




THE CORPORATE ADDRESS
AT KUALA LUMPUR'S NEW EPICENTRE




Every city has its iconic landmarks and great districts. Districts that come to embody and define the very essence of the city and its people. In Kuala Lumpur, the one district that has become an integral part of its breath-taking technicolour fabric is Bukit Bintang – the country’s premier shopping address, and the vibrant heart and soul of this magnificent city.


And in the heart of Bukit Bintang, a new landmark is emerging, TSLAW Tower. A 48-storey tower of concrete, steel and glass, the first phase of a larger mixed development which, when complete, will celebrate all that inspires us about Kuala Lumpur city centre.




50M TO TRX MRT INTERCHANGE




100M TO TRX




2KM TO KLCC



EASY ACCESS TO SMART TUNNEL & MAJOR HIGHWAYS



PROXIMITY TO MAJOR MALLS



EASY ACCESS TO JLN TUN RAZAK & JLN BUKIT BINTANG



ARTIST'S IMPRESSION

TSLAW TOWER

48 storey
corporate
address

A 48-STOREY CORPORATE ADDRESS IN THE HEART OF KUALA LUMPUR

TSLAW Tower is a transit-oriented, CBI-compliant commercial tower that's strategically located between Bukit Bintang and TRX, a new world-class financial district that's under development.

Its proximity to both districts bestows TSLAW Tower with a prestige that is simply unrivalled, and for companies making it their corporate headquarters, it makes a powerful statement of their business ambitions.

TSLAW Tower was conceptualized to deliver high efficiency and functionality that's perfectly balanced by inspirational aesthetics and communal facilities. From its elegant porte cochere to the double-volume grand lobby, to the retail and private club floors, and all the way up to the build-quality of each floor, the architecture and design pushes the envelope in corporate aesthetics in the Klang Valley.



418,738
floor area sqft

A GLOBAL BUSINESS DESTINATION

33 levels of versatile offices rise above eight levels of parking facilities, four private club levels, and one retail level. Breathtaking views of KLCC and Royal Selangor Golf Club. And supporting this, multi-level security, elevators with floor-specific access, high-speed broadband connectivity, and sophisticated building management systems. And, most important, a raised floor system and flexible unit layouts to cater to corporate requirements within TSLAW Tower.

- > 2.7m Minimum Clear Ceiling Height
- > High Speed Destination Control System Lifts
- > Green Building Index (GBI) Certified
- > VRV Air-conditioning for Flexible Hour Usage
- > Raised Floor System (on High Zone)
- > Fiber Optic Backbone
- > Flexible Layouts (Multiple and Single Tenant)

An architectural rendering of a modern building's outdoor terrace at night. The building features a glass facade with warm interior lighting visible through the windows. The terrace has a checkered tile floor and is furnished with modern outdoor seating, including sofas and chairs. Large umbrellas provide shade for the seating areas. People are shown walking and sitting on the terrace, creating a lively atmosphere. In the background, a city skyline is visible under a dark blue sky.

F&B/ RETAIL

selections

ELEVATING THE CORPORATE DINING EXPERIENCE

At TSLAW Tower, dedicated private club floors with a sky terrace allow for greater interaction between its occupants and the building.

Luxurious restaurant spaces that are designed to elevate the corporate dining experience, and to enjoy the company of friends, colleagues and fellow occupants.

And a lifestyle cafe and alfresco area on Level 1 that's ideal for a pause, a break.

MRT

connectivity

A TRANSIT-ORIENTED DEVELOPMENT

Situated at the gateway into TRX and Bukit Bintang, TSLAW Tower is a Transit-Oriented Development that's strategically connected to everywhere.

At its doorstep is the TRX MRT station - a key interchange station for both SBK and SSP lines, which puts TSLAW Tower within easy reach from practically anywhere in the Klang Valley. A leisurely 10-minute walk on interconnected elevated walkways across an integrated mixed development takes you directly into Bukit Bintang and Pavilion

Located adjacent are major roads such as Jalan Tun Razak, Jalan Bukit Bintang, the SMART tunnel, MEX Highway, and other highway connections that make the rest of the Klang Valley easily accessible.



SKY BRIDGES

from TRX to Bukit Bintang

A VISIONARY LIFESTYLE QUARTER

TSLAW Tower is an integral part of a greater mixed development – a visionary masterplan and integrated lifestyle quarter comprising multiple residential towers, office towers, hotel and a unique elevated retail experience, which are all interconnected via a series of sky bridges from TSLAW Tower to Jalan Bukit Bintang.

When completed, this masterplan will see every component embody the urbanist way of living – with luxury, lifestyle and convenience just a walk away.



TSLAW
TOWER

EXCHANGE 106

KL TOWER

PETRONAS TWIN TOWERS

FUTURE LIFESTYLE MALL
BY LENDLEASE

TRX MRT
STATION



TSLAW Land is a Malaysian property developer based in the capital city, Kuala Lumpur. It has a track record spanning decades in property development. With the backing of parent company, TSLAW Group, the company has established an impressive array of prime land bank. TSLAW Land is a boutique property arm that is set to transform good locations into great ones.

We take great pride in understanding what people need, want and desire. This tremendously influences our designs and the spaces we build. Great care and consideration into how people will use the development is core to our thoughts. It leads to better conceived outcomes and a more desirable lifestyle. This approach is fundamental to everything we do.

Each project exemplifies our passion and our dedication to the best practices. Driven by endless curiosity, we continue to challenge ourselves in everything we do and create. Underpinned by market knowledge and governed by integrity, TSLAW Land is set to transform the property scene with an enviable reputation of quality, craftsmanship and commitment.

Building Specifications

NO. OF STOREY	48-Storey Commercial Office
LOCATION	No. 39, Jalan Kemuning, 55100 Kuala Lumpur
TOTAL NLA	294,198 Sq.Ft.
BUILDING COMPONENTS	<ul style="list-style-type: none">• <i>Level 1</i> – Lobby/Café• <i>Level 2</i> – F&B/Retail• <i>Level 11</i> – Restaurant• <i>Level 12 to 13A</i> – Private Club• <i>Level 15 to 33A</i> – Multiple Tenants• <i>Level 35 to 45</i> – Single Tenant• <i>Level 46 & 47</i> – Penthouse
TOTAL CAR PARK	327 bays
CAR PARK ALLOCATION	1 bay per 1,000 sq.ft.
FLOOR TO CEILING HEIGHT	
Main Lobby	6 metre
Office	Min 2.7m (Floor to Ceiling), 3.8m (Floor to Floor)
SAFETY & SECURITY FEATURES	<ul style="list-style-type: none">• Turnstile with card access• CCTV Camera in common areas• Fire Alarm System, Sprinkler System, Hose Reel System, Automatic Gaseous System, Portable Fire Extinguisher
IT & TELECOMMUNICATION SYSTEM	Fibre Optic Backbone
AIR CONDITIONING SYSTEM	Variable Refrigerant Volume/Flow System
LIFTS	<ul style="list-style-type: none">• Destination Control System• Passenger: 4 nos @ 3.5 m/s• Service: 1 no @ 3.5 m/s• Car Park: 2 nos @ 1.75 m/s
POWER	<ul style="list-style-type: none">• <i>Level 1</i> –1 no 200A TPN Tap off unit c/w postpaid kWH Meter• <i>Level 2</i> – 6 nos 100A TPN Tap off unit c/w postpaid kWH Meter• <i>Level 11 to 13A</i> – 300A TPN Tap off unit c/w postpaid kWH Meter• <i>Level 15 to 47</i> – 3 nos 100A TPN Tap off unit c/w postpaid kWH Meter
OFFICE FLOOR SYSTEM	
Multiple Tenants	<i>Level 15 to 33A</i> – Underfloor Trunking
Single Tenant	<i>Level 35 to 46</i> – Raised Floor System
ENVIRONMENT ACCREDITATION	<ul style="list-style-type: none">• Green Building Index (GBI) Certified• Solar Control Reflective Glass• Insulated Roof and Spandrel• Vision Glazing with Low-Emissivity Coating• Energy Management System
SPECIAL FEATURES	<ul style="list-style-type: none">• Full Curtain Wall Façade• Full LED Façade• Regenerative Lifts• Variable Office Sizes Available• QLASSIC Certification

Additional Information

ACCESSIBILITY	<ul style="list-style-type: none">• Major Highways – SMART, DUKE Highway, MAJU Expressway, North-South Highway• Major Roads – Jalan Tun Razak & Jalan Bukit Bintang• Dual Access – Jalan Delima & Jalan Kemuning
PUBLIC TRANSPORTATION	<ul style="list-style-type: none">• TRX MRT Station (50m) – MRT Line 1 & 2• TRX MRT to KL Sentral (Muzium Negara) – 15 minutes• KL Sentral to KLIA – 28 minutes
PROPOSE AMENITIES	<ul style="list-style-type: none">• Future Integration of Masterplan Development• <i>Level 11</i> – Restaurant• <i>Level 12 to 13A</i> – Private Club• Gym
VICINITY AMENITIES	<ul style="list-style-type: none">• Prince Court Medical Centre• TRX Financial Centre and The Exchange TRX Shopping Mall• Bukit Bintang Shopping Belt (Pavilion, Fahrenheit & Lot 10, etc)• Near to all major banks• Near to major foreign embassies• TREC• Royal Selangor Golf Club
TARGET COMPLETION	Q2 2021

TSLAW LAND

No. 47, 2nd Floor, Jalan Kuchai Maju, Kuchai Entrepreneurs Park
Off Jalan Kuchai Lama, 58200 Kuala Lumpur, Malaysia
T: +603-7984 2233 E: marketing@tslawland.com
www.tslawland.com

A member of TSLAWGROUP

www.tslawland.com

