

ARIA

LUXURY RESIDENCE
KUALA LUMPUR

A LANDMARK ADDRESS AT THE
HEART OF A WORLD-CLASS CITY



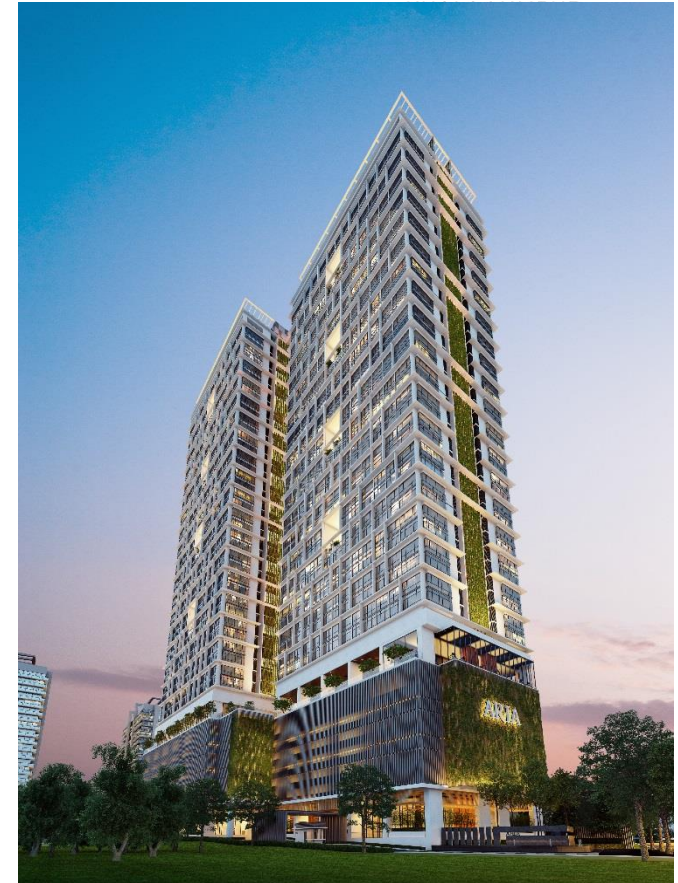
**HAP SENG
LAND**

Creating
Value
Together

FACT SHEET

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LUXURY RESIDENCE

- **Developer** : Hap Seng Land Development (JTR2) Sdn. Bhd.
- **Project Name** : Aria KLCC
- **Location** : Jalan Tun Razak
- **Land Tenure** : Freehold / Commercial
- **Land Size**: approx.1.9 acres
- **Total Units** : 598 units
- **Type of Property** : Serviced Residence
- **No. of Blocks** : 2 Blocks
- **No. of Storey** : 45
- **Unit Layout** : 630sf to 1,502 sf
- **Car Park Podium** : level B1 – level 6
- **Car Park Allocation** : 1 – 2 car park bays (depends to unit type)
- **Unit Furnishing** : Partial furnished units
- **Completion** : 48 months from SPA date (expected Q12019)
- **Service Charges** : RM 0.55 psf (including sinking funds)
- **Bumiputra Discount** : 5%
- **Total Car Park** : 762 bays
- **Facilities**: 50m pool, wading pool, aqua gym, gym, function hall, gourmet kitchen, spa pool, BBQ pits, lounge area, Yoga room, kids play area, sky garden and etc



Disclaimer: The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist impression only. All measurements are approximate. While every reasonable care has been taken in preparing this project brief, the developer cannot be held responsible for any inaccuracy. 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.

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LEGEND - - - - - LRT - - - - - Monorail - - - - - Proposed MRT Line 2 Station - - - - - Alternative Access Roads



Hap Seng Land
Aria Show Units @
Menara Hap Seng 2

LOCATION

Located near the Petronas Twin Towers and nestled among foreign embassies, Aria is KL city centre's most desirable address and is the epitome of upscale urban living.



Prince Court
Medical Centre

Royal Selangor
Golf Club

KL Tower

Embassy
of Japan

Petronas Twin Tower

Singapore
High Commission

US Embassy

G Tower

The Intermark

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Accessibility

Shopping & Entertainment Centres

| | |
|--------|-------------------|
| 1.1 km | Suria KLCC |
| 1.3 km | Intermark Mall |
| 1.3 km | Ampang Park |
| 1.8 km | Avenue K |
| 1.8 km | TREC |
| 2.0 km | Pavilion KL |
| 2.1 km | Starhill Gallery |
| 2.5 km | Lot 10 |
| 2.9km | Sungei Wang Plaza |

Hotels

| | |
|-------|------------------------|
| 900 m | Intercontinental Hotel |
| 1.1km | Traders Hotel |
| 1.3km | Prince Hotel |
| 1.3km | Doubletree by Hilton |
| 1.3km | Impiana KLCC |
| 1.4km | Mandarin Oriental |
| 1.5km | Grand Millennium |
| 2.1km | Grand Hyatt KL |
| 2.2km | JW Marriot |
| 2.2km | Westin |
| 3.1km | Shangri-la |

Commercial Buildings

| | |
|--------|-------------------------|
| 300 m | Icon Tun Razak |
| 570 m | G Tower |
| 850 m | Exxon Mobil |
| 900 m | Citibank |
| 1.1 km | Bank of China |
| 1.4 km | Petronas Twin Towers |
| 2.1 km | Standard Chartered Bank |
| 2.6 km | HSBC Bank |

Embassies

| | |
|--------|---------------------------|
| 50 m | US Embassy |
| 100 m | Japan Embassy |
| 200 m | Singapore High Commission |
| 300 m | Iraqi Embassy |
| 850 m | Indonesia Embassy |
| 1.2 km | France Embassy |
| 1.2 km | British High Commission |
| 2.0 km | China Embassy |
| 2.3 km | Russia Embassy |

Recreational Hubs

| | |
|--------|--------------------------------------|
| 350m | Royal Selangor Golf Club |
| 900m | KLCC Park |
| 2.0 km | Selangor Polo and Equestrian Club |
| 3.0 km | Raintree Club |
| 3.3km | Taman Tasik Titiwangsa |

Hospital & Medical Centres

| | |
|--------|-----------------------------|
| 600m | Prince Court Medical Centre |
| 1.6 km | HSC Medical Centre |
| 2.4 km | Hospital PUSRAWI |
| 2.5 km | National Heart Centre (IJN) |
| 3.2 km | General Hospital |

Facilities—TENOR Level 7



1. 50m Lap Pool
2. Floating Lounge
3. Wading Pool
4. Seating Lounge
5. Changing Room
6. Sauna

7. Gymnasium / Yoga
8. Hydro Gym Pool
9. Jacuzzi
10. Kids' Play Area
11. Landscape Garden
12. Lounge Area

13. Function Room
14. Laundry
15. Preparation Room / Kitchen
16. Function / Party Room
17. BBQ Area
18. Pre-Function Area

FULL GLASS-FRONTED GYMNASIUM

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SWIMMING POOL

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SKY LOUNGE

FLOOR PLAN

TYPE A1

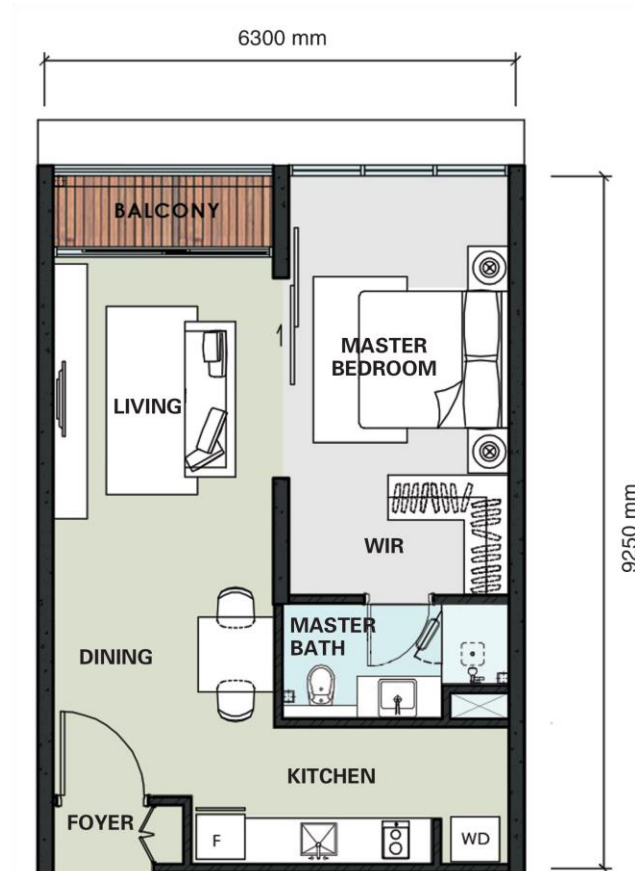
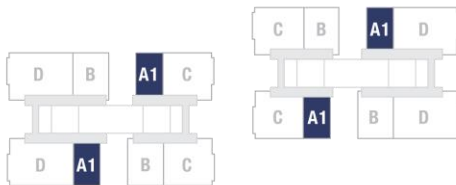
630 sq ft (58.5 sq m | 17.7 Pyeong)



1 BEDROOM



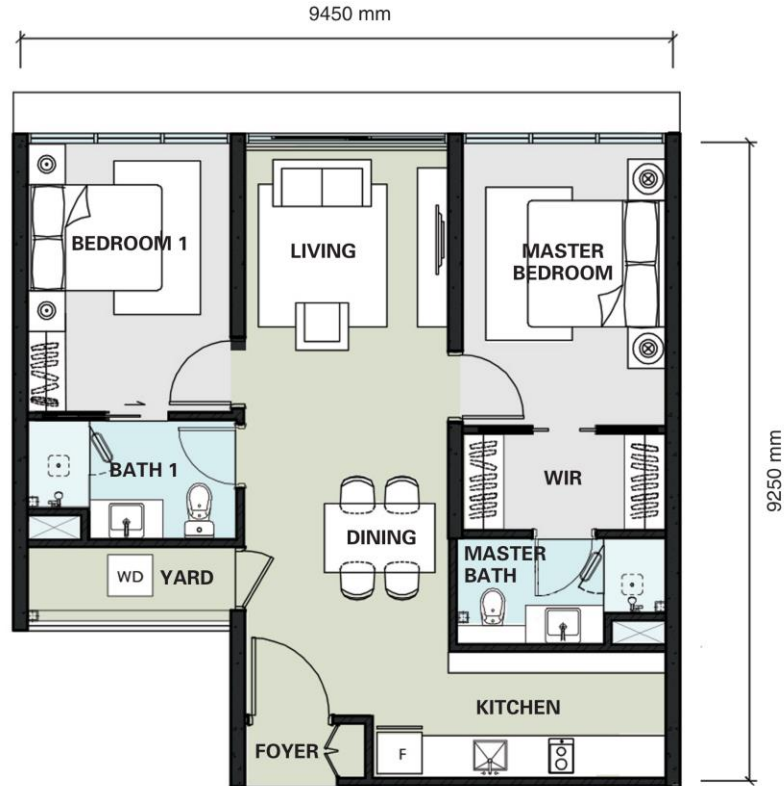
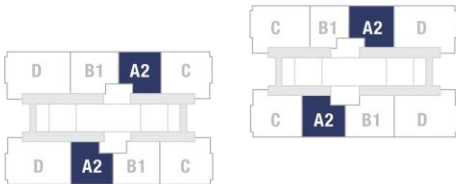
BALCONY



FLOOR PLAN

TYPE A2

867 sq ft (80.5 sq m | 24.4 Pyeong)



FLOOR PLAN

TYPE A3

867 sq ft (80.5 sq m | 24.4 Pyeong)



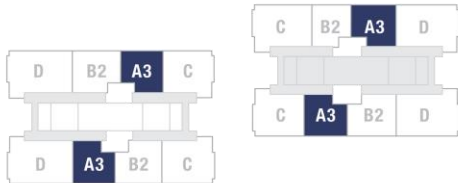
1 BEDROOM



BALCONY



STUDY



FLOOR PLAN

TYPE B

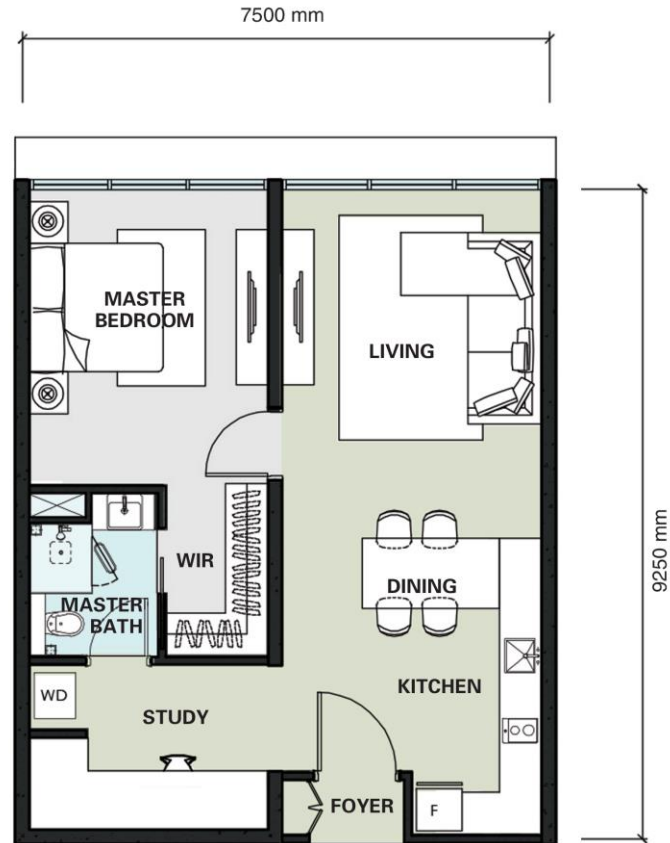
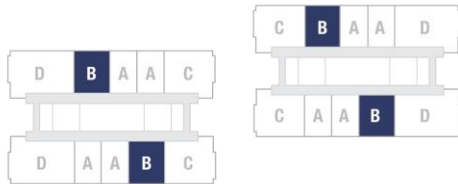
753 sq ft (70.0 sq m | 21.2 Pyeong)



1 BEDROOM



STUDY



FLOOR PLAN

TYPE B1

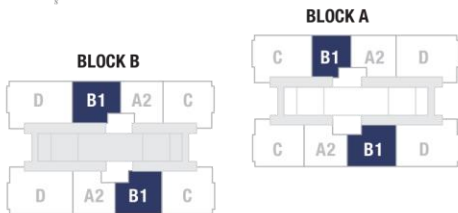
991 sq ft (92.1 sq m | 27.9 Pyeong)



2 BEDROOM



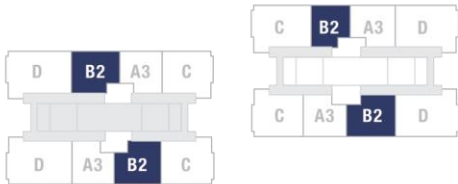
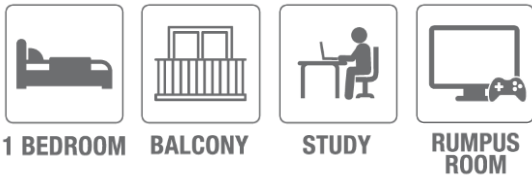
STUDY



FLOOR PLAN

TYPE B2

991 sq ft (92.1 sq m | 27.9 Pyeong)



FLOOR PLAN

TYPE C

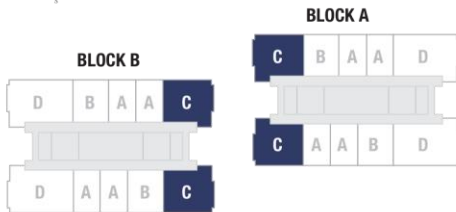
1159 sq ft (107.7 sq m | 32.6 Pyeong)



2 BEDROOM



STUDY



FLOOR PLAN

TYPE D

1502 sq ft (139.5 sq m | 42.2 Pyeong)



3 BEDROOM

