
ARMANI
HALLSON
KLCC


Welcome to
KUALA LUMPUR,
MALAYSIA

# MALAYSIA: AN OVERVIEW

Living up to its slogan, "Malaysia, Truly Asia," this paradise of diversity and vibrancy is where Asia's hues, flavours, symphonies, and sights come together in a harmonious and amicable manner. Featuring a unique mix of Malay, Chinese, Indian, and other ethnic communities, Malaysia perfectly represents "Truly Asia," providing an amazing array of cultural experiences, festivals, and traditions.

Gross Domestic Product (GDP)

**US$ 1.007 Trillion**

(estimated by end of 2023)

Currency

**Malaysia Ringgit (MYR or RM)**

Climate

**Tropical**

- 21°C to 31°C in major cities
- 16°C to 24°C on the highlands

**329,758 km²**

Coverage Area

Peninsular Malaysia & East Malaysia

- 13 States
- 3 Federal Territories

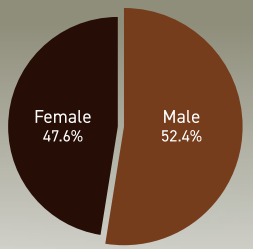
**KUALA LUMPUR** is the Capital City



Total Population Approximately

**33.4 Million**

(in 2023)



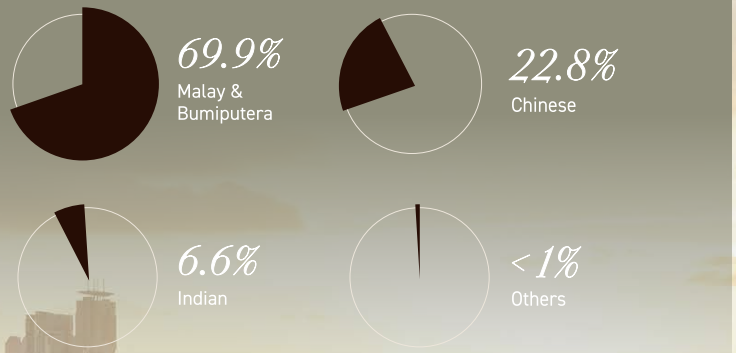

Citizenship

Local Citizens — 92.4%

Non-Citizens — 7.6%

Languages

- Malay
- English
- Mandarin
- Cantonese
- Tamil and others




Sources: 1. Statista Research Department, 2023 2. World Economics, 2024 3. Encyclopedia of the Nations, 2024 4. Ministry of Foreign Affairs, Malaysia, 2024 5. Department of Statistics Malaysia, 2024

# MALAYSIA & KUALA LUMPUR: AT A GLANCE

## 1st
**Asia's Safest Place to Retire**

(New Straits Times, 2023)



## 1st
**in Southeast Asia in the Energy Transition Index by the World Economic Forum**

(Bernama, 2023)



## 1st
**Most-Loved Asian Country**

(The Star, 2024)

# 2nd
## Best City in Southeast Asia
(The Star, 2024)

# 3rd
## Global Highest for Trust in Healthcare System
(Malay Mail, 2023)



# 5th
## Happiest Nation in the World
(The Sun, 2024)



# 12th
## World's Best Country to Open a Business
(US News, 2023)



# Top5
## Cities in Asia to Buy Real Estate
(InvestAsian, 2023)

# 7th
## World's Most Trusting Nation
(Bernama, 2024)

# REAL ESTATE OUTLOOK IN ASIA

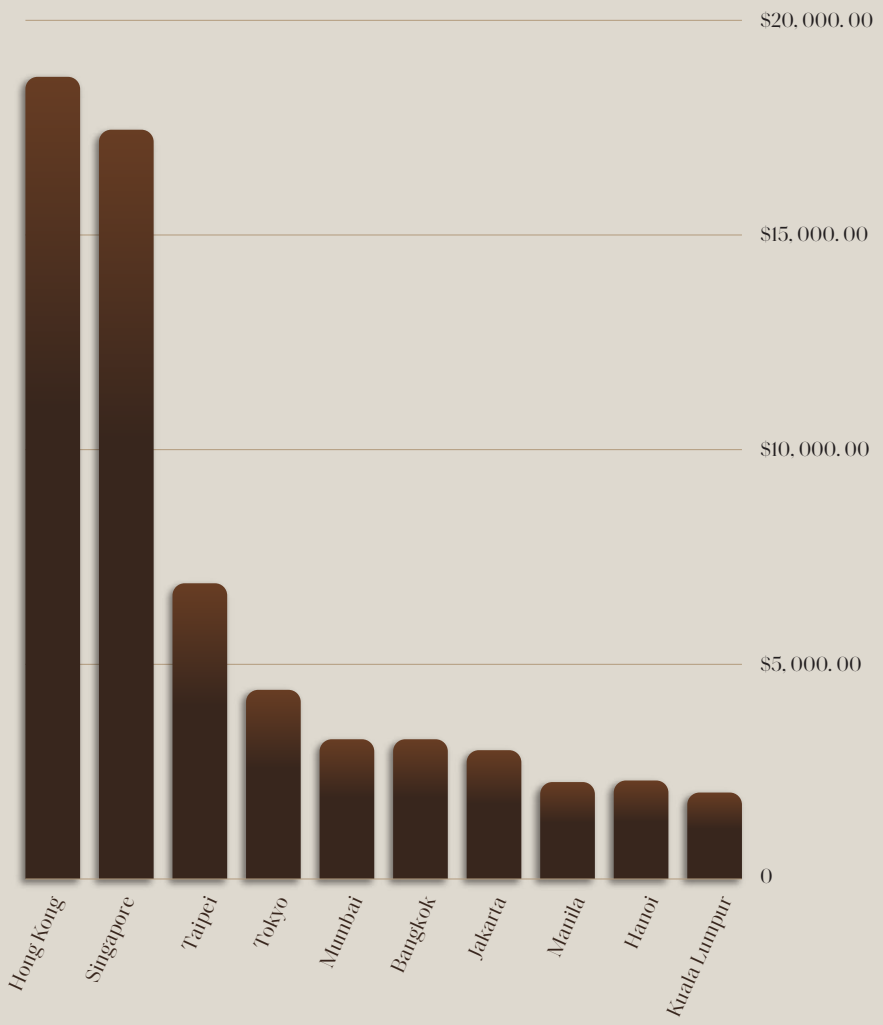
Kuala Lumpur records an affordable average price compared to other cities in Asia.

Source: Global Property Guide, 2024

The Malaysian real estate market is estimated to be valued at USD 0.82 trillion in 2024, with residential properties contributing USD 0.60 trillion. There is a rising demand for luxury condominiums in prime locations.

Source: Statista, 2023

## HOME BUYING AVERAGE PRICE (US$ PER SQM)





WHAT MAKES KUALA LUMPUR

# A TOP STUDY DESTINATION

In recent years, the Malaysian government has actively sought to attract skilled expatriates by creating a supportive environment for their families. A key part of this effort is the establishment of numerous international schools, ensuring high-quality education options for expatriate children.

## #1 Lower Cost of Studying and Living

Kuala Lumpur offers lower tuition fees and living costs than other study destinations, with monthly expenses ranging from RM 1,200 to RM 2,950.

Source: MSM Unify, 2025

## #2 Globally Acknowledged Programs

Malaysia offers globally recognized qualifications, with over 20 universities ranked in QS and THE World University Rankings.

Source: EMGS, 2025

## #3 Multicultural Environment and NO Language Barriers

Malaysia's multicultural society blends Malay, Chinese, Indian, and indigenous traditions, languages, and religions, shaping its unique identity.

Source: EMGS, 2025

# BEST 7 INTERNATIONAL SCHOOLS IN KUALA LUMPUR

### Cranbridge International School
Yearly fees from RM 14,460 / USD 3,300
*Distance from Armani Hallson KLCC: 4.5km*

### Rocklin International School
Yearly fees from RM 35,500 / USD 8,000
*Distance from Armani Hallson KLCC: 6.3km*

### German School Kuala Lumpur
Yearly fees from RM 31,870 / USD 7,200
*Distance from Armani Hallson KLCC: 9.2km*

### Qosmo International School
Yearly fees from RM 21,480 / USD 4,900
*Distance from Armani Hallson KLCC: 9.6km*

### R.E.A.L International School Cheras Campus
Yearly fees from RM 15,240 / USD 3,400
*Distance from Armani Hallson KLCC: 13.5km*

### Templer Park International School
Yearly fees from RM 22,250 / USD 5,000
*Distance from Armani Hallson KLCC: 15.9km*

### Victoria International School
Yearly fees from RM 19,800 / USD 4,500
*Distance from Armani Hallson KLCC: 41.5km*

Source: International Schools Database, 2024

# Kuala Lumpur as a BUSINESS & FINANCIAL HUB

Kuala Lumpur boasts a robust financial sector, strategic location, world-class infrastructure, and a vibrant economy, making it a key player in the region's economic landscape.

## Tun Razak Exchange (TRX)

Launched as Malaysia's International Financial Centre (IFC), The Exchange TRX is an experiential lifestyle destination, and is home to international offices including Huawei, Agoda, and UnionPay.

## Bukit Bintang City Centre (BBCC)

BBCC is a mixed-use development that blends luxury residences, Grade-A offices, and entertainment venues that is ideal for businesses and urban living.

## KL City Centre (KLCC)

Kuala Lumpur's Central Business District includes the iconic PETRONAS Twin Towers. With prime commercial space, KLCC is a global hub for business, offering A-Class offices, luxury residences, and hotels.








# RETAIL PARADISE

0.4 km

## Suria KLCC

Located below the Petronas Twin Towers, this shopping destination features over 340 specialty stores and a variety of restaurants, that front a 50-acre park and a picturesque water fountain.



2.3 km




## Pavilion KL

This award-winning retail hub offers more than 700 upscale stores and dining options across ten levels. Experience luxury and style at this renowned destination.



2.5 km

## Jalan Alor Food Street

If you're looking for a break from shopping mall restaurants or basement food courts, take a nighttime trip to Jalan Alor, Kuala Lumpur's most famous night market.



3.0 km




## The Exchange TRX

Explore a new era of retail at The Exchange TRX, a premier lifestyle destination with over 400 top global retailers combined and the natural charm of the 10-acre TRX City Park.

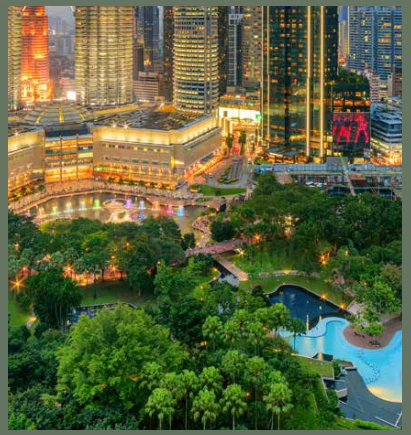
*Distance from ARMANI HALLSON KLCC*

# IDYLLIC PARK

0.8 km

## KLCC Park

Relax in the verdant surroundings, enjoy the expansive playground, jog along the track, and admire the artistic sculptures at this 50-acre urban sanctuary.



1.5 km





## KL Forest Eco Park

Founded in 1906 as a crucial green sanctuary in Kuala Lumpur, this 10.5-hectare rainforest is surrounded by skyscrapers. Protecting Malaysia's distinctive plant and animal life in the city.

4.3 km

## KL Butterfly Park

Located within the Perdana Botanical Gardens, the Kuala Lumpur Butterfly Park is the world's largest of its kind with more than 120 species, 6,000 butterflies, and 15,000 plants.



5.0 km



## Perdana Botanical Gardens

Once called Taman Tasik Perdana, this historic landmark provides a tropical rainforest experience amidst the city's hustle and bustle.

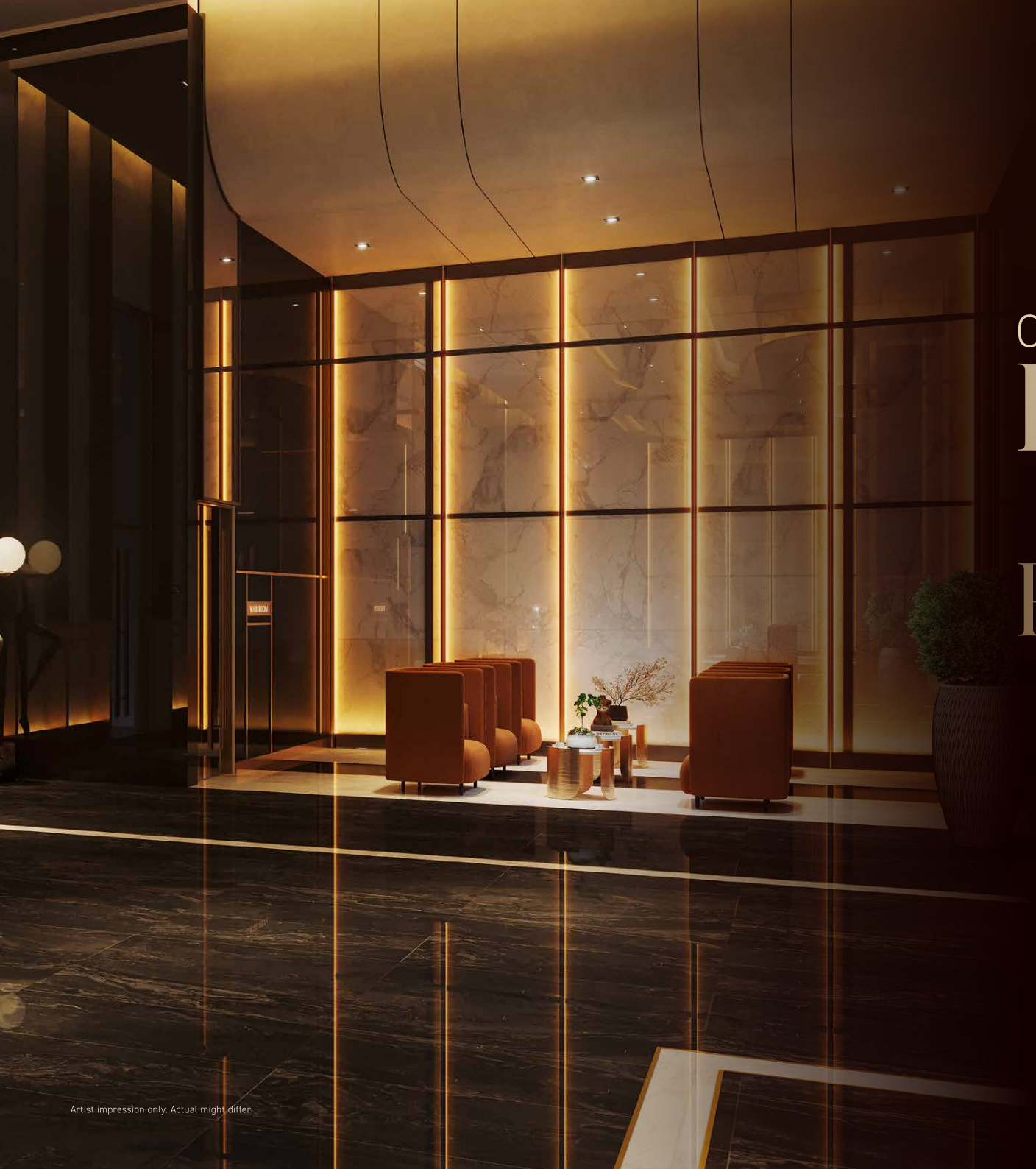
*Distance from ARMANI HALLSON KLCC*

Welcome to

# ARMANI HALLSON KLCC




Artist impression only. Actual might differ.



Artist impression only. Actual might differ.

# Crafted for LUXURY Made with PRESTIGE

An icon of modern sophistication and immaculate vistas, ARMANI HALLSON KLCC stands tall against the city skyline. Its distinctive architecture ensures every SOHO and SOVO unit enjoys panoramic views, reflecting the ambition and grandeur of its occupants who are entrepreneurs and investors.

Surrounded by lush greenery and tranquil water features, ARMANI HALLSON KLCC offers a luxurious retreat whether you are working or residing here. This urban oasis is designed to elevate your business environment with a perfect blend of elegance and functionality.

| | |
|---|---|
| DEVELOPER | Armani Hallson KLCC Sdn Bhd |
| LOCATION | Jalan Ampang, Kuala Lumpur |
| LAND TENURE | Freehold |
| LAND SIZE | 2.6 Acres |
| TOTAL TOWER | 1 SOHO Tower + 2 SOVO Tower |
| TOTAL UNIT | 2,215 Units<br>SOHO : 775 Units \| 69 Floors SOVO : 1,440 Units \| 78 Floors |
| FLOOR SEGREGATION | Ground Floor : Main Lobby & 3 Retail Lots<br>Level 1 to 9 : Car Park<br>Level 10 & Above : SOHO/SOVO Units, Facilities & 9 Retail Lots |
| NO. OF CAR PARK | 1,189 Parking Lots |
| TOTAL LAYOUT TYPES | 8 Types (SOVO: 6 Types; SOHO: 2 Types) |
| BUILT-UP SIZE | **SOVO**<br>Type A : 776 sqft (224 units)<br>Type B : 406 sqft (672 units)<br>Type B1 : 438 sqft (372 units)<br>Type C : 813 sqft (112 units)<br>Type D : 813 sqft (36 units)<br>Type E : 1,182 sqft (24 units)<br><br>**SOHO**<br>Type A : 558 sqft (456 units)<br>Type B : 538 sqft (319 units) |
| COMPLETION DATE | Year 2029 |
| MAINTENANCE FEE | RM0.95 psf inclusive of sinking fund |

## Prestigious CBD Address

Situated in the heart of KL's central business district and close to Tun Razak Exchange, ARMANI HALLSON KLCC is surrounded by key business centres and corporate offices, making it convenient for professionals to commute and network.

## High Investment Potential

Its prime location ensures a strong investment potential, making it an excellent choice for discerning investors seeking substantial returns and long-term value in one of the nation's most prominent addresses.





## Amazing Accessibility

Main roads and major highways such as Jalan Ampang, Jalan P. Ramlee, AKLEH, and more are just moments away.

## Convenience of Public Amenities

Walking distance to Bukit Nanas Monorail Station and seamless access to an array of banks, healthcare centers, and the National Library of Malaysia.

## ATTRACTIONS & LANDMARKS

1. Petronas Twin Tower
2. KL Tower
3. Petaling Street Market (China Town)
4. Merdeka 118
5. Exchange 106 (TRX)
6. Changkat Bukit Bintang
7. Jalan Alor Food Street
8. Independence Square

## MALLS

9. Suria KLCC
10. Pavilion Kuala Lumpur
11. The Starhill
12. Fahrenheit 88
13. Lot 10
14. Sungei Wang Plaza
15. Plaza Low Yat
16. Berjaya Times Square
17. Lalaport Bukit Bintang City Centre
18. The Exchange TRX
19. Ikea Cheras
20. Avenue K
21. Intermark Mall
22. Sunway Putra Mall

## HOTELS AND LODGING

23. Crowne Plaza Kuala Lumpur City Centre
24. W Kuala Lumpur
25. Renaissance Kuala Lumpur Hotel
26. Shangri-La Kuala Lumpur
27. Mandarin Oriental
28. Grand Hyatt
29. Four Seasons Hotel
30. Eq Kuala Lumpur
31. The Westin
32. Jw Marriott Hotel Kuala Lumpur
33. Double Tree By Hilton
34. Sheraton Imperial Kuala Lumpur

## EMBASSIES

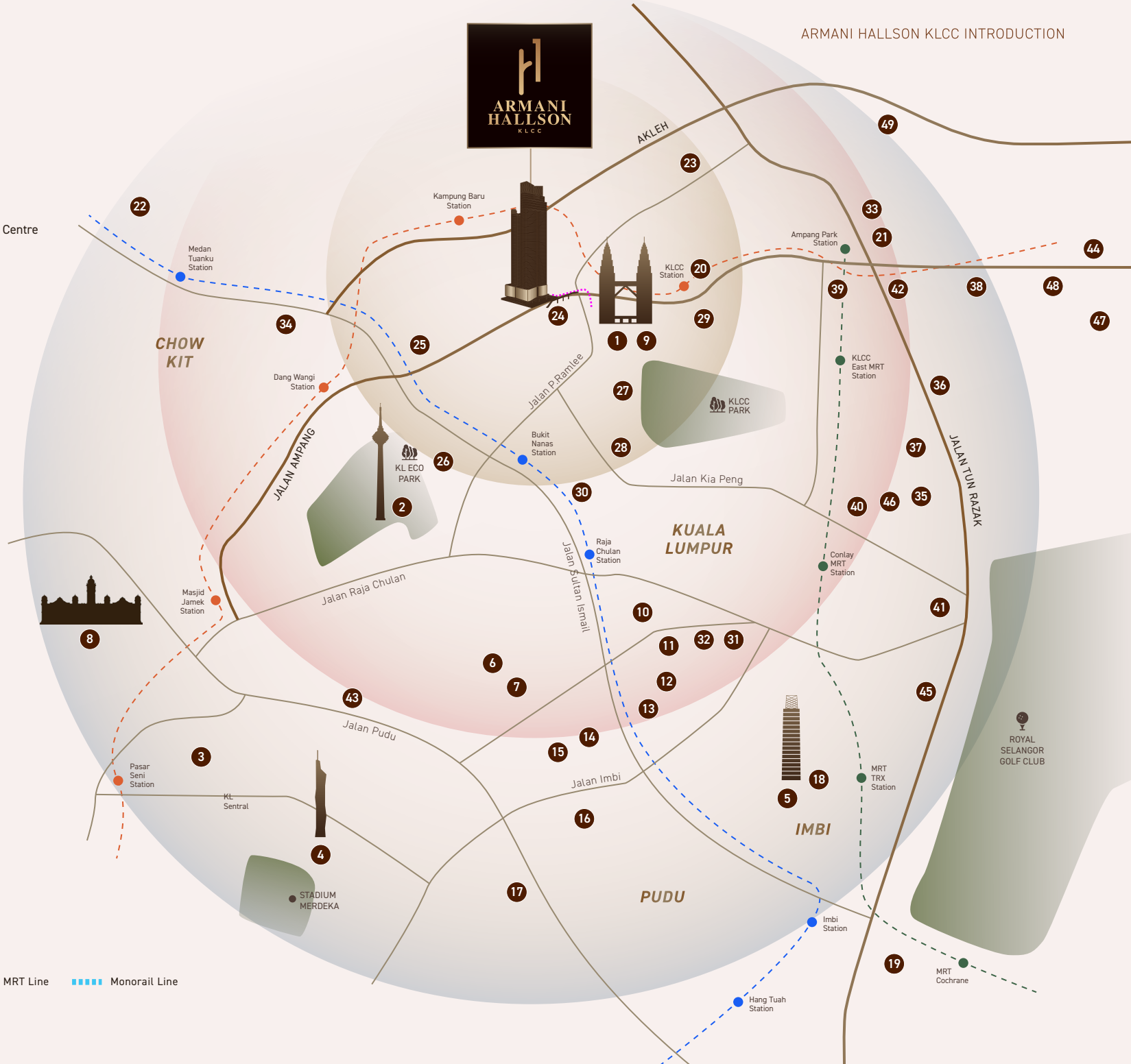
35. Embassy Of Japan
36. Embassy Of U.s
37. Singapore High Commission
38. Embassy Of China
39. British High Commission
40. Embassy Of Vietnam

## MEDICAL

41. Prince Court Medical Centre
42. Hsc Medical Center
43. Tung Shin Hospital
44. Gleneagles Hospital
45. Beverly Wilshire Medical Center

## EDUCATION

46. Etonhouse Malaysia
47. International School Of Kuala Lumpur
48. Sayfol International School
49. Raffles College Of Higher Education




The Armani Hallson-KLCC Link | LRT Line | MRT Line | Monorail Line

Distance Range from Armani Hallson KLCC: 1 KM | 2 KM | 3 KM



Artist impression only. Actual might differ.



Artist impression only. Actual might differ.




Artist impression only. Actual might differ.

# Connected to KLCC Just 300m Away

ARMANI HALLSON KLCC offers an exclusive covered walkway, seamlessly connecting residents to the prestige Kuala Lumpur's premier shopping and lifestyle destination




# ARMANI HALLSON-KLCC LINK

Artist impression only. Actual might differ.

**Final Covered KLCC - Monorail Link Design is subject to Authorities approval.*

# Upscale Metropolitan Living

Where every moment is
infused with premium experiences and
elegant vistas.

## Resort-Style Lifestyle Facilities

Take a break before the next breakthrough. Dive into the sky infinity pool or energise at the gym; every facility fuels you with vitality.

## Practical Layout

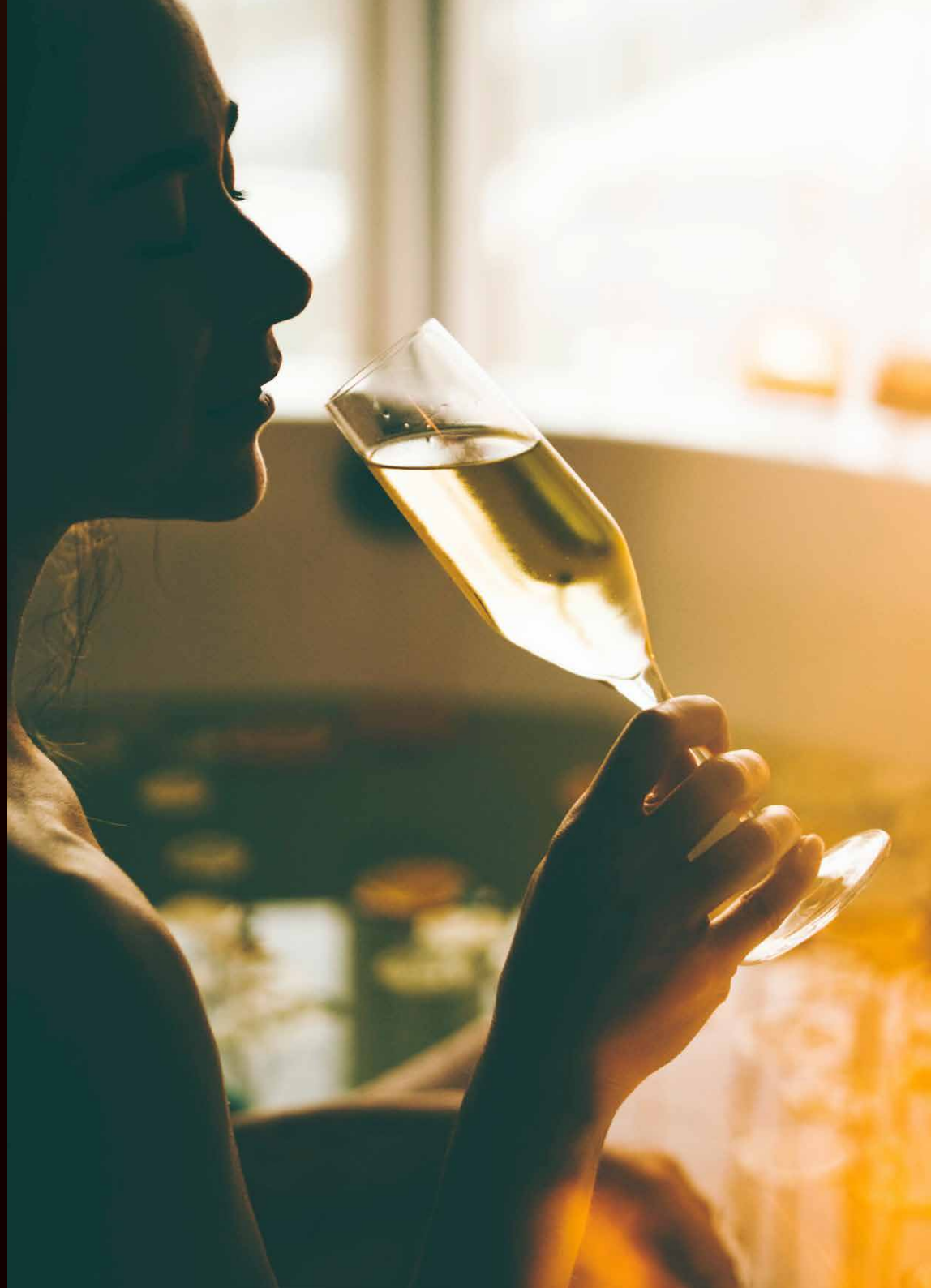
Comfortable as a home and spacious as a workstation, ARMANI HALLSON KLCC is designed to make every second count and every space matter.

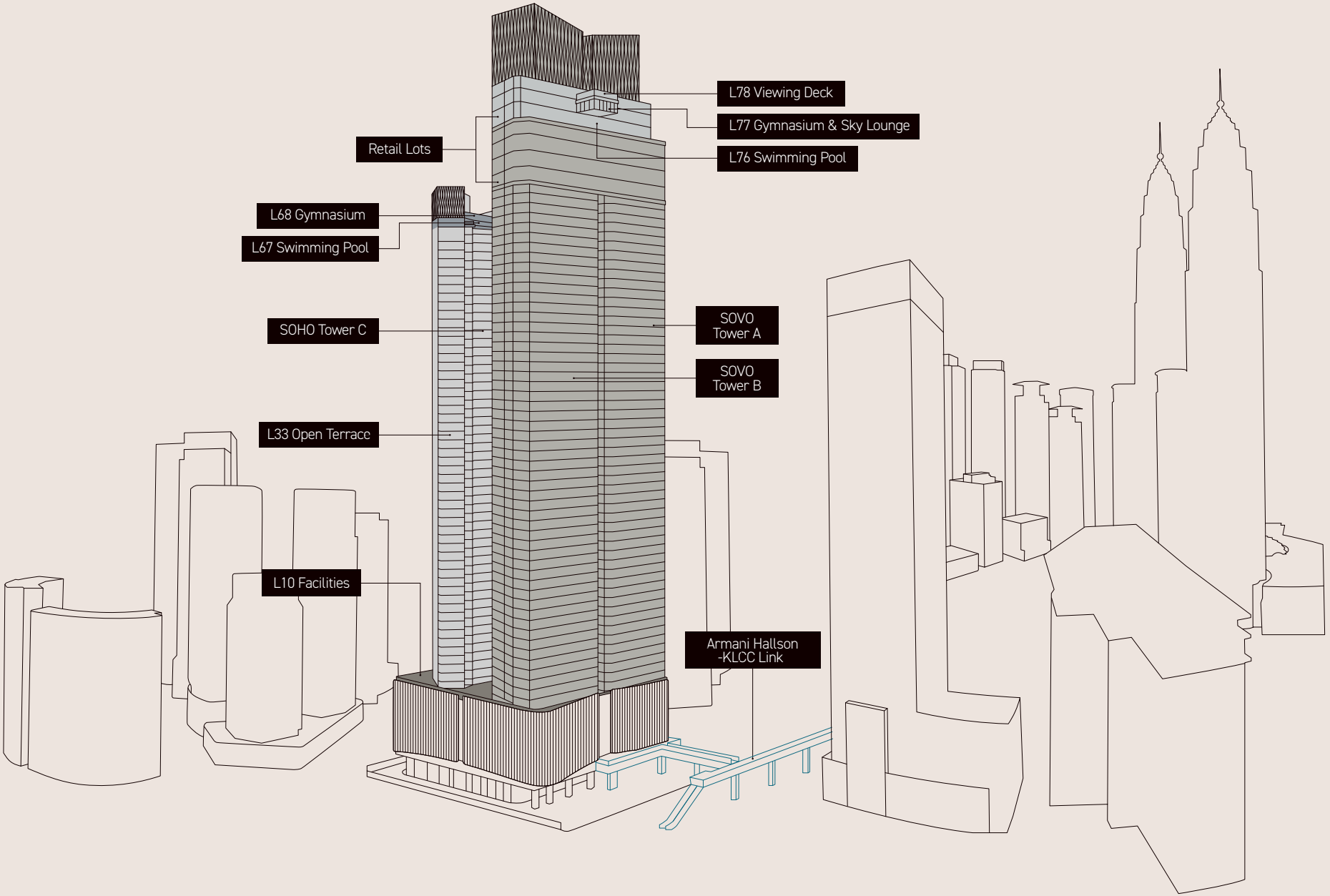
## Robust Security System

Whether working or staying, enjoy peace of mind with the multi-tier security system at ARMANI HALLSON KLCC.

## Optimised View From Every Unit

The unique architecture maximises the visual range, ensuring each unit boasts a stunning vista.




L78 Viewing Deck
L77 Gymnasium & Sky Lounge
L76 Swimming Pool
Retail Lots
L68 Gymnasium
L67 Swimming Pool
SOHO Tower C
SOVO Tower A
SOVO Tower B
L33 Open Terrace
L10 Facilities
Armani Hallson -KLCC Link




# ENTRANCE

Artist impression only. Actual might differ.




# DROP-OFF

Artist impression only. Actual might differ.




# DROP-OFF

Artist impression only. Actual might differ.



# PRESTIGE HALLWAY

Artist impression only. Actual might differ.




# GRAND ATRIUM

Artist impression only. Actual might differ.




# GRAND ATRIUM

Artist impression only. Actual might differ.



# GRAND ATRIUM

Artist impression only. Actual might differ.



# IMPERIAL LOUNGE

Artist impression only. Actual might differ.




# EMBER LOUNGE WEST

Artist impression only. Actual might differ.



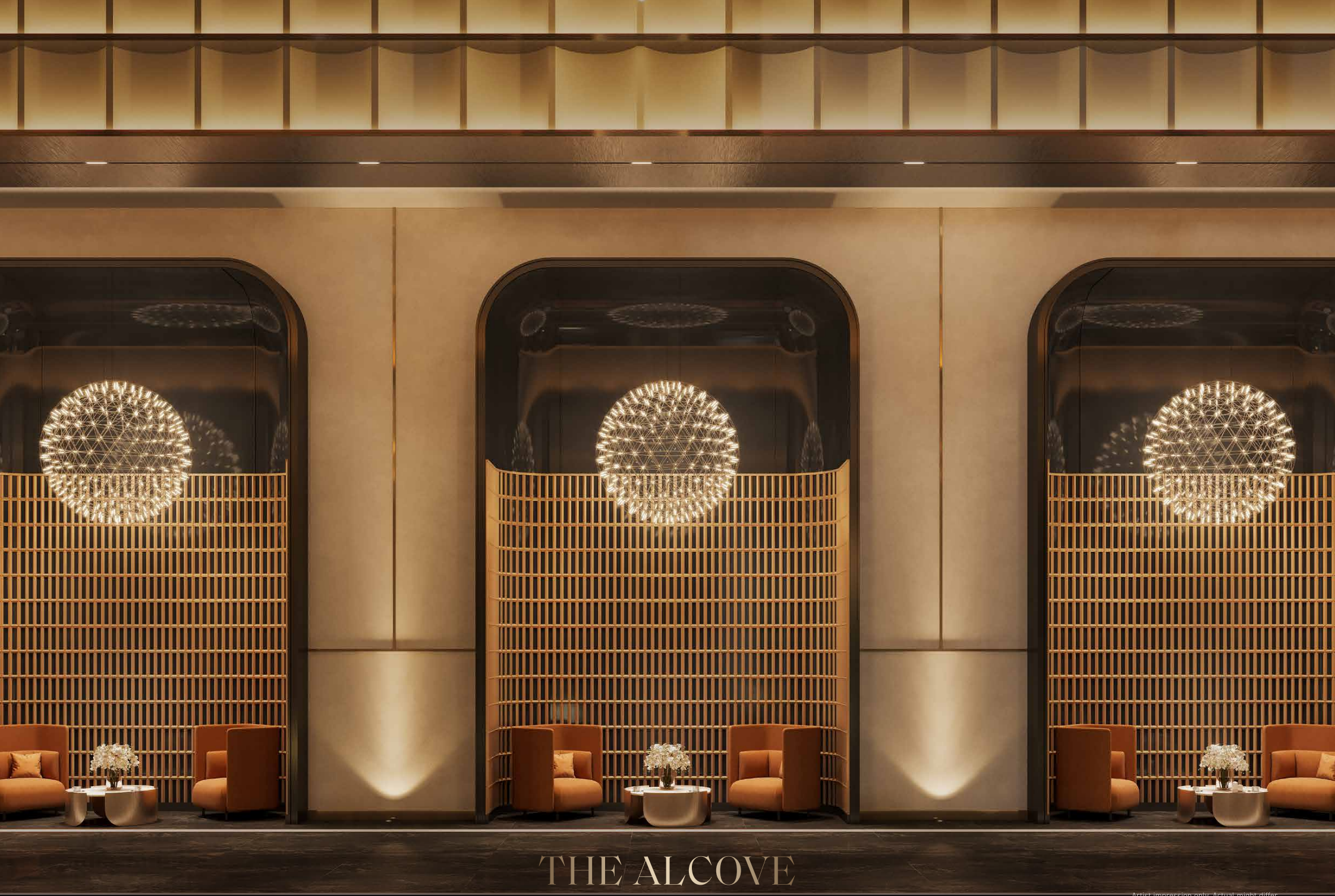
# POSTAL SUITE

Artist impression only. Actual might differ.



# THE ALCOVE

Artist impression only. Actual might differ.



# THE ALCOVE

Artist impression only. Actual might differ.




# HALLSON LOUNGE

Artist impression only. Actual might differ.



# LUXE PARLOUR

Artist impression only. Actual might differ.



# LUXE PARLOUR

Artist impression only. Actual might differ.



# LUXE PARLOUR

Artist impression only. Actual might differ.



# EMBER LOUNGE EAST

Artist impression only. Actual might differ.



# M/F RESTROOM

Artist impression only. Actual might differ.



# LIFT LOBBY

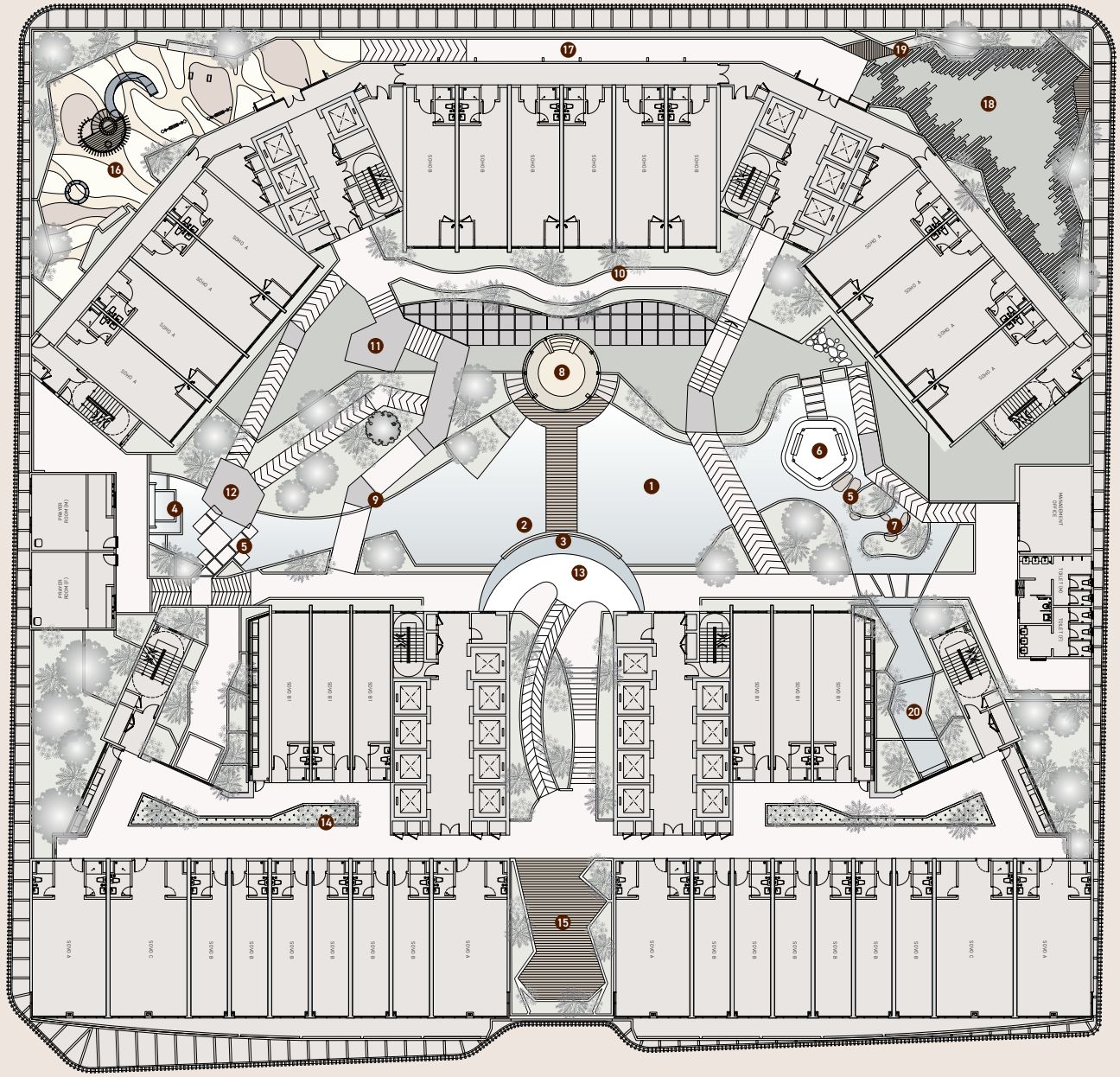
Artist impression only. Actual might differ.

# FACILITIES PLAN

## *Level 10*

**LEGEND**

1. Tranquil Lagoon
2. Healing Waterfall
3. Reflection Passage
4. Water Cascade
5. Floating Steps
6. Floating Tea Pavilion
7. Zen Garden
8. BBQ Lounge
9. Garden Broadwalk
10. Hanging Garden Walkway
11. Serenity Pavilion
12. Tropical Pavilion
13. Observation Pavilion
14. Unit corridors
15. Garden Grove
16. Little Explorer's Zone
17. Nature's Path Walkway
18. Taichi Lawn
19. Herbs Garden
20. Waterfall Garden





# TOP VIEW

Artist impression only. Actual might differ.



# GARDEN VIEW

Artist impression only. Actual might differ.



# TRANQUIL LAGOON

Artist impression only. Actual might differ.



# HEALING WATERFALL

Artist impression only. Actual might differ.



# REFLECTION PASSAGE

Artist impression only. Actual might differ.



# FLOATING TEA PAVILION

Artist impression only. Actual might differ.




Artist impression only. Actual might differ.



# BBQ LOUNGE

Artist impression only. Actual might differ.



# BBQ LOUNGE

Artist impression only. Actual might differ.



# BBQ LOUNGE

Artist impression only. Actual might differ.



# GARDEN BROADWALK

Artist impression only. Actual might differ.



# GARDEN BROADWALK

Artist impression only. Actual might differ.



# SERENITY PAVILION

Artist impression only. Actual might differ.



# SERENITY PAVILION

Artist impression only. Actual might differ.



# TROPICAL PAVILION

Artist impression only. Actual might differ.



# PAVILION STEPS

Artist impression only. Actual might differ.



# OBSERVATION PAVILION

Artist impression only. Actual might differ.



# OBSERVATION PAVILION

Artist impression only. Actual might differ.




Artist impression only. Actual might differ.



# PRAYER ROOM

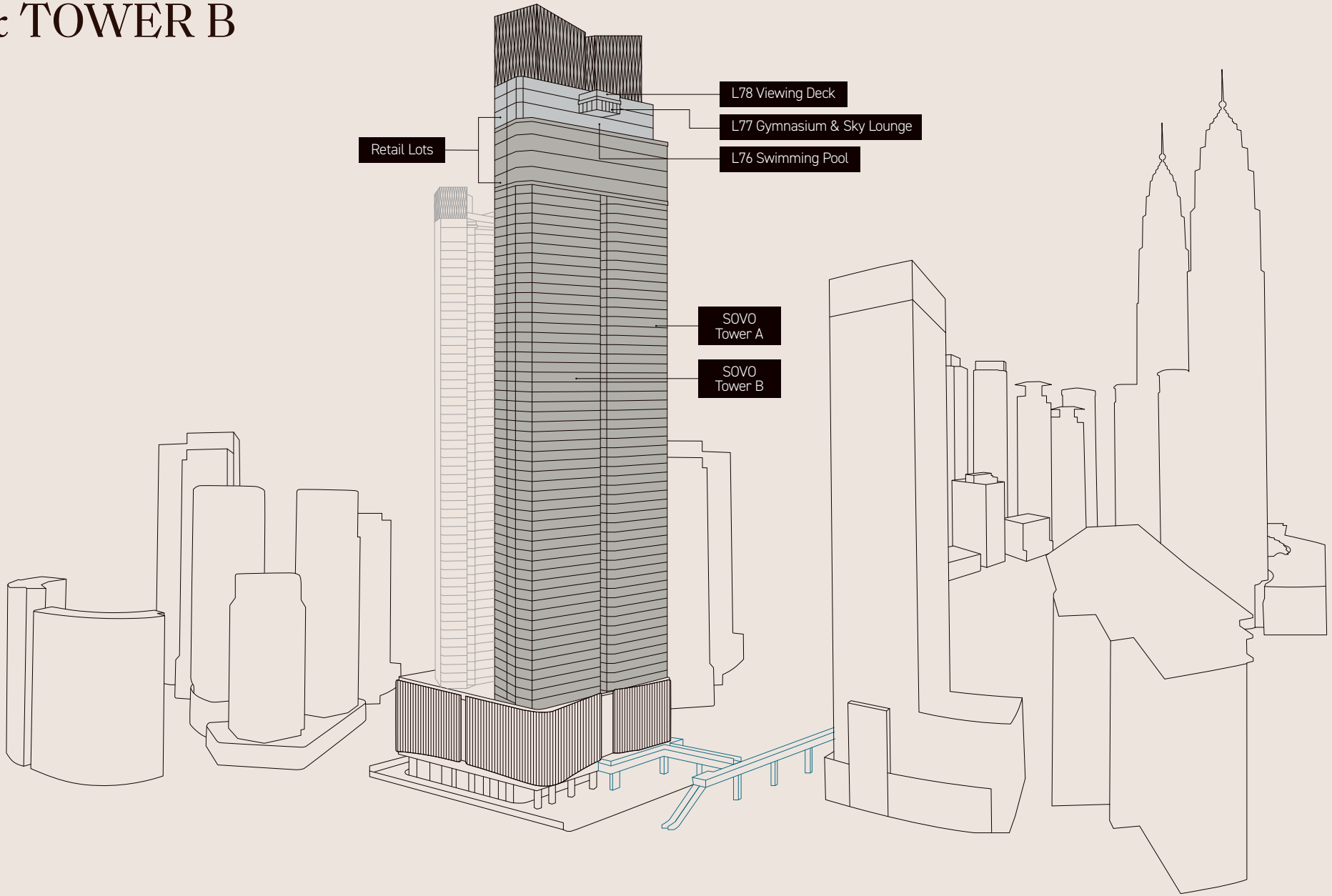
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# PRAYER ROOM

Artist impression only. Actual might differ.

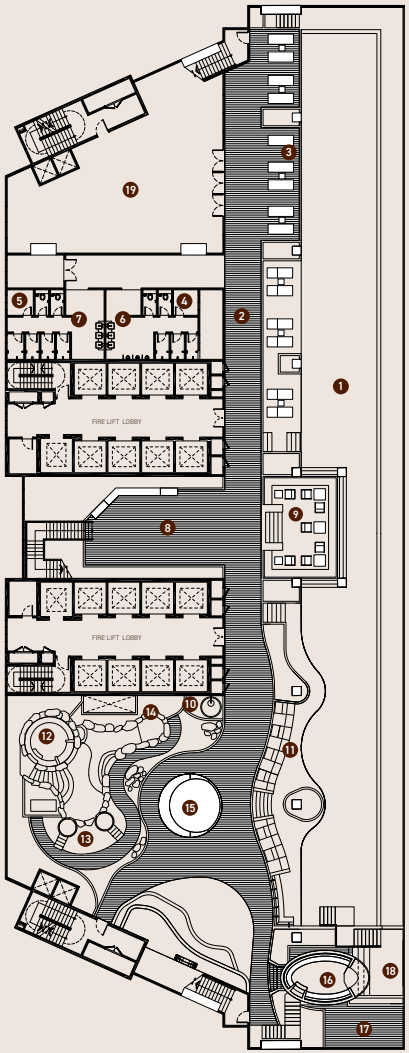
# SOVO TOWER A & TOWER B



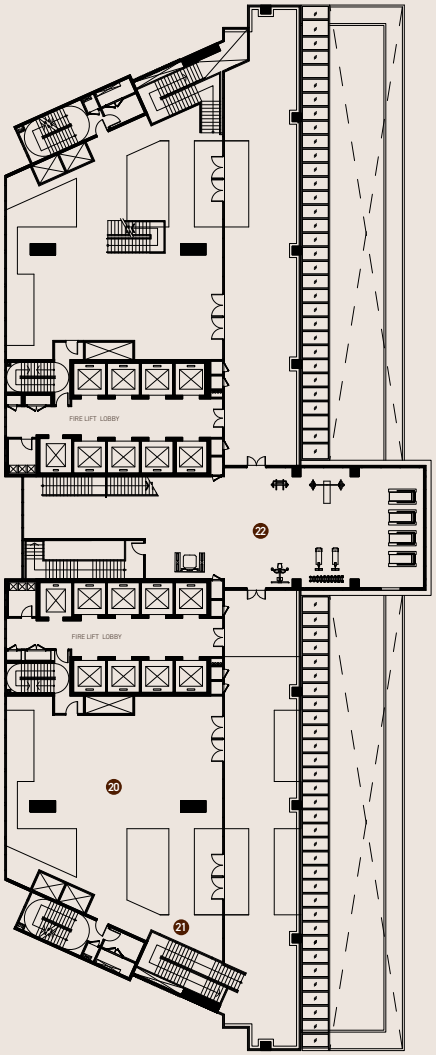
# FACILITIES PLAN

**LEGEND**

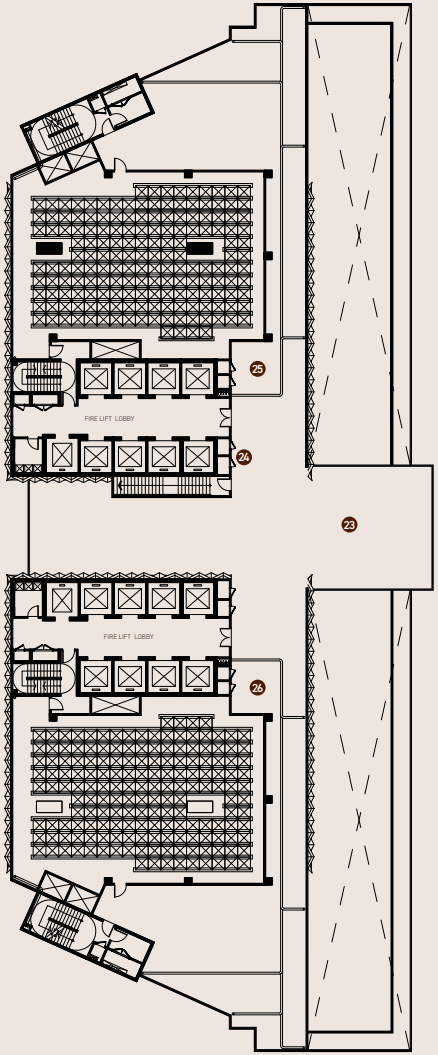
1. Infinity Pool
2. Sun Deck
3. Wet Deck
4. Sauna (M)
5. Sauna (F)
6. Changing Room (M)
7. Changing Room (F)
8. Horizon Deck
9. Sunken Cabana
10. Outdoor Shower
11. Hydro Spa
12. Imperial Onsen
13. Tranquil Bath Onsen
14. Rock Pool
15. Tranquil Alcove
16. Elevated Heated Spa Pool
17. Moonlit Lounge
18. Paradise Lagoon
19. Retail
20. The Regent Lounge
21. The Windsor Bar
22. Gymnasium
23. The Skyledge
24. Zenith Lounge
25. West Viewing Deck
26. East Viewing Deck




Level 76




Level 77




Level 78



# L76 IMPERIAL ONSEN

Artist impression only. Actual might differ.




# ROOFTOP FACILITIES

Artist impression only. Actual might differ.



# L76 TRANQUIL BATH ONSEN

Artist impression only. Actual might differ.



# L76 SUNKEN CABANA

Artist impression only. Actual might differ.



# L76 POOL DECK

Artist impression only. Actual might differ.



# L76 ELEVATED HEATED POOL

Artist impression only. Actual might differ.



# L76 ELEVATED HEATED POOL

Artist impression only. Actual might differ.



# L76 CHANGING ROOM

Artist impression only. Actual might differ.



# L76 CHANGING ROOM

Artist impression only. Actual might differ.



# L76 SAUNA ROOM

Artist impression only. Actual might differ.




# L77 LIFT LOBBY

Artist impression only. Actual might differ.



# L77 CORRIDOR

Artist impression only. Actual might differ.



# L77 SKY GYM

Artist impression only. Actual might differ.




# L77 SKY GYM

Artist impression only. Actual might differ.




# L77 SKY GYM

Artist impression only. Actual might differ.



# L77 SKY GYM

Artist impression only. Actual might differ.



# L77 SKY GYM

Artist impression only. Actual might differ.



# L77 SKY LOUNGE

Artist impression only. Actual might differ.



# L77 SKY LOUNGE

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# L77 SKY LOUNGE

Artist impression only. Actual might differ.



# L77 SKY LOUNGE

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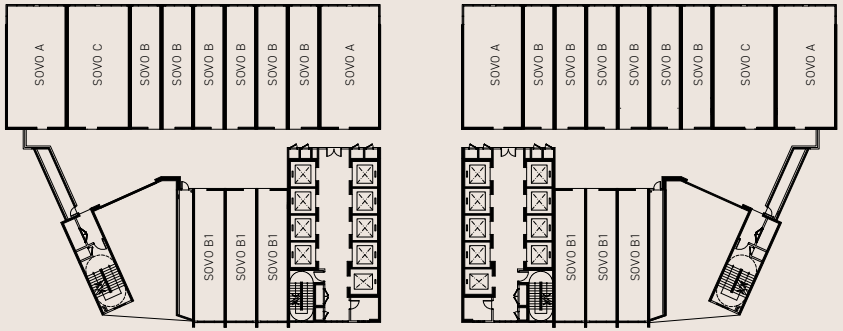

# L78 VIEWING DECK

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# FLOOR PLAN

## Level 10- Level 65

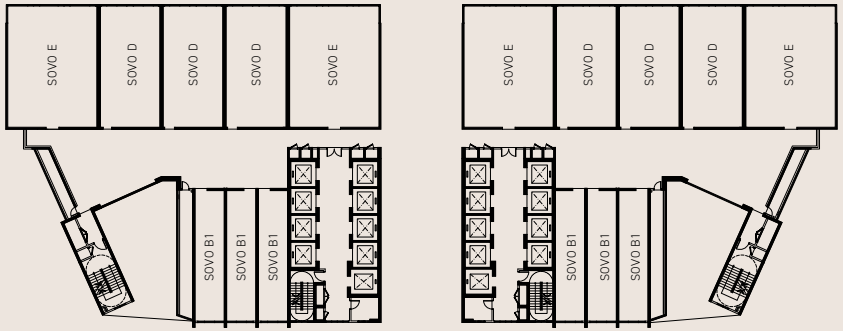
EAST VIEW (KL CITY VIEW)




WEST VIEW (FACILITIES VIEW)

## Level 66- Level 71

EAST VIEW (KL CITY VIEW)



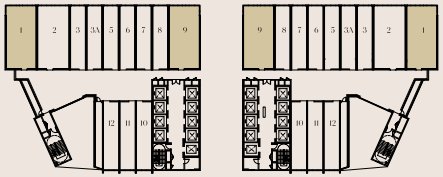

WEST VIEW (FACILITIES VIEW)

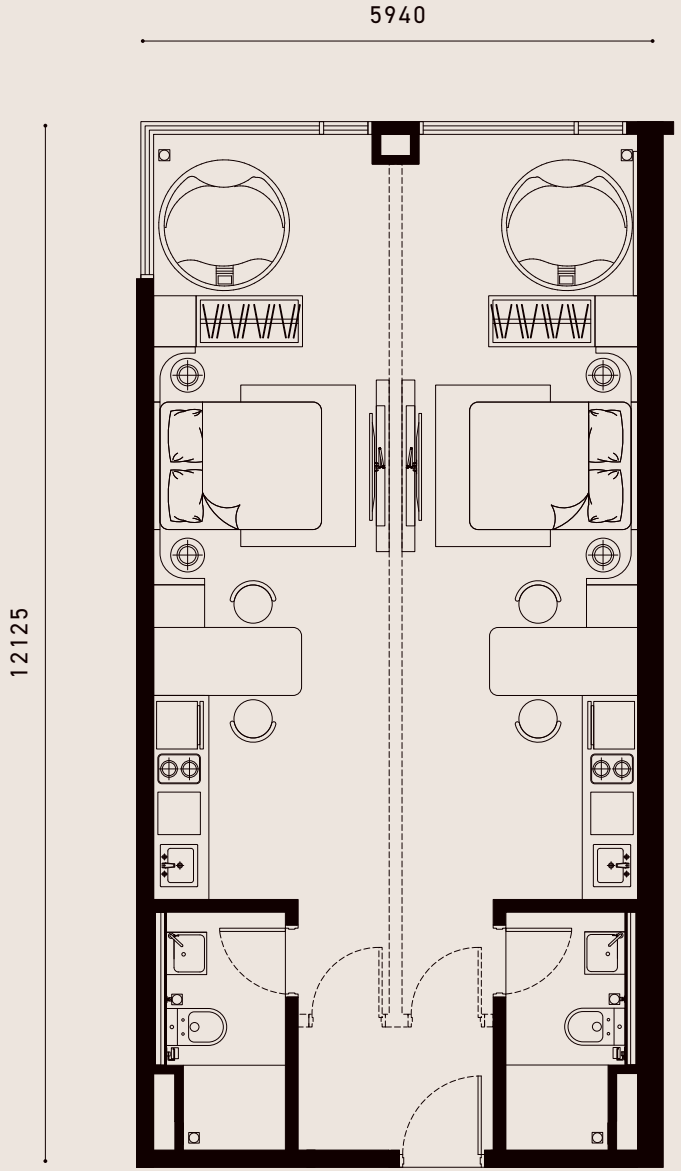
SOVO

# A

Unit Area

72.05m² | 776ft²





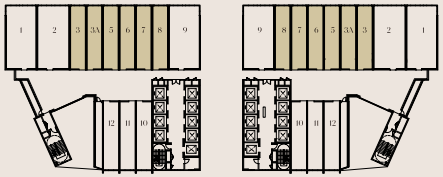

*The DOTTED LINE does not form part of the unit structure. It strictly serves as an OPTIONAL extension or addition, as determined by the purchaser.*

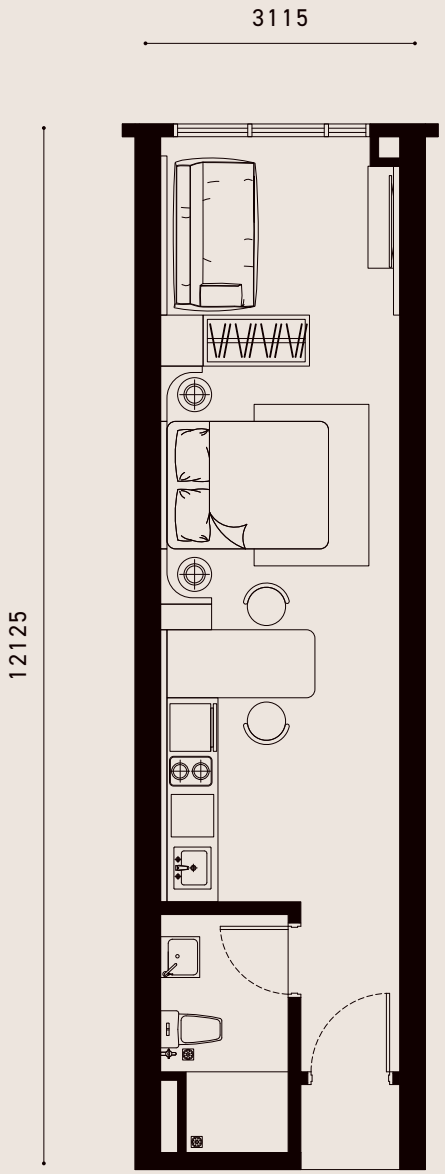
SOVO

# B

Unit Area

37.76m² | 406ft²



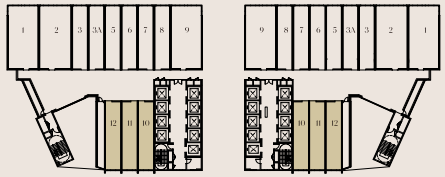


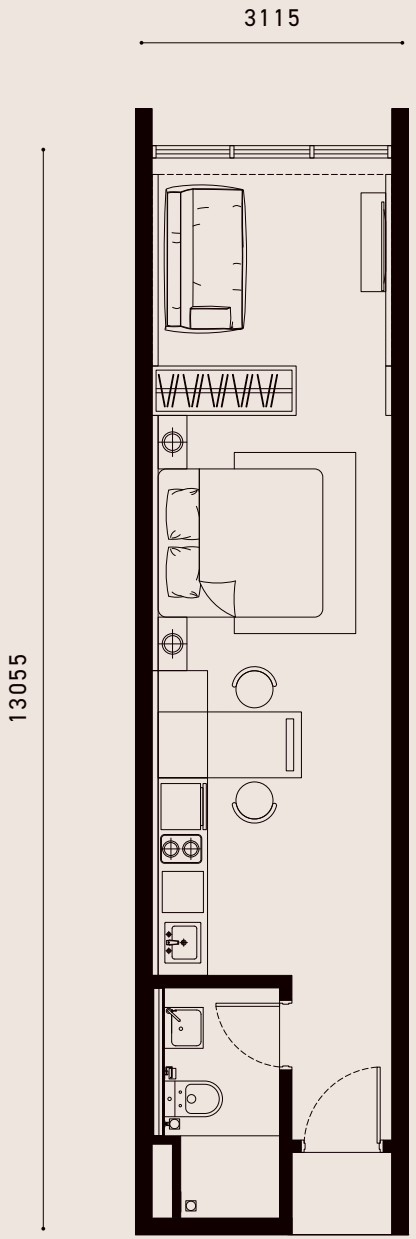
SOVO

# B1

Unit Area

40.65m² | 438ft²



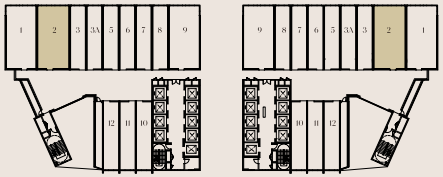


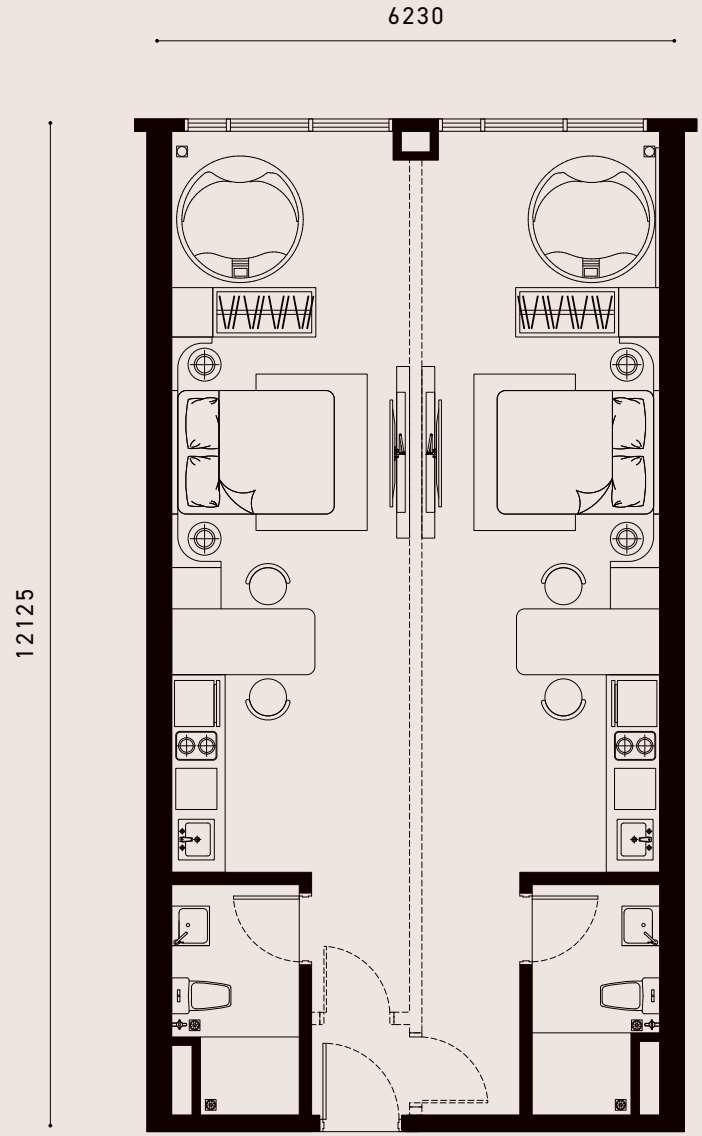
SOVO

# C

Unit Area

75.52m² | 813ft²





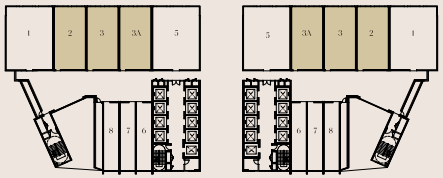

*The DOTTED LINE does not form part of the unit structure. It strictly serves as an OPTIONAL extension or addition, as determined by the purchaser.*

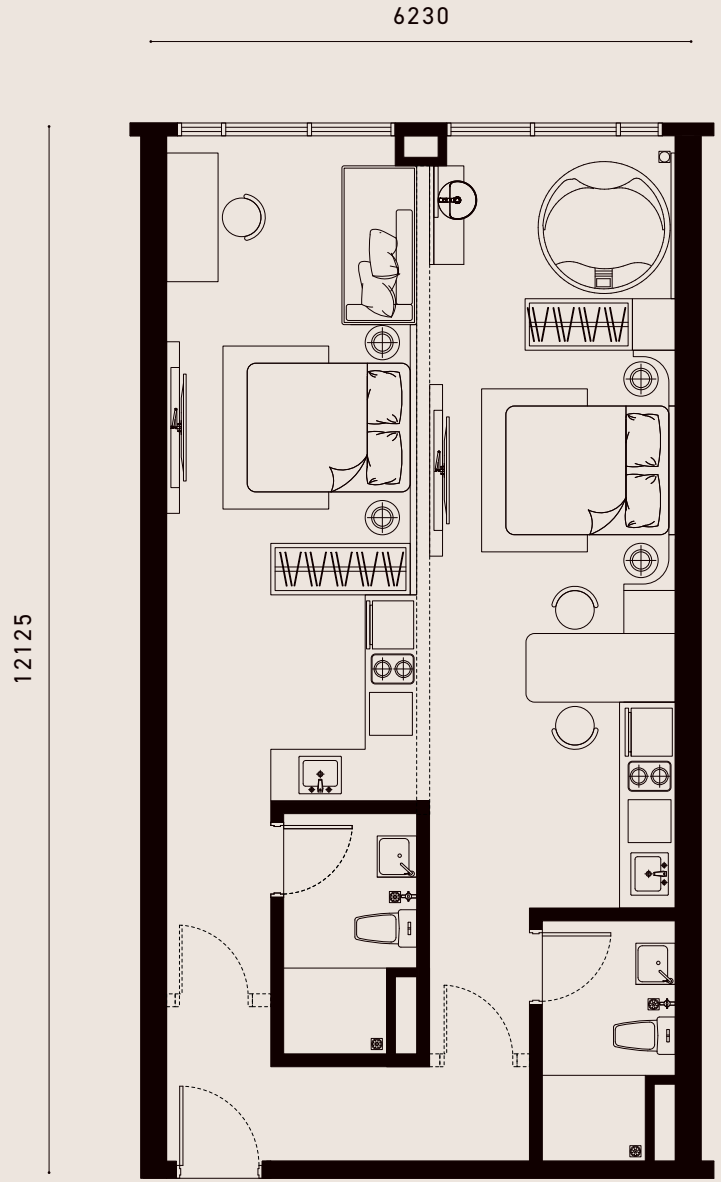
SOVO

# D

Unit Area

75.52m² | 813ft²



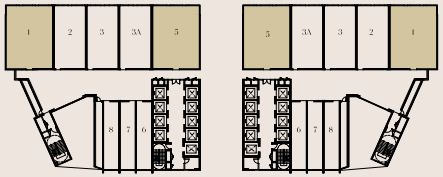

*The DOTTED LINE does not form part of the unit structure. It strictly serves as an OPTIONAL extension or addition, as determined by the purchaser.*

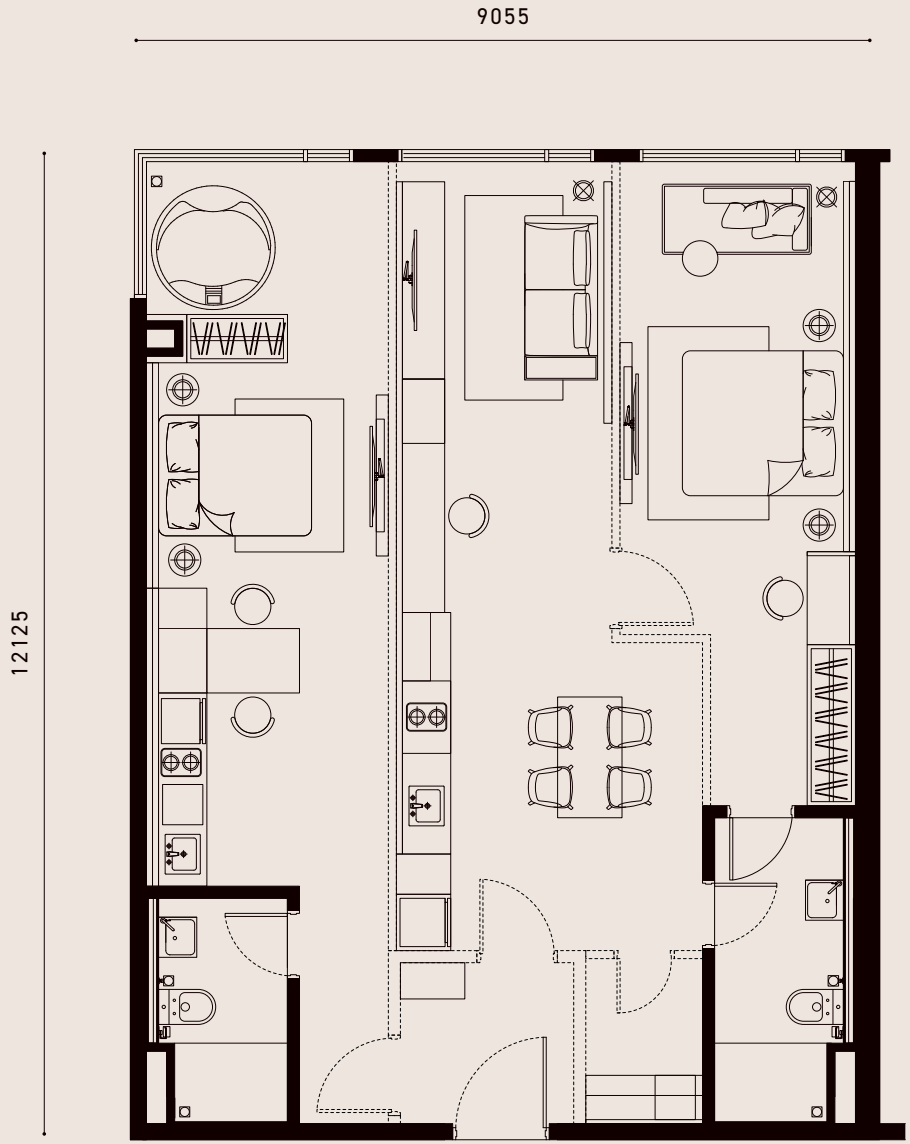
SOVO

# E

Unit Area

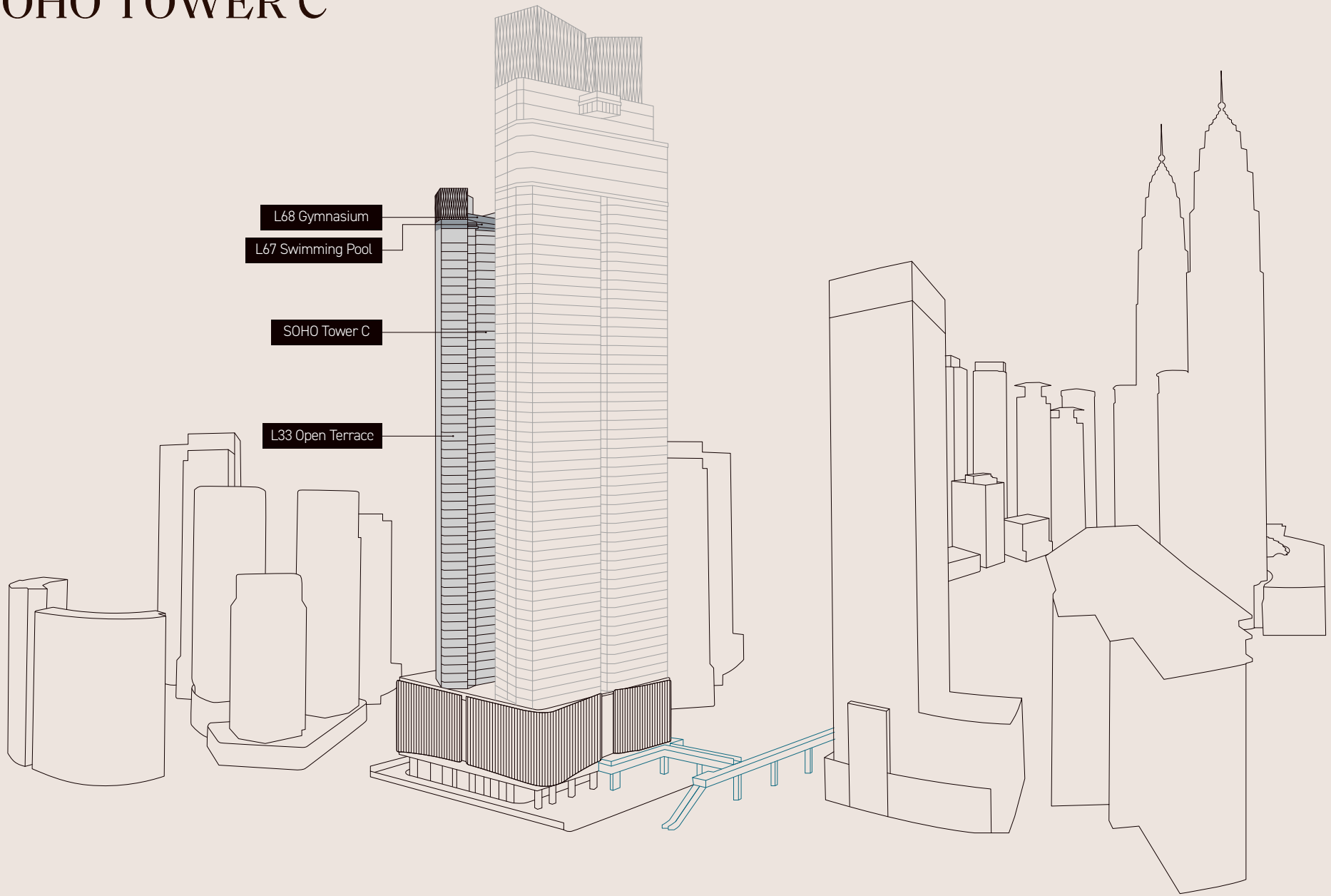
109.81m² | 1182ft²




*The DOTTED LINE does not form part of the unit structure. It strictly serves as an OPTIONAL extension or addition, as determined by the purchaser.*

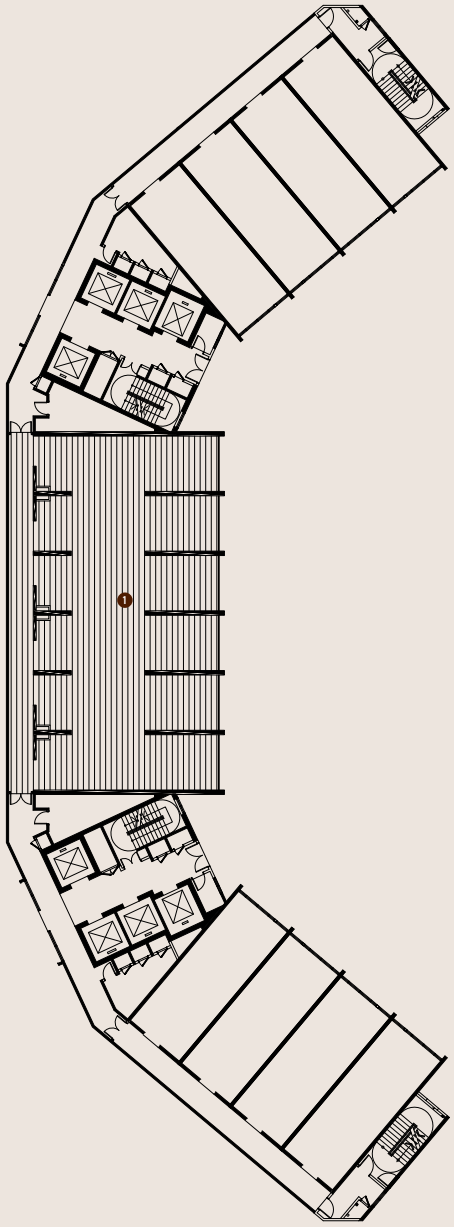
# SOHO TOWER C


L68 Gymnasium
L67 Swimming Pool
SOHO Tower C
L33 Open Terrace

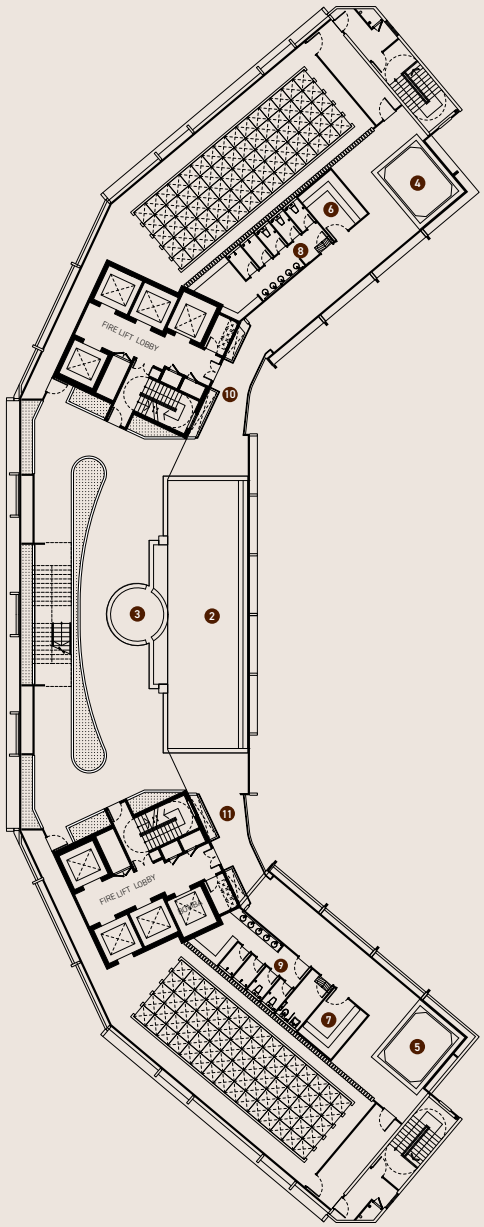
# FACILITIES PLAN

**LEGEND**

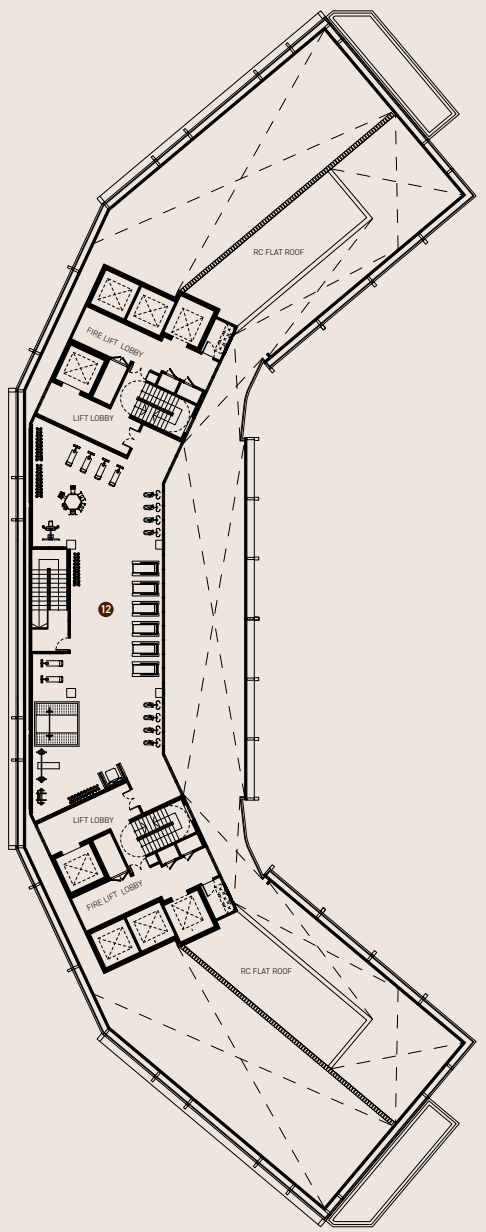
1. Open Terrace
2. Sky Pool
3. Sun Deck
4. Jacuzzi East
5. Jacuzzi West
6. Sauna (F)
7. Sauna (M)
8. Changing Room (F)
9. Changing Room (M)
10. East Viewing Terrace
11. West Viewing Terrace
12. Gymnasium



Level 33




Level 67




Level 68



# L33 OPEN TERRACE

Artist impression only. Actual might differ.



# L33 OPEN TERRACE

Artist impression only. Actual might differ.



# L33 OPEN TERRACE

Artist impression only. Actual might differ.



# L67 SKY POOL

Artist impression only. Actual might differ.



# L68 GYM

Artist impression only. Actual might differ.



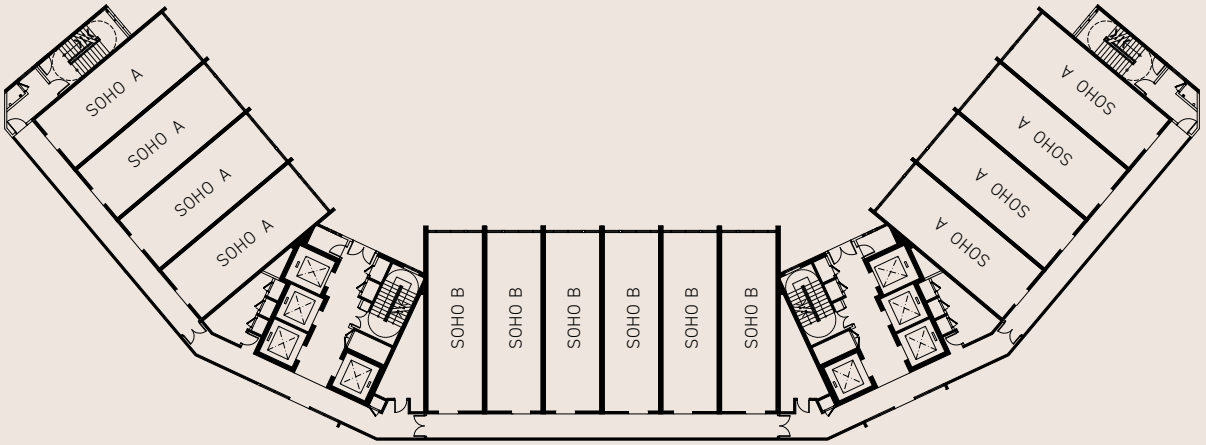

# L68 GYM

Artist impression only. Actual might differ.

# FLOOR PLAN

## Level 10- Level 66

EAST VIEW (FACILITIES VIEW)

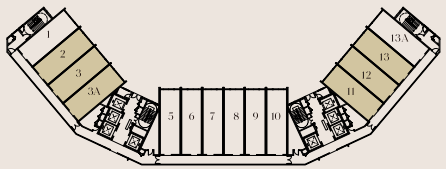


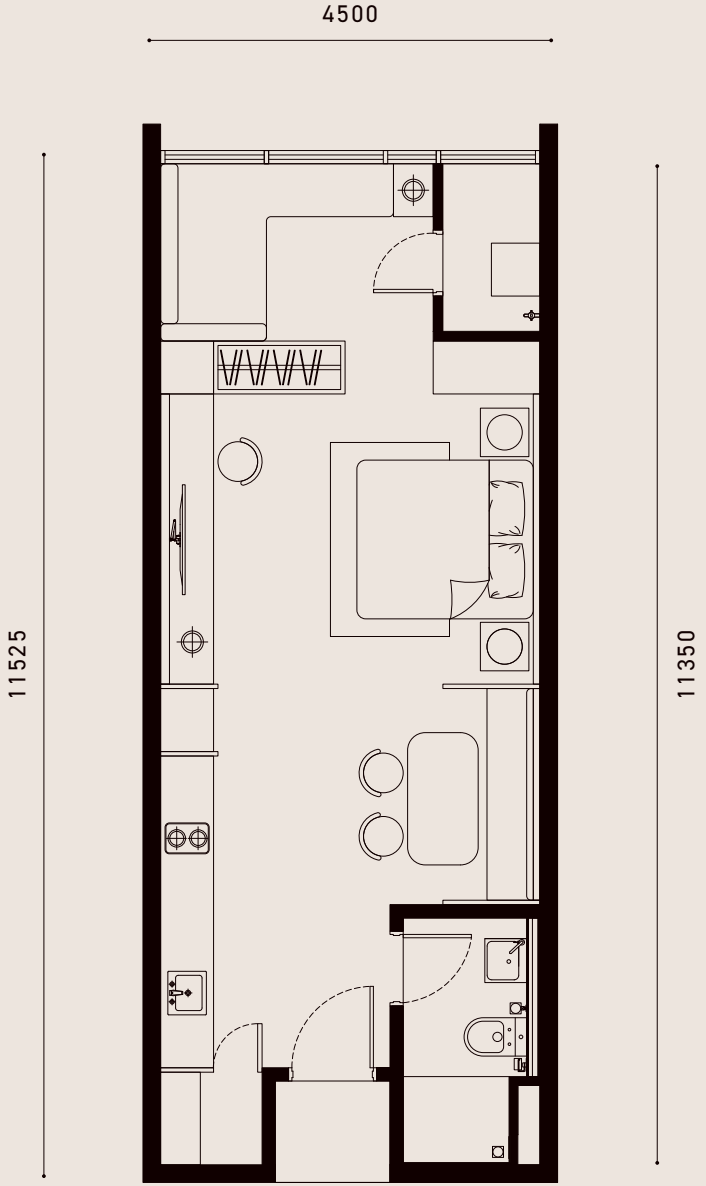
SOHO

# A

Unit Area

51.86m² | 558ft²



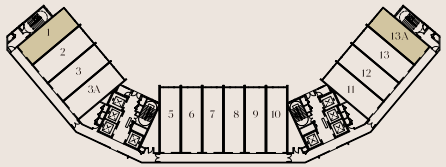
SOHO

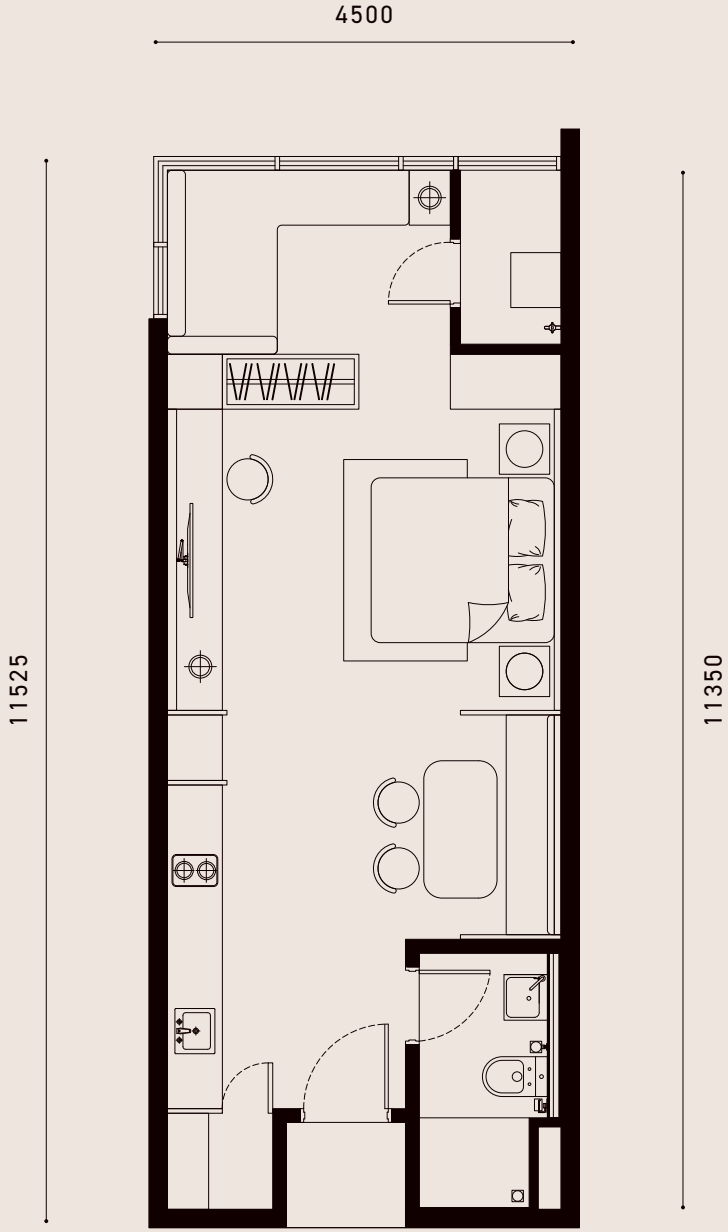
# A

(CORNER)

Unit Area

51.86m² | 558ft²



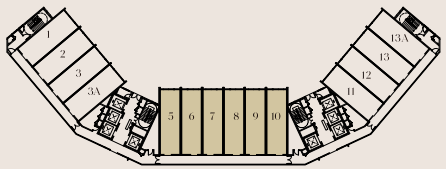



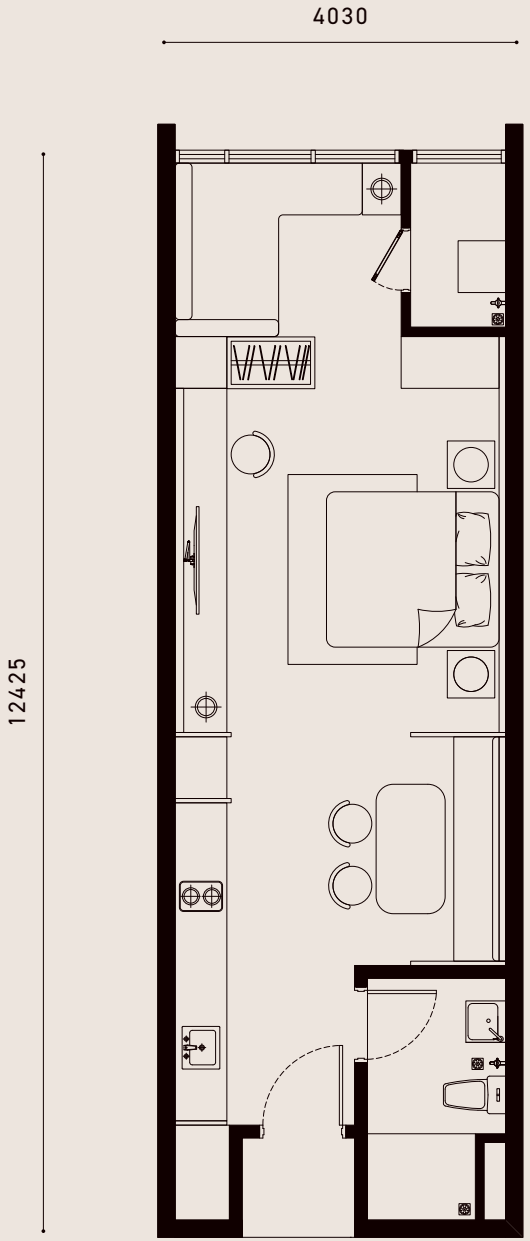
SOHO

# B

Unit Area

50.00m² | 538ft²



1. WEBSITE LINK: www.armanihallsonklcc.com.my

2. VIRTUAL TOUR: https://armanigroup.com.my/Site/Hallson/

3. 360 SHOW UNIT MATTERPORT: Coming Soon

4. 3D WALKTHROUGH VIDEO: Coming Soon

5. PROJECT VIDEO: Coming Soon

# DISCLAIMER

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