



Complete  
On The Outside

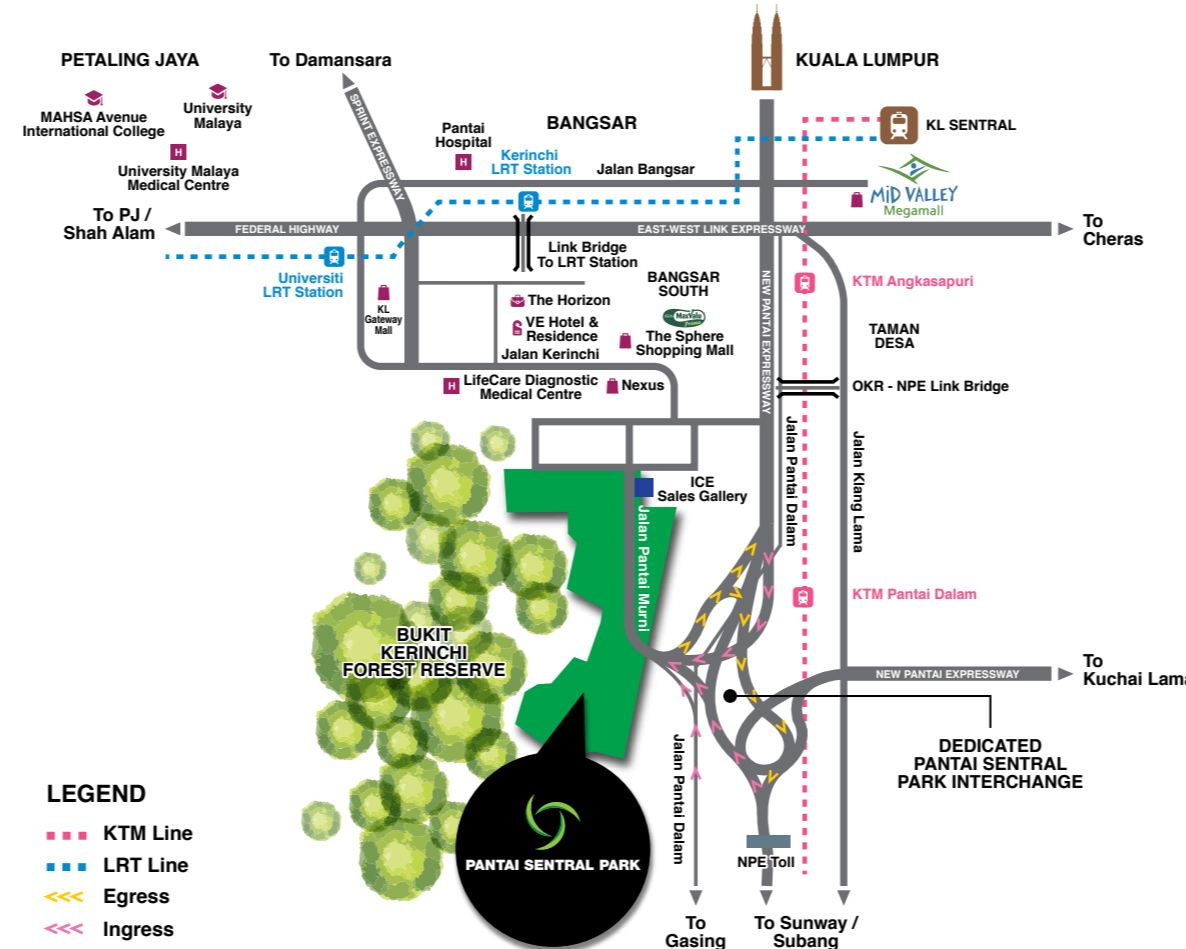
Riana Trees Residences is the perfect condominium that offers much more than meets the eye. It is designed to give urbanites a complete home, on the outside and inside.

Located in Pantai Sentral Park, KL's one and only Urban Forest City, you will have the advantage of city conveniences within the township and prime neighbourhoods around.

- Within Klang Valley's New Golden Triangle of Bangsar, Mid Valley City, KL & PJ
- Fringed by the pristine Bukit Kerinchi Forest Reserve for soothing views & refreshing environment
- Surrounded by lifestyle amenities like F&B, gym, healthcare & more without even leaving Pantai Sentral Park



Connected  
to everything  
around you



**LEGEND**  
 --- KTM Line  
 --- LRT Line  
 --- Egress  
 --- Ingress

Pantai Sentral Park is a self-sustaining city that's super accessible, especially with the dedicated Pantai Sentral Park Interchange. This interchange literally changed the game by taking connectivity to the next level, bringing more convenience to the community. You'll find it a breeze to head out to urban hotspots for daily needs or catch up with mates at your favourite cafe.

AMONA DEVELOPMENT SDN BHD 198701005155(163826-A)  
 Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor

☎ 1800 880 456 | 📍 pantaisentralpark | 🌐 pantaisentralpark.com



Developer: Amona Development Sdn Bhd 198701005155(163826-A) • Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Danial Ehsan, Tel: 03-7985 8188 Fax: 03-7952 9848 • Property Type: Condominium  
 • Developer's Licence No: 13619/08-2027/1268(R) • Validity: 20/08/2022 - 19/08/2027 • Advertising & Sales Permits No: 13619-4/01-2026/0078(N)-S) • Validity: 20/01/2023 - 19/01/2026 • Restriction In Interest: Tanah ini tidak boleh dipindahterjemah, dipajak atau digadaikan tanpa kebenaran dan Pinak Berkasus Negeri • Approving Authority: Dewan Bandaraya Kuala Lumpur • Approved Building Plan No: BPS10SC20220131 • Tenure of Land: 99 years (Expiry date 07/06/2106)  
 • Land Encumbrances: Nil • Number of Units: Type A - 223; Type B - 113 • Built-up: Type A - 900 sq ft; Type B - 665 sq ft • Car Parks: Type A - 2; Type B - 2 to 3 • Expected Date of Completion: February 2027 • Price: Type A - min. RM858,000 max. RM958,000; Type B - min. RM898,000 max. RM1,036,000 • Bump-uper Discount: 5% • All renderings contained herein in this advertisement are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the sale and purchase agreement • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

A JOINT DEVELOPMENT BY  
**IJM LAND** **amona**  
 A SUBSIDIARY OF IJM CORPORATION BERHAD group of companies



Live It Up  
On The  
Outside  
and  
Inside



# Stylish Living On The Inside



So what do you do with a home that's equally cool on the outside and inside? You live it up of course! And live the excitement of getting the best in urban living. Here you have a township that thrives on the pulse of the city, and within is a stylish home that just seems to be designed with you in mind.

- **Low density with only 336 units** – your escape to exclusive living
- **Built-up of 900 & 955 sf.** – perfectly sized with 3 bedrooms & even comes with 2 car parks
- **Choice of city view or forest view** – choose between bright lights, city life or serene zen-moments view
- **Every unit comes with a balcony** – make this your private outdoor space with a mini garden or a chair for enjoying your coffee
- **Spacious design for enhanced privacy** – with the generous space, you'll easily claim your own chillout area
- **Designed for working from home** – convert a room into a dedicated area as a WFH space
- **Co-working space on the podium level** – we're extending the concept of WFH to outside your home
- **Wide selection of lifestyle facilities** – enough to entice you to venture out of your home, every day.



# Lifestyle-Centric Facilities

Your days at Riana Trees Residences will surely be filled with lots of things to do. This is true with all the curated lifestyle facilities that make living here so much more interesting.



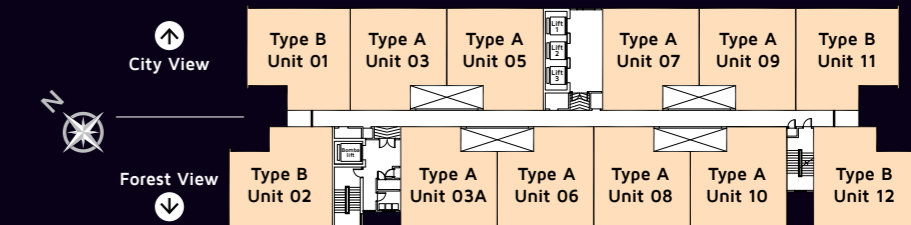
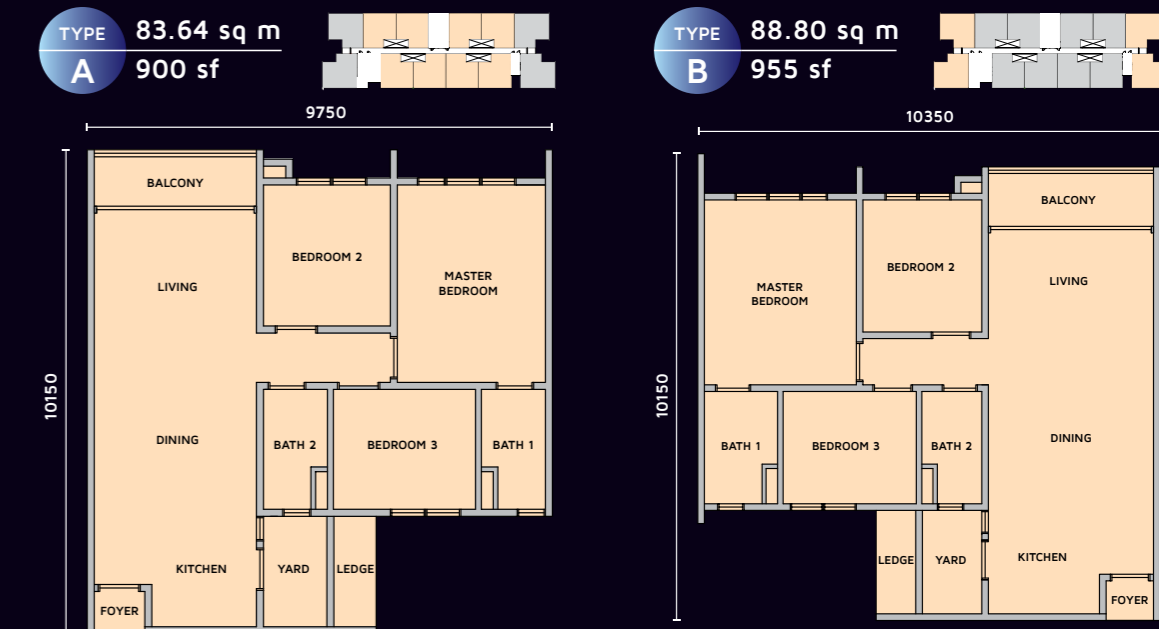
### Facilities on level 5

- |                    |                          |                        |                            |
|--------------------|--------------------------|------------------------|----------------------------|
| 1 Swimming Pool    | 6 Toilet / Changing Room | 10 Herbs Garden        | 15 Indoor Kid's Playzone   |
| 2 Lounge Pool      | 7 Gymnasium              | 11 Reflexology Path    | 16 Co-work Area (Enclosed) |
| 3 Jacuzzi          | 8 Playground             | 12 Yoga Deck           |                            |
| 4 Wading Pool      | 9 Play Lawn              | 13 Open Terrace        |                            |
| 5 Barbeque Terrace |                          | 14 Co-work Area (Open) |                            |

### Other areas

- |                         |                          |                                       |                     |
|-------------------------|--------------------------|---------------------------------------|---------------------|
| • Main Entrance Lobby   | • Forest Park            | • Adventure Playground (Ground Floor) | • Surau             |
| • Management Office     | • Walking & Jogging Path | • Community Park                      | • Multipurpose Hall |
| • Car Wash Area         |                          | • Nursery                             |                     |
| • Half-Basketball Court |                          |                                       |                     |

# Floor plans



STRUCTURE	: Reinforced Concrete	SANITARY & PLUMBING FITTINGS:	
WALL	: Reinforced Concrete Wall/Brick Wall	Water Closet	2 nos.
ROOF COVERING	: Reinforced Concrete Flat Roof	Wash Basin with Tap	2 nos.
ROOF FRAMING	: Reinforced Concrete	Shower Head	2 nos.
CEILING	: Skim Coat Finish & Paint Plasterboard & Paint	Tap	1 no.
WINDOWS	: Powder Coated Aluminium Framed Glass Window	Kitchen Sink with Tap	1 no.
DOORS	: Powder Coated Aluminium Framed Glass Door Timber Door	Hand Bidet	2 nos.
IRONMONGERY	: Quality Locksets	ELECTRICAL INSTALLATION:	
WALL FINISHES	: Porcelain Tiles Ceramic Tiles Up To 1500mm Height Cement Render & Paint/Skim Coat & Paint	Lighting Point	16 nos.
FLOOR FINISHES	: Laminated Timber Floor Ceramic Tiles Porcelain Tiles Cement Render	Power Point	18 nos.
		Smaty Point	1 no.
		Water Heater Point	2 nos.
		Air Cond Point	4 nos.
		Ceiling Fan Point	5 nos.
		Door Bell Point	1 no.
		INTERNAL TELECOMMUNICATION	
		TRUNKING & CABLING:	
		Fibre Wall Socket Point	1 no.

# Specifications