



# OASIS OF PEACE

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Prestige meets convenience in The RuMa, an exclusive hotel-cum-residential property in the heart of Kuala Lumpur. Located in the leafy serenity of Jalan Kia Peng, The RuMa is adjacent to KLCC Park, home to the world-class commercial and retail hub that is Petronas Twin Towers and Suria KLCC shopping centre. Also within walking distance to the vibrant retail and entertainment quarter of Bukit Bintang, this luxury 40-storey project allows the discerning buyer to choose from 253 luxury hotel suites and 199 serviced residences.

The bespoke hotel, incorporating a design rich in heritage and contemporary styling, will be managed by Urban Resort Concepts (URC), an international luxury hotel operator which boasts in its portfolio, the award-

winning The PuLi Hotel and Spa in Shanghai. Ownership of The RuMa's hotel suites, from level 7 to 18, come with a 10-year lease arrangement and 6% guaranteed fixed rental return per annum for the first five years.

The RuMa Serviced Residences will have its own entrance, thus ensuring privacy for residents while simultaneously allowing them convenient access to enjoy the hotel's services. Located between levels 19 to 37, the serviced residences offer layouts from 85 square metres to a spacious 170 square metres, providing vistas of Kuala Lumpur's stunning skyline including the iconic Twin Towers. State-of-the-art design and technology for the serviced residences will bestow a level of comfort and style unlike any other. Entertainment and recreational facilities, including a swimming pool, sun deck and gym, on level 19 will deliver an ambience of resort-living within the bustling city centre.

The RuMa Hotel & Residences is a joint development between Ireka Corporation Bhd and, Aseana Properties Ltd. According to Group Managing Director Lai Voon Hon, The RuMa "buyers will be buying into luxury." Given his many years in property development, Lai, an architect by training, expects The RuMa Hotel & Residences will appeal to overseas investors, especially as the hotel suites offer a guaranteed rental yield. "The demand in Kuala Lumpur City Centre now is luxury suites, residences adjacent or next to hotels where there is 24/7 security, amenities, connectivity and hospitality services," he said. The RuMa Hotel & Residences is expected to be completed by the third quarter 2017.

