

HAPPY COLORS,
HAPPY VIBES



Kuala Lumpur

Bangi

Bandar Seri Putra

Putrajaya

TRUE HAPPINESS IS JUST A STEP AWAY

Take a step into SkyRia Residences and discover a world filled with joy and vibrancy.

Nestled within the 175-acre island resort inspired township of D'Island Residence, this multi award-winning high rise residential development is sure to elevate your living experience with all the positive vibes you may ever wish for.

WHAT'S YOUR VIBE?

Dynamic Vibes

SkyRia offers a myriad of 36 indulgent and interconnected facilities curated to enrich your dynamic and spirited lifestyle. Whether you crave adventurous thrills, community camaraderie or serene relaxation, we've got you covered.



SKYRiA
© ISLAND RESIDENCE PUCHONG

COLORFUL, GRACEFUL AND PERFECTLY JOYFUL

Experience sustainable living in harmony with nature at SkyRia Residences. Our innovative features, from rainwater harvesting to solar-powered lighting, blend seamlessly with thoughtful design.

With vibrant colors and contemporary architecture, we redefine modern living for those who value both style and environmental stewardship.

Welcome home to every happy moment.



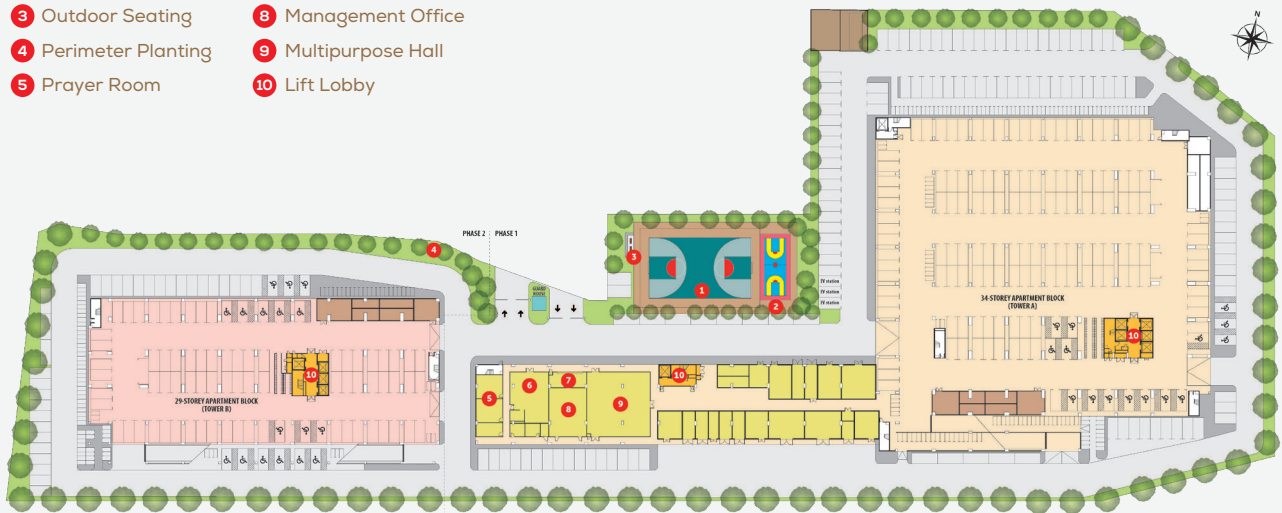
MAIN ENTRANCE

FACILITIES AND FELICITIES

Experience the epitome of joy and lifestyle abundance with SkyRia's array of facilities, staying active and happy is just one step away.

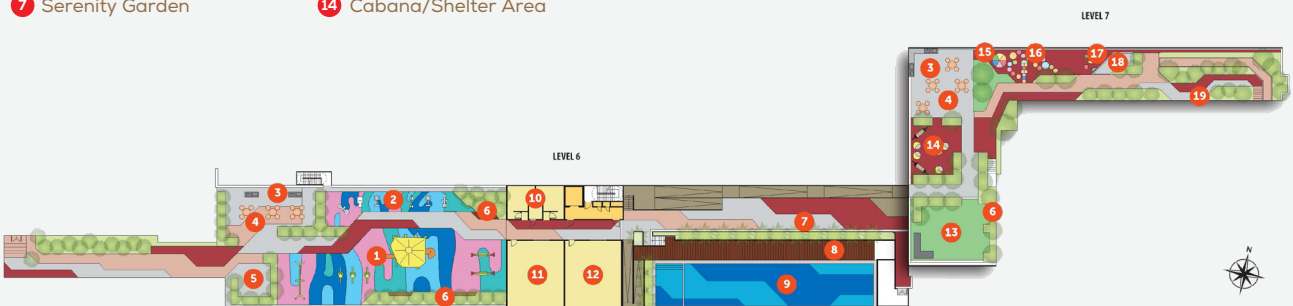
GROUND FLOOR LEGEND

- | | |
|----------------------|---------------------|
| 1 Sports Court | 6 Kindergarten |
| 2 Jogging Path | 7 Shop |
| 3 Outdoor Seating | 8 Management Office |
| 4 Perimeter Planting | 9 Multipurpose Hall |
| 5 Prayer Room | 10 Lift Lobby |



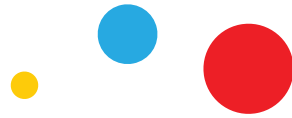
LEVEL 6 AND 7 LEGEND

- | | | |
|----------------------------|---------------------------|-----------------------------------|
| 1 Interactive Playground | 8 Pool Deck | 15 Edible Garden |
| 2 Outdoor Fitness Gym | 9 Infinity Lap Pool | 16 Hopscotch |
| 3 BBQ Pit | 10 Changing Room/Toilet | 17 Interactive Fun Blocks Seating |
| 4 Spill Out Area | 11 Games Room/Indoor Club | 18 Reflexology Path |
| 5 Palm Avenue | 12 Indoor Gym | 19 Quiet Garden Avenue |
| 6 Leisurely Gathering Deck | 13 Yoga/Taichi Lawn | |
| 7 Serenity Garden | 14 Cabana/Shelter Area | |



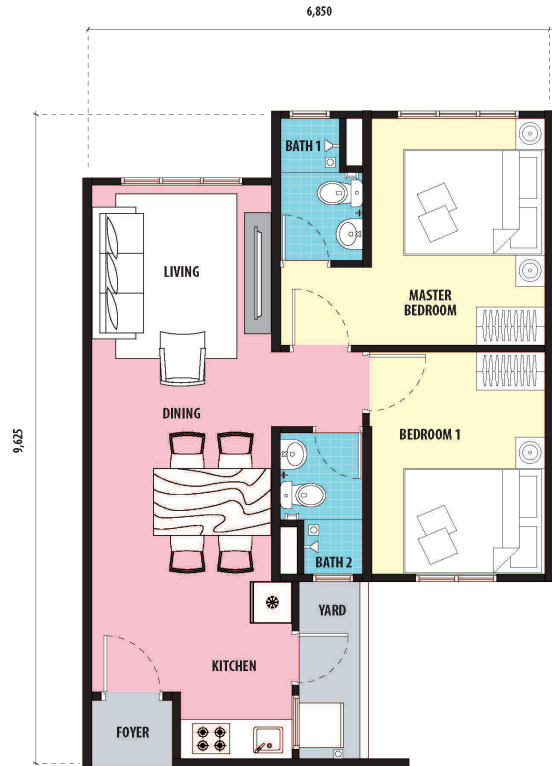
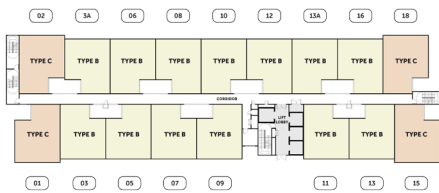
FLOOR PLAN

Explore the meticulously crafted layouts of our units, each thoughtfully designed to enhance every moment of your life and elevate your happiness to new heights.



TYPE A

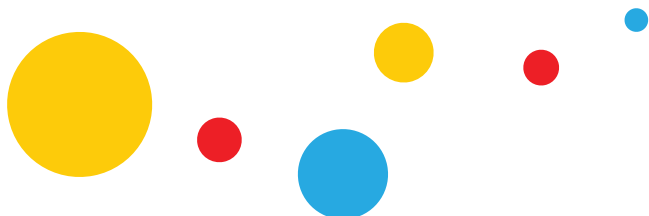
Serviced Apartment | 600 sq.ft.



TYPE B

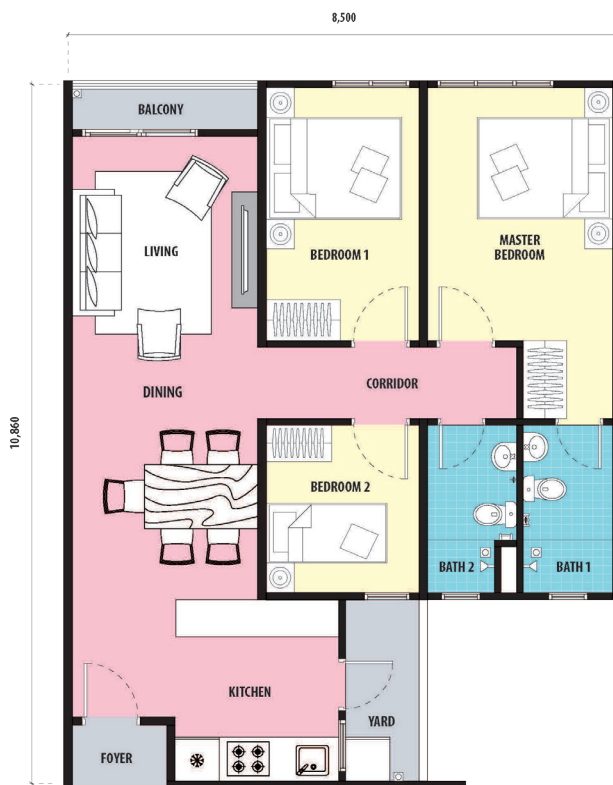
Serviced Apartment | 850 sq.ft.





TYPE C

Serviced Apartment | 900 sq.ft.



SPECIFICATIONS

Structure	Reinforced concrete				
Wall	Reinforced concrete				
Roofing covering	Reinforced concrete slab				
Ceiling	Skim coat and paint				
Windows	Aluminum framed glass				
Doors	Main entrance Others door	<ul style="list-style-type: none"> • Fire rated door • Internal timber • Timber veneer 			
Ironmongery	Qualities lockset				
Wall finishes	External wall Internal wall Toilet & bathroom Kitchen	<ul style="list-style-type: none"> • Weather resistance paint • Emulsion paint • Tiles • Tiles up to 1500mm 			
Floor finishes	External wall Air cond ledge	<ul style="list-style-type: none"> • Tiles • Cement render 			
Sanitary Installation	Basin Basin tap Shower tap Sink Sink tap Bib tap		A	B	C
			1	2	1
			1	2	1
			1	2	1
			1	2	1
			1	1	1
			1	1	1
Electrical Installation	Lighting point Ceiling fan point Air cond point 13A socket 15A socket SMATV point Water heater point Fibre wall socket (FWS) Door bell point		A	B	C
			6	11	6
			1	1	1
			2	2	2
			11	11	11
			1	1	1
			1	1	1
			1	1	1
			1	1	1
			-	-	-

Cyberjaya

Sepang

Dengkil

Seremban



Peaceful Vibes

Surrounded by a 1000-acre lake, offering all-around panoramic lake views for a great sense of peace and serenity. The Puchong skyline also beckons with its breathtaking sunrise and sunset vistas, giving you a truly amazing perspective of this city you reside in.

Easygoing Vibes

Discover unparalleled convenience at SkyRia, where seamless access to vibrant amenities awaits. Located in an established and lively neighborhood, traveling has never been easier with direct access to major highways. Explore the city with ease and discover what lies within.

A WHOLE WORLD TO EXPLORE RIGHT AT YOUR BACKYARD

Nestled in the heart of bustling Puchong, SkyRia offers residents a unique living experience surrounded by essential amenities and lifestyle conveniences, all within easy reach.

-  Education
-  Retail and Shopping
-  Medical Centre
-  Recreational
-  Landmarks



SHOPPING MALLS

Lotus's Bukit Puchong	4.5km
AEON Big Puchong Utama	5.5km
Jaya Grocer, IOI Rio City	10.1km
Lotus's Puchong	11.1km
Hero Market Bandar Puteri Puchong	11.5km
IOI Mall	12.7km
AEON Taman Equine Shopping Centre	14.0km
Giant Hypermarket Kinrara	16.7km
Sunway Pyramid Shopping Mall	17km
Summit USJ Shopping Mall	17.2km
Pavilion Bukit Jalil	18.8km

EDUCATION

Multimedia University	10.1km
Binary University College	14.3km
Limkokwing University of Creative Technology	14.9km
Segi College	16.1km
Sunway University	16.5km
Monash University	16.6km
Fairview International School	17.3km
Taylor's University Lakeside Campus	17.9km

HOTEL

Cyberview Resort & Spa	13.3km
Sunway Resort Hotel	17.0km
Summit Hotel Subang USJ	17.1km
Pulse Grande Hotel	19.9km

LEISURE & TOURISM

Sunway Lagoon Theme Park	17.3km
Putra Bridge	17.9km
Putra Mosque	18.3km
Botanical Garden	19.1km
Putra Square	18.2km
Agriculture Heritage Park	21.7km
Taman Saujana Hijau	18.7km

MEDICAL CENTRE

KPMC Puchong Specialist Centre	10.8km
Columbia Asia Hospital	10.9km
Hospital Putrajaya	15.5km
Sunway Medical Centre	15.6km
Sime Darby Medical Centre	20.0km

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
 HQ PLAZA SERI SETIA, LEVEL 1-4, NO. 1, JALAN SS9/2, 47300
 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA
www.lbs.com.my

1700 81 8998

FOLLOW LBS BINA ON:



Rentak Perdana - Developer: Kemudi Ehsan Sdn Bhd (1136545-T) A member of LBS Bina Group Bhd. | Developer's License No.: 19183-9/08-2020/0775(L) | Validity Period: 30/08/2018 - 29/08/2020 | Advertising & Sales Permit No.: 19183-9/08-2020/0775(P) | Validity Period: 30/08/2018 - 29/08/2020 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: Bil.(24) DLM,MDKS 280/4/12/2018-04 | Land Tenure: Leasehold 99 years (Expiry Date: 15 February 2111) | Land Encumbrances: Charged to MBSB Bank Berhad | Property Type: Double Storey Terrace House (20x60') | Expected Date of Completion: Feb 2022 | Total Units: 494 Units | Price: RM 544,900 (Min) - RM 668,900 (Max) | Restriction in Interest: This land can be transferred or charged with the prior consent from the State Authority. Simfoni Perdana - Developer: Kemudi Ehsan Sdn Bhd (1136545-T) A member of LBS Bina Group Bhd. | Developer's License No.: 19183-6/12-2019/01099(L) | Validity Period: 20/12/2017 - 19/12/2019 | Advertising & Sales Permit No.: 19183-6/12-2019/01099(P) | Validity Period: 20/12/2017 - 19/12/2019 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: Bil.(24)DLM,MDKS 280/4/12/2017-07 | Land Tenure: Leasehold 99 Years (Expiry Date: 15 February 2111) | Land Encumbrances: Charged To MBSB Bank Berhad | Expected Date of Completion: Sept 2021 | Total Units: 340 Units | Price: Rm 440,000 (Min) - Rm 445,000 (Max) | Restriction in Interest: This Land can be transferred or charged with the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer/Architect, and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms & conditions apply.

empowering individuals • enhancing communities