

REDEFINED LIVING @ 9 SEPUTEH

Situated in a matured neighbourhood with ultra connectivity, 9 Seputeh is a mixed development that is poised to transform Old Klang Road into the New Old Klang Road.

With nine blocks of commercial, residential and retail units, 9 Seputeh is set to change the skyline along Old Klang Road and introduce a new lifestyle to its immediate neighbourhood.

In addition to being an 'Oasis in the City', 9 Seputeh's developer, Gapurna Land Sdn Bhd, a wholly owned subsidiary of MRCB group, will be incorporating much-welcomed infrastructural improvements to turn Old Klang Road into the New Old Klang Road.

Some of the plans are aimed at easing traffic congestion, promoting healthy living, providing a greener landscape and a shopping environment that maximises natural cross-air ventilation.

9 Seputeh is located along the riverside of Klang River at the 3rd Mile of Old Klang Road. This strategic location puts the development just minutes away from Mid Valley Megamall, KL Sentral, Bangsar and Petaling Jaya. Some would term the location as a 'crossroad' between Kuala Lumpur and Petaling Jaya.

The development overlooks the planned beautification projects of the banks of the Klang River, which is one of the interesting features of the project - to rejuvenate and transform the scenery of the Klang River.

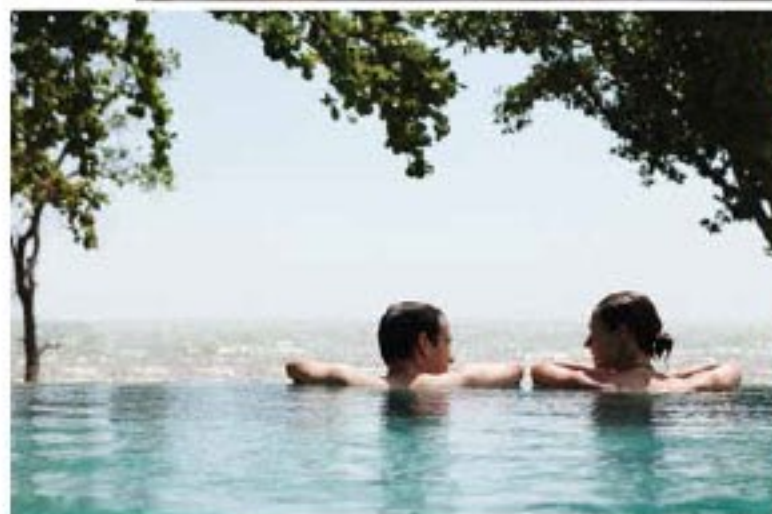
One of the transformational plans is to upgrade the landscape along the riverside, by introducing promenades and boardwalk with parks and jogging tracks to encourage healthy living in the city. These features



are designed to introduce a lively 'street-shopping' atmosphere.

9 Seputeh will be developed across 17.3 acres of leasehold land, with a gross development value (GDV) of RM2.5 billion.

- 1 Proposed link to NPE
- 2 Tallest building along Old Klang Road
- 3 Renewed riverscape
- 4 Integrated development
- 5 Proposed covered link-bridge to monorail station
- 6 Big Sentral Park
- 7 Modern architecture
- 8 Sky lounges and sky garden
- 9 Strategically located



towers of VIVO Residences with built-ups ranging between 780 sq ft and 2,400 sq ft.

There will also be a block of 15-storey VIVO SOHO suites with built-ups ranging between 500 sq ft and 800 sq ft, as well as 2- and 3-storey retail outlets/shops with built-ups ranging between 2,800 sq ft and 7,000 sq ft in the VIVO commercial centre.

Visitors and tenants will enjoy ample parking lots from the six levels of podium car park and two levels of basement car park for the commercial centre.

In total, there are 824 units of VIVO Residences, 287 units of SOHO suites and 49 units of the VIVO commercial centre. Indicative prices for the residential units are starting from RM800 per sq ft onwards.

The VIVO series is expected to be completed in 2017 and Bumiputera purchasers will be given a 5% discount.

Those who are interested may register their interest by calling 03-7882 3333, emailing msd@9seputeh.com or surf them at www.9seputeh.com.my.

The development is destined for prominence as it is situated in a matured neighbourhood with ultra connectivity.

It is accessible via a network of key roads including the Old Klang Road, Federal Highway and New Pantai Expressway (NPE) via a new dedicated link bridge across the Klang River, which will also be undertaken by the developer.

There is also a dedicated link bridge to a proposed monorail station. These thoughtful measures will aid in easing traffic congestion along the currently very busy Old Klang Road.

THE RIGHT MIX

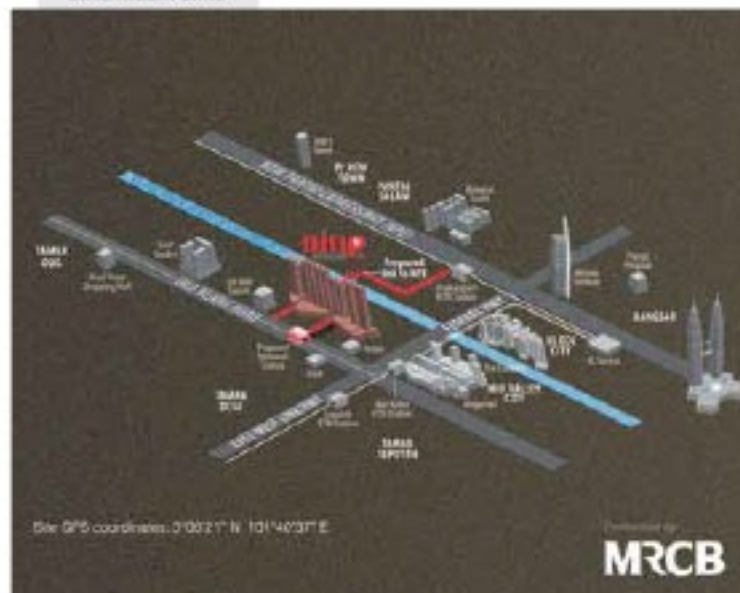
9 Seputeh is a masterpiece that is designed to re-energise and enhance the lives of residents and tenants with ample modern

amenities to fulfil the work, play and rest lifestyle. The development has four parcels:

- Parcel A - one block of 41-storey serviced apartment with retail spaces & facilities
- Parcel B - one block of 38-storey and two blocks of 33-storey serviced apartments with retail spaces & facilities
- Parcel C - two blocks each of 42-storey and two blocks each of 44-storey serviced apartments with retail spaces & facilities
- Parcel D - one block of 36-storey institution, with retail spaces and facilities.

Phase 1 of the launch will be for Parcel C, also known as the VIVO series, encompassing serviced residences, SOHO suites and retail lots. There will be four

LOCATION MAP



PROJECT LISTING

QuickPro No: NC2905
Project Name: 9 Seputeh
City: Old Klang Road, Kuala Lumpur
Property Type: Serviced Residence
Land Title: Residential
Tenure: Leasehold
Bumi Discount: 5%
Expected Date of Completion: 2017

Developer:
Gapurna Land Sdn Bhd
Level 7, Wisma AmFirst, Tower 2, Jalan SS 7/15
Kelana Jaya 47301 Selangor.
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