



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.

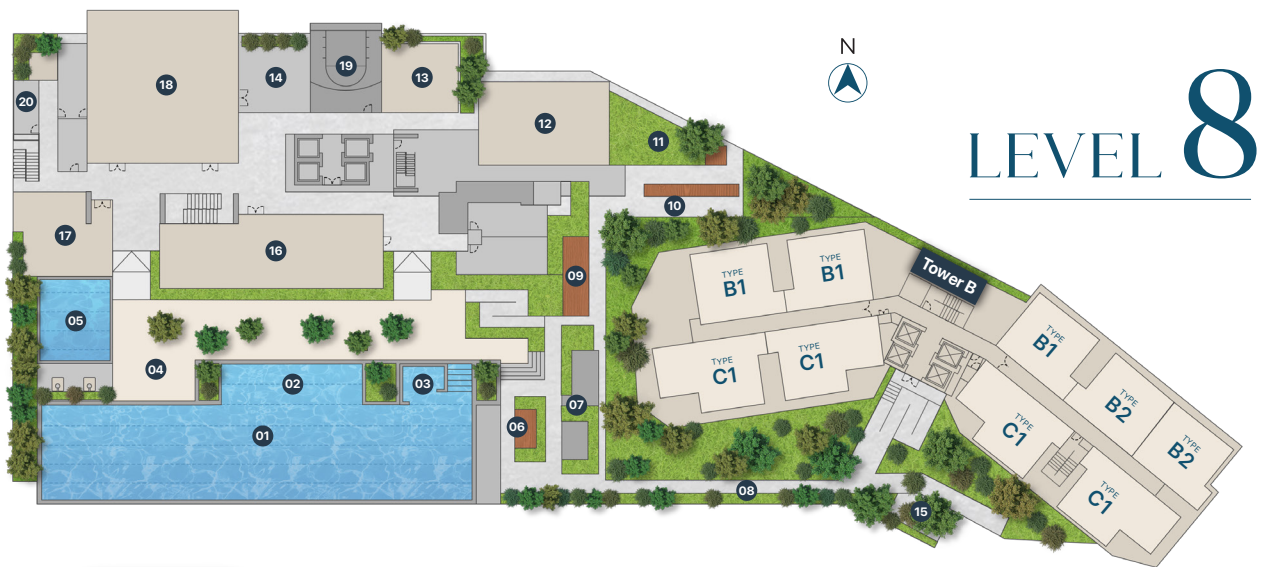
Its strategic location makes it a desirable residence offers combines elegance with convenience and connectivity.

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

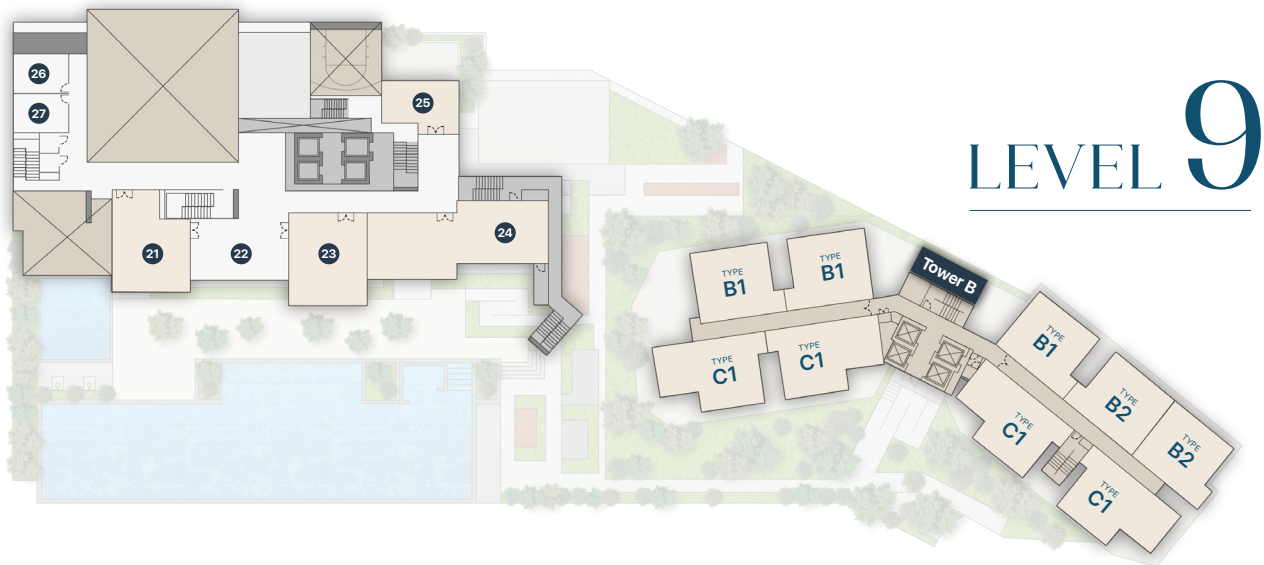


\* Artist's impression

# 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.

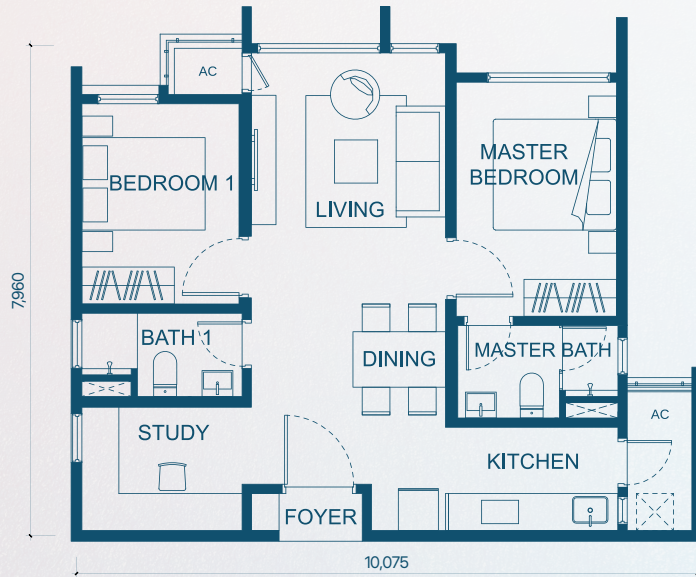
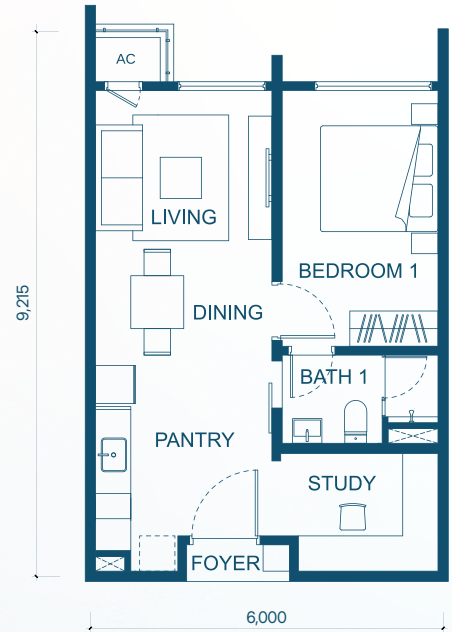
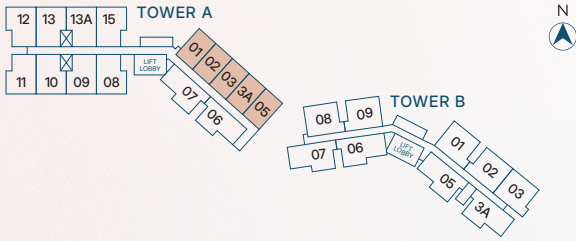


\* Artist's impression

# TYPE A1

## 550 sq. ft.

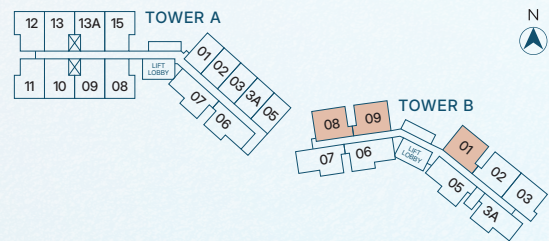
1+1 bedrooms  
1 bathroom



# TYPE B1

## 757 sq. ft.

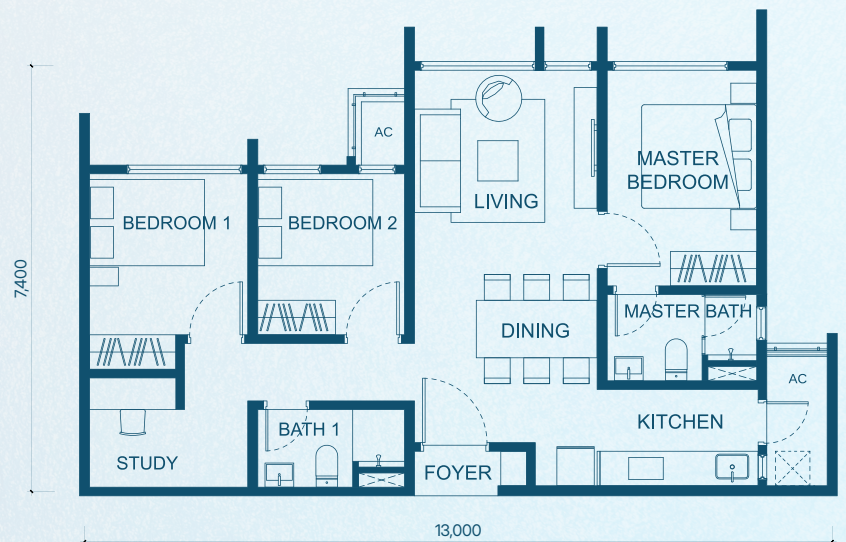
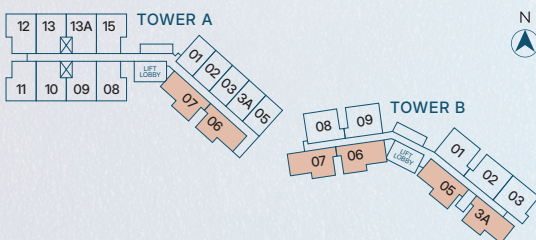
2+1 bedrooms  
2 bathrooms



# TYPE C1

## 872 sq. ft.

3+1 bedrooms  
2 bathrooms



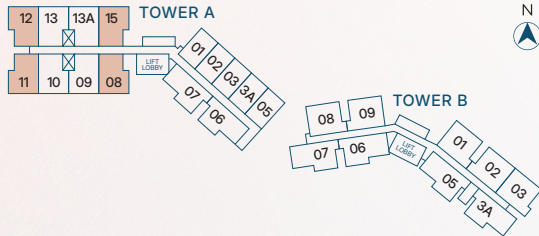
DISCLAIMER:  
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The floor and unit numbering shown in this drawing is solely for the purposes of the Sale and Purchase Agreement and do not reflect the actual address. We assume no liability whatsoever in connection with the actual address, naming and/or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

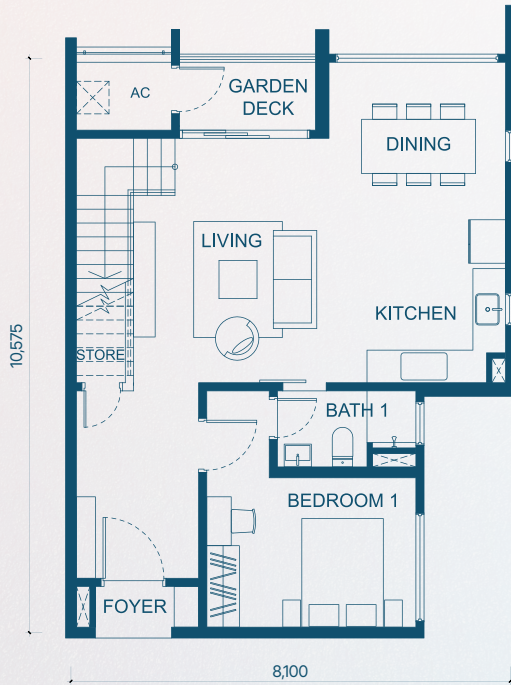
# TYPE D1 Duplex

## 1,410 sq. ft.

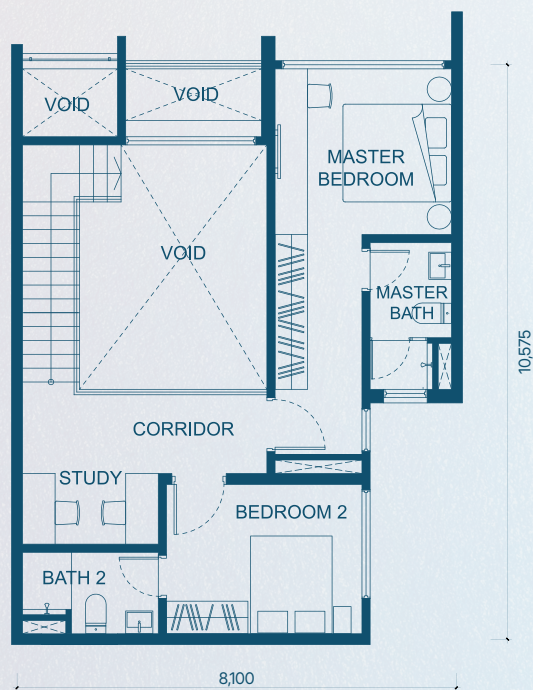
3+1 bedrooms  
3 bathrooms



Lower Floor



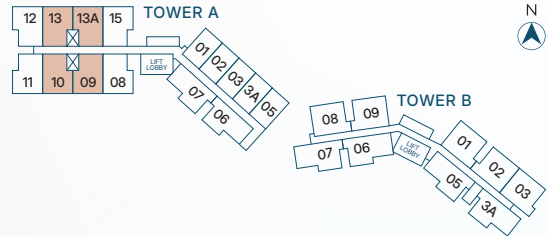
Upper Floor



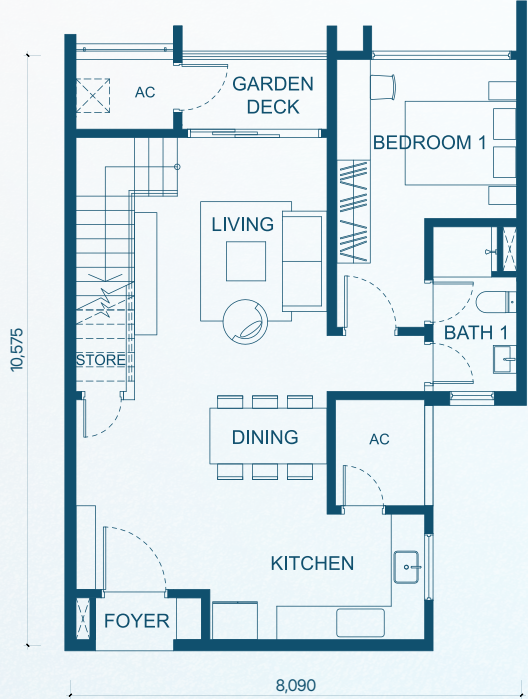
# TYPE D2 Duplex

## 1,420 sq. ft.

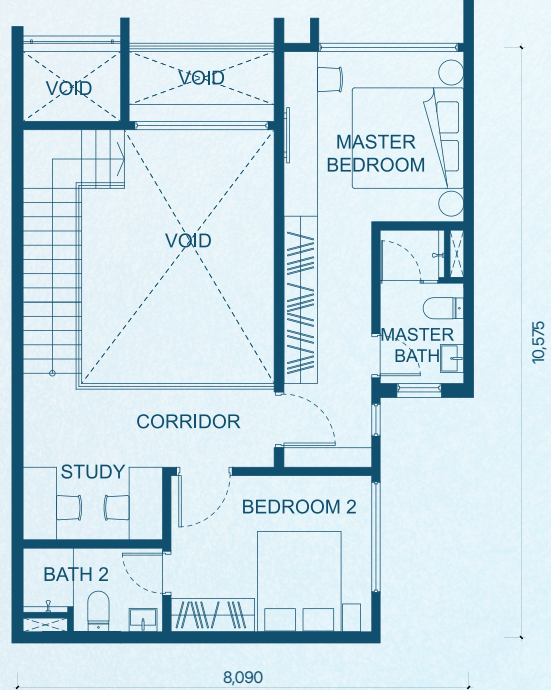
3+1 bedrooms  
3 bathrooms



Lower Floor



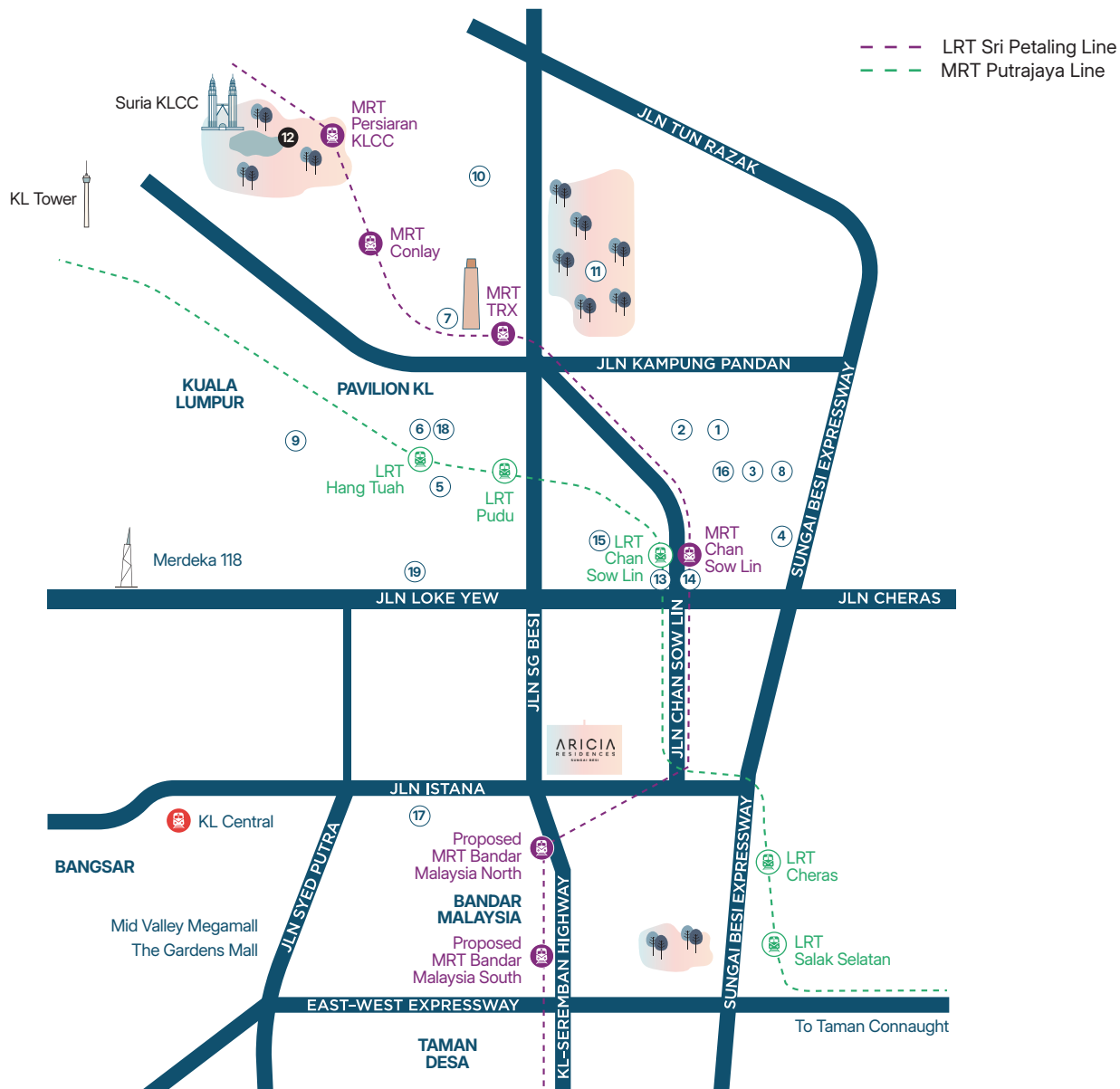
Upper Floor



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# 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



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signature design



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