



PLAN AND SPECIFICATION

AN
EXCLUSIVE
DESIRE



RESERVED FOR
THE EXCEPTIONAL FEW

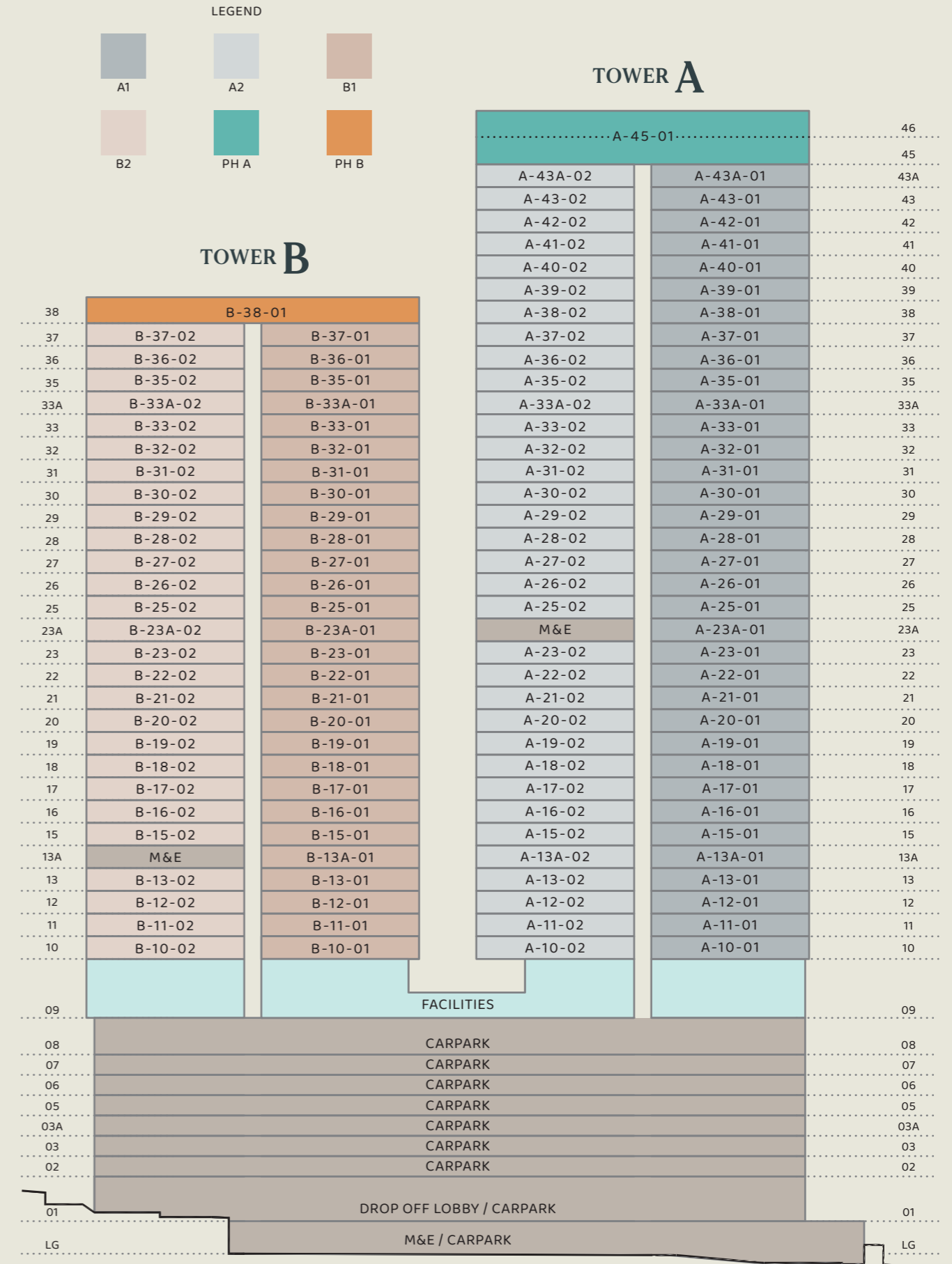


A WORLD APART

Aetas Seputeh stands proudly as a paragon of craft - one that only a select few can experience. From the outside world, it's a symbol of contemporary artistry, with a verdant frame embracing its stature. Enter, and surrender yourself to another realm.



AVAILABILITY OVERVIEW



THE 8 COMMITMENTS TO THOUGHTFULNESS

AETAS SEPUTEH
Has Been Awarded PLATINUM
Provisional GreenRE Certification
Residential Category 2023



1 Units are designed to optimise natural daylight and ventilation



Actual Show Unit

Bedrooms have a minimum width of 3.5m that comfortably fit a queen or king-sized bed and study desk, with ample space for movement

5



Actual Show Unit



Actual Show Unit

2 Spacious communal area inclusive of living, dining, and serving kitchen, measuring up to a minimum of 15m in width



Actual Show Unit

6 Seamless tile design throughout the main living spaces for enhanced mobility

Designated flexible space adjacent to Serving Kitchen that can be customised to suit varying lifestyle choices

3



Actual Show Unit

Guocera tiles featuring Microstep technology in the bathrooms prevent wet sliding, while anti-slip tiles are used in the balcony and yard areas for added safety

7



Actual Show Unit

4 Hackable walls in selected locations within units are used to:

- Merge 2 adjacent units
- Enlarge Master Bedroom
- Expand Main Kitchen area to allow reconfiguration



Actual Show Unit

8 Bedroom 3 designed with assisted living features (wider door frames and bathroom with sliding door)

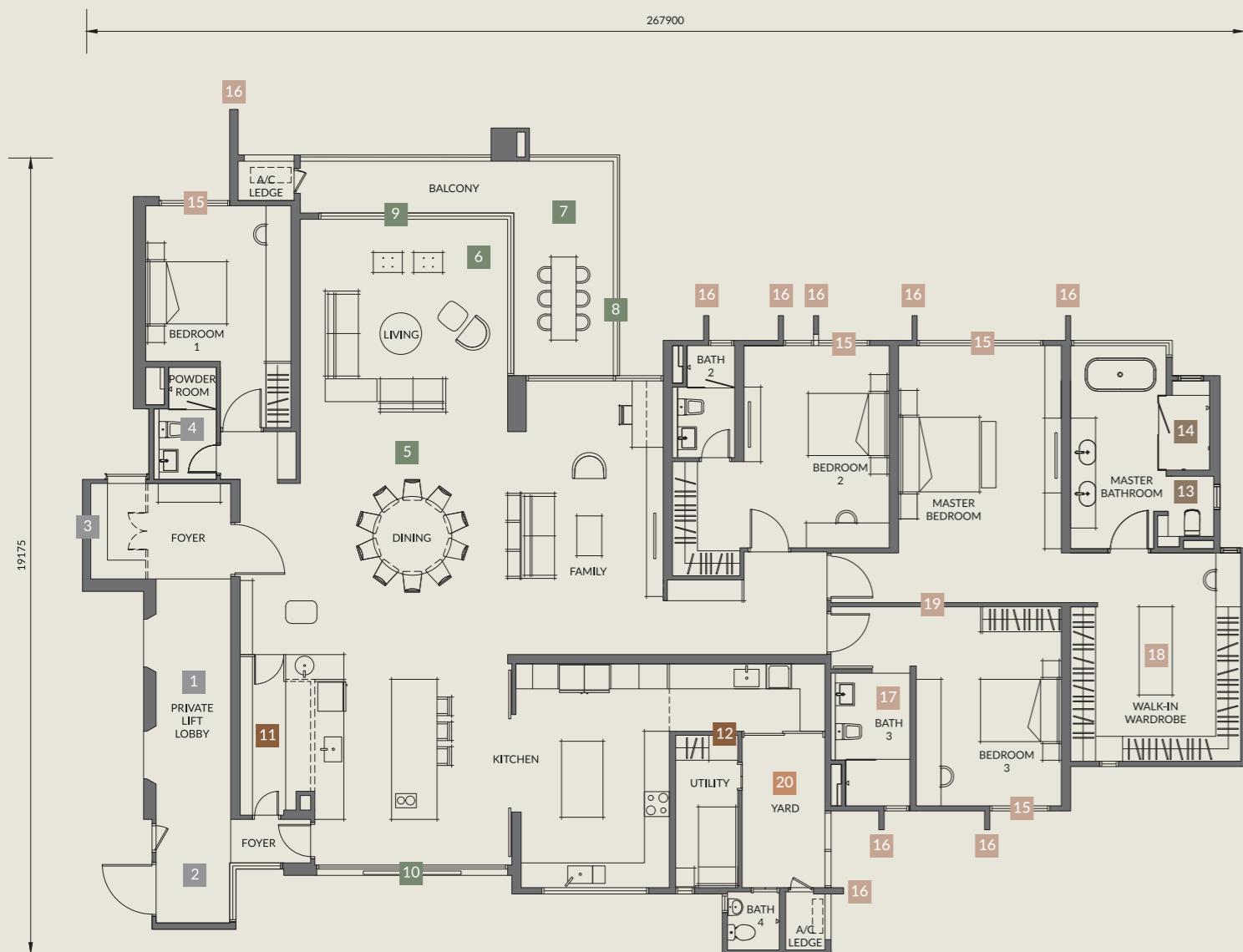
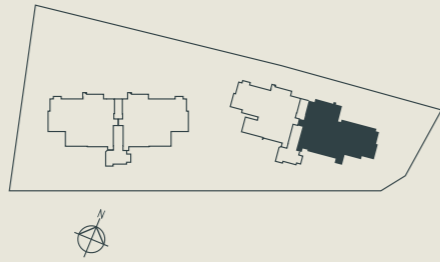


TYPE A1

4+1 BEDROOMS

BUILT-UP : 4,005sf

MAIN PARCEL : 352m² (Approx. 3,789sf) | ACCESSORY PARCEL : 20m² (Approx. 215sf)



PRIVATE LIFT LOBBY



- 1 Private lift lobby exclusive to each unit for enhanced security
- 2 Designated service lobby for added security
- 3 Hackable wall to connect 2 adjacent units

POWDER ROOM



- 4 Placed at common areas for guests' convenience while maintaining owner's privacy (convertible into a guest bathroom)

LIVING & DINING



- 5 Spacious communal area inclusive of living, dining, and serving kitchen, measuring up to 15.2m in width
- 6 Living room orientation is pivoted to provide the best views

BALCONY



- 7 Expansive balcony length provides large overhang and enhanced shade from the sun
- 8 Motorised solar protection blinds by Serge Ferrari for enhanced UV protection
- 9 Low-E glass is employed in the main balcony to reduce heat transmission and UV light penetration
- 10 French balcony creates enhanced natural ventilation in the dining and kitchen area

KITCHEN



- 11 Designated flexible space adjacent to serving kitchen that can be customised to suit varying lifestyle choices
- 12 Hackable walls allow for the expansion of main kitchen area for reconfiguration

BATHROOMS



- 13 Master bathroom is provided with a power point for the option of electronic bidet installation
- 14 Experiential bathroom with 2 types of shower experiences:
 - Body jets
 - Rain shower

BEDROOMS



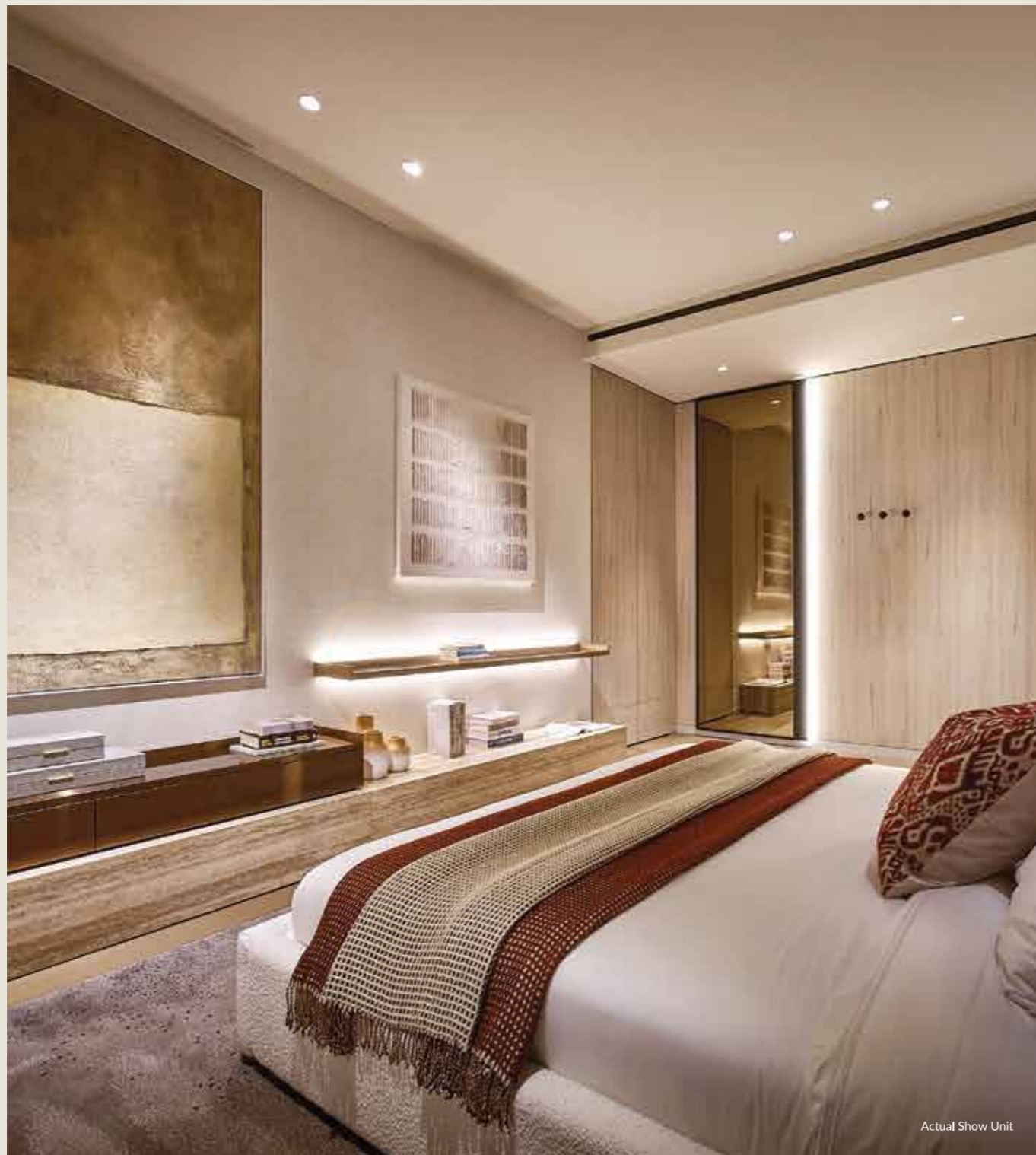
- 15 Laminated glass windows provide increased safety and reduced noise transmission
- 16 Privacy fins to prevent overlooking from other units
- 17 Mobility-friendly bathroom design that is applicable to Bathroom 3
- 18 Spacious walk-in wardrobe in the master bedroom
- 19 Hackable wall to expand the master bedroom

YARD



- 20 Dedicated space with pipe tee-off for water filter installation

A SANCTUARY FOR REST



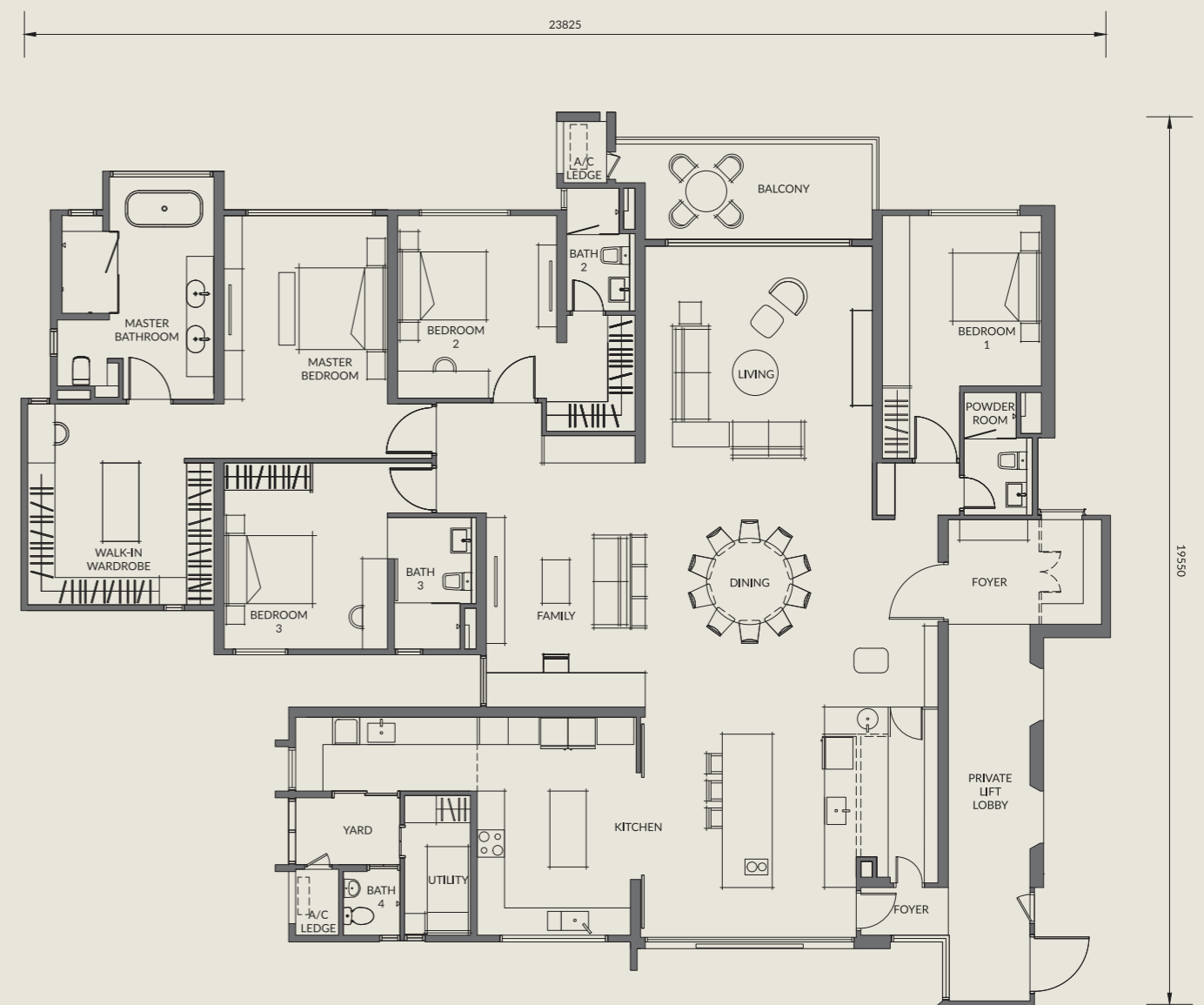
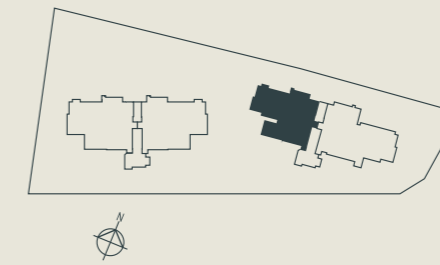
Actual Show Unit

Spacious bedrooms adorned with exquisite detailing reflects a commitment to sumptuous comfort. Each room easily accommodates a king-sized bed, creating a tranquil haven for restful and relaxing nights.

TYPE A2 4+1 BEDROOMS

BUILT-UP : 3,531sf

MAIN PARCEL : 308m² (Approx. 3,315sf) | ACCESSORY PARCEL : 20m² (Approx. 215sf)

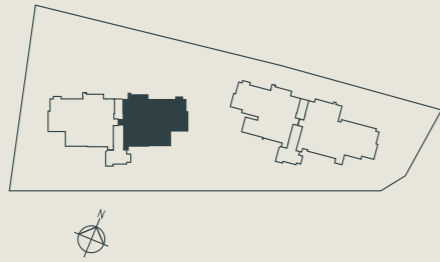


TYPE B1

4+1 BEDROOMS

BUILT-UP : 3,531sf

MAIN PARCEL : 308m² (Approx. 3,315sf) | ACCESSORY PARCEL : 20m² (Approx. 215sf)

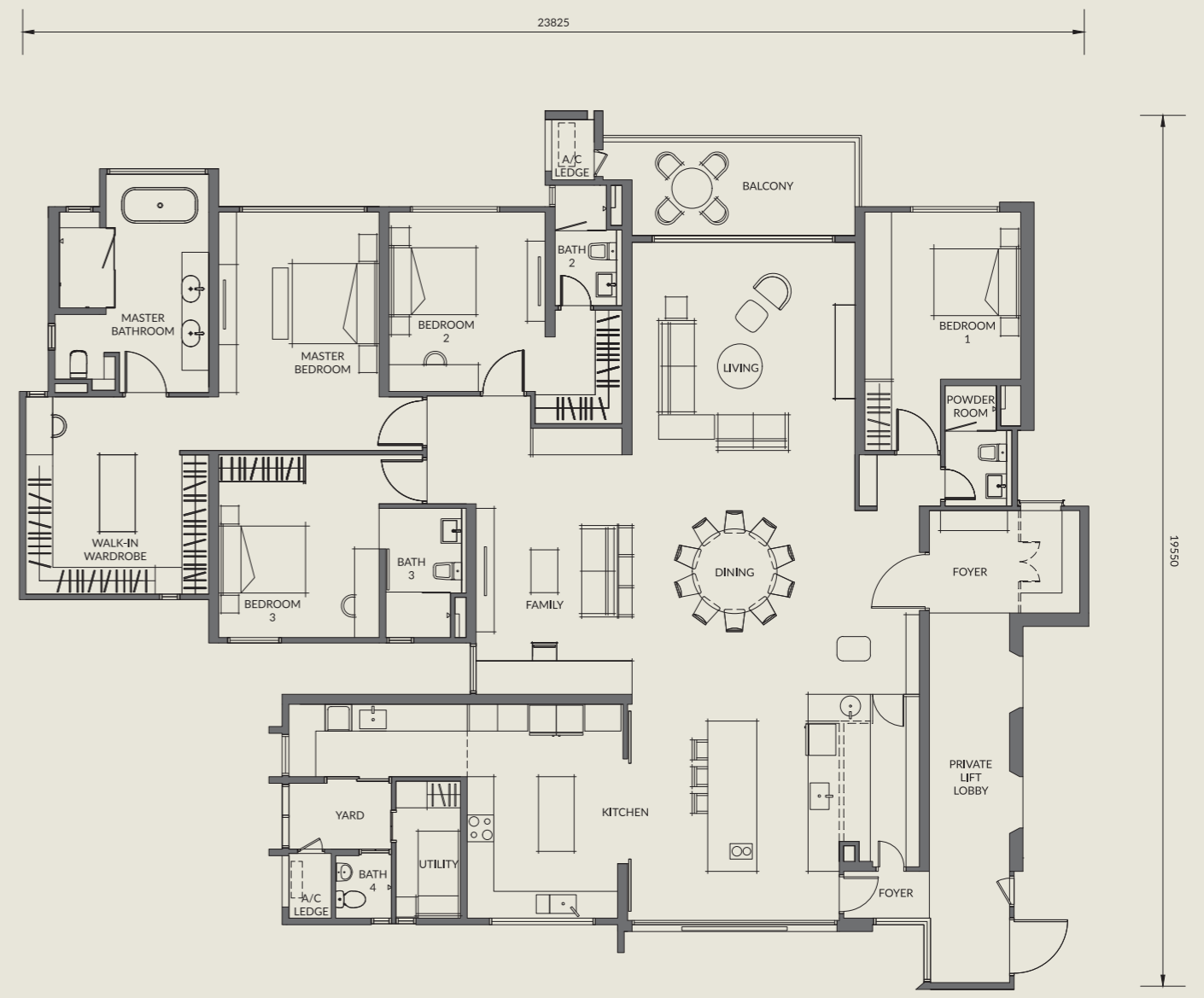
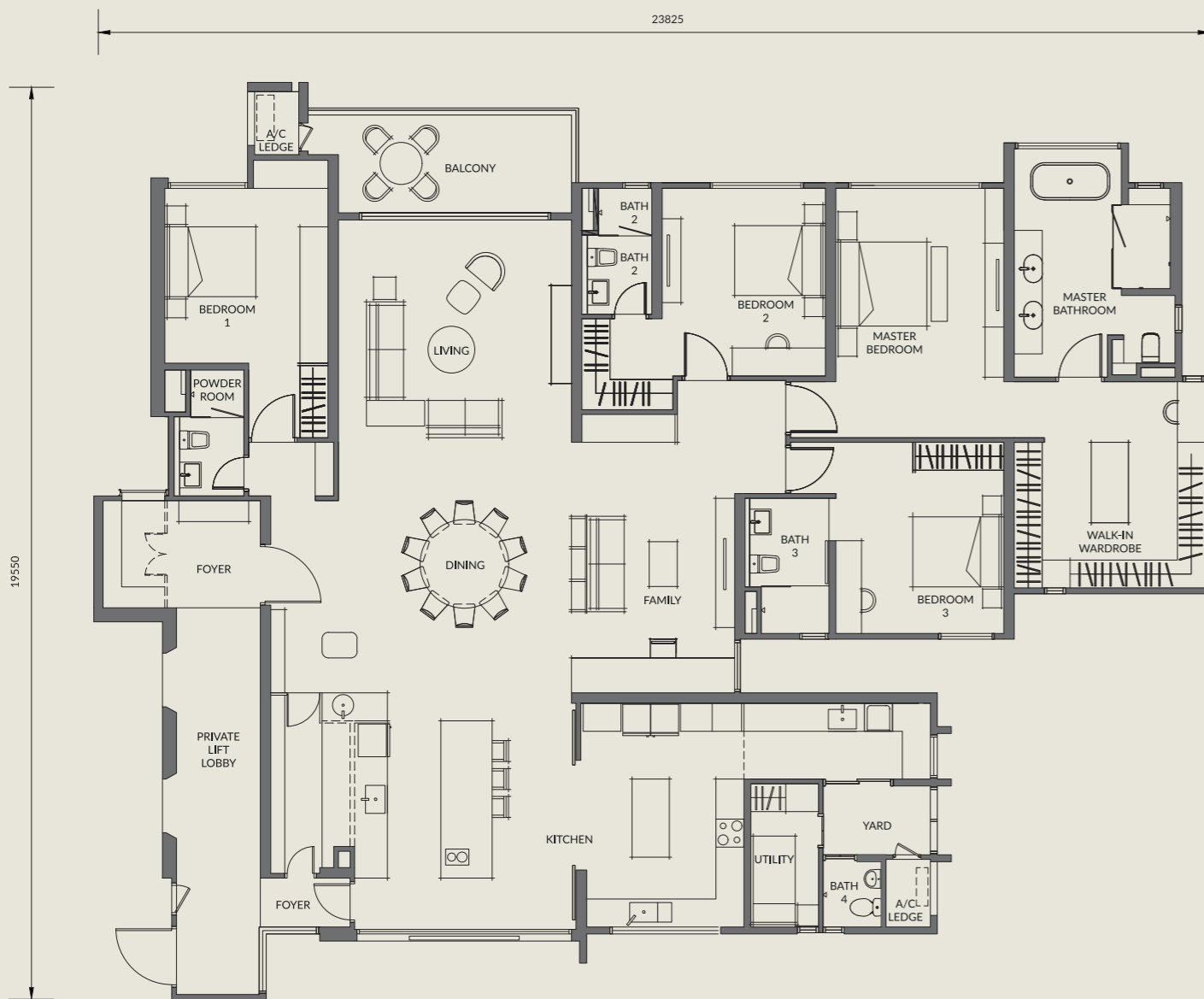
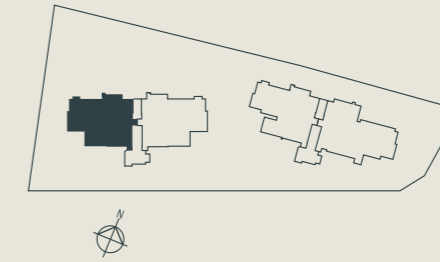


TYPE B2

4+1 BEDROOMS

BUILT-UP : 3,531sf

MAIN PARCEL : 308m² (Approx. 3,315sf) | ACCESSORY PARCEL : 20m² (Approx. 215sf)



THE COMPOSITION



FACILITIES PODIUM @ LEVEL 9

SWIMMING POOL & LOUNGE DECKS

- 1 Infinity Pool
- 2 Jacuzzi
- 3 Sunken Deck
- 4 Kids' Pool
- 5 Shallow Pool
- 6 Pool Deck
- 7 Sunset Lounge

WELLNESS FACILITIES

- 8 Seating Pavilion
- 9 Viewing Terrace
- 10 Gym Pavilion
- 11 Yoga Pavilion

SERENE OASIS

- 12 Stepping Terrace
- 13 Hidden Court

SOCIAL SPACES

- 14 Private Function Pavilion
- 15 Dining Pavilion
- 16 Cigar Pavilion

ESSENTIALS

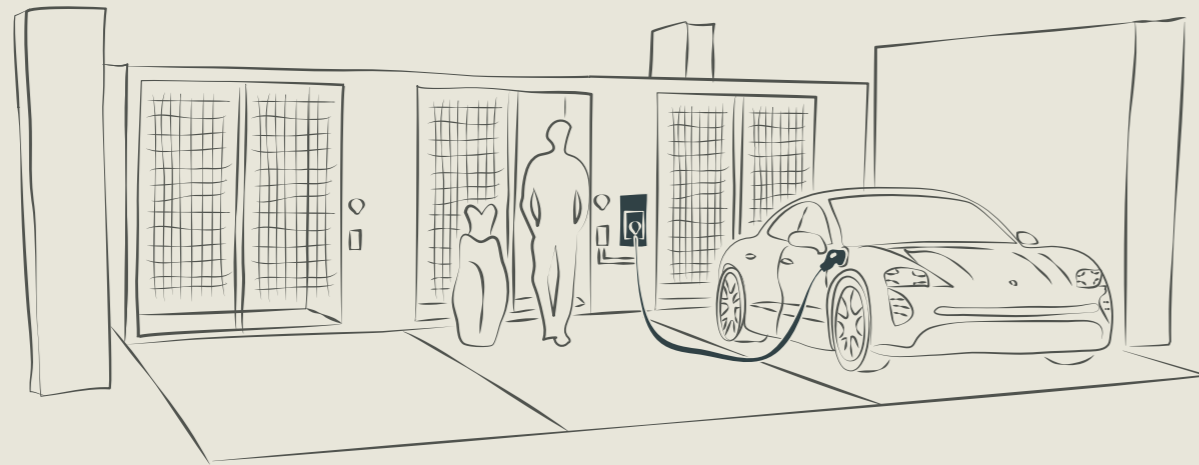
- 17 Restroom
- 18 Changing Room

GROUND FLOOR

- Sensory Playground
- Kid's Playground
- Amphitheatre
- Drop-off Lounge
- Waiting Lounge



THE FUTURE OF LIVING



EVERY UNIT IS ASSIGNED ITS OWN SIZEABLE CAR PARK STORAGE SPACE



GOLF BAG
x 15



BIKE
x 2



SHOE BOX
x 363

THE RESIDENCE IS EQUIPPED WITH 126 CHARGING POINTS TO POWER ELECTRIC VEHICLES (EV)



126 CHARGING POINTS



EASE OF CONVENIENCE AND FAST CHARGING



IN ACCORDANCE WITH BOMBA GUIDELINES



EFFICIENT USE OF ENERGY



REDUCES OVERALL CARBON FOOTPRINT



ELEVATE ASSET VALUE AS SMART MOBILITY GAINS TRACTION

*All eventual consumption charges are subject to JMB/MC discretion. Actual location of the power point may vary depending on the car park bay.

GREEN PILLARS OF OUR PROJECTS

The sustainability efforts behind Avaland's projects, detailing practices that minimise its carbon footprint, maximise the efficiency of natural energy, and manage resources.



ENERGY & WATER EFFICIENCY

Improved Ventilation For Enhanced Airflow

- 68% of living rooms and bedrooms are designed with true cross ventilation for enhanced air circulation
- Units are designed with North-South facing windows to improve airflow

Efficient Energy Consumption & Savings

- The building envelopes are designed to achieve Residential Envelope Transmittance Value (RETV), reducing external heat gains and air conditioning system energy
- LED lighting in common areas to reduce 64% of power consumption, and air conditioning systems with Suruhanjaya Tenaga 5-star rating

Efficient Water Usage For Reduced Consumption

- 81% water-efficient fitting at dwelling units to reduce water consumption
- Rainwater harvesting system for landscape irrigation



WELLBEING & LIFESTYLE

Natural Ventilation For Optimal Airflow

- Residential units are designed to achieve natural ventilation
- 71% of wet areas (kitchen and bathroom) are designed with openable windows for improved airflow and daylighting
- Staircases in common areas are designed for optimal natural airflow
- Refuse rooms are designed to minimise odour and pests within the development
- Carparks are designed to allow natural air circulation

Noise Reduction In Select Areas

- Compliant to Sound Transmission Class (STC) to enhance acoustic comfort



RESOURCE MANAGEMENT

Quality Of Work With Minimum Waste

- Recognises good quality construction by subscribing to QLASSIC Assessment
- The use of a system framework that has good casting quality and more recycling times than a conventional framework
- Environmental Management Practices implemented during the construction stage to manage waste as well as the use of water and electricity



SUSTAINABLE CONSTRUCTION

Minimised Carbon Impact

- Concrete usage index (CUI) is reduced to 0.415m³ to promote efficient use of concrete
- Use of green cement to replace 30% of ordinary Portland cement (OPC) in building designs

Use Of Environmentally Friendly Products

- Steel and aluminium, with recycled contents help reduce energy consumption and pollution
- Eco-conscious products are used for building elements of the development

Future-proof

- Incorporating the use of Low Volatile Organic Compound (VOC) products to ensure occupants' well-being
- 1 set of 240L recycling bins placed at each tower to collect and efficiently manage recyclable waste

DEFINING CLASS BY AVALAND

Listed on the Main Market of Bursa Malaysia Securities Berhad since 6th April 2015, Avaland Berhad (formerly MCT Berhad) stands as one of Malaysia's premier property developers. In February 2018, Avaland became a subsidiary of Ayala Land Inc., broadening its portfolio to include luxury residences, exemplified by Aetas Damansara in Petaling Jaya and resort-style living at Alira Subang Jaya.

Since 2019, Avaland has successfully launched seven new projects – comprising approximately 2,500 units, with a total gross development value (GDV) of RM2 billion.

Guided by the vision of being an Innovative & Timeless Value Creator, Avaland's brand purpose, 'Rediscovering Possibilities,' aims to bring positive change by creating vibrant communities and enriching lives, ensuring a complete lifestyle experience for generations to come.




FOR
THE
DISCERNING
126





AVALAND
an AyalaLand company

 **Aetas Seputeh Sales Gallery**

G-06, 179, Old Klang Rd, 58100
Kuala Lumpur.

Opens Daily: 10AM - 6PM

011 1722 6988
aetasseputeh.my

Developer: Ardent Residence Sdn. Bhd. (200601021941) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 30624/11-2028/0299(A) • Validity Period: 21/11/2023 - 20/11/2028 • Advertisement & Sales Permit No.: 30624-1/06-2027/0495(N)-(S) • Validity Period: 7/6/2024 - 6/6/2027 • Land Encumbrance: HSBC Amanah Malaysia Berhad • Land Tenure: Freehold • Authority Approval Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan No.: DBKL.JKB.BPS1OSC20240001(26) • Expected Date of Completion: 2028 • Type of Property: Condominium • Total No. of Unit: 126 units • Built-up Area: 3,531 - 14,869 sq.ft. • Block A - 70 units, Selling Price: From RM4,152,800 (Min) - RM16,667,800 (Max) • Block B - 56 units, Selling Price: From RM3,919,800 (Min) - RM8,267,800 (Max) • Bumiputra 5% discount • The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA • Terms and conditions apply. Avaland Berhad 200901038653 (881786-X)