



CloutHaus

KUALA LUMPUR CITY CENTRE

RESIDENCES

THE ULTIMATE ADDRESS OF LUXURY

 **TA GLOBAL**
A CLASS OF EMINENCE



HISTORY 歷史

In the late 1980s, Datuk Tony and Datin Alicia Tiah founded our company as a **stockbroking firm**. By 1990, we became the first stockbroking firm listed on the Kuala Lumpur Stock Exchange (KLSE) and the largest retail stockbroking firm in Malaysia. Since then, we've expanded into asset management, unit trust management, futures and derivatives trading, credit and lending, and property investment and development.

The group expanded into **property development, management, and hospitality, forming TA Global in 2008 and listing it on the KLSE**. Before privatization in 2021, TA Global was one of Malaysia's largest property counters. Today, our company operates in **six countries across three continents**, solidifying the group's standing in the high-end property development & investment, hospitality and financial services sectors.

BOARD AND MANAGEMENT TEAM 董事會與管理團隊



DATUK TIAH THEE KIAN
EXECUTIVE CHAIRMAN



DATIN TAN KUAY FONG
NON-INDEPENDENT EXECUTIVE DIRECTOR



TIAH JOO KIM
CHIEF EXECUTIVE OFFICER



KIMMY KHOO
EXECUTIVE DIRECTOR



LEE YEN FOONG
CHIEF OPERATING OFFICER

OUR BUSINESS 我們的業務



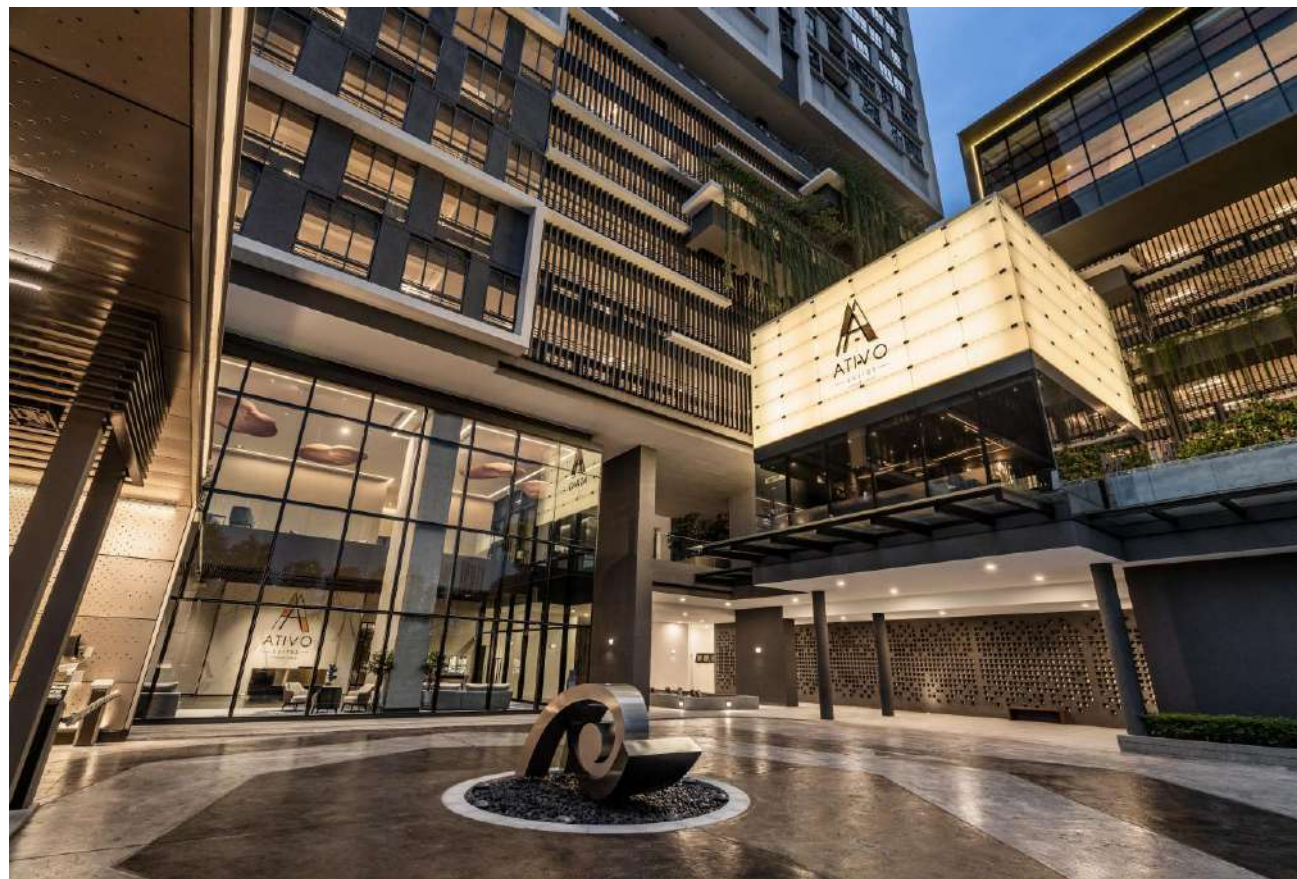
PROPERTY DEVELOPMENT
房產開發



PROPERTY MANAGEMENT
物業管理



HOSPITALITY
酒店業



PROPERTY DEVELOPMENT 房產開發

COMPLETED PROJECTS 已完成的項目



ATIVO SUITES
DAMANSARA AVENUE
MALAYSIA

GDV: TWD4.02 billion
Land Size: 2.83 acres
Number of unit: 668
Type: Residential development



ATIVO PLAZA
DAMANSARA AVENUE
MALAYSIA

GDV: TWD 953.60 million
Land Size: 5.73 acres
Number of unit: 198 office units &
42 rental units
Type: Commercial



AZELIA RESIDENCE
DAMANSARA AVENUE
MALAYSIA

GDV: TWD1.51 billion
Land Size: 3.13 acres
Number of unit: 250
Type: Residential



IDAMAN HILLS - PHASE 1 ASPEN
KLUANG, JOHOR
MALAYSIA

GDV: TWD 270.80 million
Land Size: 7.88 acres
Number of unit: 66
Type: Residential



DA SQUARE
DAMANSARA AVENUE
MALAYSIA

Net leasable: 40,000 sf
Number of unit: 8
Type: Retail



COMPLETED PROJECTS 已完成的項目



IDAMAN RESIDENCE
KUALA LUMPUR, MALAYSIA

GDV: TWD2.63 billion
Land Size: 1.45 acres
Number of unit: 250
Type: Residential



IDAMAN VILLAS
PETALING JAYA MALAYSIA

GDV: TWD783.08 million
Land Size: 7 acres
Number of unit: 54
Type: Residential



DAMANSARA IDAMAN
PETALING JAYA MALAYSIA

GDV: TWD3.12 billion
Land Size: 62 acres
Number of unit: 136
Type: Residential



LITTLE BAY COVE - ILLUME & SOLIS
NEW SOUTH WALES, SYDNEY
AUSTRALIA

SOLIS
GDV: TWD521.66 million
Land Size: 0.57 acres
Number of unit: 45
Type: Residential

ILLUME
GDV: TWD 3.38 billion
Land Size: 2.33 acres
Number of unit: 179
Type: Residential



TRUMP HOTEL & RESIDENCES
VANCOUVER, CANADA

2nd tallest tower in Vancouver
GDV: TWD11.52 billion in late 2016
Land Size: 0.6 acres
Number of unit: 217 condo units
147 hotel rooms
Type: Hotel, residential, retail

AWARDS AND RECOGNITIONS 獎項與認可





CURRENT PROJECTS 進行中的項目

CURRENT PROJECTS 進行中的項目



AMAYA RESIDENCES @ DAMANSARA AVENUE

DAMANSARA AVENUE, MALAYSIA

GDV: RM 944 mil
Number of unit: 1,268
Type: Residential



DA CENTRAL MALL @ DAMANSARA AVENUE

DAMANSARA AVENUE, MALAYSIA

GDV: TWD3.83 billion
Proposed Areas: 420,000 sf
Type: Commercial



THE ARDEN @ DAMANSARA AVENUE

DAMANSARA AVENUE, MALAYSIA

GDV: RM 375 mil
Number of unit: 455
Type: Office

CURRENT PROJECTS 進行中的項目



CLOUTHAUS RESIDENCES & PARADOX HOTEL
KUALA LUMPUR, MALAYSIA

GDV: RM3bil
Land Size: 2.47 acres
Number of unit:

- Tower 1 Paradox Residences - 242 units
- Tower 1 Paradox Hotel - 548 keys
- Tower 2 CloutHaus Residences - 615 units

Type: Commercial, residential, hotel



ASTER RESIDENCES @ IDAMAN HILLS
JOHOR, MALAYSIA

GDV: TWD 439.20 million
Land Size: 14.97 acres
Number of unit: 124, includes both single and double storeys home



ALIX RESIDENCES
KUALA LUMPUR, MALAYSIA

GDV: RM 504 mil
Land Size: 3.9 acres
Number of unit: 364
Type: Residential



FUTURE
PROJECTS 未來的項目

FUTURE PROJECTS 未來的項目



ATIVO ANNEXE @ DAMANSARA AVENUE
MALAYSIA

PHASE 2

GDV: TWD 10.28 billion

Total GFA: 2.4Msf

- Paradox Hotel - 167 rooms
- Office Tower 2 - GFA 530K sf
- Serviced Residences 2 - 740 units
- Wellness Hub - GFA 73K sf
- Wellness Suites - 120 rooms
- Proposed Ramp from DUKE



AVENS RESIDENCES @ IDAMAN HILLS
JOHOR, MALAYSIA

PHASE 3

GDV: TWD219.47 million

Land Size: 8.33 acres

Number of unit: 76

Type: Single-storey Garden Homes



RICHMOND ESTATE – MASTEPLAN
SELANGOR, MALAYSIA

Land Size: 1,000 acres

It is a masterplan in North Rawang consisting of homes and commercial lots.

PHASE 1

GDV: RM255mil

Land Size: 50 acres

Number of unit: 498

Type: Residential

FUTURE PROJECTS 未來的項目



CEYLON HILLS SERVICED RESIDENCES

KUALA LUMPUR, MALAYSIA

GDV: TWD5.85 billion

Land Size: 1.366 acres

Number of unit: 630

Type: Serviced Residence



NOVA SQUARE

KUALA LUMPUR, MALAYSIA

GDV: TWD15.8 billion

Land Size: 3.07 acres

Number of unit: 1,876

Type: Serviced Residence



HOSPITALITY 酒店業

Paradox
GLOBALTREE

PARADOX
— HOTELS & RESORTS —

LUXURY

PARADOX
— HOTEL VANCOUVER —

PARADOX
— SINGAPORE
— MERCHANT COURT —

PARADOX
— KUNSHAN —

PARADOX
— RESORT PHUKET —

BOUTIQUE


SUMMIT LODGE
WHISTLER
— BY PARADOX —

SELECT LIFESTYLE

 **Aava**
WHISTLER
— BY PARADOX —

NORTH AMERICA 北美洲



PARADOX HOTEL VANCOUVER

VANCOUVER, CANADA

Number of Rooms: 147

Paradox Hotel was completed in 2016 with 217 residential units. The complex includes exclusive resort-style amenities like Mott 32 Chinese fine dining, Karma Lounge, Mansion Lounge, Xylia Natural Spa, indoor pool, outdoor Jacuzzi and patio, state-of-the-art fitness centre, private yoga studio, in-suite dining, house car service, and 24-Hour concierge.



AAVA WHISTLER

WHISTLER, CANADA

Number of Rooms: 192

Aava Whistler is a deluxe-rated boutique hotel, perfect for adventurers of all types. Just a two-minute walk from Whistler Village and five minutes from the Whistler and Blackcomb Mountain gondolas, it offers affordable comfort and modern style. Enjoy a tranquil retreat while planning your next mountain adventure



SUMMIT LODGE BOUTIQUE HOTEL

WHISTLER, CANADA

Number of Rooms: 81

The quaint and quirky Summit Lodge Boutique Hotel offers something that you'll be hard-pressed to find elsewhere. With an eye for all the little things, Summit is perfectly tailored for the traveller who finds joy in life's everyday moments.

ASIA 亞洲



PARADOX SINGAPORE MERCHANT COURT

SINGAPORE

Number of Rooms: 476

Located in the heart of Clarke Quay, perched within minutes of the Singapore River and the Central Business District, Paradox Singapore Merchant Court at Clarke Quay promises breathtaking views, great energy and a perfect base for sampling the colonial architecture and gourmet goodies on offer in its neighbourhood.



PARADOX PHUKET RESORT

PHUKET, THAILAND

Number of Rooms: 362

The luxurious Paradox Phuket Resort is centrally located on Karon Beach, offering easy access to Phuket's main attractions.

Amid the lush tropical gardens and just steps away from the pristine sands of Karon Beach, the hotel offers a range of luxurious accommodations perfect for couples, families, and groups of friends looking for the ultimate holiday experience.



PARADOX KUNSHAN

KUNSHAN, CHINA

Number of Rooms: 308

Paradox Kunshan is a luxury modern hotel in Kunshan's central business district. As the only government-certified 5-star hotel, it's near the Kun Opera House and main attractions like People's Square, Tingling Park, the Science Museum, and Kunshan Library.

OTHER HOTELS 其他酒店



RADISSON BLU

Plaza Hotel

SYDNEY, AUSTRALIA

Number of Rooms: 364

The Radisson Blu Hotel Sydney is a luxury boutique hotel in the heart of Sydney's CBD. Housed in a heritage-listed building, it's surrounded by top companies, shopping precincts, theatres, and nightlife. Iconic attractions like the Sydney Opera House, Harbour Bridge, Circular Quay, and the Botanical Gardens are within walking distance.



THE WESTIN MELBOURNE

MELBOURNE, AUSTRALIA

Number of Rooms: 262

Modern, chic and elegantly understated, The Westin Melbourne offers immaculate rooms and sophisticated amenities for discerning travellers who value impeccable style and service.

The award-winning property on Collins Street in Melbourne is surrounded by theatres, galleries, designer boutiques and the city's finest attractions.



FOUR POINTS BY SHERATON BANGKOK

BANGKOK, THAILAND

Number of Rooms: 268

This city-center hotel makes getting to meetings in the central business district a breeze.

It is also close to retail and dining options at Pratunam Market and is located near the BTS SkyTrain station.

**AWARDS
AND
RECOGNITIONS**

獎項與認可

PARADOX HOTEL
VANCOUVER





PROPERTY MANAGEMENT 物業管理

PROPERTY MANAGEMENT 物業管理



MENARA TA ONE
KUALA LUMPUR, MALAYSIA
Type: Office Building
37 storeys, GFA 687,851 sf



ATIVO PLAZA
DAMANSARA AVENUE, MALAYSIA
Type: Office, retail
Number of unit: 43 retail, 198 office units
Net leasable: 110,222 sf



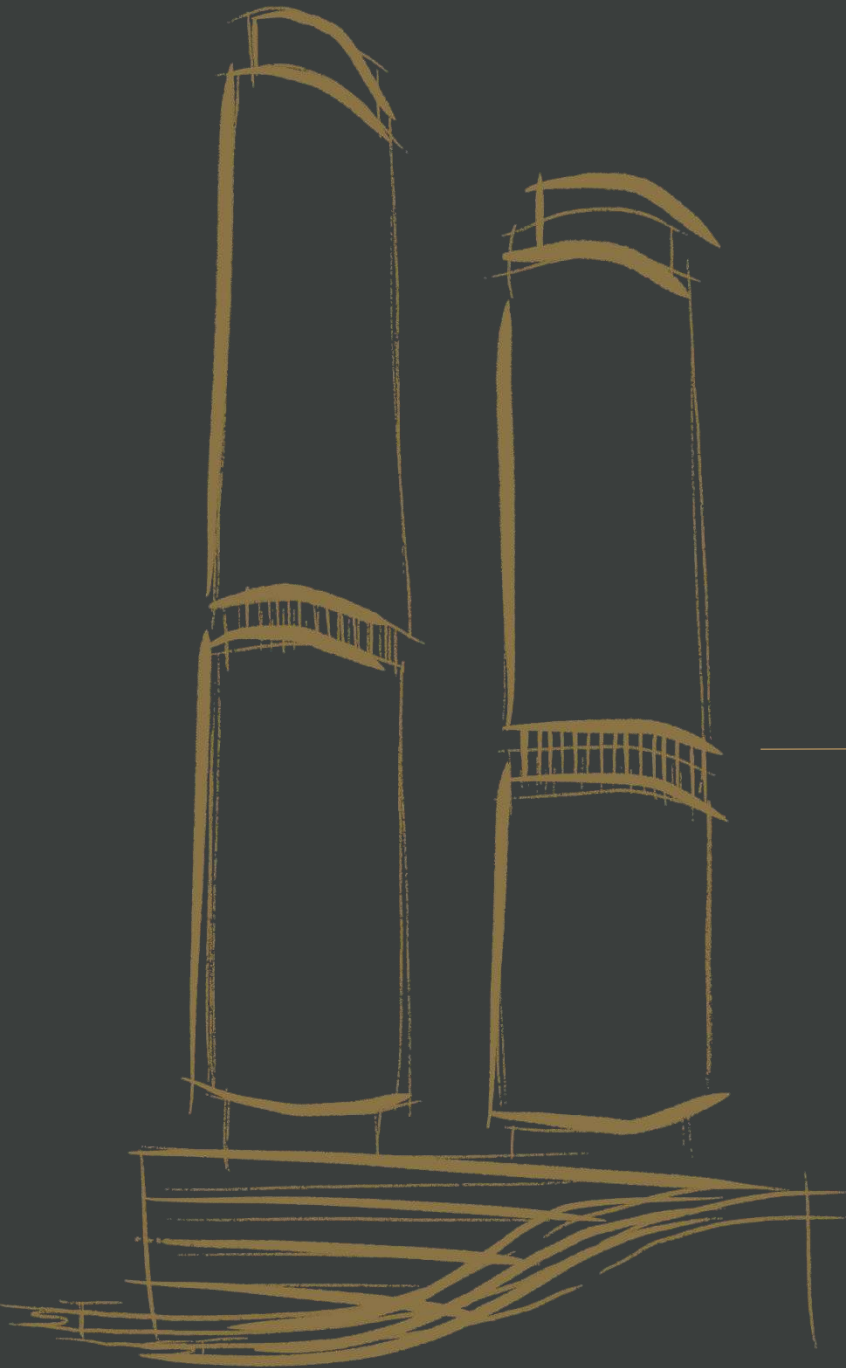
WISMA TA
PETALING JAYA, MALAYSIA
Type: Office
Net leasable: 64,240 sf



DA SQUARE
PETALING JAYA, MALAYSIA
Type: Retail
Number of unit: 159
6 storeys, Net leasable 420,000 sf



FORTICE BC CENTER
VANCOUVER, CANADA
Type: Office Building with retail
24 storeys, GFA 400,000 sf



CloutHaus

CloutHaus

THE PROJECT

THE BRAND

CloutHaus

CloutHaus

Clouthaus – noun
/klaʊt•haʊs/

An enclave for the elite and a catalyst for the influential to create shared experiences.

A new landmark of prestige and connection where luxury speaks volumes, tailored for the forward thinkers, innovators and game changers of our time.

In essence the ultimate address of luxury.



 **TA GLOBAL**
A CLASS OF EMINENCE

BRAND STORY

CloutHaus

THE ULTIMATE ADDRESS OF LUXURY

In the pulsating heart of Kuala Lumpur, CloutHaus stands as the preeminent destination for luxury living, pushing the boundaries of luxury in this already glamorous cityscape.

Rising from the most prized location in living memory – one of the last remaining parcels of land facing Kuala Lumpur's Petronas Twin Towers – CloutHaus boldly takes its place next to the world-renowned architecture as a defining landmark.



LOCATION

CloutHaus



CloutHaus

KUALA LUMPUR CITY CENTRE

RESIDENCES



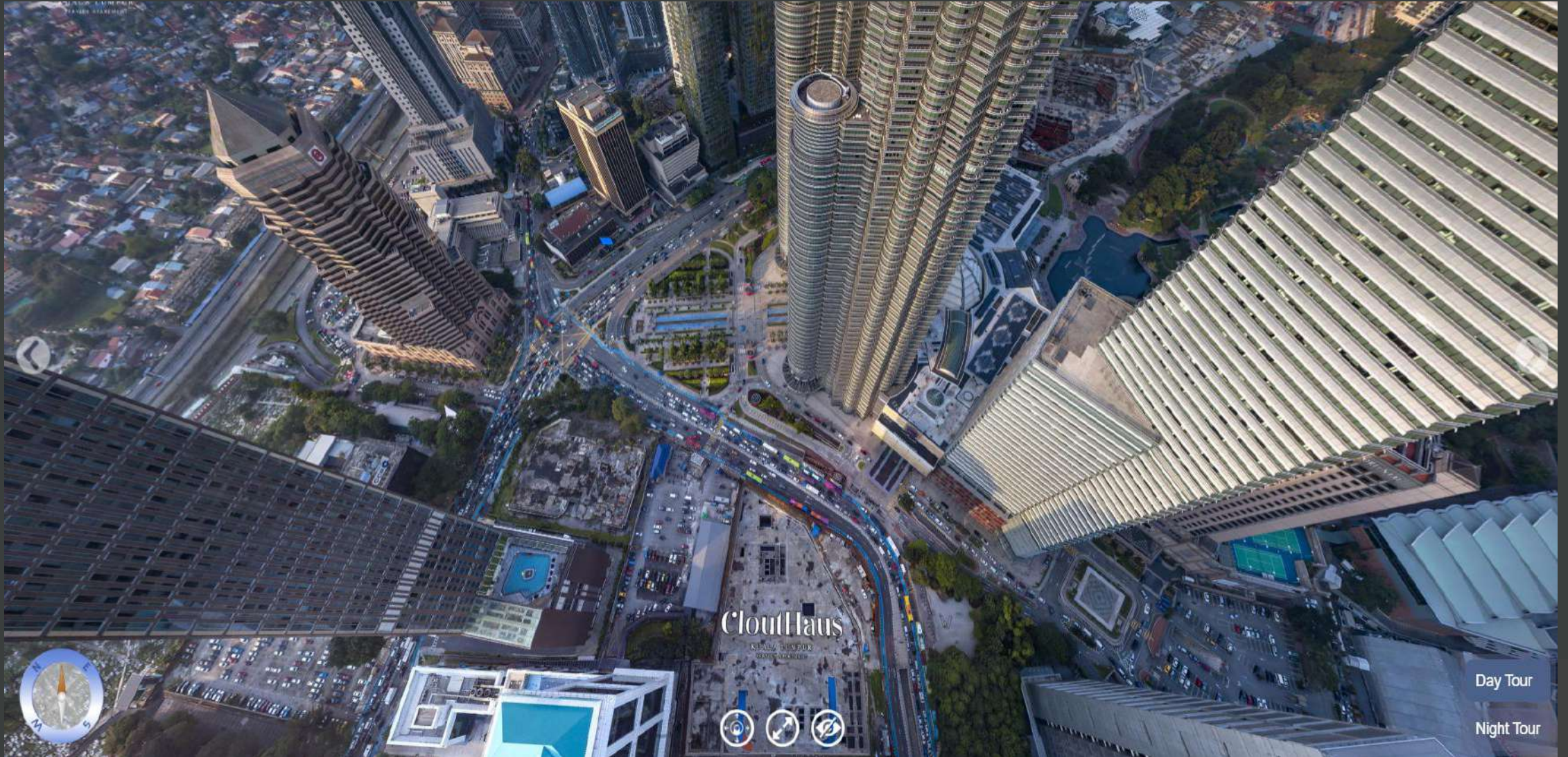
LOCATION | SITE PLAN

CloutHaus



LOCATION | CONTEXT

CloutHaus



DEVELOPMENT BRIEF

CloutHaus



Developer

TA First Credit Sdn Bhd

Development Details

- CloutHaus Residences – 66 Levels
- Paradox Private Residences & Paradox Hotel – 58 Levels

Elevation Details:

- 10-storey podium & 5-storey basement car parks

Land Type/ Tenure

Commercial (Freehold)

Land Area

2.259 acres

Unit Mix

- CloutHaus Residences - 615 Units
- Paradox Private Residences - 242 Units
- Paradox Hotel

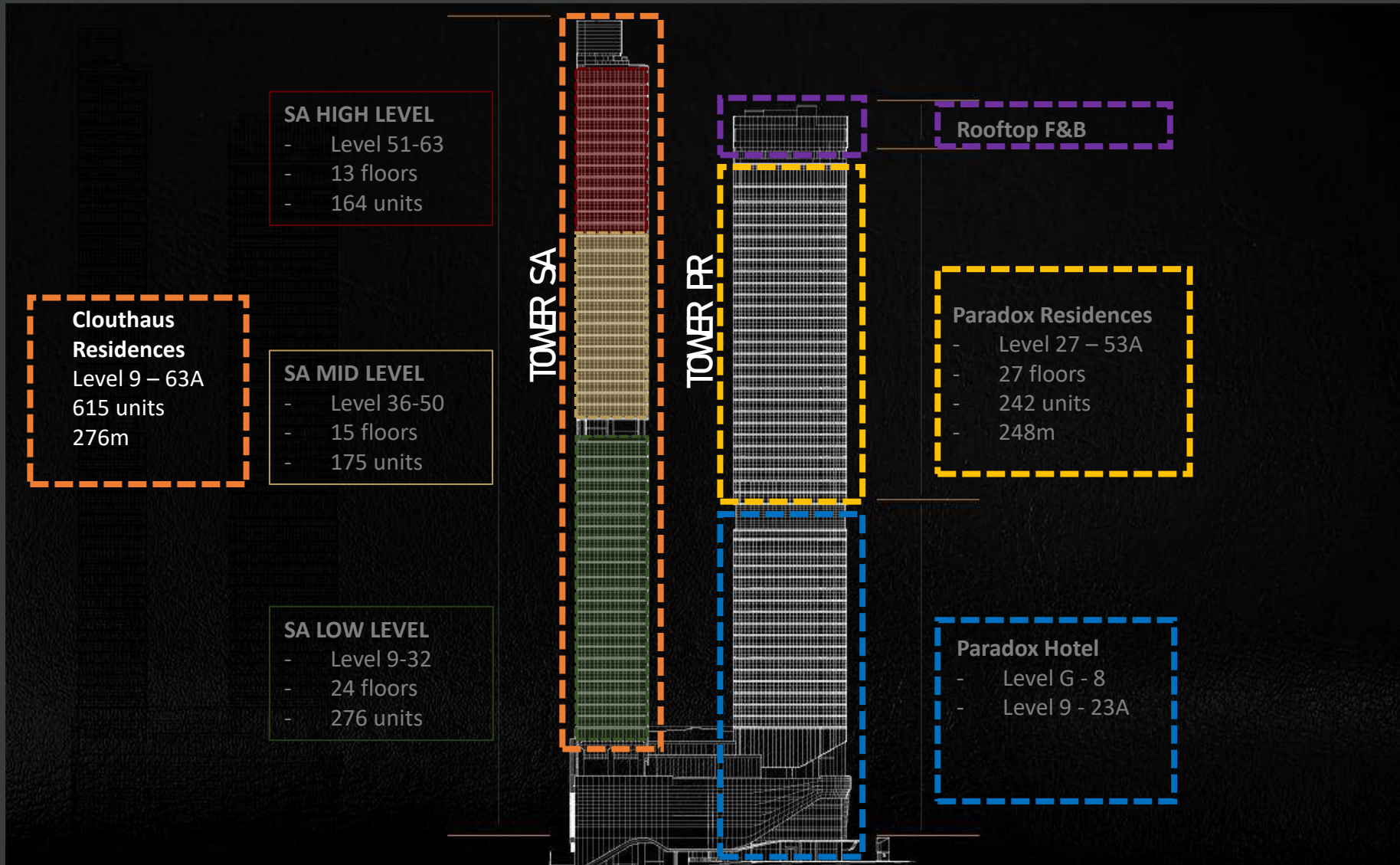
DEVELOPMENT BRIEF

CloutHaus

Development Name	CloutHaus Residences (Menara TA First)
Development Type	Serviced Apartment
Launching	Targeted Q4 2024
Completion	54 months from SPA Date
Estimated GDV	RM 1,515,000,000
Price Range	RM 1,481,800 to RM 4,250,800
Average Price	RM 2,900 PSF
Maintenance Fee	RM 0.80 PSF
No. of Units	615 units
Details	12 - 13 units per floor, 9 + 1 lifts
Address & Postcode	Menara TA First, 28, Jalan P. Ramlee, 50250 Kuala Lumpur.
Amenities	Petronas Twin Towers, Suria KLCC, Sayfol Int'l School, Int'l School of Kuala Lumpur, EtonHouse Int'l School, Prince Court Medical Centre, China / U.S. / Japan / Australia / British / Singapore Embassies, KLCC LRT

CLOUTHAUS COMPONENT

CloutHaus



Type	Size	Description	Units
A	1,216	3R2B	51
B	1,098	1R2B (Dual Key)	51
C/D/E/F	549	1R 1B	204
G	904	2R2B	48
G (Garden Unit)	904	2R2B	1
H	904	2R2B	47
H (Garden Unit)	904	2R2B	1
I	1,119	3R2B	47
I (Garden Unit)	1,119	3R2B	1
J	1,001	1R2B (Dual Key)	38
K	635	1R1B	51
L	980	2R2B	23
L1	990	2R2B	28
M	1,173	1R2B (Dual Key)	11
N	893	1R2B (Dual Key)	13
Total			615

KEY CONCEPT

CloutHaus



KL's Most
Iconic
Address



Hotel
Services by
Paradox
Hotel KLCC



Timeless,
Luxury
Interior
Design



Elevated
Facilities
for the
High Life



Branded
Fittings
and
Appliances



CloutHaus
KUALA LUMPUR CITY CENTRE
RESIDENCES

DROP OFF AREA

Image subject to change





Image subject to change

LOBBY LOUNGE







Image subject to change



TYPICAL FLOOR LIFT LOBBY

CloutHaus



Explore & Relax

Explorer Playland
Toilet (Male & Female)
Discovery Play Club
Reading Lounge
Family Lounge
Sky Lounge
Sky Bar
Karaoke Lounge













LEVEL 33A

Play & Wellness

Gym & Reformer Studio
Yoga / Pilates Studio
Games & Dining Lounge
Mahjong Room
Golf Simulator Room
Music Room
Toilet (Male & Female)



CLOUTHAUS | SKY FACILITIES

CloutHaus



MUSIC ROOM





Image subject to change

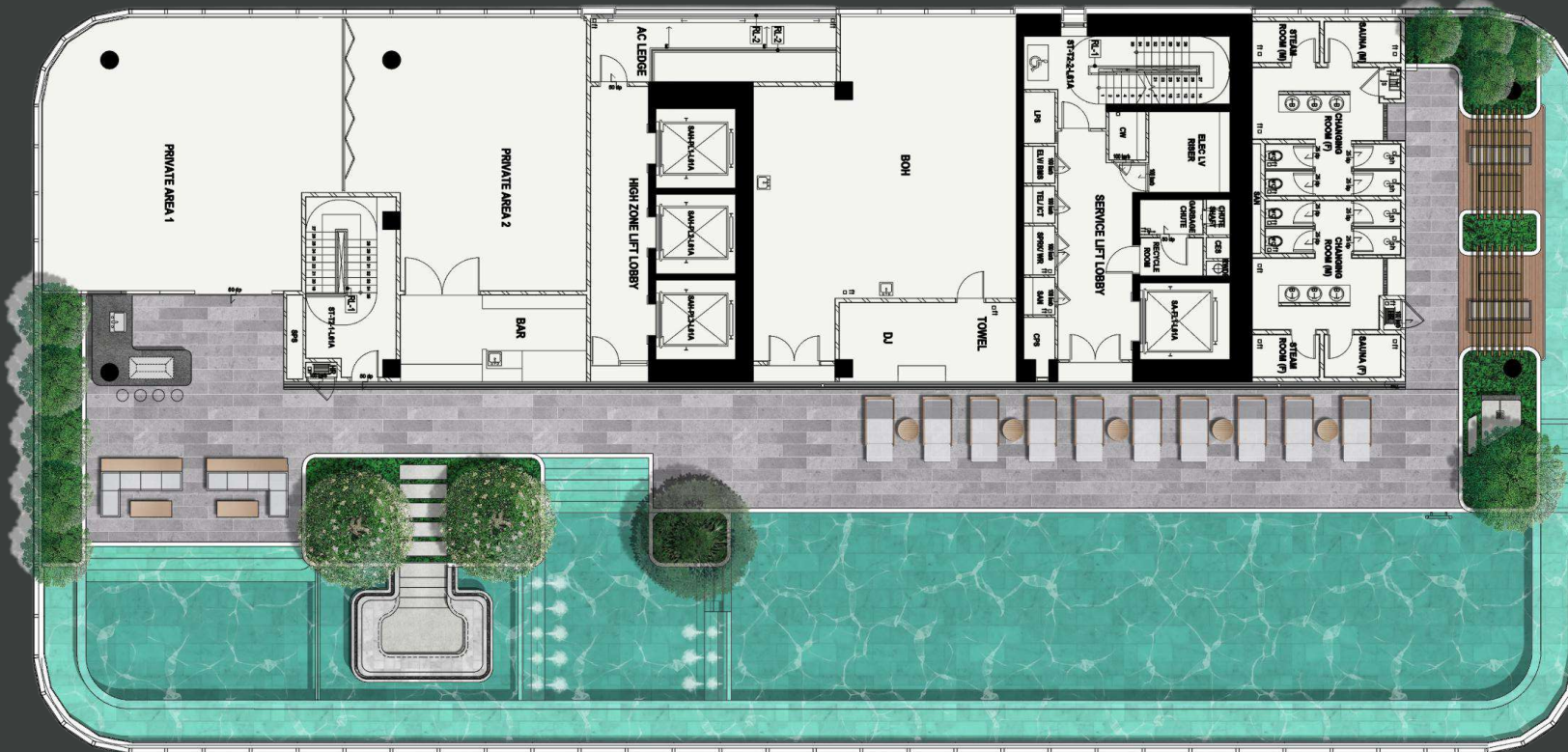
GOLF SIMULATOR ROOM

CLOUTHAUS | ROOFTOP FACILITIES

CloutHaus

LEVEL 63a

Leisure & Luxuriate



Toilet, Sauna & Steam
Room (Male & Female)

Trellis Lounge

Sky Pool

Sky Jacuzzi

Floating Lounge

Leisure Pool

Sky BBQ

Sky Dining 1

Sky Dining 2

Clout Bar

Sky DJ Deck

Pre-Function Deck



Image subject to change

LEISURE POOL

CloutHaus



 **TA GLOBAL**
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FLOATING LOUNGE

CloutHaus



 **TA GLOBAL**
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SKY POOL



TRELLIS LOUNGE



INTERNATIONAL BRANDED
HOTEL SERVICES

BY

PARADOX

PROPOSED SERVICES FOR CLOUTHAUS RESIDENCES

CloutHaus

Essential Services

(Core offerings included as standard for all residents)

- ☐ 24-Hour Residences Concierge
- ☐ 24-Hour Security System
- ☐ Valet Parking for registered car plate (1 car for each unit)
- ☐ Dedicated Residences Rooftop Pool
- ☐ Grab Calling Services
- ☐ Shuttle Services (to LRT/MRT/Pavilion/TRX)
- ☐ Dining & Entertainment Recommendations
- ☐ Airport Transfers 2 round trip a year

*Subject to change

PROPOSED SERVICES FOR CLOUTHAUS RESIDENCES

CloutHaus

À La Carte Services (Premium add-ons available for an additional fee)

1. Travel & Transportation

- ☐ Airport Transfers (Luxury car or meet-and-greet service)
- ☐ Private Jet & Yacht Charters
- ☐ Chauffeur Services / VIP Car Rentals

2. Dining & Entertainment

- ☐ In-Room Dining / Room Service
- ☐ Private Chef Hire

3. Home & Lifestyle Management

- ☐ Housekeeping (Daily cleaning)
- ☐ Laundry, Dry Cleaning & Tailoring
- ☐ Grocery & Personal Shopping
- ☐ Pet Care (Walking, grooming, vet visits)
- ☐ Away-from-Home Services (Cleaning, mail management)
- ☐ Butler on Call
- ☐ Car Care & Detailing

4. Health & Wellness

- ☐ In-Residence Spa & Salon Services
- ☐ Personal Trainers / Yoga Instructors
- ☐ On-Call Medical Care

5. Business & Administrative Support

- ☐ Postal & Courier Services
- ☐ Translation & Secretarial Assistance
- ☐ Printing / Photocopying

6. Property Management Services*

(*20% management fee on rental income)

- ☐ Utility Bill Management
- ☐ Rental Collection
- ☐ Maintenance & Repairs (Plumbing, electrical, HVAC, renovations)
- ☐ Contractor Referrals (Plumbing, painting, etc.)

7. Property Leasing Services**

(**Minimum 10% of the rental rate, subject on lease tenure)

- ☐ Short- to Long-Term Leasing (3 months to 1 year)
- ☐ Dedicated Property Management Team

*Subject to change

EXCLUSIVE PARADOX MEMBERSHIP FOR CLOUTHAUS'S OWNER

(Valid for first years only)

CloutHaus

Hotel Stays & Exclusive Discounts

- ☐ Paradox Hotel Discounts Worldwide – Enjoy reduced rates at all Paradox hotels.
- ☐ Complimentary Room Upgrades – Subject to availability at check-in.
- ☐ Early Check-In & Late Check-Out – Priority accommodation for added convenience.
- ☐ Exclusive Vacation Packages – Tailored packages with partner hotels for members.

Dining, Wellness & Lifestyle Privileges

- ☐ Dining Discounts – Savings at all Paradox restaurants, bars, and in-residence dining.
- ☐ Hotel Facilities Access – Member rates for the co-working space, pickleball court, and gym.
- ☐ Spa & Wellness Benefits – Discounts on treatments at Paradox spas and wellness centers.
- ☐ VIP Event Access – Invitations to private culinary events, wine tastings, and art exhibitions.

*Subject to change

COMPARING STANDARD SERVICES VS. PARADOX MEMBERSHIP BENEFITS

CloutHaus

Service Category	CloutHaus Residences (Standard)	Paradox Membership (Exclusive)
Concierge Services	Control and monitor building access Manage resident access permissions Enforce security protocols Provide facilities information and handle bookings Register and screen visitors Collect and manage mail/packages Recover and secure lost items	All Residence Concierge Services, Plus: Personalized wake-up calls Wheelchair assistance upon request Dedicated porter services Newspaper/magazine subscriptions Priority dining reservations at hotel restaurants
Hotel Facilities	N/A	Member rates for co-working space, pickleball court, gym, and all amenities
Hotel Discounts	N/A	Discount rate Paradox Hotels worldwide
Dining & Spa Discount	N/A	Discount for all Paradox dining & spa services

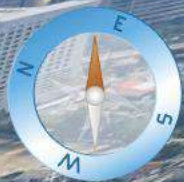
VIEW | LEVEL 63 – KLCC

CloutHaus

CloutHaus

KUALA LUMPUR CITY CENTRE
RESIDENCES

L63



DAY

NIGHT

VIEW | LEVEL 63 – KLCC

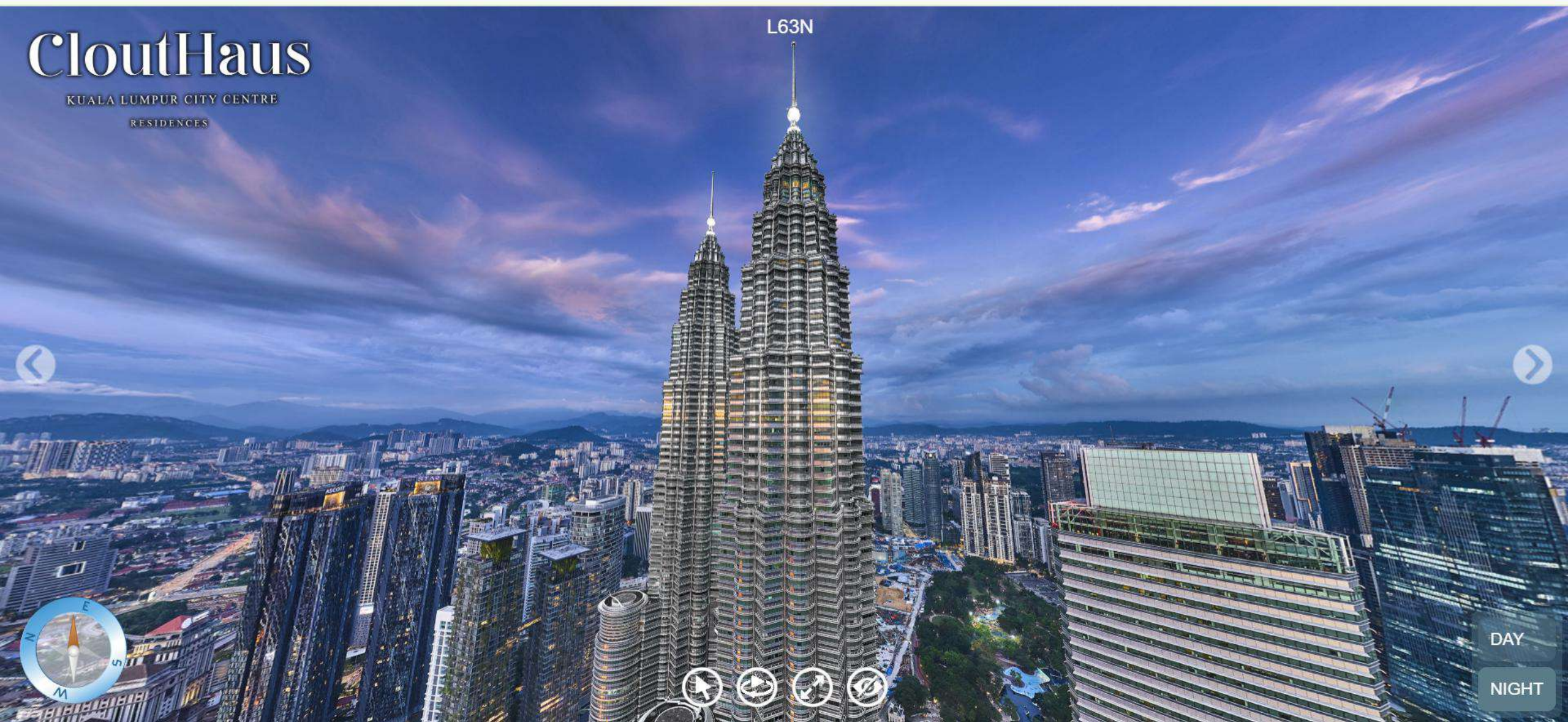
CloutHaus

CloutHaus

KUALA LUMPUR CITY CENTRE

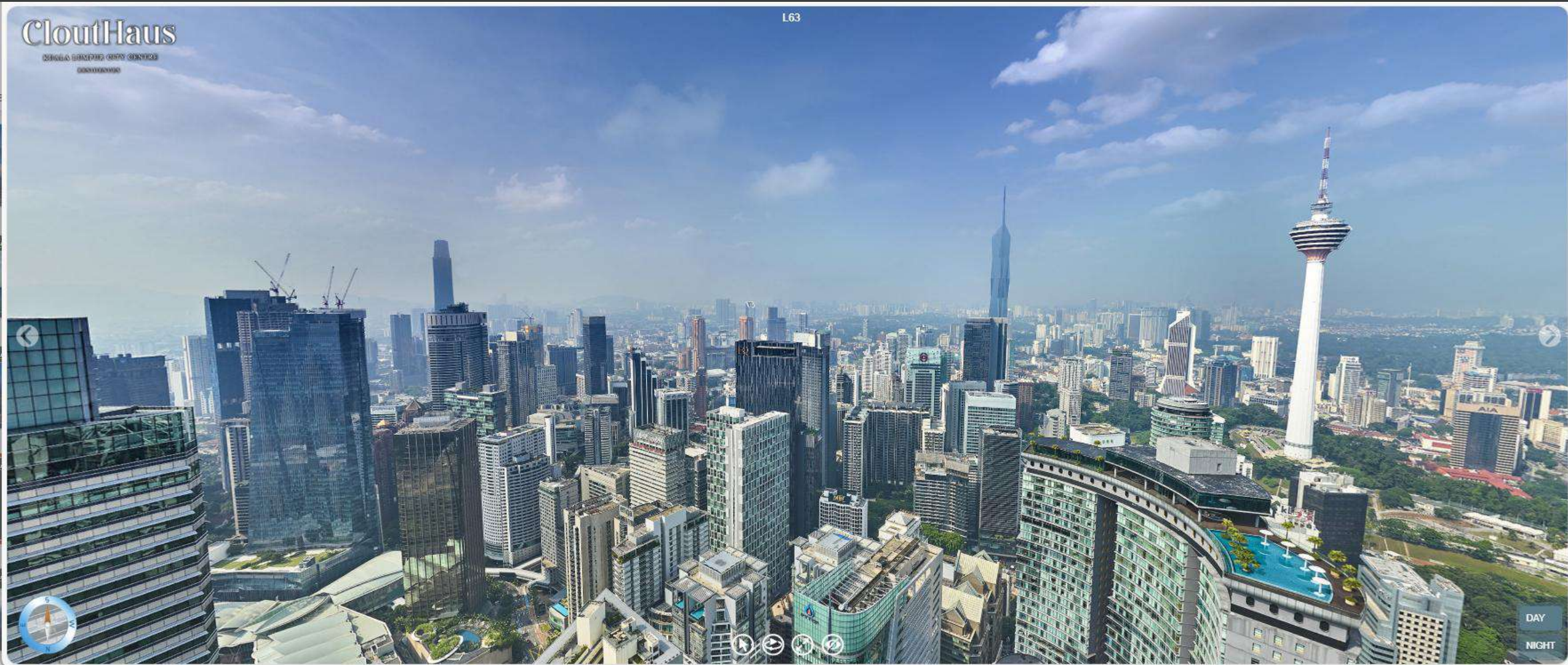
RESIDENCES

L63N



VIEW | LEVEL 63 –TRX, PNB 118, KL TOWER

CloutHaus



VIEW | LEVEL 63 –TRX, PNB 118, KL TOWER

CloutHaus



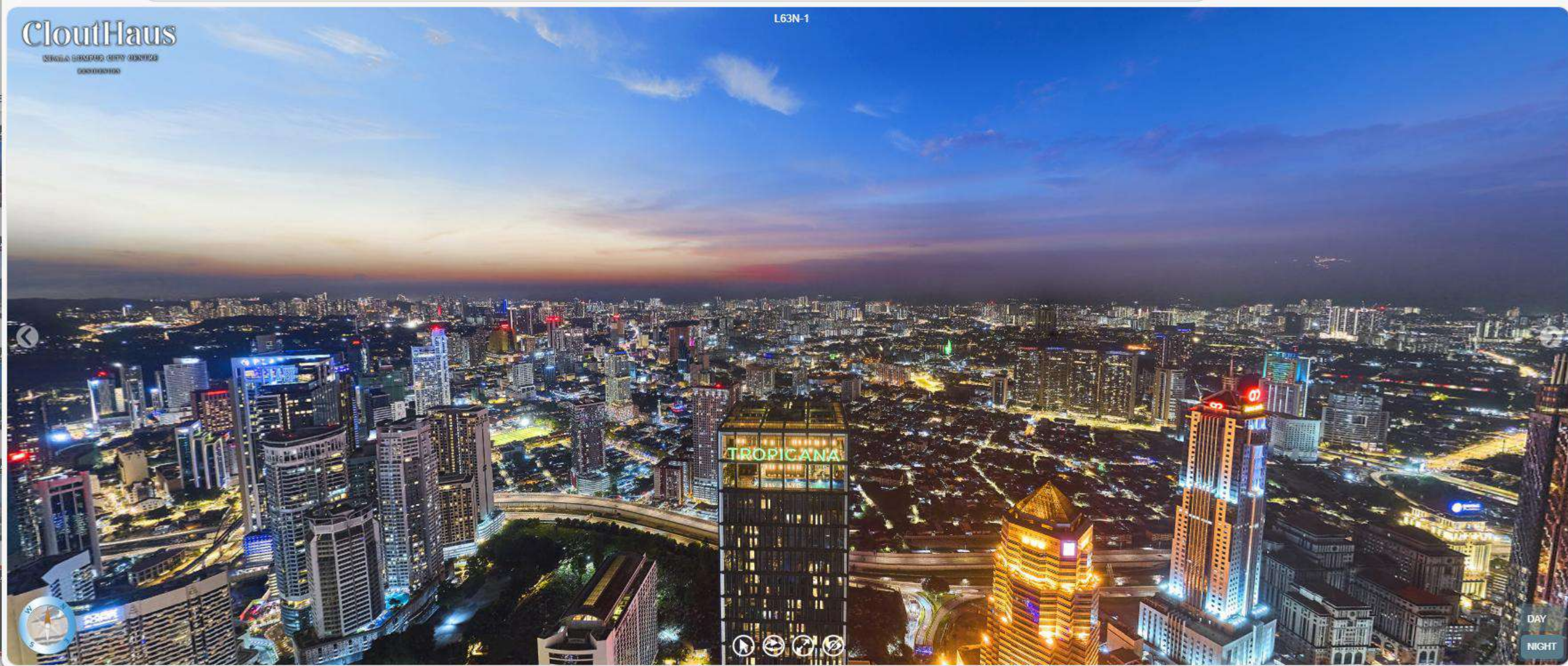
VIEW | LEVEL 63 – GENTING/MOUNTAIN

CloutHaus



VIEW | LEVEL 63 – GENTING/MOUNTAIN

CloutHaus



FLOOR LAYOUT –LVL 9

CloutHaus

KLCC

Genting Highland

THE EXCHANGE 106



KL TOWER /MERDEKA 118

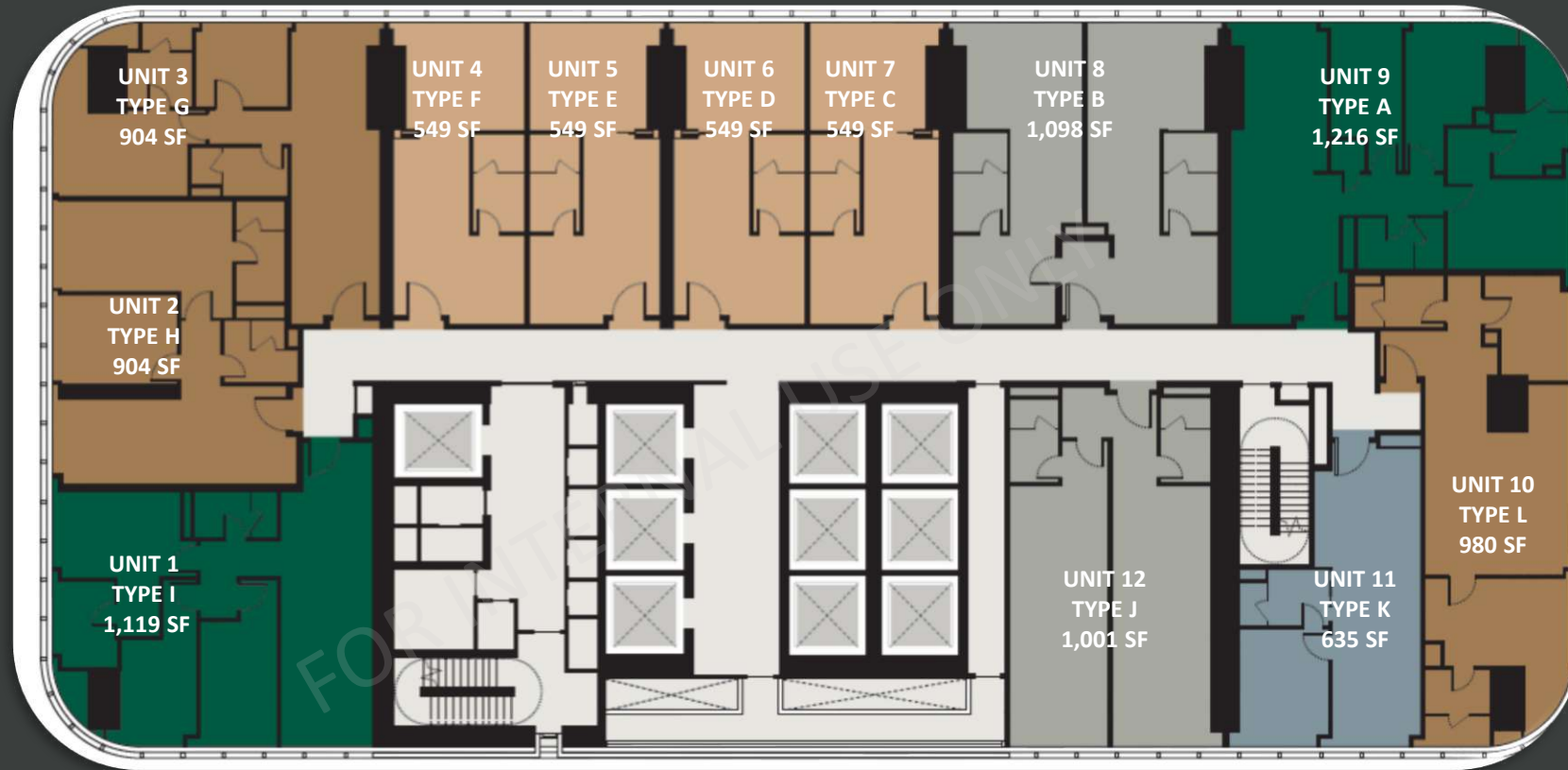
12 units / floor

FLOOR LAYOUT –LVL 10 TO LVL 16

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

KL TOWER/MERDEKA 118

12 units / floor

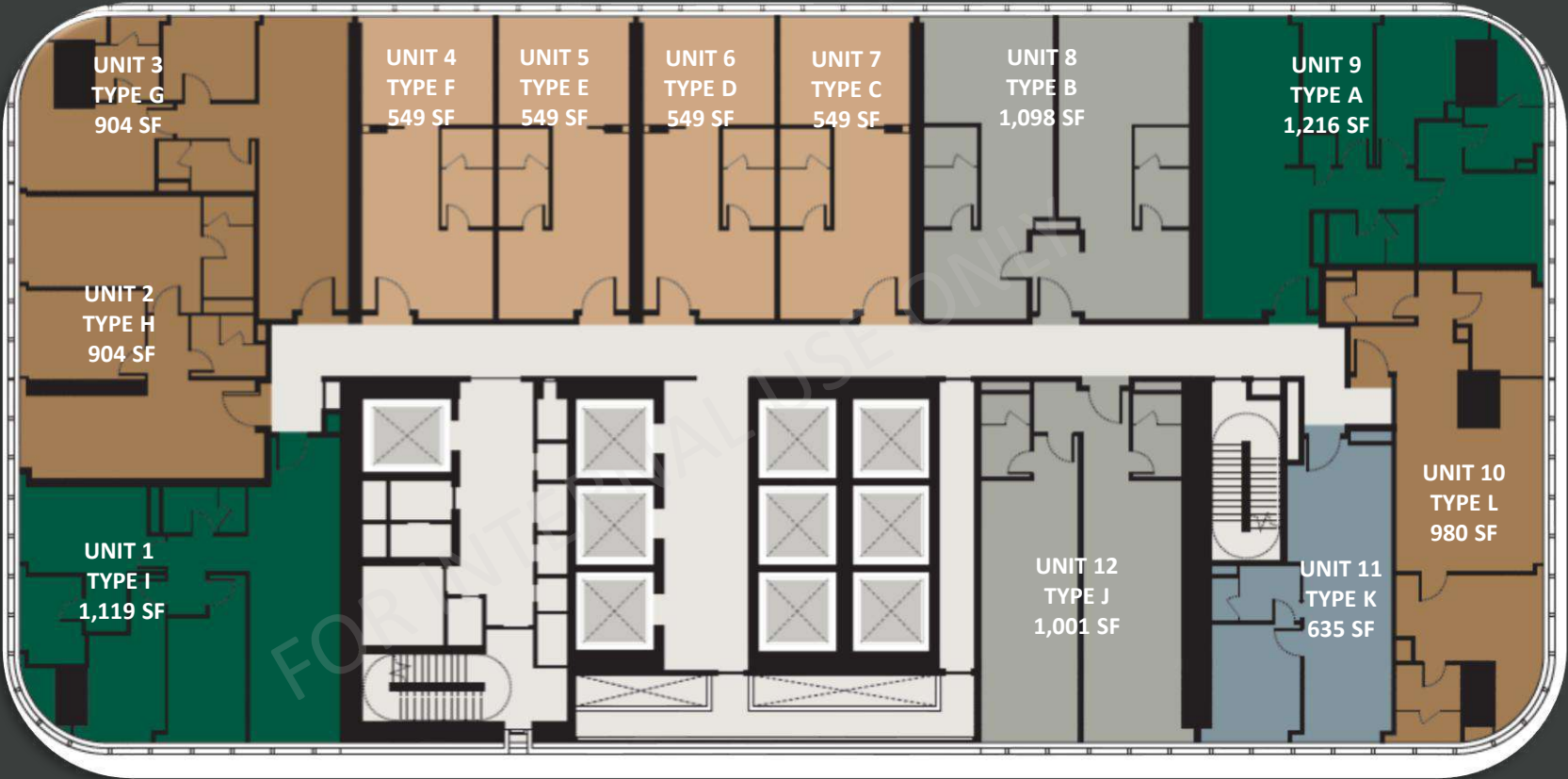
TA GLOBAL
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FLOOR LAYOUT

LVL 17 TO LVL 22 & LVL 23A TO LVL32

CloutHaus

KLCC



Genting Highland

THE EXCHANGE 106

KL TOWER/MERDEKA 118

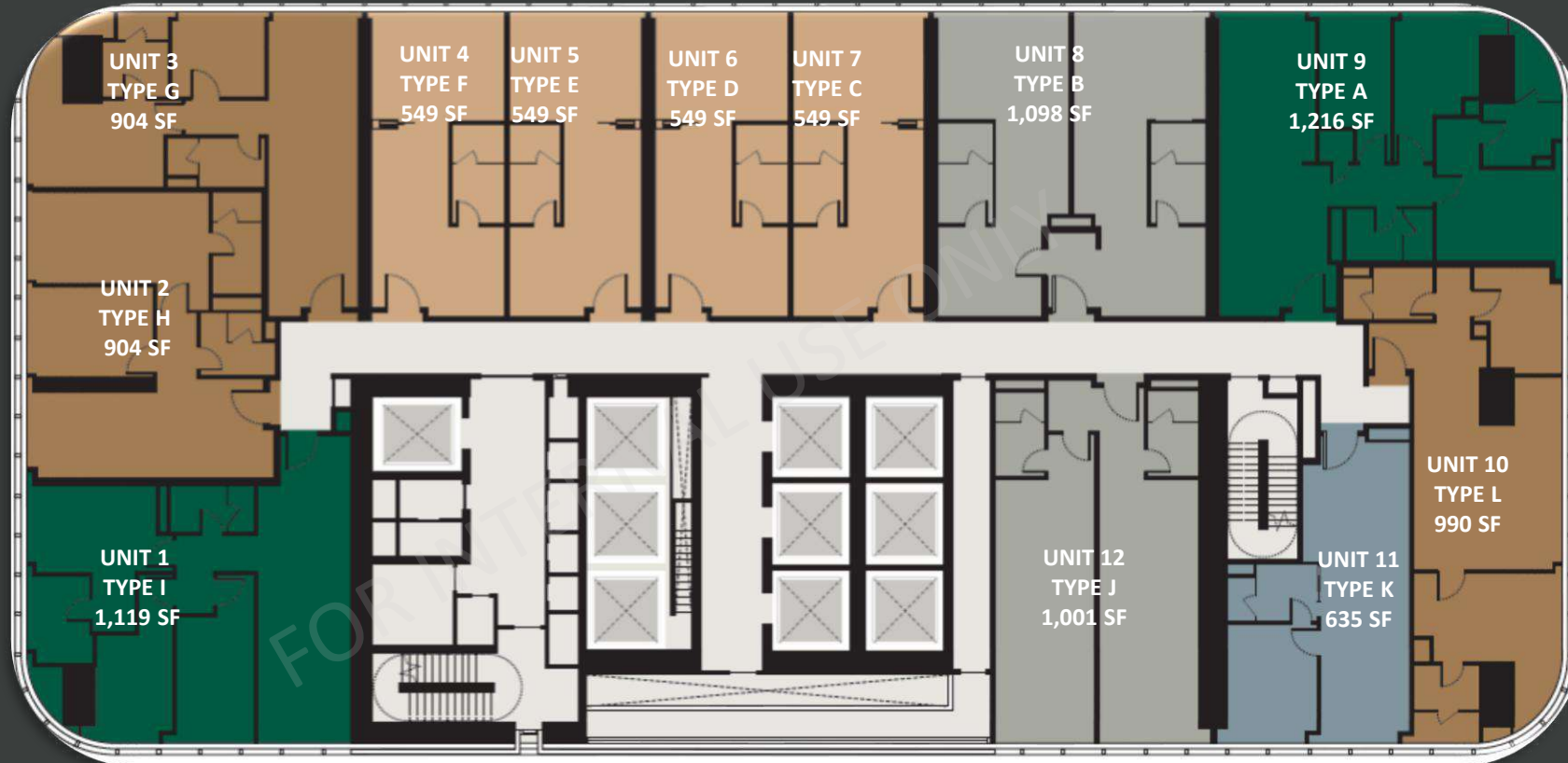
12 units / floor

FLOOR LAYOUT - LVL 36

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

KL TOWER / MERDEKA 118

12 units / floor

TA GLOBAL
A CLASS OF EMINENCE

FLOOR LAYOUT - LVL 37 TO LVL 48

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

KL TOWER/MERDEKA 118

12 units / floor

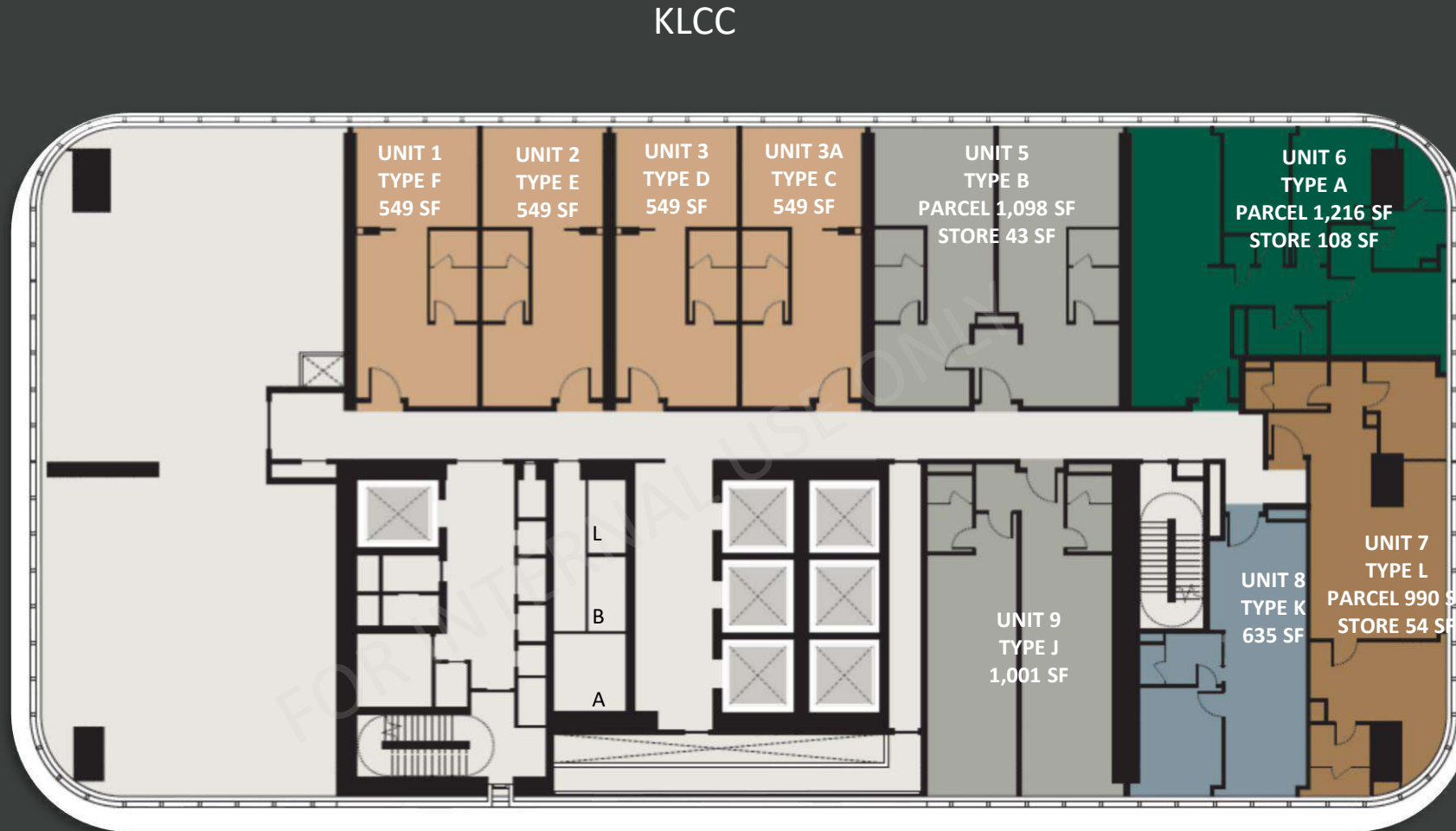
TA GLOBAL
A CLASS OF EMINENCE

FLOOR LAYOUT - LVL 49

CloutHaus

Genting Highland

THE EXCHANGE 106



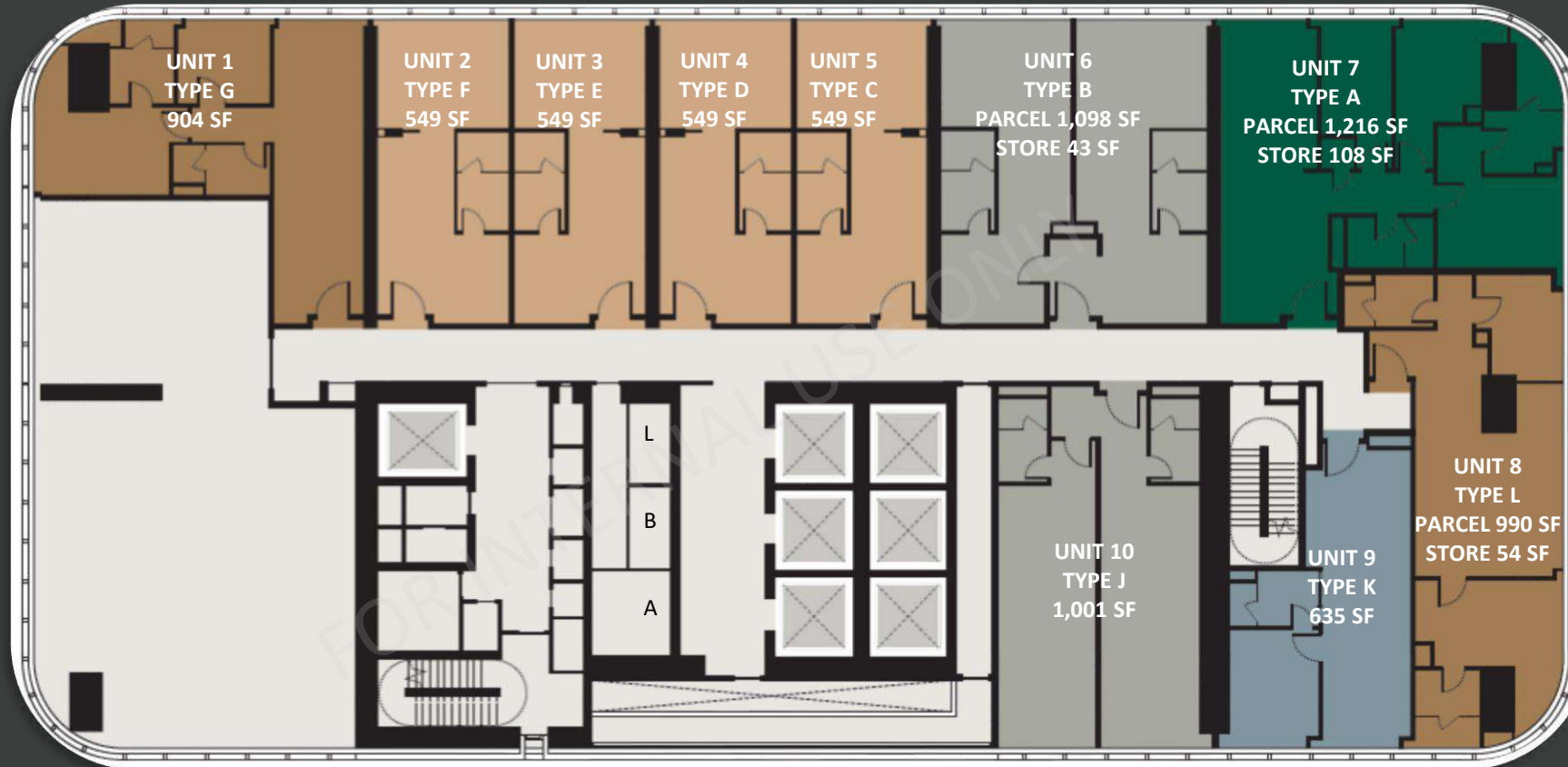
KL TOWER/MERDEKA 118

9 units / floor

TA GLOBAL
A CLASS OF EMINENCE

CloutHaus

Genting Highland



THE EXCHANGE 106

10 units / floor



TA GLOBAL
A CLASS OF EMINENCE

FLOOR LAYOUT - LVL 51

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

KL TOWER/MERDEKA 118

12 units / floor

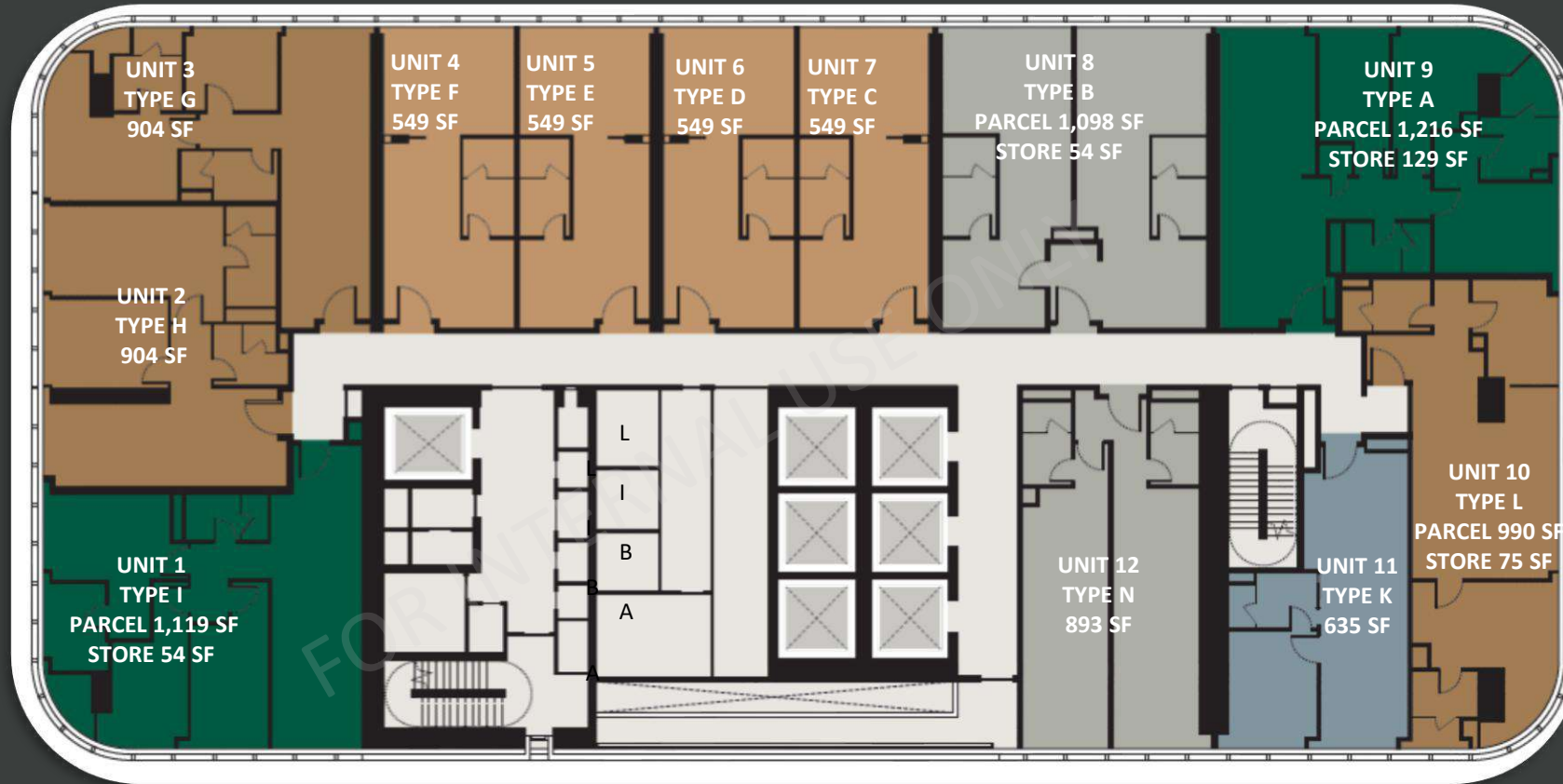
TA GLOBAL
A CLASS OF EMINENCE

FLOOR LAYOUT - LVL 52

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

KL TOWER/MERDEKA 118

12 units / floor

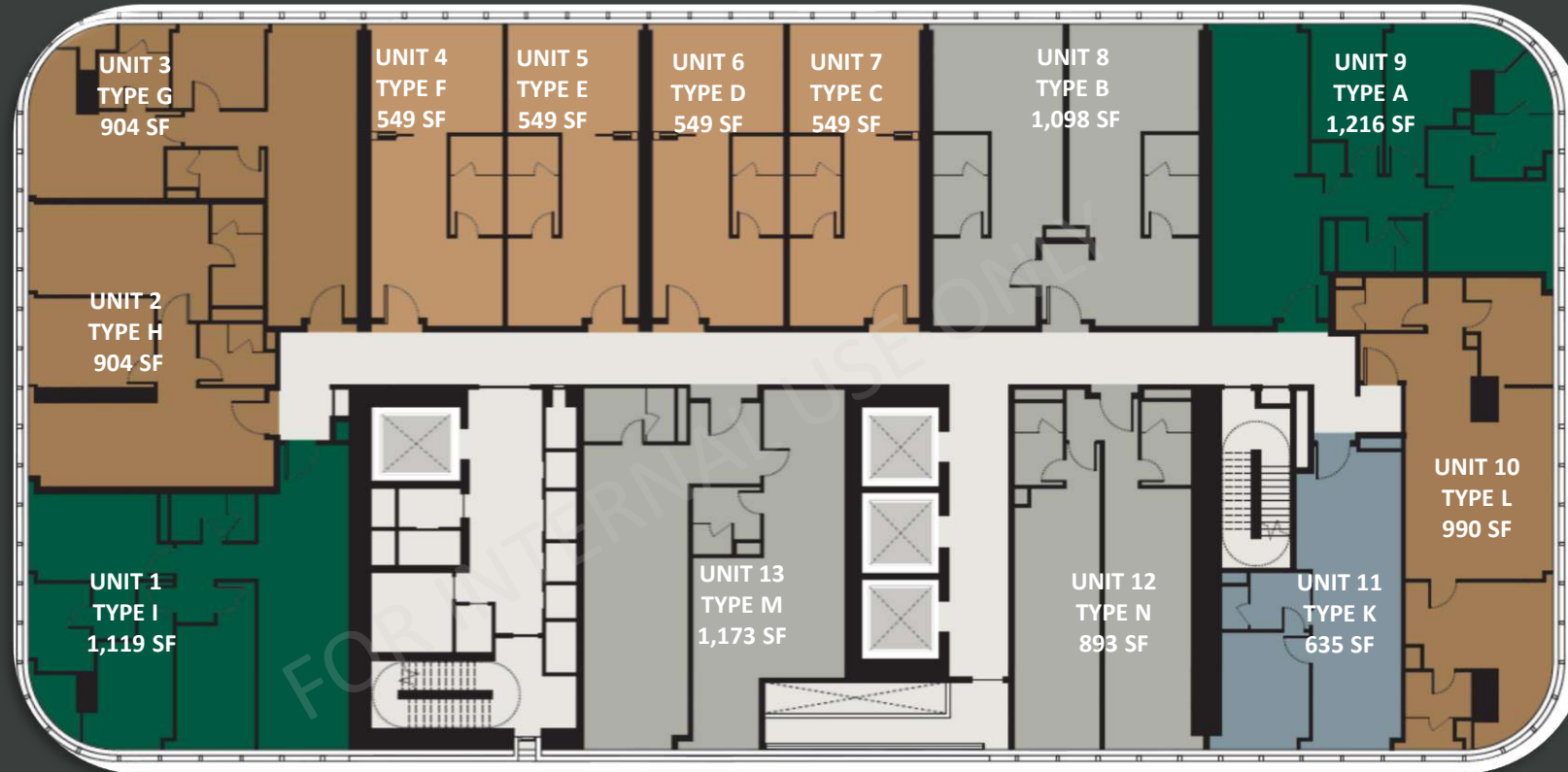
TA GLOBAL
A CLASS OF EMINENCE

FLOOR LAYOUT - LVL 53 TO LVL 62

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

KL TOWER/MERDEKA 118

13 units / floor

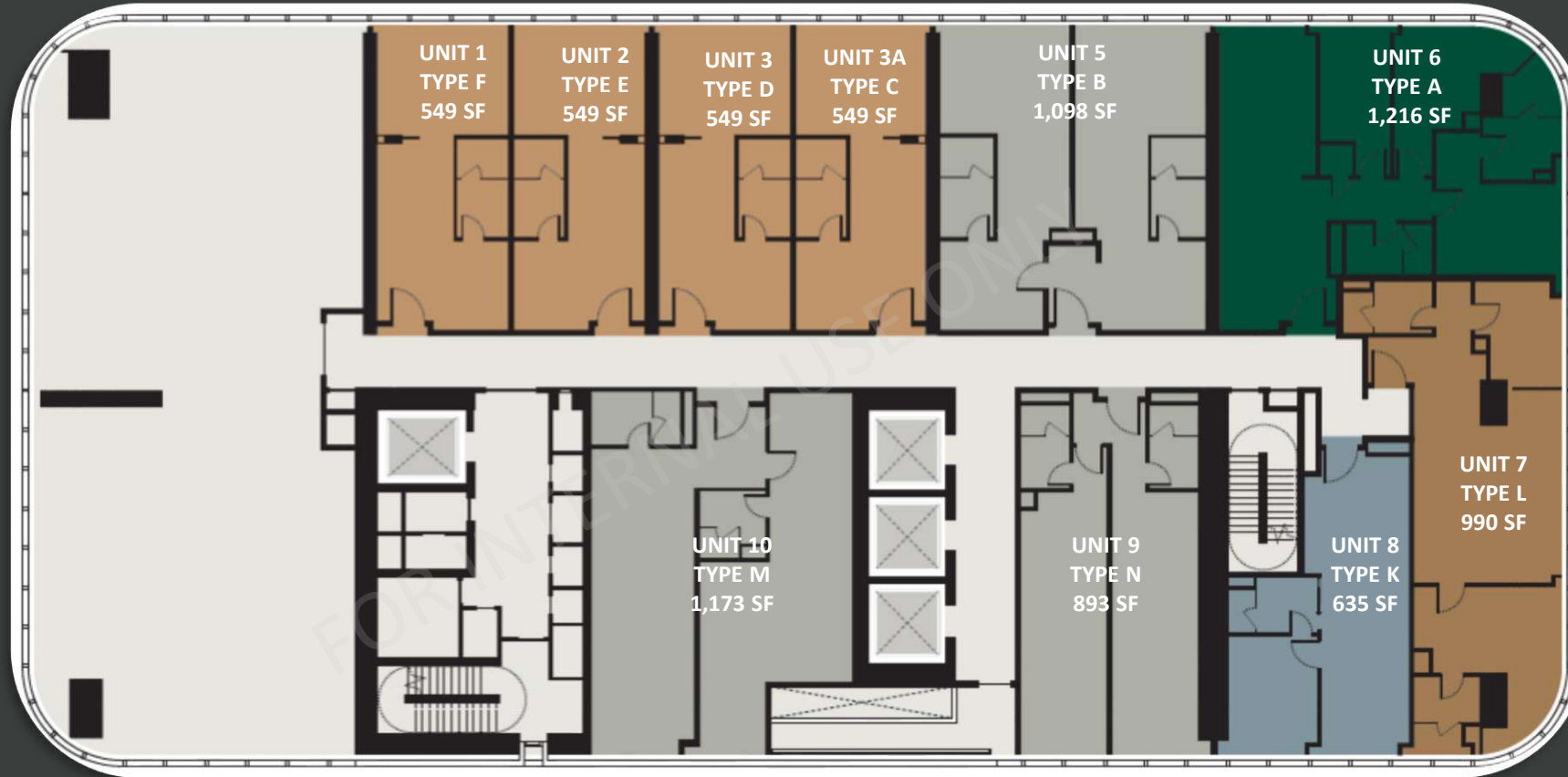
TA GLOBAL
A CLASS OF EMINENCE

FLOOR LAYOUT - LVL 63

CloutHaus

KLCC

Genting Highland



THE EXCHANGE 106

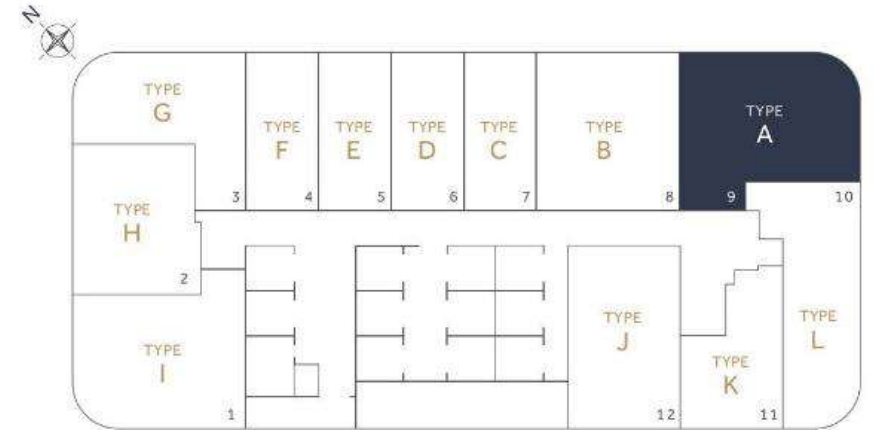
KL TOWER/MERDEKA 118

10 units / floor

TA GLOBAL
A CLASS OF EMINENCE

TYPE A

CloutHaus

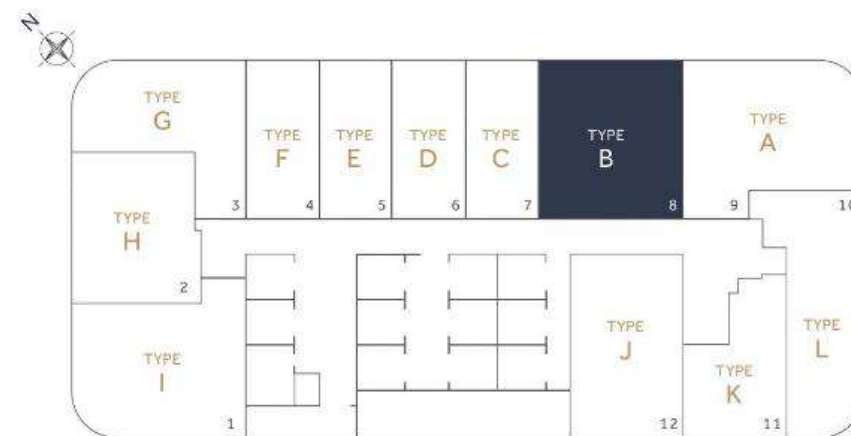


1,216sq.ft /113sq.m

3bedrooms + 2bathrooms

TYPE B

CloutHaus

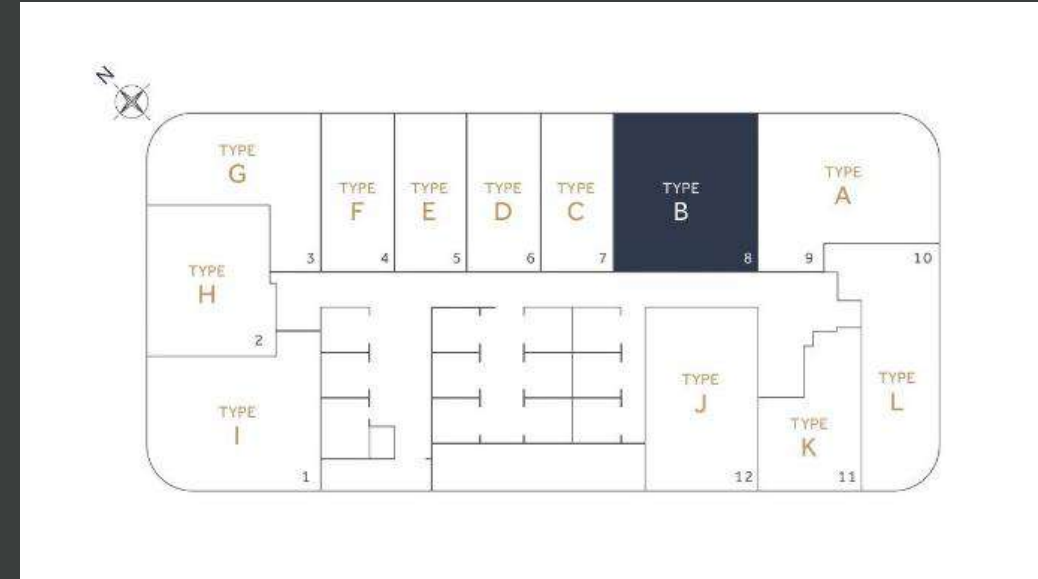
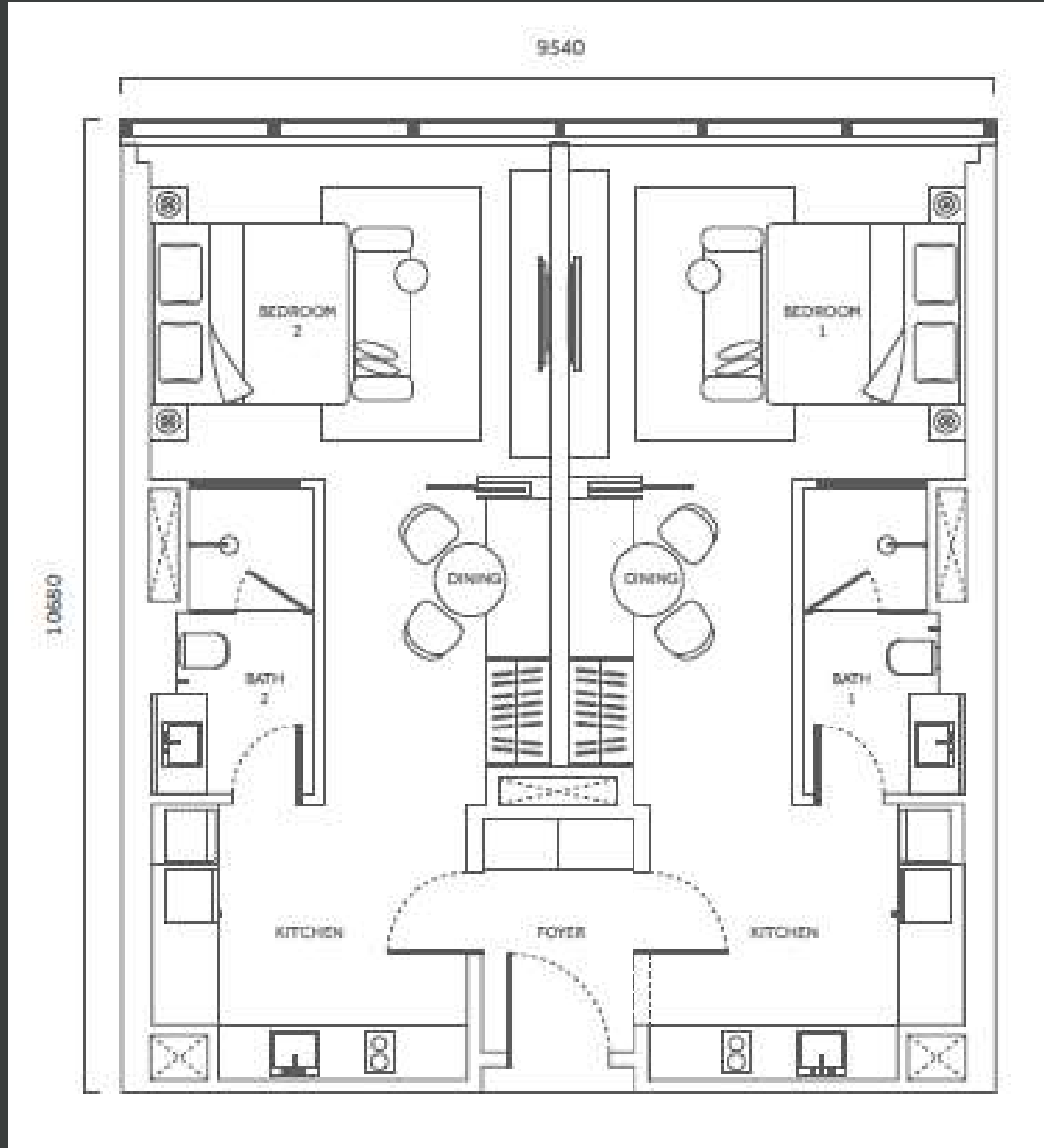


1,098sq.ft /102sq.m

1bedroom + 2bathrooms

TYPE B (DUAL KEY)

CloutHaus



1,098sq.ft /102sq.m
1bedrooms +2bathrooms

TYPE C/D/E/F



CloutHaus



549sq.ft /51sq.m

1bedroom + 1bathroom

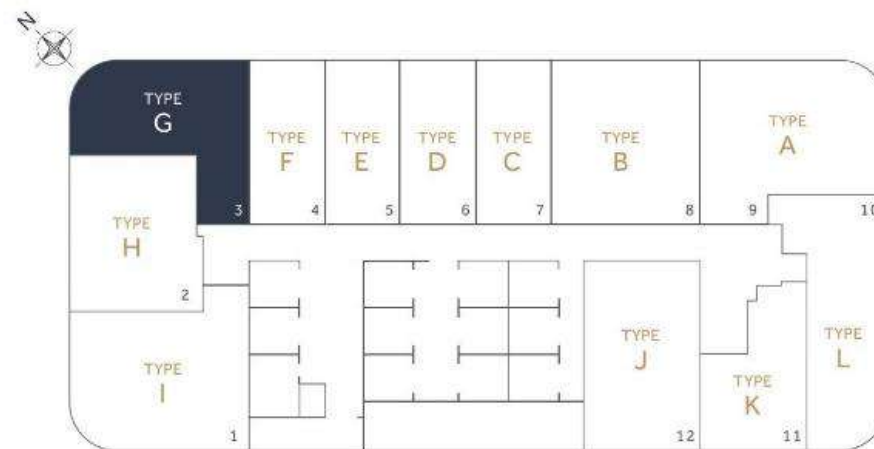
TYPE G

CloutHaus



10680

11670

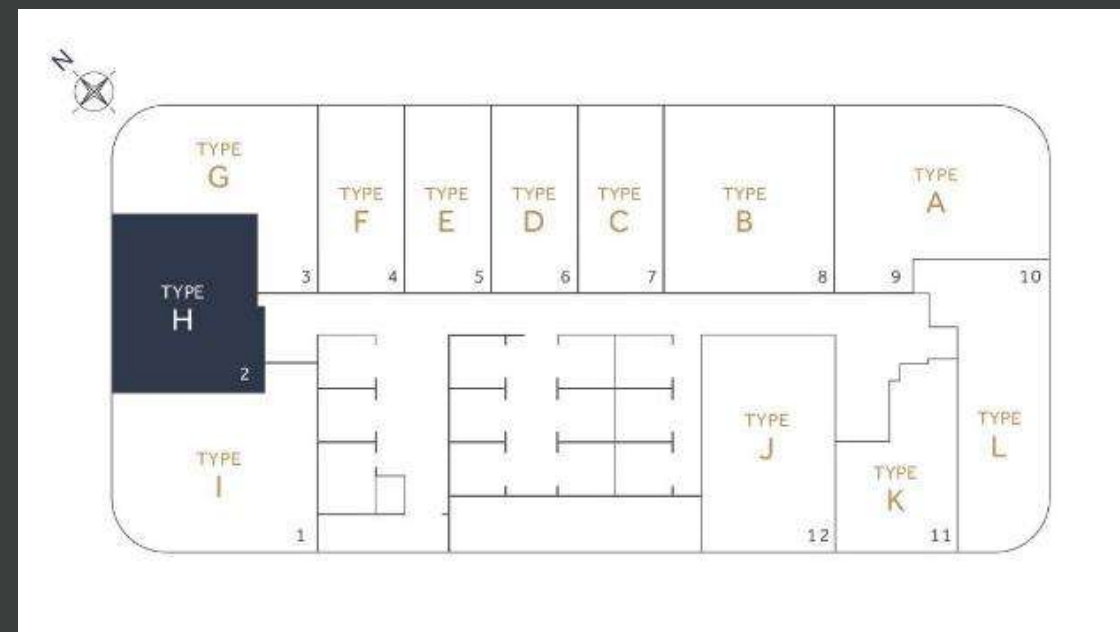


904sq. ft /84sq.m

2bedrooms + 2bathrooms

TYPE H

CloutHaus

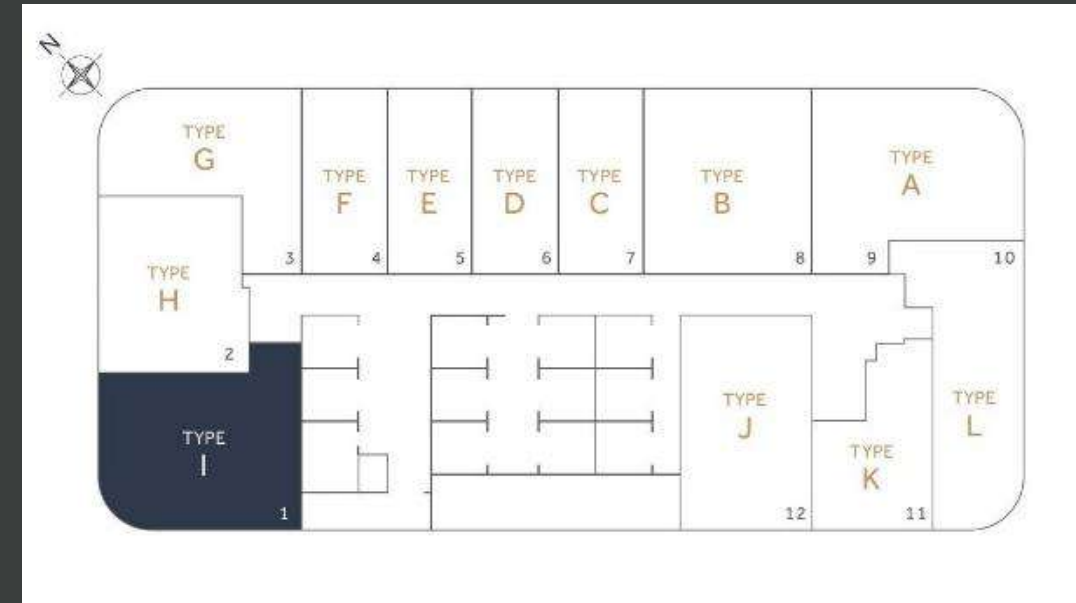
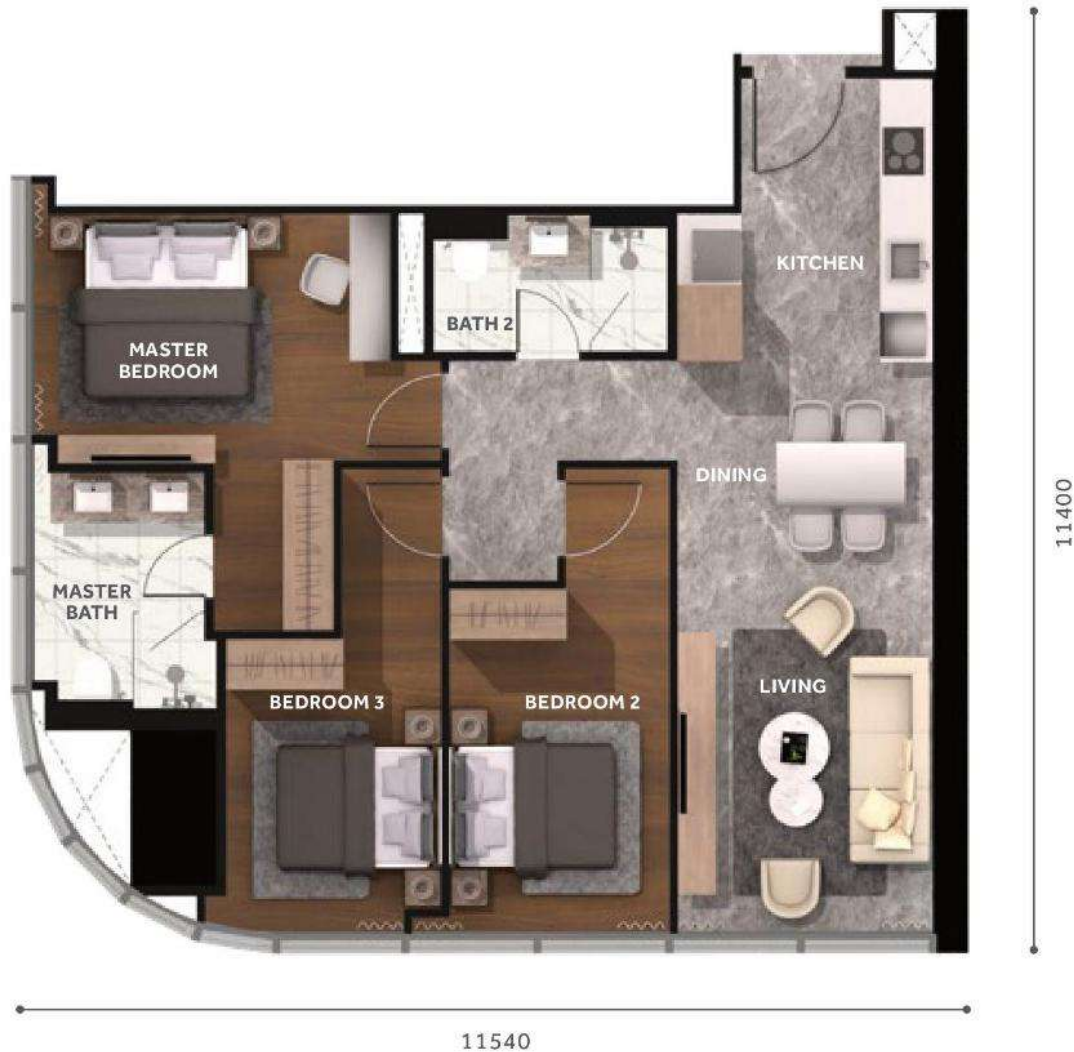


904sq.ft /84sq.m

2bedrooms + 2bathrooms

TYPE I

CloutHaus



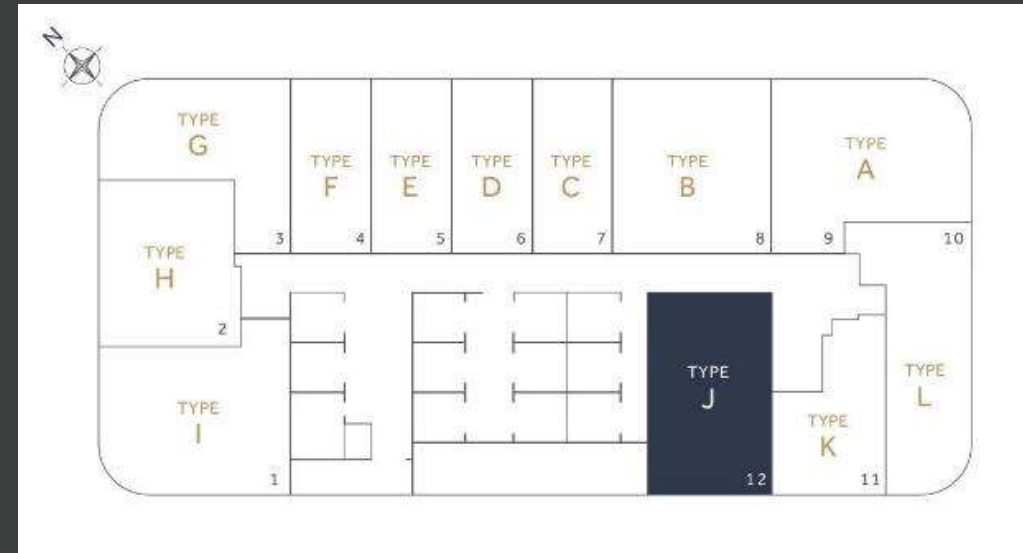
1,119sq.ft /104sq.m

3bedrooms + 2bathrooms

TYPE J



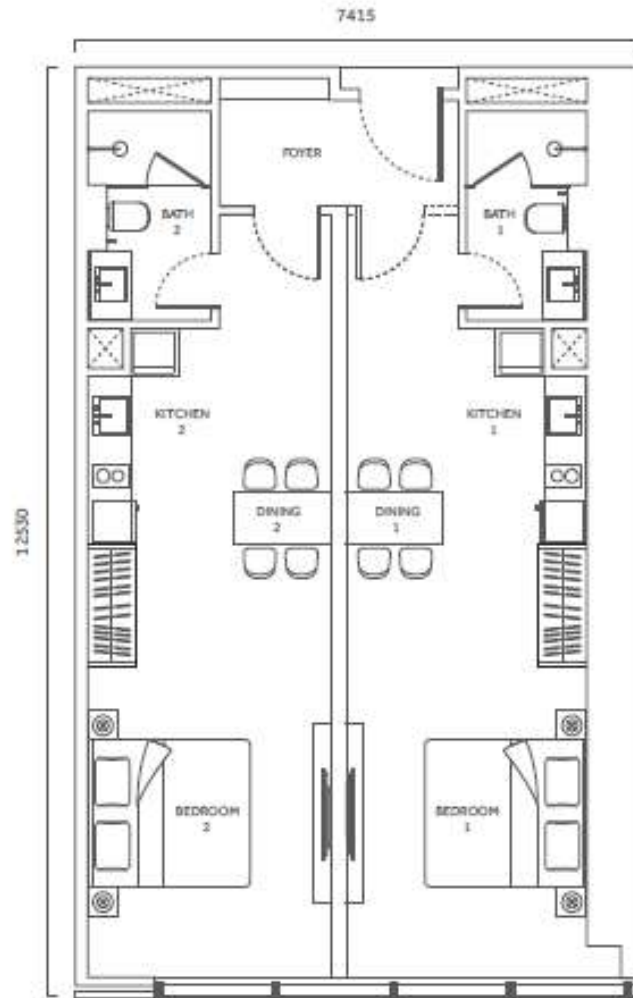
CloutHaus



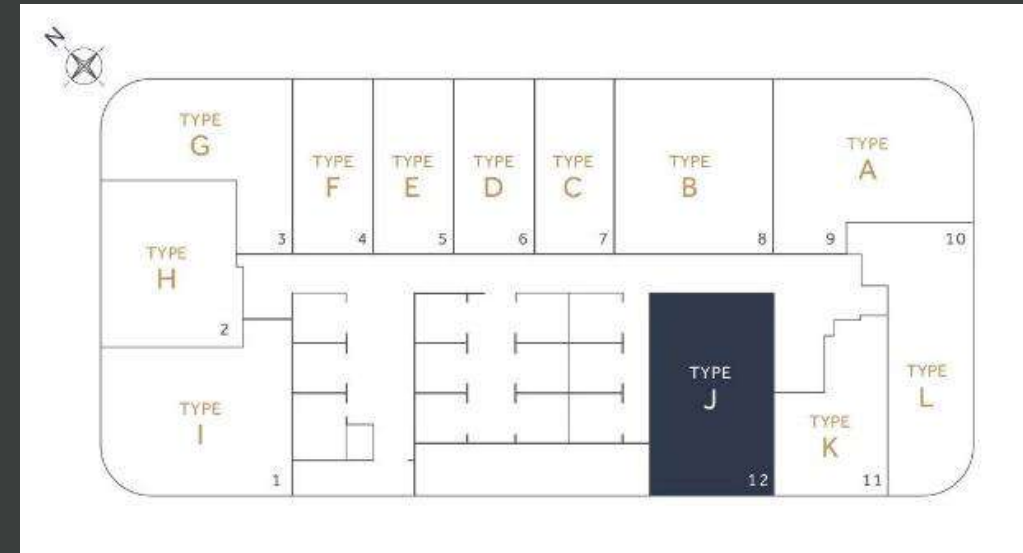
1,001sq.ft /93sq.m

1bedrooms + 2bathrooms

TYPE J (DUAL KEY)



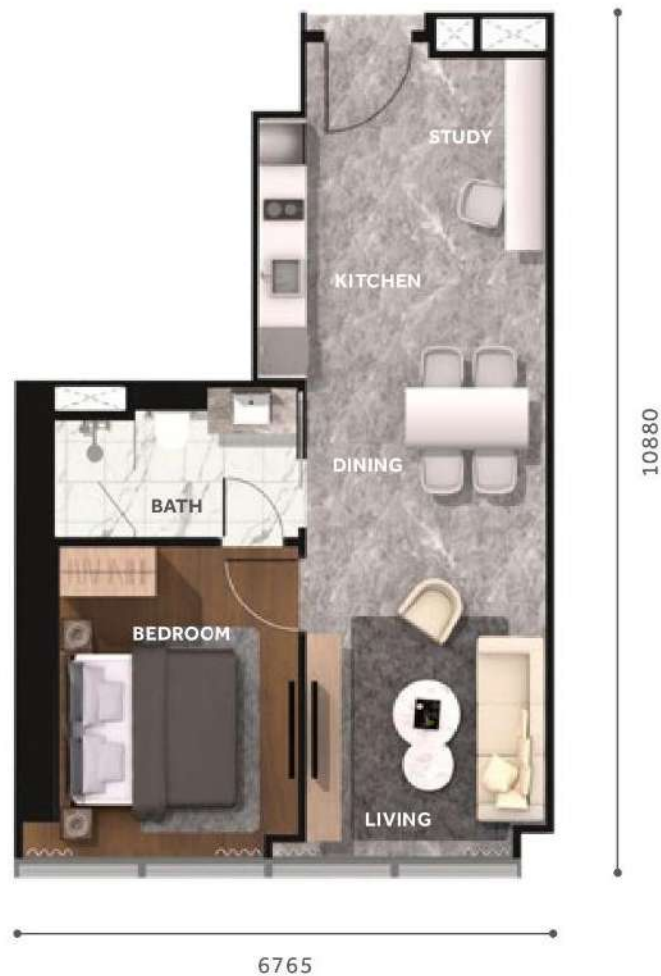
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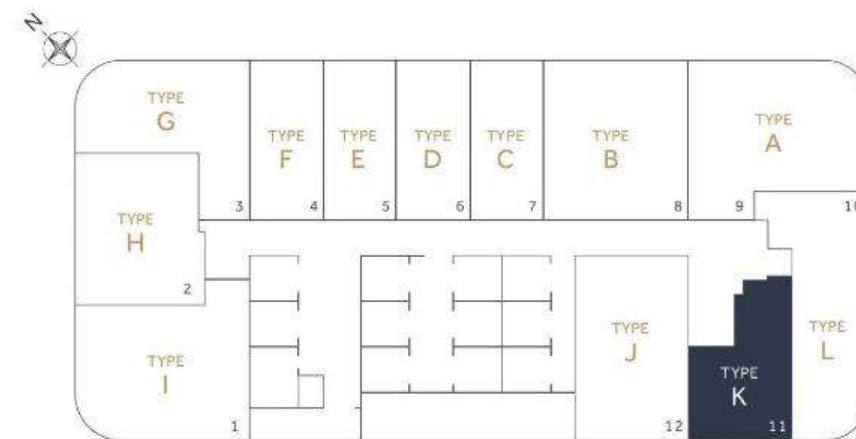
1,001sq.ft /93sq.m

1bedrooms + 2bathrooms

TYPE K



CloutHaus

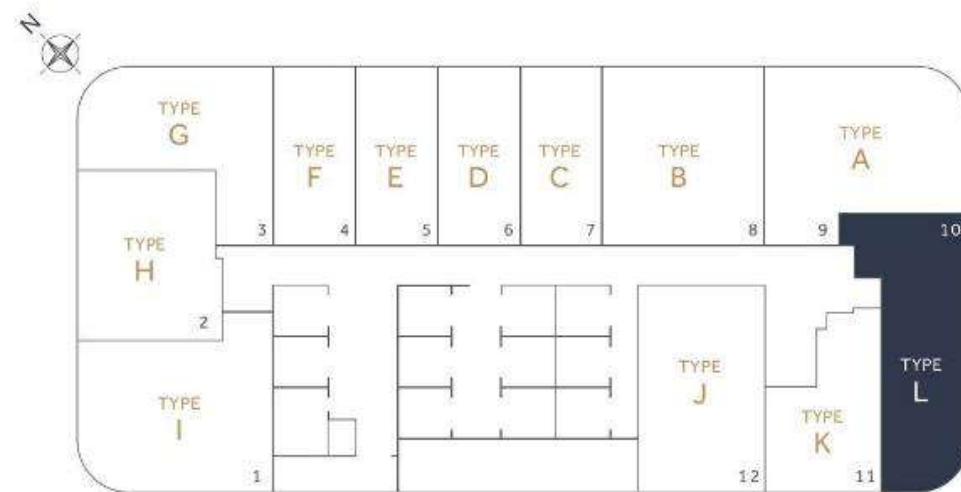


635sq.ft / 59sq.m

1bedroom + 1 bathroom

TYPE L

CloutHaus



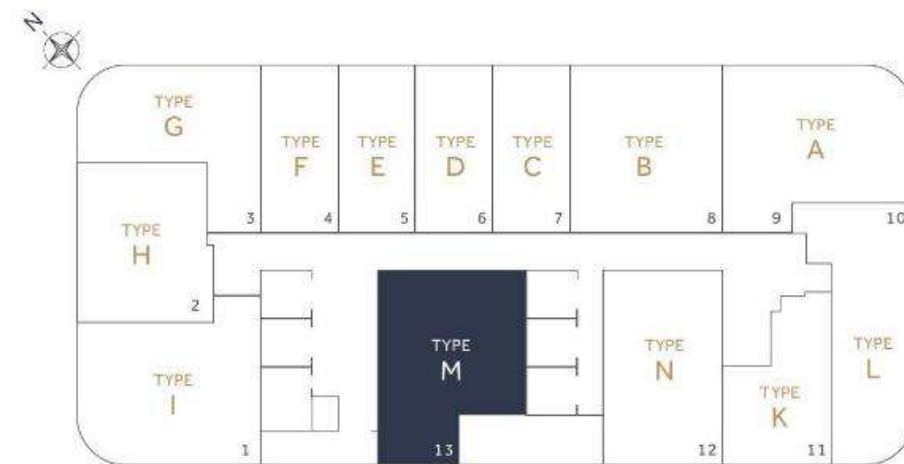
980 sq.ft /91sq.m

2bedrooms + 2bathrooms

TYPE M

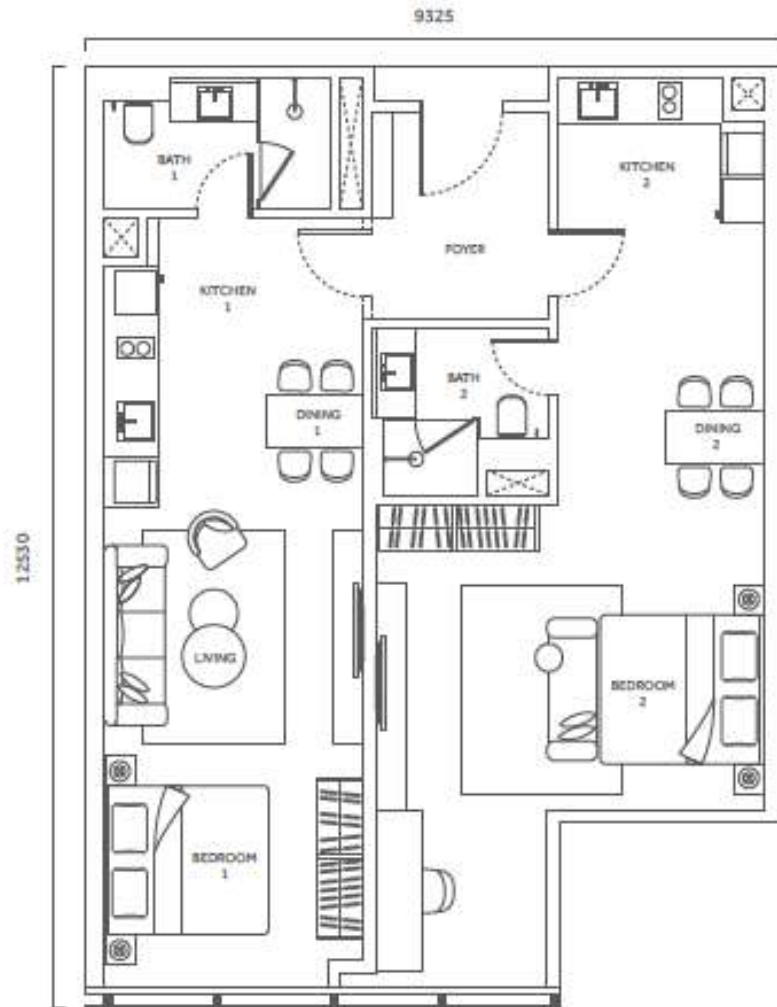


CloutHaus

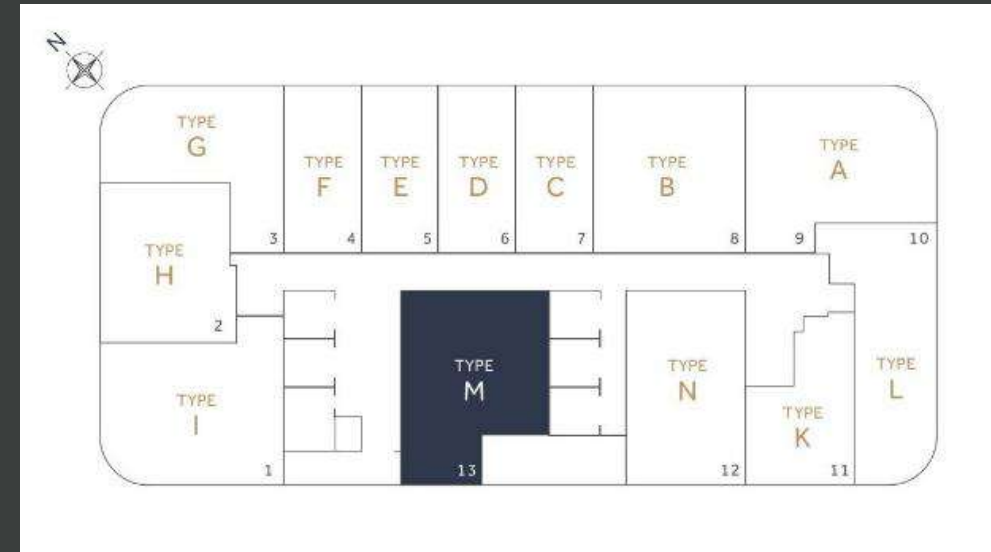


1,173sq.ft /109 sq.m
2 bedrooms + 2bathrooms

TYPE M (DUAL KEY)



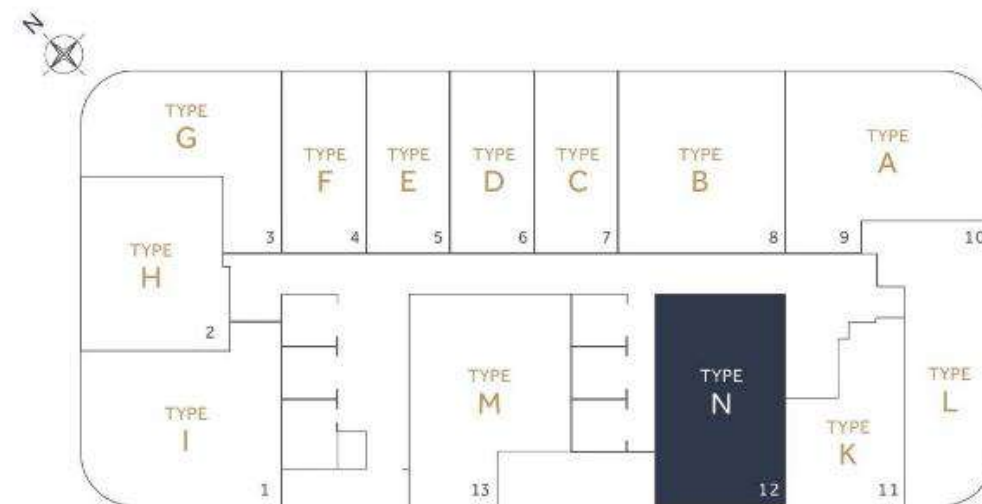
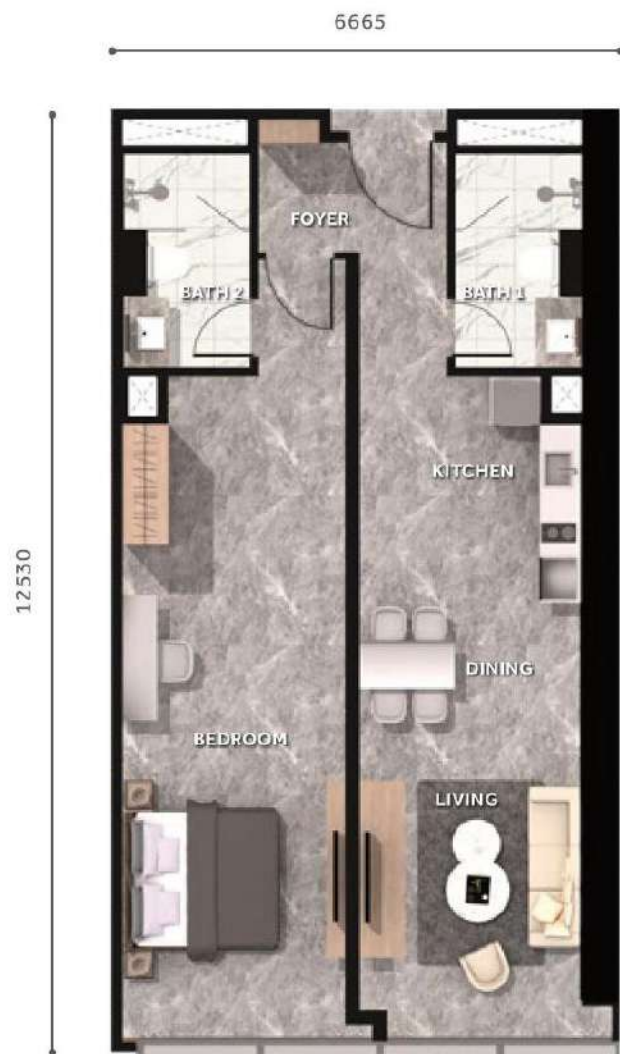
CloutHaus



1,173sq.ft /109 sq.m
2 bedrooms + 2bathrooms

TYPE N

CloutHaus

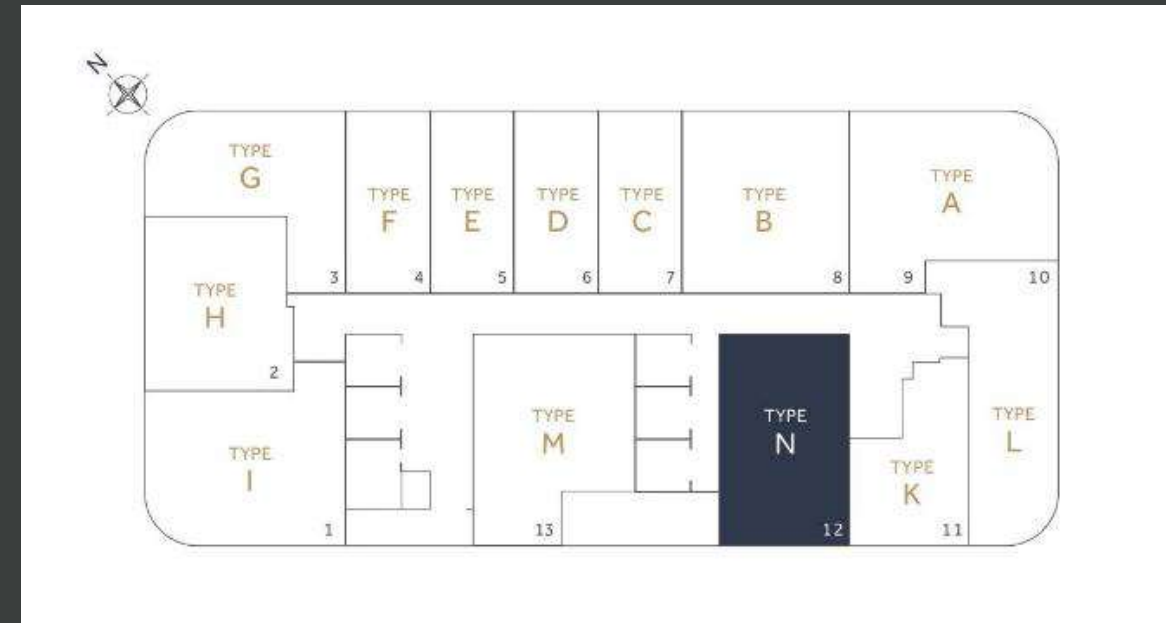
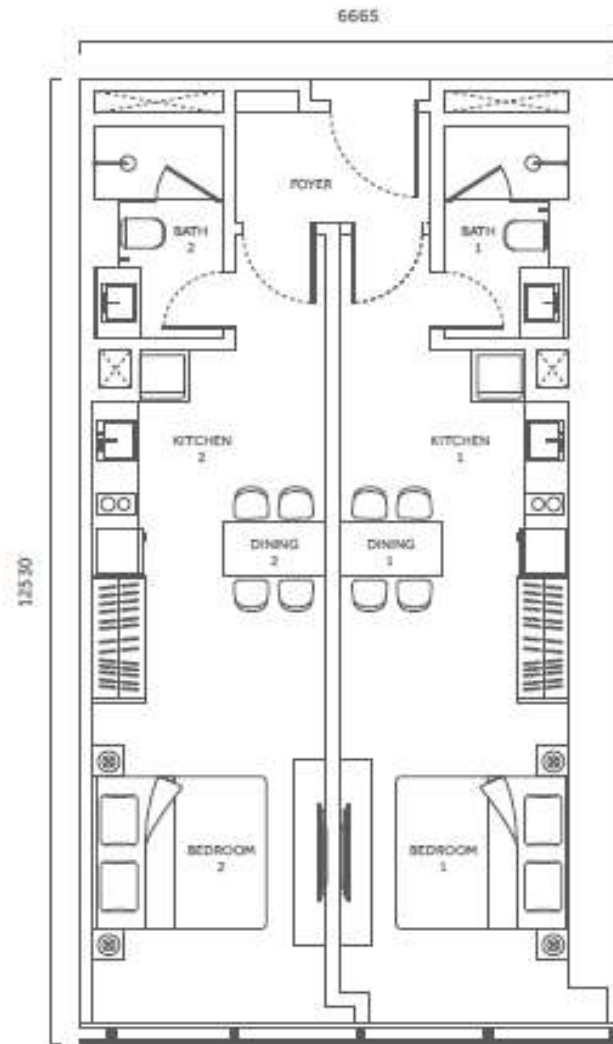


893 sq.ft /83 sq.m

2 bedrooms + 2bathrooms

TYPE N (DUAL KEY)

CloutHaus



893 sq.ft /83 sq.m

2 bedrooms + 2bathrooms





Image subject to change

LIVING AREA



TYPE B KITCHEN

CLOUTHAUS TYPE B | BATHROOM

CloutHaus



GAGGENAU

Gaggenau is a manufacturer of high-quality home appliances and acknowledged as an innovation leader in design and technology “Made in Germany”.

The company, with a history that goes back over more than 330 years, has revolutionised the domestic kitchen over and over again with its internationally acclaimed products.

Gaggenau’s success is founded on technological innovation and a clear design language combined with high functionality.

GESSI®

For almost 30 years, Gessi has been designing and producing exclusive furnishing objects for the bathroom, kitchen, private and public wellness spaces.

The Gessi brand is now synonymous with design in exclusive living spaces worldwide: hotels, spas, yachts, or private residences.

With its creations ranging from mixers to ceramics, to precious furnishing objects and fragrances, Gessi creates a new style of living: a design to be experienced, worn, and breathed.

Environmental care begins from the design phase, long before a product hits the market.

And when design meets new technologies, zero-impact production processes can be envisioned.



Since 1892, LAUFEN has enabled bathroom experiences for both body and soul. Today, Laufen offers a holistic bathroom culture that emphasizes sustainability, excellent design, innovation, and technological leadership, all stemming from a long tradition of high-quality craftsmanship.

Laufen's brand personality reflects a symbiosis of design, quality, and functionality. As a premium brand under the Roca umbrella, Laufen is proud to be one of the world's leading manufacturers, supported by a global distribution network.



The name Bosch is known worldwide as a symbol of excellent quality and reliability. For more than 90 years now, its home appliances have honored this claim: Bosch is Europe's leading household appliances manufacturer. Its products are based exclusively on the real requirements of modern households. Thanks to trendsetting technology and surprisingly simple solutions, they effortlessly achieve perfect results and simplify everyday life. In addition, high quality, precisely finished materials and a timeless, internationally acclaimed design ensure unmistakable quality and sustainability. A recognized high service quality cements the trust of the user in the brand and underpins the Bosch guiding principle, "Invented for life".

KITCHEN APPLIANCES - UPDATED

GAGGENAU

- ☐ Hob – Built-in
- ☐ Hood – Built-in
- ☐ Combi Microwave Oven – Built-in

BOSCH

- ☐ Fridge – Built-in
- ☐ Washer 10kg / Dryer 6 kg

GAGGENAU

Combi Microwave Oven



Built in Hob



Built in Hood



BOSCH

Built-in Fridge & Freezer



Washer / Dryer



CloutHaus

BRANDED FITTINGS

GESSI®

GESSI Via Tortona basin mixer.



GESSI Emporio Shower set
c/w Via Tortona mixer



LAUFEN

LAUFEN Pro rimless floor standing WC c/w LAUFEN Lis concealed cistern & LAUFEN Lis AW1 Flush plate



LAUFEN Pros S under-mounted wash



Yale

Digital Door Lock
YALE Bespoke



CloutHaus

TA GLOBAL
A CLASS OF EMINENCE

CODE OF PRACTICE

- ☐ British Standards (BS) – BS8110 (Code of Practice for Structural Use of Concrete) accounts for dynamic forces i.e. Wind Loading and Notional Load
- ☐ UK (like Malaysia) is not located in a seismic region so there is less emphasis on seismic design.
- ☐ BS8110 provisions for notional horizontal load of 1.5% of the total dead load of the building to be considered in structural design – this allows inherent strength to the building against lateral loads that the building may experience, i.e. tremors, that had occurred in West Malaysia in recent years.
- ☐ Accepted practice that most of the buildings in West Malaysia have been designed without seismic consideration in accordance with BS
- ☐ No sustainable damage in Malaysia had been reported in the aftermath of the recent earthquakes that had occurred in neighbouring regions
- ☐ The design practice recommendations of BS8110 is adequate.

EARTHQUAKE RESISTANCE / SEISMIC TREMOR STRUCTURE DESIGN CloutHaus

TYLin

T.Y. LIN INTERNATIONAL SDN BHD Registration No.: 198001009633 (63617-H)
civil and structural engineers



Our Ref.: 1316/8M/25/8

Date: 22 May 2025

TA First Credit Sdn. Bhd.
34th Floor, Menara TA One
22 Jalan P. Ramlee
50250 Kuala Lumpur.

Attn. : Mr. Ernest Yeap Kian Fui / Mr. Mohd Saiful Bin Mohd Tajudin

Dear Sirs,

Sub : CADANGAN PINDAAN KEPADA PERINTAH PEMBANGUNAN BERTARIKH 19.07.2017 (RUJ: DBKLJPRB.1192/58 BHG 1) KEPADA CADANGAN PEMBANGUNAN BERCAMPUR 58 TINGKAT (MENARA 1) DAN 66 TINGKAT (MENARA 2) DI ATAS LOT 20005 (LOT ASAL: LOT – LOT 25, 26, 77 DAN 174) SEKSYEN 58, JALAN P. RAMLEE, KUALA LUMPUR. UNTUK TETUAN TA FIRST CREDIT SDN BHD.

Re : Potential Impact of Tremor on Proposed CloutHaus Residences

Following your recent inquiry regarding the potential impact of the earthquake in Myanmar and the reported building collapse in Bangkok happened on 28 March 2025, we are pleased to share our professional opinion on the structural safety of high-rise buildings in Malaysia with regard to seismic design.

Seismic design is inherently complex, taking into account a wide range of factors including soil conditions, foundation systems, building geometry, height, weight distribution, and intended occupancy.

In Malaysia, the structural design of buildings typically adheres to either the previous British Standards (BS) or the latest Malaysian adaptation of the Eurocodes (MS EN) according to Uniform Building By-Laws (UBBL).

For high-rise buildings designed in accordance with MS EN, compliance with MS EN 1998-1, Design of Structures for Earthquake Resistance, is required. For those using the BS codes, the design incorporates resistance to lateral forces such as wind and includes a notional horizontal load equivalent to 1.5% of the building's weight, which inherently provides resilience against minor tremors.

Importantly, buildings in Malaysia designed to either BS or MS EN standards have historically performed well during tremors, showing no significant structural damage. This performance supports the view that current design practices are appropriate and sufficient for the local seismic context.

.../2

TYLin

T.Y. LIN INTERNATIONAL SDN BHD Registration No.: 198001009633 (63617-H)
civil and structural engineers

Continuation: Page 2
(Our Ref: 1316/8M/25/8)
TA First Credit Sdn Bhd

In terms of ongoing safety, buildings in Malaysia are subject to periodic inspections under the Street, Drainage and Building Act 1974 (Act 133). These inspections are mandatory to ensure the continued structural integrity of the building over time. While there is currently no specific directive for post-tremor inspections, when necessary, qualified professionals, such as building inspectors or structural engineers, may be called upon to assess any potential impact from seismic events and recommend appropriate maintenance or repair actions, if any.

Thank you.

Sincerely,
for T.Y. Lin International Sdn. Bhd.

Ir. H'ng Kim Chiang
Senior Principal

HKC/tem

CloutHaus

UNIT SPECIFICATION

UNITIZED CURTAIN WALL

2.8m vision glass



3.8m floor to floor
height

Up to 3.0m ceiling
height & 3.6m
without ceiling

CloutHaus

UNIT SPECIFICATION

UNITIZED
CURTAIN WALL

2.4m unobstructed
Panaromic view

3.8m floor to floor
height



UNIT SPECIFICATION

UNITIZED CURTAIN WALL

26mm thk DGU Tempered Glass
With 6mm Solar Control Tempered
Glass + 8mm Tempered Glass

STC Level 35



UNIT SPECIFICATION

UNIT

	STC 49-50
	STC 45



SOUND TRANSMISSION CLASS (STC) is score given to a building's surface based on its ability to reduce sound coming through it.

CAR PARK

- ☐ Car Plate Recognition
- ☐ Access Card
- ☐ Guard Station

LIFT LOBBY AT BASEMENT/GROUND

- ☐ Facial Recognition
- ☐ Access Card
- ☐ Concierge

VISITOR

Ushered To The Concierge At G-concierge
Will Call Unit Via Phone/App-
Ushered To The Unit Floor By Concierge

ACPS CAR LIFT

- ☐ Car Plate Recognition
- ☐ Access Card

UNIT FLOOR/FACILITIES

- ☐ Facial Recognition
- ☐ Access Card-dedicated Lift Buttons Will light up, user to select preferred floor





LIFT BRAND

- ☐ Kone / Fujitec / Schindler or equivalent

CAPACITY

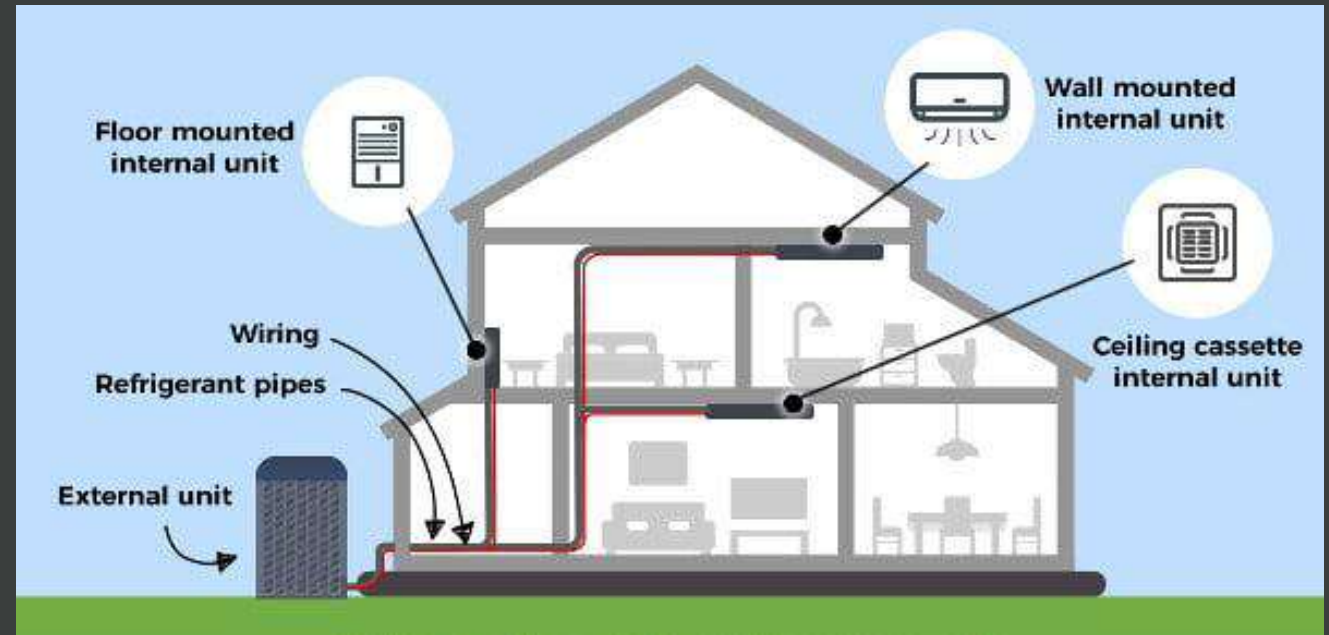
- ☐ 21 Person (1430 kg)

LIFT SPEED

- ☐ Low Zone – 3 m/s
- ☐ Mid Zone – 4 m/s
- ☐ High Zone – 5 m/s

VRF SYSTEM

- ❑ Daikin, Hisense, Mitsubishi, LG or equivalent
- ❑ Variable Refrigerant Flow (VRF)
 - One Outdoor VRF Unit per apartment unit
- ❑ Ceiling-concealed Fan-Coil Unit (FCU)
 - Only AC grilles visible in ceiling
 - Number of FCU units vary by unit types



AUTOMATED CAR PARKING SYSTEM (ACPS)

CloutHaus

SYSTEM

- ❑ Brand : Samjung Tech or equivalent
- ❑ Driver-less cart parking system
- ❑ Vehicle retrieval – average 3 minutes
- ❑ Access card call system
 - Driver must exit car to access system panel
 - All passengers must exit car lift zone before system will park the vehicle.



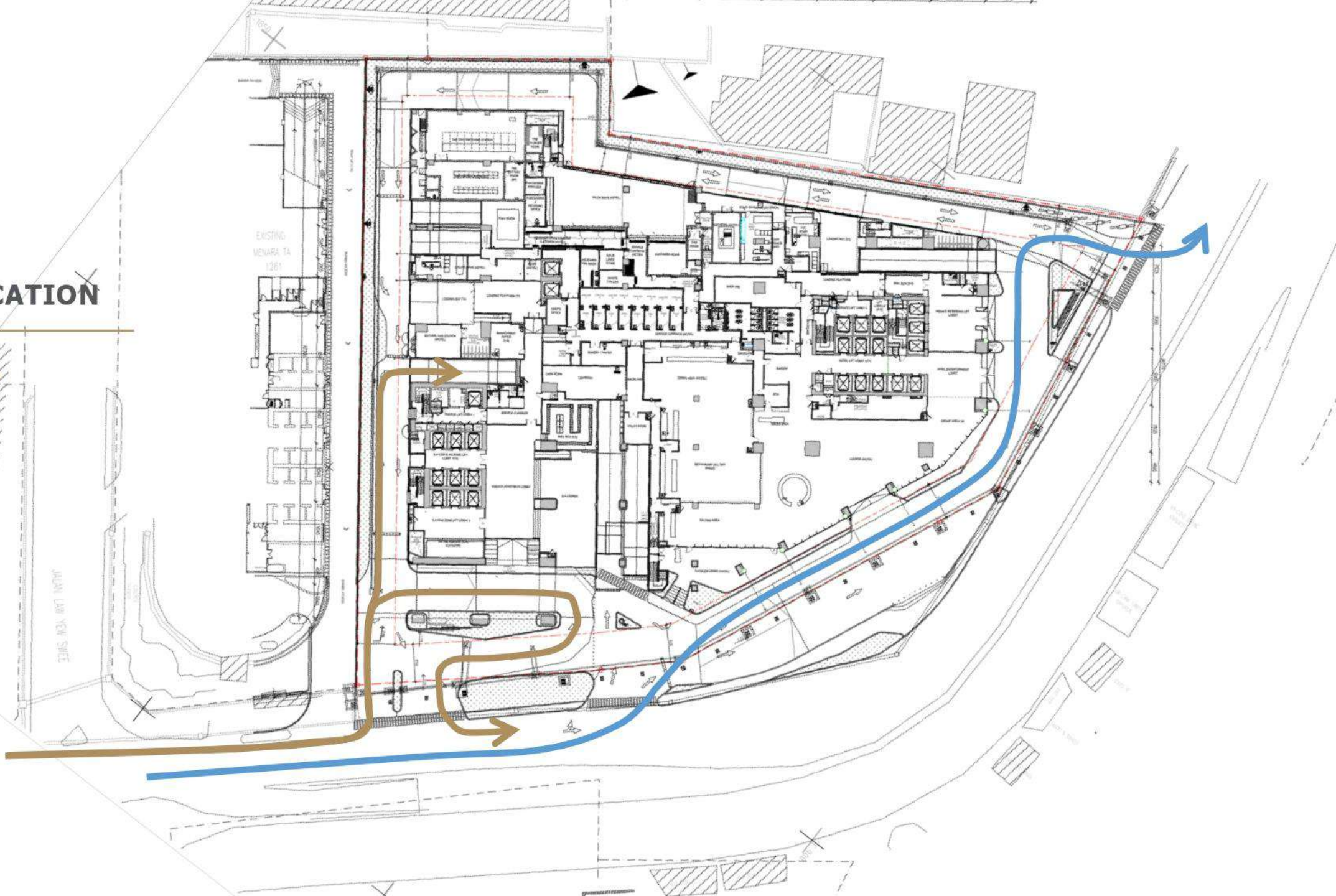
VEHICLE PARAMETERS

- ❑ Width : 2.1m
- ❑ Length : 5.16 m
- ❑ Height Sedan : 1.55m
- Height SUV : 1.75m (subject to occupancy)
- ❑ 2500 kg



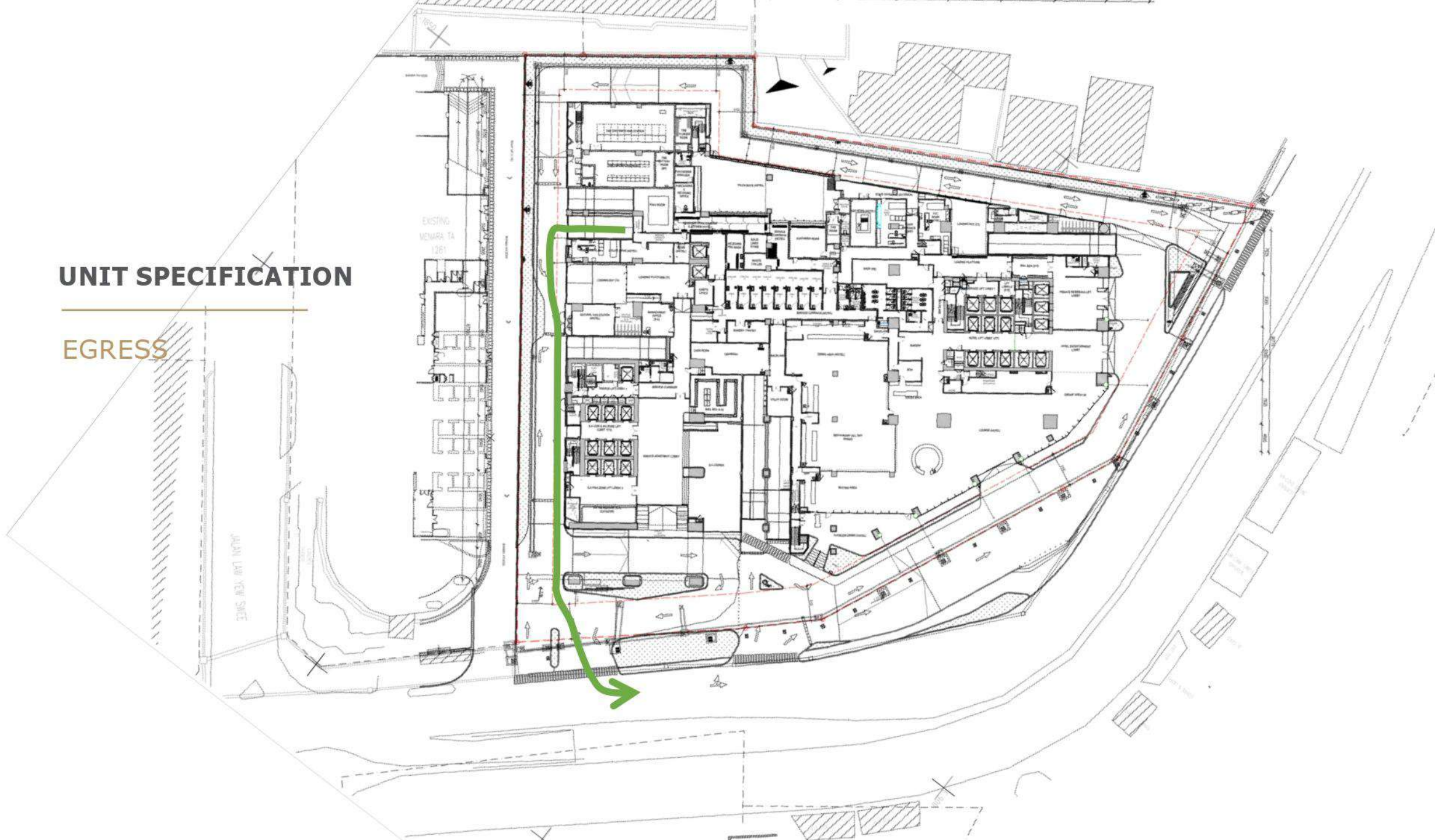
SPECIFICATION

INGRESS



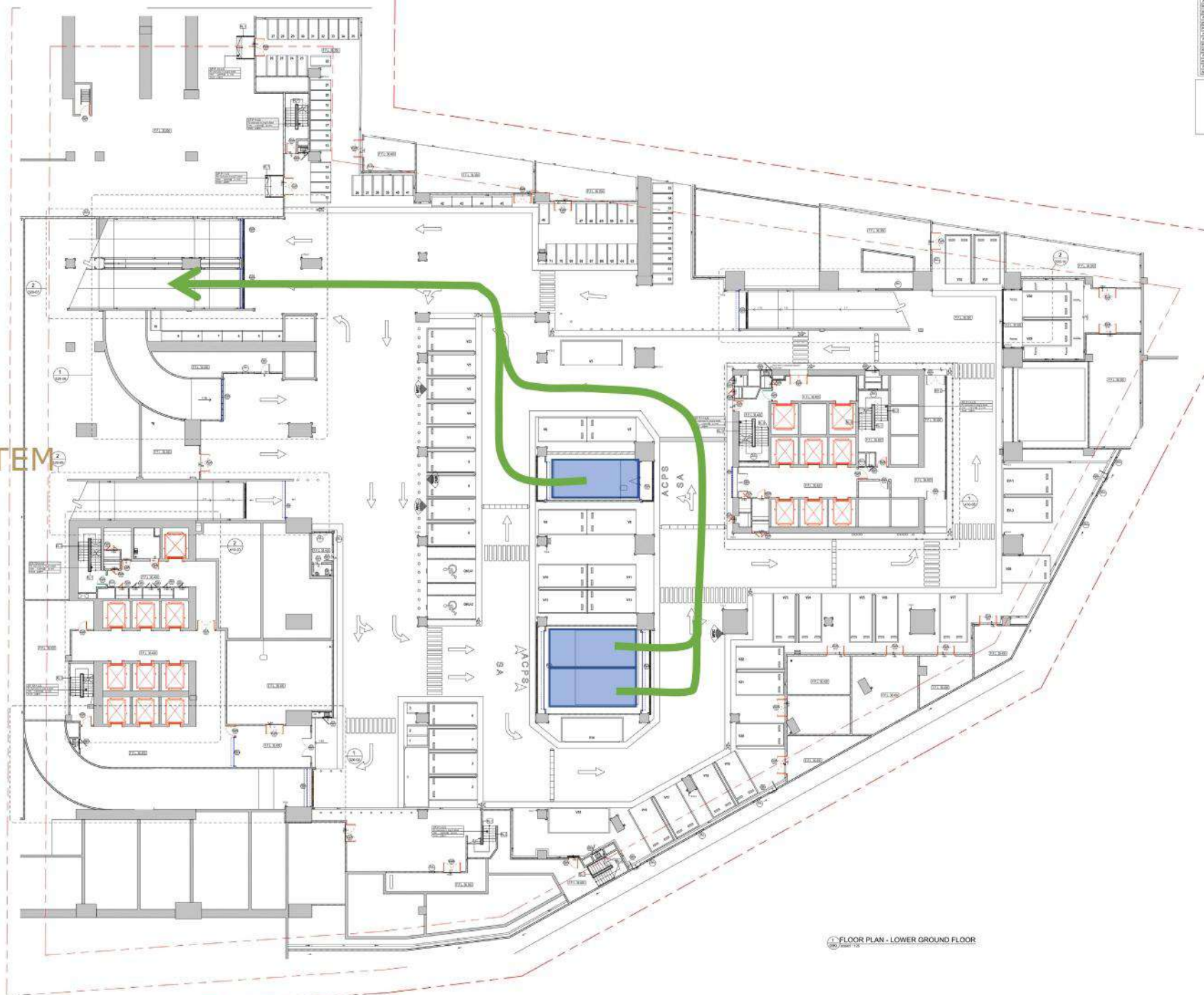
UNIT SPECIFICATION

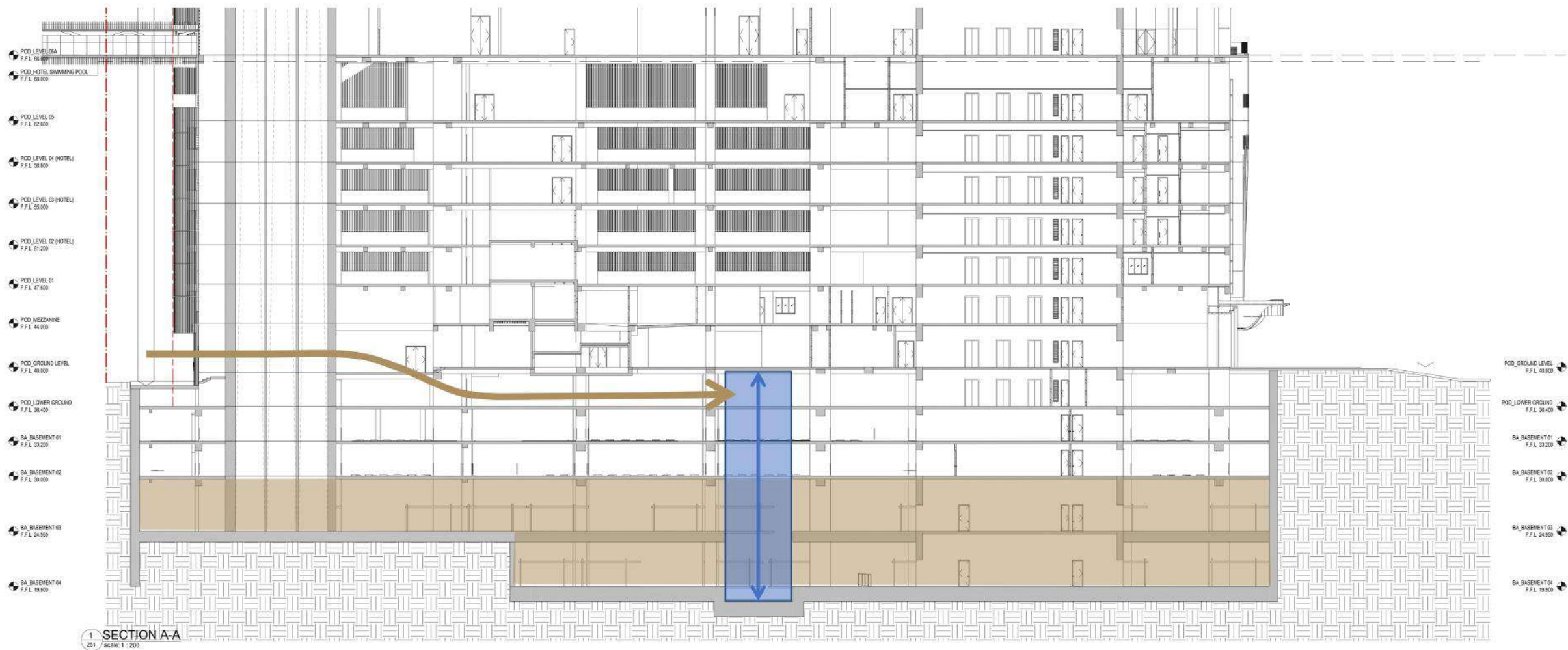
EGRESS



SPECIFICATION

ACPS
AUTOMATED CAR PARK SYSTEM







CloutHaus

Ombak KLCC

- ❑ Six-storey retail
- ❑ 420,000 sq ft in net lettable area
- ❑ 1.3 million sq ft in gross floor area
- ❑ A rooftop park and 120 retail lots.
- ❑ Galeri Petronas will be the anchor tenant
- ❑ Scheduled to open October 2025

Ombak is also connected to the Persiaran KLCC MRT Station, which makes it a new transit-oriented development (TOD). While Suria KLCC is served by the **LRT Kelana Jaya Line**, Ombak will be served by the **MRT Putrajaya Line**. And the **covered walkway linking Ombak to Suria KLCC is under construction**.

<https://theedgemalaysia.com/node/753012>



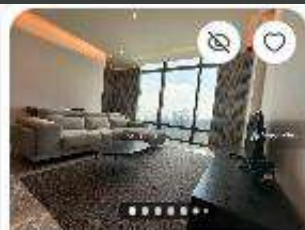
CloutHaus

MARKET STUDY

LONG TERM TENANCY RATE

CloutHaus

RM10.00 – RM11.00 PSF



Four Seasons Place
Jalan Ampang, KLCC, KL City Centre, Kuala Lumpur
RM 15,000 /mo

2 - 3 | 1,345 sqft | RM 11.15 psf

Completion: 2017 Service Residence

📅 Listed on May 06, 2025 (2w ago)

📷 15

Listed by [Ivan Lee](#)

Contact Agent



Four Seasons Place
Jalan Ampang, KLCC, KL City Centre, Kuala Lumpur
RM 15,000 /mo

2 - 2 | 1,345 sqft | RM 11.15 psf

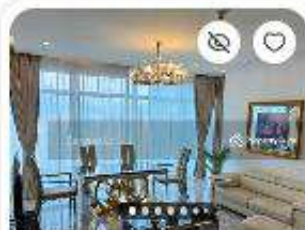
Completion: 2017 Service Residence

📅 Listed on Apr 12, 2025 (1mo ago)

📷 19

Listed by [Debbie Wong](#)

Contact Agent



Four Seasons Place
Jalan Ampang, KLCC, KL City Centre, Kuala Lumpur
RM 15,000 /mo

2 - 2 | 1,345 sqft | RM 11.15 psf

Completion: 2017 Service Residence

📅 Listed on Apr 10, 2025 (1mo ago)

📷 15

Listed by [Serene Lai](#)

Contact Agent



The Ritz-Carlton Residences
Jalan Sultan Ismail, KLCC, KL City Centre, Kuala Lumpur
RM 48,000 /mo

4 - 5 | 4,284 sqft | RM 11.20 psf

Completion: 2017 Service Residence

📅 Listed on Apr 27, 2025 (3w ago)

📷 22

Listed by [Aaron Lam](#)

Contact Agent



Core Residence @ TRX
Jalan Tun Razak, The Tun Razak Exchange, Kuala Lumpur
RM 10,000 /mo

2 - 2 | 952 sqft | RM 10.50 psf

Service Residence

📅 Listed on May 06, 2025 (2w ago)

📷 10 📷 1

Listed by [Mica Chu](#)

Contact Agent



The Ritz-Carlton Residences
Jalan Sultan Ismail, KLCC, KL City Centre, Kuala Lumpur
RM 16,000 /mo

2 - 2 | 1,572 sqft | RM 10.18 psf

Completion: 2017 Condominium

📅 Listed on May 07, 2025 (2w ago)

📷 7

Listed by [Melvin Siew](#)

Contact Agent

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A CLASS OF EMINENCE

SUBSALE MARKET TRANSACTION PRICE

Four Season Place

RM3,000 – RM3,200 PSF

22 Transactions from Jun 2023 to May 2024							
SPA Date	Address	Building Type	Tenure	Rooms	Lot Size	Price Psf ~ ⓘ	Price
xx/xx/xxxx	xx-x, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	x,xxx ft²	x,xxx	xx,xxx,xxx
22/02/2024	xx-xx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	3	3,821 ft²	3,218	12,297,600
22/02/2024	xx-xx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	3,821 ft²	x,xxx	xx,xxx,xxx
02/05/2024	xx-xx, xx.xxx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	7,029 ft²	x,xxx	xx,xxx,xxx
03/04/2024	xx xx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	x	11,969 ft²	x,xxx	xx,xxx,xxx
08/12/2023	xx-x, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	2,863 ft²	3,144	9,000,000
xx/xx/xxxx	xx-xx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	x	x,xxx ft²	x,xxx	x,xxx,xxx
17/01/2024	xx-x, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	3,649 ft²	3,118	11,378,000
xx/xx/xxxx	xx-xx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	x,xxx ft²	x,xxx	xx,xxx,xxx
26/01/2024	xx-xx, JALAN AMPANG	SERVICE RESIDENCE	FREEHOLD	N/A	3,821 ft²	3,017	11,529,000

FULLY FURNISHED	PARTIALLY FURNISHED
5% Rebate at Stage 1	10% Rebate at Stage 1

- A booking fee of RM20,000 is required to execute the SPA. This fee will be carried forward to Stage 2b(i)
- Free SPA legal fees, stamping & disbursements (MOT is excluded)
- Free Loan legal fees & documentations
- Free Loan stamp duty and disbursements
- Partially furnished (Fully aircons, built-in wardrobe, kitchen cabinet with hob and hood, microwave oven, refrigerator, washer cum dryer, water heater, shower screen and door, digital door lock, intercom)

FULLY FURNISHED	PARTIALLY FURNISHED
5% Discount on list price	5% Discount on list Price
	5% Rebate at Stage 1

- Booking fee is RM20,000.
- Downpayment is balance 10% of SPA Price after minus the booking fee.
- Free SPA legal fees, stamping & disbursements (MOT is excluded)
- Free Loan legal fees & documentations
- Free Loan stamp duty and disbursements
- Partially furnished (Fully aircons, built-in wardrobe, kitchen cabinet with hob and hood, microwave oven, refrigerator, washer cum dryer, water heater, shower screen and door, digital door lock, intercom)

FULLY FURNISHED	PARTIALLY FURNISHED
5% Rebate at Stage 2a	5% Rebate at Stage 2a
	5% Rebate at Stage 2b(i)

- Booking fee is RM20,000.
- Downpayment is balance 10% of SPA Price after minus the booking fee.
- Free SPA legal fees, stamping & disbursements (MOT is excluded)
- Free Loan legal fees & documentations
- Free Loan stamp duty and disbursements
- Free foreign consent fees for overseas purchasers
- Partially furnished (Fully aircons, built-in wardrobe, kitchen cabinet with hob and hood, microwave oven, refrigerator, washer cum dryer, water heater, shower screen and door, digital door lock, intercom)

CloutHaus

TYPE	NO OF UNIT	BUA (SF)	ROOMS	PRICE		PRICE	
				MIN	MAX	MIN	MAX
A	51	1,216	3R2B	3,603,800	4,250,800	2,964	3,496
B	51	1,098	1R2B (Dual Key)	3,146,800	3,549,800	2,866	3,223
C	51	549	1R1B	1,617,800	1,896,800	2,947	3,455
D	51	549	1R1B	1,577,800	1,894,800	2,874	3,451
E	51	549	1R1B	1,481,800	1,839,800	2,699	3,351
F	51	549	1R1B	1,481,800	1,837,800	2,699	3,348
G	49	904	2R2B	2,483,800	3,049,800	2,600	3,231
H	48	904	2R2B	2,435,800	3,237,800	2,466	3,102
I	48	1,119	3R2B	2,793,800	3,918,800	2,276	3,112
J	38	1,001	1R2B (Dual Key)	2,580,800	2,960,800	2,578	2,958
K	51	635	1R1B	1,706,800	2,023,800	2,688	3,187
L	23	980	2R2B	2,629,800	2,738,800	2,683	2,795
L1	28	990	2R2B	2,971,800	3,312,800	3,002	3,316
M	11	1,173	1R2B (Dual Key)	3,334,800	3,381,800	2,843	2,883
N	13	893	1R2B (Dual Key)	2,666,800	2,723,800	2,986	3,050

SCHEDULE OF PAYMENT OF PURCHASE PRICE

Estimated Date

CloutHaus

Instalments Payable

%

Low
Zone (9-
33a)

Mid Zone
(36 - 50)

High Zone
(51-63)

Stage 1. (a) Immediately upon the signing of this Agreement
(b) Balance 10% of the Purchase Price within sixty (60) days from the date of this Agreement

RM20,000

May-25

May-25

May-25

10%

Jun-25

Jun-25

Jun-25

Stage 2. Within thirty (30) days after the receipt by the Purchaser of the Developer's written notice of the completion of-

(a) the work below ground level of the said Building comprising the said Parcel including foundation of the said Building

(b) (i) the structural framework of car park of said Parcel

(b) (ii) the structural framework of the said Parcel

(c) the walls of the said Parcel with door and window frames placed in position

(d) the roofing/ceiling, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telecommunication trunking and cabling to the said Parcel

(e) (i) the internal plastering of the said Parcel

(e) (ii) the external finishes of the said Parcel including the wall finishes

(f) the sewerage works serving the said Building

(g) the drains serving the said Building

(h) the roads serving the said Building

10

Jun-25

Jun-25

Jun-25

5

Jul-25

Jul-25

Jul-25

10

May-26

Apr-27

Aug-27

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Aug-26

Jul-27

Nov-27

10

Aug-26

Jul-27

Nov-27

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Sept-26

Aug-27

Dec-27

5

Feb-27

Jul-27

Nov-27

5

Aug-28

Aug-28

Aug-28

2.5

Aug-28

Aug-28

Aug-28

2.5

Oct-28

Oct-28

Oct-28

 **TA GLOBAL**
A CLASS OF EMINENCE

SCHEDULE OF PAYMENT OF PURCHASE PRICE		Estimated Date		
Instalments Payable	%	Low Zone (9-33a)	Mid Zone (36 - 50)	High Zone (51-63)
Stage 3. On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	17.5	May-29	May-29	May-29
Stage 4. On the date the Purchaser takes vacant possession of the said Parcel as in item 3 where the Developer has executed and delivered to the Purchaser or the Purchaser's solicitor the instrument of transfer in favour of the Purchaser together with the original issue document of strata title to the said Parcel	2.5	May-29	May-29	May-29
Stage 5. On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitor as stakeholder for payment to the Developer as follows: (a) two point five per centum (2.5%) at the expiry of the period of eight (8) months after the date the Purchaser takes vacant possession of the said Parcel; and (b) two point five per centum (2.5%) at the expiry of the period of twenty- four (24) months after the date the Purchaser takes vacant possession of the said Parcel	5	May-29	May-29	May-29
TOTAL	100			

BOOKING FEES

CloutHaus

Account Holder : Lim Soh & Goonting – Client's Account

Bank : Public Bank

Bank Account No : 3-8207303-08

SWIFT Code : PBBEMYKL

Bank Address : Level 1 & 12, Public Bank Tower,
19 Jalan Wang Ah Fook, 8000
Johor Bahru

Account Holder : TA First Credit Sdn Bhd

Bank : Hong Leong Bank Berhad

Bank Account No : 00100952285

SWIFT Code : HLBBMYKL

Bank Address :Level 19,Menara Hong Leong,
No.6,Jalan Damanlela,Bukit Damansara,
50490 W.P.Kuala Lumpur.

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2. Khairuddin Ngiam & Tan
3. Chris Koh & Chew
4. Halim Hong & Quek (Lead Lawyer)
5. Lim Soh & Goonting
6. J.M Chong & Vincent Chee Co.
7. LDA & Partners
8. Jeffrey Wong, Noorul, Ho & Lim