



**FACT SHEET**  
**RETAIL, CEO OFFICES & OPEN OFFICES AT GTOWER,**  
**199, JALAN TUN RAZAK,**  
**50400 KUALA LUMPUR, MALAYSIA**

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**Date: July 2009**



GTower is an A++ 30 storey commercial development comprising of the following: CEO Offices, Open offices, Conference & Function rooms, Boutique hotel, F&B retail, Recreational facilities, Club & rooftop bar and 8 levels of car parking within the building. The CEO offices and Open Offices provide a total leasable area of approximately 500,000 sq.ft

### 1. Location and the Surroundings

GTower is situated at the junction of Jalan Tun Razak and Jalan Ampang , surrounded by a myriad of high profile organizations, multinational companies, embassies and world class shopping and dining options.

### 2. Accessibility

- By Road - Via Jalan Tun Razak.  
 Bus stop and Taxi Stand are located next to Ampang Park LRT Station at Jalan Ampang.
- By Light Rail Transit (LRT) - Ampang Park LRT Station, 2 minutes walking distance

### 3. Building Components

#### F&B / Retail

|    | Description    | Level              | Premises Area           | Total Leasable Area |
|----|----------------|--------------------|-------------------------|---------------------|
| 1. | F & B / Retail | Lower Ground Floor | 560 sq ft – 8,150 sq ft | 25,490 sq ft        |
| 2. | F & B / Retail | Ground Floor       | 600 sq ft - 4,400 sq ft | 10,870 sq ft        |

#### Open Office

|   | Description             | Level     | Premises Area           | Total Leasable Area |
|---|-------------------------|-----------|-------------------------|---------------------|
| 1 | Suite 8.01 & Suite 8.02 | 8th Floor | 15,930 sq ft per office | 31,860 sq ft        |



|    |                              |                        |  |              |
|----|------------------------------|------------------------|--|--------------|
| 2. | Suite 9.01 &<br>Suite 9.02   | 9 <sup>th</sup> Floor  | 16,000 sq ft per office<br>15,950 sq ft per office | 31,950 sq ft |
| 3. | Suite 10.01 &<br>Suite 10.02 | 10 <sup>th</sup> Floor | 16,380 sq ft per office<br>16,340 sq ft per office | 32,720 sq ft |

**CEO Duplex Office**

|    | Description | Level  | Duplex Area          | Number of Units |
|----|-------------|--|----------------------|-----------------|
| 1. | Type A      | 14 <sup>th</sup> Floor – 27 <sup>th</sup> Floor (7 Duplex Floor) | 7,200 sq ft per Type | 7               |
| 2. | Type B      | 14 <sup>th</sup> Floor – 27 <sup>th</sup> Floor (7 Duplex Floor) | 2,500 sq ft per Type | 56              |
| 3. | Type C      | 14 <sup>th</sup> Floor – 27 <sup>th</sup> Floor (7 Duplex Floor) | 5,500 sq ft per Type | 14              |
| 4. | Type D      | 14 <sup>th</sup> Floor – 27 <sup>th</sup> Floor (7 Duplex Floor) | 3,400 sq ft per Type | 14              |
| 5. | Type E      | 14 <sup>th</sup> Floor – 27 <sup>th</sup> Floor (7 Duplex Floor) | 2,900 sq ft per Type | 14              |
| 6. | Type F      | 14 <sup>th</sup> Floor – 27 <sup>th</sup> Floor (7 Duplex Floor) | 7,200 sq ft per Type | 7               |



#### 4. Conference & Function Rooms

Availability of conference & function area (3,110 sq ft) / room (1,190 sq ft) for seminar, staff training, and product launches, etc.

Boardrooms holding up to 25 to 30 people.

Function room holding up to 120 people theatre style with partition to break room into two

#### 5. Building Features

##### Multimedia Super Corridor (MSC) Compliant

- a) Optimal connectivity with fiber **optics** and **CAT6 cables**
- b) Dedicated **Data Centre facilities** with 24 hour IT enquiry line
- c) Incubation space for MSC start-ups
- d) Service providers available are Macro Lynx (building operators), Telekom Malaysia, Maxis & Time
- e) **Redundant fiber link** to ISP gateway

##### Provisional BCA Green Mark 'Gold' credit from Singapore

- a) **Energy Savings** of over 20 %
- b) **Technologically advanced & Flexible Hours Air-Conditioning Chiller Plant system** to improve energy efficiency
- c) **Carbon Dioxide detectors** for the control of air quality within the building
- d) **Double Glazing Windows**. Glass to Floor ratio (1: 3.8)
- e) Toxic-Free building materials
- f) Land area to **Green Planting** (1:4) including vertical planting



- g) Intelligent **Building Management Systems (BMS)**
- h) Security Systems including over **300 security cameras** & comprehensive **Access Card System**
- i) **High speed passenger lifts** serving 4 meters per second.
- j) **Grand main lobby** approximately over 10,000 sq.ft and 7 metres high
- k) **Gym and swimming pool** to be managed by professional operator.

#### **6. 5\* Boutique Hotel – Club Rooms**

Access to Penthouse Club Floor

Wi-Fi Enabled high speed broadband

IP Phones

LCD TV with optional lap top connection

IPTV & Video on Demand including Financial and News Channels

Infinity Swimming Pool for Hotel Guest only

#### **7. Penthouse Club Floor**

Soundproof private rooms with presentation / boardroom facilities (Wi-Fi Enabled)

Dining Club

Private Bridge Bar

#### **8. Car Park and Parking Rates**

|                 |   |  |
|-----------------|---|--|
| No. of car park | : | Approximately 1,105 parking bays   |
| Monthly rental  | : | Reserved car park @ RM 310 per month<br>Floating car park @ RM 180 per month |
| Visitor parking | : | RM 3.50 per hour   |



## 9. Technical Provision for Retail Shop (Lower Ground Floor and Ground Floor)

### a) Architectural

- \* Floor Finishes : Reinforced concrete & Granite
- \* Walls Finishes : Internal – Plaster & paint
- \* Ceiling finishes : None

### b) Structural

- \* Structural : (Reinforced concrete framework)
- \* Floor Loading : Up to 2.5 KN/M<sup>2</sup>

### c) Mechanical & Electrical (M&E)

- \* Electrical : Individual 3-phase Distribution Box (DB) for required power consumption
- \* Fire Fighting : Sprinkler & hose reel system
- \* Air Conditioning : Centralized Air-conditioning
- \* Water Supply : Available for connection with separate meter
- \* Sanitary Plumbing : Sewer manhole to individual lot provided for sanitary discharge

Note : All items mentioned above are subject to variation, modifications and substitution as recommended by the Architect and/ or the Appropriate Authorities.



#### **10. Technical Provision for the Open Office**

|                  |   |  |
|------------------|---|--|
| Structure        | : | Reinforced concrete framework            |
| Walls            | : | Internal – Plaster finish with paint     |
| Ceiling Finishes | : | None                                     |
| Windows          | : | Double glazed window with aluminum frame |
| Doors            | : | Fire-rated doors                         |
| Floor Finishes   | : | Reinforced concrete finish               |
| Locks            | : | Quality locksets                         |
| M&E Services     | : | Separate meter for electrical            |

#### **11. Technical Provision for the CEO Duplex Office**

|                  |   |  |
|------------------|---|--|
| Structure        | : | Reinforced concrete framework                          |
| Walls            | : | Internal – Plaster finish with paint                   |
| Ceiling Finishes | : | None   |
| Windows          | : | Double glazed window with aluminum frame               |
| Doors            | : | Fire-rated doors                                       |
| Floor Finishes   | : | Reinforced concrete finish                             |
| Locks            | : | Quality locksets                                       |
| M&E Services     | : | Separate meter for electrical                          |
| Others           | : | Fitted Pantry & Marble Washroom with shower facilities |

Note : All items mentioned above are subject to variation, modifications and



### **12. Specification for Common Area (lobby/ toilets/ corridor)**

|                   |   |   |
|-------------------|---|---|
| Floor             | : | Granite/ marble/ homogeneous tiles  |
| Walls             | : | Internal – Stone cladding, ceramic tiles and plaster finish with paint<br>External – Imported Granite Plaster finish with paint & glass with aluminum frame |
| Ceiling           | : | Fibrous plaster   |
| Sanitary fittings | : | Quality fittings and fixtures   |

### **13. Additional Features and Services Provided**

24 hour operations including air conditioning

Hotel-styled concierge service

Designated smoking zones on every floor

Valet parking

Foreign Currency Exchange

Cleaning service to premises

Routine pest control service to premises

24 hour one stop business centre

**FOR MORE INFORMATION AND VIEWING, PLEASE CONTACT :**

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## Front Elevation

