

ARIA

LUXURY RESIDENCE KUALA LUMPUR

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



**HAP SENG
LAND**

Creating
Value
Together

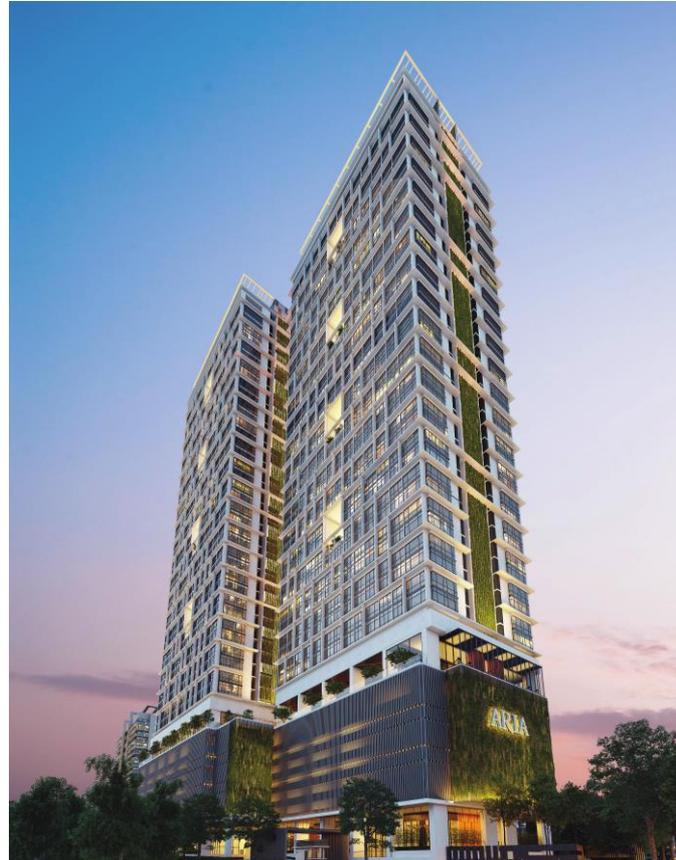
FACT SHEET

ARIA
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.



ARIA

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A DISTINCTIVE ARCHITECTURAL STATEMENT,
Aria is in the heart of the KLCC area, offering
the best of contemporary city centre life.

FREEHOLD

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Music that soothes and art that inspires.
Aria is an extraordinary place.



WHY ARIA?

1. Location
2. Service Levels
3. Facilities
4. Investment Potential
5. Hap Seng Land

1 LOCATION

Prestigious central
KL address in the vicinity of
the diplomatic enclave

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





A LANDMARK ADDRESS IN A WORLD-CLASS CITY

From luxury retail to haute cuisine or casual dining, to unforgettable evenings in the sky restaurants and bars around KLCC, Aria brings all of these to your doorstep.



SHOPPING & DINING

Adjacent to the Central Business District is Malaysia's pre-eminent shopping, fine dining and entertainment district, anchored by KLCC Suria, Pavilion KL and Star Hill Centre, all three having won the FIABCI Prix d'Excellence Award for retail, ranking them as among the world's best shopping centres.

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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EMBASSY ROW

Across the street, a rustic old-world charm awaits you. Here you will find KL's most reputable hospitals, international schools, child inspired learning centre, cafes and restaurants.



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RECREATIONAL

Aria is close to the Kuala Lumpur City Centre (KLCC) Central Park. Designed by the world-renowned Roberto Burle Marx, the 50-acre park has approximately 1,900 indigenous trees, a 2-acre children's playground, a wading pool, jogging tracks, shelters and benches, patterned foot-paths and the renowned Lake Symphony with its 150 magical dramatic animations.



ROYAL SELANGOR GOLF COURSE

Across the road from Aria is the Royal Selangor Golf Club (RSGC) which was established in 1893. Today, the RSGC has two championship courses, full country club facilities and reciprocal arrangements with some of the finest golf and country clubs in the world.



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ENTERTAINMENT

Besides the bustling shopping, dining and entertainment district of nearby Jalan Bukit Bintang, the 7-acre TREC is Malaysia's first purpose-built entertainment destination, with a huge number of bars and restaurants. It is also the new home for ZOUK, one of the most successful nightclubs and bars in the region and a staple of KL nightlife for the last decade.



ARIA RESIDENTS
ENJOY UNPARALLELED
ACCESSIBILITY

ARIA

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KUALA LUMPUR

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

2 SERVICE LEVELS

A cool, elegant aesthetic
and uncompromising
attention to service

ARIA'S LUXURIOUS SPACES AND PERSONAL SERVICES OFFER RESIDENTS THE VERY BEST COMFORTS IN LIFE



RESIDENTIAL SERVICES

CONCIERGE SERVICE

- Airline reservations / confirmation
- Dining & entertainment assistance
- Theatre & concert tickets purchase
- Booking of Aria facilities
- Dry cleaning
- Newspaper and magazine delivery

SHUTTLE SERVICE

- Pavilion
- KLCC
- Fahrenheit 88
- Starhill Gallery
- Lot 10
- Sungei Wang Plaza

HOME CARE PROGRAMMES

- Housekeeping
- Leasing & sub sale
- In-house maintenance

Terms & conditions apply



EXCLUSIVE AND PRIVATE,
2 LIFTS SERVING
2-3 UNITS ONLY



SECURITY

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Safety And Security

- High resolution closed circuit TV surveillance system
- Vehicle access control system with reader and barrier gate control
- Card access control system at basement, lower ground floor, car park lift lobby and lift car
- Guard tour patrol system
- Visitor management system
- Audio intercom system



HIGH SPEED INTERNET BROADBAND

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- Fibre-To-The-Home (FTTH) internet broadband
- High-definition SMATV backbone system for ASTRO B'yond
- WIFI for ground floor, main lobby, and facilities floors: pool deck (level 7) and rooftop gardens (levels 43A & 45)



LIVING GREEN

- Rain Water Harvesting System
- Waste collection and storage facilities
- Water efficient sanitary wares & fittings
- Energy saving fittings
- Low VOC (volatile organic compound) paint
- Laminated glazing for noise & heat insulation
- Verdant landscape

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3 FACILITIES

With almost 65,000sq ft of facilities,
Aria pampers residents with
one of the largest in Kuala Lumpur



ARIA

A Grand Welcome



A LUSH
TROPICAL ENVIRONMENT
CREATED BY MULTIPLE
AWARD-WINNING
LANDSCAPE FIRM,
PRAXCIS

A SENSE OF GRAND ARRIVAL

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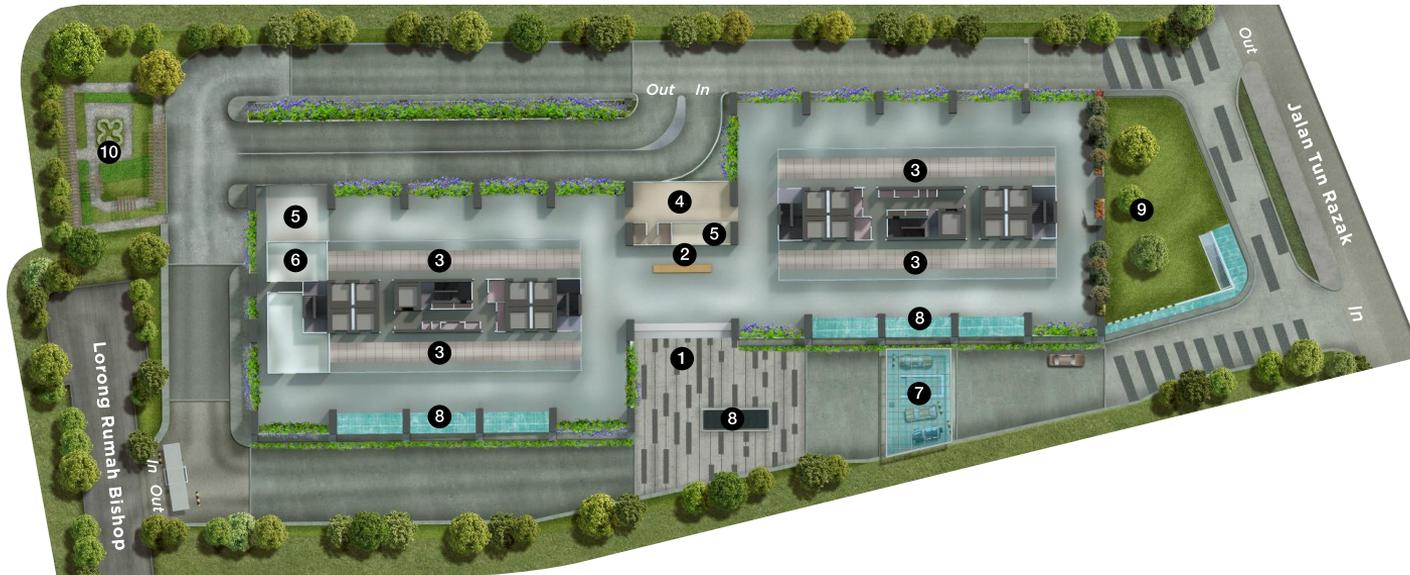
SITE PLAN

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GROUND FLOOR FACILITIES

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1. Main Drop Off
2. Concierge
3. Guard House
4. Water Feature
5. Arrival Forecourt
6. Landscape Garden



TENOR
AT LEVEL7
Live in the lap of luxury

Facilities—TENOR Level 7



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

FULL GLASS-FRONTED GYMNASIUM

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SWIMMING POOL

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HYDRO GYM POOL

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BARITONE
AT LEVEL 43A
A rejuvenating oasis

Facilities—BARITONE Level 43A



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



**SOPRANO
AT LEVEL 45**

A million stars above, and five below

FACILITIES — SOPRANO 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



GAMES ROOM



SKY LOUNGE

SOPRANO AT LEVEL 45

A million stars above, and five below

- | | |
|------------------|--------------------|
| BBQ Area | Private Party Room |
| Landscape Garden | Viewing Deck |
| Viewing Deck | Link Bridge |
| Preparation Area | Sky Lounge |
| Storage | Landscape Garden |
| Gourmet Kitchen | |

BARITONE AT LEVEL 43A

A rejuvenating oasis

- | |
|----------------------|
| Lounge Area |
| Games Lounge |
| TV Lounge/Music Room |
| Lounge Area |
| Reading Lounge |
| Viewing Deck |

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KUALA LUMPUR

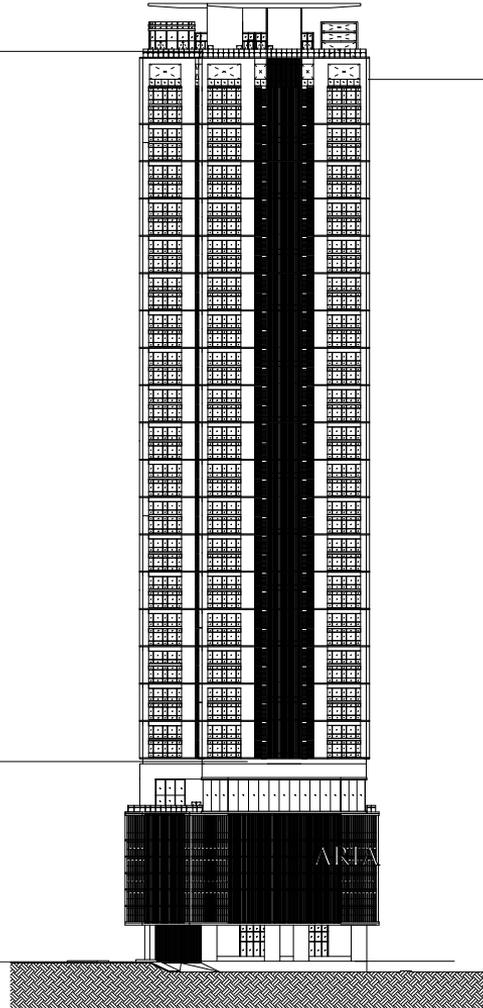
TENOR AT LEVEL 7

Live in the lap of luxury

- | | | |
|------------------|------------------|-------------------------------|
| 50-m Lap Pool | Hydro Gym Pool | Laundry |
| Floating Lounge | Jacuzzi | Storage |
| Wading Pool | Kids' Play Area | Preparation Room /
Kitchen |
| Seating Lounge | Landscape Garden | Function / Party Room |
| Changing Room | Lounge Area | BBQ Area |
| Sauna | Function Room | Pre-Function Area |
| Gymnasium / Yoga | Storage | |

ARRIVAL

- | | |
|-------------------|-------------------------------|
| Residents' Lounge | Multi-tier Security Systems |
| | High Speed Internet Broadband |
| | Living Green |



4 INVESTMENT POTENTIAL

Aria's location in the most prestigious address in KL, with high rental values and occupancy levels, makes it a perfect example of value investment

KEY SELLING POINTS

- Location — the ultimate address in Malaysia
- Freehold
- Low density development at the heart of KL City Centre, only 598 units over 1.9 acres
- Exclusive and private, 2 lifts serving 2–3 units only
- Units from 630 sq. ft. (highly rentable) to 1,502 sq. ft.
- Personal concierge services
- Multi-tier 24-hour security
- Generous landscape and facilities area of approximately 65,000 sq. ft. (1.5 acres)
- 5-minute walk to the future KLCC East & Conlay MRT station
- 7km to the 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 office towers

5

HAP SENG LAND

An innovative and responsible property developer with 50 years of proven track record

HAP SENG LAND

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Hap Seng Land is the multiple award winning division of Hap Seng Consolidated. It is a customer-focused developer driven by a commitment to deliver innovative and high quality real estate on time, every time. With our 50 years of proven track record as a responsible developer, Hap Seng Land has built a solid reputation in providing long term value to its customers, partners and associates.

In addition, Hap Seng Land is a prominent property investment company which focuses on well located, high quality developments with strong growth potential. Residential properties include Aria, Nadi, Horizon and D'Alpinia Township. Current investment properties include Menara Hap Seng, Menara Hap Seng 2, Menara Citibank and Shell Plaza (Sabah). Hap Seng Land is the builder of the largest Mercedes-Benz Autohaus in Balakong, Malaysia.



- I** FIABCI Malaysia Property Awards in 2008 in the Specialised Project Category and Industrial Development Category for Hap Seng Star Sdn Bhd Mercedes-Benz Autohaus Service Centre in Kinrara .
- II** Persatuan Arkitek Malaysia (PAM) 2009 Award in the Industrial Building Category for Hap Seng Star Mercedes-Benz Autohaus Service Centre in Kinrara .
- III** FIABCI Malaysia Property Awards 2009 for Office Development for Menara Hap Seng.
- IV** FIABCI Malaysia Property Awards in 2016, Winner of Industrial Category for Hap Seng Star Sdn Bhd's Mercedes-Benz Autohaus Service Centre in Balakong.
- V** 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.
- VI** Asia Pacific Property Awards 2016, Highly Commended Residential High-rise Development Malaysia for Aria Luxury Residence.

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 automotive, as well as building materials and stone quarries.

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THE **EDGE**
BILLION
RINGGIT *Club*
2016



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HEART OF A WORLD-CLASS CITY

FLOOR PLANS



**HAP SENG
LAND**

Creating
Value
Together

UNIT MIX

Types	Bedrooms	Built-Up Area (sq ft)	Total Units	Total Area (sq ft)
A	1 BDR	630	56	35,280
A1	1 BDR (with Balcony)	630	32	20,160
A2	2 BDR	867	68	58,956
A3	1 BDR + Study (with Balcony)	867	16	13,872
B	1 BDR + Study	763	58	43,674
B1	2 BDR + Study	991	64	63,424
B2	1 BDR + Study / Guest + AV Room (with Balcony)	991	16	15,856
C	2 BDR + Study	1159	144	166,896
D	3 BDR + Study	1502	144	216,288
Total Units / Area (sq ft)			598	634,406

UNIT LAYOUT PLAN

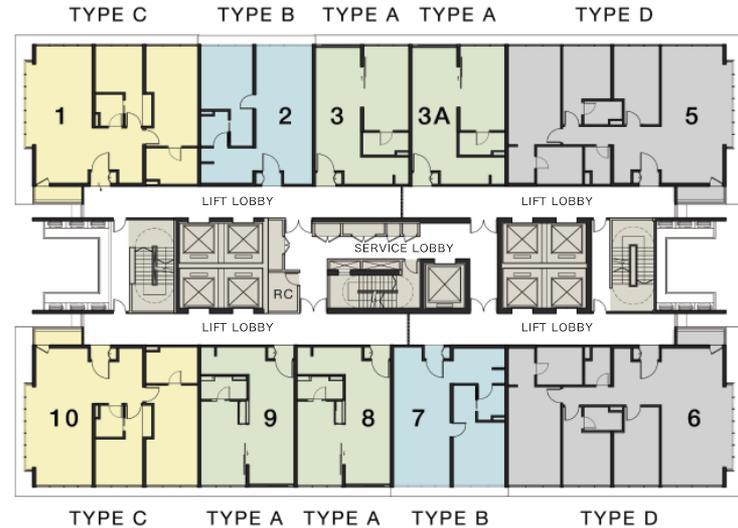
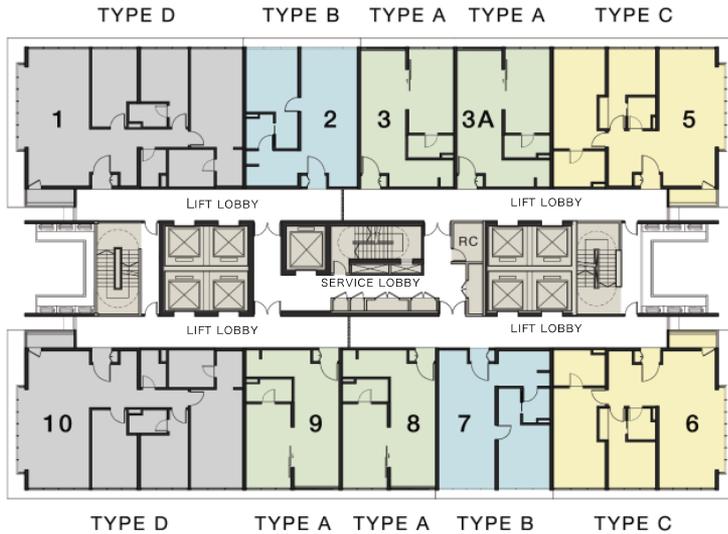
Levels 8, 11 & 14



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

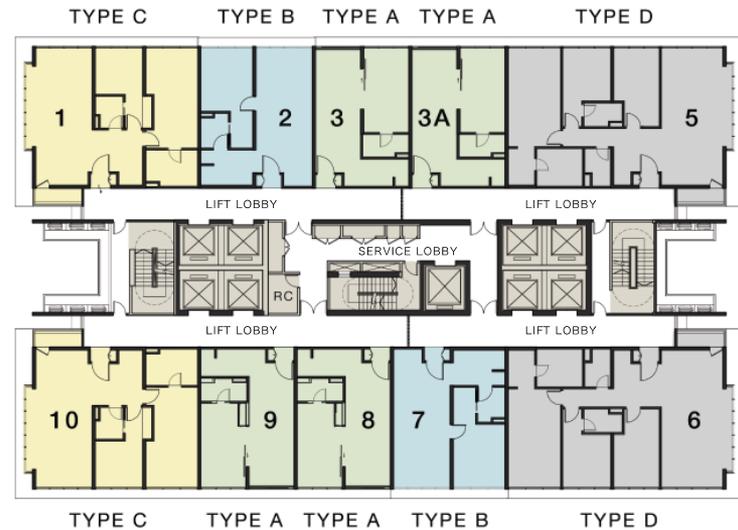
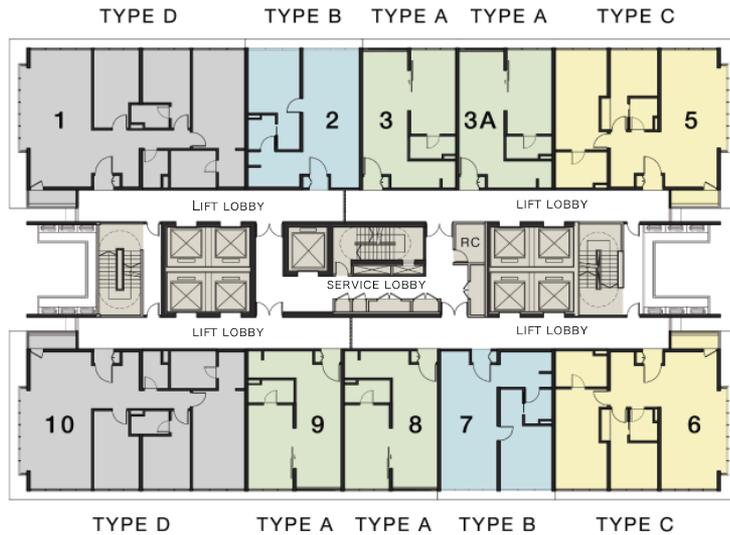
Levels 9, 10, 12 & 13



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

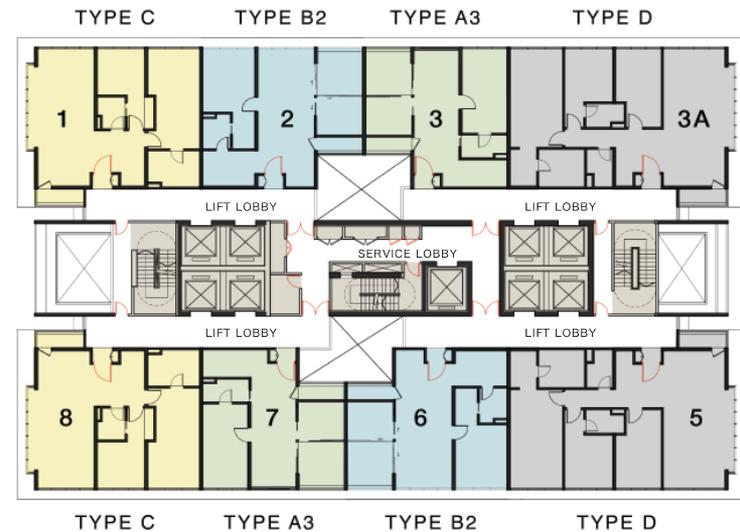
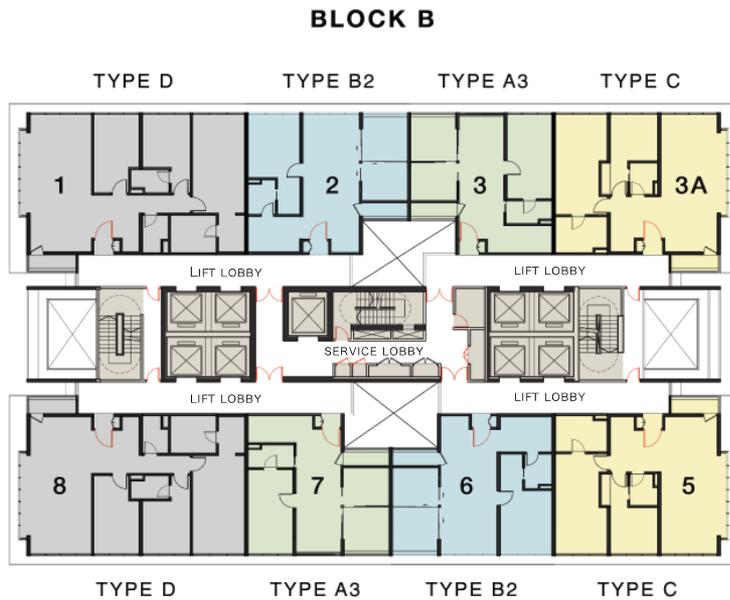
UNIT LAYOUT PLAN

Levels 15, 31 & 39



KLCC DIRECTION

BLOCK A



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

Levels 16 & 40

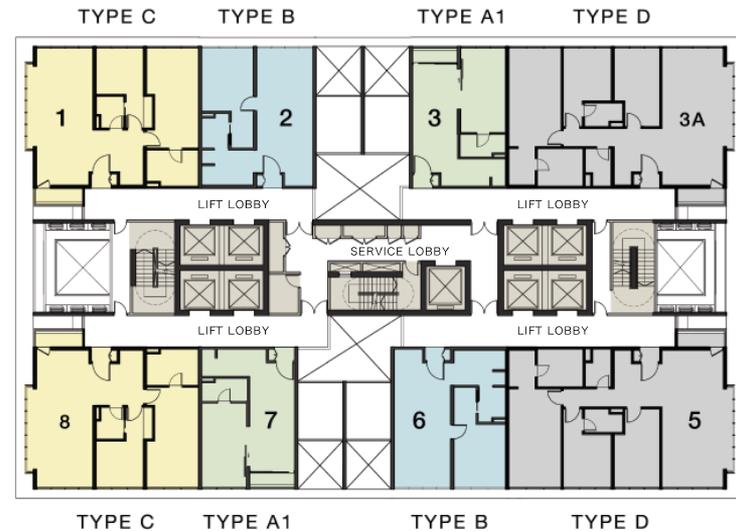
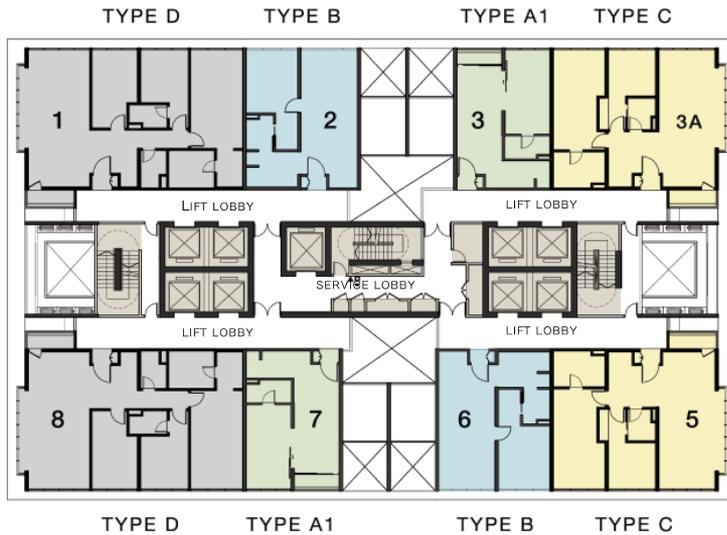
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KUALA LUMPUR



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

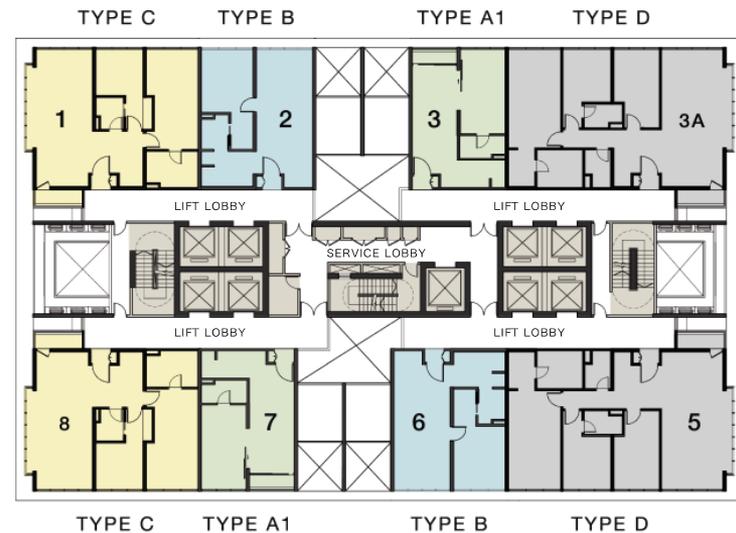
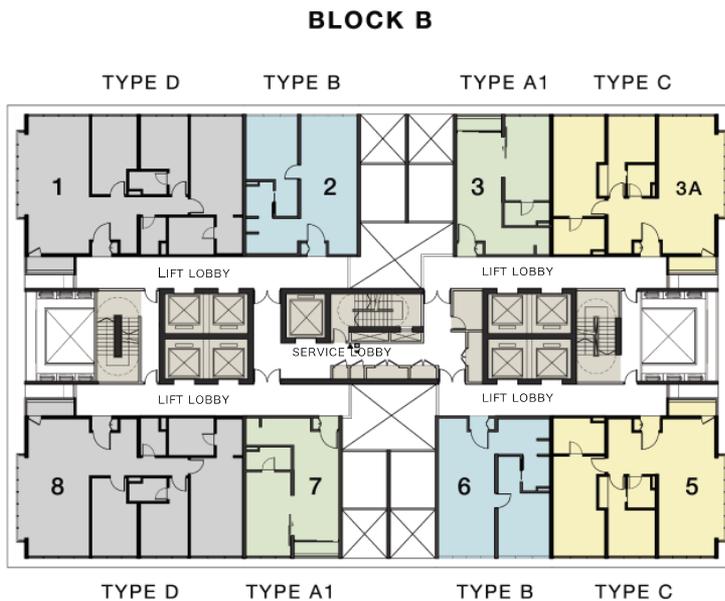
Levels 17 & 41

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KLCC DIRECTION

BLOCK A



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

Levels 18, 34 & 42

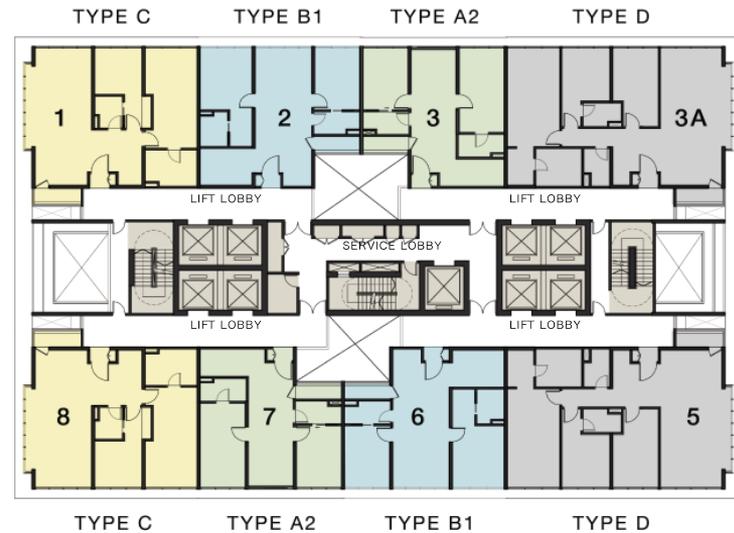
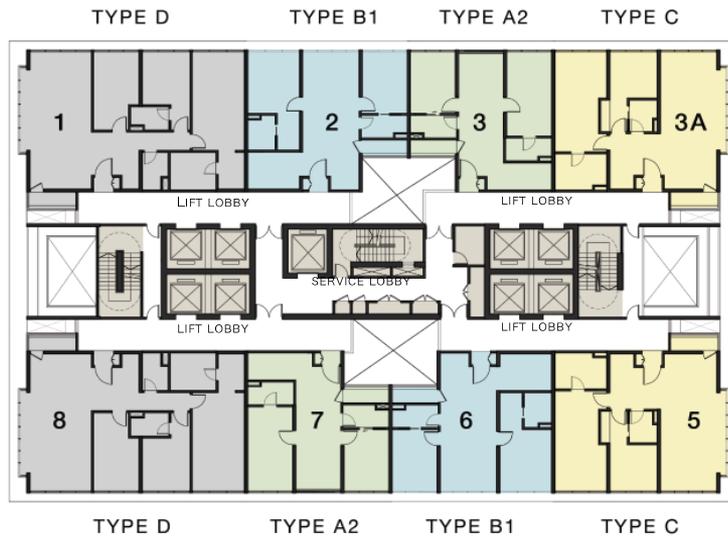
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KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

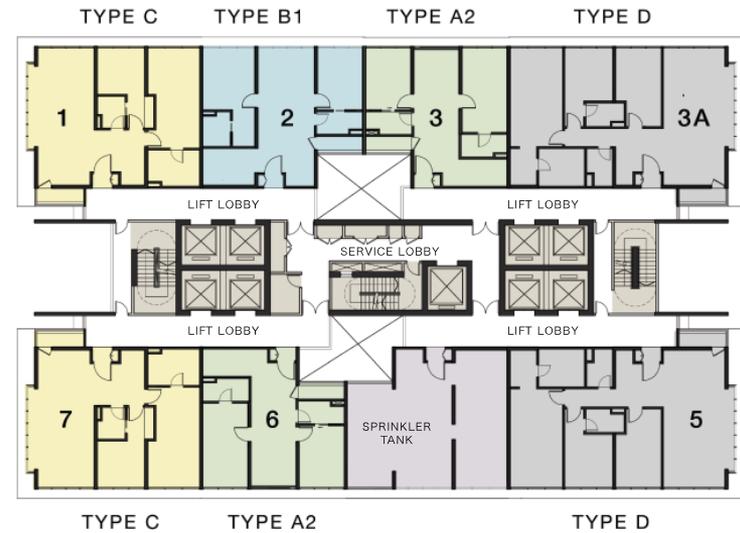
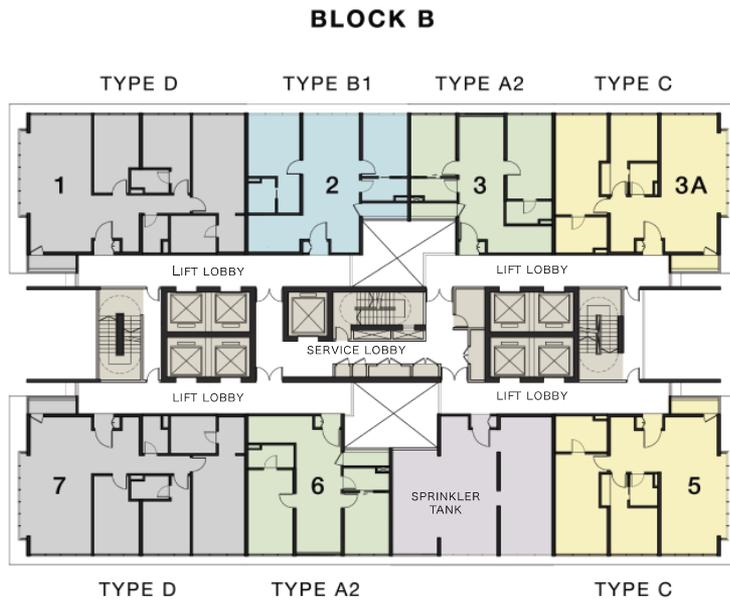
Levels 19

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KLCC DIRECTION

BLOCK A



GOLF COURSE DIRECTION

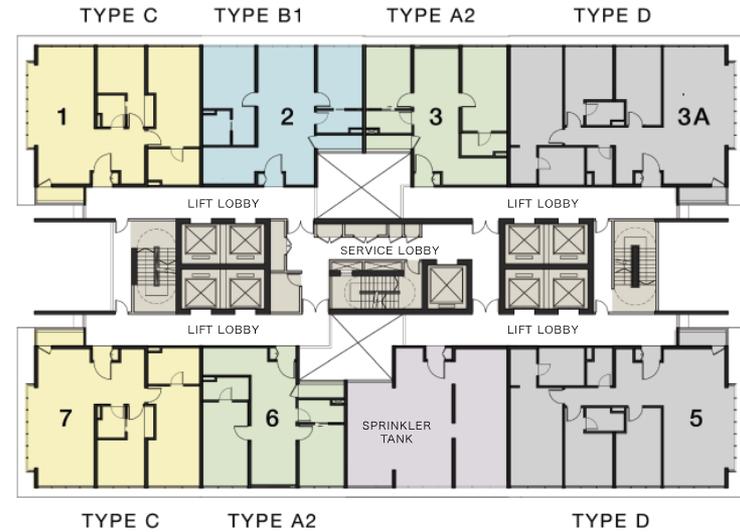
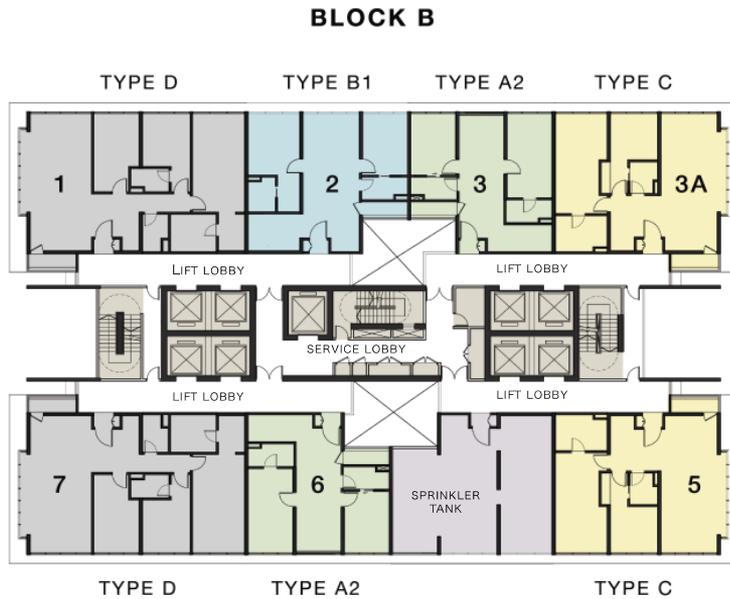
UNIT LAYOUT PLAN

Levels 20



KLCC DIRECTION

BLOCK A



GOLF COURSE DIRECTION

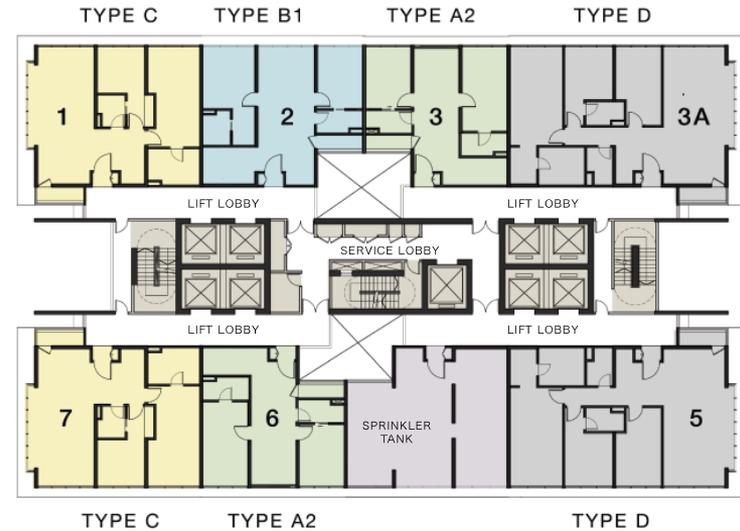
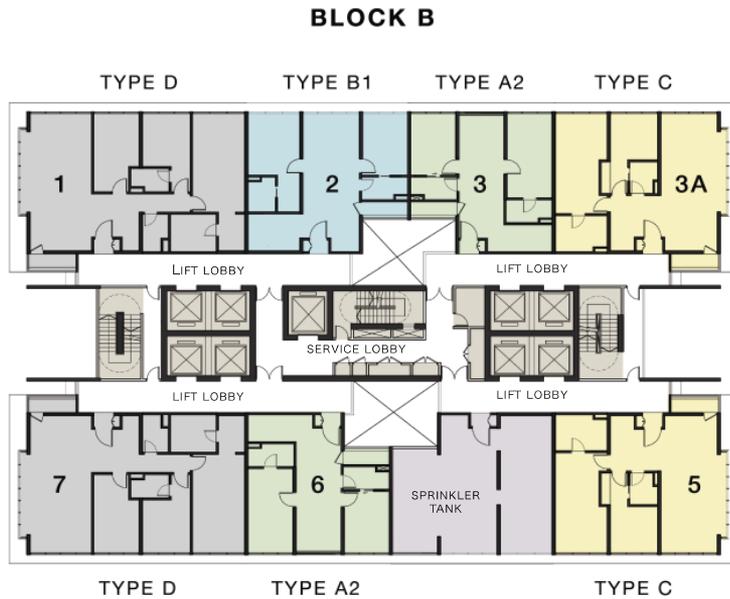
UNIT LAYOUT PLAN

Levels 21, 22, 27, 28, 30, 36, 37, & 43



KLCC DIRECTION

BLOCK A



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

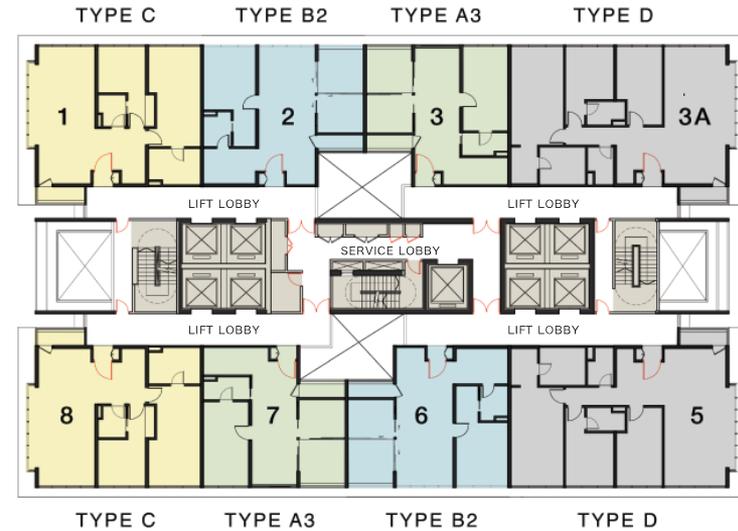
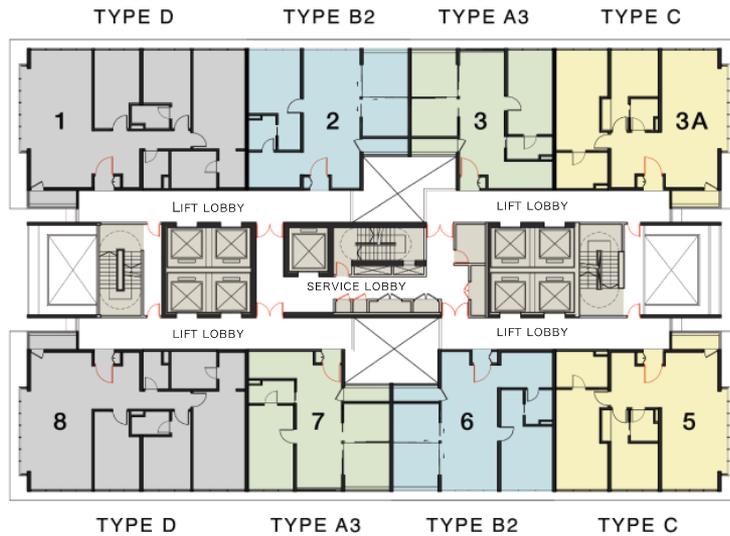
Levels 23



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

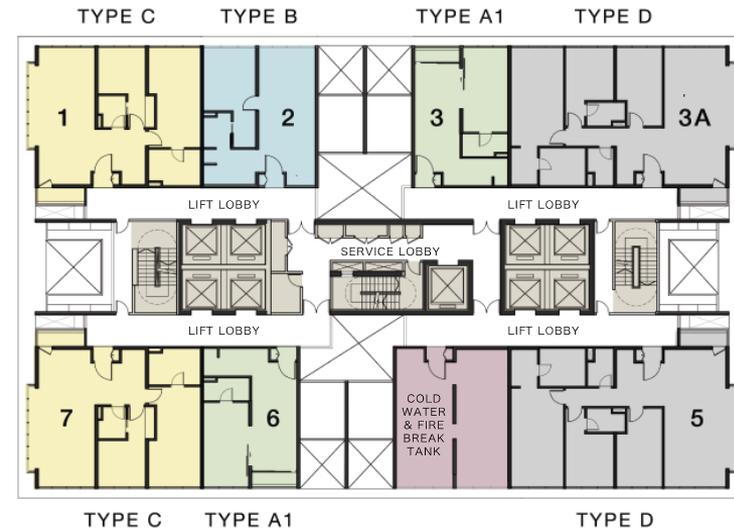
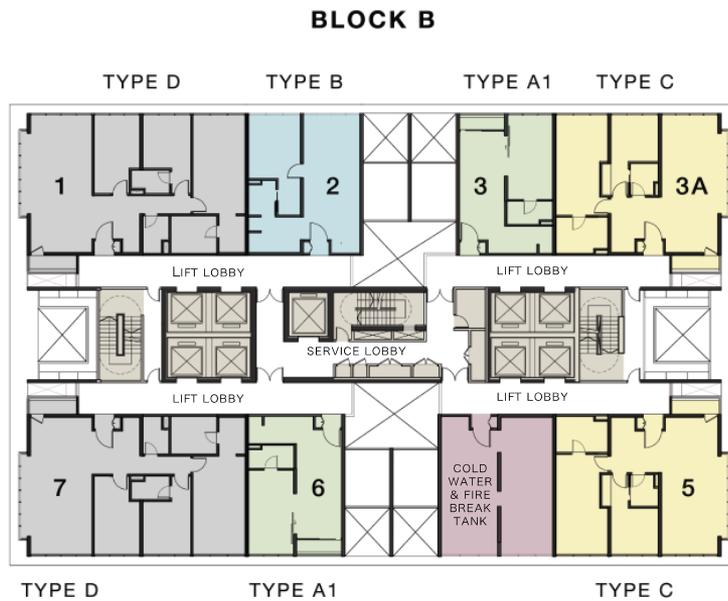
Levels 24

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KLCC DIRECTION

BLOCK A



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

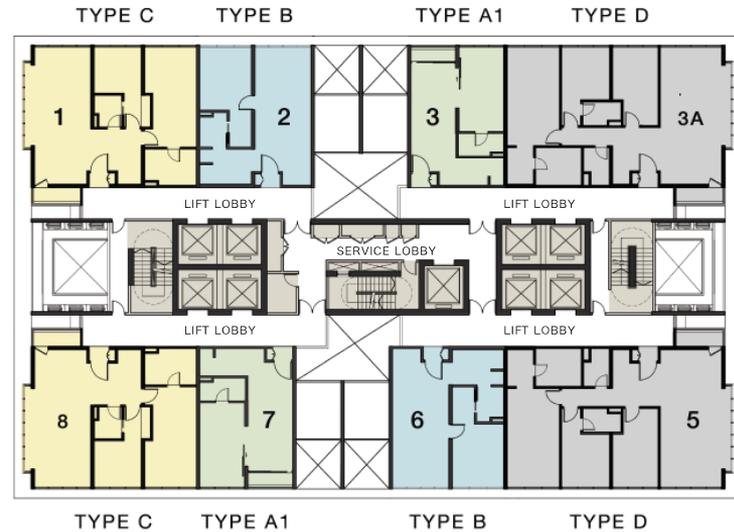
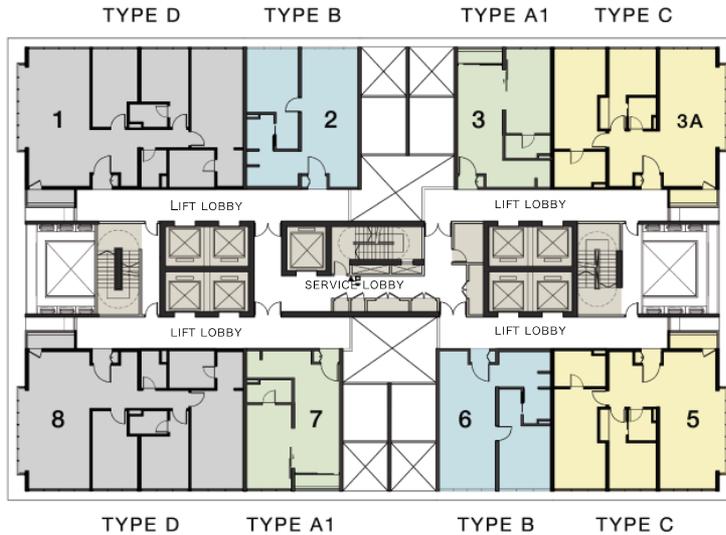
Levels 25 & 33



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

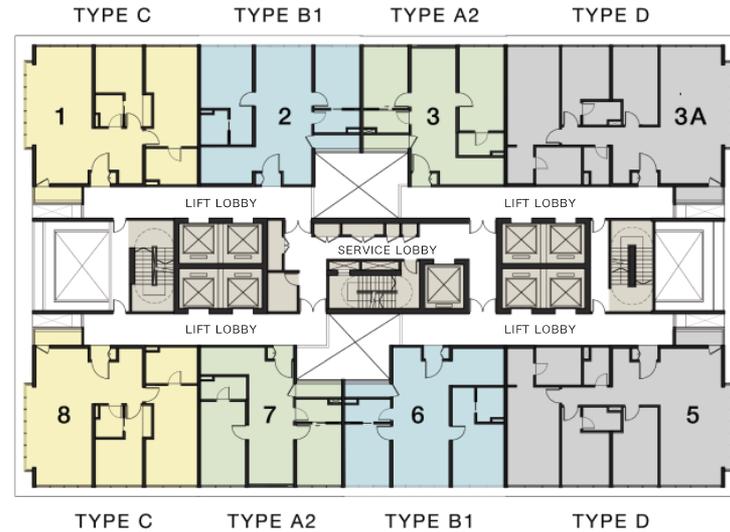
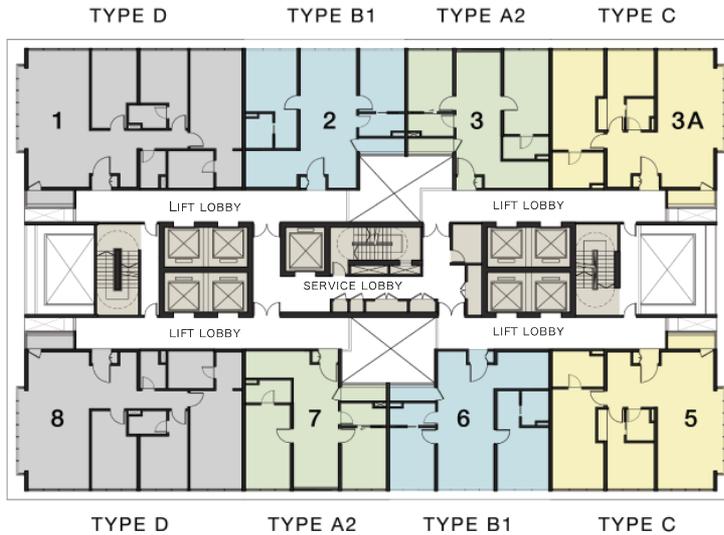
Levels 26



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

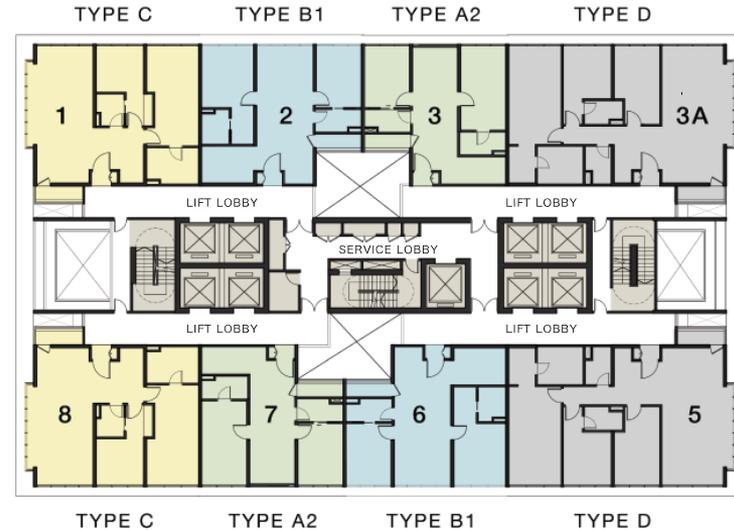
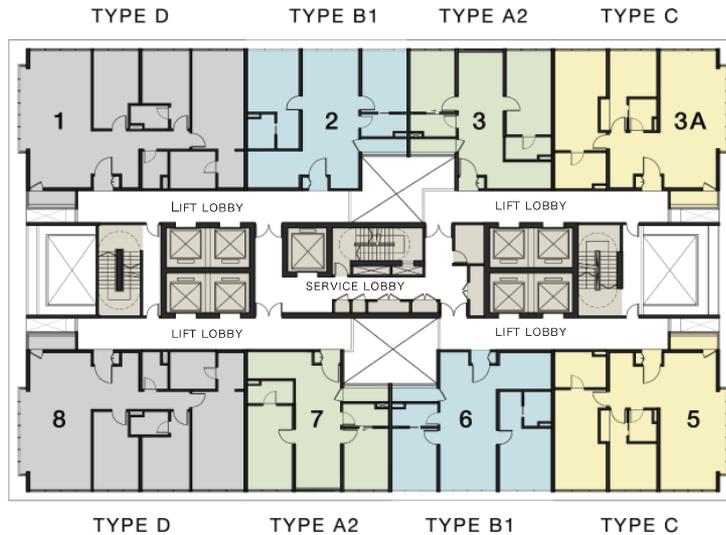
Levels 29, 35 & 38



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

UNIT LAYOUT PLAN

Levels 32

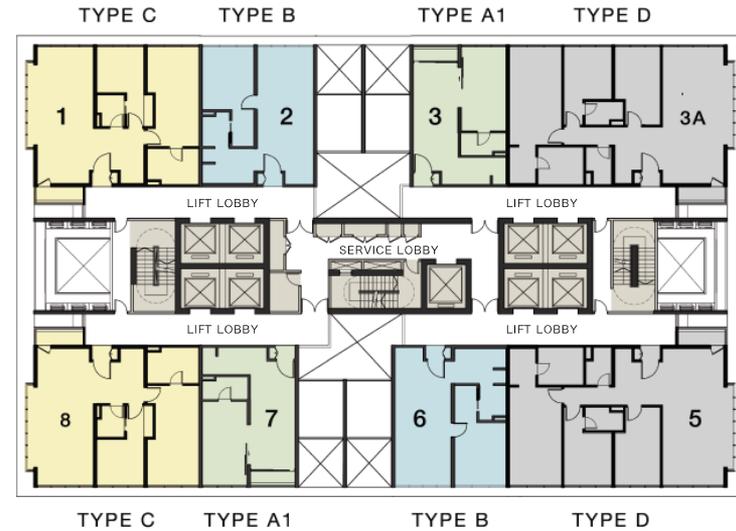
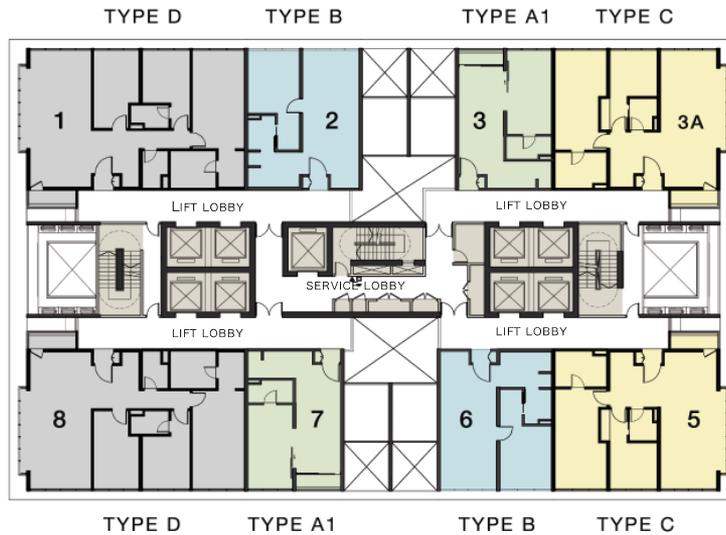
ARIA
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KUALA LUMPUR



KLCC DIRECTION

BLOCK A

BLOCK B



GOLF COURSE DIRECTION

SCENIC VIEWS

SCENIC VIEW—NORTH VIEW FROM 45TH FLOOR



SCENIC VIEW—SOUTH VIEW FROM 45TH FLOOR



ARIA
LUXURY RESIDENCE
KUALA LUMPUR

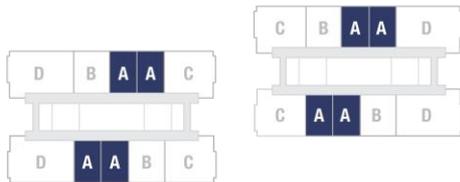
FLOOR PLAN

TYPE A

630 sq ft (58.5 sq m | 17.7 Pyeong)



1 BEDROOM

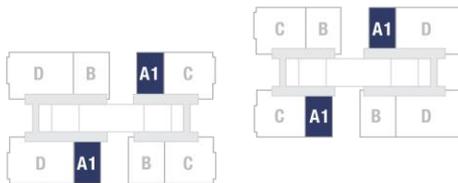


FLOOR PLAN

ARIA
LUXURY RESIDENCE
KUALA LUMPUR

TYPE A1

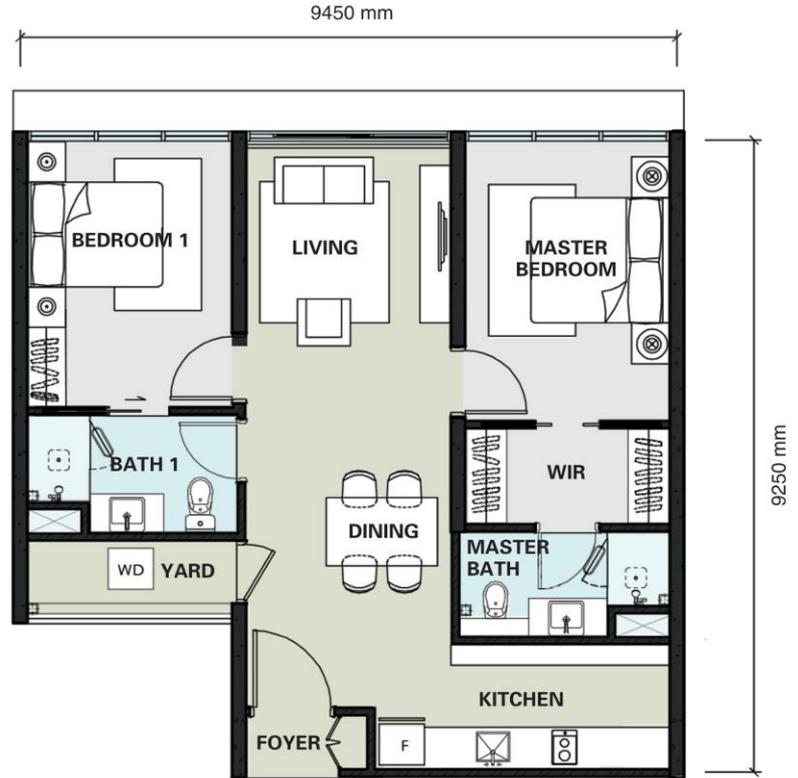
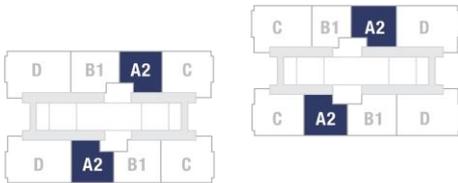
630 sq ft (58.5 sq m | 17.7 Pyeong)



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)



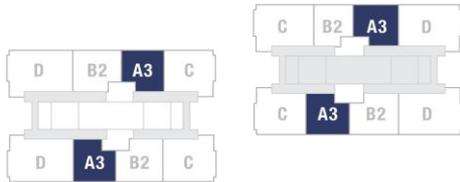
1 BEDROOM



BALCONY



STUDY



FLOOR PLAN

TYPE B

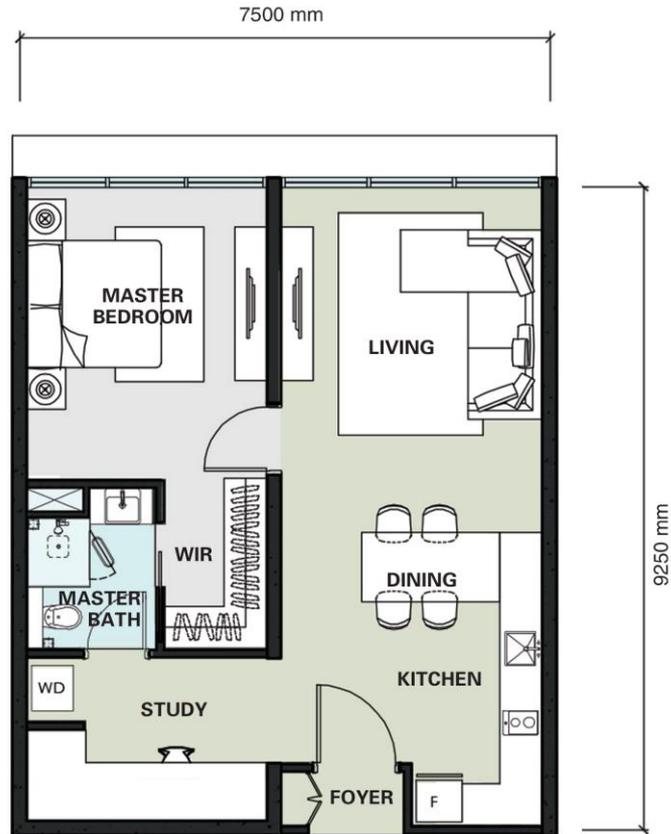
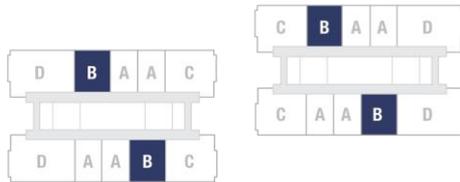
753 sq ft(70.0 sq m | 21.2 Pyeong)



1 BEDROOM



STUDY



FLOOR PLAN

TYPE B1

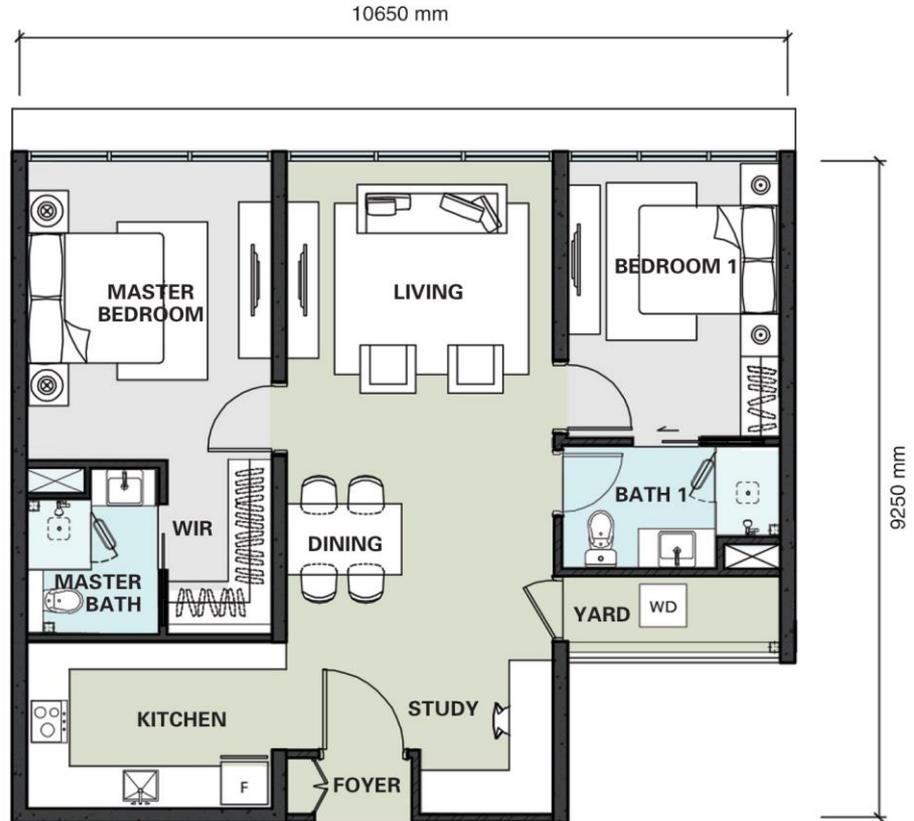
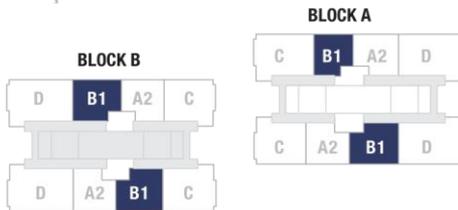
991 sq ft (92.1 sq m | 27.9 Pyeong)



2 BEDROOM



STUDY



FLOOR PLAN

TYPE B2

991 sq ft (92.1 sq m | 27.9 Pyeong)



1 BEDROOM



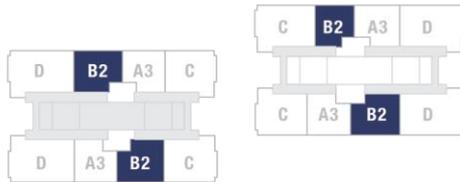
BALCONY



STUDY



RUMPUS ROOM





LIVING & DINING AREA – TYPE B

FLOOR PLAN

TYPE C

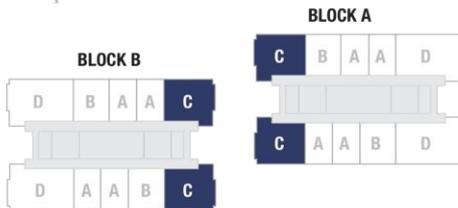
1159 sq ft (107.7 sq m | 32.6 Pyeong)



2 BEDROOM



STUDY





LIVING AREA – TYPE C

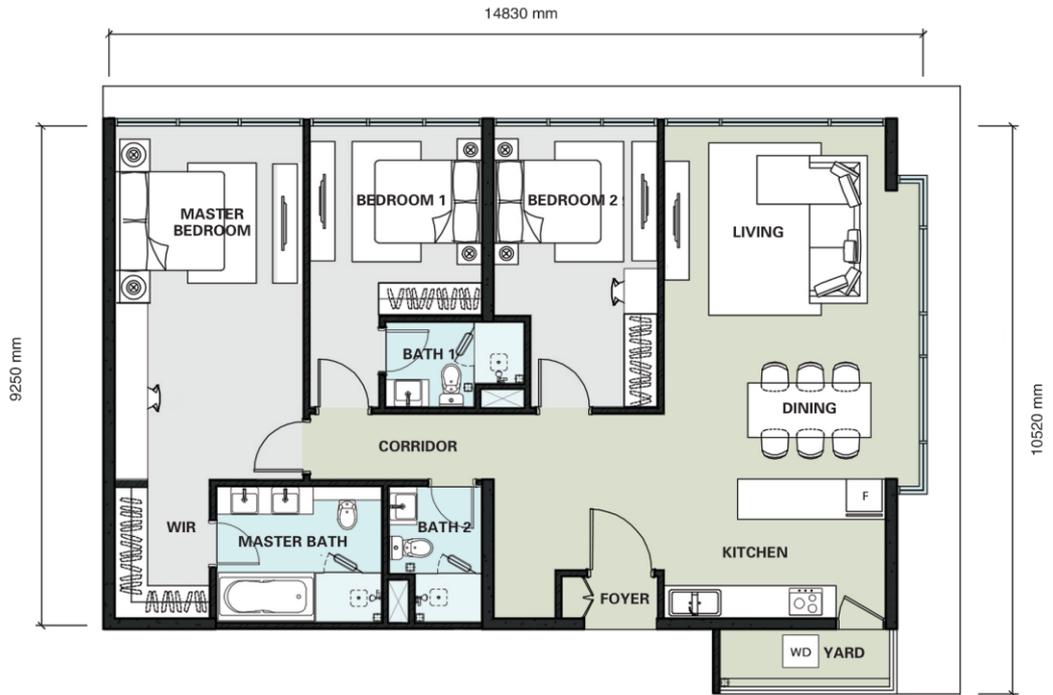
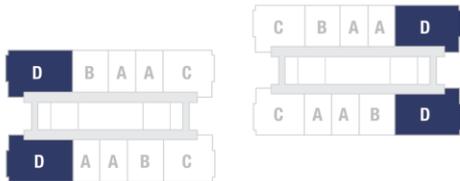


MASTER BEDROOM – TYPE C

FLOOR PLAN

TYPE D

1502 sq ft (139.5 sq m | 42.2 Pyeong)





LIVING & DINING AREA – TYPE D



MASTER BEDROOM – TYPE D



MASTER BATH – TYPE D

CAR PARK ALLOCATION

Types	Bedrooms	Built-Up Area (sq ft)	Car Park(s)/ Unit
A	1 BDR	630	1
A1	1 BDR (with Balcony)	630	1
A2	2 BDR	867	1
A3	1 BDR + Study (with Balcony)	867	1
B	1 BDR + Study	763	1
B1	2 BDR + Study	991	1
B2	1 BDR + Study / Guest + AV Room (with Balcony)	991	1
C	2 BDR + Study	1159	1
D	3 BDR + Study	1502	2

SPECIFICATIONS

Structure	Reinforced Concrete Structure
Wall	Reinforced Concrete Wall / Brick Wall
Roofing Covering	Reinforced Concrete Roof
Roofing Framing	Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling*
Windows	Aluminium Framed Glazed Windows
Doors	
<i>Main Entrance</i>	Fire Rated Door
<i>Bedrooms / Bathrooms / Utility</i>	Timber Door
<i>Bedrooms / Study Rooms</i>	Timber Sliding Door*
<i>Balcony</i>	Aluminium Framed and Glazed Sliding Door
Ironmongeries	Selected quality locksets
Wall Finishes	
<i>Kitchen</i>	Ceramic Tiles up to ceiling height or skim coat and paint*
<i>Bathroom</i>	Homogeneous Tiles up to ceiling height
<i>Others areas</i>	Skim coat / plaster and paint*
Floor Finishes	
<i>Living / Dining / Kitchen</i>	Porcelain Tiles***
<i>Bedrooms</i>	Timber strips**
<i>All Bathrooms / Balcony / Yard / Utility</i>	Homogeneous Tiles***
<i>Other areas</i>	Cement Render

SPECIFICATIONS

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

Complete air conditioning system and water heater system will be provided for unit where applicable

* 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 in unavoidable due to production in batches

Notes: Natural stones such as marble have irregular veins, fissures and tonality differences attributed to their mineral composition and impurities.

Hence, it is not possible to have two consistent pieces of marble

SEMI-FURNISHED PACKAGE

Types A & B [<1,000 S/F]

Description	Remark
<input type="checkbox"/> Kitchen Cabinets with Quartz countertop	Signature Kitchen or equivalent
<input type="checkbox"/> Bedroom	
i. Wardrobe-All bedrooms	Signature Kitchen or equivalent
ii. Timber Floor	Burmese Teak or equivalent
<input type="checkbox"/> Shoe Cabinet	Signature Kitchen or equivalent
<input type="checkbox"/> Kitchen Faucet and Sink	Smeg or equivalent
<input type="checkbox"/> Kitchen Appliances	
i. Hood	
ii. Hob	Smeg or equivalent
iii. Built-in microwave	
iv. Fridge	
v. Combi washer & dryer	
<input type="checkbox"/> Plaster Ceiling	Except yard
<input type="checkbox"/> Air-conditioning System for:	Daikin or equivalent
i. Living & Dining	Ducted air-cond system
ii. All Bedrooms	Wall-mounted split unit
<input type="checkbox"/> Bathroom	
i. Hot Water to shower & wash basin	Storage water heater
ii. Vanity countertop	Marble
iii. Mirror	Included
iv. Shower screen	Included
v. Sanitary wares and fitting	Toto and Hansgrohe

Notes: Wall tiles behind mirror and kitchen cabinets will not be installed

SEMI-FURNISHED PACKAGE

Types C & D [>1,000 S/F]

ARIA
LUXURY RESIDENCE
KUALA LUMPUR

Description	Remark
<input type="checkbox"/> Kitchen Cabinets with Quartz countertop	Signature Kitchen or equivalent
<input type="checkbox"/> Bedroom	
i. Wardrobe-All bedrooms	Signature Kitchen or equivalent
ii. Timber Floor	Burmese Teak or equivalent
<input type="checkbox"/> Shoe Cabinet	Signature Kitchen or equivalent
<input type="checkbox"/> Kitchen Faucet and Sink	Smeg or equivalent
<input type="checkbox"/> Kitchen Appliances	
i. Hood	
ii. Hob	
iii. Compact microwave oven	Smeg or equivalent
iv. Fridge	
v. Washing Machine	
vi. Dryer	
<input type="checkbox"/> Plaster Ceiling	Except yard
<input type="checkbox"/> Air-conditioning System for:	
i. Living & Dining	Ducted air-cond system
ii. All Bedrooms	Wall-mounted split unit
<input type="checkbox"/> Bathroom	
i. Hot Water to shower & wash basin	Storage water heater
ii. Vanity countertop	Marble
iii. Mirror	Included
iv. Shower screen	Included
v. Sanitary wares and fitting	
vi. Master Bathroom WC with washlit	Toto and Hansgrohe

Notes: Wall tiles behind mirror and kitchen cabinets will not be installed

SCHEDULE OF PAYMENTS (SCHEDULE H)

ITEM	INSTALLMENTS PAYABLE	%	ESTIMATED DATE
1	Immediately upon the signing of this Agreement	10	Upon signing SPA (within 21 days from booking date)
2	Within thirty (30) working days after receipt by the Purchaser of the Vendor's written notice of the completion of:		
	a. The work below ground level of the said Building comprising the said Parcel including foundation of the said Building	10	4th quarter of 2016
	b. The structural framework of the said Parcel	15	2nd quarter of 2017 - 4th quarter of 2018
	c. The walls of the said Parcel with door and window frames placed in position	10	3rd quarter of 2017 -1st quarter of 2019
	d. The roofing, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telephone trucking and cabling to the said Parcel.	10	3rd quarter of 2017 - 1st quarter of 2019
	e. The internal and external finishes of the said Parcel including the wall finishes	10	3rd quarter of 2017 - 1st quarter of 2019
	f. The sewerage works serving the said Building	5	2nd quarter of 2017
	g. The drains serving the said Building	2.5	4th quarter of 2018
	h. The road serving the said Building	2.5	1st quarter of 2019
3	On the date Purchaser takes vacant possession of the said Parcel with water and electricity supply ready for connection.	17.5	4th quarter of 2019
4	On the date the Purchaser takes vacant possession of the said Parcel as in item 3 where the Developer has executed and delivered to the Purchaser or the Purchaser's solicitor the instrument of transfer in favour of the Purchaser together with the original issue document of strata title to the said Parcel	2.5	4th quarter of 2019
5	On the date Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitors as stakeholder for payment to the Developer as follow:	5	4th quarter of 2019
	a. Two point five per centum (2.5%) at the expiry of eight (8) months after the date the Purchaser takes vacant possession of the said Parcel		
	b. Two point five centum (2.5%) at the expiry of twenty four (24) months after the date the Purchaser takes vacant possession of the said Parcel		

Disclaimer: The estimation of payment schedule is only for reference purpose when it doesn't form any part of the contract and subjected to change without prior notice.

As at Jan 18