A photograph of a modern architectural courtyard. The scene is framed by a dark, curved overhang at the top. The sky is blue with scattered white clouds. On the left, a long, curved building with multiple floors features a facade of vertical wooden slats and dark panels. To the right, a taller, more rectangular building with a white facade and glass balconies rises. In the foreground, a large, smooth, light-brown rock sits on a bed of white gravel. A dark, curved wall separates the gravel area from the buildings.

DESIGNED BY MASTERS,
BUILT AS MASTERPIECES.

An honest approach to environment



At YTL Land, we firmly believe in the healing powers of nature. So much so, that it has become the hallmark of any and every property we create to be distinguished by lush greenery.

This philosophy is rooted in a commitment that surpasses a desire to create beautiful landscapes, clean and healthy surroundings, or even establish an environmentally conscious way of life. Indeed, these factors are crucial, and they inform our design, but our primary motive is driven by an intricate understanding of how natural environments positively impact our mental and physical wellbeing – thereby enhancing our overall quality of life.

Too often we forget the importance of sacred spaces; of the simple pleasure in immersing oneself in nothing more than stillness and nature in all its raw, glorious form. While a modern

world deems it impractical to completely remove ourselves from the convenience of urban surroundings, YTL Land believes in a building philosophy that embraces space for the mind and soul, so that you enjoy a sense of freedom amidst tranquillity.

We see the creation of conducive environments as our highest priority, which is why the presence of lush greenery is not simply a design feature, but an intricate part of the lifestyle ideology and experience you have at every YTL Land property. Put simply, it is part of our DNA.

From towering tropical trees to limpid pools, wide open fields or tranquil lakes, every community we envision and create comes with its own intimate green spaces. Sometimes coiffed and landscaped to perfection, sometimes rough and natural in its rugged beauty.

Wherever our design inspiration leads us, the one constant you can depend on is that there is always a place for you to feel at one with Mother Nature at a YTL Land home.

Dato' Yeoh Seok Kian

Managing Director

YTL Land & Development Berhad



Rare opportunity beckons at Shorefront

The gentle caress of an ocean breeze. The captivating glisten of the water's edge. The enthralling prospect of watching the sun set on the horizon every day.

Now imagine that these pleasures need not be enjoyed at some isolated holiday paradise, but in the comfort of your home, with the vibrance of an entire city, literally, in your back yard.

The lure of idyllic living by the sea is a prospect that has captured the imagination of discerning buyers, and it is not just the rarity of a luxury address

in the cultural heart of historic George Town that is making heads turn. Rarer still, is an opportunity to rediscover the classical lifestyle appeal of a bygone era, reminiscent of the charm that once gave the Pearl of the Orient its shine.

Breakfast on the terrace, or if you prefer, the lawn. Afternoon tea at the pool deck, overlooking the sea. A rejuvenating evening dip in the infinity-edge pool as the sun sets. A romantic dinner on the sky terrace. Or a night out in town, exploring by trishaw.



Shorefront takes shape on an irrefutably prime piece of Penang real estate, at the vibrant and historical epicentre of George Town and beside the colonial landmark of the Eastern & Oriental Hotel.

Perhaps one of the most enigmatic residential developments to take place on the island in recent years, the 3-acre low-rise luxury project plays host to just 115 exclusive residences set right at the water's edge, where the city meets the sea.

Spacious luxury units of between 1,400 sq. ft. and 3,500 sq. ft. are spread out within three low-rise blocks, with an exclusive lift lobby serving every two units. This is set within a lush landscape of gardens and open courtyards, with a clubhouse as well as a panoramic infinity-edge pool to cater to residents, while the bright lights of the city and a choice of entertainment hotspots are just a short stroll away at the pulsating Farquhar Street.

Being the last sea-facing development in this iconic part of Penang, and certainly among the extremely few residential

opportunities within the vicinity, it is not hard to imagine why upmarket home seekers moved quickly to make Shorefront their new distinguished address.

For those who still want to, the good news is there is a small window of opportunity, because the developer has kept the best for last in the form of premium sea-facing units. Just four luxuriously capacious duplex units are available for the taking, offering direct views of the waterfront, thereby representing the crown jewels of the Shorefront enclave.

Ideally positioned to offer a double-volume vista of the horizon, the premium duplexes come in built up options of 3,222 sq. ft. or 3,608 sq. ft. Additionally, two of these units come with exciting sky terrace space, located on the roof top.

The units also benefit from the innovative design and unique orientation of Shorefront, which is perpendicular to the coastline. This ensures that every unit enjoys more than just a seafront view, but also oblique views of the city from various points of the home.



Premium duplexes are designed to offer luxuriously spacious interiors and a double-volume vista of the horizon.

Furthermore, the dual façade design feature maximises the prospect of bringing the surrounding atmosphere into your living space, while also capitalising on tropical breezes to enhance natural ventilation.

At Shorefront, YTL Land recognised an opportunity to introduce modern interpretation and influence to an archaic landscape, while also adopting minimalist charm to complement a benchmark luxury lifestyle that can only be experienced in this historic part of the city.

As a unique residential address, Shorefront appeals by striking the perfect balance between contemporary luxury standards and capturing the carefree spirit of George Town's colonial heritage, which still resonates vividly in this district of the Penang capital.

Reinforcing the allure of this lifestyle, it utilises fetching landscaping and water courts to create a serene ambience and mood within exclusive surroundings. The tranquil water-scape not only provides



intimate spaces for reflection and recreation, but also creates a sense of unity between land and sea, befitting an outstanding seafront address.

Living here, you really do enjoy the best of both worlds. It's your private seaside escape, while being just footsteps away from the vibrance of urban surroundings and the very best Penang has to offer.

Shorefront is a unique blend of cosmopolitan and idyllic living, representing an extremely rare and very utopian definition of luxury.

For more info, visit
shorefront.com.my
or call **03-2143 3000**



Stunning views invite the beauty of the waterfront into the home.



An exclusive clubhouse caters to the leisure and fitness needs of residents.



Sentul Works: The *uniqueness* of an office in a park

In a lush nook, within the verdant enclave of Sentul West, a century-old building stands stoically against a dramatic natural backdrop, capturing your attention with its quaint architecture and distinctively colonial character.

Sentul Works is one of a handful of heritage structures that pepper the landscape at Sentul West. It is not just a remnant of a

bygone era, but also a proud reminder of a time when the entire vicinity served as one of the finest integrated railway engineering hubs in the British Empire.

As time passed and Kuala Lumpur modernised, providence would see that the area remained untouched despite the urban sprawl that eventually enveloped it. Now in the hands of

YTL Land, Sentul West is not just among the few remaining natural green lungs within city limits, it is also one of the best-connected ones, served by a network of road and railway accesses.

When it first took over the strategic site, YTL Land immediately recognised the immense potential of preserving, rejuvenating and repurposing its many historical buildings to serve a modern purpose. It was also mindful of the considerable sentimental value these buildings held with the surrounding Sentul community.

“Our development outlook at Sentul West has always been driven by a desire to rejuvenate the community by infusing modernity. For us, this means renewing the past with fresh purpose, while preserving the surrounding natural greenery, which is so highly valued among urban dwellers today,” said YTL Land & Development Bhd director Yeoh Pei Teeng.

A buzz of activity around Sentul Works today reveals that this ideology is already bringing a new lease of life to the 110-year-old engineering office building, promising something different, dynamic and exceptional for those seeking to reinvent the way they work.

In exploring ideal ways to serve the modern landscape, YTL Land



carefully considered concepts that would enhance the vicinity without compromising the timeless appeal of historic architecture. Given the type of space Sentul Works has to offer, coupled with its proximity to a network of rail transit links and captivating surroundings, it saw an intriguing and rare opportunity to introduce a cutting-edge office within a park atmosphere.

“We often say we want to escape the stress and monotony of an office environment to find inspiration in more serene surroundings. Imagine if the place you work and the place you go to seek inspiration are the same,” Yeoh said.

Bringing a unique working experience to life, Sentul Works will completely preserve its colonial façade while adding two additional floors and bold interior design features that will appeal to a new generation of out-of-the-box professionals.

Retaining the original beauty of its rustic brick texture, clever use



Sentul Works will introduce a cutting-edge work environment while retaining all of its rustic beauty.

of raw materials will deliver a thoroughly modern look and feel while paying tribute to Sentul Work's colourful industrial history.

Also, the symmetry of the interior will be adapted to accommodate new open floor office spaces that flank a double-volume central atrium. A bridge connects first floor offices located on both sides of the atrium. Two additional floors will be added to the structure, providing more usable space as well as an eye-catching contrast of modernity and history.

Interiors are designed to provide flexible free space, giving tenants maximum adaptability for internal partitioning according to their business needs.

On the ground and first floor, offices will have immediate access to semi-outdoor verandahs, while a series of

balconies and bay windows are strategically added to maximise opportunities to invite the calm of surrounding greenery into the workspace.

Overall, clean, functional and ergonomic spaces deliver a chic working environment that will cater to contemporary businesses that appreciate a fuss-free setting to complement the surrounding serene ambience.

As an added attraction, the rooftop offers a glass encased balcony, providing an ideal place to socialise as well as soak in a bird's eye view of the enveloping greenery. To get even closer, tenants can easily escape to the great outdoors with their laptops and seek inspiration under the many towering trees in the park.

“At Sentul Works, there really is an opportunity to completely reinvent your idea of the



Two new floors and bold architectural features will create a dynamic contrast of old and new.

workplace. At the heart of our design aspiration is a desire to create spaces that are dynamic and intriguing, while taking full advantage of the lush surrounding view. We are excited about bringing this benchmark office experience to Sentul West,” says Yeoh.

Adding to its appeal as a work address, Sentul Works is highly accessible via a confluence of highways as well as five train stations that are situated in the immediate area, including KTM, LRT and upcoming MRT stations.

This not only provides convenience for businesses that will operate here, but also enhance the prospect of attracting fresh talent that will be drawn by the uniqueness of this work environment, its proximity to the city centre as well as the easy transit solutions that are available.

Situated within an MSC Malaysia Cybercentre Zone, Sentul Works is an ideal address for tech start-up companies, SME’s, consultancies or boutique businesses seeking both a competitive edge as well as unique corporate identity. There is also a possibility of hosting co-working space, which is an idea that YTL Land is open to.

“There are several possibilities that Sentul Works has the flexibility to accommodate, and we are already in discussions with a number of parties about many of them. Ultimately, we are just keen to explore ideas with those who are equally excited about the tremendous prospect this unique address represents,” said Yeoh.

For more info, visit
sentulworks.com.my
or call **03-4041 0822**



Feeling the Flow at Sentul Depot

With over 200,000 sq. ft. of space that caters to a wide range of events, Sentul Depot is ideally poised to fulfil YTL Land's vision of transforming a former railway engineering facility into a prime lifestyle destination for Kuala Lumpur.

Even as regeneration efforts are currently underway at the vast structure, Sentul Depot has already drawn major events, specifically because organisers

are keen to capitalise its dramatically rustic atmosphere.

Despite its raw state, it has already hosted creative showcases, open pop-up markets, the lively "Hungry For Adventure Festival" by Mercedes-Benz, and even hosted a concert by international star Craig David.

While YTL Land is committed to retaining every inch of its rustic

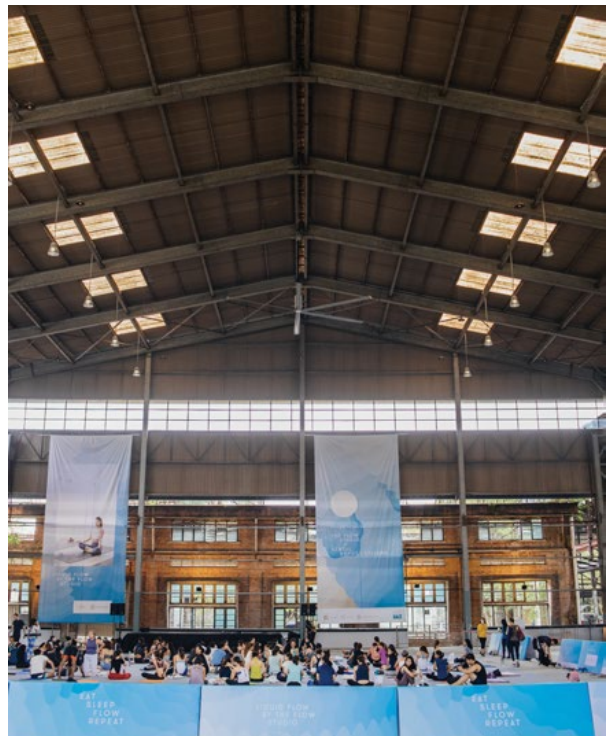
charm, it will also add more dynamism to Sentul Depot's appeal as a lifestyle destination in the near future with the infusion of a fitness zone, indoor venues for smaller events and an exciting F&B cluster.

However, the overall vision for this heritage site goes beyond the provision of venue space for exciting showcases. Equally important is its purpose to serve as a social focal point for the community, a place that attracts a regular convergence of people via social activities and communal events.

Among the community activities held at Sentul Depot that have set the pace for this vision is Liquid Flow, an energetic Yoga session organised by The Flow Studio and YTL Land which was held at Sentul Depot's Warehouse 1 in March this year.

At a special weekend session held at Sentul Depot, guests were invited to participate in a fluid "Vinyasa flow", a contemporary and energetic form of Yoga.

Adding to the excitement for the day was the fact that the Yoga session coincided with the ongoing RIUH event that



Organised by YTL Land and The Flow Studio, the Yoga session at Warehouse 1 attracted an enthusiastic crowd.

weekend, which meant that participants could step out and immediately experience a vibrant bazaar atmosphere of homegrown brands, a local food fare, creative workshops, show cases and live acts.

YTL Land plans to host many similar events in the future and it will continue to keep Sentul Depot's doors open to creative collaborations. In doing so, it will not just serve as a prime lifestyle and cultural destination, but promote a fundamental gathering of people and a strong sense of community.

For more info, visit
sentuldepot.com.my
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