

# Urban chic

“Modern urbanites require a world-class standard of living, with access to parklands, an abundance of services and amenities, and a famous view outside their windows. All this is delivered in the form of these two residential towers in the heart of KLCC.”

*Hashim Wahir, director, Layan Intan Sdn Bhd*





# World of its own

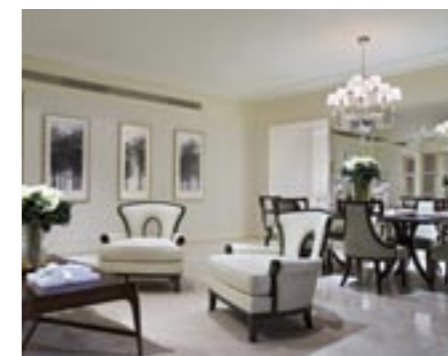
Located on the edge of KLCC Park and with views of the Petronas Twin Towers, The Binjai on the Park is set to become Malaysia's most coveted address

**Living in the city centre means being** surrounded by options. Restaurants, cafés, shopping centres and entertainment facilities are right on your doorstep, and business opportunities are just a short walk away.

This is perhaps even more accurate for residents of The Binjai on the Park, which is currently the only residential development in the Kuala Lumpur City Centre (KLCC) precinct. KLCC is a 40ha development conceptualised as a city-within-a-city, consisting of commercial,

retail, hotel and entertainment facilities. Within the KLCC repertoire, The Binjai on the Park joins a suite of landmarks that currently includes the Petronas Twin Towers, shopping mall Suria KLCC, and high-profile hospitality and convention facilities, including the Mandarin Oriental Kuala Lumpur, the Traders Hotel, and the Kuala Lumpur Convention Centre.

Further to its central location – and as its name suggests – The Binjai on the Park overlooks the KLCC Park, at the junction of Persiaran KLCC and Jalan Binjai.



**Preceding pages and facing page:** The Binjai on the Park is located in the Kuala Lumpur City Centre, which is designed as a city-within-a-city. Residences feature high-end materials and extensive views of the neighbouring KLCC Park and the city.

**Above and left:** Soft neutral tones are chosen for the fittings and materials, lending a relaxed feel that balances with the residents' urban lifestyles. Large windows allow for views of the KLCC Park and the neighbouring buildings, which are particularly effective at night.









These are the only residences available in KLCC, says Hashim Wahir, director of Layar Intan, the developer of The Binjai on the Park.

"Residents have direct access to the 20-hectare park, which contains more than 1900 indigenous trees, flora and fauna. Some of the trees are over 100 years old. Aside from looking out onto this lush greenery, residents also enjoy unobstructed views of the Petronas Twin Towers."

The Binjai on the Park is made up of two residential towers, 44 and 45 floors

high. A lobby entrance joins the two, the focal point of which is a long, rectangular pool that reflects a full-length image of the Petronas Twin Towers. An exclusive view of the famous towers can also be seen from inside the residences, through floor-to-ceiling lanai louvre panels that can be closed for privacy.

Individual lift lobbies access each residence. The 171 residences in The Binjai on the Park range from two and three bedroom units, at 207 to 377m<sup>2</sup>, to penthouse suites, at 393 to 1782m<sup>2</sup>. There are two to



three residences on each floor, and there are 14 penthouse units altogether.

Hashim Wahir says that Layar Intan put a vast amount of effort into ensuring that The Binjai on the Park was a highly finished, top-end project.

"The Binjai on the Park reflects our commitment to catering to our clients' expectations, in regards to a development situated within the KLCC precinct. This means pursuing a high standard of quality, irrespective of how long that might take to produce," he says.

**Preceding pages:** Dining, living and family spaces flow into one another, which adds to the relaxed feel of the residences. Units range from 207m<sup>2</sup> for a three-bedroom residence, to 1782m<sup>2</sup> for the largest of the 14 penthouse suites.

**Above left and far left:** Living spaces open onto lanais, which allow for ventilation of the interior spaces and also provide expansive views of the close-by Petronas Twin Towers.

**Above and left:** Bedrooms are designed to reflect a sense of warm relaxation.





All interiors are fitted with top-end appliances, furnishings and materials. Burmese teak is used for the flooring in the bedrooms, with marble in the public spaces and bathrooms. The spacious ensuite bathrooms are designed to resemble day spas, with Gessi fittings. All units have a separate powder room for guests.

Kitchens come equipped with designer cabinets from German brand Poggenpohl. Ovens and rangehoods are sourced from Gaggenau, and refrigerators come from Sub-Zero. Other appliances include a

**Left:** High ceilings in all residences give the rooms an airy and spacious feel. Bedrooms feature Burmese teak flooring. Mirroring around the headboard expands the sense of space. Many bedrooms come with ensuite bathrooms.

**Above:** A separate study is provided in many of the residences. This allows residents to set up a home office for work, or a quiet place for their children to study.





Bosch washing machine and dryer. For comfort and convenience, centralised chilled-water air conditioning, central vacuum and automated waste disposal systems service all residences.

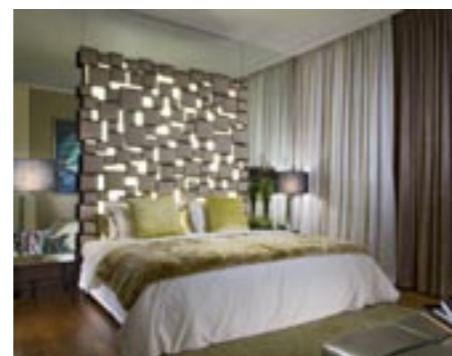
Many other services and benefits are available with a quick phone call to the hospitality-trained concierge of the buildings. This includes organising private catering, limousine services, personal training or florists, to name a few.

Some other amenities available from the nearby Mandarin Oriental Kuala

Lumpur include a spa and business centre and the use of a function room.

Aside from the amenities within KLCC, The Binjai on the Park has plenty of in-house services and facilities. Four separate pools provide for recreational swimming, lap swimming, wading or soaking in the spa. A full gymnasium is available to residents, as well as courts for tennis and squash. To ease aching muscles after a game or a hard day at work, a sauna is also provided.

Residents are able to meet and relax in



the lounge, or throw parties in the function room. Each unit has broadband internet access, and all the residences are protected by an integrated security system. A building manager is on call for any requests relating to the residences. A typical unit is provided with two carparking spaces, and the penthouses suites have three.

For details on The Binjai on the Park, contact Layar Intan Sdn Bhd, Level 54, Tower 2, Petronas Twin Towers, Kuala Lumpur City Centre, Kuala Lumpur 50088, phone (603) 2142 2812. Web: [www.klcc.com.my](http://www.klcc.com.my).

**Above left:** Some bedrooms also open onto lanais, allowing a private view of the city lights beyond.

**Far left:** Many different styles of bedrooms are available in the residences. The focal point of this room is an illuminated headboard feature.

**Above and left:** Ensuite bathrooms are designed with Gessi fittings and marble flooring, creating a spa-like atmosphere.