

YTL LANDMARKS

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THE VIRTUE OF KEEPING SPACE VERSATILE



Rapid change and transformation are common and persistent features of our times. The real estate landscape has transformed dramatically, shaped by changing demographics, shifting consumer preferences and technological advances. The transformation also has a profound impact on how we shape our lives and reshape our living spaces to match our lifestyle choices.

In this environment, among the most appreciated virtues of modern space is versatility. Property buyers today naturally gravitate towards surroundings that accommodate and adapt to their ever-changing needs, preferences and aspirations. In short, people appreciate spaces that can evolve with them and their unique desires to meet comfort and functional needs.

YTL Land has long recognised this dynamic climate and embraced the significance of creating spaces that are environmentally sustainable with flexibility for adaptation. It is not just about

homes that straddle a diverse range of lifestyle preferences or multi-generational needs. Contemporary workplaces embrace open-plan layouts and biophilic design principles to inspire interaction and collaboration, promote well-being and productivity, and create a healthier work-life balance among employees. The concept of public and communal spaces evolved beyond mere gathering spaces to motivate intimate reconnection with nature and community bonding. Rethinking event spaces add vibrancy to the neighbourhood and nurture an authentic sense of place among the people who use the space.

Across the board, adaptability and flexibility are prominent components of our building philosophy, adding to the timeless quality, value and appeal of the masterpieces we are dedicated to creating.

The developments highlighted in this issue showcase our ongoing and consistent efforts moving with the times, to future-proof our properties in meeting the ever-evolving needs of a diverse and discerning market and those of future generations.

Dato' (Dr) Yeoh Seok Kian
Managing Director
YTL Land & Development Berhad

ESCAPE THE CITY PACE, EMBRACE THE CALM OF LAKESIDE LIVING



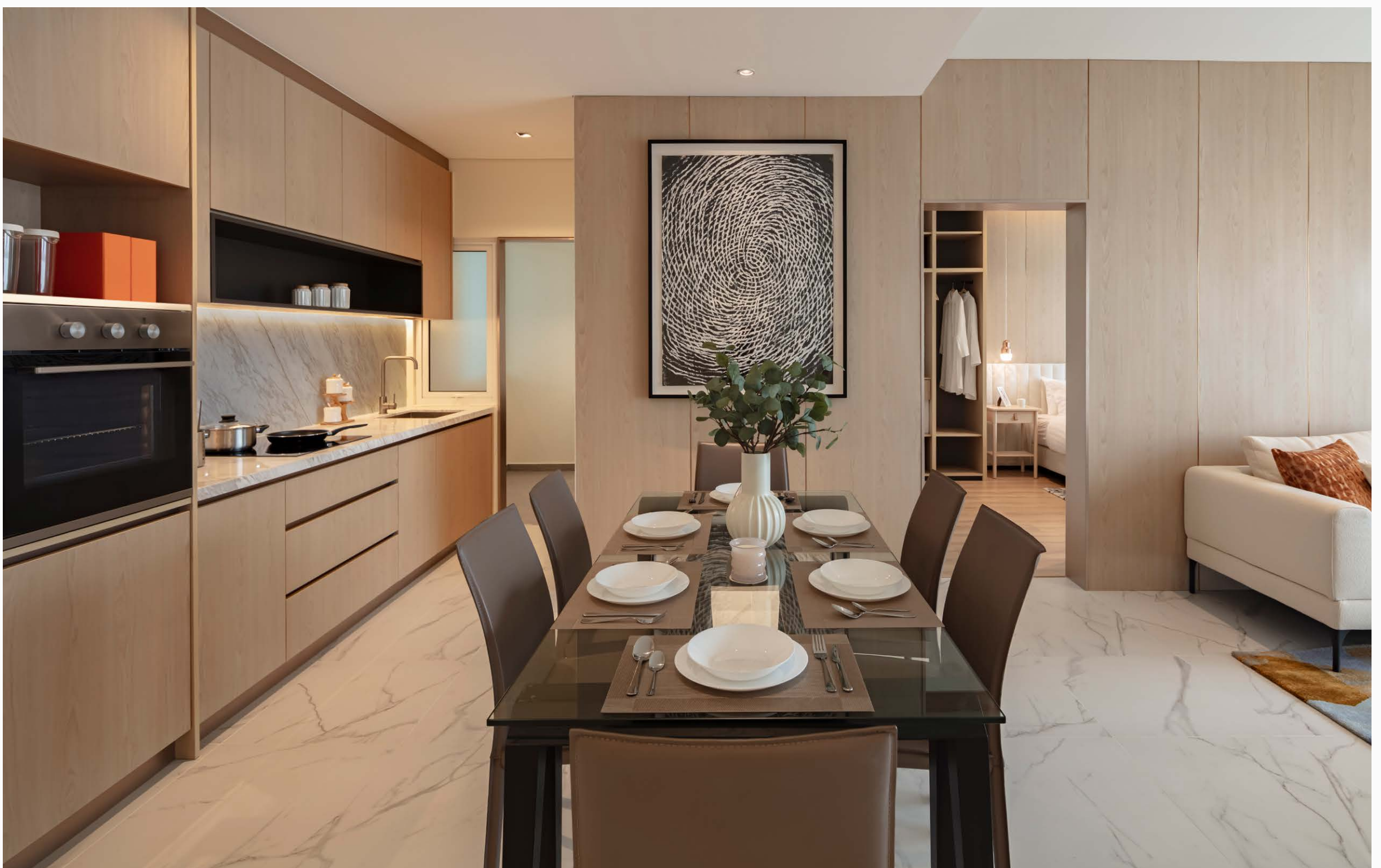
The idea of rare lakeside living close to a vibrant urban centre and a host of modern conveniences is now closer to reality at Danau Puchong, with the completion of our new sales gallery and show units to showcase the unique lifestyle proposition on offer.

The high-rise residential development takes shape on a 3-acre site with a picturesque lake lending a beautiful backdrop. Located just a short walk away from the Pusat Bandar Puchong commercial hub, this lakeside address offers convenient access to two LRT stations, shopping malls, banks, eateries, schools and healthcare facilities in the surrounding vicinity.

Danau Puchong draws inspiration from the lifestyle introduced by YTL Land in its award-winning Lake Edge Puchong development, located just a short distance away. The low-density development with only two towers resonates with the appealing lakeside living established in Lake Edge via attractively priced modern homes to cater to diverse lifestyle preferences.

The design concept is perceptive that in addition to convenience, urban dwellers long for a tranquil escape from the daily grind, both of which have become new urban yardsticks for contemporary living. At Danau Puchong, the therapeutic treat of nature and tranquillity inspired by the serenity of the lake adds further to this welcome change of environment.

The sales gallery featuring two show units is located within walking distance from the Danau Puchong development site to capture the essence of this lifestyle. The 2-bedroom and 3-bedroom show units demonstrate YTL Land's masterful adoption of open-plan layouts to offer versatility and a simplified approach to urban living where spacious interiors and free-flowing comfort flow into the scenic outdoors.



The freedom of movement in open, roomy and airy spaces is the driving philosophy at Danau Puchong which redefines modern high-rise living through intelligent space configuration.

Whether you are looking out for your new home, planning to upsize or downsize, or mulling over a renovation, the show units will provide valuable insights and inspiration within the highly adaptable spaces for living comfort and even a remote working lifestyle.

From the entrance of each unit, homebuyers would instantly appreciate the spaciousness of the simple and efficient open-plan living space to enjoy the comfort of a modern family home. Cool tiles create a harmonious and versatile aesthetic, accentuating a sense of comfort whilst continuing the fluidity of the entire space from the entrance to the living area.

The space opens up to the dining area and the kitchen, a gathering place comfortable enough for family meals, casual dining or entertaining. For added convenience, the kitchen leads to an adjoining yard that serves the family’s daily needs like laundry or food preparation.

The open concept flows into the living area which enjoys the view of the outdoors. Freedom of movement between the kitchen, dining and living area creates a greater feeling of expansiveness provided by full-height sliding glass doors looking out to a vista of the lake and a panoramic view of the urban skyline.



The inviting atmosphere of the open-plan space flows into the spacious master bedroom that can be easily configured to suit diverse aesthetic and lifestyle preferences.



The ambience of spaciousness is accentuated by a living area that opens up to panoramic views of the outdoors which can be enjoyed from the exclusive privacy of your home.

The sliding glass doors open out to a balcony, instantly extending your living room to the outdoors whilst inviting abundant natural light and ventilation, lakeside breeze and an outdoor atmosphere into your private space. Nothing changes at night, except the panorama of city lights in place of daylight offering a showpiece backdrop.

The bedrooms are neatly positioned in the private corners of the units, tucked away and quiet. The bigger units offer three bedrooms. For those in favour of fewer bedrooms, there is a choice of either 2-bedroom or one-bedroom units. The bedrooms offer spacious comfort complete with cosy wood laminate flooring. In the master bedroom, a seamless connection with the outdoors is prevalent through large windows that invite the refreshing outdoors, be it the morning sun, fresh air or the starlit night sky, into your daily routine.

All master bedrooms at Danau Puchong feature an ensuite bath and adequate space to design your ideal dresser space. The well-planned layout also ensures that other bedrooms enjoy ample space and the same level of comfort.

A home is, after all, your sanctuary, and it should feel just right from the moment you cross the threshold. As the vision for your private space coalesces, we complement thoughtful design principles with functional features as needed to make it meaningful to call your own. Everything in and around the home is interconnected, making life a breeze, as conveyed in both show units.



The unique urban lakeside lifestyle experience offers a rejuvenating escape from the city pace.

Similarly, the communal areas and lifestyle amenities are designed to fulfil the needs of modern urban dwellers, with a choice of premium facilities set within a scenic and calming verdant ambience. The inviting infinity-edge pool offers a breathtaking view of the lake, with landscaped greenery interwoven into the surroundings.

Green pavilions and a hammock garden tucked away in a secluded nook present quiet spaces to relax and reflect, while a children’s play area and a wading pool will keep the young ones occupied for hours. Also available are a mini library, yoga deck, gymnasium and multipurpose hall.

Family and friends can be hosted at the barbeque terrace, complete with comfortable lounging sofas, washing facilities, as well as a skyline view to enjoy the sunset. For a more panoramic view, a rooftop garden at each tower provides yet another escape that fully takes in the surrounding environment.

A fulfilling modern urban lifestyle isn't complete without convenient access to the best amenities that the neighbourhood has to offer. Danau Puchong's strategic location not only puts it minutes away from a host of dining, entertainment, retail, healthcare and education options within the vicinity. Its proximity to two LRT stations—IOI Puchong Jaya LRT Station and Pusat Bandar Puchong LRT Station—also means residents will enjoy seamless and reliable access to major hotspots and destinations within the Klang Valley integrated rail network.



At Danau Puchong, comfort is having the calm of green surroundings and the serenity of a tranquil lake as your backdrop.

Additionally, the location is accessible via a network of highways, including the Damansara-Puchong Highway (LDP), Shah Alam Expressway (KESAS), Bukit Jalil Highway, Maju Expressway (MEX), North-South Expressway Central Link (ELITE) and South Klang Valley Expressway (SKVE).

Danau Puchong draws inspiration from the lifestyle introduced by YTL Land in its award-winning Lake Edge Puchong development, located just a short distance away. The low-density development with only two towers resonates with the appealing lakeside living established in Lake Edge via attractively priced modern homes to cater to diverse lifestyle preferences.

Ultimately, the best way to truly appreciate the promise of life at Danau Puchong—a restful environment, a spacious home—is to experience the potential of the space yourself at our show units and bring your imagination to life.

Our new sales gallery is located at PT2885, Jalan Perindustrian Puchong, Bandar Metro Puchong, 47100 Puchong, Selangor Darul Ehsan (opposite the guardhouse of Lake Edge Puchong).

Find out more at www.danaupuchong.com.my or call +6018 818 0000.

THE YARD, FRESH EVENT SPACE FROM A BYGONE ERA



The conservation of Sentul Depot by YTL Land embraces the virtue of versatility to reimagine the use of its expansive workshop space for placemaking opportunities. Once the main workshop in one of the finest locomotive engineering hubs in the world during the 1900s, Sentul Depot now takes pride of place on the historical railway site of Sentul West, a mere 5 km from Kuala Lumpur CBD against a backdrop of the city skyline.

At the heart of Sentul Depot's success is the conservation and preservation of its historical significance under an adaptive reuse approach, a decision that was made when YTL Land first took on the task of rejuvenating Sentul under an overarching urban renewal masterplan.

Today, Sentul Depot serves as the most unique and historically intriguing lifestyle and event destination Kuala Lumpur has to offer, capable of hosting a variety of functions to suit any occasion—ranging from fashion galas and music concerts to product launches and private corporate functions.

At the heart of its success is the conservation and preservation of its historical significance under an adaptive reuse approach, a decision that was made when YTL Land first took on the task of rejuvenating Sentul under an overarching urban renewal masterplan.

The conservation goal was to restore and rehabilitate the original structure of the dilapidated workshops with a total footprint of 200,000 sq ft, while leveraging its archaic industrial prowess and dominance to create a contemporary space for events of our time.

Its versatility to cater to diverse requirements lies in the composition of its workshops which can be configured for events of all scales, or combined to utilise the entire 200,000 sq ft of its vast space.

The opportunity to employ innovation presented itself again as The Yard has been reimagined and repurposed to create an additional event space at Sentul Depot.

Following its refurbishment, The Yard takes on a new lease of life as a versatile event space that can cater to events with a capacity to host up to 700 people. The event venue enjoys the exclusivity of a dedicated covered drop-off for guests, air-conditioning and private washrooms.

The Yard offers 25,000 sq ft of open space featuring the depot’s original stripped-back style exposing original brick walls, arched windows, exposed ceilings and steel beams dating back to the 1900s to achieve a gritty edge that pays homage to Sentul’s industrial past. Clusters of greenery enliven the perimeter of this space, while the extended park setting of Sentul Park provides an all-encompassing lush ambience offering natural respite from the hectic city bustle.

The space is characterised by its blend of original architecture—dramatic high roof and large arched windows which invites natural lighting to create a floodlit, airy and breathtaking space. Its high ceiling allows the introduction of a mezzanine floor which offers not only additional space, but also adds a loft experience to elevate any event’s atmosphere.

The Yard is just as historic and timeless as the adjacent Workshops 1, 2 and 3 that surround it. The independence and individuality of The Yard as one of the event spaces yet interconnected with the other workshops allows opportunities for additional space and creative configuration to meet specific needs of events.



Introducing a mezzanine floor into the event space offers a blend of aesthetic appeal, versatile and innovative use of additional space, and enhancement of customer experience at The Yard.

Perhaps the most attractive quality of The Yard as an event space is the sense and scent of history itself, which is still prevalent in its immaculately preserved and captivating surroundings to add hues of historical charm to any event.

During the bygone era of the Federated Malay States Railways, The Yard served as a storage facility for crucial supplies such as copper plates and cables. Since then, the space has played a critical role in serving the needs of KTM, the nation's rail operator until the early 2000s.

Echoes of the past continue to emit from the walls here. The appeal of the versatile blank canvas has already compelled one of the world's most renowned automotive brands to be the first to host its milestone event and bring its vision to life at The Yard.

Read more about Lamborghini's launch of its first-ever hybrid super SUV, the Urus SE, in our next story.

To find out more about The Yard, visit www.sentuldepot.com.my or call +603 4041 0822.

OLIVE GROVE CONSTRUCTION PROGRESS UPDATE

AUGUST 2024

We are pleased to announce that Phase 1 of Olive Grove comprising 132 units of modern 2-storey link houses is completed ahead of schedule. The project is on target for delivery of vacant possession to homebuyers in Q3/2024.



Modern urban homes at Olive Grove with built-up area starting from 2,000 sq ft and 4+1 bedrooms.

Phase 2, which comprises only 119 units is under construction.

Visit our new showhouse at Olive Grove to discover the living experience at Ipoh's first gated-and-guarded landed development with 24-hour security. Choose from two different design types, the intermediate unit on a lot size of 20 ft x 75 ft and the corner unit with extra land ranging from 1,050 sq ft to 1,800 sq ft.

Phase 1 is fully sold. To enquire and learn more about Phase 2, call +605 536 2633/536 3093 or visit www.olivegrove.com.my.



Inspired by Ipoh's iconic limestone hills, Olive Grove offers 2-storey link houses with a clubhouse and lifestyle amenities surrounded by 10 acres of lush greenery to promote a healthy lifestyle and well-being of residents.

SENTUL DEPOT A PERFECT FIT FOR LAMBORGHINI'S URUS SE



Italian super sportscar maker Automobili Lamborghini presented Urus SE, its first-ever and the world's first plug-in hybrid sports utility vehicle, at The Yard in Sentul Depot. The model arrived in Malaysia in June 2024 fresh from its groundbreaking international debut at the 2024 Beijing International Automotive Exhibition in April 2024.

The legacy of the globally venerated Lamborghini brand which revolutionised the automotive world with the iconic super SUV resonated powerfully with the rich history and heritage of Sentul Depot, with its once robust railway engineering workshops which stand tall today in the face of Sentul's urban renewal.

The rustic charm of The Yard's freshly refurbished space accentuated by its distinctive colonial-era brickwork, steel beams and columns delivered an appropriately raw industrial ambience befitting an automotive brand synonymous with raw power and ageless beauty.

For The Yard, the event marked its maiden event soon after its refurbishment as an event space in the century-old Sentul Depot.

The success of the Lamborghini event solidifies Sentul Depot's growing reputation for hosting high-profile events in the automotive sector which includes luxury brands like Mercedes-Benz and Rolls Royce.

The historical fabric and uniqueness of Sentul Depot will continue to inspire individuals, businesses and events partners to explore innovative approaches and platforms in reimagining the future of events.

To find out more about Sentul Depot, visit www.sentuldepot.com.my or call +603 4041 0822.



Photos courtesy of Automobili Lamborghini.

DESIGNED BY MASTERS, BUILT AS MASTERPIECES

YTL Land has an illustrious track record of creating some of Malaysia's most uniquely conceptualised communities. As a leader in sustainability practices, YTL Land incorporates green designs into the engineering and architecture of its developments, promotes environmental renewal and cultivates sustainable ideas and habits within its communities.

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