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Real Estate Magazine



Unveiling the Green Jewels
of Kuala Lumpur:

Exploring Eco-Conscious
Buildings and Their Rise to
Prominence

by DD Darlene

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EDITOR'S LETTER

Dear Distinguished Readers,

In this edition, we take a deep dive into the world of sustainable construction with a focus on demystifying Green Construction in Malaysia. DD Darlene, a key member of our CORE TEAM and Senior Real Estate Negotiator, leads the way in unraveling the intricacies of the Green Building Index in her insightful piece on "Exploring Eco-Conscious Buildings and Their Rise to Prominence".

Our goal is to guide you through the realms of living smarter and greener, shedding light on the Six Pillars of Eco Elegance. Join us on this enlightening journey as we explore the essence of environmentally conscious living.

As we turn the pages, we invite you to discover the allure of selected Green Certified Luxury Residences and Corporate Strata Offices in the heart of KLCC. This issue serves as a compass, helping you navigate the landscape of sustainable living and providing a closer look at the commitment to eco-friendly practices in both residential and corporate spaces.

Embrace this opportunity to deepen your understanding of sustainable living and embark on a voyage towards a greener, more conscientious lifestyle.

Francis Ngooi
— REAL ESTATE —



**DD DARLENE
CORE TEAM**

Demystifying Green Construction: Living Smarter, Living Greener in Malaysia



The sun streams through expansive windows, illuminating an interior awash in natural light. Gentle breezes murmur through a carefully designed bio-wall, filtering fresh air into the living space. This isn't a vision from a futuristic eco-thriller, it's the reality of green living in Malaysia, and it's becoming increasingly desirable for homebuyers.

But what exactly makes a house "green"? Is it merely the trendy buzzword du jour, or does it signify a deeper commitment to sustainability and wellbeing? Fear not, intrepid reader, for we're about to crack the code of green construction in Malaysia.

Cracking the Code of Green: The Green Building Index

Forget cookie-cutter environmental rating systems. The GBI is a homegrown hero, deeply rooted in Malaysia's vibrant tapestry. Unlike its generic counterparts, it considers our tropical climate, cultural nuances, and burgeoning development needs. This brainchild of the esteemed Malaysian Institute of Architects (PAM) and the Association of Consulting Engineers Malaysia (ACEM) doesn't merely focus on energy efficiency and water conservation. It delves deeper, embracing a holistic vision of sustainability that permeates every facet of a building.



Six Pillars of Eco-Elegance:

The GBI rests upon six sturdy pillars, each crucial for constructing a truly green sanctuary:

- **Energy Efficiency:** Harnessing the sun's warmth, minimizing heat gain, and embracing renewable energy sources like solar panels – these are just a few ways GBI buildings slash their carbon footprint and your electricity bills. Imagine basking in natural light while cutting down on energy costs – a win-win situation for your wallet and the planet.

- **Indoor Environment Quality:** Breathe easy in buildings that prioritize clean air, comfortable temperatures, and soothing acoustics. Say goodbye to stuffy rooms and hello to a sanctuary of relaxation and focus. Picture working in a naturally-lit space with fresh air invigorating your mind and body, boosting productivity and well-being.
- **Sustainable Site Planning & Management:** GBI buildings respect the land. They choose locations with excellent public transport access, incorporate lush greenery, and minimize disruption to surrounding ecosystems. Imagine living in a community connected to nature, reducing your carbon footprint while enjoying the serenity of green spaces. Picture strolling through landscaped gardens or cycling to work on dedicated pathways, embracing a healthier lifestyle in harmony with nature.
- **Materials & Resources:** Think recycled timber, low-impact materials, and waste management systems. GBI buildings minimize their environmental footprint from the ground up. Imagine a building constructed with sustainably sourced materials, reducing its impact on precious resources and contributing to a circular economy.
- **Water Efficiency:** Every drop counts! Rainwater harvesting, water-saving fixtures, and clever recycling systems are the hallmarks of water-conscious GBI buildings. Imagine conserving this precious resource while ensuring a steady flow of clean water for your needs. Picture rainwater nourishing rooftop gardens or greywater systems irrigating landscaping, promoting sustainable water management practices.
- **Innovation:** Pushing the boundaries of green design, GBI buildings embrace cutting-edge solutions like vertical gardens, bio-remediation systems, and even self-healing concrete. Imagine living in a building that actively cleans the air and adapts to its environment, setting the stage for a future-proof and sustainable world. Picture vertical gardens adorning walls, filtering pollutants and offering a touch of urban greenery, or self-healing concrete minimizing maintenance needs and extending the building's lifespan.

Building Blocks of Green Design



Beyond a simple "green" label, the GBI unveils a spectrum of sustainability achievements. Buildings are evaluated against six key pillars, from energy efficiency and water conservation to indoor air quality and responsible material choices. This comprehensive assessment culminates in a point-based rating system, translating sustainable features into tangible value:

- **Platinum (86-100 points):** The pinnacle of eco-excellence, these buildings are beacons of sustainability, pushing the boundaries of green design and setting the benchmark for future generations. Imagine basking in naturally-lit havens powered by renewable energy, breathing in pristine air, and knowing your choice is truly transformative.
- **Gold (76-85 points):** A testament to dedication to environmental responsibility, these buildings offer a harmonious blend of green features and modern comforts. Picture living in a community that minimizes its carbon footprint while providing sleek amenities and a healthy living environment.
- **Silver (66-75 points):** Taking a significant step towards sustainability, these buildings demonstrate a commitment to eco-conscious practices. Imagine enjoying energy-efficient features, improved indoor air quality, and responsible water management, knowing you're contributing to a greener future.
- **Certified (60-65 points):** The entry point to the world of green buildings, these properties meet the baseline GBI standards. Picture enjoying the benefits of improved resource management and enhanced comfort while taking your first steps towards a more sustainable lifestyle.

POINTS	GBI RATING
86 - 100 points	Platinum
76 - 85 points	Gold
66 - 75 points	Silver
50 - 65 points	Certified

Spotlight on Kuala Lumpur's Green Jewels

Kuala Lumpur's skyline shimmers with modern marvels, but a new melody rises above the urban hum – the vibrant concerto of green buildings. These aren't mere concrete giants draped in sustainability buzzwords; they're meticulously crafted sanctuaries where luxury dances with environmental responsibility, a harmonious symphony crafted for discerning homeowners and astute investors. Let's delve deeper into four of these GBI-accredited jewels, and uncover the orchestra of green features that serenade both well-being and wallets:



The Conlay KLCC by E&O Nature's Rooftop Rhapsody (GBI Gold)

Kuala Lumpur's skyline, once a canvas of steel and glass, now blooms with a new melody – the verdant concerto of The Conlay. Rising amidst the urban hum, this GBI Gold-certified jewel isn't just a luxurious address; it's a sanctuary woven from nature's whispers and crafted for discerning souls.



Imagine cascading greenery interwoven with the sleek lines of a modern marvel. Bio-walls hum a life-giving melody, filtering pollutants and painting the air with crisp oxygen. At The Conlay, nature isn't an afterthought; it's woven into the very fabric of your experience. Sun-drenched sky gardens adorned with native flora offer panoramic cityscapes kissed by gentle breezes. Up on the rooftop, a verdant oasis thrives, nourished by harvested rainwater and bathed in the soft glow of renewable energy. Here, residents find solace in sunrise yoga sessions amidst the greenery, while investors relish the long-term value of a property that whispers the language of responsible living.

Step inside The Conlay and discover a universe of meticulous artistry. Light dances on handcrafted fixtures, each a testament to exquisite simplicity, while floor-to-ceiling windows frame breathtaking cityscapes, inviting you to experience a life where every moment resonates with unparalleled grace. Sun-kissed tiles whisper tales of heritage, and soaring sky gardens murmur serenity, weaving a symphony of luxury with nature's gentle touch.

Crafted by the visionary alliance of E&O and Mitsui Fudosan, and imbued with Kerry Hill's signature elegance, The Conlay is more than just a residence; it's a legacy. Step into your freehold sanctuary, a mere 100 meters from the Conlay MRT and 800 meters from the vibrant pulse of Pavilion Kuala Lumpur and the dynamic core of TRX. Immerse yourself in the heated pool's silken embrace, unwind in the jacuzzi's gentle whispers, and surrender to the on-demand hospitality and concierge services. The Conlay @ KLCC – a hushed symphony of luxury, where your legacy begins.

The Layout



The Core Residence @ TRX: Future-Proofed Chic, Whispering Efficiency (GBI Platinum)

Kuala Lumpur's heartbeat thrums with the pulse of ambition and progress, and nowhere is it more evident than in the burgeoning heart of TRX. Here, amidst the glass giants and bustling avenues, The Core Residence rises – a beacon of refined elegance and a serenade to conscious living.

Holding the coveted GBI Platinum badge, this architectural masterpiece isn't just a testament to modern marvels; it's a harmonious symphony where intelligent design dances with environmental responsibility. Imagine facades that adapt to the sun's symphony, sculpting natural light while whispering a 20% reduction in your carbon footprint. Picture verdant landscapes adorning terraced balconies, nourished by the whispers of rainwater, where water consumption dips by a remarkable 40%. Every detail, from the orchestrated flow of waste management systems to the sleek lines of smart home technology, hums a lullaby of conservation, reminding you that luxury and sustainability can exist in perfect harmony.



Step beyond the gleaming curtain walls, and discover a haven where innovation meets tranquility. Immerse yourself in the infinity pool, a shimmering canvas reflecting the city's vibrant energy. Find solace in the jacuzzi's gentle whispers, letting its bubbles wash away your workday's worries. Ascend to the rooftop sanctuary, where a sunken BBQ lounge invites laughter and stargazing under the city's celestial dome. Each amenity, meticulously crafted, becomes an invitation to embrace the joys of urban living while nurturing your well-being.

But The Core Residence isn't just an oasis of indulgence; it's a blueprint for a future we all crave. Each of its 580 meticulously planned havens, spread across 50 floors, is a testament to contemporary architectural aesthetics and exceptional livability. The seamless integration of the TRX Integrated Management System whispers promises of effortless convenience, where technology orchestrates your life's symphony with quiet efficiency.



Beyond the tangible luxuries, lies the allure of investment. Freehold tenure promises enduring value, while the top-tier GBI accreditation attracts eco-conscious tenants, ensuring long-term financial harmony. In this haven of future-proofed living, you're not just investing in an address; you're investing in a vision, a sustainable melody that resonates with the very heartbeat of a thriving city.

So, let The Core Residence be your stage. Embrace the orchestra of innovation, indulge in the symphony of amenities, and rest assured in the lullaby of environmental responsibility. Here, in the heart of TRX, your future whispers promises of luxury, harmony, and a sustainable masterpiece you can call home.

The Layout

TYPE A1
58 SQM / 624 SQ.FT
TOWER 1 & 2

1 Bedroom 1 Bathroom

TYPE A2
64 SQM / 688 SQ.FT
TOWER 2

1+1 Bedroom 1 Bathroom

SMART SUITE

FLEXI SUITE



TYPE B1
76 SQM / 817 SQ.FT
TOWER 2

2 Bedrooms 2 Bathrooms

TYPE B2
78 SQM / 839 SQ.FT
TOWER 2

2 Bedrooms 2 Bathrooms



Swnk Houze @ BBCC: Where Tech Meets Harmony, a Symphony of Comfort (GBI Gold)



In the heart of Kuala Lumpur, Swnk Houze emerges as a captivating blend of technological serenity and contemporary luxury. This GBI Gold haven isn't merely a building; it's a symphony of innovation and environmental responsibility. Smart sensors function as digital elves, silently optimizing efficiency and reducing resource consumption by 15%, transforming utility bills into a gentle lullaby. The natural ventilation and vertical gardens create a refreshing counterpoint to the city's energy, offering a sanctuary that seamlessly integrates cutting-edge technology and eco-conscious living.

Swnk Houze's 31-storey tower stands as a beacon of chic modernity, redefining urban living with 441 havens of unparalleled convenience. Positioned strategically near a central transportation hub, it acts as a gateway to the city's vibrant pulse while providing a tranquil retreat. The inviting lobby, an extension of your living room, sets the tone for connection and refined elegance. Ascending to Level 3 reveals the meticulously curated Facilities Deck, an urban playground catering to every whim, from an infinity pool reflecting the city's glitter to a sunken sanctuary promising peaceful escape.

The signature serviced residences on offer provide a rich, layered experience where each unit is a symphony of aesthetics, practical layouts, and luxurious exclusivity. As a resident, you live like a trendsetter, with handcrafted fixtures, panoramic cityscapes, and a haven tailored to your unique energy. Gazing out at the awe-inspiring panorama, painted by city lights and framed by the world's second tallest skyscraper, Swnk Houze is more than a residence—it's an investment in a lifestyle where luxury, convenience, and endless possibilities converge in a high-tech haven. Embrace the tech-powered symphony of comfort at Swnk Houze, the ultimate destination for those who appreciate innovation, sustainability, and a serenely orchestrated urban harmony.

The Layout



A

STUDIO 483 sq.ft.



C

1+1 BEDROOM 657 sq.ft.

B

1 BEDROOM 540 sq.ft.



D

2 BEDROOMS 818 sq.ft.



E

DUAL KEY 2 BEDROOMS! 861 sq.ft.



The Stride Strata Office @ BBCC: Urban Eco-Sanctuary, Nature's Lullaby (GBI Silver)



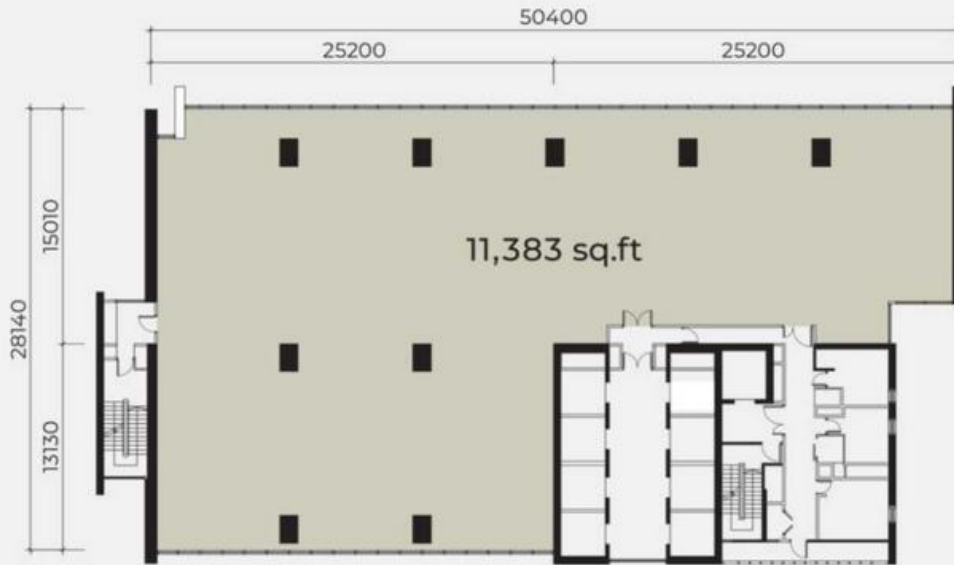
Imagine escaping the city's roar into a haven where rooftop gardens whisper lullabies to the sky, and green walls, adorned with native whispers, filter the very air you breathe. This isn't just an office building; it's The Stride Strata, a sanctuary woven from sustainable threads. Sun-kissed efficiency dances with natural light, reducing your reliance on artificial illumination by 30% and

creating a naturally bright, welcoming environment. Water-efficient fixtures whisper conservation, reducing usage by 25%, while rooftop solar panels harvest the sun's bounty to power your business, earning The Stride a well-deserved GBI Silver badge – a testament to its dedication to environmental responsibility. This commitment attracts eco-conscious businesses, boosting tenant satisfaction and long-term property value for investors.

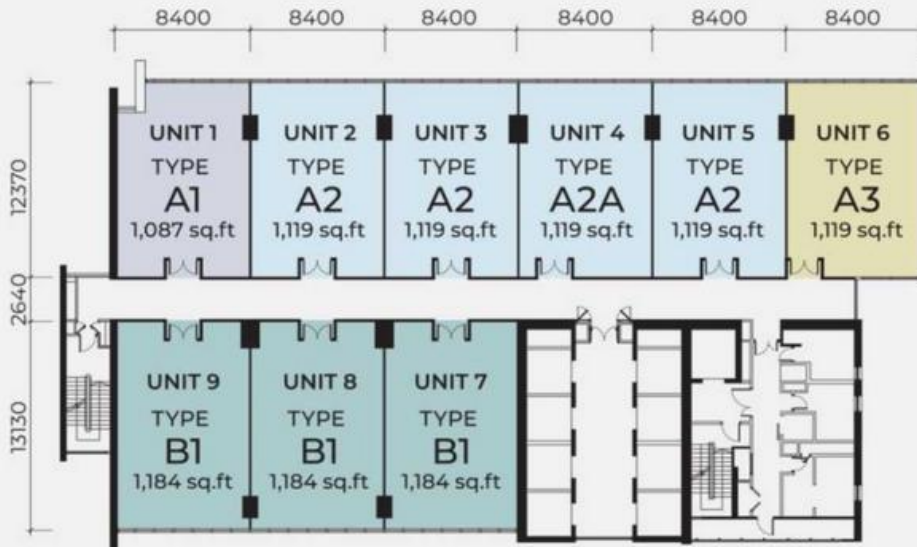
The Stride isn't just an address; it's an iconic landmark. Its asymmetrical, trapezoid profile stands as a testament to visionary architecture, offering a prestigious address within the vibrant heart of Kuala Lumpur – Bukit Bintang City Centre. Soaring 45 levels high, The Stride grants you panoramic views that inspire and motivate, a constant reminder of the city's boundless potential and your place within it. With 276 office suites ranging from 1,087 to 11,383 sq. ft., you'll find the perfect space to accommodate your evolving business needs, each one maximizing usable space and designed to reflect your brand's sophistication. Professionally managed business conveniences, including a business lounge, meeting rooms, and top-of-the-line conference facilities, empower you to conduct every interaction with utmost professionalism.

The Stride isn't just an office; it's a gateway to extraordinary success. BBCC, the cosmopolitan hub where The Stride resides, seamlessly integrates modern office suites with residential living, hotels, retail, and an entertainment hub. Green lungs weave through the development, offering a welcome respite and fostering a harmonious balance between work and leisure. Connectivity is at your fingertips, with the existing Hang Tuah monorail and LRT, and future linkages to Merdeka MRT and High Speed Rail, ensuring you're always connected and always on the move. Embrace The Stride Strata, your haven of sustainability, efficiency, and connectivity. Here, your business success story unfolds in a symphony of urban oasis and corporate excellence.

The Layout



TYPICAL VERSATILE OPEN OFFICE



TYPICAL FUNCTIONAL OFFICE SUITES



A Feast for the Senses, a Symphony for the Soul: Own Your Piece of KL's Green Legacy

Wake up to a sunrise ballet in your GBI-accredited haven, where golden rays paint cityscapes through the verdant prism of your sky garden. These living canvases aren't just buildings; they're well-being testimonials. Choose a GBI-green jewel for:

1. Lower utility bills: Let smart systems and natural ventilation cut energy costs, freeing resources for other pursuits.
2. Enhanced well-being: Enjoy cleaner air, natural light, and thoughtful spaces nurturing peace.
3. Pride in ownership: Own a piece of KL's green revolution, leaving a lasting positive impact.
4. Future-proofed investment: GBI-accredited havens attract eco-conscious tenants, ensuring long-term value.

Own a green jewel, breathe a healthier future. Rooftop yoga harmonizes with the city's pulse, gardens bloom with friendships and nature, smart living empowers your green legacy. This prestigious address reflects your commitment, echoing a symphony of sustainable living through the urban jungle. Join the green transformation. Let KWKLCC, your trusted navigators through the world of sustainable sanctuaries, guide you. We'll decipher GBI ratings, unveil hidden gems, and find your perfect green haven.



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