

ARIA

LUXURY RESIDENCE
KUALA LUMPUR

FREEHOLD



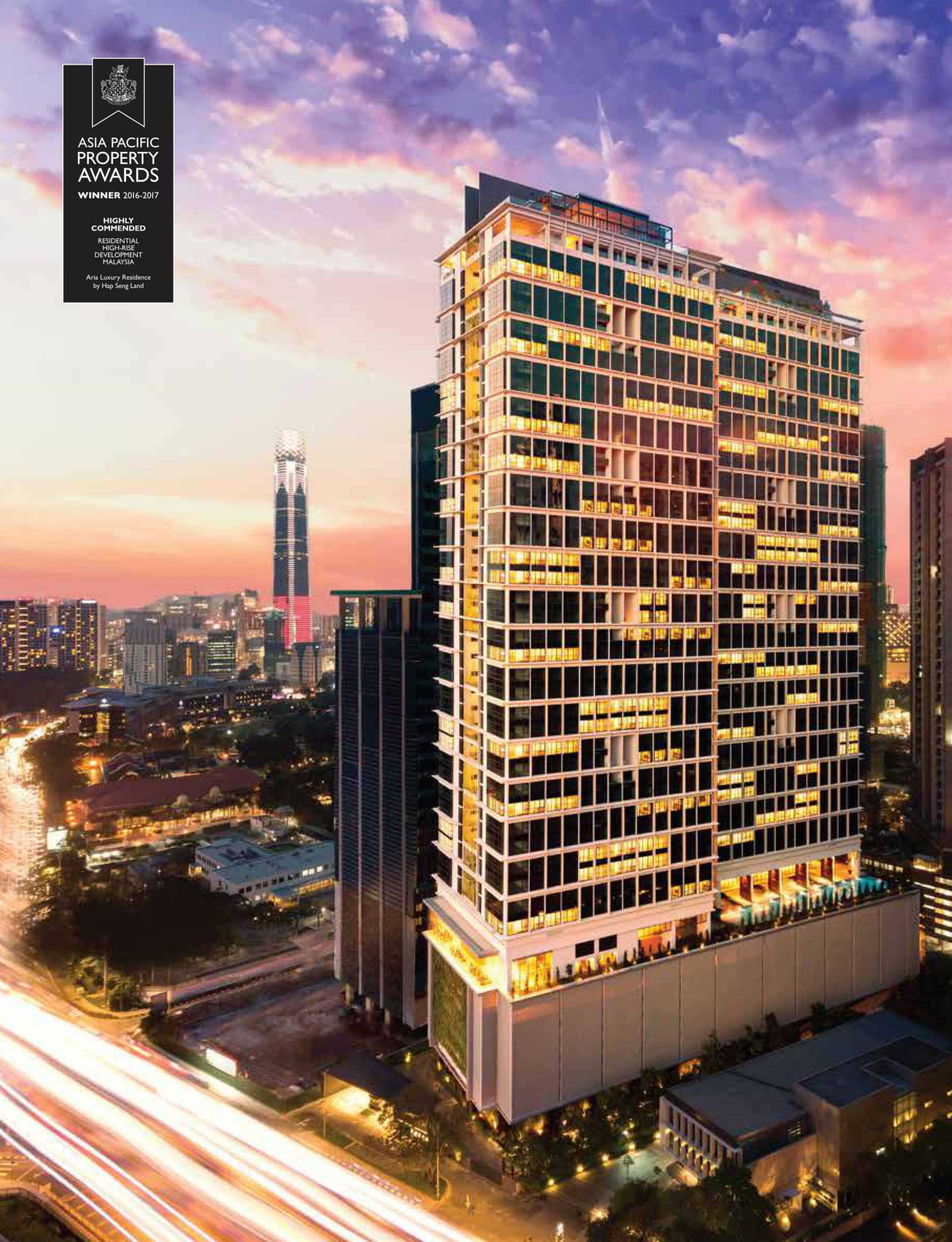
**ASIA PACIFIC
PROPERTY
AWARDS**

WINNER 2016-2017

**HIGHLY
COMMENDED**

RESIDENTIAL
HIGH-RISE
DEVELOPMENT
MALAYSIA

Aria Luxury Residence
by Hap Seng Land





Level 45 - Gourmet Kitchen

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-Length Swimming 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 theatre room.

SOPRANO at Level 45 is a high-energy area with its indoor and outdoor party spaces, gourmet kitchen and viewing decks.

CONCIERGE

Aria boasts a full-fledged concierge service, providing personal care and attention for all residents.

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.



Level 45 - Gourmet Kitchen

FACILITIES

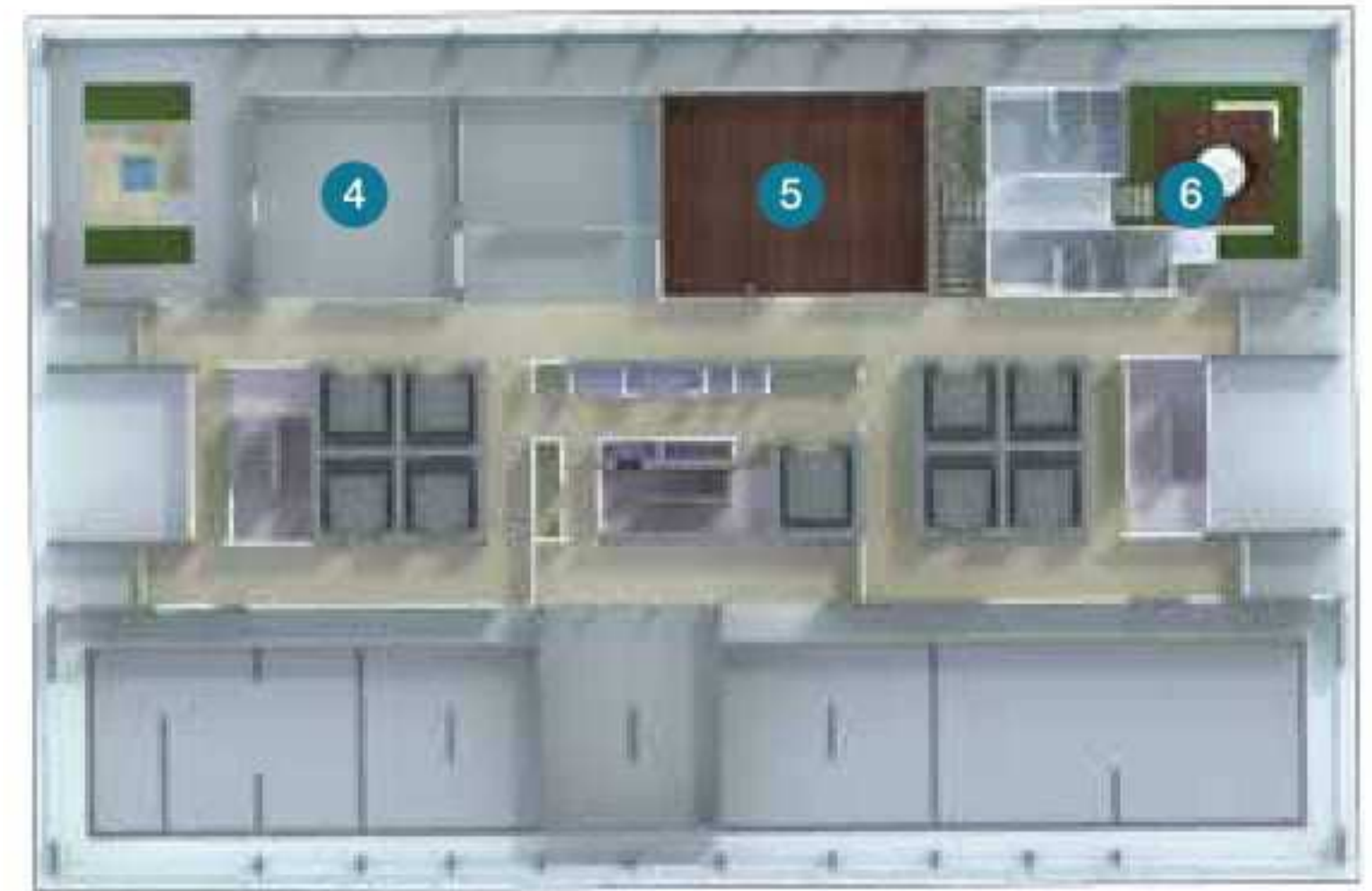
TENOR AT LEVEL 7

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



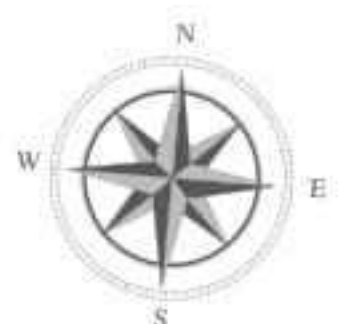
BARITONE AT LEVEL 43A

- 1 Viewing Deck / Lounge Area
- 2 Games Room
- 3 Theatre Room
- 4 Business Lounge / Meeting Room
- 5 Reading Lounge
- 6 Viewing Deck



SOPRANO AT LEVEL 45

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



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

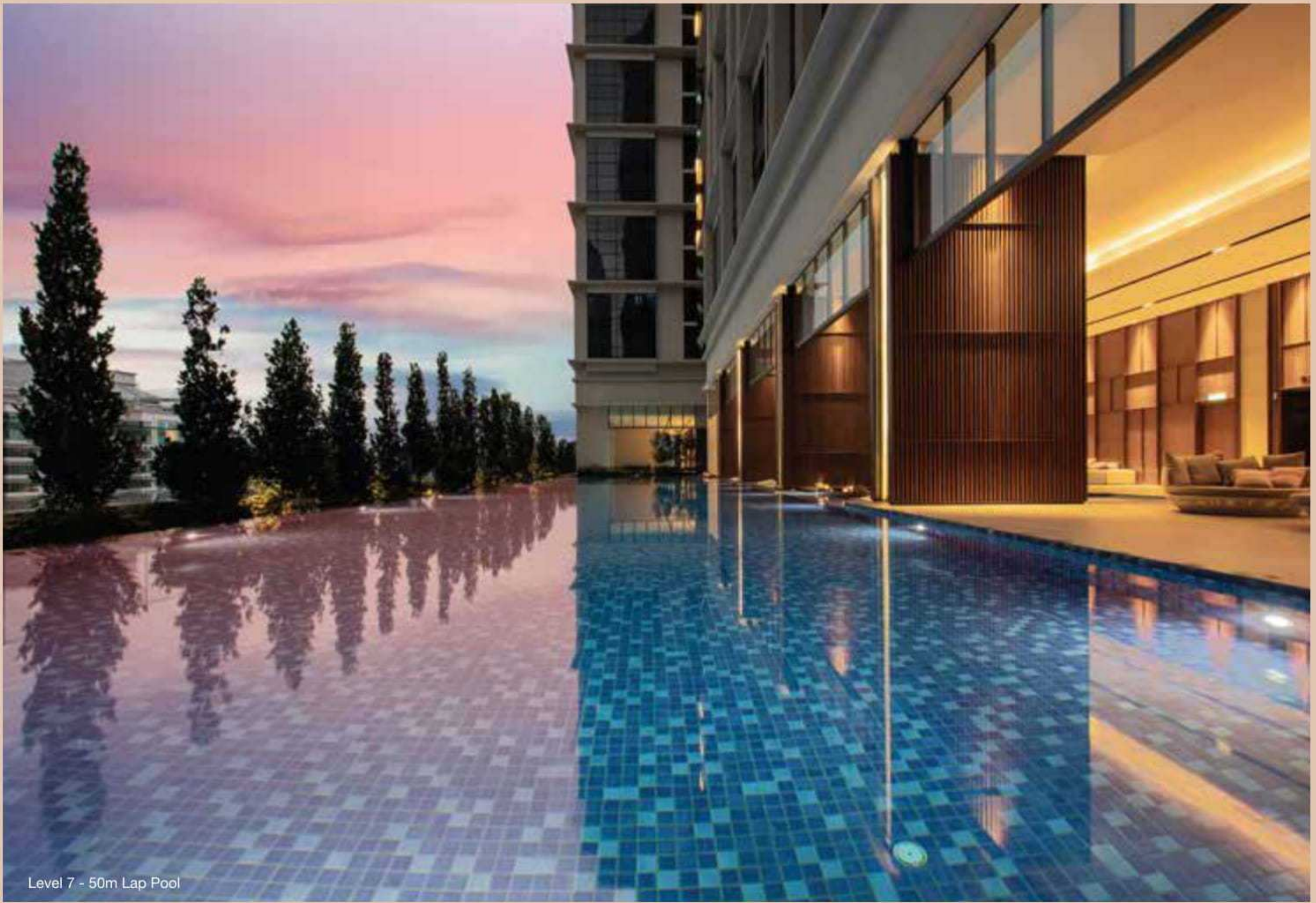
Generous facilities area of approximately 65,000 sq.ft. (1.5 acres)

Within 1km travelling distance to the proposed
KLCC East MRT station

4 Stations away 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, grade A offices





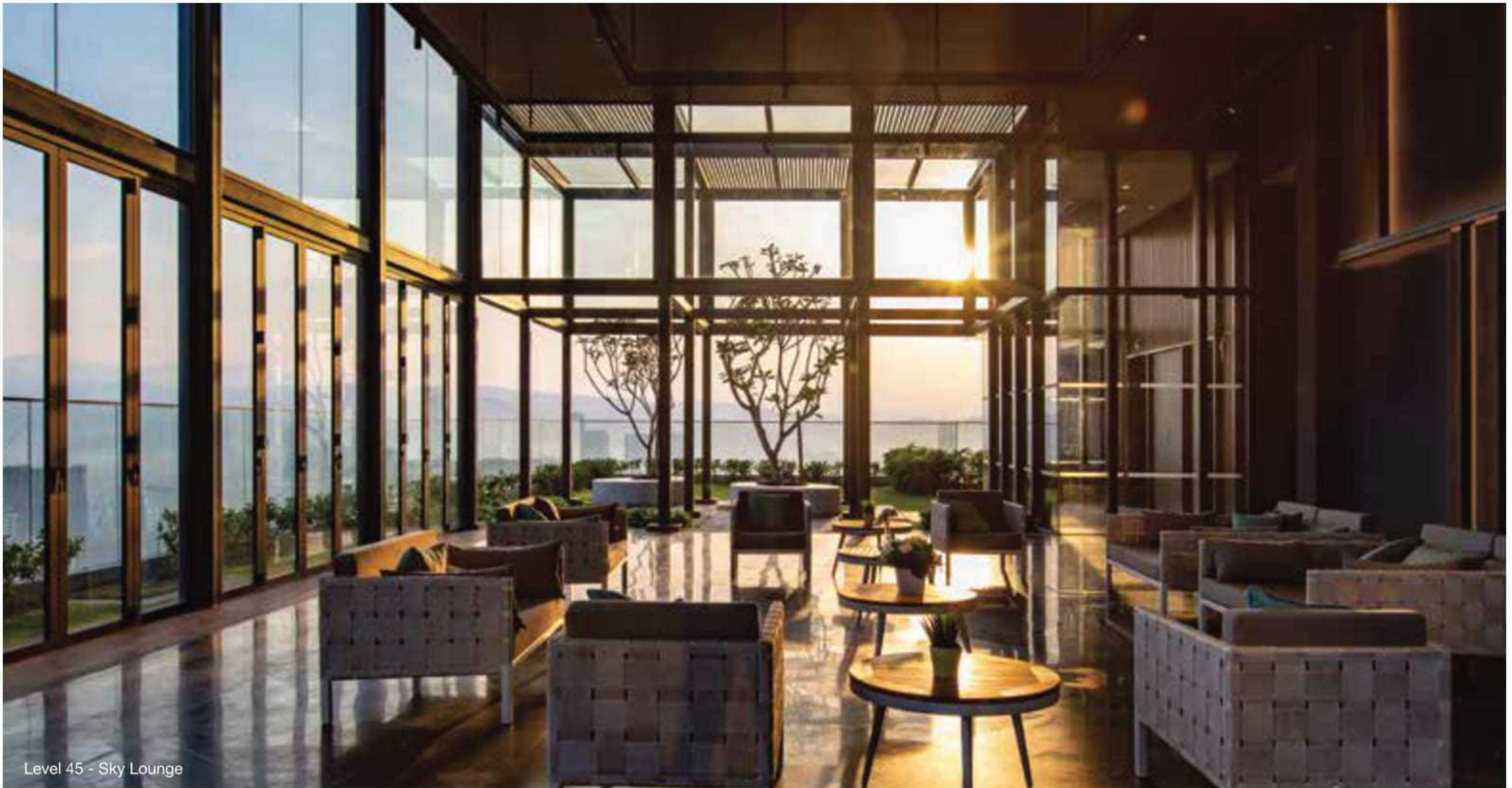
Level 7 - 50m Lap Pool



Level 7 - Gymnasium

THE ULTIMATE ADDRESS

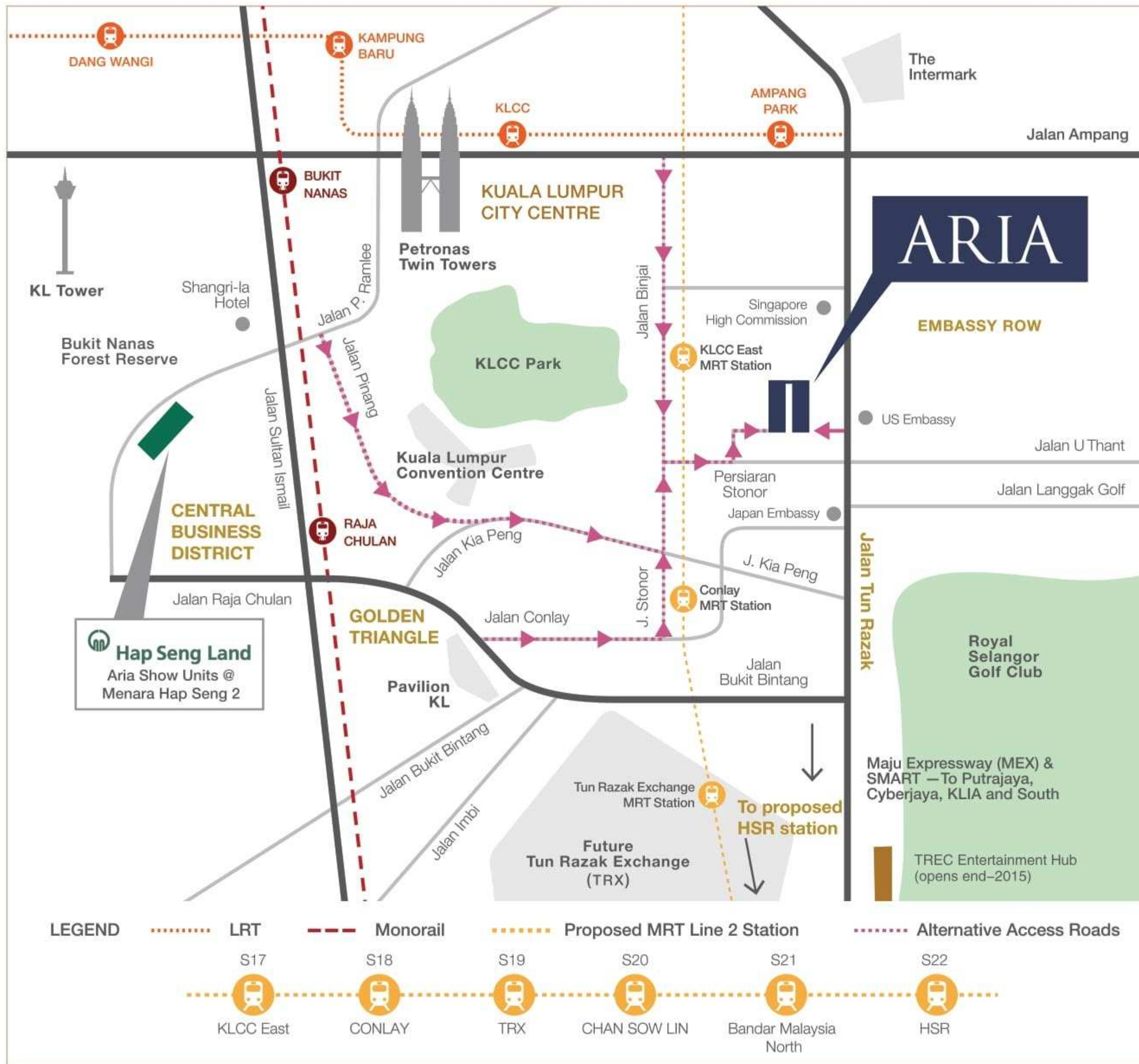
Aria's proximity to the Petronas Twin Towers gives access to the best that metropolitan living has to offer. It is within easy reach of KL's most reputable hospitals, international schools and corporate towers; Grade A offices like G Tower and The Intermark are just down the road, and many multinational 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.



Level 45 - Sky Lounge



Level 45 - KLCC View



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).



Call Us : +603-3310 0078 (8:00am - 7:00pm)
Whatsapp Us : +6019-537 8128 (24 hours)

ARIA

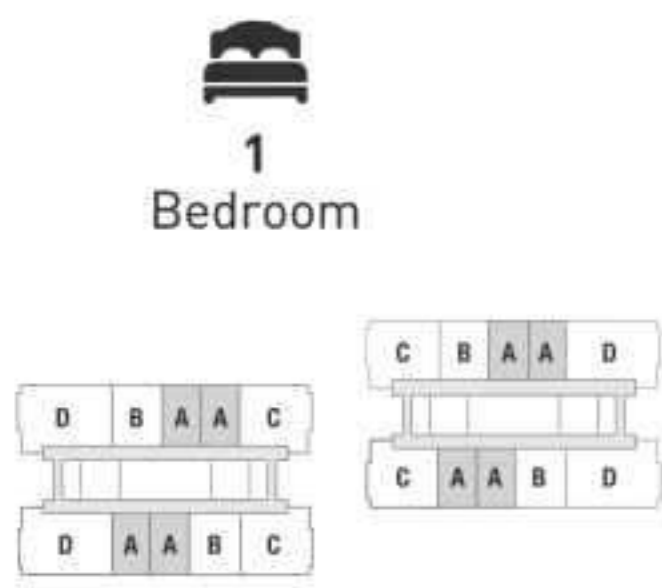
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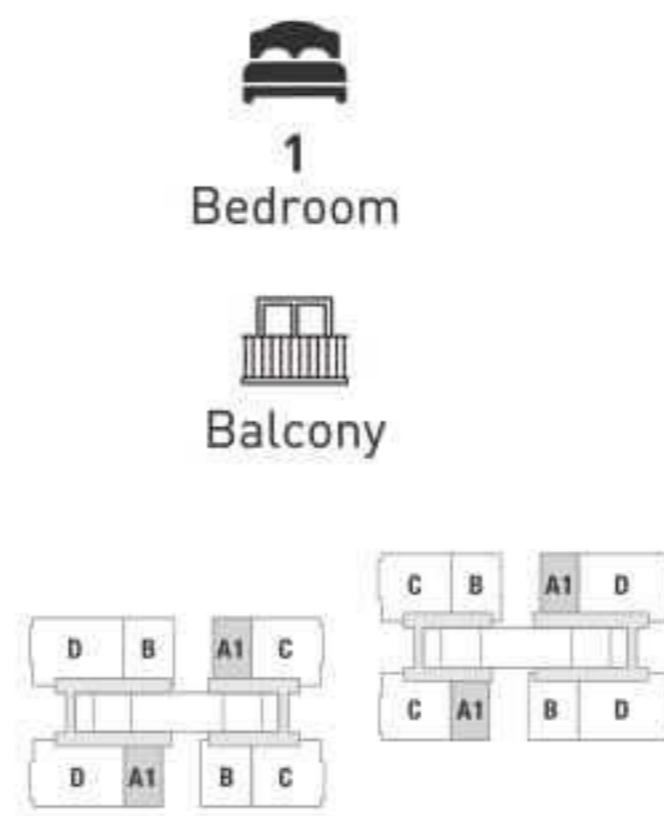
FLOOR PLANS

FLOOR PLANS

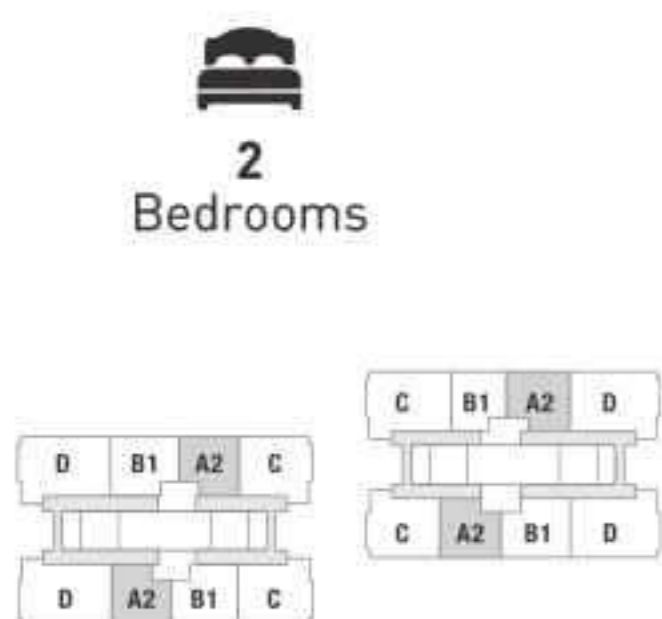
TYPE A
630 sq.ft. (58.5 sq.m)



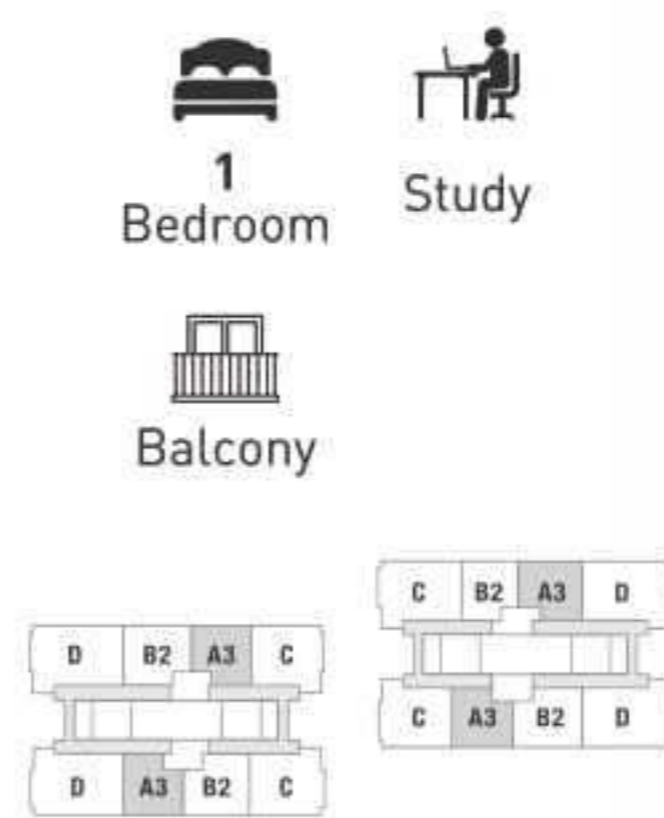
TYPE A1
630 sq.ft. (58.5 sq.m)



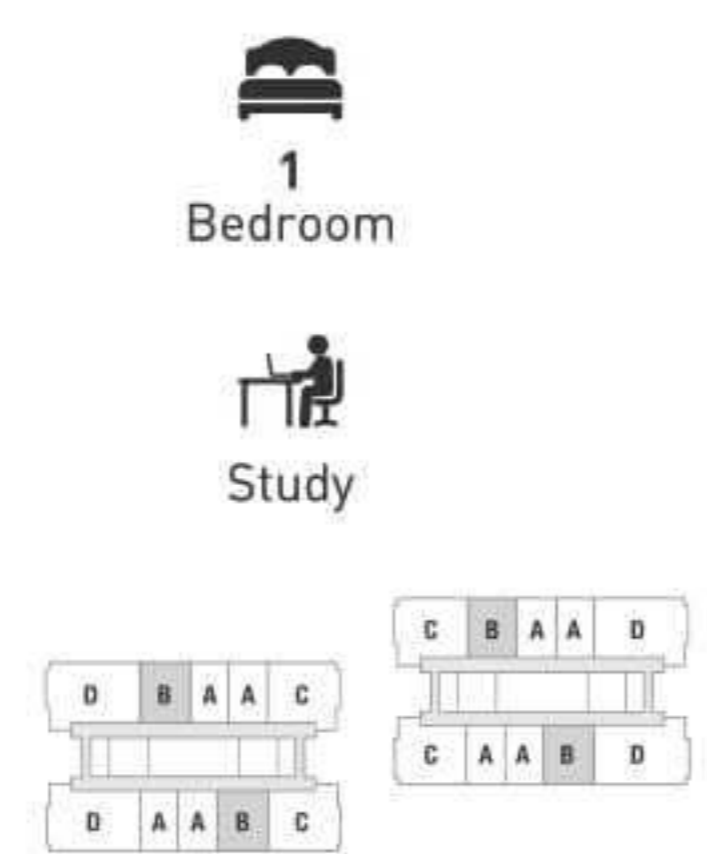
TYPE A2
867 sq.ft. (80.7 sq.m)



TYPE A3
867 sq.ft. (80.7 sq.m)



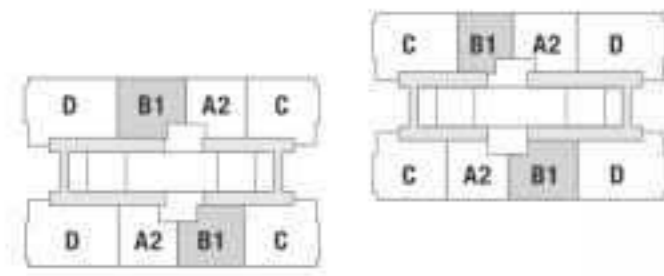
TYPE B
753 sq.ft. (70 sq.m)



TYPE B1

991 sq.ft. (92.1 sq.m)

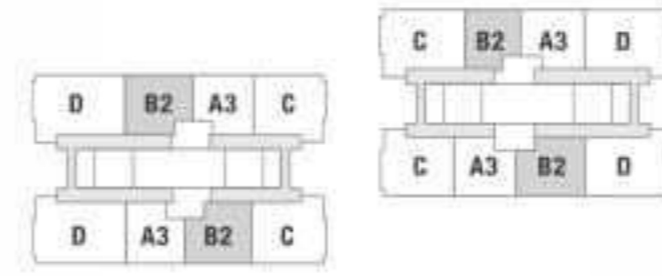
- 2 Bedrooms
- Study



TYPE B2

991 sq.ft. (92.1 sq.m)

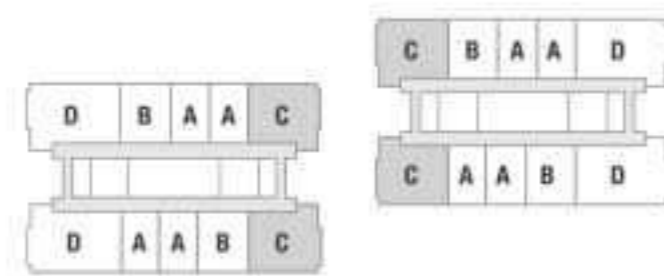
- 1 Bedroom
- Study
- Balcony
- Rumpus Room



TYPE C

1159 sq.ft. (107.7 sq.m)

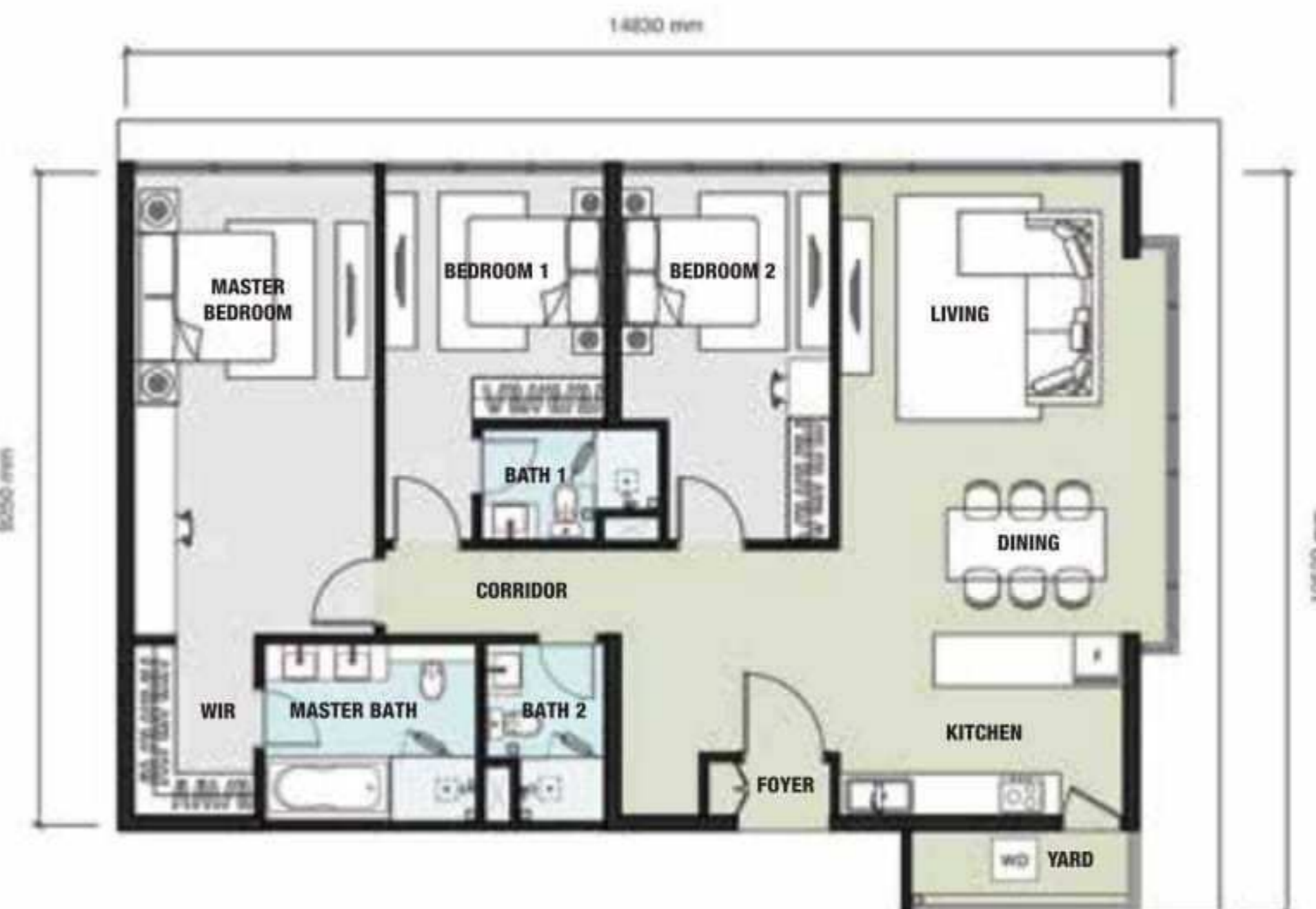
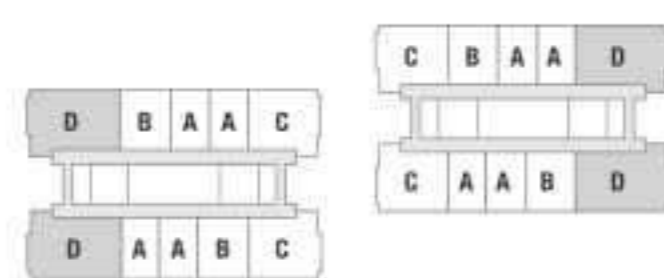
- 2 Bedrooms
- Study



TYPE D

1502 sq.ft. (139.6 sq.m)

- 3 Bedrooms



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

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)										TEMPO (BLOCK A)										
FACING KLCC DIRECTION NORTH VIEW					FACING RSGC DIRECTION SOUTH VIEW					FACING KLCC DIRECTION NORTH VIEW					FACING RSGC DIRECTION SOUTH VIEW					
SOPRANO SKY FACILITIES LEVEL										SOPRANO SKY FACILITIES LEVEL										
BRIDGE										BRIDGE										
BARITONE FACILITIES LEVEL										BARITONE FACILITIES LEVEL										
45																				
43A																				
43	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		A-43-01 TYPE C	A-43-02 TYPE B1	A-43-03 TYPE A2	A-43-03A TYPE D	A-43-05 TYPE D	A-43-06 TYPE B1	A-43-07 TYPE A2	A-43-08 TYPE C			
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		A-42-01 TYPE C	A-42-02 TYPE B1	A-42-03 TYPE A2	A-42-03A TYPE D	A-42-05 TYPE D	A-42-06 TYPE B1	A-42-07 TYPE A2	A-42-08 TYPE C			
41	B-41-01 TYPE D	B-41-02 TYPE B	B-41-03 TYPE A1	B-41-03A TYPE C	B-41-05 TYPE C	B-41-06 TYPE B	B-41-07 TYPE A1	B-41-08 TYPE D		A-41-01 TYPE C	A-41-02 TYPE B	A-41-03 TYPE A1	A-41-03A TYPE D	A-41-05 TYPE D	A-41-06 TYPE B	A-41-07 TYPE A1	A-41-08 TYPE C			
40	B-40-01 TYPE D	B-40-02 TYPE B	B-40-03 TYPE A1	B-40-03A TYPE C	B-40-05 TYPE C	B-40-06 TYPE B	B-40-07 TYPE A1	B-40-08 TYPE D		A-40-01 TYPE C	A-40-02 TYPE B	A-40-03 TYPE A1	A-40-03A TYPE D	A-40-05 TYPE D	A-40-06 TYPE B	A-40-07 TYPE A1	A-40-08 TYPE C			
39	B-39-01 TYPE D	B-39-02 TYPE B2	B-39-03 TYPE A3	B-39-03A TYPE C	B-39-05 TYPE C	B-39-06 TYPE B2	B-39-07 TYPE A3	B-39-08 TYPE D		A-39-01 TYPE C	A-39-02 TYPE B2	A-39-03 TYPE A3	A-39-03A TYPE D	A-39-05 TYPE D	A-39-06 TYPE B2	A-39-07 TYPE A3	A-39-08 TYPE C			
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25	B-25-01 TYPE D	B-25-02 TYPE B	B-25-03 TYPE A1	B-25-03A TYPE C	B-25-05 TYPE C	B-25-06 TYPE B	B-25-07 TYPE A1	B-25-08 TYPE D		A-25-01 TYPE C	A-25-02 TYPE B	A-25-03 TYPE A1	A-25-03A TYPE D	A-25-05 TYPE D	A-25-06 TYPE B	A-25-07 TYPE A1	A-25-08 TYPE C			
23A	B-23A-01 TYPE D	B-23A-02 TYPE B	B-23A-03 TYPE A1	B-23A-03A TYPE C	B-23A-05 TYPE C		B-23A-06 TYPE A1	B-23A-07 TYPE D		A-23A-01 TYPE C	A-23A-02 TYPE B	A-23A-03 TYPE A1	A-23A-03A TYPE D	A-23A-05 TYPE D		A-23A-06 TYPE A1	A-23A-07 TYPE C			
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22	B-22-01 TYPE D	B-22-02 TYPE B1	B-22-03 TYPE A2	B-22-03A TYPE C	B-22-05 TYPE C	B-22-06 TYPE B1	B-22-07 TYPE A2	B-22-08 TYPE D		A-22-01 TYPE C	A-22-02 TYPE B1	A-22-03 TYPE A2	A-22-03A TYPE D	A-22-05 TYPE D	A-22-06 TYPE B1	A-22-07 TYPE A2	A-22-08 TYPE C			
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15	B-15-01 TYPE D	B-15-02 TYPE B2	B-15-03 TYPE A3	B-15-03A TYPE C	B-15-05 TYPE C	B-15-06 TYPE B2	B-15-07 TYPE A3	B-15-08 TYPE D		A-15-01 TYPE C	A-15-02 TYPE B2	A-15-03 TYPE A3	A-15-03A TYPE D	A-15-05 TYPE D	A-15-06 TYPE B2	A-15-07 TYPE A3	A-15-08 TYPE C			
13A	B-13A-01 TYPE D	B-13A-02 TYPE B	B-13A-03 TYPE A	B-13A-03A TYPE A	B-13A-05 TYPE C	B-13A-06 TYPE C	B-13A-07 TYPE B	B-13A-08 TYPE A	B-13A-09 TYPE A	B-13A-10 TYPE D	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 D	A-13A-07 TYPE B	A-13A-08 TYPE A	A-13A-09 TYPE A	A-13A-10 TYPE C
13	B-13-01 TYPE D	B-13-02 TYPE B	B-13-03 TYPE A	B-13-03A TYPE A	B-13-05 TYPE C	B-13-06 TYPE C	B-13-07 TYPE B	B-13-08 TYPE A	B-13-09 TYPE A	B-13-10 TYPE D	A-13-01 TYPE C	A-13-02 TYPE B	A-13-03 TYPE A	A-13-03A TYPE A	A-13-05 TYPE D	A-13-06 TYPE D	A-13-07 TYPE B	A-13-08 TYPE A	A-13-09 TYPE A	A-13-10 TYPE C
12	B-12-01 TYPE D	B-12-02 TYPE B	B-12-03 TYPE A	B-12-03A TYPE A	B-12-05 TYPE C	B-12-06 TYPE C	B-12-07 TYPE B	B-12-08 TYPE A	B-12-09 TYPE A	B-12-10 TYPE D	A-12-01 TYPE C	A-12-02 TYPE B	A-12-03 TYPE A	A-12-03A TYPE A	A-12-05 TYPE D	A-12-06 TYPE D	A-12-07 TYPE B	A-12-08 TYPE A	A-12-09 TYPE A	A-12-10 TYPE C
11	B-11-01 TYPE D	B-11-02 TYPE B	B-11-03 TYPE A	B-11-03A TYPE A	B-11-05 TYPE C	B-11-06 TYPE C	B-11-07 TYPE B	B-11-08 TYPE A	B-11-09 TYPE A	B-11-10 TYPE D	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 D	A-11-07 TYPE B	A-11-08 TYPE A	A-11-09 TYPE A	A-11-10 TYPE C
10	B-10-01 TYPE D	B-10-02 TYPE B	B-10-03 TYPE A	B-10-03A TYPE A	B-10-05 TYPE C	B-10-06 TYPE C	B-10-07 TYPE B	B-10-08 TYPE A	B-10-09 TYPE A	B-10-10 TYPE D	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 D	A-10-07 TYPE B	A-10-08 TYPE A	A-10-09 TYPE A	A-10-10 TYPE C
09	B-09-01 TYPE D	B-09-02 TYPE B	B-09-03 TYPE A	B-09-03A TYPE A	B-09-05 TYPE C	B-09-06 TYPE C	B-09-07 TYPE B	B-09-08 TYPE A	B-09-09 TYPE A	B-09-10 TYPE D	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 D	A-09-07 TYPE B	A-09-08 TYPE A	A-09-09 TYPE A	A-09-10 TYPE C
08	B-08-01 TYPE D	B-08-02 TYPE B	B-08-03 TYPE A	B-08-03A TYPE A	B-08-05 TYPE C	B-08-06 TYPE C	B-08-07 TYPE B	B-08-08 TYPE A	B-08-09 TYPE A	B-08-10 TYPE D	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 D	A-08-07 TYPE B	A-08-08 TYPE A	A-08-09 TYPE A	A-08-10 TYPE C
07	TENOR FACILITIES LEVEL										TENOR FACILITIES LEVEL									
06																				
05																				
04																				
03																				
02																				
01																				
G	BASS AT LOBBY										BASS AT LOBBY									
LG	CAR PARK					M&E					CAR PARK					M&E				
B1	CAR PARK										CAR PARK									

ELEVATED CAR PARK Level 1-6

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. Feathers in the Hap Seng Land's cap also include Aria and The Horizon Residences which are completed near KLCC, Nadi Bangsar – one of the most coveted addresses – in KL, Andana @D'Alpinia in Puchong, and the upcoming Akasa in Cheras South, altogether underlining Hap Seng Land's reputation in providing good quality luxury properties.



- 1 FIABCI Malaysia Property Awards in 2008 in the Specialised Project Category and Industrial Development Category for Hap Seng Star Sdn Bhd's Mercedes-Benz Autohaus Service Centre in Kinrara.
- 2 Persatuan Arkitek Malaysia (PAM) 2009 Award in the Industrial Building Category for Hap Seng Star's Mercedes-Benz Autohaus Service Centre in Kinrara.
- 3 FIABCI Malaysia Property Awards 2009 for Office Development for Menara Hap Seng.
- 4 FIABCI Malaysia Property Awards in 2016, Winner of Industrial Category for Hap Seng Star Sdn Bhd's Mercedes-Benz Autohaus Service Centre in Balakong.
- 5 Hap Seng Consolidated Berhad was recognised by The Edge-Billion Ringgit Club & Corporate Awards 2016 under the Big Cap Companies for the Highest Returns to Shareholders over three years.
- 6 Asia Pacific Property Awards 2016, Highly Commended Residential High-rise Development Malaysia for Aria Luxury Residence.
- 7 2009 FIABCI Award For Menara Hap Seng Office Development Category.
- 8 FIABCI Malaysia Property Award™ 2017 Winner of Residential (High Rise) Category.
- 9 FIABCI Malaysia Property Award™ 2017 Winner of Office Category.
- 10 FIABCI World Prix d'Excellence Awards 2017 World Silver Winner of Industrial Category.



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