

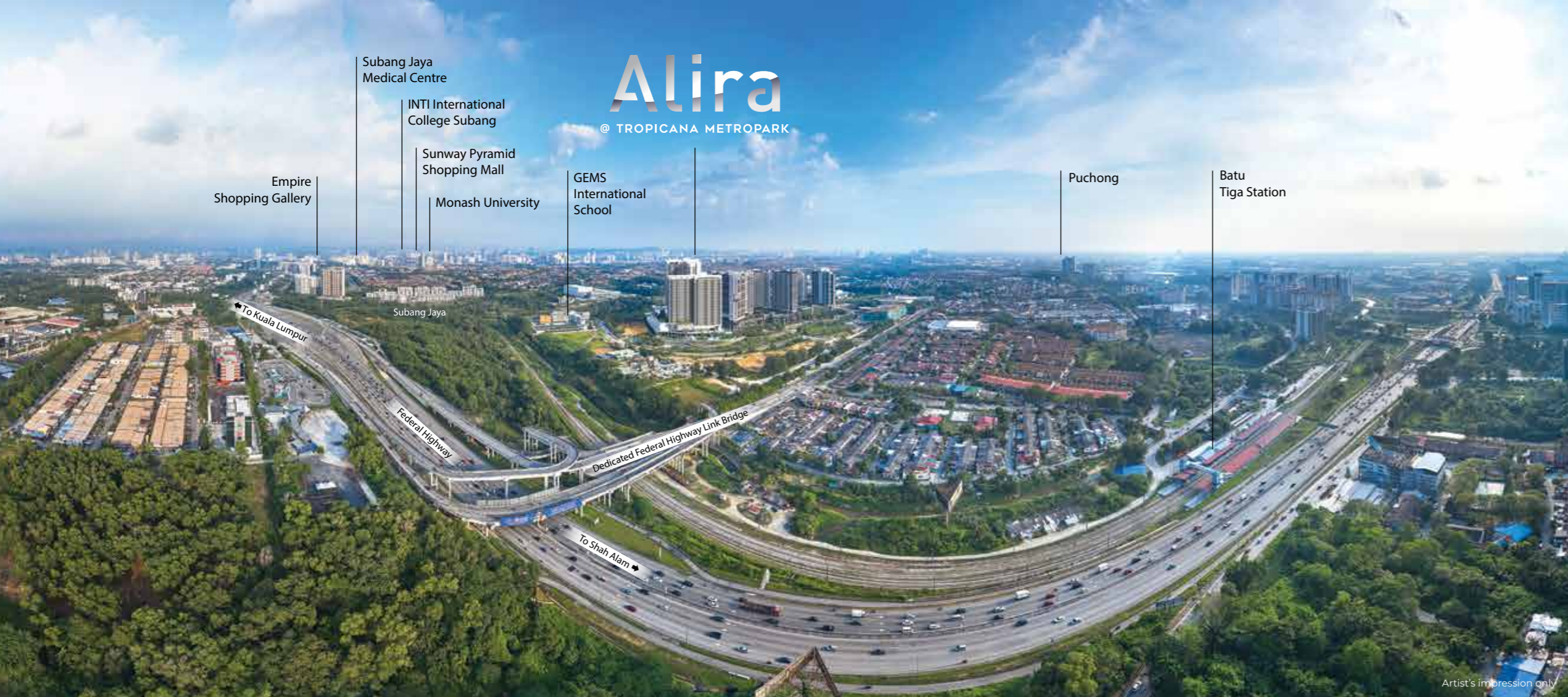
PHASE 2

Alira

@ TROPICANA METROPARK

CONTEMPORARY LIVING WITH
A RESORT EXPERIENCE

FREEHOLD



REVOLVE IN PRIME CONNECTIONS

- 8km
Kelab Golf Negara Subang
- 10km
Sunway Lagoon Theme Park
- 13km
Subang Airport
- 16km
Mid Valley Megamall
- 28km
Kuala Lumpur City Centre
- 35km
Putrajaya
- 43km
KL International Airport

ECLECTIC AND ELECTRIFYING ADDRESS

Welcome to Alira, a modern resort residence located in the heart of Metropark Subang. This freehold 88-acre integrated neighbourhood mixes thriving homes and lush greenery with significant commercial and education centres within the extended city of Subang Jaya. Combined with its own plethora of various facilities for a rich and fulfilling lifestyle, Alira is not merely a home; it is a world all its own.



DELICIOUS AND DELIRIOUS

1. Burgertory
2. Jibby & Co
3. Yemeni Corner Restaurant
4. Good Friends Restaurant & Cafe
5. Naj & Bell

1. GEMS International School
2. Taylor's University
3. Sunway University
4. INTI International College Subang
5. Monash University

SMART AND BOLD

SHOP LIKE A PRO

1. Sunway Pyramid
2. Empire Shopping Gallery
3. Subang Parade
4. Summit USJ
5. Da Men Mall
6. Citta Mall
7. AEON Big Subang Jaya
8. Main Place Mall

1. Subang Hi-Tech Industrial Park
2. Subang Jaya Industrial Estate
3. Taman Perindustrian UEP
4. Taman Perindustrian USJ1
5. UOA Business Park
6. Taipan USJ
7. Empire Tower

WORK AND VACATION

AMPLIFIED AND SIMPLIFIED YOUR LIFE

From its humble beginnings as a rubber estate in the 1970s, Subang Jaya has transformed into an essential self-contained urban centre of the Klang Valley. Currently, the city records a population of over 700,000, with projections estimating that the number will rise to over 1.5 million by 2035. Such significant growth means substantial ongoing investment in infrastructure and thus further improvement to the city's massive range of local amenities that contribute towards an attractive local lifestyle.

Subang Jaya boasts a comprehensive list of choices and opportunities for practically every aspect of life. Whether for business, dining, education, recreation or shopping, one is sure to find what they need and more in this thriving city.

PLAY AND LEARN

1. Sunway Lagoon Theme Park
2. 3K Sports Complex Subang Jaya
3. Saujana Golf & Country Club
4. Core Design Gallery
5. RC Planet

1. Sultan Abdul Aziz Shah Airport (Subang Airport)
2. KTM
 - Shah Alam
 - Batu Tiga
 - Subang Jaya
 - Setia Jaya
3. LRT
 - Ara Damansara
 - CGC Glenmarie
 - Subang Jaya
 - SS15
 - SS18
 - USJ17
4. BRT

CONNECTED AND CONTENTED

1. Federal Highway
2. KESAS Highway
3. ELITE Highway
4. LDP Highway
5. NPE Highway
6. Guthrie Corridor Expressway
7. North-South Highway

CREATIVE AND INNOVATIVE

1. Sime Darby Medical Centre
2. Sunway Medical Centre
3. iRehab Physiotherapy and Stroke Rehabilitation Centre



7:00AM
Morning run at the
9.2-Acre Central Park



10:00AM
Work or study in the
Co-Working Space

Artist's impression only



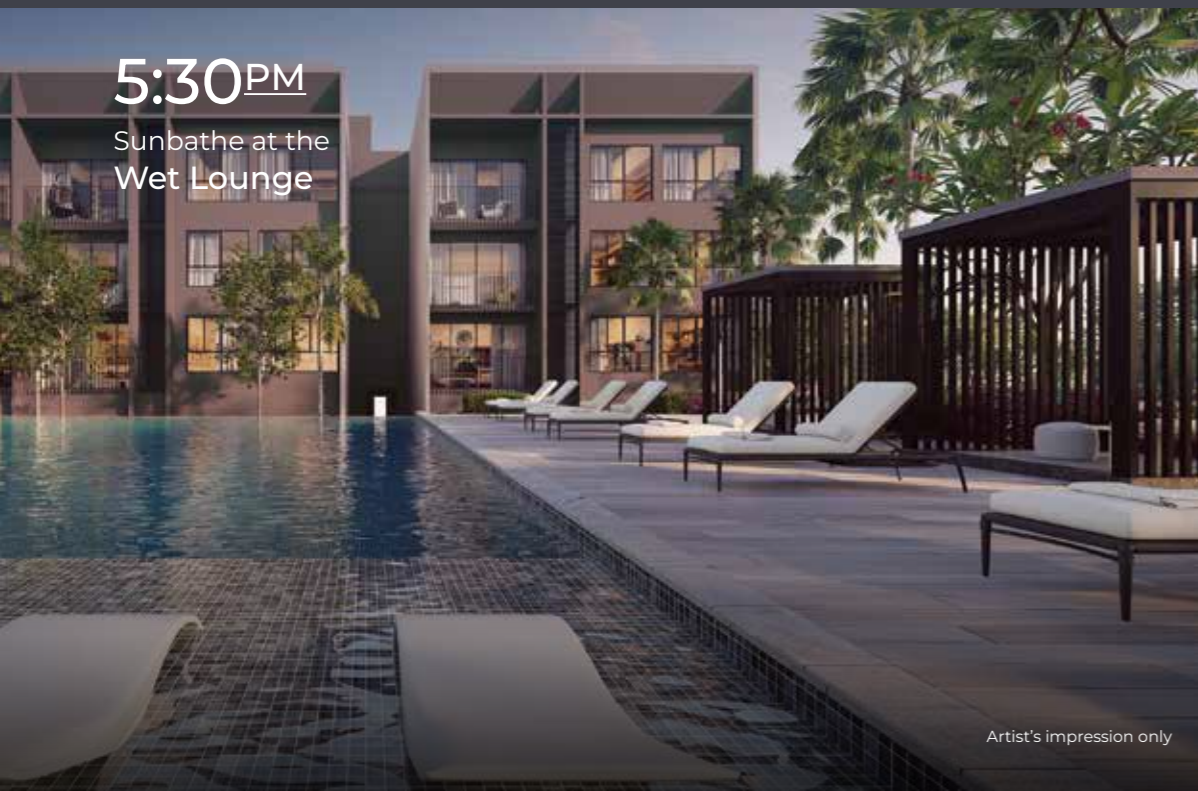
11:30AM
Take a break at the
Spa Gallery & Pavilion

Artist's impression only



SATISFYING ROUTINES FROM

SUNRISE TO SUNSET



5:30PM
Sunbathe at the
Wet Lounge

Artist's impression only



6:30PM
Chill out on the
Hanging Swing Seat

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8:15PM
Home-cooked dinner at the
Sky Gourmet Kitchen

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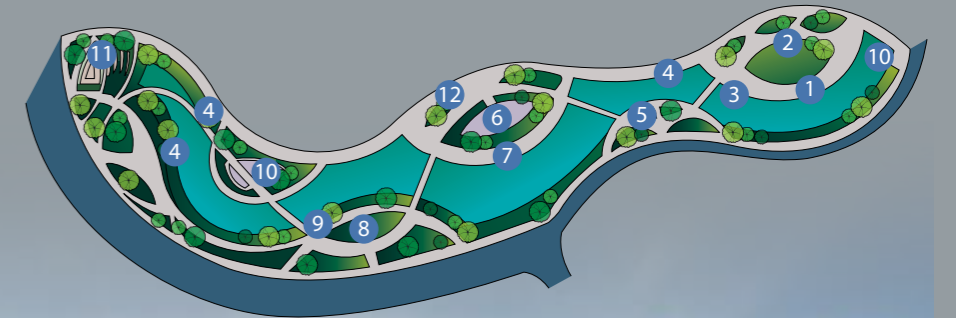
DISCONNECT AND RECONNECT



9.2-Acre
Central Park & Water Spine

A Weekend Well Spent, Brings A Week Of Content

- 1 East Promenade
- 2 Sculpted Mounds
- 3 Viewing Deck
- 4 Windmill
- 5 Reflexology Path
- 6 Children's Playground
- 7 Central Promenade
- 8 Open Lawn
- 9 West Promenade
- 10 Parcourse
- 11 Water Cascade
- 12 Bike Rack



Next to Alira Metropark Subang is the Central Park, a lush 9.2-acre green lung inspired by the Yarra River in Melbourne, crafted for leisure and recreational opportunities. It offers an ideal haven to escape the daily grind of life and savour quality moments in solitude or with family and friends.



- A secure, vehicle-free environment where children can play and grow
 - Jog, cycle or take brisk walks on the 2.8-kilometre-long pathway around the park
- Work up a healthy sweat with outdoor exercises at the Parcourse Station
 - Enjoy a soothing foot massage on the Reflexology Path
 - A Children's Playground with KOMPAN equipment for innovative and stimulating fun
 - Integrated open lawn areas that are perfect for picnics and various sporting activities
 - Child and elderly-friendly ramp-free access
- Self-sustaining green technology that keeps the park comfortable and fresh

DIVERSE SOPHISTICATION FOR COMPLETE SATISFACTION

Relax & unwind at the exclusive
Sky Gourmet Kitchen



Artist's impression only

Have fun in the
Poolside Cabana



Artist's impression only



Rimless Pool
(40m x 15m)

Artist's impression only



PHASE 1

- 1 Entrance Signage
- 2 Driveway
- 3 Entrance Feature Planting
- 4 Bomba Driveway / Grasscrete
- 5 Cafe
- 6 Co-working Space
- 7 Lobby Lounge
- 8 Management Office
- 9 Surau
- 10 Tadika / Taska

PHASE 1

- 1 Children's Playground
- 2 Parcourse
- 3 Wading Pool
- 4 Multipurpose Hall / Singing Lounge
- 5 Mini Library / Lounge
- 6 Reflexology Path
- 7 Poolside Cabana
- 8 Pool Deck
- 9 Wet Lounge (3.5m width)
- 10 Rimless Pool (40m x 15m)
- 11 Jacuzzi (8 pax)
- 12 Hanging Lounge Net
- 13 Water Feature / Overflow Channel
- 14 Gymnasium
- 15 Garden Bench
- 16 Spa Gallery & Pavilion
- 17 Tea Garden
- 18 Ip Man Corner
- 19 Rain Shower & Toilet
- 20 BBQ Deck

LEVEL
32

PHASE 1

- 1 Sky Seating Lounge
- 2 Hanging Swing Seat
- 3 Sky Garden

61 Urban Facilities

LG2

PHASE 2

- 1 Entrance Gateway to Central Park
- 2 Stepping Stone
- 3 Seating / Bench
- 4 Half Basketball Court
- 5 Badminton Court
- 6 Children's Playground
- 7 Grand Staircase (From Level 1 to LG2)
- 8 Mound
- 9 Zen Garden
- 10 Zen Garden Terrace

LEVEL
1

PHASE 2

- 11 Entrance to Grand Staircase
- 12 Pavilion
- 13 Chill-Out Deck
- 14 Garden Lobby
- 15 Night Movie Deck

LEVEL
5

PHASE 2

- 21 Futsal Court
- 22 Mini Lawn
- 23 Chill-Out Area
- 24 Garden Kitchen
- 25 Organic / Eco Farm
- 26 Sunken Seat
- 27 Mini Theatre
- 28 Event Lawn
- 29 Function Pavilion
- 30 Garden Villa
- 31 Hanging Swing Seat
- 32 Putting Green
- 33 Sunset Deck

LEVEL
29

PHASE 2

- 4 Sky Music Lounge
- 5 Sky Gallery Deck
- 6 Sky Gourmet Kitchen



Family time at the
Sky Music Lounge

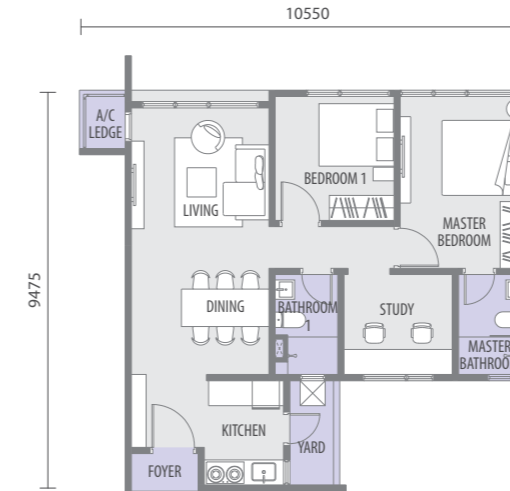
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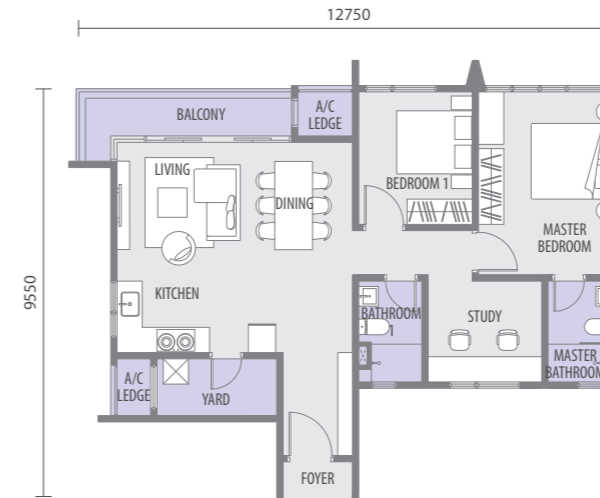
**YOUR VIBE
ATTRACTS
YOUR TRIBE**



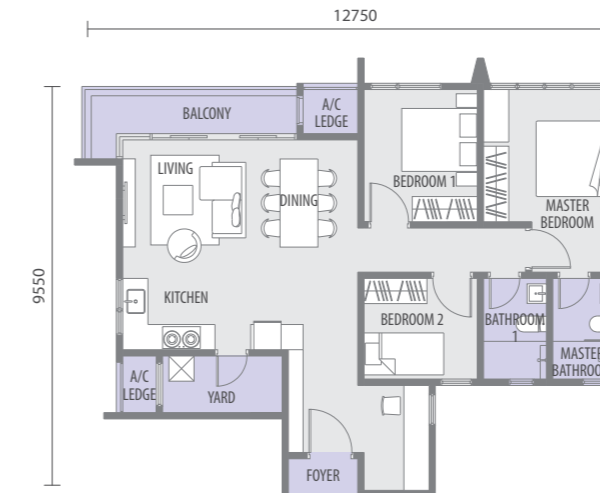
TYPE **E1 / E2** | **850 sq.ft.**
 2 + 1 Bedrooms
 2 Bathrooms



TYPE **G1 / G2** | **1,000 sq.ft.**
 2 + 1 Bedrooms
 2 Bathrooms

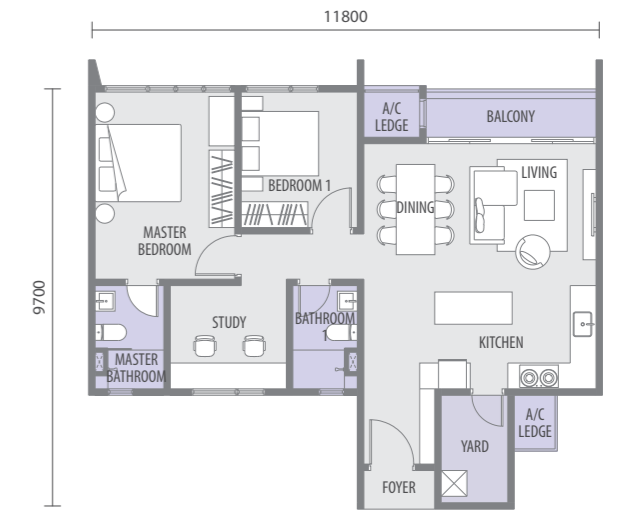


TYPE **H3 / H4** | **1,048 sq.ft.**
 3 Bedrooms
 2 Bathrooms

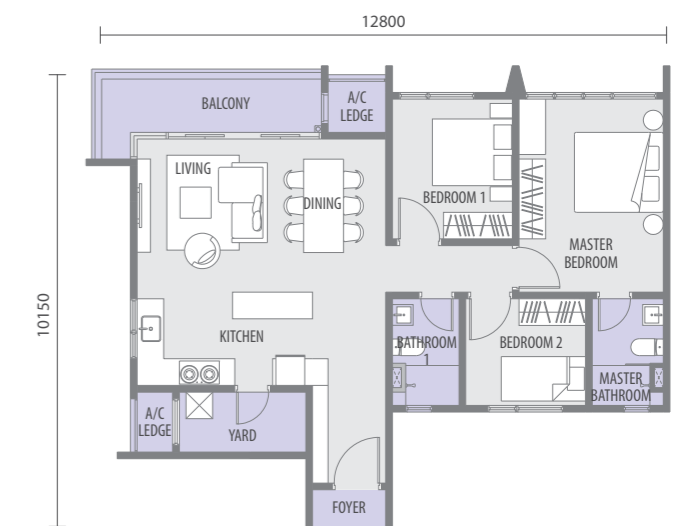


FLOOR PLAN

TYPE **F1 / F2** | **1,000 sq.ft.**
 2 + 1 Bedrooms
 2 Bathrooms



TYPE **H1 / H2** | **1,048 sq.ft.**
 3 Bedrooms
 2 Bathrooms



SPECIFICATIONS

Structure	Reinforced Concrete (R.C.) Structure	
Wall	Reinforced Concrete (R.C.) Wall or Non-load Bearing Concrete Wall or Masonry Wall or Brickwall	
Roof	Reinforced Concrete (R.C.) Roof or Metal Deck Roof	
Ceiling	Skimcoat or Plaster Board Ceiling With Paint (Where Applicable)	
Wall Finishes	External	Plaster and Paint
	Internal	Plaster or Skim Coat with Paint
	Bathrooms	Tiles
	Kitchen	Plaster or Skim Coat or Paint or Tiles On Selected Wall
Floor Finishes	Entrance Foyer, Living	Tiles
	Dining, Kitchen	Tiles
	Balcony (Where Applicable)	Tiles
	Master Bedroom, Bedrooms	Laminated Floor
	Study (Where Applicable)	Laminated Floor
	Yard (Where Applicable)	Tiles
	Air-con Ledge	Cement Render
Sanitary Installation	Sanitary Wares and Fittings	
Windows	Aluminium Framed Glass Windows	
Doors	Main Entrance	Fire Rated Door
	Living (Where Applicable)	Aluminium Framed Glass Sliding Door
	Bedrooms / Bathrooms	Flush Door
	Yard (Where Applicable)	Flush Door
	Air-con Ledge	Aluminium Door or Flush Door
Ironmongery	Quality Lockset	
Paint	External	Weather Resistant Paint
	Internal	Emulsion Paint

		Type E1, E2	Type F1, F2	Type G1, G2	Type H1, H2, H3, H4
Electrical	Light Point	15	18	18	18
	Installation Fan Point	5	5	5	5
	Power Point	10	13	13	13
	Air-conditioner Point	4	4	4	4
	Hob Point	1	1	1	1
	Hood Point	1	1	1	1
	Water Heater Point	2	2	2	2
	Door Bell Point	1	1	1	1
	Smatv Point	1	1	1	1
	Fibre Wall Socket	1	1	1	1
		Type E1, E2	Type F1, F2	Type G1, G2	Type H1, H2, H3, H4

Sanitary And Plumbing	Water Closet	2	2	2	2
	Fittings Basin	2	2	2	2
	Shower	2	2	2	2
	Hand Bidet	2	2	2	2
	Toilet Roll Holder	2	2	2	2
	Kitchen Sink	1	1	1	1
	Kitchen Tap	1	1	1	1
	Water Tap	1	1	1	1

Note : The Developer shall, at its own cost and expense install or construct all of the items listed above in accordance with the description set out save for the item.



Artist's impression only