



AERA



THE LIFESTYLE PROSPECT

@ Petaling Jaya

The New Benchmark of Lakeside Living

THE LIFESTYLE PROSPECT

Enjoy the full experience of a lakeside lifestyle, with the presence of a 500m jogging track that is situated around the 2-acre sparkling lake.

Lakeside Resting Area*

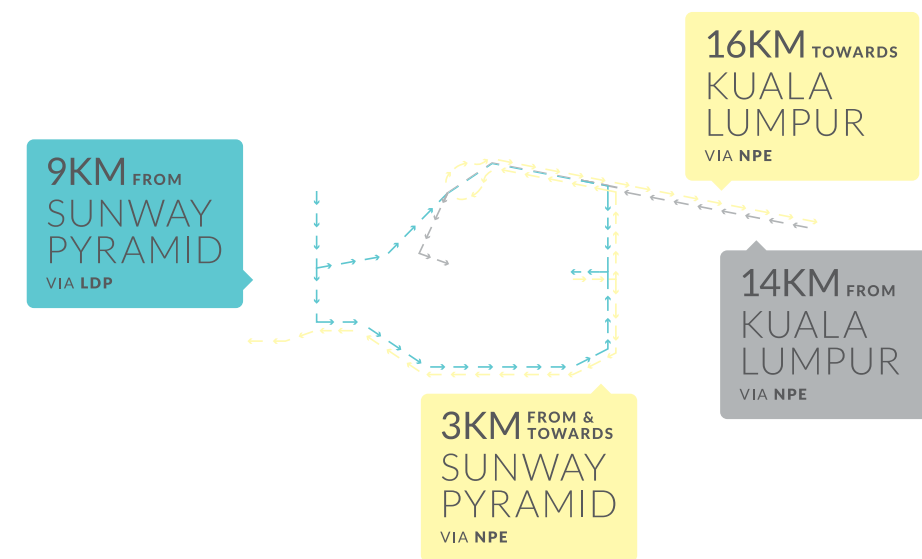
* Artist's Impression

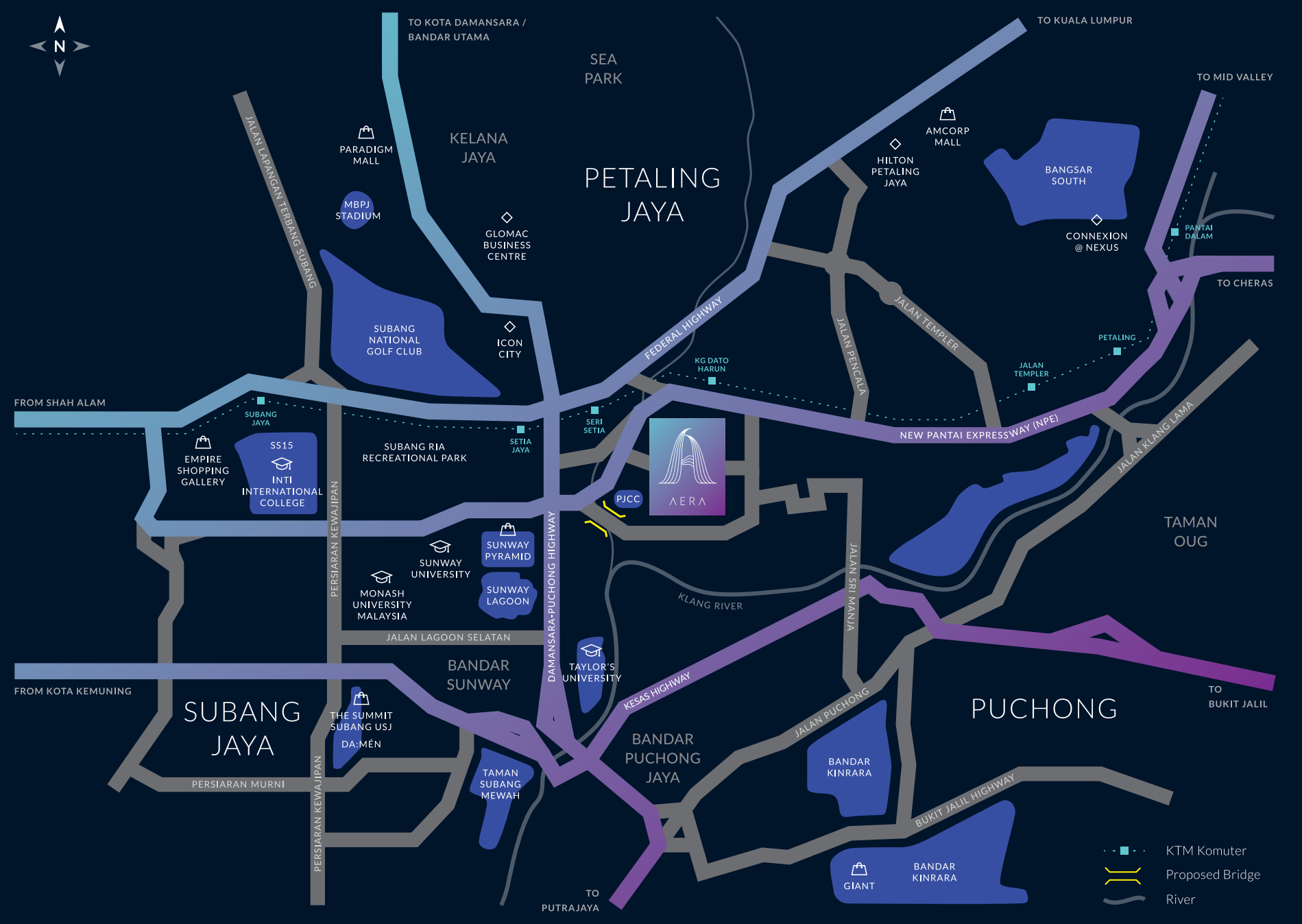




WHERE THREE CITIES MEET

Sitting right in the apex where major cities converge, Aera Residence is geared to be at the centre of it all. Residents will enjoy unparalleled accessibility to landmarks and lifestyle hubs, and elevate the living experience to one that is above the rest.







FROM HUMBLE BEGINNINGS

Strategically located beside the New Pantai Expressway (NPE), extending past the LDP on the other end, Subang Jaya is easily accessible via the Federal Highway, NKVE, ELITE, KESAS, LDP and the NPE.

With over 700,000 residents to date, this thriving township has established the status of a self-sustaining city, where education, healthcare, services, retail, and entertainment aspects are all covered. After 40 years, Subang Jaya has flourished into a fully-matured township, and is continuously rejuvenating through the Subang Jaya City Centre (SJCC) focus.

SUNWAY PYRAMID



LIVING VIBRANTLY

Situated in a location where thriving communities are a main attraction, the Subang, Puchong and Petaling Jaya areas are known for their lively surroundings and never-ending activities. An abundance of entertainment and dining options are available, leaving residents and tourists alike spoilt for choice upon entering these ever bustling areas.

CULINARY INDULGENCE

Famous for its abundance of food options, the Subang Jaya/Sunway area offers more than just meals – it offers you an endless selection of leisurely and accommodating eateries, where you unwind your weekends away.



Oh Scooter Cafe



Morningwood Cafe



Garage 51



After Black

RESTAURANTS & CAFES

Oh Scooter Cafe - 49, Jalan USJ 21/10, USJ 21, 47630 Subang Jaya, Selangor, Malaysia
Morningwood Cafe - 73-1, Jalan SS 15/8, SS 15, 47500 Subang Jaya, Selangor, Malaysia
Garage 51 - 51, Jalan PJS 11/9, Bandar Sunway, 47500 Petaling Jaya, Selangor, Malaysia
After Black - 23, Jalan PJS 11/9, Bandar Sunway, 46150 Petaling Jaya, Selangor, Malaysia



LAYING THE FOUNDATION FOR FUTURES

Known for its impressive selection of tertiary education hubs, Sunway and Subang Jaya are both home to Malaysia's most esteemed names in the industry. Taylor's University, Sunway University, INTI College and Monash University are all based within close distance to each other, ensuring the very best for your future generations.



A

Acclaimed

| Chin Hin Property Development as the esteemed developer of PJCC's new lifestyle benchmark

E

Evolving

| The newly redefined catchment between PJ & KL

R

Rejuvenating

| The facilities and lifestyle activities that are present in Aera Residence

A

Accessible

The ideal location of Aera Residence, right in the heart of Klang Valley

Aera Residence stands tall and proud – an icon of modern elegance and a place for refined living. Set in an ideal location with easy access to Subang Jaya, Sunway City, Puchong and Kuala Lumpur, Aera Residence offers a unique lakeside living experience where you can enjoy a wholesome set of lifestyle facilities and amenities, like no other.





A BUSTLING WELCOME

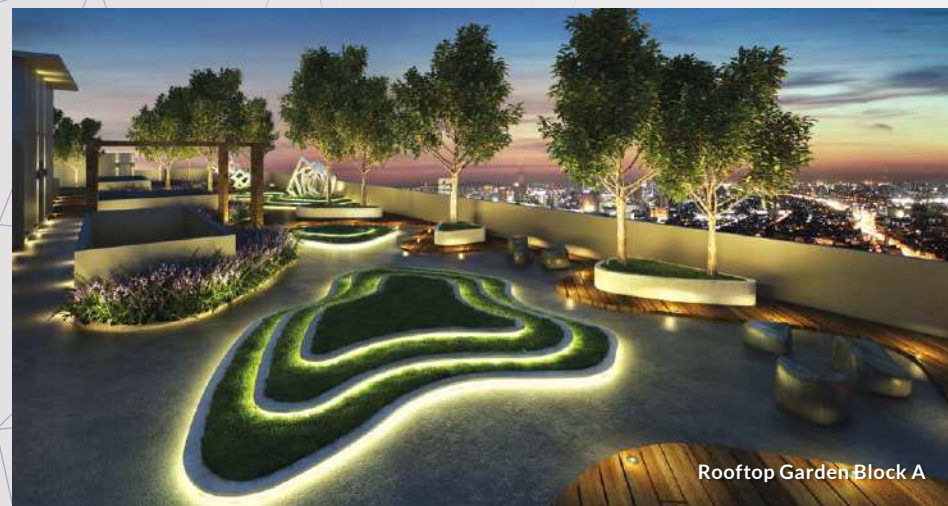
Based in a stellar location that is highly sought after by those who seek accessibility, Aera Residence is unmistakably impactful at first glance. Its clean-cut look with aesthetically pleasing colours draw people in, and is welcoming with its lush green entrance.

Grand Entrance*

* Artist's Impression

OUTDOOR FACILITIES

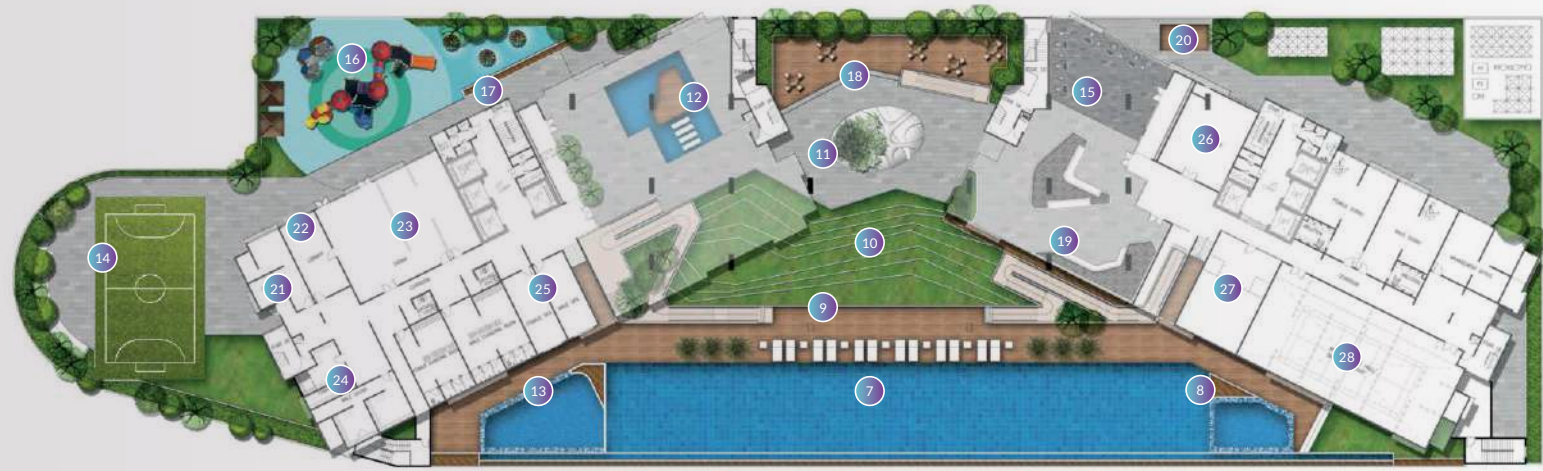
An impressive variety of facilities are at your disposal here at Aera Residence. Exuding a resort-style ambiance with lush palm trees, you can lounge around the pool, dive into the cool waters for respite, and stretch your tension away at the yoga deck.



FACILITIES PLAN



GROUND LEVEL



PODIUM LEVEL



TOWER B



TOWER A

ROOFTOP LEVEL

GROUND

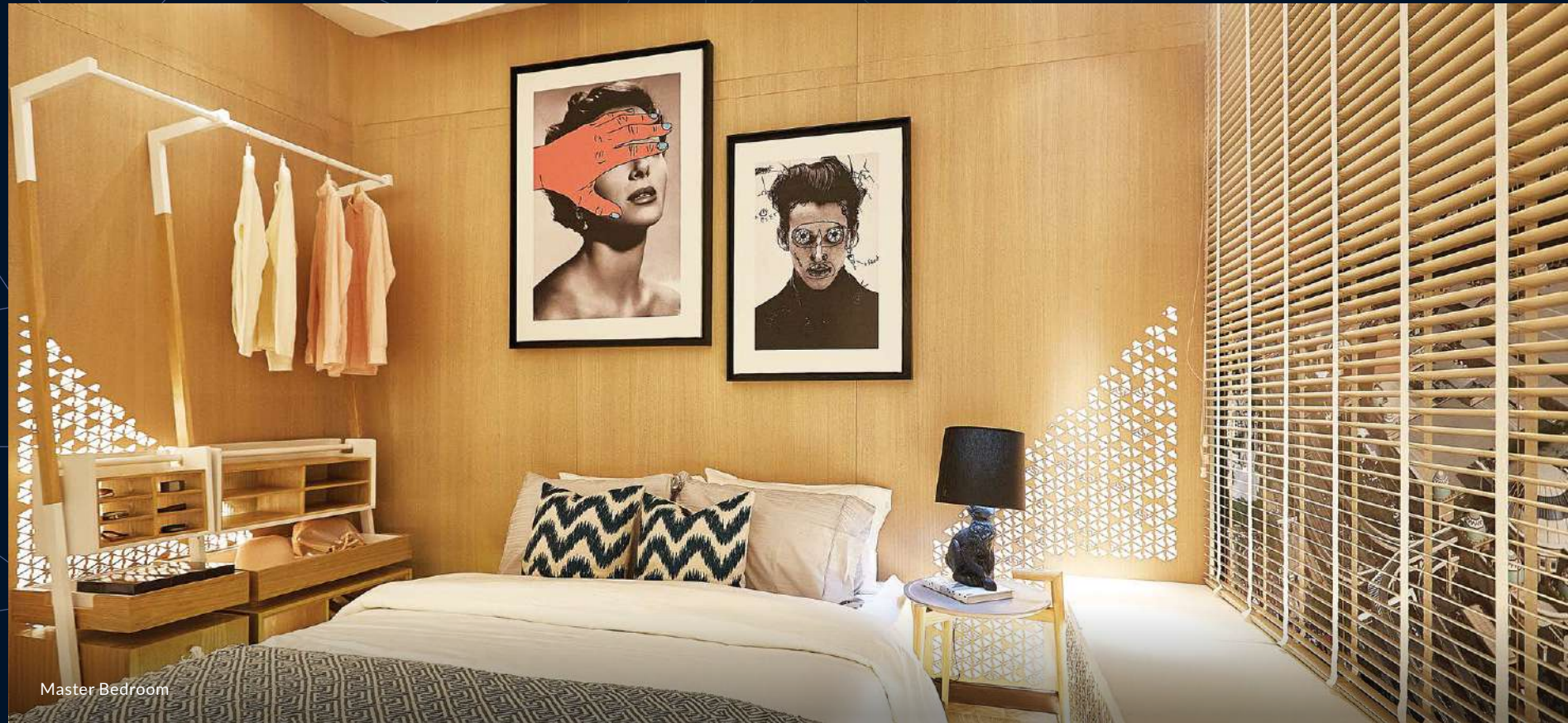
- 1 Entrance
- 2 Drop-off Area
- 3 Perimeter Planting
- 4 Outdoor Dining Area
- 5 Cascading Planting Area
- 6 Cubic Garden

PODIUM

- 7 Swimming Pool
- 8 Jacuzzi
- 9 Sunny Deck
- 10 Terrace Garden
- 11 Cocoon Pavilion
- 12 Floating Deck
- 13 Wading Pool
- 14 Futsal Court
- 15 Gym
- 16 Interactive Playground
- 17 Water Play Area
- 18 BBQ and Dining Area
- 19 Resting Pavilion
- 20 Yoga Deck
- 21 Games Room
- 22 Library
- 23 Kids Recreational Centre
- 24 Sauna
- 25 Spa Room
- 26 Mini Theatre
- 27 Squash Room
- 28 Multipurpose Hall

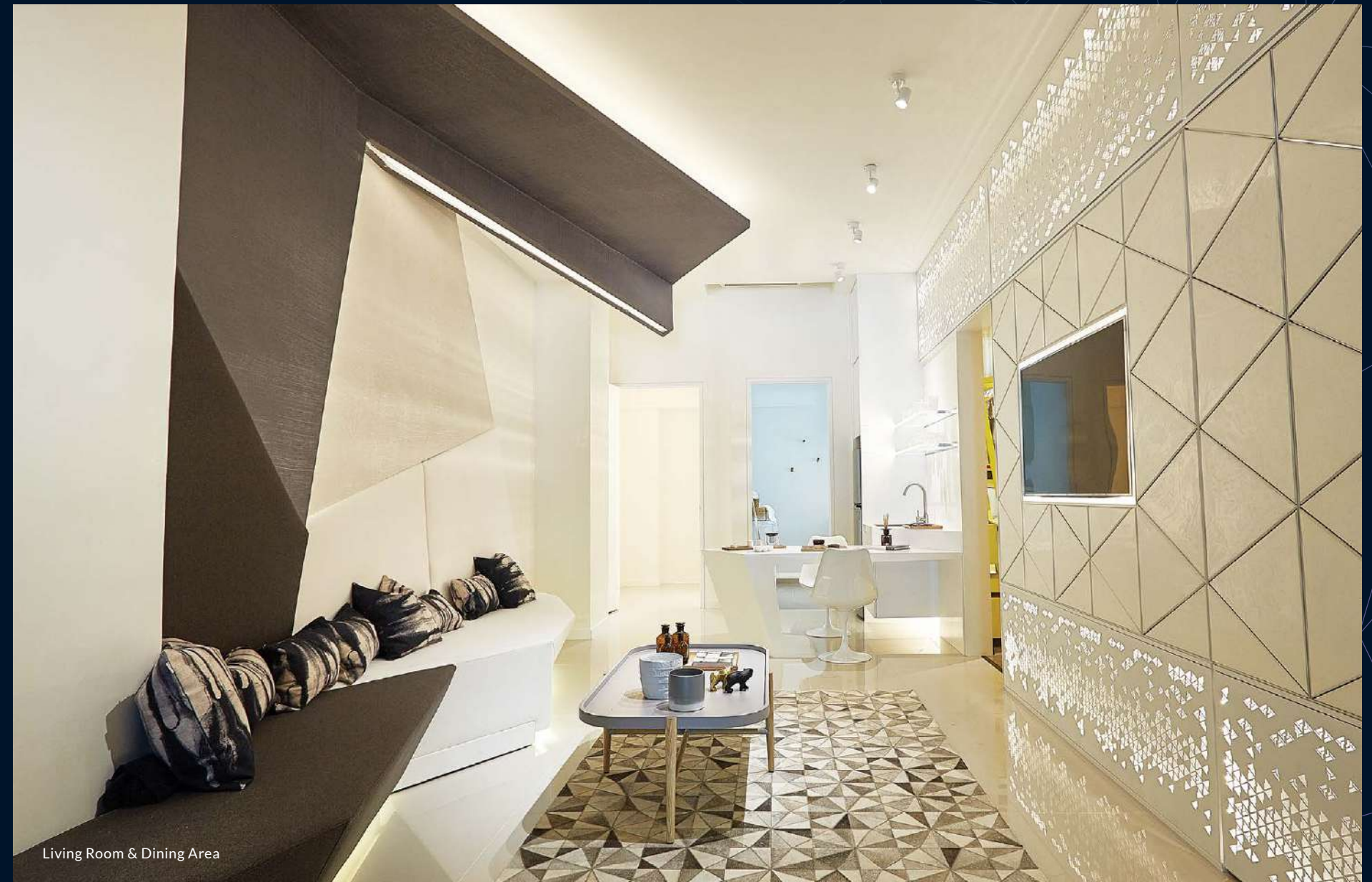
ROOFTOP

- 29 Terrace Trail
- 30 Dining Deck
- 31 Gathering Corner
- 32 Hi-Tea Garden
- 33 Shade Structure
- 34 Resting Pod
- 35 Feature Sculpture
- 36 Sculpture Park
- 37 Stick Garden
- 38 Dandelion Garden
- 39 Green Terrace
- 40 Shade Structure
- 41 Resting Area



Master Bedroom

The stunning interior of Aera Residence allows you to catch a glimpse of the progressive lifestyle that you would enjoy, when you are surrounded with such futuristic and dynamic elements.



Living Room & Dining Area



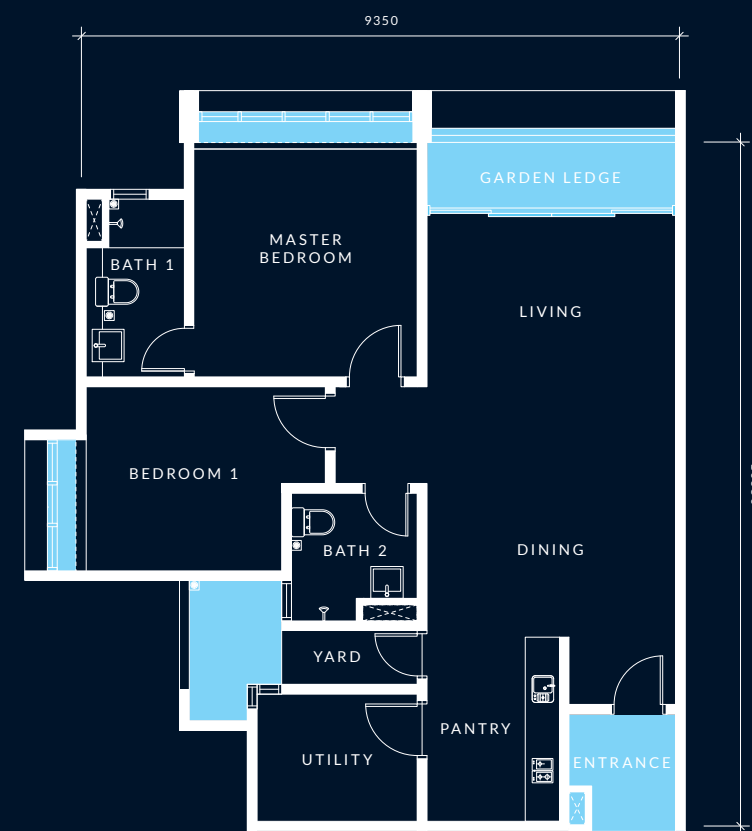
Bedroom / Study

INSPIRING INTERIOR

FLOOR PLAN

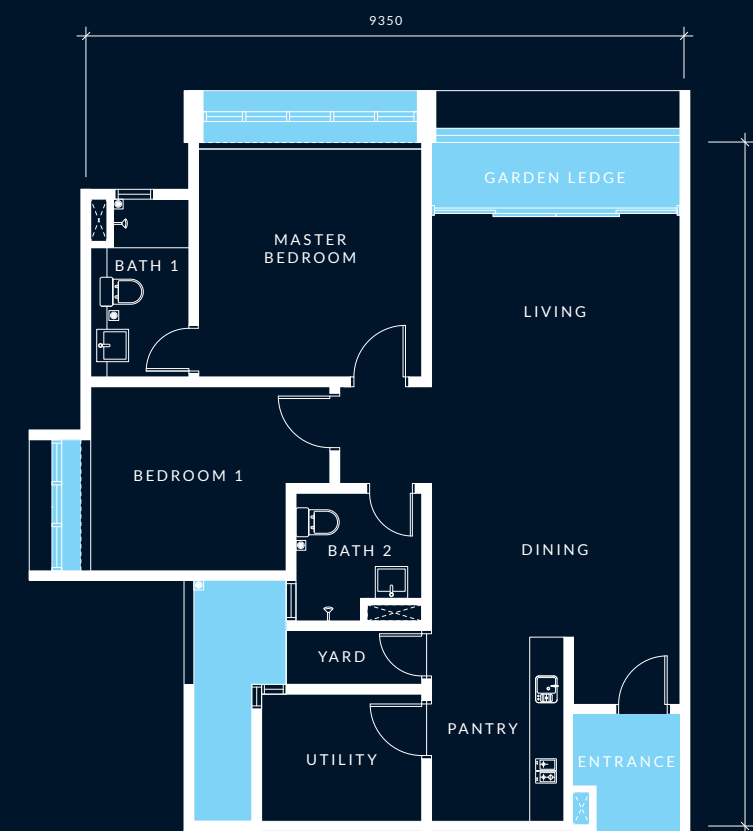
TYPE A

Unit Size: 850 SQ. FT.
 Accessory Parcel: 143 SQ. FT.
 Total Built-up Area: 993 SQ. FT.



TYPE A1

Unit Size: 850 SQ. FT.
 Accessory Parcel: 160 SQ. FT.
 Total Built-up Area: 1,010 SQ. FT.



TYPE B

Unit Size: 550 SQ. FT.
 Accessory Parcel: 168 SQ. FT.
 Total Built-up Area: 718 SQ. FT.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete / Masonry Wall / Autoclaved Aerated Concrete Block	
ROOF	Reinforced Concrete / Metal Roof	
WINDOW	Aluminium Framed Glass Window	
DOORS	Main Entrance	Timber Door
	Bedroom / Bath	Timber Door
	Study (Type B)	Timber Door
	Utility (Type A and A1)	Timber Door
	Balcony	Aluminium Framed Sliding Glass Door
	Pantry	Aluminium Framed Glass Door

CEILING FINISHES	Living / Dining	Skim Coat
	Bedroom	Skim Coat
	Bath	Plaster Ceiling
	Others	Skim Coat

WALL FINISHES	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Shield Paint
	Bath	Ceramic Tiles to Ceiling Height

FLOOR FINISHES	Main Entrance / Living / Dining	Homogeneous / Ceramic Tiles
	Bedroom	Laminated Timber Flooring
	Study (Type B)	Laminated Timber Flooring
	Utility (Type A and A1)	Homogeneous / Ceramic Tiles
	Bath	Homogeneous / Ceramic Tiles
	Pantry	Homogeneous / Ceramic Tiles
	Yard	Homogeneous / Ceramic Tiles
	Balcony	Homogeneous / Ceramic Tiles

SANITARY FITTINGS	Type A	Type A1	Type B
Wash Basin	2	2	1
Basin Tap	2	2	1
Shower Rose	2	2	1
Soap Holder	2	2	-
Water Closet	2	2	1
Water Closet Tap	2	2	1
Toilet Roll Holder	2	2	1
Kitchen Sink	1	1	1
Sink Tap	1	1	1
Yard Tap	1	1	1
Washing Machine Tap	1	1	1

SANITARY FITTINGS	Type A	Type A1	Type B
Lighting Point	14	14	9
Ceiling Fan Point	4	4	3
Power Point	14	14	12
Cooker Point	1	1	1
Hood Point	1	1	1
A/C Point	3	3	3
SMATV Point	1	1	1
Fibre Wall Socket	1	1	1
Water Heater Point	2	2	1
Voice Intercom Set	1	1	1
Door Bell	1	1	1
Electrical Distribution Box	1	1	1

IRONMONGERY Quality Lock Sets and Accessories

MISCELLANEOUS Letter Box



Platinum Eminent Sdn Bhd is a subsidiary company of Chin Hin Property Development founded by YBhg Datuk Seri Chiau Beng Teik JP. Under the Chin Hin Property Group name, we have completed projects like Gembira Residence, Bukit Jelutong Factory, Kota Bharu shop offices, and KPTM college.

Aside projects like Novum Bangsar South and AERA Residence Petaling Jaya, Chin Hin Property Development is revolutionising Sri Petaling with 10-floor office tower, 138 SOHO and 522 serviced suites. YBhg Datuk Seri Chiau Beng Teik JP, the founder of Chin Hin Group and the majority of the Chin Hin Group Berhad shareholders have listed the Group as an Integrated Builders Conglomerate that provides building materials and services. By leveraging on Chin Hin Group Berhad as an integrated builders conglomerate, Chin Hin Property Development is able to build with lower costs without compromising on quality, thus efficiently making properties affordable to buyers.



Developer:Platinum Eminent Sdn Bhd, A-0-9 Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur, Malaysia • Telephone No:03-7984 7878 • Type of Residences: Serviced Apartments
• Developer's License:14618-1/01-2019/51(L) • Validity Period:24/01/2017 – 23/01/2019 • Advertising Permit:14618-1/01-2019/51(P) • Validity Period:24/01/2017 – 23/01/2019 • Approving Authority:Majlis Perbandaran Petaling Jaya (MBPJ) • Building Plan Approval No:MBPJ/12010 0/ T/P10/11322016 • Tenure:99 years (Expiry of lease):6 October 2110 • Encumbrances:OCBC Bank (Malaysia) Bhd • Expected Date of Completion:December 2020 • Condominium Total Units:752 units • Condominium Units Selling Price:RM308,400 (min.) – RM774,540.00 (max.) • 10% discount for Bumiputera • Restrictions on land interest:The land can only be transferred, mortgaged or pledged with the permission of local authorities.

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