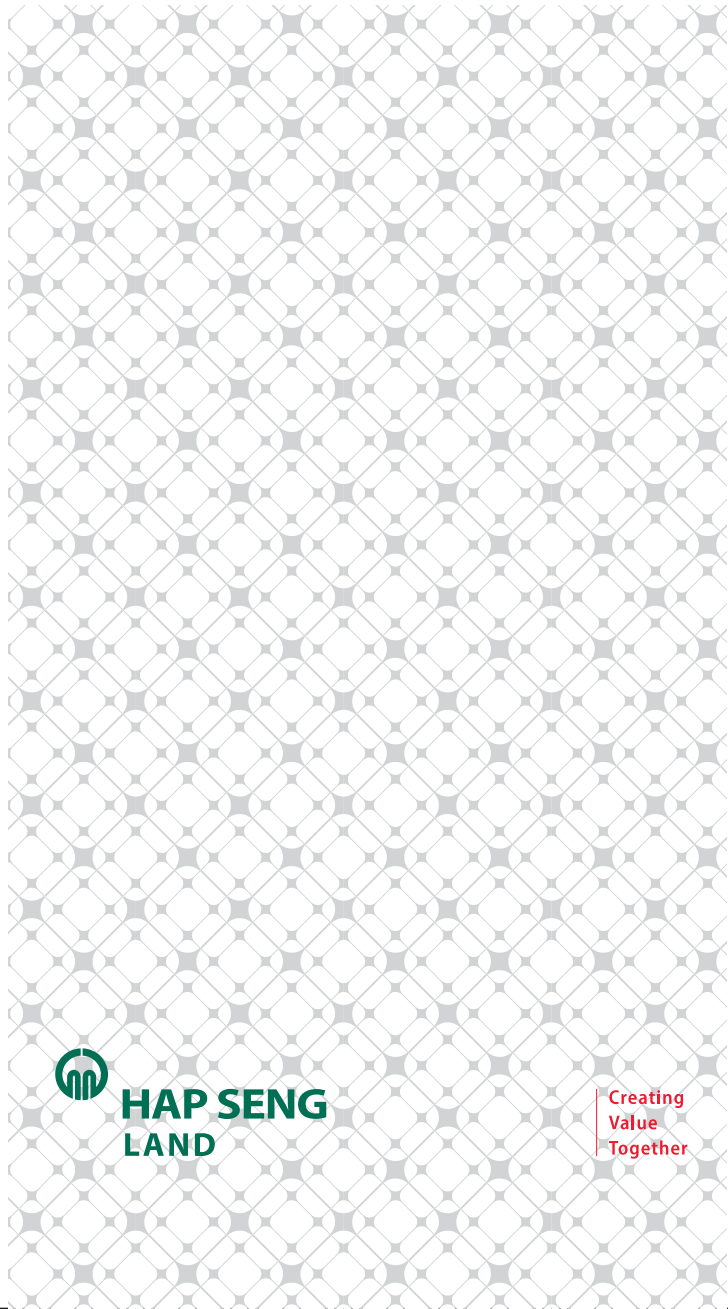


ARIA

LUXURY RESIDENCE
KUALA LUMPUR

F R E E H O L D



Creating
Value
Together



ARIA's attractive city centre location, service standard and vast leisure spaces make it ideally suited as a place to live and as an investment asset.



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

The Telegraph

HIGHLY
COMMENDED

RESIDENTIAL
HIGH-RISE
DEVELOPMENT
MALAYSIA

Aria Luxury Residence
by Hap Seng Land

2016-2017

GROHE



GRAND ENTRANCE



THE ULTIMATE ADDRESS

ARIA's proximity to the Petronas Twin Towers gives access to the best that metropolitan living has to offer.

It is within easy reach of KL's most reputable hospitals, international schools and corporate towers; Grade A offices like G Tower and The Intermark are just down the road, and many multinational and local corporations are located within the nearby Golden Triangle – Malaysia's Central Business District.

Surrounding ARIA are Suria KLCC and Pavilion, the country's top shopping destinations, the 50-acre KLCC Park, Malaysia's finest urban park, the Diplomatic Enclave, the venerable Royal Selangor Golf Club (RSGC) and TREC, Malaysia's first purpose-built dining and entertainment destination.

From luxury retail and fashion, to haute cuisine and casual day-to-day dining, to unforgettable evenings in one of the many sky restaurants and bars in the area, ARIA is bringing all these to your doorstep.

EASY ACCESSIBILITY

With two accesses, ARIA is highly accessible to all parts of the city and the country via highways and expressways.

The proposed new KLCC East MRT station is located minutes away by foot. The extension of rail services will also create a high-speed link to Singapore via the future Kuala Lumpur – Singapore High Speed Rail (HSR).



SKY LOUNGE AT SOPRANO, LEVEL 45



OLYMPIC-SIZE SWIMMING POOL AT TENOR, LEVEL 7

65,000 SQ. FT. OF FACILITIES

ARIA has one of the largest spread of facilities and leisure spaces in the city centre, comprising:

BASS at Ground Level, with its elegant reception and lobby area, enhanced with music-themed art and sculptures.

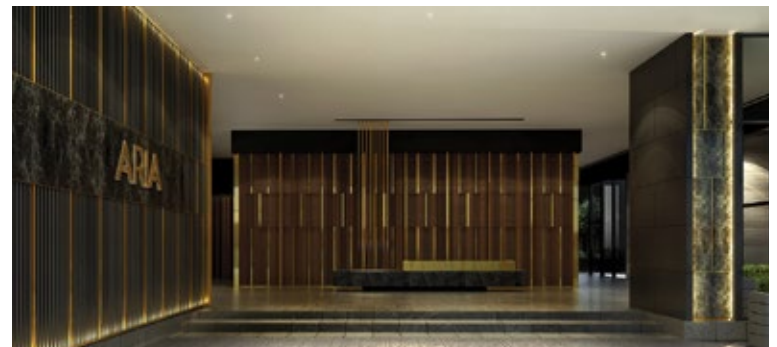
TENOR at Level 7, has a 50-meter Olympic-size pool, replete with sunken beds, play and splash areas for kids, jacuzzi and a hydro gym pool. A full glass-fronted gym and aerobics/yoga space overlook the RSGC golf course.

BARITONE at Level 43a is a relaxation zone with a mini library, games room, and TV lounge/music room.

SOPRANO at Level 45 is a high-energy area with its indoor and outdoor party spaces, gourmet kitchen and viewing decks for spectacular vistas of Kuala Lumpur city.

CONCIERGE

ARIA boasts a full-fledged 24-hour concierge service, providing personal care and attention for all residents and their units including housekeeping, leasing and sub-sale.



LOBBY

SAFETY AND SECURITY

ARIA is installed with a state-of-the-art security system—designed, implemented and monitored for your peace of mind.

LIVING SPACES

Aria's units combine beauty and functionality. All have clean, modern lines and are well-planned with optimum utilisation of space. Large windows give a sense of openness and the excitement of living at the heart of a bustling city.



FEATURES

- Freehold
- Exclusive concierge services
- Multi-tier 24-hour state-of-the-art security
- Fibre-to-Home broadband connectivity
- Exclusive and private, 2 lifts serving 2–3 units only
- Unit sizes ranging from 630 sq.ft. to 1,502 sq.ft.
- Located within the Diplomatic Enclave at the heart of KL City Centre
- Generous facilities area of approximately 65,000 sq.ft. (1.5 acres)
- Within 1km travelling distance to the proposed KLCC East MRT station
- Approximately 7km to future city central transport hub with High Speed Rail Link to Singapore
- Strong services infrastructure with support from nearby embassies, international schools, medical centres, shopping malls and Grade A offices



THE PEOPLE BEHIND ARIA

HAP SENG LAND

Hap Seng Land is the property division of Hap Seng Consolidated Berhad, a progressive and well-established public-listed company with diversified businesses in plantations, property investment and development, credit financing, trading of fertilizers and automotives as well as building materials and stone quarries.

Hap Seng Land is a responsible developer driven by a commitment to deliver innovative and high quality real estate on time, every time.

With more than 50-year track record as a responsible developer, Hap Seng Land has built a solid reputation of providing long-term value to its customers, partners and associates.

Hap Seng Land also focuses on well-located, high-quality commercial developments with strong growth potential.

Current investment properties include Menara Hap Seng, Menara Hap Seng 2, Menara Citibank, Plaza Shell (Sabah) and Hap Seng Star's Mercedes-Benz Autohaus.

A Premium Development by:

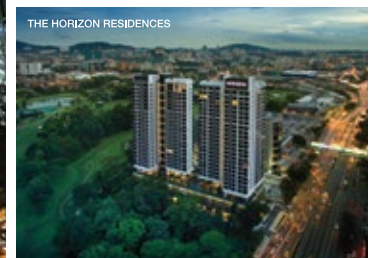
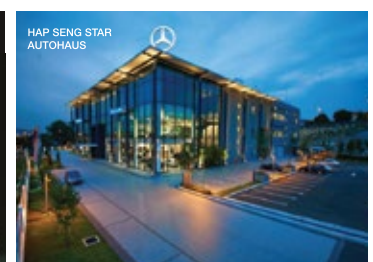


Creating Value Together

Sales Gallery
Ground Floor, Menara Hap Seng 2,
No. 1, Jalan P. Ramlee, 50250 Kuala Lumpur

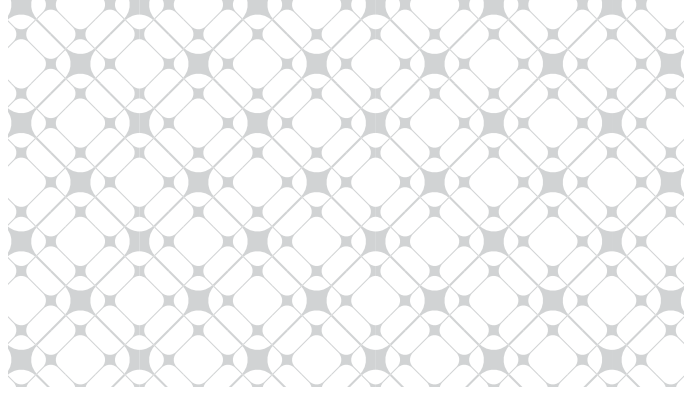
1300 880 818

info@hapsengland.com
www.aria.com.my



Developed by: Hap Seng Land Development (JTR 2) Sdn. Bhd. (984662-K) Level 21, Menara Hap Sang, Jalan P. Ramie, 50250 Kuala Lumpur, Malaysia. Tel: +603 2116 9333 • No. of Units: 598 • Parking Bays Per Unit:1 • Type: Service Apartment • Date of Completion: December 2019 • Tenure of Land: Freehold • Land: Free from Encumbrances • Developer's License No: 14186-1/12-2019/02999(L) • Validity: 11/12/2018-10/12/2019 • Advertising & Sales Permit No: 14186-1/12-2019/02999(P) • Validity: 11/12/2018-10/12/2019 • Appropriate Authority which Approves the Building Plans Dewan Bandaraya Kuala Lumpur • Reference No: BP T3 OSC 20151208 • Selling Price: RM 1,165,888 (min)- RM3,687,888(max) • Bumiputera Discount: 5%

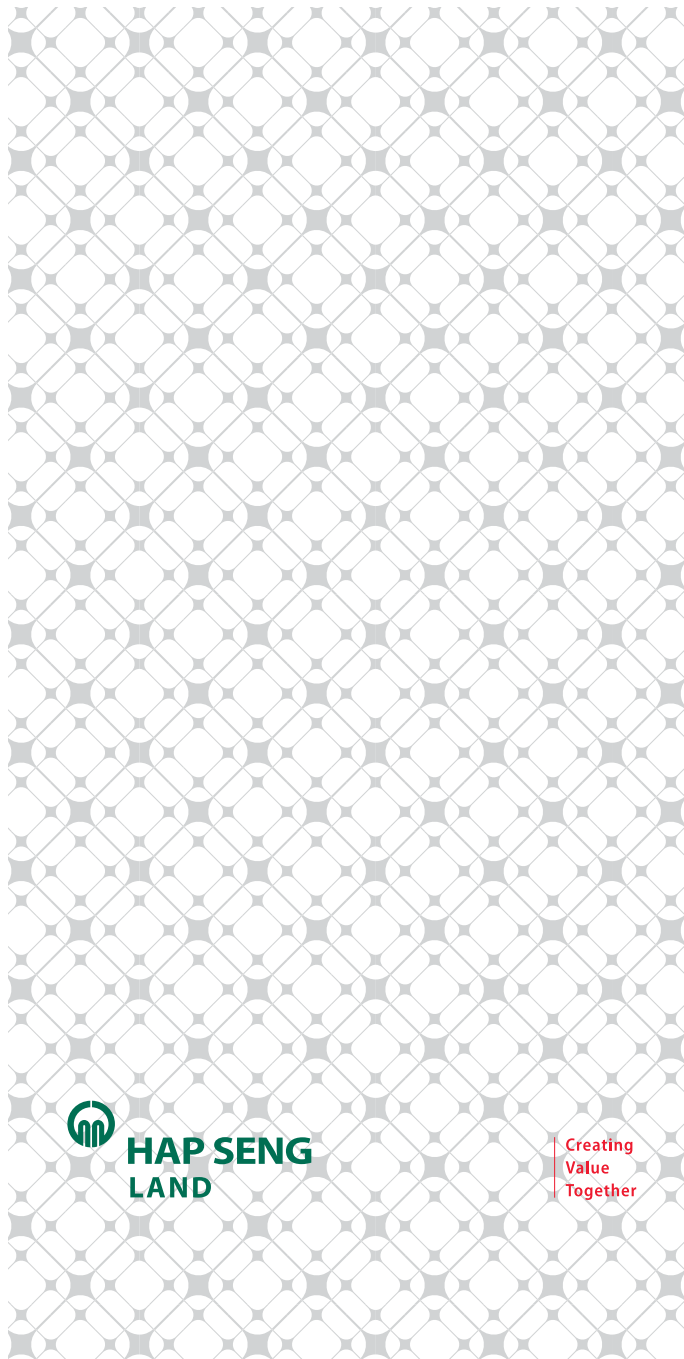
While every reasonable care has been exercised in preparing this brochure, the material herein is intended as a guide only and cannot form part of the contract. All pictures are artist's impressions only. All the items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



ARIA

LUXURY RESIDENCE
KUALA LUMPUR

FLOOR PLANS





Gymnasium / Yoga

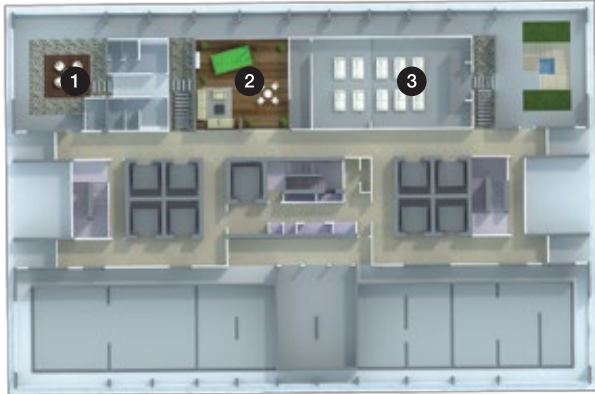
FACILITIES

TENOR AT LEVEL 7



- | | | | |
|-------------------|--------------------|-------------------------------|--------------------------|
| 1 50m Lap Pool | 6 Sauna | 11 Landscape Garden | 16 Function / Party Room |
| 2 Floating Lounge | 7 Gymnasium / Yoga | 12 Lounge Area | 17 BBQ Area |
| 3 Wading Pool | 8 Hydro Gym Pool | 13 Function Room | 18 Pre-Function Area |
| 4 Seating Lounge | 9 Jacuzzi | 14 Laundry | |
| 5 Changing Room | 10 Kids' Play Area | 15 Preparation Room / Kitchen | |

BARITONE AT LEVEL 43A

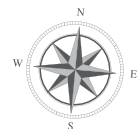


- | | |
|------------------------|------------------|
| 1 Lounge Area | 4 Lounge Area |
| 2 Games Lounge | 5 Reading Lounge |
| 3 TV Lounge/Music Room | 6 Viewing Deck |

SOPRANO AT LEVEL 45



- | | | |
|--------------------|----------------------|---------------------|
| 1 BBQ Area | 5 Gourmet Kitchen | 9 Sky Lounge |
| 2 Landscape Garden | 6 Private Party Room | 10 Landscape Garden |
| 3 Viewing Deck | 7 Viewing Deck | |
| 4 Preparation Area | 8 Link Bridge | |



STOREY PLAN

- TYPE A**
630 sq.ft. (58.5 sq.m.)
- TYPE A1**
630 sq.ft. (58.5 sq.m.)
- TYPE A2**
867 sq.ft. (80.7 sq.m.)
- TYPE A3**
867 sq.ft. (80.7 sq.m.)
- TYPE B**
753 sq.ft. (70 sq.m.)
- TYPE B1**
991 sq.ft. (92.1 sq.m.)
- TYPE B2**
991 sq.ft. (92.1 sq.m.)
- TYPE C**
1159 sq.ft. (107.7 sq.m.)
- TYPE D**
1502 sq.ft. (139.6 sq.m.)

INTIMO (BLOCK B)								
FACING KLCC DIRECTION NORTH VIEW				FACING RSGC DIRECTION SOUTH VIEW				
SOPRANO SKY FACILITIES LEVEL								
BRIDGE								
BARITONE FACILITIES LEVEL								
45								
43A	B-43-01 TYPE D	B-43-02 TYPE B1	B-43-03 TYPE A2	B-43-03A TYPE C	B-43-05 TYPE C	B-43-06 TYPE B1	B-43-07 TYPE A2	B-43-08 TYPE D
42	B-42-01 TYPE D	B-42-02 TYPE B1	B-42-03 TYPE A2	B-42-03A TYPE C	B-42-05 TYPE C	B-42-06 TYPE B1	B-42-07 TYPE A2	B-42-08 TYPE D
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07	TENOR FACILITIES LEVEL							
06								
05								
04								
03								
02								
01								
G	BASS AT LOBBY							
LG	CAR PARK				M&E			
B1	CAR PARK							

TEMPO (BLOCK A)								
FACING KLCC DIRECTION NORTH VIEW				FACING RSGC DIRECTION SOUTH VIEW				
SOPRANO SKY FACILITIES LEVEL								
BRIDGE								
BARITONE FACILITIES LEVEL								
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13A	A-13A-01 TYPE C	A-13A-02 TYPE B	A-13A-03 TYPE A	A-13A-03A TYPE A	A-13A-05 TYPE D	A-13A-06 TYPE B	A-13A-08 TYPE A	A-13A-09 TYPE A
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11	A-11-01 TYPE C	A-11-02 TYPE B	A-11-03 TYPE A	A-11-03A TYPE A	A-11-05 TYPE D	A-11-06 TYPE B	A-11-08 TYPE A	A-11-09 TYPE A
10	A-10-01 TYPE C	A-10-02 TYPE B	A-10-03 TYPE A	A-10-03A TYPE A	A-10-05 TYPE D	A-10-06 TYPE B	A-10-08 TYPE A	A-10-09 TYPE A
09	A-09-01 TYPE C	A-09-02 TYPE B	A-09-03 TYPE A	A-09-03A TYPE A	A-09-05 TYPE D	A-09-06 TYPE B	A-09-08 TYPE A	A-09-09 TYPE A
08	A-08-01 TYPE C	A-08-02 TYPE B	A-08-03 TYPE A	A-08-03A TYPE A	A-08-05 TYPE D	A-08-06 TYPE B	A-08-08 TYPE A	A-08-09 TYPE A

ELEVATED CAR PARK Level 1-6

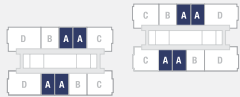
FLOOR PLANS

TYPE A

630 sq.ft. (58.5 sq.m.)



1 BEDROOM

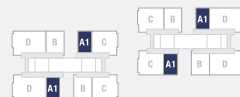


TYPE A1

630 sq.ft. (58.5 sq.m.)



1 BEDROOM BALCONY

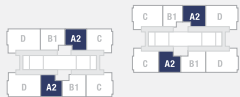


TYPE A2

867 sq.ft. (80.7 sq.m.)



2 BEDROOM

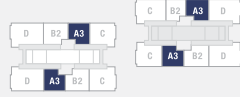


TYPE A3

867 sq.ft. (80.7 sq.m.)



1 BEDROOM BALCONY STUDY



TYPE B

753 sq.ft. (70 sq.m.)

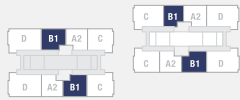


1 BEDROOM STUDY



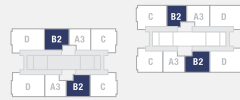
TYPE B1

991 sq.ft. (92.1 sq.m.)



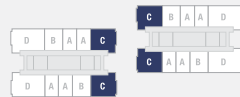
TYPE B2

991 sq.ft. (92.1 sq.m.)



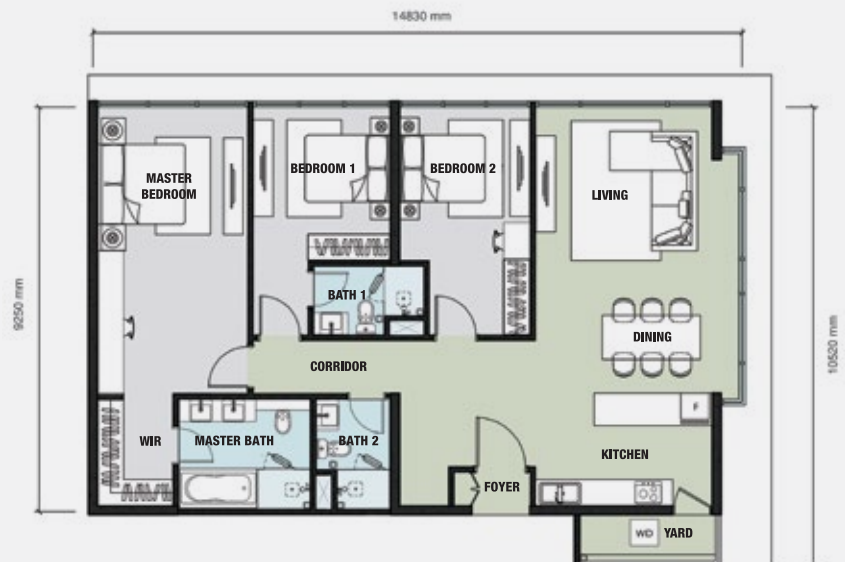
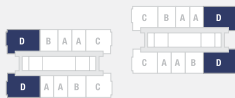
TYPE C

1159 sq.ft. (107.7 sq.m.)



TYPE D

1502 sq.ft. (139.6 sq.m.)



SPECIFICATIONS

Structure		Reinforced Concrete Structure
Wall		Reinforced Concrete Wall / Brick Wall
Roofing Covering		Reinforced Concrete Roof
Ceiling		Skim Coat / Plaster Ceiling*
Windows		Aluminium Framed and Glazed Windows
Ironmongeries		Selected Quality locksets
Door	Main entrance Bedrooms/Bathrooms/Utility Bedrooms/Study Rooms Balcony	Fire Rated Timber Door Timber Door or Timber Sliding Door* Aluminium Framed and Glazed Sliding Door
Wall Finishes	Kitchen Bathroom Other areas	Ceramic Tiles up to ceiling height or skim coat & paint* Homogeneous Tiles up to ceiling height Skim coat / Plaster & paint*
Floor Finishes	Living/Dining/Kitchen Bedrooms All Bathrooms Balcony/Yard/Utility Other areas	Homogeneous Tiles*** Timber strips** Homogeneous Tiles*** Homogeneous Tiles*** Cement Render
		A A1 A2 A3 B B1 B2 C D
Sanitary & Plumbing Fittings	Kitchen Sink	1 1 1 1 1 1 1 1 1
	Wash Basin	1 1 2 1 1 2 1 2 4
	Toilet Roll Holder	1 1 2 1 1 2 1 2 3
	Soap Holder	1 1 2 1 1 2 1 2 3
	Shower Rose	1 1 2 1 1 2 1 2 3
	Water Closet	1 1 2 1 1 2 1 2 3
		A A1 A2 A3 B B1 B2 C D
Electrical Installation	Lighting Point	10 10 14 13 10 14 13 16 21
	Power Point (13 A)	13 13 22 22 20 24 24 24 28
	Power Point (15 A)	3 3 3 3 3 3 3 3 3
	Ceiling Fan Point	2 2 3 2 2 3 3 3 4
	TV/Astro Point	1 1 3 2 2 3 3 3 4
	Doorbell Point	1 1 1 1 1 1 1 1 1
	Fiber Wall Outlet	1 1 1 1 1 1 1 1 1

* Where applicable

** As timber is a natural material, it is not possible to achieve total consistency in color, shading tonality and grain

*** Shade and minor color variances in tiles is unavoidable due to production in batches

MASTER PLAN



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Developed by: Hap Seng Land Development (JTR 2) Sdn. Bhd. (984662-K) Level 21, Menara Hap Sang, Jalan P. Ramie, 50250 Kuala Lumpur, Malaysia. Tel: +603 2116 9333 • No. of Units: 598 • Parking Bays Per Unit: 1 • Type: Service Apartment • Date of Completion: December 2019 • Tenure of Land: Freehold • Land: Free from Encumbrances • Developer's License No: 14186-1/12-2019/02999(L) • Validity: 11/12/2018-10/12/2019 • Advertising 8 Sales Permit No: 14186-1/12-2019/02999(P) • Validity: 11/12/2018-10/12/2019 • Appropriate Authority which Approves the Building Plans Dewan Bandaraya Kuala Lumpur • Reference No: BP T3 OSC 20151208 • Selling Price: RM 1,165,888 (min)-RM3,687,888(max) • Bumiputera Discount: 5%

While every reasonable care has been exercised in preparing this brochure, the material herein is intended as a guide only and cannot form part of the contract. All pictures are artist's impressions only. All the items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA