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Developer :  
**BA SHENG SDN BHD** (1058822-W)  
No.10 (Lot 30), Jalan Seputeh, 58000 Kuala Lumpur.    T: +603-7972 3365

Developer's License No.: \_\_\_\_\_ • Validity: \_\_\_\_\_ • Advertising Permit No.: \_\_\_\_\_ • Validity: \_\_\_\_\_ • Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP SI OSC 2017 1667 • Expected Date of Completion: 48 months (October 2021) • Land Tenure: Freehold • Land Encumbrances: Charged To RHB Bank Berhad (October 2021) • Type of Property: Serviced Apartment • Total Units: 366 • Selling Price: Type A (46 Units - 667 sq ft) - RM731,250.00 (Min.) RM821,250.00 (Max.) • Type A1 (23 Units - 689 sq ft) - RM757,500.00 (Min.) RM843,750.00 (Max.) • Type B (23 Units - 807 sq ft) - RM868,750.00 (Min.) RM958,750.00 (Max.) • Type C (91 Units - 829 sq ft) - RM890,000.00 (Min.) RM980,000.00 (Max.) • Type D (46 Units - 915 sq ft) RM970,000.00 (Min.) RML1,067,500 (Max.) • Type E (23 Units - 1,087 sq ft) RML1,126,250.00 (Min.) RML2,175,000.00 (Max.) • Type F (23 Units - 926 sq ft) RM981,250.00 (Min.) RML1,071,250.00 (Max.) • Type G (23 Units - 1,076 sq ft) RML1,116,250.00 (Min.) RML2,075,000.00 (Max.) • Type H (22 Units - 850 sq ft) RM910,000.00 (Min.) RML1,000,000.00 (Max.) Type I (46 Units - 1,216 sq ft) RML1,238,750.00 (Min.) RML3,287,500.00 (Max.) • Bumiputra Discount: 5% • Restriction in Interest: N/A.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.



A nucleus  
of style, innovation & comfort.





Encircled by 5 integrated urban development hubs



When it comes to hitting the target right on the dot, no residential development offers such value as Avara Seputeh. A freehold development neighbouring 5 urban developments such as Mid Valley City, KL Eco City, Bangsar South, Bandar Malaysia, and KL Sentral, Avara Seputeh is the place to call home. Access is a breeze as it is connected to major thoroughfares such as Federal Highway, Old Klang Road, New Pantai Expressway, Maju Expressway, North-South Highway, and Kerinchi Link. Avara Seputeh's outstanding locale places it within proximity of major lifestyle and shopping hubs such as Mid Valley Mega Mall, The Gardens, Bangsar Village, Bangsar Shopping Centre, and KLCC, as well as amenities like international schools, hospitals and restaurants.

5 Integrated Development Hubs

1.	MID VALLEY CITY	4.3km
2.	KL ECO CITY	4.3km
3.	BANGSAR SOUTH	6.4km
4.	BANDAR MALAYSIA	6.8km
5.	KL SENTRAL	8.2km

Amenities

6.	VIKAS INTERNATIONAL SCHOOL	1.0km
7.	MID VALLEY MEGAMALL	5.7km
8.	THE GARDENS MALL	5.7km
9.	UNIVERSITY MALAYA	7.2km
10.	UM SPECIALIST CENTRE	7.6km
11.	UM MEDICAL CENTRE	8.5km

Transportation

12.	ANGKASAPURI KTM STATION	4.6km
13.	SEPUTEH KTM STATION	4.2km
14.	MID VALLEY KTM STATION	5.0km
15.	KERINCHI LRT STATION	5.5km
16.	ABDULLAH HUKUM LRT STATION	7.9km
17.	PUTRA LRT STATION	8.4km

\*approximate driving distance







tasteful pleasures for the bold and the

# Fashionable

Live high. Live well. Live posh. Avara Seputeh is an iconic residence created with nature in mind. It is a prestigious enclave with warm and sophisticated accents for enhanced comfort living.

Its uncompromised aesthetics incorporate a modern and organic concept, blending features and finishings in an interplay of stylish kinetic facade that ripples in the wind to form a beautiful piece of art.

Artist's Impression | Facade View



Artist's Impression | Drop-off Porch

An elegant grand lobby welcomes you home. Avara Seputeh takes individuality up a notch. It is designed for a new breed of young professional urbanites, expatriates and savvy investors who crave prestige, privacy and proximity to Kuala Lumpur city centre.



Artist's Impression | Waiting Lounge at the Grand Lobby

## Luxury

Comfort & Privacy





# Indulge, Relax & Enjoy

Life's greatest treasures at your doorstep





# Playground for all



Turn up the heat at the state-of-the-art gymnasium, or take a dip and cool down in the infinity lap pool. Unwind with a cold beverage in the sun lounge while watching over the kids as they enjoy splashing in the awesome water playground.

Your private events and parties will be the talk of the town, what with the impact they make. Imagine dining amidst a beautifully landscaped-garden while enjoying sterling city skyline views.







Grandeur  
city sky view



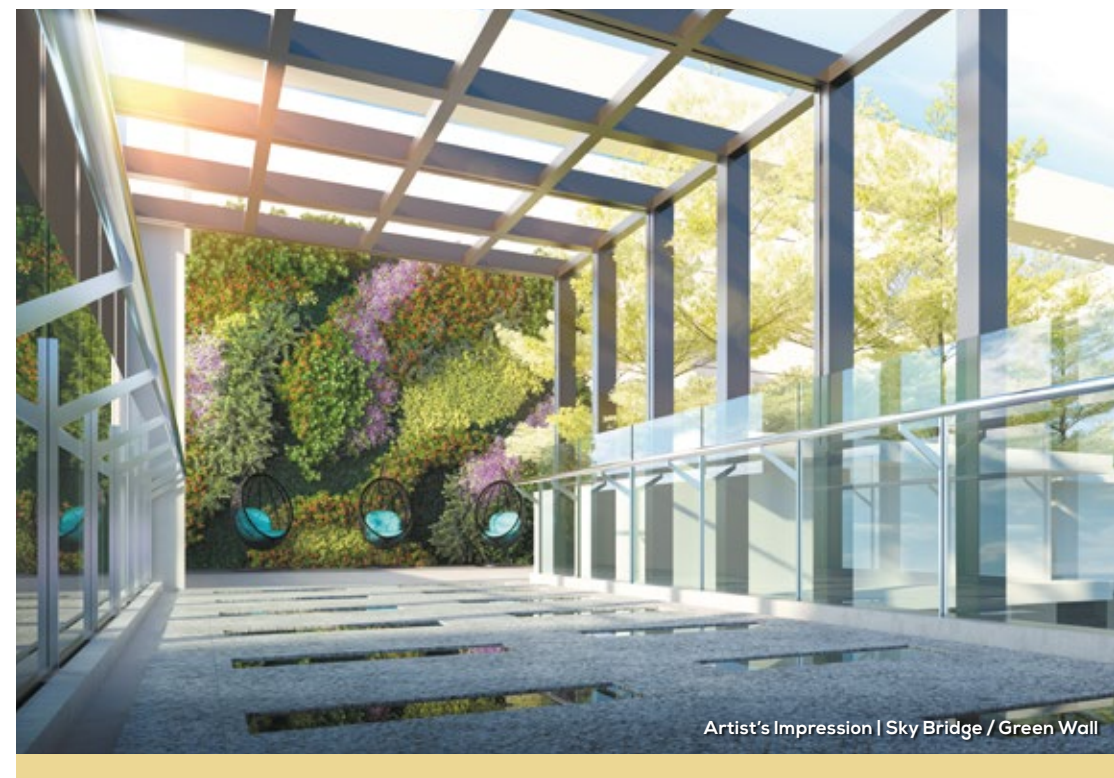


## sky Garden

**Entertain under the stars...  
within your own exclusive setting**

Imagine dining and relaxing under the stars at Avara Seputeh's lovely Sky Garden. This is the perfect place for private parties and gatherings. Simply great for lazy nights spent barbecuing irresistible treats with your loved ones.

Theme it. Plan it. The floor is all yours.



The Skybridge conveniently connects you to the Chill Out and Entertainment Zone.

Rise early for a session of yoga at the Sky Garden's tranquil Yoga Zone. It's a great place to energise and rejuvenate your body and soul, what with the great views afforded by the city skyline. Arbor structures, a viewing deck and garden plants ... all these elements make for a cool green space that is a sanctuary for the harried urbanite.





# Luxuriate

Timeless dimensions. Fine finishings.







# Premium

fittings & finishing

- Wardrobe for master bedroom
- Kitchen cabinet
- Wash basin shelf
- Cylindrical storage water heater
- Washing machine
- Air-conditioners for bedrooms and living hall
- Kitchen appliances
- Branded sanitary fittings
- Quality tiles
- Solid timber bedroom flooring
- Movable sunshade (for units facing east and west)
- High performance tinted glass window
- Video Intercom system



## Live

Avara Seputeh optimises space for style and comfort in all its units. There are three artistic yet practical layout design plans—whether it is 1, 2 or 3 rooms to suit your needs.

Luxurious interiors fuse comfort with an elegant style. Stylish living areas are the perfect space for entertaining. High quality finishes blend effortlessly from beautiful kitchens which shape the heart of these designer homes to the indulgent premium appliances.







Artist's Impression | Evening Facade Aerial View

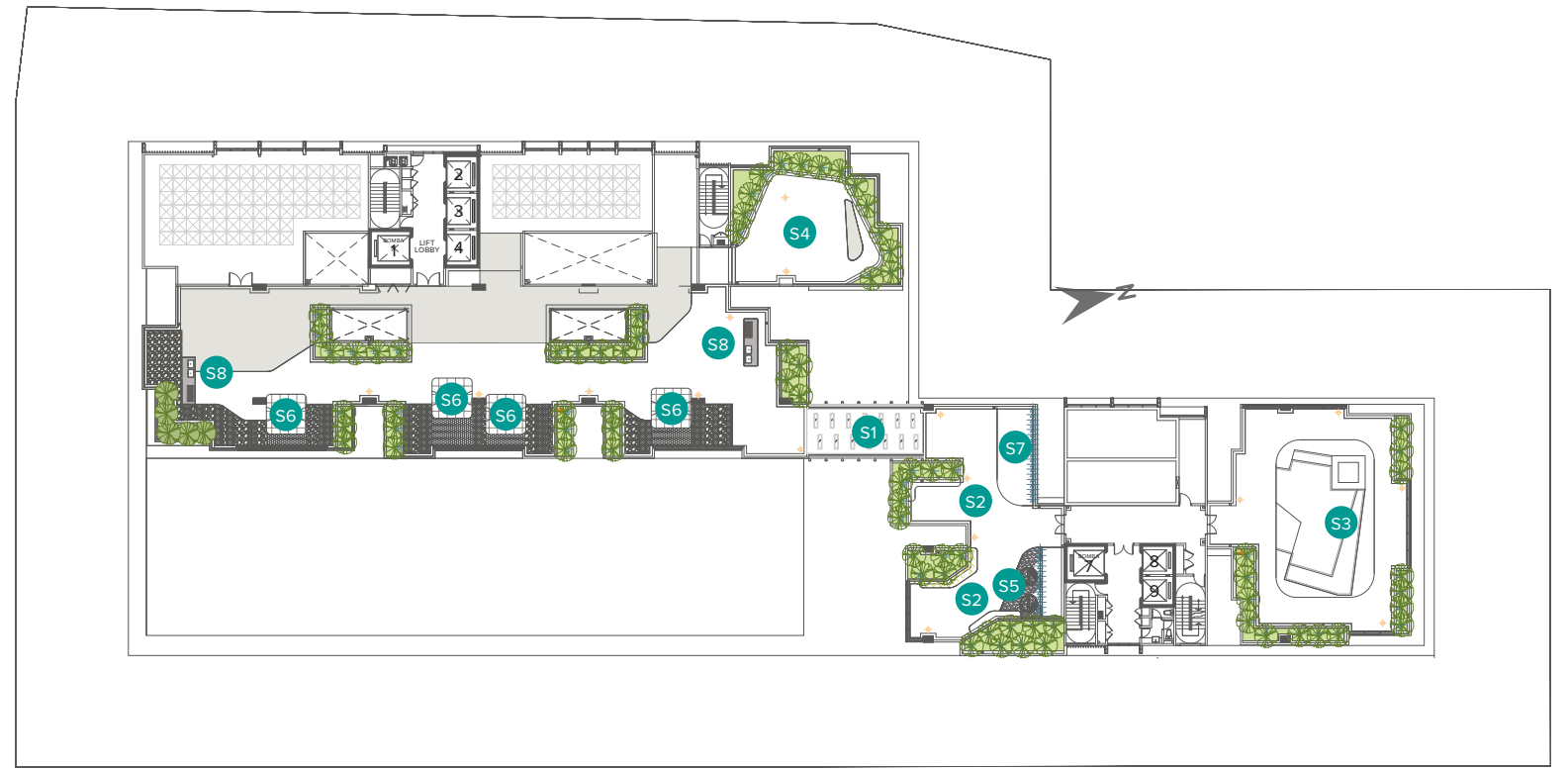
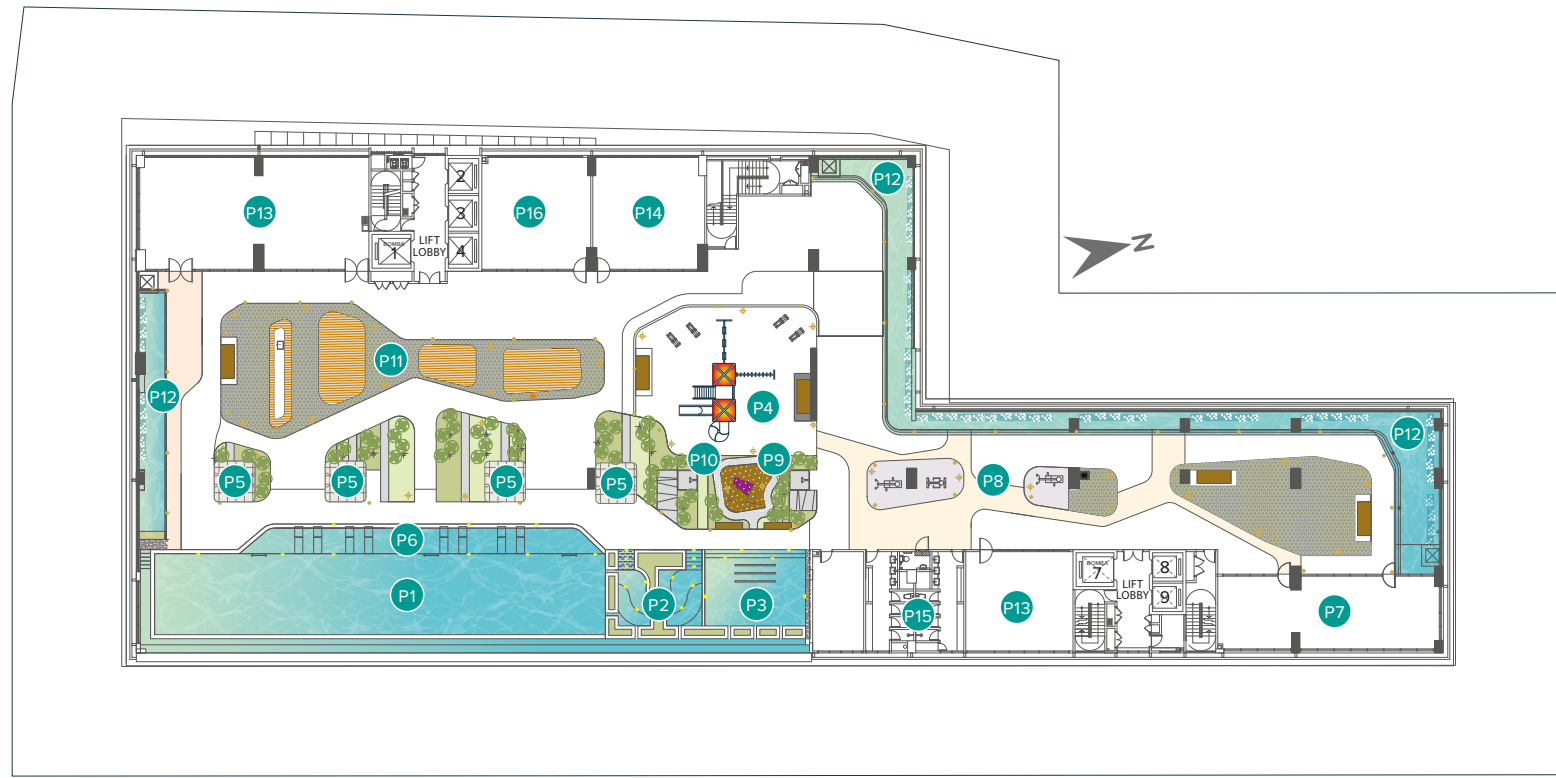
Ground  
Floor

Lifestyle  
Podium

Sky  
Garden

Floor  
Plan





## Ground floor

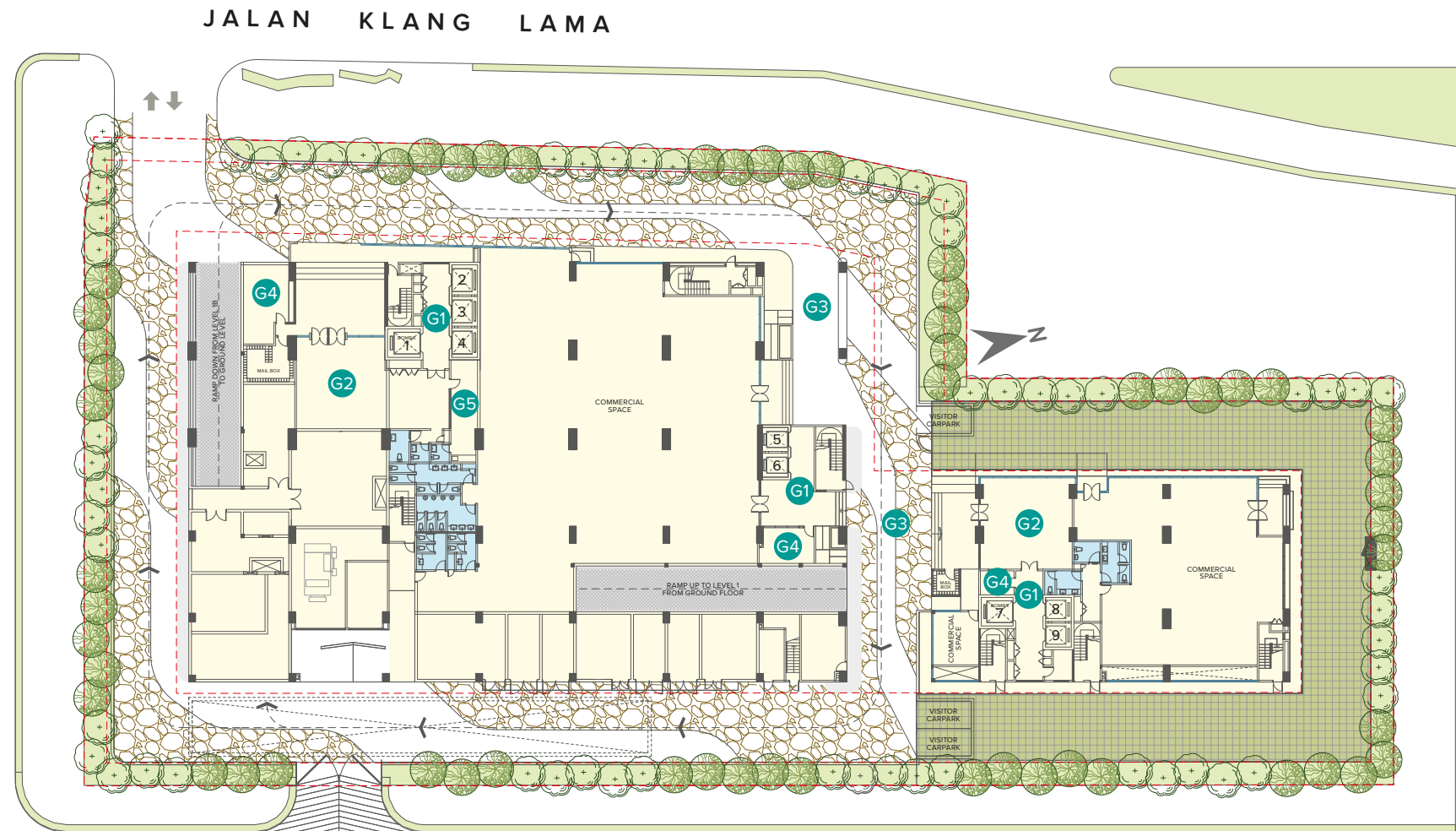
- G1 ■ Lift Lobby
- G2 ■ Waiting Lounge
- G3 ■ Drop-off Porch
- G4 ■ Security Room
- G5 ■ Day Care Centre

## Lifestyle Podium

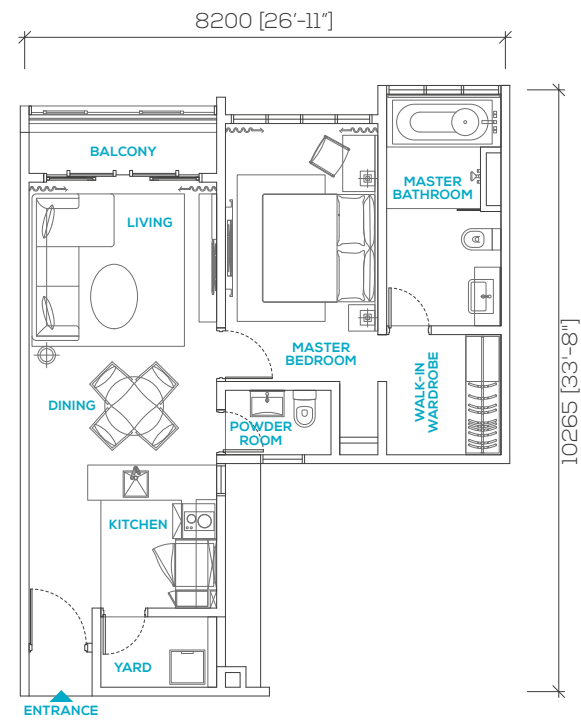
- P1 ■ Swimming Pool
- P2 ■ Jacuzzi
- P3 ■ Children's Pool
- P4 ■ Children's Playground
- P5 ■ Cabana
- P6 ■ Sun-Bed
- P7 ■ Indoor Gymnasium
- P8 ■ Outdoor Gymnasium
- P9 ■ Reflexology Path
- P10 ■ Garden
- P11 ■ Sky Lounge
- P12 ■ Water Feature
- P13 ■ Function Room
- P14 ■ Games Room
- P15 ■ Changing Rooms
- P16 ■ Management Office

## Sky Garden

- S1 ■ Sky Bridge
- S2 ■ Sky Garden
- S3 ■ Sky Amphitheatre
- S4 ■ Yoga Deck
- S5 ■ Seating & Relaxing Area
- S6 ■ Cabana
- S7 ■ Green Wall
- S8 ■ BBQ Pit

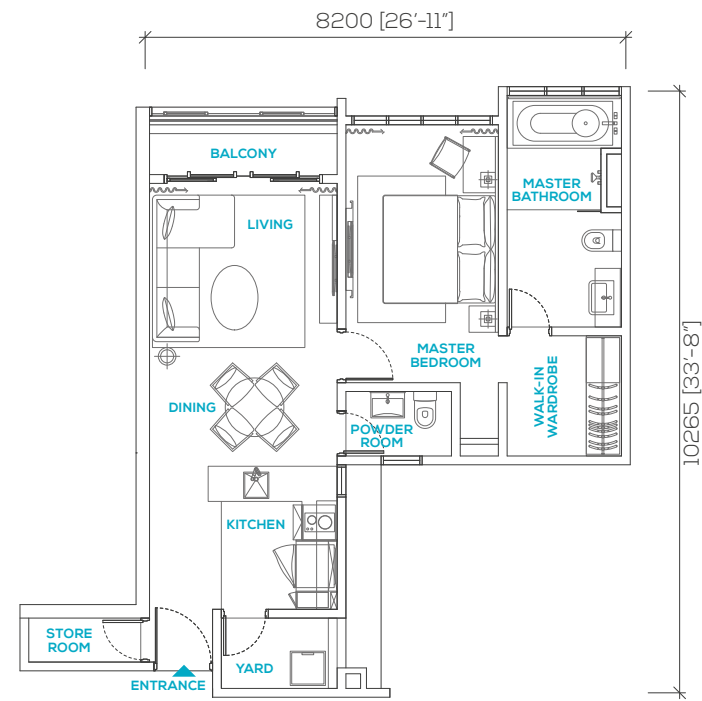






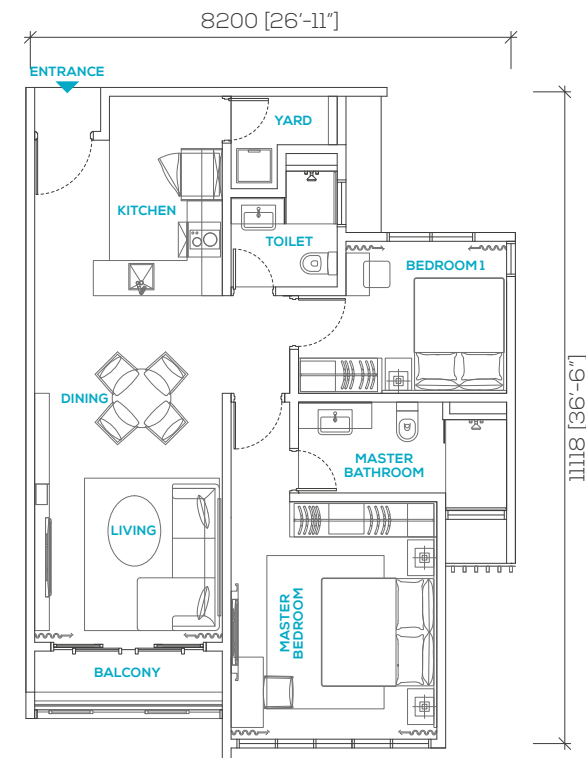
TYPE A

667 sq. ft. / 62 sq. m.  
1 Room + 1 Bath +  
1 Powder Room



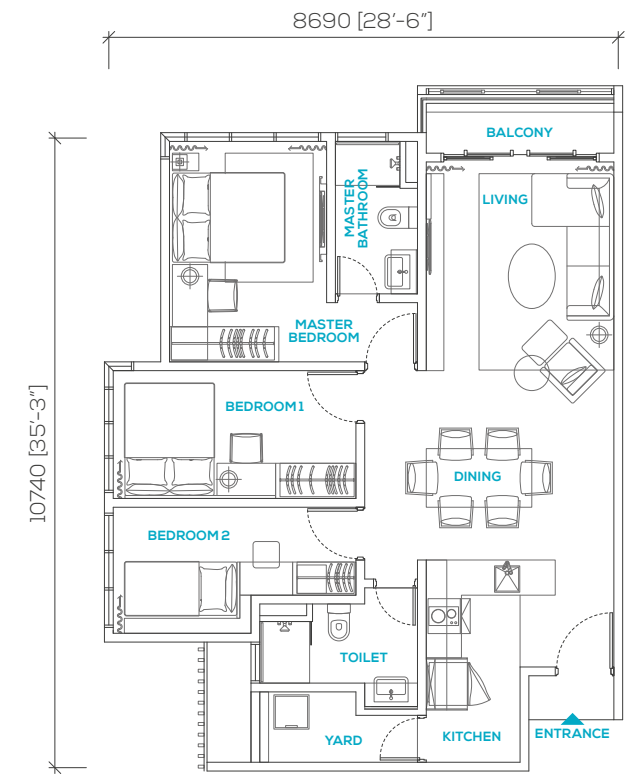
TYPE A1

689 sq. ft. / 64 sq. m.  
1 Room + 1 Bath +  
1 Powder Room



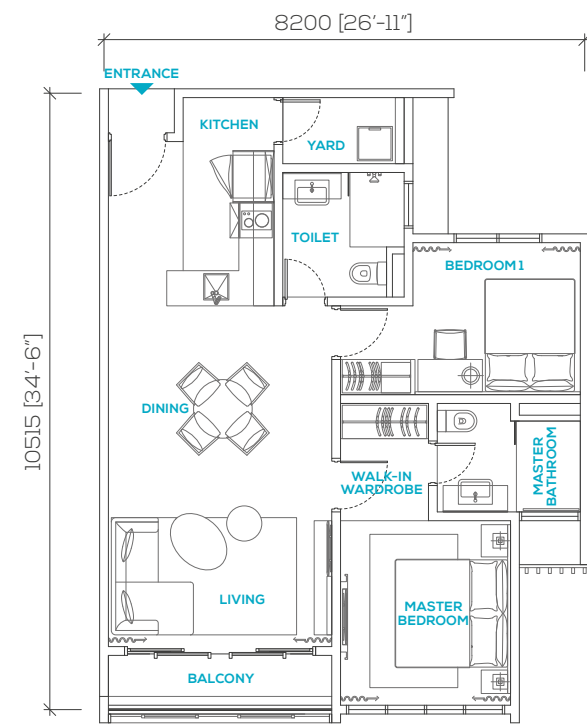
TYPE C1

829 sq. ft. / 77 sq. m.  
2 Rooms + 2 Baths



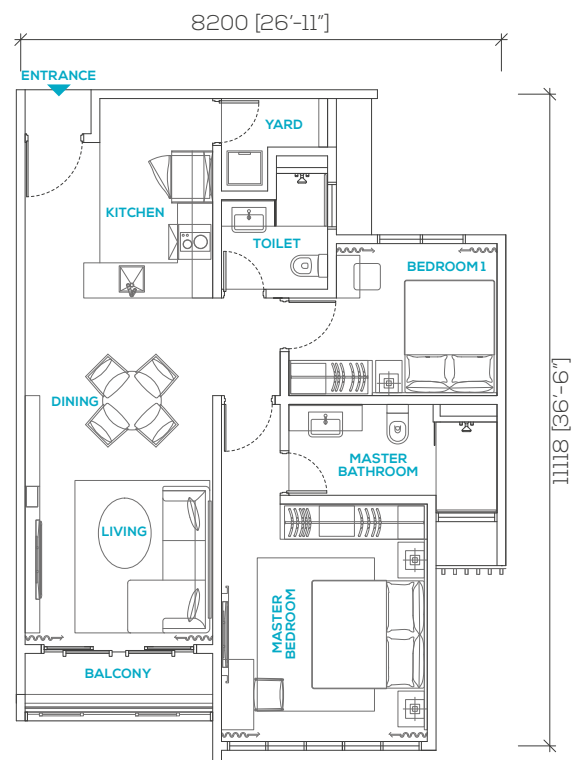
TYPE D

915 sq. ft. / 85 sq. m.  
3 Rooms + 2 Baths



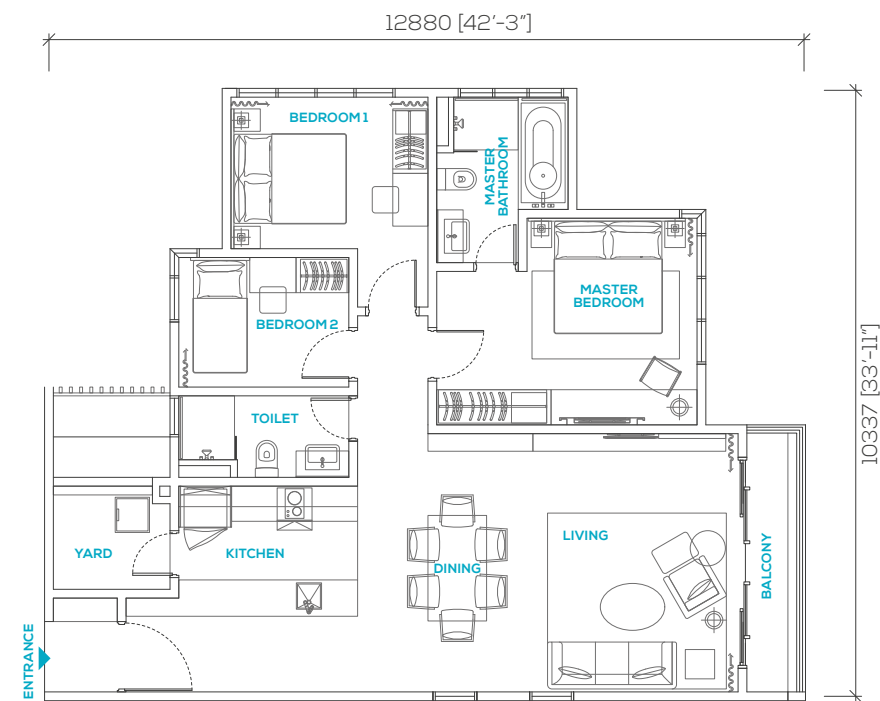
TYPE B

807 sq. ft. / 75 sq. m.  
2 Rooms + 2 Baths



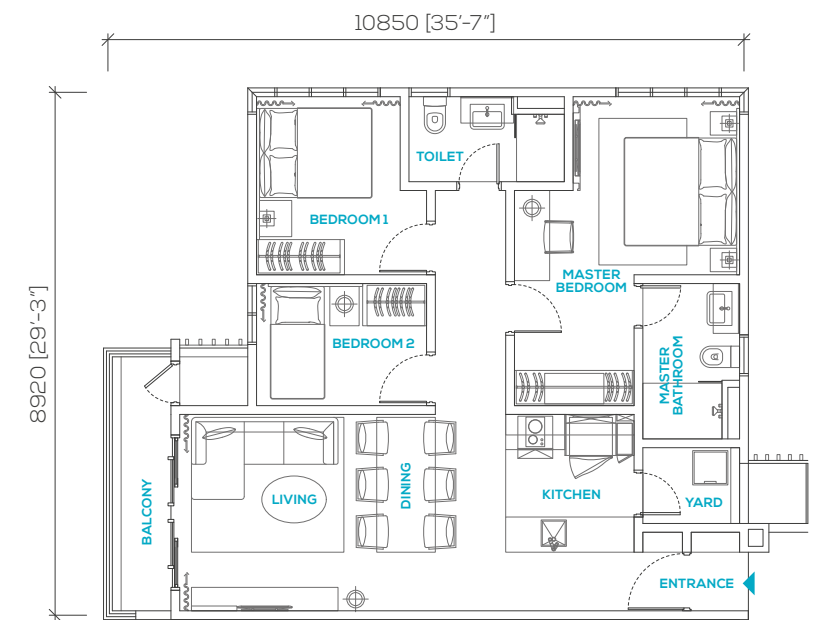
TYPE C

829 sq. ft. / 77 sq. m.  
2 Rooms + 2 Baths



TYPE E

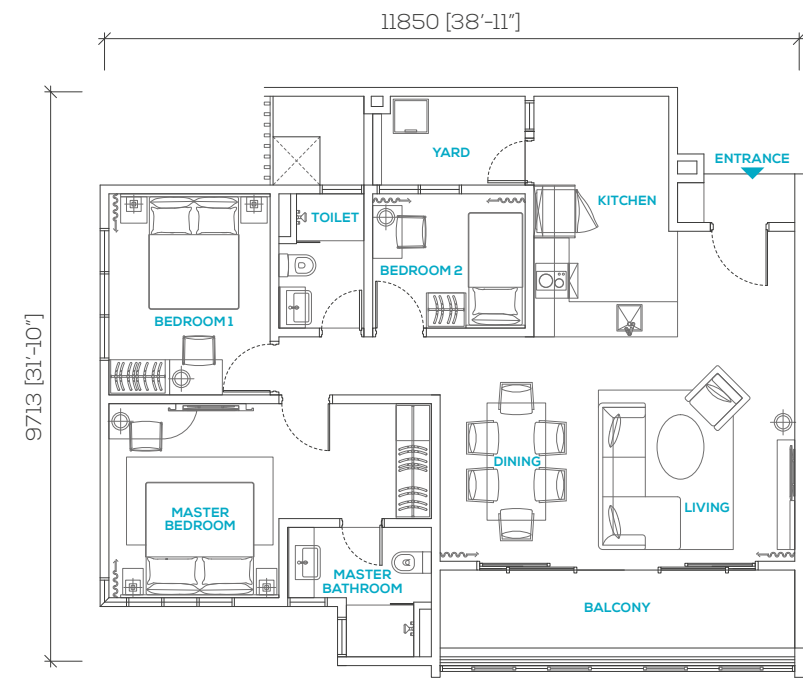
1087 sq. ft. / 101 sq. m.  
3 Rooms + 2 Baths



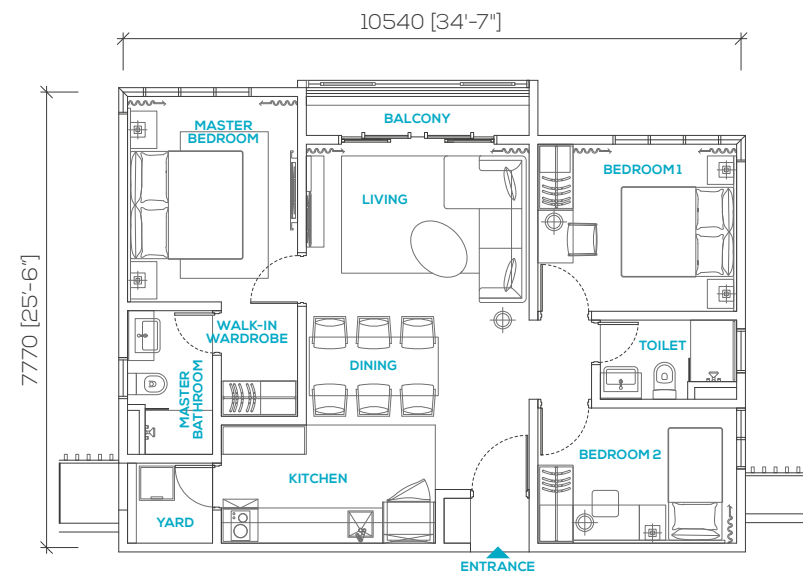
TYPE F

926 sq. ft. / 86 sq. m.  
3 Rooms + 2 Baths

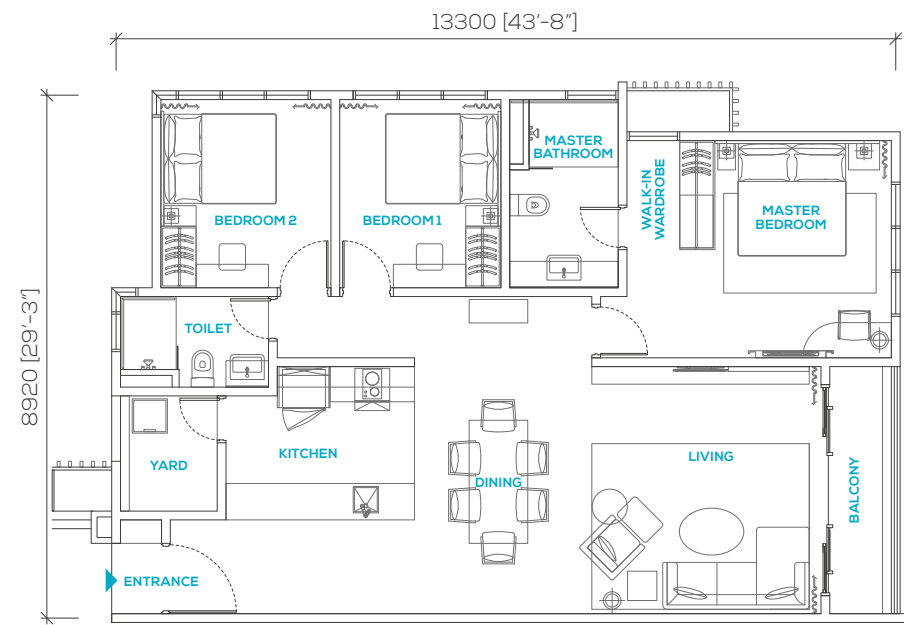




TYPE G

1076 sq. ft. / 100 sq. m.  
3 Rooms + 2 Baths

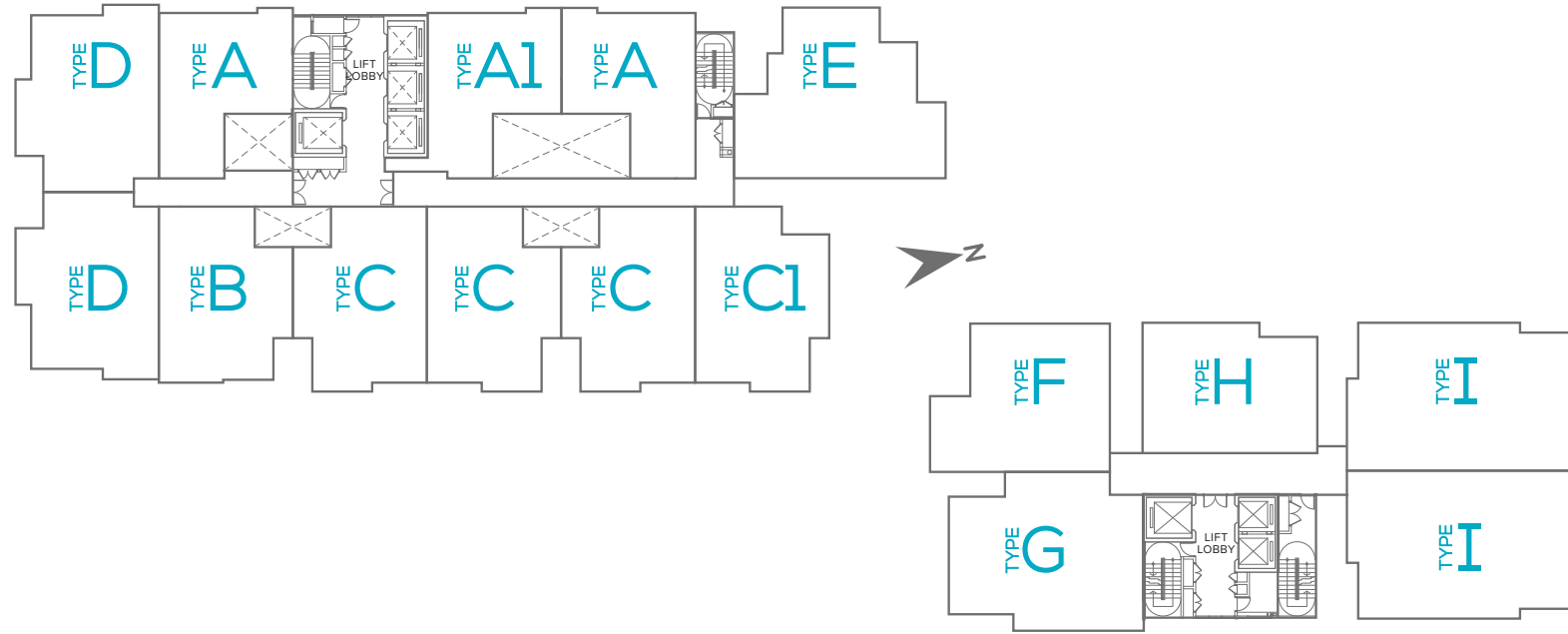
TYPE H

850 sq. ft. / 79 sq. m.  
3 Room + 2 Baths

TYPE I

1,216 sq. ft. / 113 sq. m.  
3 Room + 2 Baths

## Avara 1



## Avara 2

<b>Structure</b>	Reinforced Concrete Frame / RC Shear Wall	<b>Sanitary Installation</b>	<b>A</b>	<b>A1</b>	<b>B</b>	<b>C/C1</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
<b>Wall</b>	Brick / RC Shear Wall	<b>Shower</b>	1	1	2	2	2	2	2	2	2	2
<b>Roofing</b>	Reinforced Concrete Slab / Glass with Frame	<b>Wash Basin</b>	2	2	2	2	2	2	2	2	2	2
<b>Covering</b>		<b>Pedestal Water Closet</b>	2	2	2	2	2	2	2	2	2	2
<b>Roof Framing</b>	Reinforced Concrete	<b>Kitchen Sink</b>	1	1	1	1	1	1	1	1	1	1
<b>Ceiling</b>	Skim Coat / Plaster Board	<b>Long Bath</b>	1	1	-	-	-	1	-	-	-	-
<b>Framing</b>		<b>Paper Holder</b>	2	2	2	2	2	2	2	2	2	2
<b>Windows</b>	Powder Coated Aluminum Frame Window	<b>Hand Bidet</b>	2	2	2	2	2	2	2	2	2	2
<b>Doors</b>	<b>Entrance</b> : Fire Rated Door <b>Balcony</b> : Powder Coated Aluminium Frame Sliding Door <b>Main Door</b> : Fire Rated Door <b>Bath &amp; Others</b> : Laminated Timber Door <b>Yard</b> : Aluminium Frame Glass Door	<b>Towel Rail</b>	1	1	2	2	2	2	2	2	2	2
<b>Ironmongery</b>	Locksets	<b>Mixer Tap</b>	1	1	-	-	-	1	-	-	-	-
<b>Wall Finishes</b>	<b>External Wall</b> : Plaster & Paint <b>Internal Wall</b> : Skim Coat / Plaster and Paint <b>Kitchen</b> : Full Height Wall Tiles (Except Behind Cabinet) <b>Bathrooms</b> : Full Height Tiles	<b>Electrical Installation</b>	<b>A</b>	<b>A1</b>	<b>B</b>	<b>C/C1</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
<b>Floor</b>	<b>Living, Dining, Kitchen</b> : Porcelain Tiles	<b>Lighting Points</b>	17	18	19	19	20	21	22	24	22	24
<b>Finishes</b>	<b>Bedrooms</b> : Timber Flooring <b>Balcony, Bathrooms, Yard</b> : Homogenous Tiles	<b>13A Point</b>	16	17	18	17	19	21	20	19	19	21
<b>Additional</b>	<b>Features</b> : Kitchen Cabinet • Electrical Hob, Hood & Oven : Refrigerator • Washing Machine : Water Heater (shower and long bath only) : Air-Conditioning • Fibre-To-The-Home-System (FTTH)	<b>Oven Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>Kitchen Hood Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>Kitchen Hob Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>Ceiling Fan Point</b>	2	2	3	3	4	4	4	4	4	4
		<b>Water Heater Point</b>	1	1	2	2	2	2	2	2	2	2
		<b>Door Bell Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>SMATV</b>	2	2	2	2	2	2	2	2	2	2
		<b>PVR Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>Telephone Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>Data Point</b>	1	1	1	1	1	1	1	1	1	1
		<b>Air-Conditioning Point</b>	2	2	3	3	4	4	4	4	4	5
		<b>Video Intercom System</b>	1	1	1	1	1	1	1	1	1	1



# Ba Sheng Sdn Bhd

## “Honesty & Business Integrity with a Commitment to Obligations & Quality”

At the helm of Ba Sheng Sdn Bhd is Mr. Alex Koh. He is well-recognised for his track record in Khor Eng Hock & Sons (PNG) Pty Ltd (KEH PNG), a leading property developer and property manager in Port Moresby, Papua New Guinea.

KEH PNG has, since 1988, spearheaded multiple prestigious developments in Port Moresby, which include residential and commercial developments. These developments include, among others, Avara Square, Avara Vaivai, Avara Saraga, Avara Annex as well as NGF Limited Warehouse, Retail and Offices, are very well received among the locals and expatriate communities.

The next major project that KEH PNG has undertaken is the Avara Square and the Avara Apartments. These developments are parts of the Avara Development in the central business district of Port Moresby. Avara Annex, which was completed and occupied in 2013, is also a part of the Avara Development and is

very well known in Port Moresby. The building, with its facade mostly covered in glass, is affectionately called the “Half Moon Building” by the local community.

Mr Koh is bringing his pioneering spirit and extensive experience back to home ground with Ba Sheng Sdn Bhd by conceptualising and building Avara Seputeh in Kuala Lumpur. As a responsible and forward-thinking developer, Ba Sheng Sdn Bhd emphasizes on values that are demonstrated through a focus on solid investment approach, an understanding in property valuation as well as quality of life.

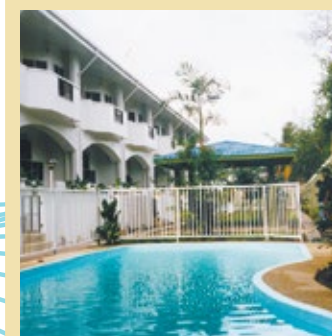
Avara Seputeh’s focus on good design, form and functionality makes it a model development that exemplifies high standards. The development is all about enhancing urban living spaces through sustainable and innovative practices, making it a gem for investors and an icon of sophisticated living standards.

### Track Record in Papua New Guinea (PNG)

Developments in PNG are undertaken by Khor Eng Hock & Sons (PNG) Pty Ltd and is led by Mr. Alex Koh, the same person leading Ba Sheng Sdn Bhd.

KEH PNG had undertaken and completed the following project developments and the constructions:

#### 1 Apartment 21 (1989)



**3-bedroom  
Executive Town Houses**

#### 2 Midvalley Apartment (1994)



**3-bedroom  
Executive Houses**

#### 3 NGF Ltd. (2006)



**Retail, Office &  
Warehouse**



4 Park Serviced Apartment (2007)



3-bedrooms  
Executive Houses

5 Avara Annex (2013)



Phase 1 of  
Avara Development

8-storey office building  
with car park bays

6 Avara VaiVai



Exclusive Apartments,  
each unit with 4-bedrooms &  
En-suite bathrooms

7 Avara Saraga



2-storey  
Warehouse & Office

TextThe second and third phases of Avara Development by KEH PNG in Port Moresby in the near future:

1 Avara Apartment

Phase 2 of the Avara Development.

A 22-storey building consisting of 76 units of executive apartments, with car park bays, main lobby and one level of commercial office area.

2 Avara Square

Phase 2 of the Avara Development.

A 10-storey building consisting of 36 units of serviced apartments and three levels of commercial office space totaling 2,800m<sup>2</sup>, as well as car parking space and amenities.