

Tatler

L I V I N G



Home Front

How living well is its own reward

In Partnership with Pavilion Collection

MALAYSIA / DECEMBER 2021

PAVILION

DAMANSARA HEIGHTS

KUALA LUMPUR

Luxury Residences | Corporate Offices | Retail

- EXCLUSIVE PREVIEW - NEW PHASE

ROYAL
SUITES

CORPORATE SUITES
& HOTEL

IMPERIAL
RESIDENCES



The Rise of A Cosmopolis

Situated in one of the most sought-after addresses in Malaysia, Pavilion Damansara Heights is an iconic development built for luxury living, business and retail leisure.

Encompassing 16-acres of freehold land, this highly anticipated integrated development is the epitome of luxury living and curated conveniences.

With encouraging response from Phase 1, we are pleased to unveil the new phase featuring Luxury Residences & Corporate Suites for your private indulgence or as a Grade A investment opportunity.

Artist Impression Only

Pavilion Property Gallery: Level 8, Menara Khuan Choo, 75A Jalan Raja Chulan, 50200 Kuala Lumpur

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Exclusive Property Marketing Consultant



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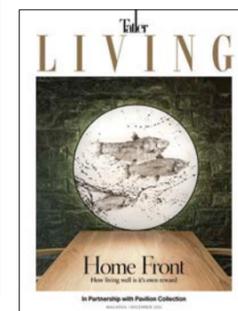
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| Letter from the Editor |

A Life Well Lived

Known for her way with words as she was known for her way around men, feisty sex symbol, Mae West said that: You only live once, but if you do it right, once is enough. Indeed, life is too short not to live well and the best way to do so is find an enclave which suits you, a place of your own where you want to put your roots down.

In Malaysia, we are blessed to have an abundance of land, natural resources and desirable places to live in - whatever your preferred lifestyle is. From revelling in the crisp highland air of Genting Highlands to the bright lights of Bukit Ceylon, or fast paced yet wholesome Damansara Heights to the grace of a mature neighbourhood that is Ampang, and of course, the cosmopolitan charm of Mont' Kiara, there's a location to love and enjoy.

While location is absolutely essential, the calibre of the development you live in plays a crucial role in creating that idyllic life. Pavilion Group, a developer with a stellar reputation Pavilion, continues to deliver projects with curated facilities which cater to those with a nose for excellence. Whether you prefer to live in the convenience of an integrated development or prefer the slow pace of a property surrounded by nature, there's an option that suits.

If the past two years have taught us anything, it is to celebrate life. So live it to the fullest and find a place to call your sanctuary - wherever it may be.

—Jennifer Choo, Editor-in-Chief, Tatler Homes

An aerial photograph of a modern architectural space. The floor is a light, neutral color with large, flowing, organic shapes in a slightly darker shade. A large, lush green tree stands prominently in the center-right. Numerous small figures of people are scattered across the space, some walking and some standing. The lighting is soft and even, highlighting the textures and forms of the environment.

Tatler

Convenience Is the New Luxury

Damansara Heights - where a fast paced lifestyle
is matched by the agility of its environment



Pavilion Damansara Heights - Luxury Residences and Lifestyle Mall Entrance

A City on the Merge

Discover why integrated developments are becoming popular because of the absolute convenience they offer

IMAGE ARTIST'S IMPRESSION ONLY

Bar subsisting in a space station on Mars, fewer living arrangements are more self-contained than an integrated development. Combining residential and commercial properties with a transportation node, work, life and play harmoniously coexist in an integrated development, and it's an arrangement that's gaining increasing acceptance with luxury property buyers.

Where landbank is scarce, integrated developments efficiently pack an impressive number of amenities into a relatively modest space to create desirable vertical villages in attractive urban centres.

Having the convenience of dining choices, shopping for groceries, a plethora of beauty and wellness services and even high fashion retail a mere elevator ride away is beguiling to say the least. It's the snob appeal of having your finger on the pulse of the latest - and not having to venture too far for it.

Saving precious time and unnecessary spending on travel, this unparalleled proximity to conveniences is particularly reassuring in a post-Covid existence.

Differentiated access to facilities like the gym, swimming pool and children's playground additionally provide a measure of security commonly reserved for gated communities.

Used interchangeably with the term mixed development, an integrated development has one more trick up its proverbial sleeve: direct access to public transportation. A hallmark of modern urban living, transit connectivity can avail a whole city of possibilities.

Such optimal use of lucrative real estate to create value is a boon to astute investors, owner-occupiers and residents. Mixed use developments provide built-in diversification that lower risk profile investors prefer. Surrounding competition, changing tastes, emerging trends, and effective management will undoubtedly factor into the longevity of a property's allure. Nevertheless, integrated developments have demonstrated greater capital appreciation and a propensity to generate passive income especially when coupled with the presence of the development's Corporate Towers which will offer tenant profiles that are a cut above.

If all this functionality projects a colourless image of ruthless utilitarian efficiency, fear not; the practical benefits of integrated urban living can come as beautifully packaged as any private landed home.

Pavilion Damansara Heights is an integrated development that combines ultra-convenience with luxury living. Taking up residence where the severe brutalist form of Pusat Bandar Damansara once dominated on the edge of the upscale Kuala Lumpur suburb of Damansara Heights, Pavilion Damansara Heights is an ambitious configuration of five premium residence blocks, nine corporate office towers, office-hotel suites and a glittering lifestyle mall.

No expense has been spared on fashioning its condominium homesteads. Take its Imperial Residences. Nestled beside the lavish bijou apartments of the Pavilion Damansara Height's equally grand Royal Suites, Imperial Residences is an opulent low-density configuration of 154 units across 50 storeys. Each unit is impeccably furnished with sumptuous marble flooring, designer fittings and state of the art appliances, and with a dedicated lift lobby and access to concierge services exclusivity is assured.

Throw in its prime position between the affluent neighbourhoods of Bangsar and Mont Kiara, future MRT connectivity with its namesake MRT Station and a new link to the DUKE highway, and Pavilion Damansara Heights looks set to repeat the stellar track record of its mould-breaking predecessor, Pavilion KL.

For investors and owner-occupiers that have balked at the integrated development model, the possibilities that this and similar luxury development have unlocked are impossible to ignore.



At Your Service

Our addiction to the concierge economy and why concierge services add untold value to our lives

Need a private jet to whisk you away? Or perhaps it's to help pick an engagement ring? Luxury concierge services are making it happen.

Emerging from the hospitality scene, concierge companies are the hard toiling elves and fairy godmothers taking on a multitude of tasks on behalf of their time-strapped clientele.

Banking on an extensive network of vetted contacts, the finest concierge companies can unlock privileged access to exclusive locations and private events, make skilled recommendations and curate fantastical experiences. It's big business and in 2019, the concierge economy was predicted to be worth USD773.3 million by 2025.

At the pinnacle of the segment are companies like Quintessentially and Knightsbridge Circle, whose bespoke services are limited only by their elite clientele's imagination and budget. Services are usually membership

driven, but pay as you go options are becoming de rigueur as the demands of our increasingly fast-paced lifestyles leave us all with little time left for what matters.

Anticipating the needs of its clientele, Pavilion properties, including Pavilion Damansara Heights, offer a mix of complementary and on-demand concierge capabilities that will add value to busy lives.

Besides providing personal concierge assistance that take on those menial tasks you'd rather outsource like picking up parcels, sending dry cleaning and securing dining and travel reservations, Pavilion's in-house concierge will have a special emphasis on property-related services. Saving you from the mundanity of coordinating pest control services or applying for internet and cable TV, it will also extend conveniences like key drop-off and arranging property viewings, because between work, social engagements, family and working on yourself, who has time for that? ┘

Mens Sana in Corpore Sano

From active physical pursuits to good mental health, living a healthy lifestyle is now possible even in a fast-paced environment

The notion of pulling the breaks and devoting time to yourself can seem counterintuitive when you're juggling life's demands and personal responsibilities but working on yourself is the most important work you will do.

Staying healthy, both physically and mentally, prolongs lifespan and contributes to your quality of life, ensuring you are your best self, and that can translate into immediate productivity gains and better relationships with the people around you. While genetics has a role to play in health outcomes, one's social environment does too, and access to physical activity, good nutrition, and adequate healthcare factor into that.

Fortunately, fitting exercise into a hectic schedule is increasingly possible thanks to efficient exercise regimes like high-intensity interval training (HIIT), Tabata and skipping, which can be whizzed through with much effort in 10 to 20 minutes. Combining physical activity with being outdoors in nature even for short spells has also been shown to boost the benefits of exercise.

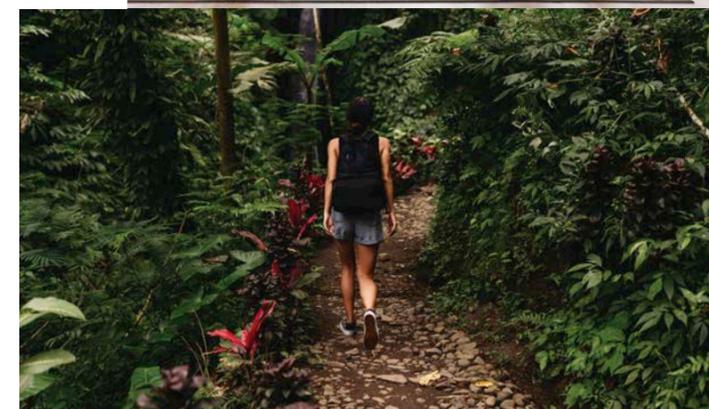
That's great news for people living in enclaves such as Damansara Heights, including the upcoming Pavilion Damansara Heights. In addition to world class sports facilities like TPC Kuala Lumpur's two 18-hole golf courses and Bukit Kiara Equestrian Club and Country Resort, the neighbourhood is connected to several public parks and recreational facilities that cost nothing.

The forest parks of Taman Tugu near Perdana Botanical Gardens and Bukit Kiara Forest Reserve for example are a boon to local ramblers, trail runners or, in the specific case of Bukit Kiara Forest Reserve, off-road cyclists; one need only pick a speed and tribe.

That social element of exercise – meeting like-minded people with shared interests – also helps to keep one motivated and has its own merits: it boosts mental health. Does that mean the post-yoga and Pilates at The Flow Studio bonding



Yoga at The Flow Studio



sesh over coffee and kombucha is as important as one's marjariasana and bitilasana? Possibly.

With convenient access to fresh produce and whole foods, and excellent universal and private health care, perhaps the wealth that Damansara Heights and neighbourhoods like it are associated with should no longer be measured in ringgit and sen but in their residents' capacity to stay happy and healthy. ┘



Dining at Frangipaani Damansara Heights

Voted one of Lonely Planet's Top 10 Coolest neighbourhoods, it's hard to pinpoint when the transformation of Damansara Heights from upscale suburban enclave to greenery-kissed hangout for Kuala Lumpur's social set began.

Most of the action here is culinary in nature, and until the arrival of newcomers like Babe's Japanese tapas, Sitka's inventive Asian fusion and modernist Indian Gin Rik Sha, it was left to reliable neighbourhood haunts like Shangri-La's cluster of street food stalls, Decanter, and pub and wine bars like Sid's and Vintry to feed residents and attract foodies.

Centering on the recently reinvigorated Jalan Batai and Plaza Damansara, the neighbourhood's flavour changes from weekday to weekend depending on the time of day: pavements buzz with the chatter of the office influx at lunchtime and tinkle with the sound of wine glasses and laughter pouring from its al fresco restaurants and bars come sundown. It's also remarkably egalitarian in outlook with budget-friendly joints like Nasi Lemak Tanglin dishing out Malay lauk just doors down from where Kind Kones is scooping out vegan ice cream.

Commonly associated with Malaysia's upper echelons and the seat of royal power (several notable politicians reside here, and the royal palace is located here), Damansara Heights hide a surprising concentration of cocktail bars. Standouts include Frangipaani at Republik, a beautifully realised intimate restaurant/bar, and JungleBird, a tropical bamboo-clad rum bar hidden in a first-floor shop lot.

The entry of specialist grocers like Ben's Independent Grocers and Qra which cater to increasingly sophisticated tastes has further energized this well-heeled locale. The eventual completion of Pavilion Damansara Height's lifestyle mall in Pusat Bandar Damansara is expected to add more flavour to the mix.

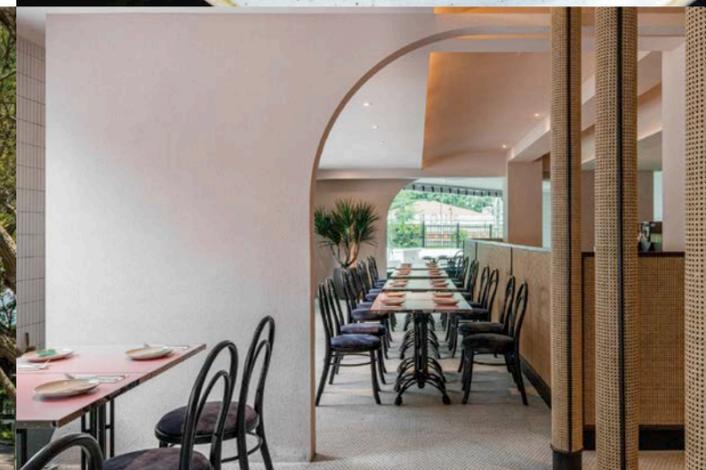
PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY



La Dolce Vita

From fine dining restaurants to speciality grocers, from artisanal bakeries to niche bars, Damansara Heights serves up a slice of the sweet life

IMAGE COURTESY OF FRANGIPAANI





PHOTOGRAPHY OF DEBORAH HENRY KHARUL IMRAN

As Good as It Gets

Family ties and happy memories keep Deborah Henry and Karina Shah in Damansara Heights

KARINA SHAH

For lawyer Karina Shah, Damansara Heights is rife with memory. “Most of my teenage years were spent here,” she ventures before recalling some of the neighbourhood’s former gems, like local grocer

Hock Lee, Kiddies Store – “the best bookstore ever then” – and US fast-food franchise Wendy’s. “The first Wendy’s restaurant opened at what is now known as Plaza Batai,” Karina recounts. With so much affection for Damansara Heights, it seemed inevitable that after 38 years Karina would return.

Naturally much has changed, notably the reinvigoration of Plaza Batai and completion of the Manulife Semantan and Pavilion Damansara Heights Pusat Bandar Damansara MRT stations. The connectivity that this new mode of public transportation provides residents is one more reason Karina adores where she lives. “It provides easy access to most things I do, like work, shops, hobbies and where I do my hair.”

Conversely the area’s self-sufficiency has also been critical to its liveability. “It’s a rather self-contained area,” Karina explains. “You have banks, eateries and schools.” Her daughter, Alicia Amin, who was the breakout star of reality TV show Asia’s Next Top Model attended Cempaka International School (previously Sri Cempaka School) located within the neighbourhood.

PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY



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Karina loves that most things are within easy walking distance. “Not having to park helps”, she quips. The tree-shaded pedestrian-friendly streets are ideal for walking her dogs, and there are hiking trails nearby for when Karina is up for a more rigorous outdoor workout.

DEBORAH HENRY

For a mature neighbourhood, Damansara Heights has a wily ability to surprise. Co-founder of Fugees School, a school for refugee children and a dedicated children’s rights advocate, Deborah Priya Henry grew up here and is a long-term resident. “It’s really the only place I called home,” she divulges. “I went for piano and ballet classes in the neighbourhood, and now as an adult all my errands, grooming services and hang outs are within a few kilometres radius.”

Her family has lived in this upscale suburb for over three generations, and like many other long-term residents, their lives are interwoven into the fabric of the community – family friends still spot Henry’s mother on her daily walk, something she’s done since Henry was a child.

Despite its history, Damansara Heights has managed to stay remarkably hip. “I love that beyond the franchise outlets and big businesses there is still room



for indie pop-ups and youth-driven spaces,” Henry Malay eatery Siti Li, and Kind Kones vegan ice cream store, are among her favourite dining locations. The neighbourhood has even seen a proliferation of roadside stalls during recent COVID-19 lockdowns.

It’s that propensity to evolve and adapt to the needs of its community that has made Damansara Heights as vital as it is vibrant. “It’s such a central point. It feels suburban and surrounded by green, but I’m also connected to KL and parts of greater KL,” Henry says. As long as Damansara Heights’ quietly effervescent character and lush leafy charms are protected, Deborah Henry will remain an ardent fan and resident.



IMAGE ARTIST'S IMPRESSION ONLY

Pavilion Damansara Heights At A Glance

Project Type Integrated Development	Luxury Residences Phase 1 1,314 units
Land Tenure Freehold	Typical units: 605 sq.ft. - 2,803 sq.ft.
Land Size 16 acres	1 bedroom to 4+1 bedroom
Components Luxury Residences, Corporate Offices, Lifestyle Mall	Penthouse units: 6,483 sq.ft. - 10,058 sq.ft. 5+1+1 bedroom to 6+1+1 bedroom
Property Details Corporate Towers (Phase 1) Fully sold	Phase 2 644 units Typical units: 452 sq.ft. - 4,090 sq.ft. Suites to 4+1 bedroom
Corporate Suites/ Hotel (Phase 2) 135 units 1,152 sq.ft. - 2,852 sq.ft.	Penthouse units: 7,438 sq.ft. 5+1+1 bedroom

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Tatler

As Nature Intended

From exhilarating mountain living
to environmentally mindful design,
Genting Highlands has it all

PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY



Pavilion Genting Highlands

Environmental Essentials

With sustainability built into infrastructure, we can afford a greener way of life that is practical and effortless

IMAGE ARTIST'S IMPRESSION ONLY

In June 2021 the heritage district of Amsterdam welcomed a new high tech resident, a 12m-long stainless steel pedestrian bridge spanning one of the city's historic canals. MX3D is the world's first fully 3D-printed bridge, a pioneering project that fuses a cutting edge and sculptural design with energy efficient offsite production methods. More than a dozen sensors in the structure monitor the weather, traffic flow and the performance of the building materials, enabling long term tracking and adaptive reuse of the structure as usage patterns emerge and evolve.

Sustainable living used to be synonymous with compromise. Buildings were designed around the constraints placed on them by energy efficient or renewable materials. As well as significant cost implications, living sustainably required a massive commitment, both in terms of time energy, and on the part of the occupants.

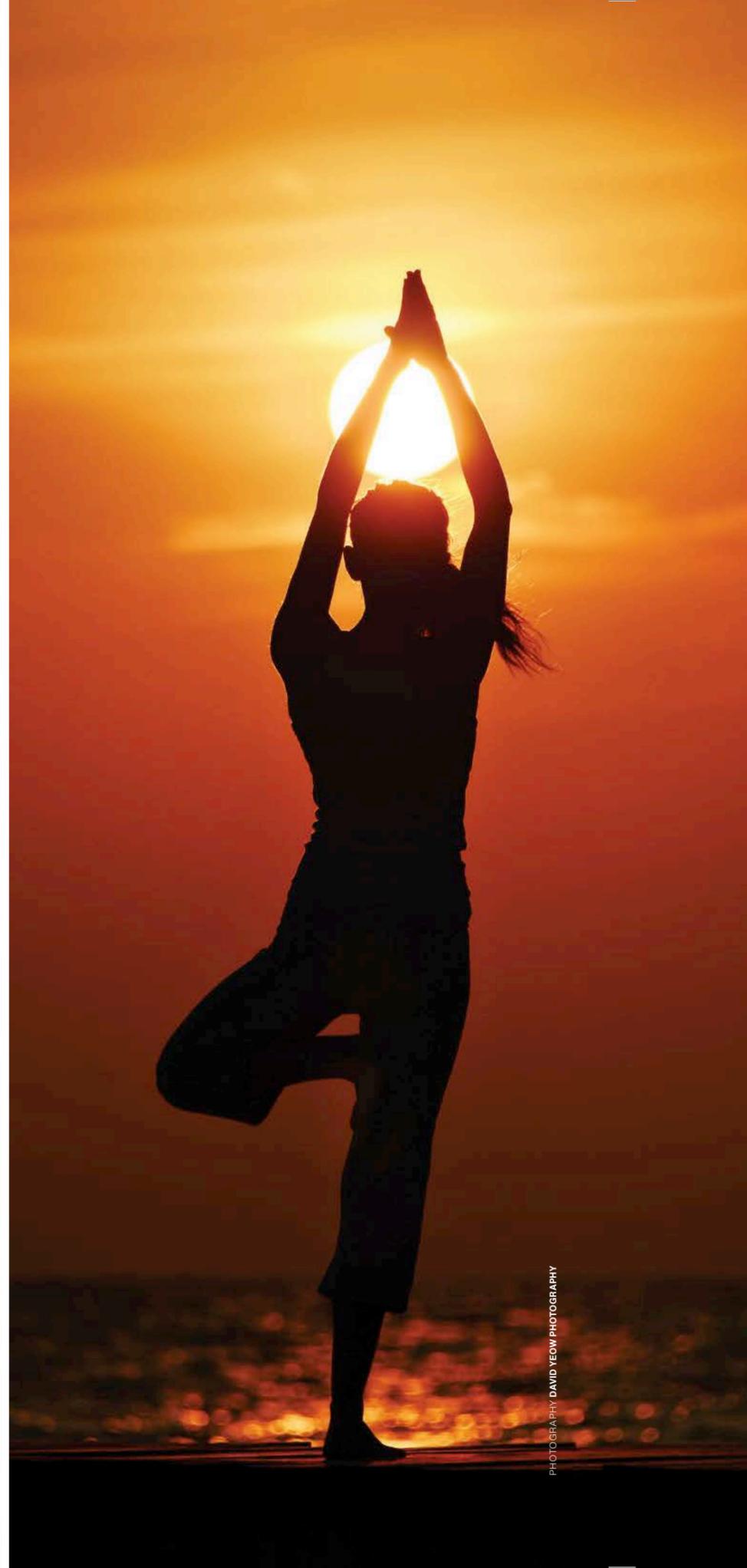
Over the past decade that landscape has shifted. MX3D is one example. H3, an office building in Bucharest, is an experiment in information control and post-pandemic hygiene designed to give workers the confidence to return to office buildings as COVID-19 eases around the world.

At the same time architects and planners are adopting ancient techniques in new developments, creating new urban templates that are more reactive and adaptive. These include buildings in India using evaporative cooling techniques to reduce reliance on HVAC systems and cutting energy consumption. In China, futuristic townships are being built using the ancient principle of stepped water terraces, increasing their resilience to flooding, retaining and reusing water rather than building complex concrete systems to channel runoff.

Developments like the Pavilion Genting Highlands integrated development are at the forefront of this new approach to building and designing sustainable communities. Communities that are built within the landscape rather than on it. That preserves natural land and ensures that its balance and biodiversity is not disturbed. Not only does this allow residents to access much needed green spaces for leisure and wellness purposes, but it helps to boost the environmental resilience of the district.

It also provides an opportunity to reduce our dependence on carbon-emitting motor vehicles. Zones designed with walkability and cycle paths cut down on the noise and air pollution that can affect both our physical and mental health. Proposed sustainable public transport initiatives, such as electric shuttles, allow inhabitants to make longer journeys without disturbing the tranquillity and air of the area.

Ultimately, creating liveable, sustainable communities is about more than adopting environmentally conscious approaches to building materials, construction techniques, waste management and adaptive energy use. Wellness may be an overused term but it is a critical component of any well-balanced society. Experimental social programs like Sällbo in Helsingborg, Sweden, have demonstrated the benefits of promoting intergenerational living as a way to enhance the wellbeing of residents and to provide a sense of social cohesion. Those go hand in hand with education programs that teach residents the benefits of preserving natural habitats to practical skills like community gardening, or even the two-way transfer of knowledge from generation to generation.



PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY

In the mid-20th Century, Glasgow's town planners looked to Le Corbusier for a blueprint to modern life. To address overcrowding they relocated its tenement-dwelling citizens into tower blocks on the fringe of the Scottish town. The exercise proved to be a colossal failure that resulted in anti-social behaviours and contributed to life expectancies far below the UK average, and the phrase Glasgow Syndrome subsequently came to represent ill-conceived urban planning that makes communities sick. But by the same token, could well-planned cities make you healthy? Research suggests it can.

As up to 90 percent of our existence is spent indoors, good building design is critical to human well-being, and architects consider greenery – both natural and cultivated, ventilation, light conditions and noise pollution when designing healthy buildings.

Sick building syndrome, a nebulous collection of symptoms with a variety of potential causes, has spawned numerous ingenious solutions to what are mostly poor air circulation problems. 5 Pancras Square in London is a stellar example of good design in action: it uses displacement ventilation to pump fresh air into each floor and circulate it where it's needed most in an energy efficient manner.

Prescribed by feng shui to harness good chi, water features take their cues from nature to confer health benefits. The movement of water is used to generate negative ions that increase oxygen flow to the brain to keep you feeling refreshed and alert, not unlike the invigorating sensation you get from splashing in a waterfall.

It's impossible to discuss urban planning without mentioning the positive connection between nature and physical and mental health. Plants improve air

quality, trees cool temperatures and even a panoramic view of a forest from a window has been shown to improve cognitive acuity. In fact, Shinrin-yoku, the Japanese art of forest bathing, entails the mindful appreciation of the forest and can lower stress levels, reduce blood pressure and alleviate depression.

Green spaces also encourage regular physical activity. It's why some doctors have taken to issuing "park prescriptions" to their patients to supplement conventional treatments for pre-existing conditions or as a form of preventative medicine.

As the Glasgow Effect demonstrated, design affects behaviour. Active architecture can motivate movement, using lines, curves and colour to direct the flow of human traffic and spur movement.

Such efforts are impactful, particularly in environments that focus on nurturing growth and fostering care such as convalescent homes. Pavilion's Genting Highlands development will incorporate a wellness enclave, meditation retreat and retirement-resort living into its plans. In a similar vein to LEED and BREEAM, the developer plans to collaborate with International WELL Building Institute to apply WELL Building certification standards in its construction and design to achieve sustainability in the service of aiding human well-being.

Already benefiting from the rarefied mountain air and forested surroundings, other common spaces such as a cultural and spiritual centre, and a meditation retreat will help create important social opportunities where communities can come together. These bonding efforts can help to forge important support systems and reduce the risk of dementia.

By putting greenery and people at the centre of urban planning and design, it's possible to build cities and spaces that are regenerative for people and nature. ┘

The Power of Holistic Living

Can a place make you healthier? Having the correct infrastructure can help you lead a well-rounded life



Natural Selection

High above sea level, birds chirp sweeter, insects buzz with abandon. Discover the rich bio-diversity of Genting Highlands

Malaysia excels at many things: tall buildings, badminton and biodiversity. Ranked 12th in the world's National Biodiversity Index, we are a paradise nation of fauna and flora, and remarkably, new species continue to be discovered here despite the world's extinction crisis.

While most of us are content to explore remote wildernesses from the comfort of our armchairs (thank you Sir David Attenborough), the cooler temperatures of Malaysia's Highlands beckons even the most reticent nature lover.

Colonial hill retreats like Cameron Highlands and Fraser' Hill come to mind. Genting Highlands

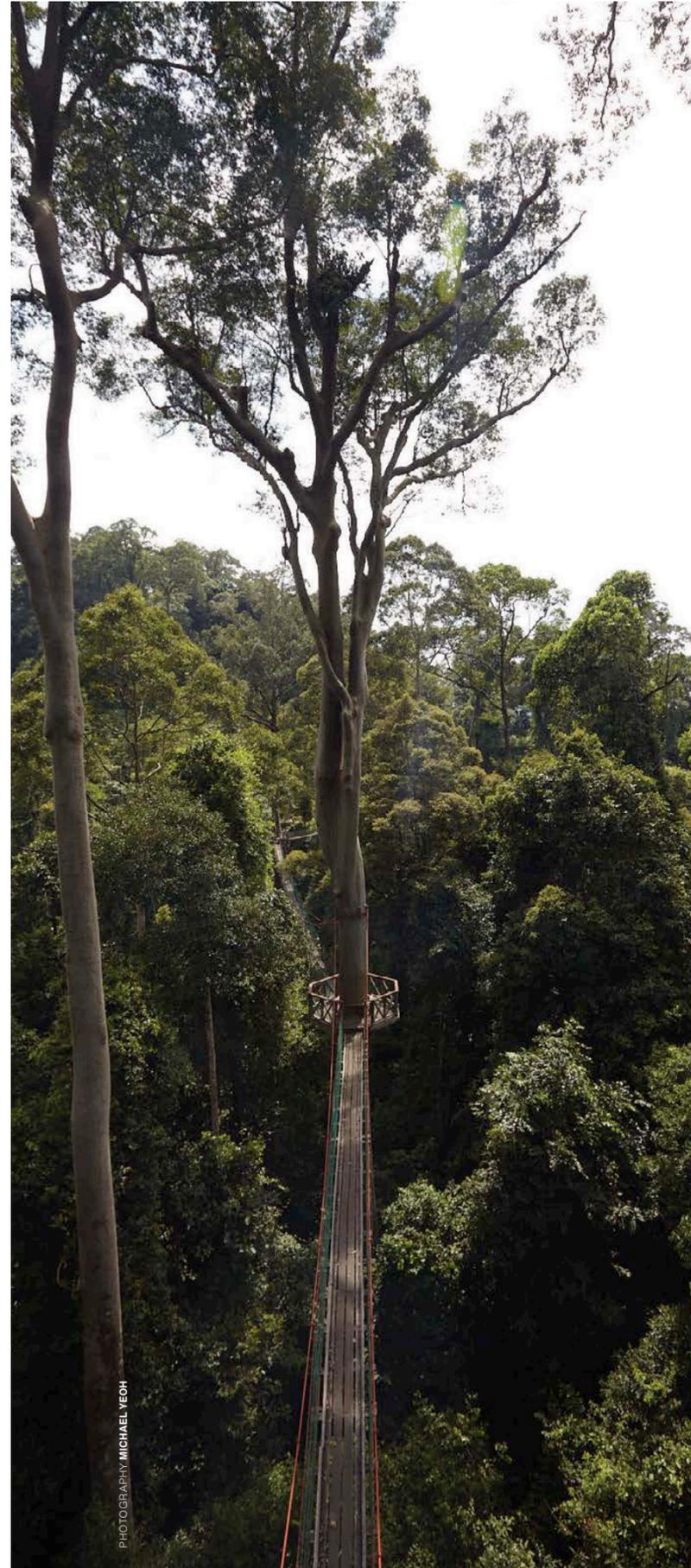
not so much, but only because its natural attractions are frequently obscured by the popularity of its glittering casinos and neon-lit theme parks.

Those who know, know; like Dato' Henry Barlow, the naturalist and famed lepidopterist, who has a fabulous bungalow here. Consistent efforts by conservationists have helped put Genting Highlands on the natural world's radar.

The area's elevation and Main Range location contribute to the abundance of species found here, some of them threatened and endangered. For budding botanists, there is an unsurpassed variety of wild orchids and Nepenthes (you may know them as pitcher plants). Classified as an Important Bird and Biodiversity Area (IBA) by Bird Life International, birders flock here to engage in the ultimate meditation: the mindful spotting and photographing of rare and beautiful avian life.

Pavilion Genting Highlands' sustainable land use approach and biophilic design will integrate these surroundings into its development. As a result, residents and visitors will be able to explore a network of trails through the pristine montane rainforest, and like it has done for millennia, they can rise to the howl of siamang and spectacled langurs, and sleep to the hypnotic drone of leaf-shaped insects as nocturnal creatures spring into action.

PHOTOGRAPHY MICHAEL YEOH



PHOTOGRAPHY MICHAEL YEOH

Outward Bound

Life is too short to stay indoors, get out embrace the outdoors whether its adventure or glamping

The advent of Covid-19 and the world's subsequent lockdowns and movement control orders were a reminder of just how important nature and getting outside are to our physical and mental wellbeing. But not everyone is cut out to throw on a backpack and go off the grid.

Malaysian weather is hot and sticky, its jungles dense and full of alien creatures and camping can be uncomfortable. Sleeping conditions are cramped, often on hard, uneven ground and the sanitary facilities are lacking. There are formidable souls out there that lap this stuff up, chiefly Bear Grylls, but for some of us there are modern conveniences we're not willing to part with.

Enter glamping. A portmanteau of the words glamorous and camping, glamping is all the joys of the outdoors with few of the hardships, and it's the perfect initiation for city slickers and outdoor novices who want to commune with nature. In the last few years, this emerging hospitality sector has stormed Malaysia. Nevertheless, few operators occupy the luxury end of the glamping spectrum.

Pavilion's foray into Genting Highlands will add glamping pizzazz to a shortlist of luxury Malaysian destination holidays with outdoor appeal. On par with the sumptuous lodges of South Africa and extravagant Bedouin tents of the Middle East, the lavish basecamp may be the impetus needed to brave hidden nature trails, have a wildlife experience, and launch your own adventure at the development's eco recreational park.

No one should be excluded from enjoying what nature has to offer. Sleeping under a canopy of stars may remain outside one's comfort zone, sleeping under a 5-star canopy won't.



High on Life

Little Farm on a Hill and Fifty Ferns are idyllic retreats, we speak to their founders about life in the highlands



TAN SRI MOHD KHAMIL JAMIL AND PUAN SRI AZIAN TALIB

It was a deep love of the countryside that first persuaded Tan Sri Mohd Khamil Jamil and Puan Sri Azian Talib to invest in a plot of land in Janda Baik, Pahang, and in 2015 after much brainstorming and back breaking work, the enterprising couple opened Fifty4Ferns, a bijoux resort for nature lovers and those seeking escape.

For visitors, the greenery, brisk air and the resort's stellar service and personal touch has kept them returning. Located 800 metres above sea level, the idyllic hamlet of Janda Baik is surrounded by lush rainforest and blessed with cold mountain streams and waterfalls. For Tan Sri Mohd Khamil and Puan Sri Azian, Fifty4Ferns is home away from home and where many a weekend and school holiday has been spent with the family.

"Watching the squirrels, monkeys and birds jumping or flying from tree to tree and eating fruits or nectar; or just lazing around with a cup of coffee or a book in hand whilst gazing into the horizon during sunset or sunrise is something money cannot buy," Tan Sri Mohd Khamil fondly says of nature's therapeutic value. For those who chose to slow down, such joys can't be purchased but they certainly can be experienced.

PHOTOGRAPHY COURTESY OF FIFTY FERNS

PETE TEO AND LISA NGAN

As self-confessed city folk Pete Teo and Lisa Ngan never imagined they would run a small farm in the foothills of Pahang's Main Range until they acquired a six-acre farm in Janda Baik.

Fascinated with food but put off by the unsociable hours that regular restaurants keep, A Little Farm On The Hill took form as a farm-to-table experience that specialises in supplying organic produce to fine dining restaurants. "There's a satisfaction from doing something that's very basic like growing food and feeding people," architect and owner Ngan mused.

The adjustment to country living has since given this creative couple a different perspective on life. "You're more in touch with fundamental things, like what's around you," actor-musician-filmmaker and all-round renaissance man Teo divulges.

Growing their own produce has much to do with that outlook. "If you're growing something, it takes as long as it takes," architect and owner Ngan explained. Having to adapt to the bio rhythm of life changes the way time is perceived. You can't rush a growing tomato after all.

PHOTOGRAPHY COURTESY OF LITTLE FARM ON THE HILL



Of course, the location of A Little Farm On The Hill, a mere 40-minutes' drive from Kuala Lumpur still leaves Ngan and Teo time to socialise in the city. "We have dinner with friends, get dressed up and go out," Ngan laughed. That's the beauty of life in this part of the highlands; when surrounded by uncomplicated simplicity what matters becomes apparent.

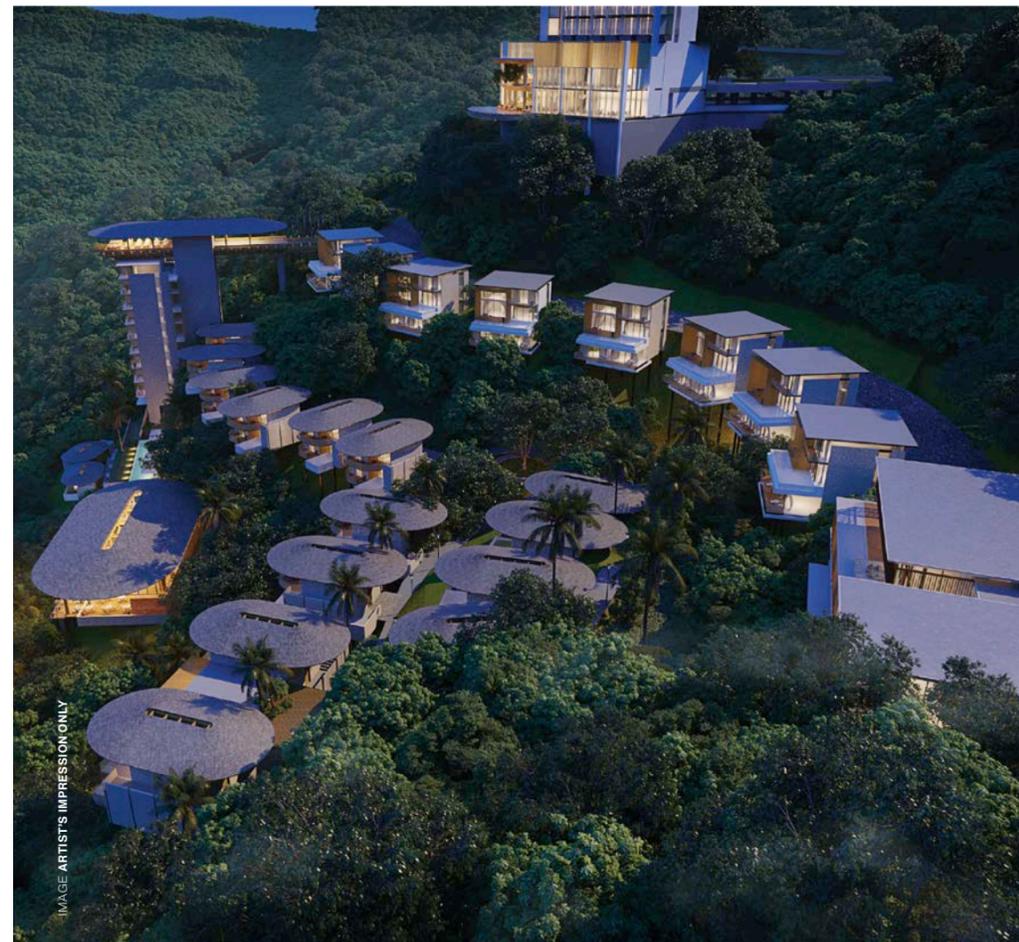


IMAGE ARTISTS IMPRESSION ONLY

Pavilion Genting Highlands

At a glance

Project Type
Integrated Development

Land Tenure
Freehold

Land Size
280 acres

Components
Residences & Leisure Retreat, Pavilion Retail, Resort Hotels & Convention Center, Education, Wellness & Healthcare and Eco-Recreational Park

Property Details
Phase 1 Leisure Suites (upcoming)
1,210 units
465 sq.ft - 1,198 sq.ft.
Suites, 1 bedroom - 3 bedrooms and Dual-key

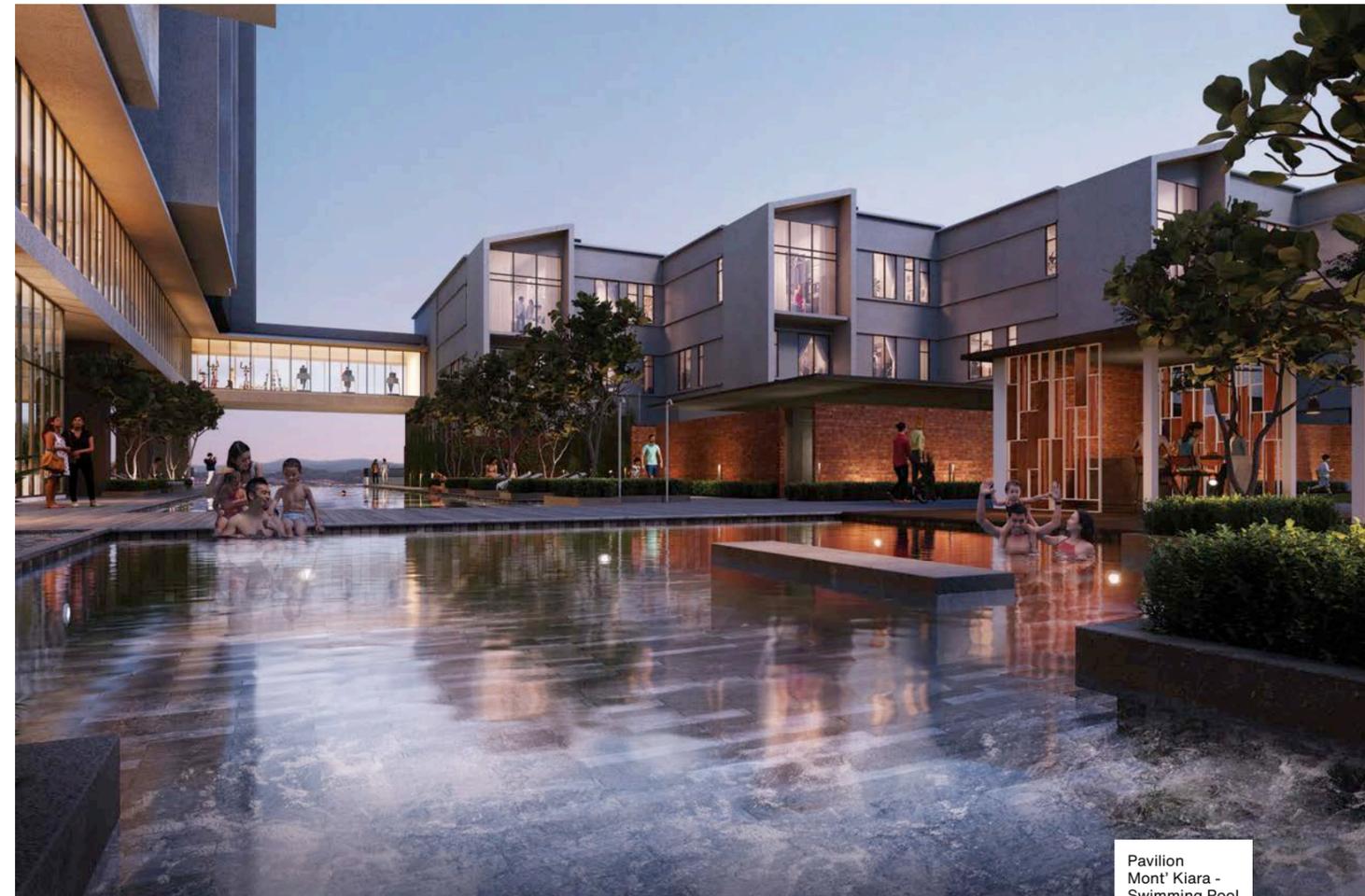
Tatler

Cosmopolitan Charm

International colour, local charisma, Mont Kiara is Kuala Lumpur's global village



PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY



Pavilion Mont' Kiara - Swimming Pool

International Flavour

Future forward design thinking, responsive architecture and adaptive infrastructure: the eclectic history of Mont' Kiara

Wander around Mont' Kiara and ask for directions to the Segambut Dalam Rubber Estate and you'll likely get blank looks from most of the people. Yet, little more than 30 years ago, that's what this upscale district of Kuala Lumpur was: a dense rubber estate on the outskirts of Damansara Heights and Sri Hartamas. Its first residential development opened in 1993 and since then the quarter has blossomed, quickly becoming one of the most sought after and exclusive residential postcodes in the city.

Diversity is never far from the surface in Kuala Lumpur. Even within that context, Mont' Kiara boasts

an exceptionally rich stew of cultures, with dozens of nationalities represented within the condominiums and gated community developments like Pavilion Hilltop Mont' Kiara that make up this well-heeled neighbourhood. However, with a historically large population of Japanese, Korean and Singaporean residents, as well as a large contingent of Malaysians, its local, Asian identity is never in doubt.

There is a larger question at play: you can plan a development, a neighbourhood, even sketch the outlines of the community you would like to fashion, and design the elements and connectivity and infrastructure

that will enable it to function as a hub. But how do you create a cosmopolitan identity? In most cities, those diverse and vibrant neighbourhoods tend to be low-cost and transient. A result of the collision between long term inhabitants and an endless stream of nomads and consultants moving in and out of short-term shared accommodation, seasonally altering the flavour and makeup of those urban villages.

What factors made Mont' Kiara such a hit with expatriates from the outset and enabled it to retain its multicultural character even as it evolved into a more settled and family-oriented community? As ever, location is a key factor. Its environs sit at the nexus of four major highways, enabling easy access to airports as well as downtown KL office blocks. KLCC and KL Sentral are within easy reach. Bandar Utama and routes to manufacturing bases like Kepong and Puchong lie across the Penchala Link. The North-South Expressway links Mont Kiara to all points up and down the west coast of the peninsula.



Its density also works in its favour. The zone retains a planned feel: residential developments like the upcoming Pavilion Mont' Kiara use smart design and responsive architecture to ensure that residents feel a sense of space and openness inside their gates. Mixed-use developments have enabled multinational corporations to plant roots in the heart of the community, while there is an abundance of smaller commercial and co-share spaces that have encouraged dynamic fledgling and start-up companies to move into the district.

The proximity of residential compounds like Pavilion Mont' Kiara to retail developments including 1 Mont Kiara enhances that compact feel and adds to the walkability of the area. That density, coupled with an influx of day-workers, has seen it become a haven for new and boutique businesses, which in turn bring their own sense of energy and renewal. Pavement cafes and restaurants proliferate. Fitness, dance and wellness studios cater to the locale's health needs. And a network of nearby international schools and colleges ensure that families are well served when it comes to meeting the educational needs of their children.

While there's no sure-fire recipe to transform a former rubber estate into a successful and sought after township, Mont' Kiara has managed to stay ahead of the curve throughout its 30-year history. In the process it has forged an identity as one of Kuala Lumpur's coolest, family-friendly enclaves.

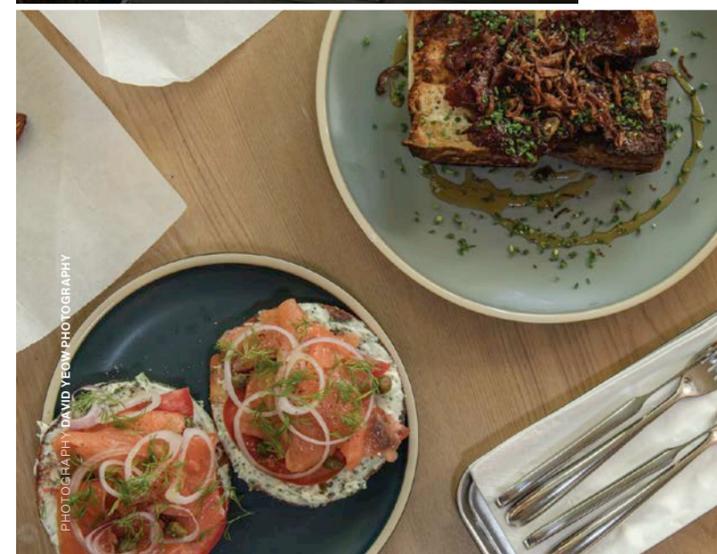
PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY

It's a Small World

How Mont' Kiara stays ahead of the curve in cafe culture and international dining offerings



VCR Bakehouse



PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY

For a tiny suburb, Mont' Kiara packs a powerful punch. Its strategic location and international school presence are the reason it attracts globe-trotting families who favour the security and convenience of condominium lifestyle; and the enclave's cosmopolitan demographic is reflected in the myriad of food options available.

Three local malls serve its affluent international community, and supermarkets, convenience stores and dining options are concentrated here. The K invasion is evident. Mont' Kiara is easily the city's second KoreaTown after Ampang with Solaris Mont' Kiara a focal point of Korean barbecue restaurants and fried chicken joints. The adjacent Desa Sri Hartamas also has competition coming; the breadth of Japanese cuisine is represented, from charcoal-grilled yakitori to steaming bowls of ramen and Tonkatsu.

The presence of Singapore's wholefoods eatery Simply Good Food; Sala, Kuala Lumpur's favourite vegan outlet; and Kind Kones vegan ice cream are evidence that all tastes are catered to. The densely packed Mont' Kiara's insatiable appetite has been so noted that some of the city's best eateries have outposts here like Bangsar's Jaslyn Cakes, Proof Pizza + Wine, and the Spanish delis Café Delo by El Meson and La Tasca Del Mercat.

There are local champions too, like Copenhagen Coffee, which is run by a Danish expatriate. Many more cafes and restaurants are tucked away on the ground floors of condominium towers eager to serve residents in between the busy school run and errands. VCR Stacks on-the-go sandwiches proved so popular it expanded to include a bakery at its breezy Shoplex location. The addition of Pavilion Mont' Kiara will give residents access to all these dining options, as it is all located within walking distance. Embracing an open outdoor-loving concept with an al fresco setting, it'll be hard to believe the traffic and city are minutes away.



Hub Life

With its network of pedestrianised streets and open plazas, Mont' Kiara is one of Kuala's Lumpur's leading examples of walkable living

Over the past four decades, the hollowing out of downtown districts and suburban flight have radically altered the shape of many urban neighbourhoods.

once symbolised freedom and independence have come to represent inertia, gridlock and pollution. As trends and expectations have evolved, the focus of urban dwellers has increasingly shifted towards quality of life, wellness and the environment. Regional and municipal governments around the world have woken

Residents migrated to suburbs designed around cars as the tool to meet their daily needs for living, working and playing. Yet, over time, the vehicles that

up to the social costs and unsustainability of the suburban model, and previously experimental approaches to urban planning and community building like the 15-minute city are being adopted and adapted from Paris to Seattle.

15-minute cities are both a simple idea and an extremely technical challenge at the same time. The concept is built around the idea that every neighbourhood should be a self-contained community hub. Within a 15-minute walk of their home, residents have access to essential municipal and government services, banks and retail, and public transport links that connect them to the wider infrastructure of the city at large.

Frequently, these life-enhancing initiatives require public-private partnerships between city halls and commercial developers. Pavilion Mont' Kiara is one such example of hub-based living within Kuala Lumpur. Within this well-planned, cosmopolitan enclave there is an extensive network of pedestrian walkways, open plazas and recreation spaces that serve as community meeting spaces, creating interaction and a sense of shared identity.

Many of the developments, including Pavilion Mont' Kiara, are within walking and cycling distance (or a short drive, should you prefer) of a number of schools (Mont'Kiara International School, Garden International School, Lycée Français de Kuala Lumpur), retail malls like 1 Mont Kiara and Publika, attractions like the National Science Centre, and the outdoor lifestyle facilities offered by the likes of Bukit Kiara Equestrian Club and Tournament Players Club Kuala Lumpur.

In addition to the economic benefits that enhancing the walkability of a neighbourhood brings to businesses in the shape of improved foot traffic, residents may also experience better health outcomes. Reducing the reliance on motorised vehicles can lead to improvements in air quality while reducing noise pollution, a major contributor to urban stress. Similarly, urban greening and pedestrianisation programmes not only yield physical health benefits but improve the mental health and wellbeing of those living nearby. The best kind of 15-minute break imaginable.



Pavilion Mont' Kiara At a glance

Project Type
Residential

Land Tenure
Freehold

Land Size
3.14 acres

Components
Luxury Residences

Property Details
Residences (upcoming)
341 units
1,001 sq.ft - 3,175 sq.ft.
2 bedroom - 4+1 bedroom

4 sty Villa
5,393 sq.ft - 5,457 sq.ft.
6+1+1 bedroom

Penthouse
2,530 sq.ft. - 6,049 sq.ft.
4+1 bedroom -
5+1+1 bedroom

PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY

Tatler

Living for the City

The best and the brightest of urban life is found in Bukit Ceylon

PHOTOGRAPHY ISMAEL MA

Urban Hymns

From *Emily in Paris* to *Tokyo!*, the appeal of living in the thick of the action transcends from screen to reality

We love cities. Always have, and according to a report by the United Nations, we always will. Despite the inherent romanticism of going off the grid and leaving it all behind, urbanisation shows no sign of abating.

Globally, over one million people migrate to cities every week and the UN predicts that over two-thirds of the world's population is expected to be urban by 2050. Lured by the promise of a better life, cities are centres of opportunity: for jobs, education and – call us romantic – for love.

Not just a collection of architectural wonders and better infrastructure, cities are cultural beacons, sociable places where colours and cultures collide and new trends emerge. There's better access to healthcare and education and seemingly endless entertainment and dining options. Life in the city is frenetic, demanding,

confoundingly draining and energizing at the same time, and for those who love that lifestyle, it's rewarding.

The world's best cities radiate electricity. It's why we love New York, Paris, London, Tokyo and Kuala Lumpur. Consistently listed among the top 10 Asian cities in InterNations' Expat City Ranking, in 2020 Malaysia's beloved capital was voted 8th best city for expatriates out of a total of 66 and came out top of the finance and housing index.

City life has practical appeal. It's why property lease and home ownership within urban neighbourhoods like Bukit Ceylon are in high demand. Located within the Golden Triangle, Bukit Ceylon has restaurants and bars at its doorstep, an urban park next door and is a leisurely 10-minute walk from the city's heritage core and shopping district.



Pavilion Ceylon Hill

IMAGE ARTISTS IMPRESSION ONLY

Yet despite the conveniences, urbanites still dream of retiring to the country or moving to the suburbs, until recently. That dynamic is changing. To make cities more habitable, urban planners are redesigning them, and the changes are already attracting millennials and retirees to stay.

Borrowing from the slower-paced, less-stressful suburbs, modern metropolises are being made pedestrian-friendly and community-focused: public squares and laneways are being transformed by art and community-led events to connect places and create hubs for diverse communities; transit systems are an open invitation to venture into neighbouring boroughs; and besides mitigating the effects of climate change, pocket parks and vertical and rooftop gardens are helping to diminish noise and air pollution, reduce stress and improve overall well-being.

Efforts to reimagine KL are similarly bearing fruit, and neighbourhoods like Bukit Ceylon are among those benefiting. Initiatives to regenerate KL's former historical centre and revitalise neglected back streets and forgotten passages by Kuala Lumpur City Council

(DBKL) and Think City, a subsidiary of Khazanah Nasional Berhad, have created new places to explore, adding excitement to once written-off parts of the city and boosting the area's economic value. Miniature forests in unlikely places like Laman Tun Perak just off Jalan Tuanku Abdul Rahman and Laman Standard Chartered on the corner of Jalan Pinang incite fascination; and River of Life, the government's seven-year project to beautify the Klang River waterfront has made the city more walkable, a notion that seemed implausible years before. Alongside electric scooter rentals, cycling lanes and car-free Sundays, KL is a friendlier, more approachable place as a result.

Positioned at the tranquil end of Changkat Raja Chulan, Pavilion Ceylon Hill in Bukit Ceylon has also incorporated biophilic design into its architecture. It's recreational facilities for residents are spread out across two levels of lushly manicured landscapes with a garden pavilion that overlooks the city. Such collective efforts by civil society and private enterprises have a cumulative effect. For those who choose an urban existence, city life has never been more tempting. ┘



Wild in the City

Discover the world's oldest rain forest in the heart of the city

Whatever the season or colour of the foliage, the greenery found on tree-lined boulevards and in city parks is transformative. Capable of softening the hard grey edges of a densely populated, traffic-congested concrete jungle, greenery is what makes cities like New York and London so liveable.

For urban dwellers, KL Forest Eco Park is Kuala Lumpur's tropical equivalent, a wooded island in the midst of the capital's storm and drang. Nature's yin to the city's yang. Located next to Bukit Ceylon, for nearby residents it's more than an exceptional view outside one's condominium window, it's a place to catch your breath and fill your lungs.

Gazetted as a forest reserve in 1906, KL Forest Eco Park predates Taman Negara and unlike the landscaped gardens of Taman Tasik Perdana or the secondary regrowth of Taman Tugu, it consists of tropical lowland rainforest.

A generation of Malaysians know it as Bukit Nanas Forest Reserve. Tigers once roamed here, and in the 70s and 80s cable cars whisked young lovers and day-trippers up its slopes for views of an emerging city.

Much has changed; at street level this urban wilderness is obscured by lofty office blocks and luxury hotels – were it not for its KL Tower landmark it could be missed by the less observant – but its value to the community is hard to put a price on. To give you some idea, RM430,000 was the cost of conserving a single century old Jelutong tree during KL Tower's construction.

Despite being scythed down to 9.3 hectares from its original 17.5 hectares, KL Forest Eco Park throws serious shade on the city – and we mean the good kind. It helps trim carbon dioxide emissions, cool its surroundings, and lessen water runoff from rain that can contribute to flooding. Trading the cacophony of cars, buses, and bikes for the drone of insects and birdsong, urbanites in the know come here to wander trails named after local tree species and seek respite in the treetops at the park's 200-metre canopy walk.

KL Forest Eco Park is a sanctuary for wildlife too. Besides the birdwatching, it's home to a troupe of silvered leaf monkeys that were relocated here. Like the area's residents, they are thriving – it must be that clean, crisp forest air.

PHOTOGRAPHY ISMAEL MA



Pavilion Ceylon Hill - Garden Pavilion

seat to one of the most exciting skylines in the world. Just off Changkat Raja Chulan next to the KL Forest Eco Park, Pavilion Ceylon Hill's 629 premium service residences blurs the lines between stylish abode and luxury hotel. Featuring two separate entrances and three dedicated lobbies for a grand arrival, residents can look forward to resort-style facilities and a concierge service tailored to life on the go.

What the rest of the country calls destination dining, Bukit Ceylon residents call their local. Options are diverse and could take you from dusk 'til dawn as they stretch down Changkat Bukit Bintang to Jalan Alor's street food mecca and across from Pavilion Ceylon Hill's Jalan Raja Chulan entrance to Old Malaya, where you can dine al fresco under the flashing lights of KL Tower. From reservations only establishments like Enfin By James Won at Menara Hap Seng, to Bijan for chic Malay cuisine and Japanese omakase at Sushi Ori at Menara Kek Seng, to more casual alternatives like Bottega Mediterranea and exotic cuisine from across the Arabian continent in Little Arabia, every gastronomical taste is catered to.

Things get lit when the sun goes down.

Establishments like Havana Bar for cigars and rum cocktails, Black Tie for live jazz music and Pisco Bar for dance music and international DJs, are reliable mainstays. If your ambitions are loftier, there are the rooftop bars of Vertigo at the Banyan Tree Hotel, as well as nearby Luna Bar and Helipad to rival Pavilion Ceylon Hill's own swanky 12th floor chillout lounge.

Similarly, you can shop 'til you drop here. The area has the highest concentration of shopping malls in the country and Pavilion KL on Jalan Bukit Bintang is one of Malaysia's premier upscale shopping destinations. It's also reassuring in a post-Covid era that all this is easily accessible. Pavilion Ceylon Hill residents will have the convenience of three storeys of commercial retail within the property.

With multiple configurations from one to three bedrooms, Pavilion Ceylon Hill is ideal for single professionals, young couples, nimble families, and smart investors. Testament to demand and its desirability, limited units are available and come partially furnished with built-in kitchen cabinets, bedroom wardrobes and appliances so you can move in without haste. As they say around here, "YOLO!"

Mad About the Metropolis

From street food to sushi, designer bags to dancing shoes, experience the beating heart of the city right at your doorstep

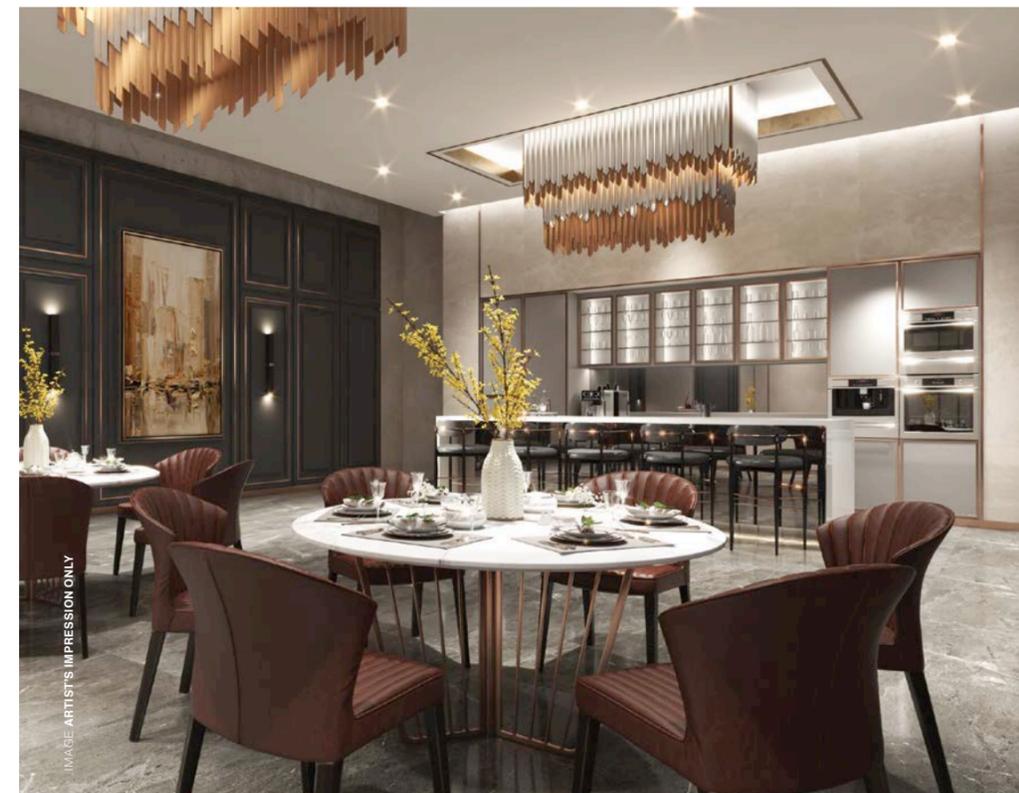
Kuala Lumpur is a city that never sleeps. It works hard, plays hard and in the thick of it all is Bukit Ceylon.

Known for its thriving nightlife and F & B scene, Bukit Ceylon is smack at the hectic epicentre of Kuala Lumpur's Golden Triangle and commercial business district. Landbank is unsurprisingly scarce, and remnants of Bukit Ceylon's colonial past remain like

St Andrew's Presbyterian Church, a gothic style church that's over a century old. Most of the hillside bungalows and lavish mansions have been adapted for commercial use but a smattering of landed homes endures, including the satellite palace of Pahang Royal family.

With a 2022 completion date, the luxurious Pavilion Ceylon Hill will offer its residents a rare front row

IMAGE ARTIST'S IMPRESSION ONLY



Pavilion Ceylon Hill At a glance

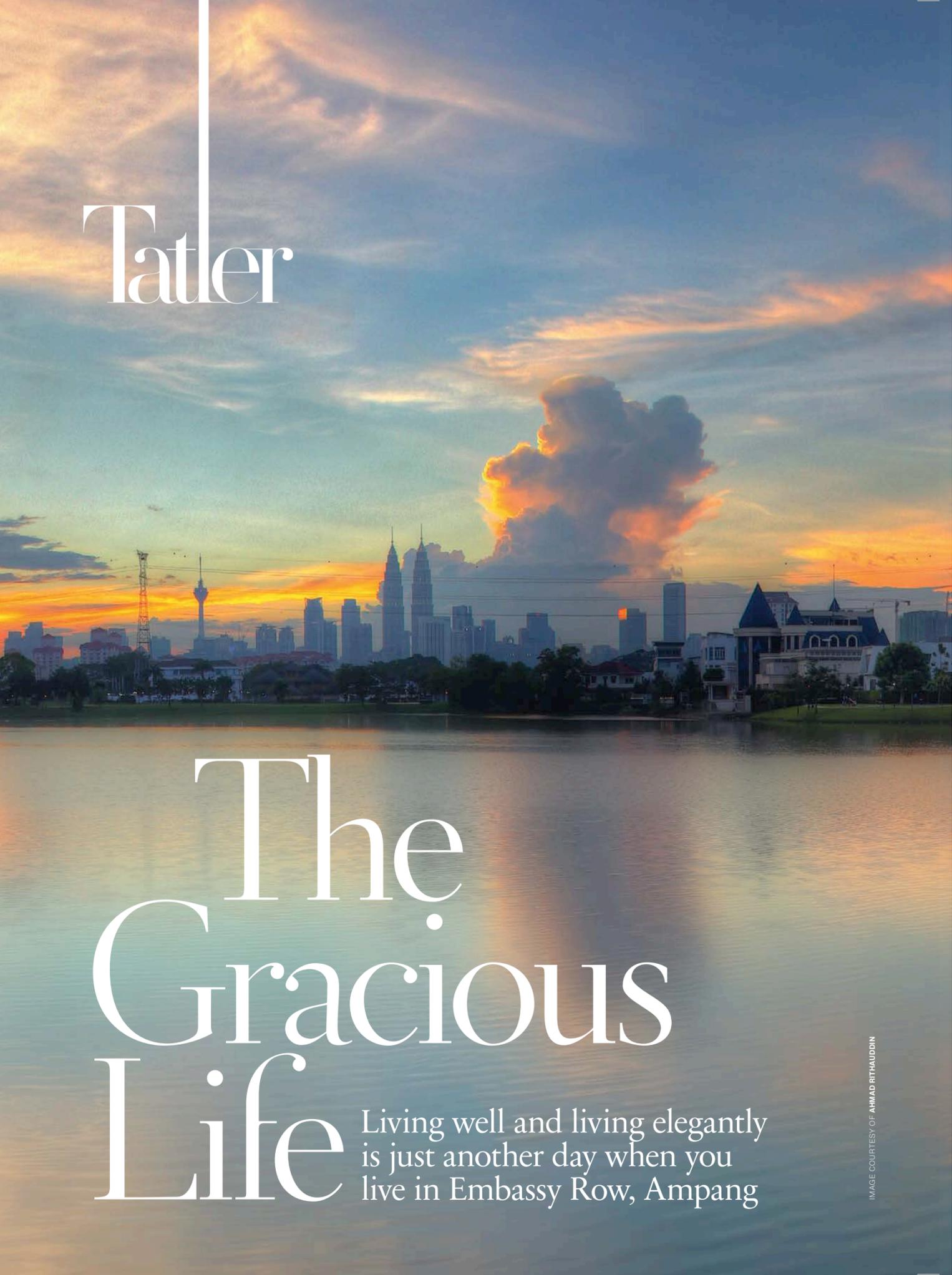
Project Type
Mixed Development

Land Tenure
Freehold

Land Size
1.65 acres

Components
Premium Service Residences, Commercial and Bungalow

Property Details
Premium Service Residences
629 units
540 sq.ft - 1,374 sq.ft.
1 bedroom - 3 bedrooms and Dual-key



Tatler

The Gracious Life

Living well and living elegantly is just another day when you live in Embassy Row, Ampang

IMAGE COURTESY OF AHMAD RITHAUDIN

Emissary of Good Living

A central location, a global village vibe and world class schools are why an Embassy Row address carries international cache

One of the oldest roads in Kuala Lumpur, Jalan Ampang's transformation from dusty thoroughfare to premium address reflects the storied history of the city. Fortunes have been made and dynasties have been born on this street, and as Kuala Lumpur has transformed from hard-working mining town into one of Southeast Asia's most exciting capital cities, the neighbourhood through which Jalan Ampang passes has become one of the most desired addresses in Kuala Lumpur.

Dubbed Embassy or Ambassadors' Row, the country's unofficial diplomatic precinct encompasses a stretch of Jalan Ampang from the Jalan Tun Razak intersection to the Middle Ring Road and includes the enclave of Taman U-Thant and Ampang Hilir.

The postcode of old money, high-flying expatriate families and foreign diplomatic staff, for those privileged to call it home, premier shopping, destination dining and entertainment are within easy reach. Add to that a surprisingly unpretentious global village vibe, world class health facilities, quality educational institutes and unbeatable connectivity with Greater Kuala Lumpur, and it's evident why the address carries significant cachet.

Set to be completed in stages by 2022, the construction of Pavilion Embassy is currently underway on 5.75 acres of prime freehold land on Jalan Ampang. An integrated commercial and residential property, Pavilion Embassy will consist of a combination of sleek corporate suites, service suites and luxury residences befitting its prestigious address.

Pavilion Embassy's Mayfair and Oxford Residences

PHOTOGRAPHY DAVID YEOW PHOTOGRAPHY





Easy Does It

From the city's most exclusive recreational clubs to international dining and the arts, Ampang has the keys to the kingdom

are the crown jewels within this exclusive development. Named for London's affluent district and renowned high street, their 183 residential units will be set across two towers with captivating views of KL's cityscape.

Residents will have exclusive access to several elegant private rooms for entertaining, including an exquisite tea-room designed for hushed tete-tetes, and a luxury concierge service at one's beck and call to take the mundanity out of necessary chores.

The city's commercial business and retail district are just over a kilometre away, and thanks to a robust public transportation system and efforts to siphon traffic away from the city centre, the area has shrugged off its reputation for rush hour gridlock.

Schools are a major factor driving relocation to Embassy Row. Sayfol International School and Mutiara International Grammar School offer the British curriculum up to A-level grade, and Montessori pre-schools such as Tree Top House and The Children's House run playgroups for children as young as two months old.

The country's highest regarded private educational institution, International School Kuala Lumpur (ISKL) recently moved here from two separate campuses. Offering international curricula up to International Baccalaureate Diploma Program level, the school leads the way for inclusivity in education with its Life-Centered Education Program.

Embassy Row's proximity to world-class healthcare like Prince Court Medical Centre, Gleneagles Hospital Kuala Lumpur and KPJ Ampang Puteri

Specialist Hospital provide additional peace of mind. HSC Medical Centre, which has built a reputation as a diagnostic centre and orthopaedic specialist hospital is situated opposite Pavilion Embassy.

Pavilion Embassy - Mayfair Residences has exclusive facilities like a Tea Room



stage for jazz and show tunes, and for aficionados of classical and world music there's Dewan Filharmonik Petronas. On the other hand, if it's solitude you seek, the National Art Gallery on Jalan Tun Razak, Ilham Gallery at Ilham Tower on Jalan Binjai and the Gallery Taksu off Jalan Jelatek are exceptional curators of Malaysian and Southeast Asian fine and contemporary art.

Being bound to Kuala Lumpur's urban centre is no detriment to leading an active outdoor lifestyle. Step away from Jalan Ampang and you'll soon find yourself on a quiet tree-lined street. The Eastern side of KL is conveniently close to Malaysia's Main Range chain of mountains, providing an opportunity of endless adventure. Hidden waterfalls and hiking trails await exploration in Kemensah, and Gombak and Hulu Langat's sinuous country roads are an irresistible

Locate Pavilion Embassy, plot out a radius of two kilometres on a map and you'll get the very best of KL: dining, shopping, art, culture and music. Little wonder that the area's diplomatic cluster has resisted a move to the new administrative capital in Putrajaya.

Testament to its cosmopolitan credentials, both Korea Town and Little Arabia have their origins here. Local gourmands will be familiar with Dewakan at Naza Tower and RGB on Jalan Damai, one of the city's early vegan food pioneers. The inclusion of Pavilion Embassy's arrival is sure to add more al fresco dining options to the list.

For homesick expatriates and well-travelled Malaysians, Hock Choon and Ampang Grocers in Ampang Hilir are relied upon as a source of imported goods, while local shopping centres such as The LINC, Pavilion KL Mall and The Intermark Mall, the latter being a ten-minute stroll from Pavilion Embassy, serve the community's immediate needs.

Fans of culture and live music won't go hungry either. Alexis Bistro at Great Eastern Mall provides a



Polo Playing at The Royal Selangor Polo Club

IMAGE COURTESY OF THE ROYAL SELANGOR POLO CLUB



Pavilion Embassy - Oxford Residences - Concierge lobby

lure to weekend cyclists. KL East Side Stories, a site dedicated to sharing the joys of Ampang living with its audience namecheck The Monkey Trail in Taman T.A.R, Taman Tasik Ampang Hilir and the Lookout Point in Ampang as recommended places of interest.

Of course, nothing says pedigree better than two of the country's most exclusive private members clubs. The historic Royal Selangor Polo Club and the Royal Selangor Golf Club are both located within KL's diplomatic enclave and are the social glue for many of the country's most prominent leaders and industry captains providing a discreet setting to gather and network.

Residents of Mayfair and Oxford Residences at Pavilion Embassy will have access to a common infinity pool, Mayfair Tower residents may enjoy both a delightful Tea Room and Games Room while Oxford Tower residents have the benefit of a swanky Cigar Lounge.

Pavilion Embassy At a glance

Project Type
Mixed Development

Land Tenure
Freehold

Land Size
5.75 acres

Components
Corporate Suites,
Service Suites,
Luxury Residences

Property Details
Corporate Suites
176 units
640sq.ft - 2,765sq.ft.

Service Suites
318 units
775 sq.ft - 1,211 sq.ft.
1+1 bedroom - 2+1
bedrooms

Luxury Residences
183 units
Tatler 1,494 sq.ft - 4,105 sq.ft.
Living 3+1 bedrooms -
40 4+1 bedrooms



IMAGE - ARTIST'S IMPRESSION ONLY

Home Ground

For Tengku Arif Asaad and Datin Wira Sabrena Nor Khalid, there's no place quite like Ampang



TENGKU ARIF ASAAD

A family man at heart, the decision to live in Ampang Hilir was an easy one for Tengku Arif Asaad. "It's where my parents live so it's good to be close to them," he shares.

Born and bred in Ampang, his deep fondness for the area is evident. "I like the neighborhood, it's not changed much throughout the years. I've gotten older and so have the potholes, but it feels like home," he says wryly.

He and his significant other, Rahayu Permatasari operate their thriving food business, The Daily Broth, producing nutrient-rich bone broth from within their kitchen. It's the perfect location given Tengku Asaad's propensity for unpretentious eats. "I like to cook and I hate looking for parking," he shares cryptically, before name checking Ampang Grocers and Hock Choon, two neighbourhood grocers.

Downtime with his son involves family walks around the local park. Tengku Asaad, a self described "casual cyclist" enjoys cycling the challenging Hulu Langat and Genting Sempah routes that are accessible from Ampang. He's just as effusive about "an easy city ride."

If that fails to convince you of the merits of living on this side of Kuala Lumpur, Tengku Asaad reckons the food will. Mak Jah Café, a popular breakfast stop in Ampang Jaya, is a favourite. "You can leave Ampang, but you will eventually return for Mak Jah's nasi lemak and seri muka," he quips.

PHOTOGRAPHY KHARUL IMRAN

DATIN WIRA SABRENA NOR KHALID

When Datin Wira Sabrena Nor Khalid moved to Ampang Hilir in 2013, it was for love. The upscale residential area east of Kuala Lumpur city centre is where her beau, the dashing Dato' Md Wira Dani Daim grew up. Since then, many of her most cherished life moments have taken place here: her marriage and the birth of the couple's daughter Adinda among others.

"It's actually a nice, quiet neighbourhood considering we're in town," Datin Wira Sabrena marvels. It's this remarkable dichotomy, a neighbourhood within a city, that residents of Ampang Hilir find appealing. "I'm close to a lot of my favourite restaurants, Adinda's school is not too far away, and I'm close to KLCC and Pavilion where I usually do my shopping", she shares.

The area's high concentration of embassies contributes to its international flavour. "Most countries have diplomatic enclaves, and Ampang is one such enclave where many ambassadors and diplomats stay," Datin Wira Sabrena explains.

Residents have their pick of reputable schools and numerous public parks to enjoy. "We are just by RSGC [Royal Selangor Golf Club] where we spend a lot of time on the weekends doing family activities like swimming, tennis, jogging and golf," the athletic former model reveals.

For this self-made woman, doting mother and devoted wife, the ability to do the things she loves with the people she loves most makes this slice of Kuala Lumpur worth falling for.



Tatler
Living
41

Hip to Be square

Pavilion Square is the latest Pavilion development to take shape in Kuala Lumpur's central business district

Pavilion Square is soon to join Pavilion's glittering coterie of luxury mixed developments in Kuala Lumpur's rapidly changing city centre.

Located directly behind Royal Chulan Hotel where Jalan Raja Chulan, Jalan Bukit Bintang and Jalan Imbi intersect, Pavilion Square will take up 2.02 acres of highly sought-after real estate in Malaysia's most vibrant retail, entertainment and dining districts.

The property will be a mix of residential and corporate suites set in two separate blocks. Residential units will consist of a choice of studio to three-bedroom arrangements, as well as a spectacular six-bedroom penthouse with panoramic vistas of the city.

The configurations will appeal to upwardly mobile professionals and small families for their own stay, and investors looking to add to their portfolio or generate passive income.

Purchasers will find design and quality of finishes befitting Pavilion's reputation for lavish luxury properties. Setting it apart will be its 60th floor rooftop pool with exalted 360-degree views. With a dedicated concierge service for busy residents on the go, proximity to essential medical care and education, gourmet destinations such as Imbi and Pudu, and private sports clubs like the Royal Selangor Golf Club, the keys to the city are in your hand.

Pavilion Square is also set to be one of the few new office buildings with a sizable strata of suites within the city's central business district. Its 25-storey tower will



Pavilion Square

contain 106 units ranging from 1,100 square feet to 2,500 square feet.

Its proximity to Bukit Bintang MRT and Monorail stations, and to KLCC via a covered pedestrian walkway will make traveling and daily commuting hassle-free. This development will be connected to Pavilion Kuala Lumpur's award-winning shopping mall by a private linked bridge, putting the conveniences of sophisticated urban living at your doorstep.

This exciting development will be previewing in Q3 2022.

IMAGE ARTIST'S IMPRESSION ONLY. DESIGN BY KLIPDS



Pavilion Hilltop

Stylish living in a convenient cosmopolitan centre

Located in the cosmopolitan enclave of Mont' Kiara, a suburb in Kuala Lumpur, Pavilion Hilltop is a stylish freehold residential development with a breathtaking urban resort concept.

Completed in July 2018, the property consists of three residential towers that overlook the National Palace.

A generous choice of sizes and configurations – 3BR, 3BR+1 and 4BR+1 – will appeal to couples, families and retirees. The smallest units start at 1,200 square feet and top out at a generous 2,874 square feet; those who appreciate space will favour Block C's low-density arrangement.

Pavilion Hilltop boasts of an impressive array of family-friendly facilities and services, the star of which is its fabulous swimming pool. Dotted with floating cabanas and outdoor Jacuzzi, it forms an inner sanctum within the property, to which residents can escape.

Every consideration has been taken for those who live an active lifestyle, a basketball practice court and squash and tennis courts among them. For the young ones, there's a children's playground and open lawn that provides room to run around in a safe environment, and a chic club lounge and elegant signature lounge is on hand for private gatherings.

All is ensconced in a tastefully landscaped setting that occupies just under 6 acres of prime real estate connected by a thoughtful buggy service. For the time-deficient, Pavilion Hilltop's personalised concierge service offers assistance with household tasks, and on-demand services.

Pavilion Hilltop's location within the global village of Mont' Kiara's is the jewel in its crown. The property is within strolling distance of several neighbourhood

shopping centres and two highly regarded international schools, and easy access to highways such as the Sprint, Penchala Link, DUKE and NKVE connect it to the rest of Kuala Lumpur including the central business district.

This connectivity and convenience are why Mont' Kiara is beloved by the city's expatriate community. Pavilion Hilltop's winning combination of luxury and security makes it the perfect choice for discerning investors and owner-occupiers.



The Suite Life

Pavilion Suites is the epitome of couture living in the heart of the city



Pavilion Suites Kuala Lumpur - Spa

Owned by few, coveted by many, a Pavilion Suites address is a mark of distinction.

Completed in 2018, the lavish freehold residential development is part of a sleek 51 floor block that occupies one of the most expensive pieces of real estate to be sold in Malaysia.

Located beside Grand Millennium Kuala Lumpur Hotel and connected to the upscale Pavilion Mall, Pavilion Suites lies at the epicentre of the city, and is directly linked to the Petronas Twin Towers via the KLCC pedestrian bridge, and a mere hundred metres from Pavilion Bukit Bintang MRT station.

Excellence begins from the moment of your grand arrival at the porte cochere on Jalan Bukit Bintang's iconic retail and dining strip and continues as you pass the arresting Lasvit glass installation in the main lobby.

383 luxurious serviced residences are perched atop ten floors of premium retail space that feature luxury brands and designer labels including Coach, COS and Rimowa. These exquisite designer units come in bijoux one- and two-bedroom configurations of between 718 square feet and 1254 square feet.

Each is immaculately furnished and features an elegant walk-in wardrobe to convey a sense of opulence, while carefully curated designer furniture,

elegant soft furnishings and cutting-edge fittings and appliances combine to create a new standard for luxury developments in the region to emulate.

For those that live at the same frenetic pace as the city, an oasis of wellness welcomes you on Level 11. Featuring a private spa and infinity pool, vertical gardens and inspired landscaping bestow its serenity amidst the chaotic buzz and flashing neon of the city spread beneath it.

Pavilion Suites sets a new benchmark with a price of over RM4,000 per square feet. It stands to reason owners and residents consist primarily of elite, high-net-worth individuals with discerning tastes and particular demands. Anticipating this, access to a host of privileges and bespoke on-demand concierge services are automatically conferred. One would expect nothing less of Pavilion Group or a property as distinguished as this.



Pavilion Suites Kuala Lumpur

Pavilion Banyan Tree

Hotel-inspired luxury urban living



Pavilion Banyan Tree

A prestigious collaboration between two of Asia's most lauded brands, Pavilion Kuala Lumpur and Banyan Tree Hotels, Spa & Resorts, Pavilion Banyan Tree is one of Kuala Lumpur's most desirable addresses.

Located within the capital city's prestigious Golden Triangle, this bold 59-storey freehold residential development is a mixture of private residences and hotel suites, each an expression of luxury.

For those looking to invest, private residences are in a choice of configurations from 1 to 3+1 bedrooms and range from 1,076 square feet to an opulent 2,195 square feet. Exquisitely designed, residences come partially furnished with the finest fittings and appliances from esteemed European brands names such as De Dietrich, Villeroy & Boch and Dornbracht.

Naturally, with the name of a globally recognised hospitality brand attached to it, resort living is to be expected at Pavilion Banyan Tree. Facilities are situated on the 10th floor and include a sublime 58 metre infinity pool with jacuzzi built in that overlook the city, a gymnasium and dance studio, and sauna and steam rooms. For those entertaining, two opulent function rooms with outdoor terraces are available for use and there is ample and

separate parking for residents and hotel guests.

Your Pavilion Banyan Tree residence keys will unlock a world of privileges, including preferential treatment at all Banyan Tree hotels and spas worldwide and Pavilion Diamond Card Membership. A Couture Concierge Service also offers residents a wide range of conveniences from picking up your dry cleaning to arranging the use of a private jet on-demand.

With Banyan Tree Hotel in the same building, residents do not have to venture beyond their doorstep for five-star leisure and dining. From Vertigo Rooftop bar and Horizon Grill to Banyan Tree's renowned Sanctuary for the Senses, there's a smorgasbord of splendid options.

With a dedicated link bridge seamlessly connecting Pavilion Banyan Tree to luxury shopping mall, Pavilion Kuala Lumpur, world class retail, dining and entertainment are at your doorstep. The development's location at the city's centre also provides easy accessibility to international schools, private health care, banks and embassies. A 10-minute walk to KLCC and Bukit Bintang MRT station connects you with KL Sentral and the rest of the Klang Valley. Pavilion Banyan Tree is the perfect meld of resort escapism and luxe urban living.



Pavilion Banyan Tree - Function Room



From top: Gaggenau ups the style factor in any kitchen; The FlameSelect hobs are a proud BOSCH innovation **Opposite page:** The BOSCH Perfect Bake Oven looks as good as the bread it bakes

Fully Equipped

Home appliances which surpass the everyday tasks they are used for, Gaggenau and BOSCH transcend the ordinary



Founded in July 2006, BSH Home Appliances Sdn. Bhd. is a subsidiary of BSH Hausgeräte GmbH and is responsible for the marketing, distribution and after-sales service of luxury home appliances brands Gaggenau and Bosch in Malaysia.

GAGGENAU – A MATTER OF TASTE

Are you even a gourmand if you've not heard of Gaggenau? Pronounced "ga-guh-now" after the town of its origin, with over 3 centuries of brand heritage, Gaggenau is the digital artisan of kitchen appliances. Expressing "traditional avante garde" design language, the style is seductively sleek, with a professional quality and function

that exceeds the most discerning expectations.

Gaggenau's ergonomic range of high-performance kitchen equipment have become cult innovations to covet. If a celebrity chef or star sommelier has imagined it, there's a good chance Gaggenau has made it a reality. No other manufacturer has had such a significant influence on the domestic kitchen than Gaggenau.

Beginning life as an ironworks factory on the edge of the Black Forest in 1683, Gaggenau gradually evolved and fashioned itself as an enamel specialist. This sparked the company's foray into the production of coal and gas-fired stoves, and by 1956 it had kickstarted a home kitchen revolution.

From the first built-in oven and combi-steam oven equipped with piped in water supply and auto self cleaning features, to the first modular system of stainless steel-clad cooling appliances and a ground-breaking full surface induction cooktop that eases multi-tasking, Gaggenau has pioneered numerous state-of-the-art advances.

Fusing heritage with artisanal craftsmanship and German engineering, Gaggenau is well recognised by professional Michelin-starred chefs and home cooks globally. Each Gaggenau appliance is inspected by hand and eye at every stage of production to ensure that every appliance leaves the factory floor forged with precision and proudly bearing Gaggenau's Bauhaus influenced logo.

As Malaysians whose cultural traditions and daily lives revolve around the dinner table, Gaggenau's reimagined gastronomic luxury can pull a chair up at our dinner table any time.

BOSCH – A HELPING FRIEND

Though it is often associated with hand-held electric power tools, Germany's Bosch predates Mercedes, BMW and Porsche. It can also claim partial credit for Germany's deserved reputation for engineering excellence.

Forced to pivot from auto and electrical engineering into the domestic appliance market when the Great Depression of the 1920s struck, it was this technical know-how and commitment to honest German workmanship that propelled the company to become the Number 1 brand of major domestic appliances in Europe. Bosch, Invented for Life ensures great performance with perfect results.

Through it all, Bosch has been taking the tedium out of household chores since it produced the first refrigerator for domestic use in the 1930s. In the era of the Internet of Things (IOT), this ethos manifests itself in company innovations like Home Connect, a Wi-Fi-enabled function that lets users control their home appliances remotely. Features like Connected Dry enables your washing machine to talk to your dryer and pre-select the ideal programme

for your laundry. An easy-to-navigate Home Connect app is loaded with multi-cuisine recipes to maximise your oven and steam cooking options.

A pioneer in the field of sustainability, approximately 40% of Bosch's patent applications relate to energy and resource saving. Since the end of 2020 all Bosch appliance factories have turned carbon-neutral. This is not just kinder to the environment, it's kinder to the consumer too. Precision dosing of detergents in washing can help prolong the life of your clothing and convenient solutions like Perfect Bake and Perfect Roast can take the disappointment out of cooking and baking.

Trusted to produce domestic solutions that are efficient, economical and reliable, Bosch defines credibility in a crowded space. Most of all, it has answered the important modern-day: "Who has time for that?" The answer is Bosch.

www.bosch-home.com.my
www.gaggenau.com

"The golden rule in choosing appliances: Perfection, precision and simplicity in design and performance"



Cabinet Shuffle

Italian Stival's savoir faire with wood and continuous pursuit in perfecting its usage in cabinetry sets the Italian brand apart



From top: Stival showcases materials at their best; Attention to detail at the manufacturing step **Opposite page:** A mix of finishes make for a chic kitchen

Like many respected Italian brands from Ferrari to Ferragamo, renowned timber cabinet expert Stival balances qualities that on the surface seem incongruent: artisanal yet innovative, traditional yet progressive, modern yet timeless.

Much of this is attributed to Stival's deep passion for wood. Launched in 1967 by Mario Stival, the Italian brand has carved a niche for producing high quality wood cabinetry for the furniture sector, with a special emphasis on kitchen usage.

Naturally, the quality of the raw materials in which they work is of utmost importance. Stival sources only high-quality timber from 50 species of tree, Birch, Ash, Mahogany among them. Sufficient stock and on-site storage ensure that their clientele is never disappointed and is able to select consistently high-quality wood from a wide variety of colours and grains.

What truly sets Stival apart from its competition is its solutions-based approach and embrace of innovation. New aesthetic and chromatic solutions have seen them expand their portfolio to include less traditional materials such as melamine, and polymeric sheet paper covering; their intimate working knowledge of wood and fine appreciation for construction techniques have given rise to patterns and profiles that can personalise a finished product; and their expertise in jointing is what gives their furniture that trademark seamless affect. For Stival, design is embraced as a challenge to be passionately fixated over and figured out.

As a result of this, Stival cabinetry are seen as statement pieces, at once ala-mode and eternal. In the

same way Achille and Pier Giacomo Castiglioni's Arco floor lamp and Vico Magistretti's Atollo table lamp have come to be viewed as Italian design classics, so too Stival's high-gloss door panels and bold profile handle.

This combination of stylistic creativity and qualitative excellence is only half of the Stival story. The other half is attributed to relationship building and long-term partnership. It's what gives Stival insight into the international market, enabling them to anticipate trends and understand their clientele's evolving desires.

Through Versatile Materials Sdn. Bhd, a company that specializes in custom design and building of cabinetry, Stival is able to actively collaborate with their global customer from ideation to installation, and give shape and that "Made In Italy" stamp of quality to the ideas and imaginations of today.

“Through years of research and growth, Italians have developed their unique style. A made in Italy product will give your interior space the stand out element it needs”





Romancing the Stone

Whether it's adding a luxurious touch or providing durability, Italian-crafted Quarella compressed marble literally has you covered

The human fascination with stone predates the invention of fire. It has been chiselled into functional objects of survival and fashioned into exquisite objects d'art. Celebrated renaissance artist Michelangelo described this as liberating the form trapped inside the stone. He was describing sculpture, but this applies to the endeavors of any artist working in stone.

Quarella, which was formed in Verona and has worked in stone since Roman times, produces a compressed version for use as flooring, interior design solutions and constructive elements. Combining hallmark Italian panache, a rigorous eye for detail and exacting standards with technological advances in production. Quarella has successfully become the world's largest composite stone maker and its products are used in top-tier projects across the globe.

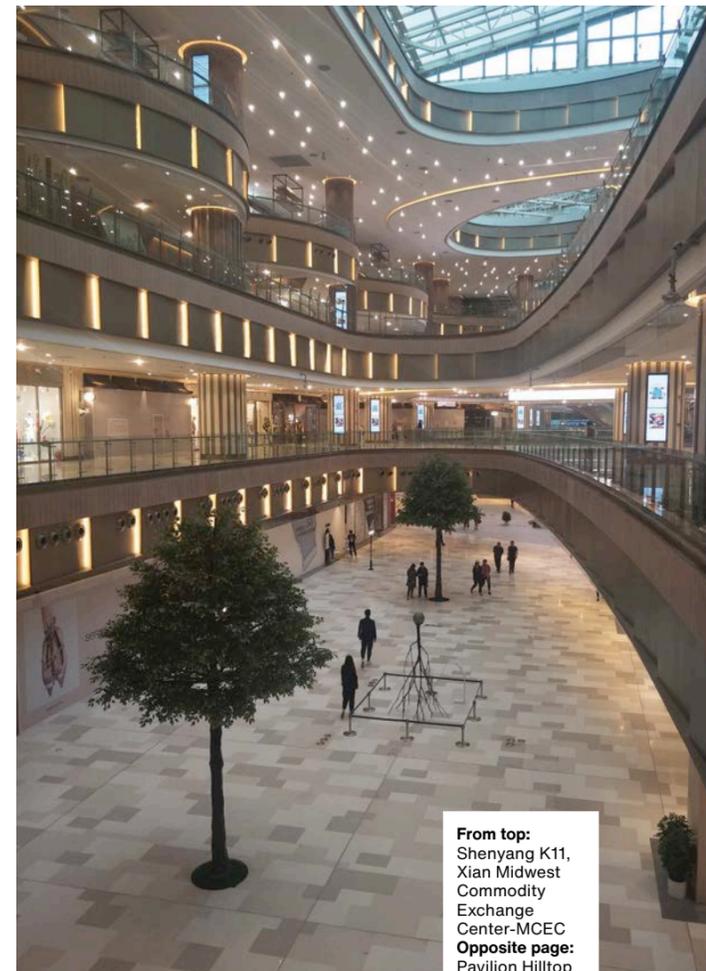
Utilising a process of precision mixing, compaction and curing, crushed stone of various grains is transformed into compressed stone. The resulting stone slabs are cut, polished, and finished and after rigorous quality control, the outcome is as impressive in a luxury home as it would be in a commercial context.

In the right setting and conditions, compressed stone can fulfil a desire that natural marble can't. Produced by nature, perfected by man, as they say. The inherent imperfections of natural marble - open veins, tonal variations and pinholes - can be viewed as character flaws, whereas Quarella always has the privilege of offering the highest quality. Also, Quarella's process allows for a homogeneity not possible in natural marble and can be produced according to a project's size and quantity requirements.

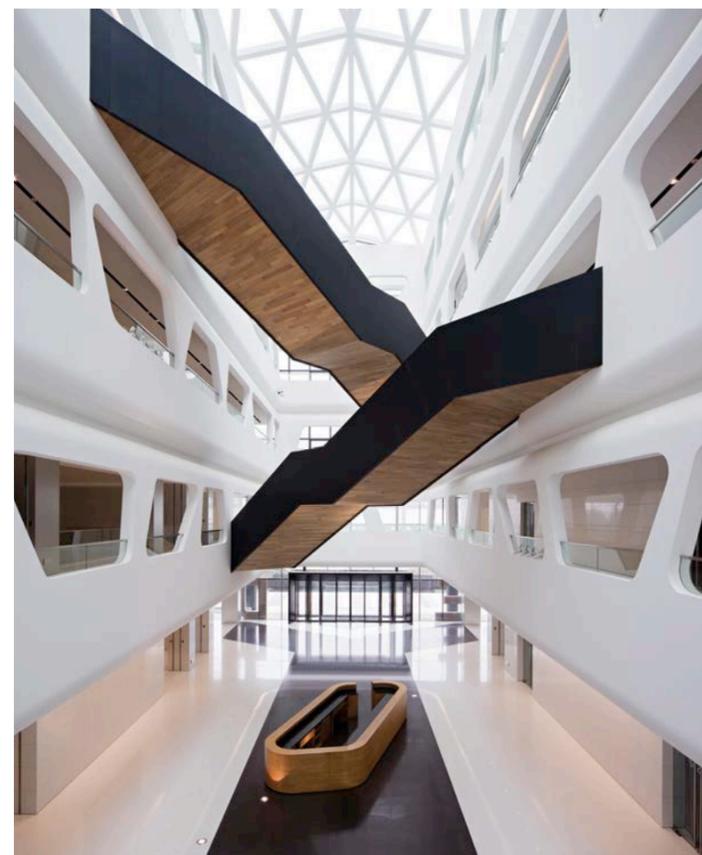
Quarella's master Italian craftsmanship is further expressed through customisation. The company carries a wide array of colours, patterns, styles and finishes that convey very different emotions. Contrast the luxuriously welcoming environment of Guam's Louis Vuitton store to the sleek monochromatic sci-fi minimalism of the Chang'an International Centre and Midwest Commodity Exchange Centre in Xi'an.

Compressed stone's excellent performance characteristics may go unnoticed by luggage totting jetsetters running to catch the next flight to Barcelona, but its hardness and stability in the most chaotic places is why Quarella compressed stone has been installed in high traffic locations such as Hong Kong airport, Heathrow London's latest terminal and Paris' Gare Du Nord train station.

Of course, unlike stone's perceived immutability, tastes change, and survival necessitates a capacity for reinvention. The Italians are masters at this. Just as fashion designers must keep up with the changing of season on the runways of Milan, Quarella's tastemakers keep pace of emerging trends in architecture and design and respond with the development of new products and applications. Its Urban Grain range of retro chic flecked marble is a case in point. Expect to find it under your designer heels soon.



From top:
Shenyang K11,
Xian Midwest
Commodity
Exchange
Center-MCEC
Opposite page:
Pavilion Hilltop



“Made in Italy still resonates because it continues, in very real terms, to be synonymous with high quality, refined and market leading design. These concepts are intrinsically intertwined with Quarella”

Flow Like Water

Fittings which embody form and function, Dornbracht's iconic designs spring from a deep knowledge of materials and water



As 2020 and 2021's lockdowns confine us within our neighbourhoods and homes, it has forced us to look at mundane things in a new light. A tap is not just a tap... Of course, German brand Dornbracht has known this for over 70 years. A leading specialist in fittings and accessories for bathrooms, kitchens and spas, Dornbracht has made it a practice to elevate everyday sanitary fittings into functional objects of fascination.

Dornbracht products are meditations on precise edges, sinuous lines. A fastidious commitment to form, function and finish explains why Dornbracht's unapologetically extravagant faucets and spa systems often take on iconic status amongst architects and designers. They are simultaneously futuristic and timeless, often imitated but never equalled. For Dornbracht, "Made in Germany" is both



From top: CYO Series; VAIA Series in Platinum Matt; CYO series designed by Sieger Design
Opposite page: Lisse Design Series



a designation of origin and a promise of quality, Chairman of the Board of Dornbracht AG, Stefan Gesing explains. Headquartered in Iserlohn, Germany, Dornbracht is one of few companies whose products are entirely German-made. Its suppliers are almost exclusively German, most hailing from regions surrounding Iserlohn, offering the company unprecedented levels of collaboration and control.

"All our products are the result of a combination of the best materials, engineering excellence, state-of-the-art production technologies and exclusive craftsmanship," Gesing states. Sustainability in innovation is a particular focus for the company, with widespread use of recyclable materials in its products.

Indeed, for a specialist like Dornbracht, water is a preoccupation. "Water is the epitome of life energy. It has a cleansing and invigorating effect," says Gesing. Dornbracht has taken a responsible approach to water usage with efforts made to reduced water consumption at every level of the production process. The company switched to a lead-free copper-zinc alloy for the production of its washbasins and sink fittings in 2012 to curtail the contamination of water by lead or nickel seepage.

Dornbracht is also convinced that water treatments can be an integral part of a healthy lifestyle. To this end, as home bathrooms increasingly become a space for renewal and quiet reflection, Dornbracht continues to collaborate with leading health and wellness experts to analyse the health effects of water and develop innovative tools for water treatments. In turbid times, such acts of self-care should be viewed as a necessity rather than an indulgence, and our private sanctuaries whether they be our kitchens or bathrooms should be designed and customised for the occasion.

GC Building Technologies (M) Sdn Bhd imports high-end sanitary ware and fittings like Dornbracht for the luxury developer market and affluent retail customer in Malaysia

"For decades, Dornbracht has been a leading brand pioneering form, function and finishes. Leading" for Dornbracht means creating sustainable, lasting values"





hygiene”, Villeroy & Boch have been able to move beyond making treasured “me time” convenient, pleasant and hygienic to something transformative.

Often collaborating with world-renown designers, shape, texture and colour is used to create a near unlimited number of permutations for their clientele while an expanding portfolio of furniture and accessories completes the design language. Villeroy & Boch’s playfully sophisticated Artis range is a case in point. Here narrow rims and thin walls on long-wearing wash basins and bathtubs convey lightness and offer aesthetic freedom to play with interesting geometries and bold hues.

Further innovations throughout the Villeroy & Boch’s Bathroom and Wellness range includes the use of a unique material like Quarryl®. Robust, durable yet non-porous and smooth with a tactile quality, this exclusive material is setting new standards in product design.

Such inventiveness and approach to design through hard-worn experience should see Villeroy & Boch through another 275 years and increase our bathroom time considerably.

GC Building Technologies (M) Sdn Bhd imports high-end sanitary ware and fittings like Villeroy & Boch for the luxury developer market and affluent retail customer in Malaysia.



“Innovative strength, design expertise, roots and authenticity are the foundations of Villeroy & Boch’s strong market position”

Time Well Spent

Villeroy & Boch’s longevity combines the German brand’s rich design history with today’s zeitgeist

Over the course of our lives we will spend more than two years in the bathroom. For men it’s 855.8 days, for women it’s 770.8 days. Anyone who’s had to wait to use the facilities will appreciate this fact.

With the additional washing and cleaning that the current pandemic demands of us, that time will surely increase. Not just a place where we fulfil basic biological functions, the bathroom has become a sanctuary of relaxation and retreat - where we can close the door behind us and undisturbed for a short while, if the acoustics are the right, sing, and lately commit ourselves to a few well composed selfies. For all those

reasons, our bathrooms, their design and layout, and the level of detail afforded to them should reflect that.

With a heritage that spans almost 275 years, premium ceramics specialist Villeroy & Boch understands this better than most. Many of the standards in the bathroom industry that we take for granted were developed and mass-produced by this trusted European sanitary brand.

Rather than rest on their laurels, this legacy continues to drive Villeroy & Boch. By improving upon designs and developing innovative solutions for every aspect of the experience, from surfaces and storage to what is delicately termed “flushing



From top: Artis range; V&B Museum Mettlach
Opposite page: Artis & Finion collection

Last Word

“There is a magic in that little world, home; it is a mystic circle that surrounds comforts and virtues never known beyond its hallowed limits”
—ROBERT SOUTHEY

PAVILION CEYLON HILL

KUALA LUMPUR

An Expression Of Modern City Living

Perfectly positioned within the heart of Kuala Lumpur, Pavilion Ceylon Hill presents an inviting opportunity to indulge in the best of both worlds. Embrace the two sides of life where you enjoy a sanctuary of greenery while being only minutes away from a bustling metropolis.

Premium Service Residences	Partially furnished 2 & 3 bedroom units	Built-up area from 834 sq.ft. - 1,302 sq.ft
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Artist Impression Only

+6011 2022 2288

www.PavilionCeylonHill.com

Pavilion Ceylon Hill Property Gallery : Jalan Bukit Ceylon, Bukit Ceylon, 50200 Kuala Lumpur

1 PAVILION

Exclusive Property Marketing Consultant

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
Developer: Jelita Orientasi Sdn Bhd 201601011472 (1182403-D), Level 8, Menara Khuan Choo, 75A, Jalan Raja Chulan, 50200 Kuala Lumpur, Tel 03-2143 8089/Fax 03 2143 8086 • Developer's License: 14557-1/12-2021/03410 (L) • Validity Period: 07/12/2020 - 06/12/2021 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Ref. No: BP T4 OSC 2016 0123 • Land Tenure: Freehold • Expected Date of Completion: Oct 2022 • Land Encumbrances: AmBank (M) Berhad • Type of Property: Service Residences & Strata Bungalow • Development Name: Pavilion Ceylon Hill Kuala Lumpur • Car Park: 778 • Service Residences: Type A: 540 - 671 sq. ft., Type B: 704 - 1,165 sq. ft., Type C: 1,177 - 1,374 sq. ft., Strata Bungalow: 9,094 sq. ft. • Total Units: 629 Service Residences + 1 Strata Bungalow • Balance Unsold Units: 83 • Selling Price: Service Residences RM972,000 (Min) - RM2,787,600 (Max), Strata Bungalow RM31,172,749 • Bumiputera Discount: 5%

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PAVILION

GENTING HIGHLANDS

The Gateway to a Holistic Sanctuary

Pavilion Genting Highlands presents an urban sanctuary that offers unique holistic experiences. Inspired by the lush environment, this retreat brings together natural attractions and adventures, fascinating retail discoveries, and the space for rejuvenation and relaxation.

Open for Registration

Leisure Suites
(Phase 1)

Suites – 3 Bedrooms,
and Dual Key Layouts

Built-up area from
465 sq.ft. – 1,198 sq.ft.

Sanctuary Hotel & Eco-Resort
Artist Impression Only

+6011 2200 8822 / +6011 2200 8833
www.PavilionGentingHighlands.com

Pavilion Property Gallery : Level 8, Menara Khuan Choo, 75A Jalan Raja Chulan, 50200 Kuala Lumpur

Developer : Sering Manis Sdn Bhd 200901007199 (850168-U)

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1 PAVILION

Exclusive Property Marketing Consultant