Project report: Phoeniz Suites @ KL City Centre

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Phoeniz Suites @ KL City Centre is listed as off-plan in Kuala Lumpur, Malaysia, by EXSIM YKS 54 Sdn. Bhd. No handover date is published in the sources we read. A permit number is published. Transparency score: 63 of 100, rank 99 of 120 in Kuala Lumpur. 7 of 7 developer claims we tested are confirmed.

Key facts

Developer: EXSIM YKS 54 Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Location: Kuala Lumpur, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Stage: off-plan
source: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Handover on record: not published
source: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Permit or licence number: Developer licence 31426/06-2031/0173(A); Advertising and sales permit 31426-1/11-2029/0850(N)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Price from: MYR 943,800 - 1,618,200
source: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

Transparency checklist

Transparency score: 63 of 100. Rank 99 of 120 in Kuala Lumpur

[x] Developer identified by legal name: Legal name: EXSIM YKS 54 Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Developer licence 31426/06-2031/0173(A); Advertising and sales permit 31426-1/11-2029/0850(N)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[o] Handover date published: No handover date in the pages we read

[o] Handover date record: No dated handover record

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/phoeniz-suites-kl-city-centre/

23 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/31426-1

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/phoeniz-suites-kl-city-centre/
Free to share under CC BY 4.0, credit Kolaboro.