

ARENA 2

RESIDENCES

SERVICED APARTMENT

STYLE, COMFORT, CONVENIENCE
ALL IN ONE PLACE



Warisan
Puteri



ARENA 2
RESIDENCES

A PLACE WHERE YOU CAN LIVE LIFE TO THE FULLEST



FREEHOLD



RETAIL AND GROCERY STORES WITHIN REACH



EASY ACCESS TO HIGHWAY



NEAR TO KLIA



CLOSE PROXIMITY TO ERL STATION



LOW DENSITY



PRACTICAL AND CONDUCTIVE INTERIOR LAYOUTS



24-HOUR GATED AND GUARDED



WHERE ACCESSIBILITY MEETS MOBILITY

Arena Residences 2 offers a whole new experience of effortless daily commuting and seamless transportation options. With an Express Rail Link (ERL), reaching places has never been easier. Whether you are traveling for work or leisure, our exceptional transportation network ensures that you are always on the move with ease. This is where accessibility meets mobility, providing you with the freedom to explore and the convenience to thrive.

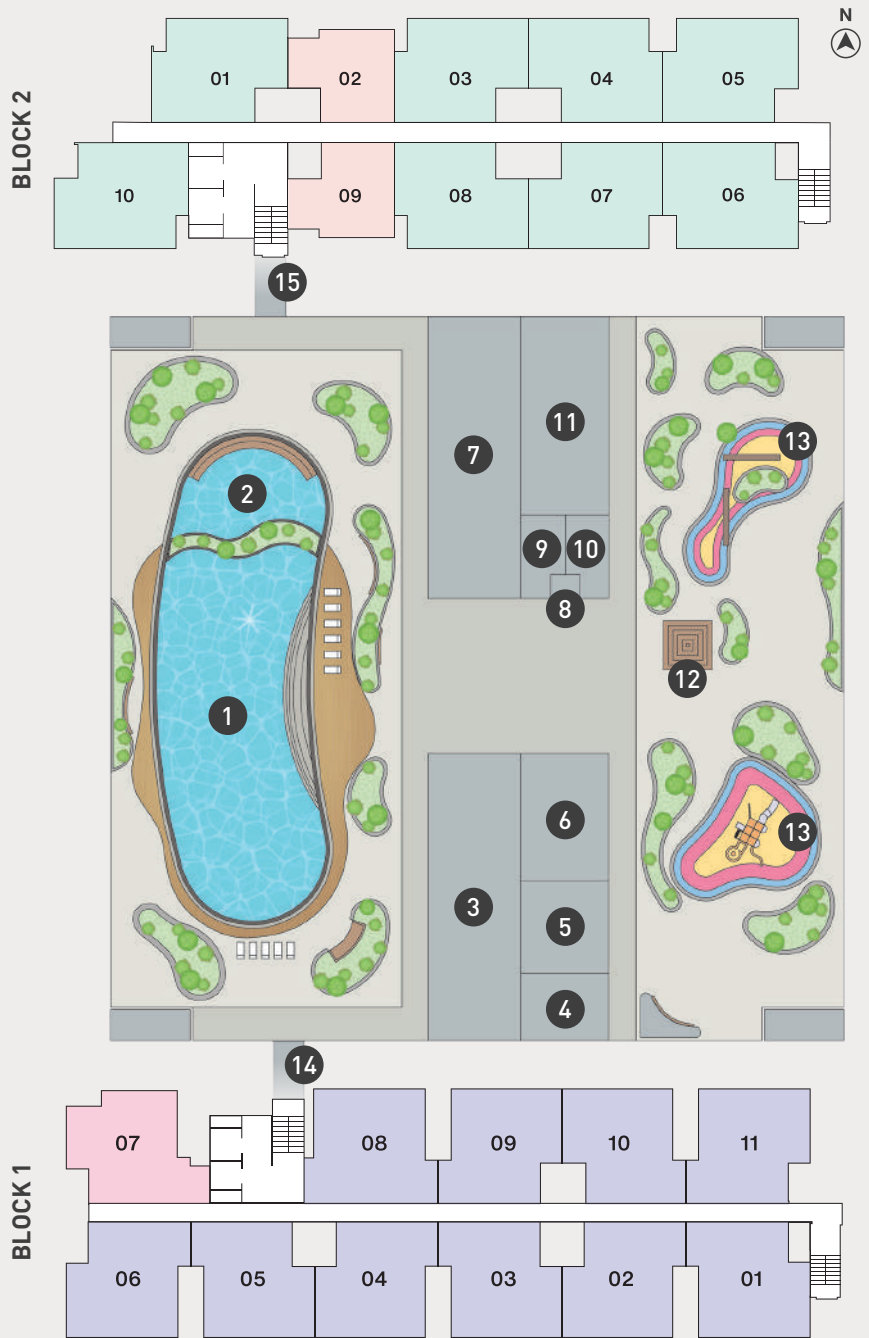


LIVE EXTENSIVELY

At Arena Residences 2, we have specially crafted the ideal haven with you and your loved ones in mind. With inclusive facilities including swimming pool, gymnasium, playground and more, everyone in the family is sure to find a place where they belong.



SITE PLAN



- **Type A & A1**
3 Bedrooms & 2 Bathrooms
- **Type C (Dual-key)**
4 Bedrooms & 3 Bathrooms
- **Type B & B1**
4 Bedrooms & 2 Bathrooms
- **Type D & D1 (Affordable Unit)**
2 Bedrooms & 1 Bathroom

Legends

- | | | |
|--------------------------|---------------------------|----------------------------|
| 1. Leisure Swimming Pool | 6. Reading Room / Library | 11. Prayer Room |
| 2. Wading Pool | 7. Multipurpose Hall | 12. Gazebo |
| 3. Gymnasium | 8. Accessible Toilet | 13. Playground |
| 4. Management Office | 9. Female Changing Room | 14. Link Bridge To Block 1 |
| 5. Game Room | 10. Male Changing Room | 15. Link Bridge To Block 2 |



LIVE COMFORTABLY

Nothing beats enjoying the company of your loved ones in a comfy sanctuary you can call your own. At Arena Residences 2, we employ a contemporary design with open concepts and a conducive layout, ensuring you a functional yet aesthetic space.



DUAL-KEY
HOMES



UP TO
4 ROOMS



PARTIALLY
FURNISHED





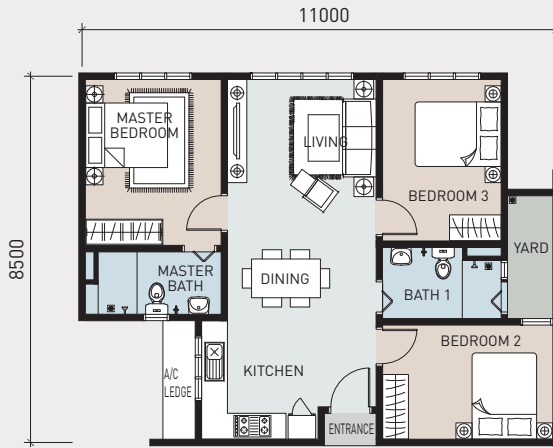
Artist's Impression Only

TYPICAL FLOOR PLAN

TYPE
A



904 sq.ft.

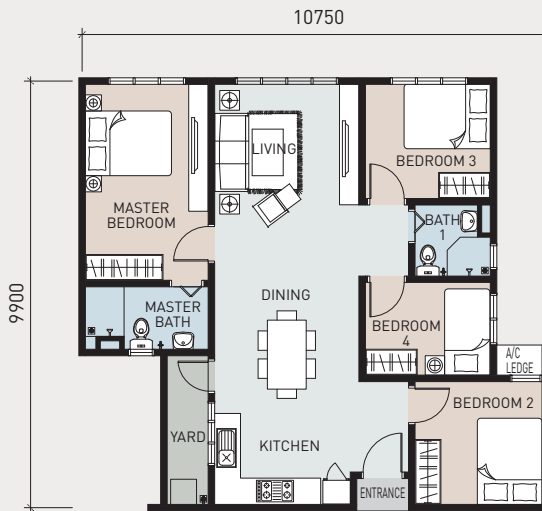
-  3 Bedrooms
-  2 Bathrooms



TYPE
B




990 sq.ft.

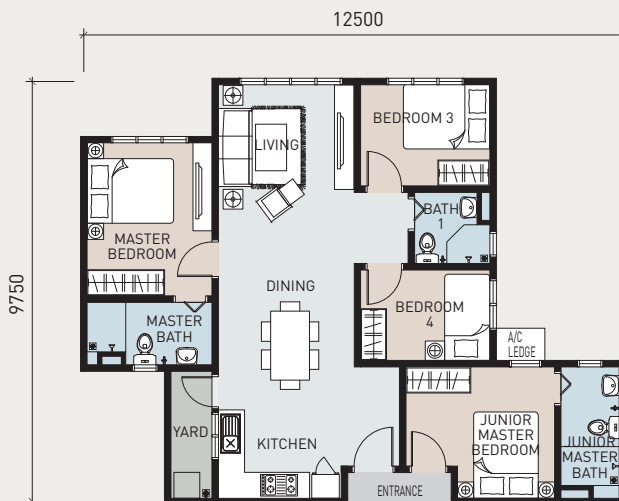
-  4 Bedrooms
-  2 Bathrooms



TYPE
C

1,001 sq.ft.

-  4 Bedrooms
-  3 Bathrooms
-  Dual-Key



SPECIFICATIONS

Structure	Reinforced Concrete Frame
Wall	Reinforced Concrete / Brickwork
Roof	Reinforced Concrete Flat Roof
Ceiling	Skim Coat / Plaster Ceiling
Window	Aluminium Frame Glass Window
Door	Fire Rated Door / Timber Flush Door / Aluminium Bifold Door
Ironmongery	Quality Lockset
Floor Finishes	Selected Tiles / Cement Render
Wall Finishes	Plaster & Paint / Selected Tiles
Plumbing & Sanitary Fittings	Pedestal WC/ Basin/ Shower Head/ Kitchen Sink/ Water Tap
Electrical Installations	Ceiling Fan Point/ Lighting Point/ 13A SSO/ Air-Cond Point/ Water Heater Point/ SMATV Point/ Fiber Wall Socket

Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the developer/vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.

LIVE SEAMLESSLY

With accessible and well connected transportation, it has never been easier for you and your family to travel to work, school or leisure. Effortless traveling, seamless bonding, live your life at your own pace.



	RETAIL / COMMERCIAL				CLINICS AND HOSPITALS
Lotus's	0.6 km	Anjung Spotter Observation Deck	20 km	Klinik Medicentral	6 km
Starbucks	0.6 km	KLIA Jungle Boardwalk	26 km	Klinik Warisan Sepang	6 km
KIP Mall	1.5 km			MAS Medical Centre	23 km
ERL Station	4 km				
Mitsui Outlet	9 km		SCHOOLS		
KLIA	12 km	Xiamen University Malaysia	3 km		
		SMK Kota Warisan (Coming Soon)	5.4 km		
	LEISURE	Sekolah Kebangsaan Kota Warisan	6 km		
Kota Seriemas Golf & Country Club	13 km	SJK [C] Dengkil	6 km		
Sepang International Circuit	14 km	KLIA Professional and Management College	9 km		
National Automobile Museum	14 km	INTI International University	10 km		
		Nilai University	17 km		

SCAN FOR MORE INFO



PILIHAN TERAJU SDN BHD (367118-V)
 [A Subsidiary Company of IOI Properties Group Berhad]
SALES OFFICE
 No. 1, Lot 48511, Jalan Persiaran Warisan Puteri,
 Kota Warisan, 43900 Sepang, Selangor

IOI Galleria
 Warisan Puteri Sepang

03 8705 9989
 ioiproperties.com.my

Developer: Pilihan Teraju Sdn. Bhd. [367118-V] • Address: Level 29, IOI City Tower 2, Lebuhr IRC, IOI Resort City, 62502 Putrajaya • Type of Property: Serviced Apartments • Developer's License No.: 14118/02-2028/0125(A) • Validity Period: 21/02/2023 - 20/02/2028 • Sales & Advertising Permit No.: 14118-7/10-2026/1196(N)-[S] • Validity Period: 01/11/2023 - 31/10/2026 • Expected Date of Completion: November 2026 • Land Tenure: Freehold • Approving Authority: Majlis Perbandaran Sepang • Building Plan Approval No.: MPS 600/34/4/229 • Land Encumbrances: Nil • Price: RM250,000 (Min.) - RM683,100 (Max.) • Total Units: Block 1 (169 Units), Block 2 (175 Units) • 10% Bumiputera Discount (Not valid for affordable units) • THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT (JPN)