



HEMMON
HOUSE

名軒



INVESTMENT GRADE PROPERTY 投資級物業

Premier location with great price **Appreciation** potential.
Dual key suite primed for decent **Rental** income.

優越地段**升值**潛力高
雙鎖匙設計提升**租值**

Hemmon House is strategically located in the centre of Kuala Lumpur opposite of Ritz-Carlton Hotel and is in close proximity to MRT stations, shopping complexes, medical centers, luxury hotels, international schools, Royal Selangor Golf Club and a world-class financial district, Tun Razak Exchange TRX within walking distance of 6 minutes.

名軒 地理位置優越，位於吉隆坡市中心最繁榮的地段「武吉免登」Bukit Bintang 區內，對面麗斯卡爾頓酒店、毗鄰JW萬豪酒店、星光大道及柏威年購物商圈等。與敦拉薩國際貿易中心亦只是舉步之遙。



MID-LEVEL FACILITIES 中層平台設施

Multipurpose space for diverse lifestyle preference such as “movie screening”, conference, cooking class, yoga etc. It also provides a wide range of gym equipment and a “climbing wall” in its 2,000 sqft gymnasium. Residents can also indulge in the breeze of nature at the open outdoor area.

住戶可享有的設施包括，中層平台數個多功能室，可以安排各類會議、電影放映、廚藝班、瑜珈班、電腦班等等。亦有戶外中空平台露天的休閒空間、隨時輕鬆享受大自然的微風。物業亦配置佔地二千多平方英尺的健身室、配備各式運動器材及橫向攀石牆等設施。



BUILDING FAÇADE 大廈外牆

A low density 40 storey high-end service residences tower that comprises 90 dual key suite units. The layout and interior design is tastefully crafted to achieve the convenient of urban living and working without compromising tranquillity.

The building façade is fully glazed with the premium champagne gold glass curtain walls which allows the natural light to bathe the building interiors and preserve the exterior appearance of building or a sustainable value appreciation of the property.

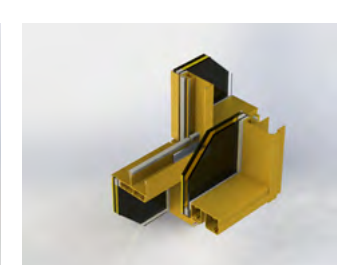
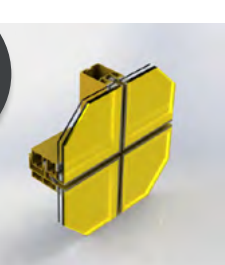
全幢大廈合共90個單位，均採用低密度、多功能雙鎖匙、高私隱設計，75%套間皆為大單邊，盡享270度景觀，每個單位內的房間及客、飯廳佈局精心打造，務求達致舒適、實用與自然的融合。

大廈選用德國名廠Schüco幕牆結構系統、外牆也不惜工本採用甲級寫字樓標準的全玻璃幕牆設計、能夠採納天然光線之餘，亦令到大廈外觀歷久常新，持續提升物業價值。

配置法國名廠Saint-Gobain淺香檳金色的外牆，更顯出物業的高雅及戶主的品味。



High Rise Building
高層建築



SCHÜCO
German Façade System by
德國幕牆結構系統

Malaysia's First Project
馬來西亞首個項目

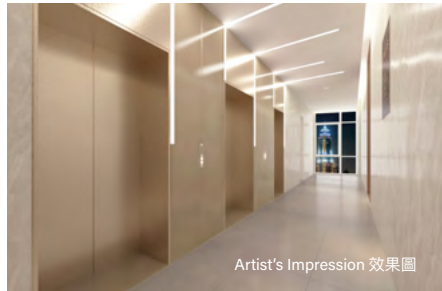
PASSENGER ELEVATOR

客用高速電梯

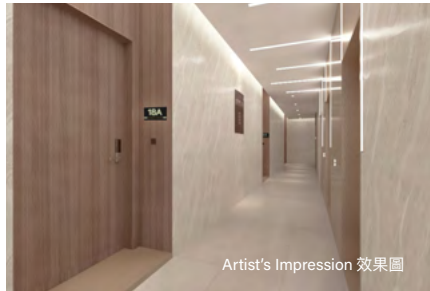
Hemmon House is equipped with three Schindler Seven series high-speed passenger elevators for a quiet, speedy and safe journey within the property.



名軒大廈配置三部客用高速升降機，使用瑞士名牌「迅達」最高級的七系列型號，為住戶提供安全、快速、寧靜的旅程。



Artist's Impression 效果圖



Artist's Impression 效果圖

GYM/YOGA & REFRESHMENT

健身/瑜珈 & 輕食站

A comprehensive spatial needs to enjoy the facilities and make it the benchmark for efficient corporate spaces in the city.

綜合空間需要享受設施，使其成為城市高效企業空間的標杆。



Artist's Impression 效果圖



Gym Room 健身房

Artist's Impression 效果圖

MEET & CHAT AREA

會面交流區

The whole building is designed with the highest standard of fire protection facilities where each unit and common area are well equipped with automatic sprinkler system and fire protection equipment.

全幢大樓設計用最高標準防火設備，除每單位內裝設自動灑水系統外，各公共位置、電梯門及防火設備、皆配以高規格消防設施。

SKY GARDEN

空中花園

Sky garden serves as a focal point for social bonding with facilities such as Sauna Room, Smartpools, Sky Terrace, Japanese Style Garden Trail and a Picnic Area.

空中花園包括桑拿室、按摩浴池、日式健步徑、天際走廊、輕鬆用餐位置、無論工餘及假日、適合家人聚首，增進感情，良朋歡聚、一起享用各項設施。

VERSATILE USAGE

靈活多元化用途

Dual Electric Meter for power consumption measurement enables a various combination of usage that maximize the value of the property.

獨特雙鎖匙及雙套房/三套房設計、給予每個作息空間充足的私隱又不失整體協調。住戶更可因應個別需求規劃適當空間達致最佳用途。



Artist's Impression 效果圖



Indulge in the privacy and comfort of two sanctuaries in one unit for Residential use. **純住宅用途:** 個別住戶皆可擁有充份私人空間、起居生活倍感舒適寫意。



Work-life balance made possible with Residential + Working combination. **商住兩用:** 輕鬆平衡工作及居住空間。



Earn rental income from one and own-stay at the other Residential + Rental. **租住兩用:** 可出租一個單位、享有自置物業之餘更可輕鬆賺取租金收入。



SUMMARY

摘要

90 dual key units
雙鑰匙單位



2 car lifts
汽車電梯



3 high speed passenger lifts
高速乘客電梯



103 parking lots (EV ready)
停車位 (可配電動車充電器)



2 commercial area
商業空間



3 club facilities
會所



Located at KL City Center
吉隆坡市中心地段



Dual Key Design
雙鑰匙設計



Potential High Rental Return
潛在的高租金回報



Floor to Ceiling Window
落地玻璃窗



Sprinkler system for Each Unit
每個單位設消防裝備



Triple Layers Glass Curtain Wall
三層玻璃幕牆



EV Charging Station
電動汽車充電站



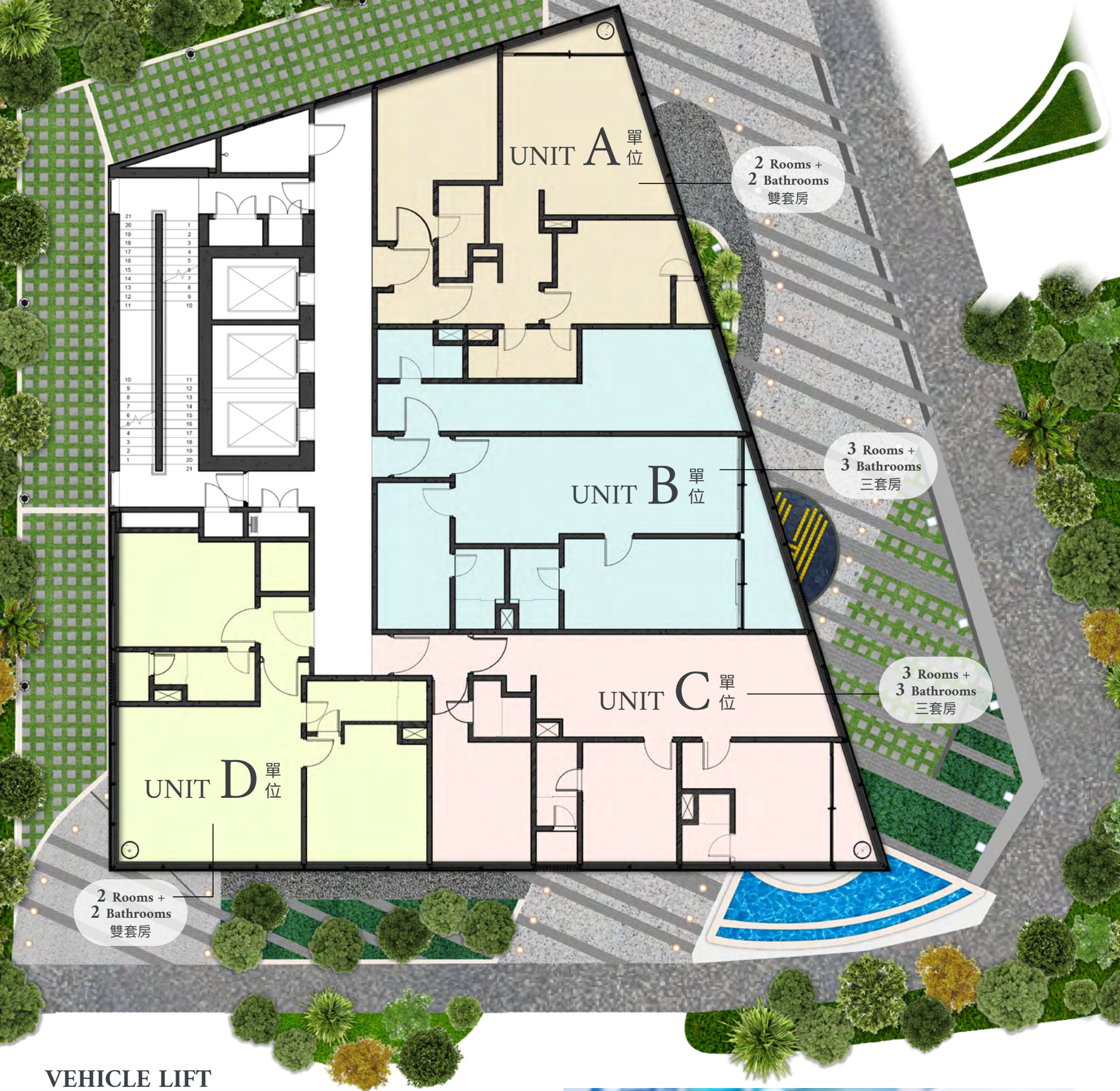
Low Density
低密度



Strategic Location
地理位置優越



High End Material
高端材料



VEHICLE LIFT

車用電梯

The vehicle lift system offers the convenience of moving your car to the designated carpark floor.

採用汽車電梯，用戶毋須費神進、出車庫、直達車位樓層。每戶附設一個入契車位。



Artist's Impression 效果圖



The electric vehicle and charging device are for illustration purpose only.
圖中電動車及充電器祇作顯示用途。

ELECTRIC VEHICLE

電動汽車充電器

Each parking space is laid with pipes for the installation of electric car charging facility in future.

每個停車位皆已經鋪設電線管道、方便用戶日後加裝電動車充電器。

Remarks: EV chargers is not included

備註: 不包括電動車充電器



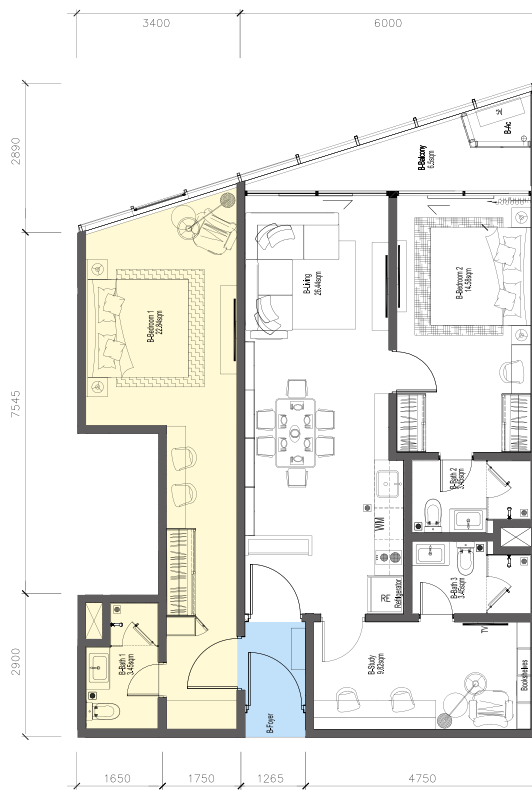
DUAL KEY 多功能雙鑰匙



UNIT A 單位

2 Rooms + 2 Bathrooms
雙套房

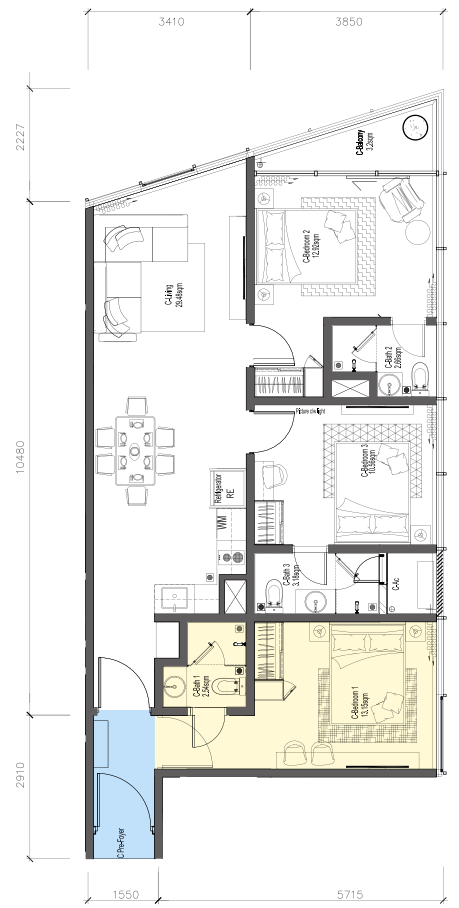
882 sq.ft
平方英尺



UNIT B 單位

3 Rooms + 3 Bathrooms
三套房

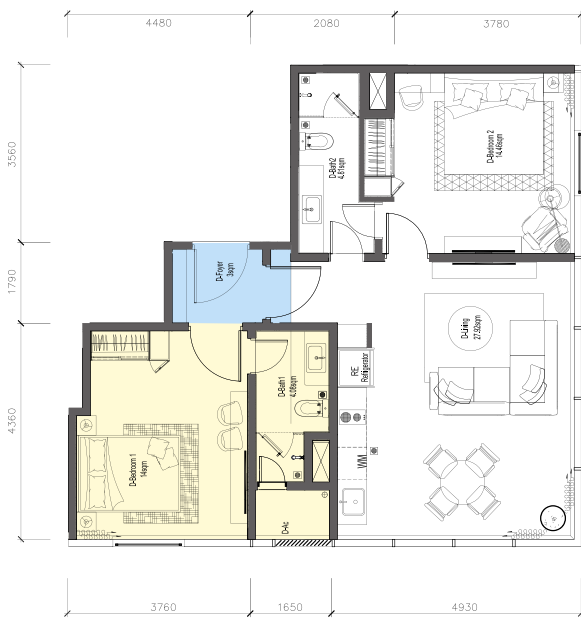
1,108 sq.ft
平方英尺



UNIT C 單位

3 Rooms + 3 Bathrooms
三套房

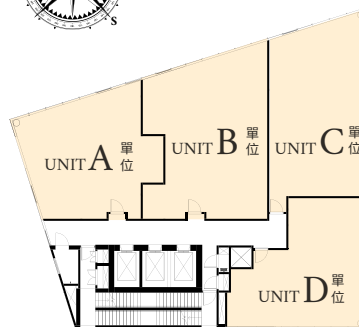
990 sq.ft
平方英尺



UNIT D 單位

2 Rooms + 2 Bathrooms
雙套房

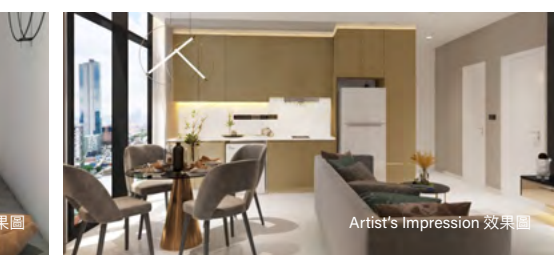
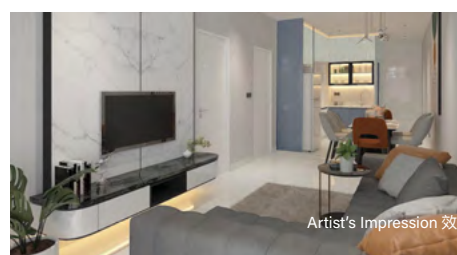
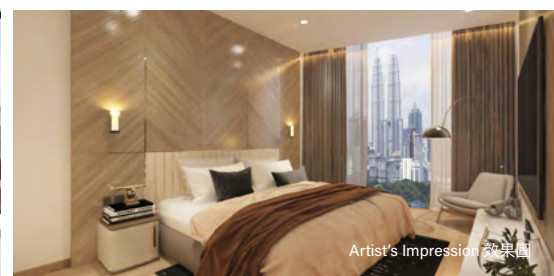
840 sq.ft
平方英尺



Facilities 設施

- L14** Multifunctional Room | Cafe & Discussion Area | Sky Terrace
多用途功能室 | 咖啡廳和討論區 | 空中陽台
- L15** Gym Room | Yoga Room | Rock Climbing Area | Refreshment
健身室 | 瑜珈室 | 攀岩區 | 輕食站
- L40** Sky Garden | Sky Lounge | Jacuzzi | Infrared Sauna | Barbecue Area
空中花園 | 空中休息室 | 按摩浴池 | 紅外線桑拿室 | 燒烤區

- Floor to ceiling height windows to maximize views and natural light.
- Has balcony for nice outdoor space.
- Comfortable and spacious layout for various ID designs.
- 全屋採用落地玻璃設計、室內每個空間皆可引入自然光線，室外景色盡收眼底。
- 附設露台、享受半空中戶外空間。
- 舒適及寬敞空間佈局、適合不同設計理念。



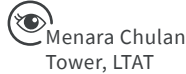


UNIT B 單位

3 Rooms + 3 Bathrooms

三套房

1,108 sq.ft
平方英尺



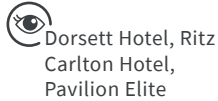
Menara Chulan Tower, LTAT

UNIT A 單位

2 Rooms + 2 Bathrooms

雙套房

882 sq.ft
平方英尺



Dorsett Hotel, Ritz Carlton Hotel, Pavilion Elite

Property Introduction 物業簡介

Focus on developing high quality low density dual key concept that offers greater flexibility for buyers. This is particularly important as the location at the heart of tourism meant greater opportunities for investors looking for short and long term rental.

專注於開發高質量的低密度雙鍵概念，為買家提供更大的靈活性。這一點尤為重要，因為位於旅遊業中心的位置意味著為尋求短期和長期租賃的投資者提供了更多機會。



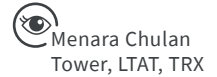
Scan to Explore
掃描探索

UNIT C 單位

3 Rooms + 3 Bathrooms

三套房

990 sq.ft
平方英尺



Menara Chulan Tower, LTAT, TRX

UNIT D 單位

2 Rooms + 2 Bathrooms

雙套房

840 sq.ft
平方英尺



Oversea Restaurant, Park Royal

STOREY PLAN

樓層分佈圖

40 - Sky Garden 天台花園			
39A	39B	39C	39D
38A	38B	38C	38D
37A	37B	37C	37D
36A	36B	36C	36D
35A	35B	35C	35D
34A	34B	34C	34D
33A	33B	33C	33D
32A	32B	32C	32D
31A	31B	31C	31D
30A	30B	30C	30D
29A	29B	29C	29D
28A	28B	28C	28D
27A	27B	27C	27D
26A	26B	26C	26D
25A	25B	25C	25D
24A	24B	Common Facilities 公用設施	
23A	23B	23C	23D
22A	22B	22C	22D
21A	21B	21C	21D
20A	20B	20C	20D
19A	19B	19C	19D
18A	18B	18C	18D
17A	17B	17C	17D
16 - Transfer Slab 結構樓層			
15 - Gym Room 健身室 / Multifunctional Room 多功能室 / Observation Deck 觀景台			
14 - Mid Level 中空平台 / Multifunctional Room 多功能室			
13-01	13-02	13-03	13-04
13-05	13-06	13-07	13-08
13-09			
12-01	12-02	12-03	12-04
12-05	12-06	12-07	12-08
12-09			
11-01	11-02	11-03	11-04
11-05	11-06	11-07	11-08
11-09			
10-01	10-02	10-03	10-04
10-05	10-06	10-07	10-08
10-09			
9-01	9-02	9-03	9-04
9-05	9-06	9-07	9-08
9-09			
8-01	8-02	8-03	8-04
8-05	8-06	8-07	8-08
8-09			
7-01	7-02	7-03	7-04
7-05	7-06	7-07	7-08
7-09			
6-01	6-02	6-03	6-04
6-05	6-06	6-07	6-08
6-09			
5-01	5-02	5-03	5-04
5-05	5-06	5-07	5-08
5-09			
3A-01	3A-02	3A-03	3A-04
3A-05	3A-06	3A-07	3A-08
3A-09			
3-01	3-02	3-03	3-04
3-05	3-06	3-07	3-08
3-09			
2-01	2-02	Disabled 殘障人士停車位	Disabled 殘障人士停車位
1 - Commercial 商業			
Ground 地下 - Commercial 商業 / Lobby 大堂			
Basement 地庫 - M&E 機電設備			

SCHÜCO

SAINT-GOBAIN

BRAVAT

BY DIETSCH 1873



STIEBEL ELTRON

ROMAN

MADE IN BRAZIL

Hisense

LG

Developer 發展商

FOREBASE PROPERTY

Forebase Property Sdn. Bhd.
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