

YTL LANDMARKS

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DELIVERING THE VALUE OF SPACE



Space and living go hand-in-hand in transforming lives.

Home is where we seek refuge from the city hustle and connect with our inner selves and our family. The natural flow of space so consciously planned for our comfort and well-being has a profound impact on our health and lifestyle choices. Private and personal spaces provide a sense of privacy and security. Warm and inviting spaces promote family bonding and interaction.

Space must be conducive to life itself. By that measure, we are dedicated to delivering thoughtfully crafted spaces that not only appeal aesthetically but satisfy form and function. This philosophy is not limited to the familiar comforts of home, because our lives are not confined to this private sanctuary.

Comfort, peace and tranquillity are also qualities we have come to expect of our workspace. Designing an office today is akin to sculpting spaces to project positive vibes and inspire a young generation of workforce. To this end, a meaningful work life is achieved only when we break away from norms and reimagine the work environment.

Public spaces are the heart and soul of a city. As urbanisation increases, public spaces are significant social hubs for nurturing social interaction and cultivating a sense of belonging within urban communities.

Additionally, incorporating green spaces into building designs fosters a deeper connection with nature to promote a sense of calm and rejuvenation.

No matter its purpose, we will always see space as a sanctuary that empowers people to thrive and lead fulfilling lives. Be it a home, an office, a public space or open green space, this is our opportunity to enrich lives by focusing on how to draw people to it, how they engage with it, and how they can use it to enrich their daily experience.

Dato' (Dr) Yeoh Seok Kian
Managing Director
YTL Land & Development Berhad

STRONG TAKE-UP FOR DEDAUN RIMBA



The lure of modern landed homes within a green escape in urban Klang Valley proved to be a proposition that was too compelling to ignore for many homebuyers.

At the sales preview of Dedaun Rimba in February 2024, all 68 units of 3-storey link houses were sold out and 80% of the 196 units of 1 ½-storey townhouses were taken up within a day.

Savvy buyers were not only drawn by the promise of a lush lifestyle, but also by the strategic location of Dedaun Rimba. The locale is enhanced by multiple interconnected highways, the convergence of two MRT lines and the proximity to two MRT stations.

“Due to changing demographics, we constantly navigate market trends and respond to the evolving needs and preferences of homebuyers as there will always be demand for well-designed properties in strategic locations and at the right price.”

Occupying 12.7 acres within this enviable landscape, Dedaun Rimba is a low-density green haven in the visionary township of Kwasa Damansara. It is one of the first residential offerings in Kwasa Damansara to offer landed homes within the comfort and security of a gated-and-guarded enclave. The development was conceptualised as a verdant sanctuary to inspire a healthy and balanced life while fostering community living.

The prioritisation of sustainability and well-being in the design of the development hit the right chord with homebuyers, resonating with aspirations of elevating the living environment. A 28-acre green lung just across the development, Taman Bandar Kwasa Damansara, enhances further the indoor-outdoor relationship to counter the hectic pace of modern urban life.



The strong support of homebuyers for Dedaun Rimba's modern contemporary homes during the sales preview.

YTL Land & Development Berhad executive director Yeoh Pei Teeng said the enthusiasm for Dedaun Rimba has been humbling. The developer's registration exercise in the lead-up attracted more than 6,000 registrants. Homebuyers queued up as early as 6.00 am on the day of the sales preview to get first pick of the units.

"Due to changing demographics, we constantly navigate market trends and respond to the evolving needs and preferences of homebuyers as there will always be demand for well-designed properties in strategic locations and at the right price," Yeoh said.

The 3-storey link house features a generous area of 2,617 sq ft with five comfortable bedrooms to satisfy the needs of expanding and multi-generational families, or those seeking additional flexible space to fulfil modern lifestyle desires.



To counter the pace of urban living, verdant parks and clubhouse facilities offer daily rejuvenation amidst a serene nature-inspired landscape.

The 1 ½ -storey townhouses are exquisitely designed to offer roomy interiors with three bedrooms to cater to mid-sized families with built-up space starting from 1,396 sq ft. Homebuyers can also purchase the adjoining townhouse as a multi-generational living option to enjoy expanded living space, comfort and privacy for family members.

To complement this lifestyle, an exclusive clubhouse serves as a social focal point for the community, nurturing neighbourly ties and communal bonds. The clubhouse plays host to an infinity-edge pool, a well-equipped gymnasium, and a multi-purpose room to cater to private functions and communal events.

As with all homes by YTL Land, thoughtful planning creates desirable spaces, infrastructure and amenities that surround and connect the homes at Dedaun Rimba; seamlessly melding modern design with tranquil natural surroundings.

For more information about Dedaun Rimba, visit www.dedaunrimba.com.my or call +603 2143 3000 or visit Sentul Sales Gallery at Jalan Strachan, Off Jalan Sultan Azlan Shah, 51100 Kuala Lumpur.

IDEAL LIVING TAKING SHAPE AT OLIVE GROVE



The promise of an ideal lifestyle in safe and wholesome surroundings at Olive Grove moves a step closer to becoming a reality with the completion of the clubhouse at the heart of the development. Additionally, a new showhouse on site is now ready for viewing.

The first gated-and-guarded residential enclave in Bercham, Olive Grove offers you and your family a benchmark quality of life. Open green surroundings and outdoor amenities inspire healthy living standards in a secure nature-centric environment.

Serving as the social focal point of the community, the clubhouse is not only designed to draw residents with an inviting swimming pool and well-equipped gymnasium. It also hosts a multi-purpose hall and relaxing spaces for private gatherings and community events. Adding to the appeal of the clubhouse will be an incredible view of the adjacent central park, where the serenity of a green ambience complements your leisure experience.

That sense of freedom and comfort is not limited to outdoor spaces, as these elements are also infused into the design of the 2-storey homes and interior spaces. The new showhouse offers homebuyers an intimate feel of the lifestyle proposition at Olive Grove. You will enjoy the experience of a spaciouly designed link house with an open floor plan that enhances the flow of the interior spaces. The open living area flows effortlessly into the dining area and dry kitchen, creating freedom of movement between the connected spaces.

The airy homey ambience extends to the first floor which accommodates three bedrooms and a family room, ideally serving as a multi-functional space for the family. The master bedroom with an ensuite bath is generously sized, allowing plenty of room for relaxation and winding down. The fourth bedroom on the ground floor offers bigger families the convenience and option for multi-generational living.



The convenience of a well-equipped gymnasium at the clubhouse supports a healthy lifestyle that creates a truly enriching living experience for residents.

Olive Grove offers a rare standard of modern living enjoyed with the convenience of a strategic location in the rapidly maturing Bercham locale. Its proximity to neighbourhood conveniences and a direct link to the North-South Highway enables expedient access to surrounding urban hubs and easy interstate travel.

The First Phase (Ph 6B) of Olive Grove is fully sold. The Second Phase (Ph 6A) is 50% sold during our sales preview.

For more information on our Second Phase (Ph 6A) or to visit our new showhouse, call +605 536 2633, or visit www.olivegrove.com.my.



Naturally lit and generously sized, the master bedroom is a haven of comfort with refreshing and relaxing vibes for a peaceful retreat.

ENVISIONING SPACE TO ELEVATE THE LIVING EXPERIENCE



Envisioning space requires more than an eye for creativity and design as our connection with space goes beyond aesthetics. While design brings desirability and a sense of comfort to our environment, it is only when a well-designed space—its form, function and purpose come together in perfect unison—that the space is endowed with enduring value.

YTL Land approaches the concept of space and its planning in line with this holistic perspective. We embrace environmental psychology and the intricate power of architecture to fashion desirable environments as people perceive and value space for different reasons. The space ultimately fulfils its purpose in a way that is engaging and endearing to those who use and occupy it.

For the specific purpose that each new space is created or adapted, YTL Land remains focused on the fundamental element that brings meaning to the space: people.

Our developments exemplify this philosophy, each embracing sustainable design elements to enhance liveability and add value to the daily experience and well-being of residents. As urban populations continue to grow and the living space inevitably becomes smaller, we pay even closer attention to the comfort of interior and exterior spaces in terms of functionality and adaptability.

We design contemporary homes with innovative space configurations where a sense of comfort transitions to the verdant atmosphere of the outdoors. Large windows filter in natural light and fresh air, as well as pleasing views of the surrounding environment. So too are open layouts and unincumbered spaces that seamlessly connect the indoors with the outdoors. Comfort is the sum of these features, co-existing harmoniously to elevate the living experience.



A thoughtfully designed living space with abundant natural light creates a conducive environment for residents.

As we navigate the complexities of modern urban life, the integration of nature into our built environment is crucial to creating sustainable and vibrant communities. We feature generous green spaces in our developments for our communities to enjoy seamless connections with nature and thrive in a healthy ecosystem.

A conducive atmosphere should not be reserved for just the home. YTL Land has taken great strides in reimagining the workplace where spatial freedom, a serene ambience and inspiring architecture evolve the way the younger generation engages with their work environment.



Space is ultimately valued when it is engaging and endearing to those who occupy it.



Carefully preserved and restored, Sentul Works exemplifies how a disused colonial building can be creatively adapted to serve a new purpose as a contemporary heritage office in a park.

A unique take on this ideology is the restoration of Sentul Works in Sentul West, where the added appeal of a historic railway address provides the local community with a sense of belonging and pride of place.

Carefully preserved, restored and repurposed to serve as a contemporary heritage office building, brick walls and steel columns capture the rich history of Sentul's railway past. An infusion of modern design features and cutting-edge facilities updates its iconic form to fit and serve a contemporary purpose.

Nestled in the heart of a lush park setting, Sentul Works features the original large windows of its distinctive colonial-era façade to connect interior spaces to verdant park surroundings. Its spacious office space with an open-plan layout responds to the diversity of today's youthful and modern workforce. A capacious timber-deck balcony on the second floor offers a contemplative escape to calm lush surroundings and the stillness of a starlit sky.

A short walk away from Sentul Works is the iconic Sentul Depot, renowned for its collection of disused railway workshops and warehouses dating back to the early 1900s. Under YTL Land's adaptive reuse initiative, Sentul Depot's historical significance and industrial typology of these workshops and warehouses have been conserved and effectively retained to serve a new purpose.

With a footprint of 200,000 sq ft of industrially rustic space against a lush sprawling park, Sentul Depot is revitalised with renewed pulse for communities to engage in placemaking and enhance the urban experience. As the new lifestyle destination in Kuala Lumpur, Sentul Depot is a versatile venue that makes room for imagination—whether it's for open markets, bazaars, concerts, product launches, weddings, or any public events.

For the specific purpose that each new space is created or adapted, YTL Land remains focused on the fundamental element that brings meaning to the space: people. As such, how people use the space, how they experience it and how they will ultimately value it—this will continue to inform and inspire how we envision and design space as we progress into the future.



Rustic, industrially raw and historic, Sentul Depot has been revitalised into a versatile lifestyle destination with creative spaces to celebrate urban pulse, diversity and placemaking.

SENTUL PAVILION HOSTS SPECTACULAR ZALORAYA 2024



ZALORA, Asia's leading online fashion platform and part of the Global Fashion Group, marked its 10th ZALORAYA celebrations in a spectacular fashion showcase at Sentul Pavilion in February 2024. This year's exclusive offline event honouring fashion designers and labels attracted over 700 guests along with A-list celebrities.

The Hall set the tone for the visually arresting setting. An all-white interior was adopted to blend the design flair of ZALORA with the magnificent backdrop of Sentul Park. The centrepiece was a gorgeous catwalk stage with extremely tall panels soaring into the 18-metre-high ceiling. The entire set-up interacted with the expansive space to celebrate the occasion in inspiring style.

The Foyer was transformed into a gallery where, upon arrival, guests were guided through an interesting display that spanned a decade of ZALORAYA's journey. The exhibition was curated to guide guests seamlessly through meandering artful installations, ultimately enhancing the viewing experience.

It was a full-day event filled with fashion presentations by ZALORA's line-up of designer fashions and the e-commerce platform's labels. The elegant set-up brought an appropriately unique charm to the occasion, which centred on the rich tapestry of Malaysian culture and style set against a backdrop of a technologically centric event which featured a virtual try-on screen and an immersive 3D projection experience.

The fusion of fashion and nature through towering glass palisades was truly a one-of-a-kind experience for guests. The verdant panorama of tranquil gardens and park surroundings provided a breathtaking natural backdrop to the artistry and intricacy of designer collections showcased. The evening ambience was no less extraordinary. From design to lighting through the night sky, it was certainly an occasion to remember.



Judging by the palpable energy and endless stream of guests at the event, Sentul Pavilion has again proven its calibre as a unique event destination in Kuala Lumpur. The only event space in Malaysia to be nestled in a private park, its elegant glasshouse with a minimalist aesthetic provides endless opportunities to create and innovate.

This “urban escapist” address in the city, with indoor-outdoor experience demonstrates the diversity and uniqueness of the venue to inspire creativity in the ever-evolving world of events and event destinations.

**To find out more about Sentul Pavilion,
visit www.sentulpavilion.com.my
or call +603 4041 0822.**

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