

# Gravit8's pulling factors

The RM1.3bil integrated development that draws in home buyers and investors

LIKE its namesake, Klang's latest and trendiest hub for food, fashion, and culture is pulling in people, food outlets and businesses to its location.

Aptly named Gravit8, the RM1.3bil development symbolises the new face of a dynamic, modern Klang, offering a new lifestyle and a different approach to urban living, leisure, work and entertainment.

It is a fully integrated development designed to seamlessly connect components for the ease of residents and visitors. Acting as a new centre of gravity, Gravit8 is attracting all the components that will make this place truly happening for residents, business operators and visitors.

Currently comprising serviced apartments, a retail mall, small offices-versatile-offices (SoVos) and retail outlets, Gravit8 is a natural convergence point for people in Klang to come together, to see and be seen. A corporate tower and hotel will be part of the future development.

The man-made Lakepark, which is the first component to be completed, accentuates the value of Gravit8 properties while introducing a perfect setting for community activities and recreation.

## A focal point

Property Developer Mitraland Group invested RM11mil to create the eight-acre lake, which has been a big draw for many events like the Gravit8 Charity Fun Run, Zumba classes and couples taking advantage to have their wedding photoshoots at the placemaking Lakepark. Interestingly, it is also the first pet-friendly Lakepark in Klang.

Gravit8's modern nautical concept is reflected in many of its elements, from the warm tones and rugged textures reminiscent of old port towns to the Scandinavian, Mediterranean and Japanese building textures that permeate the public spaces at the residential towers.

Atop the two-storey Pier8 Retail Mall are four freehold residential towers. Nordica, named after the Nordic Sea, consists of 340 units, with built-up sizes measuring from 631 sq ft to 1,046 sq ft, while Adria, derived from the Adriatic Sea, comprises 342 units with built-up sizes of 631 sq ft to 1,046 sq ft.

Andaman, taking its name after the Andaman Sea, offers 327 units, with built-up sizes measuring from 717 sq ft to 1,128 sq ft. The final residential tower is the 280-unit Ashino, a name that is derived from Ashinoko Lake in Japan. As the name implies, this tower is Japanese themed and offers the biggest units, with built-up sizes of 871 sq ft to 1,237 sq ft. Nordica, Adria and Andaman residential towers are fully sold while the 4th tower Ashino enjoys a 90% take-up rate.

Nordica and Adria residential towers were successfully handed over in Q4 2019 and the towers also achieved a QCLASSIC (Quality Assessment System in Construction) score of 77%

This reinforces Mitraland's commitment to maintaining the workmanship quality based on stringent industry standards for all of their developments.

## Rise of The Tresor

Set within the 23-acre Gravit8 is the newest addition to the freehold mixed development. Named the Tresor, which will occupy a 2.75-acre parcel next to the Pier8 Retail Mall, it has a gross development value of RM240mil. It will comprise a 29-storey tower with 344 serviced apartments, 72 Parkhomes and 25 shops.

Priced from RM516,800, the 1+1 to 3+1-bedroom units will have built-ups ranging from 952 to 1,125 sq ft. The units are expected to be completed in 2025.

The Parkhomes, located on the lower floors of the tower, will have built-ups of 1,175 sq ft to 1,206 sq ft. These units will come with parking bays in front of them, giving residents the experience of living in a landed property with condominium facilities.

A link bridge at Level 1 to the mall offers residents and visitors an easy and safe passageway. The Tresor also boasts the best view of all the residential towers as it directly fronts the Lakepark. All units facing the lake will be installed with low-E glass to maintain brightness but eliminates the heat and minimises infrared light penetration.

As sustainability for the environment is put into practice at Gravit8, one of



The latest addition to Gravit8 is The Tresor.

the highlights includes the electric car charging stations at The Tresor, a feature also available at Nordica, Adria, Andaman and Ashino.

## Good connectivity

Strategically situated along the Shah Alam Expressway and close to the Federal Highway, reaching Gravit8 is of no issue. Moreover, when the light rail transit line 3 (LRT3) is completed, there will be nearby stations at Johan Setia and Bandar Botanik.

While there is a multitude of schools within a 10-km radius of Gravit8 like SJKC Hin Hua, Hin Hua High School and SK Bkt Tinggi, the closest is Orbix International School by Orbix Education Group, which occupies 55,000 sq ft in Pier8. The international school will be the first in Southeast Asia to offer a comprehensive AI syllabus for students aged 6 to 18.

Other amenities include Aeon Mall at Bukit Tinggi, GM Klang Wholesale City, Tengku Ampuan Rahimah Hospital and Pantai Hospital Klang.

## Increasing value

Mitraland's past successes have marked the company as a major player in the property industry. Incorporated in 1998, the company has grown from strength to strength by developing landed property projects in Cheras and luxury condominiums in Mont' Kiara.

Fuelled by its success, the corporation expects the value of Gravit8 to reach RM1.5bil from RM1.3bil when it is fully completed.

This confidence stems from the expected spillover effects from three major projects, namely the IKEA distribution hub, the upgrading of Port Klang linked to the East Coast Rail Link and the maritime city project on Carey Island.

These are positive steps towards attracting more investments from global players and transforming Selangor into a regional logistics hub. And ultimately, employees from these billion-ringggit developments would be seeking out nearby accommodation. 📍



LEFT Lakepark is the focal point of Gravit8.

ABOVE The Pier8 Mall and the residential towers as seen from the lakeside.

StarProperty  
**AWARDS**  
2021 REAL ESTATE DEVELOPER  
**HONOURS**  
THE FAMILY-FRIENDLY AWARD (HIGH-RISE)

The Tresor @ Gravit8

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**AWARDS**  
2021 REAL ESTATE DEVELOPER  
**HONOURS**  
THE PROXIMITY AWARD (INTEGRATED DEVELOPMENT)

Gravit8

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**AWARDS**  
2021 REAL ESTATE DEVELOPER  
**MERIT**  
THE POSEIDON AWARD

Gravit8

**AS SUSTAINABILITY FOR THE ENVIRONMENT IS PUT INTO PRACTICE AT GRAVIT8, ONE OF THE HIGHLIGHTS INCLUDES THE ELECTRIC CAR CHARGING STATIONS AT THE TRESOR, A FEATURE ALSO AVAILABLE AT NORDICA, ADRIA, ANDAMAN AND ASHINO.**



360° lifestyle where the best meet in KLANG



**MITRALAND**

Crafting Lifestyles  
Creating Value



StarProperty  
**AWARDS 2021**  
REAL ESTATE DEVELOPER  
**HONOURS**  
THE PROXIMITY AWARD  
(INTEGRATED DEVELOPMENT)

StarProperty  
**AWARDS 2021**  
REAL ESTATE DEVELOPER  
**HONOURS**  
THE FAMILY-FRIENDLY AWARD  
(HIGH-RISE)

StarProperty  
**AWARDS 2021**  
REAL ESTATE DEVELOPER  
**MERIT**  
THE POSEIDON AWARD

# A New Lifestyle Voyage

in Klang South



Inspired by Klang's two-century-old maritime heritage, Gravit8 represents a new urban gathering place destined to define a center for Klang South. Gravit8 is designed to elevate experiential living in Klang, with a 23-acre mixed-development in Kota Bayuemas for families to enjoy shopping, dining, entertainment, and elements of nature in a modern setting.

What truly sets Gravit8 apart from the rest as a masterpiece is the how its mixed-use elements of serviced apartments, shop offices, retail, SoVos, an upcoming hotel and nature come together cohesively with water as the common thread, tying every element together not only for residents, but also for visitors to enjoy.

With an abundance of amenities, including the public-accessible 8-acre Lakepark which is also Klang's first pet-friendly park, the net lettable area of 150,000 sq. ft. bespoke retail mall Pier8, and a strong emphasis on security and safety, the community is a front-and-center priority at Gravit8, creating a paradigm shift for Klang South in becoming a forward-thinking destination for the way we work and live now.



the **Tresor**  
@ GRAVIT8

Inspired by Enchanting Santorini  
Now Yours to Behold

From **RM 516K**

- > 24 family-friendly facilities spread across 1.3 acres.
- > 1+1 to 3-bedroom serviced apartments (952 - 1,206 sq. ft.)
- > Parkhomes with three unit-fronting carparks and dry and wet kitchens.
- > Direct access to Pier8 retail mall on Level 1.



**MITRALAND**

Developer:  
Vibrantline Sdn. Bhd. (1038413-U)

D-28-01, Menara Mitraland, No.13A, Jalan PJU5/1,  
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Sales Gallery Open Daily (10am - 6pm)  
For further enquiries, please call:

**011 - 1638 6882**  
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Developer's License: 14308-3/01-2023/69(L) • Validity Period: 27/01/2021-26/01/2023 • Advertising & Sales Permit: 14308-3/01-2023/69(P) • Validity Period: 27/01/2021-26/01/2023 • Type of Property: Serviced Apartment • Approving Authority: Majlis Perbandaran Klang (MPK) • Building Plan Reference No: MPK/BGN-600-4/1/0113(2019) • Expected Completion Date: Feb 2025 • Land Tenure: Freehold • Land Encumbrances: Charged to Affin Bank Berhad • Total Units: The Tresor 374 Units (Type A/C/D/E), Mampu Milik 42 Units (Type B) • Minimum Price: RM567,648.00, Maximum Price: RM875,118.00 (The Tresor) • Minimum Price: RM270,000.00, Maximum Price: RM270,000.00 (Mampu Milik) • 7% Discount for Bumiputera • Restriction on Title: Nil • The information contained in the advertisement is subject to variations, modifications and substitutions as may be recommended by the relevant authorities and/or the project architect and cannot form part of an offer or contract. It shall not constitute and/or be treated as an offer on the part of the developer. All the information in this advertisement is current at the time of printing. All renderings are artist impressions only and all measurement are approximate.

**StarProperty**  
**AWARDS**  
**2021** REAL ESTATE  
 DEVELOPER

# Congratulations

## WINNERS 2021

### THE ASSISTED-LIVING HOME AWARD

**Excellence**

Suntrack Development Sdn Bhd  
 Tuai Residence Setia Alam

### THE BORNEO STAR AWARD

**Excellence**

IJM Land Berhad  
 Utama Park Residence

### THE BUSINESS ESTATE AWARD

**Honours**

Gamuda Land  
 Townsquare @ Gamuda Cove

**Honours**

HCK Capital Group Berhad  
 Edumetro @ Subang Jaya

**Honours**

Matrix Concepts Group  
 Sendayan Merchant Square

### THE CLOSE-TO-HOME AWARD

**Excellence**

IJM Land Berhad  
 Riana Dutamas

**Honours**

Glomac Berhad  
 Plaza @ Kelana Jaya

### THE CORNERSTONE AWARD

**Excellence**

Sunway City Iskandar Puteri  
 Sunway Citrine Lakehomes

**Honours**

Sri Pengkalan Binaan Sdn Bhd  
 Taman Nuri

### THE CREATIVE SPACE AWARD

**Excellence**

Sunway City Iskandar Puteri  
 Sunway GRID

**Honours**

Platinum Victory  
 Vista Sentul Residences

### THE DISTINCTIVE BUILD AWARD

**Excellence**

SkyWorld Development Group  
 SkyVogue Residences

**Honours**

Tropicana Corporation Bhd & Temokin Holdings Sdn Bhd  
 Tropicana Miyu

### THE EARTH CONSCIOUS AWARD

**Excellence**

Sunway Property Sdn Bhd  
 Sunway City Iskandar Puteri

### THE FAMILY-FRIENDLY AWARD (HIGH-RISE)

**Excellence**

Suntrack Development Sdn Bhd  
 Tuai Residence Setia Alam

**Honours**

Mitraland Group  
 The Tresor @ Gravit8

### THE FAMILY-FRIENDLY AWARD (LANDED)

**Excellence**

Sri Pengkalan Binaan Sdn Bhd  
 Puncak Kasa Heights

**Excellence**

Sunway City Iskandar Puteri  
 Sunway Citrine Lakehomes

**Honours**

Matrix Concepts Group  
 Ervina @ Ara Sendayan

**Merit**

OSK Property  
 Iringan Bayu, Seremban

### THE FULL CIRCLE AWARD

**Excellence**

Gamuda Land  
 Lucent Residence @ twentyfive.7

### THE HOLIDAY HOME AWARD

**Merit**

NCT Group Of Companies  
 Ion Forte Green City

**Merit**

Tropicana Corporation Bhd  
 Tropicana Grandhill

### THE INVESTOR'S CHOICE AWARD (COMMERCIAL)

**Excellence**

Austin Heights Sdn Bhd  
 8 Avenue @ Austin Heights

### THE INVESTOR'S CHOICE AWARD (LANDED)

**Excellence**

Austin Heights Sdn Bhd  
 The Original Cluster Home @ Austin Heights

### THE LANDSCAPE AWARD (HIGH-RISE)

**Excellence**

Mah Sing Group Berhad  
 M Arisa

**Excellence**

SkyWorld Development Group  
 The Valley Residences @ SkySierra

**Excellence**

SkyWorld Development Group  
 EdgeWood Residences @ SkySanctuary

### THE LANDSCAPE AWARD (TOWNSHIP)

**Excellence**

Gamuda Land  
 Gamuda Gardens

**Excellence**

OSK Property  
 Iringan Bayu, Seremban

### THE POSEIDON AWARD

**Merit**

Mitraland Group  
 Gravit8

**Merit**

Tropicana Corporation Bhd  
 Tropicana Cenang

### THE PROXIMITY AWARD

**Honours**

Mitraland Group  
 Gravit8

**Honours**

SkyWorld Development Group  
 SkySierra Integrated Development

**Merit**

HCK Capital Group Berhad  
 Edusphere @ Cyberjaya

### THE PROXIMITY AWARD (PROJECT)

**Honours**

Guocoland (Malaysia) Berhad  
 Emerald 9, Cheras

### THE PROXIMITY AWARD (TOWNSHIP)

**Honours**

I-Berhad  
 I-City Golden Triangle

### THE SKYLINE AWARD

**Excellence**

Guocoland (Malaysia) Berhad  
 Emerald 9, Cheras

**Excellence**

SkyWorld Development Group  
 The Valley Residences @ SkySierra

**Honours**

Mah Sing Group Berhad  
 M Luna

### THE SOUTHERN STAR AWARD

**Excellence**

Sri Pengkalan Binaan Sdn Bhd  
 Acacia Heights

**Honours**

Mah Sing Group Berhad  
 Meridin East

**Honours**

Parkland Group  
 Taman Parkland

### THE STARTER HOME AWARD (HIGH-RISE)

**Excellence**

Platinum Victory  
 Vista Sentul Residences

**Excellence**

SkyWorld Development Group  
 SkyAwani 5 Residence

**Honours**

Glomac Berhad  
 Plaza @ Kelana Jaya

**Honours**

Seri Pajam Development  
 Nada Bidara

### THE STARTER HOME AWARD (LANDED)

**Excellence**

Homecity Realty Sdn Bhd  
 Garden Villa @ Taman Tasik Semenyih Permai

**Excellence**

Matrix Concepts Group  
 Avisia & Belissa @ Laman Sendayan

**Honours**

OSK Property  
 Iringan Bayu, Seremban

### THE WOW AWARD

**Honours**

NCT Group Of Companies  
 Grand Ion Majestic

## STARPROPERTY ALL-STARS AWARD

(by alphabetical order)

**Excellence**

GAMUDA LAND

I-BERHAD

IJM LAND BERHAD

MAH SING GROUP BERHAD

MATRIX CONCEPTS GROUP

OSK PROPERTY

PLATINUM VICTORY

SKYWORLD DEVELOPMENT GROUP

SUNWAY PROPERTY

TROPICANA CORPORATION BERHAD

