



LAKE CITY
— KL NORTH —

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LAKE CITY
— KL NORTH —

AS MULTIFACETED AS LIFE ITSELF

TOD HOPSCA/Natural Life/Leisure Life



CONCEPTUAL ICON

To develop North of Greater Klang Valley Kuala Lumpur HOPSCA community





- Top 3 largest developer in China
- Country Garden ranked 177 in Fortune Global 500 List in year 2019
- Its Ranked 129 in 200 top-performing listed companies of Forbes Asia' s Best in May 2019
- Developed more than 1100 development and over 2000 township projects, serve more than 4million clients and having over 200,000 employee
- Core Business includes development, construction、 Renovation、 property management、 Property Investment 、 Hotel and management, etc
- Up to this year 2019, manage more than 75 Hotel
- Education Business listed in year 2017, owning more than 78 school and colleges in China and UK
- Country Garden is a high-tech integrated enterprise that creates beautiful products for the world.



Danga Bay



Diamond City



Central Park



Forest City

Forest City 3 Remarkable Years

- Harbour Commercial Street
- Transportation Hub、International Clubhouse、Beach Park、Water Themed Park、Wetland Park、Elegant and Luxurious Ballrooms
- Forest City Phoenix International Marina Hotel
- Forest City Golf Resort
- Asian Health Management Agency ——MJ Group
- Education with 160 years legacy—Shattuck.St. Mary' s International School
- Forest City Landmark Building——The Topping-out of Carnelian Tower phase 1



CONCEPTUAL ICON





LOCATION

KL NORTH: New Integrated Lifestyle Destination

KEPONG: A Vibrant Matured Town



The Greater KL Klang Valley

Composition of **10 municipalities**, covering area of **2,793 km²**

The population about 7.2M

RM 172B invest in "**Greater KL Plan**",

Its help Malaysia evolved into **TOP 20 International Metropolitan Cities** by 2020



【TRX】

Excellent connectivity, iconic public realms and smart and sustainable design come together to create Malaysia's first international financial district



【MRT】

MRT 1 commenced service on July 2017
MRT 2 expected commenced service in year 2022



【Attracting】

Attracting 100 of the world's most dynamic firms within priority sector



【Klang River】

Revitalising the Klang River into a heritage and commercial centre for Greater KL



【Pedestrian Network】

Bukit Bintang creating a comprehensive pedestrian network

TUN RAZAK EXCHANGE 吉隆坡国际金融中心

MERDEKA PNB 118 "独立世代"摩天大楼

KL METROPOLIS 综合发展计划

BANDAR MALAYSIA 马来西亚城市计划

BUKIT BINTANG 武吉免登商业中心

"The Greater KL Plan" 5 Mega Projects Located at KL North

Matured Township

Mont Kiara , Damansara , Petaling Jaya , Kepong, etc

New Mixed development

The Kepong area is regarded by experts as an example of another old area regeneration in the Klang Valley.

High Potential

In Kepong, a large number of real estate developers have settled in 2014. It enjoys a mature development area + large-scale complex development bonus

Great Connectivity

KTM、DUKE、MRR2、SERI DELIMA MRT



KL NORTH Perfectly Potential Area

KEPONG

DAMANSARA
(700-1000RM/ft²)

MONT KIARA
(700-1100RM/ft²)

PJ
(750-1000RM/ft²)

KL City Centre
(1000-2500RM/ft²)

12.2 KM

12.7 KM

11.9 KM

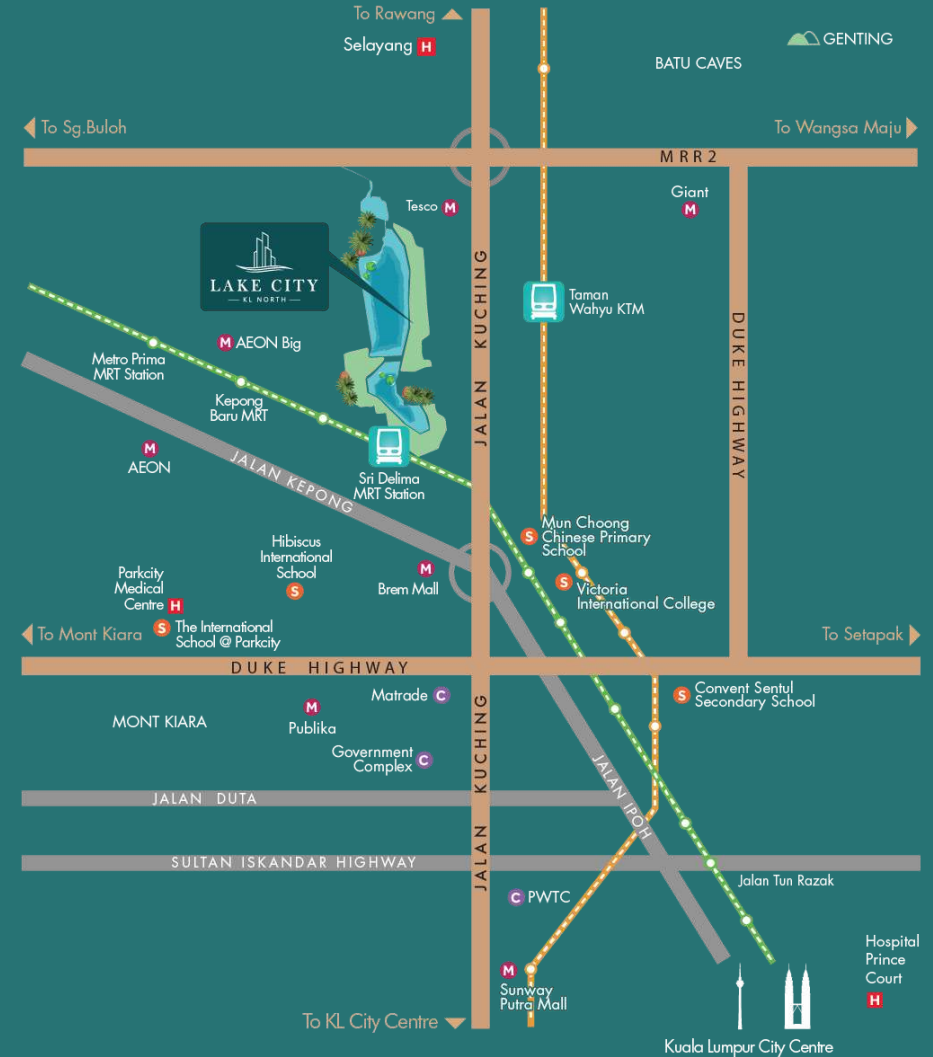
17.3 KM

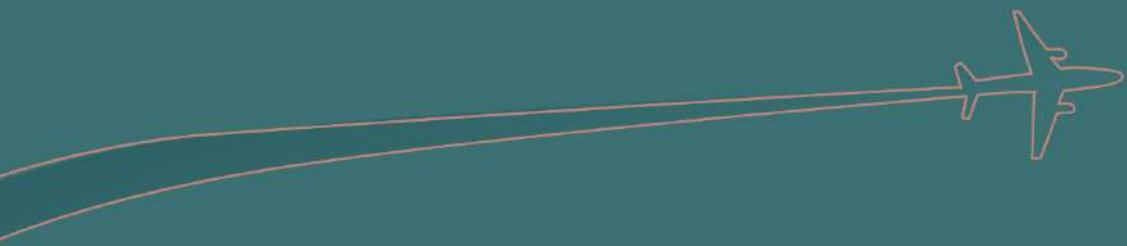


ParkCity Medical Centre



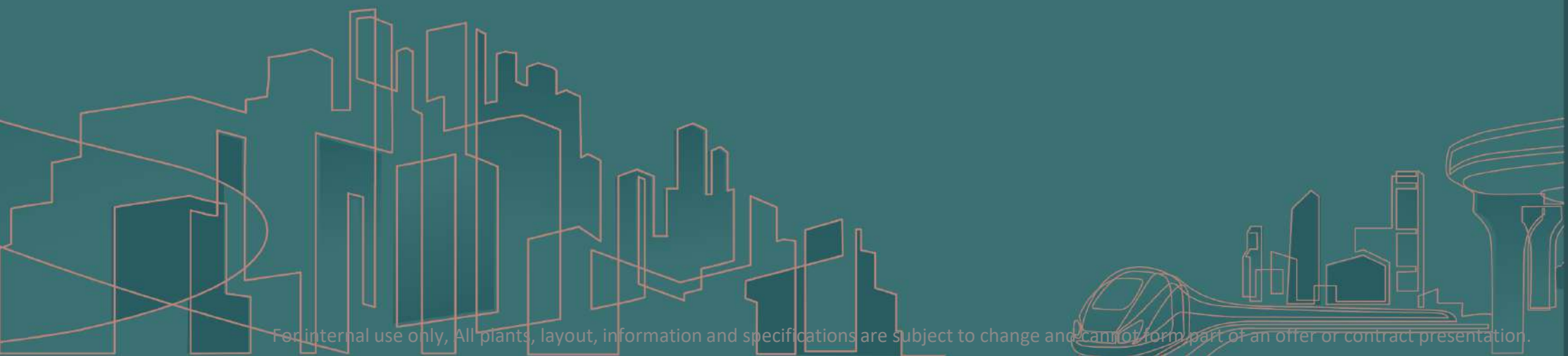
10KM Life Circle





TOD

City Revitalization, Suburban Renewal, and
Walkable Neighborhoods



Transit-Oriented Development is the exciting fast-growing trend in creating vibrant, livable, sustainable communities. Also known as TOD is regional planning, city revitalization, suburban renewal, and walkable neighborhoods combined, TOD aims to increase public transport ridership by reducing the use of private cars and by promoting sustainable urban growth



In 1980, New York's high-line park transformed a waste cargo railway into a park, remodeling through traffic lines, connecting neighboring residential areas, commercial areas, and office buildings. Greatly drove the development of areas along the park.



Through the connection of orbital stations, TOD fully realizes the integration of stations and cities, and through the integration of "station space" and "urban space", it has developed into a world commercial finance, popular culture and fashion town.



The Hong Kong urban TOD model covers large commercial, office, residential, hotel and educational facilities. Promote urban construction through orbit, bring huge urban value-added effects, promote sustainable urban development, and enhance the city's international image.

In 2019, Lake City the northern TOD model of Kuala Lumpur, creating a community-based slow-step system based on Lake Promenade Concepted by River Of Life, opening and convenient access to the living circle, connecting the commercial space, residential space and green space, and connecting Kuala Lumpur city center, TRX, Putrajaya, Kajang and other urban resources. Create a "track + community" model to completely change the living habits of the occupants, through a multi-level and efficient interactive connection, saving a lot of commuting time and improving the efficiency of life.

TOD Connecting KL CBD and Lake City



Bus Station

Covered Walk way



TamanWahyu

Lake City Sales Gallery

Public Transport	Distance (m)	City Centre
BUS	800	Pudu Sentral
KTM	500	6 station to KLCC, 7 Station to KL Sentral (KL Transportation Hub)
MRT 2	150	6 station to KL City Centre

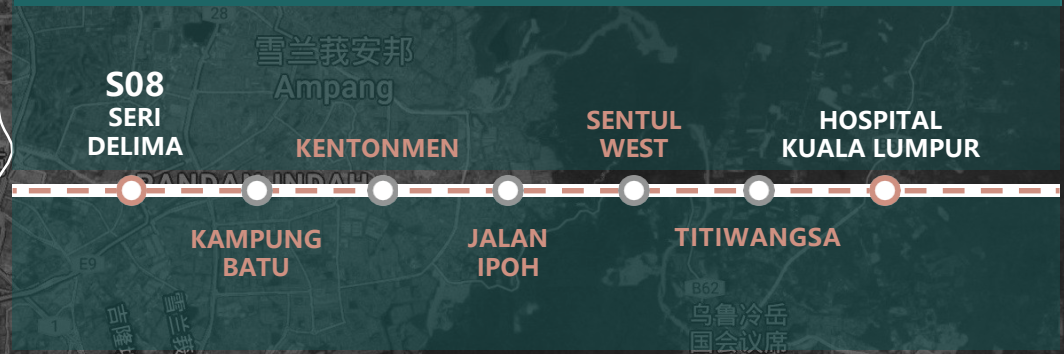
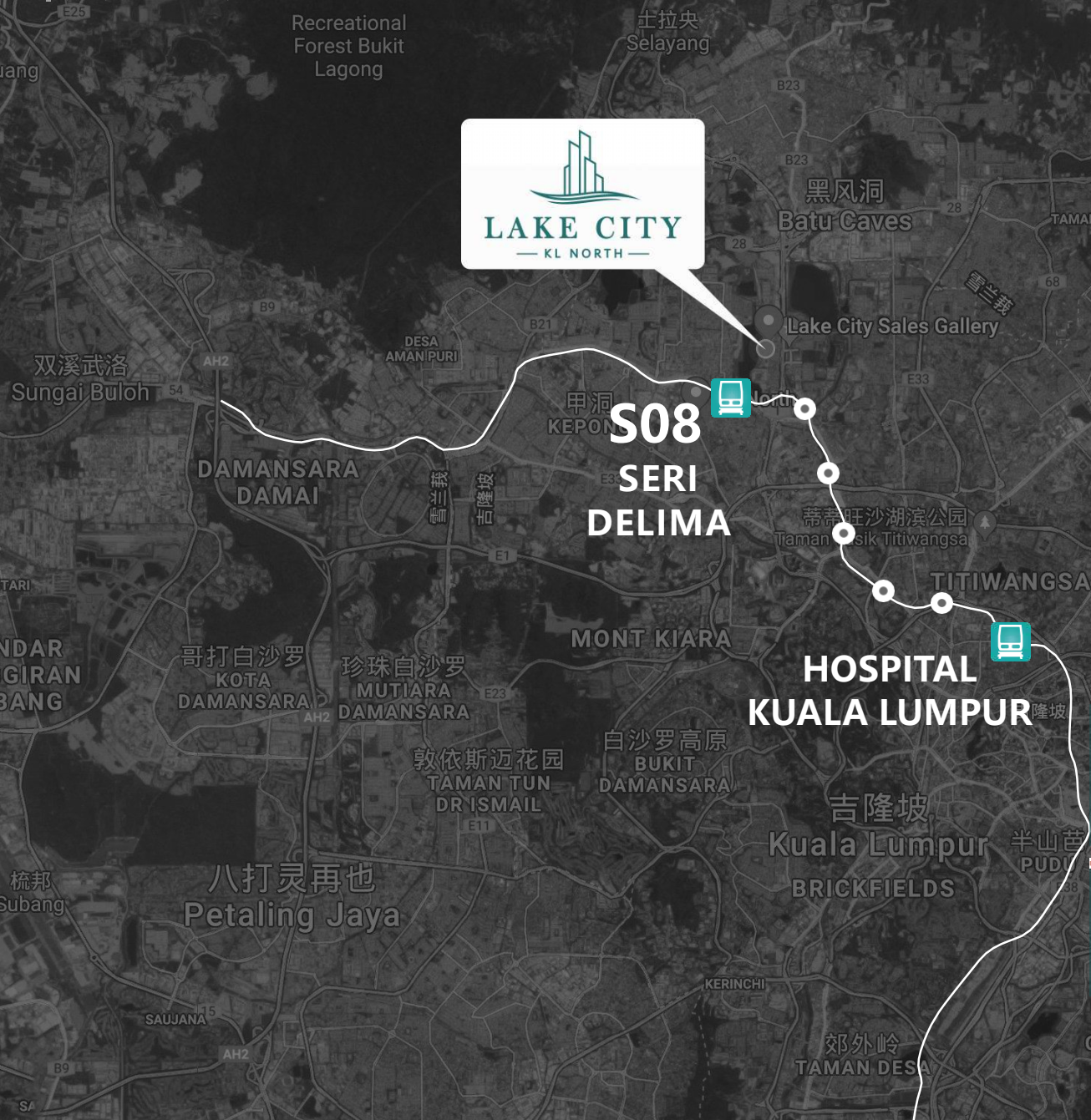


500-meter covered walkway connects to the KTM

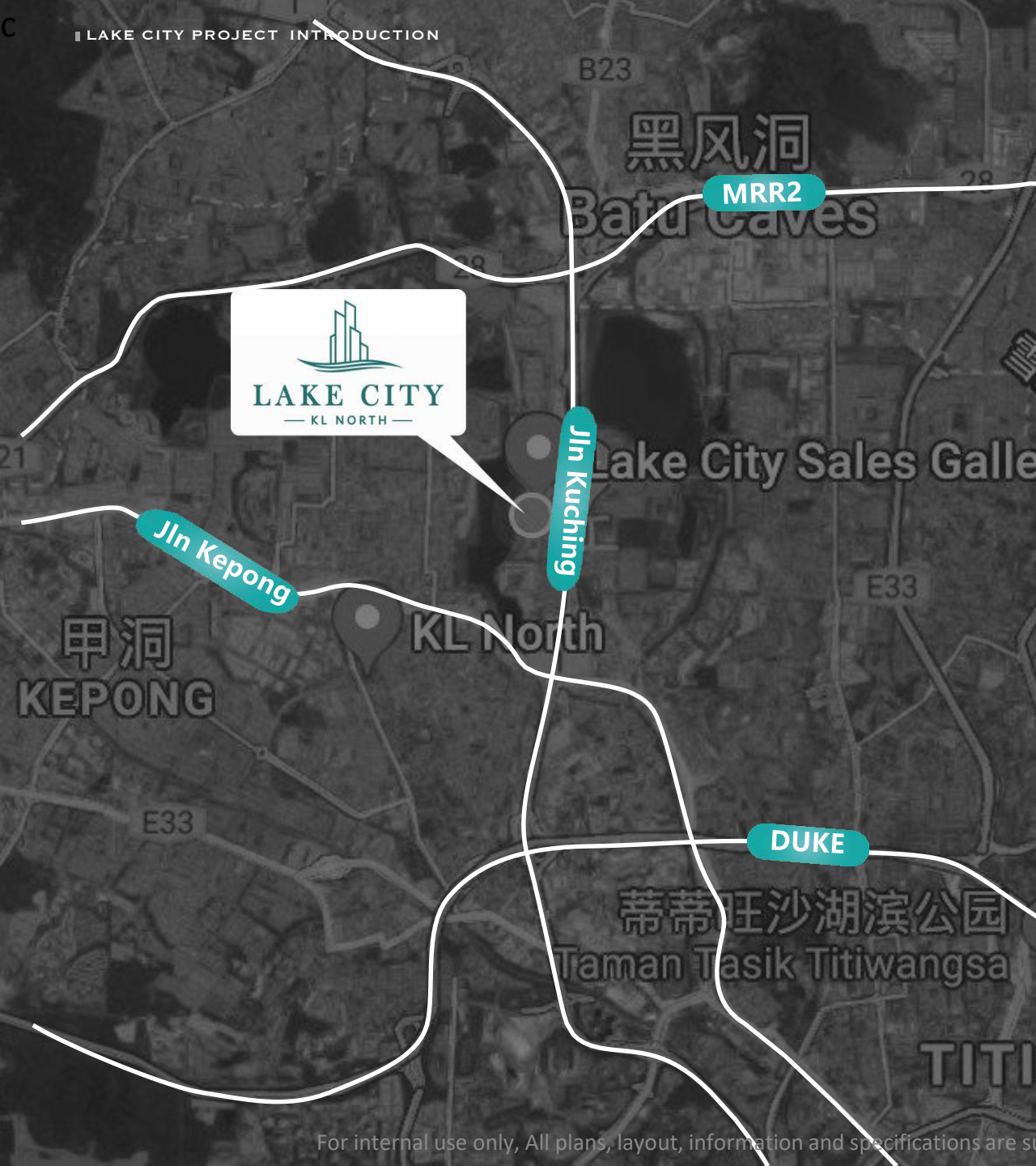


About MRT2

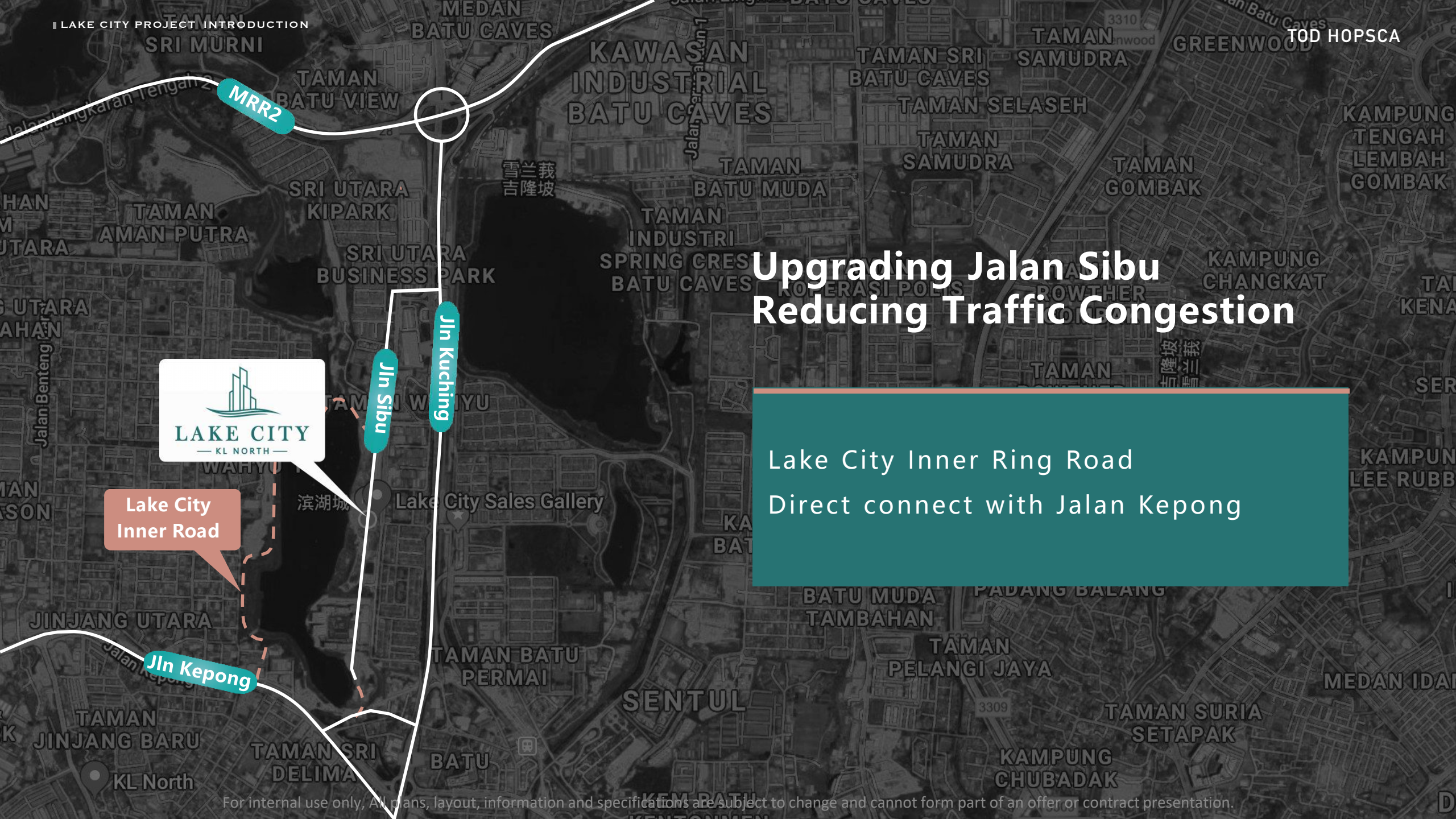
MRT 2 started construction in June 2016 and is scheduled to open to traffic in 2022. It has a total length of 55.2 km and a total of 37 stations, from Sungai Buloh to Putrajaya, passing through Kepong, KL City, and Serdang. The lake City project is next to the S08 station of the MRT2 line, next to the commercial area of the Lake City (400 meters). It takes only 6 stops to reach Kuala Lumpur City Centre, and the owners can walk to the MRT 2 line via Lake Promenade .



2 Main Road 2 Main Highway



Network	Destination and connected highway
Jalan Kuching	<ul style="list-style-type: none"> - Head North to Selayang and Rawang - Head South to KL City Centre
Jalan Kepong	<ul style="list-style-type: none"> - Head west to Kepong and MRR2 - Head South to KL City Centre
MRR2	<ul style="list-style-type: none"> - Head West to Petaling Jaya - Head east to Cheras
DUKE	<ul style="list-style-type: none"> - Connect to Sentul, Ayer Panas, Mont Kiara and connect to NKVE, MRR2, DUKE 2









Lake City Inner Road

Upgrading Jalan Sibul Reducing Traffic Congestion

Lake City Inner Ring Road
Direct connect with Jalan Kepong



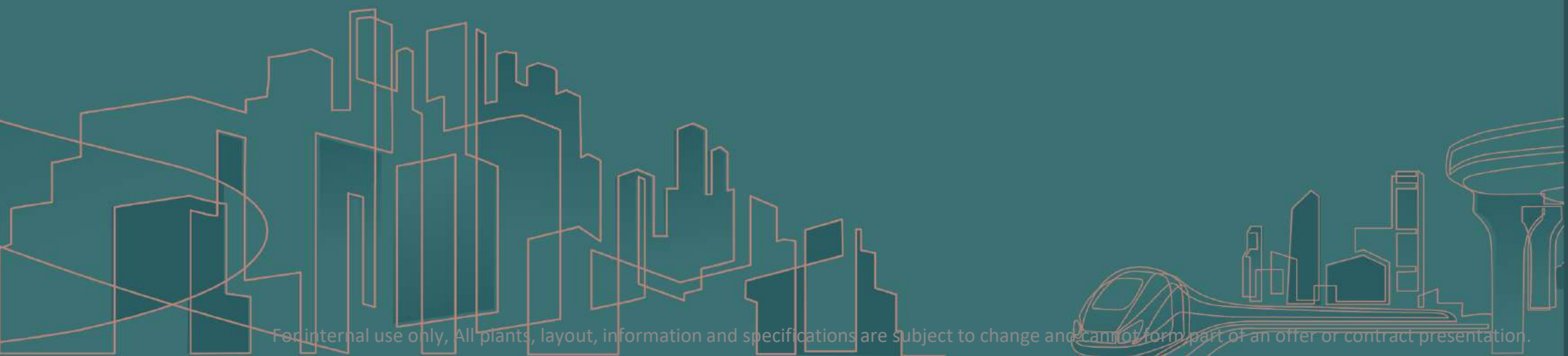
TOD – Diversify Living Spaces

-  Railway
-  Car traffic
-  Lake Promenade
Concepted by River Of Life
-  Commercial
-  Entertainment
-  Foster Family, Neighborhood



HOPSCA

City Center Comprehensive Development



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AS MULTIFACETED AS LIFE ITSELF

TOD HOPSCA/Natural Life/Leisure Life

HOPSCA Development 80arces



HOPSCA is a development concept, Designed to create the cultural economic

City in the city: Components of **HOPSCA** comprehend each other by establishing mutual relationships that enables its self-renewing adaptation to the diversified urban residents, perfecting the destination of life and leisure with the spectacular lakefront scenery

Luxurious
HOTEL

Signature
OFFICE

Ecological
PARK

Modern
**SHOPPING
MALL**

CONNECTIVITY
at your convenience

APARTMENTS

HOPSCA representing whole new lifestyle

Create and bring the best future-value to Lake City.

Social Community Lifestyle

HOPSCA concept can achieve unique idea and compatibility to living, working, leisure, entertainment, shopping and more.

Unique Natural Environment

Focus, Protect and maintain the eco-system of the Lakecity, achieve city self-sustainable development.

Characteristic of City

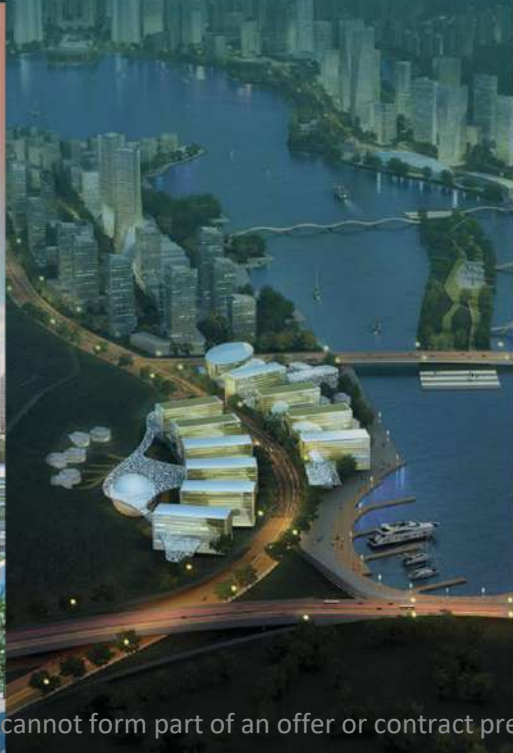
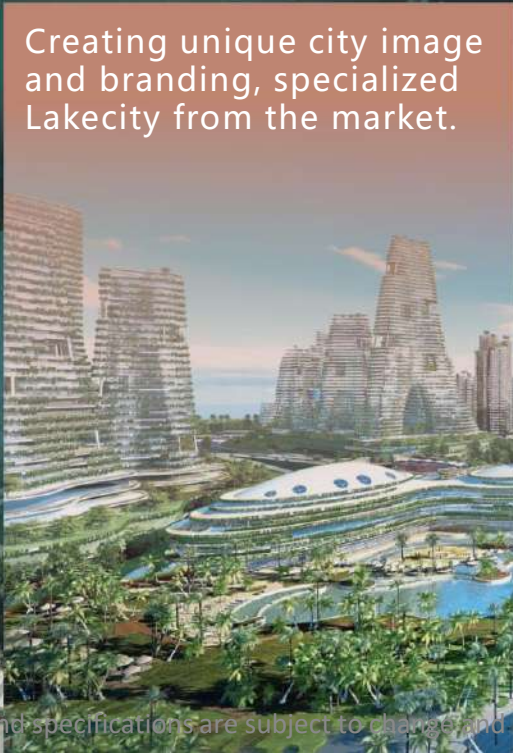
Creating unique city image and branding, specialized Lakecity from the market.

Centralized Resource







Reallocated the surrounded resource of city, Aid to achieve the best value to the project.

Functional Diversification

Comprehensive development, a variety of formats interdependent, complementary, and aggregate value-added real estate model.



80 acres HOPSCA Lake City

-  Hotel
-  Office
-  PARK
-  SHOPPING MALL+SOHO
-  CONNECTIVITY
-  APARTMENT



NATURAL LIFE

Natural and Lakeside lifestyle

3D Royal landscaping
Lake Promenade

Concepted by River Of Life



66 Acres Lake Community

LAKE CITY



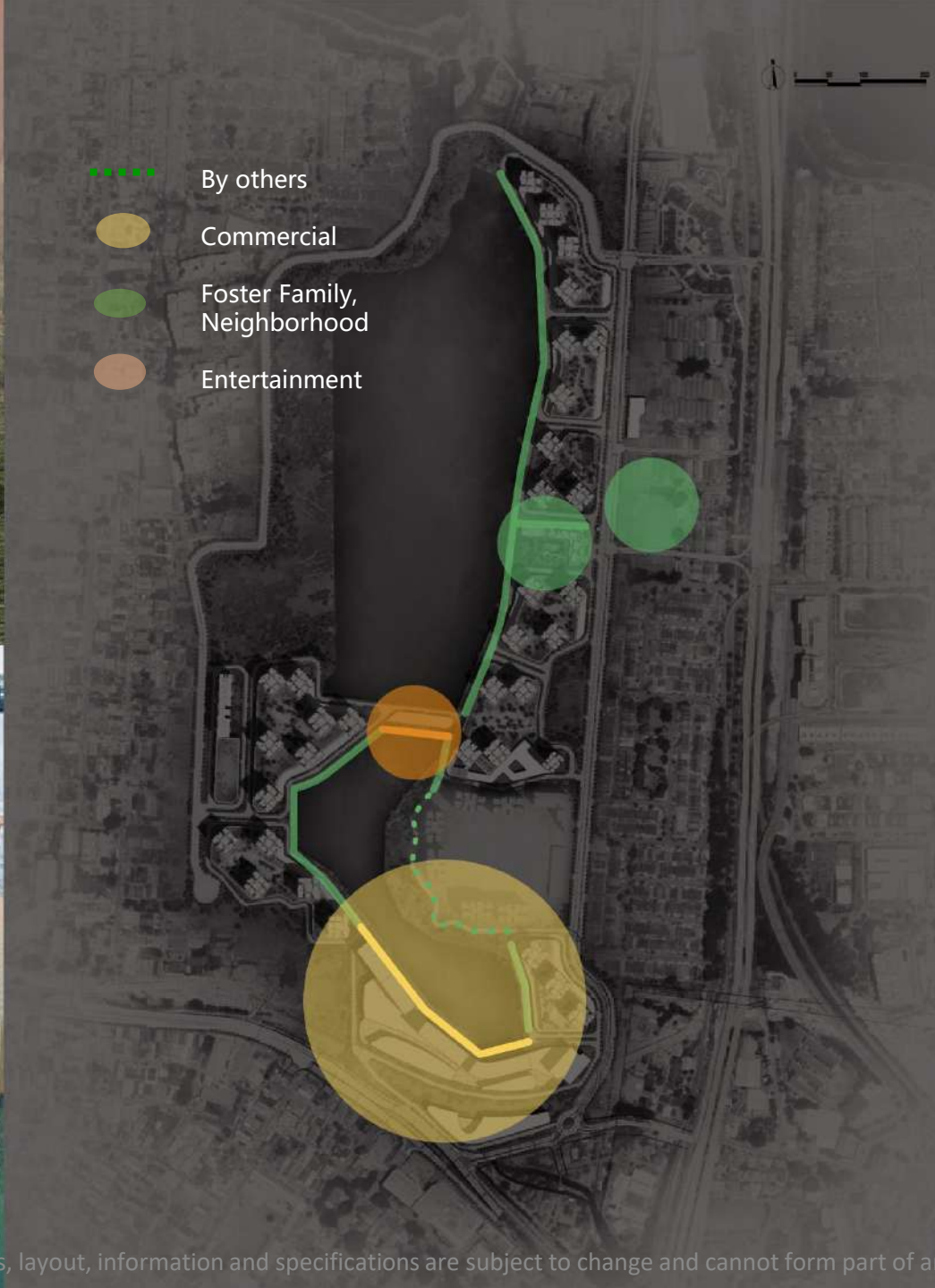
Lake Promenade

Concepted by River Of Life

2 km Lake Promenade for your pets walking and leisure.
In addition, there is a buggy service to bring you from
Lake Promenade to MRT, commercial areas, etc.



- By others
- Commercial
- Foster Family, Neighborhood
- Entertainment



3D Royal landscaping recognized by Sultan of Johor

210,000m² greenery landscaping, consist different type of plants



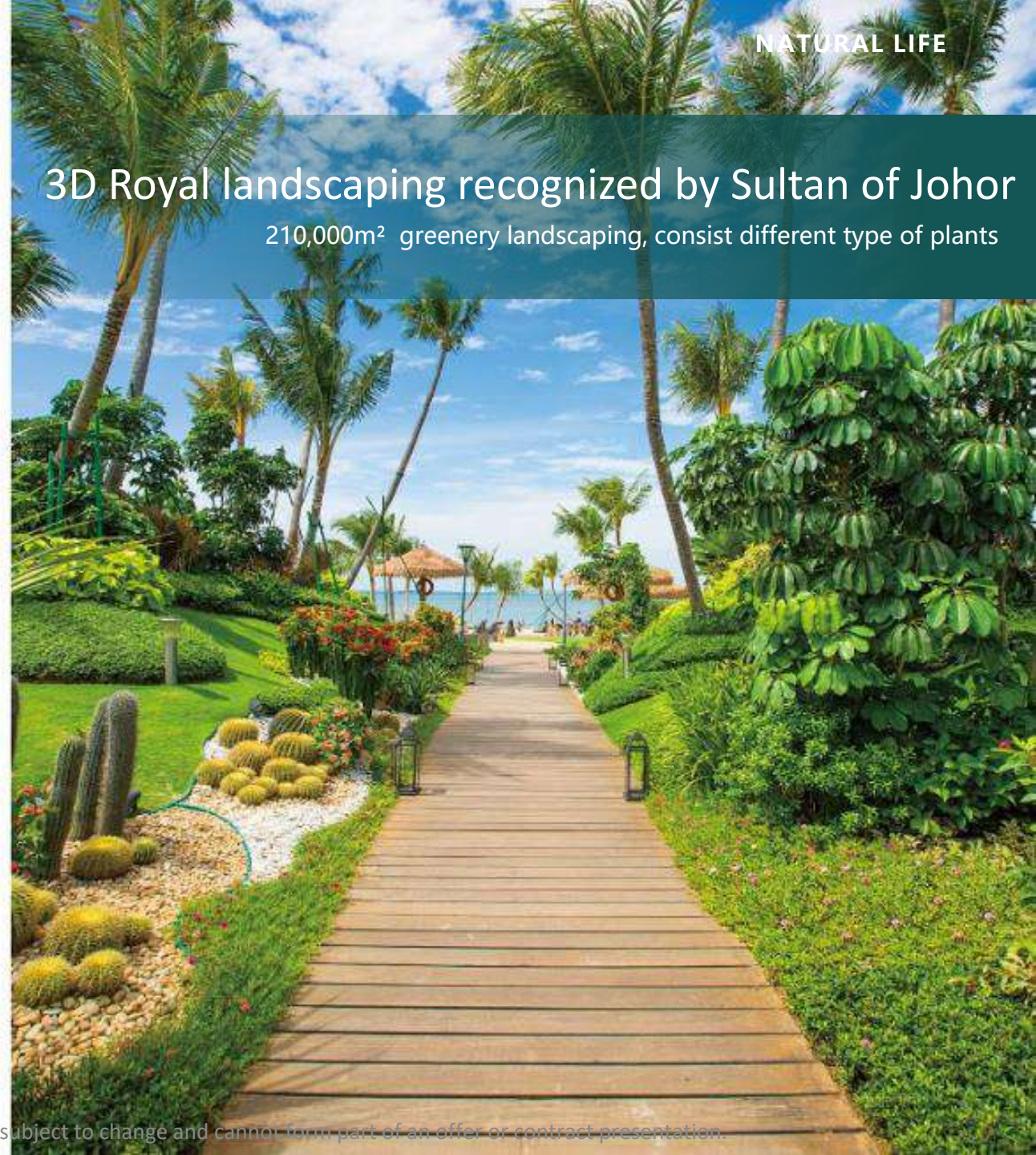
3D Royal landscaping recognized by Sultan of Johor

210,000m² greenery landscaping, consist different type of plants



3D Royal landscaping recognized by Sultan of Johor

210,000m² greenery landscaping, consist different type of plants





LEISURE LIFE

8 tiers security system to protect the safety of you and your family

Windmill design façade to maximize the view of each units

Smart community to improve your living environment experience



PHOENIX CLUB

Chinese & Western Restaurant, Rooftop Bar, KTV, wine bar, cigar bar, Billiards room, gym and many other functions



LEISURE LIFE



2KM Lake Promenade SOHO Retails by the Lake

Concepted by River Of Life



35 Facilities For you and your loved one



Swimming
Pool



GYM



Basketball



Snooker



KTV



Dart Room



Maze in
Garden



Nursery



Reading
Room



Sauna

Facilities





SMART LIFE

Building Design

Furnishing

Smart Community

8 Tiers Security



Lake City Project Details

Total Development Land : 80 acres

Lake Size : 66 acres

Clubhouse Built Up: 5,150 m²

Tenure: Leasehold (Year 2115)

Project Concept:

Lake City is an 80 acres integrated development, the development cycle is about 10 years. This is a lakeside project developed with the concept of TOD@HOPSCA in North Kuala Lumpur.

The HOPSCA is a concept of urban development with comprehensive complementary functions.

Hence, the master plan of Lake City includes hotels, office buildings, parks, shopping malls, connectivity and Apartment

ARADIA RESIDENCE

Land Size: 4.38acres

Total Units: 1026units (1003 Luxury Residential, 23 Commercial lots)

Plot Ratio: 6.9

Carpark lot: 1-2

Furnishing: Partly Furnished

Unit Type	Size (ft ²)	No. of Rooms	No. of units
TYPE A	567	1room	35
TYPE B	669	1+1rooms	35
TYPE C	943 - 992	Small 3 rooms	382
TYPE D	1,122 – 1,140	Big 3 rooms	465
TYPE E	1,484	Dual Key 4 rooms	43
TYPE F	1,687	Dual Key 4+1 rooms	43
Commercial	852 – 2,135		23

The Layout Plan

Type A ^{Built-up}
1 Bedroom . 567 sf
 1 Bedroom 1 Bathroom



Type B ^{Built-up}
2 Bedrooms . 669 sf
 2 Bedrooms 1 Bathroom



Type C ^{Built-up}
3 Bedrooms . 943 sf
 3 Bedrooms 2 Bathrooms



Type D ^{Built-up}
3 Bedrooms . 1122 sf
 3 Bedrooms 2 Bathrooms



Type E ^{Built-up}
4 Bedrooms . 1484 sf
 4 Bedrooms 3 Bathrooms



Type F ^{Built-up}
5 Bedrooms . 1687 sf
 5 Bedrooms 5 Bathrooms



Partly Furnished



Fully Fitted Kitchen

Kitchen Cabinet with cooker Hood and hob+Flue



Fully Fitted Toilet

Cabinet +Mirror+Centralize Water Heater



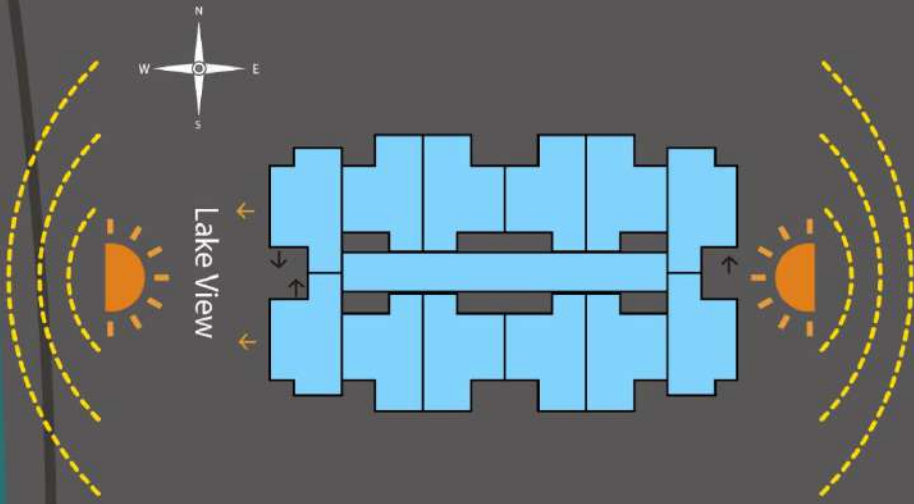
Smart System

Visual Intercom +Smart lock+ Smart Community

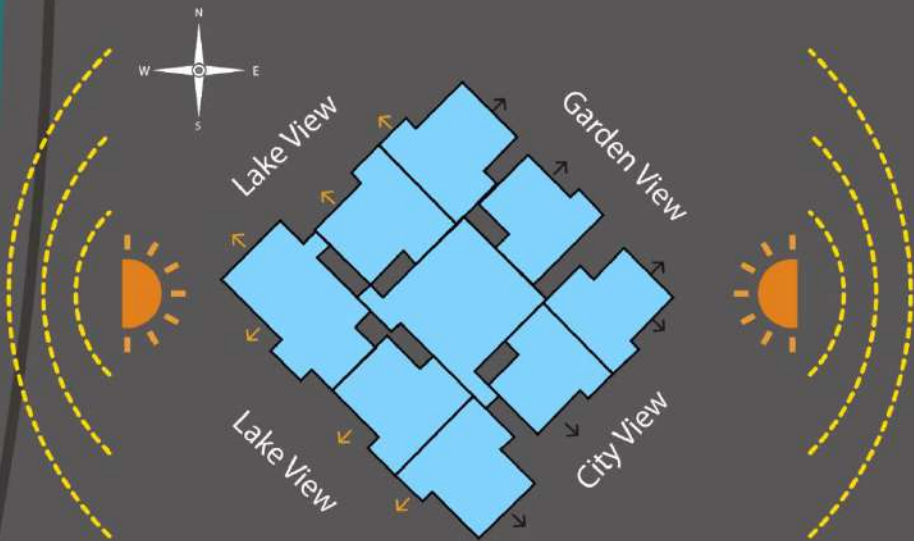


Air-conditional+ PVC Door

Lake



OPTIMAL ENGINEERING



Building Design

Maximize View

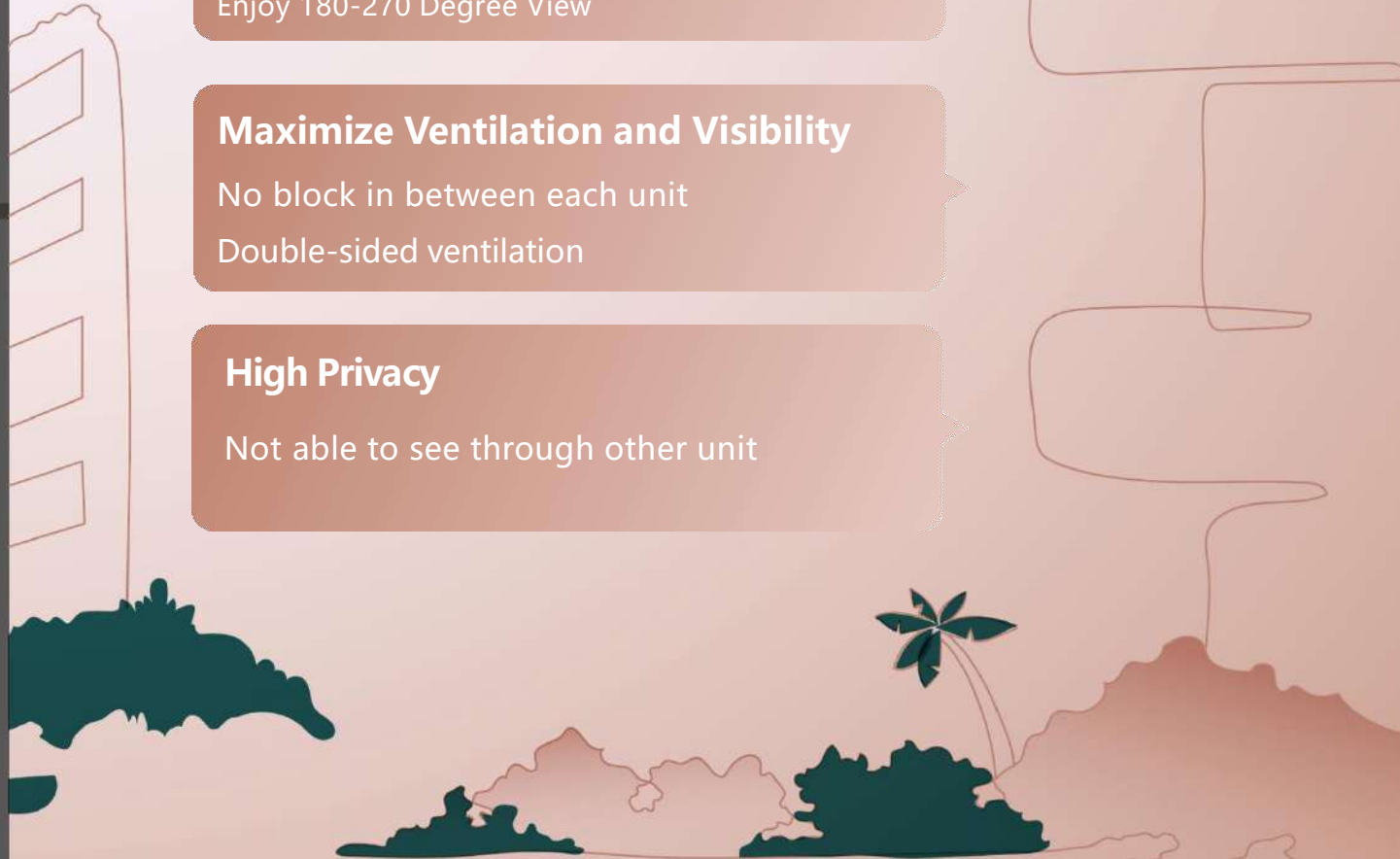
- Minimize the blocking
- 180-270-degree View
- Enjoy 180-270 Degree View

Maximize Ventilation and Visibility

- No block in between each unit
- Double-sided ventilation

High Privacy

- Not able to see through other unit





Smart Access

Variety Access way, Connect video chat through mobile feature to chat with visitor



Smart Elevator

Reserve the elevator with one press through APP



Smart Lock

Fingerprint, Password and Key



Smart Visitor Reservation

Create Virtual, temporary key for friends and visitor through mobile app



Smart Security

Visual Intercom System & CCTV



Smart Facility

Allow residents to reserve the facilities through Apps

Security checking at
Car park Entrance



Smart Car Park System
Only owner allowed to access
to Car Park



24/7 security
patrol in the
community



8 TIER SECURITY SYSTEMS

Smart Access for Lobby Entry
Only Owner allowed to access to
the lobby.



Smart Electronic system
CCTV will be installed in
every corner of the
compound



Smart Elevator System
Reserve the elevator with one
press – a faster way up and
down



Smart Intercom
Connect video chat through mobile feature



Smart Lock Management
Key, fingerprint and password
3 in 1



THANKS



FACEBOOK

1300-22-9999

www.lakecitykl.com



Lake City Sales Gallery