

THE
T R O I K A

BRDB

Developed by BANDAR RAYA DEVELOPMENTS BERHAD

Designed by Foster and Partners in association with GDP Architects

KUALA LUMPUR

The Art of Living



The Troika

The Troika is the stuff of dreams. A dream that was BRDB's - to create the city's most beautiful and desirable condominium, right in the country's most sought-after location.

This vision required imagination and craft to be realised. And so it was decided to engage Foster and Partners to create a new residential landmark for Kuala Lumpur to complement Caesar Pelli's Petronas Twin Towers.

Foster and Partners buildings can be distinguished not only by their drama and beauty, but also by their functionality and the ingenious use of space. Fosters' approach can be summarised in one word – detail - born of a passion for architecture and design.

And while aesthetics are of course important, Foster and Partners are equally concerned about the social dimensions of their creations. These are to preserve the quality of life and to create places that people want to go.



Early sketch by Fosters



Progression of scales



Early shear wall sketch

For The Troika, early plans incorporated three towers of varying height emerging from 'The Necklace' - a circular podium of complementary office and retail space. The Necklace frames a landscaped courtyard of 30,000 sq. ft. to provide a calm retreat exclusively for residents.

The architects' priorities were to create beautiful and functional homes, with each one able to take in the beauty of the location, such as the KLCC Park, The Petronas Twin Towers and the KL city skyline.

To guarantee the best views possible for each apartment, Foster and Partners introduced the concept of a twisting building - essentially allowing individual floor plans to rotate as the building rises to enjoy KL's most stunning views.

With this objective, Foster and Partners pinned the three towers around dramatic shear walls, giving the development a strong linear character, while also framing views and providing critical shade to individual apartments.

The shear walls create a building utterly unique to this site, as they shield surrounding developments and orientate occupants so that the best views can be enjoyed.



Early sketch showing view lines



Shear wall studies



Overview

Manual adjustment of blocks according to views



The architectural model

Only then did Foster and Partners address the external design. And the result is spectacular – using their signature glass and steel materials and supported by dramatic shear pre-cast concrete walls. The Troika is as beautiful from afar as it is functional from within.

The Troika. Delivering the art of living.



The CapSquare Residences

Bangsar Hill



Menara Multi-Purpose CapSquare



With a forty-year pedigree, Bandar Raya Developments Berhad, or BRDB, has firmly entrenched itself as one of Malaysia's most established and trusted property development companies.

Today, BRDB's objective is to develop and manage quality residential, commercial and retail communities throughout Malaysia and more recently, overseas.

Well known as the company that first established Bangsar, an affluent neighbourhood in Kuala Lumpur, BRDB has since developed Permas Jaya in Johor, a township of some 75,000 people, and now CapSquare, a mixed-use urban community in downtown Kuala Lumpur.

Recent developments include the highly exclusive gated community at Bangsar Hill and the Bali-inspired Palmyra Bangsar Condominium, both of which were tremendously well received.

The latest offering, The Troika, embodies the BRDB of today and symbolises its direction and ambition. Its heritage lays the foundation for BRDB's future. A future in which BRDB shall continue to innovate, to raise standards and provide customers with the means to shape their lives and lifestyles to suit their dreams and aspirations.

BRDB

Palmyra Bangsar





HSBC Headquarters, Hong Kong

The Albion Riverside, London



Swiss Re Headquarters, "The Gherkin", London

Millennium Bridge, London



Foster and Partners is an international studio for architecture, planning and design founded by Lord Norman Foster. The studio has established global recognition and has received more than 300 awards and citations for design excellence, and won 65 national and international design competitions.

Foster and Partners' buildings are famed the world over and include the new German Parliament in the Reichstag, Berlin, The Great Court for the British Museum, HSBC Headquarters in Hong Kong and London, Commerzbank Headquarters in Frankfurt, The Albion Riverside Condominium on London's South Bank and more recently, the Millau Bridge in France. It is currently designing the world's largest airport in Beijing.

Norman Foster became the 21st Pritzker Architecture Prize Laureate in 1999 and was awarded the Praemium Imperiale Award for Architecture in 2002. He has been awarded the American Institute of Architects Gold Medal for Architecture (1994), the Royal Gold Medal for Architecture (1983), and the Gold Medal of the French Academy of Architecture (1991). In 1990 he was granted a Knighthood in the Queen's Birthday Honours, appointed by the Queen to the Order of Merit in 1997, and in 1999 was honoured with a Life Peerage in the Queen's Birthday Honours List as Lord Foster of Thames Bank.



Two double volume glass-encased bridges connect the Sky Lobby, which spans each of The Troika's three towers. Day or night, the Sky Lobby offers unmatched views of the city's world famous KLCC landmarks.

Troika

Troika is a Russian word for a chariot drawn by three horses abreast. In the last century, the word took on a geopolitical connotation and came to symbolise a powerful triumvirate.

The Troika is a strong name, which not only alludes to the three striking towers, but which also commemorates the location's equine tradition as the former Kuala Lumpur Turf Club.

An Integrated Development

- * 8 Penthouses
- * 164 Apartments
- * 57 SOHOs (See below)
- * The Sky Lobby
- * The Necklace

SOHO

SOHO is an acronym for Small Office Home Office. These are units that provide the ultimate in flexibility, designed for use either as an office, an apartment or a combination of the two.

The Sky Lobby

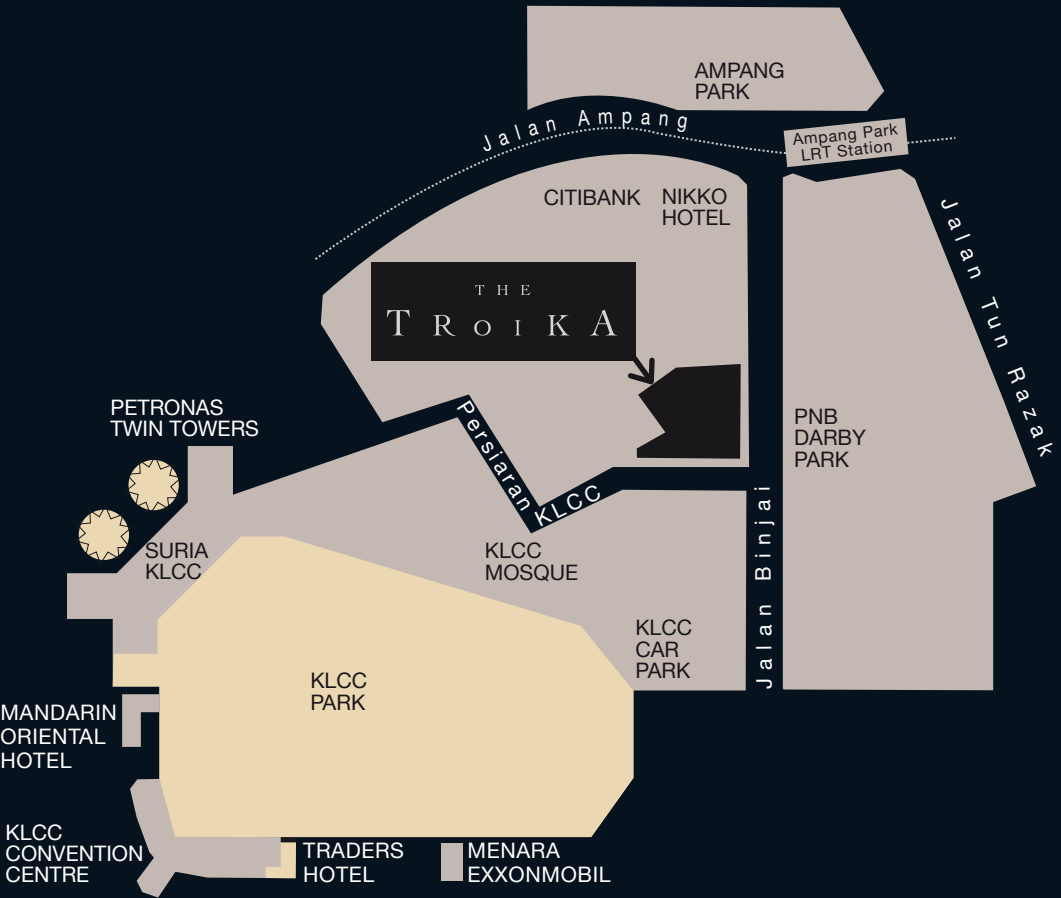
The Sky Lobby is a unique feature of this development, with some 25,000 sq.ft. of double volume space spanning the three towers and connected by two sky bridges.

Enjoying the city’s finest views, the space will be retained by BRDB to provide highly exclusive facilities for residents and guests.

The Necklace

The Necklace is a four-storey circular podium from which The Troika towers rise majestically skywards. Complementary shops, restaurants and offices will be housed within, while the roof accommodates the residents’ recreational facilities.

Location



Site Plan

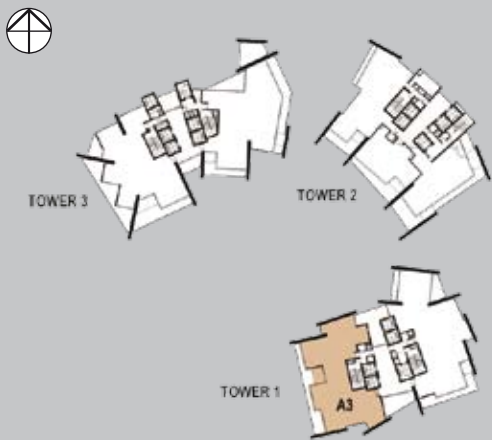


Facilities



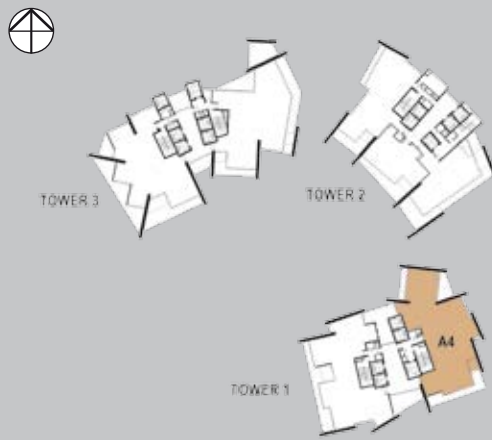
The Troika, Kuala Lumpur. Level 4 Facilities Floor Plan.

Tower 1 • Type A3 • Size: 2,356 s.f. • Level 6 – 10, 17 – 23 • Typical low zone



Indicative of type A1, A5 & A7

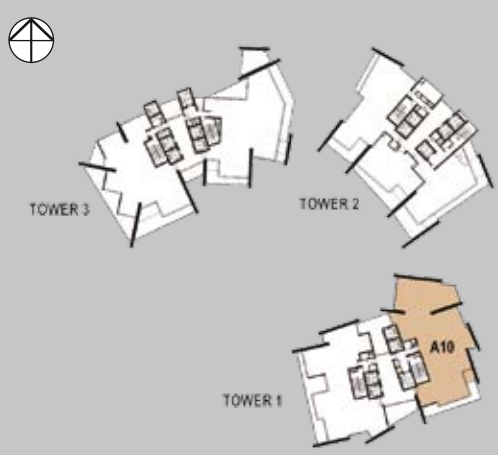
Tower 1 • Type A4 • Size: 2,586 s.f. • Level 6 – 10, • Typical low zone



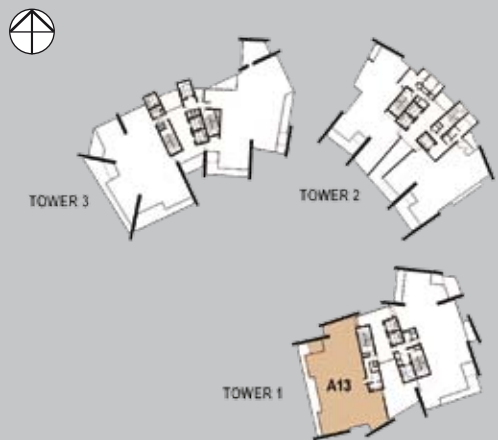
Indicative of type A2, A6 & A8

Tower 1 • Type A10 • Size: 2,906 s.f. • Level 17 – 23 • Typical low zone

Tower 1 • Type A13 • Size: 2,545 s.f. • Level 26 – 33A • Typical high zone



Indicative of type A9



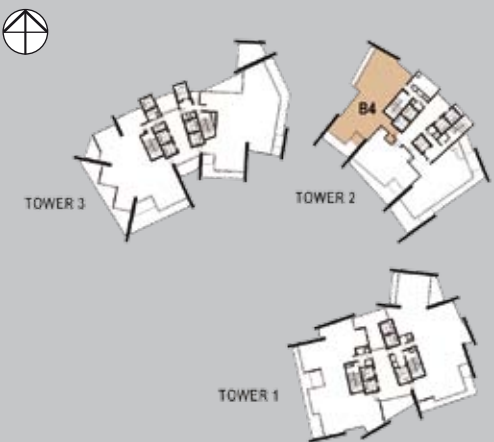
Indicative of type A11

Tower 1 • Type A14 • Size: 2,673 s.f. • Level 26 – 33A • Typical high zone

Tower 2 • Type B4 • Size: 1,646 s.f. • Level 6 – 18 • SOHO*



Indicative of type A12



Indicative of type B1, B7 & B10

*SOHO – Small Office or Home Office.
An ideal environment for a small business
or a business at home.

Tower 2 • Type B5 • Size: 989 s.f. • Level 6 – 18 • SOHO



Indicative of type B2, B8 & B11

Tower 2 • Type B6 • Size: 1,349 s.f. • Level 6 – 18 • SOHO



Indicative of type B3

Tower 2 • Type B12 • Size: 1,689 s.f. • Level 20 – 23 • Typical low zone

Tower 2 • Type B19 • Size: 2,142 s.f. • Level 33 – 40 • Typical high zone



Indicative of type B9



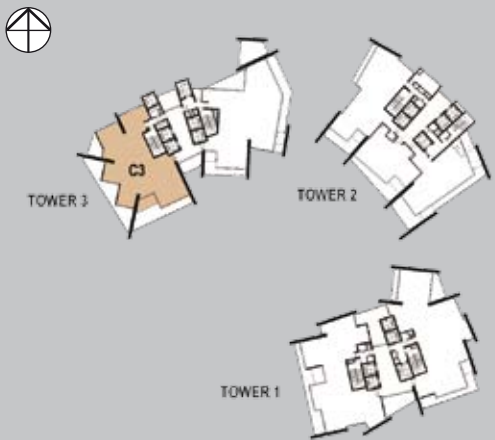
Indicative of type B13, B15 & B17

Tower 2 • Type B20 • Size: 2,339 s.f. • Level 33 – 40 • Typical high zone

Tower 3 • Type C3 • Size: 2,245 s.f. • Level 6 – 18, 20 – 23 • Typical low zone



Indicative of type B14, B16 & B18



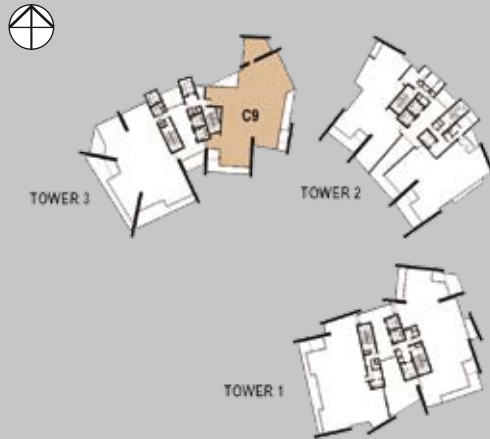
Indicative of type C1

Tower 3 • Type C4 • Size: 2,347 s.f. • Level 6, 7, 9, 10, 12, 13, 15, 16, 18, 20, 22, 23
Typical low zone



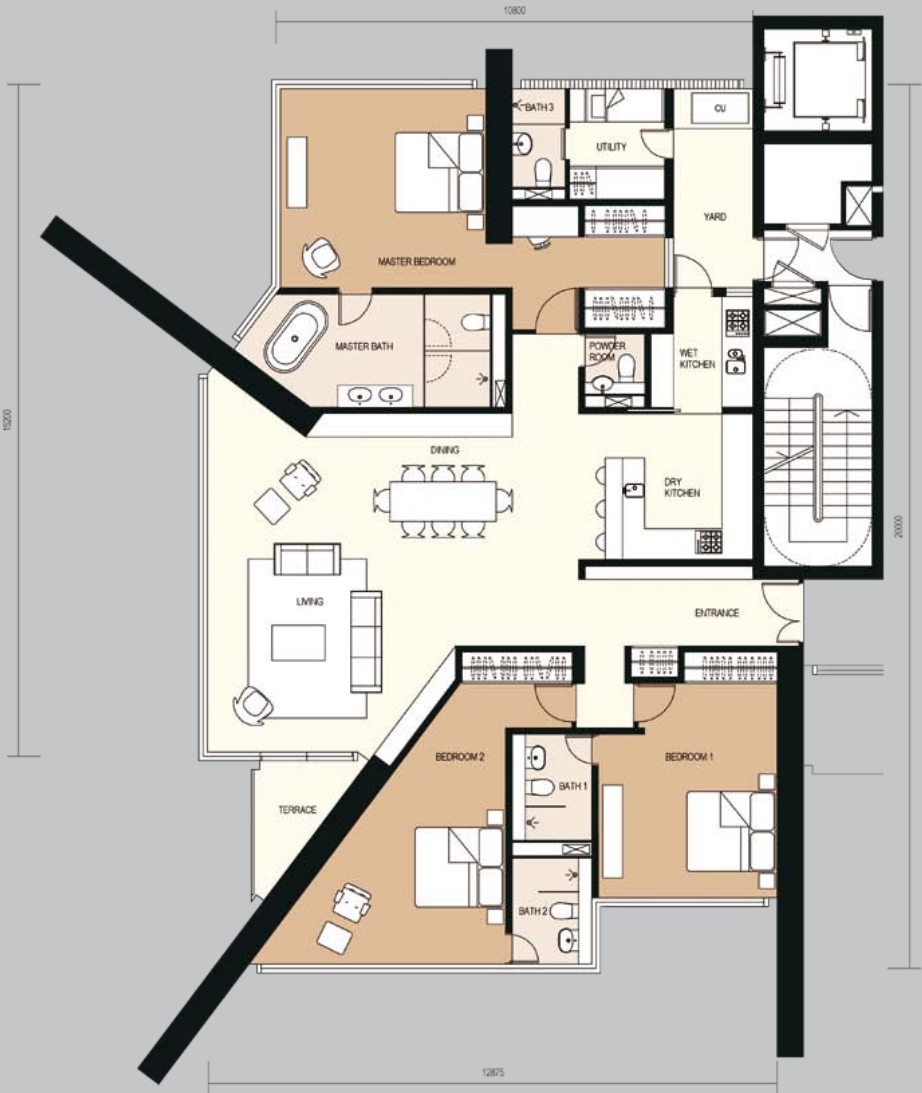
Indicative of type C2 & C5

Tower 3 • Type C9 • Size: 2,832 s.f. • Level 26 – 33A • Typical high zone



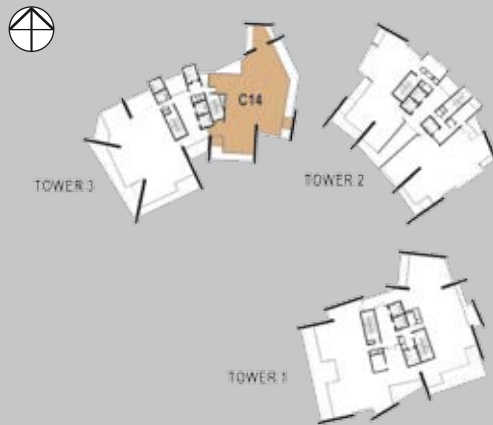
Indicative of type C7

Tower 3 • Type C12 • Size: 2,549 s.f. • Level 36 – 42 • Typical high zone



Indicative of type C6, C8 & C10


Tower 3 • Type C14 • Size: 2,573 s.f. • Level 38 & 41 • Typical high zone




Indicative of type C11 & C13

Storey Plan

LEVEL
49
48
47
46
45
43A
43
42
41
40
39
38
37
36
35
33A
33
32
31
30
29
28
27
26
25
23B 23A
23
22
21
20
19
18
17
16
15
13A
13
12
11
10
9
8
7
6
5
3A
3
2
1
0
B1
B2
B3
B4

 Penthouse

 SOHO

Tower 1

Type PHA 2 7,594 s.f.		Type PHA 1 9,090 s.f.
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A13 2,545 s.f.	Type A14 2,673 s.f.	
Type A11 2,855 s.f.	Type A12 3,078 s.f.	

Type PHB1 6,976 s.f.		Type PHB2 6,417 s.f.
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B20 2,339 s.f.	Type B19 2,142 s.f.	
Type B18 2,525 s.f.	Type B17 2,811 s.f.	
Type B16 2,144 s.f.	Type B15 2,294 s.f.	
Type B16 2,144 s.f.	Type B15 2,294 s.f.	
Type B16 2,144 s.f.	Type B15 2,294 s.f.	
Type B16 2,144 s.f.	Type B15 2,294 s.f.	
Type B16 2,144 s.f.	Type B15 2,294 s.f.	
Type B16 2,144 s.f.	Type B15 2,294 s.f.	
Type B14 2,838 s.f.	Type B13 2,505 s.f.	

Tower 3	
Type PHC4 21,688 s.f.	
Type PHC3 5,443 s.f.	
Type PHC2 5,441 s.f.	
Type PHC1 7,006 s.f.	
Type C13 2,435 s.f.	Type C12 2,549 s.f.
Type C14 2,573 s.f.	Type C12 2,549 s.f.
Type C13 2,435 s.f.	Type C12 2,549 s.f.
Type C13 2,435 s.f.	Type C12 2,549 s.f.
Type C14 2,573 s.f.	Type C12 2,549 s.f.
Type C13 2,435 s.f.	Type C12 2,549 s.f.
Type C13 2,435 s.f.	Type C12 2,549 s.f.
Type C11 3,285 s.f.	Type C10 3,336 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C9 2,832 s.f.	Type C8 2,615 s.f.
Type C7 3,273 s.f.	Type C6 3,327 s.f.

SKY LOBBY								
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B12 1,689 s.f.	Type B11 1,004 s.f.	Type B10 1,591 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B12 1,689 s.f.	Type B11 1,004 s.f.	Type B10 1,591 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B12 1,689 s.f.	Type B11 1,004 s.f.	Type B10 1,591 s.f.		Type C5 2,482 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B12 1,689 s.f.	Type B11 1,004 s.f.	Type B10 1,591 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B9 1,891 s.f.	Type B8 1,208 s.f.	Type B7 1,930 s.f.		Type C2 3,274 s.f.	Type C1 3,076 s.f.
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A10 2,906 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C5 2,482 s.f.	Type C3 2,245 s.f.
Type A1 2,676 s.f.	Type A9 3,140 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A7 2,322 s.f.	Type A8 2,707 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A7 2,322 s.f.	Type A8 2,707 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C5 2,482 s.f.	Type C3 2,245 s.f.
Type A7 2,322 s.f.	Type A8 2,707 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A7 2,322 s.f.	Type A8 2,707 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A5 2,671 s.f.	Type A6 3,028 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C5 2,482 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A4 2,586 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A4 2,586 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A4 2,586 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C5 2,482 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A4 2,586 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A3 2,356 s.f.	Type A4 2,586 s.f.		Type B6 1,349 s.f.	Type B5 989 s.f.	Type B4 1,646 s.f.		Type C4 2,347 s.f.	Type C3 2,245 s.f.
Type A1 2,676 s.f.	Type A2 3,038 s.f.		Type B3 1,855 s.f.	Type B2 1,235 s.f.	Type B1 1,915 s.f.		Type C2 3,274 s.f.	Type C1 3,076 s.f.
FACILITIES								
OFFICE								
OFFICE								
RETAIL								
RETAIL								
CAR PARK								
CAR PARK								
CAR PARK								
CAR PARK								

Specifications

1) Structure	: Reinforced concrete
2) Wall	: Brick / reinforced concrete
3) Roof	: Reinforced concrete slab
4) Ceiling	: Fibrous plaster board / skim coat
5) Windows*	: Low E glass panels. Powder coated aluminium frames
6) Door	
- Main entrance	: Solid timber fire door
- Others	: Flush timber doors
	: Timber sliding doors
	: Timber folding doors
7) Locks	: Quality locksets
8) Flooring	
- Entrance, living, dining, kitchen, wet kitchen, powder room, all baths (except utility bath)	: Imported marble
- Master bedroom, other bedroom(s)	: Teak timber strips
- Utility, utility bath, store	: Homogeneous tiles
- open terrace, terrace, yard, open yard, outdoor area	
9) Wall Finishes	
- General	: Plaster and emulsion paint
- Kitchen	: Imported marble
- Powder room, all baths (except utility bath)	: Glass panel with backing
- Utility bath, wet kitchen	: Homogeneous tiles
10) Sanitaryware & Fittings	
- Master bath	: White sanitaryware with accessories comprising long bath, water closet, wash basin, shower
- Other bath(s)	: White sanitaryware with accessories comprising water closet, wash basin, shower
- Powder room	: White sanitaryware with accessories comprising water closet, wash basin
- Kitchens	: Metal sink
11) Built-in furniture	
- Kitchen and wet kitchen	: kitchen cabinets as per ID's specification
- Master bedroom, bedroom (for SOHOs only)	: built-in wardrobe as per ID's specification

*Low emissivity coated glass (low E glass) is coated with a microscopic, virtually invisible metallic oxide layer to improve thermal performance by supressing radiative heat flow and reducing UV penetration.

M&E Specifications

12) Electrical installations	
- Electrical points	: Lighting and power points will be provided according to M&E engineer's specifications
- Air conditioning system**	: Inverter control air conditioning to all bedrooms, living, dining, kitchen, utility
- Hot water system	: Kitchens, all baths (except utility bath and powder room)
13) Gas piping	: Natural gas piping system
14) Telephone point	: Living, dining, kitchen – one point per room
	all bedrooms – two points per room
15) SMATV points	: Living, all bedrooms, kitchen
16) Security system	: Card access control to all main access points
	: Automatic boom - gate control for car park ingress and egress
	: CCTV system to main access points and basement carpark
	: Intercom system
17) Others	: Centralized vacuum system

**The Inverter Control Air Conditioning System has incorporated an inverter to reduce the speed of the compressor during part - load operation, thereby reducing electricity demand by 25%.

It is more efficient at maintaining uniform temperature than a split unit system and the condenser unit has one of the lowest noise levels in the industry.

603 2697 8787
www.brdb.com.my

or visit us at

**38th Floor, Menara Multi-Purpose
Capital Square
No 8 Jalan Munshi Abdullah
50100 Kuala Lumpur, Malaysia**

BRDB

BANDAR RAYA DEVELOPMENTS BERHAD

All information contained herein (including specifications, plan 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 impressions only. The descriptions of the specifications of building materials and fittings are merely general descriptions and may vary according to the types of units, which will be specifically provided in the Sale and Purchase Agreement.