

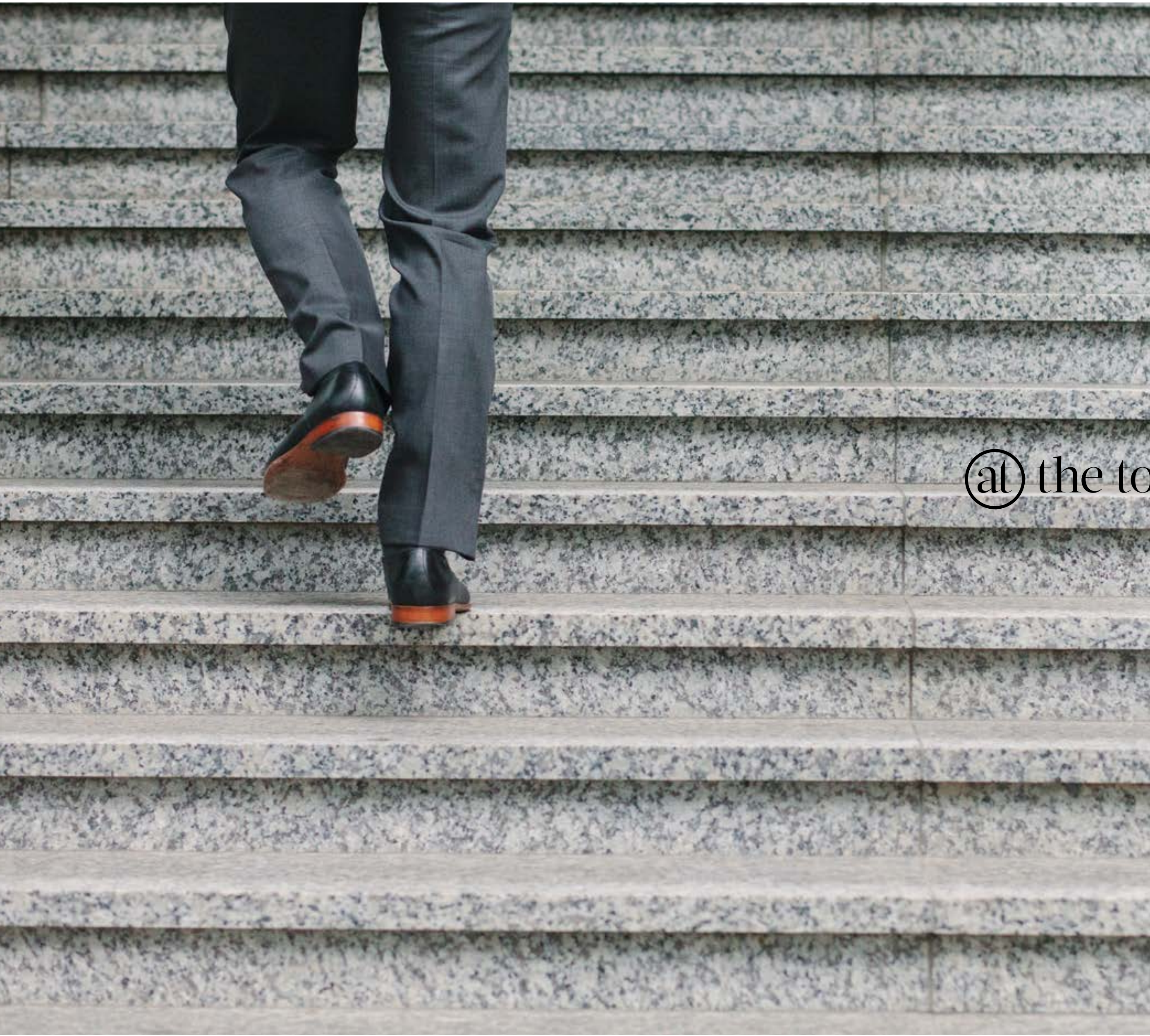
at
aspire
tower





at
aspire
tower

at the leading edge
of business



Ⓐ the top of its class

Aspire Tower has been conceived to redefine the workplace and working culture. It has a range of lifestyle options to stimulate productivity and is uniquely set up to cater for different enterprises. With environmental responsibility and sustainability underpinning key aspects of its blueprint, the building has been designed to achieve Gold Certification for LEED Core and Shell Category.

Intelligently designed to engender creativity and collaboration between businesses, Aspire Tower aims to establish a dynamic corporate community.

From an imposing lobby that crowns the entrance of the building to innovative aspects that combine business and pleasure beautifully, Aspire Tower accommodates business requirements for today and beyond.

@ the heart of KL Eco City

A revolutionary office proposition

A Distinctive Business Address

Aspire Tower is strategically located in the new Golden Triangle of Kuala Lumpur, nestled within the neighbourhoods of Bangsar and Mid Valley City.

Standing 42 storeys high, it is the tallest and finest corporate office tower and the most sought-after corporate space within the prestigious KL Eco City development, which is an MSC Malaysia Cybercentre.

Integrated Commercial Space

With over 670,000 sq ft of best-in-class commercial space, Aspire Tower features layouts for three different office types, catering to a wide spectrum of industries and corporate needs. A flexible spatial planning system provides a fertile environment to nurture networking amongst industry players, from young start-ups to international corporations.

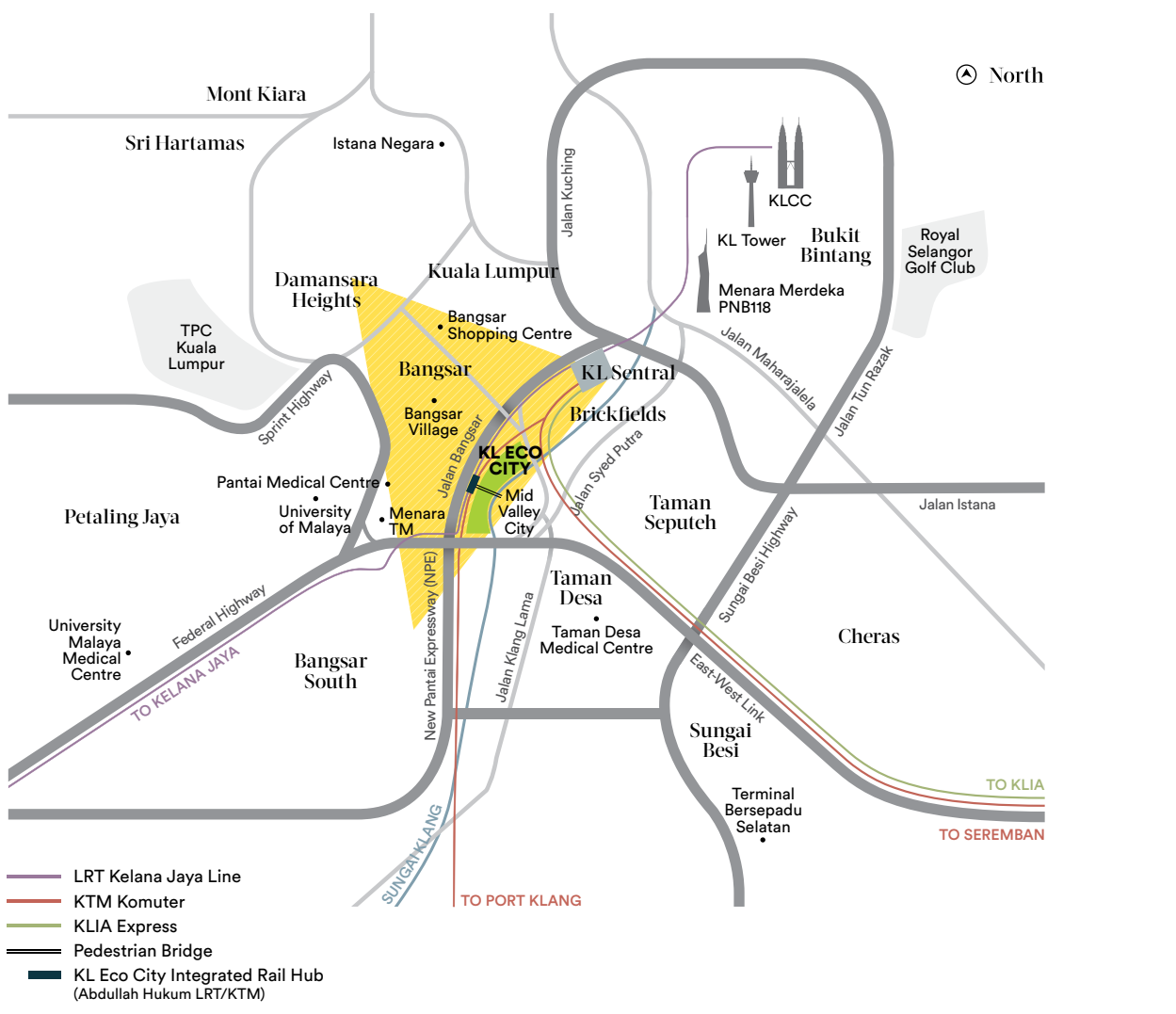
Master-planned by the internationally acclaimed firm, Jerde Partnership Inc., Aspire Tower is superbly connected to exclusive amenities within KL Eco City, including luxury residential towers, a 5-storey retail mall and a stylish 4-star business hotel operated by ONYX Hospitality Group – Amari Hotel.



Artist's impression

@ the centre of growth

KL's new Golden Triangle



25-acre
integrated development

7 million sq ft
built-up area

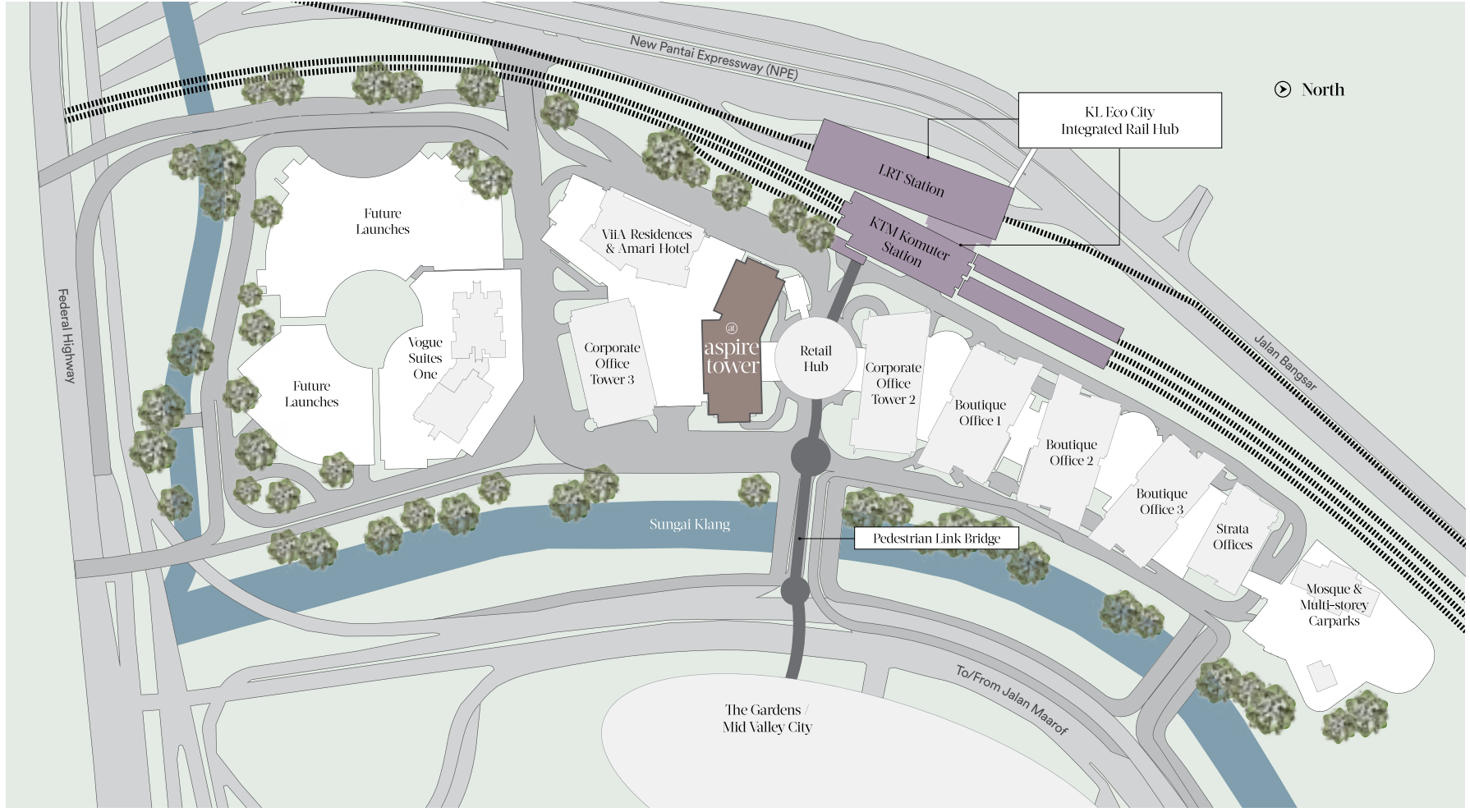
RM7 billion
gross development value

Integrated rail hub
LRT and KTM

250,000 sq ft
of retail mall space



@ your convenience



Aspire Tower's location at the epicentre of a new business locale is enhanced by:

A 2-tier Road System

A unique internal road system comprising an upper and lower tier facilitates a smoother incoming and outgoing traffic flow.

6 Ramps & Bridges

6 dedicated new ramps and bridges provide seamless channelling of traffic to Federal Highway, New Pantai Expressway (NPE), Jalan Maarof and Jalan Bangsar.

An Integrated Rail Hub

Access to Abdullah Hukum LRT and the new KTM Komuter station.

A Link Bridge to Mid Valley City

Easy access to The Gardens and Mid Valley Megamall extends the retail and lifestyle options.

Connected Landscaped Podiums

A series of connecting pods, pedestrian links and green nodes integrate the various towers, providing green spaces linking all buildings within the development.

Pedestrian Links

Extensive pedestrian links connect all components at KL Eco City above street level.

@ the new business community

Adaptable and innovative work spaces in various configurations

Premier Offices

18,690 sq ft (Entire Floor)

Commanding an entire level, this office type allows for a multitude of layouts with executive level amenities that is ideal for conglomerates.

Signature Offices

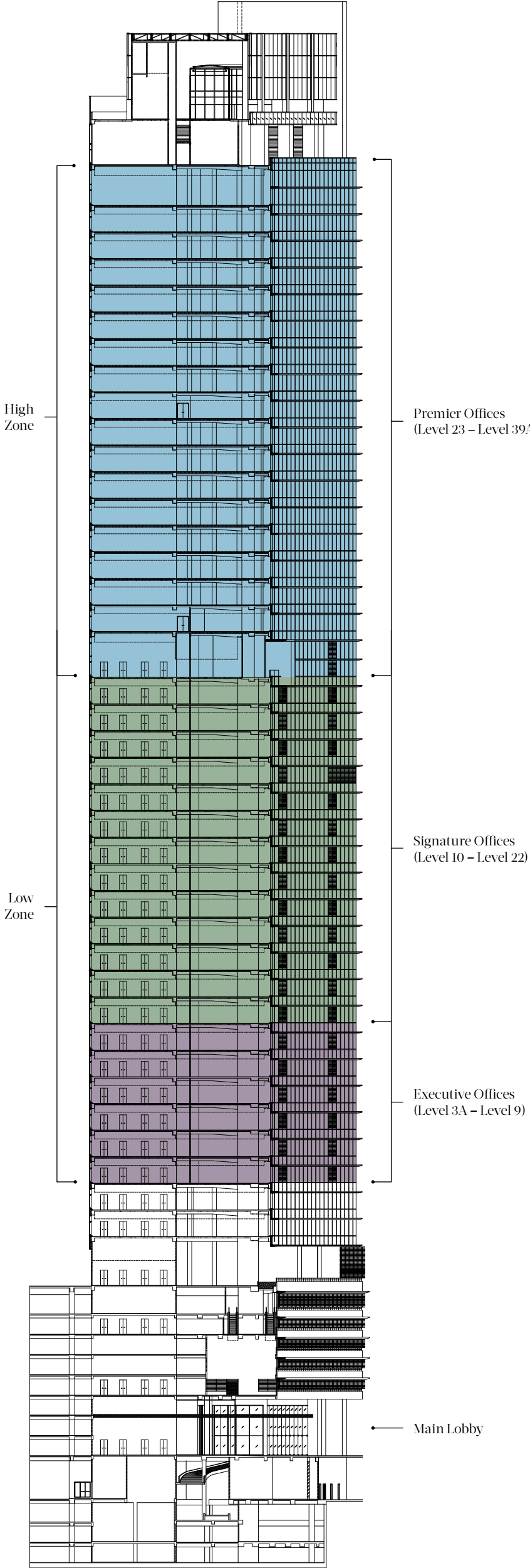
3,623 – 16,393 sq ft

This office type offers the widest flexibility in terms of size, thus accommodating a range of workplace demands and size requirements.

Executive Offices

1,152 – 1,971 sq ft

Compact and affordable suites, these highly functional and adaptable units cater for start-ups with the option to access service premises amenities the tower has to offer.





@ your own pace

Work + life + style

Aspire Tower offers a range of service premises advancing a lifestyle element to the conventional 9-to-5.

Landscaped Deck

Aspire Tower is connected to Corporate Office Tower 3, Amari Hotel and ViiA Residences via the landscaped deck, which is approximately 19,000 sq ft in size. This deck is an excellent place to unwind, whether meeting colleagues informally for a casual business brainstorm or convening for an outdoor engagement.

Wellness Facilities

This office tower includes a space for a cutting-edge gym with an adjoining swimming pool, ideal for relaxing during your lunch break or after working hours and is available for outright purchase.

Sky Dining

Hosting ambient dining and drinks, including private lounge spaces, the Sky Dining boasts fantastic views and beautifully designed interiors.

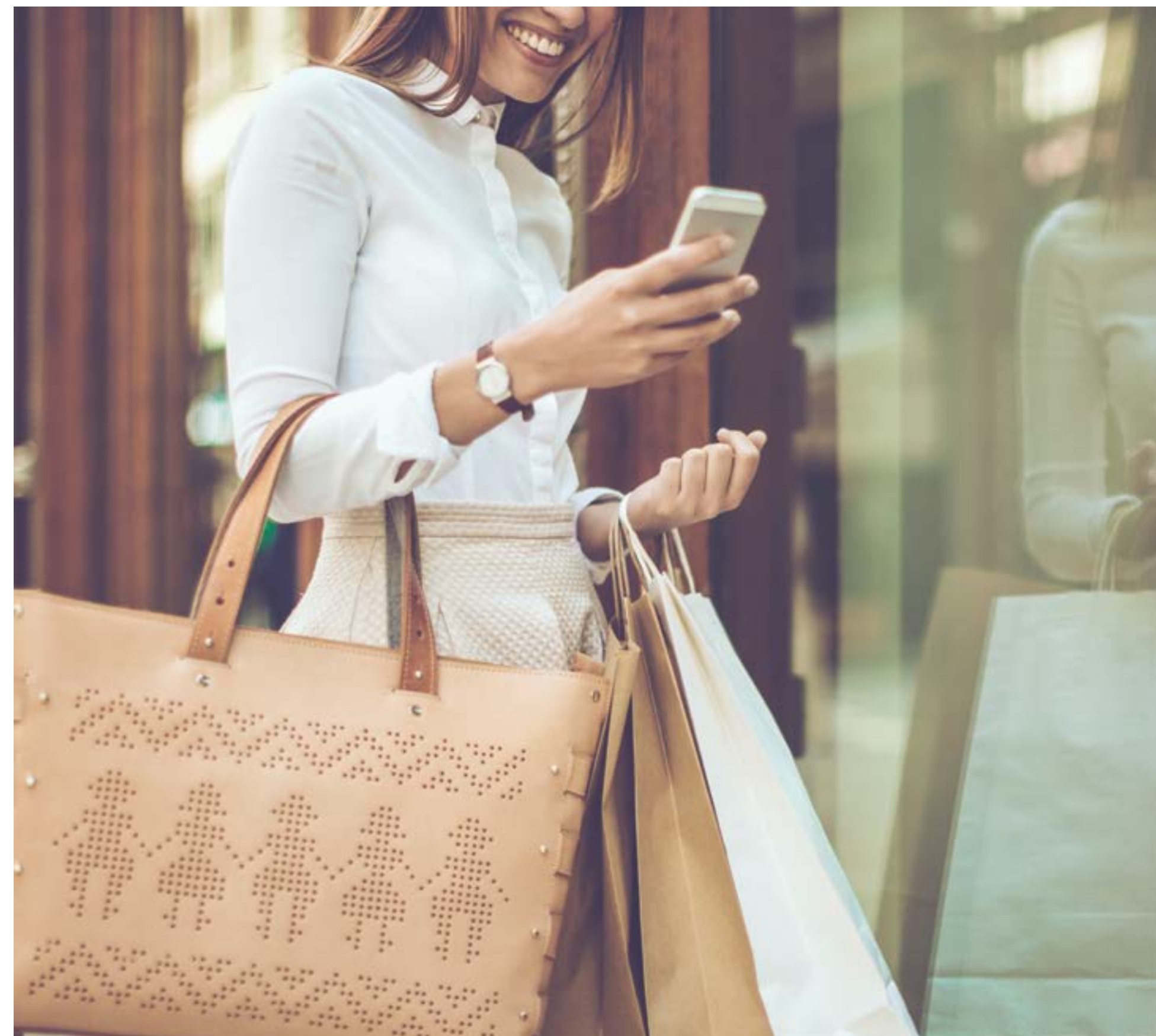
Service premises which include our wellness facilities, sky dining and business centre are available for outright purchase by companies. At Aspire Tower we provide business owners with the flexibility to choose how they work.



shopping @ your door step

KL Eco City mall

Adjacent to Aspire Tower is the 5-storey KL Eco City Mall, comprising approximately 250,000 sq ft of retail space. The retail mall has been constructed to meet the needs of our residents and business owners. Highlights include an extensive food hall, well-loved cafés, restaurants, childcare services, skin care specialists, technology shops, convenience stores, specialty and boutique offerings.



@ the business centre

Flexible office solutions

Catering to the ever-changing business needs, the Business Centre concept was conceived around the adaptability and well-designed features of co-working spaces.

This contemporary environment provides a variety of social and private spaces to engender a thriving business community. The business centre has been devised to suit all business types and needs, whether you're looking for meeting rooms to cater for small or large groups, an office space for one, or a break-out room for a brainstorm. It is available for purchase whether as a co-working space, or a private office.

*Service premises which include our wellness facilities, sky dining and business centre are available for outright purchase by companies.
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access @ your control

Two exclusive lift lobbies

Two independent lift lobbies with a total of 16 elevators serve 19 levels of Signature and Executive Offices in the Low Zone, and 18 levels of Premier Offices in the High Zone.

With every component considered, the lobbies have been constructed to incorporate a proficient management of vertical traffic with state-of-the-art security. From the latest card-access system and professionally monitored Closed Circuit Television (CCTV), to a diligent Visitor Management System (VMS) and catalogued turnstile access, these lobbies ensure a secure work environment.



park @ your own space



Your very own parking bay

Proprietors at Aspire Tower can enjoy the unique benefit of owning car parking spaces. A purchase of selected office space or service premises within the tower entitles you to private parking bays for your absolute convenience. Each parking space transforms a significant cost outlay into an investment and an asset.



Pedestrian bridge linking Aspire Tower to Mid Valley City
Artist's impression

own an office @ KL Eco City



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WINNER
2019 FIABCI Malaysia Property Awards
Office Category



WORLD GOLD WINNER
2020 FIABCI World Prix d'Excellence Awards
Office Category



Stay Together. Stay Setia
livelearnworkplay



Setia

Disclaimer: All renderings and illustrations are artist's impressions, used in good faith as opinions and should not be regarded as representation of fact. The developer reserves the right to modify any parts of the development designs as recommended by the Architect and/or relevant authorities. Information and specifications are subjected to change and cannot form part of an offer or contract.

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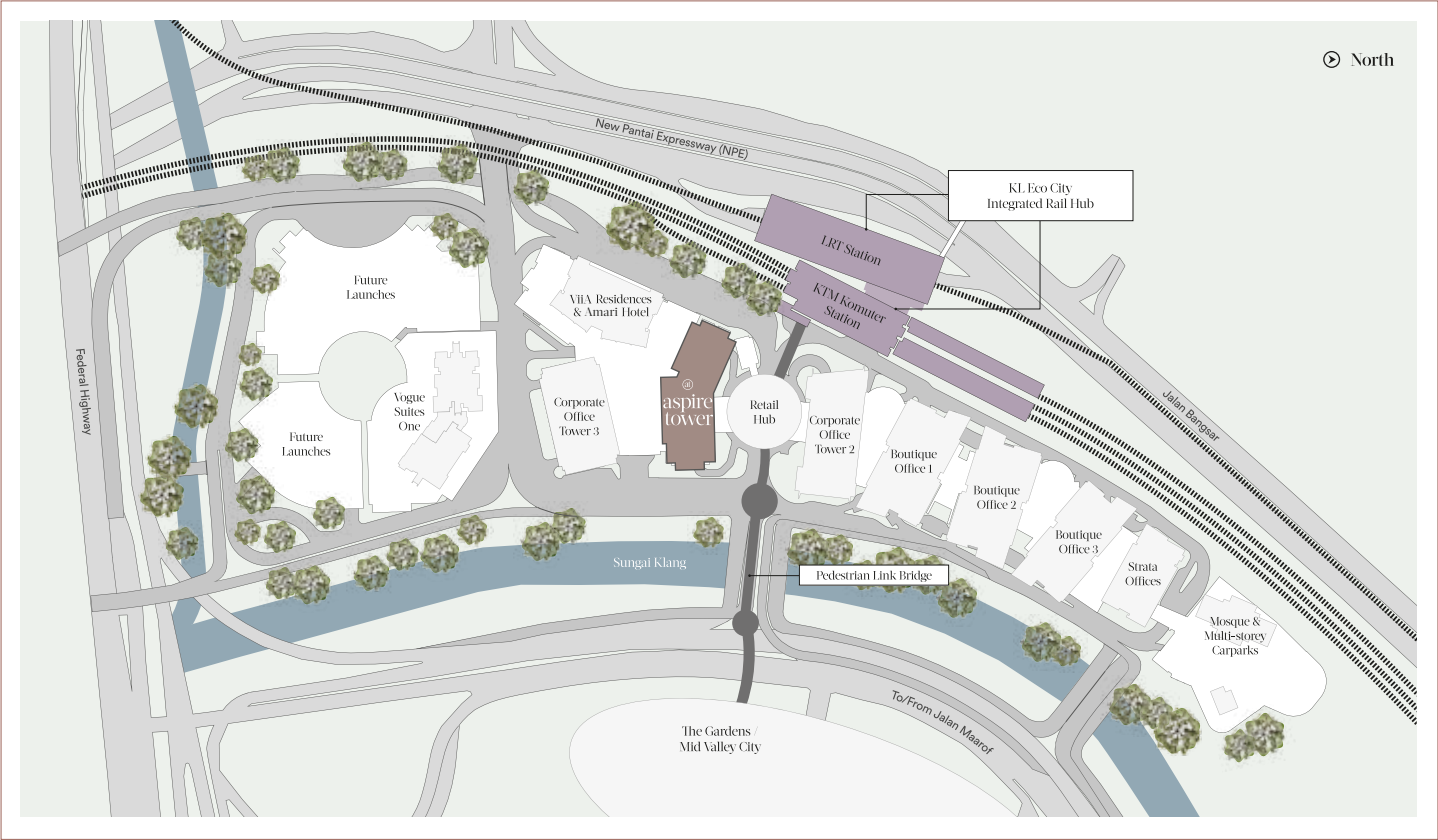
Setia

An artistic rendering of the Aspire Tower, a tall skyscraper with a distinctive stepped, tiered design. The building features a glass curtain wall that reflects the surrounding urban environment. The tower is set against a bright blue sky with scattered white clouds. Other modern high-rise buildings are visible in the background, creating a dense cityscape. The sun is visible at the top of the frame, casting a bright glow.

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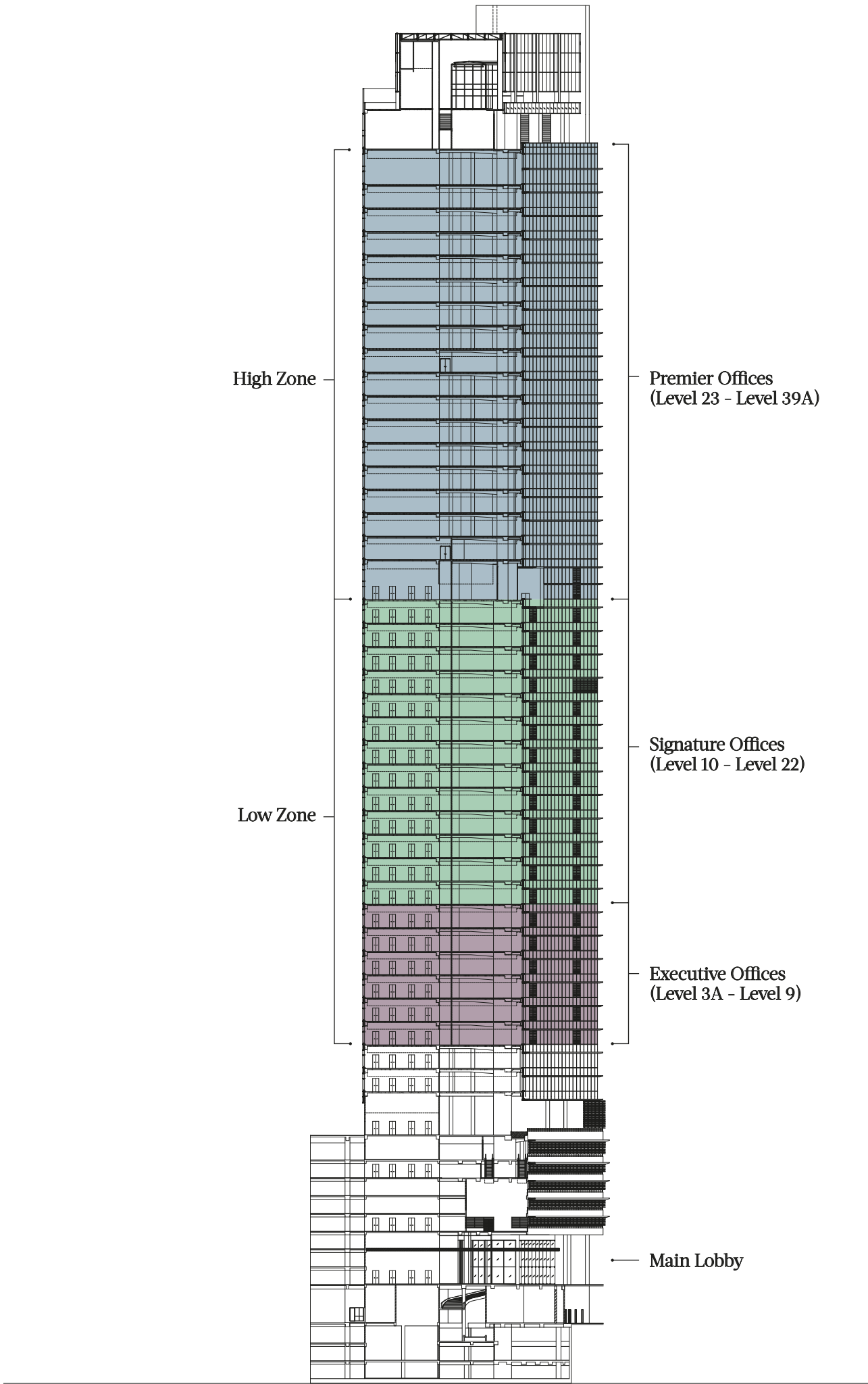
Floor Plans

Site Plan



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Storey Plan

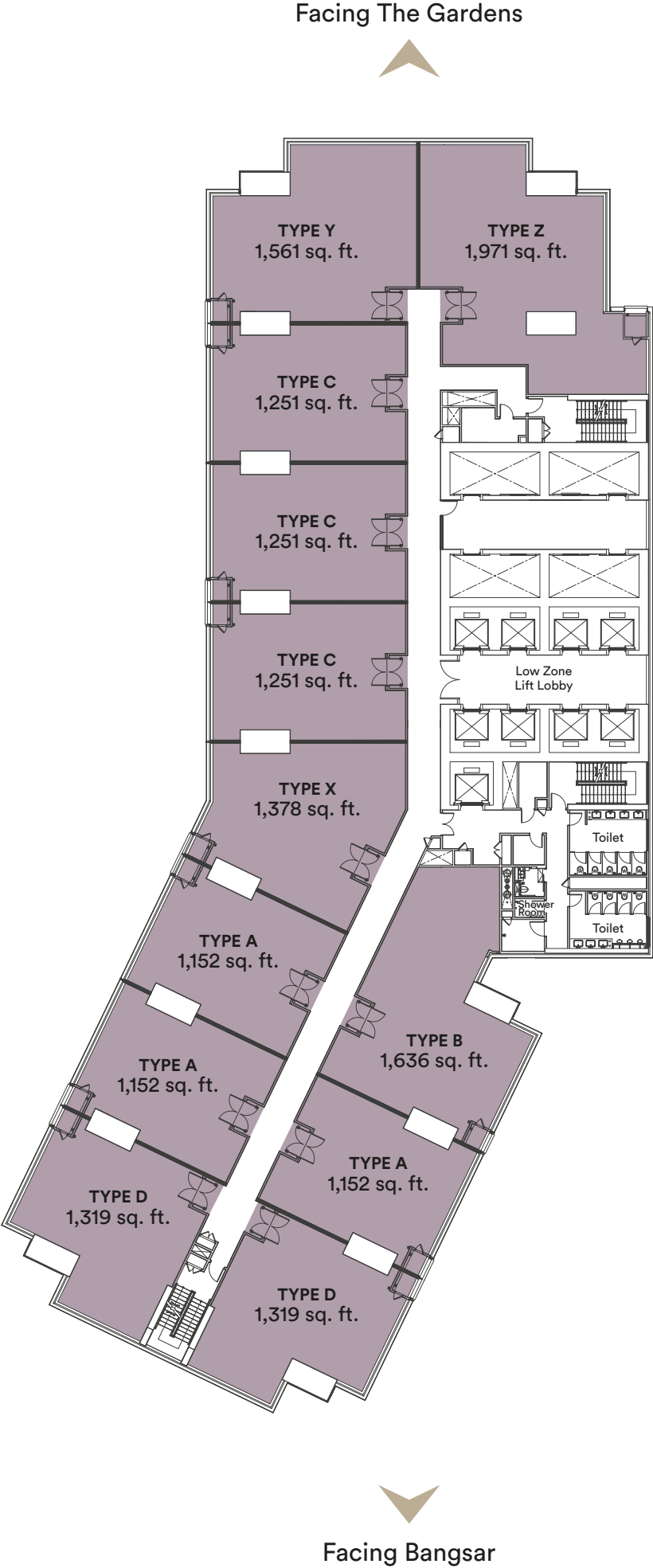


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Executive Offices

Level 3A - 9

TYPICAL BUILT-UP AREA
1,152 - 1,971 sq. ft.



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Signature Offices

Level 10 - 22

TYPICAL BUILT-UP AREA
3,623 - 12,286 sq. ft.

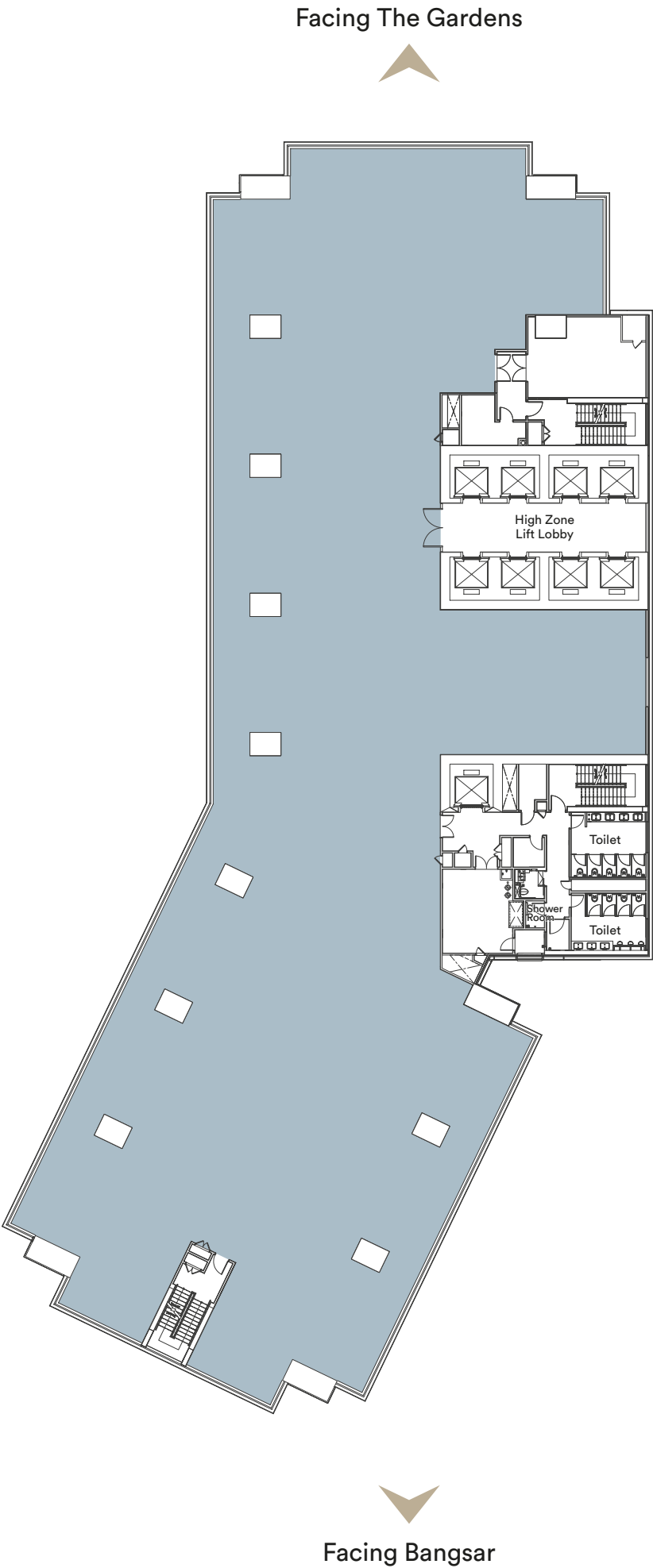
Package	Parcels		Total Size (sq.ft.)
	Type	Size (sq.ft.)	
I	Z	1,971	4,783
	Y	1,561	
	C	1,251	
II	C	1,251	3,880
	C	1,251	
	X	1,378	
III	A	1,152	3,623
	A	1,152	
	D	1,319	
IV	D	1,319	4,107
	A	1,152	
	B	1,636	



Premier Offices

Level 23 - 39A

TYPICAL BUILT-UP AREA
18,690 sq. ft.



Specifications

SCHEDULE OF FINISHES

Structure	• Piled-Raft Foundation • Reinforced Concrete / Pre-stressed Concrete Structure
Wall	• Brickwalls / Lightweight concrete block • 200mm thick lightweight concrete block (Executive / Signature Offices party wall)
Windows	• Laminated Glass / Aluminium Framed
Doors	
• Executive / Signature Offices Entrance	• Fire Rated Door • Frameless Glass Door
• Premier Offices Entrance	• Double Leaf Frameless Glass Door
Ironmongery	• Quality Locksets & Accessories
Sanitary Fittings	• Quality Sanitary Wares & Fitting

VERTICAL TRANSPORTATION

No of Passenger Lift	• Low Zone: 8 nos, with Destination Control System • High Zone: 8 nos, with Destination Control System
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AIR-CONDITIONING SYSTEM

• Executive / Signature Offices	• Individual Variable Refrigerant Flow (VRF) system Note: Exclude air duct works in the office units
• Premier Offices	• Centralized chilled water system Note: Including air handling unit and stub out duct only

ELECTRICAL SYSTEM

Electrical Supply	• 3 Phase DB per office unit • Low Voltage TNB meter at the electrical riser
Unit Electrical Provision	
• Executive / Signature Offices	• With small power outlets
• Premier Offices	• Raised floor trunking complete with service box for the provision on Power, Voice and Data Note: Exclude outlets & wiring

TELECOMMUNICATIONS & IT

Telecommunications	• Fibre wall socket at office units to cater for voice and data
SMATV	
• Executive / Signature Offices	• Backbone ready with splitters / tap off at each office unit
• Premier Offices	• Backbone ready with splitters / tap off at floor riser
Public Address System	• PA speakers with patch panel at office units

FIRE PROTECTION SYSTEM

• Fire Sprinkler System as required by Fire & Rescue Department of Malaysia • Centralised Fire Alarm link to Bomba via Sistem Pengawasan Kebakaran Automatik (SPKA) • Centralised Public Announcement System • Centralised Fireman’s Intercom System
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