

# CONGRATULATIONS



## Your New Home Awaits.

Selangor Properties is proud to announce the completion of AIRA Residence, the newest luxury enclave in Damansara Heights. Congratulations to our brand new homeowners. We welcome you to our exclusive community that truly encapsulates luxury living. We celebrate this significant milestone with you, the beginning of the next stage of your journey with us. Life's best moments await you right here at AIRA Residence, a place where you belong - welcome home.

AIRA  
RESIDENCE

Refers to RESIDENSI AIRA DAMANSARA

A prestigious development by:



**SELANGOR PROPERTIES SDN. BHD.**  
The Art of Making Places

Company No. 196301000340 (5199-X)

Please call or visit [03-2727 7417](tel:03-27277417) [airaresidence.com](http://airaresidence.com) for an appointment to view.

# AIRA Residence a shining crown on Batai's hilltop



Nestled on top of a hillock, AIRA Residence provides affluent homeowners and investors high living with complete amenities nearby and a prestigious address.



Wake up in style with a contemporary European-style furnishing.

TUCKED on a gentle hillock that provides a commanding view over a highly distinctive neighbourhood within Damansara Heights in Kuala Lumpur is AIRA Residence.

It was hailed as a jewel in the portfolio of developer Selangor Properties Sdn Bhd (SPB) for decades, and has been part of the entire Damansara Heights development master plan.

SPB purchased the land in 1963 to be developed as AIRA Residence.

The property has since had a long gestation period, during which time, much detailed

planning was put in.

Recently it has been completed and ready for habitation.

## Landmark address

This roughly three-acre (1.2ha) development lies at the end of the highly regarded address – at 8, Jalan Batai. It sits atop the hill, which bestows it with outstanding, unimpeded views of Kuala Lumpur and Petaling Jaya.

“The location is great because of the ease and convenience of the connectivity to major highways,” said SPB chief operating officer



Take in spacious, well-planned living areas that makes coming home a pure pleasure.

Chong Koon San.

“Once you head down Jalan Batai towards Jalan Beringin, you will essentially be at a crossroads by joining the Damansara Link.”

Heading north-east via Jalan Semantan speeds you to the KL city centre in about 12 minutes.

Meanwhile joining the Sprint Highway towards the south-east takes you to Petaling Jaya in less than 10 minutes.

Meanwhile, there is a lattice-work of back tributaries you can take to wind your way around Bukit Damansara, which leads to

the Hartamas and Mont Kiara areas via Persiaran Bukit Kiara, which also connects with the Kerinchi Link.

With these alternative routes, traffic flow is distributed evenly, making it relatively easy to come and go at all times.

AIRA Residence would be the ideal home for homeowners who have been successful in their careers, who themselves honed their craft and skills to such a degree that they are leaders in their own fields.

AIRA Residence in a sense will amplify upon their successes,

providing them with a destination that they are proud to call home at the end of the day.

It is also the perfect opportunity for those looking to purchase as investment or for expatriates in multi corporations, as well as local movers and shakers who had lived abroad but now wish to retire back in Malaysia, among others.

## Contemporary style

AIRA Residence consists of two tower blocks upon a long tract of land that has a total built-up area of about 920,000sq ft.



A great way to relax, with epic facilities such as the infinity pool.



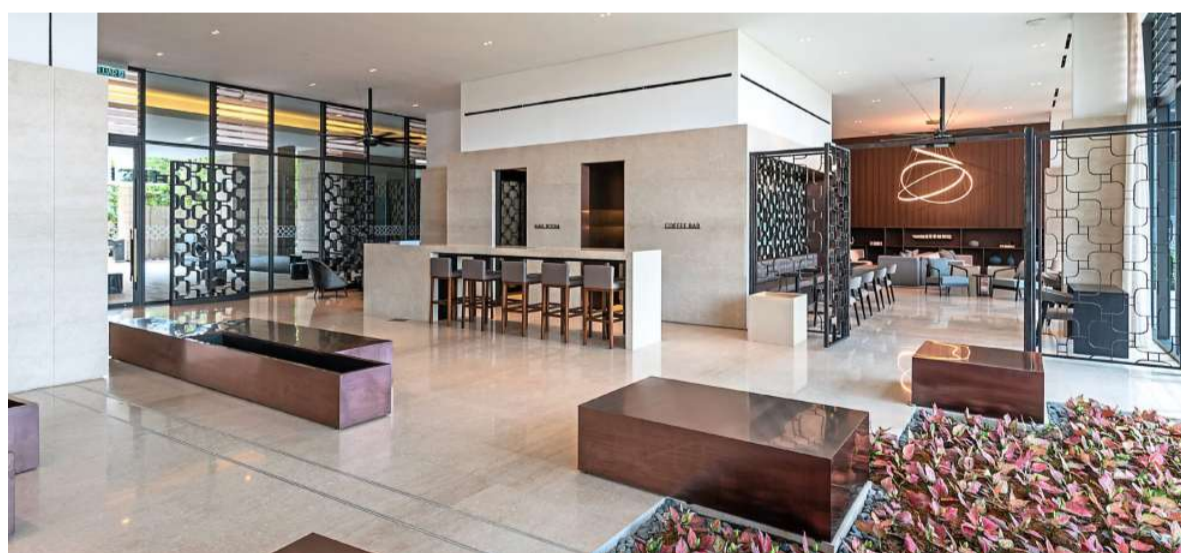
AIRA Residence is complete with sustainable infrastructures and features, such as The Green.



European fixtures and fittings exude a certain quality and charm.



Sweat it out in luxury at AIRA Residence's gym, 'The Power House'.



The AIRA Residence lounge would be a great place to mingle and for small gatherings.

What is now known as Tower B was a pre-existing building that SPB added value to, in accordance with its respect for existing structures and developments.

As Tower A was subsequently added on, international architectural firm Aedas transformed the overall aesthetic look and synergised Tower B perfectly inside out.

SPB employed the skills of three award-winning international designers – Piet Boon from Studio Piet Boon for interior design, Franklin Po from Tierra Design for landscape architecture,

and Alen Nikolovski from Aedas as the lead design consultant – to give AIRA Residence a unique style of sophistication and refinement.

And while the overall effect is similar, Tower B offers smaller units starting from 1,894sq ft, while Tower A houses a broader range of unit sizes from 2,679sq ft upwards.

To highlight SPB's meticulous attention to detail, the designers integrated the finest finishes and the highest quality materials from Europe.

These include Vola tap fitting and accessories, Formani metal

works, Duravit water closets, Villeroy & Boch sinks, Frits Jurgen door systems, Aquabella rainshower heads, Cocoon bathtubs, Didio dry kitchen countertops, Hunter Douglas sliding shutters, De Dietrich and Miele kitchen appliances, and Jung switches and faceplates.

Occupants will have full access to the different conveniences that are designed for AIRA Residence, from a tranquillity garden to the park-like "The Green", the AIRA Residence lounge, a wellness centre and infinity pool, a hall called

"The Coterie", a children's playground, plaza deck, fragrance garden, a top floor view lounge, an off side lounge at ground floor and a gym named "The Power House".

**Grand neighbourhood**

"As a resident of AIRA Residence, it is going to be great to be so close to The 5th Place on Jalan Dungun," explained Chong.

Lauded as one of Selangor Properties' latest developments, The 5th Place will house restaurants, the largest QRA grocery store and other wellness and services.

"But aside from that, The 5th Place, as I mentioned, had its first tenant open on June 4.

"Also, keep an eye on The Five. This development consists of five blocks that were built in the 1960s which The 5th place is one of.

"Three others are nice low-density office space and the final block will be refurbished to provide amenities and services to the surrounding neighbourhood.

"We aim to complete this exciting project in Q2 2022," Chong further elaborated.

# A privileged landmark with great potential



AIRA Residence called upon the services of international award winning designers to create a unique style of sophistication and refinement.

AIRA RESIDENCE bears all the hallmarks of distinction and esteem, and that's all to do with it being planned with quality in mind, by an internationally acclaimed team and by melding European design with Asian functionality.

AIRA Residence offers buyers with what is called "Sky Homes", with a unique design and spatial elements such as a grand entrance called "the gallery", usually found in landed properties not condominiums.

Owning a unit promises great potential capital appreciation with its low density and "wow ambience of luxury" and lifestyle living on a hilltop development, which nicely ticks the feng shui box for some.

The elevation provides impressive panoramic views of KL city and Mont Kiara, while its various build-up types offer occupants different lifestyle choices that better suit their individual needs.

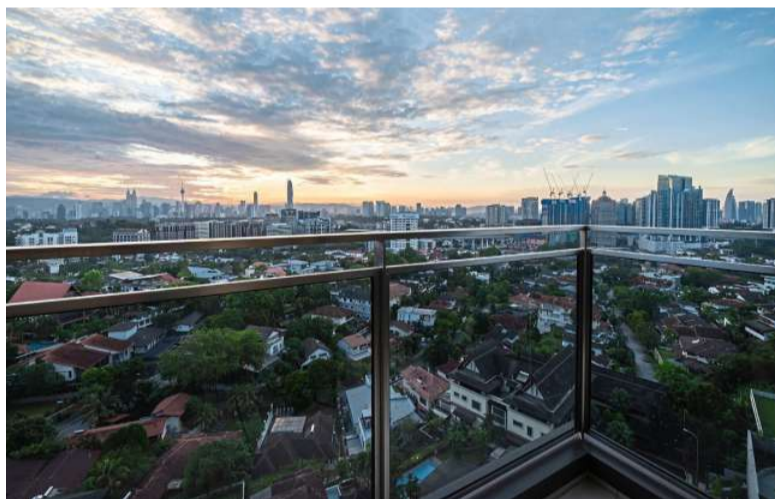
Each design is laid out with well-thought space configurations and embodies premium and high finishes for fittings and fixtures.

The residence's address is also another distinguishing note, and that also includes excellent accessibility, topped with posh facilities and surrounding amenities.

AIRA Residence comes with complete infrastructure that is sustainable and green, with photovoltaic system for rooftop water pump system, energy-saving light fittings for common spaces, bio-ponds and landscaping, water efficient fittings and electric car charging points and automated garage parking bays for Tower A units.

## All ready for settling in

Fully completed in March 2021, AIRA Residence's certificate of completion and compliance was formalised in April 2021, while its vacant possession started in June



Panoramic views from all sides, AIRA Residence's high elevation offers more sights to behold.



The grand entrance called 'the gallery' is integrated into AIRA Residence.

this year.

There are many luxurious notes to AIRA Residence that buyers will not find in other condominiums of this calibre or category.

Completed show units are styled and furnished for viewing, with Type A2 and B for Tower A (level 11) and Type G for Tower B (level 8).

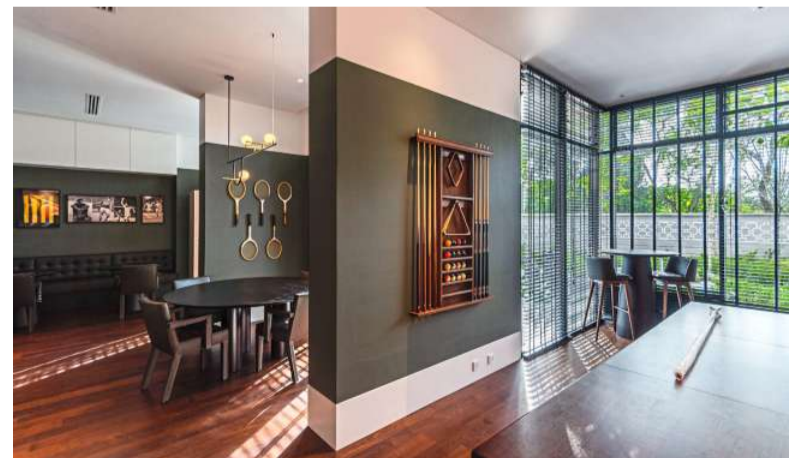
## Poised for greater successes

Incorporated on Oct 12, 1963 by the late Tan Sri Wen Tien Kuang and wife Puan Sri Chook Yew Chong Wen as directors, SPB became listed a month later, on Nov 6.

Since its humble beginnings, Selangor Properties has always been known for quality, longevity



Elegant water features set within a picturesque surroundings will ease all the stresses of the day.



Fun and games abound at the off side lounge.

and enhancing the building and its surroundings, as seen in its developments such as Menara Milenium, Plaza Batai, Kompleks Pejabat Damansara, to name a few. It was eventually privatised in 2019.

Backed by the Wen family, SPB is driven by enhancing social capital, as the family leaves the money in

the project to ensure the best outcome.

SPB's immediate future is to focus on completing The Stories of Taman Tunku and The Five on Jalan Dungun.

These are great low-density multifunctional developments that will again add value to their immediate communities and KL in general.

# Congratulations

## AIRA RESIDENCE

It has been our honour contributing to this milestone achievement, the completion of AIRA Residence, Selangor Properties crowning moment and a project we have all been exceedingly proud to have played a pivotal role in.

We have seen first hand what can be accomplished when a clear vision is united with a dedication to excellence and aspirations to achieve perfection, and we are assured that our efforts will stand the test of time as we welcome the AIRA residents to their new homes in the sky.

from



CITY-LITE LETRIK SDN. BHD.  
Company No.: (197201000714) (12352-U)



LA PINANG SDN BHD



Delivering Luxury  
and Excellence

to

# AIRA RESIDENCE

We offer our heartfelt congratulations to Selangor Properties on the completion of the stunning AIRA Residence, a landmark that exudes luxury in every single element of its being. We are confident that its new residents will enjoy the unique living spaces they now occupy, as much as we have enjoyed devoting our efforts to creating something truly extraordinary.

from

Project Management Consultant



Turner International Malaysia

# Congratulations

to

# AIRA RESIDENCE

It has been our honour contributing to this milestone achievement, the completion of AIRA Residence, Selangor Properties crowning moment and a project we have all been exceedingly proud to have played a pivotal role in.

We have seen first hand what can be accomplished when a clear vision is united with a dedication to excellence and aspirations to achieve perfection, and we are assured that our efforts will stand the test of time as we welcome the AIRA residents to their new homes in the sky.

from



PLAYPOINT

Delivering Luxury  
and Excellence

to

AIRA

RESIDENCE

We offer our heartfelt congratulations to Selangor Properties on the completion of the stunning AIRA Residence, a landmark that exudes luxury in every single element of its being. We are confident that its new residents will enjoy the unique living spaces they now occupy, as much as we have enjoyed devoting our efforts to creating something truly extraordinary.

from



**Bofi**



# Congratulations

to



It has been our honour contributing to this milestone achievement, the completion of AIRA Residence, Selangor Properties crowning moment and a project we have all been exceedingly proud to have played a pivotal role in.

We have seen first hand what can be accomplished when a clear vision is united with a dedication to excellence and aspirations to achieve perfection, and we are assured that our efforts will stand the test of time as we welcome the AIRA residents to their new homes in the sky.

from

Aedas



ASIA PACIFIC ENGINEERING CONSORTIUM SDN BHD

EDP

ENVIRONMENTAL DESIGN PRACTICE SDN BHD ARCHITECTS · MEDICAL PLANNERS



ENGINEERING SDN BHD

Northcroft



UBS ASSOCIATES SDN BHD

VERITAS contracts



Delivering Luxury and Excellence

to



We offer our heartfelt congratulations to Selangor Properties on the completion of the stunning AIRA Residence, a landmark that exudes luxury in every single element of its being. We are confident that its new residents will enjoy the unique living spaces they now occupy, as much as we have enjoyed devoting our efforts to creating something truly extraordinary.

from

CAN-I