

at
aspire
tower





at
aspire
tower

at the leading edge
of business

al
aspire
tower

FUTURE
LAUNCHES

VOGUE
SUITES ONE

MERCU 3

VIIA
RESIDENCES
&
AMARI HOTEL

MERCU 2

BOUTIQUE
OFFICES

STRATA
OFFICES

MOSQUE &
MULTI-STOREY
CAR PARKS

ABDULLAH
HUKUM
LRT & KTM

THE GARDENS, MID VALLEY CITY

INC MALL

Artist's impression

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@ the heart of KL Eco City

A revolutionary office proposition

A Distinctive Business Address

Aspire Tower is strategically located in the prime fringe of Kuala Lumpur, nestled within the neighbourhoods of Bangsar and Mid Valley City. Standing 42 storeys high, it is the tallest and finest corporate office tower and the most sought-after corporate space within the prestigious KL Eco City development, an MSC Malaysia Cybercentre.

Integrated Commercial Space

With over 670,000 sq. ft. of best-in-class commercial space, Aspire Tower features layouts for three different office types, catering to a wide spectrum of industries and corporate needs. A flexible spatial planning system provides a thriving environment for growth networking amongst industry players, from young start-ups to international corporations.

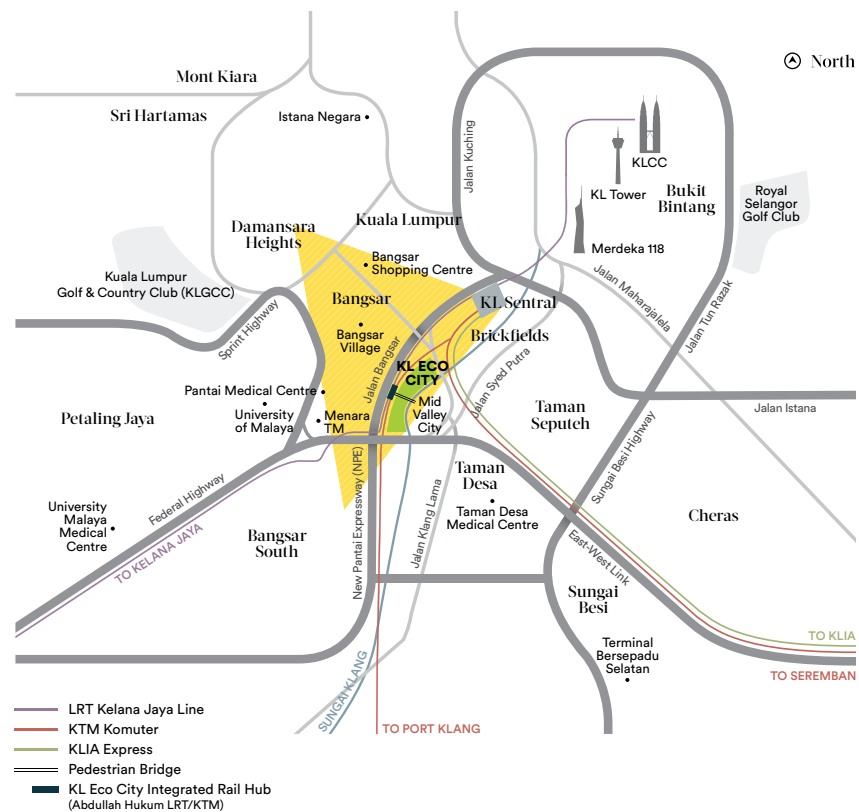
Master-planned by the internationally acclaimed firm, Jerde Partnership Inc., Aspire Tower is superbly connected to exclusive amenities within KL Eco City including luxury residential towers, a 5-storey retail mall and a stylish 5-star business hotel operated by ONYX Hospitality Group – Amari Hotel.



Artist's impression

@ the centre of growth

KL's Prime Fringe



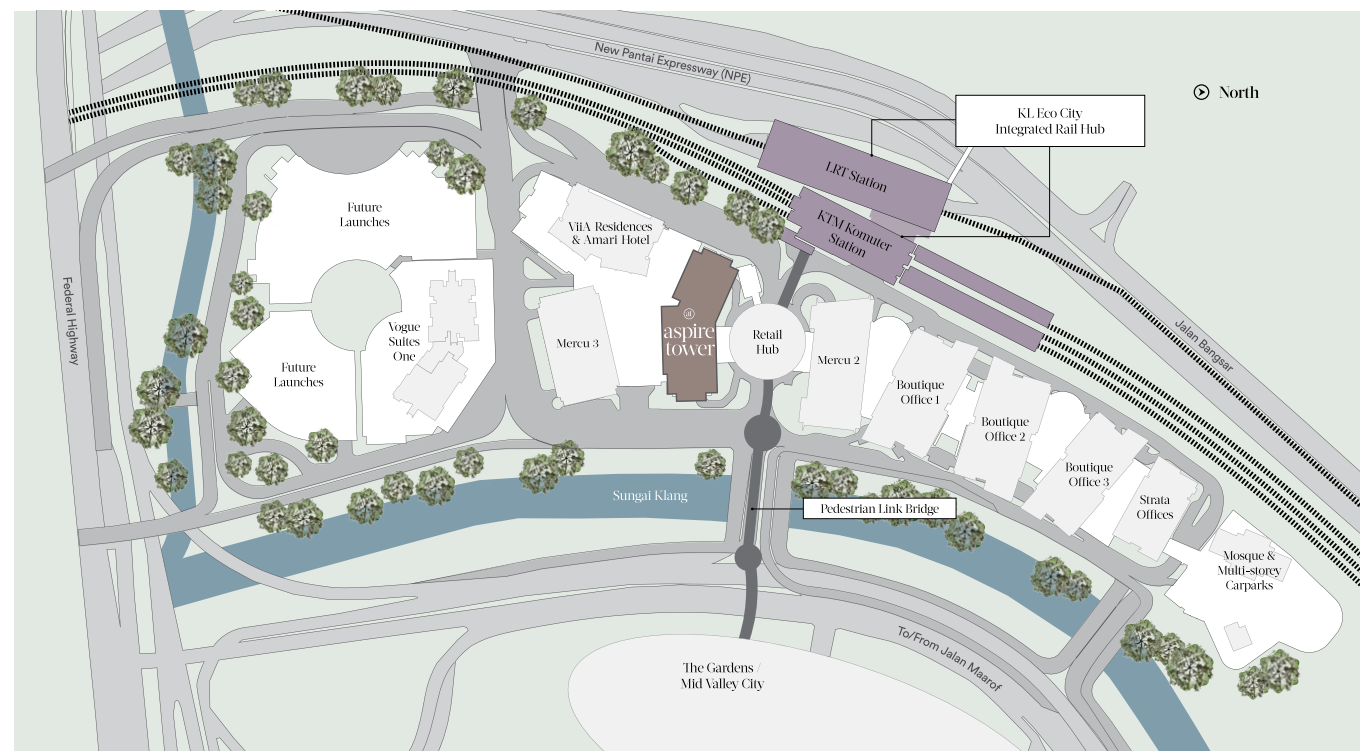
25-acre
integrated development

7 million sq. ft.
built-up area

RM7 billion
gross development value

Integrated rail hub
LRT and KTM

250,000 sq. ft.
of retail space



@ your convenience

Aspire Tower's location at the epicentre of a new business locale is enhanced by:

A 2-tier Road System

A unique internal road system comprising an upper and lower tier facilitates a smoother incoming and outgoing traffic flow.

6 Ramps & Bridges

6 dedicated new ramps and bridges provide seamless channeling of traffic to Federal Highway, New Pantai Expressway (NPE), Jalan Maarof and Jalan Bangsar.

An Integrated Rail Hub

Access to Abdullah Hukum LRT and the new KTM Komuter station.

A Link Bridge to Mid Valley City

Easy access to The Gardens and Mid Valley Megamall extends the retail and lifestyle options.

Connected Landscaped Podiums

A series of connecting pods, pedestrian links and green nodes integrate the various towers, providing green spaces linking all buildings within the development.

Pedestrian Links

Extensive pedestrian links connect all components at KL Eco City above street level.



Ⓐ the top of its class

Aspire Tower has been developed to redefine the workplace and working culture. It has a range of lifestyle options to stimulate productivity and is uniquely set up to cater for different enterprises. With environmental responsibility and sustainability underpinning key aspects of its blueprint, the building has been designed to achieve Gold Certification for LEED Core and Shell Category.

Intelligently designed to engender creativity and collaboration between businesses, Aspire Tower aims to establish a dynamic corporate community.

From an imposing lobby that crowns the entrance of the building to innovative aspects that combine business and pleasure beautifully, Aspire Tower accommodates business requirements for today and beyond.

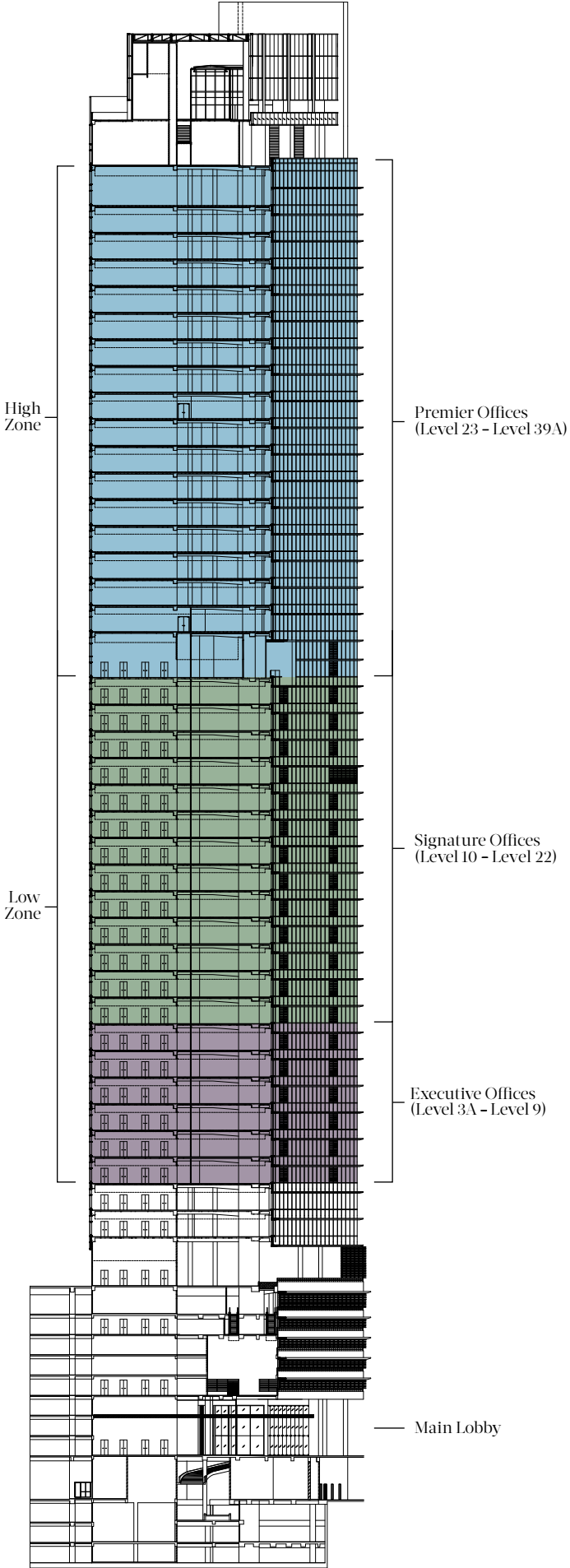
@ the new business community

Adaptable and innovative work spaces in various configurations

Premier Offices
18,718 sq. ft. / 1,739 sq. m. (Entire Floor)
Commanding an entire level, this office allows for a multitude of layouts with executive level amenities that is ideal for conglomerates.

Signature Offices
3,562 – 16,110 sq. ft. / 331 – 1,496 sq. m.
This office type offers the widest flexibility in terms of size, thus accommodating a range of workplace demands and size requirements.

Executive Offices
1,130 – 1,926 sq. ft. / 105 – 179 sq. m.
Compact and thoughtfully designed suites, these highly functional and adaptable units cater to start-ups, with access to the tower's distinctive features.





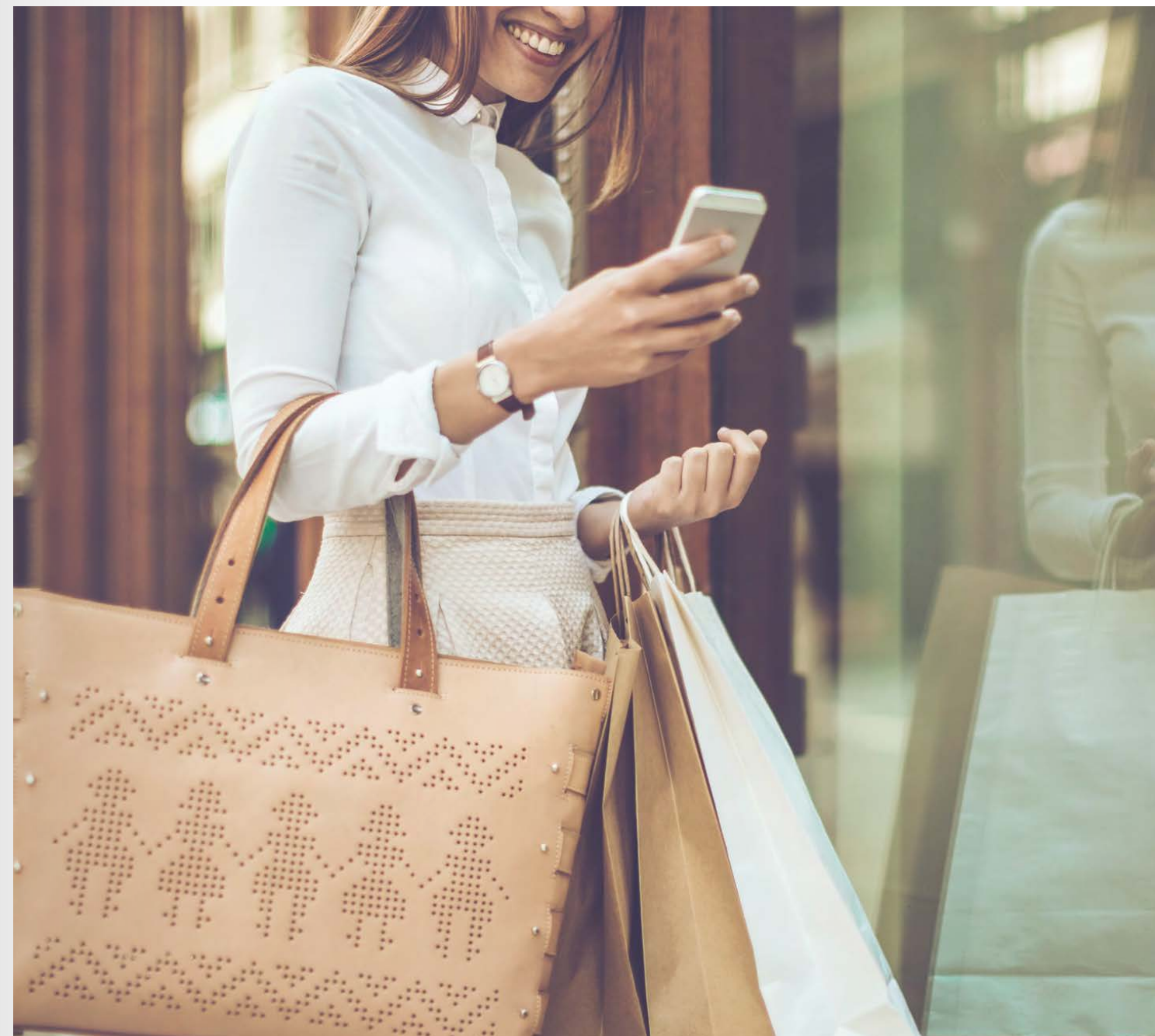
indulgence @ every occasion

Grab your coffee, snacks, or quick refreshments at the lobby café for everyday convenience, or transition to the sky level for business meetings and evening drinks in a more elevated setting. Whether it's a quick break in between work, a casual catch-up, or a more formal client discussion, the spaces are designed to support different moments throughout the day. It's a seamless experience that adapts effortlessly to both work and lifestyle needs.

shopping @ your doorstep

INC mall

Adjacent to Aspire Tower is the 5-storey INC Mall, comprising approximately 250,000 sq. ft. of retail space. The retail mall has been constructed to meet the needs of our residents and business owners. Highlights include an extensive food hall, well-loved cafés, restaurants, childcare services, skin care specialists, convenience stores, specialty and boutique offerings.





access @ your control

Two exclusive lift lobbies

Two independent lift lobbies with a total of 16 elevators serve 19 levels of Signature and Executive Offices in the Low Zone, and 18 levels of Premier Offices in the High Zone.

With every component considered, the lobbies have been constructed to incorporate a proficient management of vertical traffic with state-of-the-art security. From the latest card-access system and professionally monitored Closed Circuit Television (CCTV), to a diligent Visitor Management System (VMS) and catalogued turnstile access, these lobbies ensure a secure work environment.



park @ your own space



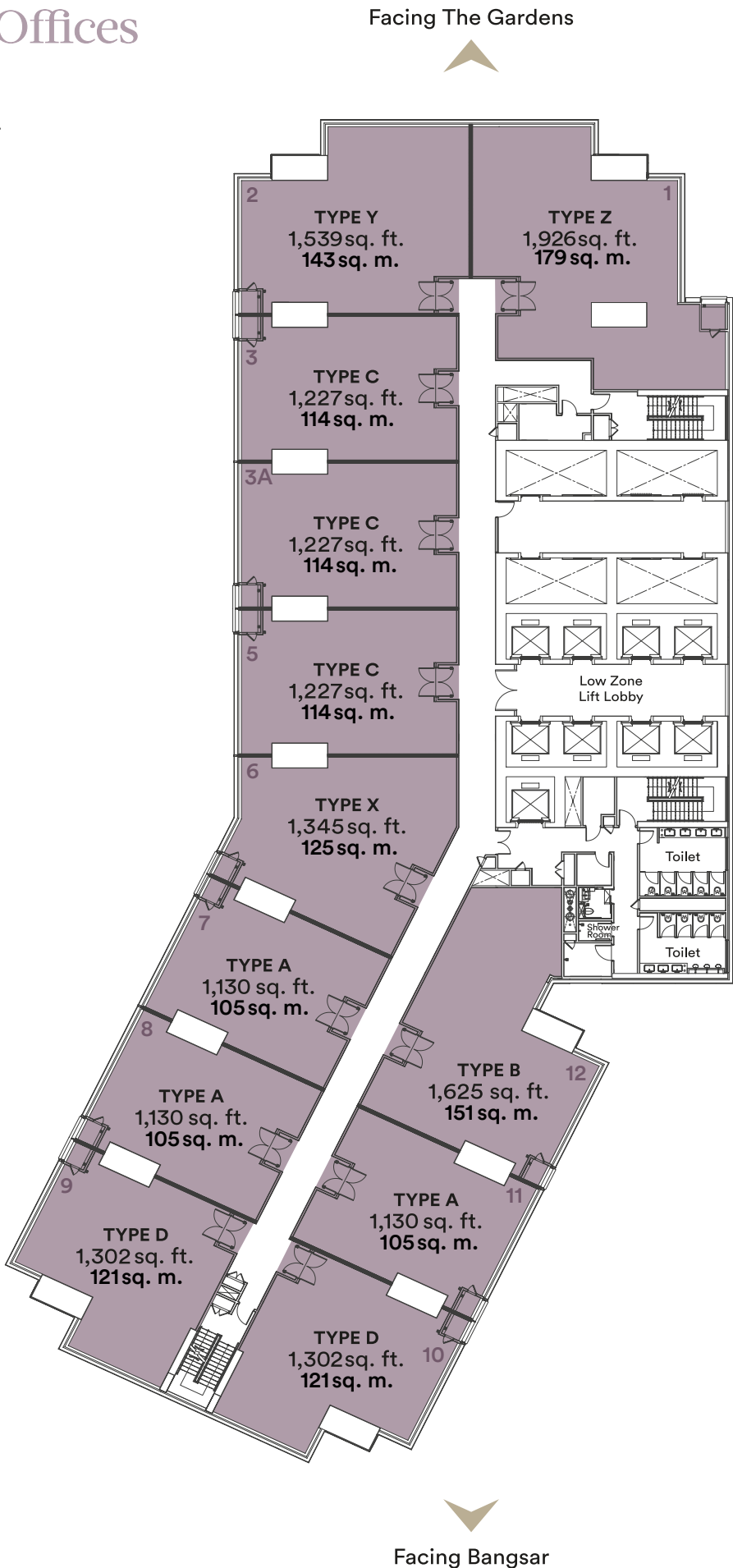
Your very own parking bay

Proprietors at Aspire Tower can enjoy the unique benefit of owning car parking spaces. A purchase of selected office space or service premises within the tower entitles you to private parking bays for your absolute convenience. Each parking space transforms a significant cost outlay into an investment and an asset.

Executive Offices

Level 3A - 9

TYPICAL BUILT-UP AREA
1,130 - 1,926sq. ft.
105 - 179sq. m.

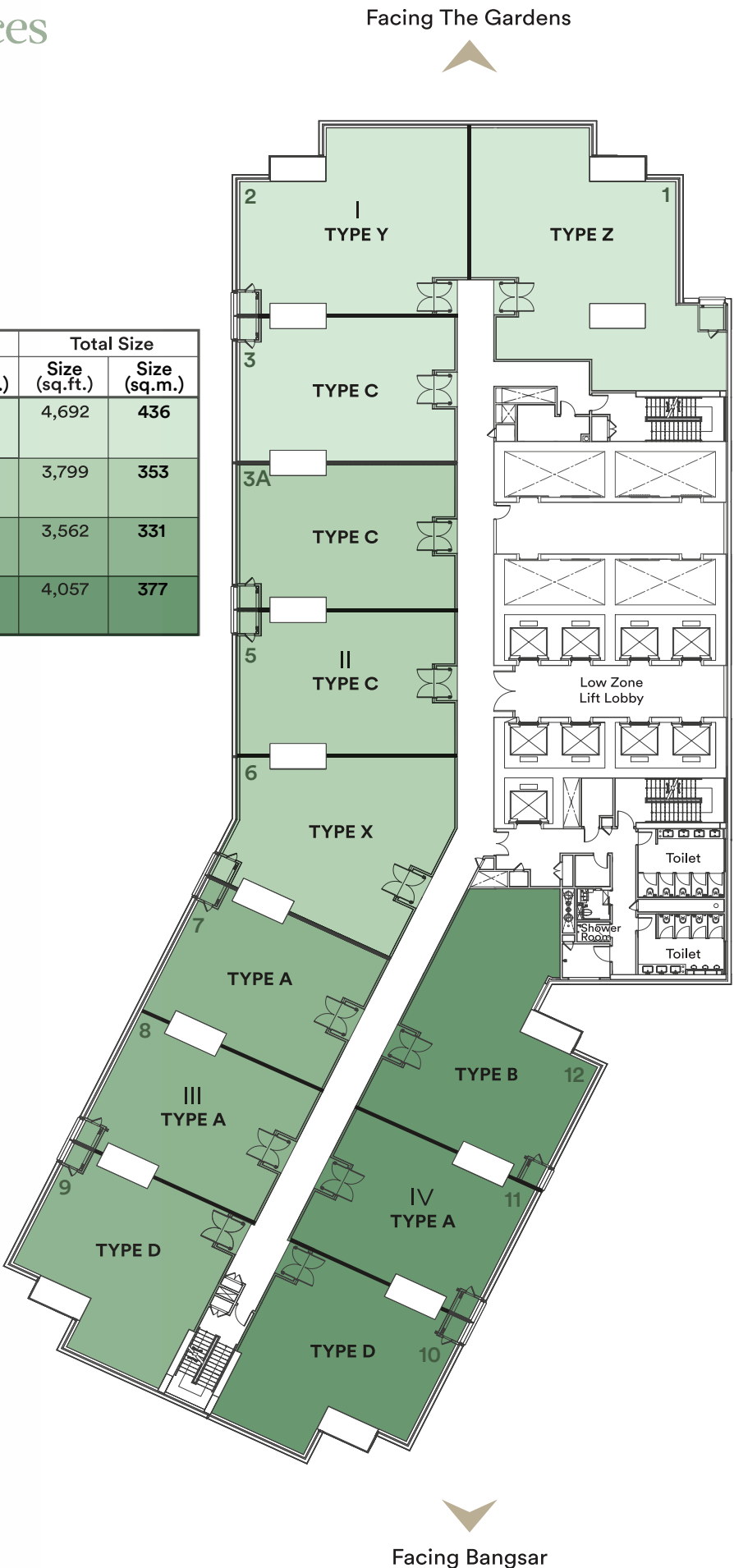


Signature Offices

Level 10 - 22

TYPICAL BUILT-UP AREA
3,562 - 16,110sq. ft.
331 - 1,496sq. m.

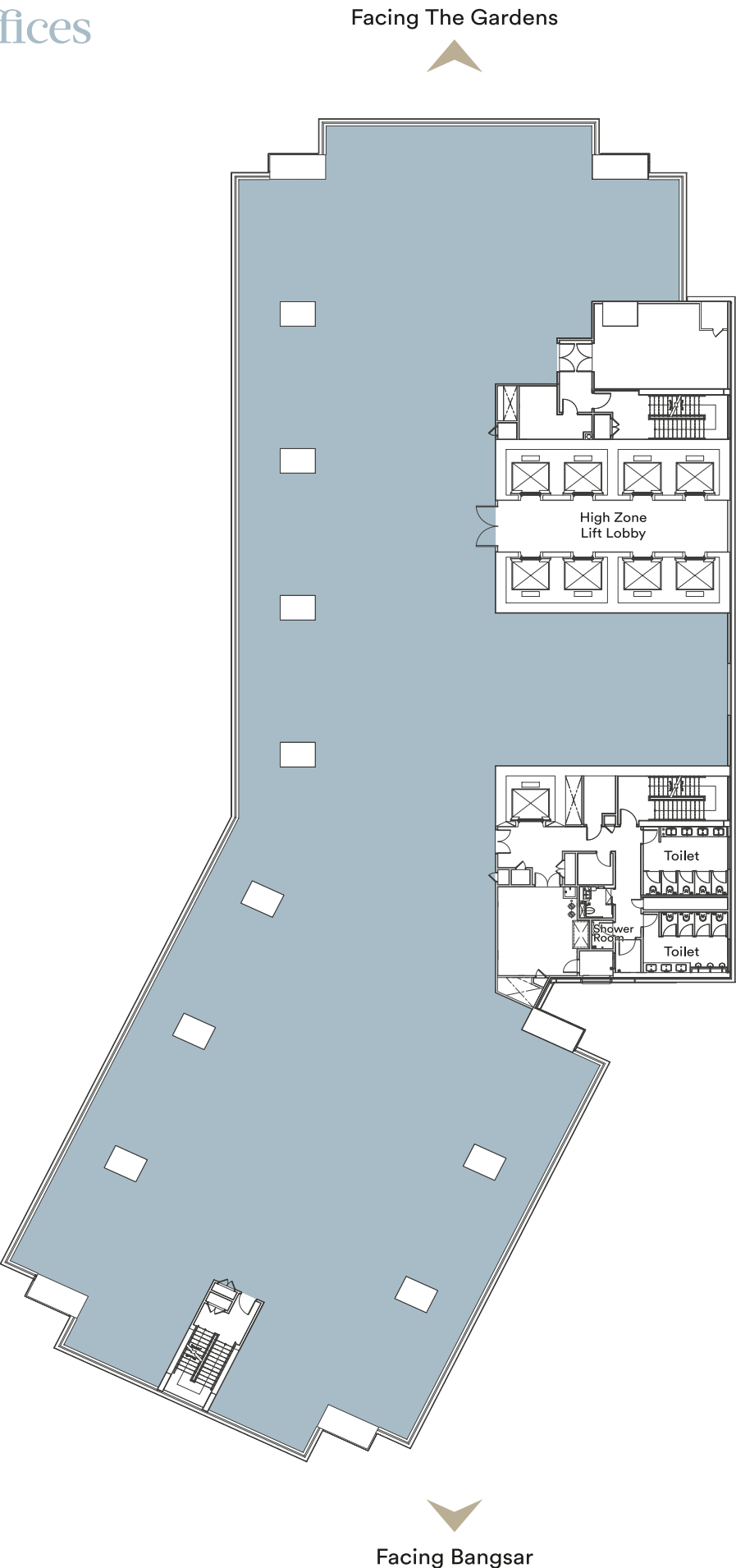
Package	Parcels			Total Size	
	Type	Size (sq.ft.)	Size (sq.m.)	Size (sq.ft.)	Size (sq.m.)
I	Z	1,926	179	4,692	436
	Y	1,539	143		
	C	1,227	114		
II	C	1,227	114	3,799	353
	C	1,227	114		
	X	1,345	125		
III	A	1,130	105	3,562	331
	A	1,130	105		
	D	1,302	121		
IV	D	1,302	121	4,057	377
	A	1,130	105		
	B	1,625	151		



Premier Offices

Level 23 - 39A

TYPICAL BUILT-UP AREA
18,718 sq. ft.
1,739 sq. m.



Specifications

SCHEDULE OF FINISHES

Structure	• Piled-Raft Foundation • Reinforced Concrete / Pre-stressed Concrete Structure
Wall	• Brick walls / Lightweight concrete block • 200mm thick lightweight concrete block (Executive / Signature Offices party wall)
Facade / Window	• Double Glazed Laminated Glass and Aluminium Frame
Doors	• Executive / Signature Offices Entrance • Fire Rated Door • Frameless Glass Door
	• Premier Offices Entrance • Double Leaf Frameless Glass Door
Ironmongery	• Quality Locksets & Accessories
Sanitary Fittings	• Quality Sanitary Wares & Fittings

VERTICAL TRANSPORTATION

No of Passenger Lift	• Low Zone: 8 nos, with Destination Control System • High Zone: 8 nos, with Destination Control System
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AIR-CONDITIONING SYSTEM

• Executive / Signature Offices	• Individual Variable Refrigerant Flow (VRF) System Note: Exclude air duct works in the office units
• Premier Offices	• Centralised chilled water system Note: Including air handling unit and stub out duct only

ELECTRICAL SYSTEM

Electrical Supply	• 3 Phase DB per office unit • Low Voltage TNB meter at the electrical riser
Unit Electrical Provision	
• Executive / Signature Offices	• With small power outlets
• Premier Offices	• Raised floor trunking complete with service box for the provision on Power, Voice and Data Note: Exclude outlets & wiring

TELECOMMUNICATIONS & IT

Telecommunications	• Fibre wall socket at office units to cater for voice and data
SMATV	
• Executive / Signature Offices	• Backbone ready with splitters / tap off at each office unit
• Premier Offices	• Backbone ready with splitters / tap off at floor riser
Public Address System	• PA speakers with patch panel at office units

FIRE PROTECTION SYSTEM

• Fire Sprinkler System as required by Fire & Rescue Department of Malaysia
• Centralised Fire Alarm link to Bomba via Sistem Pengawasan Kebakaran Automatik (SPKA)
• Centralised Public Announcement System
• Centralised Fireman's Intercom System

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KL Eco City Sdn Bhd (185140-X)
Setia International Centre,
Lot 215, Pantai Baru, Jalan Bangsar, KL Eco City, 59200 Kuala Lumpur, Malaysia
T 03-5021 2522 E klecocity@spsetia.com.my



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