



MALAYSIA  
KUALA LUMPUR

PAVILION  
DAMANSARA HEIGHTS





PROJECT HIGHLIGHTS & DETAILS



Seamless connection to  
**Pavilion Damansara Heights  
MRT Station**



**2 MRT Stations** away to **KL  
Sentral**, the gateway to **Kuala  
Lumpur International Airport**  
(KLIA & KLIA2)



**5 MRT Stations** away to  
**Pavilion Kuala Lumpur**

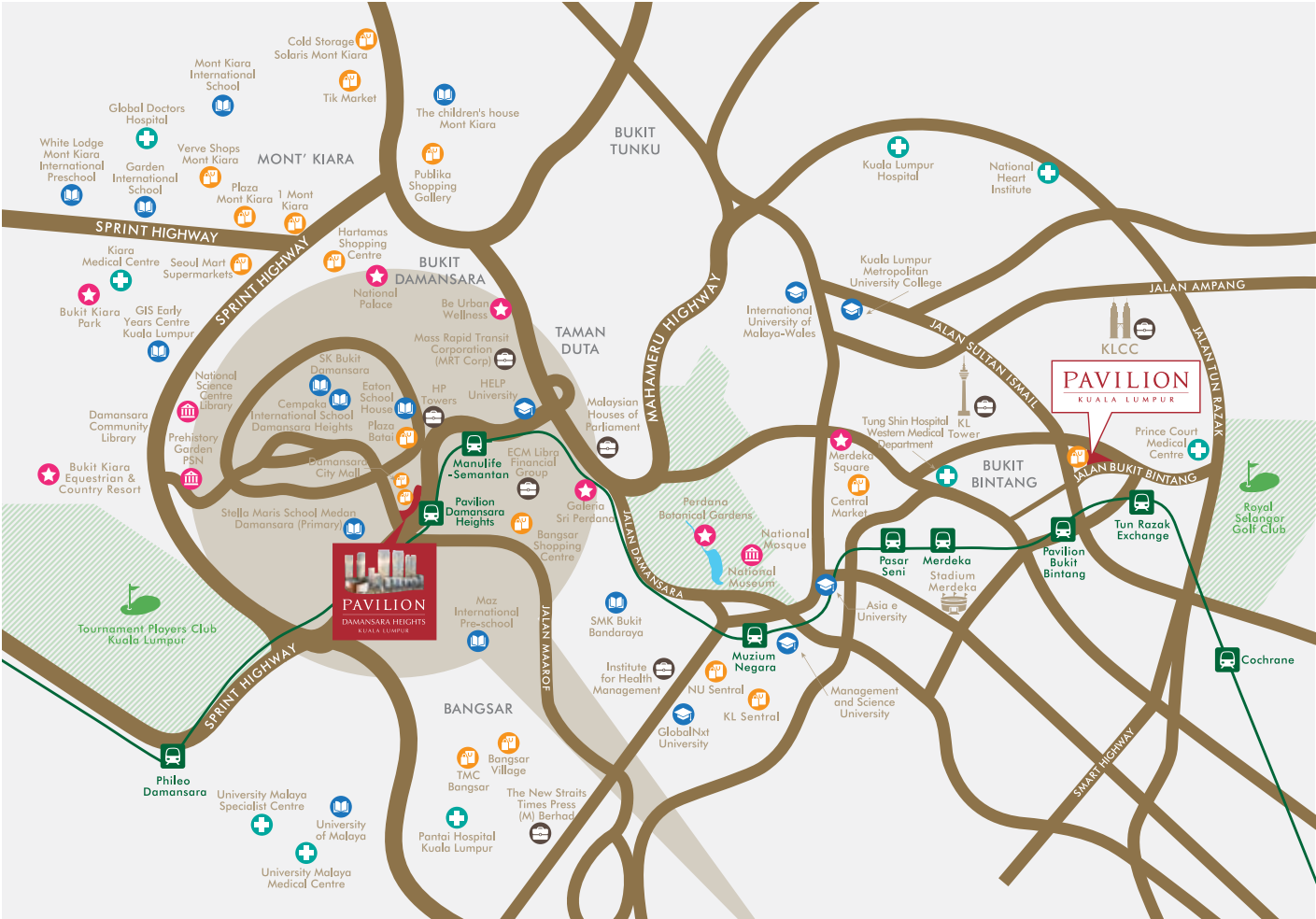


Direct line to  
**Central Business District (CBD)**  
and the upcoming  
**Tun Razak Exchange (TRX)**

<b>Project Name</b>	Pavilion Damansara Heights – Windsor Suites (R1)
<b>Developer</b>	Impian Ekspresi Sdn Bhd (JV between Pavilion Group and CPPIB)
<b>Location</b>	Jalan Damanlela, Damansara Heights. Kuala Lumpur, Malaysia
<b>Tenure</b>	Freehold
<b>Completion Date</b>	Q4, 2022
<b>Land Area</b>	16 Acres
<b>Project Type</b>	Mixed Development comprises of: • 3 Blocks Luxury Residences Windsor Suites (568 Units) Sold Out Phases – 2 Blocks (746 Units)  • 9 Blocks Corporate Towers  • 1,170,000 sq. ft of Pavilion Lifestyle Mall
<b>Total Units</b>	568 Units

<b>Service Charge</b>	Expected RM0.67 psf (Inclusive of Sinking Fund)
<b>Car Park</b>	1, 1+1 and 2 bedrooms – 1 parking bay  2+1 bedrooms and above – 2 parking bays
<b>Security System</b>	24-hours Security Service
<b>Facilities</b>	<ul style="list-style-type: none"><li>• Level 57: Sky Facilities</li><li>• Level 55: Penthouse</li><li>• Level 6 - 53A: Residential Suites</li><li>• Level 3A: Garden Facilities</li><li>• Pavilion Lifestyle Mall (5 storeys)</li><li>• Basement parking (Residences parking from B5-B8)</li><li>• 500m of indoor Alfresco ambience with the experience of international gastronomy</li></ul>
<b>Type</b>	<b>Size (sq.ft)</b>
1 & 1+1 Bedroom(s)	614 – 826 sq.ft
2 Bedrooms	988 sq.ft
2+1 Bedrooms	1,466 – 1,517 sq.ft
3+1 Bedrooms	1,576 – 1,831 sq.ft

LOCATION

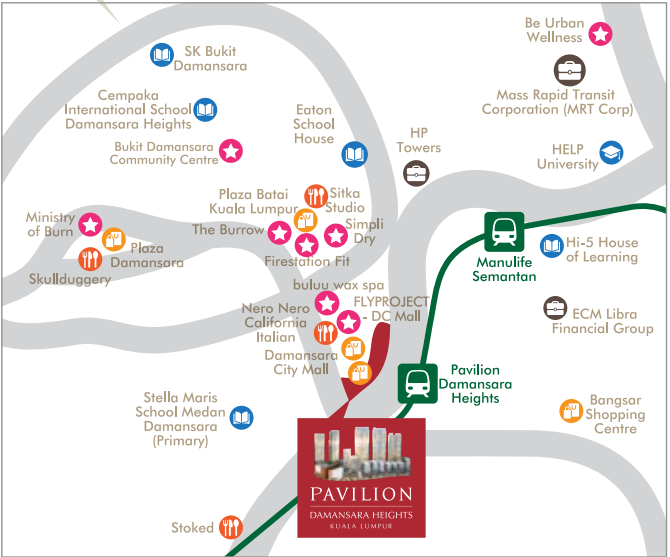


SHOPPING MALLS / SUPERMARKETS

- 1 Mont Kiara
- Bangsar Village
- Bangsar Shopping Centre
- Central Market
- Cold Storage Solaris Mont Kiara
- Damansara City Mall
- Hartamas Shopping Centre
- KL Sentral
- NU Sentral
- Pavilion Kuala Lumpur
- Pavilion Damansara Heights
- Plaza Batai Kuala Lumpur
- Plaza Mont Kiara
- Publika Shopping Gallery
- Seoul Mart Supermarkets
- Tik Market (Alkamal Enterprise Sdn. Bhd.)
- TMC Bangsar
- Verve Shops Mont Kiara

SCHOOLS / UNIVERSITIES

- Asia e University
- Cempaka International School Damansara Heights
- Eaton School House
- Garden International School
- GIS Early Years Centre Kuala Lumpur
- GlobalNxt University
- HELP University
- Hi-5 House of Learning
- International University of Malaysia-Wales
- Kuala Lumpur Metropolitan University College
- Management and Science University
- Maz International Pre-school
- Mont Kiara International School
- SMK Bukit Bandaraya
- SK Bukit Damansara
- Stella Maris School Medan Damansara (Primary)
- The children's house Mont Kiara
- University of Malaya
- White Lodge Mont Kiara International Preschool



HOSPITALS

- Global Doctors Hospital
- Kiara Medical Centre
- National Heart Institute
- Kuala Lumpur Hospital
- Pantai Hospital Kuala Lumpur
- Prince Court Medical Centre
- Tung Shin Hospital Western Medical Department
- University Malaya Specialist Centre
- University Malaya Medical Centre

OFFICES

- ECM Libra Financial Group
- HP Towers
- Institute for Health Management
- KL Tower
- KLCC
- Mass Rapid Transit Corporation Sdn Bhd (MRT Corp)
- Malaysian Houses of Parliament
- The New Straits Times Press (M) Berhad

FOOD

- Nero Nero California Italian
- Sitka Studio
- Skullduggery
- Stoked

OTHERS

- Be Urban Wellness
- Bukit Damansara Community Centre
- Bukit Kiara Equestrian & Country Resort
- Bukit Kiara Park
- buluu wax spa
- Damansara Community Library
- Firestation Fit
- FLYPROJECT - DC Mall
- Galeria Sri Perdana
- Merdeka Square
- Ministry of Burn
- National Mosque
- National Museum
- National Palace
- National Science Centre Library
- Perdana Botanical Gardens
- Plaza Damansara
- Prehistory Garden PSN
- Royal Selangor Golf Club
- Simpli Dry
- Stadium Merdeka
- The Burrow (inside Merchant & Sisters)
- Tournament Players Club Kuala Lumpur



## FACILITIES

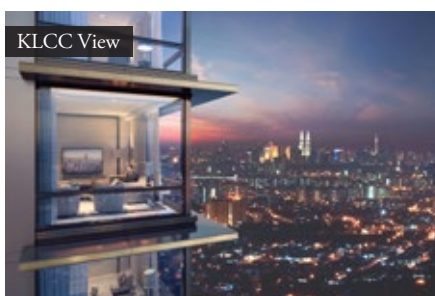
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Sky Facilities Pool



Residential



KLCC View



Retail Center Court

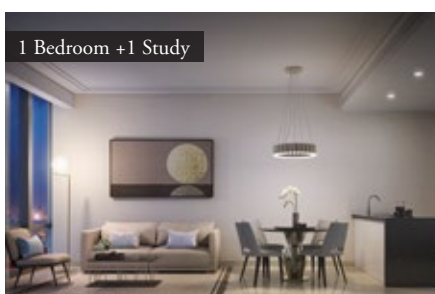
Artist Impression

## INTERIOR

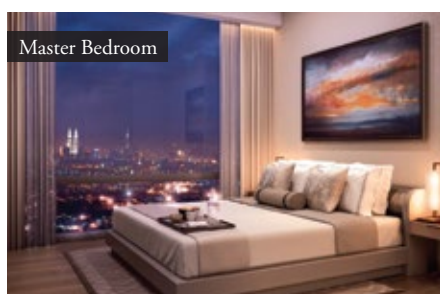
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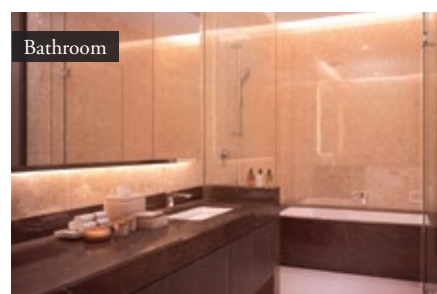
Expansion City View



1 Bedroom +1 Study



Master Bedroom



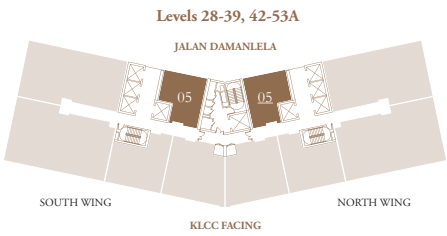
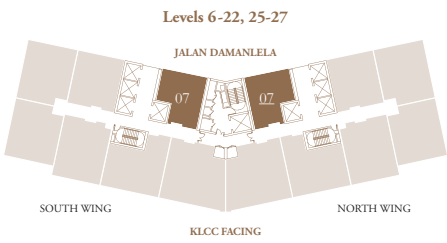
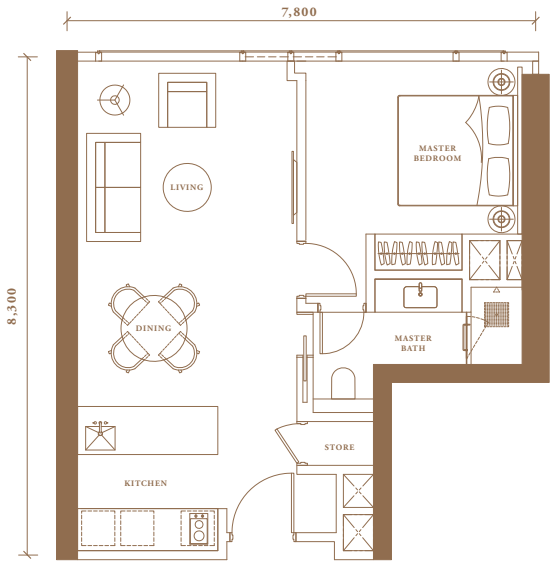
Bathroom

Artist Impression

FLOOR PLANS & UNIT PLANS

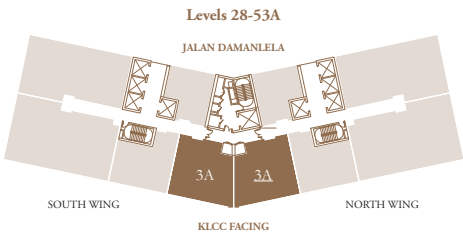
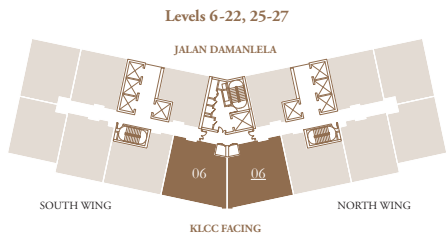
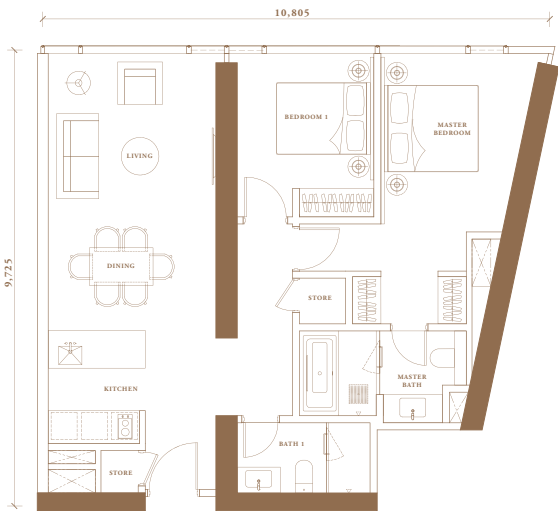
TYPE D1

1 BEDROOM  
614 sq.ft. (57.03 sq.m.)



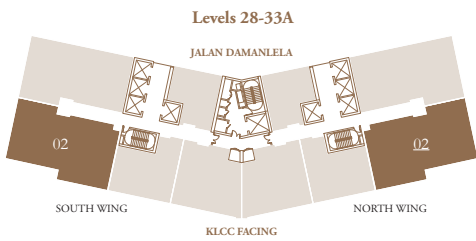
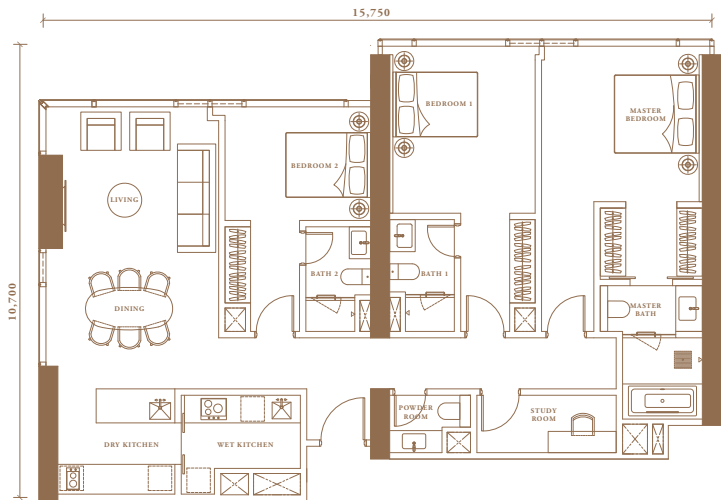
TYPE E1

2 BEDROOM  
988 sq.ft. (91.79 sq.m.)



TYPE F2

3+1 STUDY  
1,580 sq.ft.  
(146.82 sq.m.)





Malton was the main company and was founded by Tan Sri Desmond Lim Siew Choon from the 1980’s who is also Malaysia’s No.23 richest person according to Forbes with a net worth of USD\$1.1 Billion

Through the years later they then ventured into many other subsidiaries across the region as well as Asia.

They then separated their entities. Malton & Pavilion & Pavilion REIT

Ultimately Malton and Pavilion was set up to focus on different segments of the property market

Malton on townships & mid tier developments Pavilion on high rise & luxury developments as well as malls

Where Malton was listed on the Kuala Lumpur Stock Exchange (KLSE) Main Board in 2002 under Stock Quote : Malton (6181)Pavilion is wholly and privately owned by Tan Sri Desmond Lim Siew Choon

**Pavilion Real Estate Investment Trust (“Pavilion REIT”)**

Net property income rose a staggering 18.1% year-on-year mainly contributed by the rental income from Elite Pavilion Mall and Pavilion Kuala Lumpur Mall

They are the only REITs in the Malaysian market to be on-the-watch for share trades

Under the REITs there are five (5) major retail buildings which they are currently managing, primarily;

**Existing**

- Pavilion Kuala Lumpur Shopping Mall
- Pavilion Tower
- Intermark Mall
- Da Men Mall
- Elite Pavilion Mall

**Upcoming**

- Pavilion Damansara Heights
- Pavilion Bukit Jalil

**Track Record**

Townships	2
Integrated Developments	10
Commercial	3
Residential	16

And a grand total of 40 over thousand units under the Malton & Pavilion Belt of developments

ABOUT DWG



26 YEARS  
OF ESTABLISHMENT

10  
BRANCHES  
GLOBALLY

INVESTED  
MORE THAN  
US\$500  
MILLION

Established in 1993, DWG has been a real estate service provider specializing in brokering real estate transactions.

Towards the end of 2016, the company chartered a new course by changing its business model to a global real estate investment service provider. DWG, together with its affiliated partners, has undertaken boutique developments and invested in several iconic and landmark developments.

The company has since invested more than USD\$500 million in key cities around the world. This dynamic growth has been built on strong relationships with world class property developers and real estate professionals.

TRACK RECORD

JAPAN TOKYO



AXAS  
Nihonbashi



AXAS  
Nishi Shinjuku



Kita Ikebukuro



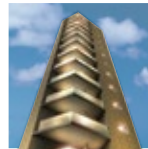
Xebec Hatanodai



Xebec Nippori II



Xebec Otemachi



Shibuya Hill Top

THAILAND BANGKOK



Maru Ekkamai 2



Maru Ladprao 15



Singha Complex



Park 24



Muniq 23



Noble Ambience 42

UNITED KINGDOM



The Curve 2  
BIRMINGHAM



NOVUM  
CAMBRIDGE



Brook House  
LONDON



ALTO  
MANCHESTER



Halo  
MANCHESTER



Kinetic  
MANCHESTER



One Regent  
MANCHESTER

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A E R I A L   V I E W

Level 26 ( 108.9 m )



R1-(North Wing) Bukit Kiara View



R1-(South Wing) Bukit Kiara View



R1-(North Wing) KL City View



R1-(South Wing) KL City View

Level 36 ( 143.9 m )



R1-(North Wing) Bukit Kiara View



R1-(South Wing) Bukit Kiara View



R1-(North Wing) KL City View



R1-(South Wing) KL City View

PAVILION DAMANSARA HEIGHTS **V S** FIXED DEPOSIT

1 Bedroom (614 sqft)	
Purchase Price from	S\$350,000
Rent per Month (Based on 4.5%)	S\$1,312.50
Gross ROI (Per Year)	SS\$15,750
Less: Service Fee & Sinking Fund (RM 0.67 psf)	S\$1,645
Annual Nett Returns	S\$14,105

Type of Investment for S\$350,000	Returns
OCBC Bank 1.5% p.a	S\$5,250
UOB Bank 1.6% p.a	S\$5,600
<b>Pavillion Damansara Heights 4.05% p.a</b>	<b>S\$14,105</b>



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