

# NOVO<sup>®</sup>

Prestigious Landmark in the Embassy District





## Ampang - The Embassy District of Malaysia

Ampang Road, also known as Jalan Ampang is Kuala Lumpur's premier diplomatic hub, known for its concentration of foreign embassies, offering an internationalized living environment and upscale community amenities.

Situated a mere 3km from Kuala Lumpur's iconic Petronas Twin Towers, Ampang Road boasts unparalleled geographical advantages and a distinguished social standing. It is hailed as Malaysia's international diplomatic nucleus, home to luxury residences and numerous foreign embassies.

The area is renowned for its refined streets, lush greenery, and distinctive international ambiance, making it one of the city's most sought-after upscale residential districts.

Beyond hosting embassies from countries such as the United States, United Kingdom, France, and Japan, Ampang Road cultivates a globally esteemed image while providing a secure and premium international community lifestyle. Its strategic location and excellent quality of life have attracted the attention of many domestic and foreign buyers and investors.





# Project Info



Freehold



Partly  
Furnished



1.15 acre



395 units



35-floor



24-hour  
concierge  
services



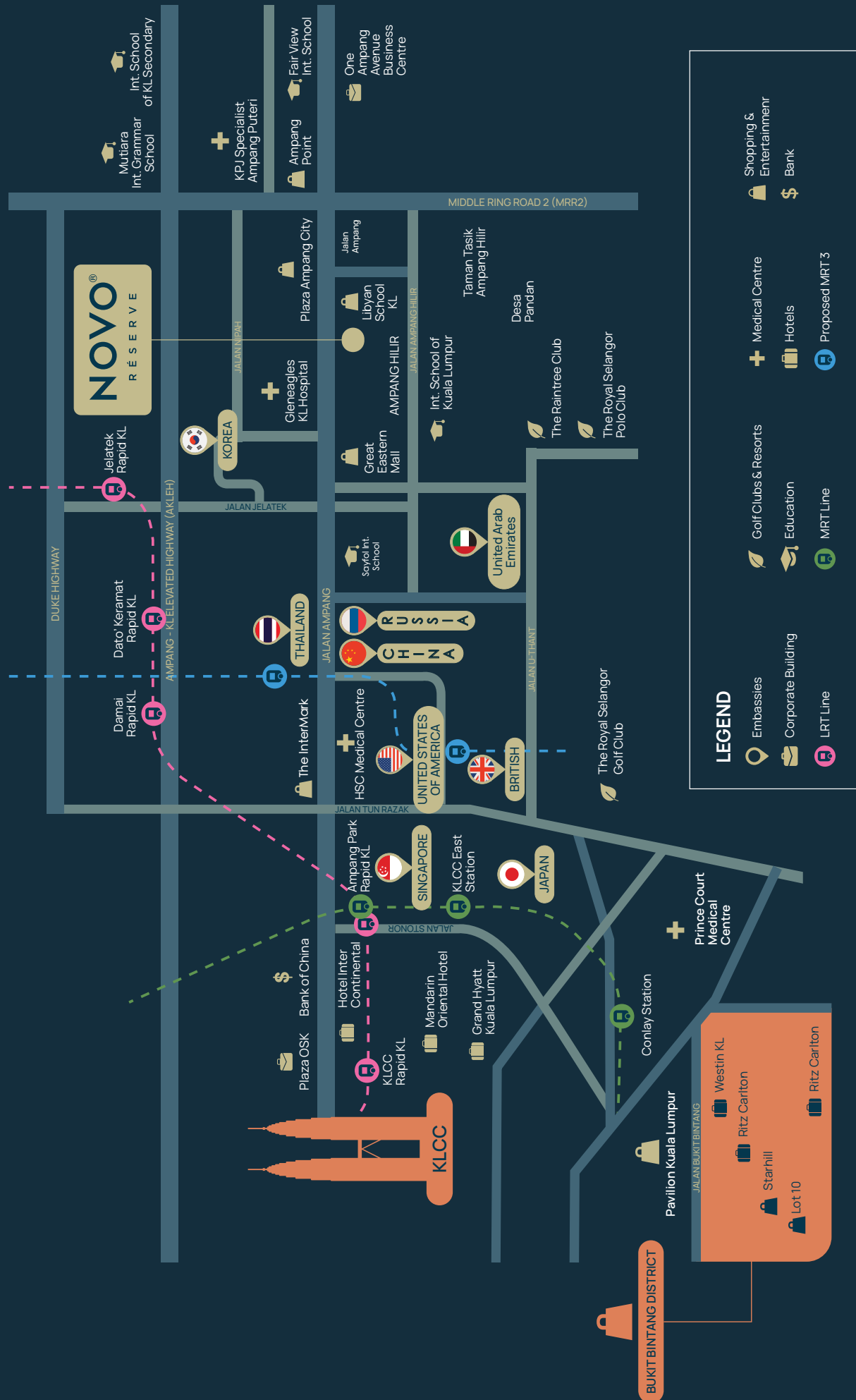
Completed  
in Dec 2022



MYR 0.66 per  
square foot







## Embassies Near Novo Reserve

Within 300m - 1km

- Korea - 400m
- Nigeria - 650m
- Myanmar - 700m
- Russia - 750m
- Finland - 750m

Within 1km - 2km

- China - 1.3km
- Cambodia - 1.3km
- United Arab Emirates - 1.4km
- Thailand - 1.5km
- Switzerland - 1.7km

Within 2km - 3km

- United States - 2.3km
- France - 2.3km
- Canada - 2.5km
- Germany - 2.5km
- Türkiye - 2.5km

\*There are nearly 40 embassies within 3 km

## Medical Care



Gleneagles Kuala Lumpur (50m)



HSC Medical Center (1.5km)  
Convenient and comprehensive medical services



National Heart Institute of Malaysia (2.5km)  
Professional cardiology treatment center



Prince Court Medical Centre (4km)  
Offering multi-specialty medical services

## Prestigious One-stop Convenience Fitting for an Elegant Lifestyle



International School of Kuala Lumpur (500m)



Saiful International School (700m)



Ampang Hill Children's Home (1.5km)



Eton House International School (3km)





Infinity Pool



Infinity Pool



Sky Gym





Cigar Bar



Sky Sauna Room

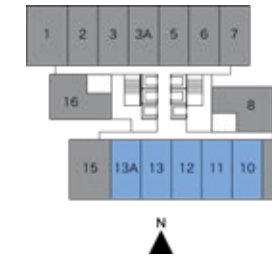


Grand Lobby

# Floor Plan

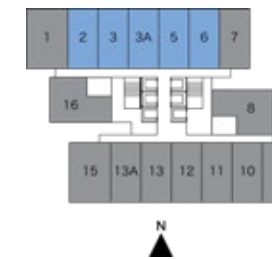
**TYPE A**  
(SPA Type A)

SIMPLEX UNIT  
686 sq.ft



**TYPE B1**  
(SPA Type A2)

DUAL KEY UNIT  
686 sq.ft





# Floor Plan

TYPE B6  
(SPA Type A8)

DUPLEX UNIT  
1,176 sq.ft



Lower Floor  
Scale 1:50

Upper Floor  
Scale 1:50





# Property Management Services



## What We Do

- Assist homeowners in earning extra income from vacant properties
- Provide maintenance and cleaning services
- Offer check-in and check-out services for guests
- Manage short-term and long-term accommodation bookings and optimize occupancy rates
- Host owners' properties on our online rental platform (website and APP)



## One-stop Service

- Interior design / renovations
- Project concept and marketing strategy consultation
- Short-term property investments
- Home insurance
- Tenant management (short-term / long-term)
- Hotel management system

## 10 Investment Advantages:



Close View of the Petronas Twin Towers

Diplomatic area



Convenient Transportation Network

Prime location with access to entire city



Shopping Paradise

Convenient lifestyle



Abundant Educational Resources

Stable rental demand



Medical Care

Close to Gleneagles Hospital



Lush Greenery with Expansive Views



High-value Investment Choices in KLCC Business District



Luxurious Finishing

Immediate housing delivery



Multiple layouts to choose from



Professional Management Services





**ALFRANKO**

<https://novo.com.my/EN/home>