AIRA
RESIDENCE

WELCOME HOME TO

AIRA
RESIDENCE

AIRA Residence is Selangor Properties's exemplar of luxury living. This low density development is conveniently and prestigiously situated at the top of Jalan Batai in the coveted lands of Damansara Heights. AIRA Residence commands spectacular views of the Kuala Lumpur City Centre skyline, Mont Kiara and Petaling Jaya.

Designed by an international award-winning team, AIRA Residence offers everything that an opulent lifestyle represents. Defined by intrigue and exclusivity, AIRA Residence prides itself on being KL's best-kept secret.

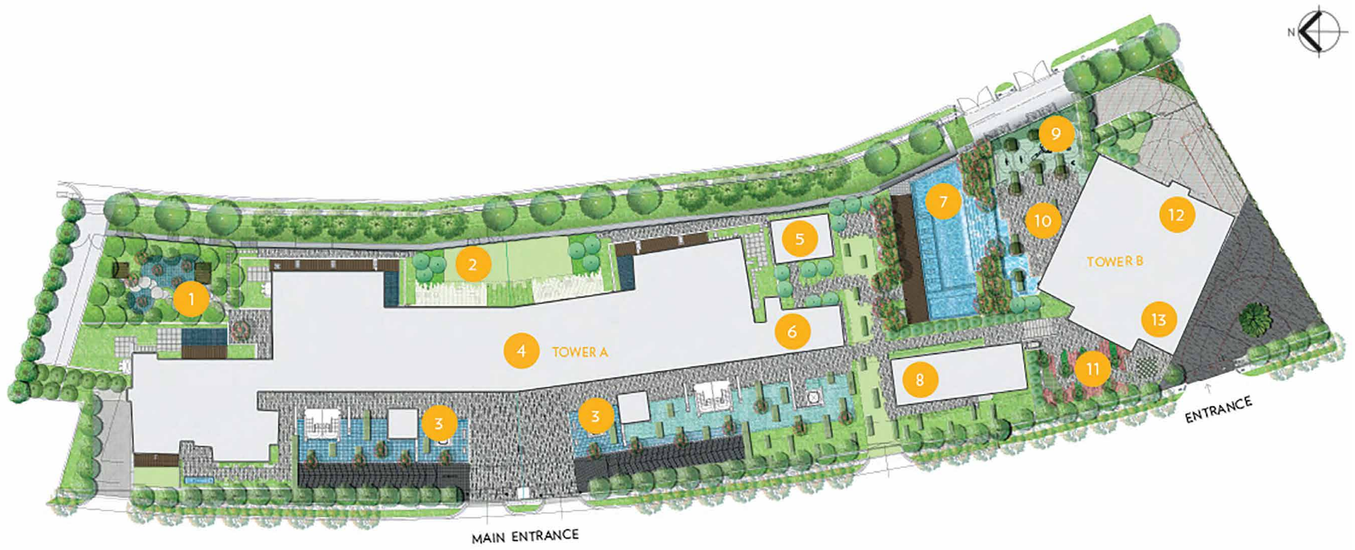
TOWERING DISTINCTION, MAJESTIC ARCHITECTURE

The luxurious condominiums of both Tower A and Tower B, represent a rare opportunity to secure a sky home in the prestigious Damansara Heights precinct. With Tower A unit sizes ranging from 2,679 sf to 7,730 sf, each spacious spartment befits the opulence of the development. Tower B units, each at 1,894 sf, offer a more intimate yet sill opulent living opportunity.

Three separate Ground Floor units at Tower A come with a private pool and garden. The penthouses come with a private rooftop garden complete with pergola, barbecue pit and jacuzzi.

Each artfully composed home is complemented by a host of features methodically selected to enhance your living experience. This includes an impressive range of the finest fittings, materials and luxury-branded appliances,

COMFORTABLE, ELEGANT AND UNIQUE SPACES ABOUND



AIRA Residence has been designed for a lifestyle of comfortable elegance both inside and outside the solitude of each private home. Just a few steps from your door, amidst lushly landscaped gardens and walkways, the AIRA Residence podium deck offers places and spaces to suit your everyday wish.

Perhaps an invigorating swim or a moment of serenity, a balance of flora and water elements. There are spaces for a sunset stroll; to play with your children or grandchildren, or gather friends and family to enjoy indoor sports. There are places to entertain your guests under the stars; to sit and relax in a fragrance garden, to read a book by the pool alongside cascading water terraces; to work out, to enjoy a relaxing massage. Or perhaps you're looking for beautifully designed indoor spaces to conduct a business meeting or just share a coffee with friends. AIRA Residence offers places that nurture both your health and wellness, and accommodate a host of both personal pleasures and social apportunities.

Simply put, AIRA Residence isn't just a remarkable and luxurious place to come home to. It is meant to enhance every aspect of your lifestyle as well.

1. TRANQUILLITY GARDEN
2. THE GREEN
3. SURAU
4. THE AIRA RESIDENCE LOUNGE
5. THE POWER HOUSE
6. WELLNESS CENTRE
7. INFINITY POOL
8. THE COTERIE
9. CHILDREN'S PLAYGROUND
10. PLAZA DECK
11. FRAGRANCE GARDEN
12. THE VIEW LOUNGE (17th Flr)
13. THE OFF SIDE LOUNGE (Grd Flr)

OUR DREAM TEAM

AIRA Residence is a masterpiece orchestrated by three award-winning international designers

AIRA RESIDENCE IS SUPERBLY DESIGNED
FOR A LIFESTYLE OF COMFORTABLE ELEGANCE,
EVEN OUTSIDE THE SOLITUDE
OF EACH PRIVATE HOME.

Piet Boon
INTERIOR DESIGNER

Founded in 1983 by high profile Dutch designer Piet Boon and joined in 1986 by creative director Karin Meyn, Studio Piet Boon is an award-winning international design company renowned for unique craftsmanship, vision and quality. A design philosophy of refined sophistication, sparked by a love for natural materials and signature detailing, Studio Piet Boon has grown into a global luxury lifestyle brand known for functionality, comfort, timlessness and durability.

Franklin Po
LANDSCAPE DESIGNER

Founder of Tierra Design, Franklin Po moved from California to Singapore in 1973 and has since elevated his firm to a position of industry leadership. Through his unwavering belief in the integration of landscape and architecture, as well as his intense commitment to advancing the standards and quality of life in Asia, Franklin has transformed the way clients perceive landscape architecture and therein enhanced regional standards of landscape design. Engaged by clients in Hong Kong, China, Thailand, Taiwan, Indian, Vietnam, Malaysia and Singapore, Tierra has won numerous awards, including the Singapore President's Design Award 2015 and distinctions for its aesthetic excellence and ability to create environments that speak of harmony and balance.

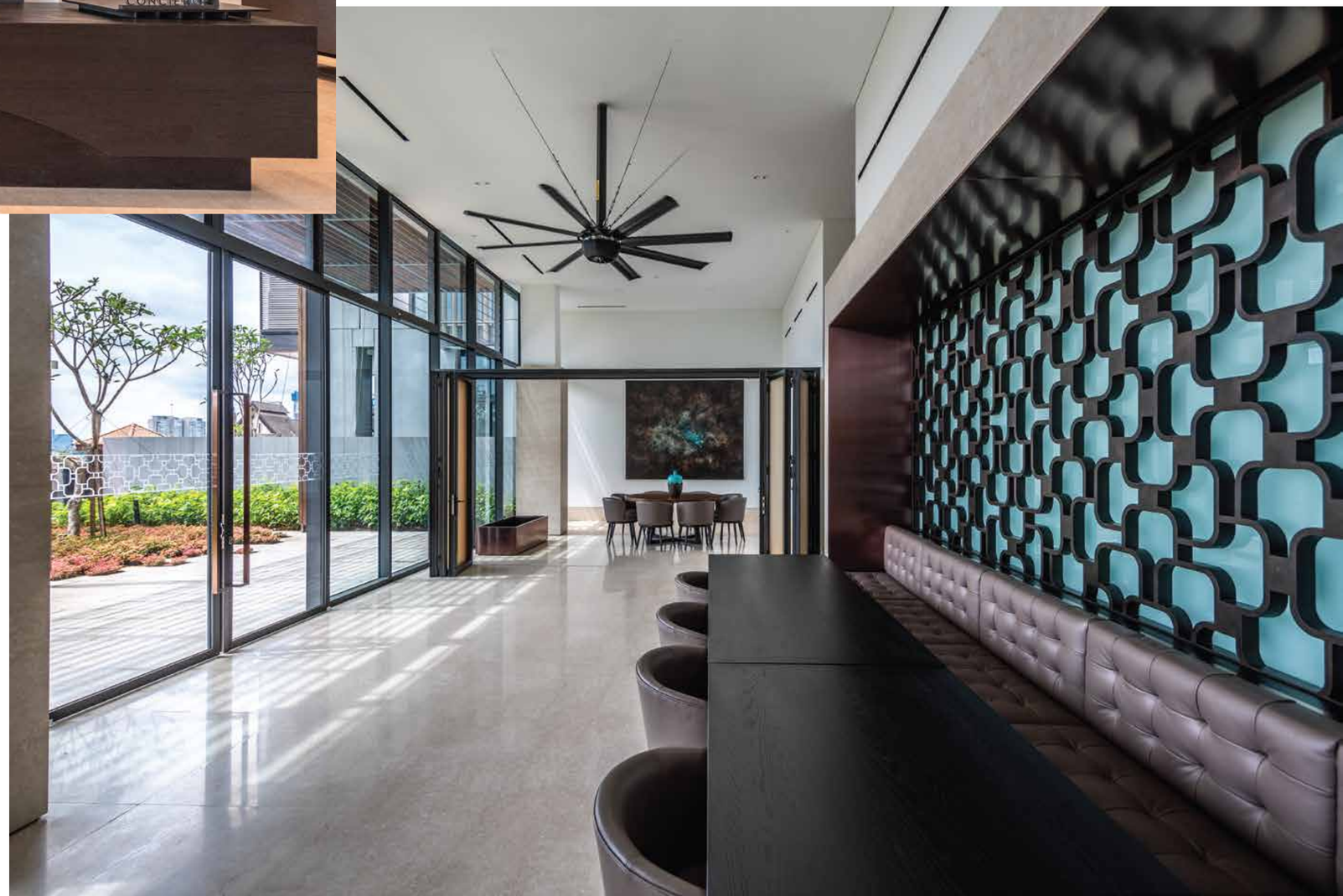
Alen Nikolovski
ARCHITECTURAL DESIGN

Alen Nikolovski is an Executive Principal of AEDAS, one of the world's leading global multi-disciplinary design practices. AEDAS offers an inter-connected global platform that has been internationally acclaimed for its creative excellence. Featuring over 1,400 creative minds with design studios across the globe, AEDAS has created a global platform for creative excellence in architecture. Their portfolio of world-class design solutions include the award winning Le Architecture in Taipei and the world famous Olympia 66 in Dalian.

THE UNCOMMON COMMON AREAS OF AIRA RESIDENCE

The superb craftsmanship of AIRA Residence extends beyond its apartments and is infused in its recreational and common spaces. The following pages offer an overview of these stunning facilities.

COMFORTABLE, ELEGANT AND UNIQUE SPACES ABOUND



CRYSTAL CLEAR WATER MEETS INFINITY

The Infinity Pool is the perfect place to begin or end your day. Jump into its cool, crystal-clear water for a few invigorating laps. Or just calmly curl up to read a good book amidst a terrace garden that merges with the pool. Beautifully created by landscape architect Franklin Po, the central pool area also incorporates an outdoor barbecue space and a children's pool.

A COMMON AREA WITH AN UNCOMMON VIEW

Only AIRA Residence residents with their guests have access to The View loung, a top-of-the-world rooftop area for barbecues, parties, quiet drinks or family events and, as the name suggests, offering extraordinary views. This magnificent, 360-degree perch located at the top of Tower B is available to residents of both towers.

CELEBRATE YOUR VICTORIES AT THE OFF-SIDE LOUNGE

Gather with your friends, family or neighbours and cheer on your favourite team at this sports lounge get-away. The Off-Side Lounge is equipped with wodescreen TVs, a refreshment bar and a range of indoor games. Beautifully styled by Studio Piet Boon, this creative recreation space is unique to AIRA Residence.

TOWER A

18 LEVELS OF INSPIRED DESIGN

The extraordinarily spacious apartments of Tower A offer ten floor plan options. The Type A2 option can be potentially be doubled in size by combining two adjacent units.

Evident throughout every unit is the impreccable design finesse of Studio Piet Boon. The following pages offer a sampling.

GENEROUS SPACE TO RELAX, UNWIND OR ENTERTAIN

The central living area at Tower A is notable for its spaciousness, with floor-to-ceiling windows adding light brightness and a strong sense of openness. The unobstructed design allows a myriad of options to create a living environment that reflects individual style and taste.

YOUR CHEF-READY, DESIGNER KITCHEN

Everything about your AIRA Residence's kitchen is created for the most demanding gourmet. Exclusively designed by Studio Piet Boon, both wet and dry kitchens have been styled to meet AIRA Residence's luxury standards and feature high quality imported marble floors and imported marble bench and island tops.

All dry and wet kitchens feature solid, beautifully finished cabinetry, finger touch movements and the highest quality designer-brand appliances - an all Miele dry kitchen incorporating fridge/freezer, microwave oven, 3 zone burners and exhaust hood. The wet kitchen features hard working De Dietrich products including a 5 head gas burner hob and hood, steam oven, dishwasher, fridge/freezer and oven together with a Brandt clothes washing machine and dryer in the adjoining laundry room.

1. Specifications applies to all unit types except Type C which features all De Dietrich kitchen appliances and Brandt laundry appliances

INCOMPARABLE CARE FOR YOUR COUTURE

If you appreciate fashion, you will be delighted by the ample space awarded your finest couture. Walk in to your Piet Boon-designed wardrobe and choose the perfect outfit for your night out. With wardrobe doors made of solid hardwood and a secure-shut, top quality closure, all the styles you have will be freshly at your fingertips.

SPEND YOUR NIGHTS IN RESPLENDENT REPOSE

The spacious Tower A Master Bedrooms at AIRA Residence are an ideal beginning and end to every day. The detailing reflects the finishing touches of designer Piet Boon, like his own solid sprung level door handles that he designs for the prestigious Formani brand.

THE PERSONAL PAMPERING OF YOUR EN SUITE BATHROOM

Formani finishings complement the en suite Master Bathroom. Also featured: A wonderfully decadent, Cocoon bath tub, Cocoon Piet Boon rain shower head and Duravit Stark 1 water closet.

TOWER B

16 LEVELS OF HILLTOP ELEGANCE

With only 4 units on each level, every Tower B apartment is a corner unit delighting in the cooling hill-top cross-breezes.

The elegance of Piet Boon's design touch gives every room a distinctive personality, as impressively seen in the following pages.

DESIGNED TO DELIGHT, YOUR STUDIO PIET BOON KITCHEN

If gourmet cooking is your passion - to create or merely witness - the AIRA Residence Tower B kitchen is for you, offering well-designed, efficient, functional spaces. This open-plan kitchen ensures everything is within easy reach. The spaciousness creates a place where guests can mingle during social gatherings, defining you as the ultimate host.

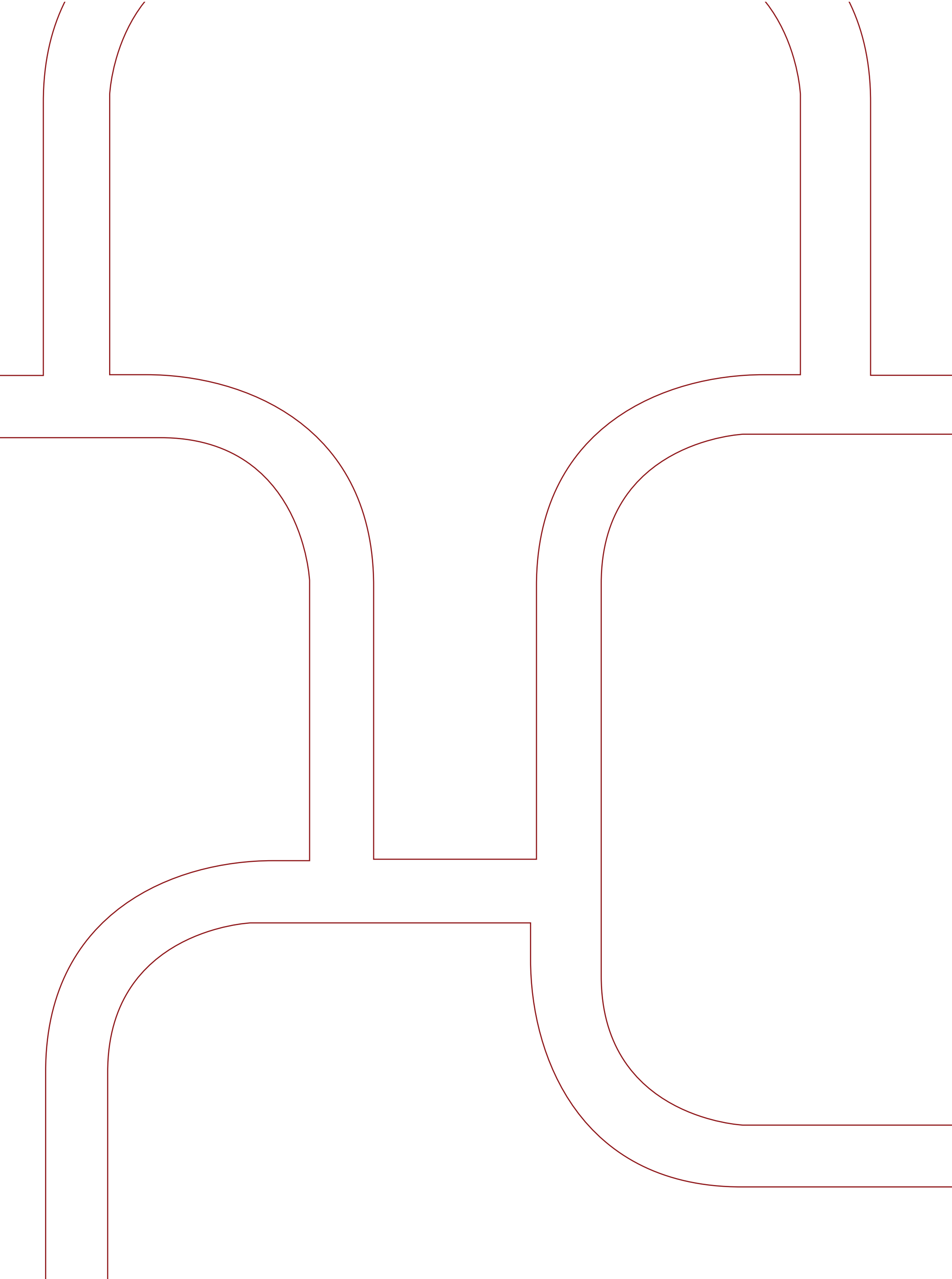
Add to this, quality international branded appliances, and your entertaining experience is just a step from culinary perfection.

A SUNKEN SPACE OFFERING ROOM FOR LUXURIOUS LIVING

This generous space brightens every day with its airy openness and refined design. Whether you're enjoying family get-togethers or entertaining guests, the Tower B Living Room is designed to cater, offering visual and physical connectivity to its neighbouring spaces. The full-width living room and associated floor-to-ceiling balcony, provides idyllic views of the Kuala Lumpur City Centre skyline or Mont Kiara/ Petaling Jaya.

RELAX & RECUPERATE IN A MASTERFULLY DESIGNED BEDROOM

Another impressive example of calm creativity from the master himself, Piet Boon. His spatial design philosophy is evident in every detail, summoning a perfect combination of form and function. Top-quality, signature finishing touches include Piet Boon-designed Formani Brand fittings.

AN INDULGENT WARDROBE & EN SUITE BATH

Your personal pampering time is truly indulgent in this spacious wardrobe area and luxuriously appointed en suite bathroom. It's a tasteful and well-planned space with convenience and demand for quality in mind. Exceptional wardrobe finishes like solid hardwood doors and secure-shut premium closures coupled with premium Formani bathroom finishings complete Piet Boon's design vision.