**FREEHOLD** 

# RION @KL



# THE URBANIE EFECT BEGINS HERE



Introducing **Trion@KL**, an exciting mixed development with an urbanite attitude that radiates life, energy, and

### ENDLESS PØSSIBILITIES.

**Trion@KL** is convenience you can own as a freehold serviced apartment.







### **PROJECT NAME**

Trion@KL

### **DEVELOPER**

Binastra Land Sdn Bhd

### LOCATION

Kuala Lumpur

### **ADDRESS**

Jalan Sungai Besi, off Jalan Chan Sow Lin, Kuala Lumpur

### LAND TENURE

Freehold

### LAND ACRE

4.075 acres

### COMPONENTS

2 Blocks 66-Storey Serviced Apartment 1 Block 37-Storey Serviced Apartment Mercure Kuala Lumpur Commercial Component

**BOLT (TOWER A)** – 66-Storey

**NEO (TOWER B)** – 66-Storey

**SHEEN (TOWER C)** – 56-Storey



# A WORLD OF EASE



# ANTEGRATED LIVING

It's all within one address: a 66-storey iconic residence, retail offerings, and a 4-star hotel, Mercure Kuala Lumpur, owned by Binastra Land.



# A PREMIERE ADDRESS

Live within the postal code of the KL city centre.



# A STRATEGIC LOCATION

Stay within 5km of KL city centre's key destinations, including KLCC, TRX and Bandar Malaysia.



### SEAMLESS CONNECTIVITY

Live close to five major roads and highways: Jalan Tun Razak, Jalan Istana, Jalan Sungai Besi, the Besraya Highway, and the Maju Expressway (MEX).



### ULTIMATE CONVENIENCE

Shuttle bus services offered from Trion@KL to the Chan Sow Lin LRT station and a proposed MRT station (1km).



### ŒB¦ CERTIFIED

The Green Building Index (GBI) is an industry recognised green rating certification for buildings in environmental design and performance.





# A WORLD OF EASE



# FORM AND FUNCTION

The lobby and car park podium feature inspiring designs to uplift your daily lifestyle.



### VAST POSSIBILITIES

38 units of retail options will be available here, offering exciting opportunities.



### A HAVEN OF FLAVOURS

A variety of food and beverage offerings will be available at Trion@KL to tempt your taste buds.



# A WORLD-CLASS HOTEL

The 4-star hotel, Mercure Kuala Lumpur, is found on Levels 38 to 56 and comes with 235 rooms. Lavish facilities are offered, from a bar to its own swimming pool.



# LAVISH SERVICES BY MERCURE KUALA LUMPUR

Enjoy a la carte services for residents within your own home, including housekeeping, laundry pick-up & delivery, room service, and event & catering.



### SKY-HIGH ADVANTAGES

A host of amenities and facilities are offered, together with KL's iconic skyline views.



### A WORLD OF EASE



# PLAY, HEALTH

Life here is inspired by these four components: Live a balanced lifestyle at Trion@KL, Learn at the Herb Garden, Play at the Badminton Courts, and put Health first by utilising the Cloud Jogging Track in the sky.



# SEE THE WORLD DIFFERENTLY

Live and play within one of the tallest serviced apartments in the city at 66-storeys high.



# A REFRESHING RESPITE

With more than 40 facilities available, excitement can be found throughout Levels 8, 54 & 55, and 66.



# PARTY ABOVE IT ALL

Enjoy lush lifestyle amenities from Level 55's Sky Dining Area, Sky Karaoke and Sky Lounge, to Level 66's Party Deck.



# CRAFTED FOR YOUR NEEDS

Layouts from 689 sq. ft. to 1,055 sq. ft.



### DUAL-KEY OPTIONS

Practical layouts for every individual or family from 797 sq. ft. to 1,055 sq. ft., with sub-meters in place.



# MELCOME HOME

All units come partially furnished.







# COMMITTED TO THE FUTURE

Trion@KL's residential units come with an Automatic Waste Collection System, an innovative green technology that reduces costs and ensures the highest hygienic standards.



### ŒASY ACCESSIBILITY

BOLT (Tower A) and NEO (Tower B) come with 6+1 lifts, while SHEEN (Tower C) has 4+1 lifts.



# COMPLETE PEACE OF MIND

Trion@KL features at least a 3-tier security system with boom gate access to the car park, access card to lift lobby, and access card within the lift car.



Trion@KL is a freehold property that is yours to own forever, and is also higher in value and easier to sell than leasehold units.



# ACCESSIBLE LUXURY

Prices estimated from RM500,000.



# TRUSTED DEVELOPER

Binastra Land is a trusted lifestyle developer with a proven track record and strong cash flow. Our focus on developing one project at a time allows us to deliver ahead of schedule, with the highest level of quality control.



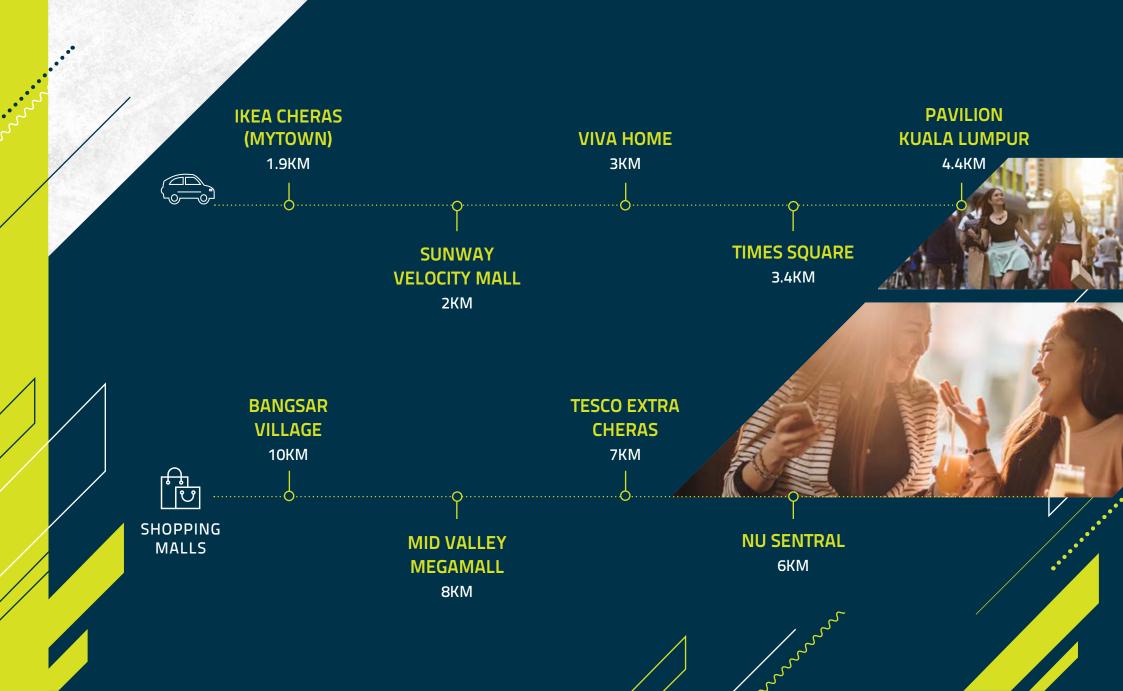
# CULTIVATING CREATIVE ENERGY

With a world of opportunities at your feet, you choose where you channel your energy into.
From young professionals to urban explorers, advantage is on your side here.



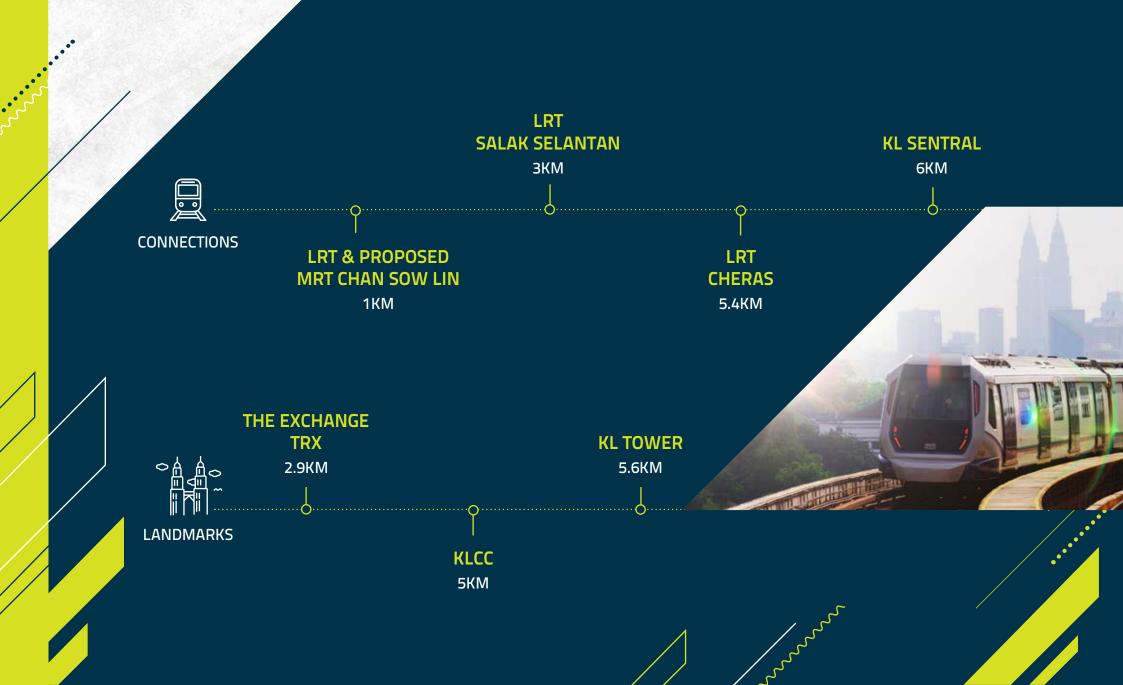






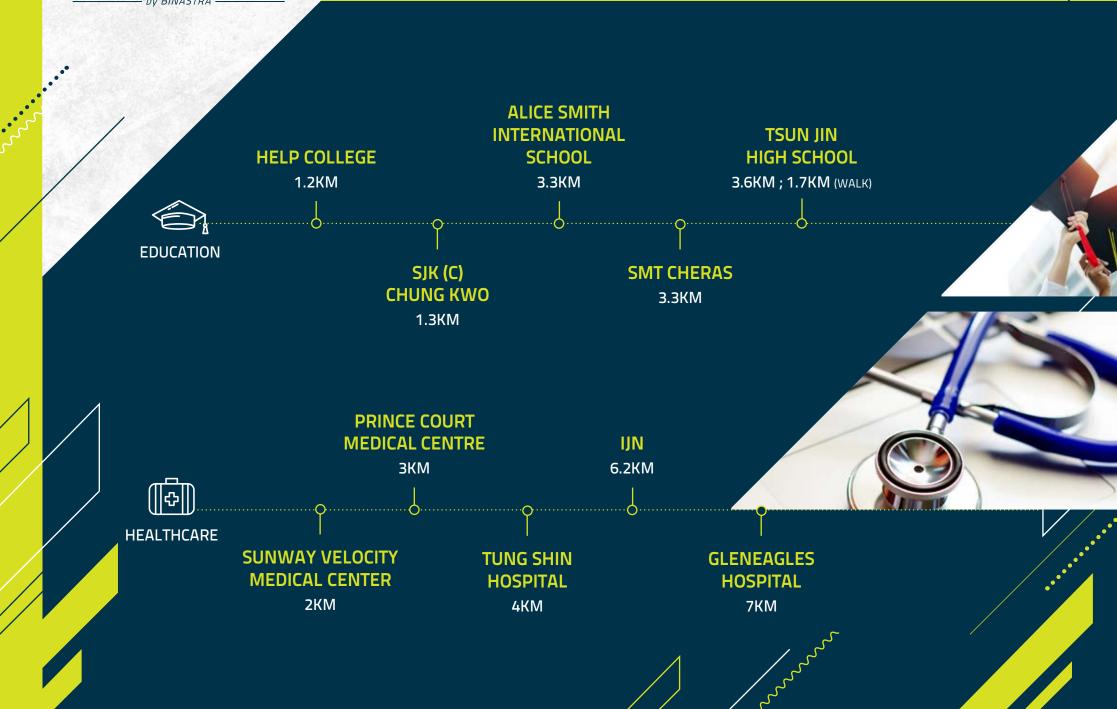


# CONNECTIVITY & LANDMARKS





### EDUCATION & HEALTHCARE



TRION @KL

### GRØUND FLØØR

- 1. Retail
- 2. Hotel Lounge
- 3. Hotel Reception
- 4. Hotel Lobby
- 5. Lobby Tower A
- 6. Mail Room Tower A
- 7. Surau
- 8. Management Office
- 9. Lobby Tower B
- 10. Mail Room Tower B
- 11. Lobby Tower C
- 12. Mail Room Tower C
- 13. Drop-Off Zone
- 14. Landscape Plaza with Interactive Fountain







# TRION @KL

# LEVEL 8 PODIUM FACILITIES

- 1.50m Swimming Pool
- 2. Lagoon Pool
- 3. Kid's Pool With WaterPlay
- 4. Floating Jacuzzi
- 5. Sunken Seat

- 6. Sunbathing Shelf
- 7. Elevated Boardwalk
- 8. Gymnasium Overlooking Pool
- 9. Pool Deck
- 10. BBQ Terrace

- 11. Game Court
- 12. Outdoor Café
- 13. Poolside Lounge
- 14. Playground
- 15. Chill Out Corner



- 16. Spill-Out Function Terrace
- 17. Sauna
- 18. Changing Room
- 19. Multipurpose Hall
- 20. Library

- 21. Management Office
- 22. Prayer Hall
- 23. Badminton Court 1 & 2
- 24. Table Tennis
- 25. Kid's Party Pavilion

- 26. Amphitheater
- 27. Viewing Deck
- 28. Herb Garden





# LEVELS 54 & 55 SKY FACILITIES

- 1. Sky Garden Lounge
- 2. Kid's Play Area
- 3. Reading Corner
- 4. Sky Garden Swing
- 5. Cloud 9 Jogging Track (310m)
- 6. Chilled Out Lounge
- 7. Sky Yoga Deck
- 8. Sky Workout

- 9. Viewing Lounge
- 10. Game Corner
- 11. Floating Cube
- 12. Toilet





# LEVEL 66 SKY FACILITIES

- 1. Raised Party Deck
- 2. Rooftop Garden
- 3. Sky Gym
- 4. Starry Lounge
- 5. Toilet















	TYPE	BUILT-UP	NO. OF BEDROOMS & BATHROOM(S)	NO. OF UNITS
TOWER A & B	A, A1, A2, A3, A4 A5, A6	689 sq. ft. / 64 sq. m. 700 sq. ft. / 65 sq. m.	2 Bed, 1 Bath	260 52
	B, B1, B2, B3, B4, B5	<b>807</b> sq. ft. / <b>75</b> sq. m.	2 Bed, 2 Bath	208
	C, C1, C2, C3, C4, C5, C6	797 sq. ft. / 74 sq. m.	2 Bed, 2 Bath	440
	D, D2, D3 D1	1023 sq. гт. / 95 sq. м. 1055 sq. гт. / 98 sq. м.	3 Bed, 3 Bath	146 22
2 5	E	710 sq. ft. / 66 sq. m.	2 Bed, 1 Bath	54
TOWER	F F1	840 sq. ft. / 78 sq. m. 980 sq. ft. / 91 sq. m.	2 Bed, 2 Bath	135 27
	TOTAL UNITS			1,344

# TYPE A

689 sq. ft. / 64 sq. m. 2 BEDROOMS, 1 BATHROOM

BOLT (TOWER A) - 104 Total Unit - 104



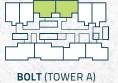


# TYPE B

807 sq. ft. / 75 sq. m. 2 BEDROOMS, 2 BATHROOMS

**BOLT** (TOWER A) - 46 Total Unit - 46

10600 **BALCONY** A/C MASTER BEDROOM BEDROOM 1 LIVING DINING 8000 MASTER BATH BATH 1 **KITCHEN** A/C YARD









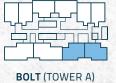
SHEEN (TOWER C)

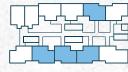
# TYPE C

797 sq. ft. / 74 sq. m. 2 BEDROOMS, 2 BATHROOMS

**BOLT** (TOWER A) - 35 NEO (TOWER B) - 76 Total Unit - 111

10600 **BALCONY** A/C BEDROOM 1 MASTER BEDROOM LIVING **DINING** 8000 BATH 1 **KITCHEN** MASTER BATH A/C **YARD** 







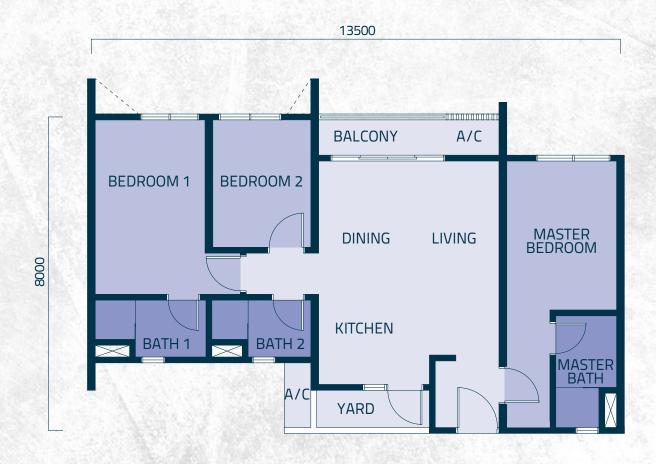


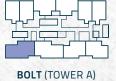
SHEEN (TOWER C) **NEO** (TOWER B)

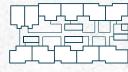
# TYPE D

1023 sq. ft. / 95 sq. m. 3 BEDROOMS, 3 BATHROOMS

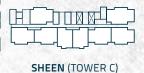
BOLT (TOWER A) - 21 Total Unit - 21







**NEO** (TOWER B)

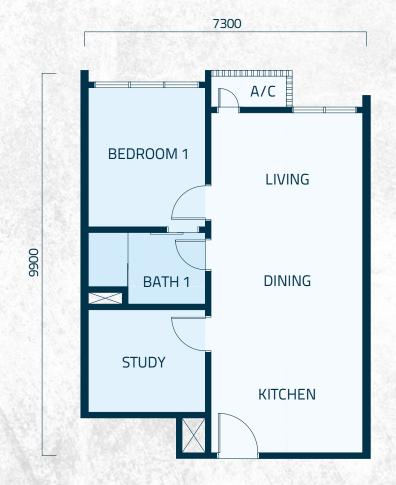


**A** 

# TYPE E

710 sq. ft. / 66 sq. m. 2 BEDROOMS, 1 BATHROOM

SHEEN (TOWER C) - 54 Total Unit - 54









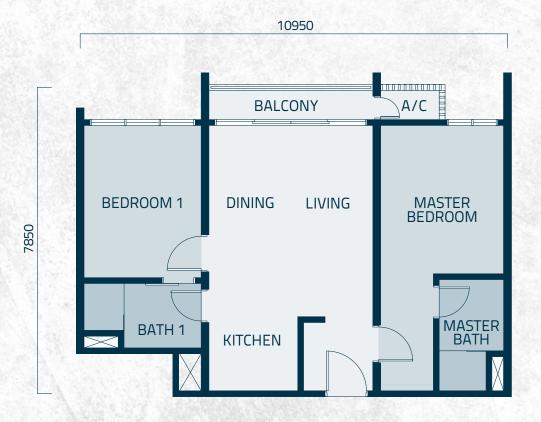


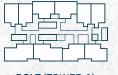
BOLT (TOWER A) NEO (TOWER B) SHEEN (TOWER C)

# TYPE F

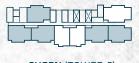
840 sq. ft. / 78 sq. m. 2 BEDROOMS, 2 BATHROOMS

SHEEN (TOWER C) - 135 Total Unit - 135











BOLT (TOWER A)

**NEO** (TOWER B)

SHEEN (TOWER C)



**STRUCTURE** 

### SPECIFICATIONS TYPE A

1

2

2

1

ROOF Reinforced Concrete Reinforced Concrete & Brick Wal WALLS Aluminium Frame Glass Window WINDOWS **DOORS** Fire Rated Door Entrance Timber Flush Door Others Sliding Door **IRONMONGERY Quality Locksets** Fibrous Plaster Ceiling / **CEILING FINISHES** Paint (Where Applicable) **FLOOR FINISHES** Living, Dining, Kitchen, Bedrooms, Tiles Bathrooms, Balcony, Yard Tiles Cement Screed A/C Ledge WALL FINISHES Tiles Up To Approx. 1500mm Kitchen High Where Applicable **Bathrooms** Tiles Up To Ceiling Level Others Paint Wash Basin & Tap **SANITARY INSTALLATIONS Bathrooms** Water Closet Shower Hose Kitchen Sink & Tap Kitchen TYPE TYPE TYPE TYPE TYPE TYPE **ELECTRICAL INSTALLATIONS** Lighting Point Ceiling Fan Point Air-Cond Point 3 3 14 14 **Power Point** 14 14 14

Water Heater Point

Telephone Point

Internet Point

Doorbell Point Intercom

TV Point

**Reinforced Concrete** 



# SPECIFICATIONS TYPE B

ROOF WALLS Reinforced Concrete & Brick Wall WINDOWS Aluminium Frame Glass Window DOORS Entrance Others Timber Flush Door Sliding Door  IRONMONGERY Quality Locksets CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable)  FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Others Paint  Wash Basin & Tap Wash Basin & Tap Wash Basin & Tap Water Closet Shower Hose	STRUCTURE	Reinforced Concrete	
WINDOWS DOORS Entrance Others Timber Flush Door Sliding Door  IRONMONGERY CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable)  FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen High Where Applicable Bathrooms Others Paint Wash Basin & Tap Wash Basin & Tap Water Closet	ROOF	Reinforced Concrete	
DOORS  Entrance Others  Timber Flush Door Sliding Door  IRONMONGERY Quality Locksets CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable)  FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Others Paint  SANITARY INSTALLATIONS Bathrooms Water Closet	WALLS	Reinforced Concrete & Brick Wall	
Others Timber Flush Door Sliding Door  IRONMONGERY Quality Locksets  CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable)  FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Others Tiles Up To Ceiling Level Others Wash Basin & Tap Wash Basin & Tap Water Closet	WINDOWS	Aluminium Frame Glass Window	
IRONMONGERY Quality Locksets CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable) FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed WALL FINISHES Kitchen Bathrooms Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Tiles Up To Ceiling Level Others Paint  SANITARY INSTALLATIONS Bathrooms Water Closet	DOORS	Entrance	Fire Rated Door
IRONMONGERY CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable)  FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Tiles Up To Ceiling Level Others Paint  SANITARY INSTALLATIONS Bathrooms Water Closet		Others	Timber Flush Door
CEILING FINISHES Fibrous Plaster Ceiling / Paint (Where Applicable)  FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Others Paint  Wash Basin & Tap Bathrooms Water Closet			Sliding Door
Paint (Where Applicable)  FLOOR FINISHES  Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge  WALL FINISHES  Kitchen  Bathrooms Bathrooms Others  Tiles Up To Approx. 1500mm High Where Applicable Tiles Up To Ceiling Level Paint  Wash Basin & Tap Water Closet	IRONMONGERY	Quality Locksets	
FLOOR FINISHES Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Others Tiles Up To Ceiling Level Paint  SANITARY INSTALLATIONS Bathrooms Wash Basin & Tap Water Closet	CEILING FINISHES	Fibrous Plaster Ceiling /	
Bathrooms, Balcony, Yard A/C Ledge Cement Screed  WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Bathrooms Others Paint  SANITARY INSTALLATIONS Bathrooms Bathrooms Wash Basin & Tap Water Closet		Paint (Where Applicable)	
A/C Ledge  WALL FINISHES  Kitchen  Bathrooms Others  SANITARY INSTALLATIONS  Bathrooms Bathrooms Others  Bathrooms Others  Bathrooms Wash Basin & Tap Water Closet	FLOOR FINISHES	Living, Dining, Kitchen, Bedrooms,	Tiles
WALL FINISHES Kitchen Tiles Up To Approx. 1500mm High Where Applicable Tiles Up To Ceiling Level Others Paint  SANITARY INSTALLATIONS Bathrooms Wash Basin & Tap Water Closet		Bathrooms, Balcony, Yard	Tiles
Bathrooms Tiles Up To Ceiling Level Others Paint  SANITARY INSTALLATIONS Bathrooms Wash Basin & Tap Water Closet		A/C Ledge	Cement Screed
Bathrooms Tiles Up To Ceiling Level Others Paint  SANITARY INSTALLATIONS Wash Basin & Tap Bathrooms Water Closet	WALL FINISHES	Kitchen	Tiles Up To Approx. 1500mm
Others Paint  SANITARY INSTALLATIONS Wash Basin & Tap  Bathrooms Water Closet			High Where Applicable
SANITARY INSTALLATIONS  Bathrooms  Wash Basin & Tap  Water Closet		Bathrooms	Tiles Up To Ceiling Level
Bathrooms Water Closet		Others	Paint
	SANITARY INSTALLATIONS		Wash Basin & Tap
Shower Hose		Bathrooms	Water Closet
			Shower Hose
Kitchen Kitchen Sink & Tap		Kitchen	Kitchen Sink & Tap
TYPE TYPE TYPE TYPE TYPE  R R1 R2 R3 R4 R5		5 (2) 11 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2 (2) 2	

		TYPE B	TYPE B1	TYPE B2	TYPE B3	TYPE B4	TYPE B5
<b>ELECTRICAL INSTALLATIONS</b>	Lighting Point	16	16	16	16	16	16
	Ceiling Fan Point	3	3	3	3	3	3
	Air-Cond Point	3	3	3	3	3	3
	Power Point	15	15	15	15	15	15
	Water Heater Point	2	2	2	2	2	2
	TV Point	2	2	2	2	2	2
	Telephone Point	2	2	2	2	2	2
	Internet Point	2	2	2	2	2	2
	Doorbell Point	1	1	1	1	1	1
	Intercom	1	1	1	1	1	1



# SPECIFICATIONS TYPE C

STRUCTURE	Reinforced Concrete							
ROOF	Reinforced Concrete							
WALLS	Reinforced Concrete & B	rick Wa	all					
WINDOWS	Aluminium Frame Glass	Windo	W					
DOORS	Entrance			1172	Fire Ra	ated Do	or	
	Others				Timbe	r Flush	Door	
					Sliding	Door		
IRONMONGERY	Quality Locksets							
CEILING FINISHES	Fibrous Plaster Ceiling /							
	Paint (Where Applicable)							
FLOOR FINISHES	Living, Dining, Kitchen, B	edroon	าร,		Tiles			
	Bathrooms, Balcony, Yar	d			Tiles			
	A/C Ledge				Cemer	nt Scree	ed	
WALL FINISHES	Kitchen				Tiles U	p To A	pprox.	1500mm
					High V	Vhere <i>F</i>	Applica	ble
	Bathrooms				Tiles U	p To Ce	eiling L	evel
	Others				Paint		2 4	
SANITARY INSTALLATIONS					Wash	Basin 8	& Tap	
	Bathrooms				Water	Closet		
					Showe	er Hose		
	Kitchen				Kitche	n Sink	& Tap	
		TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
		С	C1	C2	C3	C4	C5	C6
ELECTRICAL INSTALLATIONS	Lighting Point	16	16	16	16	16	16	16
	Ceiling Fan Point	3	3	3	3	3	3	3

Air-Cond Point

Water Heater Point

Telephone Point

Internet Point

Doorbell Point Intercom

Power Point

TV Point



# SPECIFICATIONS TYPE D

STRUCTURE	Reinforced Concrete				
ROOF	Reinforced Concrete				
WALLS	Reinforced Concrete & Br	ick Wa	all		
WINDOWS	Aluminium Frame Glass \	Windo	W		
DOORS	Entrance			2 17 2	Fire Rated Door
	Others				Timber Flush Door
					Sliding Door
IRONMONGERY	Quality Locksets				
CEILING FINISHES	Fibrous Plaster Ceiling /				
	Paint (Where Applicable)				
FLOOR FINISHES	Living, Dining, Kitchen, Be	droom	าร,		Tiles
	Bathrooms, Balcony, Yard	i			Tiles
	A/C Ledge				Cement Screed
WALL FINISHES	Kitchen				Tiles Up To Approx. 1500mm
					High Where Applicable
	Bathrooms				Tiles Up To Ceiling Level
	Others				Paint
SANITARY INSTALLATIONS					Wash Basin & Tap
	Bathrooms				Water Closet
					Shower Hose
	Kitchen				Kitchen Sink & Tap
		TYPE	TYPE	TYPE	TYPE
		D	D1	D2	D3
ELECTRICAL INSTALLATIONS	Lighting Point	20	21	20	20

3

17

17

17

17

Ceiling Fan Point

Water Heater Point

Telephone Point Internet Point Doorbell Point Intercom

Air-Cond Point
Power Point

TV Point



# SPECIFICATIONS TYPE E

STRUCTURE	Reinforced Concrete	
ROOF	Reinforced Concrete	
WALLS	Reinforced Concrete & Brick Wall	
WINDOWS	Aluminium Frame Glass Window	
DOORS	Entrance	Fire Rated Door
	Others	Timber Flush Door
		Sliding Door
IRONMONGERY	Quality Locksets	
CEILING FINISHES	Fibrous Plaster Ceiling /	
	Paint (Where Applicable)	
FLOOR FINISHES	Living, Dining, Kitchen, Bedrooms,	Tiles
	Bathrooms, Balcony, Yard	Tiles
	A/C Ledge	Cement Screed
WALL FINISHES	Kitchen	Tiles Up To Approx. 1500mm
		High Where Applicable
	Bathrooms	Tiles Up To Ceiling Level
	Others	Paint
SANITARY INSTALLATIONS		Wash Basin & Tap
	Bathrooms	Water Closet
		Shower Hose
	Kitchen	Kitchen Sink & Tap
	TYPF	

		E
ELECTRICAL INSTALLATIONS	Lightning Point	9
	Ceiling Fan Point	4
	Air-Cond Point	3
	Power Point	13
	Water Heater Point	1
	TV Point	2
	Telephone Point	2
	Internet Point	1
	Doorbell Point	1



### SPECIFICATIONS TYPE F

**Reinforced Concrete STRUCTURE** ROOF Reinforced Concrete Reinforced Concrete & Brick Wal WALLS Aluminium Frame Glass Window WINDOWS Fire Rated Door **DOORS** Entrance Timber Flush Door Others Sliding Door **IRONMONGERY Quality Locksets** Fibrous Plaster Ceiling / **CEILING FINISHES** Skim Coat & Paint (Where Applicable) **FLOOR FINISHES** Living, Dining, Kitchen, Bedrooms, Tiles Bathrooms, Balcony, Yard Tiles Cement Screed A/C Ledge **WALL FINISHES** Tiles Up To Approx. 1500mm Kitchen High Where Applicable Tiles Up To Ceiling Level Bathrooms Others Plaster & Paint Wash Basin & Tap **SANITARY INSTALLATIONS Bathrooms** Water Closet Shower Hose Kitchen Kitchen Sink & Tap TYPE TYPE

		F	F1
LECTRICAL INSTALLATIONS	Lighting Point	16	18
	Ceiling Fan Point	2	3
	Air-Cond Point	3	3
	Power Point	13	15
	Water Heater Point	2	2
	TV Point	2	2
	Telephone Point	2	2
	Internet Point	2	2
	Doorbell Point	1	1

Another Lifestyle Development Project by:



