



ALORA

RESIDENCES

FREEHOLD

avenue
25
SUBANG
JAYA



NATURALLY 13-Acre Vertical Green Village

With the rainforest as our blueprint, Avenue25 brings together residential, commerce and park greens in one thriving habitat for life to flourish, naturally.





Artist's Impression

Breathe Forest Live Urban

Nestled within the pioneering phase of Avenue25, every arrival at Alora Residences is greeted by an organic fusion of nature's harmony and urban conveniences. The cool spaces within heightening the pleasure of every homecoming.



Artist's Impression



Artist's Impression



Signature Retail Shops
Artist's Impression

Modern Comforts at Your Door

With your favourite hangout joints, food, daily needs and more just a swift elevator ride away, stay in sync with today's efficient trends and have more time to enjoy life surrounded by greens.



Facilities Deck
Artist's Impression

Forest-Inspired Facilities

Like the forest that nurtures and connects diverse life forms, our range of facilities bring people of all ages together in environs that cultivate healthy bonds with nature.

Facilities Plan

LEVEL 10

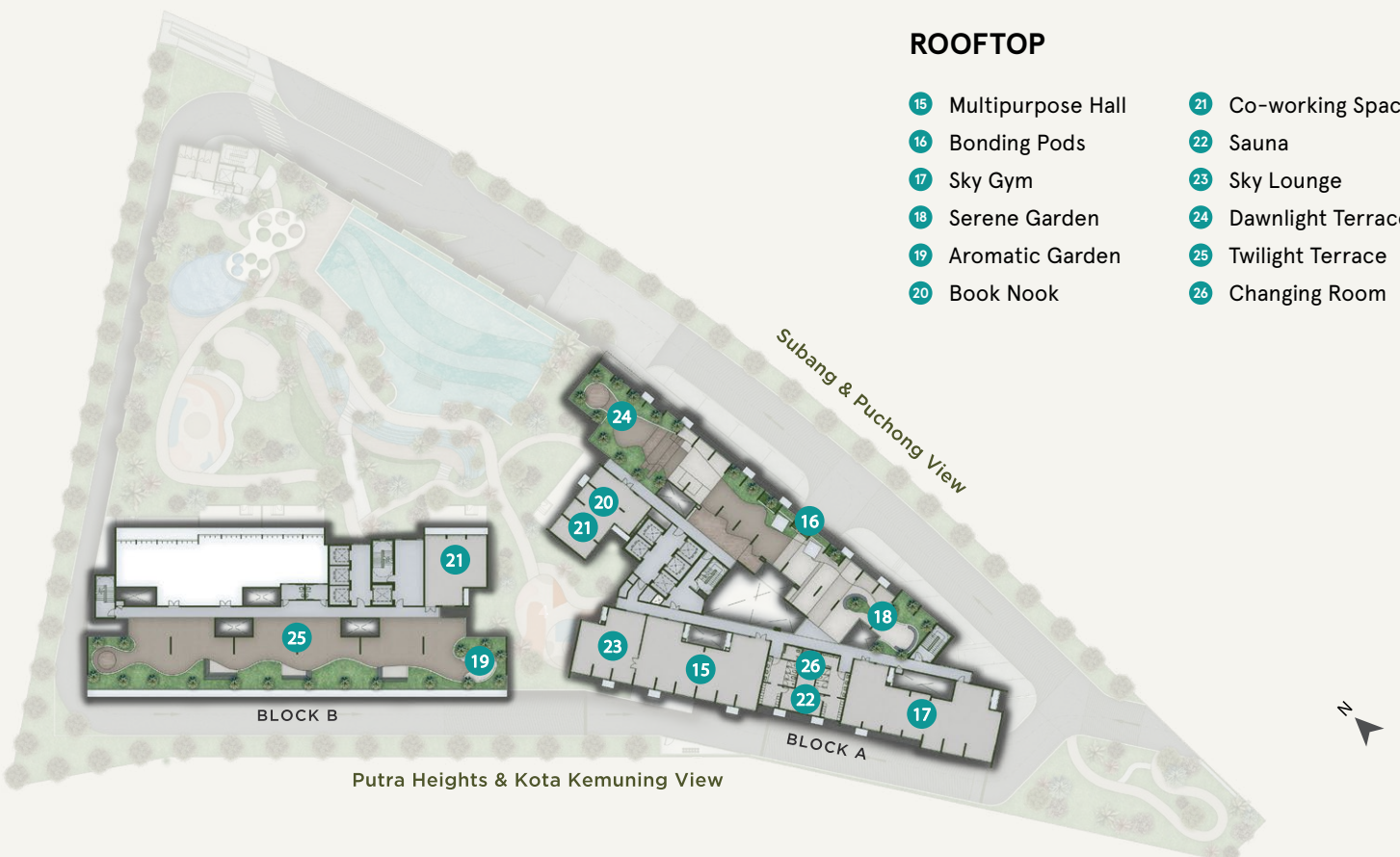
- | | |
|---------------------|----------------------|
| 1 Grill & Feast | 8 Callisthenics Lawn |
| 2 Dewdrop Pavilion | 9 Herb Garden |
| 3 Horizon Pool | 10 Crescent Bay |
| 4 Fun Outdoor Zone | 11 Green Tier |
| 5 Treetop Adventure | 12 Rainwater Cascade |
| 6 Splash Pool | 13 Sun Lounge |
| 7 Playtopia | 14 Changing Room |

- Type A/A1
- Type B
- Type C
- Type D



ROOFTOP

- | | |
|----------------------|----------------------|
| 15 Multipurpose Hall | 21 Co-working Space |
| 16 Bonding Pods | 22 Sauna |
| 17 Sky Gym | 23 Sky Lounge |
| 18 Serene Garden | 24 Dawnlight Terrace |
| 19 Aromatic Garden | 25 Twilight Terrace |
| 20 Book Nook | 26 Changing Room |





2 Dewdrop Pavilion



3 Horizon Pool



21 Co-working Space

16 Bonding Pods



17 Sky Gym



23 Sky Lounge



TYPE

A

BUILT-UP AREA

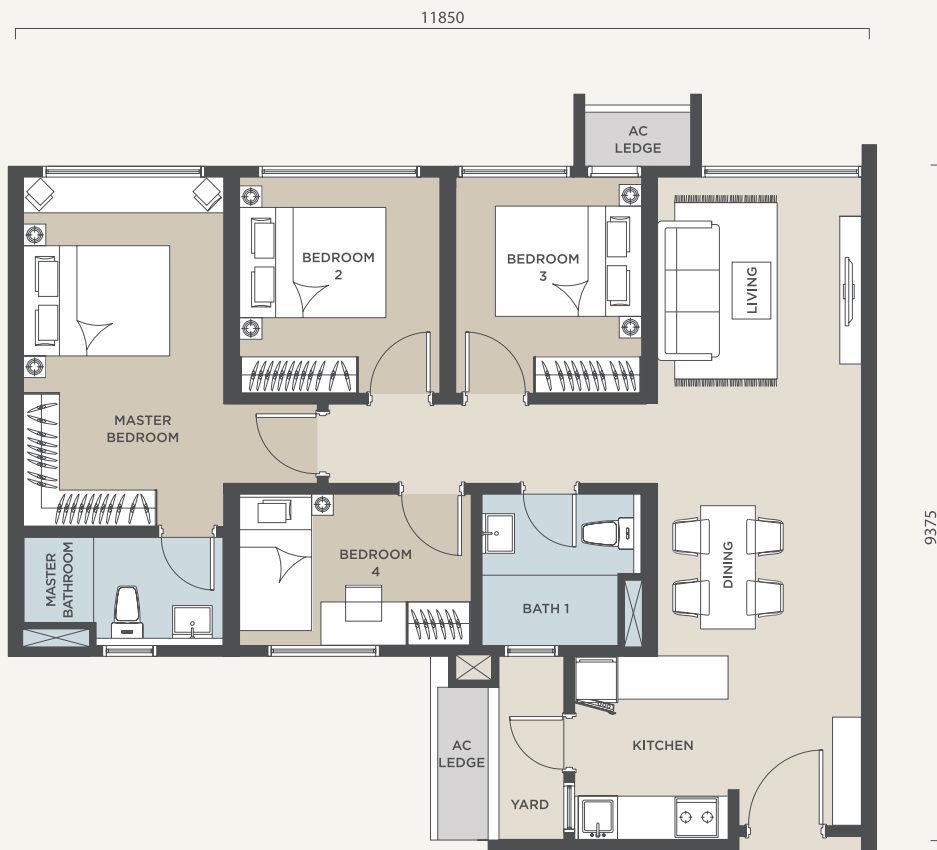
1,042 sq.ft.



4 BEDROOMS



2 BATHROOMS



TYPE

A1

**FRENCH
BALCONY**

BUILT-UP AREA

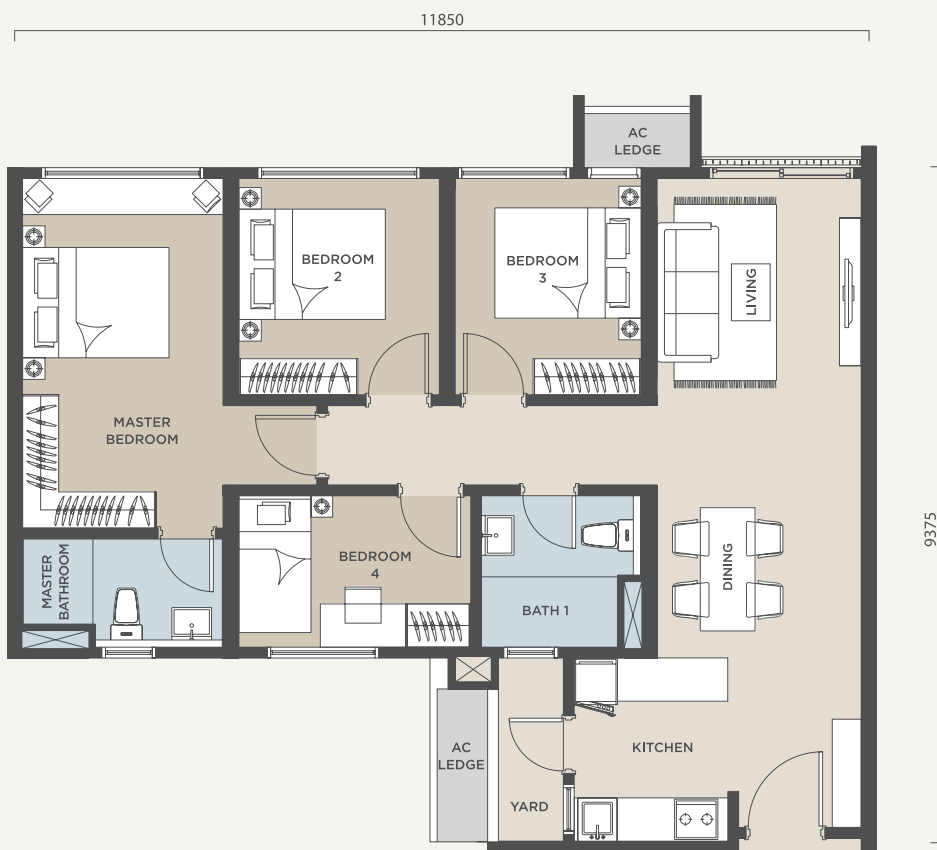
1,042 sq.ft.



4 BEDROOMS



2 BATHROOMS



TYPE B

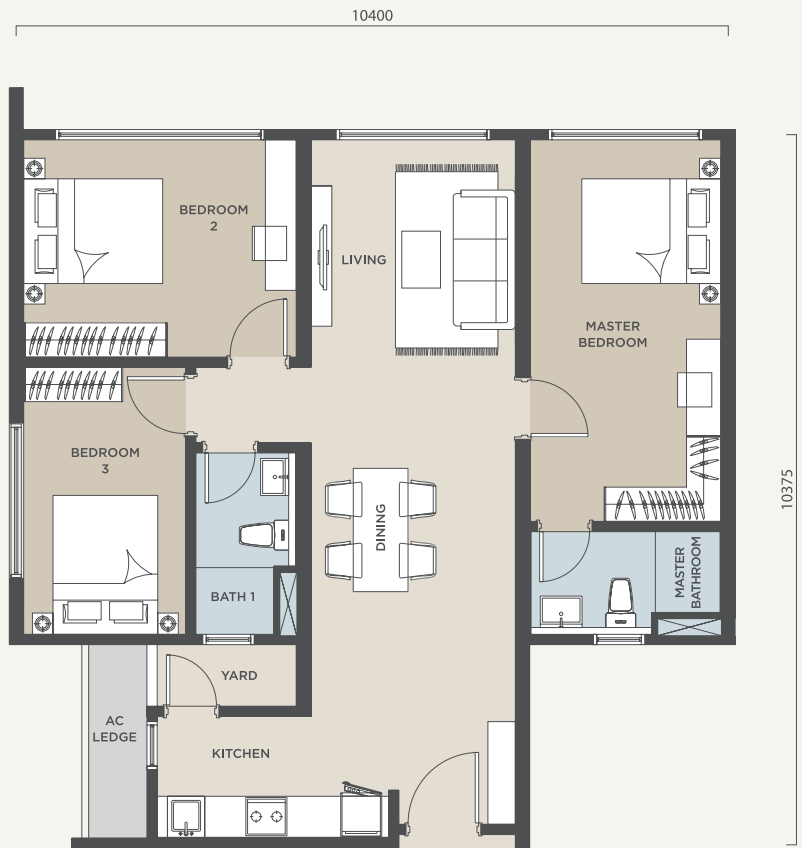
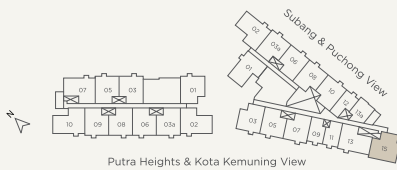
BUILT-UP AREA
1,028 sq.ft.



3 BEDROOMS



2 BATHROOMS



TYPE C



**360°
VIRTUAL
TOUR**

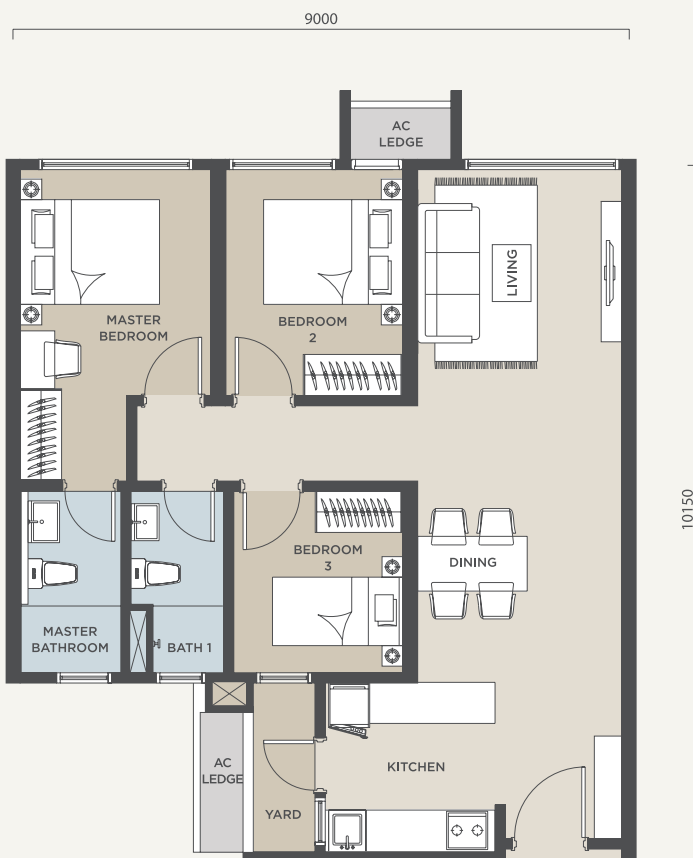
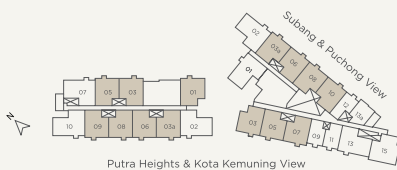
BUILT-UP AREA
923 sq.ft.



3 BEDROOMS



2 BATHROOMS





Well-Placed, Easy Access

Located at USJ 25 in the heart of Subang Jaya, Alora Residences is directly linked to major cities within Greater Kuala Lumpur via three key highways and the USJ 21 LRT Station (Kelana Jaya Line). Life's essentials and amenities abound within its masterplan, Avenue25 and beyond in the nearby townships of Petaling Jaya and Shah Alam.



USJ 21 LRT Station



Maple Leaf Kingsley International School



Main Place Mall



Retail Shops at USJ Taipan



RETAIL

Main Place Mall
NU Empire Shopping Gallery
Sunway Pyramid
IOI Mall, Puchong
Retail Shops at USJ Taipan

EDUCATION

Maple Leaf Kingsley Intl. School
Sri Kuala Lumpur School
SMK USJ 23
Fairview Intl. School
Monash University Malaysia
Taylor's College
Sunway University
INTI College
SEGi College Subang Jaya

MEDICAL

Sunway Medical Centre
KPMC Puchong Specialist Centre
Columbia Asia Hospital Puchong
Beacon Hospital
Assunta Hospital
Subang Jaya Medical Centre

RECREATION

Sunway Lagoon
Glenmarie Golf & Country Club
Subang National Golf Club
3K Sports Complex
Subang Ria Recreational Park

TRANSPORTATION

Sultan Abdul Aziz Shah Airport
(Subang Airport)
Kuala Lumpur International Airport
USJ 21 LRT Station

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Visit Our Show Unit

AVALAND SHOW UNIT @ ONE CITY USJ
Lot C-02, Level 2M, SkyPark @ One City,
Jalan USJ 25/1, One City,
47650 Subang Jaya, Selangor

011 1722 6777
avenue25.com.my



Developer: USJ CITYPOINT SDN. BHD. (Company No. 200801001667) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 30162/08-2027/0161(A) • Validity Period: 26/08/2022 – 25/08/2027 • Advertisement & Sales Permit No.: 30162-1/08-2026/0949(N)-S) • Validity Period: 23/08/2023 – 22/08/2026 • Land Encumbrance: AmBank (M) Berhad • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Subang Jaya • Building Plan No.: MBSJ.BGN.BP3.600-1/10/4/5 (23) • Expected Date of Completion: Q3 2027 • Type of Property: Serviced Apartment • Total No. of Units: 492 units • Built-up Area: 568 sq.ft. – 1,457 sq.ft. • Selling Price: From RM270,000 (Min) – RM1,145,170 (Max) • Bumiputra Discount 10%. The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the Developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and/or substitutions as may be required by the Authorities and/or recommended by the Architect or Engineer.

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