

SPECIFICATIONS

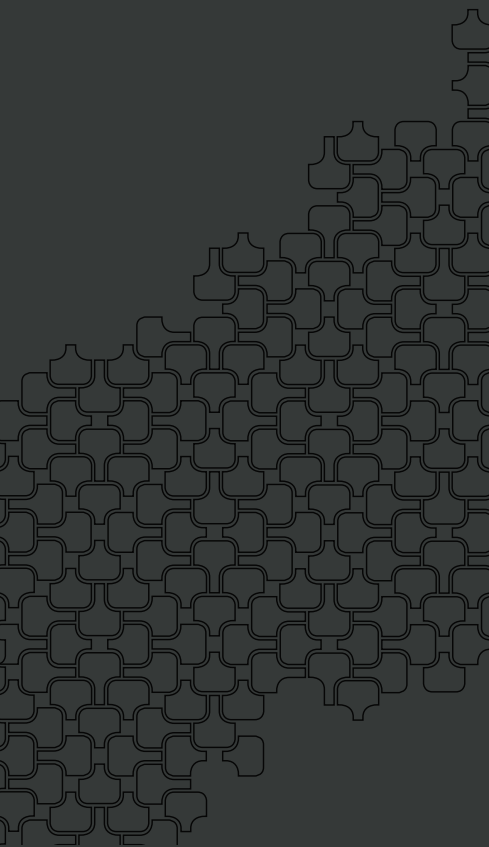
| | |
|---|--|
| STRUCTURE | - Reinforced concrete frame |
| WALLS | - Brick wall / Reinforced concrete wall / Dry wall |
| CEILINGS | - Fibrous plaster / Skim coat paint |
| WINDOWS | |
| Frame | - Powder-coated aluminium frame windows |
| Glazing | - Low-E laminated glazing to main spaces and bedrooms - 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 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 Room | - Quality imported marble / plaster & high quality low-VOC water based paint (wherever applicable) |
| Other Wet Areas and Maid's Bathroom | - Selected quality homogenous tiles |
| Balcony | - Aluminium cladding / GRC cladding / Plaster and paint |
| FLOOR FINISHES | |
| Private Lift Lobby | - Quality imported marble |
| Gallery, Hallway, Dry and Wet Kitchens, Bathrooms, Walk-in Wardrobe, Powder Room, Foyer | - Quality imported marble with matching wall skirting (wherever applicable) |
| 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 quality imported marble to all bathrooms except Maid's Bathroom (wherever applicable) - Dry Kitchen countertop with imported engineered ceramic - Wet Kitchen countertop with imported quartz |
| Cabinetry and Wardrobe | - Exclusively designed by Studio Piet Boon |
| Air-conditioning | - Individually controlled concealed ducted air-conditioning |
| Intercom | - Video-equipped intercom system |
| Switches | - JUNG switches |
| Water heater | - Storage and instantaneous water heater (wherever applicable) |

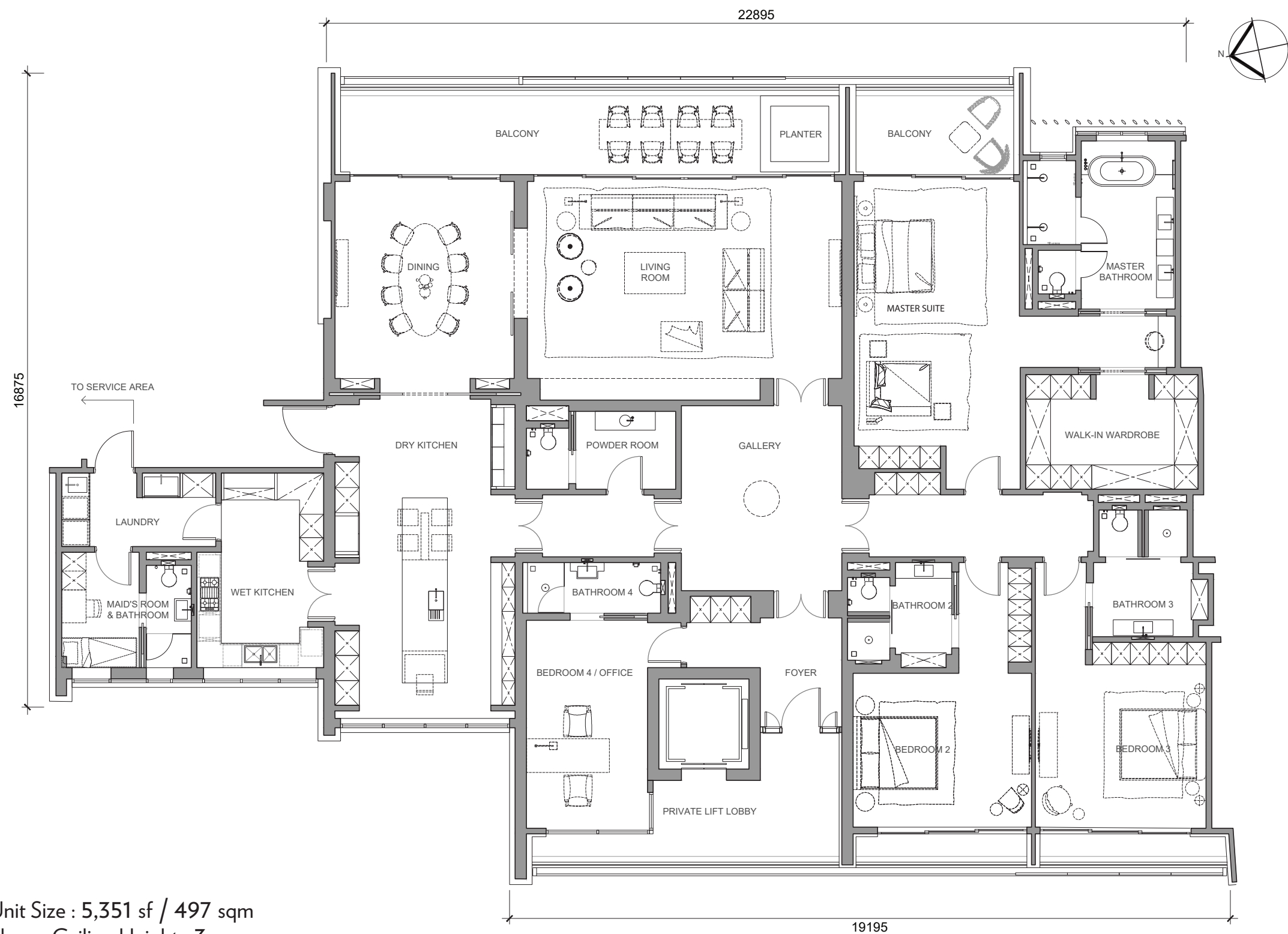
8 JALAN BATAI
DAMANSARA HEIGHTS
50490 KUALA LUMPUR
MALAYSIA
+603 2727 7474
AIRARESIDENCE.COM

AIRA
RESIDENCE

Refers to RESIDENSI AIRA DAMANSARA
A prestigious development by:
 SELANGOR PROPERTIES SDN. BHD.
The Art of Making Places
Company No. 196301000340 (S199-X)

T Y P E
A²





Unit Size : 5,351 sf / 497 sqm
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 (1) (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.

| TYPE | SPACE | ROOM SIZE | |
|------|----------------------------|-----------|------|
| | | Sqm | Sqft |
| A2 | Foyer | 12.80 | 138 |
| | Gallery | 22.80 | 245 |
| | Hallway | 21.05 | 227 |
| | Living | 52.55 | 566 |
| | Dining | 29.40 | 316 |
| | Dry Kitchen | 44.30 | 477 |
| | Wet Kitchen | 18.10 | 195 |
| | Master Suite | 45.00 | 484 |
| | Bedroom 2 | 29.40 | 316 |
| | Bedroom 3 | 27.30 | 294 |
| | Bedroom 4 / Office | 21.30 | 229 |
| | Walk-in Wardrobe | 15.80 | 170 |
| | Master Bathroom | 20.20 | 217 |
| | Bathroom 2 | 13.00 | 140 |
| | Bathroom 3 | 8.70 | 94 |
| | Bathroom 4 / Office Toilet | 6.60 | 71 |
| | Maid's Bathroom | 4.60 | 50 |
| | Powder Room | 9.70 | 104 |
| | Utility / Maid's Room | 7.40 | 80 |
| | Laundry / Yard | 9.00 | 97 |
| A2 | Private Lift Lobby | 19.00 | 205 |
| | Balcony & Planter | 53.00 | 570 |
| | A/C Ledge | 6.00 | 65 |

PIET BOON DESIGNED WARDROBE CABINETS

| TYPE | AREA | TOTAL USABLE SPACE (m³) |
|-------------|-----------|-------------------------|
| A2 | Master | 14.4 |
| | Bedroom 2 | 3.5 |
| | Bedroom 3 | 4.7 |
| Grand Total | | 22.6 |

PIET BOON DESIGNED KITCHEN CABINETS

| TYPE | AREA | ISLAND CABINETS (m³) | BASE AND WALL CABINETS (m³) | TALL CABINETS (m³) | TOTAL USABLE SPACE (m³) |
|-------------|---------|----------------------|-----------------------------|--------------------|-------------------------|
| A2 | Dry | 2.6 | 4.1 | 4.8 | 11.5 |
| | Wet | | 2.9 | 4.7 | 7.6 |
| | Laundry | | 1.1 | 1.2 | 2.3 |
| Grand Total | | | | | 21.4 |