

EATON RESIDENCES

KUALA LUMPUR CITY CENTER



KUALA LUMPUR: A TOP TEN MOST LIVEABLE CITY IN ASIA

Malaysia is a driving force in today's global economy, having had a strong GDP growth in the country's rapid development of infrastructure and a high functioning transportation system on par with developed countries. Malaysia has always taken the top spot in rankings conducted by various international bodies.

吉隆坡 亚洲十大宜居城市

马来西亚是个引人注目的新兴市场经济体，吉隆坡荣登亚洲最适宜居住城市之列，连年持续增长的人均国内生产总值，是多元文化与现代繁华完美融合的典范。

MALAYSIA'S WORLD RANKING

- 1st** Asia's Safest Place to Retire (2023)
Source: News Straits Times
- 3rd** Global Highest for Trust in Healthcare System (2023)
Source: Malay Mail
- 12th** World's Best Country for Open for Business (2023)
Source: US News
- 31st** World's Best Quality of Life (2023)
Source: US News
- 38th** World's Best Country (2023)
Source: US News

马来西亚屡获世界排名殊荣：

- 全亚洲最佳退休天堂 - **排名1** (2023年)
— 新海峡时报
- 全球最佳医疗保健系统 - **排名3** (2023年)
— 精彩大马
- 全球最佳创业国家 - **排名12** (2023年)
— 美国新闻
- 全球最佳生活质量 - **排名31** (2023年)
— 美国新闻
- 全球最佳国家 - **排名38** (2023年)
— 美国新闻

豪景园

EATON RESIDENCES

26 JALAN KIA PENG, KUALA LUMPUR





**KUALA LUMPUR IS
THE WORLD'S BEST CITY
FOR EXPATS TO LIVE & WORK**
吉隆坡荣膺全球最佳宜居城市

- #1 KUALA LUMPUR | 吉隆坡
- #2 TBILISI | 第比利斯
- #3 LISBON | 里斯本
- #4 DUBAI | 迪拜
- #5 BANGKOK | 曼谷

Source: BusinessToday, 2022



**吉隆坡——
一个梦想与卓越的城市**

吉隆坡是一个充满活力的大都市，面积243平方公里且大约190万在此居住的居民，吸引了全球旅行者来探索它的多元文化之美。作为一个多元文化共存的城市瑰宝，三大民族和谐共处，使其成为生活和工作的首选之地。

资料来源—马来西亚统计局 (2023)

全球医疗系统信任度排名第三

自2014年以来，马来西亚医疗保健行业已连续10年获得殊荣。仅2023年斩获5项殊荣。马来西亚以一流的医疗服务、便捷的就医途径和可负担的费用而闻名于世、是国际知名、值得信赖的医疗旅游目的地。

资料来源—精彩大马 (2023)

**KUALA LUMPUR,
A CITY OF DREAMS
& DISTINCTION**

Kuala Lumpur, a vibrant metropolis, hosts 1.9 million* urbanites in 243 square kilometres, attracting globetrotters and expatriates alike. A multicultural city gem where diverse communities coexist harmoniously, it stands as a top choice for both living and working.

Source: Department of Statistics Malaysia, 2023

**3RD GLOBAL HIGHEST
FOR TRUST IN HEALTHCARE SYSTEM**

The Malaysian healthcare industry has clinched accolades for 10 consecutive years since 2014 with 5 awards secured in 2023 alone. Renowned for top-tier healthcare, easy access, and competitive costs, it stands tall as a premier, secure, and trusted destination for medical tourism.

Source: Malay Mail, 2023

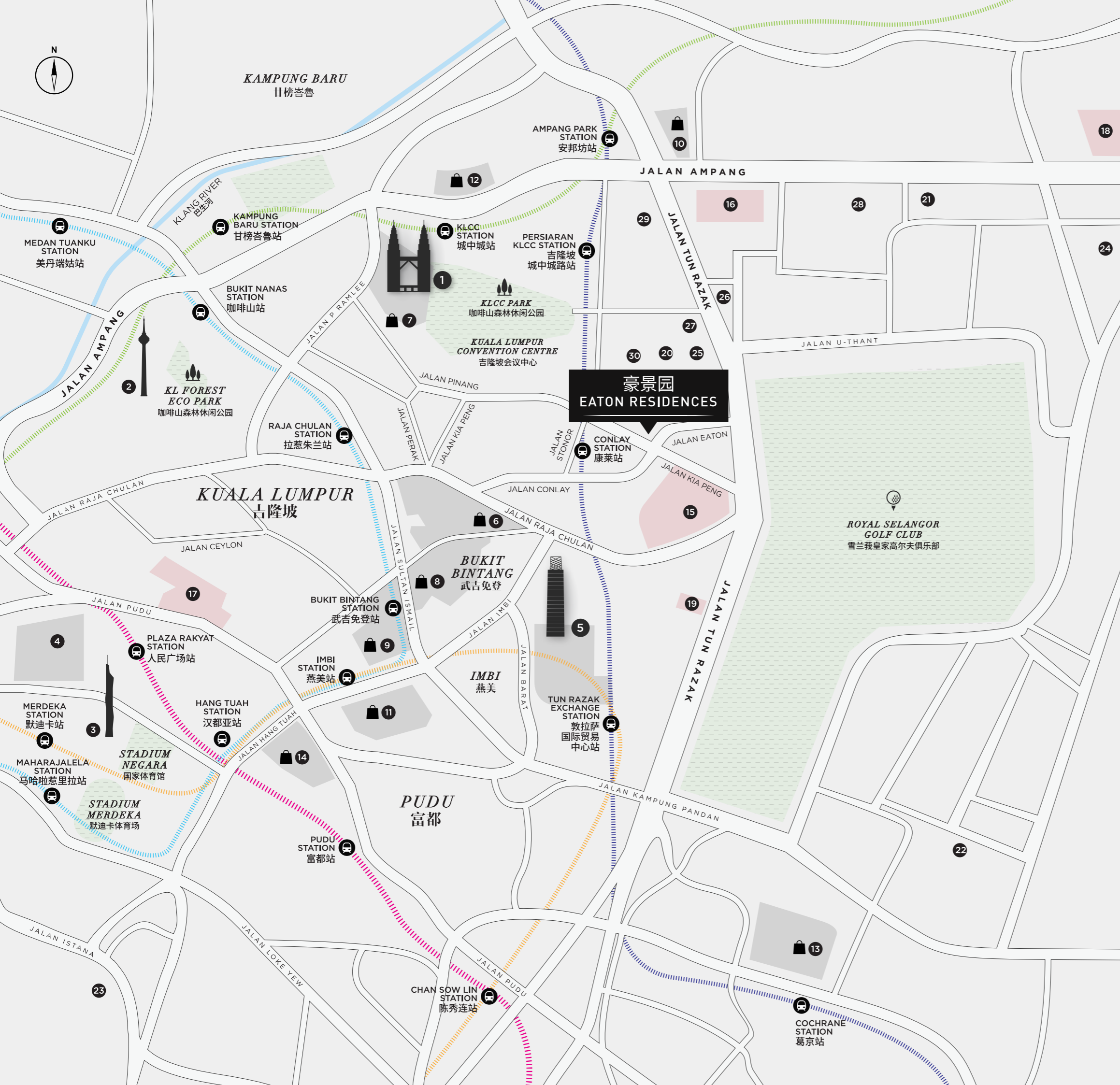
Inaugurated in 2022, Eaton Residences now basks in the unparalleled distinction of its strategic positioning between two iconic national landmarks: Petronas Twin Towers and The Exchange TRX.

Located in the Golden Triangle of Kuala Lumpur and near Kuala Lumpur's international financial district, Eaton Residences is surrounded by international corporations and world-famous brands, elevating the living experience for its discerning residents to unprecedented heights.

坐落于吉隆坡金三角核心区域，Eaton Residences于2022年竣工。毗邻国际金融商圈敦拉萨国际贸易中心和地标双峰塔，是一座52层的豪华高层现房住宅。

楼盘地段好、靠近MRT捷运站，尽享出行便利。豪华装修带车位，楼顶无边际泳池，直面吉隆坡地标双子塔。周边娱乐是国际企业与世界名牌的聚集地。开启尊贵与便捷并存的吉隆坡都市生活，投资自住两相宜。





LANDMARKS | 地标

1. Petronas Twin Tower | 国油双子塔
2. Kuala Lumpur Tower | 吉隆坡塔
3. Merdeka PNB 118 | 默迪卡118
4. Petaling Street Market (China Town) | 茨厂街(唐人街)
5. Tun Razak Exchange (TRX) | 敦拉萨国际贸易中心

MALLS | 购物中心

6. Pavilion Kuala Lumpur | 帕威年商场
7. Suria KLCC | 阳光商场
8. Lot 10 | 乐天商场
9. Sungei Wang Plaza | 金河商场
10. The Intermark | Intermark商场
11. Berjaya Times Square | 时代广场
12. Avenue K | Avenue K 商场
13. Ikea Cheras | 宜家商场
14. Lalaport Bukit Bintang City Center | 武吉免登日本购物公园Lalaport

MEDICAL | 医疗中心

15. Prince Court Medical Centre | 太子阁医疗中心
16. HSC Medical Center | HSC医疗中心
17. Tung Shin Hospital | 同善医院
18. Gleneagles Hospital | 鹰阁医院
19. Beverly Wilshire Medical Center | 碧微丽医疗中心

EDUCATION | 教育机构

20. EtonHouse Malaysia | 伊顿国际学校
21. Sayfol International School | 赛夫国际学校
22. Taylor's International School | 泰莱国际学校
23. Alice Smith School | 爱丽丝史密斯国际学校
24. International School of Kuala Lumpur | 吉隆坡国际学校

EMBASSIES | 大使馆

25. Embassy of Japan | 日本大使馆
26. Embassy of U.S | 美国大使馆
27. Singapore High Commission | 新加坡高级专员公署
28. Embassy of China | 中国大使馆
29. British High Commission | 英国高级专员公署
30. Embassy of Vietnam | 越南大使馆

|||||
MRT PUTRAJAYA LINE
布城捷运路线

|||||
KL MONORAIL LINE
吉隆坡单轨列车路线

|||||
LRT KELANA JAYA LINE
格拉那再也轻快铁路线

|||||
MRT KAJANG LINE
加影捷运路线

|||||
LRT AMPANG LINE
安邦轻快铁路线

Schools, Healthcare & Businesses of Global Prestige

Surrounded by international schools (ISKL and Sayfol International School), multinational corporations (Huawei, Maxis and Hewlett-Packard), and medical centres (Prince Court Medical Centre and Gleneagles Hospital).

全球知名的学校、医疗保健和企业

周边毗邻国际学校（吉隆坡国际学校和赛夫国际学校）、跨国公司（华为、Maxis和惠普）以及医疗中心（太子阁医疗中心和鹰阁医院）



Petronas Twin Tower 国油双子塔

Malaysia's Iconic Landmarks

Experience the pinnacle of prominence amidst world-renowned architectural marvels like the Petronas Twin Towers, KL Tower, Merdeka 118 and Exchange 106 of Tun Razak Exchange (TRX). It is an upgrade to your urban lifestyle.

马来西亚标志性地标

亲身体验世界知名建筑奇迹之中的卓越高峰，如双峰塔、吉隆坡塔、默迪卡118和敦拉萨国际贸易中心（TRX）的Exchange 106。这绝对能提升您的城市生活方式。

Award-Winning Fine-Dining Restaurants

Indulge in epicurean pleasures at the Michelin Star-awarded Dewakan Restaurant, the sophisticated Marini's on 57 that seized the Signum Virtutis - the Seal of Excellence in 2016, and many more. Each venue promises a distinctive dining experience, elevating your taste journey.



在屡获殊荣的高级餐厅体验美食

您可以前往获得米其林星级殊荣的Dewakan餐厅与屡获殊荣的Marini's on 57展开美食之旅，尽情享受味蕾的极致美食体验。

Connecting Convenience & Luxury

With a seamless transportation network and premium shopping malls located close to one another, getting from one city hot spot to the next is just a few minutes away.

发达的交通枢纽

坐拥优越的地理位置，完善的交通网络，距离多家高档购物中心近在咫尺，轻松穿梭城市热点，探索吉隆坡的多元文化之美。



Bukit Bintang 武吉免登

Luxuriate in Premium Retail

Elevate your cosmopolitan living with nearby Kuala Lumpur's premier shopping havens such as Pavilion Kuala Lumpur, The Starhill, Suria KLCC, LaLaport Bukit Bintang City Centre, and more.

尊享高端购物体验

提升您的都市生活体验，附近都是吉隆坡的主要购物天堂，如柏威年广场（Pavilion Kuala Lumpur）、星光大道购物广场（The Starhill）、阳光广场（Suria KLCC）、Bukit Bintang City Centre的LaLaport等等。



Pavilion Bukit Bintang 柏威年商场

Changkat @Bukit Bintang: Night to Remember

Toast the nights away at some of the most amazing bars, pubs, and restaurants as the entire stretch of Changkat is ready to greet you with warm hospitality and exciting music.

武吉免登的章卡酒吧街：吉隆坡精彩夜生活

在武吉免登的Changkat酒吧街有许多不同风格的酒吧和餐厅，您可以尽情探索吉隆坡精彩夜生活，热情有礼的服务与精彩的音乐定会让人流连忘返。



Old Shanghai KL 老上海

Single Investment. Multiple Returns. 单一投资，多重回报

Investing in Eaton Residences connects you to the lifestyle perks, premium amenities, and world-class distinction of KLCC and TRX, the famous landmarks of Malaysia that are only one train stop away from the residence.

毗邻马来西亚著名地标双子塔和敦拉萨国际贸易中心，地铁交通出行只需一站即可到达，距离Eaton Residences咫尺之遥。



Financial Service Providers 金融服务

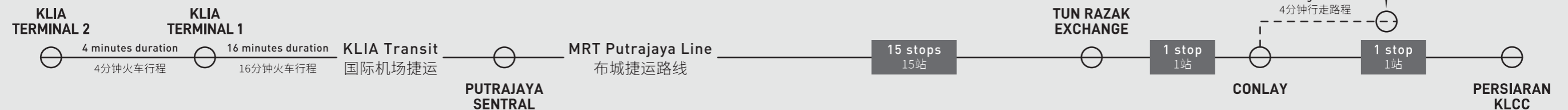
Enjoy easy access to diverse banking services with proximity to diverse banks such as Public Bank near KLCC, HSBC and Affin Bank at Tun Razak Exchange, and Maybank at Merdeka 118.

轻松获取多元金融服务，靠近多家银行，如靠近KLCC的大众银行，位于敦拉萨国际贸易中心的滙豐和Affin Bank，以及位于默迪卡118的马来亚银行。

Seamless Connectivity to KLIA T1 & KLIA T2 无缝连接T1和T2吉隆坡国际机场

Travel all around Malaysia and to the international airports from Putrajaya Sentral, the interstate transportation hub, reachable with 15 stops via the MRT Putrajaya Line from the Conlay station.

从康莱站搭乘布城捷运路线经过15站即可抵达布城中央车站，轻松抵达国际机场。



豪景园
EATON RESIDENCES

KLIA TERMINAL 2

KLIA TERMINAL 1

KLIA Transit 国际机场捷运

PUTRAJAYA SENTRAL

MRT Putrajaya Line 布城捷运路线

15 stops 15站

TUN RAZAK EXCHANGE

1 stop 1站

CONLAY

1 stop 1站

PERSIARAN KLCC

STRENGTHENING REAL ESTATE INVESTMENT PORTFOLIO

扩展房地产 投资组合



Owning a property in the Golden Triangle of Kuala Lumpur expands your investment value as this prime location seamlessly connects to various highly coveted vicinities, especially Kuala Lumpur's international financial district. The access to KLCC, The Exchange TRX, Merdeka 118, KL Tower, and many more is only moments away.

Eaton Residences makes a great addition to your real estate portfolio. Its seamless hospitality streamlines the rental process and enhances its premium rates, ensuring a lucrative investment with its renowned international branding.

位于吉隆坡的黄金三角区是投资的绝佳区域之一，其房价一直呈上涨之势，升值潜力巨大。与双子塔、TRX贸易中心、默迪卡118、吉隆坡塔等等地方的距离咫尺之遥。周边娱乐休闲生活便利，是居住与投资的理想选择。

Eaton Residences 提供专门的物业租赁托管业务与物业管理维护服务，帮忙您管理出租，过程简单又省心。



Reception Area
迎宾大堂

Hospitality by Sutera @ KLCC

Revel in seamless hospitality management provided by the established hospitality professional, Sutera @ KLCC.

From check-in and check-out to housekeeping, welcoming reception, property management, and handling of real estate outgoing bills*, Sutera @ KLCC ensures every guest experiences a refined and effortless stay at Eaton Residences.

*DISCLAIMER: Please approach our sales consultants for sales package details.

Sutera @ KLCC 的宾客住宿服务

由Sutera @ KLCC资深及专业团队所提供的住宿管理服务令人倍感周到妥当。从办理入住及退房手续、客房清洁、迎宾处、物业管理到处理房地产的出账*，Sutera @ KLCC确保每位客人在Eaton Residences的住宿体验都能省心安心放心。

*免责声明：销售详情请咨询我们的销售顾问。





Actual Image of Swimming Pool
泳池实际图像

35,000 SQ. FT. *of*
**WELLNESS &
LEISURE FACILITIES**

**3251平方米的
健康与休闲设施**

Eaton Residences is designed to infuse lifestyle with luxury, ensuring every moment is filled not just with satisfaction, but a sense of accomplishment.

With a combination facilities space of 35,000 sqft designed by top-notch designers, this award-winning iconic building comprises the biggest, longest, and highest altitude cantilever SKY POOL, the ELEVATED WELLNESS gym with high-performing equipment, an outdoor ADVENTURE MEADOW designed by Swan & Maclaren, the GOURMET KITCHEN to host momentous events, and a plethora of refined facilities.

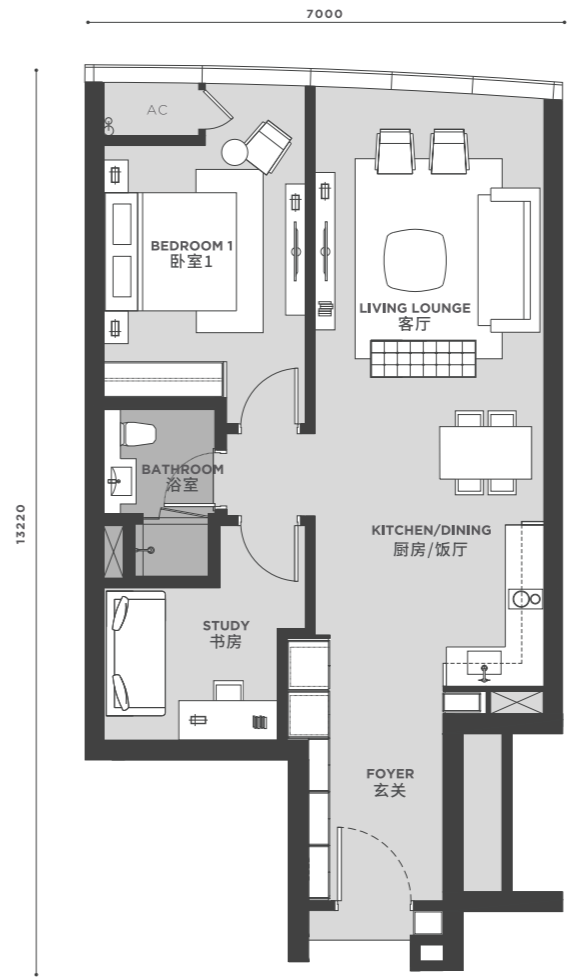
坐拥总计3251平方米的健康与休闲设施包括最大、最长、最高的悬臂式空中泳池，设施齐全的健身房与户外设施皆是由Swan & Maclaren设计。用于举办活动的美食厨房，以及丰富多样的配备设施，定义豪华生活新标准。



Living Area
客厅



Dining Area
饭厅

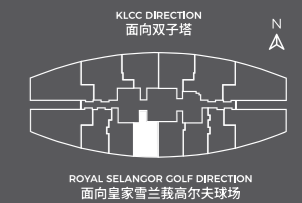


TYPE 户型

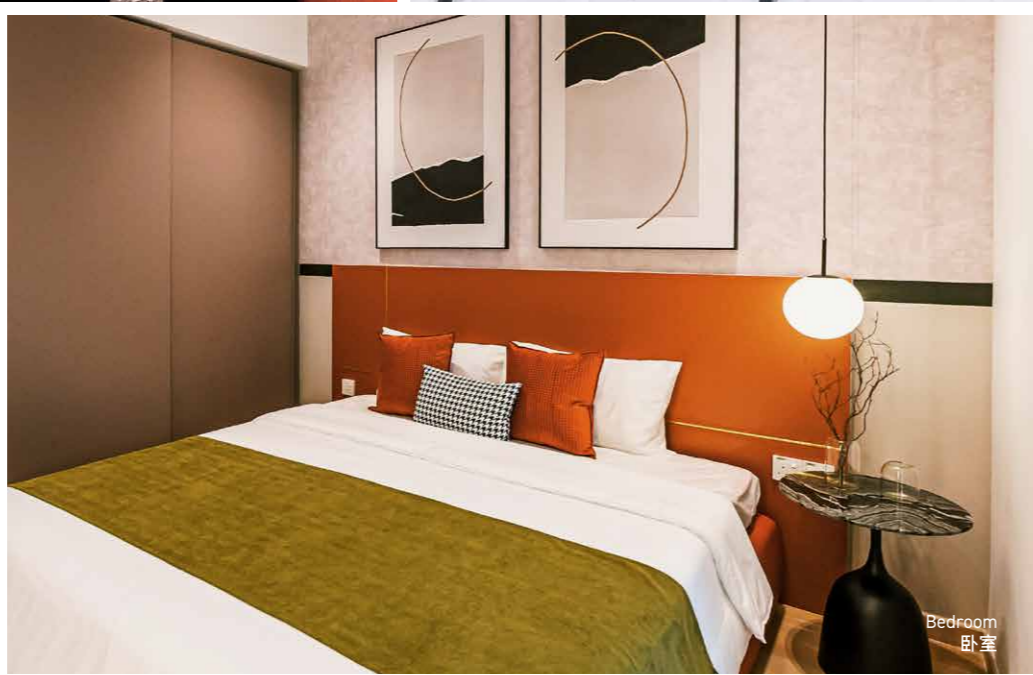
B2

850 SQ.FT. 平方尺
79 SQ.M 平方米

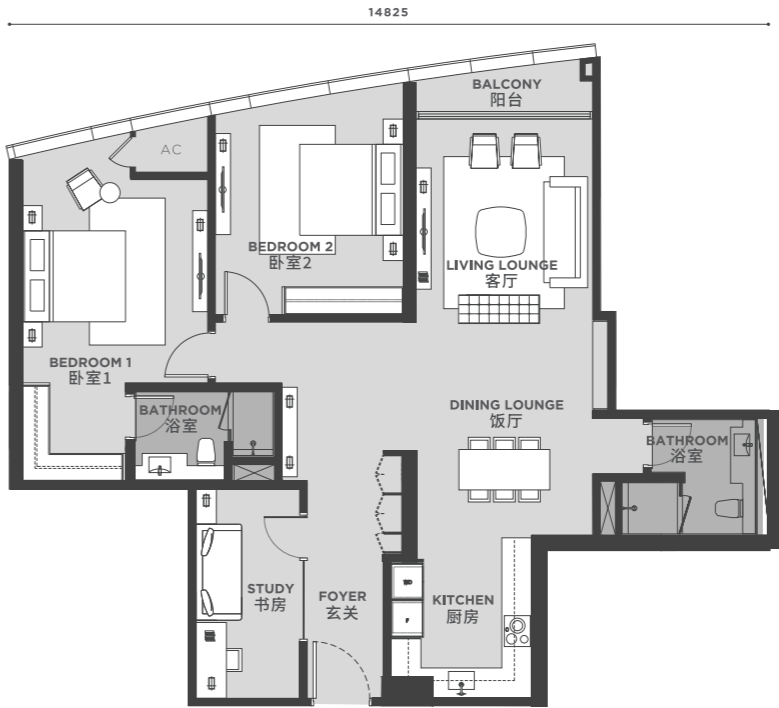
- 1 BEDROOM 1室
- 1 BATH 1浴
- 1 STUDY 1书房



Home Office
书房



Bedroom
卧室

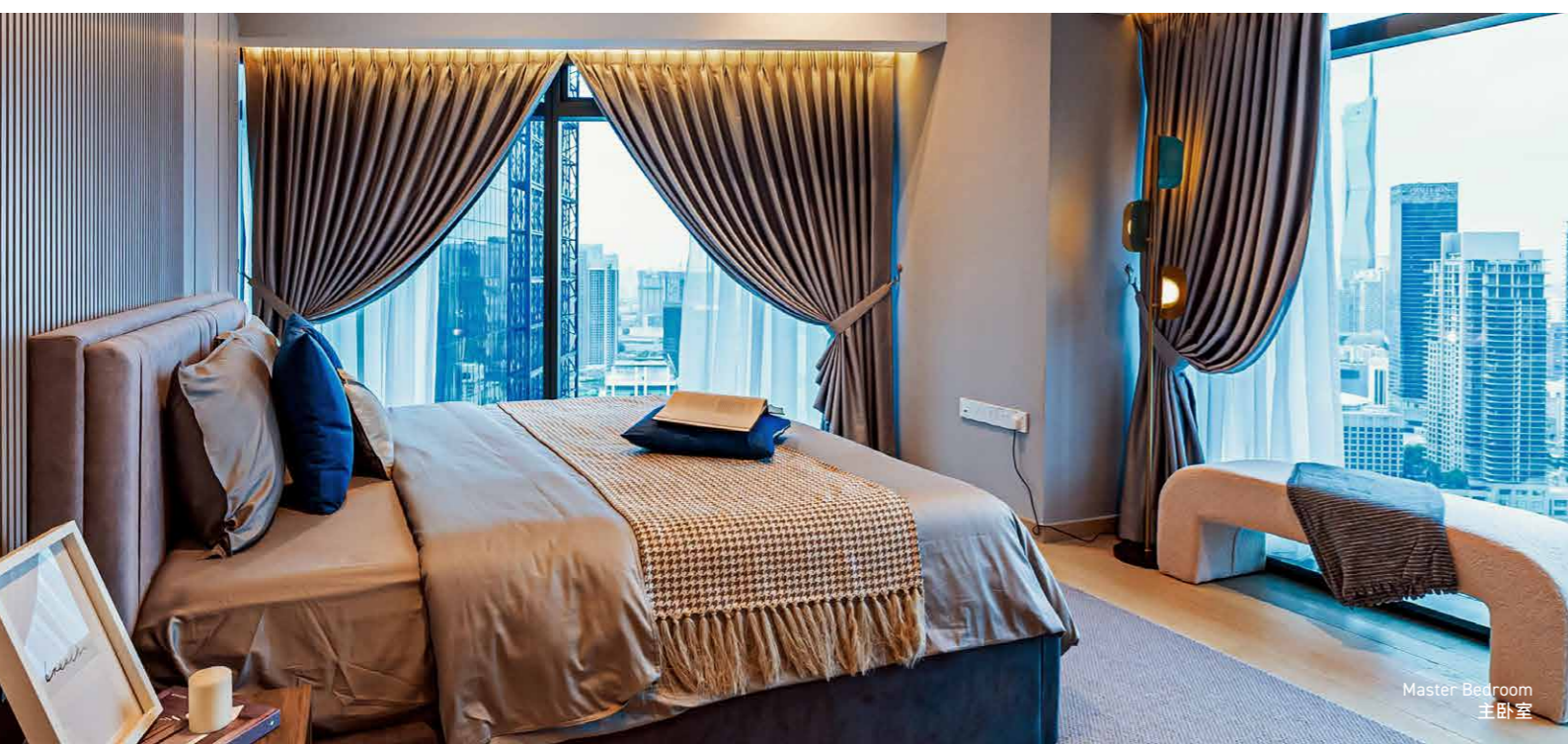
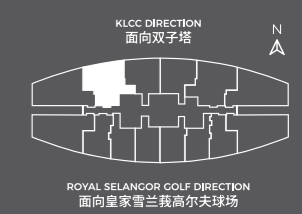


TYPE 户型

C4

1410 SQ.FT. 平方尺
131 SQ.M 平方米

- 2 BEDROOMS 2室
- 2 BATHS 2浴
- 1 STUDY 1书房



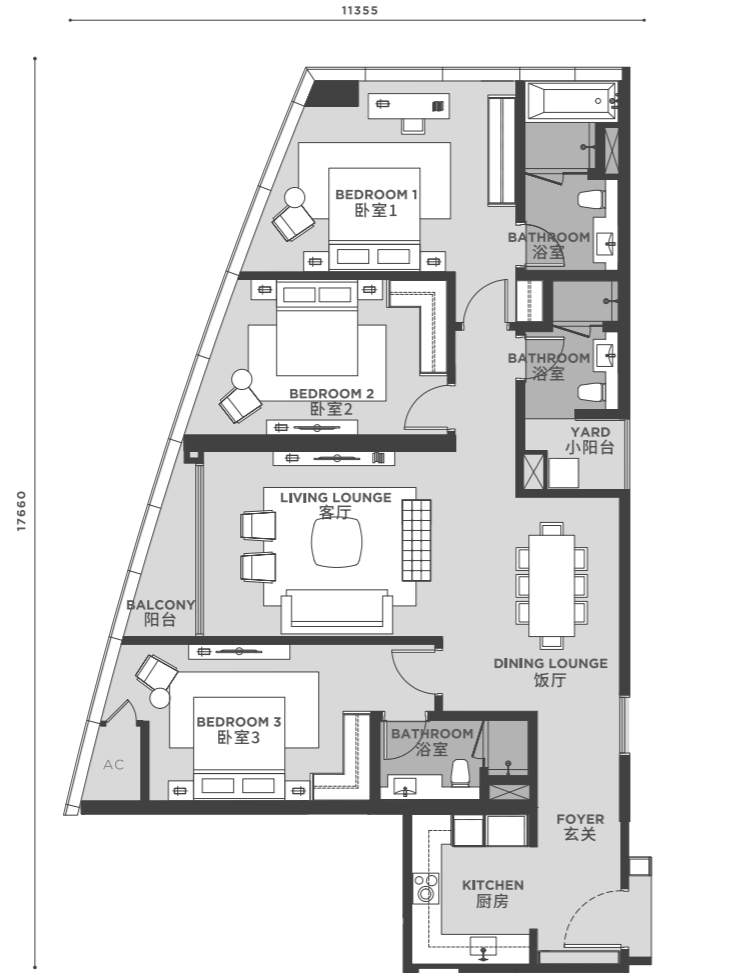
Master Bedroom
主卧室

TYPE 户型

D1

1550 SQ.FT. 平方尺
144 SQ.M 平方米

3 BEDROOMS 3室
3 BATHS 3浴

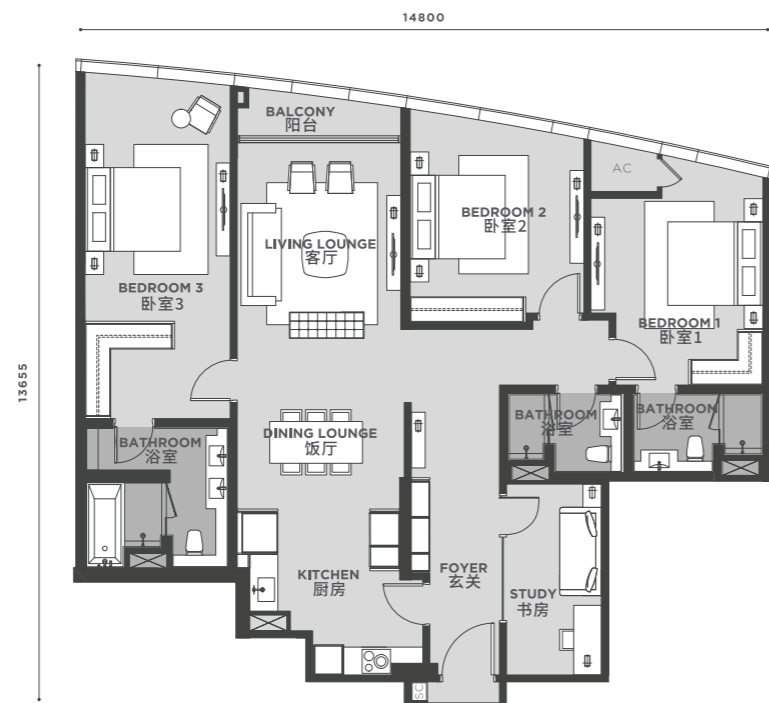


TYPE 户型

D4

1722 SQ.FT. 平方尺
160 SQ.M 平方米

3 BEDROOMS 3室
3 BATHS 3浴
1 STUDY 1书房



SPECIFICATIONS 建筑规范

STRUCTURE 结构	Reinforced Concrete Structure 钢筋混凝土结构	
WALL 墙体	Reinforced Concrete 钢筋混凝土 / Lightweight Partition 轻质隔墙 / Curtain Wall 帷幕墙	
ROOFING COVERING 建筑封顶	Reinforced Concrete 钢筋混凝土	
ROOF FRAMING 屋顶框架	Top Roof Covering Is Aluminium 铝合金支架结构	
CEILING 天花板	Plaster Ceiling And Paint 石膏天花板, 油漆 / Skim Coat And Paint 批灰, 油漆	
WINDOWS 窗户	Curtain Glass where Applicable 合规玻璃 (仅部分窗户适用) Window Panel With Openable Window (Where Applicable) 可开启的窗口 (仅部分窗户适用)	
DOORS 门	Front Entrance Door 前门	- Fire-Rated Door 防火门
	Bedroom / Bathroom 卧室/浴室	- Hollow core door 空心门
	Balcony 阳台	- Aluminium Frame Glass Panel 铝合金推拉门 Sliding (Type C4 & C5, D1-D6) (户型C4&C5, D1-D6)
IRONMONGERY 钢质门把	Quality Locksets 优质锁具	
WALL FINISHES 墙面饰面	Bathroom 浴室	- Tiles To Ceiling Height 瓷砖铺设至天花板高度
	Living / Dining 客厅/饭厅	- Marble 大理石
	Bedroom 卧室	- Engineered Timber Flooring 实木复合地板
	Master Bathroom 主浴室	- Marble 大理石
	Common Bathroom 普通浴室	- Tiles 瓷砖
	Kitchen 厨房	- Marble 大理石
	A/C Compartment 空调室	- Cement Render 混凝土地板
	Powder Room 化妆间	- Marble (Type D5,D6,P2,P5) 大理石 (户型: D5, D6, P2, P5)
	Yard 小阳台	- Tiles (Type C1,D1,D2,D5,D6,P1-P6) 瓷砖 (户型: C1, D1, D2, D5, D6, P1-P6)
	Balcony 阳台	- Tiles (Type C4,C5,D1-D6) 瓷砖 (户型: C4, C5, D1-D6)
	Store 储藏室	- Tiles (Type D5,D6,P1-P6) 瓷砖 (户型: D5, D6, P1-P6)
	Utility 杂物间	- Tiles 瓷砖
SANITARY AND PLUMBING FITTINGS 卫生设备	Water Closet 洗手间	
	Hand Basin 洗手盆	
	Toilet Roll Holder 厕纸架	
	Water Tap 水龙头	
	Rain Shower 淋浴花洒套件	
	Shower Rose 花洒	
	Bath Tub (Type C1,D1-D6, P1-P6) 浴缸 (户型: C1, D1-D6, P1-P6)	
ELETRICAL INSTALLATION 电源装置	All Electrical Installation TNB Standard 按照国家能源局规定而设置	



INNOVATING
Dreams
PIONEERING VICTORIES
创新梦想 开创胜利

As the architects of innovation, we constantly push the boundaries of today to achieve possibilities of tomorrow and pioneer victories in every project, making us stand firm at the forefront of the real estate industry.

作为创新的设计师，我们不断突破当今的界限，追求明天的可能性，在每个项目中开创胜利，使我们坚定站在房地产行业的前沿。



Listed on the Mainboard of Singapore Exchange since 2003, GSH Corporation is a growing property developer in Southeast Asia, with properties under development in Malaysia and China.

Its hospitality segment includes the Sutera Harbour Resort in Kota Kinabalu, which the Group owns and operates, comprising two five-star hotels with a total of 1,000 rooms and the idyllic Sutera@Mantanani Resort on the Mantanani Islands in Sabah which has 70 luxury villas. In China, the Group owns the 200-room New World Chongqing Hotel managed by New World® Hotels & Resorts, an upper-upscale hotel brand of Rosewood Hotel Group.

Its residential portfolio includes the 1,600-unit Yuhu Singapore International Gardens in Bishan District near Chongqing and the 460-unit seafront development of Coral Bay in Kota Kinabalu.

GSH Corporation自2003年起在新加坡交易所主板上市，是东南亚极具盛名的房地产开发商，在马来西亚和中国有多个正在开发的项目。

其酒店业务包括集团持有所有权与经营权的马来西亚首府亚庇的丝绸度假村，该度假村拥有两家五星级酒店，共计1000间客房，以及沙巴群岛的丝绸美人鱼度假村，拥有70栋豪华别墅。在中国，集团的项目包括了拥有200间客房的新世界重庆酒店，由新世界®酒店及度假村管理，是Rosewood Hotel Group的高档酒店品牌之一。

其住宅项目包括位于重庆碧山区的1600套御湖新加坡国际花园和马来西亚沙巴首府亚庇的460套海滨开发项目Coral Bay。



GSH Corporation won the Innovative Developer Award at the 2020 ASEAN Property Developer Award (APDA). Its latest luxury collection, Eaton Residences, also earned numerous accolades:

- Malaysia's Most Prestigious Real Estate Award for Property Developers
- Highly Acclaimed Best International Development
- Best Luxury High-Rise Development
- "The Biggest, Longest and Highest Altitude Cantilever Sky Pool" by the Malaysia Book of Records.

GSH Corporation在2020年东盟房地产开发商奖（APDA）中荣获创新开发商奖。其最新的豪华项目，豪景园也获得了多项荣誉：

- 马来西亚房地产开发商最负盛名奖
- 高度赞誉的最佳国际发展项目
- 最佳豪华公寓开发项目
- 被马来西亚记录大全列为“最大，最长，最高的悬臂式空中泳池”

CORAL BAY @ SUTERA
珊瑚湾

LOCATION | 地点
Kota Kinabalu, Malaysia | 哥打京那峇鲁, 马来西亚

STATUS | 状况
Completed in 2025 | 2025年完成

YUHU SINGAPORE INTERNATIONAL GARDENS
御湖 新加坡国际花园

LOCATION | 地点
Bishan District, Chongqing | 璧山区, 重庆

STATUS | 状况
Completed in 2024 | 2024年完成

PETALING STREET RESIDENCES
茨厂街项目

LOCATION | 地点
Kuala Lumpur, Malaysia | 吉隆坡, 马来西亚

STATUS | 状况
Coming Soon | 待售

THE POINT @ SUTERA

LOCATION | 地点
Kota Kinabalu, Malaysia | 哥打京那峇鲁, 马来西亚

STATUS | 状况
Coming Soon | 待售



Coral Bay @ Sutera
珊瑚湾

Yuhu Singapore International Gardens
御湖 新加坡国际花园

EATON RESIDENCES
豪景园

LOCATION | 地点
Kuala Lumpur, Malaysia | 吉隆坡, 马来西亚

STATUS | 状况
Completed in 2022 | 2022年完成



CITY VIEW VENTURES SDN. BHD.

Company No 公司注册号：201301041237 (1071060-D)

(A Subsidiary of GSH Corporation Limited)

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