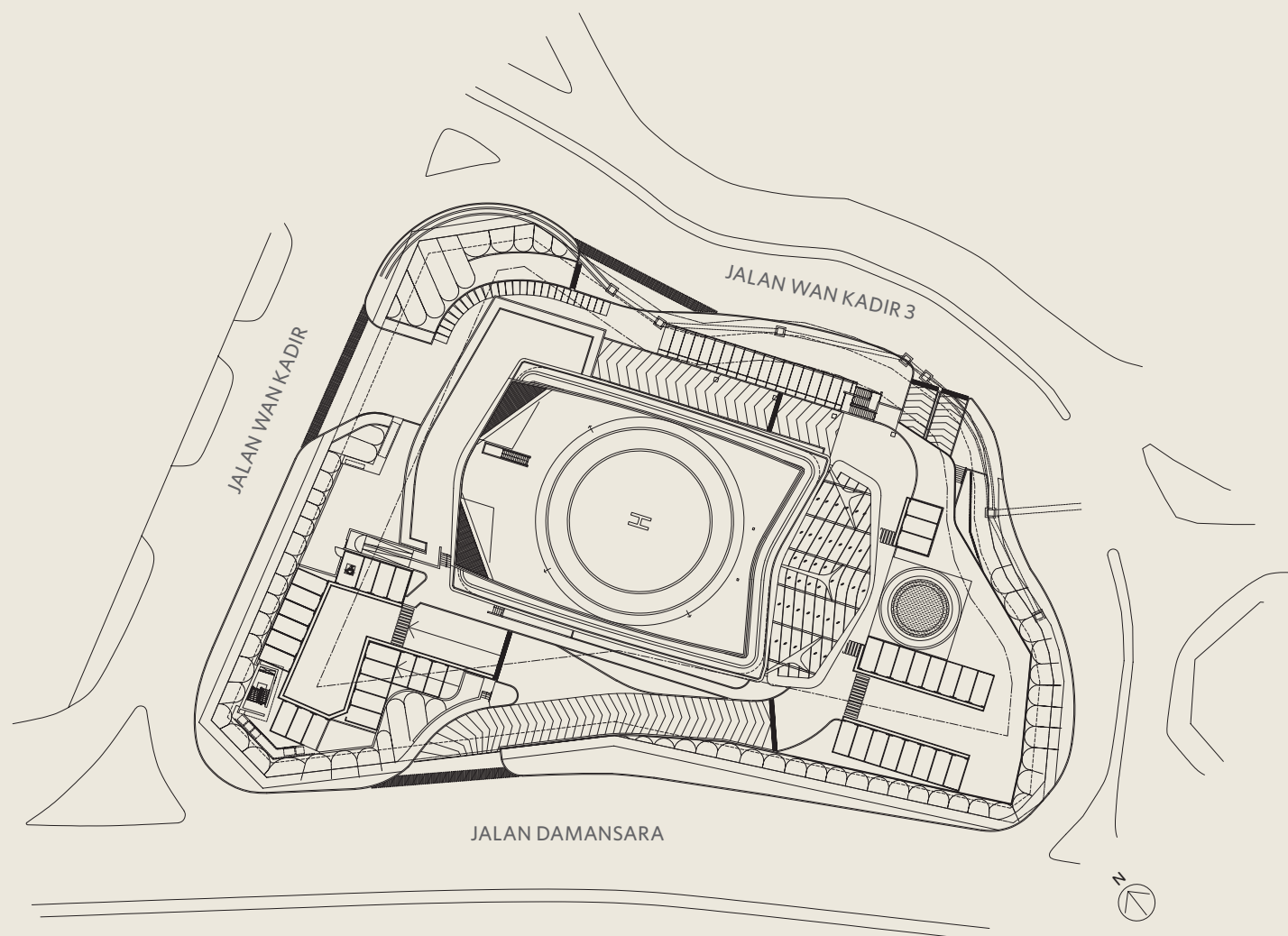


# FLOOR PLANS & SPECIFICATIONS

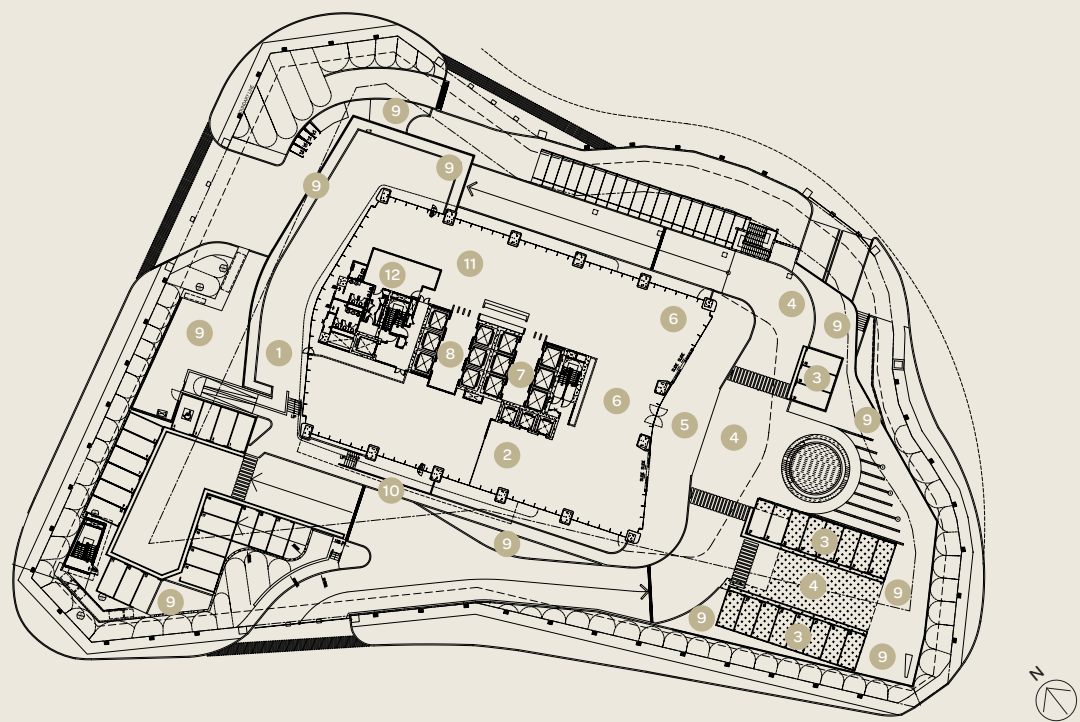


SITE PLAN



GROUND FLOOR PLAN

- 1 F&B AND AL FRESCO DINING
- 2 CAR PARK LIFT LOBBY
- 3 CAR PARK
- 4 DRIVEWAY
- 5 ENTRANCE FOYER
- 6 GRAND LOBBY
- 7 LOW ZONE LIFT LOBBY
- 8 HIGH ZONE LIFT LOBBY
- 9 LANDSCAPE
- 10 PEDESTRIAN WALKWAY
- 11 RIBBON BAR & BISTRO
- 12 SECURITY ROOM



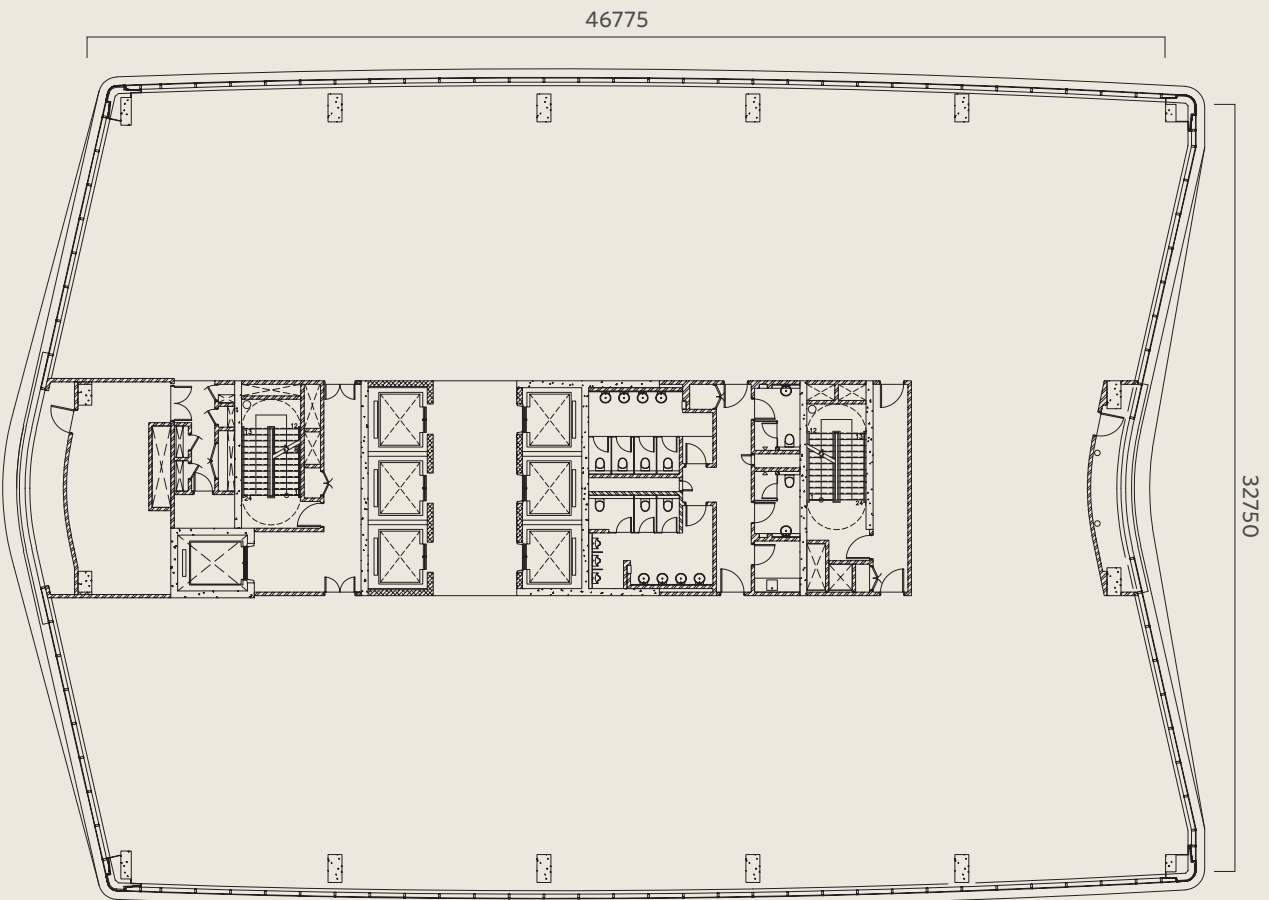
LOW ZONE

TOTAL NET FLOOR AREA:  
10,607 sf - 13,618 sf



HIGH ZONE

TOTAL NET FLOOR AREA:  
13,166 sf - 14,379 sf



SPECIFICATIONS

MSC CYBERCENTRE STATUS	<div><div>— Dual power feed (planned) and fiber redundancy</div><div>— Multiple telecommunication service environment (3 MDF rooms available)</div><div>— High speed bandwidth to every floor at minimum 1 Gbps</div><div>— CAT 6 cabling for data connection in every floor</div></div>
GBI CERTIFICATION & BCA GREEN MARK (GOLD)	<div><div>ENERGY EFFICIENCY</div><div><div>— Roof &amp; wall insulation &amp; shading devices</div><div>— Aluminium window with ‘Low E’ laminated glazing</div></div><div>INDOOR ENVIRONMENTAL QUALITY</div><div><div>— Design with effective ventilation system to enhance air circulation within the building</div></div><div>TOBACCO SMOKE CONTROL</div><div><div>— Specific external area for smoking only</div></div><div>REDUCE OF INDOOR AIR-POLLUTANTS</div><div><div>— Usage of materials with lesser chemical &amp; formaldehyde content for painting &amp; coating</div></div><div>INTERNAL NOISE LEVEL</div><div><div>— Building design (wall &amp; glass) to maintain a comfortable acoustic environment for occupants</div></div><div>RAINWATER HARVESTING/WASTE WATER RECYCLING</div><div><div>— Water recycling to reduce the water consumption</div></div></div>
CEILING HEIGHT	RETAIL: 2.7m OFFICE: 2.7m (High Zone) 2.7m (Low Zone)
FLOOR LOADING CAPACITY	<div><div>— Maximum allowance for offices: 2.5 kN/m</div><div>— Allowance for lightweight partitions: 1 kN/m</div></div>
ELECTRICAL SERVICES	<div><div>— 3-phase Power Supply</div><div>— Generator power supply for Common Area and essential supply for Office Area in event of power outage</div></div>
TELECOMMUNICATIONS SERVICES	1,000 pairs of incoming telephone lines for each floor

SATELITE MASTER ANTENNA TELEVISION (SMATV) SYSTEM	Vertical cabling complete with tap-off units up to the ELV risers
BUILDING SECURITY SYSTEM	<div><div>INTELLIGENT BUILDING MANAGEMENT SYSTEM TO CONTROL &amp; MONITOR</div><div><div>▪ Proximity card access system</div><div>▪ Guard tour system</div><div>▪ CCTV surveillance</div><div>▪ Retractable Barrier Gate (RBG)</div><div>▪ Visitor management system</div></div></div>
DATA SERVICES	<div><div>— CAT 6 cabling for data connection in every floor</div><div>— High-speed broadband service via Fibre Optic cables</div></div>
VERTICAL TRANSPORTATION	<div><div>— 6 lifts for High zone - 1350kg (20 persons) @ 4m/sec</div><div>— 6 lifts for Low zone - 1630kg (24 persons) @ 2.5m/sec</div><div>— 3 lifts for car park levels - 1020kg (15 persons) @ 1.6m/sec</div><div>— 1 service lift - 1630kg (24 persons) @ 2.5m/sec</div><div>— 1 lift for Helipad - 750kg (11 persons) @ 1m/sec</div></div>
AIR CONDITIONING AND MECHANICAL VENTILATION SERVICES	<div><div>— Centralised chill water system with thermal storage</div><div>— ACMV (Air Conditioning Mechanical Ventilation)</div><div>— Option to install individual split air-conditioning units at dedicated area only</div></div>
PLUMBING AND SANITARY	<div><div>EXECUTIVE TOILET</div><div>2 executive toilets comprising 1 water closet and 1 wash basin on each floor</div><div>PANTRY</div><div>Provision for cold water and drain pipe</div></div>
OTHER M&E FACILITIES	<div><div>— Fire protection system (sprinklers, smoke detectors, fire extinguishers)</div><div>— Generator set connectivity</div><div>— Suppression system for electrical rooms</div></div>
FLOOR FINISHES	<div><div>— Grand Lobby: Marble</div><div>— Common Lift Lobby: Granite</div><div>— Office Area: Cement Render</div></div>



AN INTEGRATED BOUTIQUE DEVELOPMENT BY



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