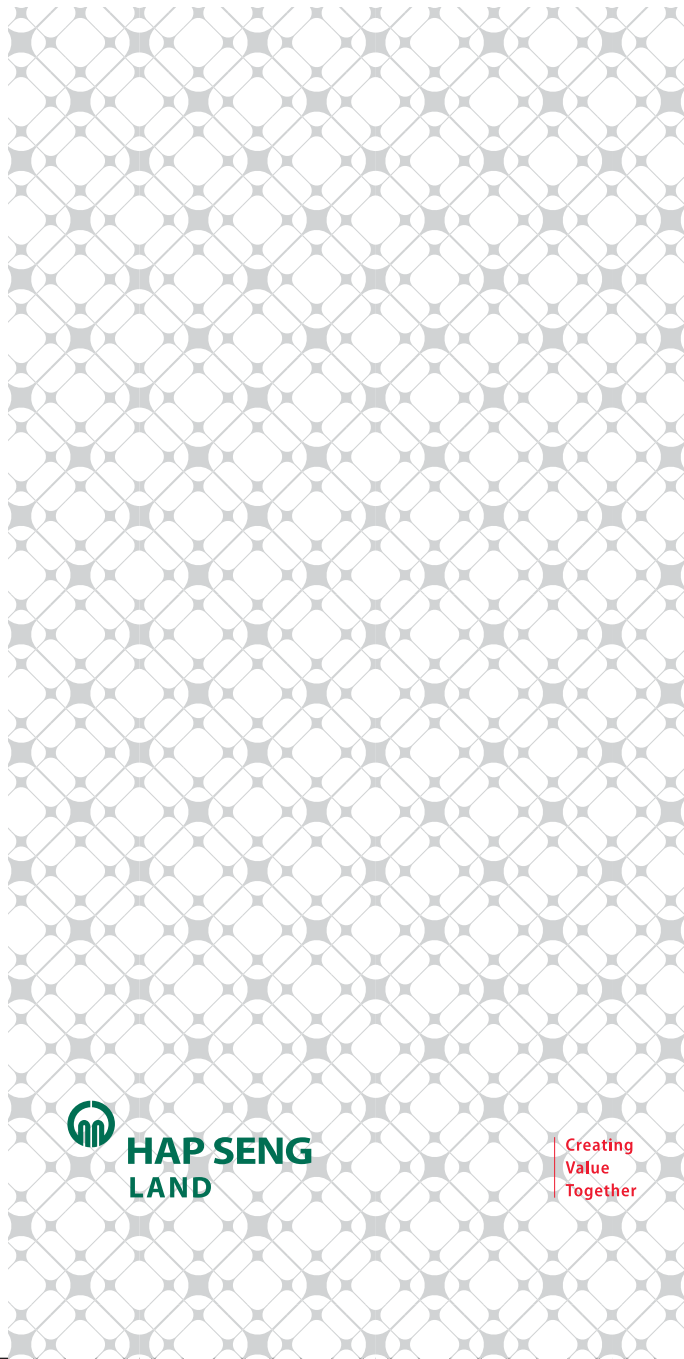


ARIA

LUXURY RESIDENCE
KUALA LUMPUR

FLOOR PLANS





Gymnasium / Yoga

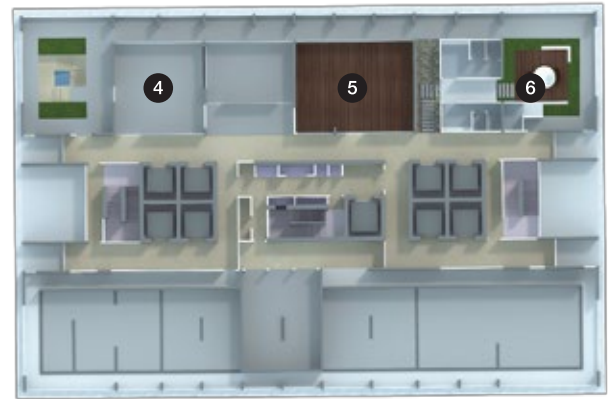
FACILITIES

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

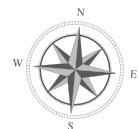


- | | |
|------------------------|------------------|
| 1 Lounge Area | 4 Lounge Area |
| 2 Games Lounge | 5 Reading Lounge |
| 3 TV Lounge/Music Room | 6 Viewing Deck |

SOPRANO AT LEVEL 45

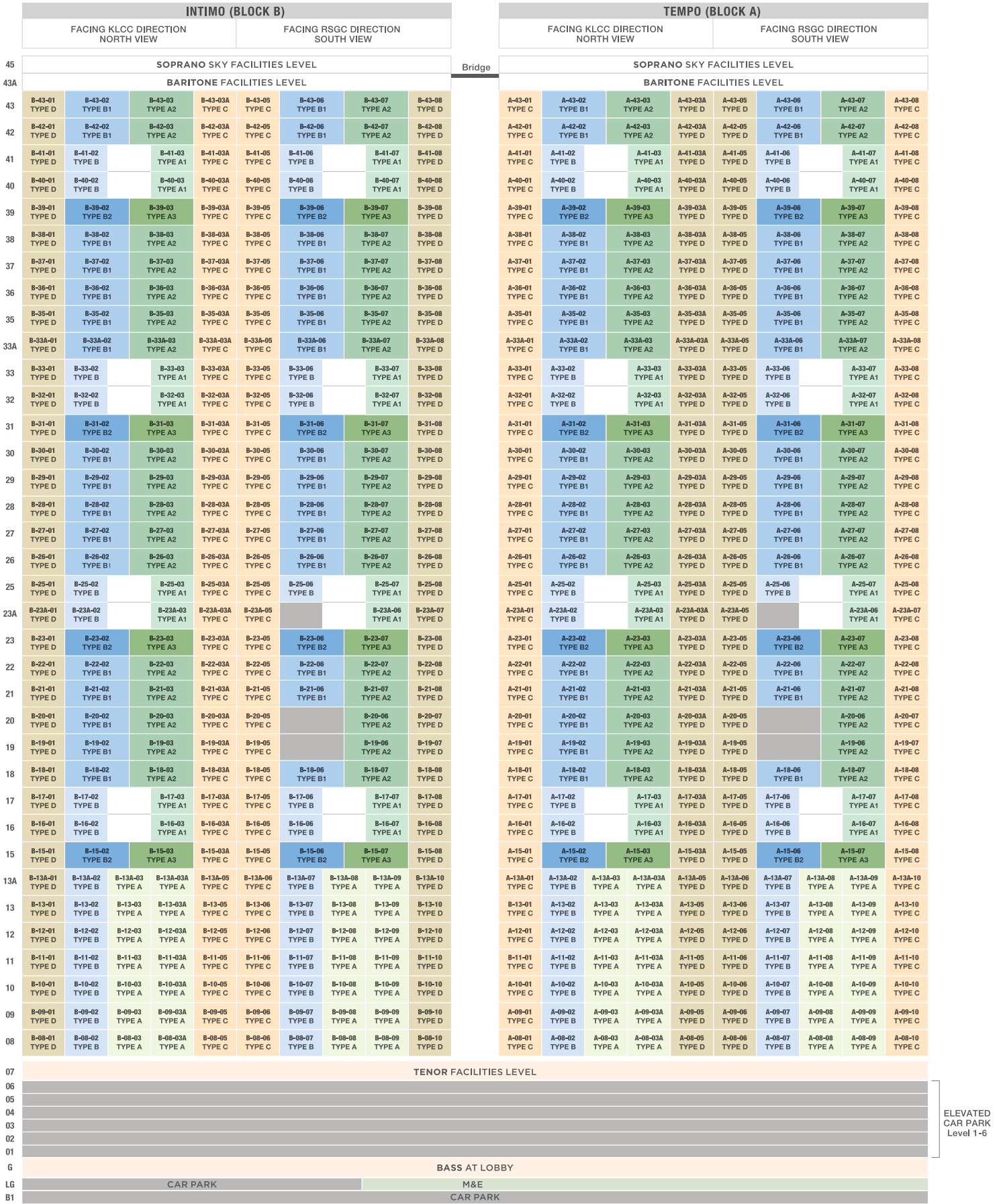


- | | | |
|--------------------|----------------------|---------------------|
| 1 BBQ Area | 5 Gourmet Kitchen | 9 Sky Lounge |
| 2 Landscape Garden | 6 Private Party Room | 10 Landscape Garden |
| 3 Viewing Deck | 7 Viewing Deck | |
| 4 Preparation Area | 8 Link Bridge | |



STOREY PLAN

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



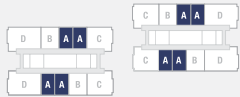
FLOOR PLANS

TYPE A

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



1 BEDROOM

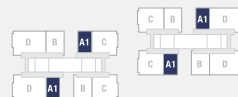


TYPE A1

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



1 BEDROOM BALCONY

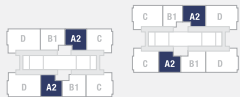


TYPE A2

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



2 BEDROOM

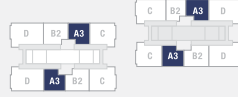


TYPE A3

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



1 BEDROOM BALCONY STUDY

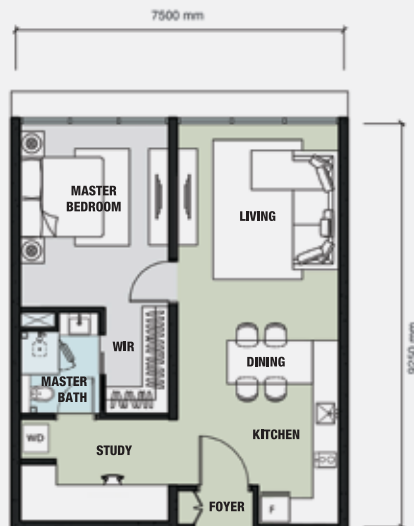
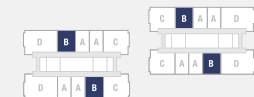


TYPE B

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

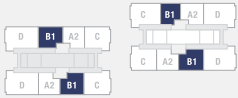


1 BEDROOM STUDY



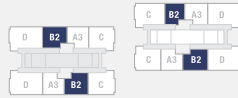
TYPE B1

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



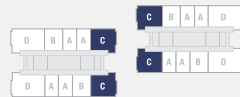
TYPE B2

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



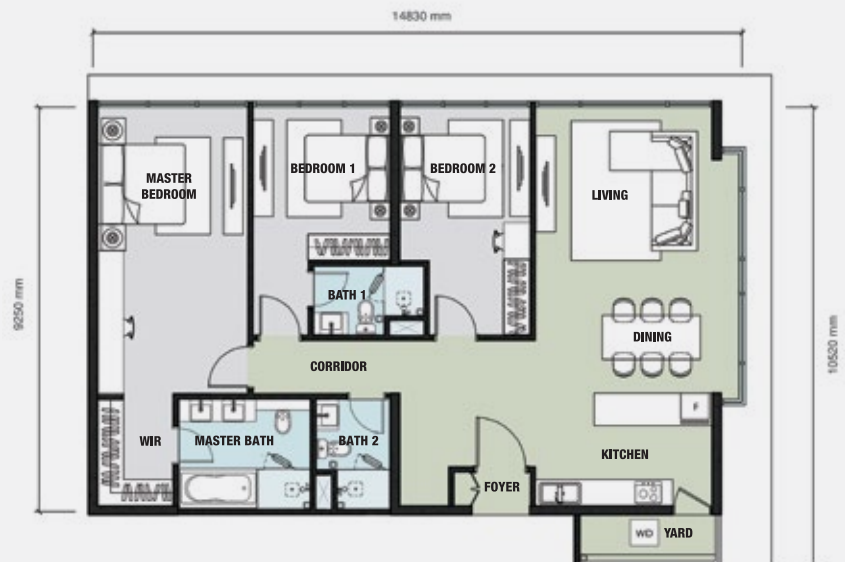
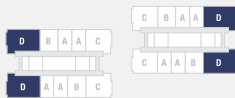
TYPE C

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 Wash Basin Toilet Roll Holder Soap Holder Shower Rose Water Closet	1 1 1 1 1 1 1 1 1 1 1 1 2 1 1 2 1 2 4 1 1 2 1 1 2 1 2 3 1 1 2 1 1 2 1 2 3 1 1 2 1 1 2 1 2 3 1 1 2 1 1 2 1 2 3
		A A1 A2 A3 B B1 B2 C D
Electrical Installation	Lighting Point Power Point (13 A) Power Point (15 A) Ceiling Fan Point TV/Astro Point Doorbell Point Fiber Wall Outlet	10 10 14 13 10 14 13 16 21 13 13 22 22 20 24 24 24 28 3 3 3 3 3 3 3 3 3 2 2 3 2 2 3 3 3 4 1 1 3 2 2 3 3 3 4 1 1 1 1 1 1 1 1 1 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



NORTH VIEW FROM LEVEL 45



SOUTH VIEW FROM LEVEL 45

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 Seng, Jalan P. Ramlee, 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: 14186-1/12-2017/01063(L) • Validity: 11/12/2015 - 10/12/2017 • Advertising & Sales Permit No: 14186-1/12-2017/01063(P) • Validity: 11/12/2015 - 10/12/2017 • 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.