

KEPONG^oGI
S Q U A R E
RETAIL BY THE LAKE





A peerless abode within the Kepong heartlands nestled amongst complementary conveniences and retail brought to fruition from fortitude and fortition. Exceptionally bristled by the waterfront, unparalleled in adapting to the new norm.

Defining new urbane luxury living with opulence and convenience at your feet, standing by stunning views across the water. Incomparably enshrouded by misty greenery amidst the mountain range.

Traditionally friendly and familiar at its core, with amenities stylised to fulfil the modern call of living, working, shopping, leisure and fun, awaiting you at Metropolitan Waterfront.



Datuk Seri Dr Michael K C Yam

SMW, DSNS, FCIQB, FRICS, DUniv

CHAIRMAN OF METROPOLITAN LAKE DEVELOPMENT
AND PIONEER OF MODERN MONT' KIARA

ENJOY.

A NEW COMMUNITY HEART

Metropolitan Waterfront is a master plan development that consists of commercial and residential parcels as well as a community centre.

Poised to create and curate a safe haven of enriching activities, programmes and services for all, this master plan will reintroduce, reintegrate and reinvigorate our lifestyles from the way we stay, right to the way we work and play.

MRR2

250-ACRE
KEPONG
METROPOLITAN
LAKE GARDEN

140 ACRE LAKE

KLCC
[10KM]

 MRT2
KEPONG BARU
STATION*

AEON BIG

JALAN
KEPONG

 MRT2
METRO PRIMA
STATION*

AEON MALL



* EXPECTED COMPLETION DATE: Q3 2021

EASY. EXCITING.

Emblem of exclusivity as a Lakefront Retail and Residences facing the magnificent Metropolitan Lake.

Neighbouring the Metropolis of Kuala Lumpur and Petaling Jaya, Kepong is a stronghold of serenity steeped in history. From the charming culture to the colourful characters of its community, this distinct district defies the stereotype of a suburb, and is set to entice further with the upcoming Metropolitan Waterfront.



A popular park for family outing and activities



The serene 140-acre lake at Kepong Metropolitan Lake Garden



1 3 MAJOR ROADWAYS

Connectivity is key with Jalan Kuching, MRR2 and Jalan Kepong linking Kuala Lumpur (10km) and Petaling Jaya (12km) to the development.

2 30,000 READY CATCHMENT

Capture an opportune business potential with 30,000 people within 1km radius roaring to rhythmise the beating of Kepong's new heartbeat.

3 POPULAR RECREATION SPOT

Unwind and rejuvenate at a 250-acre park with a 4-km jogging path that surrounds the 140-acre water body lake.

4 PUBLIC TRANSPORT CONVENIENCE

Two MRT2 stations (Kepong Baru and Metro Prima) and Two KTM stations (Kepong and Kepong Sentral) ensuring effortless access.

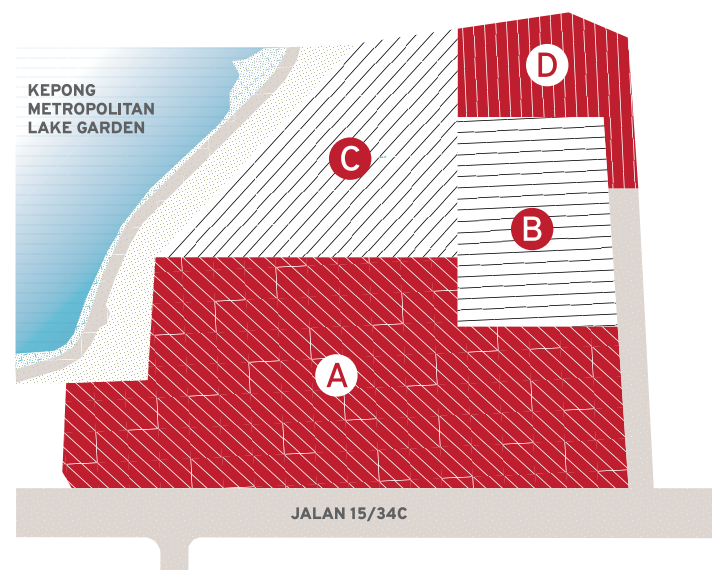




ENTICING. EMERGING.

Business and pleasure bond within the lush landscape of nature, as majestic mountain ranges encircle the horizon.

True to the literal meaning of Kepong itself, Metropolitan Waterfront is a development that captures the spirit of the young and old, while setting the scene for the future, fresh and bold.



Designated as part of a 14.6 acres of vibrant integrated urban development



A
Keponggi Square
RETAIL SHOPLOTS



B
Wilayah Residensi
AFFORDABLE HOUSING



C
Upmarket Residences
RESIDENTIAL CONDOMINIUM



D
Multipurpose Hall
COMMUNITY CENTRE



Retail shops facing the 140-acre lake

ENERGETIC. ENTERTAINING.

Keponggi Square - 73 characterised retail shops, some with an entertainment piazza and some with lake view water frontage. A refreshing retail concept of 6.8 acres at the foreground of lapping waters.



Wide entrance from the main road

1 COURTYARD AREA & OPEN PIAZZA

Lush, intimate setting that is suited for festivals, markets and more.

2 PILLARLESS WALKWAYS & WIDE ROAD FRONTAGE

Work as seamless spillage area as well as to ensure shoplot visibility.

3 MODERN 3-STOREY RETAIL SHOPS

Uniquely-crafted to cultivate bustling commercial culture.

4 FIVE UNIQUE BUSINESS ZONES

Five segregated sections customized to cater to different business needs.



ESSENTIAL. ECLECTIC.

Vibrancy reigns supreme as Keponggi Square elevates a conducive environment to a whole new level.

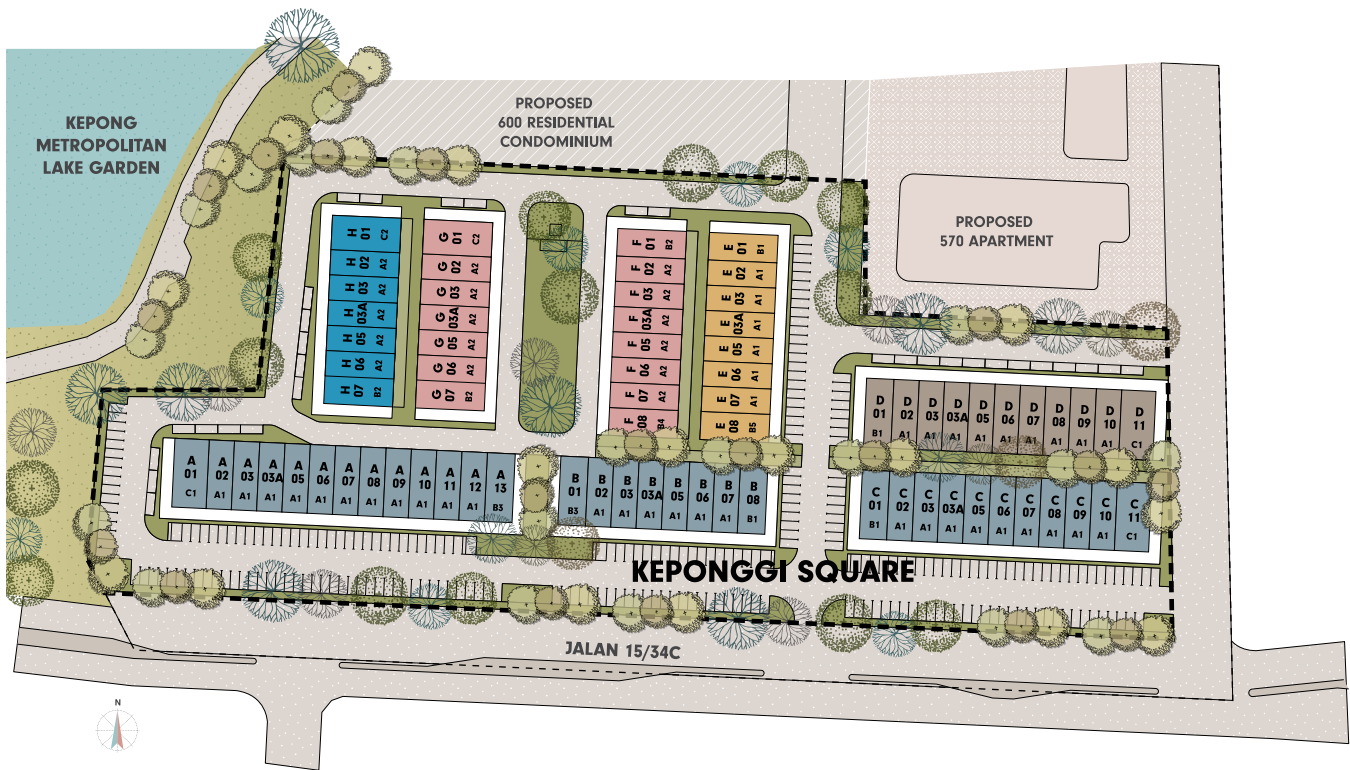
Aside from providing a respite to the urban environment, Keponggi Square is set to also be a green place making space that people want to live, work, play and learn in.



Open piazza with lush, intimate courtyard setting suited for public events and festivals

Pillarless walkways and wide road frontage

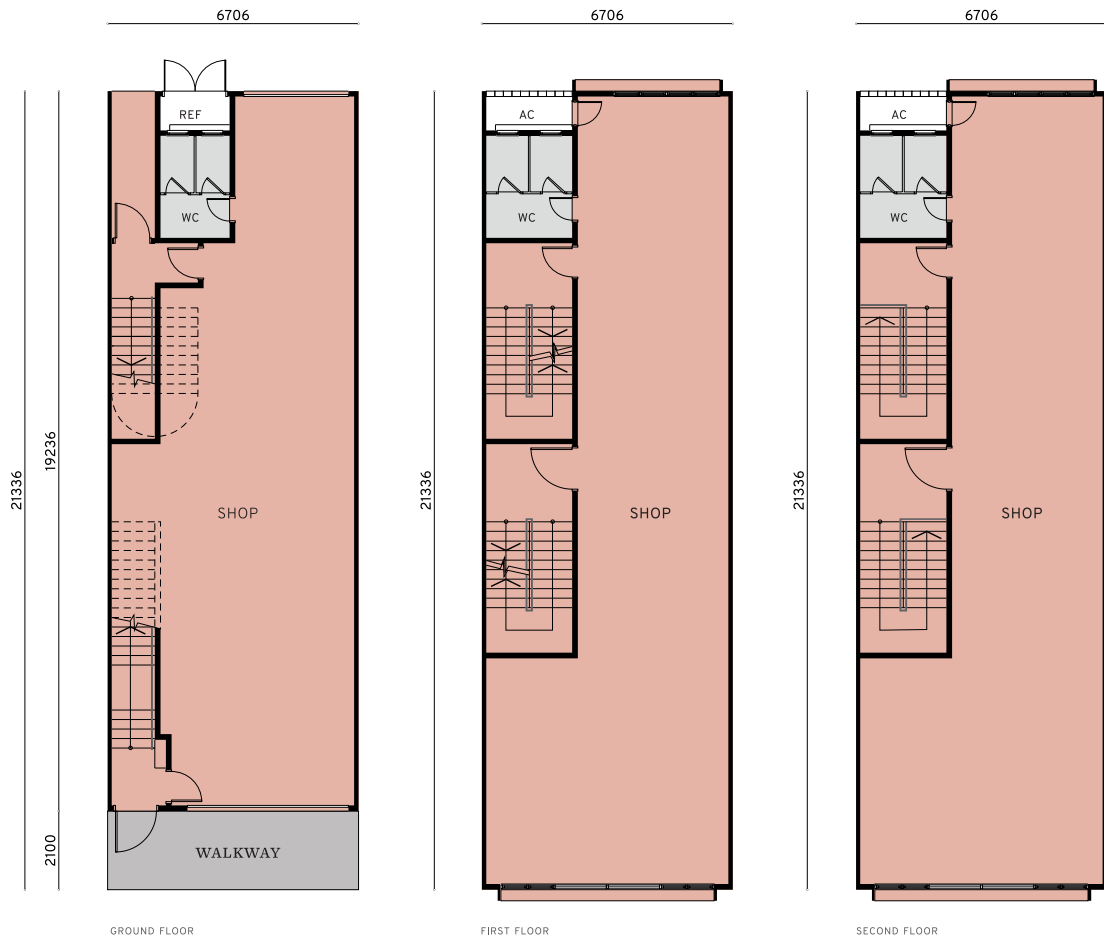
5 UNIQUE ZONES



- BLOCK SHUI 水**
Water as the vital lifestyle source
Waterfront that elevates the standards of living with cafes, salons, and wellness providers.
- BLOCK SHENG 盛**
Grand blooming of business
Main row frontage that will house mainstay commerce such as banks, pharmacies, and electrical appliance stores.
- BLOCK MING 明**
Lights that shine bright into the night
Piazza that will revel in the love and laughter coming from entertainment and F&B joints.
- BLOCK JIN 金**
Gold symbolising the finer aspects of life
Street frontage will adorn in jewellery stores, optical outlets and gift shops to deluge wealth within the commercial hub.
- BLOCK JIA 家**
Home is where the heart is
Fronting the residences of the consumer core with the practicality of convenience stores, bakeries and launderettes.

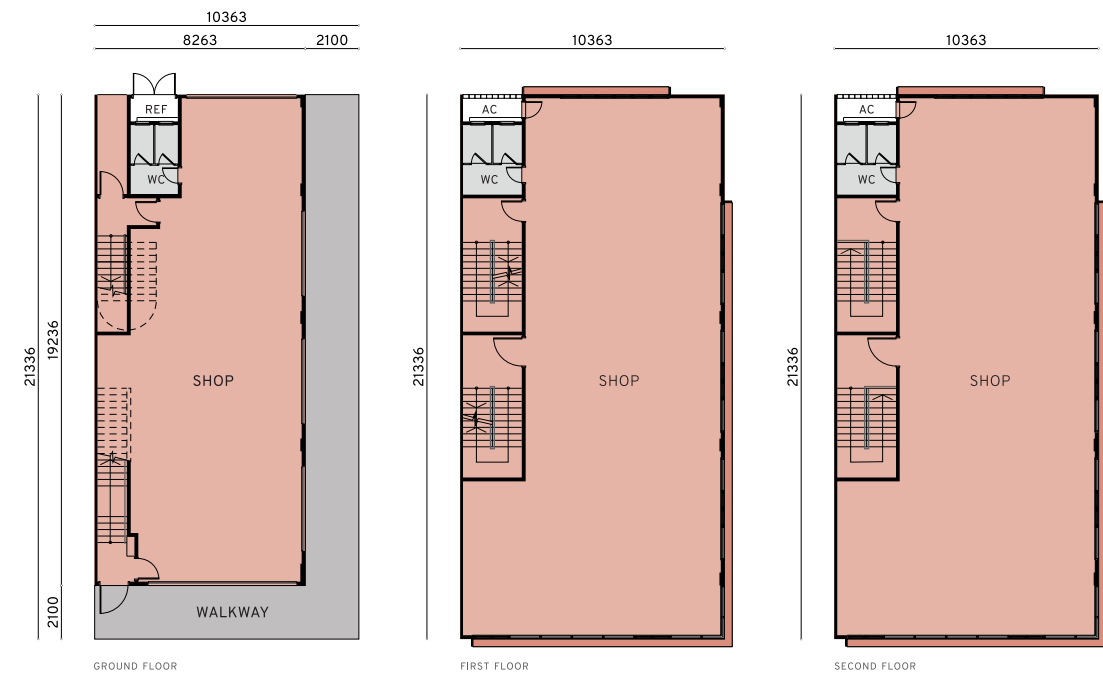
A1

3-STOREY INTERMEDIATE
22' X 70'
4,436 SF



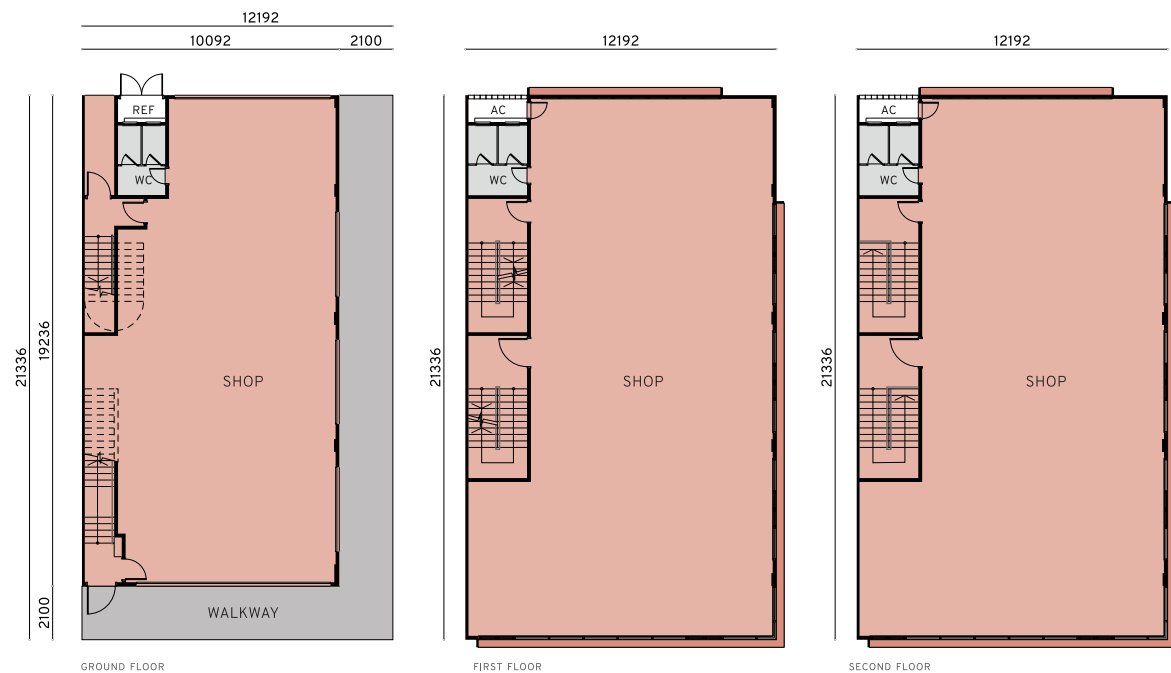
B1

3-STOREY CORNER
34' X 70'
6,203 SF



C1

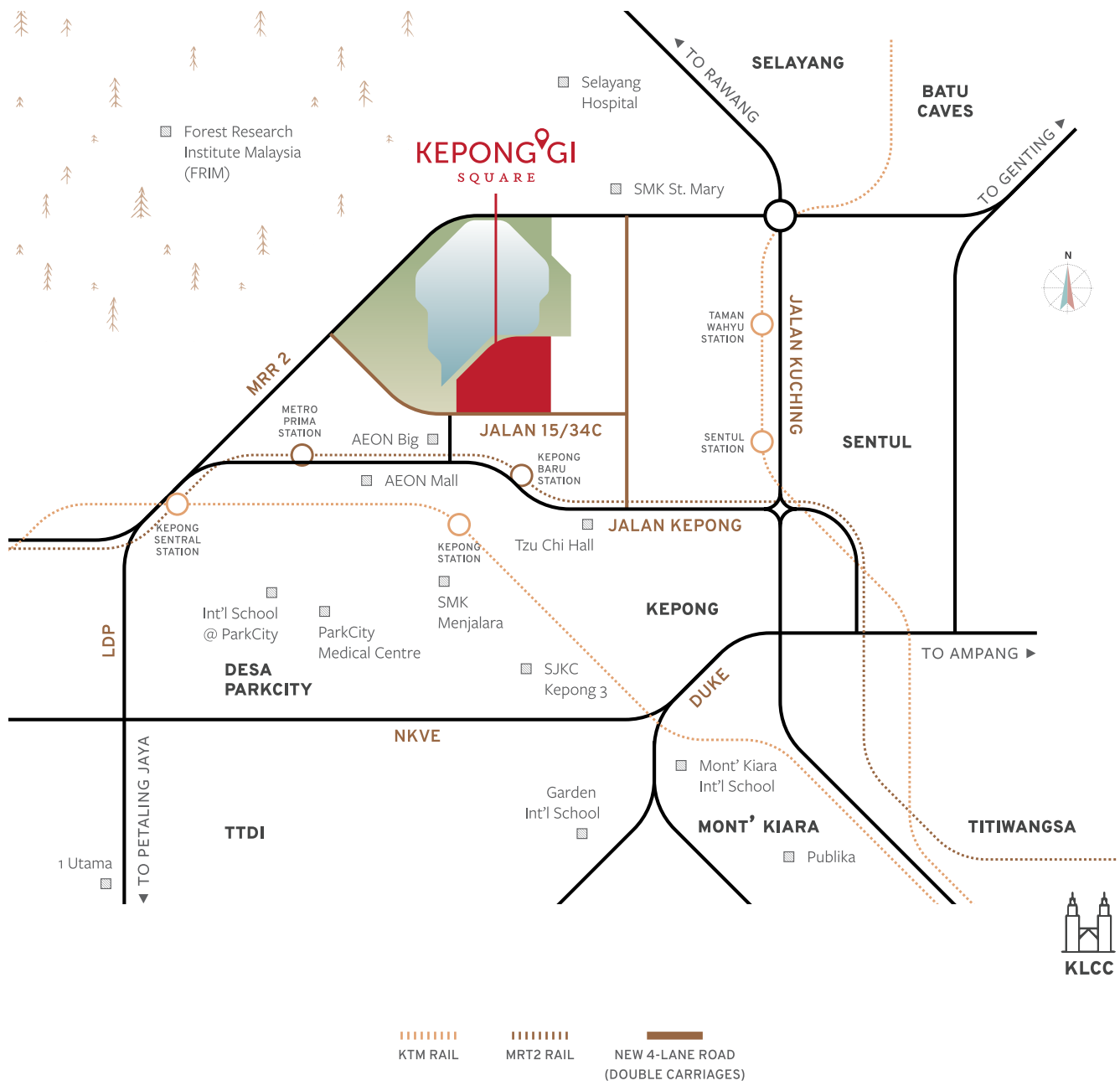
3-STOREY CORNER
40' X 70'
7,507 SF



Structure	Reinforced Concrete	Wall Finish		
Walls	Brickwork / Blockwork / Reinforced Concrete	Toilets	Full Height Wall Tiles	
		Others	Plaster & Paint	
Roofing Material	Metal Roofing / Concrete	Floor Finish		
Roof Framing	Metal Roof Truss	Toilets & Corridor	Tiles	
Ceiling	Skim Coat / Ceiling Board	Staircase	Tiles & Cement Render	
Windows	Aluminium Framed Glass	Others	Cement Render	
Doors	Roller Shutter, Fire Door, Glass Door & Flush Door	Sanitary & Plumbing Fitting	6 Water Closets & 3 Basins	
Ironmongery	Quality Ironmongery	Painting	External & Internal Paint	

	Intermediate Lot A1, A1M, A2, A2M	Corner & End Lot B1, B1M, B2, B2M, B3, B3M, B4, B5	Corner Lot C1, C1M, C2, C2M
Electrical Installation			
Light Point	54	76	92
Power Point	30	30	30
Internal Telephone Trunking & Cabling			
Fiber Wall Socket	3	3	3

Floor plans shown are not in the same scale. The built-up area for each unit differs. An actual configuration of the built-up areas can be obtained upon request.



DISTANCE FROM KEPONGGI SQUARE

500M	1KM	5KM	6KM	9KM	13KM
JALAN KEPONG	MRT2 STATION	DESA PARKCITY	MONT' KIARA	BANDAR UTAMA	KLCC

Show Gallery
G-10, Ground Floor,
Fortune Perdana
Jalan Metro Perdana,
Kepong, 52100 KL

+603 7890 3200
keponggi.com.my



All art renderings and photographs contained in this publication are artist's impression only. The developer reserves the right to modify any part of parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. Whilst ever care is taken in providing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layouts, information and specification, please always refer to the Sale and Purchase Agreement.