

The background features a soft, multi-colored gradient transitioning from light blue at the top to warm orange and red at the bottom. A large, translucent dragonfly is positioned diagonally across the frame, with its head and thorax in the upper left and its abdomen extending towards the lower right. The dragonfly's wings are detailed with fine white lines and a pattern of small white dots, giving it a delicate, ethereal appearance. The overall composition is artistic and modern.

ARICIA
RESIDENCES
SUNGAI BESI

An Urban Oasis Awaits

Nestled within 4km of Kuala Lumpur's vibrant heart, Aricia is an exquisite high-rise property inspired by the delicate beauty of butterflies.

Designed for new future and ideal home for next generation. Aricia embodies the perfect blend of convenience and sophistication.

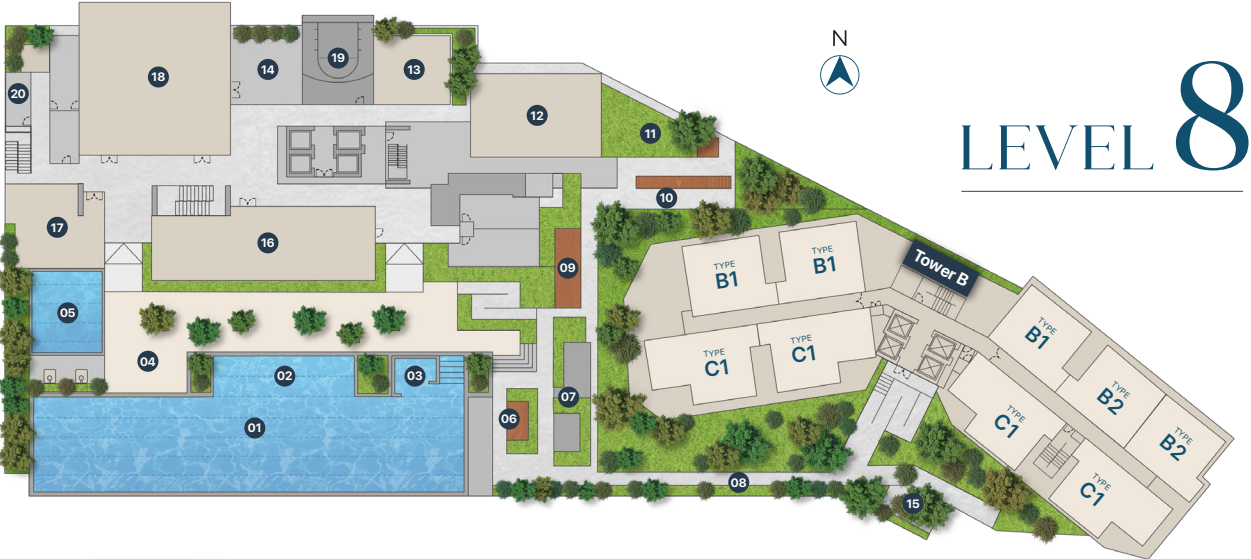
Its strategic location makes it a desirable residence offers combines elegance with convenience and connectivity.

 Freehold Residence	 Strategic Location	 Smart Home System	 Duplex Living From 1,410 sq.ft
 Kitchen Fitted by SIGNATURE	 Family-Friendly Residences	 Pet-Friendly Facilities	 GreenRe Certified Building

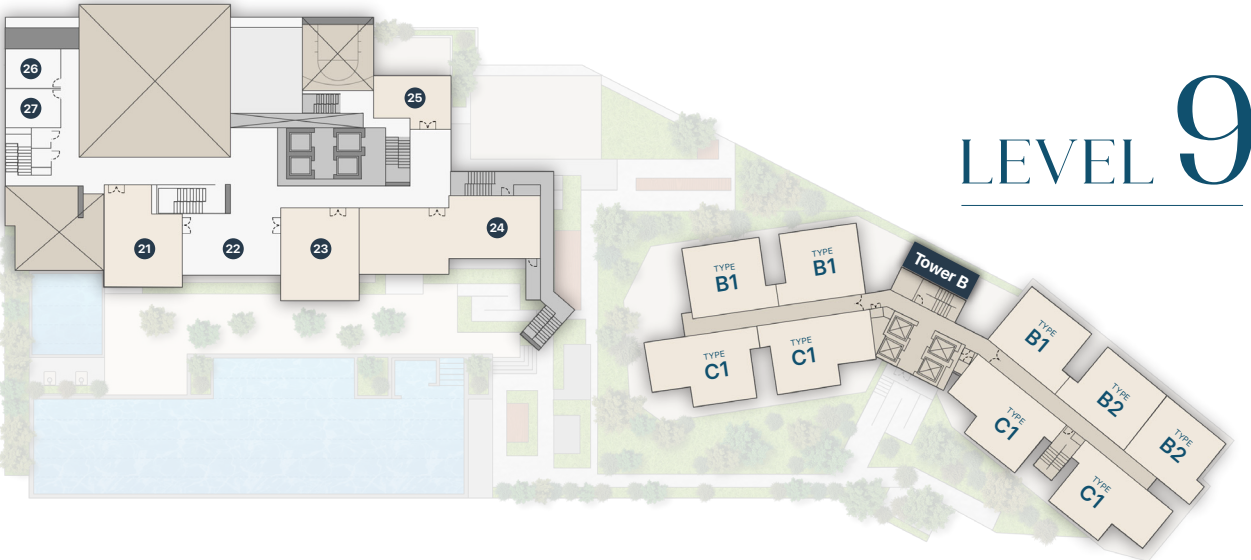


* Artist's impression

Facilities Plan



LEVEL 8



LEVEL 9

LEVEL 8

- 01 50m Infinity Swimming Pool
- 02 Sunken Wet Lounge
- 03 Jacuzzi
- 04 Pool Deck
- 05 Wading Pool
- 06 Cabana
- 07 Seating Lounge
- 08 Covered Walkway
- 09 Parcourse
- 10 Reflexology Path
- 11 Play Lawn
- 12 Children's Playground
- 13 BBQ Deck & Dining Area
- 14 Pre-Function Deck
- 15 Pocket Garden
- 16 Gymnasium
- 17 Indoor Play Gym
- 18 Badminton Court / Pickleball Court / Multi-Purpose Hall
- 19 Hoop Court
- 20 Nursing Room

LEVEL 9

- 21 Music Lounge
- 22 Outdoor Deck
- 23 Games Room
- 24 Co-Working Lounge
- 25 Function Room
- 26 Surau (Female)
- 27 Surau (Male)



* Artist's impression

Transform Your Life at Aricia

At Aricia, urban living seamlessly intertwines with tranquility, crafting a lifestyle that is both dynamic and fulfilling. Here, elegance and serenity converge, welcoming all to a new chapter in a remarkable home.

Within the confines of Aricia, a balanced lifestyle flourishes. Generously crafted residences offer a haven of tranquility, inviting residents to unwind and recharge amidst lush landscapes and contemporary amenities.

Immerse yourself in a community that supports aspirations, cultivating an atmosphere where achieve your dreams.

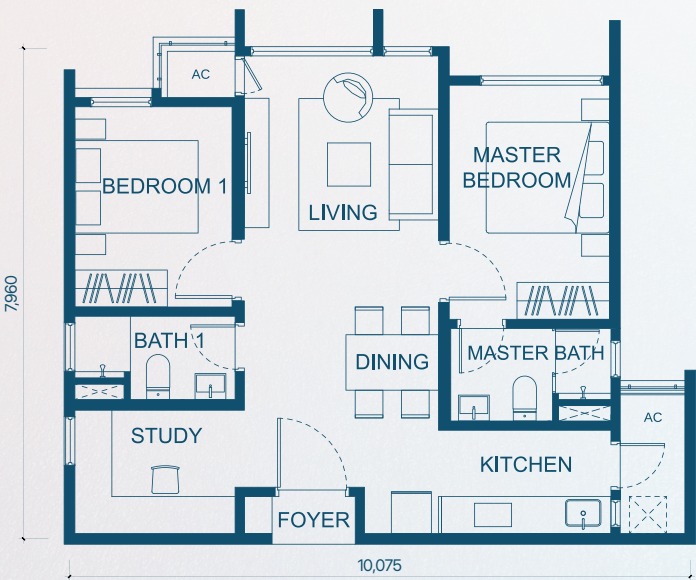
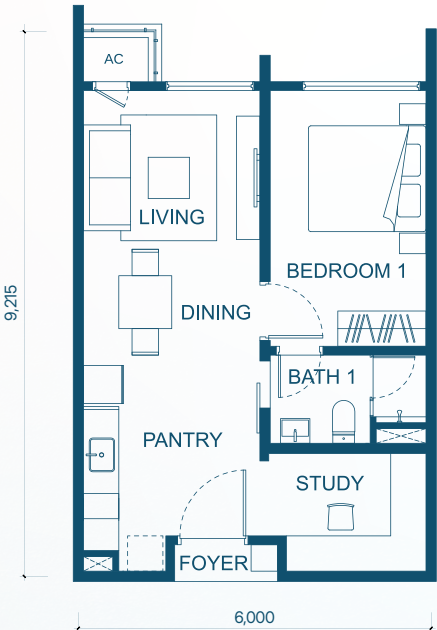
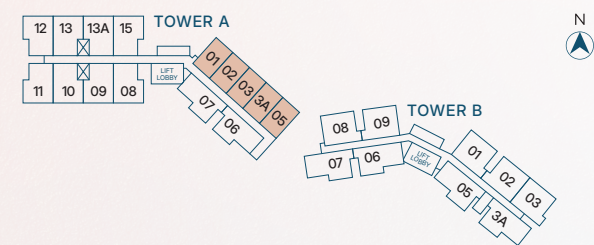


* Artist's impression

TYPE A1

550 sq. ft.

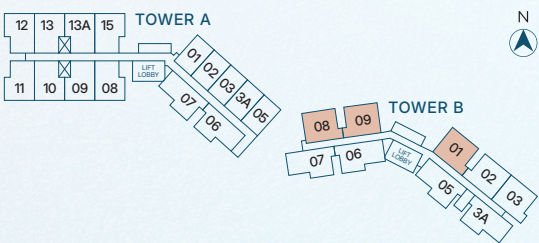
1+1 bedrooms
1 bathroom



TYPE B1

757 sq. ft.

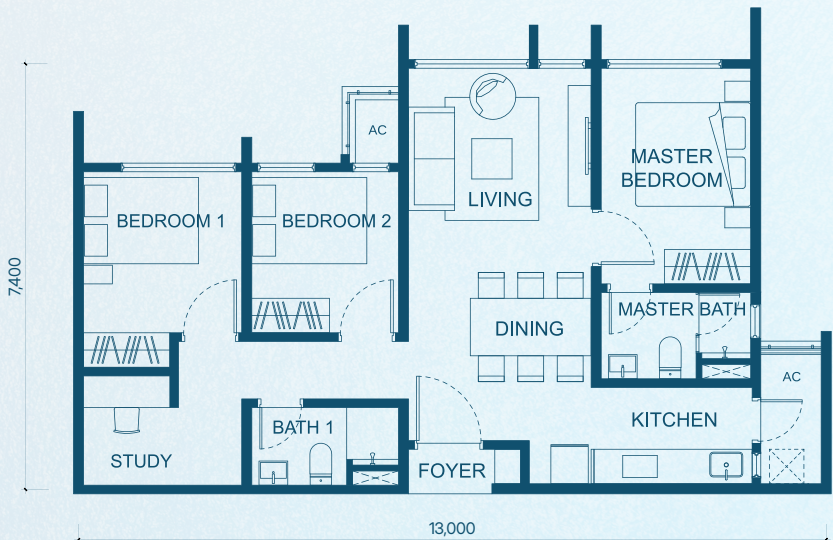
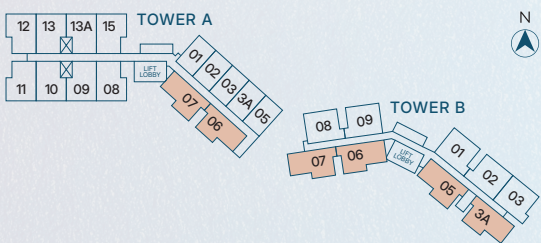
2+1 bedrooms
2 bathrooms



TYPE C1

872 sq. ft.

3+1 bedrooms
2 bathrooms

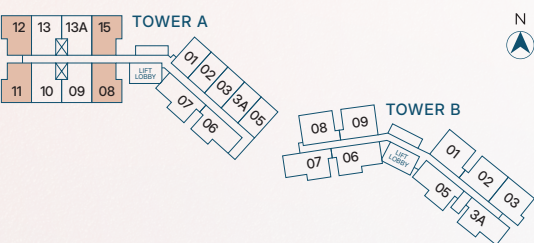


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The floor and unit numbering shown in this drawing is solely for the purposes of the Sale and Purchase Agreement and do not reflect the actual address. We assume no liability whatsoever in connection with the actual address, naming and/or numbering to be assigned by the relevant authority at the appropriate stage.

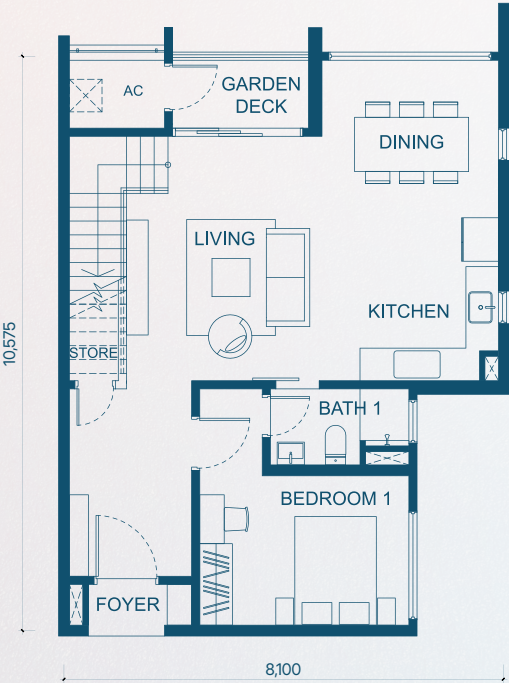
TYPE D1 Duplex

1,410 sq. ft.

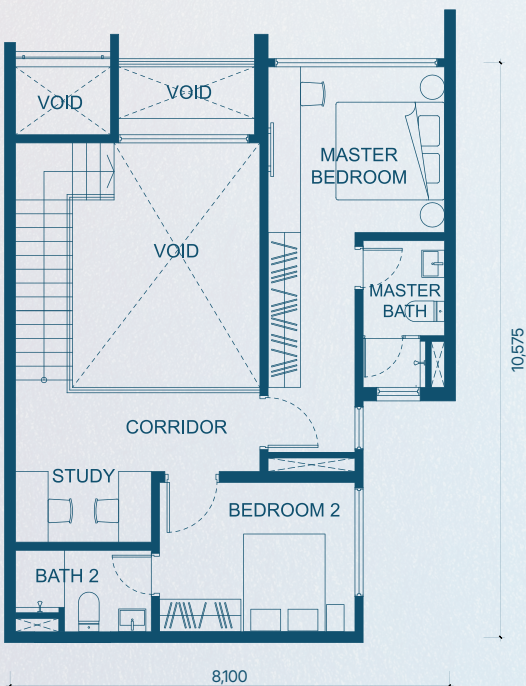
3+1 bedrooms
3 bathrooms



Lower Floor



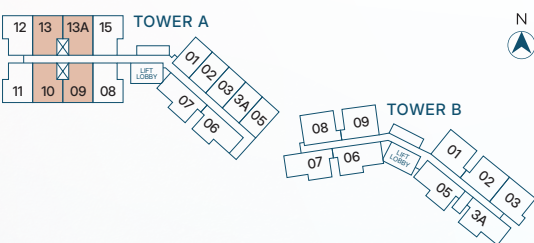
Upper Floor



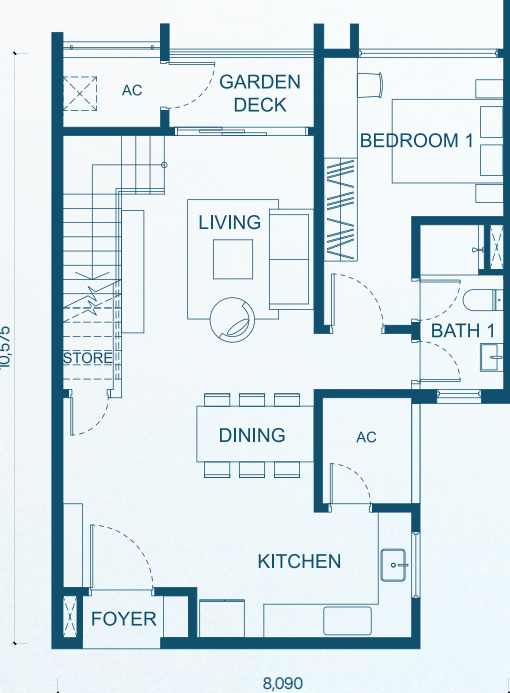
TYPE D2 Duplex

1,420 sq. ft.

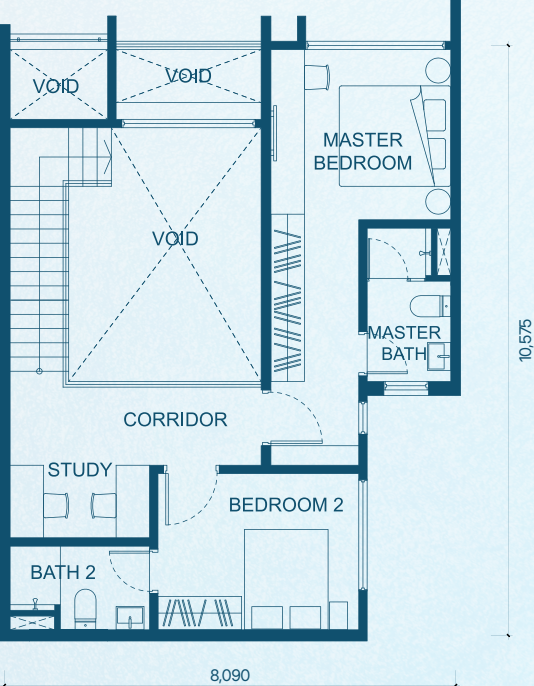
3+1 bedrooms
3 bathrooms



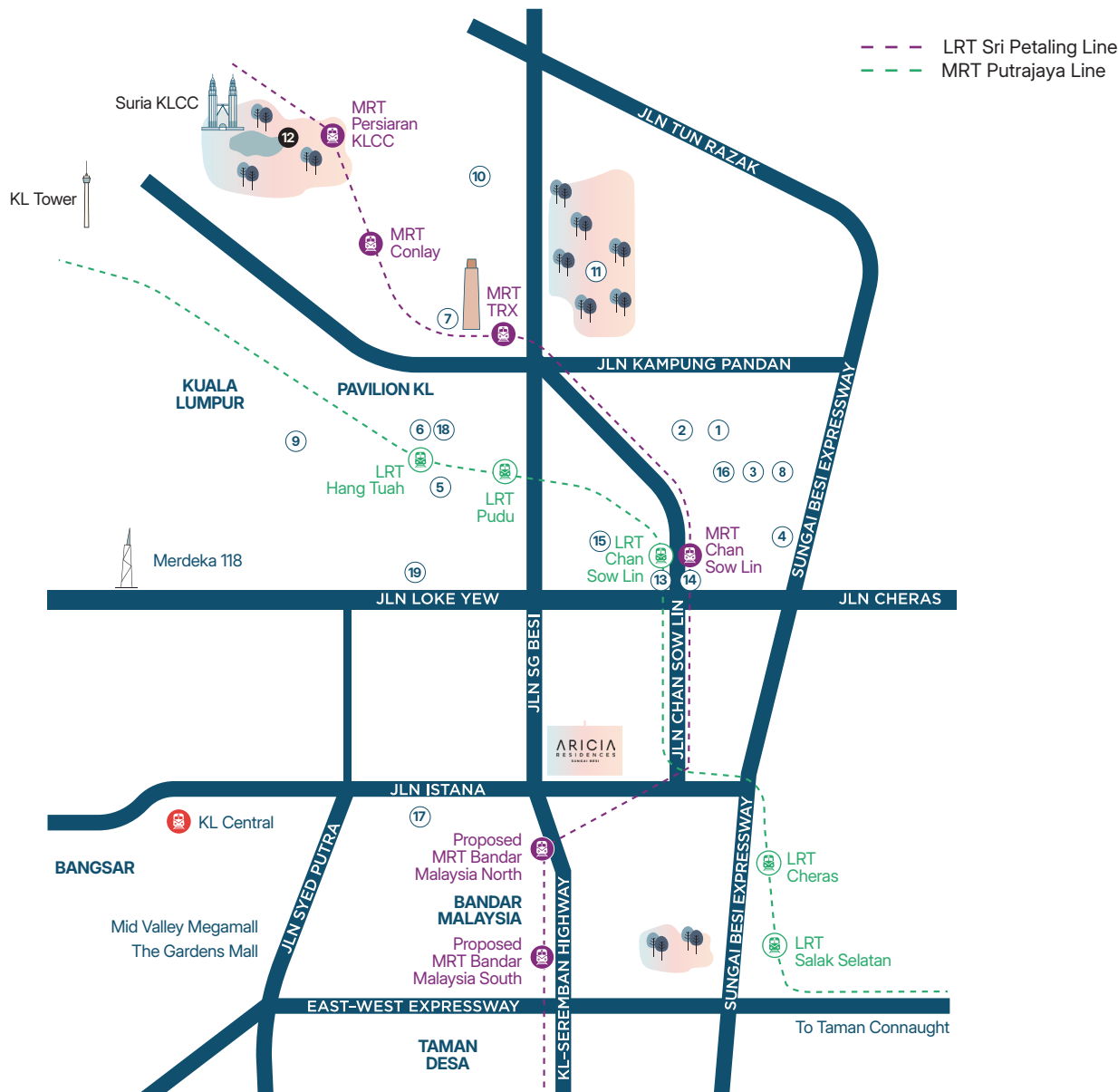
Lower Floor



Upper Floor



Site Location



SHOPPING & ENTERTAINMENT

- 1 2.4km IKEA Cheras
- 2 2.7km MyTown Shopping Centre
- 3 2.8km Sunway Velocity Mall
- 4 3.2km AEON Mall Taman Maluri
- 5 3.4km LaLaport Bukit Bintang City Centre
- 6 3.8km Berjaya Time Square
- 7 4.3km The Exchange TRX

HIGHWAYS

Sungai Besi Expressway
KL - Seremban Highway
East-West Expressway

MEDICAL CARE

- 8 3.7km Sunway Medical Centre Velocity
- 9 4.9km Tung Shin Hospital
- 10 5.4km Prince Court Medical Centre

RECREATION

- 11 4.1km The Royal Selangor Club
- 12 5.1km KLCC Park

PUBLIC TRANSPORTATION

- 13 1.3km LRT Chan Sow Lin
- 14 1.6km MRT Chan Sow Lin

EDUCATION

- 15 1.4km Imperial Int'l College
- 16 2.6km Sunway College @ Velocity
- 17 3.0km Alice Smith Int'l College
- 18 3.9km BERJAYA University College
- 19 4.0km Tsun Jin High School



Smart lifestyle,
signature design



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