

SPOT LIGHT

NUSMETRO

vol 6 / July 2014





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Message

from the managing director

Greetings from Nusmetro and on behalf of the management team, I would like to thank all our buyers who had made it possible for us to surpassed our RM1 billion sales target last year.

The next quarter marks an exciting period for us as we look forward to the completion of Arte@ Kuchai Lama. We are expecting the capital appreciation to surpass the 100% mark from our launching price and nothing will give us better satisfaction than seeing this happening .

On a personal note, while achieving 100% sales of a project is commendable, we strive to go beyond that. To create an 'art piece' building and attaining the highest possible capital appreciation for our customers is what we passionately work for.

Every Arte Series development is unique in its own way and we are fervently striving to make them works of art that are distinctively different from other buildings.

Thomas Chan
managing director



SPOT LIGHT



arte series

The essence of Arte is designed to look and live beyond conventional rules and rationalism.

Each of the Arte Series developments comes with an iconic lifestyle element such as the Cube, the PODs and now the Cloud.

We have evolved since the debut of our first Arte Series projects, becoming bolder and more adventurous in our designs, thanks to an overwhelming market acceptance of the Arte Series.



arte⁺
@ Jalan Ampang

This geometrically designed Cloud Podium surpasses the conventional perception of architectural norm, culminating in a distinctive composition.



arteS

The outstanding Pod structure is set to change and reshape the Penang Island skyline with extraordinary design.

arte

@ Subang West

The brilliant architecture of the three-level Glass Cube lounge grants access to surreal lifestyle living.

arte

@ Kuchai Lama

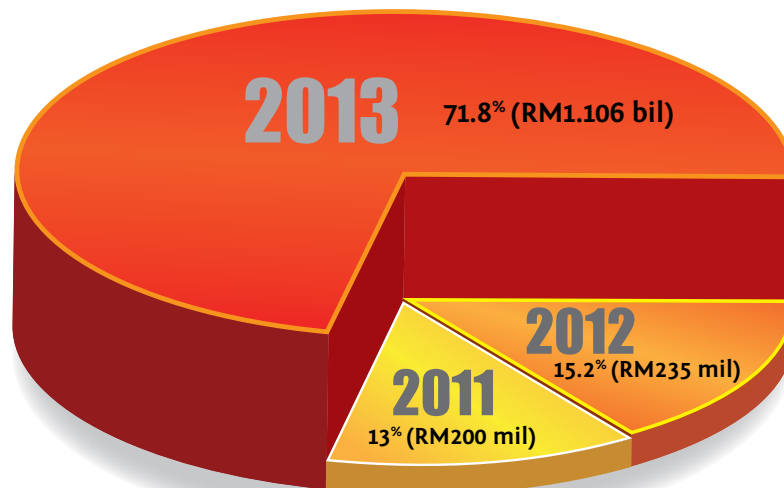
This Egg-shaped Pavilion Lounge aspires to break through and introduce artistic lifestyle, only for the distinguished.

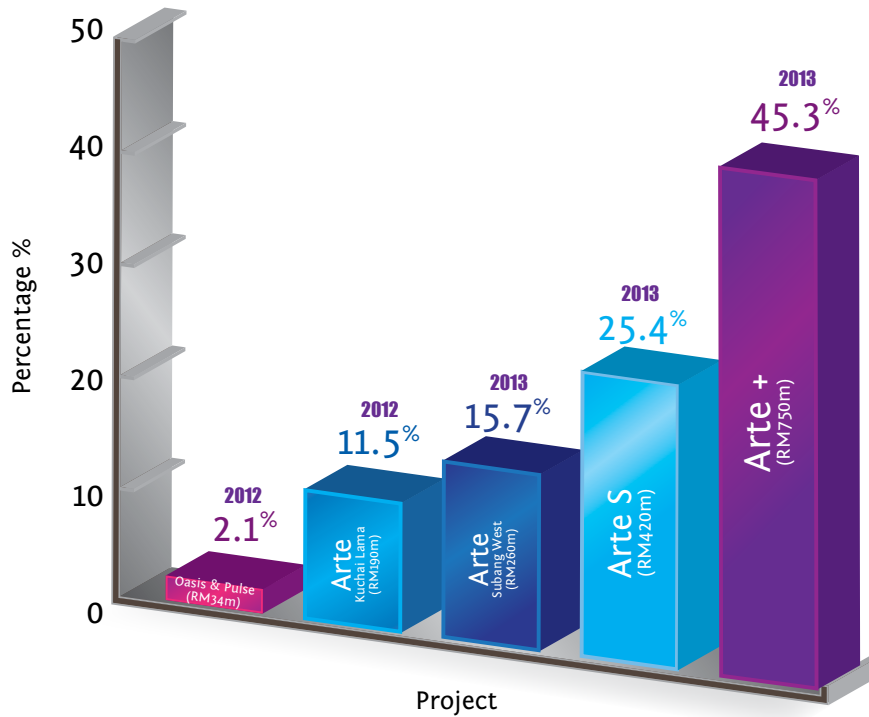
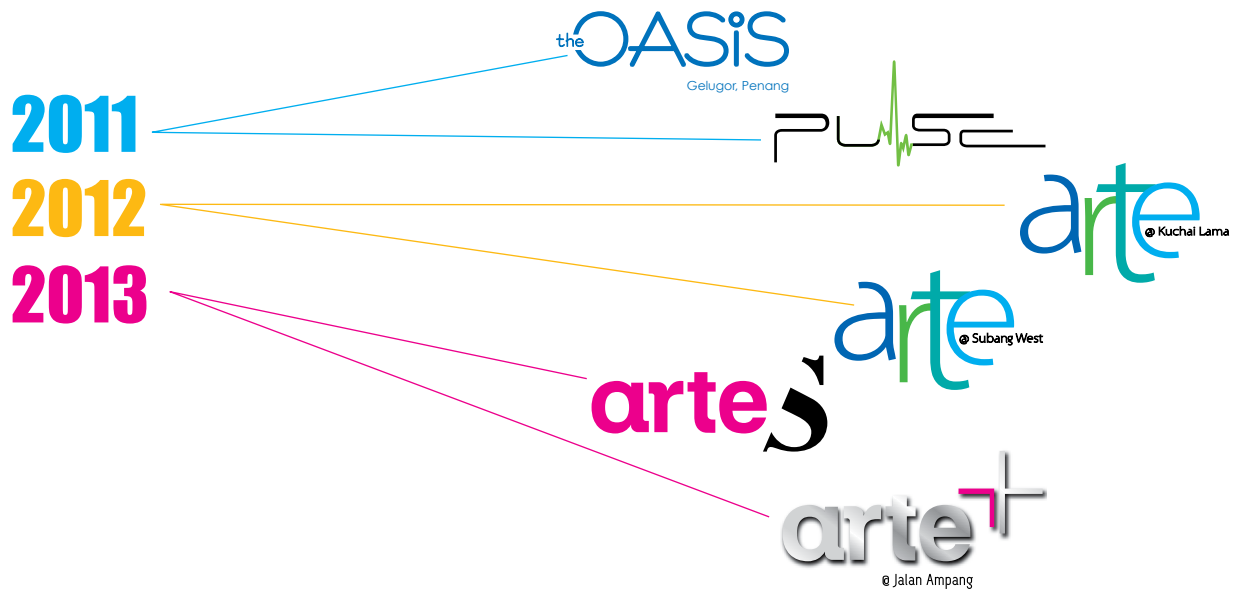


Statistics

2011 - 2013

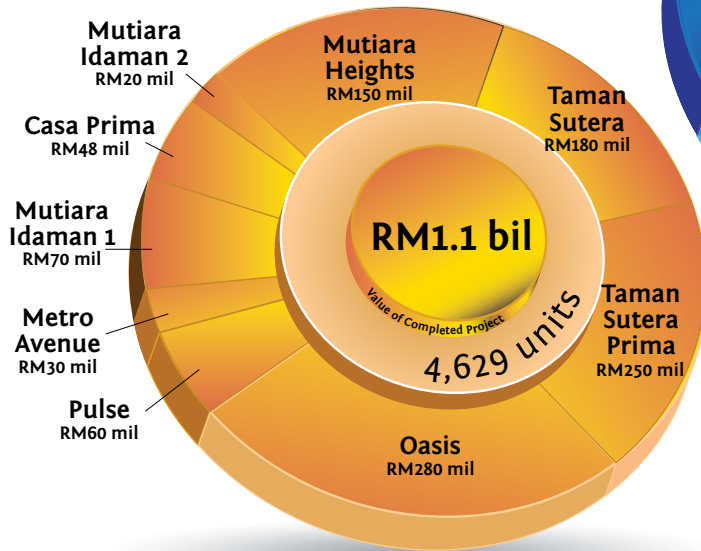
Sales Statistics 2011 - 2013





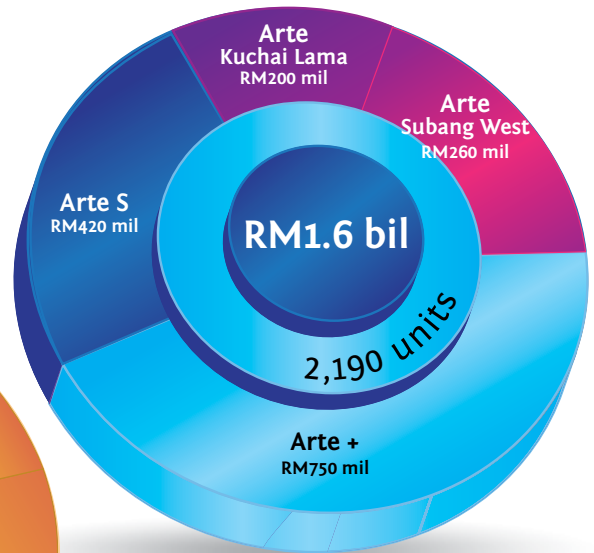
track record

10 >



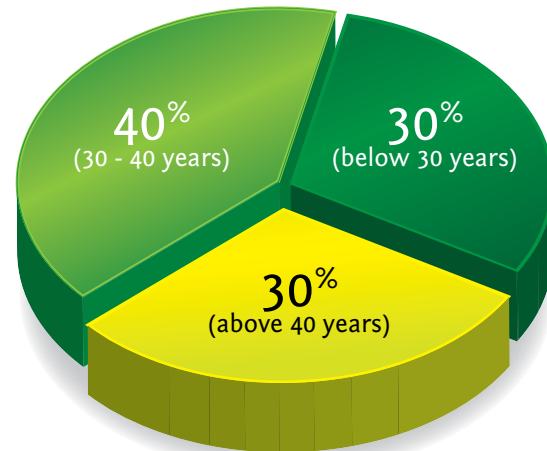
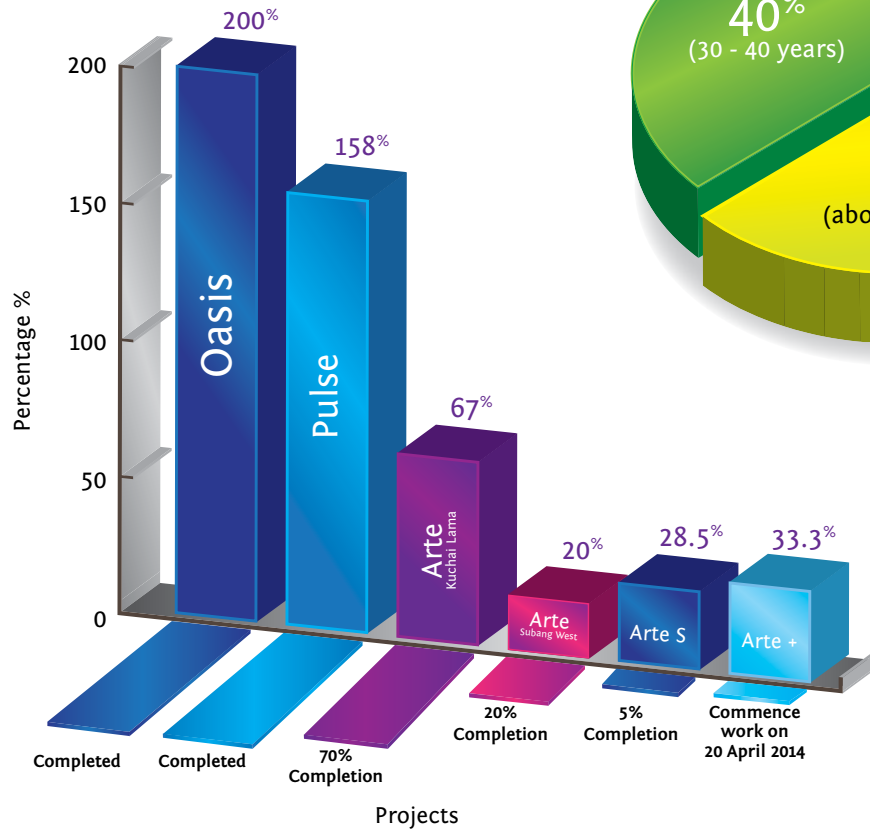
Value of Completed Projects

Current Projects under Construction



2011
13

capital appreciation & demography





PRIVILEGES *created for you ...*



**N
CARD**

**N+
CARD**

1
Any
of Nusmetro
properties

2
Any
OR MORE
of Nusmetro
properties

2%
**ADDITIONAL
DISCOUNT**
on nett
purchase value
OR 2%
referral fees*

3%
**ADDITIONAL
DISCOUNT**
on nett
purchase value
OR 3%
referral fees*

* Terms & conditions apply

CUSTOMER REWARDS - REFERRAL FEES*

1. Entitled to 2% or 3% of nett purchased value of referral's buy.
2. Activated upon successful referral documentation (SPA/Loan).
3. 1 year validity for redemption.
4. TWO types of redemption methods:
 - Product Redemption
Only from approved retailers and brand associates.
 - Cash Redemption
2% or 3% referral fees will be converted to 1.5% or 2.5% cash rebate, redeemable at the end of 12 months.



LIGHTCRAFT
...light. Years ahead.



BANG & OLUFSEN



**LUCE
PLAN**

Kartell



Artemide®





- 1 > Metallic bubbles adorn the glossy pillars of the Lazy River Spa
- 2 > Layout of the Swedish Garden and wooden deck
- 3 > Grass pathways at the Floating Fantasy Garden curl over a body of shallow water reflecting the brilliant luminosity of the fiber optic lights
- 4 > The dancing towers
- 5 > Construction in progress as at July 2014



arte⁺

@ Jalan Ampang



beyond **REALISM**

Arte + transcends convention and presents the reality of your dreams, leisure and luxury; Beyond realism is Arte +.

Arte + goes beyond the concept of working with the addition of exclusive amenities provided to enhance your lifestyle and stimulate the senses. The result is an exquisite working space inspired by art and characterised by iconic forms.

www.arte-plus.com.my

NUSMETRO

arteS

shaping lifestyle



The inspiration of art originates from the Arte series development where the "Art of Living" theme evolves around the entire project. From architecture to interior of lobby, pool and living space, artistic elements are instilled in its design. The essence of Arte is looking beyond conventional rules and rationalism.

www.arte-s.my

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- 1 > Construction in progress as at July 2014
- 2 > Arte S sky sculpture
- 3 > 4-layered signature pool
- 4 > PODs iconic structure
- 5 > The living
- 6 > Design for view



- 1 > Artistic architecture
- 2 > Construction in progress as at July 2014
- 3 > Colours-inspired pool design, fully equipped with aqua gym, jacuzzi and barbecue area
- 4> Iconic glass cube lounge boasts a three-level Chill Zone



arte
@ Subang West

the new depths
to lifestyle

Arte @ Subang West introduces new depths to lifestyle. Experience living in a work of art in the heart of the city and be greeted by a luxuriously designed modern art entrance. The Chill Zone, an architectural masterpiece in the three-level zone, is the newest hotspot in town.

www.artesubangwest.com

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arte

@ Kuchai Lama

livingartconcept

Arte @ Kuchai Lama is a masterpiece that combines aesthetics and functionality. An artistic canvas comprising 2 blocks of 22-storeys each, with built-up areas from 1,400 sf, it becomes a living art form that you can be a part of.





- 1 > A Living Art sculpture - construction in progress as at July 2014
- 2 > Artistic pool and the Egg-shaped Pavilion Lounge
- 3 > Grand entrance and guard house
- 4 > Lobby A columns - construction in progress as at July 2014
- 5 > Lobby B

FIABCI



Nusmetro is proud to announce that we've submitted The Oasis, Gelugor Penang for the upcoming FIABCI Malaysia Property Award 2014, Residential (High Rise) category. This highly coveted award is the crème de la crème for pioneers in the real estate industry to showcase their best to Malaysia and the world.

This strategically located project that was completed in August 2013 redefines affordable luxury lifestyle in Penang and successfully delivers Nusmetro's promise to go the extra mile for our homebuyers.



signature home

the **OASIS**
Gelugor, Penang

roadshows&events



JULY

NSK Kuchai Lama	9 - 20 July
Publika	28 July - 10 August
Ikano Power Centre	30 July - 3 August
The Curve	31 July - 3 August

AUGUST

Publika	28 July - 10 August
Ikano Power Centre	30 July - 3 August
The Curve	31 July - 3 August
Great Eastern Mall	8 - 10 August
Jaya 33	18 - 24 August

SEPTEMBER

Xiamen, China	8 - 11 September
Tropicana City Mall	10 - 14 September

OCTOBER

MAPEX, Mid Valley Exhibition Centre	10 - 12 October
Star Property Fair, Tropicana City Mall	17 - 19 October
The Curve	28 October - 9 November

NOVEMBER

The Curve	28 October - 9 November
Tropicana City Mall	2 - 16 November
Star Property Fair, KLCC	21 - 23 November

DECEMBER

Publika	4 - 7 December
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>> 14 July 2014 - Ms Shanta Dwarkasing, Project Director of Holland, Thomas Chan & Mr John Quirke, Project Director of London



TIME Interview

US President Obama's recent visit to Malaysia marked an important milestone for Malaysian businesses. In fact, TIME US BUSINESS had recently interviewed our MD, Thomas Chan, to glean his insights and vision on the Arte Series design and the local property development sector. Look out for the article at the end of this year.



Lucrative ROIs

Nusmetro is thrilled that our past project - The Oasis, Penang - has achieved a remarkable 200% capital appreciation which is still climbing. We look forward to see Arte @ Kuchai Lama completing end of this year and to attain 100% capital appreciation for our homebuyers!



Pulse, Gelugor



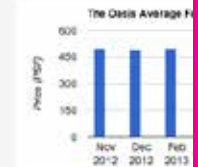
Pulse is a low-medium cost development located in August 2012 and developed block with 30 storeys house is average, with 10 units per floor. There are two layouts available: intermediate units or corner bedrooms, and the only view intermediate units have 78 units come with 1 unit of it could be purchased from 18 Pulse is located in the town

- Name: Pulse
- Address: Jalan Kaki Bukit, Off Jalan Yassin Char Ex
- Developer: Nusmetro Venture
- Completion Date: August 2012
- Type: Condominiums
- Tenure: Leasehold
- No. of Blocks: 1
- No. of Storeys: 30
- No. of Units: 349
- No. of Bedrooms: 3
- No. of Bathrooms: 2
- Built-up: 793 - 850
- Maintenance fee: RM125
- Launch Price: From RM153,000
- Subsale Price: RM370,000 - RM480,000
- Rental: RM650 - RM1,300

Pearl Regency

- Phase:
- Pulse
- Sinar Bukit Dumbur
- Stallions Apartment
- Taman Tun Sardon
- U-Garden
- Vertiq
- Villa Mas Ewari
- Vista Bukit Dumbur

Market Trends



Analysis

The Oasis is actually positioned a short walk or a short drive to shopping areas like Bukit Jambul and is also one of the many just the surrounding neighborhood enjoy the charming view of the

Average For Sale Price

The Oasis	
RM 351 psf	Jun 2014
+RM 18.79 (+3.5%)	
RM 332 psf	May 2014
RM 534 psf	Apr 2014
RM 531 psf	Mar 2014
RM 517 psf	Feb 2014

For Sale

Arte Condominium, Kuchai Lama
Kuala Lumpur

RM 1,000,000

>> as seen on propwall.com

“

Arte + Model

Nusmetro would like to congratulate our Arte + @ Jalan Ampang model, Cathryn Lee for her haunting debut in the recently released Hong Kong-Malaysia horror movie – Hungry Ghost Ritual, directed by the multi-talented Nick Cheung Ka Fai.

”



>> Cathryn Lee with Nick Cheung at a press conference



“

Nusmetro Loyalty Programme Member

Nusmetro properties are of excellent value. With the beautifully-styled facilities and uniquely constructed buildings, they make a fantastic investment!

As an existing customer of Arte S and Oasis, the loyalty programme referral fees have enriched me by RM125,000, and all I did was just recommend the properties to my friends!

”

>> Aaron Soyza





Spectacular

grand opening of



As the organiser of the Penang-CIMB 29th Women's World Championship, Nusmetro not only succeeded in bringing the world-class event to the shores of Penang Island for the first time, but also in making it "Simply The Best" in the tournament's history – all within a mere two months. The event saw the Penang State Government, a dedicated committee and all Penangites coming together in a never-seen-before show of solidarity that culminated in a much lauded sporting extravaganza.

- a - c > Vertical walking down the SPICE building
- d - k > 3D mapping leading up to a spectacular fireworks display to kick start the event
- l > Opening speech from Penang Chief Minister Tuan Lim Guan Eng at the Torch Run & Bike event



hours leading up to the openingceremony

A never-seen-before 3D projection mapping filled the 10-metre-high whitewashed walls of the Arena, becoming an unconventional catwalk for a bout of dynamic vertical-walking action as well as an impressive 3D robotics display to herald the start of the official opening ceremony by Penang Chief Minister Tuan Lim Guan Eng. The night then burst into a frenzy of vibrant colours, as the logos of the main title sponsors, the Penang State Government and CIMB, were projected onto the wall, followed by a spectacular fireworks display.



simply the best

30 >



- 1 > A spectacular fireworks display marks the beginning of the event
- 2 - 3 > The crowd at the opening
- 4 > Penang Chief Minister Tuan Lim Guan Eng signals the start of the Torch Run & Bike event
- 5 > Runners at the opening
- 6 > The CIMB banner flies high, attached to the paraglider
- 7 > Acrobatic performance
- 8 > Biking leg of the Torch Run & Bike event
- 9 > It's full capacity at the arena during the opening match
- 10 > L-R 3rd place winner Nicol David and Raneem El Welily, 2013 World Champion Laura Massaro and 2nd place winner Nour El Sherbini on the winners' podium
- 11 - 12 > Players in action

Laura Massaro
- World Champion 2013





www.facebook.com/Nusmetro / www.nusmetro.com

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