



ultra convenient living
in the heart of Kuala Lumpur

Live in the centre of a dynamic city ranked second in the region as the most livable\* and profit from one of the lowest costs of living in the region. Kuala Lumpur, or KL as it is affectionately known, has developed into one of the most progressive global metropolises and is home to the world's tallest twin towers. KL offers excellent infrastructure, colourful multicultural neighbourhoods and plays host to many stellar international events such as Formula 1. With 6 CapSquare, KL finally has an excellent luxury inner city living option offering you this great city at your doorstep.

\* Based on Mercer's Quality of Living Survey 2010.

#### a multi-cultural crossroads full of colourful contrast and heartwarming harmony With a multicultural population of around 1.9 million, Kuala Lumpur's cultural variety distinguishes it as a unique and distinctive metropolis. With a heart that is truly Asian, different groups have lived harmoniously with each other while retaining their cultural heritage. From 6 CapSquare, easily discover the neighbourhood of Masjid India – an enclave of Indian shops reminiscent of a bazaar with some of the best Indian food in town – or the antiquated Malay houses of Kampung Baru with their well-tended gardens. Colourful Chinatown, a well-known bargain hunter's paradise is only a few subway stops away. KL is not short of the 21st century too. Here post-modern architecture may sit beside gorgeous colonial buildings. From the vernacular to the highly-designed, KL's shopping and dining options run the gamut. Dine like the locals in simple stalls or get the latest fashion from the flagship stores of international fashion brands. There's also plenty of entertainment options in KL from locally staged productions to the world renowned Malaysian Philharmonic Orchestra.



## live, work and play in the secure and well-planned integrated neighbourhood of CapSquare The integrated development of CapSquare is 15.2 acres of prime freehold land 3.8 million square feet of developed space. It consists of a healthy mix of lu residences, signature offices and a vibrant 300-metre retail k shopping centre housing retail outlets, a supermarket, restaura cinemas. CapSquare provides a perfect nexus for living, working and leisure in one integrated development which makes it one of the city's most desirable address. It is within this secure neighbourhood, directly across the shopping centre that 6 CapSquare is situated to bring you the ultimate convenience of luxury living in Kuala Lumpur.









### fine materials and finishings to enhance your living experience

Nothing has been spared in utilizing great design to elevate the quality of your life at 6 CapSquare. It is guided by 6 CapSquare's design maxim which is to combine a refined set of aesthetics with durable functionality and easy care. The sensory excitement you experience does not stop at the impressive contemporary clean-lined architecture of your prestigious 32 storey urban address. It flows into the inviting stained-glass lobby that warmly greets your arrival to the meticulous choice of fine materials and fittings for your home. Enjoy cooling marble floors, floor to ceiling windows and wrap around balconies in all corner units to take in the pulse of this great city.

## flexible spaces for a sound investment to suit your lifestyle

The generous space of the larger units at 6 CapSquare have been carefully planned for you to reap the rewards of your investment sensibly. It features a 2-key system which allows you the flexibility to divide your unit into two separate spaces and in complete privacy too as these units come equipped with 2 separate main entrances. You can choose to share your space to care for aging parents, turn it into your teenager's den, rent it to a tenant, or even turn it into a productive home office. Whatever you choose to do, come experience the maximum from urban living with 6 CapSquare's flexible spaces.









With the refreshing greenery of Bukit Nanas, one of the oldest permanent forest reserves in the country covering approximately 11 hectares, and the calm of the Klang River as 6 CapSquare's backdrop; 6 CapSquare is the perfect place to refresh and rejuvenate. With tranquil harmony as a key design attribute, your bathrooms at 6 CapSquare have all the luxurious fittings – high quality marble floors, soothing wall finishes, his and hers wash basins and even free-standing bathtubs in some – to make it your personal urban oasis.



# functional features to make life more pleasant Your modern and spacious kitchen at 6 CapSquare comes equipped with imported appliances such as a built-in conventional and microwave oven with hob and hood, a refrigerator and a washer with dryer. It also comes fitted with accommodating keep your precious crystal, porcelain, silver crockery and cutlery organised our time in the kitchen practical and comfortable. An aesthetically and functional space to prepare and present your gastronomic creations to







With an unrivalled location, great design and doorstep convenience, living at 6 CapSquare symbolizes the perfect synergy of cosmopolitan urban living. Take advantage of this great investment opportunity in the heart of a modern global city.

#### BRDB www.brdb.com.my

Bandar Raya Developments Berhad (BRDB), one of Malaysia's most established property development companies, has been listed on the Kuala Lumpur Stock Exchange since 1968.

BRDB is best known for its property development projects in the affluent suburb of Bangsar which include the exclusive bungalows of Bangsar Hill, the luxury condominiums Palmyra Bangsar, One Menerung and most recently, its new corporate headquarters, Menara BRDB and the newly refreshed BSC. Other landmark developments include The Troika, winner of 2008's CNBC Best International High-Rise Architecture Award; CapSquare, an integrated commercial, retail and residential development

in midtown Kuala Lumpur and the well-established township of Permas Jaya in Johor Bahru.

On the global front, the 400 acre Defence Raya Golf and Country Club in Lahore, Pakistan and the planned 40ha integrated real estate tourism project in Oman make up BRDB's international portfolio.

Thanks to its philosophy of continuously reinvesting in its developments, it has created some of Malaysia's most desirable addresses, resulting in neighbourhoods that have stood the test of time and continue to command a premium.

**The Troika** 



**One Menerung** 



**Menara BRDB** 



**Bangsar Hill** 



Bangsar Shopping Centre (BSC)



**Straits View Residences Johor** 



Straits View Condo Johor



Developer's License No: 5997-2/06-2013/726 | Validity Period: 01/07/2008 to 30/06/2013 | Advertising & Sales Permit No: 5997-2/395/2011(03) | Validity Period: 04/03/2010 to 03/03/2011 | Completed Date: September 2013 | Land Tenure: Freehold | Building Plan Ref. No: BP T4 OSC 20100855 | Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur | Land Encumbrance: Nil | Total Units: 176 | Price: Min RM 850,160 up to Max RM 8,862,805 | 5% discount for Bumiputera

All information contained herein including the specifications, facilities, plans, measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and is not intended to form and cannot form part of an offer or contract. All measurements are approximate and illustrations are artist's impression only.





#### welcome to 6 CapSquare

A **strategic location** in the heart of a dynamic city. A picture **perfect view** of the world's tallest twin towers against shimmering city lights. A protected **rainforest reserve** as the neighbourhood green. A **prestigious address** in a **well-planned**, **secure and integrated** urban enclave that offers **doorstep access** to working, shopping, dining and entertainment. Welcome to **ultra convenient** city living in **Kuala Lumpur**. Welcome to **6 CapSquare**.

Developed by Bandar Raya Developments Berhad (BRDB), a reputable public-listed developer known for creating iconic landmarks; 6 CapSquare's 32 storey tower offers 176 one, two, three bedroom condominiums and 2 duplex penthouses ranging in size from 1,119 to 6,307 square feet.

These **luxury** condominiums have been **ingeniously designed** with the needs and **comforts** of contemporary city living in mind. With **flexible spaces** that come with a **2-key** separate entrance system in the larger units, **sophisticated finishings** and **fixtures** throughout, **thoughtful facilities** such as floating poolside pavilions, an airy gymnasium and a jacuzzi cove to **secure**, **vigilant access**; life at 6 CapSquare will be an **exciting and fulfilling** experience.



BRDB

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