Phoeniz

Suites @ KL City Centre

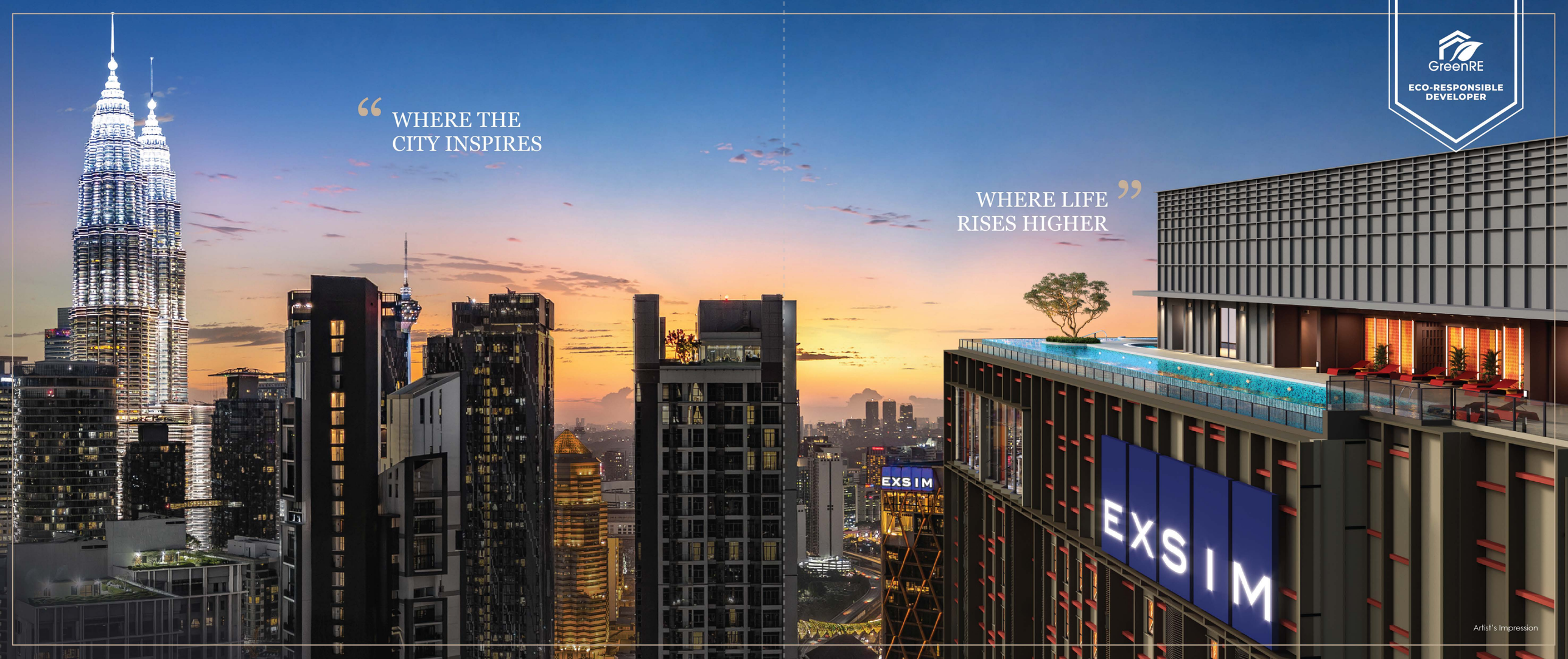
FREEHOLD

phoeniz.com.my

RISE BEYOND
ORDINARY

PHOENIZ SUITES





Artist's Impression



Artist's Impression

A Vision of Renewal & Elegance

At the heart of Kuala Lumpur, Phoeniz Suites rises as a symbol of resilience and rebirth, inspired by the mythical Phoenix. Just as the legendary bird is reborn from its own ashes, Phoeniz Suites represents renewal, strength, and timeless elegance.

53 Storey

394 Exclusive Units

3 Smart Layout Types

Freehold

Secure lasting ownership in one of a limited collection of freehold suites.

Iconic KLCC Address

Nestled along Jalan Yap Kwan Seng, moments away from PETRONAS Twin Towers, tourist attractions

Flexible Living, Versatile Layout

Functionally designed dual-key layouts generate extra rental income within a single unit investment

Premium Hospitality Management

A premier high-yield hospitality asset, professionally managed by Mana Mana Hospitality, wholly owned by EXSIM Hospitality Berhad - a trusted operator with over 6,000 units under management nationwide as of 2026.

Panoramic KL Skyline

Elevated sky facilities such as gym, pool and lounge with the views of KL city skyline

Connectivity & Convenience

Easy access to AKLEH, DUKE and MRT station and other commercial hubs

Award-Winning Hospitality Management

Invest. Relax. Enjoy Returns.

Mana Mana Hospitality, a subsidiary of EXSIM Hospitality Berhad, supports property owners and investors by maximising asset value through efficient operations, strategic planning, and market-relevant hospitality concepts.

Across Malaysia, we transform properties into guest-ready stays designed to drive visibility, performance, and long-term returns.

Hospitality Excellence

End-to-end solutions that create outstanding guest experiences and stronger returns.

Our Hospitality Chain

- Short Stay Chain
- Boutique Hotel Chain
- Resort Hotel Chain
- Co-Living Hotel Chain
- Urban Hotel Chain

Award-Winning Hospitality Management

THE MALAYSIA BOOK of RECORDS
LARGEST SHORT-STAY MANAGEMENT COMPANY CHAIN 2025

GOLDEN BULL AWARD 金牛奖 The Outstanding Business Awards

THE WORLD BRANDS FORUM The Most BEST BRANDS THE BRANDLAUREATE

SME 100 AWARDS FAST MOVING COMPANIES®

Optimised Returns, Fully Managed



Asset Setup & Maintenance

- Complimentary Defect Check
- Renovation & Setup Services
- Ongoing Maintenance & Inspection
- Housekeeping Services



Revenue Growth & Optimisation

- Sales & Marketing
- Market Analysis & Dynamic Pricing
- Rental Collection Management

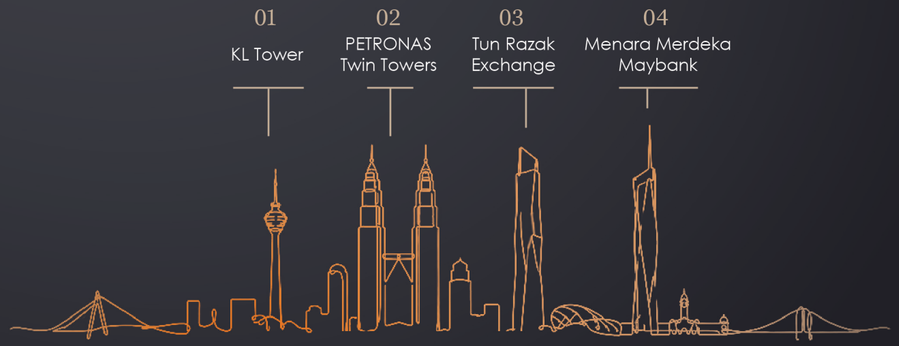


Operations & Owner Support

- Guest Management
- Owner Support & Relationship
- Billing & Payment Management
- Technology & Compliance

Connected to KL's Most Prestigious Destinations

Strategically positioned within Kuala Lumpur's Central Business District and Golden Triangle area, Phoeniz Suites offers unmatched connectivity and prestige. The development sits just minutes away from KL Tower, PETRONAS Twin Towers, Tun Razak Exchange (TRX) and Menara Merdeka Maybank, placing residents at the center of shopping, business, and lifestyle destinations.



Architecture That Inspires

Its soaring architectural form embodies the fiery spirit of transformation, while its design reflects both contemporary sophistication and enduring innovation. More than just a residence, Phoeniz Suites is a bold statement of luxury and progression in the heart of the metropolis.



Why Phoeniz Suites
The Perfect Address

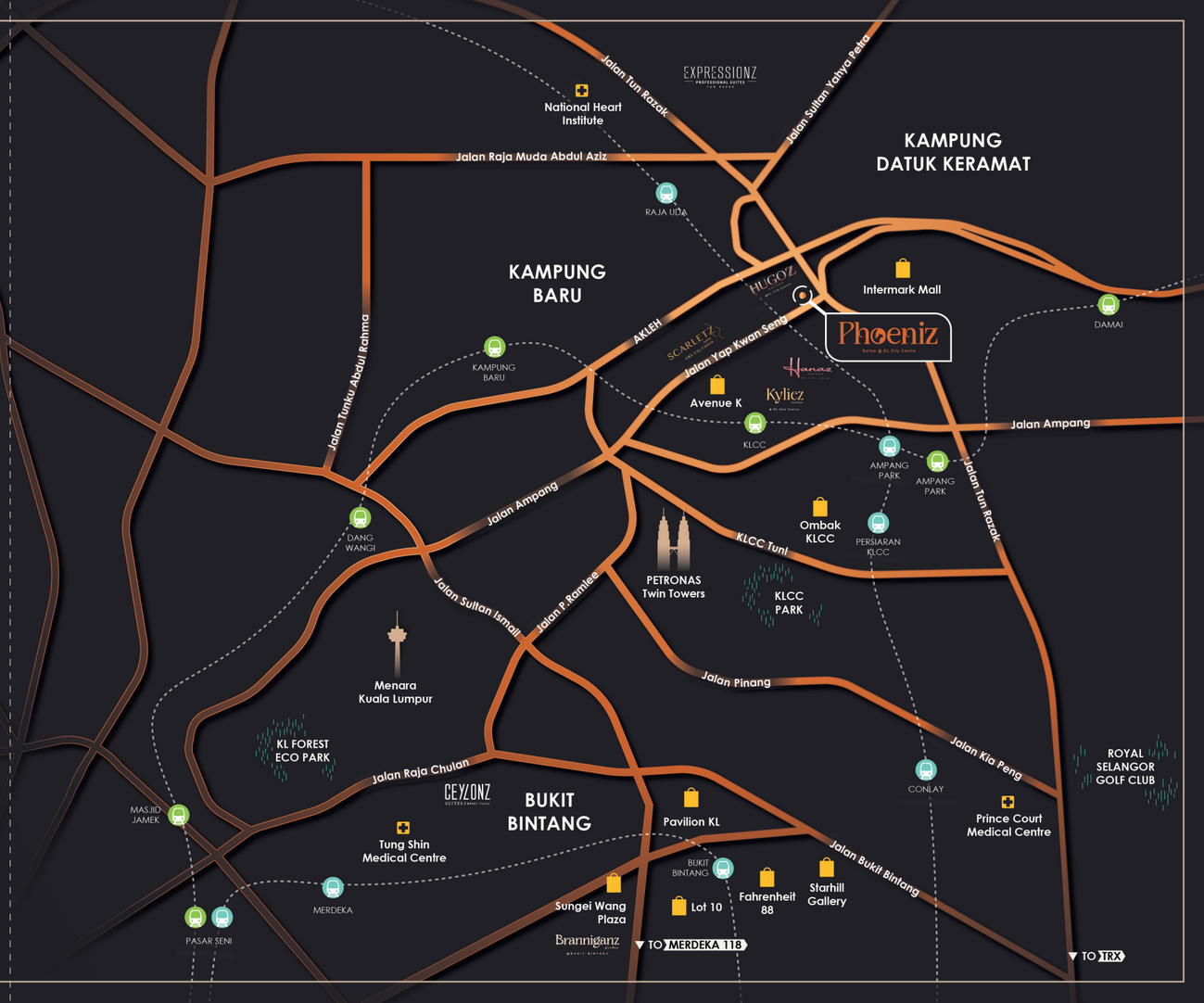
The site is surrounded by notable landmarks making it part of an exclusive neighborhood of premium developments. With Ampang Park MRT Station just a short walk away, commuting across the Klang Valley becomes effortless, while major highways such as AKLEH provide seamless city access.

Ampang Park MRT Station	0.5 km
Ampang Park LRT Station	0.7 km
PETRONAS Twin Towers	1.0 km
Ombak KLCC	1.8 km
Prince Court Medical Centre	2.2 km
Pavilion KL	2.8 km
KL Tower	3.7 km

13 SPECIALIST, PRIVATE & GOVERNMENT HOSPITALS within **3KM**

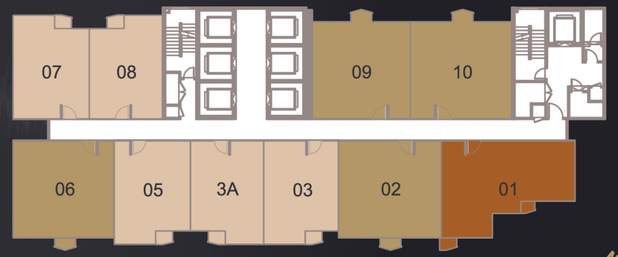
60 EMBASSIES & HIGH COMMISSION within **3KM**

LRT Station MRT Station



Designed for Modern Living

NORTH WEST
(TAMAN TASIK TITIWANGSA)



SOUTH EAST
(ROYAL CLUB SELANGOR/ TREC)

TYPE A	TYPE B1	TYPE B2
484 sq.ft | 45 sq.m	657 sq.ft | 61 sq.m	678 sq.ft | 63 sq.m

Across its 53-storey, the development houses a total of 394 exclusive units, ensuring both privacy and community. Each floor plan has been meticulously designed to optimize space, comfort, and functionality, setting a new standard for high-rise city living.

Type A

484 sq.ft | 45 sq.m

1 BEDROOM + 1 STUDY ROOM

1 BATHROOM



Type A, sized at 484 sq.ft is a smartly designed 1-bedroom suite optimised for short-term stays, combining space efficiency, comfort and strong rental appeal.

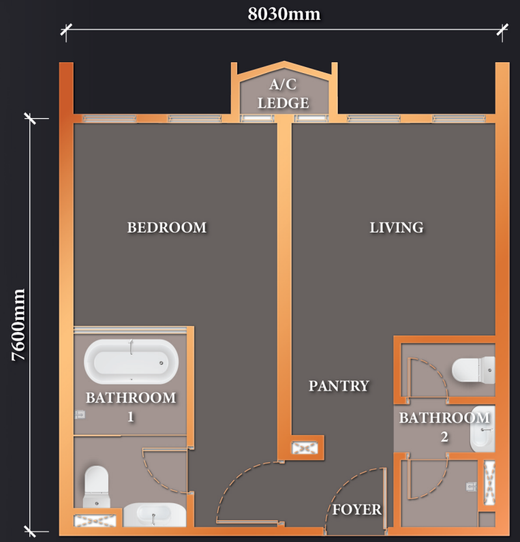


Type B1

657 sq.ft | 61 sq.m

1 BEDROOM

2 BATHROOM





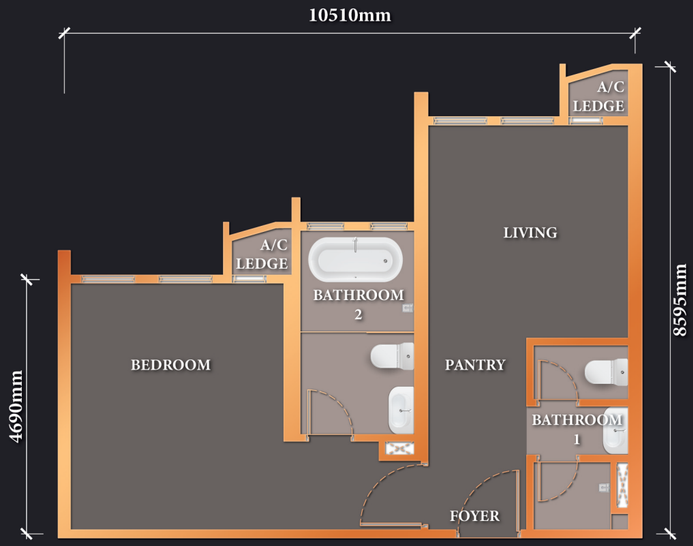
For greater flexibility, Type B1 at 657 sq.ft feature dual-key layouts, perfect for multi-generational living or investment with rental opportunities.

Type B2

678 sq.ft | 63 sq.m

1 BEDROOM

2 BATHROOM





Type B2 in 678 sq.ft creates an attractive opportunity for homeowners seeking potential rental returns while maintaining a separate living space.

A Lifestyle Above the Ordinary

Phoeniz Suites is crafted as more than a place to live; it is an elevated lifestyle experience. Residents can relax at the Blazing Infnity Pool and Nest Jacuzzi, enjoy panoramic city views from the Garden Nest, or stay active in the state-of-the-art Sky Gym, while the Sky Music Lounge offers a stylish venue for leisure and entertainment.

Security and convenience remain paramount, with 24-hour surveillance, access card systems, and comprehensive landscaping that blend functionality with beauty. The result is a serene yet dynamic living environment designed to meet the needs of today's discerning residents.



Level 52

1. Nest Jacuzzi
2. Garden Nest
3. Nestling Pool
4. Blazing Infinity Pool
5. Flare Deck
6. Glowingfall Shower

Level 51

7. Sky Music Lounge
8. Sky Gym

Level 3A

9. Reception Lobby
10. Concierge

** The facilities plan and layout are for illustration purposes only and may not accurately reflect the final development. All plans, layouts, facilities and details shown are subject to changes and may vary from the final outcome.*

BLAZING INFINITY POOL

LEVEL 52

Experience resort-style living above the clouds. Bask in breathtaking skyline views, relax in tranquil waters, and relax above the city in a signature rooftop infinity pool overlooking the iconic Kuala Lumpur skyline.

Skyline Views • Infinity Edge • Luxury Lounging

“ WHERE EVERY DIP
MEETS THE SKYLINE ”



Artist's Impression

FLARE DECK

LEVEL 52

Artist's Impression

Day



Artist's Impression

Night



Artist's Impression

RECEPTION LOBBY

LEVEL 3A



Artist's Impression

NEST JACUZZI

LEVEL 52



Artist's Impression

SKY MUSIC LOUNGE

LEVEL 51

Artist's Impression

LIFT LOBBY



Artist's Impression



Artist's Impression



BLAZING INFINITY POOL

LEVEL 52

Artist's Impression

EXSIM

EXSIM KL SALES GALLERY

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