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aetasdammansara.my



A LIVING, BREATHING HOME

• Developer: One Residence Sdn. Bhd. (Company No. 1126688-P) • Address: Lot D-02, Level 2M, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 20017-1/12-2022/0817(L) • Validity Period: 12/12/2020 – 11/12/2022 • Advertisement & Sales Permit No.: 20017-1/12-2022/0817(P) • Validity Period: 12/12/2020 – 11/12/2022 • Land Encumbrance: NIL • Land Tenure: Leasehold 99 years (Expiring on 4 April 2109) • Authority Approval Building Plan: Majlis Bandaraya Petaling Jaya • Building Plan No.: MBPJ/120100/T/P10/728/2020 • Expected Date of Completion: June 2025 • Type of Property: Apartment • Total No. of Unit: 226 units • Built-up Area: 2,098 – 6,114 sq.ft. • Block A – 149 units, Selling Price: From RM2,112,960 (Min) – RM4,180,560 (Max) • Block B – 77 units, Selling Price: From RM2,838,960 (Min) – RM6,119,760 (Max) • Total Car Park Allocation: 742 • Bumiputra 7% discount • 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 substitutions as may be required by the Authorities or recommended by the Architect or Engineer • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

EMBRACE CULTIVATED LIVING



INSPIRED BY THE SPROUT OF LIFE, AETAS DAMANSARA IS
NURTURED FROM THE GROUND UP TO INVIGORATE AND CULTIVATE
AN ENHANCED SENSE OF LIVING AND FULFILLMENT.

TAKE IN THE ALL-ENCOMPASSING NATURAL ADVANTAGE,
WITH IMMACULATELY CRAFTED GREEN COMMUNAL AREAS DESIGNED TO
FULFIL THE WHOLESOME LIFESTYLE ASPIRATIONS OF TODAY'S
DISCERNING RESIDENTS.

AETAS DAMANSARA DERIVES ITS NAME FROM THE
LATIN WORD "AETAS", MEANING "LIFETIME, OR A JUNCTURE OF LIFE".
BUILDING ON THE SIGNIFICANCE OF THIS WORD, AETAS DAMANSARA IS
POSITIONED AS A DEVELOPMENT WHERE A FINE HOME IS THE START
OF ENDLESS POSSIBILITIES TO LAST A LIFETIME.







T H E
N E I G H B O U R H O O D



Just as seeds need to be placed in rich and fertile soil for exemplary growth, so too does your home need a good neighbourhood to truly flourish. Nestled in a tranquil enclave, nurture an enriching sense of holistic cosmopolitan living against a backdrop of lush greenery within an exclusive landmark location.





ESSENTIAL LIVING AT YOUR FINGERTIPS

Revel in the embodiment of timeless living at an address you can be proud of. Strategically located in an affluent suburb within Petaling Jaya, embrace convenience with close proximity to distinct and well-established amenities and a perfect home for the resonant, upwardly mobile community seeking a lifestyle of convenience.

Let the expansive golf course and lush surroundings wake you up with verdant views, flourishing with life and tranquility.

KUALA
LUMPUR

TROPICANA GOLF
& COUNTRY CLUB

SUBANG JAYA

Artist's impression of facade with actual photo of golf course



DIRECT LINK TO
4
MAJOR HIGHWAYS
NKVE, LDP, DUKE, SPRINT



OVER
1,000
RESTAURANTS & CAFE
WITHIN 10KM



12
SHOPPING MALLS
WITHIN 10KM



5
MEDICAL CENTRES
WITHIN 10KM

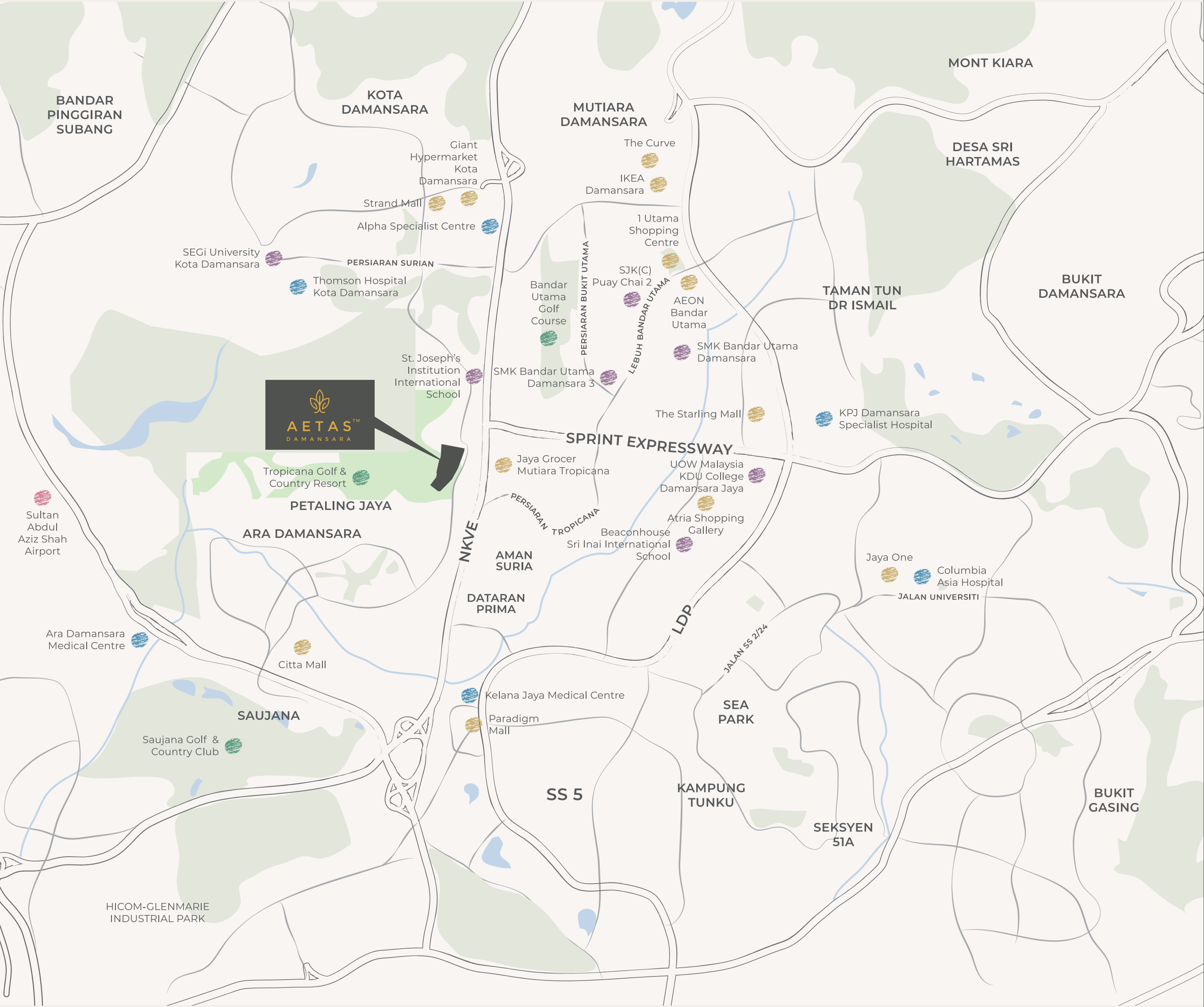


4
INTERNATIONAL SCHOOLS
WITHIN 10KM



5
TRAIN STATIONS
WITHIN 10KM

WHERE EVERY
EXPERIENCE
IS MEASURED
IN CONVENIENCE



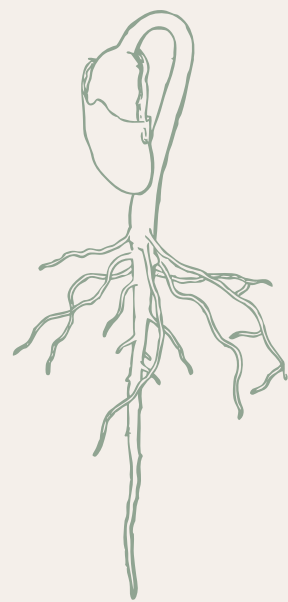
SHOPPING MALL	
JAYA GROCER MUTIARA TROPICANA	2.0 KM
STRAND MALL	3.2 KM
GIANT HYPERMARKET KOTA DAMANSARA	3.7 KM
1 UTAMA SHOPPING CENTRE	4.8 KM
THE STARLING MALL	4.9 KM
THE CURVE	5.0 KM
AEON BANDAR UTAMA	5.2 KM
ATRIA SHOPPING GALLERY	5.2 KM
IKEA DAMANSARA	5.8 KM
CITTA MALL	5.8 KM
JAYA ONE	7.6 KM
PARADIGM MALL	9.4 KM

EDUCATION	
ST. JOSEPH'S INSTITUTION INTERNATIONAL SCHOOL	1.0 KM
SMK BANDAR UTAMA DAMANSARA 3	3.3 KM
SJK © PUAY CHAI 2	3.9 KM
SEGi UNIVERSITY KOTA DAMANSARA	4.2 KM
SMK BANDAR UTAMA DAMANSARA	4.5 KM
UOW MALAYSIA KDU COLLEGE DAMANSARA JAYA	4.7 KM
BEACONHOUSE SRI INAI INTERNATIONAL SCHOOL	5.6 KM

HOSPITALS	
ALPHA SPECIALIST CENTRE	3.5 KM
KELANA JAYA MEDICAL CENTRE	4.2 KM
THOMSON HOSPITAL KOTA DAMANSARA	4.3 KM
ARA DAMANSARA MEDICAL CENTRE	6.2 KM
KPJ DAMANSARA SPECIALIST HOSPITAL	6.5 KM
COLUMBIA ASIA HOSPITAL	8.2 KM

SPORTS & RECREATION	
TROPICANA GOLF & COUNTRY RESORT	2.7 KM
BANDAR UTAMA GOLF COURSE	4.4 KM
SAUJANA GOLF & COUNTRY CLUB	7.1 KM

OTHERS	
SULTAN ABDUL AZIZ SHAH AIRPORT	8.3 KM



T H E
R O O T S



The roots are a testament of a firm foundation in which plants nourish and grow. Culminate a sense of pride and an expression of belonging to build a pure vision of home, firmly rooted in a life of endless possibilities that lie beyond with the thriving promise of home for you and your family.



EMERGE FROM A DISTINCTIVE INNER SANCTUM,
OFFERING CONTEMPORARY SPACES FOR REFINED LIVING
WITH A DISTINCTION. PIONEERING THE CONCEPT OF
SEAMLESSLY WEAVING SCENIC SURROUNDINGS, REVEL IN
A LUXURIOUS LIVING EXPERIENCE THAT IS THE EPITOME
OF POLISHED AND SOPHISTICATED.



OF SPATIAL AND METICULOUS DETAILS



Featuring a low density community with only 226 units,
the intricate focus on the details is the touch needed that culminates
in expansively generous spaces, carefully curated by
meticulous spatial planning.



ELEGANCE WITH A SPLENDID VIEW

Complemented by the award-winning Tropicana Golf & Country Resort, the development seamlessly weaves its scenic surroundings into its design.

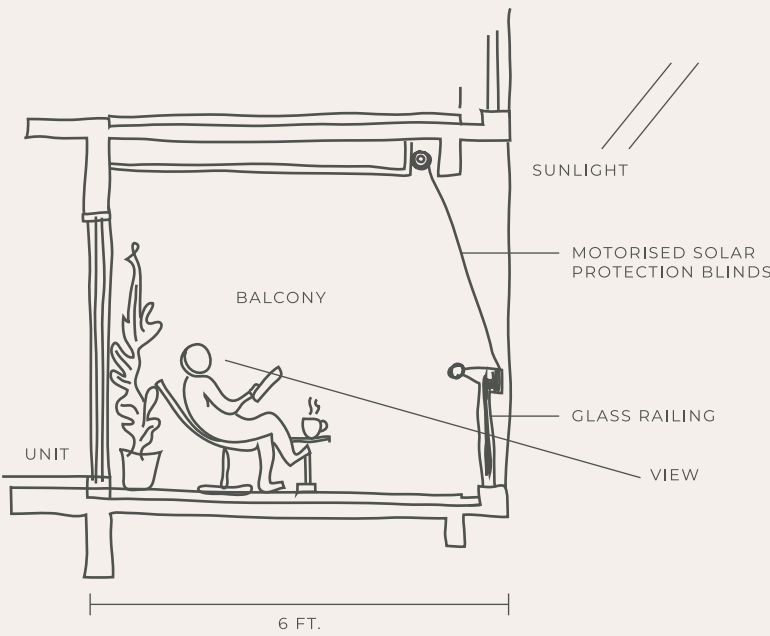
A limited selection of residences offering a “dual-facing” panoramic frontage to offer unobstructed views of the golf course and city landscape, bestowing an enriching sense of fulfillment and cosmopolitan living.

EXPERIENCE
A TOUCH OF TRANQUILLITY



Artist's impression of balcony with actual photo of golf course

Immerse in a world of harmony and inner peace from the comfort of your home. Discover the bliss of a tranquil haven replete with a picturesque private view, ingeniously complementing a life of sophisticated grandeur.



FEATURING AN EXPANSIVE SCENIC BALCONY WITH A DEPTH OF 1.8M AND UNOBSTRUCTED GOLF COURSE VIEWS

MOTORISED SOLAR PROTECTION BLINDS TO BLOCK OUT HARMFUL UV LIGHTS

EPITOME OF REFINED STYLISH SPACE

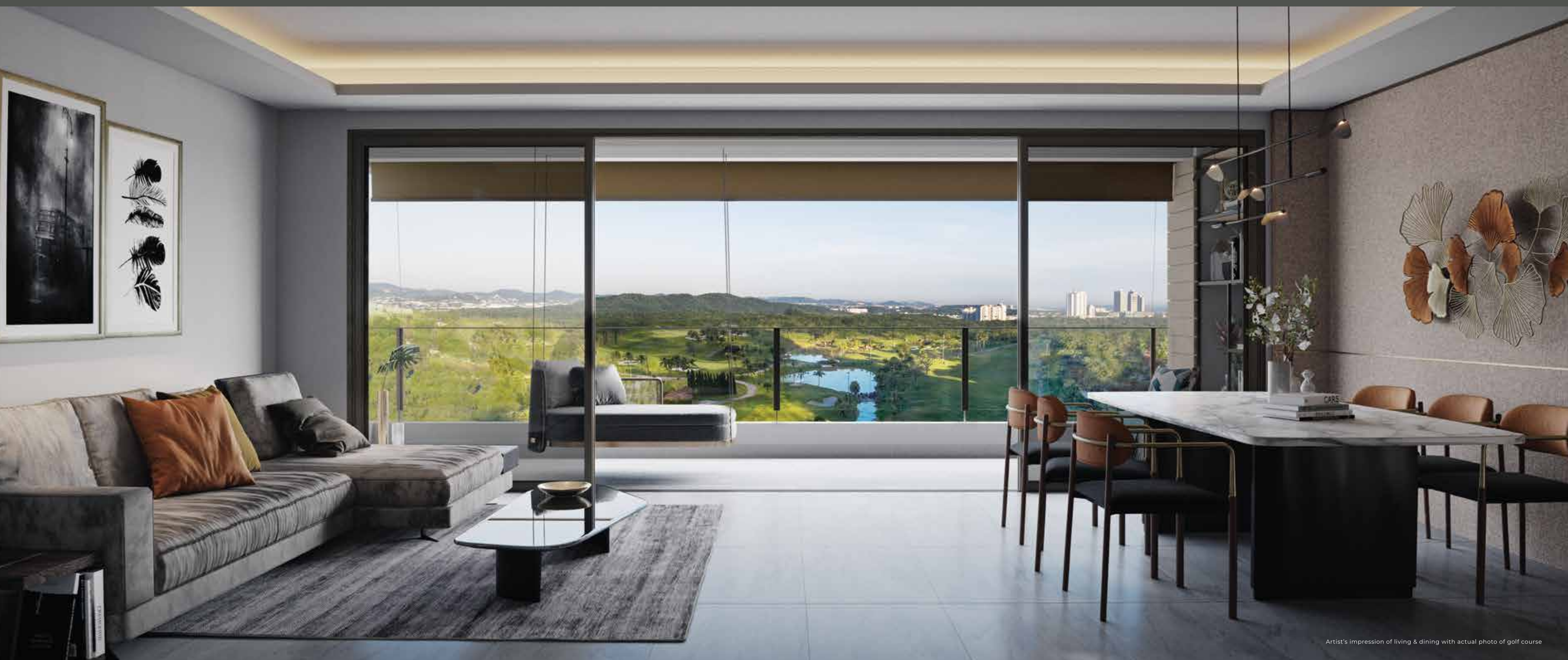
Step into a world of luxury, where meticulous spatial planning brings together the private and the public areas, providing uncompromising privacy and cultivating intimate moments of bonding. From ornate artworks to family portraits, relish in the ample space available to design a show-stopping feature wall for a phenomenal first impression that adds a distinctly luxurious touch to your home.

BEAUTIFULLY CRAFTED OPEN LIVING SPACES AND DINING AREAS
EXTENDING SEAMLESSLY BETWEEN 7M TO 7.6M WIDE

AN EXPANSIVE SCENIC BALCONY WITH A DEPTH OF 1.8M

MOBILITY-FRIENDLY UNIT DESIGNS FOR CONVENIENT UNIVERSAL ACCESS,
INCLUDING SLOPED INCLINES, RAISED FLOOR TILES LEADING TO A NO-DROP
BALCONY AREA AND EXTRA WIDE DOORS*

*SELECTED UNITS ONLY



ARRIVE HOME
TO A THOUGHTFUL WELCOME



Artist's Impression of private lift lobby with actual photo of golf course

Return to a splendid welcome, marked with privacy that begins at an exclusive private lift lobby, well ventilated and lit for a naturally encompassing ambience.

A PRIVATE LIFT LOBBY WITH LOUVRE WINDOWS, DESIGNED FOR NATURAL VENTILATION AND BETTER AIRFLOW

FULLY ENHANCED WITH A COMPREHENSIVE MULTI-TIER SECURITY SYSTEM

SPACIOUS FOYER FOR WATER FEATURES OR INDOOR LANDSCAPE AND PLANTS FOR NATURAL GREENERY



Artist's Impression of kitchen with actual photo of golf course

PRIME DWELLING AT THE HEART OF THE HOME

Get inspired by the ample multifunctional spaces, offering unrestricted convenience and flexibility as an ideal setting for people to interact. The kitchen can be partitioned into dry and wet kitchens respectively with the use of a sliding door. The generous spaces offered promotes a freedom of movement for food preparation, and enables everyone else to gather around for moments of bonding.

THE LARGE SPACE WORKS WELL AS A MULTIFUNCTIONAL KITCHEN, WELL EQUIPPED FOR FOOD PREPARATIONS, SOCIAL GATHERINGS AND DINING

SERVING AREA WITH THE KITCHEN ISLAND* IS A KEY FOCAL POINT IN THE KITCHEN LAYOUT

UNITS ARE EQUIPPED WITH CENTRALISED UV FILTERED WATER AND HOT WATER STORAGE SOLUTIONS TO THE BATHROOMS; INSTANT WATER HEATER TO THE KITCHEN FOR ADDED CONVENIENCE

*SELECTED UNITS ONLY



AN EXQUISITE BACKDROP TO IMMACULATE LIVING

PICTURESQUE PRIVATE VIEW WITH LUSH GREEN VIEWS

INCREASED SAFETY AND REDUCED NOISE TRANSMISSION WITH LAMINATED GLASS AFFIXED IN ALL UNITS

ENHANCED PRIVACY WITH WELL-PLACED FIN WALLS AND SUN HOODS THAT BLOCK OFF SUNLIGHT AND HEAT

ALL WEST FACING UNITS FEATURE LOW E-GLASS WINDOWS TO REDUCE SOLAR HEAT TRANSMISSION



Artist's impression of master bedroom with actual photo of golf course

Experience the many luxuries that Aetas Damansara has to offer. Discover a sense of freedom and the modern-day contemporary living with an exclusive focus on comfort and privacy. Each unit features 3 or 4 bedrooms with en-suite, designed to nurture a rejuvenating life with lush green views. Dwell in a luxurious living experience, sheltered from the hustle and bustle of city living.



Artist's impression of master bathroom with actual photo of golf course

IMMACULATELY TAILORED BATHROOM DESIGN

Relish in an impeccably designed bathroom, tailored to meet your every need. The master bathroom comes complete with a bathtub that can be converted into a lanai area*, providing lush green views and allowing you to immerse in a world of harmony and inner peace from the comfort of your home.

*not applicable for Type A2





T H E
F O L I A G E



As a plant flourishes, so does its foliage; a dense, luxuriant and graceful sanctuary for peace of mind. Return to a verdant oasis that will invigorate and rejuvenate your life, and embrace the good life with an abundance of exhilarating facilities that will continue to astound you.





ELEVATE TO A LIFE OF SERENITY

Come home to a convergence of nature, with transparent crown lushes mingling with cascades of greenery. Foster a healthy lifestyle at the infinity pool, surrounded by a plethora of breathtaking views, like the billowing sunset casting with its golden rays down upon the golf course. Indulge in the beauty surrounding you. Indulge in your ideal home.



AQUA ZONE

A LIFE OF SERENITY
A TOUCH OF TRANQUILITY



SERENITY ZONE

COURTYARD



Envisioned as the verdant oasis of bringing nature closer to home, the lush landscaped gardens featuring a thematic urban landscape, adding an extraordinary visual flair. Anchored by dedicated recreational zones that will invigorate and enhance the ample greenscapes, a lifestyle steeped in nature is waiting to be discovered by young and old alike.

FUN ZONE

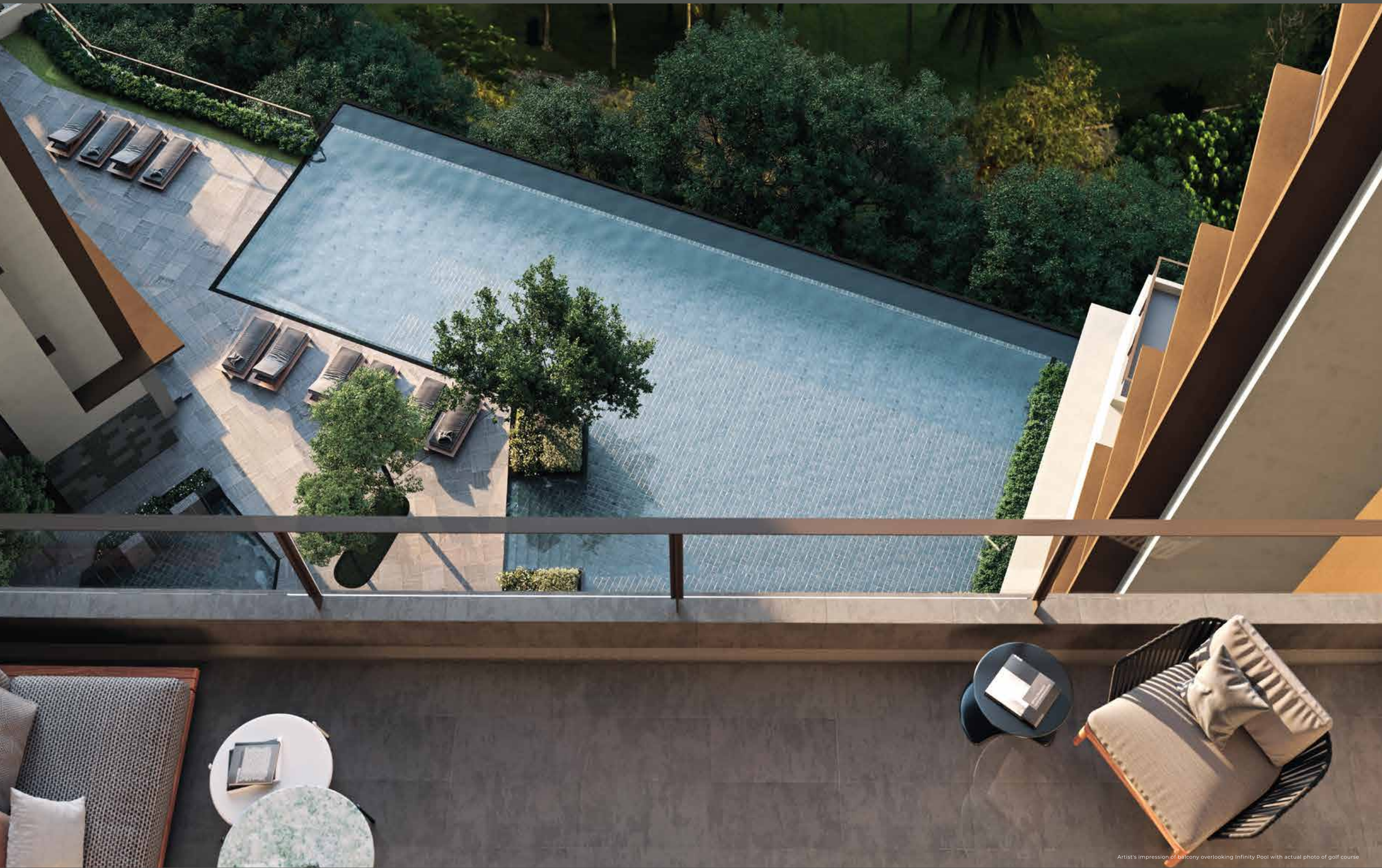


ENCAPSULATE
THE GRANDEUR OF NATURE

Indulge in the beauty of a naturally airy ambience at the Viewing Deck
that will set your heart and mind at peace.



Artist's impression of Viewing Deck with actual photo of golf course



Artist's impression of balcony overlooking Infinity Pool with actual photo of golf course

FACILITIES PODIUM @ LEVEL 9

ACTIVE ZONE

- 1 INFINITY POOL (25M)
- 2 OUTDOOR SPA POOL
- 3 WADING POOL
- 4 POOL DECK
- 5 OUTDOOR SHOWER
- 6 POOL LOUNGE
- 7 ACTIVITY DECK
- 8 SUNSET LOUNGE
- 9 GYMNASIUM

SERENITY ZONE

- 10 OPEN LAWN
- 11 FAMILY SEATING AND PICNIC DECK

FUN ZONE

- 11 FAMILY SEATING AND PICNIC DECK
- 12 PLAYGROUND
- 13 SEATING AREA

COURTYARD

- 14 ALFRESCO PAVILION
- 15 FUNCTION HALL
- 16 KITCHEN
- 17 RESTROOM

ESSENTIALS

- 17 RESTROOM
- 18 PRAYER ROOM

LEVEL 1 & 2

- 1. WAITING LOUNGE WITH GOLF COURSE VIEW
- 2. SEPARATE DROP-OFF AREAS FOR RESIDENTS
- 3. E-HAILING PICK-UP AND DROP-OFF POINT
- 4. DRIVERS' ROOM
- 5. TASKA
- 6. MANAGEMENT OFFICE
- 7. MAIL ROOM



BREATHTAKING ENTRANCE

Return to a welcoming reception that begins at the exquisite lobby, complete with a centerpiece pavilion and lofty ceilings that is beautifully crafted to leave a lasting first impression. With a strong lattice motif to create a sense of spaciousness and modernity, step into a lobby abounding with laidback luxury, featuring divine views overlooking the golf course during the day, and a hearty warm welcome home at night. Marvel at the private and exclusive lift lobby, providing swift and direct access to each residence.



Artist's impression of lift lobby



Artist's impression of Grand Lobby

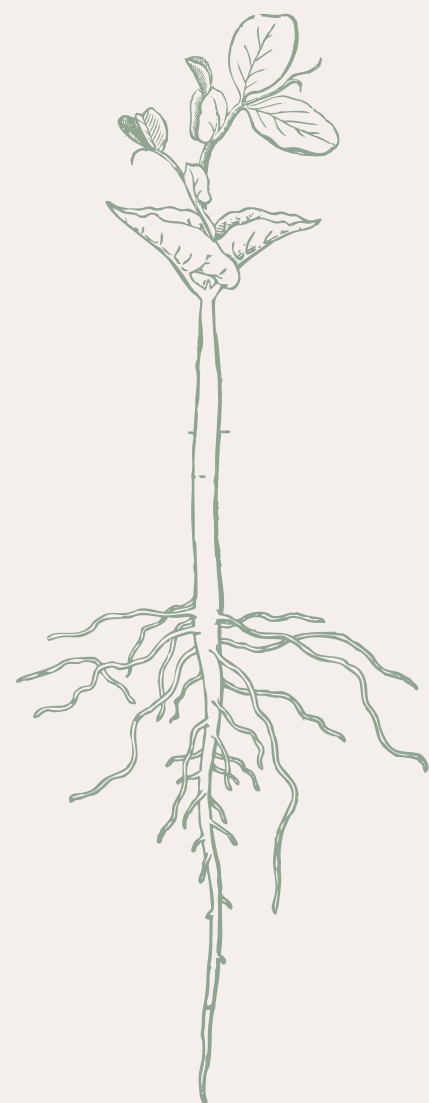
CONVENIENCE AT YOUR DOORSTEP

Experience the elation and satisfaction for convenience at your doorstep, with separate designated drop-off areas for residents and e-hailing services providing an additional layer of privacy and security.

The waiting areas are designed with remarkable efficacy; with incredible skylight apertures providing natural light and proper ventilation for waiting vehicles.



Artist's impression of Grand Drop-off



T H E
P R O M I S E



The fully grown plant is teeming with life, ready to face the world head on. We build more than homes; we build communities. We believe that the community is where life's best moments are shared and you play an important part in creating the community. This is our promise to you.



LIVING LIFE
TO THE FULLEST



Our team of experts have built up a proven track record of delivering innovation and creating holistic and sustainable developments, consistently delivering unmatched service and quality that elevates everyday moments for individuals and families. Driven by our vision of “building sustainable communities”, we are committed to soar even higher in the years to come.

EXCEPTIONAL MINDS & INDUSTRY LEADERS



yhsA is a Malaysian-based practice which has now a strong portfolio of award-winning high-rise residential projects. The firm is passionate about creating homes that bring continuous joy to the end users.

For this, yhsA adopts an inclusive design approach that places care and attention to the various aspects of contemporary high-rise living in order to create thoughtfully designed habitats.



We are an ever-evolving design consultancy that thrives on concept-driven designs, satisfying the criteria for functional, social and environmental needs.

Currently pursuing various hospitality, retail, commercial and high-end residential projects in Malaysia and the region, we are a collective of varied and experienced proponents of interior design.

ACID aspires to be a respected purveyor of creative and professional solutions.



As a professional landscaping consultancy company established in 2010, the company offers expertise in Landscape Design, Strategic Planning and Project Execution.

Focusing towards building a pleasant, attractive and safe living atmosphere with a careful integration of man-made elements, art, culture and the natural environment.



AyalaLand is the largest property developer in the Philippines with a solid track record in developing large-scale, integrated, mixed-use, sustainable estates that are now thriving economic centres in their respective regions.

Following the success of the Makati Central Business District (Makati CBD), Ayala Alabang, Cebu Park District, Bonifacio Global City (BGC), and Nuvali, we continue to increase our footprint by building estates that reach and benefit more people.

With more than 12,000 hectares in its land bank, 29 estates, and presence in 57 growth centres across the country, AyalaLand offers a balanced and complementary mix of residential developments, shopping centres, offices, hotels and resorts, and other businesses.

Focused on its vision of “enhancing land and enriching lives for more people”, AyalaLand empowers its employees to deliver quality products and services and build long-term value for our shareholders.



MCT Berhad (“MCT” or “Company”) is a fully integrated property developer with in-house capabilities including development planning, architectural and engineering design, project management, and construction.

MCT was listed on Bursa Malaysia in 2015. It is a subsidiary of AyalaLand from Philippines, the country's largest and leading property developer. Its past projects include One Avenue at USJ, One City at USJ, SkyPark at Cyberjaya, Lakefront at Cyberjaya, and Cybersouth, a township covering over 400 acres in Dengkil.

It aims to create synergies to build sustainable communities by creating an integrated ecosystem that will make our communities healthier, safer, green and sustainable in the long run, encapsulated in its motto of ‘building sustainable communities’.

