

T Y P E



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AIRARESIDENCE.COM

AIRA
RESIDENCE

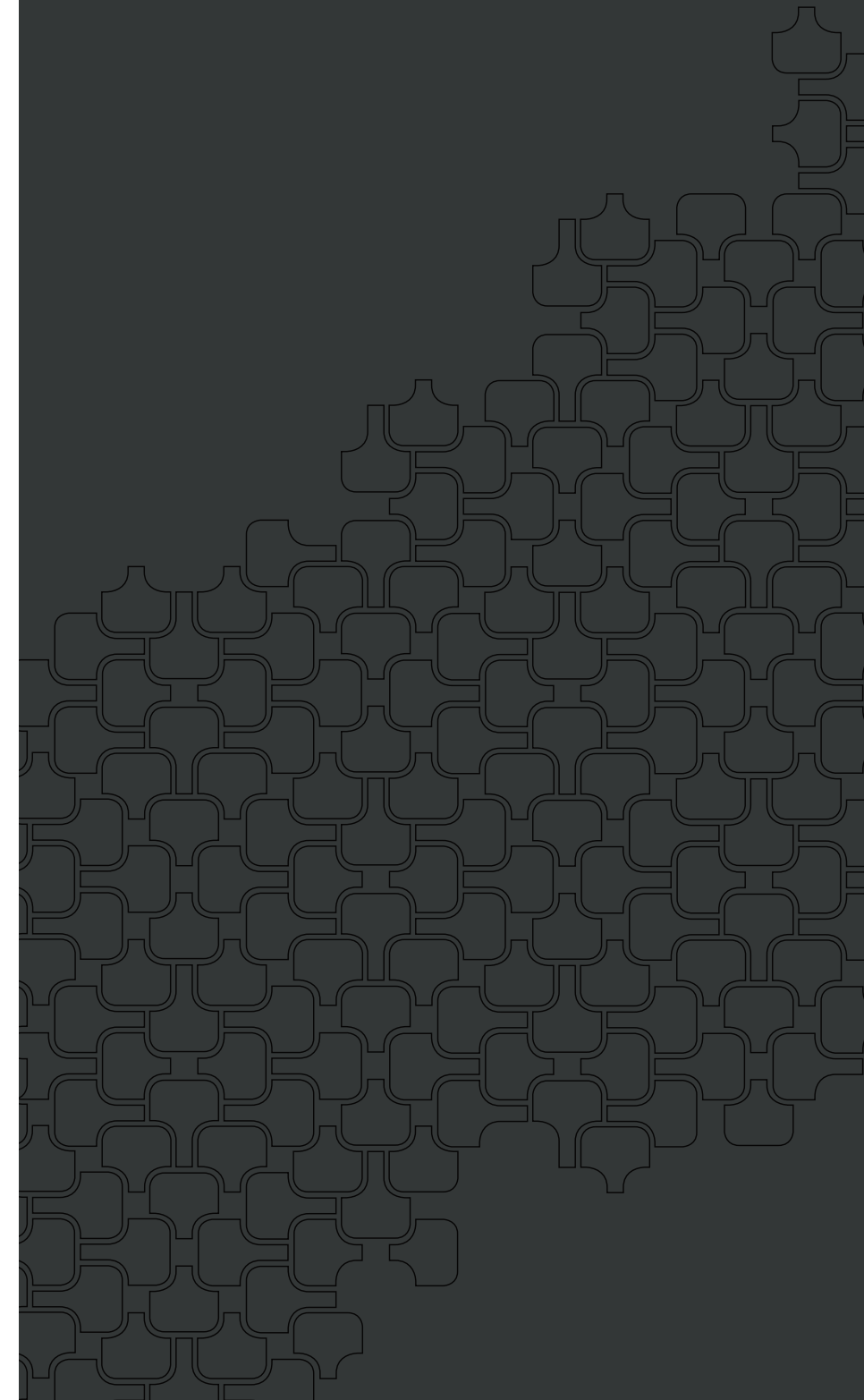
Refers to RESIDENSI AIRA DAMANSARA

A prestigious development by:

SPD SELANGOR PROPERTIES SDN. BHD.
The Art of Making Places

Company No. 196301000540 (5199-X)

AIRA
RESIDENCE



TYPE C

SPECIFICATIONS

STRUCTURE	- Reinforced concrete frame
WALLS	- Brick wall / Reinforced concrete wall / Dry wall
CEILINGS	- 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 DOORS	- High-quality sliding louvers in PVDF coated aluminium frame
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
	- Selected quality homogenous tiles
Balcony	- Aluminium cladding / GRC cladding / Plaster and paint
FLOOR FINISHES	
Private Lift Lobby	- Selected quality imported honed Botticino marble
Hallway, Dry and Wet Kitchens, Bathrooms, Powder Room	- Imported honed Botticino marble or honed finish marble with matching wall skirting
Living, Dining, Bedrooms, Study	- Engineered white oak timber floor laid in herringbone pattern
Other Wet Areas and Maid's Bathroom	- Selected quality homogenous tiles
Balcony	- Selected quality homogenous tiles
FITTINGS*	
Sanitary and Plumbing Fittings	- High quality imported selections including Formani® Piet Boon series, Duravit, Vola and Cocoon
Vanity and Countertops	- Counter top finished with selected imported Botticino honed marble to all bathrooms except utility bathroom
	- Dry Kitchen countertop with imported marble in special finish
	- 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
C	Foyer	8.70	94
	Hallway	8.30	89
	Living	24.80	267
	Dining	25.30	272
	Kitchen	26.90	290
	Master Suite	23.40	252
	Bedroom 2	21.20	228
	Bedroom 3	21.50	231
	Master Bathroom	17.90	193
	Bathroom 2	6.10	66
	Bathroom 3	6.20	67
	Powder Room	4.30	46
	Utility / Maid's Room and Bathroom	11.70	126
	Laundry / Yard	7.70	83
	Private Lift Lobby	7.00	75
	Balcony 1	16.00	172

PIET BOON DESIGNED WARDROBE CABINETS

TYPE	AREA	TOTAL USABLE SPACE (m²)	
C	Master	6.1	
	Bedroom 2	3.1	
	Bedroom 3	3.5	
	Grand Total	12.7	

PIET BOON DESIGNED KITCHEN CABINETS

TYPE	AREA	ISLAND CABINETS (m²)	BASE AND WALL CABINETS (m²)	TALL CABINETS (m²)	TOTAL USABLE SPACE (m²)
C	Dry	1.0	5.8	8.0	14.8
	Wet				
	Laundry		0.6	1.8	2.4
	Grand Total				17.2

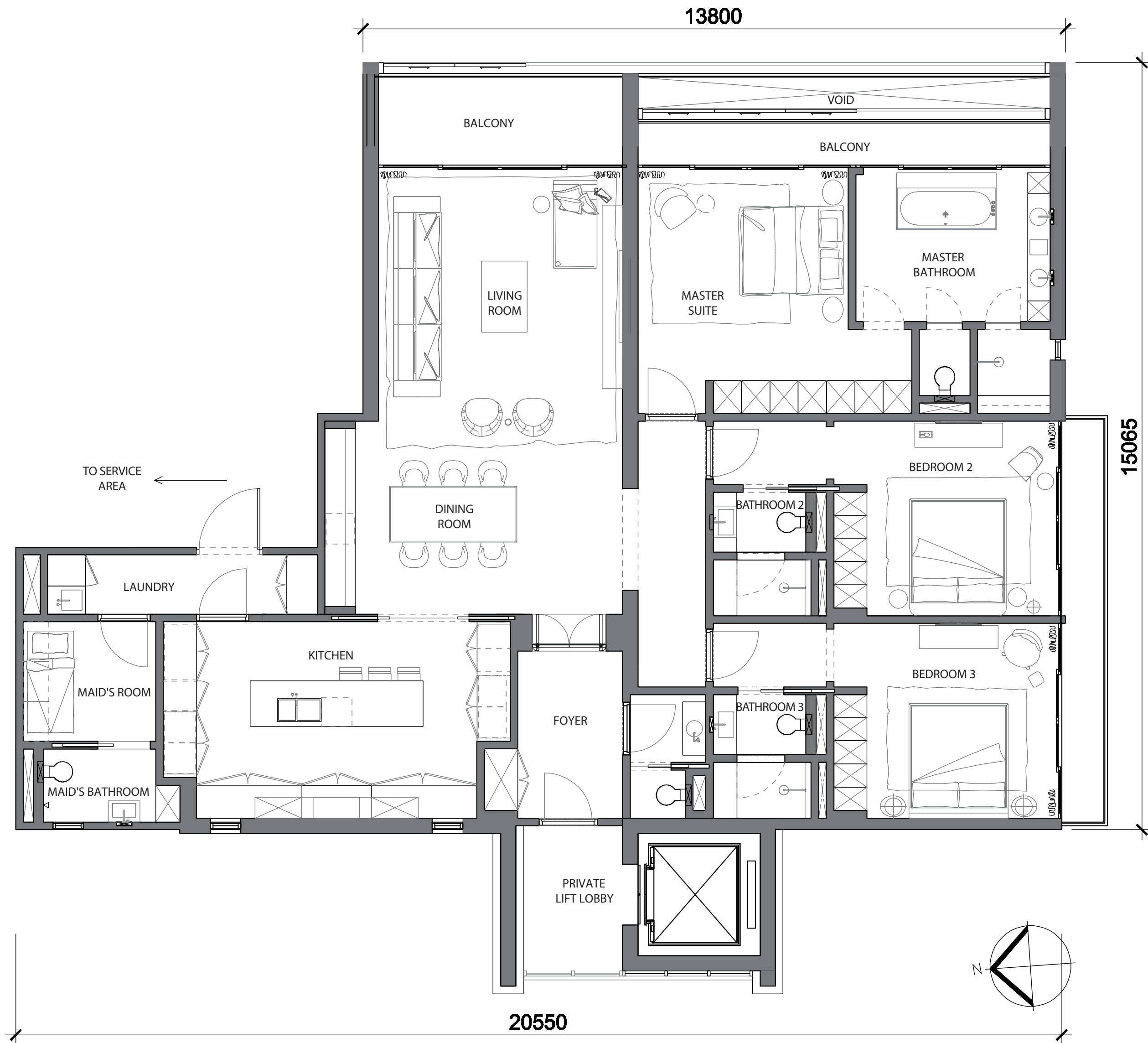
EVERY AIRA RESIDENCE UNIT HAS EUROPEAN STYLE FLOOR PLANS WITH ALL THE ACCOMPANYING LUXURIES

TYPE C

Step out from the private lift into the foyer and entrance area, and begin your walk into this welcoming realm.

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 3+1 bedroomed 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.



Unit Size : 2,679 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 (i) (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.

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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.