



MALAYSIA
KUALA LUMPUR

BUKIT BINTANG CITY CENTRE



Developer:



Employee Provident Fund



PROJECT DETAILS



A prime location within
KL's Golden Triangle



An iconic address with
international components



Transit-oriented
development with 3 train lines

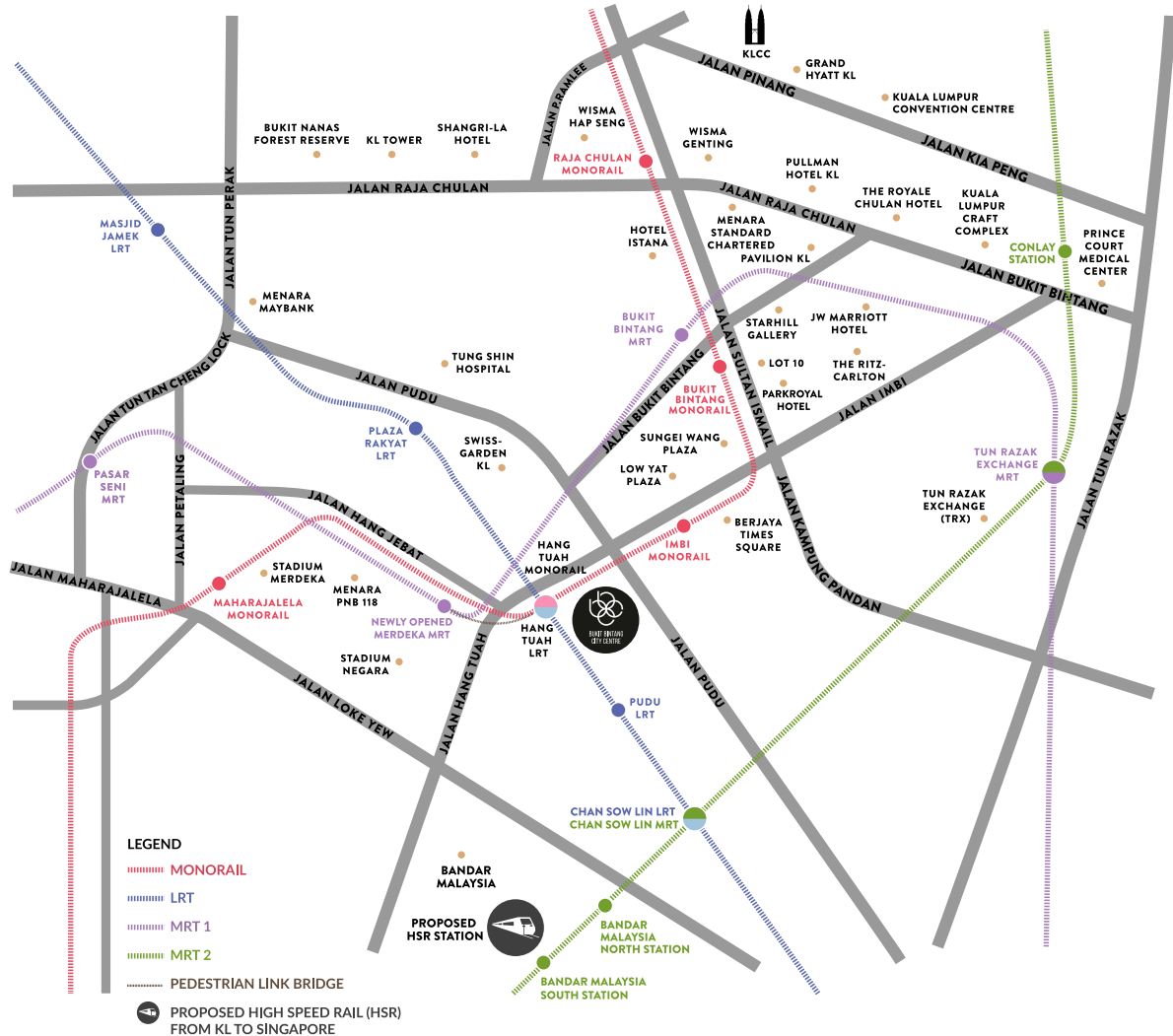


Reputable developer with
international portfolio

Project Name	Bukit Bintang City Centre
Project Type	Intergrated Urban Development Project
Developer	- EcoWorld Development Group Berhad - UDA Holdings Berhad - KWSP Employees Provident Fund (EPF)
Location	2, Jalan Hang Tuah, Pudu, 55100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia
Gross Floor Area (GFA)	667,293 sq. ft.
Nett Floor Area (NFA)	488,152 sq. ft.
Total No. Floors	Lucentia Residences Tower 1: 47 Storey + 8 Storey Carpark Tower 2: 33 Storey + 8 Storey Carpark
Total No. Units / Floor	Tower 1: - Low Zone : 10 Units - Mid Zone : 9 Units - High Zone : 10 Units Tower 2: - Low Zone : 10 Units - Mid Zone : 9 Units
Total Units	393 units (Tower 1) + 273 units (Tower 2)
Completion Date	Q2 2021
Service Charge	RM 0.60 p.s.f

Parking Space	Location: Basement 1, LG1 & LG2 + 8 levels from ground (total: 11 levels) Overall: 910 car parks for Serviced Suites 1 & 2 Allocated: <ul style="list-style-type: none">• 1 parking bay per unit• Type D –1 to 2 car parks• Dual Key –2 Carparks
Facility	Level 3a: Gourmet Kitchen, Multipurpose Hall, Lounge, Toilet, Surau, Laundry Room, Tree House, Playground, Sun Deck, Kid's Pool, Hammock Garden, Outdoor Seating, Function Lawn, Food Preparation Area, Outdoor Terrace, Herb Garden, Changing Room, Sunken Deck, Biological Pool, Jacuzzi Pod, 50m Lap Pool, Family Pool, Lift Lobby, Covered Plaza Level 3aM: Cantilevered Gym, Parlor, Tree House, Lift Lobby Level 33a: Pool Pavilion, Reading Suite/ Library, Garden Pavilion, Tea Lounge, Garden Cabanas, Chill Deck, Games and Music Room, Family Living Suite, Family Kitchen Suite, Bbq Deck, Reflexology Path, Lift Lobby, Viewing Deck Level 35: Gym, Yoga Deck, Spa Lounge, Sitting Area, Garden Cabanas, Infinity Pool, Lift Lobby

Residential Units	Area (sq.ft.)
Studio - 2 Bedroom	454 – 882 sq.ft



We are among the first property developers in Malaysia. For nearly five decades, we have contributed towards urbanisation within the nation through our developments that are community-focused, environmentally sustainable and supported by urban connectivity. Thriving townships where citizens live, work and invest were born and continue to grow. Today, we are recognised as a top 10 property developer in Malaysia. The legacy of UDA remains, and our commitment towards the nation's development continues via the delivery of best-value residential and commercial properties. Best-value properties of quality, with simple, functional and practical designs.



The EcoWorld brand is spread across three key economic regions in Malaysia with 20 projects in total that include new townships, integrated commercial developments, luxury high-rise apartments and green business parks. The Group presently has approximately 8,126.4 acres of landbank with a total gross development value of RM87.5 billion.

Through EcoWorld International, the brand has also extended its reach the United Kingdom and Australia.

The Group is helmed by some of the most well-known and respected industry players in the Malaysian property sector. Driven by its vision of Creating Tomorrow & Beyond and powered by an experienced and dynamic team, the EcoWorld brand is set to soar even higher in the years to come.



The Employees Provident Fund (EPF) is one of the world's oldest provident funds. Established in 1951, we help the Malaysian workforce to save for their retirement in accordance to the Employees Provident Fund Act 1991.

Today, we at the EPF continue to refine our vision to not only stay relevant but to create a better retirement for all our members. This strengthens our commitment in safeguarding our members' savings and increasing our dedication in providing excellent services.

In tandem with our main vision in helping members achieve a better future, we have extended our mandate to include aiding national infrastructural development while safeguarding and growing members' retirement savings.

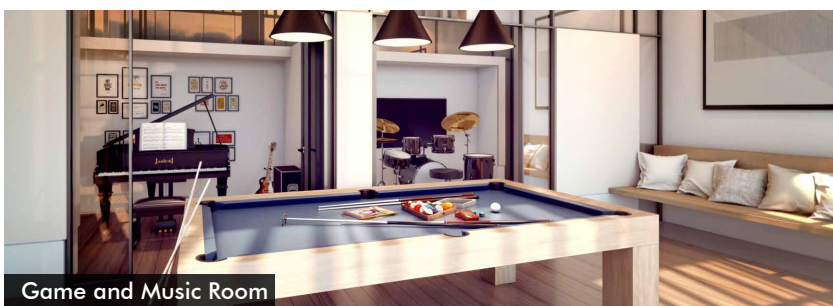
FACILITIES



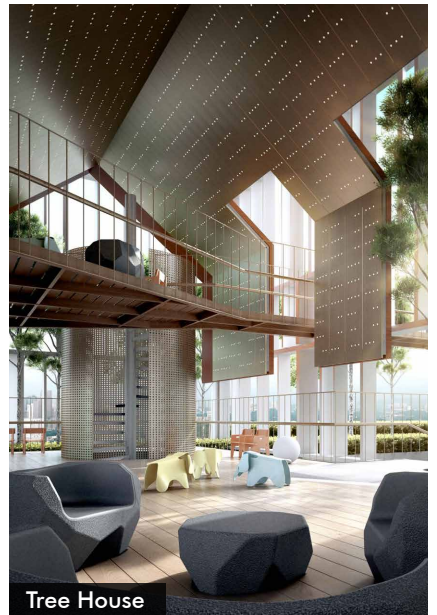
Drop-off



Podium Pool

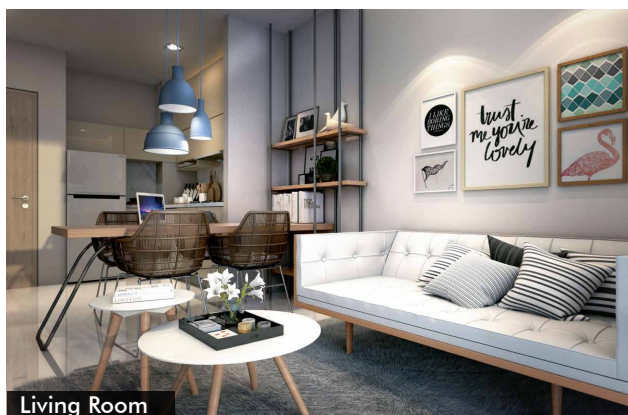


Game and Music Room

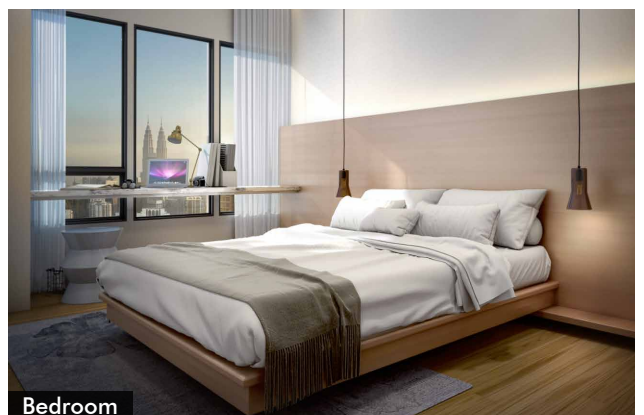


Tree House

INTERIOR

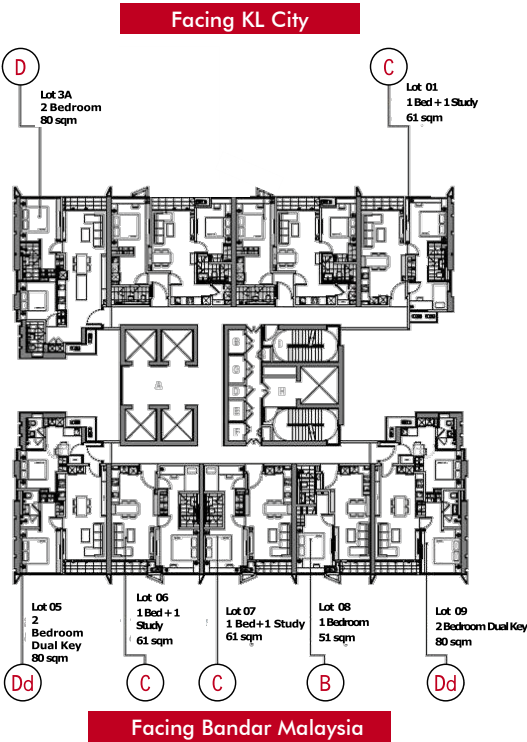
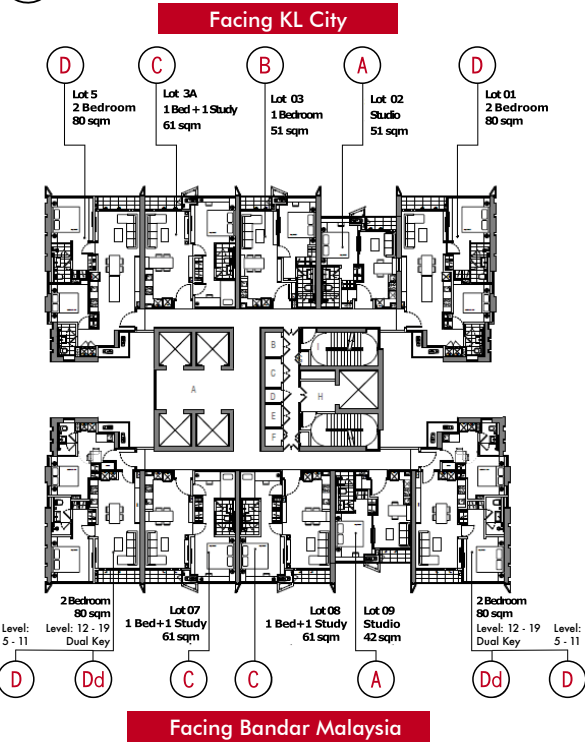


Living Room



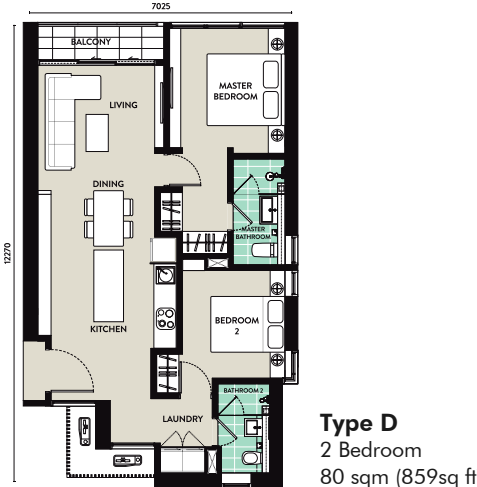
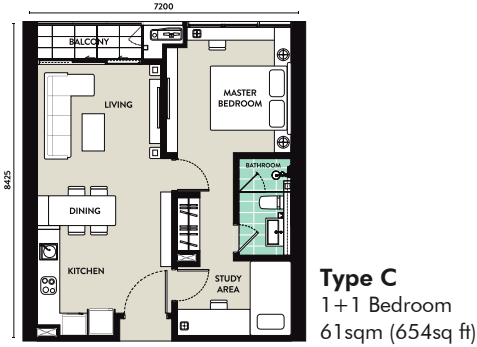
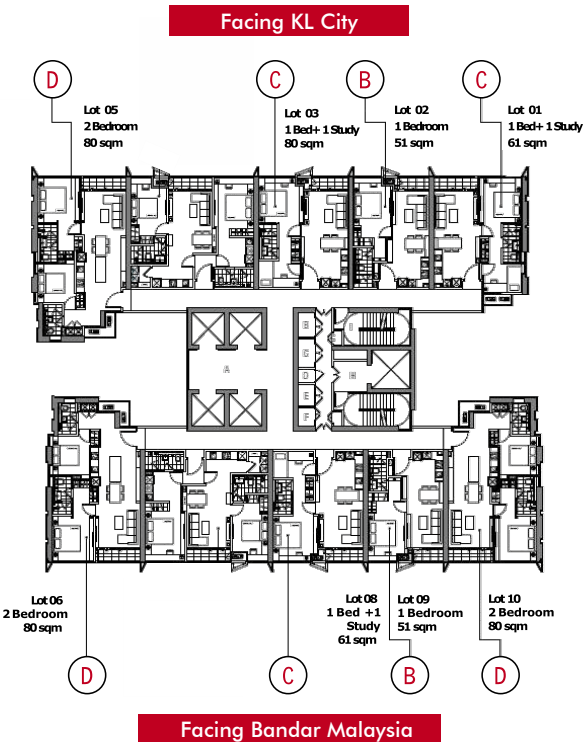
Bedroom

TOWER 1



Level 5 - 19

Level 20 - 33

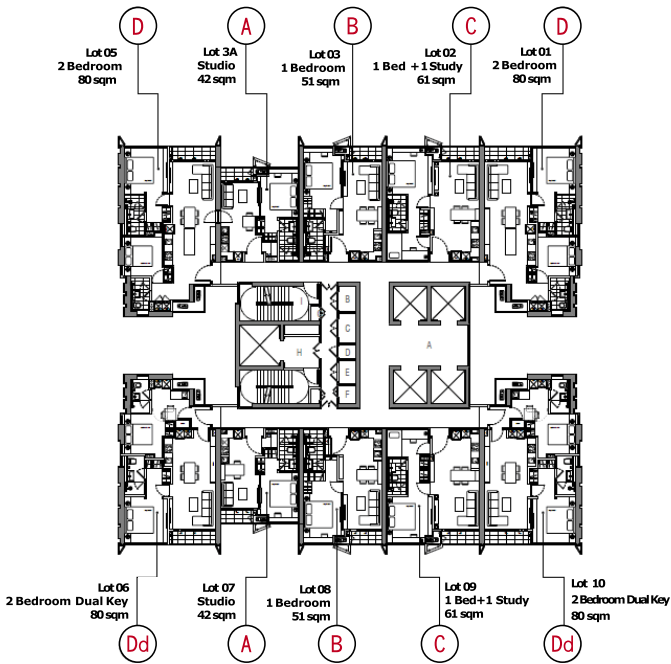


Level 36 - 47

TOWER 2

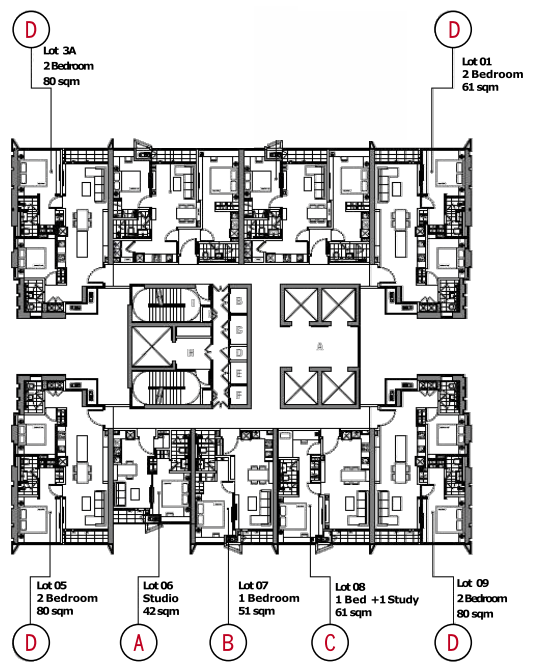


Facing KL City



Facing Bandar Malaysia

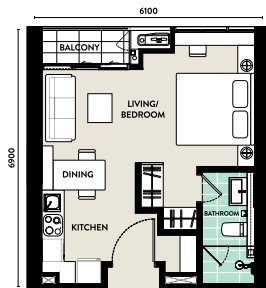
Facing KL City



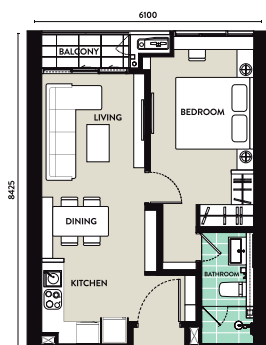
Facing Bandar Malaysia

Level 5 - 19

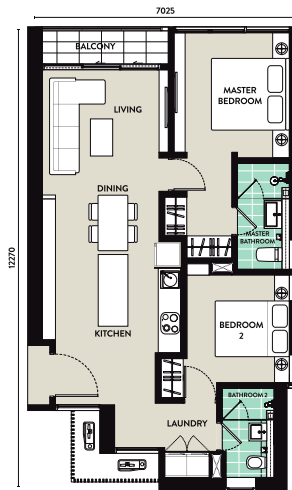
Level 20 - 33



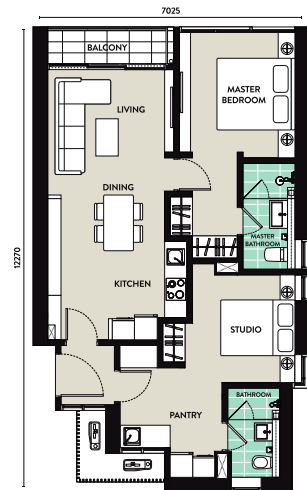
Type A
Studio | 42sqm (454sq ft)



Type B
1 Bedroom | 51sqm (554sq ft)



Type D
2 Bedroom
80 sqm (859sq ft)



Type Dd
2 Bedroom / Dual Key
80 sqm (859sq ft)

This document is only for general information only. Any interested party should undertake their own inquiries as to the accuracy of the information. Purchasers are advised to conduct their own due diligence and are informed that, as in any investment, commercial risks are involved. • All forms of investment carry risks, including the risk of losing all the invested amount. Such activities may not be suitable for everyone. • This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand. • The government of the property stated here-in imposes certain restrictions on foreign ownership of properties. Buyers will need to fulfill criteria before being able to purchase.