



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

*American
Standard*

AWARD WINNER

MIXED-USE DEVELOPMENT
MALAYSIA

3rdVenue @ Embassy Row
by Tajaya Land Berhad

2019-2020

NEU

SUITES

EMBASSY ROW

KUALA LUMPUR

NEXT GENERATION
OF
CITY LIFESTYLE



NEW ADDRESS
NEW LIFESTYLE
NEW TREND
NEW LANDMARK



300m
 TO GLENEAGLES
 MEDICAL CENTRE



650m
 TO JELATEK LRT STATION



3km
 TO KLCC/CBD

Accomplishing the impossible is what **NEU Suites** does marvelously as a prestigious address of trending metropolitan lifestyle in an iconic landmark. Superbly merging chic styling and fine detailing with all the trappings of a vibrant urbane sprawl while showcasing stunning amenities smothered in lush surroundings, your dream of enjoying the upwardly mobile lifestyle is now a reality.



ALONG THE
 PRESTIGIOUS
 EMBASSY ROW



INTEGRATED
 MIXED
 DEVELOPMENT



FLEXI
 OFFICE
 SUITES



24 MODERN
 FACILITIES



MULTI-TIER
 24 HOURS
 SECURITY

NEW YORKER
LIFESTYLE-
INSPIRED
EXPERIENCES.



A NEW BENCHMARK IN URBAN LIFESTYLE

NEU Suites represents a modern lifestyle for professionals, entrepreneurs, and the socialite high-flyers. A signature address of indulgence that's strategically set in a premium location. A perfect integration of lifestyle privileges and executive suite. Indulgence now has a new name... **NEU Suites**.

REVEL IN INDULGENCE

Expect nothing less than utter style, total comfort and maximum privilege wherever you turn at **NEU Suites**. Satisfying your quest for pleasure and indulgence is easily realized at the stunning leisure zones of **NEU Suites** from Facility Level to Sky Deck and private amenities way up high.



24 MODERN
FACILITIES

MULTI-TIER 24
HOURS SECURITY

ROOFTOP SKY LOUNGE FACILITIES



- 22 Sitting Node
- 23 BBQ Lounge
- 24 Sky Dining
- 25 Outdoor Gather Spot
- 26 Chillax Lounge
- 27 Table Games
- 28 Viewing Cube

LEVEL 2 PODIUM FACILITIES



- 1 Pocket Garden
- 2 Study Room
- 3 Meeting Room
- 4 Business Lounge
- 5 Multi Purpose Hall
- 6 Entertainment Room
- 7 Surau
- 8 Reflexology Fitness
- 9 Outdoor Fitness
- 10 Pool Side Deck
- 11 Yoga & Aerobic Room
- 12 Sauna
- 13 Gymnasium
- 14 Aquatic Pond
- 15 Water Feature
- 16 Wading Pool
- 17 Pool Side Deck
- 18 Sunshine Deck
- 19 Swimming Pool
- 20 Jacuzzi
- 21 Aromatic Garden



FLEXIBILITY CONCEPT

OFFER
FLEXIBILITY AND
PRIVACY

TYPE **A1**

430 sq. ft.

2 Rooms + 2 Toilets

TYPE **A2**

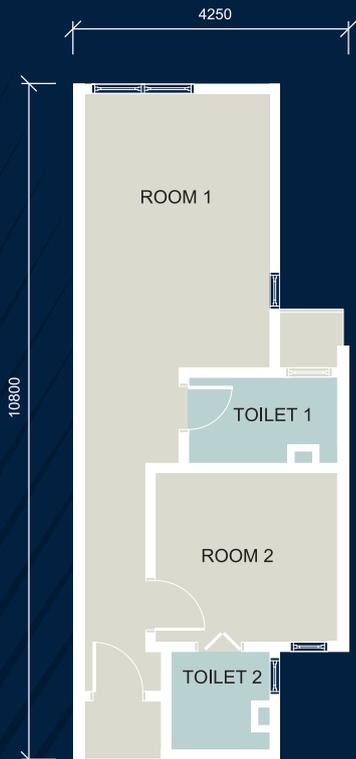
430 sq. ft.

2 Rooms + 1 Toilet

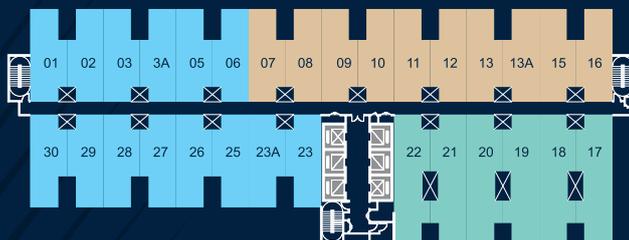
TYPE **B**

601 sq. ft.

3 Rooms + 2 Toilets



TYPICAL
STOREY
PLAN



SPECIFICATION

Structure	: Reinforced Concrete Framework
Wall	: Concrete Wall / Masonry Wall
Roof	: Reinforced Concrete Flat Roof
Ceiling	: Plaster Ceiling
Windows	: Aluminium Frame Glass Windows

Doors	: Entrance	: Fire Rated Door
	: Others	: Timber Door / Bifold Door
Ironmongery	: Quality Locksets	
Wall Finishes	: Internal Wall	: Emulsion Paint
	: External Wall	: Weather Resistant Paint
	: Toilet	: Ceramic Tiles to Ceiling Height
Floor Finishes	: Porcelain Tiles / Ceramic Tiles / Cement Render	

Sanitary Installation	Items	Type A1/A1a/A1b	TYPE A2/A2a	TYPE B/B1
	Water Closet	2	1	2
	Wash Basin	2	1	2
	Toilet Roll Holder	2	1	2
	Shower Head	2	1	2
	Tap	3	1	3
	Pantry Sink and Tap	1	1	1

Electrical Installation	Items	Type A1/A1a/A1b	TYPE A2/A2a	TYPE B/B1
	Electrical Distribution Board	1	1	1
	Lighting Point	7	7	10
	Ceiling Fan Point c/w Fan Hook	2	3	3
	15A Socket Outlet Point	2	2	2
	13A Socket Outlet	10	10	12
	Air Cond Point	2	2	3
	Water Heater Point	2	1	2
	Fiber Wall Socket Outlet	1	1	1

PRIME REASONS TO INVEST IN NEU SUITES



EXCLUSIVE ELITE ADDRESS ALONG EMBASSY ROW

Strategically located in the heart of the business and lifestyle district of Kuala Lumpur's City Centre, the KLCC & Petronas Twin Towers are only approximately 3km away.



LIFESTYLE DEVELOPMENT

Be spoiled by the myriad lifestyle retail excitement and experience a world of leisure right at your doorstep.



EXCELLENT CONNECTIVITY

Within the fastest growing development region of Kuala Lumpur, Jalan Ampang. Easily accessible via AKLEH, Jalan Ampang, MRR2 and Jalan Tun Razak.



EASY ACCESS VIA PUBLIC TRANSPORTATION

NEU Suites is only 4 stations away from KLCC (Golden Triangle) via Jelatek LRT Station & Dato Keramat LRT Station.



MULTI-TIER SECURITY SYSTEMS

Enjoy complete security and privacy with multi-tier security systems that fully complement city life.



FLEXIBILITY CONCEPT

Choose between our 3-room suites and 2-room suites that are exquisitely designed to cater different lifestyles, different stages of life and different needs.



VARIETY OF AMENITIES

Surround yourself with the facilities of city existence, lifestyle, education, and wellness including the highly respected Gleneagles Medical Centre, bank, shopping malls, and international schools.



SYNERGISTIC COLLABORATION

A joint development by award-winning developer Titijaya Land Bhd and China Railway Engineering Corporation (M) Sdn Bhd is expected to have a positive impact on the industry.

NEU SUITES



The Royal Selangor Polo Club
 Dato Keramat LRT Station
 Ampang Point

Royal Selangor Golf Club
 The Ritz-Carlton
 Prince Court Medical Centre

Sungai Wang Plaza
 Berjaya Times Square
 Hospital Kuala Lumpur

1KM

2KM

3KM

4KM

5KM

6KM

7KM

Gleneagles Medical Centre
 Great Eastern Mall
 Jelatek LRT Station
 Sayfol International School
 International School of Kuala Lumpur (New Campus)

Raffles Lasalle
 International Design School
 KLCC
 KLCC Centre Park
 Ampang Park Mall

Pavilion
 Fahrenheit88
 Lot 10
 National Heart Institute
 IKEA Cheras

Titivangsa Lake Garden
 Putra World Trade Centre

A Joint Development by



Developer:
 Ampang Avenue Development Sdn Bhd
 N-16-01, Penitouse, Level 16, First Subang, Jalan SS15/4G
 47500 Subang Jaya, Selangor, Malaysia

www.titijaya.com.my

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FOR SALES ENQUIRIES

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