



ASIA PACIFIC  
PROPERTY  
AWARDS  
DEVELOPMENT

in association with

*American  
Standard*

**AWARD WINNER**

MIXED-USE DEVELOPMENT  
MALAYSIA

3rdNvenue @ Embassy Row  
by Tisjaya Land Berhad

2019-2020

# NEU

## SUITES

EMBASSY ROW  
KUALA LUMPUR

NEXT GENERATION  
OF  
CITY LIFESTYLE



NEW ADDRESS  
NEW LIFESTYLE  
NEW TREND  
NEW LANDMARK



300m  
TO GLENEAGLES  
MEDICAL CENTRE



650m  
TO JELATEK LRT STATION



3km  
TO KLCC/CBD

Accomplishing the impossible is what **NEU Suites** does marvelously as a prestigious address of trending metropolitan lifestyle in an iconic landmark. Superbly merging chic styling and fine detailing with all the trappings of a vibrant urbane sprawl while showcasing stunning amenities smothered in lush surroundings, your dream of enjoying the upwardly mobile lifestyle is now a reality.



ALONG THE  
PRESTIGIOUS  
EMBASSY ROW



INTEGRATED  
MIXED  
DEVELOPMENT



FLEXI  
OFFICE  
SUITES



24 MODERN  
FACILITIES



MULTI-TIER  
24 HOURS  
SECURITY

NEW YORKER  
LIFESTYLE-  
INSPIRED  
EXPERIENCES.



## A NEW BENCHMARK IN URBAN LIFESTYLE

**NEU Suites** represents a modern lifestyle for professionals, entrepreneurs, and the socialite high-flyers. A signature address of indulgence that's strategically set in a premium location. A perfect integration of lifestyle privileges and executive suite. Indulgence now has a new name... **NEU Suites**.

# REVEL IN INDULGENCE

Expect nothing less than utter style, total comfort and maximum privilege wherever you turn at **NEU Suites**. Satisfying your quest for pleasure and indulgence is easily realized at the stunning leisure zones of **NEU Suites** from Facility Level to Sky Deck and private amenities way up high.



24 MODERN  
FACILITIES

MULTI-TIER 24  
HOURS SECURITY

## ROOFTOP SKY LOUNGE FACILITIES



## LEVEL 2 PODIUM FACILITIES





# FLEXIBILITY CONCEPT

OFFER  
FLEXIBILITY AND  
PRIVACY

TYPE **A1**

430 sq. ft.

2 Rooms + 2 Toilets

TYPE **A2**

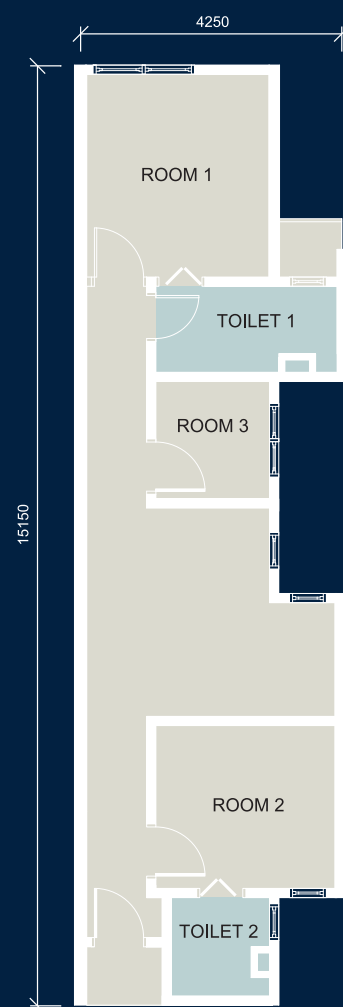
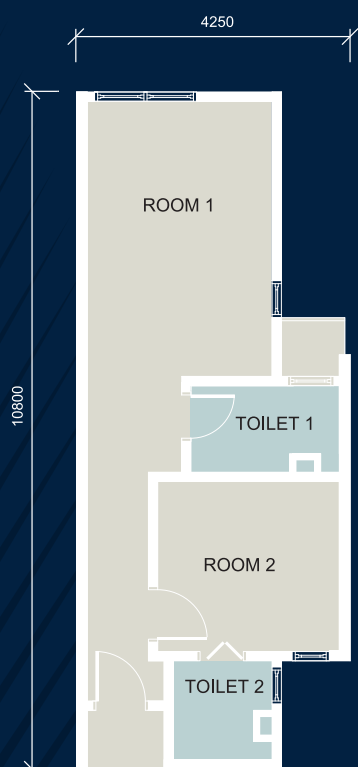
430 sq. ft.

2 Rooms + 1 Toilet

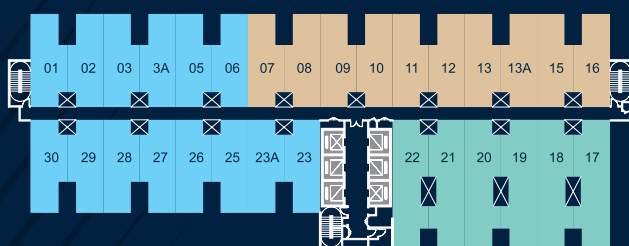
TYPE **B**

601 sq. ft.

3 Rooms + 2 Toilets



TYPICAL  
STOREY  
PLAN



# SPECIFICATION

Structure	: Reinforced Concrete Framework
Wall	: Concrete Wall / Masonry Wall
Roof	: Reinforced Concrete Flat Roof
Ceiling	: Plaster Ceiling
Windows	: Aluminium Frame Glass Windows

Doors	: Entrance	: Fire Rated Door
	: Others	: Timber Door / Bifold Door
Ironmongery	: Quality Locksets	
Wall Finishes	: Internal Wall	: Emulsion Paint
	: External Wall	: Weather Resistant Paint
	: Toilet	: Ceramic Tiles to Ceiling Height
Floor Finishes	: Porcelain Tiles / Ceramic Tiles / Cement Render	

Sanitary Installation	Items	Type A1/A1a/A1b	TYPE A2/A2a	TYPE B/B1
	Water Closet	2	1	2
	Wash Basin	2	1	2
	Toilet Roll Holder	2	1	2
	Shower Head	2	1	2
	Tap	3	1	3
	Pantry Sink and Tap	1	1	1

Electrical Installation	Items	Type A1/A1a/A1b	TYPE A2/A2a	TYPE B/B1
	Electrical Distribution Board	1	1	1
	Lighting Point	7	7	10
	Ceiling Fan Point c/w Fan Hook	2	3	3
	15A Socket Outlet Point	2	2	2
	13A Socket Outlet	10	10	12
	Air Cond Point	2	2	3
	Water Heater Point	2	1	2
	Fiber Wall Socket Outlet	1	1	1

## PRIME REASONS TO INVEST IN NEU SUITES



### EXCELLENT CONNECTIVITY

Within the fastest growing development region of Kuala Lumpur, Jalan Ampang. Easily accessible via AKLEH, Jalan Ampang, MRR2 and Jalan Tun Razak.



### FLEXIBILITY CONCEPT

Choose between our 3-room suites and 2-room suites that are exquisitely designed to cater different lifestyles, different stages of life and different needs.



### EXCLUSIVE ELITE ADDRESS ALONG EMBASSY ROW

Strategically located in the heart of the business and lifestyle district of Kuala Lumpur's City Centre, the KLCC & Petronas Twin Towers are only approximately 3km away.



### EASY ACCESS VIA PUBLIC TRANSPORTATION

NEU Suites is only 4 stations away from KLCC (Golden Triangle) via Jelatek LRT Station & Dato Keramat LRT Station.



### VARIETY OF AMENITIES

Surround yourself with the facilities of city existence, lifestyle, education, and wellness including the highly respected Gleneagles Medical Centre, bank, shopping malls, and international schools.



### LIFESTYLE DEVELOPMENT

Be spoiled by the myriad lifestyle retail excitement and experience a world of leisure right at your doorstep.



### MULTI-TIER SECURITY SYSTEMS

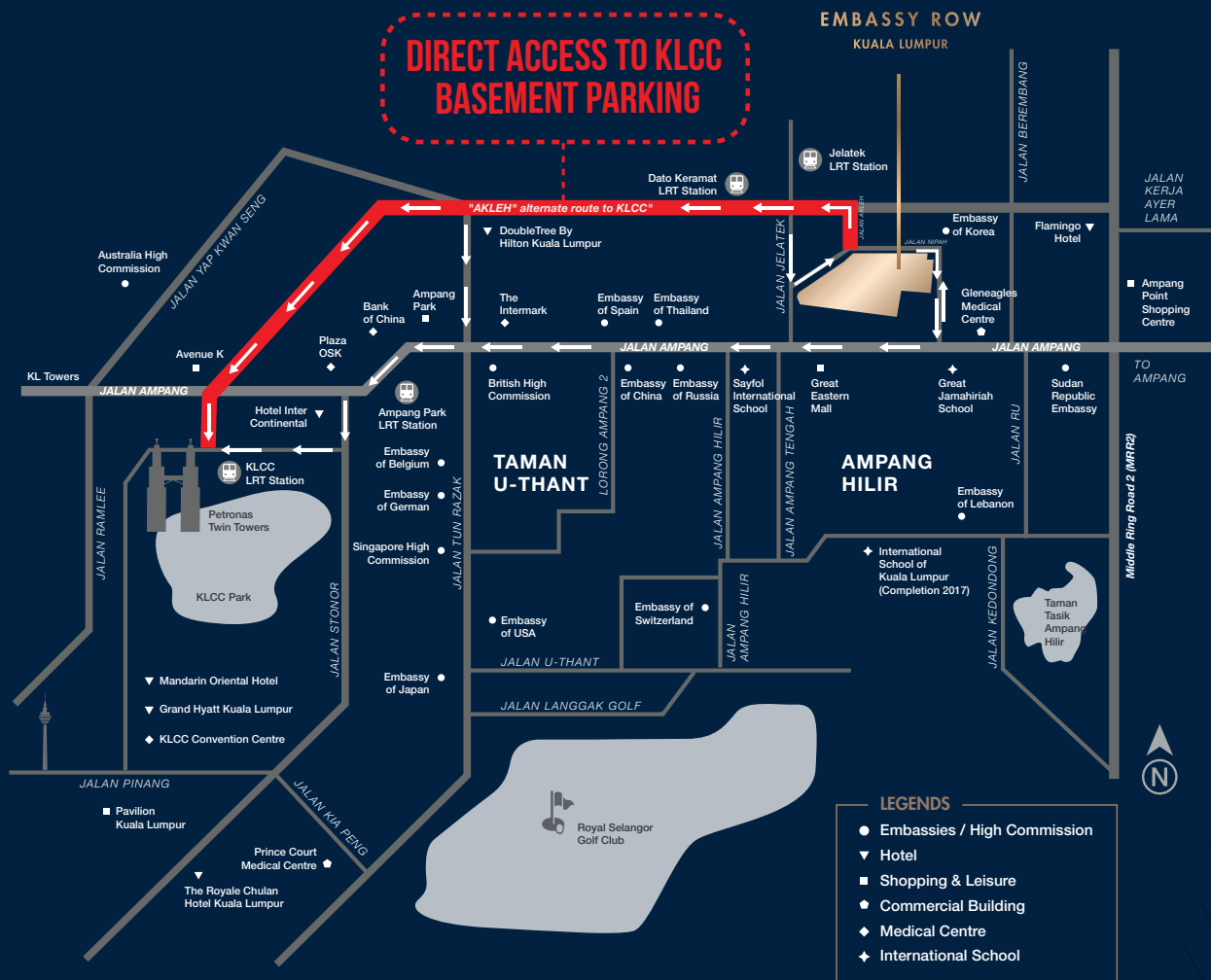
Enjoy complete security and privacy with multi-tier security systems that fully complement city life.



### SYNERGISTIC COLLABORATION

A joint development by award-winning developer Titijaya Land Bhd and China Railway Engineering Corporation (M) Sdn Bhd is expected to have a positive impact on the industry.

# NEU SUITES



The Royal Selangor Polo Club  
Dato Keramat LRT Station  
Ampang Point

Royal Selangor Golf Club  
The Ritz-Carlton  
Prince Court Medical Centre

Sungai Wang Plaza  
Berjaya Times Square  
Hospital Kuala Lumpur

1KM

2KM

3KM

4KM

5KM

6KM

7KM

Gleneagles Medical Centre  
Great Eastern Mall  
Jelatek LRT Station  
Sayfol International School  
International School of Kuala Lumpur (New Campus)

Raffles Lasalle  
International Design School  
KLCC  
KLCC Centre Park  
Ampang Park Mall

Pavilion  
Fahrenheit88  
Lot 10  
National Heart Institute  
IKEA Cheras

Titivangsa Lake Garden  
Putra World Trade Centre

A Joint Development by



Developer:  
Ampang Avenue Development Sdn Bhd  
N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G  
47500 Subang Jaya, Selangor, Malaysia

[www.titijaya.com.my](http://www.titijaya.com.my)

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FOR SALES ENQUIRIES

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**03 4266 2299**  
[www.3nvenue.com.my](http://www.3nvenue.com.my)