

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.



ARTIST'S IMPRESSION

A RARE FREEHOLD RESIDENTIAL TITLE CONDOMINIUM



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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
- 2 Multipurpose Hall (2 Badminton Courts)
- 3 Function Hall
- 4 Games Room
- 5 Gymnasium (Mezzanine Floor)
- 6 Dance / Yoga Room (Mezzanine Floor)

- 7 Reading Room
- 8 Swimming Pool
- 9 Aqua Lounge
- 10 Jacuzzi
- 11 Pool Cabana
- 12 Poolside Lounge
- 13 Aqua Fitness
- 14 Kid's Wading Pool
- 15 Outdoor Shower

- 16 Ramp to Swimming Pool
- 17 Outdoor Fitness Area
- 18 Reflexology Path
- 19 Multi-Generation Play Area
- 20 Forest Nook
- 21 Co-Working Garden
- 22 Sunshine Lawn
- 23 Herbs Garden

- Type A
- Type A Special Unit
- Type A Special Unit Corner
- Type B
- Type B Special Unit
- Type B Special Unit Corner
- Type C
- Type C Special Unit

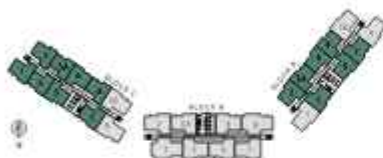
SITE AREA
5.62 ACRES

LANDSCAPE AREA
2.9 ACRES

UNITS
TOTAL 450

A

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



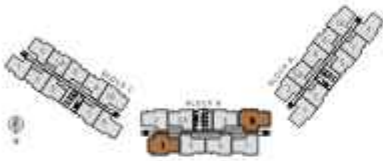
B

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



C

BUILT-UP 1,808 SF				39 UNITS
4 BED	1 STUDY	1 UTILITY	3 BATH	3 CAR PARK
HACKABLE WALL		WHEELCHAIR TURNING RADIUS		



STRUCTURE / ROOF COVERING / ROOF FRAMING		Reinforced Concrete
WALL		Reinforced Concrete / Masonry
CEILING		Plasterboard / Skim Coat
WINDOWS		Aluminium Frame
DOORS	MAIN DOOR	Fire Rated Timber Door
	OTHER DOOR(S)	Timber Flush Door
IRONMONGERY		Lockset with Accessories
WALL FINISHES		
GENERAL		Plaster & Paint
BATH(S)		Tile
KITCHEN		Tile up to 1500mm High, Plaster & Paint
FLOOR FINISHES		
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
SANITARY WARES & PLUMBING FITTINGS			
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	6	5
ELECTRICAL INSTALLATION			
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
INTERNAL TELECOMMUNICATION TRUNKING & CABLING		Provided Until Fibre Wall Socket	

The map illustrates the Ara Damansara area, highlighting its strategic location and amenities. Key features include:

- Transportation:** Major roads like the Federal Highway (Jalan Lintas) and the Damansara-Puchong Expressway are shown. Public transport options include LRT stations (Ara Damansara, Kelana Jaya, Putrajaya) and the MRT station (Ara Damansara).
- Landmarks & Amenities:** The map identifies several schools (Asia Pacific, Tropicana), parks (Ara Damansara, Sime Darby), and commercial centers (Ara Damansara Medical Centre, Kelana Jaya Medical Centre, Paradigm Mall).
- Residential & Commercial:** The map shows a mix of residential developments (Ara Damansara, Sime Darby) and commercial hubs (Ara Damansara Sales Gallery, Cantara Residences).
- Geographical Context:** The map shows the area's proximity to other major regions like Shah Alam, Kelana Jaya, and Petaling Jaya.



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



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



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



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



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