



JESSELTON
TWIN TOWERS
天璽168

Vertical Prestige . Double Esteem
尊优之峰 · 举世吾双



Live at
The Pinnacle of Success
人生巔峰·非凡致胜

“Always keep your mind as bright and clear as
the vast sky, the great ocean, and the highest peak,
empty of all thoughts.

Always keep your body filled with light and heat.
Fill yourself with the power of wisdom
and enlightenment.”

“思维常保清晰，浩瀚如长空、澄净如大洋、高深如巨擘，
而不沾一丝世俗之念。身心需予以光和热，维持正向和热情。
确保浇灌智慧，从而启迪人心。”

Morihei Ueshiba, National Great Teacher of Japan
植芝盛平，日本武学博弈名家



A Lucrative Prospect with The Taste of Victory 放远目光·品味人生

Be focused on what you are about to witness. This is the rise of a golden era for Borneo Island. This is the culmination of luxury residences that accurately defines your stature and achievements in life.

At Jesselton Twin Towers, you have it all.

保持思维专注而清晰，您将见证婆罗洲岛屿崛起的全新黄金篇章。最顶峰的豪华住宅，这是您在追逐成功人生的道路上最佳诠释。诚然，您已拥有一切，尽在天璽168！

A Spectacular Façade Basks in the Limelight 高耸入云·耀眼夺目

Borneo's Tallest Iconic Landmark
婆罗洲最高耸新地标



Sabah State
Administrative Centre
Sabah
沙巴州政府大楼

33-storey/层

Jesselton
Twin Towers
Sabah
沙巴天璽168

2 Towers/座 x 56-storey/层

Wisma
Sanyan
Sarawak
砂拉越三洋大厦

28-storey/层

Ministry of
Finance Building
Brunei
文莱财政部

21-storey/层

Marking A Presence on The Wall of Fame 楼志在高·有高则荣

Soaring high at 56 storeys, Jesselton Twin Towers is the tallest landmark in Borneo Island. It marks a new height of excellence in the Golden Triangle of Kota Kinabalu. The iconic sky residence spans across prime real estate and is poised to become an address envied by many.

楼高56层，坐落在亚庇金三角地带的天璽168即将改写婆罗洲建筑物高度纪录。在如此卓越的地段拔地倚天，这崭新地标将成为令人称羨的住址。

A Spectacular Façade
Basks in the Limelight
高耸入云·耀眼夺目

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Ranking One Of The Most Liveable Places 世界前列最佳宜居地区

Live close to one of the most naturally gifted lands in the world, featuring blue waters, forests rich with life and majestic mountains.

Sabah is well known to have an exciting biodiversity of flora and fauna. This makes living in the capital, Kota Kinabalu, a brilliant choice for discerning homeowners.

迁居至世界上其中一片天赋的天然土地上，这里有湛蓝的海水、茂盛的原始森林及雄伟的高山。

马来西亚东部的沙巴州被誉为世界其中一个最珍贵的区域，孕育了庞大数量的热带动植物。沙巴州首府亚庇市因此得益，受世界认可为高度宜居环境的不二选择。

Top 10 Tourist Destinations in Asia
十大亚洲热门旅游目的地
Source from TripAdvisor 数据源自旅游点评权威《猫途鹰》

Top 20 Best Places to Retire in The World
世界20大最佳退休天堂
Source from Live and Invest Overseas 数据源自《海外生活与投资》

Malaysia Provides The 3rd Best Healthcare in 24 Countries
马来西亚在全球24个最佳医疗保健国家当中荣登季军
Source from US Magazine, International Living 数据源自美国杂志《国际生活》



Mount Kinabalu - Top 20 Prominent Mountains in the World
世界前20最著名山峰-亚庇神山



Ecologically Wealthy Environment
优质天然生态环境



Biggest City in North Borneo
婆罗洲北部最大城市



World-Class Medical Services
国际领先医疗水平

Temperate Climate with Clean Air
气候舒适，空气优质
Average Temperature 21°C - 30°C
Average Pollution Index : 30 | Average PM2.5 : 6 - 13
平均气温：21°C - 30°C | 平均污染指数：30 | PM2.5均值：6 - 13

262+ Direct Flights
from other major cities in Asia
每日262+趟飞机直航
往来亚洲各大主要城市
Source from Sabah Tourism 数据源自沙巴旅游局

3,670,000 Visitors Arrival
in year 2017 alone
游客到访人次多达3,670,000
2017年全年改写纪录
Source from Sabah Tourism 数据源自沙巴旅游局

Sabah Populations More Than 3.54mil
Significant growth and still increasing
沙巴总人口逾354万
增势显著并持续增长
Source from The Borneo Post 数据源自《婆罗报》

Defined by Pristine Nature & Urban Developments

原始大自然结合现代化建设的完美诠释

Jesselton Twin Towers best defines life within Kota Kinabalu's rich mix of pristine nature and urban developments. Embrace the stunning views from your lofty abode and behold the wonders of the city that surround.

天璽168完美诠释亚庇市融合原始大自然以及现代化建设的丰裕生活。从高处眺望城市设施及休闲据点，一幕幕美景尽入眼帘，振奋人心！居高临下，一切仅在咫尺。

Sabah Golf & Country Club
亚庇高尔夫球俱乐部

City Mall
城市购物中心

Kota Kinabalu
City Centre
亚庇市中心

Queen Elizabeth II
Hospital
伊丽莎白女王医院

KPJ Sabah
Specialist
Hospital
KPJ专科医院

Damai
Specialist
Hospital
达迈专科医院

J
JESSELTON
TWIN TOWERS
天璽168

Kian Kok
Middle
School
建国中学

Sabah
Tshung Tsin
Secondary School
崇正中学

Likas
Sports
Complex
里卡士体育中心

Consulate General Of
The Republic's
People Of China
中华人民共和国领事馆

University
Malaysia
Sabah
马来西亚沙巴大学





Unlocking Conveniences At KK's Golden Triangle 亚庇市金三角轴心便利设施环绕

Rise at where the city pulses. Jesselton Twin Towers positions you to thrive in the Golden Triangle of Kota Kinabalu, centred on various urban amenities.

与繁华城市脉搏同步。天璽168为沙巴亚庇金三角地带增添姿彩，交通便利衔接周边各城市设施。一切城市生活设施尽在咫尺之遥。



Shopping & Leisure 购物商场

- 1 City Mall
- 2 Imago Shopping Mall
- 3 Suria Sabah
- 4 Jesselton Mall

Education 教育学府

- 1 Sabah Tshung Tsin Secondary School
- 2 Kian Kok Middle School
- 3 Sayfol International School
- 4 Kinabalu International School
- 5 University Malaysia Sabah

Sports & Recreation 休闲运动

- 1 Sabah Golf & Country Club
- 2 Shangri-La's Tanjung Aru Resort & Spa
- 3 Sutera Harbour Marina & Country Club
- 4 Likas Driving Range
- 5 Likas Sports Complex
- 6 Likas Stadium
- 7 Tun Fuad Stephens Park

Healthcare 医疗中心

- 1 Queen Elizabeth II Hospital
- 2 KPJ Sabah Specialist Hospital
- 3 Damai Specialist Hospital
- 4 Jesselton Medical Centre

Transit 交通设施

- 1 Jesselton Point Ferry Terminal
- 2 Kota Kinabalu International Airport

Arts & Community 社区文艺

- 1 Sabah Museum
- 2 Sabah State Library



Nature & Architecture Intertwined 建筑美学与大自然的完美演绎

The genius architecture of Jesselton Twin Towers is inspired by the natural constructs in which it resides. It is a masterclass of harmony between nature and sophistication.

For instance, the staggered topography of the mountainside and layered forest canopies are incorporated in the architecture, represented by the facade of the commercial annexe. Also, when the sun sets, Jesselton Twin Towers' glass-lit rooftop appears as a coastal lighthouse - a clever and beautiful touch in design.

天璽168建筑设计巧思源自大自然的启发, 结合人工建筑精髓, 完美呈现大自然与人文交融的智慧。

梯田渐层式及雨林植被的自然形式应用于建筑上, 现代绿意商业中心明显体现了设计概念。
顶层设施空间墙面采用玻璃打造, 入夜满室敞亮, 仿若照亮亚庇全市的一座高耸灯塔。



Land Contour & Topography
地表层次感与阶梯地貌



Rainforest Structure & Canopy Layers
雨林造景与绿色渐层



Stone & Cave Crystallization
钟乳石与石窟结晶



Peak of Mountain & Lighthouse
山峰与灯塔

A Magnificent Masterpiece
At An Envable Address
匠心巨作·荣耀全城





Be Welcomed to
Affluent Living
葱郁环境幽雅惬意

Make your way through the grand entrance statement to your luxurious abode. The impressive entry is sure to be a subject of envy, but it also serves as the first layer in a multi-tier security system, ensuring round-the-clock peace of mind for you and your loved ones.

步入宏伟的入口处，这里就是您的豪华住所。堂皇的栅门设有保安管理，多重的保安系统给予您和家人全天候的安全保障。

Architectural Brilliance From Every Angle 精雕细琢·气派恢弘

A prestigious address means more than exuding elegance. Jesselton Twin Towers welcomes every resident and visitor alike with its lofty-ceilinged grand lobby. This is a true entrance statement that will never fail to impress.

卓越住址散发着高雅的气息。天璽168以高挑堂皇的大厅迎接每一位住户和访客。如此奢华气派的迎宾区绝对令人印象深刻。



The Benchmark of Leisure

悠闲生活全新指标

There is nothing ordinary about Jesselton Twin Towers. Certainly not in the awe-inspiring mountainous views - green and grey peaks that seem to stretch endlessly on the horizon.

进驻天璽168, 生活就是如此不凡。沉浸在无限延伸的山脉及山峰景色中, 凛然气息令人叹为观止。



Recreation Deck at Level 10 裙楼休闲设施

- 50M Lap Pool 50米泳池
- Jacuzzi 按摩池
- Splash Pool 嬉水池
- Pavilion 休息亭
- Sauna & Steam Rooms 桑拿及蒸浴室
- Kid's Play Area 儿童游戏区
- Function Room 1 & 2 宴会厅1和2
- Gymnasium 健身室
- Dance Studio 舞蹈室
- Lawn & Garden 绿茵花园
- Lounge Deck 休闲台



Shining from Afar Stunning from Within 光之灯塔·心之向往

The rooftop of Jesselton Twin Towers is built with glass features that, when lit, appears as if a coastal lighthouse. From the glass-walled clubhouse, residents are afforded the best vantage point to cast their gaze on the marvelous Kota Kinabalu cityscape.

天璽168顶层采用玻璃打造，夜间满室敞亮犹如空中灯塔。顶楼俱乐部是最佳观景处，从这里眺望远方四周，住户可以俯瞰亚庇市，绝佳景色美不胜收。





Sky Facilities at Level 54 & 55 顶楼空中设施

- Sky Bar 空中酒吧
- Sky Cafe 空中咖啡馆
- Sky Garden 空中花园
- Sky Terrace 空中露台
- Private Lounge 私人会客厅
- Private Dining 私人厢房
- Lounge & Library 会客及阅读间

The Height of Privileged Living

尊尚生活锦上添花

Jesselton Twin Towers is the place for lifestyle enrichment. Right past the ever assuring entrance security, sits a remarkable commercial annexe that offers not just convenience, but another avenue for indulgence.

Here, residents may engage in a variety of commercial services, such as shopping therapy or alfresco dining - all within a wonderfully manicured landscape.

丰裕生活就在天璽168。建筑外形独特的商业中心，不仅提供日常便利，更是空闲消遣的好去处。

在此住户可以享用各式商业服务，例如购物或餐饮，全部尽在如此绿意盎然的景观之中。





Every Unit Own Different Scenic Views 每户享有不同的景色



View Maximisation to A Whole New Level 空间设计·心思到位

Each unit is a luxurious home space that provides absolute comfort and privacy, enabling you to live the life you desire most. Every home features a unique view from its generous balcony, which also allows ample natural lighting to fill the living halls.

每户单位赋予绝对的舒适及私隐空间, 让您拥有梦寐以求的居家生活。从宽阔的露台眺望观赏专属的景观, 并引进自然光线照亮室内空间。



Excellent in Quality & Credentials 工程精妙 · 倍受嘉奖

- The Developer 发展商 -

JESSELLTON GROUP

Jesselton Group is well known in Sabah for the iconic waterfront city, Jesselton Residences, which hosts an upmarket condominium.

Jesselton集团在沙巴众所周知，首要以显赫的亚庇市滨海区高端公寓Jesselton Residences最为闻名。



Jesselton Residences
Kota Kinabalu, Sabah
Construction by VINCI (France)



Jesselton Heights
Kota Kinabalu, Sabah

- The Builder 工程师 -



中國建築股份有限公司
CHINA STATE CONSTRUCTION ENGRG. CORP. LTD

China State Construction Engrg. Corp. Ltd. (CSCEC) has just completed the construction of Malaysia's tallest building, The Exchange 106, situated in Kuala Lumpur. The Group has come a long way to becoming a major player in super high-rise buildings.

中国建筑股份有限公司 (CSCEC) 近期在吉隆坡完成建造马来西亚最耸高的摩天大楼 - The Exchange 106。该公司历年以来在世界各地以建造无数著名高楼大厦著称，是建筑界的佼佼者。

A Luxury Living Concept by

JESSELLTON GROUP

Book an appointment

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Developed by 发展商

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All renderings and photographs contained in the circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities.
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