

LIVE THE ART OF BEAUTIFUL SIMPLICITY



ONSEN SUITE





## THE NATURAL HOT SPRING

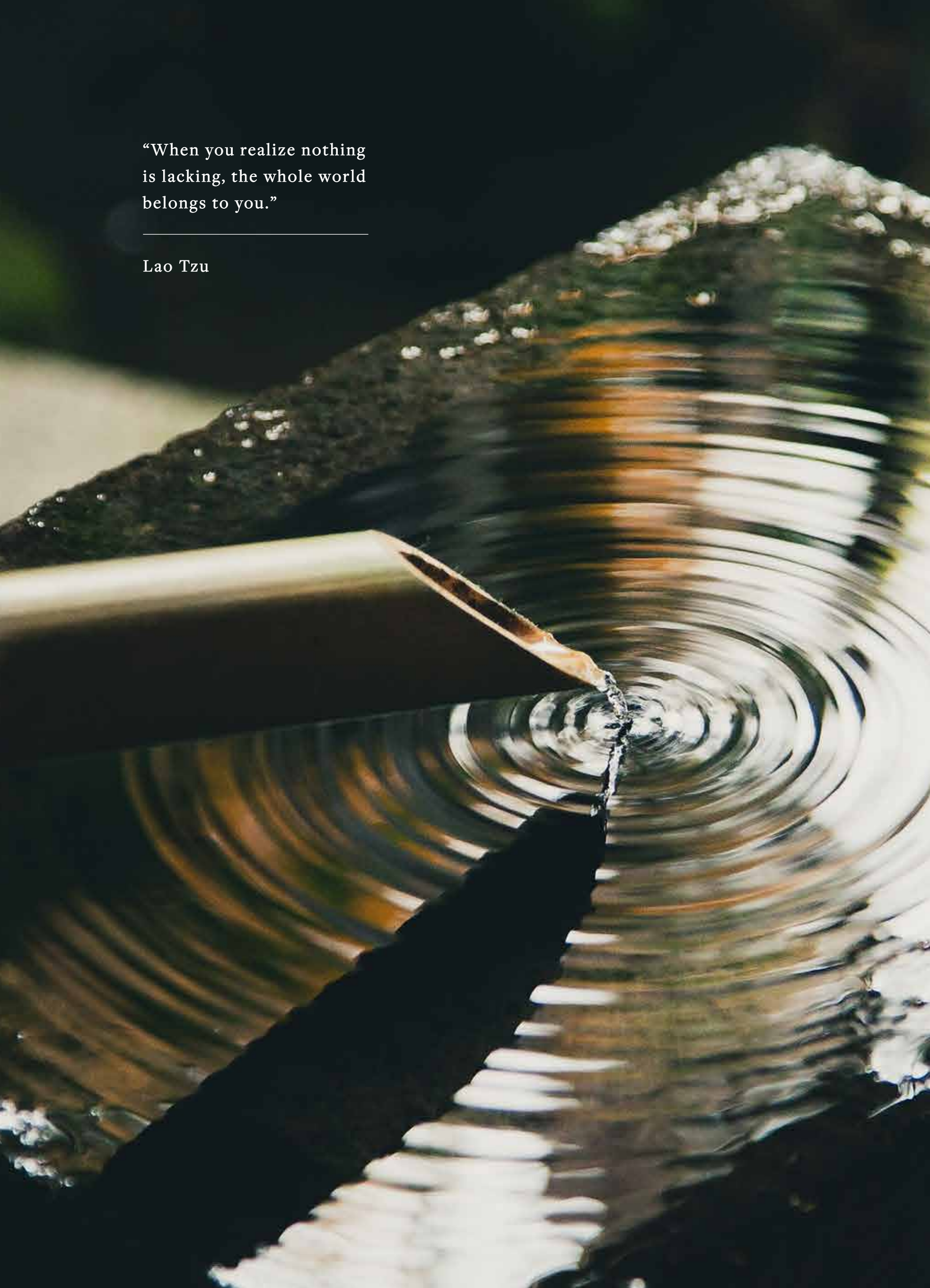
The idea to integrate the natural hot spring facility into the development is mindfully planned with the objective of providing luxury wellness experiences that turns KSL 18 Madge Onsen Suite as a place to enjoy peace and tranquility.

The premium setting of KSL 18 Madge Onsen Suite is hot spring facility channelled directly from natural resources in Bemban, Malacca that will offer a holistic luxury for residences to enjoy mineral-rich water, warmed to the perfect temperature.



“When you realize nothing  
is lacking, the whole world  
belongs to you.”

Lao Tzu



The grand entrance marks the beginning of a journey filled with harmony, grace and quietude. With designs that create a union between the outdoors and indoors, in sync with nature and the surroundings, ease and effortlessness is introduced into every aspect of 18 Madge Onsen Suite lifestyle.

## THE TRUE MARK OF AFFLUENCE

18 Madge Onsen Suite at Jalan Madge, Ampang was conceived to meet the desire for definitive luxury living within the metropolitan city of Kuala Lumpur. Designed within the framework of Zen design principles, which imparts a sense of being fresh, clean and neat, a soothing fluidity of space unbeknownst to standard luxury condominiums is achieved.





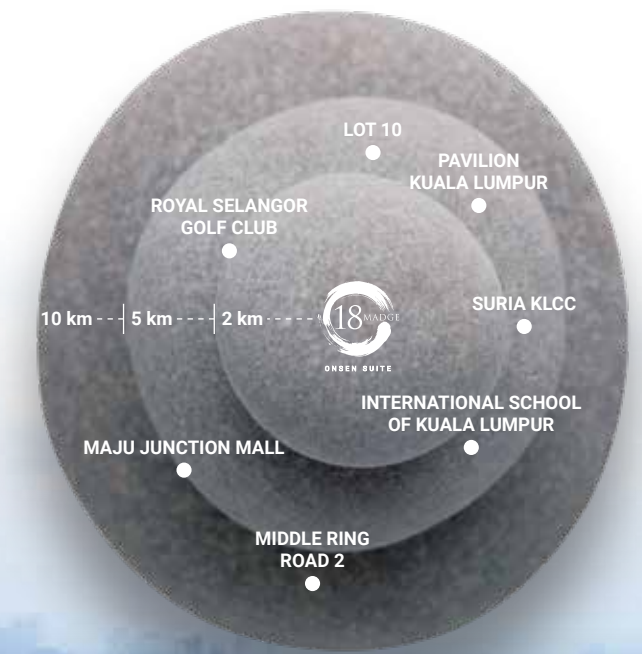






## BE AT THE CENTRE OF IT ALL

The location of 18 Madge Onsen Suite, Jalan Madge within the embassy enclave, is widely considered to be one of the most prestigious addresses in Kuala Lumpur. Offering a combination of comfort, convenience and prestige, it is well suited to meet the lifestyle needs of discerning residents. Within the neighbourhood are many consulates, embassies, diplomatic installations, reputable international schools and high-end developments housing the city's social and political elites, which reassuringly reaffirm the esteem status of the location.



JALAN TUN RAZAK

JALAN AMPANG

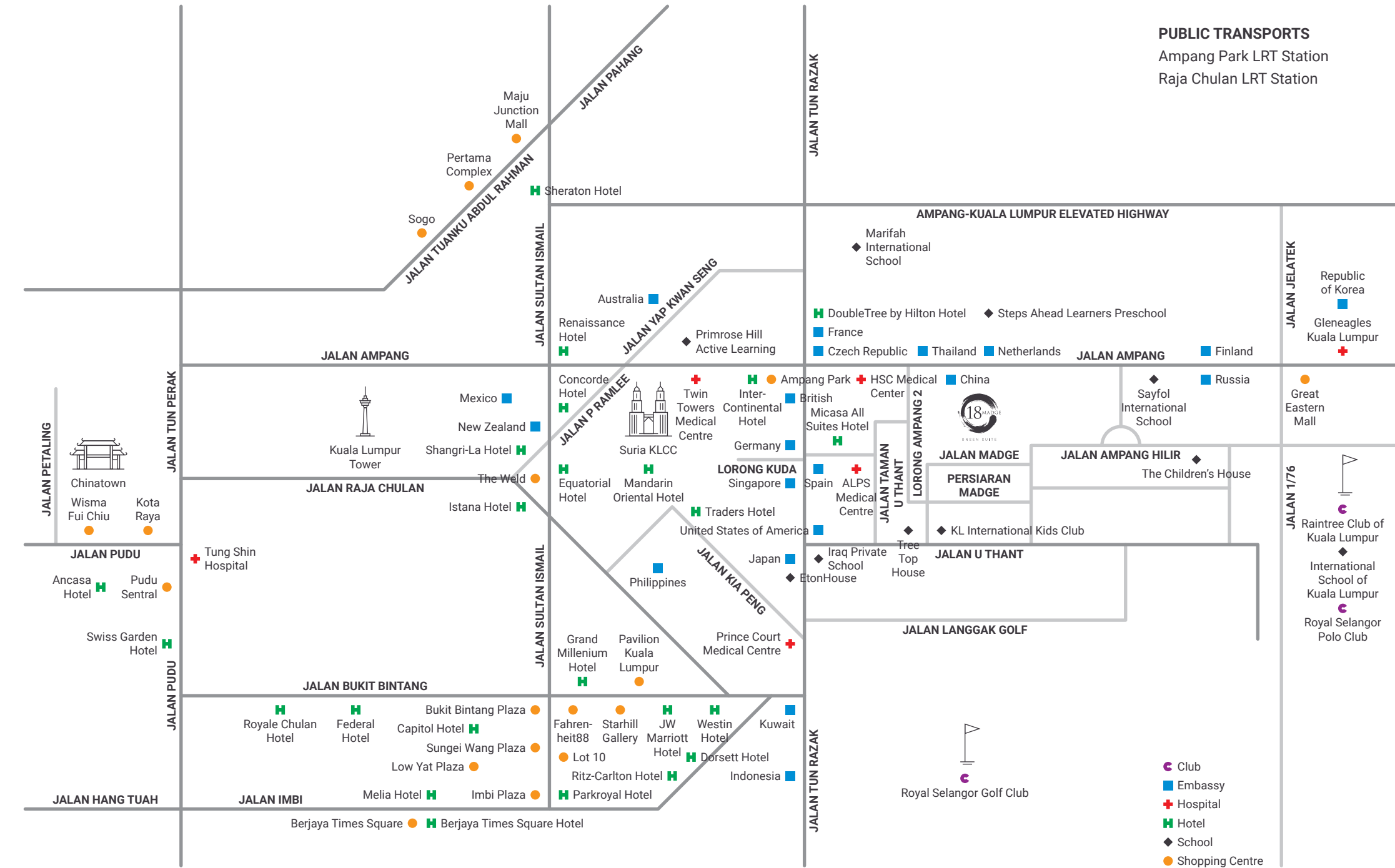
AMPANG-KUALA LUMPUR ELEVATED HIGHWAY





CLOSE TO EVERYTHING YOU DESIRE

18 Madge Onsen Suite puts residents right at the centre for everything desirable. Whether to shop for luxury goods at Malaysia's premier shopping mall, dine in one of the best restaurants by major publications, dance the night away at one of the most popular nightclubs in Kuala Lumpur or luxuriate in a sky lounge with picture-perfect views of the Petronas Twin Towers; you will enjoy it all within minutes away.



WELL SERVED, ALL AROUND

A location will not appeal to many had it not been served by many major roads and public transports. The neighbourhood of 18 Madge Onsen Suite is served by:

MAJOR ROADS		NEARBY HIGHWAYS	
Jalan Ampang	< 1 km	Ampang-Kuala Lumpur	5 km
Jalan Tun Razak	3 km	Elevated Highway (AKLEH)	
Jalan U Thant	< 1 km	Middle Ring Road 2 (MRR2)	7 km
		Stormwater Management And (SMART Tunnel)	3 km
		PUBLIC TRANSPORTS	
		Ampang Park LRT Station	2 km
		Raja Chulan LRT Station	5 km

SURROUNDINGS

SHOPPING CENTRES	
Ampang Park	4 km
Berjaya Times Square	4 km
Bukit Bintang Plaza	3 km
Chinatown	5 km
Fahrenheit88	3 km
Great Eastern Mall	2 km
Imbi Plaza	4 km
Kota Raya	6 km
Lot 10	3 km
Low Yat Plaza	4 km
Maju Junction Mall	5 km
Pavilion Kuala Lumpur	3 km
Pertama Complex	5 km
Pudu Sentral	5 km
Sogo	5 km
Starhill Gallery	3 km
Sungei Wang Plaza	4 km
Suria KLCC	3 km
The Weld	4 km
Wisma Fui Chiu	6 km

SCHOOLS	
EtonHouse	3 km
International School of Kuala Lumpur	3 km
Iraq School	2 km
KL International Kids Club	< 1 km
Marifah International School	2 km
Primrose Hill Active Learning	3 km
Sayfol International School	< 1 km
Steps Ahead Learners Preschool	< 1 km
The Children's House	< 1 km
Tree Top House	< 1 km

HOSPITALS	
ALPS Medical Centre	2 km
Gleneagles Kuala Lumpur	2 km
HSC Medical Center	2 km
Prince Court Medical Centre	2 km
Tung Shin Hospital	6 km
Twin Towers Medical Centre	3 km

CLUBS	
Raintree Club of Kuala Lumpur	2 km
Royal Selangor Golf Club	2 km
Royal Selangor Polo Club	2 km

**HOTELS**  
When you live in a location that is near to international hotels, you can expect only the best in terms of amenities to serve the well-heeled patrons.



**SHOPPING CENTRES**  
The shopping centres in Kuala Lumpur are a place to see, be seen and have a wonderful time. With posh, sleek developments, housing a host of leisure, entertainment and retail outlets, you will never be short of exciting things to do.



**ROYAL SELANGOR GOLF CLUB**  
The Royal Selangor Golf Club has a long and illustrious history that is associated with the birth and dawn of golf in Malaysia. It offers a wealth of clubbing hospitality camaraderie, pleasant social interaction and the excellence of amenities for both members and guests.





## A VISUAL AND SENSORY FEAST

Head up to the Zen sky lounge and soak in all the marvels of the form that are presented before you. Glass enclosed gym cantilevered over the infinity-edge pool makes for a noteworthy sight while the landscaped garden with sweeping panoramas of the Petronas Twin Towers promises to unspool a mesmerising show of its own.







Live the way you want to live, and be the way you want to be. With 18 Madge Onsen Suite's wide range of residences and flexible spaces, everything becomes possible.



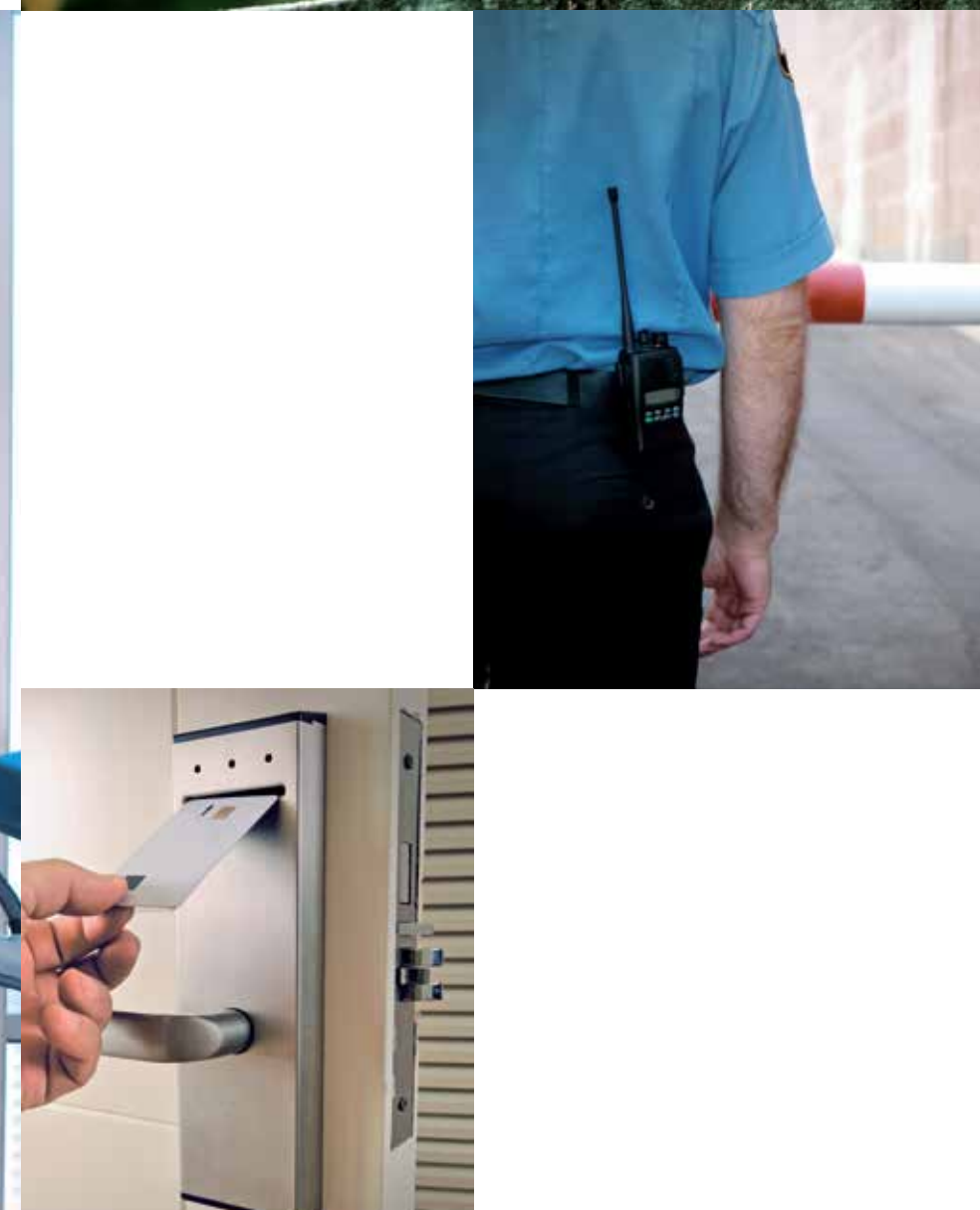


Your lifestyle takes precedence at 18 Madge Onsen Suite. With thoughtful spaces that promote interaction and spaces that promote relaxation, joy is to be discovered every single day.



## CRIME PREVENTION AND SECURITY FEATURES

- 1**  
Vehicle entrance with guardhouse. Separate in / out lanes for residents and visitors. Boom gates monitored by CCTV cameras.
- 2**  
Round-the-clock manned guardhouse, security control room and patrolling.
- 3**  
Residents' vehicle access control system.
- 4**  
Visitor access / exit control management system at guardhouse.
- 5**  
Perimeter security monitored by CCTV cameras. Multi-storey basement car park levels monitored by CCTV cameras. CCTV cameras are strategically located at selected areas.
- 6**  
Uninterrupted / gen-set power supply to security system and vehicle control management system.
- 7**  
Condominium access lift lobbies are card-access-controlled.
- 8**  
Intercom system from residential units to guardhouse.
- 9**  
Panic button located in master bedroom. Intercom with panic button located in living room.







## ZEN INSPIRED ABODES

To allow a general positive feeling and calmness to envelop you is the design intent behind these Zen-inspired abodes. High ceilings, generous windows and contemporary finishes blending with natural materials make for airy, spacious and unique homes. From the generously proportioned living and dining room areas to the lavishly appointed bedrooms and bathrooms, every detail has been meticulously designed for your complete satisfaction.



Rich palettes of fine materials such as marble and travertine interlaced with natural materials such as mahogany effect timber deck and Japanese stone lantern to transform the look and feel of spaces into work of art.

Let the calm brought forth by harmony within space assists you in finding solitude. As solitude is believed to be a lost art in these days of ultra-connectedness, to find some helps us appreciate the small things that sometimes get lost in the roar.



## FROM THE AWARD WINNING ARCHITECT



The Veritas Design Group is a multi-disciplinary architecture, interior design and planning firm which has gained worldwide exposure and acclaim. Cited in the 1999 survey of The Top 500 Architectural Practices of World Architecture, it is one of Southeast Asia's leading architectural firms today. Its reputation and success have been built upon 25 years of commitment to design quality and service excellence, resulting in collaborative, lasting relationships with its clients.

## AWARDS AND ACHIEVEMENTS

### 2019

- **Winner of The Edge Malaysia** - PAM Green Excellence Award 2019 - International School of Kuala Lumpur (ISKL), Malaysia
- **Winner of Cityscape Awards 2019** - Sustainability Project Award - International School of Kuala Lumpur (ISKL), Malaysia
- **Highly Commended Cityscape Awards 2019** - Leisure & Hospitality - Villa Sielen Diva, Talpe Sri Lanka
- **Malaysian Institute of Architects (PAM) 2019** - Gold Winner Award - Education Category - International School of Kuala Lumpur
- **Malaysian Institute of Architects (PAM) 2019** - Commendation Award - Commercial High Rise Category - W Hotel Kuala Lumpur
- **Malaysian Institute of Architects (PAM) 2019** - Commendation Award - Multiple Residential High Rise Category - Expressionz Kuala Lumpur
- **Winner of FIABCI World Prix d'Excellence Award 2019** - Perbadanan Kemajuan Negeri Selangor Headquarters
- **Building & Construction Information Asia (BCIA)** - Top Ten Architects in Malaysia Award 2019
- **Winner of Star Property Awards 2019** - Earth Conscious Development - Sustainability 2019 Category - Menara JLand, Johor Bahru

### 2018

- **International Design Awards 2018** - Honorable Mention - Sinkeh Penang
- **Star Outstanding Business Awards (SOBA) 2018** - Best Green Initiative Award and Best Employer
- **Winner of the FIABCI Malaysia Property Award 2018** - Office Category - Perbadanan Kemajuan Negeri Selangor Headquarters
- **Winner of National Energy Green Technology Award 2018** - Energy Efficiency Design - Perbadanan Kemajuan Negeri Selangor Headquarters
- **Winner of Star Property Awards 2018** - Best Commercial Development Excellence Award - Menara JLand
- **Winner of the ASEAN Energy Awards 2018** - Green Building Category - Green Large Building - Perbadanan Kemajuan Negeri Selangor Headquarters
- **WOW Award by StarProperty.my Award 2018** - M101 Skywheel
- **Property Guru Asia Property Award 2018 by Johor Land Berhad** - Best Office Development - Malaysia Menara Jland
- **Building & Construction Information Asia (BCIA)** - Top Ten Architects in Malaysia Award 2018







## KSL HOLDINGS BERHAD

KSL Group is an award-winning public listed property development company with numerous Best Shareholder Value Awards under its belt. The group has vast experience in developing innovative and quality residential, commercial properties and townships in particular. In a time when other developers have largely moved away from township developments due to the large-scale capital and site planning and management required to materialize the development, the group thrives on such challenges and strives onward to turn them into opportunities instead. This has led to the group having developed several self-contained, thriving townships, which also led them to build a strong brand name in the property market.

Since the group's successful listing on the main-board of Bursa Malaysia in February 2002, its group of companies has also profited with rapid and steady growth. It has successfully maintained a healthy profit margin, which particularly attributed to quality, innovation and excellent after-sales services. Some of the group's successful housing projects include Canary Garden, Taman Nusa Bestari, Taman Bestari Indah and Taman Kempas Indah.

KSL 18 Madge Onsen Suite has been positioned as the best innovations that meets the expectations of target market which bestowed KSL Holdings Berhad as Malaysia Top 10 Developers 2019 by BCI Asia.

DEVELOPED BY:



**GOODPARK DEVELOPMENT SDN BHD** (99464-A)  
(A wholly owned subsidiary of KSL Holdings Berhad (511433-P)  
No. 2, Jalan Langat KS9, Bandar Bestari,  
41200 Klang, Selangor, Malaysia.

### +603 3122 2999

THE SHOW GALLERY OPENS DAILY 10AM - 4PM  
INCLUDING SATURDAY & SUNDAY

Developer License No.: 4205-9/06-2021/02491(L) (Validity: 24/06/2020 - 23/06/2021) •  
Advertisement Permit No.: 4205-9/06-2021/02491(P) (Validity: 24/06/2020 - 23/06/2021) •  
Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (29)dIm.BP  
U3 OSC 2019 1143 • Expected Date of Completion: June 2021 • Land Encumbrances: Nil • Land  
Tenure: Freehold • Total Units: 50 • Price: Condominium RM2,688,800 (Min) RM17,847,600  
(Max) • Built-up: From 2,234 sf - 14,813 sf • Bumiputera Discount: 5%

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