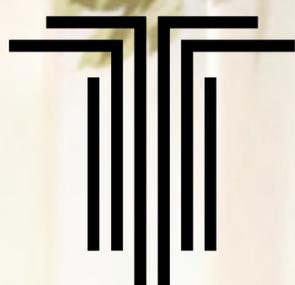


FREEHOLD



**TRIARA**

RESIDENCES

ARA DAMANSARA



**Property**

# FLEXI CONDO IN THE MAKING



# Home made for life

From the well-connected and matured township of Ara Damansara, a home made for all ages arrives. Between the modern, flexi environs within to the vibrant lifestyle avenues at your doorstep, homecoming is something you will look forward to all day and every day.



TRÍARA

RESIDENCES

ARA DAMANSARA



JALAN LAPANGAN TERBANG SUBANG

JALAN PUJIA/5

## INDULGE

0.1 km Lotus's Hypermarket

0.6 km CITTA Mall

1.5 km Evolve Concept Mall

2.7 km Paradigm Mall



## WORK & COMMUTE

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



## LEARN

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



## HEALTH & WELLNESS

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



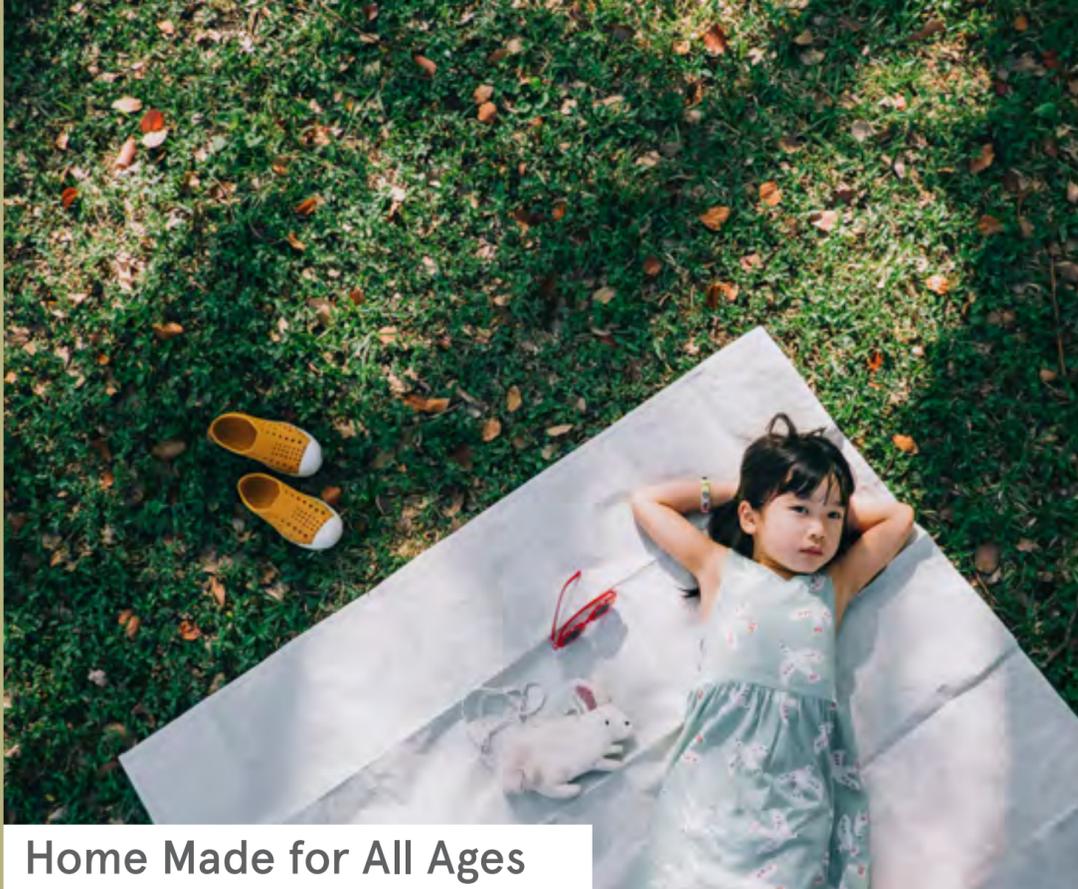
# Home made for more

Mixing lively pursuits with generous living spaces and amenities, Triara Residences is the perfect setting to savour life. Added to its lush nature and light footprint, this low density high rise is made to suit every lifestyle, every age, safe within this established township.





Home Made to be Fit



Home Made for All Ages



Naturally Home Made



Home Made Pursuits

# Home made by you

A rare, freehold high-rise with residential title in Ara Damansara, 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. Limited garden units are also available.

\* terms and conditions apply



## FLEXI



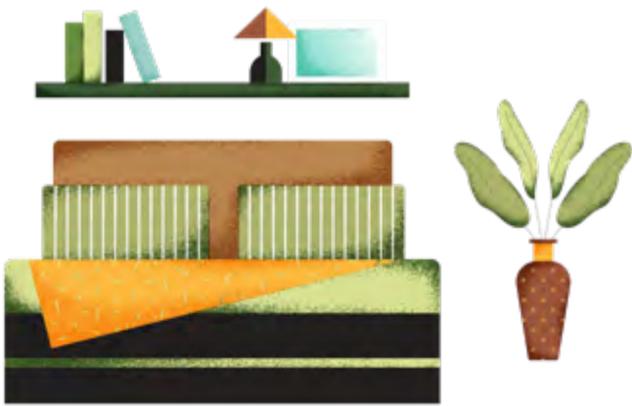
Multi-Generational & Versatile Living Spaces

## CONVENIENT



Walking Distance to Lotus's & Oasis Ara Damansara

## FREEHOLD



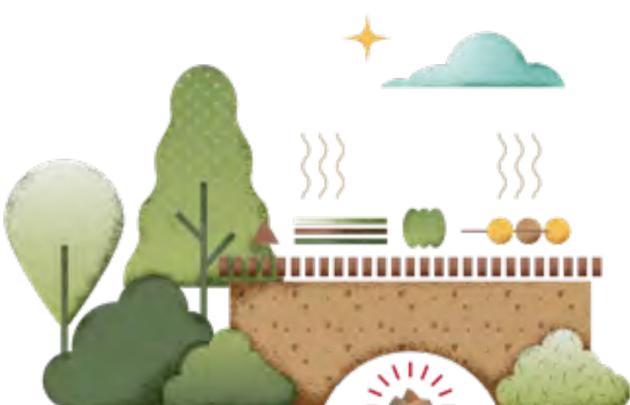
1,216–1,808 sf  
3-4 Bedrooms

## LOW DENSITY



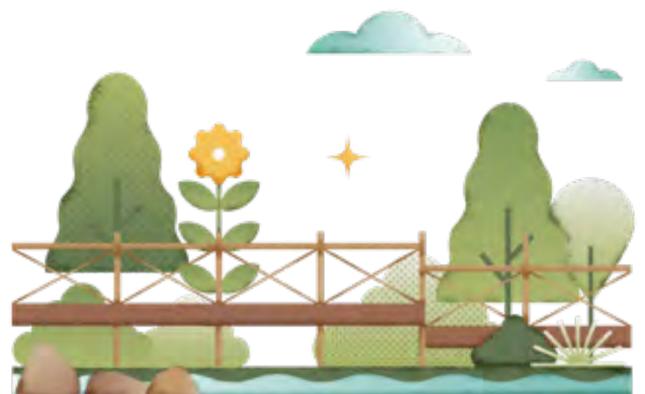
80 units/acre  
2-3 Car Parks

## EXTENSIVE

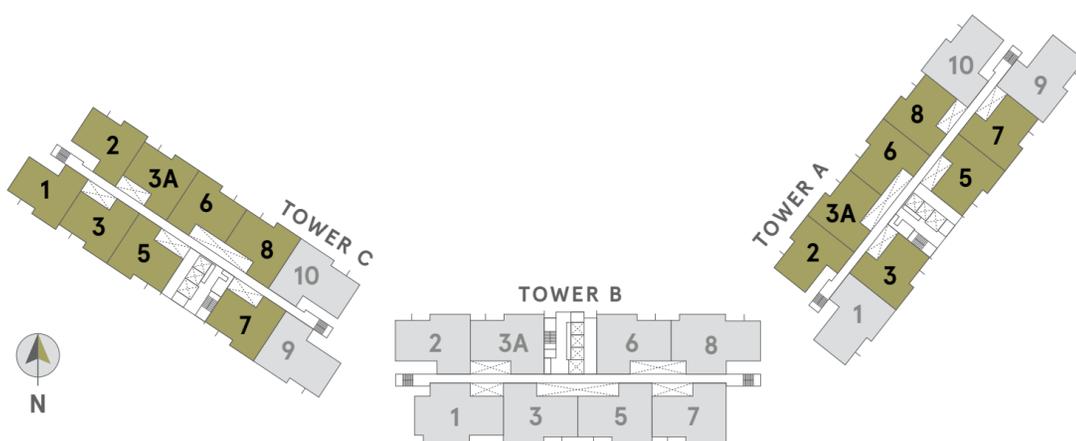
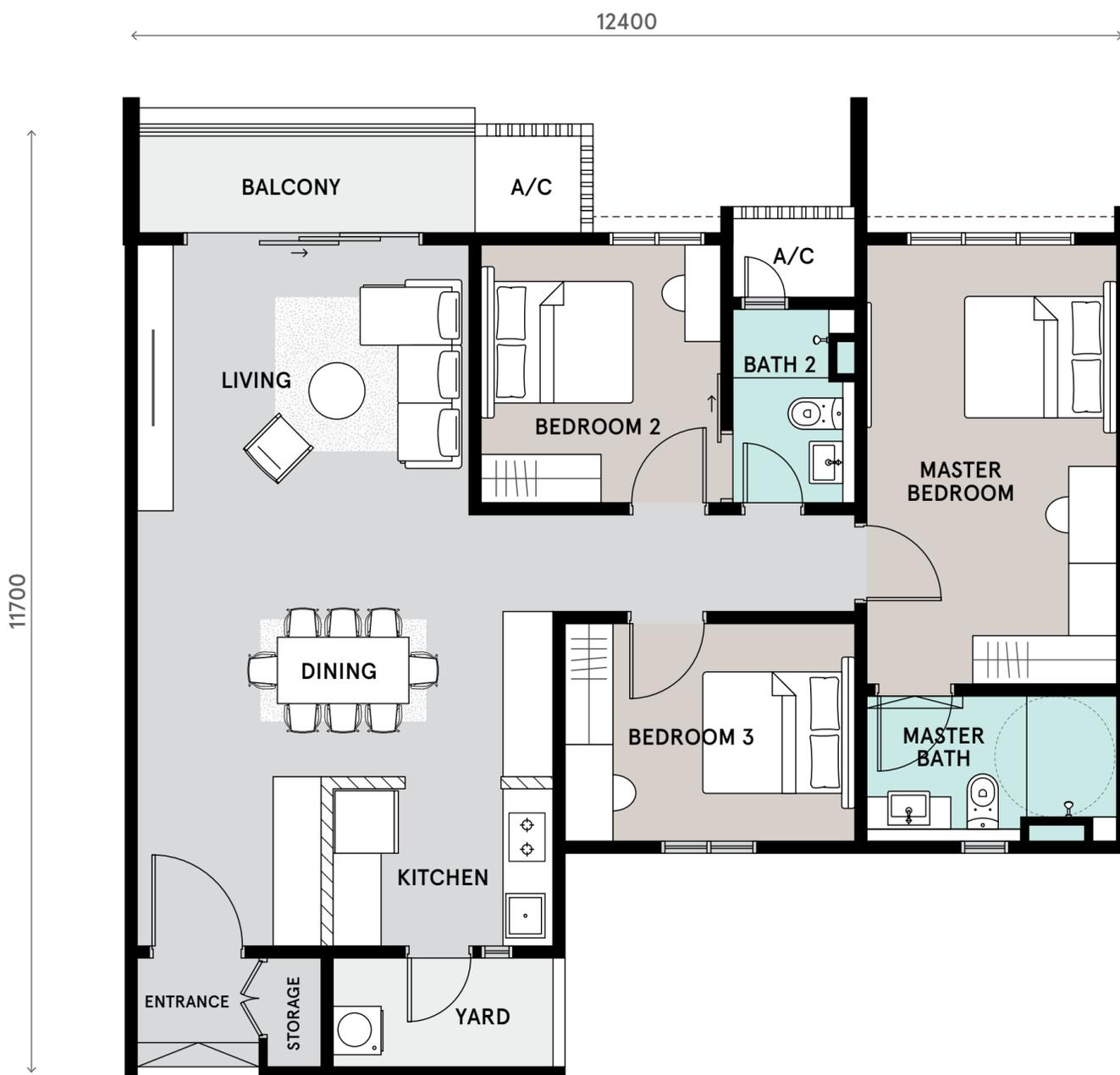


>20 Indoor & Outdoor Facilities for All Ages

## SUSTAINABLE



Eco-friendly Materials & Biophilic Design



# TYPE

# A

1,216 SF

210 UNITS

**3**  
BED

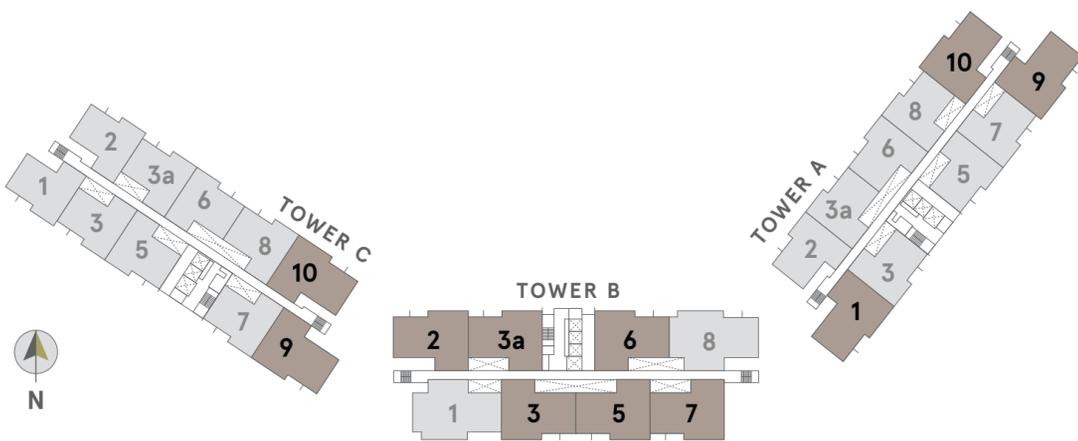
**2**  
BATH

**2**  
CAR PARK

 HACKABLE WALL

 WHEELCHAIR TURNING RADIUS

LIMITED GARDEN UNITS AVAILABLE. ENQUIRE TO FIND OUT MORE.



# TYPE B

1,507 SF

189 UNITS

**3**  
BED

**1**  
STUDY

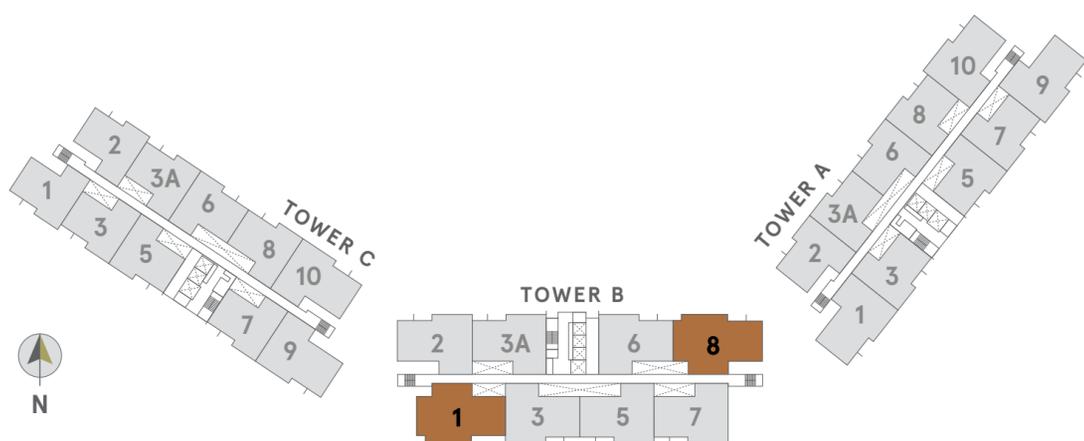
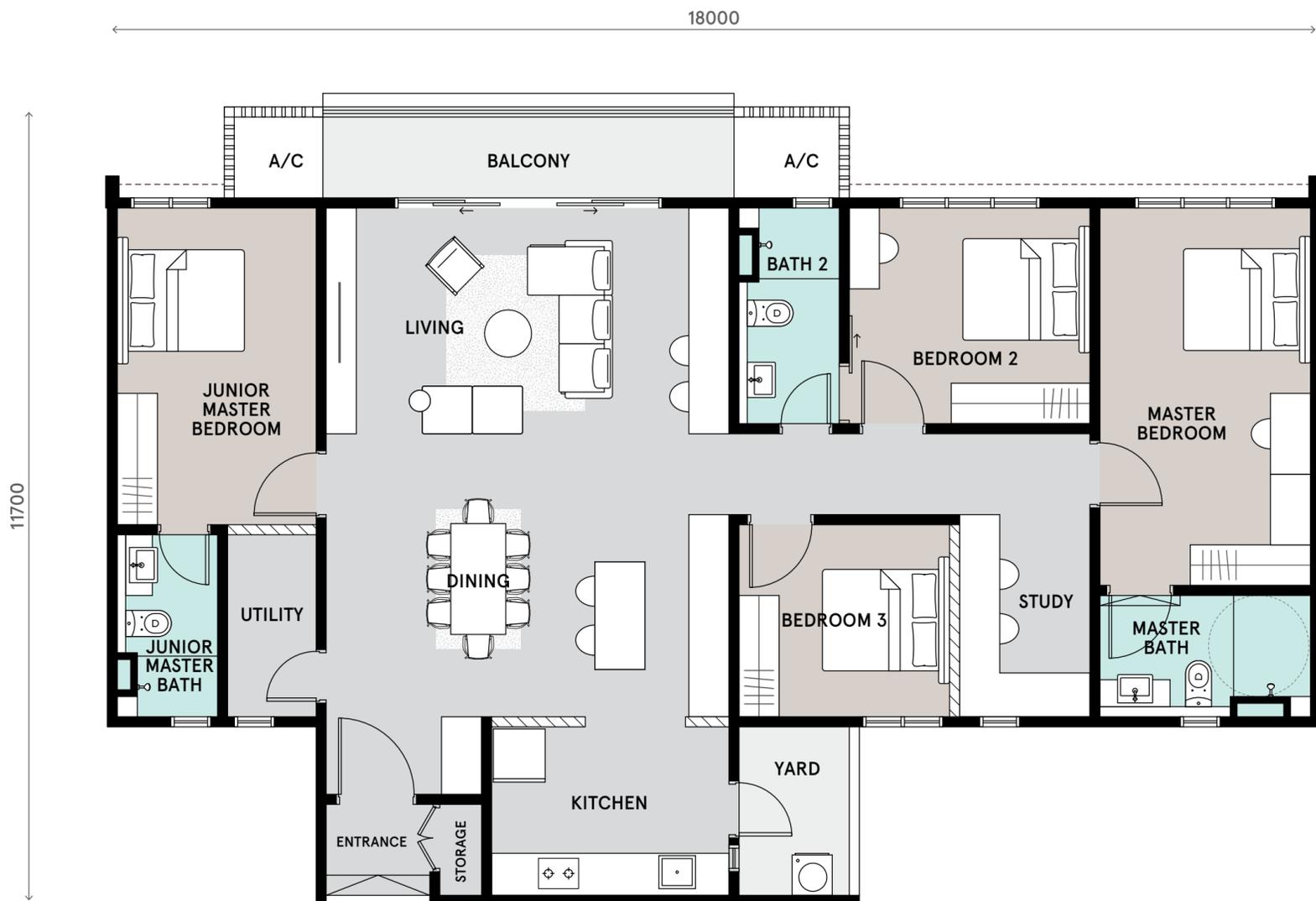
**3**  
BATH

**3**  
CAR PARK

 HACKABLE WALL

 WHEELCHAIR TURNING RADIUS

LIMITED GARDEN UNITS AVAILABLE. ENQUIRE TO FIND OUT MORE.



# TYPE C

1,808 SF

39 UNITS

**4**  
BED

**1**  
STUDY

**1**  
UTILITY

**3**  
BATH

**3**  
CAR PARK

 HACKABLE WALL

 WHEELCHAIR TURNING RADIUS

LIMITED GARDEN UNITS AVAILABLE. ENQUIRE TO FIND OUT MORE.

# Naturally home made

At Sime Darby Property, responsible development is always at the centre of what we do. Hence, Triara Residences is thoughtfully planned with sustainability, technological advancements and your family's changing lifestyle needs in mind. The added synergy of durable materials, energy-efficient features, biophilic elements and elderly-friendly comforts make it a truly, coveted forever home.



## DESIGN



Naturally ventilated living spaces & common areas

## GREEN



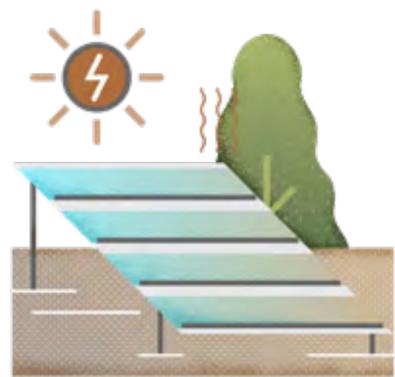
Landscaped bioswale as a natural stormwater filter

## WATER



Rainwater harvesting to reduce water usage & costs

## ENERGY



Solar panels at MPH Roof to power specific common areas

## WASTE



Space for food compost & dedicated area for recycling bins

## LANDSCAPE



2.9 acres of greens\* to keep the air cool

\* Hardscapes & landscapes at Levels 1 & 6

**MAKE IT YOURS TODAY**

**LEARN MORE**



Total Units: 450 · Type of Property: Condominium · Expected Date of Completion: August 2026 · Land Encumbrances: Nil · Land Tenure: Freehold · Developer's License: 7277-26/09-2023/0675(L) · Validity Period: 16/09/2021 – 15/09/2023 · Advertising & Sale Permit No.: 7277-27/07-2026/0784(N)-(S) · Validity Period: 07/07/2023 – 06/07/2026 · Approving Local Authority: Majlis Bandaraya Petaling Jaya · Building Plan Ref. No.: MBPJ/120100/T/P10/266/2023 · Developer: Sime Darby Property (Ara Damansara) Sdn. Bhd. (199101020444), Level 10, Blok G, No. 2, Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor · Blocks A & C: 292 units (Selling Price: RM1,174,940 (min) – RM1,622,140 (max)) · Block B: 158 units (Selling Price: RM1,477,840 (min) – RM1,943,240 (max)) · Bumiputera Discount 7% (Subject to Quota)

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