 2 2 3 3 4 5 5 5 5 5
A/C Unit	2 3 4 5 5 6 6 6 7 7 7
Voice Intercom	1 1 1 1 1 2 1 1 1 1 1
Bell Point	1 1 1 1 1 2 1 1 1 1 1
13A Hair Dryer & Shaver Point	1 1 1 1 1 2 2 2 2 2 2
Call Assist Button	1 1 1 1 1 2 2 2 2 2 2
Smoke Detector	1 1 1 1 1 2 1 1 1 1 1



For enquiries, please call or visit us at

KL EAST Sales Gallery
Off Middle Ring Road 2, Desa Melawati
53100 Kuala Lumpur Malaysia

Tel: 03 4147 1700

Opens daily 9.30am—6.30pm
(including Public Holidays)