

# AIRA RESIDENCE

PENTHOUSE

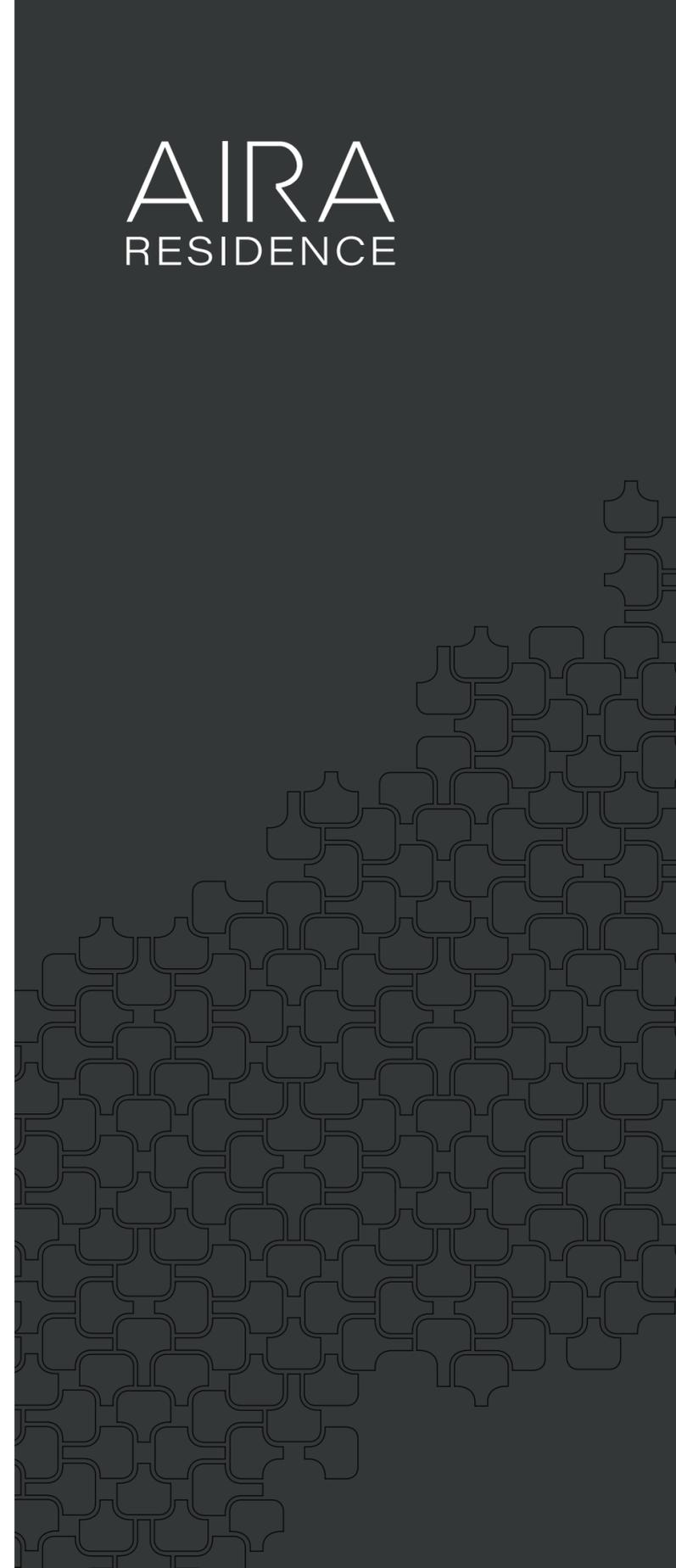
TYPE 3

8 JALAN BATAI  
DAMANSARA HEIGHTS  
50490 KUALA LUMPUR  
MALAYSIA  
+603 2727 7474  
AIRARESIDENCE.COM

## AIRA RESIDENCE

Refers to RESIDENSI AIRA DAMANSARA  
A prestigious development by:

**SPD SELANGOR PROPERTIES SDN. BHD.**  
The Art of Making Places  
Company No. 196301000340 (5199-X)



PENTHOUSE

TYPE B

EVERY AIRA RESIDENCE UNIT HAS EUROPEAN STYLE FLOOR PLANS WITH ALL THE ACCOMPANYING LUXURIES

TYPE B-PH

Step out from the private lift into the foyer and entrance area, and your walk into this welcoming realm begins with an impressive central gallery. AIRA Residence's European floor plan concept offers this gallery area as a grand access to all rooms within.

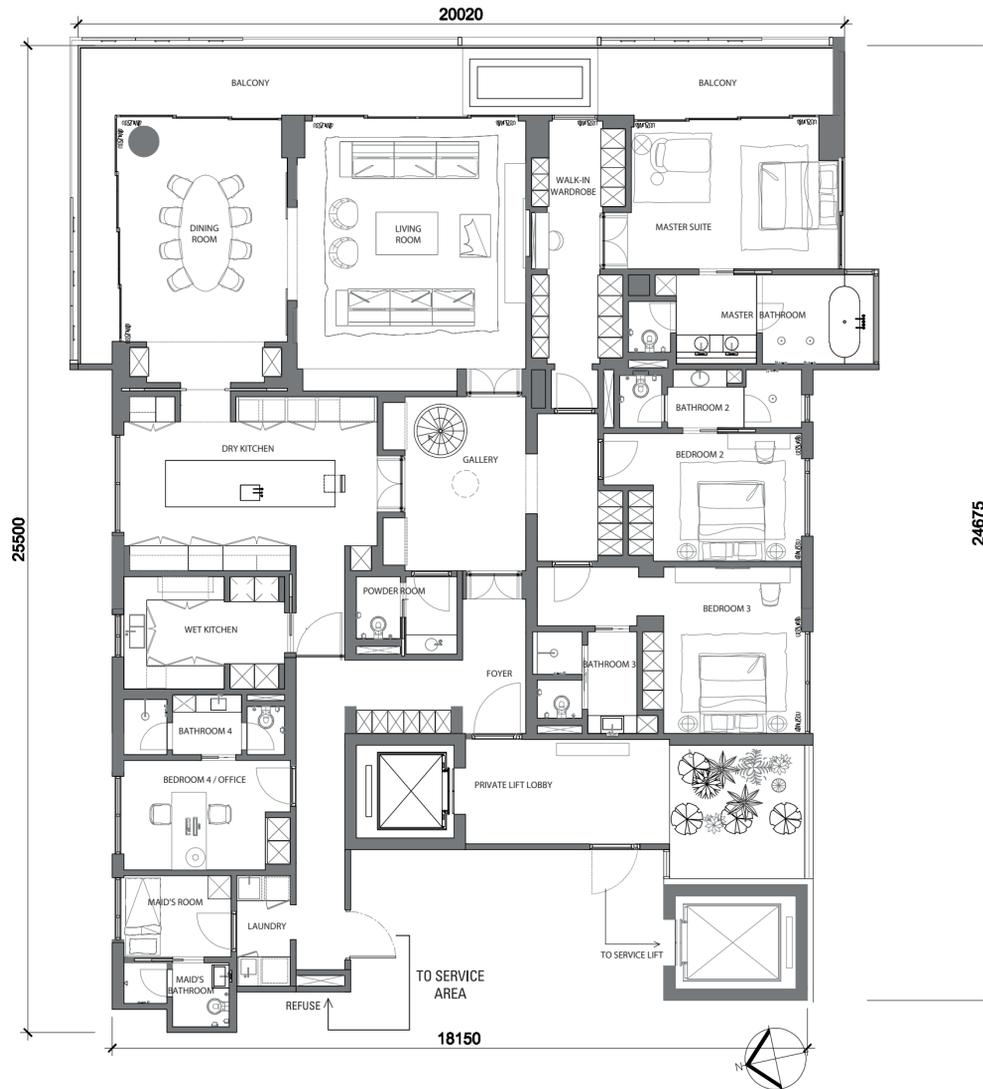
And yet this European style is distinctly designed to embrace Asian sensibilities, observed in heightened floor-to-ceiling spaciousness, in addition to the breezy blend of indoor and outdoor living spaces. Throughout, the attention to luxurious detail and finishing adds to the sense of opulence and charming appeal.

These well-planned 4+1 bedrooomed condominiums are models of elegance. There is exquisite timber flooring in the living, dining and bedrooms. Top-quality marble adorns the walls and floors of kitchens and bathrooms. No matter which unit you choose, you can expect only the finest, extra touches at every turn.

Elevate your penthouse living experience with a walk up your spiral staircase to the private rooftop garden. Here is the perfect place to relax, entertain or simply enjoy your personal skyline view.

SPECIFICATIONS

- STRUCTURE** - Reinforced concrete frame
- WALLS** - Brick wall / Reinforced concrete wall / Dry wall
- CEILING** - Fibrous plaster / Skim coat paint
- WINDOWS**
  - Frame - Powder-coated aluminium frame windows
  - Glazing - Low-E laminated glazing to main spaces and bedrooms
  - Laminated glass to all other areas
- \*BALUSTRADE** - Tempered glass balustrade
- \*SUN SHADE** - High-quality sliding louvers in PVDF coated aluminium frame
- DOORS**
  - Main Entrance - Custom design solid core timber door
  - Bedrooms - Custom design solid core timber door
  - Balcony - Powder-coated aluminium frame sliding door with Low-E double glazing
  - Shower screens - Quality tempered glass shower screen
  - General Interior - Selected quality timber doors or concealed joinery doors
  - Ironmongery - High quality imported selections including Formani® Piet Boon series, Frits Jurgens® and others
- WALL FINISHES**
  - Private Lift Lobby - High quality low-VOC water-based paint
  - General Living, Kitchens and Bedrooms - High quality low-VOC water-based paint
  - Bathrooms and Powder Rooms - Imported honed Botticino marble or honed finish marble
  - Other Wet Areas and Maid's Bathroom - High quality low-VOC water-based paint
  - Balcony - Selected quality homogenous tiles
  - Pool Deck, Private Outdoor Areas and/or Private Roof Top - Aluminium cladding / GRC cladding / Plaster and paint
- FLOOR FINISHES**
  - Private Lift Lobby - Selected imported honed Botticino marble
  - Gallery, Hallway, Dry and Wet Kitchens, Bathrooms, Walk-in Wardrobes, Powder Room - Imported honed Botticino marble or honed finish marble with matching wall skirting
  - Living, Dining, Bedrooms - Engineered white oak timber floor laid in herringbone pattern
  - Study - Selected quality homogenous tiles
  - Other Wet Areas and Maid's Bathroom - Selected quality homogenous tiles
  - Balcony - Selected quality homogenous tiles
  - Pool Deck, Private Outdoor Areas and/or Private Roof Top - Selected quality imported granite or solid timber decking
  - Staircase - Imported honed Botticino marble or honed finish marble
- FITTINGS\***
  - Sanitary and Plumbing - High quality imported selections including Formani® Piet Boon series, Duravit, Vola and Cocoon
  - Fittings - Counter top finished with selected imported Botticino honed marble or honed finish marble to all bathrooms except utility bathroom
  - Vanity and Countertops - Dry Kitchen countertop with imported marble in special finish or honed finish marble to all bathrooms except utility bathroom
  - Wet Kitchen countertop with imported quartz stone
  - Cabinetry and Wardrobe - Exclusively designed by Studio Piet Boon
  - Air-conditioning - Individually controlled concealed ducted air-conditioning
  - Intercom - Video-equipped intercom security system
  - Switches - T&J switches, dimmer capable
  - Water heater - Storage and instantaneous water heater (where applicable)



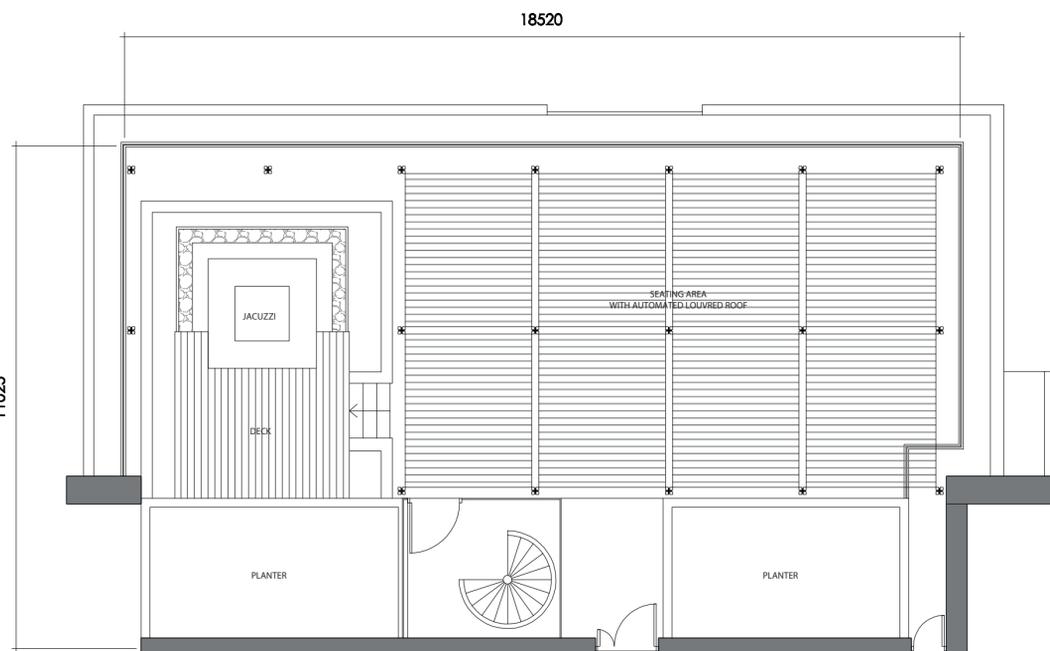
TYPE	SPACE	ROOM SIZE	
		Sqm	Sqft
PH B	Foyer	13.70	147
	Gallery	25.90	279
	Hallway	14.90	160
	Living	45.00	484
	Dining	32.50	350
	Dry Kitchen	33.60	362
	Wet Kitchen	14.00	151
	Master Suite	23.70	255
	Bedroom 2	17.60	189
	Bedroom 3	24.60	265
	Bedroom 4 / Office	13.80	149
	Walk-in Wardrobe	16.70	180
	Master Bathroom	16.00	172
	Bathroom 2	9.00	97
	Bathroom 3	7.80	84
	Bathroom 4 / Office Toilet	7.80	84
	Maid's Bathroom	5.00	54
	Powder Room	6.10	66
	Utility / Maid's Room	6.80	73
Laundry / Yard	4.50	48	
Private Lift Lobby	31.00	334	
Balcony 1	41.00	441	
Roof Terrace	193.00	2,077	

PIET BOON DESIGNED WARDROBE CABINETS

TYPE	AREA	TOTAL USABLE SPACE (m²)
PH B	Master	10.9
	Bedroom 2	2.4
	Bedroom 3	3.2
Grand Total		16.5

PIET BOON DESIGNED KITCHEN CABINETS

TYPE	AREA	ISLAND CABINETS (m²)	BASE AND WALL CABINETS (m²)	TALL CABINETS (m²)	TOTAL USABLE SPACE (m²)
PH B	Dry	2.5	3.7	3.6	9.8
	Wet		3.1	3.0	6.1
	Laundry		0.9	1.1	2.0
Grand Total					17.9



Unit Size : 6,566 sf  
Floor - Ceiling Height : 3 m

\*These items are additional to and shall not be set out in the building description under the Fourth Schedule of the Sale and Purchase agreement, but shall be contained in the relevant agreement or document with the developer.

The sanitary and plumbing fittings shall comprise but not limited to the product or material from, (Formani Piet Boon Series, Duravit, Vola and Cocoon), wherever applicable.

All illustrations and pictures are artist's impressions only. This brochure shall not be construed or deemed to be representation or warranty by the developer in any manner howsoever nor constitute or form part of an offer or contract. The interior design, finishes, loose items, decorations, materials, accessories and specifications stated or contained in this brochure are only for conceptual illustration and the convenience of reference, and are not necessarily part of the actual details, specification, completion or delivery of the development or the units, and all of the same including its brands (if any) shall be subject to availability and construction variances, and the developer may make changes thereto or deviations therefrom without being responsible or liable for any costs, damages, loss or compensation towards the purchasers, provided always that such changes or deviations is a substitution or use of other materials of equivalent or comparable quality.

All information contained herein shall not be relied upon as representations or warranties, express or implied, of the final or actual details, specifications, completion or delivery of the development or the units. The developer expressly reserves the right to make modifications, revisions, amendments, variations and changes as it deems fit, necessary or desirable in its sole and absolute discretion from time to time without any prior notice to or agreement of the purchaser. Whilst every reasonable care has been taken in providing the information herein as at the date of printing of this brochure, the developer shall not be held responsible or liable howsoever for any modifications, revisions, amendments, variations and changes, and any inaccuracy, discrepancy, error, inconsistency and mistake now or hereafter.

Purchasers are advised to refer to the actual information, specifications and plans as contained in the Sale and Purchase agreement and the deed of mutual covenants to be entered into between the developer and the purchaser.