



EMBASSY ROW LIVING
FOR THE PRIVILEGED FEW



LIVE *high* ABOVE THE REST
WHERE THE SOPHISTICATED IDEALS
OF LIFE COME TOGETHER

EG
AGILE
EMBASSY GARDEN
KUALA LUMPUR

Towering at 64 storeys, Agile Embassy Garden stands tall with prestige at the renowned Embassy Row. As Agile Property's third residential development in Kuala Lumpur, this one-of-a-kind masterpiece has the honour of being the first ever fully developed project helmed by Agile in Malaysia. Together with the award-winning partners of DP Architects (DPA), AECOM and ARCALLIANCE, this stunning tower block is crafted with world-class standards for the privileged few.

Live high above the rest within this low-density living environment and wake up to the breathtaking beauty of stunning, unblocked views of Kuala Lumpur city. Residents also get to enjoy the luxury of time and convenience as Agile Embassy Garden is only 1km away from the iconic Kuala Lumpur Twin Towers, MRT and LRT stations. This is where the prestigious life for the discerning urbanite comes together perfectly.

WORLD-CLASS
COLLABORATION:



Design Architect



Architect



Landscape Architect

Artist's Impression

FEEL THE PULSE OF

wondrous life



AT THE HEART THAT MATTERS

Where the vibrant landscape of the Golden Triangle is mere minutes away, feel the buzz of city life. Whenever the mood strikes to dine, shop, entertain and chill out in style, you'll be spoilt for choice with the endless variety all around you!

Home is also favourably placed only 280m from the Ampang Park LRT which links to Kuala Lumpur International Airport (KLIA) via the KLIA Express Rail Link service. Life takes you places and home at Agile Embassy Garden gives you closeness and connects you to the city.

Neighbouring Fortune 500 corporations, Agile Embassy Garden is at the heart that matters with its brilliant corporate community in the vicinity; presenting the best-suited place to call home for these global professionals.



SHOPPING	
The LINC KL	20m
The Intermark	250m
Ampwalk	620m
Avenue K	820m
Suria KLCC	950m
Pavilion KL	1.36km

Somerset KL	20m
DoubleTree by Hilton Hotel	280m
InterContinental Hotel	365m

HSC Medical Center	20m
Prince Court Medical Centre	1.10km
National Heart Institute	1.65km

EtonHouse Malaysia	630m
Sayfol International School	830m

MRT Ampang Park (complete in 2022)	280m
LRT Ampang Park	280m
LRT KLCC	930m

Royal Thai Embassy	300m
Embassy of Poland	330m
Embassy of United States of America	450m
Embassy of the People's Republic of China	520m
High Commission of the Republic of Singapore	550m

Integra Tower @ The Intermark	250m
Citibank Tower	480m
Bank of China	600m
Menara ExxonMobil	980m
Menara Maxis	1km
KLCC Convention Centre	1.20km

The map illustrates the strategic location of the Agile EMBASSY GARDEN in Kuala Lumpur. It is situated in the heart of the city, near the Bukit Bintang district, which is known for its shopping and entertainment. The map highlights the proximity to major transportation routes, including the Ampang-Kuala Lumpur Elevated Highway (AKLEH) and several expressways. Key landmarks such as the KLCC Twin Towers, KL Tower, and various embassies are clearly marked, providing context for the building's location. The map also shows the surrounding urban landscape, including parks, hotels, and commercial centers, emphasizing the building's integration into the city's fabric.

WHERE ESCAPE IS PERFECTED TO A *tranquil paradise*

The lush landscape is well-planned to fulfil residents' desire for nature and leisure, especially with over 20 types of tropical species blooming. Escape the stress of the busy city with an exciting range of recreational facilities which can be found at the Podium and Rooftop Levels respectively.

Live it up at the Sky Lounge and Sky Infinity Pool on 64th floor which is poised to be the hottest nightlife scene for friends and trends. You can admire fantastic views overlooking the pinnacle of the KLCC Twin Towers and Kuala Lumpur Tower at eye level.



Artist's Impression



Bask in the warm welcome of home where the state-of-the-art 8-tier security system assures your peace-of-mind living is safeguarded and hassle free.

STATE-OF-THE-ART 8-TIER SECURITY SYSTEM

- > Visitor Management System
- > Vehicle Access Control
- > Lobby Access Card
- > Elevator Floor Access Card
- > 24/7 Patrol System
- > Smart Security System (Apps Integrated)
- > Comprehensive CCTV Surveillance



Artist's Impression

FACILITIES PLAN



9TH FLOOR PODIUM FACILITIES (INDOOR)

- 1 Meeting Room 1
- 2 Library 1/ Lounge 1
- 3 Changing Room
- 4 Game Room 1
- 5 Multi-Function Room 1
- 6 Pre-function
- 7 Multi-Function Room 2
- 8 Gym
- 9 Changing Room
- 10 Library 2 / Lounge 2
- 11 Male / Female Surau
- 12 Game Room 2
- 13 Meeting Room 2

9TH FLOOR PODIUM FACILITIES (OUTDOOR)

- 14 Elevated Pool Deck
- 15 Infinity Pool
- 16 Jacuzzi
- 17 Wading Pool
- 18 Aqua Gym
- 19 Outdoor Shower
- 20 Cabana
- 21 Pavilion
- 22 Feature Seating
- 23 Terrace Garden
- 24 Hammock Forest
- 25 Visual Deck
- 26 Peek A Boo (Toddler)
- 27 Playground (Kids)
- 28 Par-course
- 29 Reading Niche / Co-working Space
- 30 BBQ Area
- 31 Picnic Lawn
- 32 Green Avenue
- 33 Tai-chi / Yoga Deck

SKY RETREAT

- 1 Jacuzzi
- 2 Infinity Pool
- 3 Sky Lounge





WHERE EXCLUSIVITY AND FUNCTIONALITY

inspires YOUR LIFE

The artfully crafted Elite Suites promises a luxurious living experience that caters to every lifestyle from the astute business executive to the discerning family unit. Additionally, the dual-key layout of Luxe Suites stands out as a smart investment choice that appeals to the savvy investor.

Experience the touch of exclusivity with branded home products that ensures your living spaces are stylishly furnished. The kitchen touts top-of-the-line Bosch and Teka appliances imported from Germany. Adding to that are the bathrooms designed with high-end sanitary ware from Hansgrohe and Duravit.

ELITE SUITES

Type A – 554 sq.ft.

Type B – 710 sq.ft.

Type C1 – 853 sq.ft.

LUXE SUITES (DUAL-KEY)

Type C2 – 837 sq.ft.

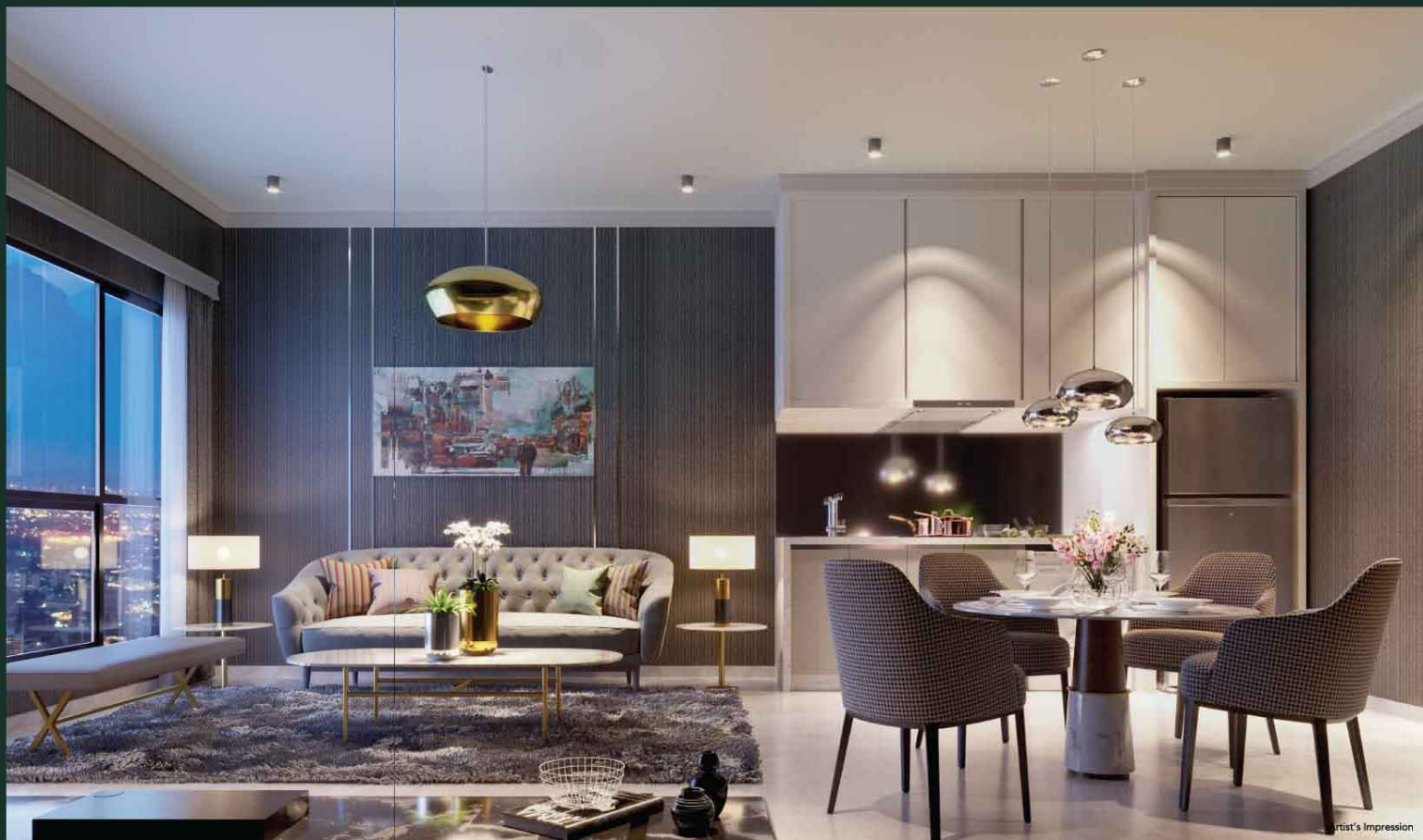
Type D – 1,005 sq.ft.

PREMIUM HOME APPLIANCES & SANITARY BRANDS:

 **DURAVIT**

 **hansgrohe**

 **BOSCH**
Invented for life



ELITE SUITES

TYPE A 1+1 Bedrooms Built-up: 554 sq.ft.



TYPE B 2 Bedrooms Built-up: 710 sq.ft.

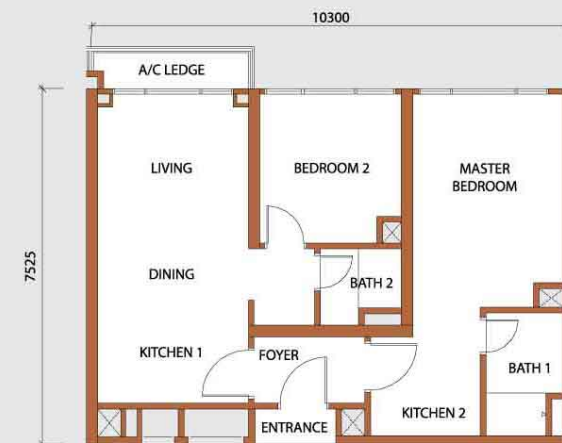
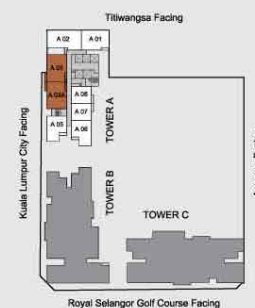


TYPE C 1 2+1 Bedrooms Built-up: 853 sq.ft.

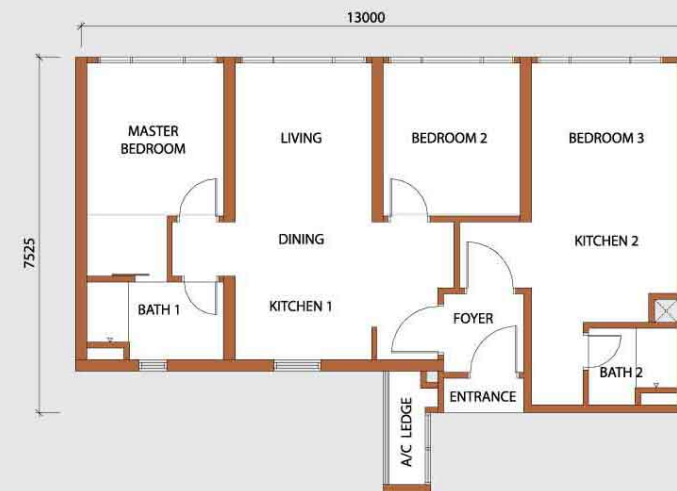
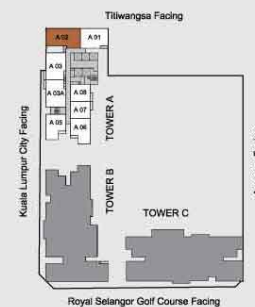


LUXE SUITES

TYPE C 2 DUAL-KEY 2 Bedrooms Built-up: 837 sq.ft.



TYPE D DUAL-KEY 3 Bedrooms Built-up: 1,005 sq.ft.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame	
WALL	Masonry Brick / Reinforced Concrete	
ROOF	Reinforced Concrete Flat Roof	
CEILING	Emulsion Paint / Plaster Ceiling Board (selected area)	
WINDOWS	Aluminium Framed Glass Window	
DOORS	Main Entrance	Timber Fire Door
	Internal	HDF Door
IRONMONGERY	Quality Lockset	
WALL FINISHES	Weather Resistant Paint (to external wall)	
	Emulsion Paint (to internal wall)	
	Tile	Kitchen – up to 1500mm
		Bathroom – up to ceiling height
FLOOR FINISHES	Entrance, Living, Dining	Quality Tiles
	Kitchen, Bathrooms	Quality Tiles
	Bedrooms	Engineered Timber Floor
	A/C Ledge	Cement Render
SANITARY	Kitchen	Sink with Tap
	Bathroom	Wash Basin with Tap, Shower with Mixer, Water Closet



BUILDING HIGH QUALITY INNOVATION AND EXCELLENCE

Established in 1998, Agile Group Holdings Limited (HK3383) is principally engaged in real estate development, hotel operation and property investment. As an award-winning developer with an astounding track record from multiple developments throughout China, Agile has expanded its presence across 70 cities; and developed over 200 benchmark projects from Guangdong and Hong Kong to all over the world. The company is listed on the Main Board of the Hong Kong Stock Exchange since 2005. It is also a constituent stock of the Hang Seng Composite Index, Hang Seng Mainland 100 and the Morgan Stanley Capital International China Index.

1300-22-3383
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AGILE PROPERTY DEVELOPMENT SDN BHD

Pemaju: Agile Property Development Sdn Bhd (10681150-U) Suite 26-3, 26th Floor, Menara Keck Serig, 203 Jalan Bukit Bintang, 55100 Kuala Lumpur • No. Tel: 1300-22-3383 • Lesen Pemaju: 19760-1/09-2021/0629(U) • Tempoh: 14/09/2019 – 13/09/2021 • No. Permit Iklan and Jualan: 19760-1/09-2021/0829(P) • Tempoh: 14/09/2019 – 13/09/2021 • No. Rujukan Pelan Bangunan: BP U3 OSC 2019 0729 • Pihak Berk kuasa yang Meluluskan: Dewan Bandaraya Kuala Lumpur • Jangka Siap: Mac 2024 • Bebanan Tanah: Tiada • Pegangan Tanah: Pegangan Bebas • Jenis Bangunan: Pangasapuri Servis • Jumlah Unit: Blok A - 432 unit; Blok B - 432 unit • Keluasan Binaan: Blok A - 523 kps. (min.) - 976 kps. (maks.); Blok B - 523 kps. (min.) - 976 kps. (maks.) • Harga Jualan: RM 1,060,800 (min.) - RM 2,624,800 (maks.) • 5% Diskaun Bumiputra • Sekatan-sekatan Kepentingan: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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