



# TRIARA

RESIDENCES

ARA DAMANSARA

FREEHOLD

ARTIST'S IMPRESSION

# Home made for you

Triara Residences offers a collection of generously spaced 3 to 4-bedroom residences. Every unit comes with customisable walls\* and selected units can be combined (up to 6+1 rooms)\* to suit different family needs. There are also limited garden units\* that lead directly to recreational facilities.

\* Terms & conditions apply. Kindly speak to our friendly Sales Team to find out more.



A RARE FREEHOLD RESIDENTIAL TITLE CONDOMINIUM





ARTIST'S IMPRESSION

# Home made to last

Thoughtfully planned with sustainability and your family's changing lifestyle needs in mind, Triara Residences is made to be future-proof. Seamlessly incorporated energy-efficient features, durable materials, biophilic elements and elderly-friendly conveniences make it a truly, desirable forever home.

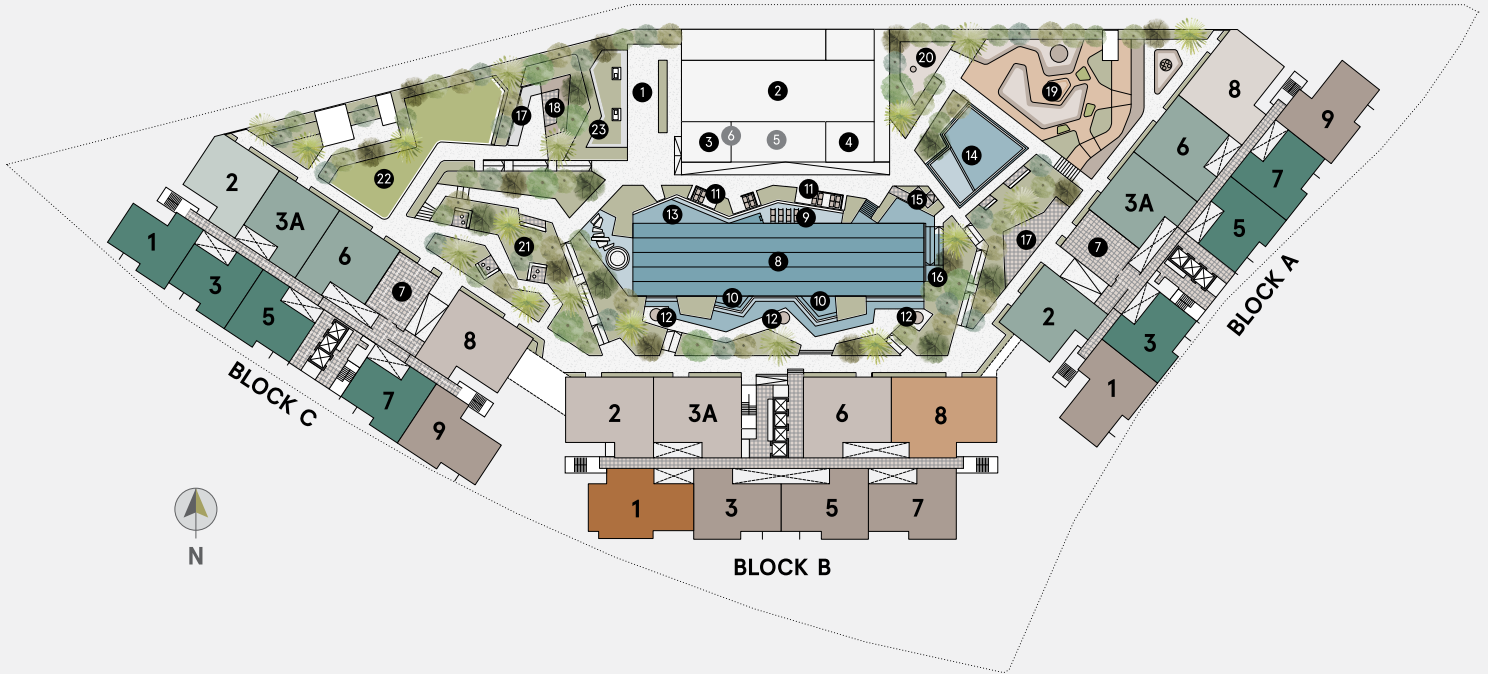


ARTIST'S IMPRESSION



# FACILITY PLAN

PODIUM LEVEL 6



**LEGEND:**

- |  |                      |                               |                              |
|--|----------------------|-------------------------------|------------------------------|
| 1 BBQ Garden                             | 7 Reading Room       | 16 Ramp to Swimming Pool      | ■ Type A                     |
| 2 Multipurpose Hall (2 Badminton Courts) | 8 Swimming Pool      | 17 Outdoor Fitness Area       | ■ Type A Special Unit        |
| 3 Function Hall                          | 9 Aqua Lounge        | 18 Reflexology Path           | ■ Type A Special Unit Corner |
| 4 Games Room                             | 10 Jacuzzi           | 19 Multi-Generation Play Area | ■ Type B                     |
| 5 Gymnasium (Mezzanine Floor)            | 11 Pool Cabana       | 20 Forest Nook                | ■ Type B Special Unit        |
| 6 Dance / Yoga Room (Mezzanine Floor)    | 12 Poolside Lounge   | 21 Co-Working Garden          | ■ Type B Special Unit Corner |
|  | 13 Aqua Fitness      | 22 Sunshine Lawn              | ■ Type C                     |
|  | 14 Kid's Wading Pool | 23 Herbs Garden               | ■ Type C Special Unit        |
|  | 15 Outdoor Shower    |                               |                              |

SITE AREA  
**5.62 ACRES**

LANDSCAPE AREA  
**2.9 ACRES**

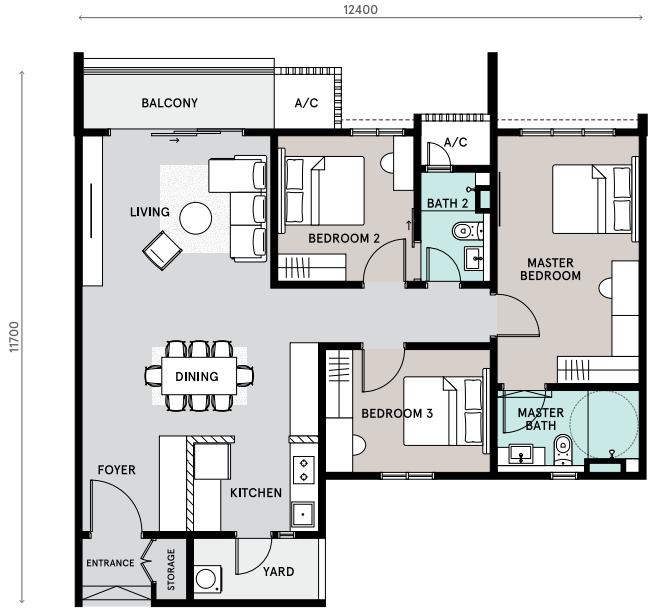
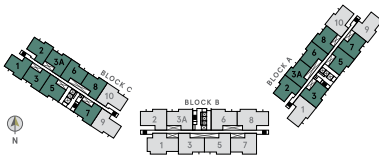
UNITS  
**TOTAL 450**

# A

BUILT-UP 1,216 SF		210 UNITS
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3 BED	2 BATH	2 CAR PARK
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HACKABLE WALL	WHEELCHAIR TURNING RADIUS
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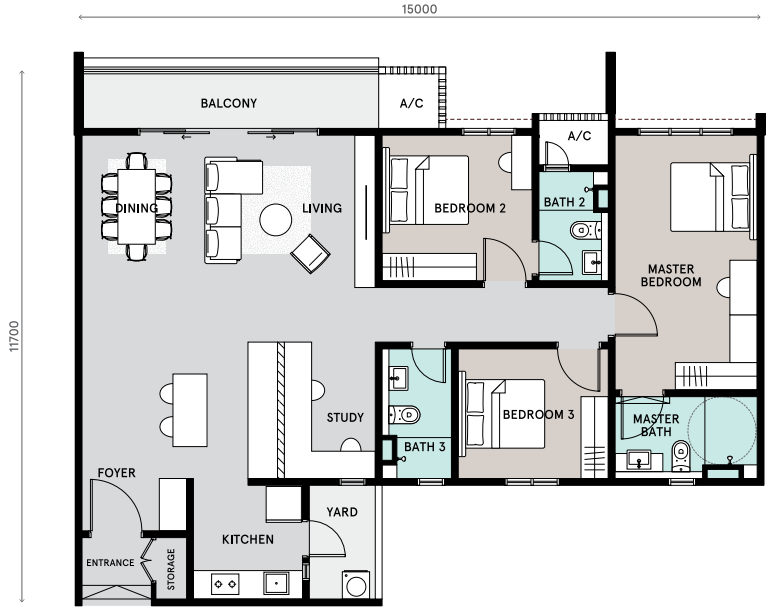
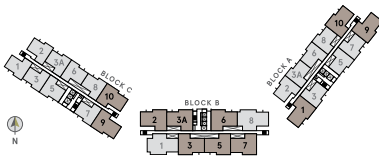


# B

BUILT-UP 1,507 SF		189 UNITS
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3 BED	1 STUDY	3 BATH	3 CAR PARK
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HACKABLE WALL	WHEELCHAIR TURNING RADIUS
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# C

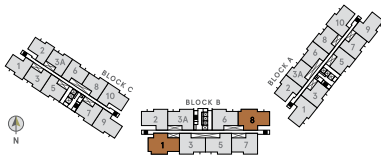
**BUILT-UP**  
**1,808 SF**

**39**  
**UNITS**

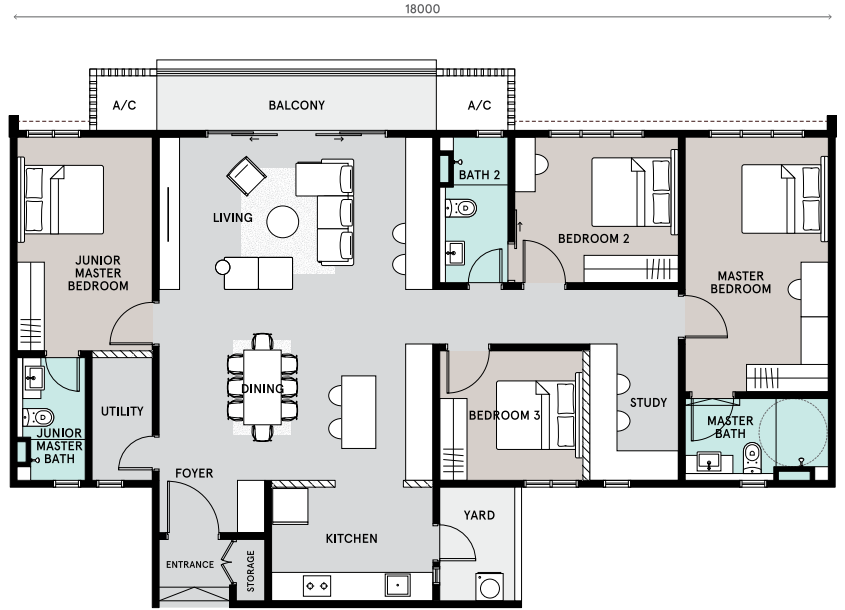
**4** **1** **1** **3** **3**  
**BED** **STUDY** **UTILITY** **BATH** **CAR PARK**

HACKABLE WALL

WHEELCHAIR TURNING RADIUS



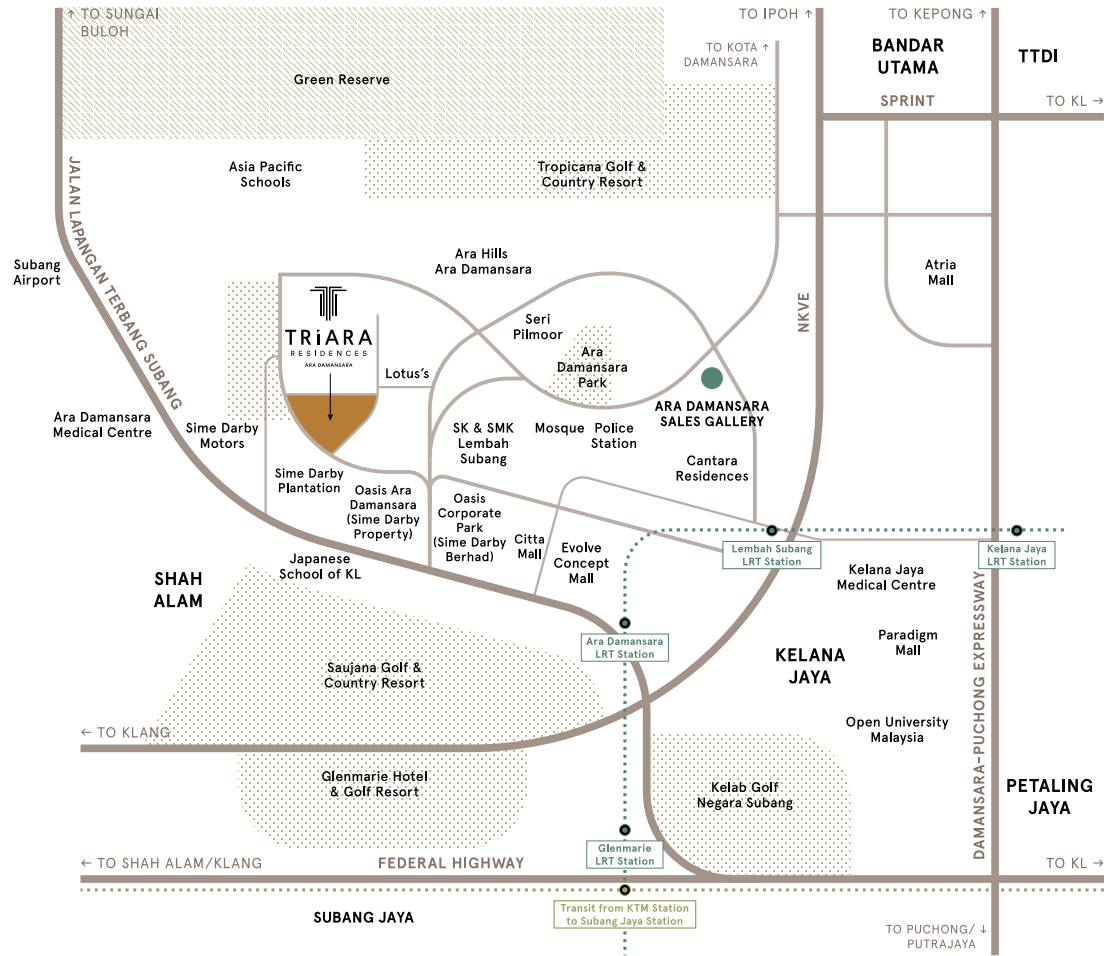
11700



<b>STRUCTURE / ROOF COVERING / ROOF FRAMING</b>	Reinforced Concrete	
<b>WALL</b>	Reinforced Concrete / Masonry	
<b>CEILING</b>	Plasterboard / Skim Coat	
<b>WINDOWS</b>	Aluminium Frame	
<b>DOORS</b>	MAIN DOOR	Fire Rated Timber Door
	OTHER DOOR(S)	Timber Flush Door
<b>IRONMONGERY</b>	Lockset with Accessories	
<b>WALL FINISHES</b>		
GENERAL	Plaster & Paint	
BATH(S)	Tile	
KITCHEN	Tile up to 1500mm High, Plaster & Paint	
<b>FLOOR FINISHES</b>		
FOYER / STORAGE / LIVING / DINING / KITCHEN / BATH(S) / YARD / BALCONY	Tile	
STUDY (TYPE B & TYPE C) / UTILITY (TYPE C)	Tile	
BEDROOM(S)	Laminated Timber Flooring	

	TYPE A	TYPE B	TYPE C
<b>SANITARY WARES &amp; PLUMBING FITTINGS</b>			
KITCHEN SINK & TAP	1	1	1
WATER CLOSET & HAND BIDET SET	2	3	3
WASH BASIN & TAP	2	3	3
SHOWER SET	1	1	2
FIXED SHOWER HEAD	1	2	1
WATER TAP	4	5	5
<b>ELECTRICAL INSTALLATION</b>			
LIGHT POINT	18	21	25
POWER POINT	25	28	32
FAN POINT	4	4	6
AIR-CONDITIONER POINT	4	5	6
SMATV POINT	1	1	1
FIBRE WALL SOCKET	1	1	1
ELECTRICAL DB	1	1	1
<b>INTERNAL TELECOMMUNICATION TRUNKING &amp; CABLING</b>	Provided Until Fibre Wall Socket		

From the well-connected and matured township of Ara Damansara, a home made for all ages arrives. Between the modern, flexi environs within to the vibrant lifestyle avenues at your doorstep, homecoming is something you will look forward to all day and every day.



#### INDULGE

- 0.1 km Lotus's Hypermarket
- 0.6 km CITTA Mall
- 1.5 km Evolve Concept Mall
- 2.7 km Paradigm Mall



#### WORK & COMMUTE

- 0.2 km Oasis Ara Damansara
- 1.4 km Ara Damansara LRT Station
- 1.4 km Lembah Subang LRT Station
- 5.0 km Subang Skypark Airport



#### LEARN

- 0.3 km The Children's House Kindergarten
- 0.8 km SK & SMK Lembah Subang
- 1.0 km Japanese School of KL
- 1.5 km Asia Pacific School
- 1.6 km R.E.A.L. Kids



#### HEALTH & WELLNESS

- 0.9 km Ara Damansara Medical Centre
- 1.2 km Ara Damansara Park
- 2.6 km Kelana Jaya Medical Centre
- 4.7 km Subang Jaya Medical Centre



MAKE IT YOURS  
**012 326 2663**



\* Total Units: 450 · Type of Property: Condominium · Expected Date of Completion: January 2028 · Land Encumbrances: Nil · Land Tenure: Freehold · Developer's License: 7277/09-2028/1123(R) · Validity Period: 16/09/2023 - 15/09/2028 · Advertising & Sale Permit No.: 7277-27/07-2026/0784(A)-(S) · Validity Period: 07/07/2023 - 06/07/2026 · Approving Local Authority: Majlis Bandaraya Petaling Jaya · Building Plan Ref. No.: MBPJ/120100/T/P10/266/2023(7) · Developer: Sime Darby Property (Ara Damansara) Sdn. Bhd. (199101020444), Level 10, Blok G, No. 2 Jalan PJJ 1A/7A, Ara Damansara, 47501 Petaling Jaya, Selangor · Block A: 146 units (Selling Price: RM1,174,940 (min) - RM1,607,840 (max)) · Block B: 158 units (Selling Price: RM1,477,840 (min) - RM1,943,240 (max)) · Block C: 146 units (Selling Price: RM1,174,940 (min) - RM1,622,140 (max)) · Bumiputera Discount 7% (Subject to Quota)

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