



# D MAJESTIC

Managed by **SWI-GARDEN INTERNATIONAL**  
HOTELS, RESORTS & INNS





SOMETHING  
**GREAT**  
IS COMING...

D'Majestic Suites & Residenz



**5 GREAT** reasons... **1 GREAT** property

**GREAT** Location

**GREAT** Design

**GREAT** Investment

**GREAT** Management

**GREAT** Developer

FREEHOLD



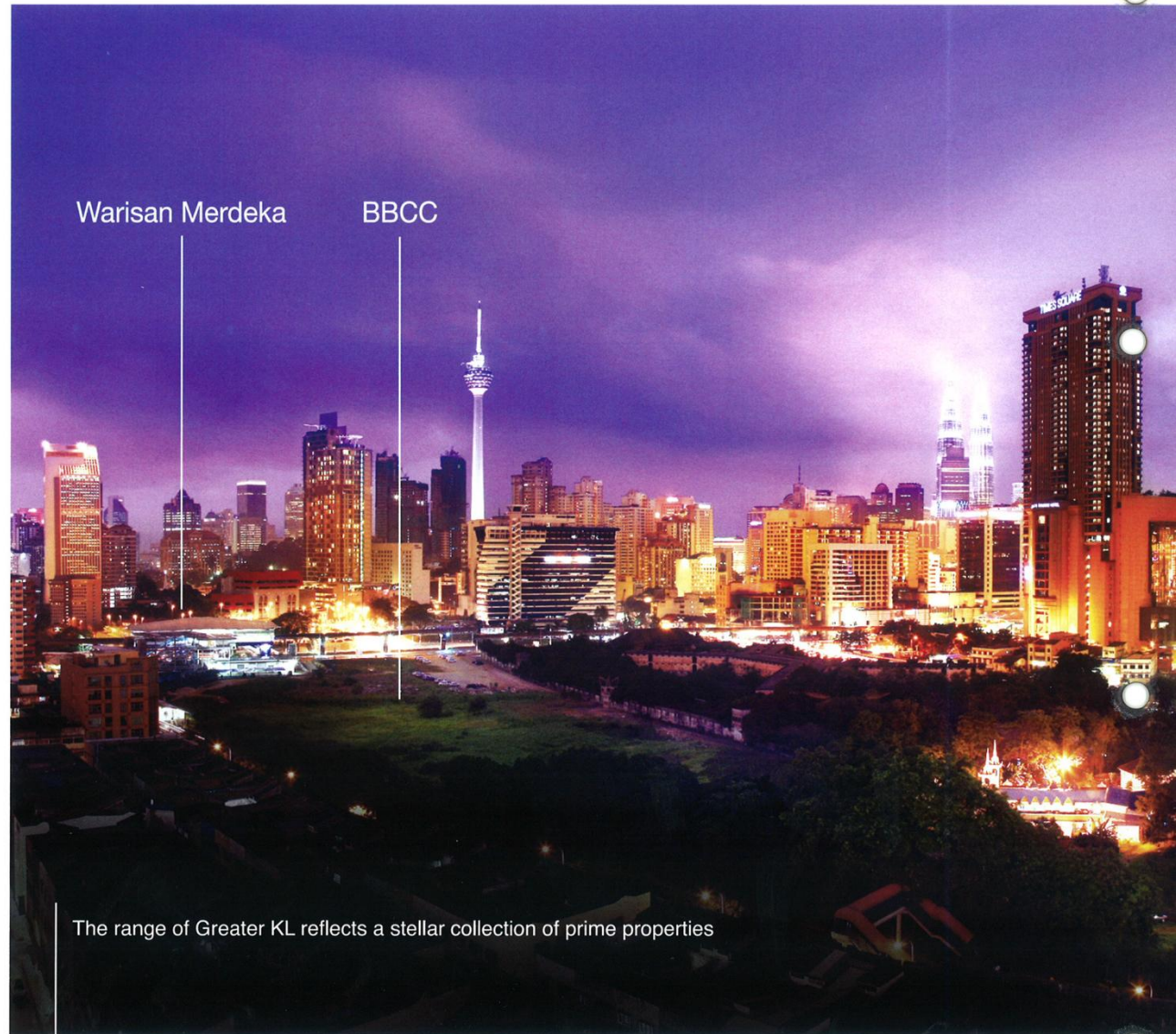
# GREAT Location

Introducing a neighborhood of prominent developments. This is **Greater KL's Pudu Corridor**

D'Majestic enjoys the luxury of sitting within **Greater KL's Pudu Corridor** with its range of prominent neighbors consisting KLIFD, a new Ikea (within Cochrane Development), Warisan Merdeka, Pudu Sentral and the Bukit Bintang City Center.

In retrospect, through governmental directions, Brickfields is now a prominent locale mostly impacted by the inception of KL Sentral, and likewise, the KLCC Golden Triangle emerged with the iconic Petronas Twin Towers. Both these areas today enjoy recognition as prime real estate with exponential appreciation in property value.

D'Majestic will enjoy prime position in a booming neighborhood with the strategic addition of a **20-acre transport hub** developed by a GLC (Government-Linked Company) expected to be another emerging iconic address, making the Pudu Corridor the new affluent neighborhood.



The range of Greater KL reflects a stellar collection of prime properties





KLIFD

DMajestic



True convenience comes from a Great neighborhood. Being in Greater KL means every amenity is really just at your doorstep

Short Walking Distance to:

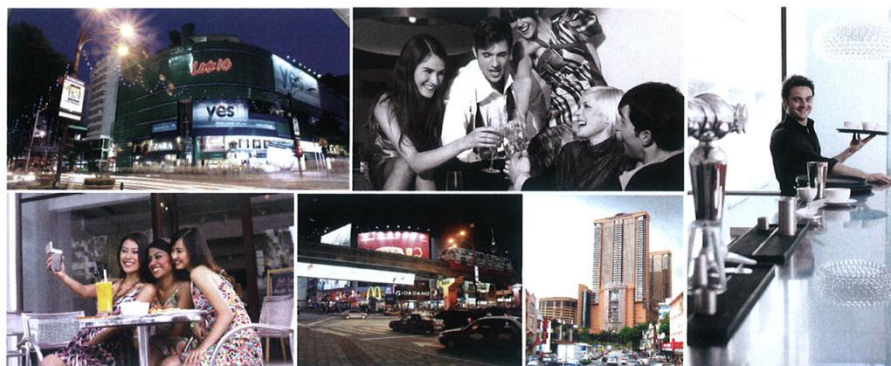
- Bukit Bintang / Bintang Walk (Sg Wang, Low Yat, Lot 10, BB Plaza, KL Plaza, Berjaya Times Square, Pavilion KL, Starhill Gallery),

Short Driving Distance to Klang Valley's Landmark Areas:

- **5 mins** to Pudu Sentral, Swiss Garden Hotel & Residences, Stadium Merdeka, Kenanga Fashion Square Wholesales Mall, Royal Selangor Golf Club
- **10 mins** to Petaling Street (China Town), Embassy of Singapore, Indonesia, USA, Kuwait etc
- **15 mins** to KL Tower
- **20 mins** to KL Sentral, PJ Center, Damansara, Mont Kiara Cyberjaya & Putrajaya

Surrounded by convenience, landmarks and trendy hot spots

- |                                |  |
|--------------------------------|--|
| 1 Shaw Parade                  | 19 Pasar Rakyat                            |
| 2 Pudu Specialist Center       | 20 Kenanga Fashion Square & Wholesale Mall |
| 3 Berjaya Times Square         | 21 Stadium Negara                          |
| 4 Low Yat Shopping Mall        | 22 Stadium Merdeka                         |
| 5 Sg Wang Shopping Mall        | 23 Swiss-Garden Hotel & Residences         |
| 6 Bkt Bintang Shopping Mall    | 24 Pudu Sentral Bus Terminal               |
| 7 Imbi Plaza Shopping Mall     | 25 China Town                              |
| 8 Starhill Gallery             | 26 KL Tower                                |
| 9 Fahrenheit Shopping Mall     | 27 Menara Maybank                          |
| 10 Lot 10 Shopping Mall        | 28 Tung Shin Hospital                      |
| 11 Pavilion KL Shopping Mall   | 29 Japan Embassy                           |
| 12 Kraf Antarabangsa           | 30 Singapore Embassy                       |
| 13 Prince Court Medical Center | 31 USA Embassy                             |
| 14 Kuwait Embassy              | 32 Hard Rock Cafe                          |
| 15 Indonesia Embassy           | 33 Malaysia Tourism Centre                 |
| 16 Korea Embassy               | 34 Zouk Club                               |
| 17 Royal Selangor Golf Club    | 35 Central Market                          |
| 18 Bukit Bintang New Market    |  |







# GREAT Move

**Greater KL**, the symbol of a promising future full of golden opportunities

Towards Wawasan 2020, Greater KL is an enviable government initiative to transform the nation's capital into a Top 20 world-ranked metropolis. Envisioned to be one of South East Asia's most iconic and ambitious government-led projects, Greater KL promises a wealth of new opportunities.

D'Majestic offers close proximity and is minutes to/from:

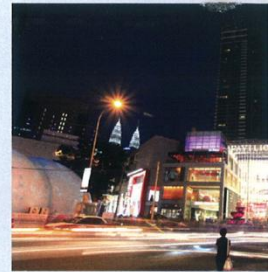
- The Kuala Lumpur City Center (KLCC) Golden Triangle
- The Kuala Lumpur International Financial District (KLIFD)
- A New Ikea (Cochrane Development)
- Bukit Bintang/Jalan Imbi/Jalan Sultan Ismail
- Pudu Sentral/Warisan Merdeka/Bukit Bintang City Center

## Existing Landmarks



### KLCC Golden Triangle

- Iconic Petronas Twin Towers is an internationally-recognized landmark of metropolitan KL
- Commercial and lifestyle hub
- Home to Forbes 500 Petronas conglomerate and numerous multinational companies



## Upcoming Landmark - Greater KLs Pudu Corridor is ready to take shape

### Kuala Lumpur International Financial District (KLIFD)

- Project value of RM26 billion
- A joint-development between 1Malaysia Development Berhad (1MDB) and UAE's Mubadala Development Company
- To transform KL into an international hub for banking and finance
- Strategically positioned in the heart of Greater KL
- Sits on 75 acres of prime land within the vicinity of Jalan Tun Razak and Plaza Rakyat
- World-renowned names to operate within its radius
- Expands KL's business center and tourist belt from KLCC to Bukit Bintang
- To spearhead a greener Greater KL effort with green spaces and sustainable buildings
- Project Components include
  - Office Buildings
  - Retail and Entertainment
  - Residential
  - Park to turn KLIFD into greenest and coolest district in KL
  - Business University



### Cochrane Development

- Sited on 60 acres of prime land along Jalan Cochrane
- Developed by GLC (Government-Linked Company)
- Will house new 11-acre IKEA store and 12- to 15-acre Ikano integrated shopping complex

### Greater KL's MRT Project

- A Malaysian government initiative
- To improve the Greater KL/Klang Valley National Key Economic Area public transport system
- Serves the northwest and southeast of KL with stops at key residential and business areas
- Links directly to KL City Centre







**Bukit Bintang / Jalan Imbi /  
Jalan Sultan Ismail**

- A golden triangle within KL's Golden Triangle features upscale retail complexes
- A prominent tourist and lifestyle destination



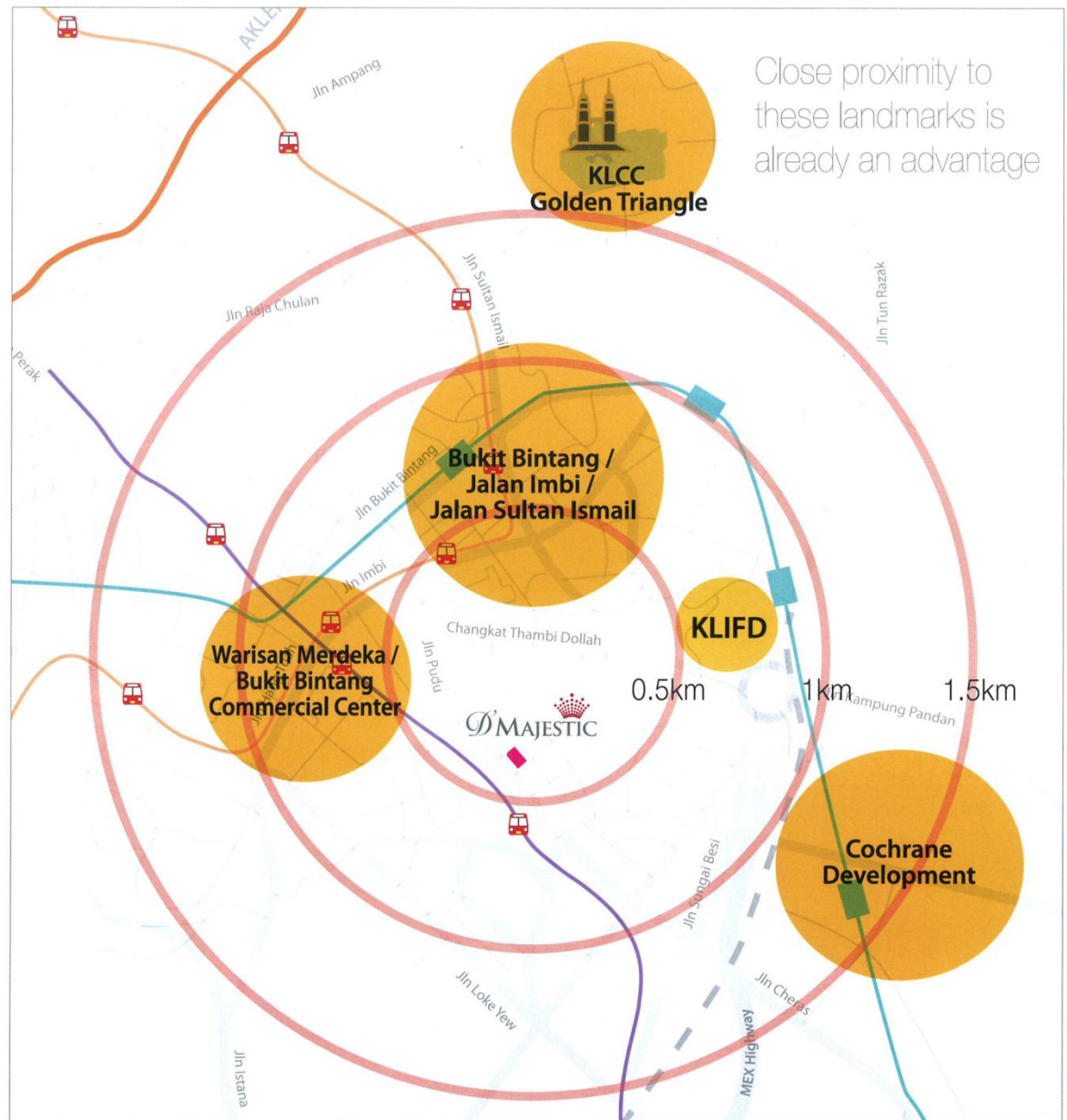
**Warisan Merdeka/ Bukit Bintang City Center**

**Warisan Merdeka**

- A heritage-themed development on 19 acres of prime land to blend with the restored heritage Stadium Merdeka and Stadium Negara
- Developed by GLC (Government-Linked Company)
- First component is a five-star 'green' 100-storey tower with integrated shopping complex and condominiums

**Bukit Bintang City Center**

- Sited on a prime 20-acre site along the Pudu Corridor
- To be a dynamic transportation hub
- Project under the supervision of the Ministry Of Finance and developed by GLC (Government-Linked Company)





# GREAT Design

Beyond an iconic façade, expect flowing space that's practical and functional too

The brainchild of RSP Arkitek Kuala Lumpur, the 20-storey D'Majestic is conceptualized as a testament to architectural excellence, and features a 5-storey collection of luxurious Suites that are crowned with a plush 9-storey 'Residenz' tower.

## RSP

### RSP ARCHITECTS

RSP, which stands for Raglan Squire and Partners, was established in 1981 as RSP Arkitek Kuala Lumpur. An internationally-acclaimed and highly-awarded firm, in addition to its Malaysia office, RSP also operates from Singapore, the UK, UAE, China, India and Vietnam.

Having earned numerous prestigious accolades such as Malaysia's Top Ten Architect, FIABCI and the BCI Asia, RSP Arkitek has been entrusted with recognizable properties the likes of

- Maltrade @ KL metropolis
- 50 storey Felda and Naza Tower, Platinum Park, KLCC
- Menara Public Bank in Jalan Ampang
- Mercu UEM at KL Sentral
- KL100 at Warisan Merdeka

With over 30 years of experience conceiving prominent landmarks, both within Malaysia and internationally, it comes as no surprise that RSP Arkitek was selected to spearhead the design of D'Majestic. Which simply means another masterpiece is in the pipelines.





**D MAJESTIC**  
Managed by **SWH - GARDEN INTERNATIONAL**  
HOUSING, RESORTS & LEISURE



# **GREAT** Investment

A rock solid plan for better secured returns

An inherent part of D'Majestic is the stunning D'Majestic Suites. Here, discerning investors will find flexible and spacious build-up areas as well as a repertoire of premium services that will optimize investment yields.













Flowing luxurious interiors denote a seldom experienced charm and character that is uniquely D'Majestic's.











*La dolce vita*, the sweet life,  
comes alive

Pamper yourself, regardless of whether your purpose of visit is business or pleasure.

A fine selection of lifestyle facilities are readily available to accommodate all your leisure pursuits. Among these, you can capture vivid panoramic treats atop the rooftop Sky Lounge. And that's not all.

Perfect for soothing tired minds, the Swimming Pool with its very own Cocktail Bar also beckons your presence here. To round off the Sky Lounge experience, a Sky Gym (that overlooks the pool), a Sauna and Jacuzzi means a reinvigorating and re-energizing time awaits when you come up, above it all.







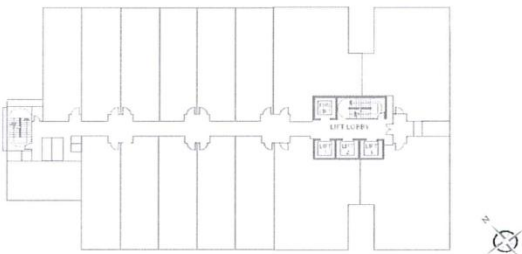






# Residenz

TYPE S | 688 sq.ft.  
1 Bedroom



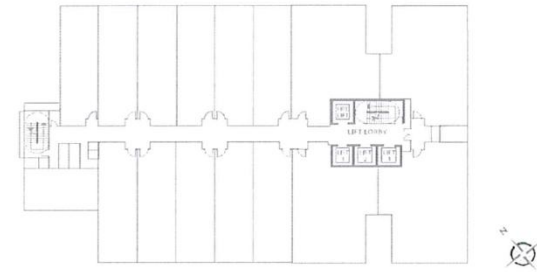
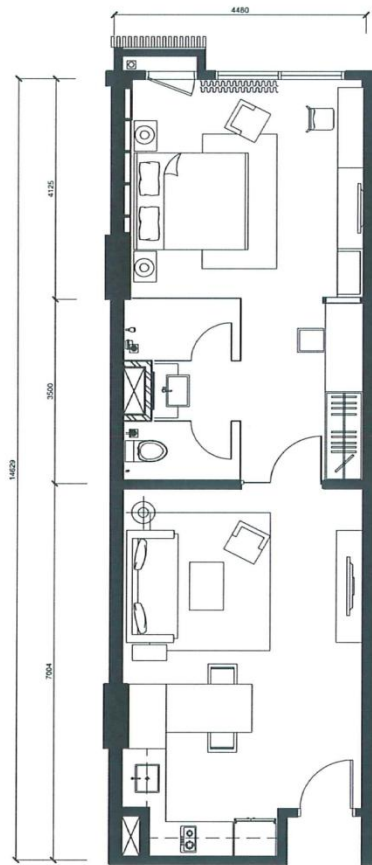
## Specifications

<b>Structure</b>	: Reinforced Concrete	<b>Electrical Points:-</b>	
<b>Wall</b>	: Brickwall / Concrete Wall	Light Point	15
<b>Roof</b>	: Concrete	Ceiling Fan Point	2
<b>Ceiling</b>	: Plaster Ceiling / Concrete with Skimcoat	13A Point	10
<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	2
		Water Heater Point	1
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	1
		Hand Bidet	1
		Shower	1
		Wash Basin	1
		Storage Water Heater	1

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# Residenz

TYPE S1 | 705 sq.ft.  
1 Bedroom



## Specifications

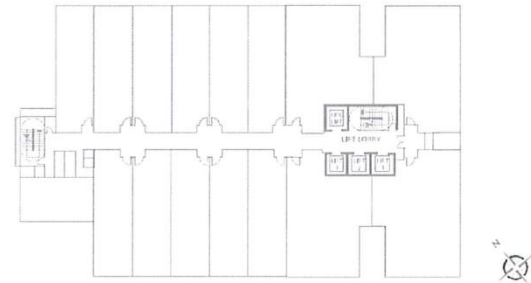
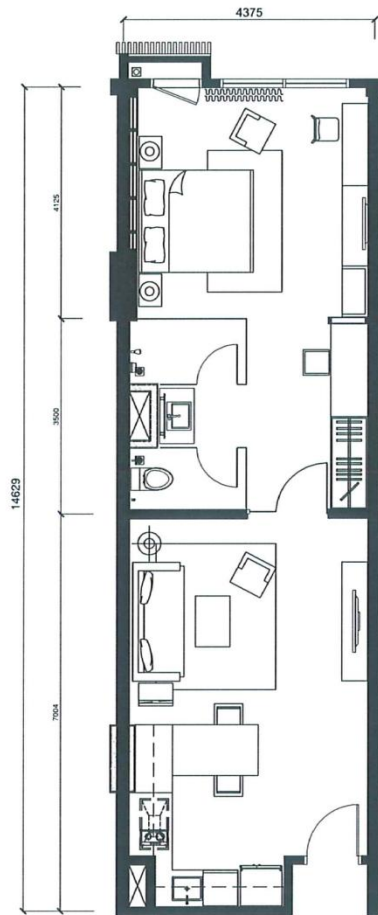
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<b>Roof</b>	: Concrete	Ceiling Fan Point	2
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<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond point	2
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		Door Bell Point	1
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		Water Closet	1
		Hand Bidet	1
		Shower	1
		Wash Basin	1
		Storage Water Heater	1

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# Residenz

TYPE S2 | 689 sq.ft.  
1 Bedroom



## Specifications

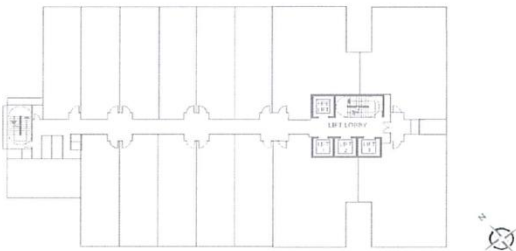
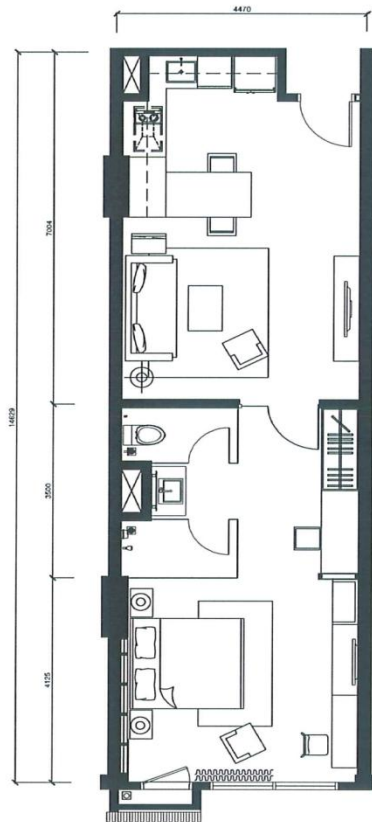
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<b>Roof</b>	: Concrete	Ceiling Fan Point	2
<b>Ceiling</b>	: Plaster Ceiling / Concrete with Skimcoat	13A Point	10
<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	2
		Water Heater Point	1
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	1
		Hand Bidet	1
		Shower	1
		Wash Basin	1
		Storage Water Heater	1

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# Residenz

TYPE S3 | 704 sq.ft.  
1 Bedroom



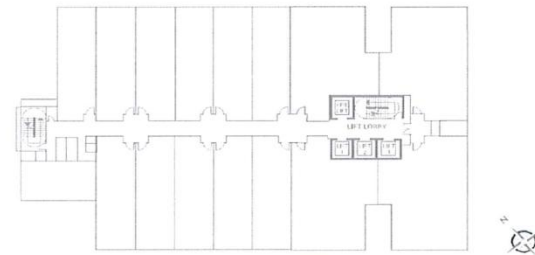
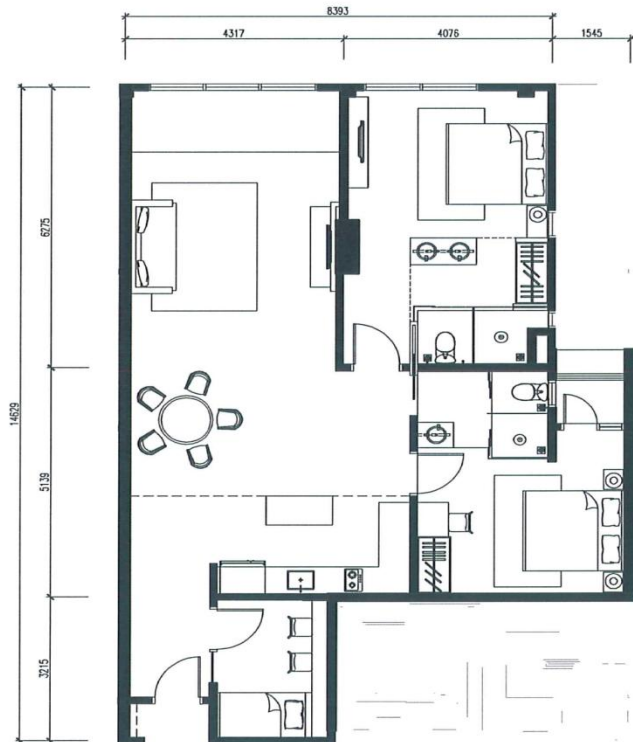
## Specifications

<b>Structure</b>	: Reinforced Concrete	<b>Electrical Points:-</b>	
<b>Wall</b>	: Brickwall / Concrete Wall	Light Point	15
<b>Roof</b>	: Concrete	Ceiling Fan Point	2
<b>Ceiling</b>	: Plaster Ceiling / Concrete with Skimcoat	13A Point	10
<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	2
		Water Heater Point	1
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	1
		Hand Bidet	1
		Shower	1
		Wash Basin	1
		Storage Water Heater	1

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# Residenz

TYPE AP1 | 1,280 sq.ft.  
2+ Study



## Specifications

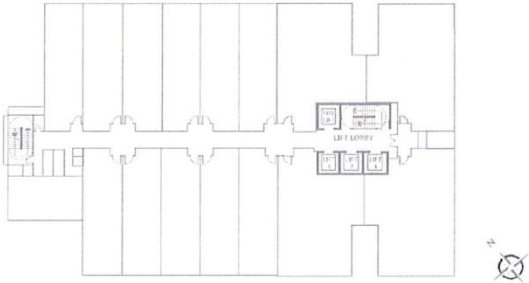
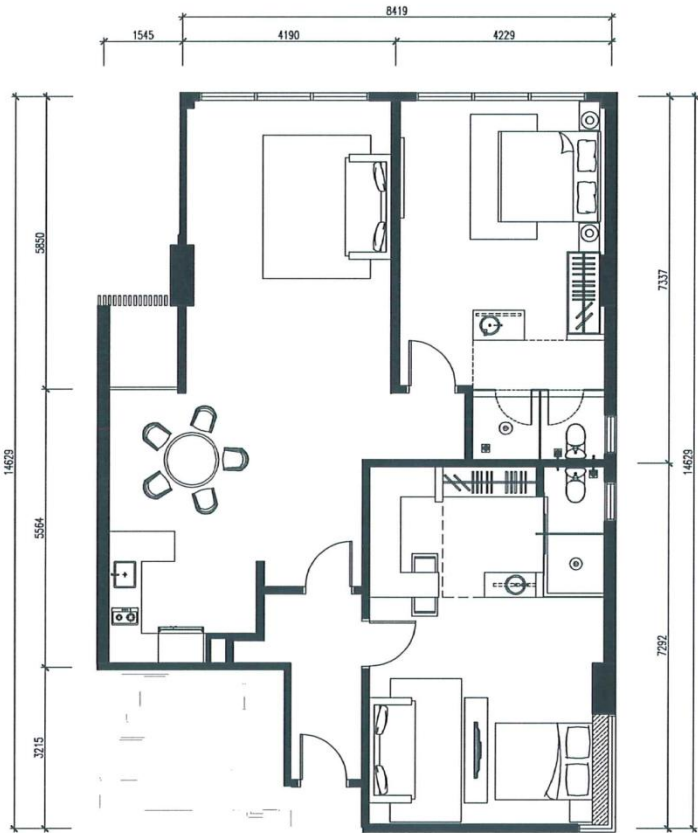
<b>Structure</b>	: Reinforced Concrete	<b>Electrical Points:-</b>	
<b>Wall</b>	: Brickwall / Concrete Wall	Light Point	21
<b>Roof</b>	: Concrete	Ceiling Fan Point	2
<b>Ceiling</b>	: Plaster Ceiling / Concrete with Skimcoat	13A Point	16
<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	4
		Water Heater Point	2
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	2
		Hand Bidet	2
		Shower	2
		Wash Basin	3
		Storage Water Heater	2

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# Residenz

TYPE AP2 | 1,380 sq.ft. (1,000 sq.ft. / 380 sq.ft.)  
2 Bedroom Dual Key



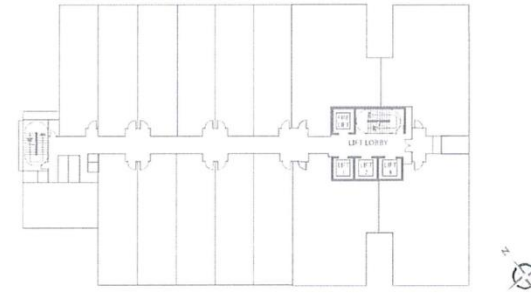
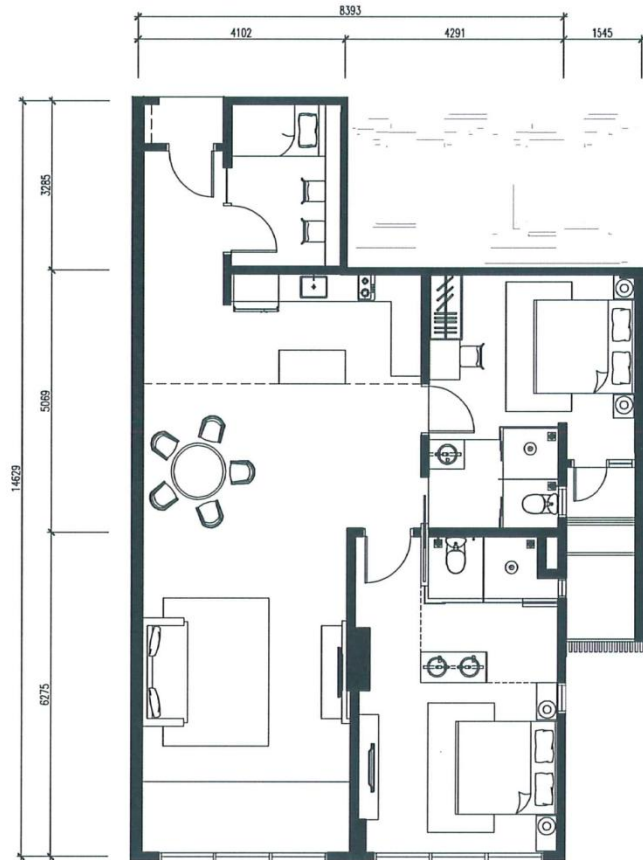
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<b>Structure</b>	: Reinforced Concrete	<b>Electrical Points:-</b>	
<b>Wall</b>	: Brickwall / Concrete Wall	Light Point	20
<b>Roof</b>	: Concrete	Ceiling Fan Point	2
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<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	4
		Water Heater Point	2
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	2
		Hand Bidet	2
		Shower	2
		Wash Basin	2
		Storage Water Heater	2

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# Residenz

TYPE AP3 | 1,247 sq.ft.  
2+ Study



## Specifications

<b>Structure</b>	: Reinforced Concrete	<b>Electrical Points:-</b>	
<b>Wall</b>	: Brickwall / Concrete Wall	Light Point	21
<b>Roof</b>	: Concrete	Ceiling Fan Point	2
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<b>Windows</b>	: Aluminium Glass	15A Point	1
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<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	4
		Water Heater Point	2
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	2
		Hand Bidet	2
		Shower	2
		Wash Basin	3
		Storage Water Heater	2

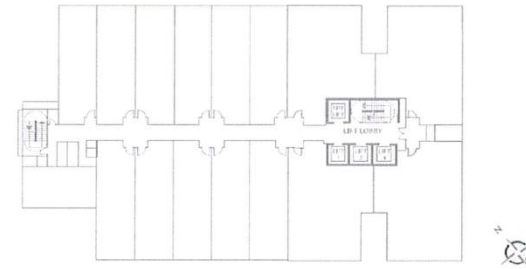
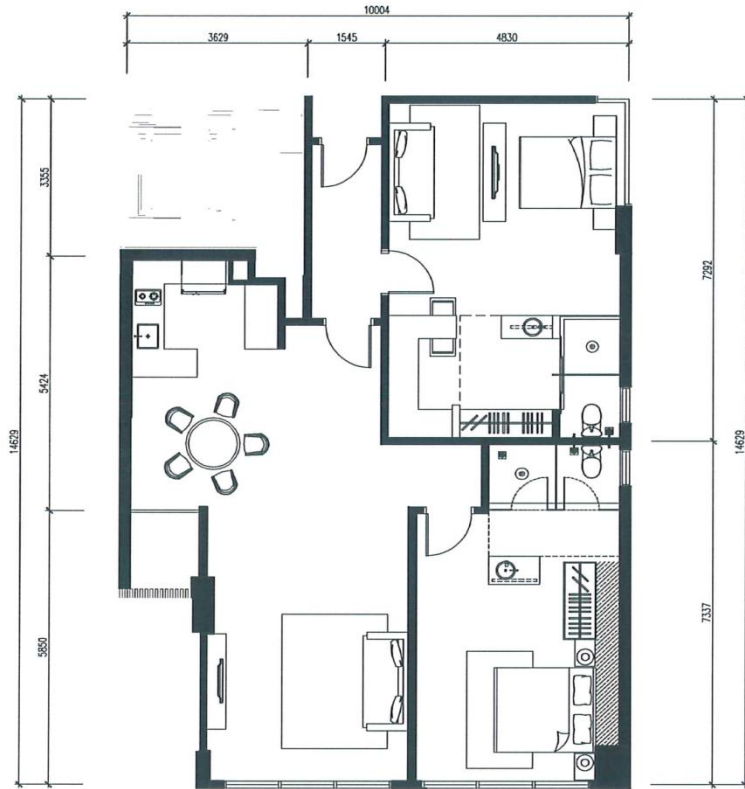
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# Residenz

TYPE AP4 | 1,329 sq.ft. (952 sq.ft. / 377 sq.ft.)

2 Bedroom Dual Key



## Specifications

<b>Structure</b>	: Reinforced Concrete	<b>Electrical Points:-</b>	
<b>Wall</b>	: Brickwall / Concrete Wall	Light Point	20
<b>Roof</b>	: Concrete	Ceiling Fan Point	2
<b>Ceiling</b>	: Plaster Ceiling / Concrete with Skimcoat	13A Point	16
<b>Windows</b>	: Aluminium Glass	15A Point	1
<b>Doors</b>	: Timber Door	Telephone Point	2
<b>Ironmongery</b>	: Quality Lockset	Data Point	1
<b>Wall finishes</b>	: Painted Finished	TV Point	2
<b>Floor finishes</b>	: Laminated Timber Board / Homogenous Tiles	15A Air-cond Point	4
		Water Heater Point	2
		Door Bell Point	1
		<b>SANITARY FITTINGS:-</b>	
		Water Closet	2
		Hand Bidet	2
		Shower	2
		Wash Basin	2
		Storage Water Heater	2

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# GREAT Management

Rest assured, this is also an investment in a proven track record

Swiss-Garden International Hotels, Resorts and Inns is an established and reputable Malaysia-based hotel management group with experience managing a gamut of prime holiday accommodations in Malaysia. International operations stretch to Australia.

A pivotal part of the Group's business strategy is to continuously seek to expand its services by working closely with investors and developers, serving all well with its solid 'know-how' and wealth of experience.

Managed By A Renowned  
Hotel Management Group



**SWISS-GARDEN INTERNATIONAL**  
HOTELS, RESORTS & INNS

HOTEL | RESORT & SPA | INNS | HOLIDAY APARTMENTS  
VILLAS | LODGE | GOLF

**MALAYSIA :**

KUALA LUMPUR • DAMAI LAUT • KUANTAN • SUNGAI PETANI • SANDAKAN

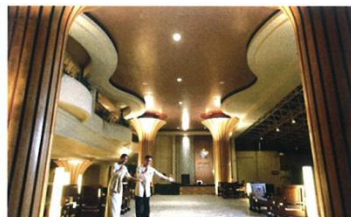
**AUSTRALIA :** SYDNEY



A reputable hotelier with a wide range of experiences



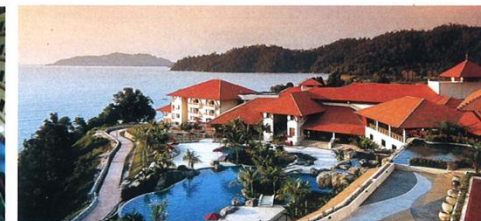
SWISS-GARDEN RESIDENCES, KL



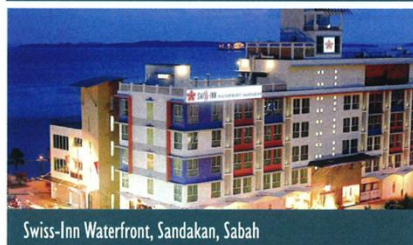
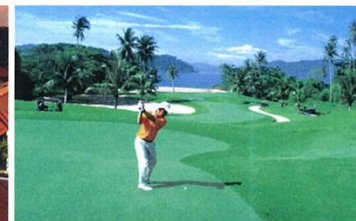
Swiss -Garden Resort & Spa, Kuantan, Pahang



Swiss-Inn, Sungai Petani, Kedah



Swiss-Garden Golf Resort & Spa, Damai Laut, Perak



Swiss-Inn Waterfront, Sandakan, Sabah



Swiss-Garden Hotel & Residences, KL



Garden-Lodge, Sydney, Australia



Swiss-Inn, KL



# GREAT Developer

A Tradition Of Excellence that's delivered time and time again



**PJD GROUP**  
A TRADITION OF EXCELLENCE

PJ Development Holdings Berhad is the exclusive developer of well over 1,150 hectares of luxury properties peppered all over Peninsula Malaysia. Our expertise, which also encompasses property design and management, has always been offered with a singular vision: To create and maximize value for our clients.

## CENTRAL REGION



MENARA PJD,  
Kuala Lumpur

IMPIAN MERIDIAN,  
Subang USJ



HARTAMAS REGENCY, Sri Hartamas



SWISS-GARDEN  
RESIDENCES, KL



SIARAH OAKLEAF, Ampang

## NORTHERN REGION



HARBOUR PLACE, Penang



WELLESLEY RESIDENCES,  
Penang



OCEAN VIEW  
RESIDENCES, Penang

## SOUTHERN REGION



TULIPA 2, Johor Bahru



PARK VILLA, Johor Bahru



MONT' CALLISTA, Johor Bahru

## EASTERN REGION



SWISS-GARDEN RESORT RESIDENCES, Kuantan



BUKIT ISTANA, Kuantan

## Upcoming Projects



YOU CITY, Cheras



Swiss-Garden Hotel, Penang



TriBeCa, Subang-USJ



SWISS GARDEN RESIDENCES  
& HOTEL, Penang