



SOUTHPOINT
OFFICES & RETAIL



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The development and design of the Southpoint Offices & Retail, are on-going. While all information, specification, proposals, images and renderings are current and accurate at the time of publications, these are subject to change and refinement without notice.

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A CITY WITHIN A CITY
DISCOVER THE MID VALLEY CITY

An aerial photograph of Mid Valley City in Kuala Lumpur, Malaysia, taken at dusk. The city is illuminated with warm lights, and the sky is a mix of orange, pink, and blue. The image shows a dense cluster of modern skyscrapers and commercial buildings, with a prominent highway interchange in the foreground. The overall scene is a vibrant urban landscape.

DISCOVER MID VALLEY CITY

Southpoint is a 59-storey mixed commercial building with 27 floors of office spaces, 22 levels of serviced apartments, 2 levels of retail facilities as well as other amenities. Standing among the ascending towers proudly overlooking the major highways of Kuala Lumpur by anchoring the southern end of Mid Valley City, Southpoint is a breathtaking view on its own. It also has a modern interior design that exudes a welcoming setting for the best business interaction. To make the environment safer and more comforting for the tenants, CCTV surveillance cameras are available at strategic locations within the building to monitor for any suspicious behaviours and activities.

Here, connectivity is effortless with the link bridges available at Southpoint which provides sheltered avenues and convenience to Mid Valley Megamall as well as The Gardens Mall. Not to forget the walkway linking to the transportation hub at the Abdullah Hukum LRT station which provides the public with easier accessibility in their daily commute.

6 REASONS WHY MID VALLEY CITY SHOULD BE YOUR CHOICE

More than just a place for business, Southpoint also makes the perfect residence. Not just a convenience to stay in the heart of everything important, it is also favoured for the myriad of amenities nearby. The strategic location of the concept "City Within A City" emphasizes on the importance of connectivity, both in terms of having a prime location and with the accessibility to different types of public transport like buses, LRT and KTM services and various amenities presently available in the well-known Mid Valley Megamall and The Gardens Mall. With glass bridges and pedestrian walkways connected everywhere, walking has become an easier task.

6 AMENITIES

- Shopping Malls
- Hotels
- Residences
- Food & Beverages Outlets
- Medical Centres
- Fitness Centres
- Banks
- Cinemas

5 WELL-PLANNED SYSTEM

- CCTV
- Turnstile
- Destination Control Lift System
- 24 hours Manned Security
- Auxiliary Police within the development

4 ACCESSIBILITY

- Federal Highway
- New Pantai Expressway
- Sprint Expressway
- Kerinchi Link
- Jalan Bangsar

1 PRIME LOCATION

- Mid Valley address established business district in Kuala Lumpur fringe

2 ENVIRONMENT

- Grade A Building
- Built for MSC Tier 1 status
- GBI Accreditation (Silver Rating)
- Double decker lift system centre core for maximum natural light within the office space



3 CONNECTIVITY

- Mid Valley KTM Station
- Abdullah Hukum LRT Station
- Public buses
- Taxis and e-hailing services





EXPLORE MID VALLEY CITY



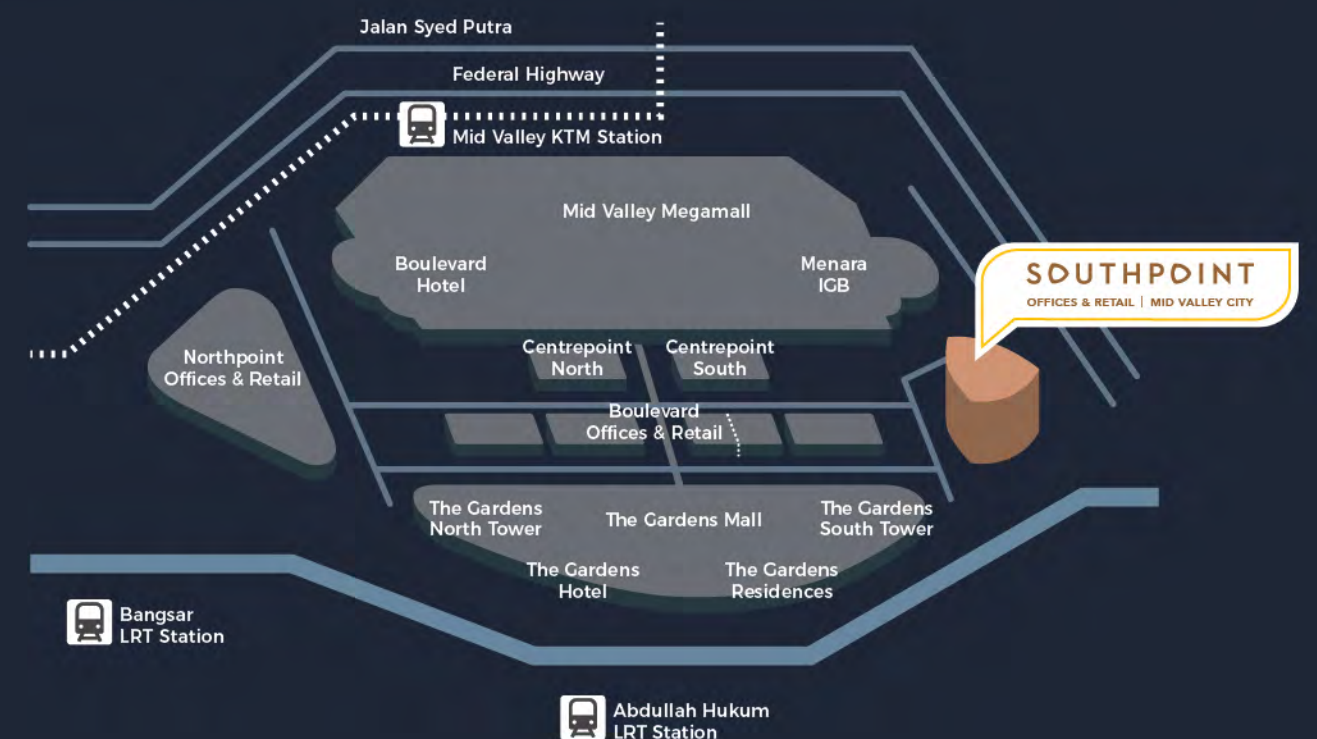
PRIME LOCATION

Easily accessible via major highways and road networks, Southpoint is the definition of a prime location. From everyday work to shopping convenience, Southpoint is within the vicinity of busy malls like Mid Valley Megamall and The Gardens Mall. Within a short distance to various major cities of both Kuala Lumpur and Petaling Jaya, Southpoint ensures a quick and easy drive to anywhere important. Enjoy and reap the various benefits by being in Kuala Lumpur's most favourable commercial hub, here at Southpoint.

Neighbouring cityscapes and commercial hubs distance to major nodes

- 7 minutes to **Bangsar**
- 12 minutes to **Petaling Jaya**
- 14 minutes to **Sri Hartamas**
- 15 minutes to **Kuchai Lama**
- 16 minutes to **Sri Petaling**
- 17 minutes to **KLCC**
- 19 minutes to **Cheras**
- 19 minutes to **Bandar Sunway**
- 21 minutes to **Subang Airport**

Precious gem in the "City Within A City" with components like residential, commercial and retails, a lifestyle full of convenience is guaranteed here without compromising style and accessibility. Great for startups and corporate culture, Mid Valley City will definitely be the significant location for your next office setup.



CONNECTED & EASY ACCESSIBILITY

HIGHWAY & MAIN ROAD

With an easy access to most cities via major highways like Federal, SALAK, Kerinchi, NPE and SPRINT and various main roads, Southpoint make it possible for all walks of life to reach this location without any hassle. The existence of multiple routes to reach Southpoint make it possible for connectivity and accessibility to be words that could define it as the next ultimate place of Kuala Lumpur. Easy, fast and convenient roads, only at Southpoint.

HIGHWAY

Federal Highway
SALAK Expressway
SPRINT Highway
NPE Highway
Kerinchi Link

MAIN ROAD

Jalan Syed Putra
Jalan Bangsar
Jalan Klang Lama

SHUTTLE BUS

Shuttle bus services to Bangsar LRT station and other designated locations.

Service available at every 30 mins intervals.

From Bangsar LRT Station
First Departure : 8.05am
Last Departure : 10.40pm

From Mid Valley Megamall
First Departure : 8.10am
Last Departure : 10.45pm



COMPREHENSIVE RAIL NETWORK

With covered walkways connecting to the Abdullah Hukum LRT Station, and Mid Valley KTM Station within the vicinity, those who choose to travel by public transportation can enjoy convenience beyond expectations.



- KTM Seremban Line
- KTM Port Klang Line
- Interchange Station
- MRT Sungai Buloh - Kajang Line
- LRT Sri Petaling Line
- LRT Kelana Jaya Line
- KL Monorail Line
- ERL KLIA Transit
- ERL KLIA Ekspres
- Free Bus Service GoKL
- MRT Feeder Bus Service
- TBS (Terminal Bersepadu Selatan)
- BRT Sunway Line
- Interchange to KLIA & KLIA2

EXPLORE MID VALLEY CITY

Southpoint offers you the opportunity to work, live, play and stay with excitement in this premium, top-notch areas that has countless amenities to suit your every needs.



WORK OFFICE AND BUSINESS DISTRICT

Work in a modern office complex complete with state-of-the-art amenities to empower you with the ability to harness the opportunities in a thriving commercial hub.



27 FLOORS OF OFFICE SPACES: SOUTHPOINT OFFICES & RETAIL

Some of the other surrounding commercial buildings are:

- The Gardens North & South Towers
- Centrepont North & South
- Menara IGB
- Boulevard Offices & Retail
- Northpoint Offices & Retail

LIVE

URBAN LIFESTYLE SERVICED APARTMENT

Live in a home where comfort and style takes centre stage. With spacious homes and lavish facilities, this is a place for the lifestyle you want to live.

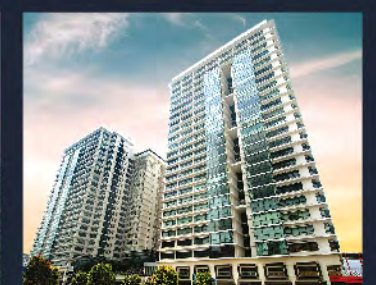


22 FLOORS OF SERVICED APARTMENT: SOUTHPOINT RESIDENCES

Besides Southpoint Residences, there are two other residential buildings being The Gardens Residences and Northpoint Residences.



THE GARDENS
RESIDENCES



NORTHPOINT
RESIDENCES

STAY

LUXURY WITH CONVENIENCE

Stay in a place where all your needs are taken care of. The liberty of enjoying the sheer luxury of premium amenities and professional services brings a smile to your face, every time.



THE GARDENS HOTEL



BOULEVARD HOTEL



CITITEL HOTEL

ENJOY

LIFESTYLE DISTRICT

Experience the excitement of being in a shopping mall or an open-air shopping boulevard with an array of cafes, restaurants, and retail shops that will undoubtedly spoil you with the best variety.



SHOPPING MALLS

- Mid Valley Megamall
- The Gardens Mall



CHILD CARE CENTRES

- Preschool Enrichment Centre
- Eduwis Elite



COURIER SERVICES

- Nationwide Express
- MBE The Gardens Mall



MEDICAL CENTRES

- iHEAL Medical Centre
- Excelview Laser Eye Centre



CONNECTIVITY

BETWEEN WORK & LIVING



Southpoint has two covered bridges that lead to Mid Valley Megamall and The Gardens Mall, providing unparalleled convenience. Mid Valley City has a lot to offer, as it is more than just a place to do business. You will be able to experience being in a setting that may offer the best of both worlds, whether it is for business or pleasure.



All under one roof, Mid Valley Megamall is a shopper's paradise, a fashionista's haven, a kid's dream, a gourmet hunter's sanctuary, and a definite family favourite.



The Gardens Mall is a high-end shopping destination with major international designer labels. All in which are only a stone's throw away from Southpoint.



Completion Year :
Year 2018

Net Lettable Area :
approx.
516,000^{sq.ft.}

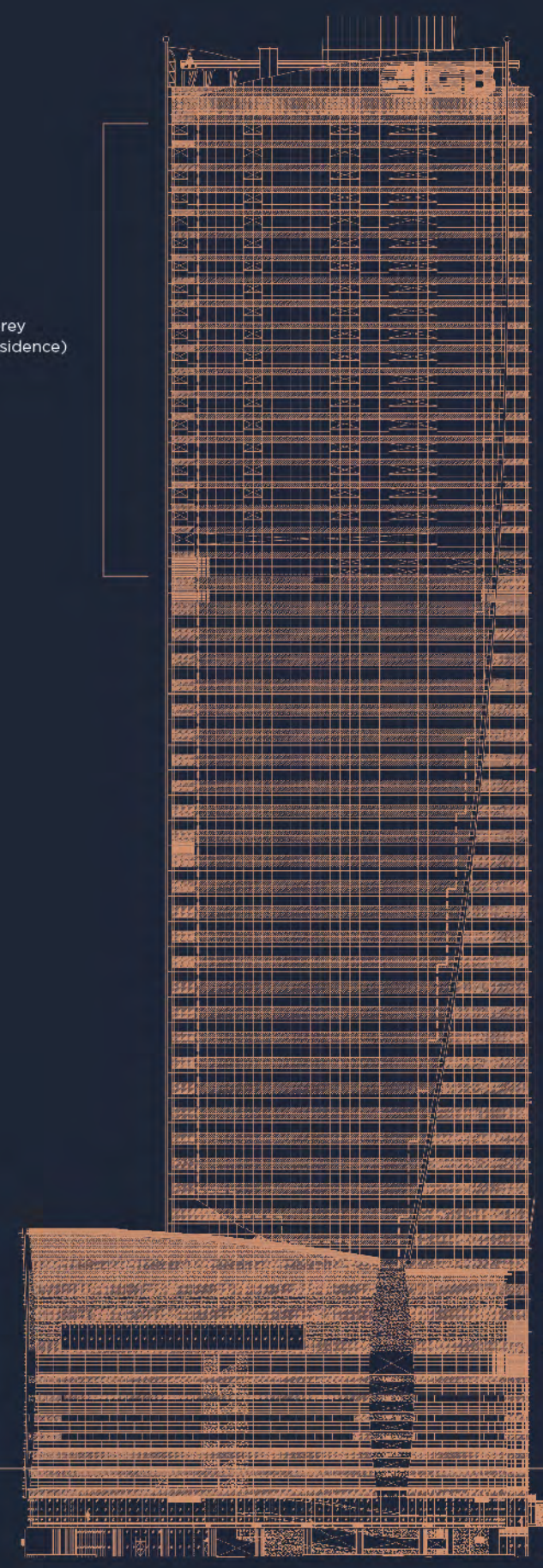


SOUTHPOINT

OFFICES & RETAIL | MID VALLEY CITY

ELEVATION PLAN

22 Storey
(Service Residence)



27 Storey (Office)

Surau
Ballroom
Banquet Room

Carpark

Retail

BUILDING FOR BETTER

Determined to offer top-notch services and amenities to tenants, customers and anyone, Southpoint live up to its name of being the top-tier Green Building with advanced and efficient security team while ensuring its visitors enjoy connectivity of the world-class level.



Designed to ensure a sustainable future, Southpoint has a Green Building Index Certification. A high-performance building that has lesser negative impacts on the environment including being energy, water and resource-efficient. Southpoint has an overall lower carbon impact on Mother Earth as well.



Located within the Mid Valley MSC Cybercentre boundary, Southpoint is determined in developing and nurturing Internet-based business cluster. In this alternative city centre of Kuala Lumpur, Mid Valley City offers outstanding connectivity and seamless experience to tenants and visitors.

SECURITIES

With a mission to make Southpoint a safe haven for tenants and visitors alike, it is equipped with Visitors Management System and Card access at the lobby to filter visitors. In addition, high technology CCTVs surveillance are installed around the premises.



SPACIOUS LIFT LOBBY



ROUND THE CLOCK SURVEILLANCE MONITORING



24/7 MANNED SECURITY

THE FACILITIES

There are retail stores within Southpoint, in addition to the other amenities and facilities provided for the comfort and convenience of tenants and visitors.

BODY PERFECT



Body Perfect is an oasis for all your beauty needs. Located at the mezzanine and lobby of Southpoint, Body Perfect offers a vast array of exclusive top to toe beauty and wellness treatments with utmost privacy. This ideal location presents a tranquil environment, making it a suited place to indulge in treatments and therapies for overall beauty and wellness.



Wolf & Turtle Coffee, located at Southpoint lobby, offers a wide variety of coffee in addition to their specially brewed coffee. Non-coffee beverages, tea, pastries, sandwiches and light savoury food are also available on the cafe menu. This cafe is a great option for tenants or visitors who want to get their fix of caffeine or grab a quick bite without having to leave the building.



WOLF & TURTLE COFFEE

SPECIFICATIONS

Ceiling Height

: Floor to Slab - 4m

Floor

: Cement Render Finish

Floor Loading Capacity

: 2.5kN/m² (imposed live load) & 1.0kN/m² (partition)

Electrical Services

: 3 nos x 80 Ampere(s) (Amp) 3-Phase Distribution Board (DB) per floor

Telecommunications Services

: 3 nos x 2 core fibre cable with terminal box directly to riser on each floor

Satellite Master Antennae Television (SMATV) System

: 3 nos per floor

Building Security System

: 24Hrs CCTV, turnstile & security guards

Data Services

: High Speed broadband services with fiber optic cable

Vertical Transportation

: Total 16 lifts (8 each at high and low zone)

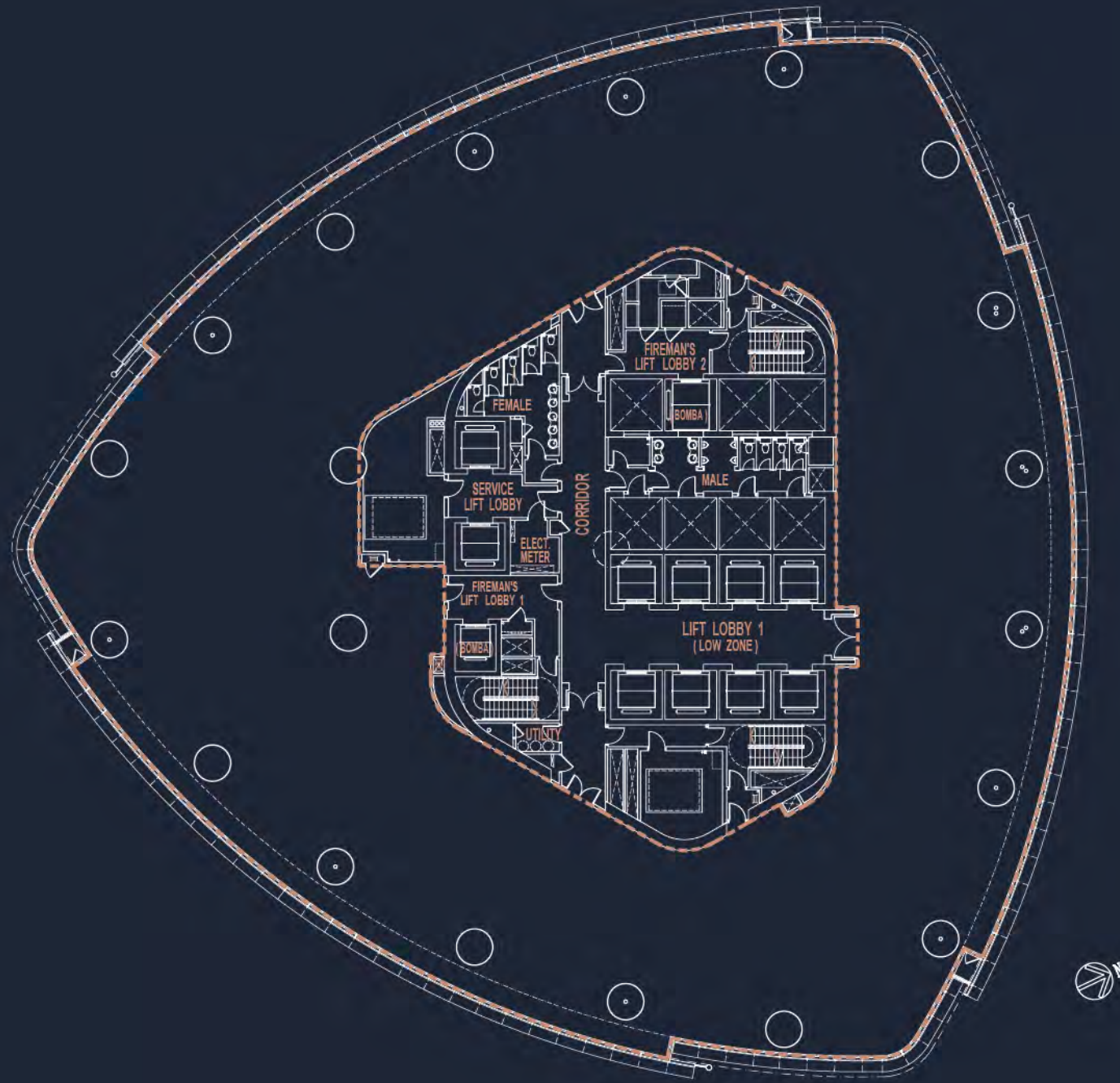
Air Conditioning and Mechanical Ventilation Services

: Chilled water AHU air conditioning system

Plumbing and Sanitary

: Pantry provision for water supply and discharge point available

FLOOR PLAN



Typical Floor Plate
19,176 SQ.FT.

