

THE DAWNING OF ELEGANCE

DAWN

KLCC

THE BEGINNING OF EVERY NEW DAY

A NEW CHAPTER AWAITS AT DAWN

Nestled in the vibrant heart of Kuala Lumpur, Dawn KLCC embodies urban elegance and refined living. This high-rise luxury residence invites you to explore a world of endless possibilities, whether you seek a serene retreat or a remarkable opportunity in a coveted locale.



FREEHOLD



5 LAYOUT
TYPES

/ Single Unit
/ Dual-key
/ 2 Bedrooms



SKY
FACILITIES



385M
to KLCC



Walking Distance To
LRT KLCC &
KAMPUNG BARU

The Intermark

Intermark Mall

Ilham Tower

Jalan Tun Razak



Petronas
Twin Tower

Exchange 106
@ TRX

DAWN
KLCC

Merdeka
118

Saloma
Link

KL
Tower

AKLEH Highway

Perfectly positioned, Dawn KLCC ensures effortless access to major transport links, upscale shopping, gourmet dining, and vibrant cultural experiences. Here, the convenience of city living harmonizes beautifully with the tranquility of your luxurious sanctuary.

Embrace the allure of Dawn KLCC and step into a life where elegance meets opportunity.





EXQUISITE AMENITIES AND FEATURES

Dawn KLCC offers a stunning array of premium amenities designed to fulfill your every desire. Relax by the infinity pool, energize at the fully equipped gymnasium, or unwind in lush landscaped gardens. The spacious interiors radiate timeless elegance, complemented by captivating views of the city skyline.

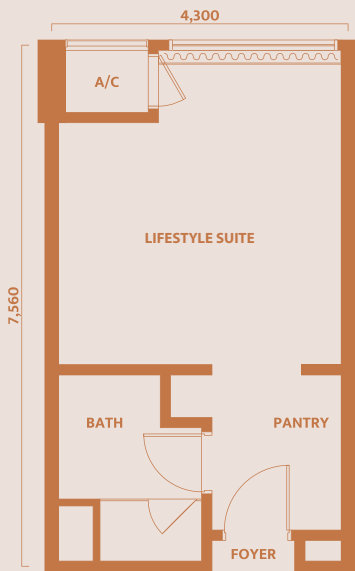


- Level 9**
- | | | | | |
|---|--------------------|-----------------------|-----------------------------|--------------------|
| 01 Sport Court
Half Basketball Court | 03 Badminton Court | 06 Outdoor Playground | 09 Indoor Play Gym | 11 Book Nooks |
| 02 Co-working Space | 04 Garden Terrace | 07 Surau | 10 Kids' Water
Play Pool | 12 Garden Verandah |
| | 05 Games Room | 08 Changing Room | | 13 Parcourse |

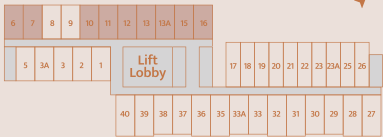


- Level 22**
- | | | | |
|------------------|------------------|------------------|-------------------------------|
| 14 Function Room | 17 Wading Pool | 20 Swimming Pool | 22 Light Jacuzzi |
| 15 Outdoor Deck | 18 Changing Room | 21 Shallow Pool | 23 Floating Gym
(Level 23) |
| 16 Pool Lounge | 19 Pool Deck | | |

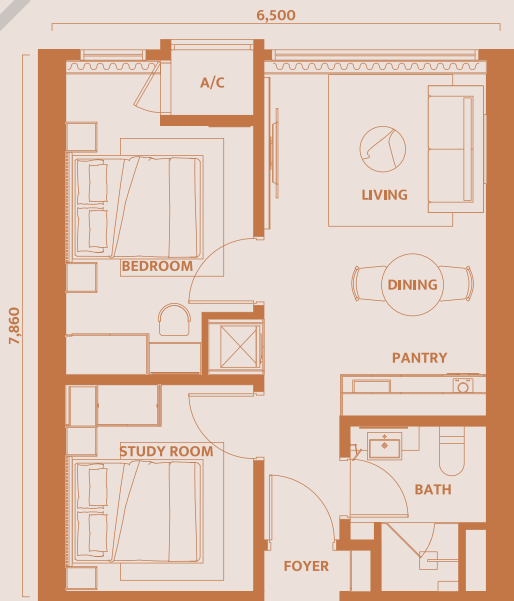
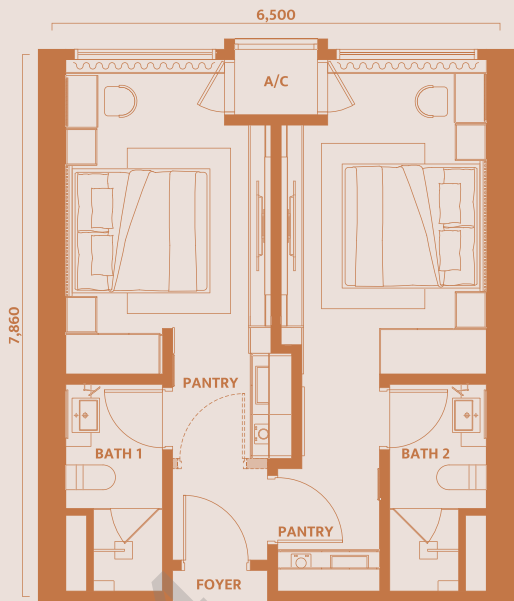
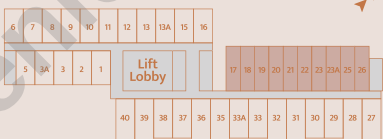
UNIT LAYOUT PLANS



TYPE A | 350 sq. ft.

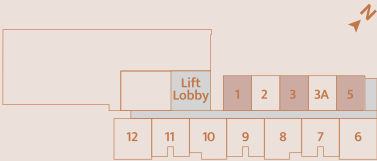


TYPE A4 | 350 sq. ft.



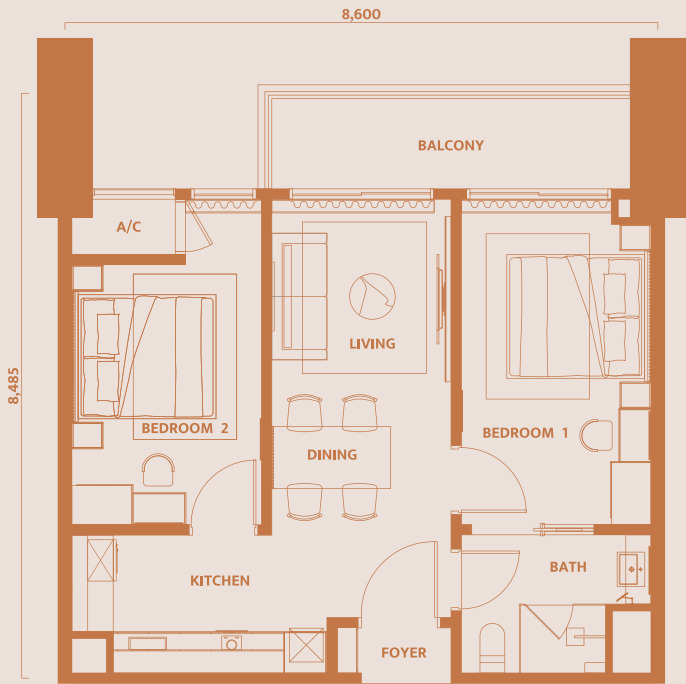
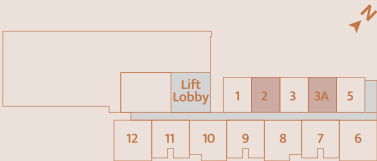
TYPE **B** | 550 sq. ft.

-  Dual-key
-  2 Bathrooms



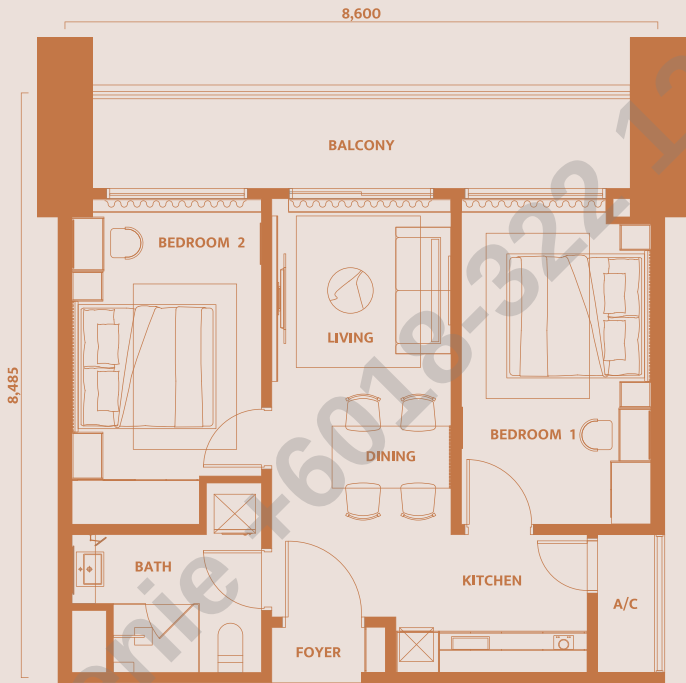
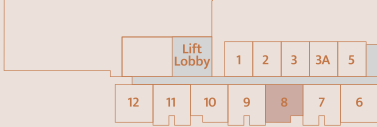
TYPE **B1** | 550 sq. ft.

-  2 Bedrooms
-  1 Bathroom



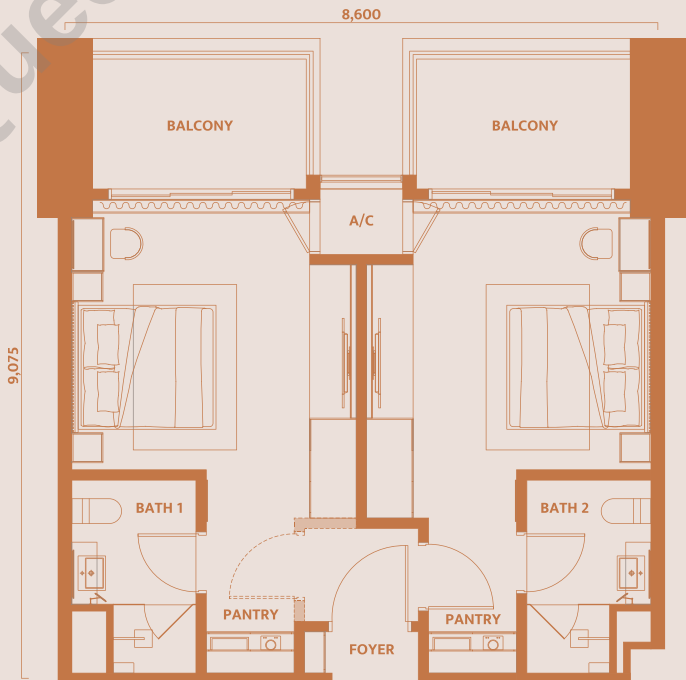
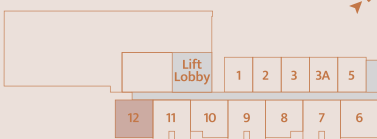
TYPE **C1** | 739 sq. ft.

-  2 Bedrooms
-  1 Bathroom



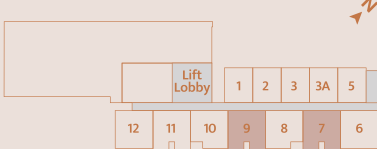
TYPE **C2** | 785 sq. ft.

-  2 Bedrooms
-  1 Bathroom



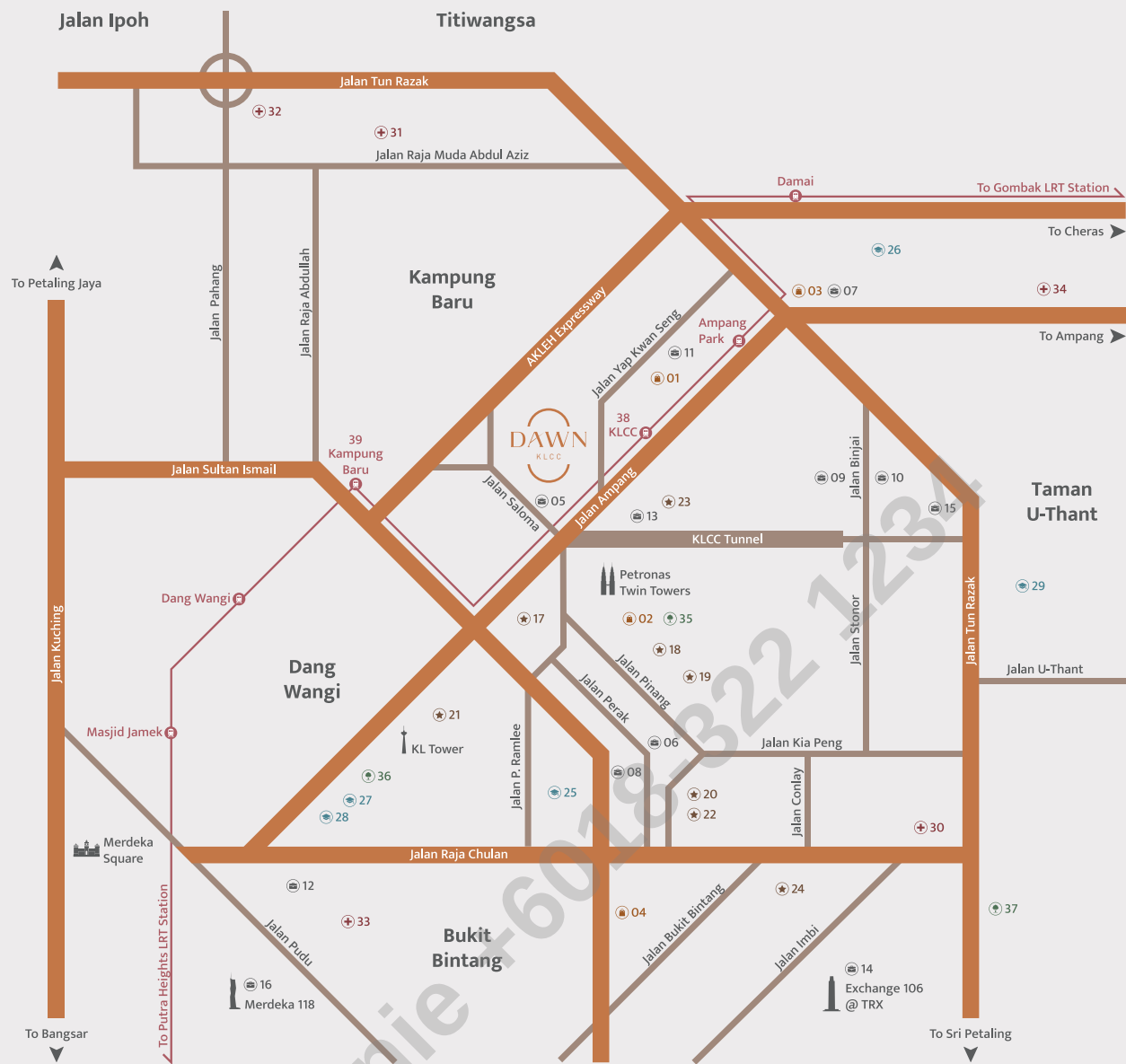
TYPE **C4** | 804 sq. ft.

-  Dual-key
-  2 Bathrooms



DISCLAIMER:
ALL ITEMS MENTIONED HEREIN ARE SUBJECT TO VARIATION, MODIFICATION AND/OR SUBSTITUTION AS RECOMMENDED BY THE CONSULTANTS/ARCHITECT/ENGINEERS AND/OR AS DIRECTED BY THE APPROPRIATE AUTHORITIES.
The floor and unit numbering shown in this drawing is solely for the purposes of the Sale and Purchase Agreement and do not reflect the actual address. We assume no liability whatsoever in connection with the actual address, naming and/or numbering to be assigned by the relevant authority at the appropriate stage.

A NEXUS OF CONNECTIVITY



Legend

Shopping Centres

- 01 Avenue K — 500m
- 02 Suria KLCC — 500m
- 03 Intermark Mall — 1.5km
- 04 Pavilion KL — 1.8km

Office Towers

- 05 Menara Public Bank — 200m
- 06 Wisma UOA — 1.1km
- 07 Integra Tower — 1.5km
- 08 Equatorial Plaza — 1.8km
- 09 ILHAM Tower — 1.9km
- 10 Menara Binjai — 1.9km
- 11 Megan Avenue — 2.3km
- 12 Bursa Malaysia — 2.5km
- 13 Menara Maxis — 2.7km
- 14 Tun Razak Exchange — 2.7km
- 15 G Tower — 3.1km
- 16 Merdeka 118 — 4.1km

Hotels

- 17 W Kuala Lumpur — 400m
- 18 Mandarin Oriental — 1.0km
- 19 Grand Hyatt KL — 1.0km
- 20 Pullman KL — 1.7km
- 21 Shangri-La Kuala Lumpur — 1.8km
- 22 Banyan Tree KL — 1.9km
- 23 Four Seasons Hotel KL — 2.2km
- 24 The Ritz-Carlton — 2.2km

Educational Institutions

- 25 INTI International College KL — 2.4km
- 26 SJK (C) Chung Hwa (P) — 2.4km
- 27 St. John's International School — 2.5km
- 28 SMK Convent Bukit Nanas — 2.8km
- 29 Sayfol International School — 2.9km

Medical Centres

- 30 Prince Court Medical Centre — 2.1km
- 31 National Heart Institute (IJN) — 2.3km
- 32 Tung Shin Hospital — 3.2km
- 33 Hospital Kuala Lumpur — 3.2km
- 34 Gleneagles Hospital KL — 3.6km

Leisure & Recreation

- 35 KLCC Park — 700m
- 36 Kuala Lumpur Forest Eco-Park — 2.1km
- 37 The Royal Selangor Golf Club — 3.3km

Public Transportation

- 38 KLCC LRT Station — 500m
- 39 Kampung Baru LRT Station — 650m



Smart lifestyle,
signature design



Dawn Sales Gallery
G-01, 360, Jalan Tuanku Abdul Rahman,
Chow Kit, 50350 Kuala Lumpur.

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Developer: Dawn Land Sdn Bhd (657482-X) - Address: 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor. - Tel No.: 603-7984 7878 - Developer's License No.: 30629/11-2028/0304(A) - Validity Period: 24/11/2023 - 23/11/2028 - Advertising & Sales Permit No.: 30629-2/07-2027/0687(N)-(S) - Validity Period: 01/08/2024 - 31/07/2027 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Reference No: BP T3 OSC 2023 3086(24) - Tenure: Freehold - Restriction of Interest: None - Land Encumbrances: CIMB Islamic Bank Berhad - Target Completion Date: April 2029 - Type of Property: Serviced Apartment - Total Units 492 - Total Floors: 42 - Selling Price: RM1,270,000.00 (Minimum) - RM1,972,000.00 (Maximum) - No. of Parking: Nil - Bumiputera Discount: 5% - Type of Property: Lifestyle Suites - Total Units: 468 - Total Floors: 22

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

All information contained in this collateral, including visuals, animation and illustrations, and the presentation at the show gallery including the layout plans in this collateral are subject to change as may be required by the relevant authorities or developer's architect without prior notification and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of an offer or contract. Prospects should refer to the final sale and purchase agreement of the actual unit for specifications and descriptions.