



# Pushing the Frontiers of Prominence

PROJECT VISION

# An Iconic Formation

Duo Tower @ Bangsar South is the latest office buildings to join Bangsar South – an award-winning integrated city development by UOA Group comprising commercial, residential, retail, hospitality and healthcare precincts. Its contemporary architectural concept epitomises a harmonised duality with sustainable ecosystems, offering a progressive workplace environment where business meets leisure, and productivity meets convenience.

- An integral part of the commercial precinct in Bangsar South
- Dual iconic towers of Grade A offices in a central location
- Conceptualised to accord a quintessential work-life balance
- Poised to become a GreenRE certified building that inspires a sustainable way of life
- A Four-Tier Smart Security System that provides comfort and a peace of mind for the community







## BANGSAR SOUTH

# A Prestigious Landmark in Kuala Lumpur

Bangsar South is a fully integrated urban development spanning across more than 60 acres, situated at the connecting core of Bangsar, KLCC and Petaling Jaya. This self-contained business and leisure district has it all under one roof – commercial, residential, retail, hospitality and healthcare precincts – with a comprehensive list of amenities readily available, making work and play here a total convenience.

It is easily accessible to and from various major highways, such as the Federal Highway, New Pantai Expressway (NPE), Kerinchi Link, and the upcoming Setiawangsa-Pantai Expressway (SPE - previously known as DUKE Phase-3 Highway). A complimentary shuttle bus service circulates within Bangsar South to the LRT stations, making more than ten stops around

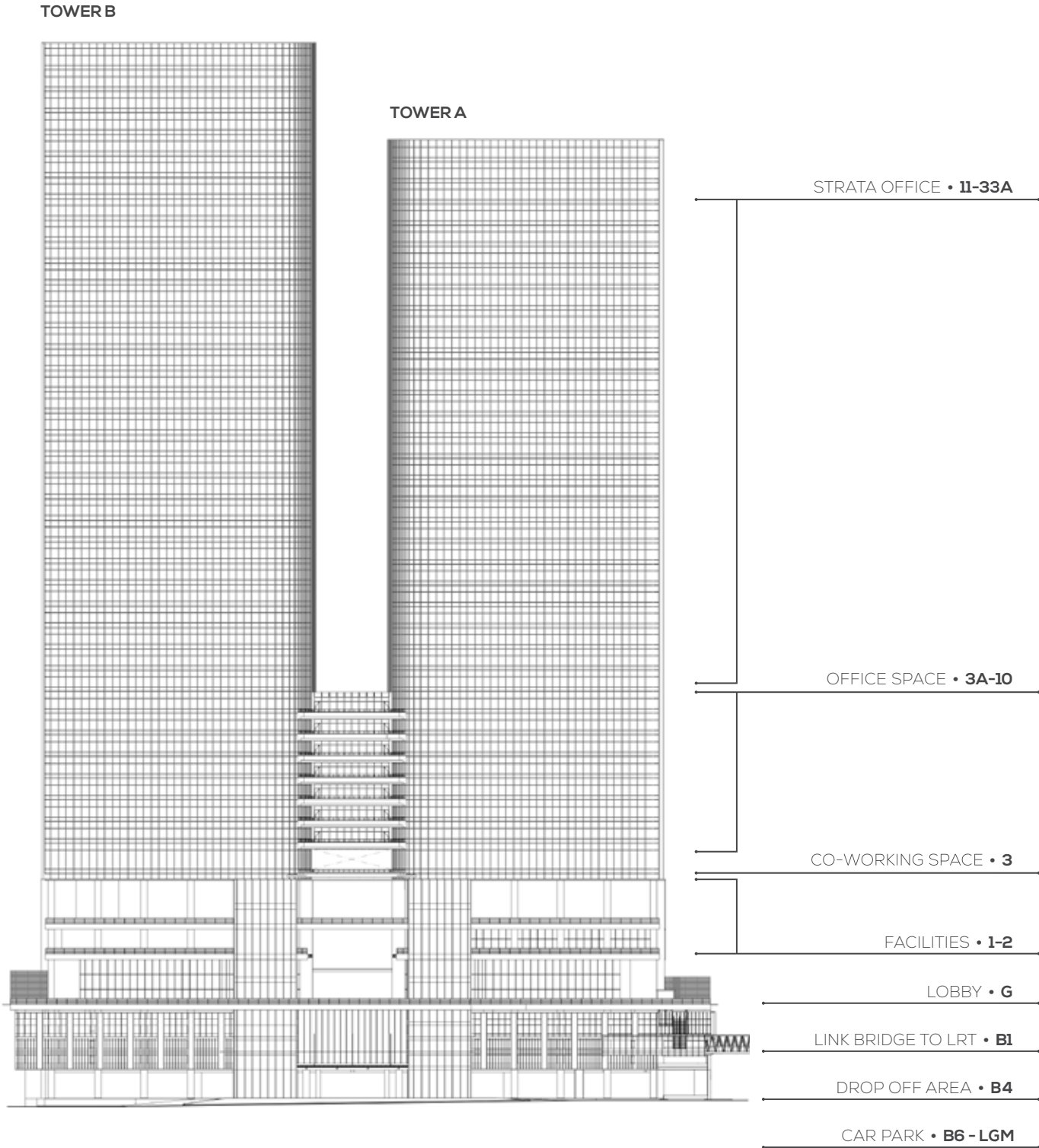
Bangsar South every 30 minutes from 8am to 8pm on weekdays. There is also a covered pedestrian bridge connecting Bangsar South to the Kerinchi LRT Station.

All these urban conveniences are complemented by a variety of lifestyle, health and nature amenities, accessible within reach. The 6-acre central park - surrounded by landscaped boulevards, water features, and pedestrian streets - is a green oasis and a welcoming place of respite for the community.

With its strategic locality, all-inclusive work and lifestyle offerings, Bangsar South has established itself as the preferred place to work, live and enjoy within Kuala Lumpur's dynamic cityscape.



# The Emblem of Eminence



## ABOUT BANGSAR SOUTH

60

acres of fully integrated urban development

16 EV

charging bays within the development

6-Acre Park with

40%

green space and landscape area provides a relaxing, green oasis

MORE THAN

101

REPUTABLE TENANTS

## ABOUT DUO TOWER @ BANGSAR SOUTH

CERTIFIED GREEN RE TOWER TOWARDS A SUSTAINABLE FUTURE

30%

SOLAR PANEL INSTALLED

TOTAL OFFICE SPACE (TOWER A - LEVEL 11 TO 33A):

432,212

SQ. FT

Total number of office units (Tower A - Level 11 to 33A):

239

units

Up to 20 wellness facilities on Level 1 and 2



ENVIRONMENTAL, SOCIAL,  
GOVERNANCE

# Towards a Sustainable Future



ENERGY EFFICIENCY

- Use energy-efficient lighting, lifts and escalators
- Solar panels and EV charging bays promote the use of renewable energy
- Double glazed windows to improve energy efficiency



WATER EFFICIENCY

- Water-efficient fittings that are certified under the Water Efficiency Products Labelling Scheme (WEPLS)
- Harvest rainwater for landscape irrigation



ENVIRONMENT PROTECTION

- Use green concrete, more efficient CUI\* and other eco-friendly products for sustainable construction
- Promote the use of LRT stations



GREEN FEATURES AND INNOVATIONS

- Reuse condensate of AHU\*/FCU\* to AC make up tank
- Siphonic rainwater discharge
- Recycle the water from fire-fighting system test



CARBON EMISSION OF DEVELOPMENT

- Use of low carbon products to reduce environment impact and minimize carbon emission



INDOOR ENVIRONMENTAL QUALITY

- Use of low VOC paints to reduce indoor air pollutants
- Building ventilation system provides acceptable IAQ\* under normal operating hours

\* CUI - Concrete Usage Index

\* AHU - Air-handling Unit

\* FCU - Fan Coil Unit

\* IAQ - Indoor Air Quality

SMART SECURITY SYSTEM

# 4-Tier Security for Enhanced Safety

Duo Tower @ Bangsar South is fitted with a four-tier smart security system that supports daily operations management while ensuring the safety of personnel and guests within the buildings.



TIER 1

Facial recognition access to allow entry of authorised personnel only.



TIER 2

Physical barriers such as turnstiles or bollards at entry points for extra security.



TIER 3

Video surveillance system for monitoring and recording activities within the office towers.



TIER 4

Efficient visitor management system in place for seamless registration process.

SMART INTEGRATIONS

# Shaping Smart and Sustainable Operations

The eco-conscious initiatives as part of the building management at Duo Tower @ Bangsar South leads to more efficient, smart and sustainable operations.



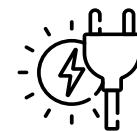
**BUILDING MANAGEMENT SYSTEM**

Effectively manage building facilities via the cloud-based Tenant Web Portal system.



**PLUG AND PLAY VENUES**

Versatile and flexible layouts effectively reduce the setup time and preparation needed for meeting and social events.



**WELL-PROVISIONED OUTDOOR POWER POINTS**

Ensure sufficient energy supply for when occupants prefer to hold meetings outdoors up close to nature.



**SMART IRRIGATION SYSTEM**

Accumulate rainwater to be used for landscape irrigation, with the double benefit of conserving water usage and maintaining a healthy landscape.



# At The Crux of Connectivity

The map illustrates the location of Bangsar South within the greater Kuala Lumpur area. It shows the proximity to Petaling Jaya to the west and Kuala Lumpur to the east. Key transport features include the KTM Komuter Line (dashed blue line) running through the area with stations at KL Sentral, Bangsar, Kerinci, and Pantai Dalam. The Kerinci Link (dashed orange line) connects the area to Mont'Kiara/Damansara. The New Pantai Expressway (NPE) (solid orange line) and the future Setiawangsa-Pantai Expressway (SPE) (solid brown line) are also shown. Various landmarks and residential developments are labeled, including the Pantai Medical Centre, Menara Telekom, and several housing projects like The Park Residences and The Vertical Pylon.



• 6-Acre Park	0.2 km
• Komune Living	0.2 km
• VE Hotel & Residences	0.4 km
• The Sphere Lifestyle Hub	0.5 km
• Nexus Lifestyle Centre	0.6 km
• LifeCare Diagnostic Medical Centre	0.6 km

- Pantai Medical Hospital 3.0 km
- Mid Valley City 4.6 km
- Petaling Jaya 5.2 km
- KL Sentral 6.3 km
- Kuala Lumpur City Centre 8.3 km

- Kerinchi LRT Station 0.7 km
- Universiti LRT Station 0.8 km
- Angkasapuri KTM Station 3.4 km
- Pantai Dalam KTM Station 3.6 km

- Setiawangsa-Pantai Expressway 1.1 km
- Kerinchi Link 1.1 km
- Federal Highway 1.8 km
- New Pantai Expressway 1.8 km

- Complimentary shuttle bus service within Bangsar South metropolis
- RapidKL Bus stations beyond Bangsar South vicinity



F&B OPTIONS

# Satiate Culinary Experiences. Dine In Style.

With more than 100 acclaimed F&B outlets within Bangsar South, occupants at Duo Tower @ Bangsar South will be spoilt for choice with the wide variety of food and beverage options.



THE SPHERE

- AEON Maxvalu Prime Food Court
- Agrain
- Ali, Muthu & Ah Hock
- Barcook
- Buena Brasa
- Chagee Express
- Churitto's Fresh Mex
- Daily Potion
- Family Mart
- Fishermen Yong Tau Foo
- Five O'Clock
- Home Noodle
- I Love Yoo!
- Ignis
- Juice Lab
- Khan's Indian Restaurant & Café
- Koffie Craft
- Krispy Kreme Doughnuts
- Liao Liao Frozen Yogurt
- Nakamura Bashi Restaurant
- Nyonya Tingkat Signature
- Oiso Korean Traditional Cuisine
- Oriental Treasure
- Portofino
- Rasa Viet
- Sunbather Coffee
- Take A Bow
- Tenmaya
- The Coffee Bean & Tea Leaf
- The Farm Foodcraft
- The Porki Culture
- The Public House
- Tom, Dick & Harry's Live
- Tonkatsu by Ma Maison

NEXUS

- Amber Chinese Muslim Restaurant
- Boost Juice Bars
- Brussels Galerie
- Chong Qing LSC Hotpot
- CU Mart
- Dao Xiang Chinese Cuisine Restaurant
- Dolce Vita
- Edo Ichi
- Fuel Shack Signature
- Hall of Fame
- Hock Kee Nanyang Kopitiam
- Muito Bom!
- Papparich Dining
- S'mores
- Secret Recipe
- Souled Out
- Starbucks
- Streat Thai
- Tealive

THE HORIZON

- Ayam Penyet Best Station
- O'Briens
- Suria Food Court
- Tedboy Express
- Umi Omakase
- Zus Coffee

THE VERTICAL PODIUM

- The Basic
- Beca Tea
- Botanica+ Co
- Botanica Deli
- Kenangan Coffee
- Kerry's Florist Café
- Two J 29

*This list is updated as of 2023, and is subject to change as a result of changes in tenant occupancy without prior notice.*

DAILY NEEDS & SERVICES

# Daily Conveniences. All Under One Roof.



THE SPHERE

- Shopping**
- AEON Maxvalu Prime Supermarket
  - AEON Wellness
  - De-Catano
- Services**
- Aim Optical
  - BT Barbershop
  - HSBC Amanah
  - Joys Beauty Garden
  - MBE Mailbox Etc

NEXUS

- Conveniences**
- CU Mart
- Services**
- 26th Street Beauty Spa
  - Cengild G.I. Medical Centre (CGI)
  - Connexion Conference & Event Centre
  - Dentalville Dental Clinic
  - Frank Salon
  - Inanna Clinic
  - Mobilife
  - Oasiseye Specialists
  - Sunfert International Fertility Centre
  - Tong Xin Tang TCM
  - White Lodge Preschool & Kindergarten

THE HORIZON

- Conveniences**
- 7-Eleven
  - eMart24
  - MyNews.Com
- Services**
- Evolcare
  - Four Season Florist
  - Maxis
  - Yang Guang Li Ren Group

THE VERTICAL PODIUM

- Conveniences**
- 7-Eleven
- Services**
- Arteestic Dental
  - Connexion Conference & Event Centre
  - Exprint
  - Healthland
  - International Institute Of Wellness & Aesthetic Medicine (IIWAM)
  - Klinik Mediviron
  - Pure Touch Clinic
  - RHB Bank
  - Tricor Customer Service Centre
  - V Hair Salon
  - Vision Spa Optical
  - Panasonic Malaysia

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CONNEXION CONFERENCE & EVENT CENTRE

# The Preferred Venue in KL

With over 200,000 sq. ft. of conference and event space, Connexion Conference & Event Centre is an ideal venue for corporate and private occasions that link businesses, interests and lifestyles.



KOMUNE LIVING

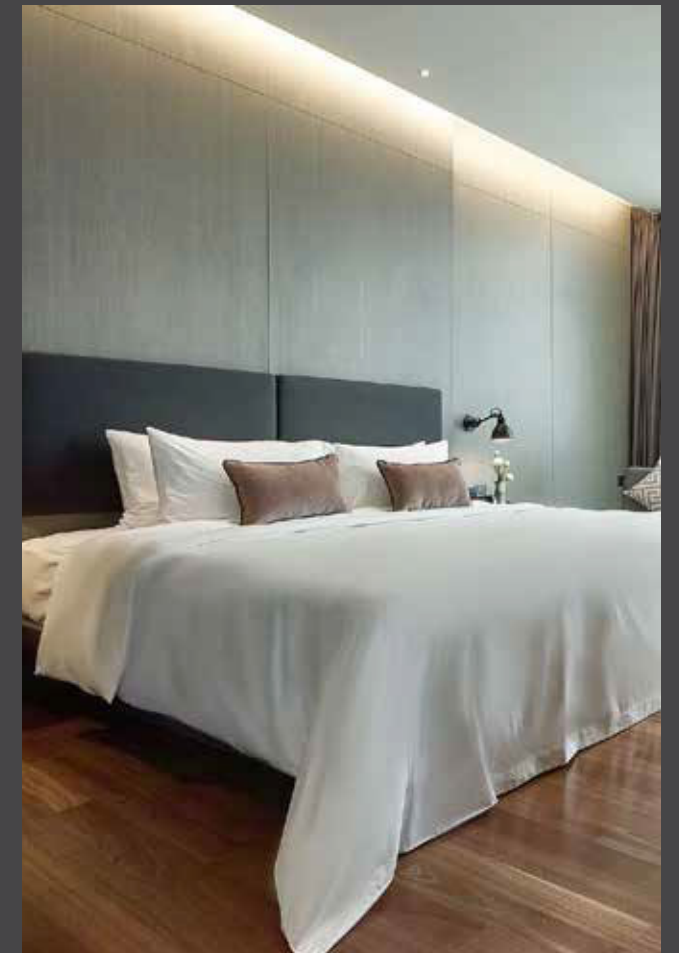
## Live The Co-Living Life

Komune Living is an all-new co-living concept space with 648 private studios and apartment style rooms, complemented by comprehensive community facilities.

VE HOTEL & RESIDENCE

## Stay Comfortable Stay Connected

With 337 well-appointed hotel rooms and 95 serviced apartments, VE Hotel & Residence is an ideal choice for business travellers, family guests and corporate groups.





LIFECARE DIAGNOSTIC MEDICAL CENTRE

# Top Private Healthcare Service Provider

Housed in a purpose-built 113,000 sq. ft. building with 5 storeys, LifeCare provides healthcare services covering areas of preventive healthcare, diagnostic services, day care surgery, specialists clinics and rehabilitative therapies.







DUO TOWER @ BANGSAR SOUTH

# An Iconic Vertex Within a Dynamic Cityscape

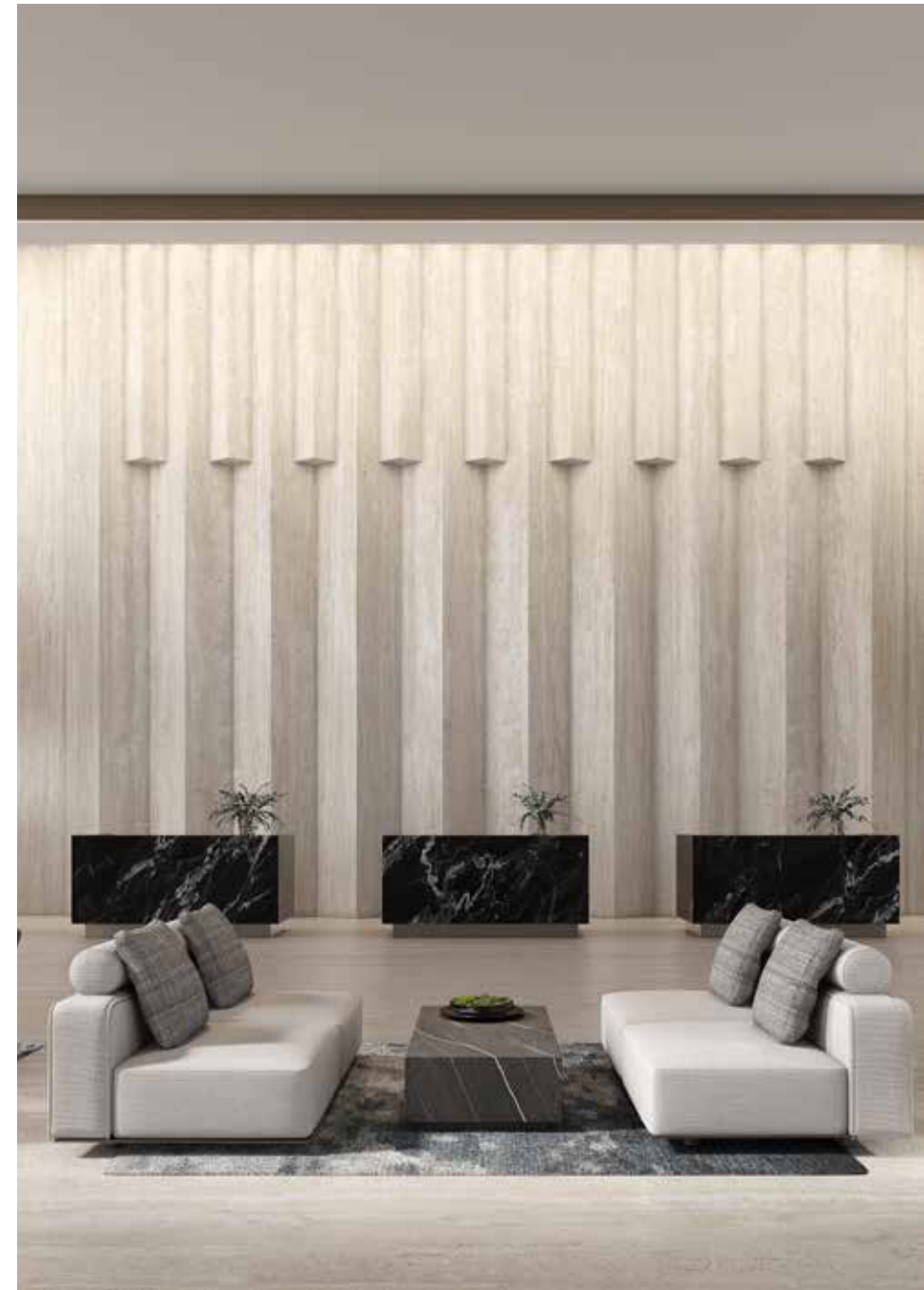
Duo Tower @ Bangsar South is set to transform the Bangsar South skyline with its towering presence - an unmistakable sight to behold.



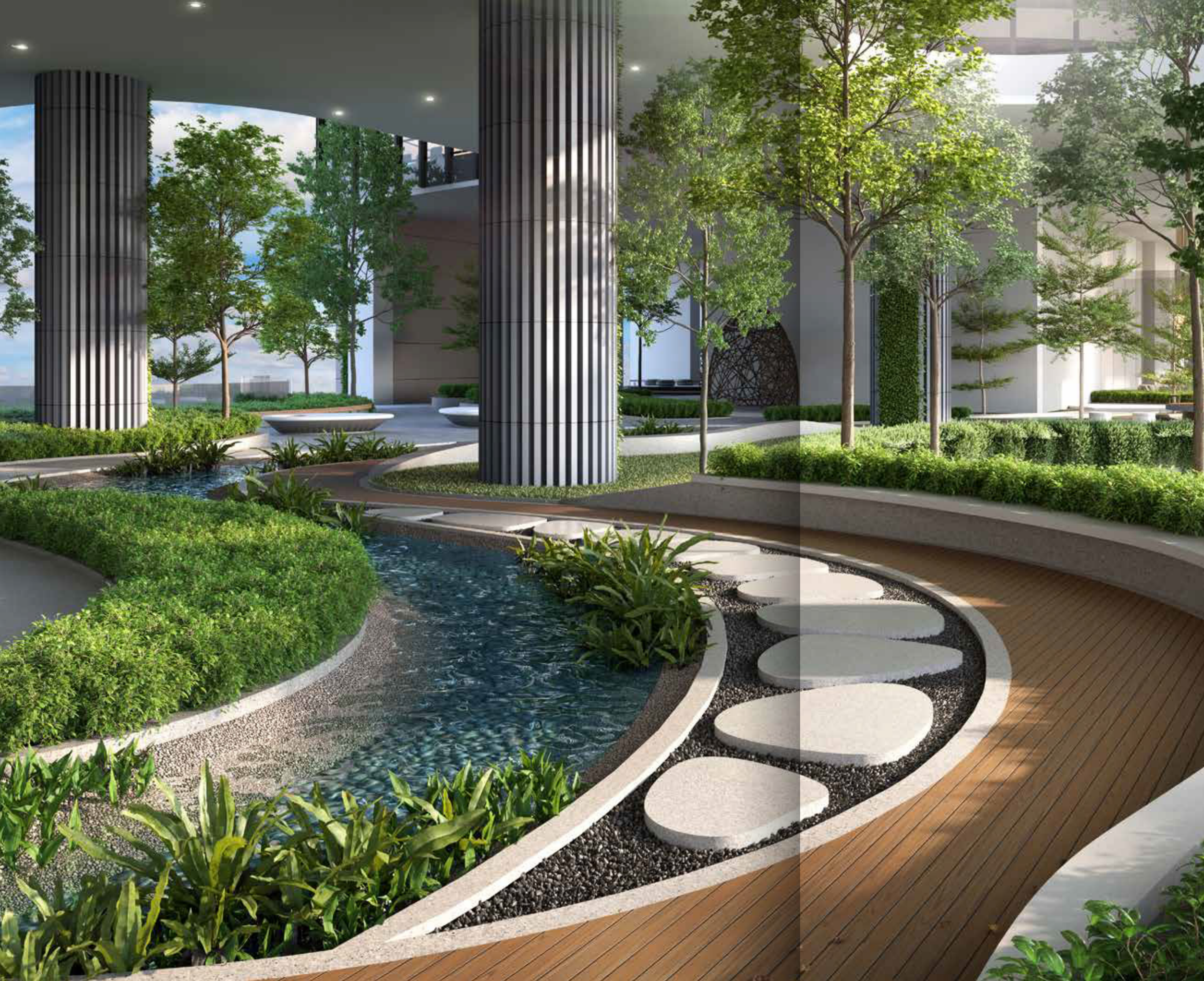
MAIN LOBBY

# A Cordial Welcome

With a double volume ceiling flanked by full-height glass windows, the Lobby Lounge is illuminated by natural sunlight, enlivening an amiable sense of hospitality.







#### AMENITIES & FACILITIES

# Comprehensive Conveniences

An all-inclusive host of refined amenities and quality facilities at Duo Tower @Bangsar South serve to offer a balanced way to work, and to play. Thoughtful designs complement practical considerations for an elevated work-life experience, whether it is fitness and wellness, dining and entertaining, inspiring an all-rounded lifestyle.



LEVEL 1 | VITALITY ZONE



LEGEND

- 1. Carpark / Common Lift Lobby
- 2. Lobby Lounge
- 3. Garden Gym
- 4. Garden Lounge
- 5. Amphitheatre
- 6. Communal Garden



LEVEL 2 | SENSORY WELLNESS ZONE



LEGEND

- |                                |                       |
|--------------------------------|-----------------------|
| 1. Carpark / Common Lift Lobby | 8. Floating Yoga Deck |
| 2. Lobby Lounge                | 9. Floating Path      |
| 3. Viewing Courtyard           | 10. Viewing Lounge    |
| 4. Leisure Deck                | 11. Function Room     |
| 5. River Trail                 | 12. Badminton Court   |
| 6. Cocoon Lounge               | 13. Player's Bench    |
| 7. Meditation Deck             | 14. Serene Garden     |

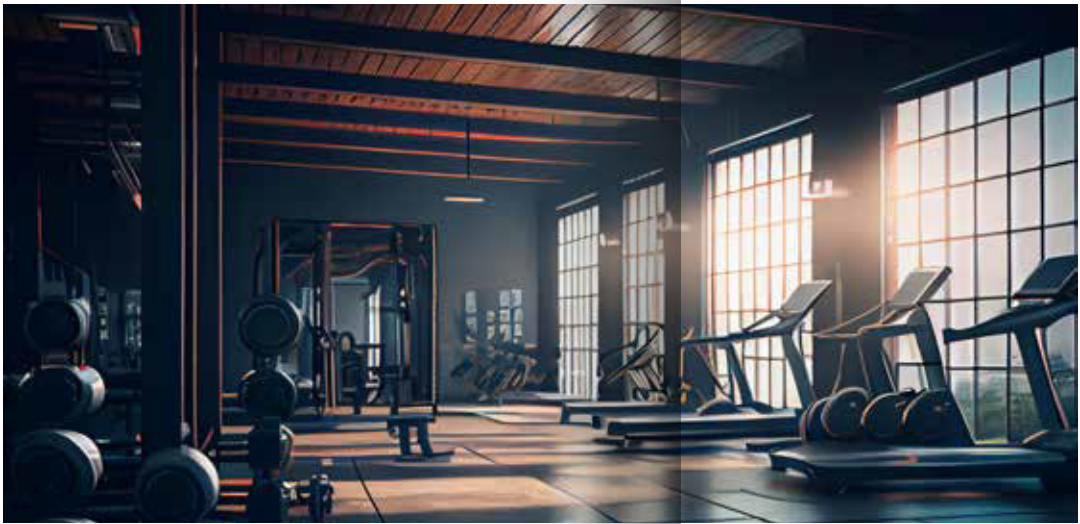




FITNESS & WELLNESS

# Health, Fitness and Vitality

The fitness gym on Level 1 provides a conducive avenue for a gratifying workout session. It is fitted with cutting edge equipment that cater to a range of fitness levels and training preferences.

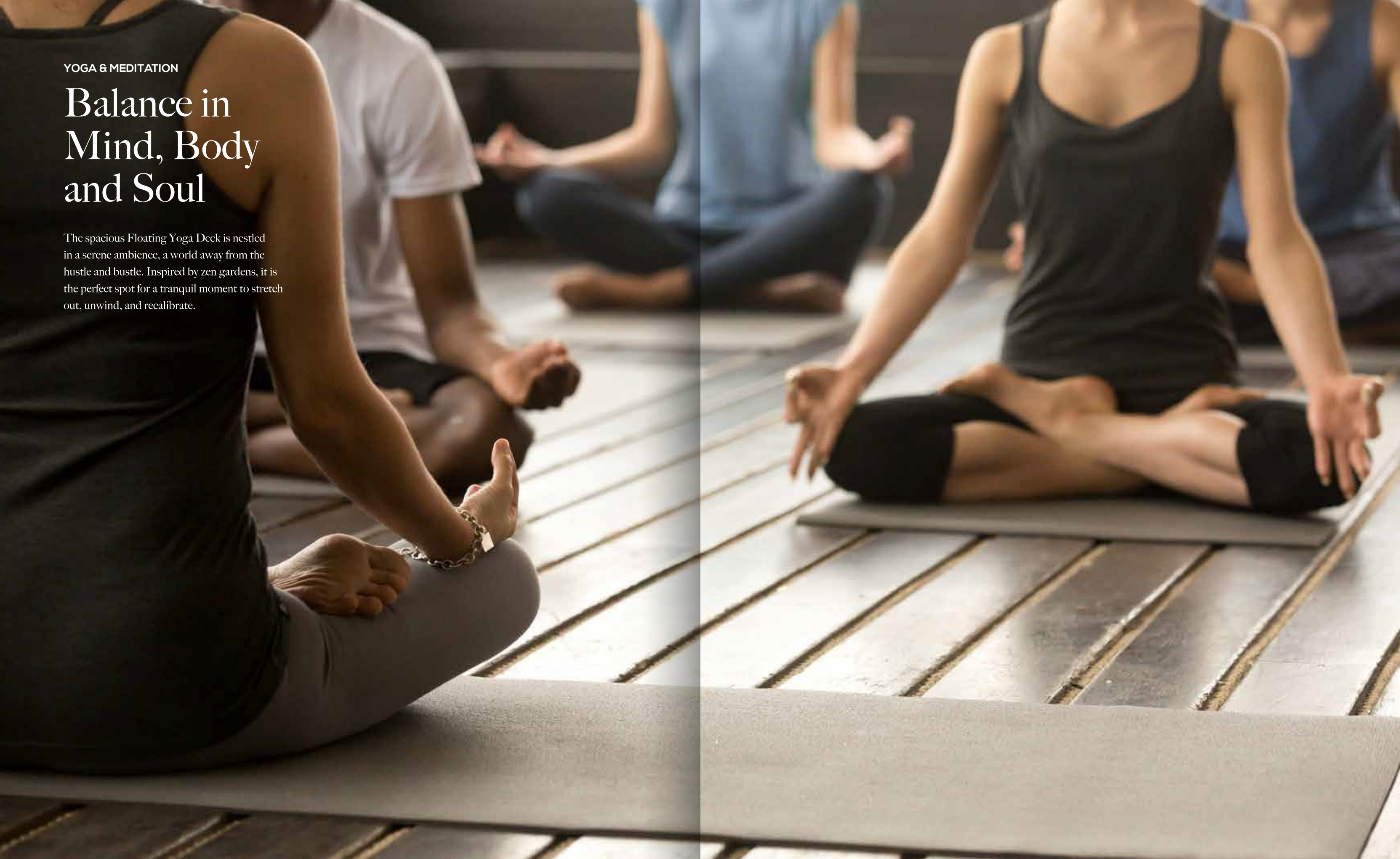




YOGA & MEDITATION

# Balance in Mind, Body and Soul

The spacious Floating Yoga Deck is nestled in a serene ambience, a world away from the hustle and bustle. Inspired by zen gardens, it is the perfect spot for a tranquil moment to stretch out, unwind, and recalibrate.





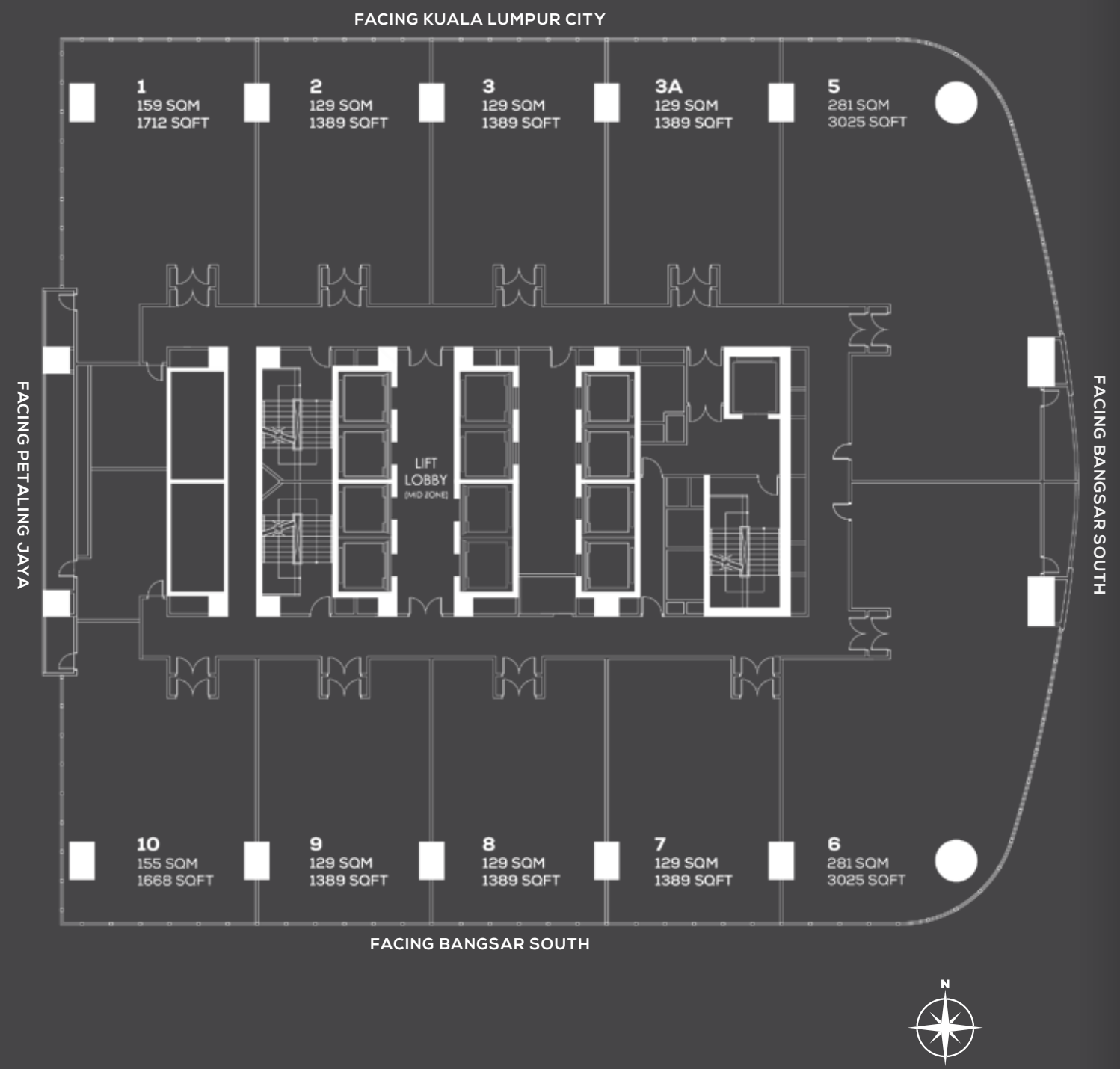


STRATA OFFICES

# The Workplace of Success

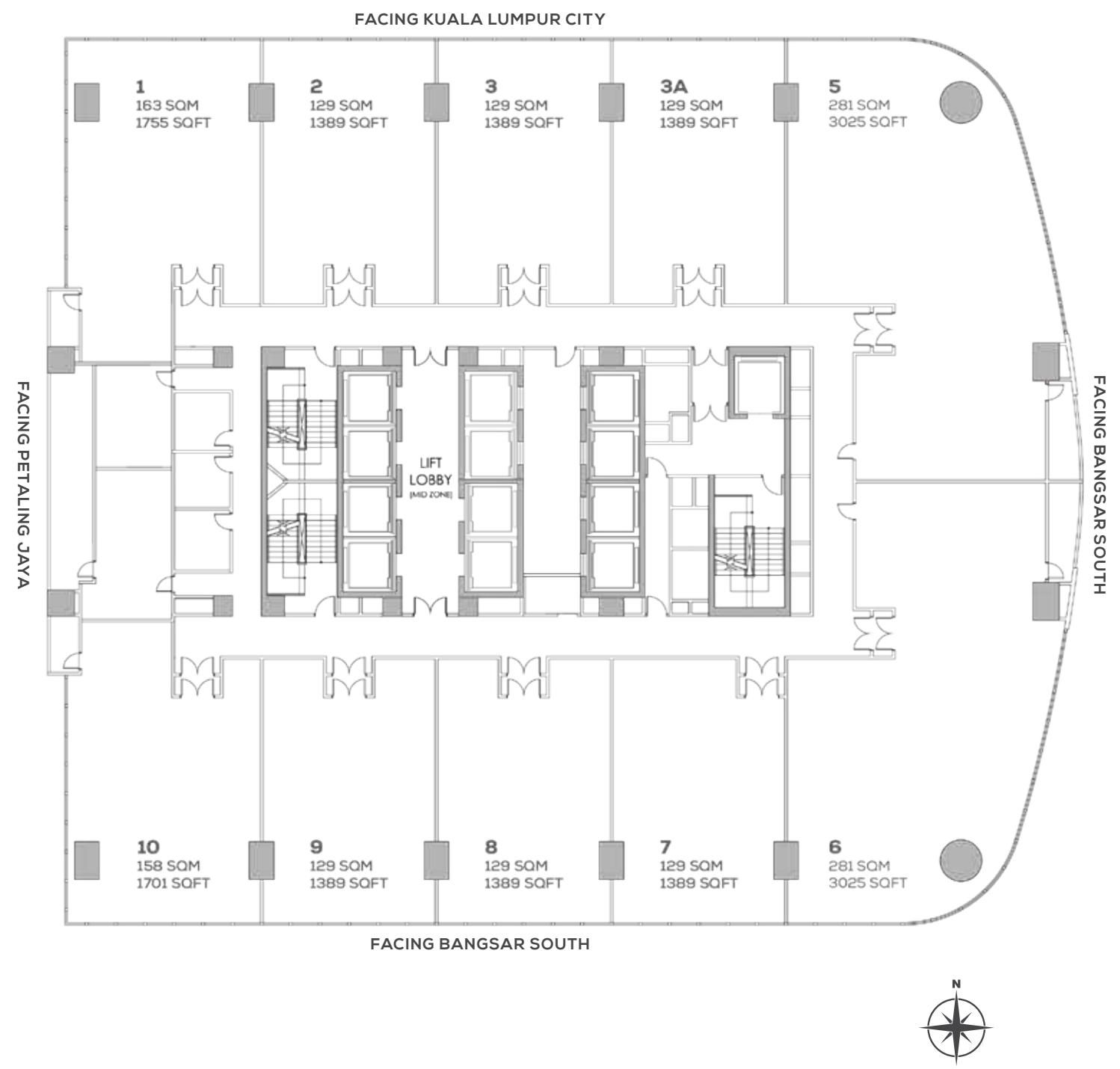
Every office unit in Duo Tower @ Bangsar South is planned with practicality and flexibility in mind, suitable for a range of versatile corporate purposes and workspace setups. The expansive floor-to-ceiling windows welcome ample natural light into the workspace, inspiring the culmination of bright ideas and transformative goals.

LEVEL PLANS & UNIT LAYOUT - LEVEL 11



The above plans are not drawn to scale and are subject to change as may be required or approved by relevant authorities.

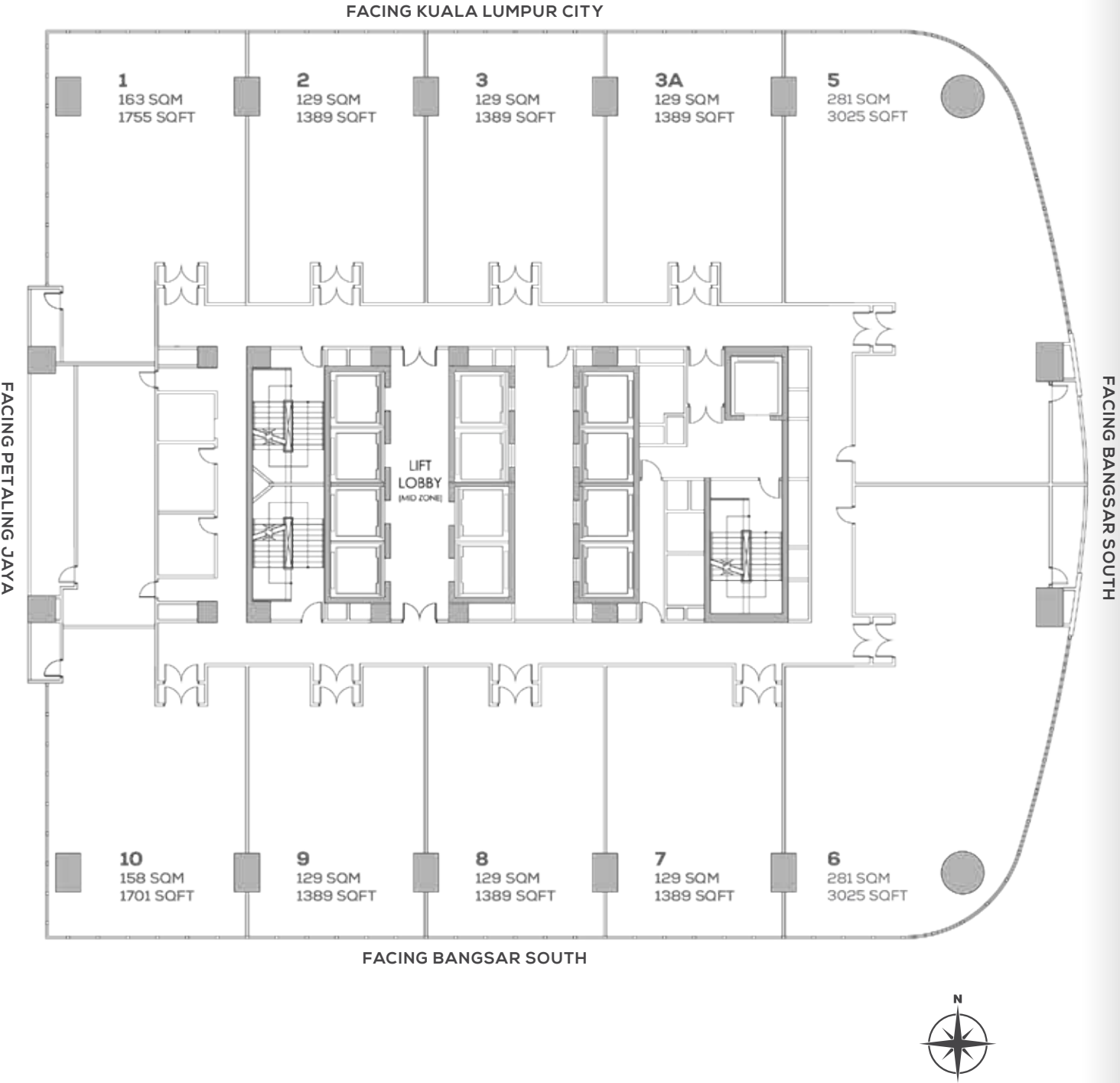
LEVEL PLANS & UNIT LAYOUT - LEVEL 12



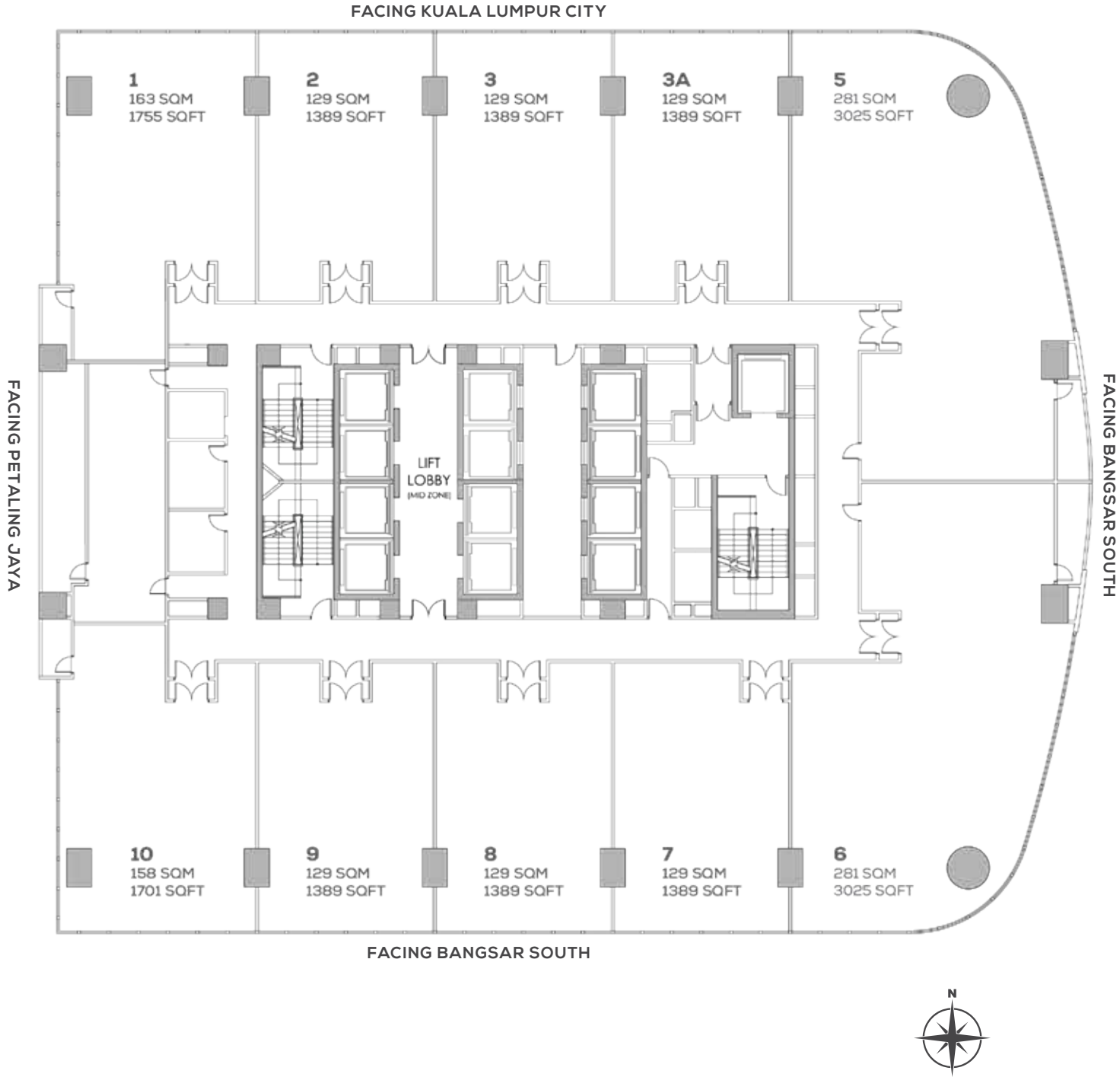
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LEVEL PLANS & UNIT LAYOUT - LEVEL 13, 17, 19, 23



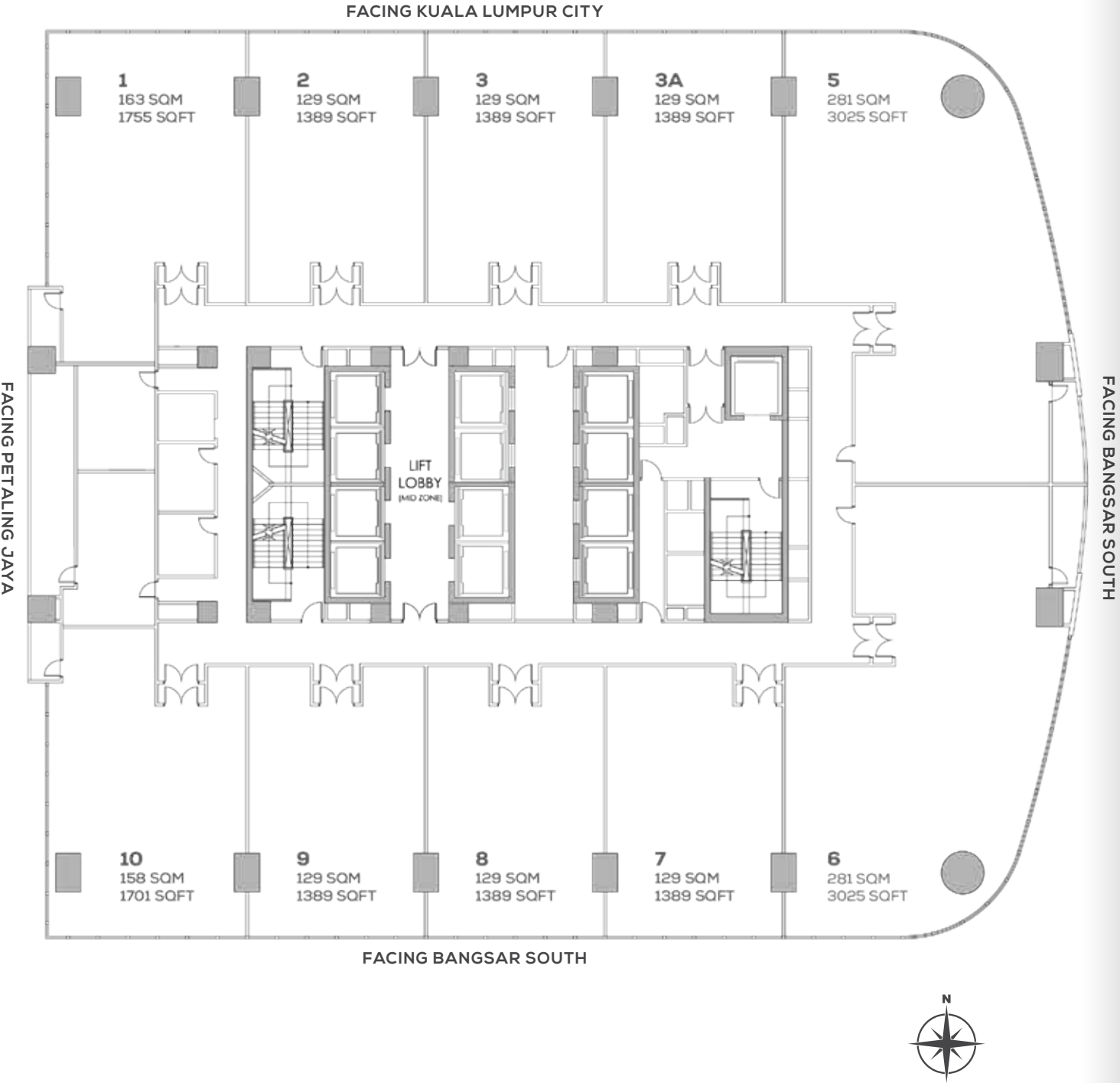
LEVEL PLANS & UNIT LAYOUT -13A, 16, 20, 22



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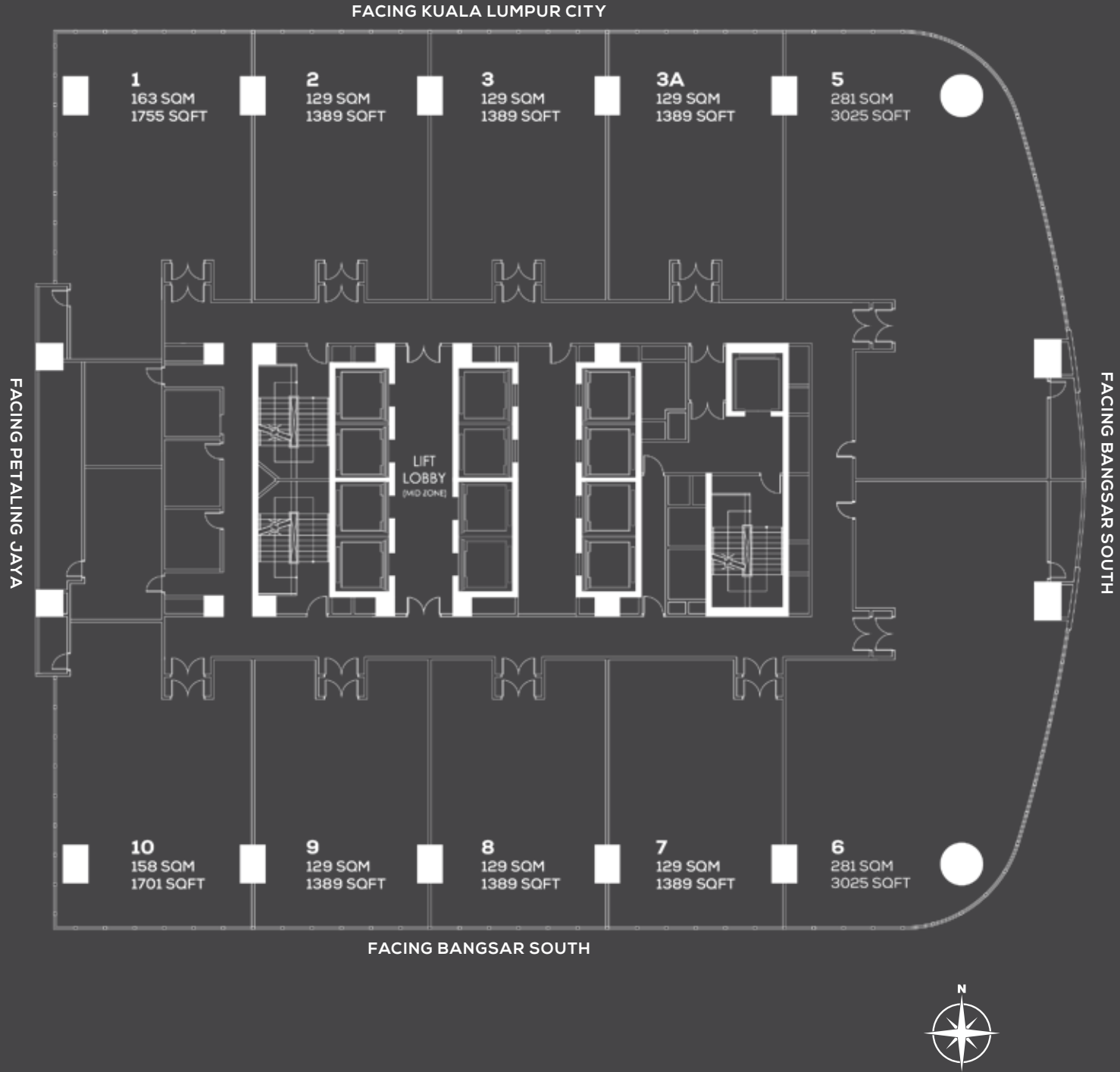


LEVEL PLANS & UNIT LAYOUT - LEVEL 15, 21



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LEVEL PLANS & UNIT LAYOUT - LEVEL 18

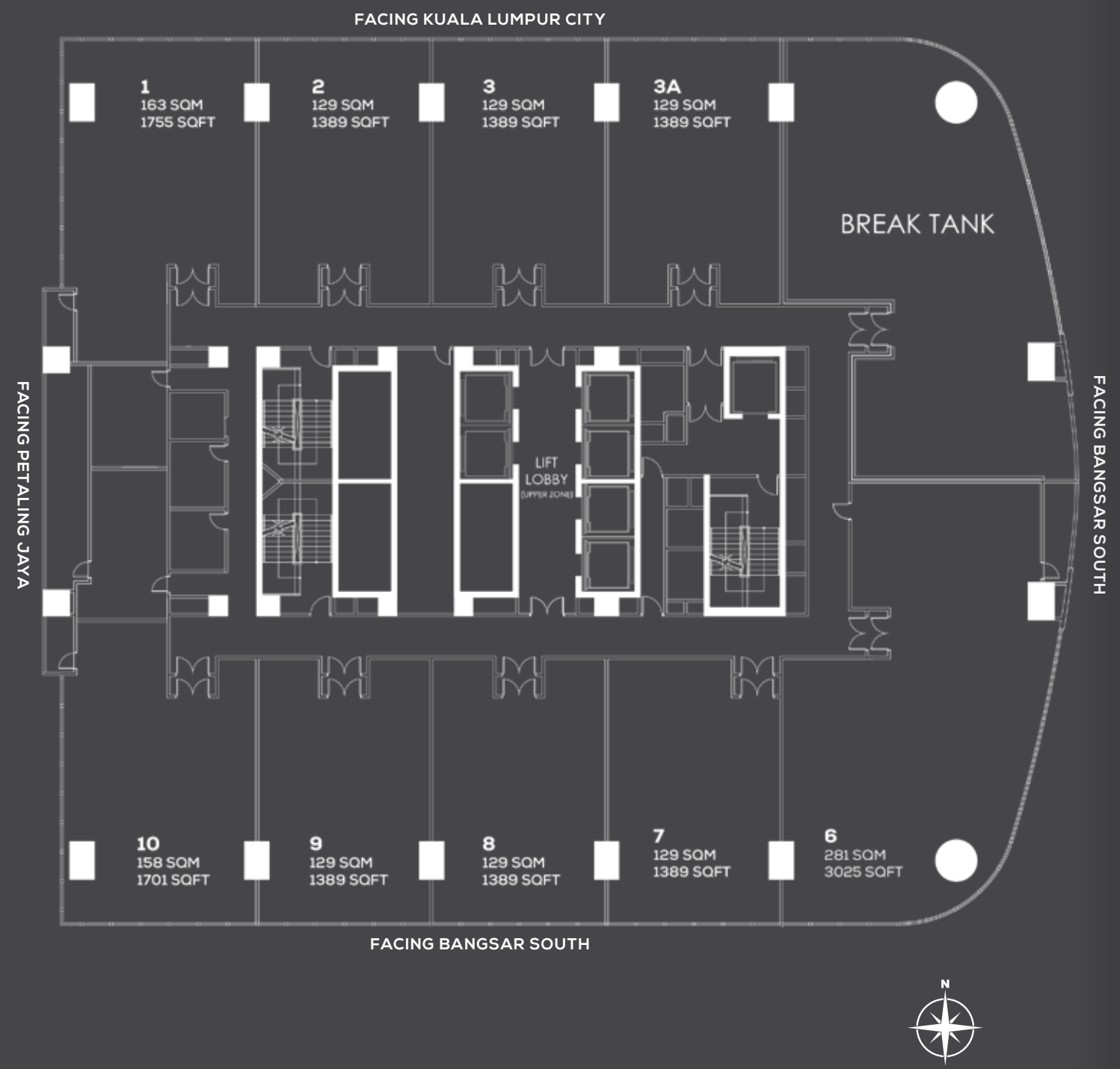


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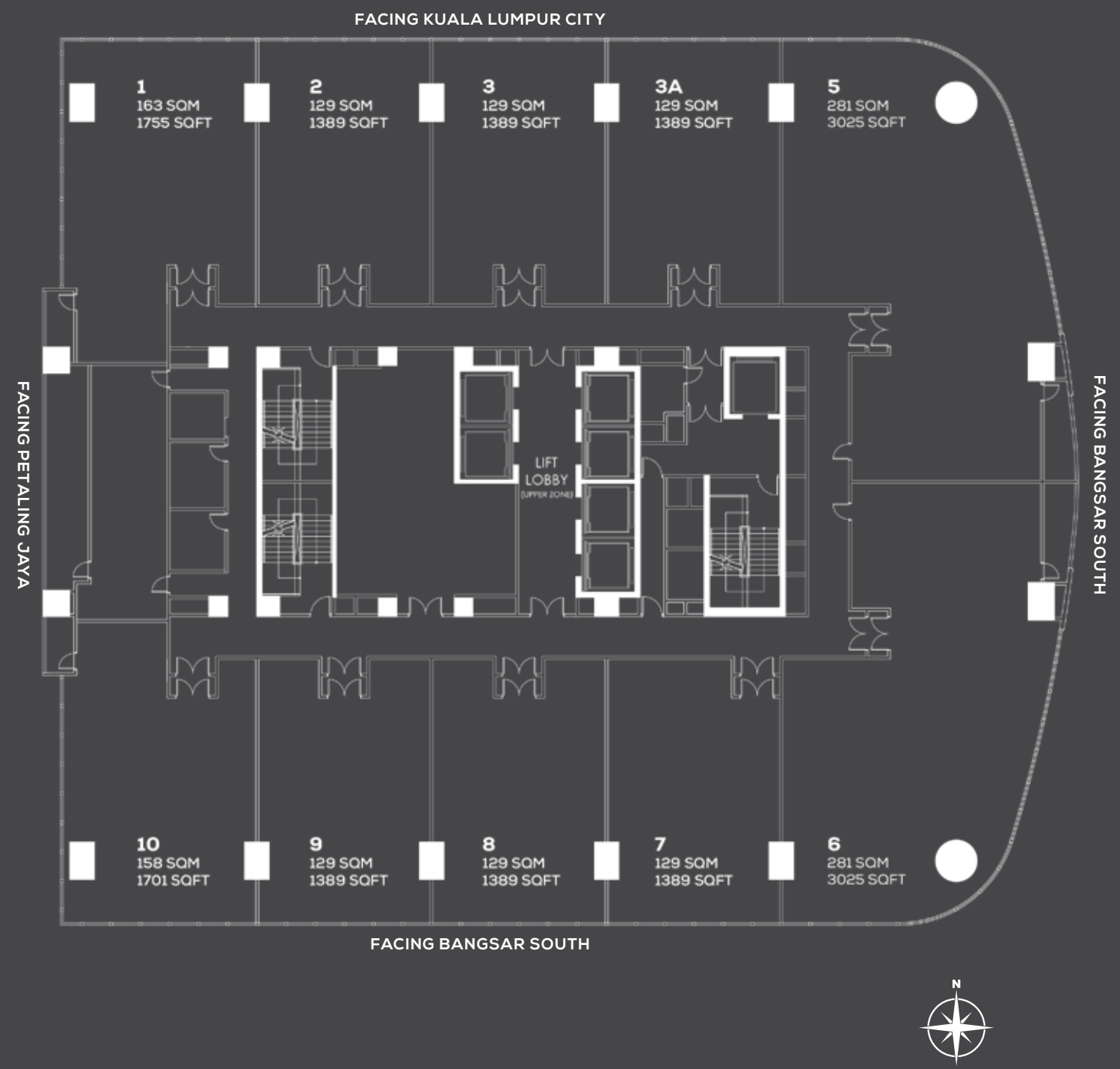


LEVEL PLANS & UNIT LAYOUT - LEVEL 23A



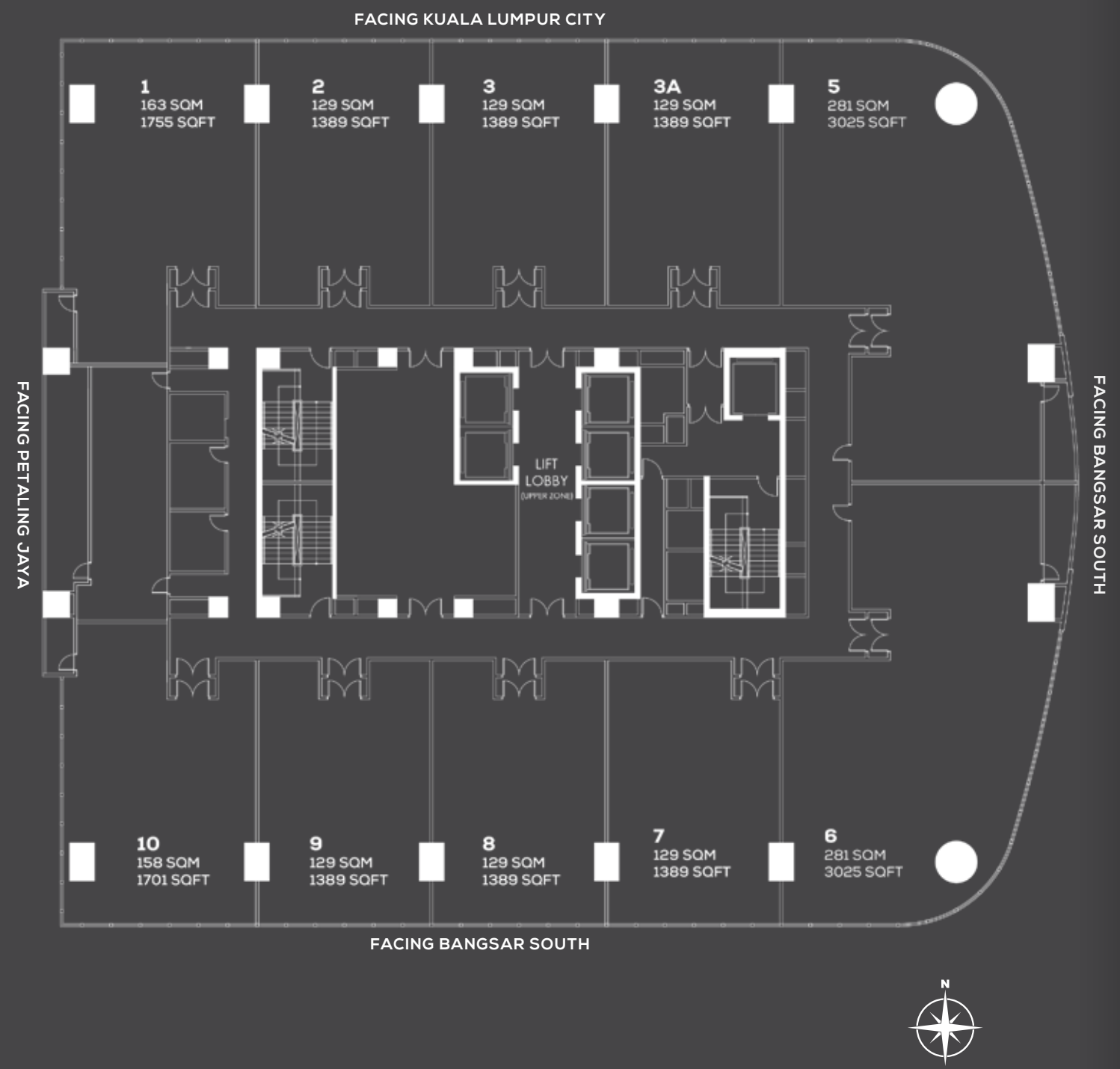
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LEVEL PLANS & UNIT LAYOUT - LEVEL 25



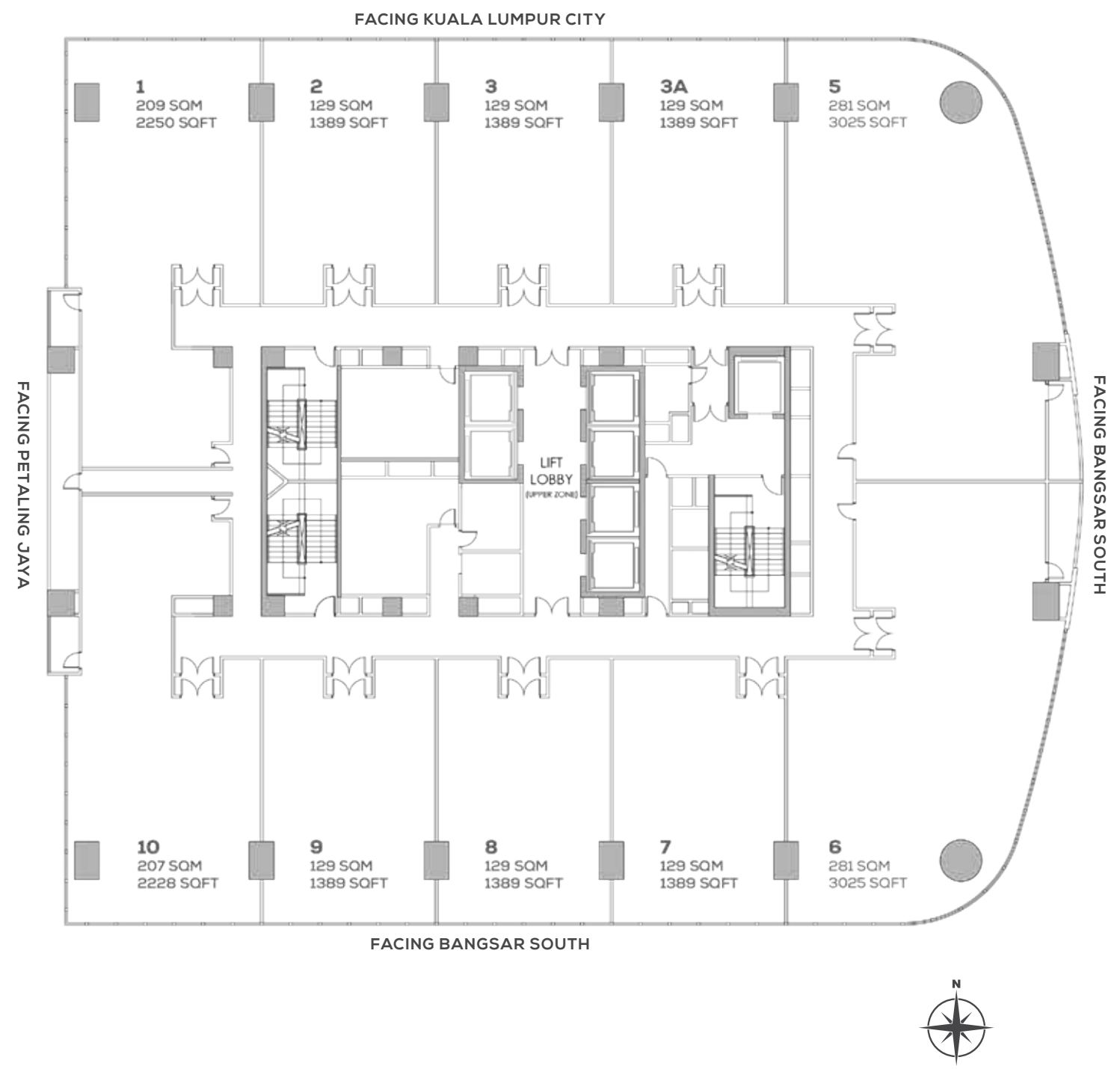
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LEVEL PLANS & UNIT LAYOUT - LEVEL 26



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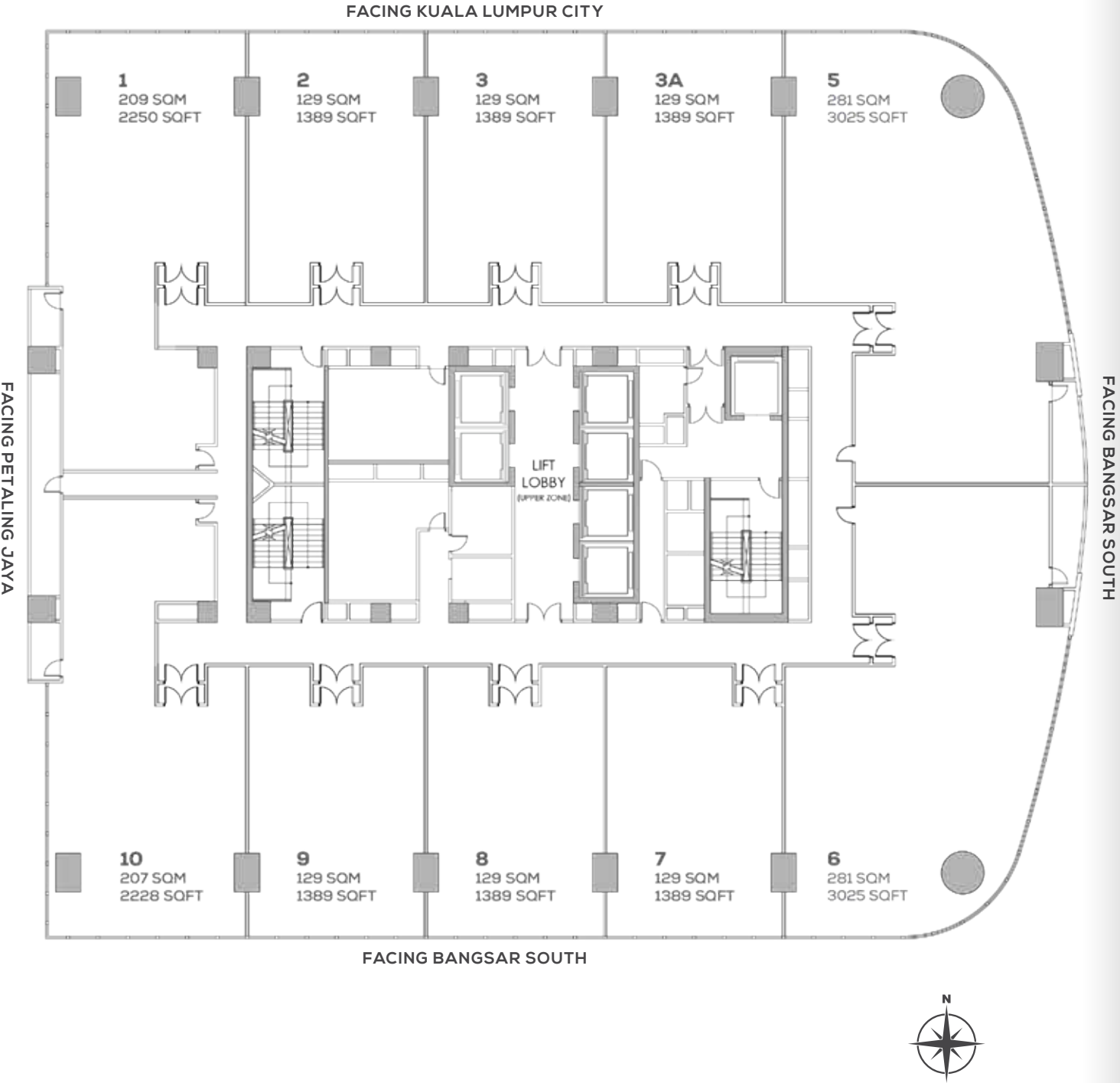
LEVEL PLANS & UNIT LAYOUT - LEVEL 27, 30, 33



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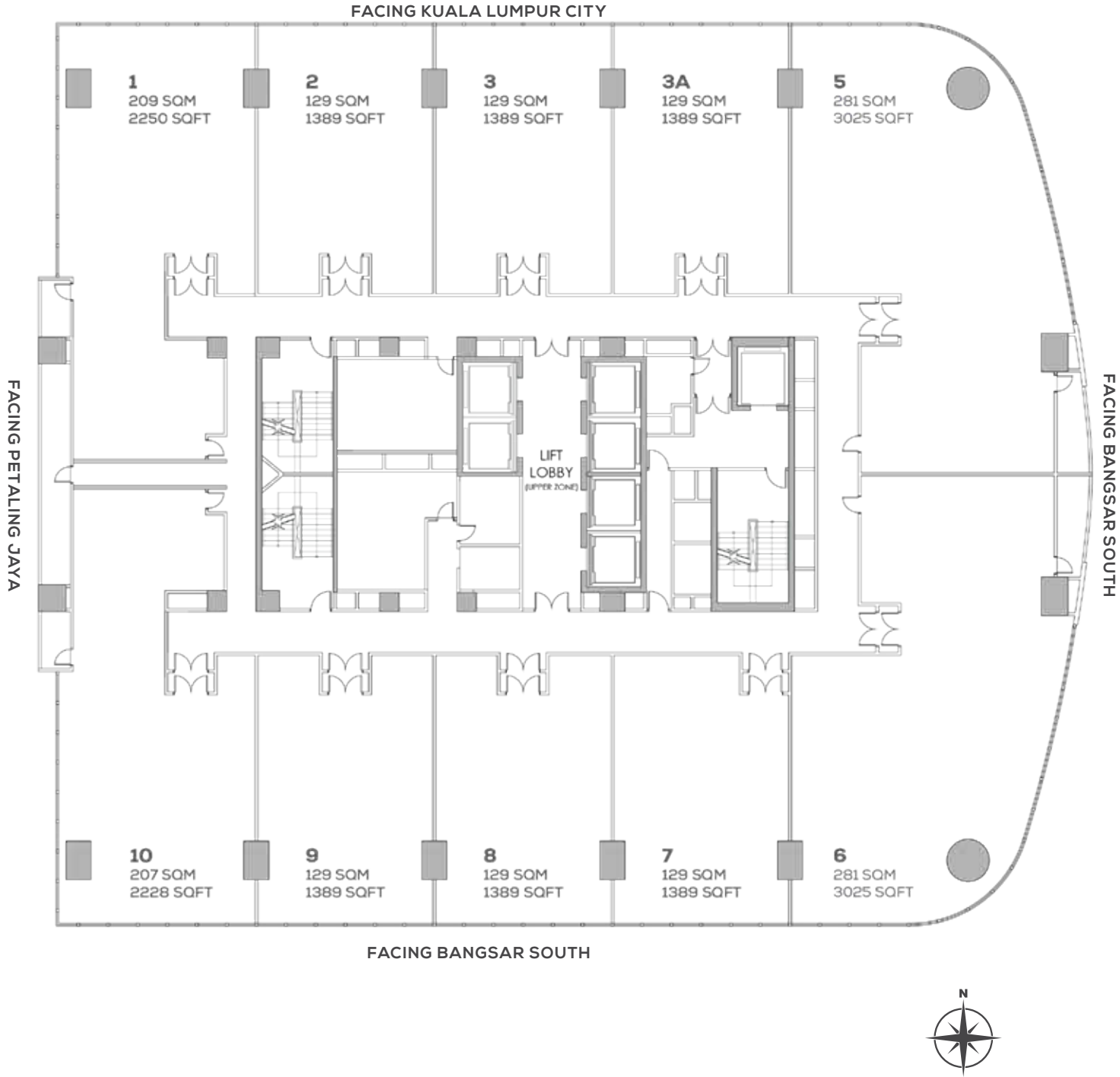


LEVEL PLANS & UNIT LAYOUT - LEVEL 28, 29, 31, 32



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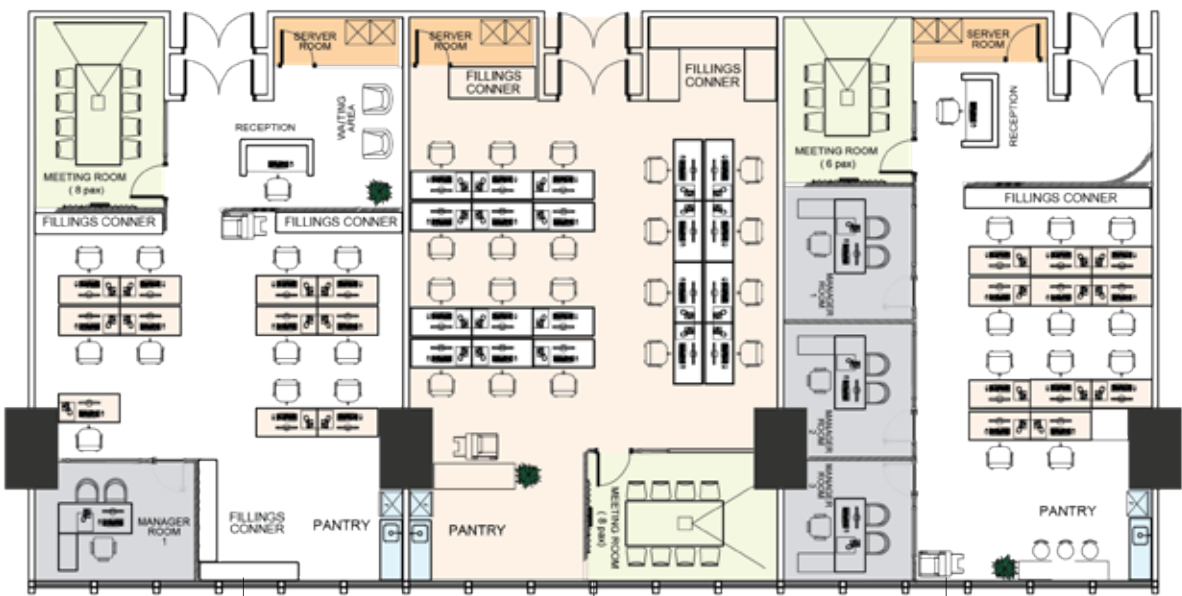
LEVEL PLANS & UNIT LAYOUT - LEVEL 33A



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TOWER A  
TEST FIT - LEVEL 11



Unit size (sq ft): 1389 sq ft  
No. of work station: 13  
No. of manager rooms: 1  
No. of meeting room (pax):  
1 (8pax)  
Server rooms: 1  
Reception: 1  
Pantry/bar: 1  
Filling conner: 3

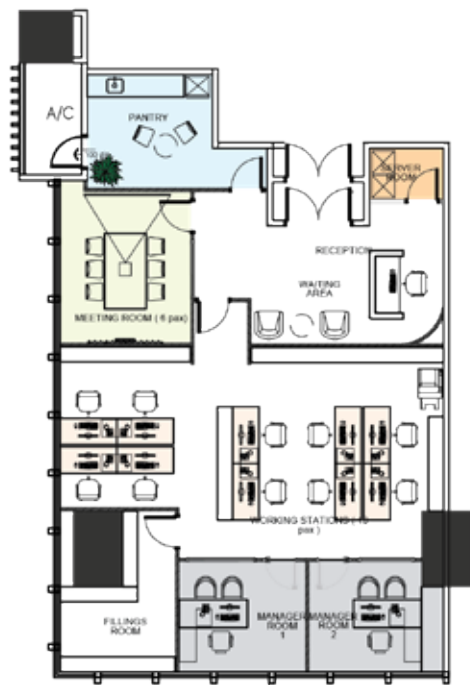
Unit size (sq ft): 1389 sq ft  
No. of work station: 20  
No. of meeting room (pax):  
1 (8pax)  
Server rooms: 1  
Pantry/bar: 1  
Filling conner: 2

Unit size (sq ft): 1389 sq ft  
No. of work station: 14  
No. of manager rooms: 3  
No. of meeting room (pax):  
1 (6pax)  
Server rooms: 1  
Reception: 1  
Pantry/bar: 1  
Filling conner: 1



The above plans are not drawn to scale and are subject to change as may be required or approved by relevant authorities.

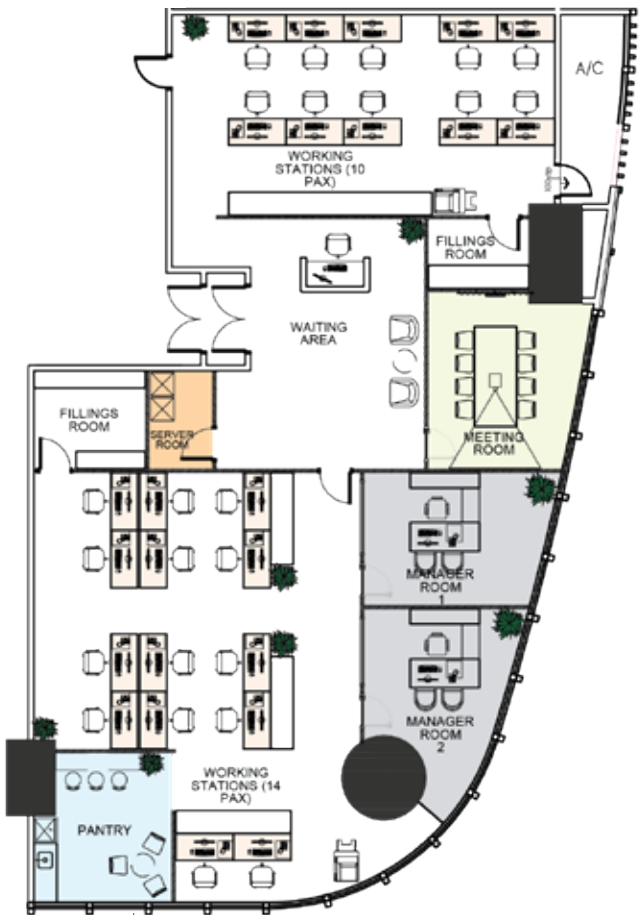
TOWER A  
TEST FIT - LEVEL 11



Unit size (sq ft): 1679 sq ft  
No. of work station: 13  
No. of manager rooms: 2  
No. of meeting room (pax):  
1 (6pax)  
Server rooms: 1  
Reception: 1  
Pantry/bar: 1  
Filling room: 1



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Unit size (sq ft): 3003 sq ft  
No. of work station: 27  
No. of manager rooms: 2  
No. of meeting room (pax):  
1 (8pax)  
Server room: 1  
Reception: 1  
Pantry/bar: 1  
Filling room: 2



## TOWER A

## BUILDING SPECIFICATIONS

FOUNDATION:	Reinforced Concrete
STRUCTURE:	Reinforced Concrete
WALL:	Masonry / Reinforced Concrete Wall
ROOF:	RC Slab
DOORS:	Main Entrance: Fire Door to Authority / Bomba's Requirements Ironmongery: Selected Locksets Air Cond Ledge: Level 11 to 23 and Level 25 to 33A: Unit No. 1, 5, 6 & 10 - Timber Flush Door : Level 23A: Unit No. 1, 5 & 9 - Timber Flush Door
FLOOR FINISHES:	Office: Bare Concrete Finishes Air Cond Ledge: Level 11 to 23 and Level 25 to 33A: Unit No. 1, 5, 6 & 10 - Bare Concrete Finishes : Level 23A: Unit No. 1, 5 & 9 - Bare Concrete Finishes
WALL FINISHES:	Office: Skimcoat and Paint
CEILING FINISHES:	Office: Bare Concrete Finishes
M&E ITEMS:	Telecommunications: 1 no. Fibre Wall Switch Electrical Power Supply: Three Phase Electrical DB: DB Box ready for tapping Pantry: Water Supply and Discharge Point Only



ABOUT UOA GROUP

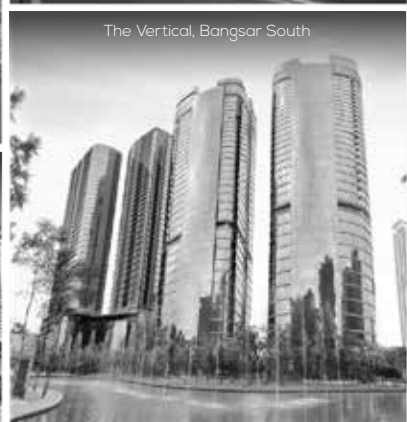
# Over 30 Years of Outstanding Achievements

UOA Group is one of the leading property development groups with vast experience in property development, construction, property investment and hospitality.

Founded in 1987, the Group was listed on the Australian Stock Exchange as United Overseas Australia Ltd. Since 1989, the Group has based its headquarters and business operations in Kuala Lumpur, Malaysia.

The Group achieved a monumental milestone in June 2011 with the successful listing of its development arm - UOA Development Bhd on the Malaysia Stock Exchange. It is one of the largest listed property development companies by market capitalisation in Malaysia.

UOA Group has been named as one of the Top 10 winners for The Edge Malaysia Top Property Developers Awards (TPDA) for nine consecutive years since 2013. In 2022, the Group was also awarded with the Best In Quantitative Attributes, for the fifth consecutive year.



Sales gallery open,  
from 10.00am to 6.00pm daily



Another Prestigious Development by:  
**DEVELOPER: PARAMOUNT PROPERTIES SDN. BHD.** (Registration No. 200501009710 (606757-K))  
**UOA PROPERTY GALLERY**  
Suite G-1, Vertical Corporate Tower B, Avenue 10, The Vertical,  
Bangsar South City, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur  
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Another Prestigious Development by:

