



ALAIA

TITIWANGSA  
BY WINDSOR COLLECTION

WHERE **COMMUNITY** MEETS **EXCLUSIVITY**

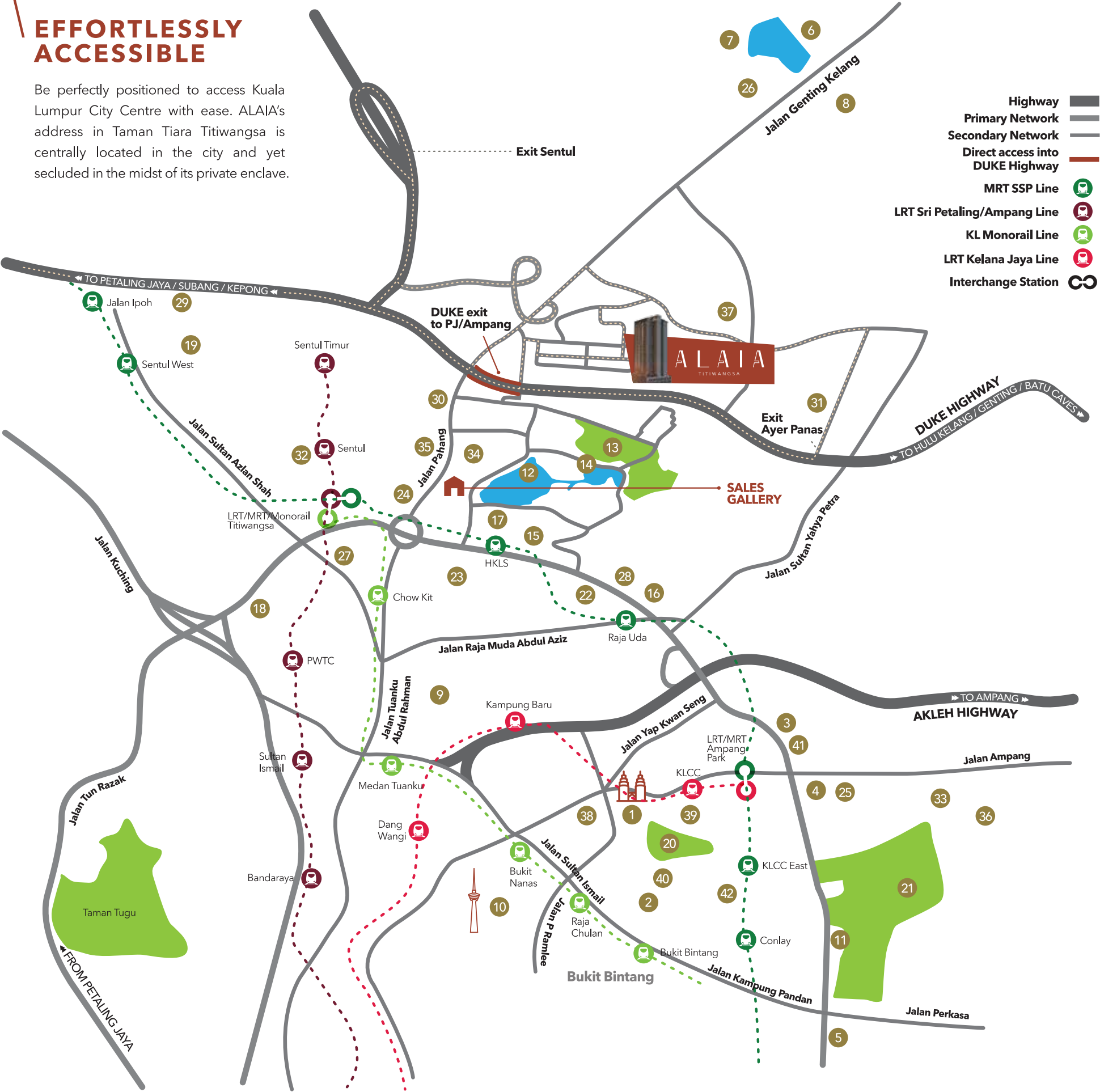
ALAIA

( A H - L Y E - Y A H )

Inspired by the Sanskrit word associated with 'positive'.  
The name represents the kind of experiences that our  
development would bring to all its residents.

# EFFORTLESSLY ACCESSIBLE

Be perfectly positioned to access Kuala Lumpur City Centre with ease. ALAIA's address in Taman Tiara Titiwangsa is centrally located in the city and yet secluded in the midst of its private enclave.



## DRIVE

Exit to DUKE Highway: 1km  
Suria KLCC/Bukit Bintang: 8km

## SHOPPING & GROCERY

- 1 Suria KLCC
- 2 Pavilion Kuala Lumpur
- 3 The Intermark Kuala Lumpur
- 4 The LINC Kuala Lumpur
- 5 IKEA Cheras
- 6 Setapak Central Mall
- 7 AEON BiG Danau Kota
- 8 Giant Hypermarket
- 9 Chow Kit Wet Market

## LEISURE

- 10 Menara Kuala Lumpur
- 11 TREC KL
- 12 Titiwangsa Lake Gardens
- 13 Titiwangsa Golf Course
- 14 Titiwangsa Horse Stable
- 15 National Art Gallery
- 16 National Library of Malaysia
- 17 Istana Budaya
- 18 PWTC
- 19 KLPAC
- 20 KLCC Park
- 21 Royal Selangor Golf Club

## RIDE

Titiwangsa LRT & Monorail: 3km  
Titiwangsa MRT

## MEDICAL

- 22 Institut Jantung Negara (IJN)
- 23 Kuala Lumpur Hospital
- 24 KPJ Tawakkal KL Specialist Hospital
- 25 HSC Medical Centre
- 26 Columbia Asia Hospital Setapak
- 27 KPJ Sentosa KL Specialist Hospital
- 28 Hospital Pusrawi

## SCHOOL

- 29 Chong Hwa Independent High School
- 30 SRJK (C) Chong Hwa
- 31 Setapak High School
- 32 Wesley Methodist International School
- 33 Sayfol International School
- 34 Tadika St. Ronan
- 35 SJK (C) Chiao Nan
- 36 The International School of Kuala Lumpur
- 37 SMK (P) Air Panas

## HOTEL

- 38 W Kuala Lumpur
- 39 Four Seasons Hotel Kuala Lumpur
- 40 Banyan Tree Kuala Lumpur
- 41 DoubleTree by Hilton Hotel Kuala Lumpur
- 42 Kloé Hotel Kuala Lumpur

## THE NEIGHBOURHOOD

Look a little closer and you'll find a diverse area to explore and enjoy.



### TITIWANGSA LAKE GARDENS

Designed in 1980 by Rio Takahashi, a Japanese landscape architect, it is over 95 hectares and the main attraction here is a picturesque lake left over from tin-mining activity during the British colonial era. Its adjacent sports complex has facilities for tennis, squash and basketball.



### NATIONAL LIBRARY

More than 3 million collection of printed and non-printed books, manuscripts and digital materials are found here, including Hikayat Hang Tuah that was listed in UNESCO's Memory of the World Programme International Register in 2001.



### NATIONAL ART GALLERY

A repository for the national collection, it has a permanent collection of over 4,000 art works by renowned local artists as well as foreign pieces.



### ISTANA BUDAYA

Indulge in live performances within the walls of this palace of culture. It plays host to all types of theatre, including both local and international musicals, operas and concerts.



# \ THE TRUE MEANING OF URBAN COMMUNITY LIVING IS HERE

Experience a seamless transition between community and exclusivity. A vision for modern city living where meaningful connections are formed with those around you.

Nestled in a low-density residential area, ALAIA's contemporary elegance makes it a haven for residents to unwind. Green space is plentiful, with the upgraded Titiwangsa Lake Gardens a stroll away. Its accompanying co-working space offers an inspiring area to network and share ideas. More social spaces come in the form of a social hub with 18 curated lots and a Kebun featuring fruit trees and a spice garden. There is also an activity van for weekend explorations of food, nature and art.

All these and a Community Manager that curates weekend activities for the residents cement ALAIA as a home where residents can both relax and socialise.





# PANORAMIC 180° VIEWS

of the KL City Skyline or the Titiwangsa Range.

# CLEAR GLASS BALCONY RAILING

ensures an uninterrupted view from the living room.

# RESIDENT CLUBHOUSE

offers a host of facilities over several floors to gather, relax, workout and entertain.

# SOCIAL HUB

is a curated retail space featuring F&B outlets and other conveniences.

# ACTIVITY VAN

for weekend explorations of the city also acts as a LRT/MRT shuttle service.

# EASY ACCESS

to Kuala Lumpur's Golden Triangle as well as matured public facilities and amenities. A 66-foot wide road serves ALAIA's low-density location within Taman Tiara Titiwangsa and a dedicated access to the DUKE Highway is 1km away.

436  
UNITS

40  
STOREYS

18  
SHOPS

4  
PASSENGER LIFTS

28  
FACILITIES

635-1,012  
SQ. FT.

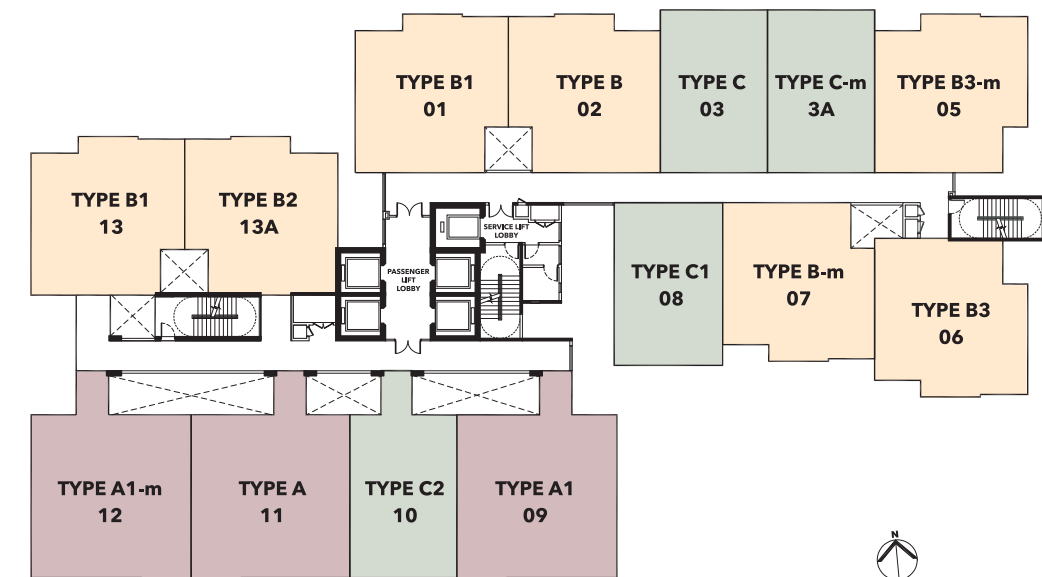


## SEE THE HIGHLANDS (NORTH VIEW)

Soothe your soul with the verdant slopes of the Titiwangsa Range in the horizon. On a clear and sunny day, Genting Highlands presents itself as part of this scenic view.

# VIEWS TO INSPIRE

ALAIA is one of the rare places in the city that offers a panorama that is free from obstructions. The rooftop's prized vista makes it the perfect place to gather friends or family and enjoy the breathtaking views.



## SEE THE CITY (SOUTH VIEW)

Catch majestic views of the capital's skyline including its four iconic towers - KLCC, TRX, Merdeka 118 and KL Tower - drenched in a golden glow at sunrise or sunset.



39

25m SKY POOL  
SKY JACUZZI  
SAUNA  
SKY DINING  
SKY CINEMA & BBQ DECK  
SKY LOUNGE  
KARAOKE ROOM

37

YOGA/PILATES GARDEN  
SKY GYM

7-38

RESIDENTIAL FLOORS  
1 BED + 1 STUDY,  
2 BED + 1 STUDY &  
3 BED + 1 STUDY  
APARTMENTS

MAIL ROOM  
SOCIAL HUB  
RECEPTION LOBBY  
CO-WORKING SPACE  
ACTIVITY VAN  
EV CHARGING STATIONS  
MALE/FEMALE SURAU  
MEETING ROOM  
CHILLOUT PLATFORMS

MANAGEMENT OFFICE  
SUNKEN GARDEN  
GARDEN KITCHEN  
JOGGING TRACK  
GAMES ROOM  
TEA LOUNGE  
KIDS POOL  
PLAYGROUND  
PLAYROOM  
GREEN FOLLY & BBQ

7

VISITORS PARKING  
LOADING/UNLOADING BAY

B1

B3

KEBUN  
CAR WASH BAY

# AT ALAIA YOU ARE PART OF SOMETHING SPECIAL

Beyond its amenities, ALAIA's Community Manager will organise and curate group activities that aim to grow social connections among the residents.





# SECURITY

Your peace of mind matters. At ALAIA, various measures are in place to help you find comfort in feeling safe at all times.

## 24-HOUR SECURITY

Round-the-clock patrolling and CCTV surveillance.

## MULTI-TIERED SECURITY SYSTEM

- A long range Security Card reader for the boom gate access ensures parking entry and exit is smooth and easy
- CCTV surveillance throughout ALAIA, which includes the guardhouse and car parks
- A security gate will be drawn at night for additional protection
- Security Card is required for access to Lift Lobby from all parking levels
- Security Card restricts access to the Clubhouse floors and each resident's respective floor

## SEPARATE LANE FOR RESIDENTS AND VISITORS

- 'Residents Only' lane makes it a breeze to enter and exit without being delayed by visitors
- A dedicated lane for visitors enhances the management of traffic and security

## VISITOR MANAGEMENT APP

Provides a safe and convenient way for both residents and security to manage and monitor visitors.

artist's impression only





# G

## WORK & PLAY

### WAITING AREA & LOBBY

With sophisticated, minimal detailing and warm, welcoming colours, this meticulously planned area reflects the care and craft that goes into ALAIA.



artist's impression only

### CO-WORKING SPACE & PRIVATE MEETING ROOM

When you need to separate work life from home life, or your passion project from the 9-to-5, just step out into a dedicated space, which includes a meeting room, to do your thing.



artist's impression only

### RECEPTION LOBBY

More than a grand welcome, its double volume ceiling and calming water feature immediately offer respite from the outside world.



artist's impression only

### SOCIAL HUB

Through the provision of a curated retail space with F&B outlets and other conveniences, ALAIA invites connection and welcomes excitement.



### ACTIVITY VAN

There is always something happening in the city every weekend. The best way to discover it is to hop on to our van from the lobby, which also provides a shuttle service to the nearest LRT/MRT station.



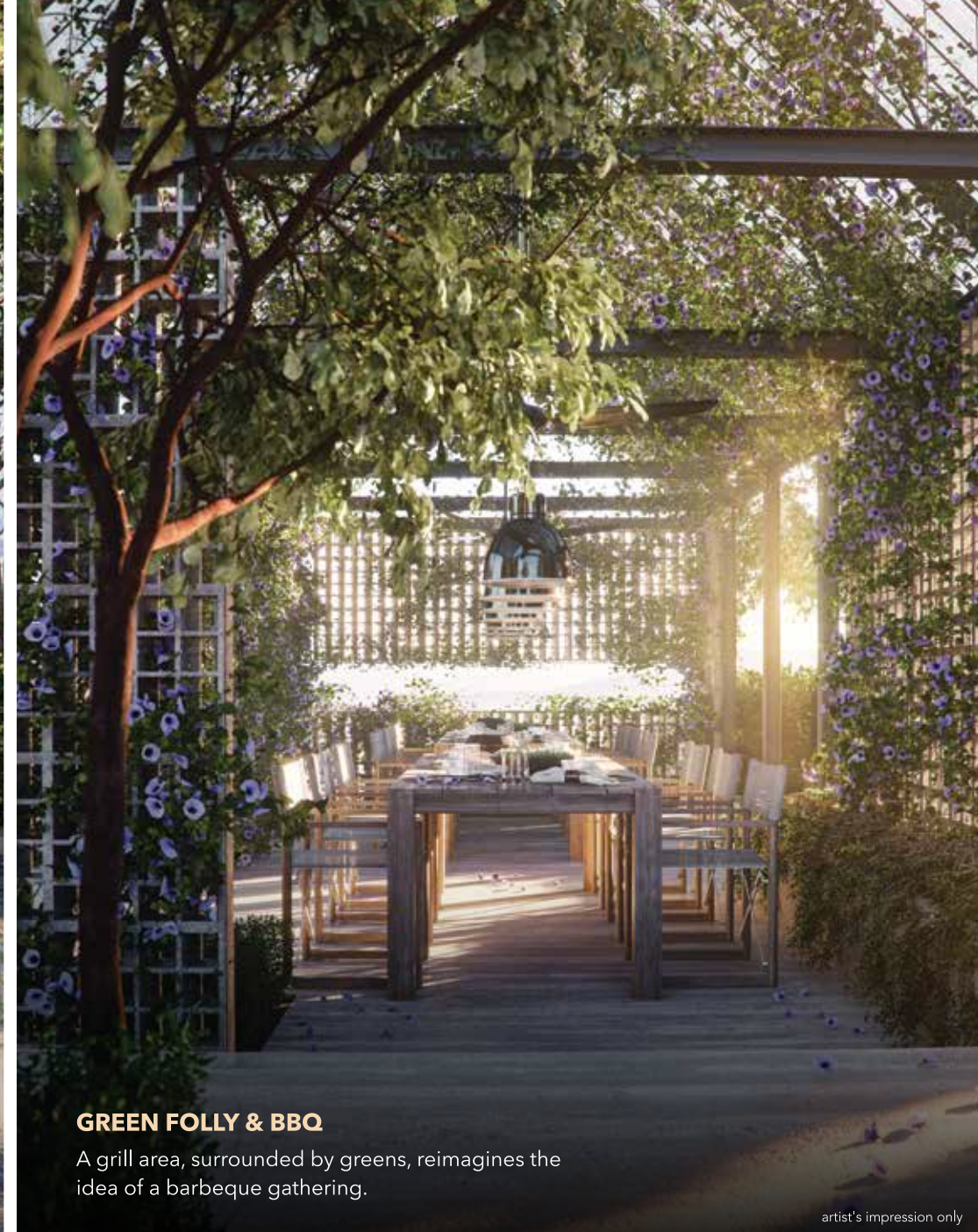


## CONNECT & GROW

### KIDS POOL

A vibrant space for mixing with fellow parents to plan playgroups and for kids to have a splashing time.

artist's impression only



### GREEN FOLLY & BBQ

A grill area, surrounded by greens, reimagines the idea of a barbeque gathering.

artist's impression only



artist's impression only

### ELEGANT LANDSCAPING

Pockets of elegant green spaces throughout ALAIA are designed for residents to appreciate for years to come.



### KEBUN (B3)

Decide as a community what to plant and nurture the garden together. Then, pluck what you need to incorporate new flavours into your cooking.



### JOGGING TRACK

Running together is a great way to stay motivated. So, why not start a running crew with other residents?



artist's impression only

### PLAYGROUND & PLAYROOM

With an outdoor and an indoor option, it's always a good time for playtime rain or shine. In these play areas, little ones could start a beautiful friendship that lasts a lifetime.





# 37

BURN &  
TONE

## SKY GYM

Tone and sweat in this well-equipped gym with a view or change the pace at the Yoga/Pilates Garden. The hustle and bustle of the city disappears within this airy and tranquil space. Feel free to connect with other practitioners to advance your practice.



# 39

## CHILL & RECHARGE

### SKY POOL

A 25m infinity lap pool to unwind and take in the KL City Skyline view.



artist's impression only

### SKY JACUZZI & SAUNA

A sanctuary dedicated to restore balance and elevate your energy.



artist's impression only

### SKY DINING

A communal space for residents to relax, dine and play.



artist's impression only

### SKY LOUNGE

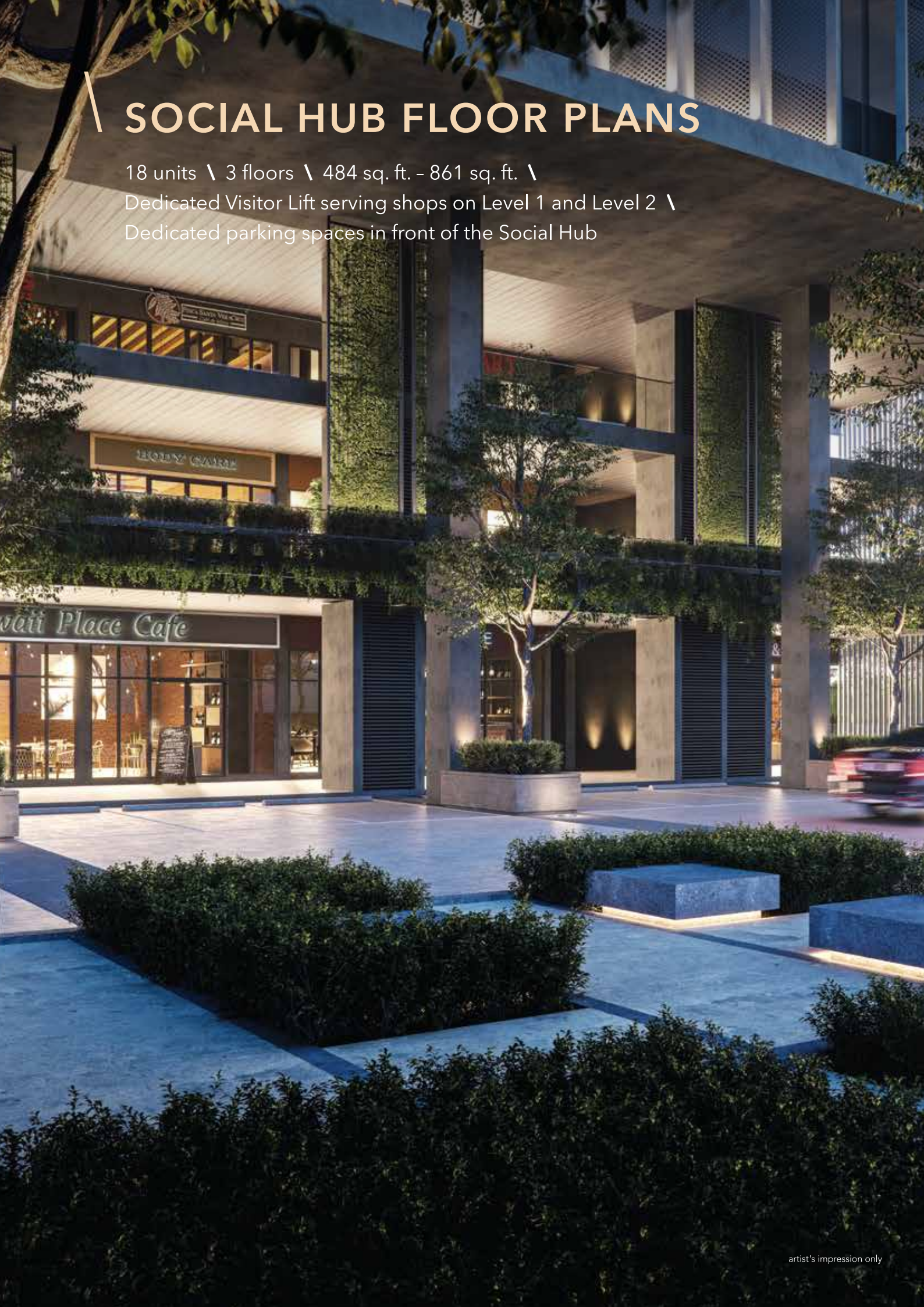
A private and luxurious space for entertaining.



### SKY CINEMA & BBQ DECK

An open air cinema to catch a blockbuster or big match under the stars.

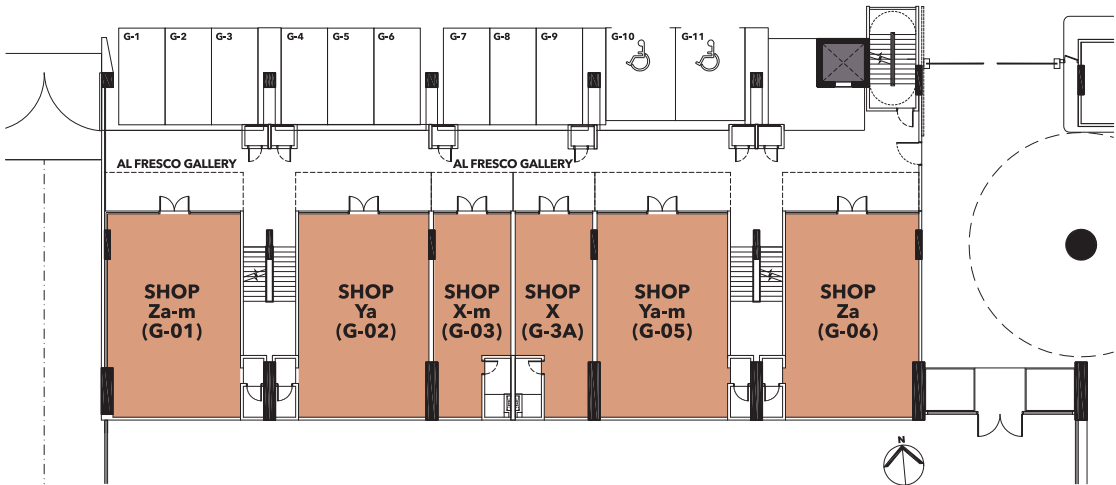




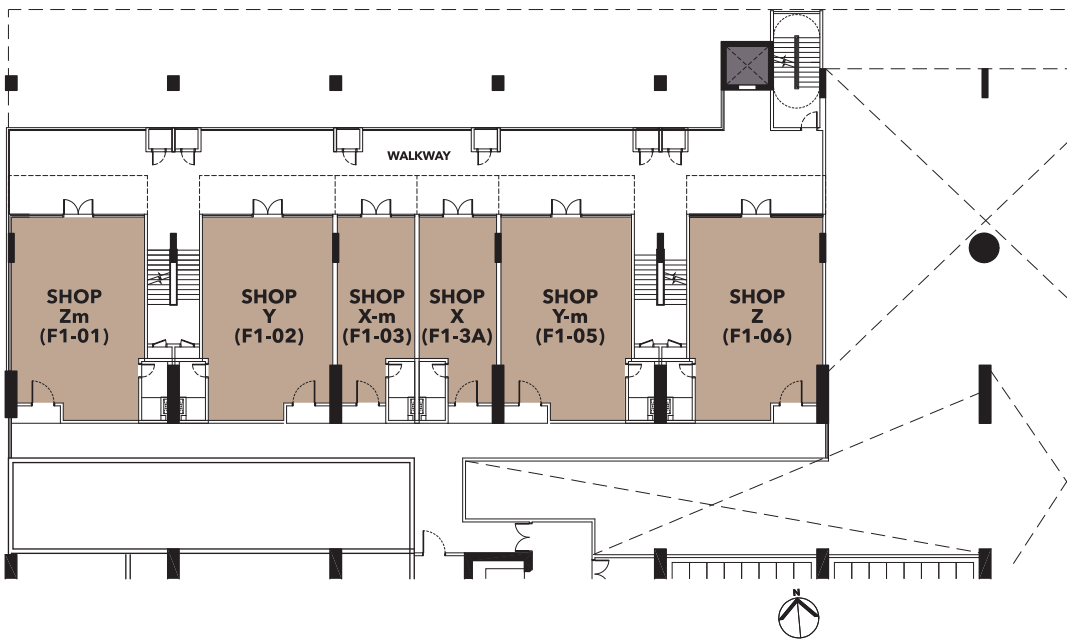
# SOCIAL HUB FLOOR PLANS

18 units \ 3 floors \ 484 sq. ft. – 861 sq. ft. \  
Dedicated Visitor Lift serving shops on Level 1 and Level 2 \  
Dedicated parking spaces in front of the Social Hub

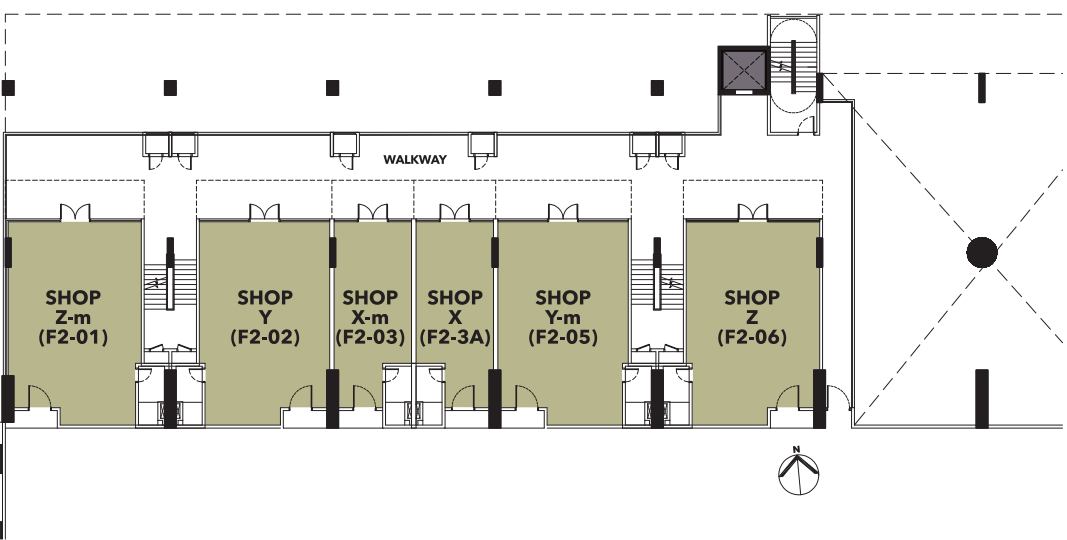
## Ground



## Level 1



## Level 2





# CLUBHOUSE FLOOR PLANS

## GROUND LEVEL

- |                                    |                                    |                         |
|------------------------------------|------------------------------------|-------------------------|
| 1 Pocket Plaza                     | 8 Drop-off Area                    | 15 Mail Room            |
| 2 Security Gate                    | 9 Meeting Room                     | 16 Fire Control Room    |
| 3 Visitors' Parking for Social Hub | 10 Co-working Space                | 17 Lift Lobby           |
| 4 Lift to Shops                    | 11 Chill-out Platform              | 18 Washroom             |
| 5 Guard House (with Security)      | 12 Waiting Lounge                  | 19 Female Surau         |
| 6 Social Hub                       | 13 Reception Lobby (with Security) | 20 Male Surau           |
| 7 Activity Van to LRT/MRT Stations | 14 Service Lift                    | 21 EV Charging Stations |



## LEVEL B3

- |                |
|----------------|
| 1 Kebun        |
| 2 Car Wash Bay |



## LEVEL 7

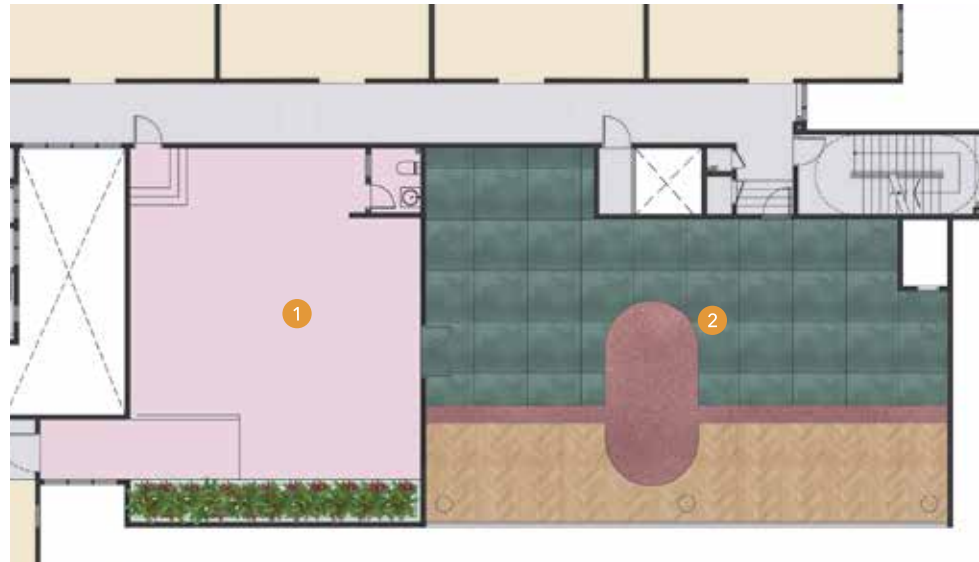
- |                       |                            |                         |
|-----------------------|----------------------------|-------------------------|
| 1 Kids Pool           | 8 Garden Kitchen           | 15 Link Walkway         |
| 2 Slanting Lawn       | 9 Tea Lounge Area          | 16 Sunken Garden        |
| 3 Playground          | 10 Management Office       | 17 Deck                 |
| 4 Pocket Garden       | 11 Playroom & Reading Room | 18 Private Lanai Garden |
| 5 Maze Garden         | 12 Games Room              | 19 Jogging Track        |
| 6 Green Folly and BBQ | 13 Service Lift            |                         |
| 7 Day Bed             | 14 Lift Lobby              |                         |





## LEVEL 37

- ① Yoga/Pilates Garden
- ② Sky Gym



artist's impression only

## LEVEL 39

- |                        |                         |                   |
|------------------------|-------------------------|-------------------|
| ① Female Sauna         | ⑦ Service Lift          | ⑬ Day Bed         |
| ② Male Sauna           | ⑧ Karaoke Room          | ⑭ Outdoor Shower  |
| ③ Sky Jacuzzi          | ⑨ Lift Lobby            | ⑮ Floating Seat   |
| ④ Female Changing Room | ⑩ Sky Cinema & BBQ Deck | ⑯ 25m Sky Pool    |
| ⑤ Male Changing Room   | ⑪ Sky Lounge            | ⑰ Family Pool     |
| ⑥ Washroom             | ⑫ Sky Dining            | ⑱ Outdoor Jacuzzi |



artist's impression only



artist's impression only



BUILDING SPECIFICATIONS

Structure	Reinforced concrete			
Wall	Reinforced concrete wall or brickwall or precast panel			
Roofing covering	Reinforced concrete roof or metal roof			
Roof framing	Metal roof truss or reinforced concrete			
Ceiling	Paint			
	Plaster board and paint (where applicable)			
Windows	Aluminium frame glass window			
Doors	Main entrance door	Fire rated door		
	Sliding door	Aluminium framed with glass		
	Bedrooms / Bathrooms	Flush door		
	Air-con ledge	Aluminium door		
Ironmongery	Quality lockset			
Wall finishes	Bathrooms	Tiles to plaster ceiling height (no tiles behind mirror (if any))		
	Others	Paint		
Floor finishes	Foyer	Tiles		
	Living / Dining	Laminated timber floor		
	Study	Laminated timber floor		
	Kitchen	Tiles		
	Bedroom / Family area	Laminated timber floor		
	Bathrooms	Tiles		
	AC Ledge / Others	Cement render		
	Yard	Tiles		
	Balcony	Tiles		
Sanitary and plumbing fittings		Type A	Type B	Type C
	Kitchen sink	1	1	1
	Wash basin	3	2	1
	WC	2	2	1
	Shower rose	2	2	1
Electrical installation		Type A	Type B	Type C
	Lighting point	15	12	8
	13A switch socket outlet	18	15	11
	SMATV point	1	1	1
	Water heater point c/w neon switch	2	2	1
	15A switch socket outlet	2	2	2
	Air-con point c/w neon switch	5	4	3
	Ceiling fan point	5	4	3
	Fiber wall socket	1	1	1
	Data point	1	1	1
Door bell point	1	1	1	
Internal telecommunication trunking & cabling	Fibre cable terminate at fibre wall socket			

The Developer shall, at its own cost and expense install or construct all of the items listed above in accordance with the description set out above.

STOREY PLAN

	SETAPAK VIEW					KL CITY SKYLINE VIEW							SETAPAK VIEW		
Type	B1 807 SF	B 807 SF	C 635 SF	C-m 635 SF	B3-m 807 SF	B3 807 SF	B-m 807 SF	C1 635 SF	A1 1012 SF	C2 689 SF	A 1012 SF	A1-m 1012 SF	B1 861 SF	B2 861 SF	
	2 BED + 1 STUDY		1 BED + 1 STUDY		2 BED + 1 STUDY			1 BED + 1 STUDY	3 BED + 1 STUDY	1 BED + 1 STUDY	3 BED + 1 STUDY		2 BED + 1 STUDY		
Level 39	FACILITIES														
	38-01	38-02	38-03	38-3A	38-05	FACILITIES			38-06	38-07	38-08	38-09	38-10	38-11	
	37-01	37-02	37-03	37-3A	37-05	FACILITIES			37-06	37-07	37-08	37-09	37-10	37-11	
Level 35	36-01	36-02	36-03	36-3A	36-05	36-06	36-07	36-08	36-09	36-10	36-11	36-12	36-13	36-13A	
	35-01	35-02	35-03	35-3A	35-05	35-06	35-07	35-08	35-09	35-10	35-11	35-12	35-13	35-13A	
	33A-01	33A-02	33A-03	33A-3A	33A-05	33A-06	33A-07	33A-08	33A-09	33A-10	33A-11	33A-12	33A-13	33A-13A	
	33-01	33-02	33-03	33-3A	33-05	33-06	33-07	33-08	33-09	33-10	33-11	33-12	33-13	33-13A	
	32-01	32-02	32-03	32-3A	32-05	32-06	32-07	32-08	32-09	32-10	32-11	32-12	32-13	32-13A	
Level 30	31-01	31-02	31-03	31-3A	31-05	31-06	31-07	31-08	31-09	31-10	31-11	31-12	31-13	31-13A	
	30-01	30-02	30-03	30-3A	30-05	30-06	30-07	30-08	30-09	30-10	30-11	30-12	30-13	30-13A	
	29-01	29-02	29-03	29-3A	29-05	29-06	29-07	29-08	29-09	29-10	29-11	29-12	29-13	29-13A	
	28-01	28-02	28-03	28-3A	28-05	28-06	28-07	28-08	28-09	28-10	28-11	28-12	28-13	28-13A	
	27-01	27-02	27-03	27-3A	27-05	27-06	27-07	27-08	27-09	27-10	27-11	27-12	27-13	27-13A	
Level 25	26-01	26-02	26-03	26-3A	26-05	26-06	26-07	26-08	26-09	26-10	26-11	26-12	26-13	26-13A	
Level 23A	25-01	25-02	25-03	25-3A	25-05	25-06	25-07	25-08	25-09	25-10	25-11	25-12	25-13	25-13A	
	23A-01	BREAK TANK	23A-02	23A-03	23A-3A	23A-05	23A-06	23A-07	23A-08	23A-09	23A-10	23A-11	23A-12	23A-13	
	23-01	23-02	23-03	23-3A	23-05	23-06	23-07	23-08	23-09	23-10	23-11	23-12	23-13	23-13A	
	22-01	22-02	22-03	22-3A	22-05	22-06	22-07	22-08	22-09	22-10	22-11	22-12	22-13	22-13A	
Level 20	21-01	21-02	21-03	21-3A	21-05	21-06	21-07	21-08	21-09	21-10	21-11	21-12	21-13	21-13A	
	20-01	20-02	20-03	20-3A	20-05	20-06	20-07	20-08	20-09	20-10	20-11	20-12	20-13	20-13A	
	19-01	19-02	19-03	19-3A	19-05	19-06	19-07	19-08	19-09	19-10	19-11	19-12	19-13	19-13A	
	18-01	18-02	18-03	18-3A	18-05	18-06	18-07	18-08	18-09	18-10	18-11	18-12	18-13	18-13A	
	17-01	17-02	17-03	17-3A	17-05	17-06	17-07	17-08	17-09	17-10	17-11	17-12	17-13	17-13A	
Level 15	16-01	16-02	16-03	16-3A	16-05	16-06	16-07	16-08	16-09	16-10	16-11	16-12	16-13	16-13A	
	15-01	15-02	15-03	15-3A	15-05	15-06	15-07	15-08	15-09	15-10	15-11	15-12	15-13	15-13A	
	13A-01	13A-02	13A-03	13A-3A	13A-05	13A-06	13A-07	13A-08	13A-09	13A-10	13A-11	13A-12	13A-13	13A-13A	
	13-01	13-02	13-03	13-3A	13-05	13-06	13-07	13-08	13-09	13-10	13-11	13-12	13-13	13-13A	
	12-01	12-02	12-03	12-3A	12-05	12-06	12-07	12-08	12-09	12-10	12-11	12-12	12-13	12-13A	
Level 10	11-01	11-02	11-03	11-3A	11-05	11-06	11-07	11-08	11-09	11-10	11-11	11-12	11-13	11-13A	
	10-01	10-02	10-03	10-3A	10-05	10-06	10-07	10-08	10-09	10-10	10-11	10-12	10-13	10-13A	
	09-01	09-02	09-03	09-3A	09-05	09-06	09-07	09-08	09-09	09-10	09-11	09-12	09-13	09-13A	
	08-01	08-02	08-03	08-3A	08-05	08-06	08-07	08-08	08-09	08-10	08-11	08-12	08-13	08-13A	
Type	FACILITIES		C4 635 SF	C5 635 SF	FACILITIES	B4 807 SF	B5 807 SF	C4-m 635 SF	A2 1012 SF	C3 689 SF	A3 1012 SF	A4 1012 SF	FACILITIES		
			1 BED + 1 STUDY			2 BED + 1 STUDY		1 BED + 1 STUDY	3 BED + 1 STUDY	1 BED + 1 STUDY	3 BED + 1 STUDY				
			07-01	07-02		07-03	07-3A	07-05	07-06	07-07	07-08	07-09			
Level 7	CARPARK														
Level 5	CARPARK														
	CARPARK														
	CARPARK														
	CARPARK														
	CARPARK									Z-m F2-01	Y F2-02	X-m F2-03	X F2-3A	Y-m F2-05	Z F2-06
Level 1	CARPARK									F1-01	F1-02	F1-03	F1-3A	F1-05	F1-06
Ground	CARPARK									Za-m G-01	Ya G-02	X-m G-03	X G-3A	Ya-m G-05	Za G-06
B1	CARPARK														
B2	CARPARK														
B3	CARPARK														

Social Hub

Type	Units	No. of Bedroom	Built-up (SF)	Built-up (SM)
A	96	3 Bed + 1 Study	1,012	94
B	214	2 Bed + 1 Study	807 - 861	75 - 80
C	126	1 Bed + 1 Study	635 - 689	59 - 64



# \ FACT SHEET

## 1. ALAIA AT A GLANCE

Single tower | 40-storey | 436 units of serviced apartments | Commercial land title | Governed under HDA

### Urban Community Living

ALAIA is a serviced apartment with a strong emphasis on urban community living. This is brought to life by its Community Manager who curates group activities using ALAIA's facilities like the activity van and the Kebun. As for ALAIA's 18 shops, they will be curated and managed by the Developer to ensure the right mix of tenants complement the development's community lifestyle concept. 'Where Community Meets Exclusivity' is more than just a marketing tagline, it's a promise to build a vibrant and exciting place to live, work, play and grow as a community.

### The Building Architect

W Design Associates and WANGHC Architect are collectively known as WDA. The experienced and dynamic team at WDA believes the grand vision of ALAIA is in the fine details. Through meticulous design, WDA reimagines the way a space can be used and lived in.

### The Landscape Architect

SD2's landscape design is widely celebrated for both creative ingenuity and quality of work. Throughout ALAIA, SD2 has created multiple pockets of elegant and unique green spaces to relax and mingle as well as garden spaces to grow ingredients you need for your favourite dish or dessert.

### The Interior Designer

Karen Mok Design Consultancy (KMDC) creates experiential interiors that you feel, rather than simply see. KMDC uses textures, finishes and furnishings, many of them custom-made, to create public and private spaces with a refined, contemporary ambience. From the reception space to the lift lobby, attention to detail is paramount.

## 2. Premium Views

To the south, enjoy an unobstructed view of the KL City Skyline that is painted with a golden glow during sunsets. To the north, look out for the verdant slopes of the Titiwangsa Range and perhaps even Genting Highlands on a clear sunny day. The north/south orientation of ALAIA ensures no direct sunlight exposure for all units.

## 3. Unit Types

Various room and space configurations are available to meet the various needs of singles and families. Three standard sizes: 1 bed + 1 study (635 - 689 sq. ft.), 2 bed + 1 study (807 - 861 sq. ft.) and 3 bed + 1 study (1,012 sq. ft.).

Corner units (Type A1, A1-m, A2, A4, B1, B3, B3-m, B4, C1 and C4-m) share only one wall with the adjacent unit. As such, they offer better privacy and sound insulation.

## 4. Podium Level Garden Units

### Type A and Type C units on Level 7 will each have a private lanai of its own

Type A2, A3, A4 (1,012 sq. ft.) and C3 (689 sq. ft.) come with their own private lanai.

Type B4 and B5 (807 sq. ft.) as well as C4-m (635 sq. ft.) offer a picturesque view of the Sunken Garden.

Type C4 and C5 (635 sq. ft.) offer a view of the jogging track and easy access to a quick run before work starts.

## 5. Unit Design Features

### Layout

No corridors ensure every space is fully utilised while a rectangular layout makes it easier to arrange furniture.

### Ceiling Height

3.2m floor to floor height.

### Flooring

Laminated timber floors in the living and dining areas as well as all bedrooms make it warmer and cosier.

### Balcony

Every unit's regular sized balcony with clear glass railing offers an unobstructed view from the inside.

Dedicated aircond compressor area adjacent to the balcony is hidden behind a door.

### Study Room

Whether it's a walk-in wardrobe or a small office, this room can be easily converted into a space that suits the homeowner's need.

### Master Bathroom

Type A units feature His and Hers basin.

All unit types have a clear glass panel between the bedroom and shower area for a light-filled bathroom.

## 6. EV Charging Stations

Available on the Ground Floor for Residents with electric cars.

## 7. Sky Pool & Kids Pool

Both pools use salt to chlorinate the water instead of harsh chemical chlorine. Salt chlorinated pools are gentler on the skin, eyes and hair.



# INNOVATING SPACES, BUILDING FUTURES

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Developer's License No.: 20198/12-2026/1364(R) | Validity Period: 8/12/2023 – 7/12/2026 | Advertising and Sales Permit No.: 20198-1/12-2024/1674(R)-(S) | Validity Period: 8/12/2023 – 7/12/2024 | Developer: Black Lotus Development Sdn Bhd | Address: No. 1, 2nd Floor, Jalan Sri Hartamas 7, Taman Sri Hartamas, 50480 Kuala Lumpur, Malaysia | Land Tenure: Leasehold 99 Years | Expiry Date: 07 February 2118 | Land Encumbrances: Malayan Banking Berhad | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: BP U2 OSC 2019 3218 (23) | Expected Date of Completion: November 2025 | Type of Property: Serviced Apartment | Total Units: 436 units | Number of Units: Type A, A1, A1-m, A2, A3, A4 – 96 units (1,012 sq. ft.); Type B, B-m, B1, B2, B3, B3-m, B4, B5 – 214 units (807 sq. ft.); Type C, C-m, C1, C2, C3, C4, C4-m, C5 – 126 units (635 sq. ft.) | Min. Price: RM533,000 | Max. Price: RM1,061,000 | No. of Parking: Type A, A1, A1-m, A2, A3, A4 & B, B-m, B1, B2, B3, B3-m, B4, B5 – 2; Type C, C-m, C1, C2, C3, C4, C4-m, C5 – 1 | 5% Bumiputera Discount | Restriction In Interest: This land cannot be transferred, leased, or charged without consent from Federal Territory Land Executive Committee (Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur).

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