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Developed By :



**ADS Projek Sdn Bhd** (1021828-M)  
A member of TRC Synergy Bhd Group of Companies

B2-G-01, Blok B2  
Meritus @ Oasis Corporate Park  
No. 2, Jalan PJU 1A/2, Ara Damansara,  
47301 Petaling Jaya,  
Selangor Darul Ehsan.

A Joint Venture :



**Prasarana Malaysia Berhad**  
(Formerly known as Syarikat Prasarana Negara Berhad)

Developer: ADS Projek Sdn. Bhd. (1021828-M) | Property Type: Serviced Apartment | Developer License No.: 19878-1/02-2022/0115(L) | Validity: 11/02/2020 – 10/02/2022 | Sales & Advertising Permit No.: 19878-1/02-2022/0115(P) | Validity: 11/02/2020 – 10/02/2022 | Approval Authority : MBPJ | Building Plan Ref. No.: MBPJ/120100/T/P10/1134/2018(8) | Land Tenure: Freehold | Expected Completion Date: December 2021 | Land Encumbrances: Nil | Total Unit: 468 | Price: (min) RM 584,000 – (max) RM1,278,000 | Bumiputera Discount: Nil

All illustrations are artist's impressions and such illustrations may differ from the actual final presentation of the unit and area and are subject to change. The lifestyle and presentation and the show units' interior design and decoration depicted herein are a mere suggestion and cannot form part of an offer or contract. The implementation of the depicted lifestyle and presentation depends on collective agreement of all owners to contribute towards the set-up, maintenance of necessary fittings or accessories of respective facilities and provision of the relevant lifestyle services.

PERLA  
ARA SENTRAL





# PERLA

## The Crowning Jewel

The simple yet sophisticated name, Perla, draws inspiration from ‘pearl’ in Italian. Symbolising purity and opulence, the pearl embodies a lifestyle of grandeur amidst treasured moments. Abounding in spaces infused with effortless elegance and charm, Perla is truly a precious gem worthy of tasteful modern living.

Strategically sited in the heart of Ara Damansara, Perla promises to unfold a brilliant new verve of contemporary urbanity – one embraced by transit-oriented convenience, all-encompassing lifestyle components and enriching future growth.





Corporate Tower  
(Future Development)

Hotel  
(Future Development)

Serviced Apartment  
(Future Development)

PERLA  
ARA SENTRAL

# The Place That Takes You Places

Step up to the lifestyle of desire, at the heart of urbanity and connectivity.

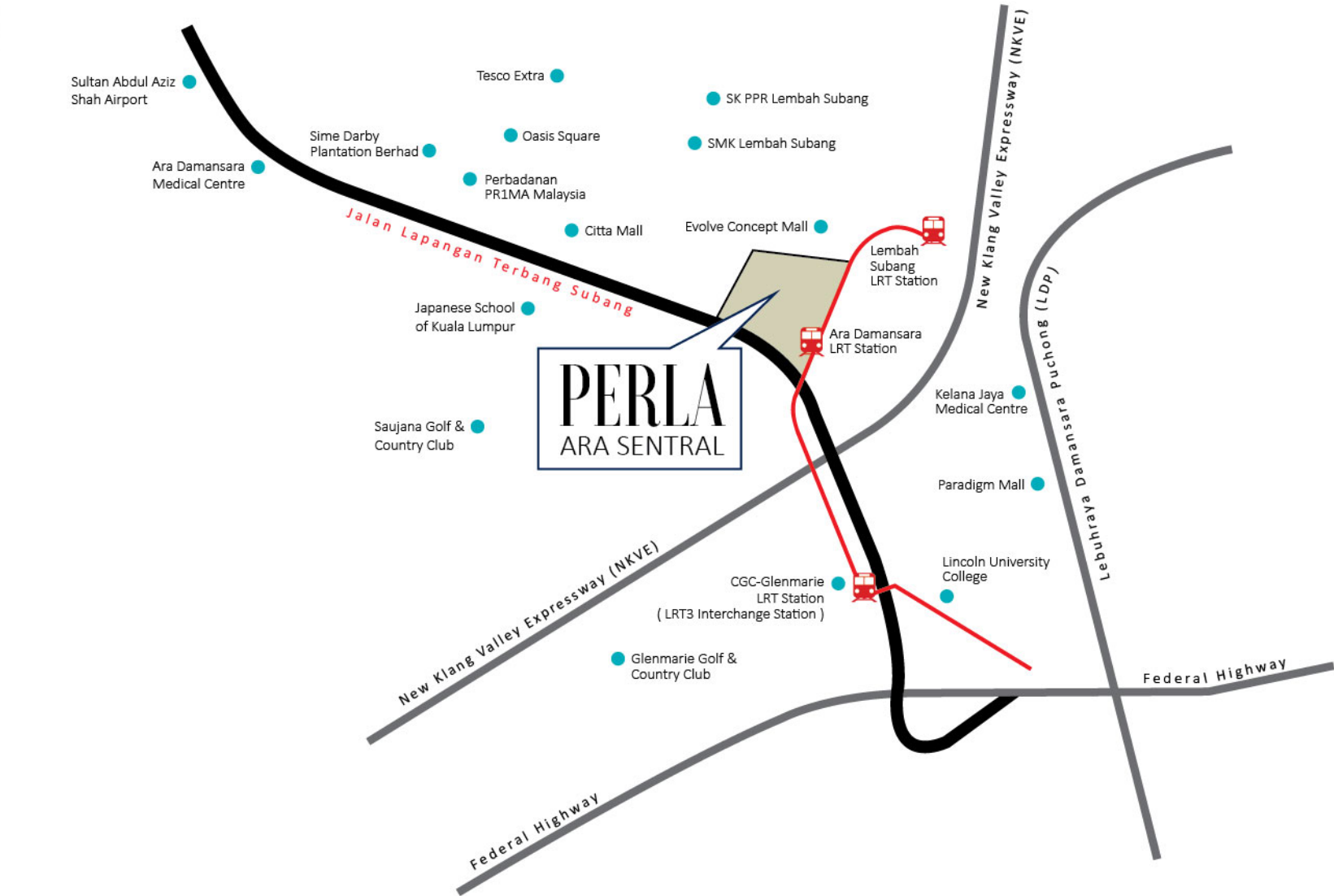
Ara Sentral unfolds a vibrant hub of everyday ease, centred around direct integration to LRT station, strategic proximity to various amenities as well as leisure, business and residential components converged in one space.

Embrace a car-free lifestyle with an LRT station at your doorstep, plus numerous public transport facilities nearby, and come home to a cosy sanctuary designed for the discerning city dweller.

It all adds up a definitive new way of living that keeps you on the go, yet close to home.



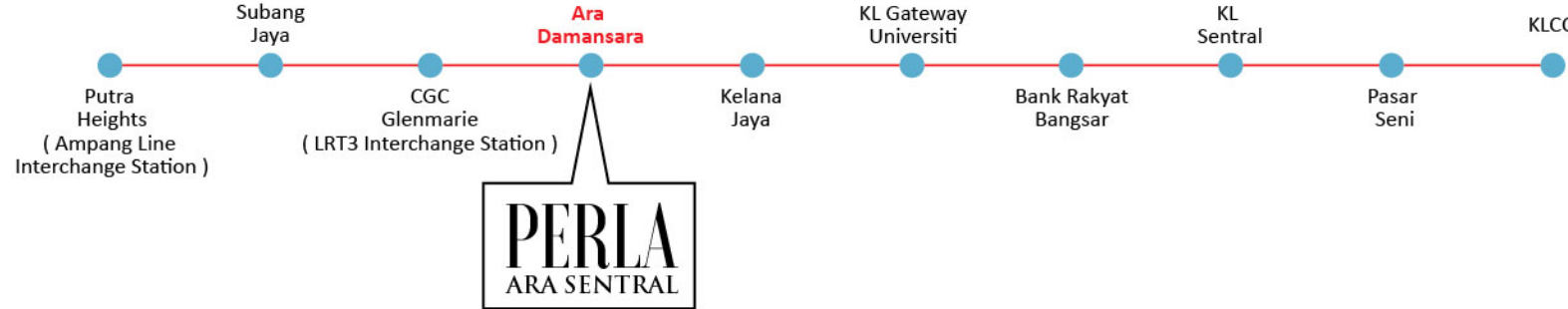
# Close To The City, Close To Every where



 Kelana Jaya LRT Line  LRT Station

Connectivity is key to a life of comfort and convenience. Perla sits in close proximity to a myriad of prominent landmarks such as schools, colleges, healthcare centres and shopping malls, ensuring that all your daily and family needs are within reach. All this in addition to unrivalled LRT accessibility straight from home.

# Excellent LRT Connectivity



## Nearby Amenities

### Education :

- SMK Lembah Subang 1km
- SK PPR Lembah Subang 1.1km
- Lincoln University College 2km
- Japanese School of Kuala Lumpur 2.6km

### Healthcare :

- Kelana Jaya Medical Centre 1.2km
- Ara Damansara Medical Centre 3.6km

### Recreation :

- Saujana Golf & Country Club 2.9km
- Kelab Golf Negara Subang 3.5km
- Glenmarie Golf & Country Club 7km

### Leisure & Lifestyle :

- Evolve Concept Mall 0.3km
- Citta Mall 1.3km
- Tesco Extra Ara Damansara 2.9km
- Oasis Square 3.3km
- Paradigm Mall 4km
- Giant Mall Kelana Jaya 4km

### Airport :

- Sultan Abdul Aziz Shah Airport (Subang Skypark) 5.4km



# Embraced By Transit Oriented Convenience

Nestled within the all-encompassing development of Ara Sentral, Perla caters to modern urban needs of getting about in ease. Step out to LRT station linked directly to home, enabling you to travel around the city without hassles of parking or traffic.

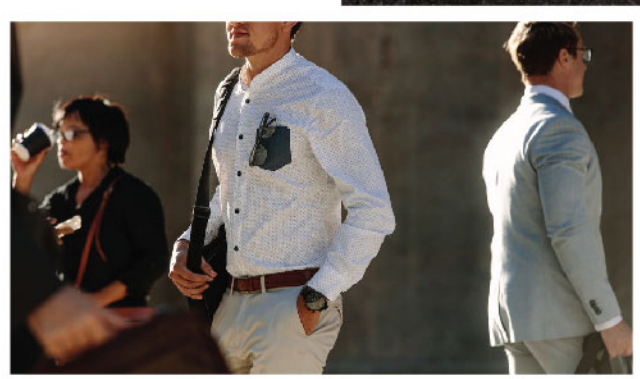




# Contemporary Facilities For Charismatic Lifestyles



As you step through the impressive façade of Perla, a sublime elegance welcomes you to a place of manifold captivations. The subtle brilliance of contemporary style, interweaved delicately with soothing touches of nature provide an ideal backdrop for engaging every facet of modern living.







## A Splash Of Daily Indulgence



Here, quality time spent on yourself or with loved ones is designed as a riveting daily affair. The recreation area offers a variety of aquatic-themed facilities, including a leisure pool, wading pool and exquisite water features. An infusion of shady trees and lights completes a rejuvenating Zen-like ambience for your personalised moments of bliss.





# A Step To Enriched Living



A well-balanced lifestyle of fitness and activity begins right at home. Enjoy an energising work-out with a view at the sky gym, or have fun kicking about with a game of sepak takraw. The playground area also offers ample space for jogging, brisk walks or fun exercise with family, friends and neighbours.







## A Breeze Of Pure Imagination



Escape to the solitude of nature's calming presence, where lush green pockets, gentle breezes and vast open skies surround you. A breath of fresh air awaits at the Alphabetical Garden and Maze Garden, where educational elements co-exist in perfect harmony with natural splendour. Then lie back with a good book and take in a gorgeous sunset view at the picturesque Hammock Garden..





# A Space For Inspiring Growth



Cosy yet contemporary, functional yet fascinating. Each living space at Perla exudes an intricate balance of style and substance, combining basic needs for living with an alluring vibe that makes it all worthwhile. The thoughtful use of tones, surfaces and architecture comes together to create a home that you'll fall in love with all day, every day.





# A Seamless Fit Tailored For You



Whether you're a family of four, a new couple or a single dweller, Perla offers a multitude of built-ups catering to your personalised take on sophisticated living. Choose from medium or larger sizes, each fashioned with practical comfort and flexibility to define your very own modern dream sanctuary.





# Facilities



01 Shelter

02 Therapeutic Garden

03 Reflexology Path

04 Picnic Lawn

05 Alphabetic Garden

06 Maze Garden

07 Surau

08 Function Room

09 Reading Room

10 Convenience Store (private owned)

11 Flexi Court

12 Fitness Stations (outdoor gym)

13 Gymnasium

14 Changing Room & Toilet

15 Wading Pool

16 Swimming Pool

17 Playground

18 Cafeteria (private owned)

19 Management Office

20 Multimedia Room

21 Yoga / Taichi Deck

22 Hammock Garden

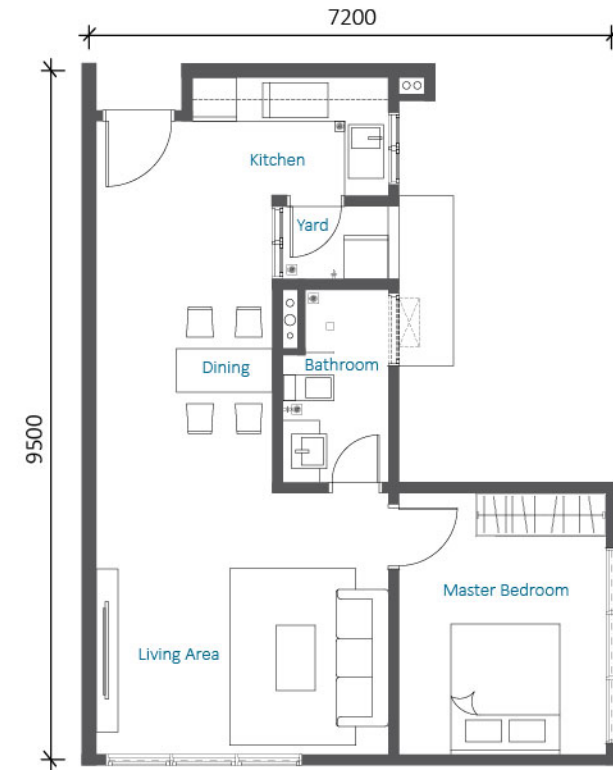
23 Seating Area

24 Outdoor Shower



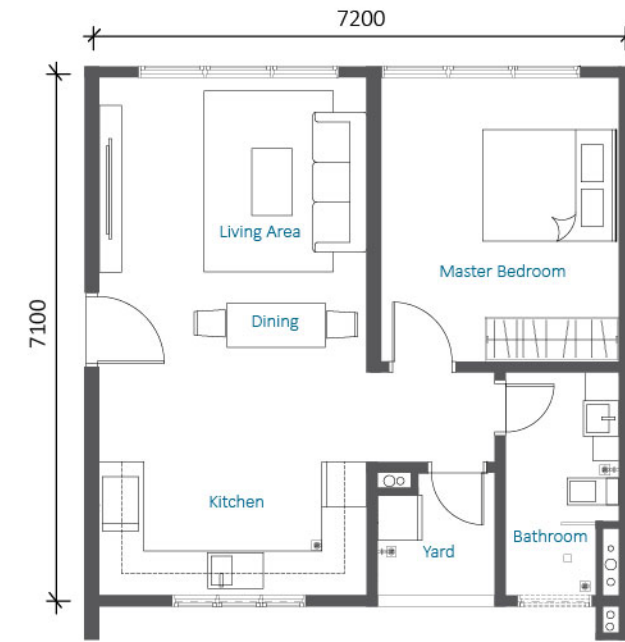
# Type B1

Built Up : 551 sq. ft.  
Room : 1  
Bathroom : 1



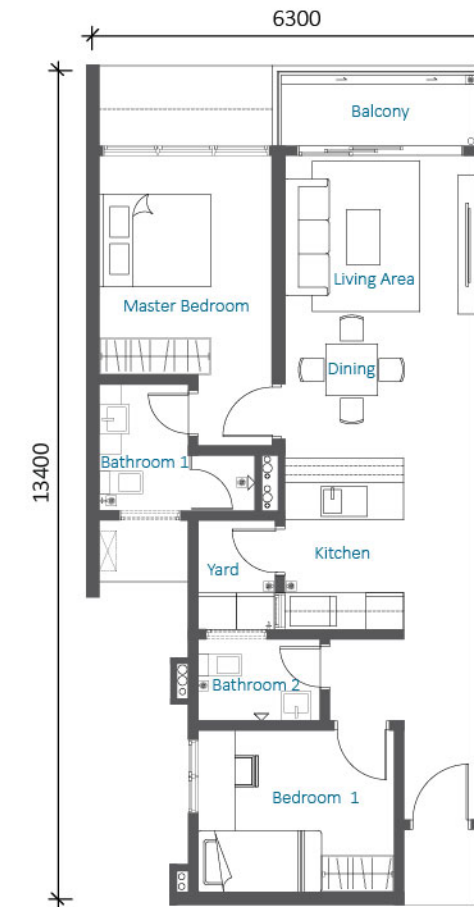
# Type B2

Built Up : 550 sq. ft.  
Room : 1  
Bathroom : 1



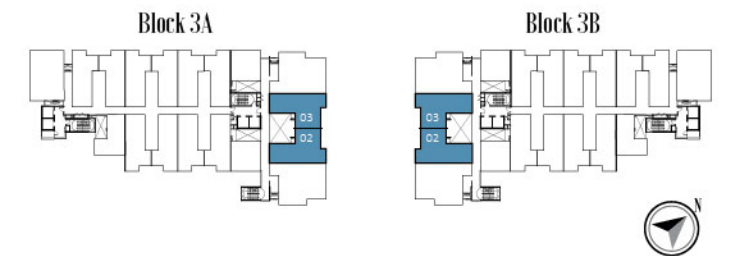
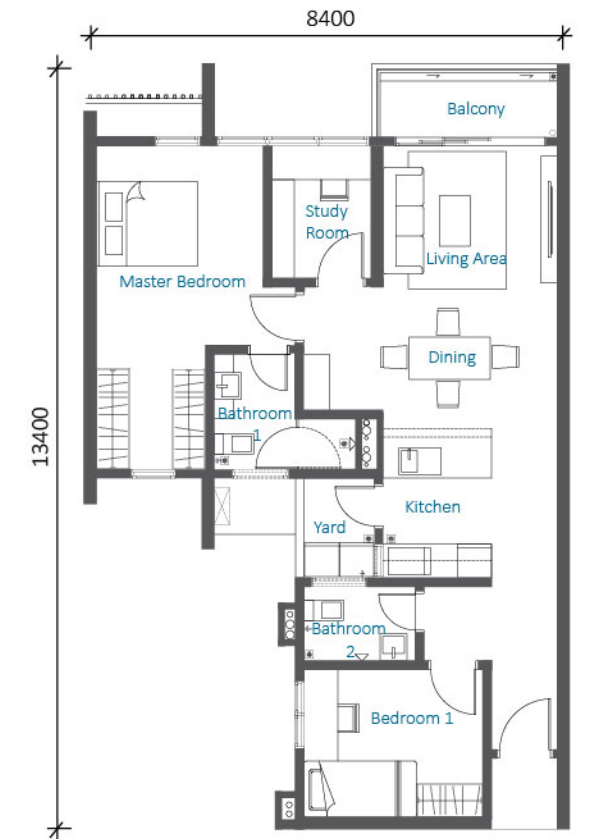
# Type C1

Built Up : 759 sq. ft.  
Room : 2  
Bathroom : 2



# Type C2

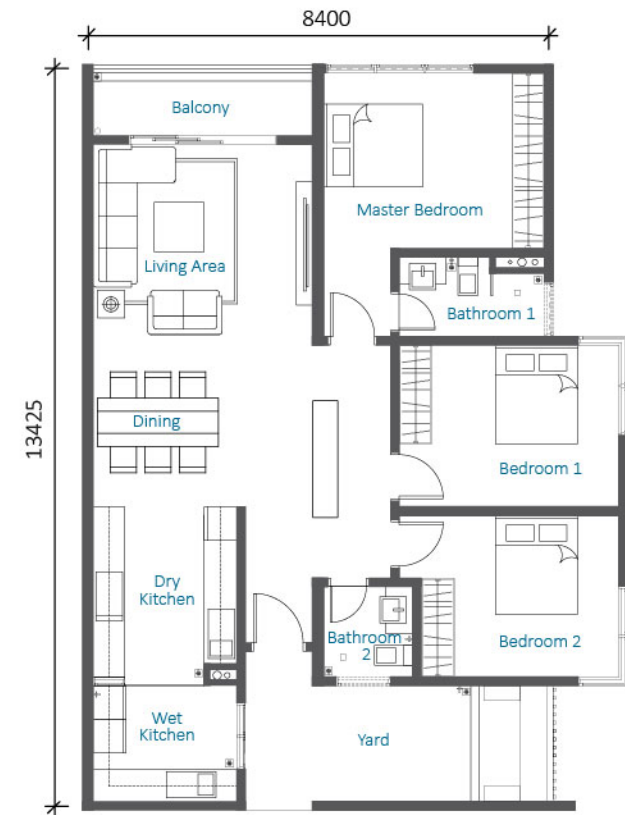
Built Up : 892 sq. ft.  
Room : 2 + 1  
Bathroom : 2





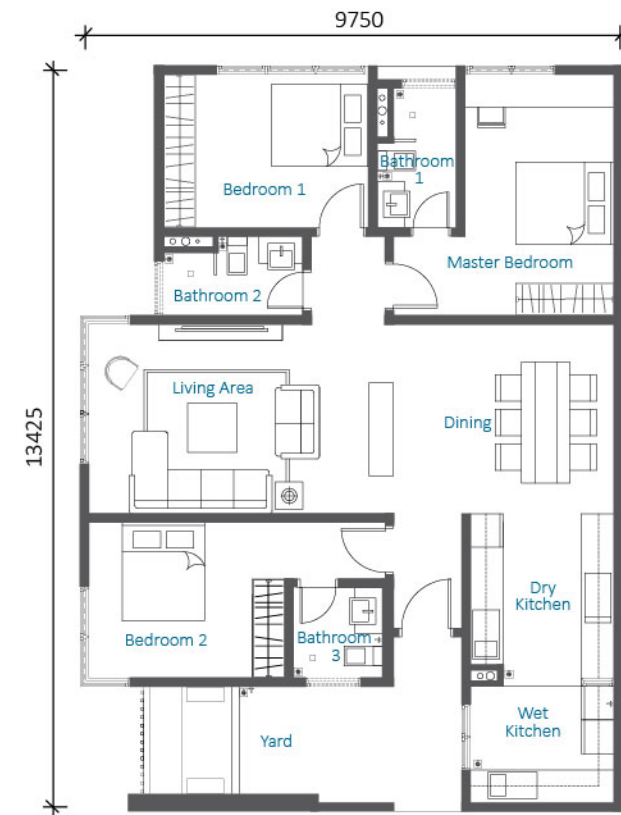
# Type D1

Built Up : 1271 sq. ft.  
Room : 3  
Bathroom : 2



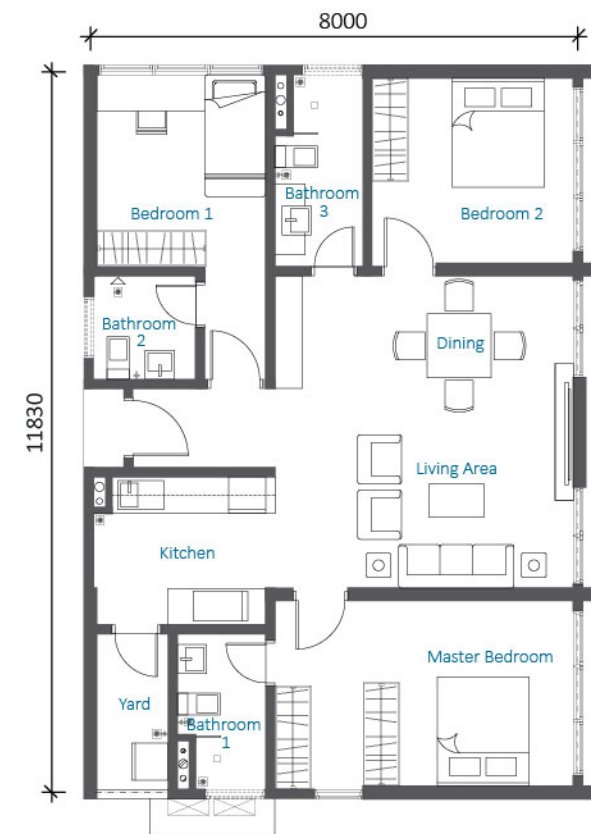
# Type D1A

Built Up : 1271 sq. ft.  
Room : 3  
Bathroom : 3



# Type D2

Built Up : 1019 sq. ft.  
Room : 3  
Bathroom : 3



# Specifications

TYPE : B1 • B2 • C1 • C2 • D1 • D1A • D2

**STRUCTURE** Shear Wall / Reinforced Concrete  
**WALL** Reinforced Concrete / Blockwork  
**CEILING** Plaster Board Ceiling (selected area) / Skim Coat

**WINDOWS** Aluminium Frame Window  
**DOORS** Fire Rated Door (Main Door) / Flush Door (Other Doors)  
Aluminium Sliding Door (Type C1, Type C2 and Type D1)  
Quality Lockset

**IRONMONGERY**  
**WALL FINISHES**  
General Plaster and Paint / Skim Coat and Paint  
Bathrooms Porcelain tiles up to ceiling height  
Dry Kitchen Porcelain tiles up to 1500mm height  
Wet Kitchen (Type D1 & D1A) Porcelain tiles up to 1500mm height

**FLOOR FINISHES**  
Entrance Foyer & Yard Porcelain Tiles Bedroom Porcelain Tiles  
Living / Dining Porcelain Tiles Bathroom Porcelain Tiles  
Kitchen Porcelain Tiles Balcony (Type C1,C2 & D1) Porcelain Tiles  
Wet Kitchen Porcelain Tiles

## SANITARY & PLUMBING FITTINGS

### Quality Fittings and Wares Unit Types

|                      | B1 | B2 | C1 | C2 | D1 | D1A | D2 |
|----------------------|----|----|----|----|----|-----|----|
| Kitchen Sink c/w Tap | 1  | 1  | 1  | 1  | 2  | 2   | 1  |
| Wash Basin           | 1  | 1  | 2  | 2  | 2  | 3   | 3  |
| Toilet Paper Holder  | 1  | 1  | 2  | 2  | 2  | 3   | 3  |
| Water Closet (WC)    | 1  | 1  | 2  | 2  | 2  | 3   | 3  |
| Shower Screen        | 1  | 1  | 1  | 1  | 1  | 2   | 2  |
| Hand Bidet           | 1  | 1  | 2  | 2  | 2  | 3   | 3  |
| Bib Tap (Yard)       | 1  | 1  | 1  | 1  | 1  | 1   | 1  |

## ELECTRICAL INSTALLATION

### Unit Types

|                               | B1 | B2 | C1 | C2 | D1 | D1A | D2 |
|-------------------------------|----|----|----|----|----|-----|----|
| 13 Amp Plug Point             | 11 | 11 | 10 | 13 | 15 | 15  | 18 |
| Lighting Point                | 9  | 8  | 14 | 15 | 21 | 22  | 19 |
| Air-Conditioning Point & Unit | 2  | 2  | 3  | 4  | 4  | 5   | 4  |
| Ceiling Fan Point             | 2  | 2  | 3  | 3  | 4  | 4   | 4  |
| Kitchen Hood Point            | 1  | 1  | 1  | 1  | 1  | 1   | 1  |
| Kitchen Hob Point             | 1  | 1  | 1  | 1  | 1  | 1   | 1  |
| Water Heater Point & Unit     | 1  | 1  | 2  | 2  | 2  | 3   | 3  |
| Telephone Point (FWS)         | 1  | 1  | 1  | 1  | 1  | 1   | 1  |
| SMATV Point                   | 1  | 1  | 1  | 1  | 1  | 1   | 1  |
| Door Bell                     | 1  | 1  | 1  | 1  | 1  | 1   | 1  |
| Wall Fan Point                | -  | -  | -  | 1  | -  | -   | -  |