



011 1722 6988  
aetasseputeh.my

**AVALAND**  
an AyalaLand company

A CRAFT. THE MASTERPIECE.

AN  
EXCLUSIVE  
DESIRE

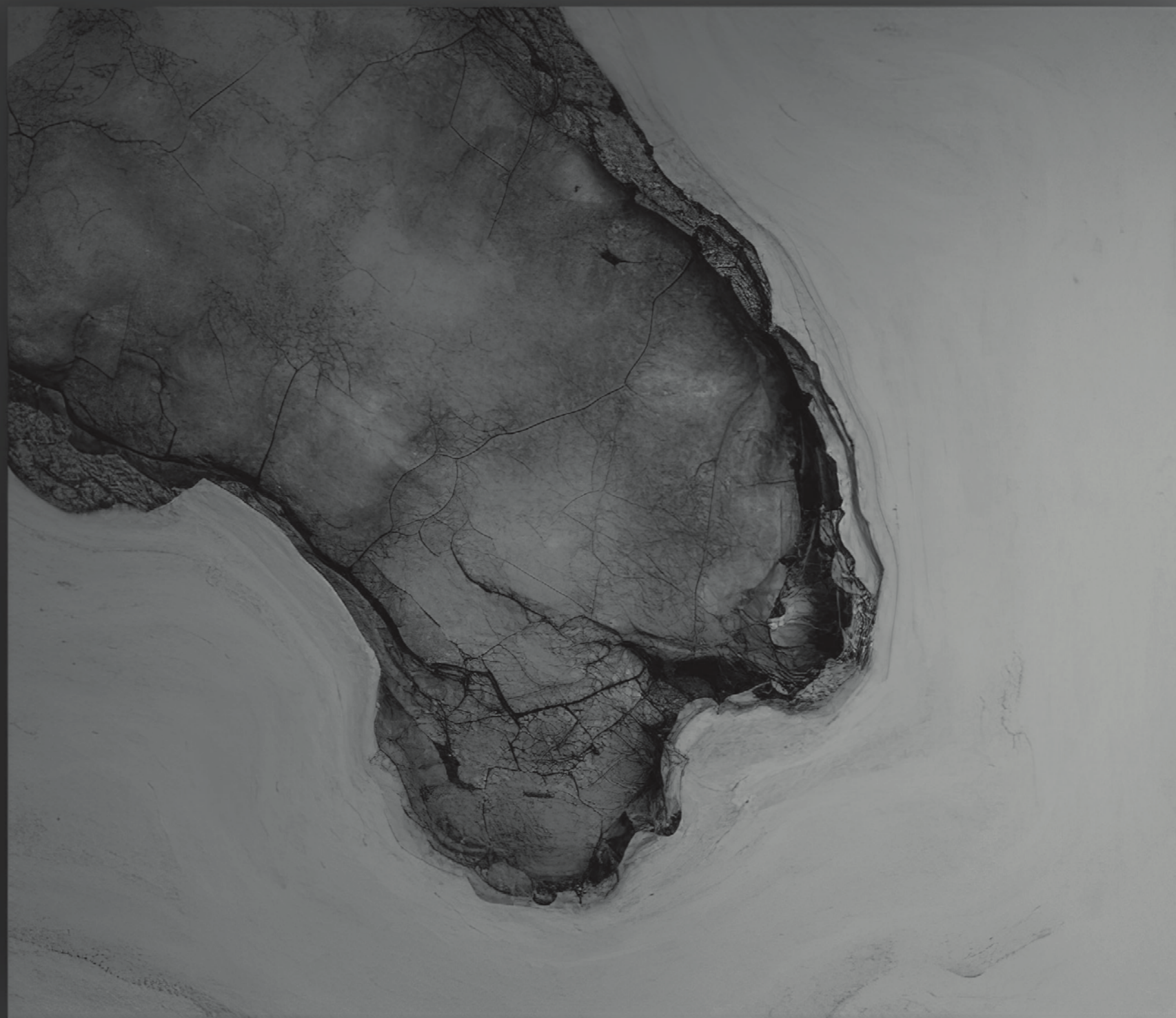


RESERVED FOR  
THE EXCEPTIONAL FEW



## UNPARALLELED LEGACY

Following the success of Ayala Land Premier, the Aetas brand has reached the peak in the art of exceptional living. Today, it continues to grow its legacy, by bringing the Aetas experience to the discerning few.



## A COMMITMENT TO CRAFTING AN EXCEPTIONAL LIFE

Ayala Land is driven by a vision of blending innovation and classic appeal, striving to redefine how luxury living is perceived.

Furthermore, Ayala Land further builds upon this dedication through responsible and exceptional property development, offering unparalleled life experiences.

This vision is also what drives its subsidiary, Avaland, leading to the success of Aetas Damansara. Avaland now looks to bring its expertise to the next level with Aetas Seputeh, as part of growing AVA Luxe - Avaland's one of three product segments (AVA Luxe, AVA Prime, and AVA Ria).

Staying true to the Aetas brand promise of providing an exceptional way of life that's a class apart, Aetas Seputeh is the realisation of exquisite craftsmanship, supported by Avaland's unwavering commitment to sustainability.



The creators behind Aetas Seputeh too, stand apart from the rest. Each facet of its creation bears meaningful detail - from the meticulous planning and composition, down to purposeful design bolstered by responsible approaches. This collective is able to craft a home that does more than uplift one's lifestyle, but makes it a magnificent experience.

## THE MAKINGS OF EXCELLENCE

Creating a masterpiece calls for more than just an idea, it demands the right tools - refined techniques, the finest materials, and an unwavering resolve. Every structure and thoughtful detail is meticulously planned, guided by a deep understanding of the vision, as well as the medium. It is this mastery that transforms blueprints into architectural marvels and desirable lifestyles, enriching the landscape while leaving a lasting legacy for generations to come.



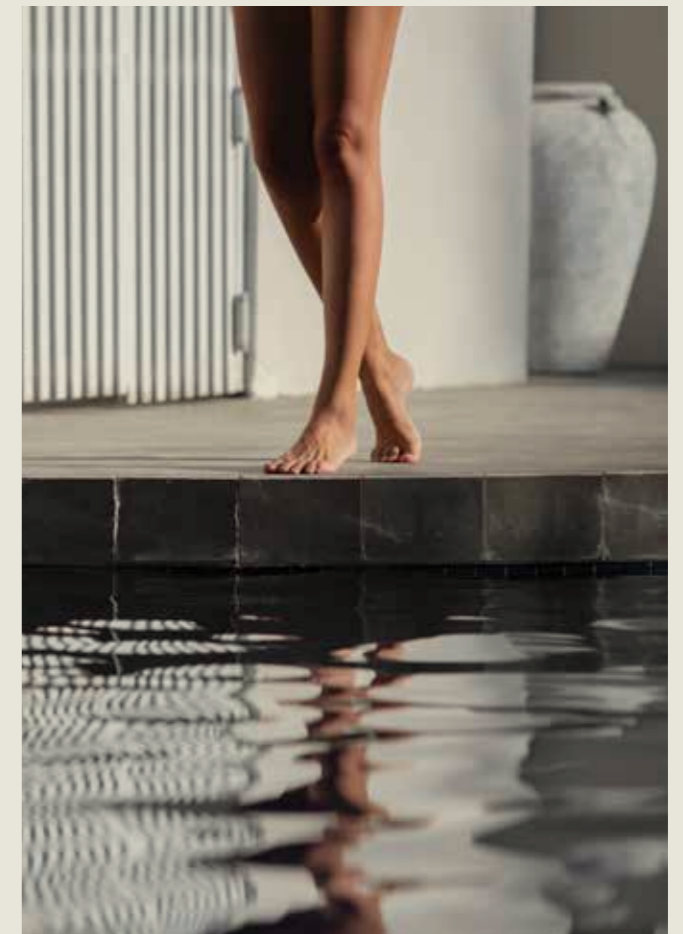
### THE CANVAS

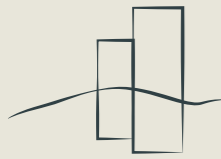


### THE CRAFT



### THE COMPOSITION





## THE CANVAS

Aetas Seputeh stands at a coveted address, offering sweeping views and excellent connectivity to the city. Its location, along with subtle details unique to the Aetas brand, come together to create a remarkable lifestyle - tailored exclusively for the resident.

### FOR THE DISCERNING 126

126 exclusive low density masterpieces

### AN ELITE SERVICE

A dedicated Concierge Service provided by a team of handpicked hospitality professionals

### MAGNIFICENT PANORAMAS

Breathtaking panoramic views of pristine nature and the cityscape

### THE SCENT OF IDENTITY

A bespoke scent crafted exclusively for the Aetas brand used in common areas



## A WORLD APART

Aetas Seputeh stands proudly as a paragon of craft - one that only a select few can experience. From the outside world, it's a symbol of contemporary artistry, with a verdant frame embracing its stature. Enter, and surrender yourself to another realm.



THE CANVAS

## THE FIRST LOOK

Aetas Seputeh redefines first impressions with a beautifully landscaped front entrance. Pocket greenery and bouquets of foliage compose an impressive display, revealing a lush welcome that preludes the living experience within.





## THE CHARM OF SEPUTEH, A DESIRED ENCLAVE IN KUALA LUMPUR

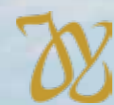
Where the old and new converge, the mature Seputeh neighbourhood brings together the serenity of tranquil living with the modern luxuries of city life.

Seputeh also features convenient access to major highways and main roads, seamlessly connecting residents from the quiet of their abode to the major cities and suburbs, namely Kuala Lumpur, Mont Kiara, Bangsar, and Petaling Jaya.

### PROSPECTS FOR THE EXTRAORDINARY

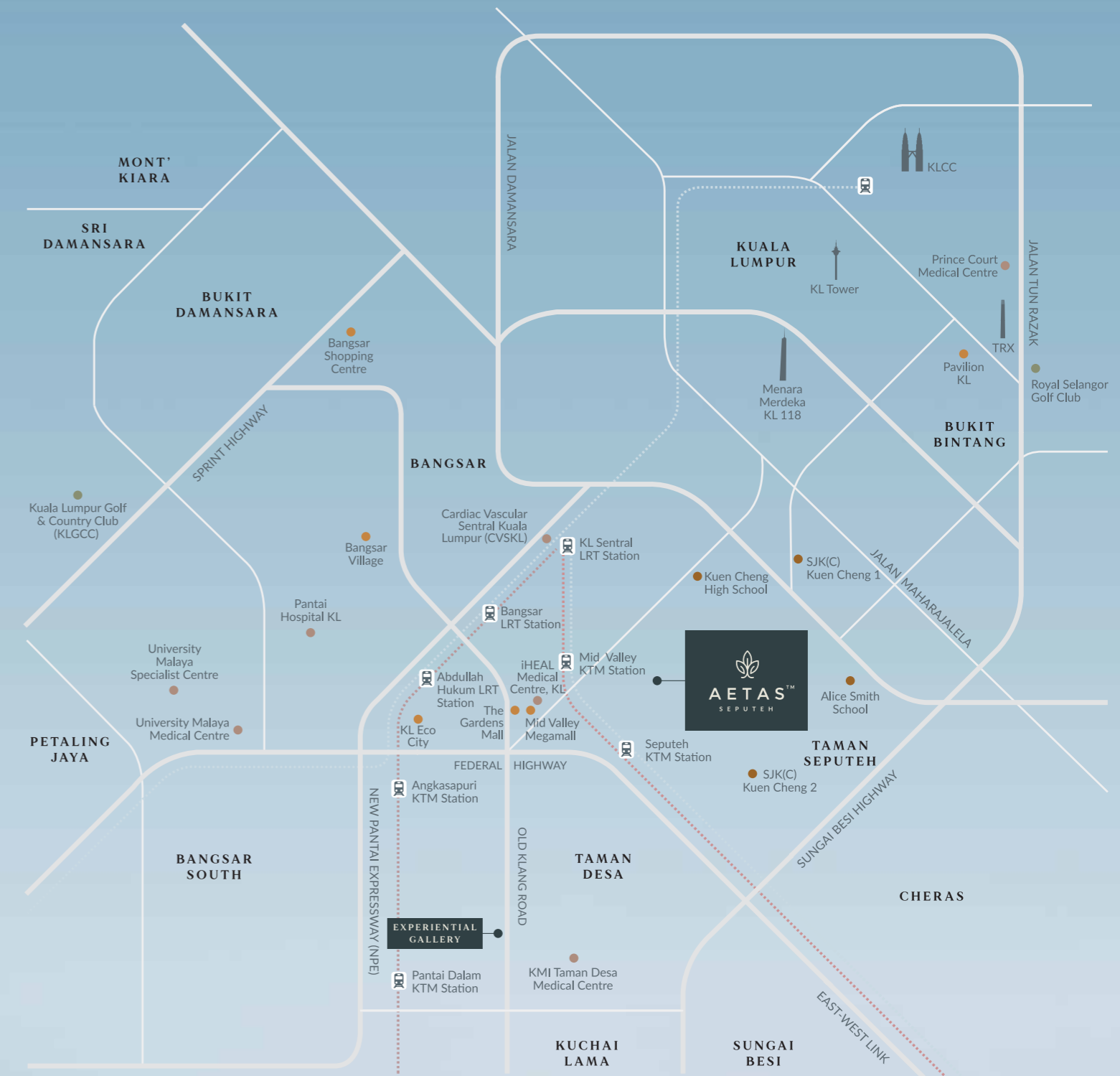
Endorsed by Chinese metaphysics expert Dato' Joey Yap, Aetas Seputeh is surrounded by the 'Literary Arts Mountains', bringing fruitful prospects from every aspect.

These notable mountains are believed to be beneficial for literary, scholastic, and academic pursuits. This perfectly aligns with the goals of residents seeking academic success for the next generation, or an abundance of good fortune to an already fulfilling life.



Accredited by Dato' Joey Yap

An esteemed master in the world of Chinese metaphysics, Dato' Joey Yap is revered as one of the biggest authorities in classic Feng Shui. He has lent his expertise to an exceptional clientele, including Fortune 500 companies and high-profile individuals from all around the world.





## THE CRAFT

Where thoughtful design makes up the idea, a meticulous selection of materials is the medium. This culminates into a residence of unparalleled craftsmanship - complete with enhanced privacy and mobility features, indulgent amenities, and customisable spaces that elevate every aspect of living.

### UNMATCHED CRAFTSMANSHIP

Quality materials and  
finishings

### LIMITLESS INSPIRATION

Expansive and  
transformational living spaces

### LIVING WITH EASE

Mobility-friendly  
features

### LAVISH EXPERIENCES

Indulgent shower facilities  
and enhanced privacy



THE DELICATE CRAFT OF SPACE



Artist's Impression

Beautifully crafted open living spaces and dining areas extend seamlessly between 7m to 7.6m wide

An expansive scenic balcony with a length of 1.8m

Assisted living features provide convenient access, which include a no-drop balcony area and extra wide doors\*

\*For selected units only

Open plans and an expansive balcony provide enhanced natural ventilation and lighting, illuminating the living area while supporting sustainable practices. Bespoke details include meticulous orientation of the space, ensuring breathtaking views from any angle.



Artist's Impression

Homeowners can truly become the master of their own home, thanks to unique flexibility features designed for personalised living. With hackable walls, they can effortlessly open up their living spaces, or create expansion by combining the wet and dry kitchens. This customisable layout inspires residents to curate a home that perfectly reflects their lifestyles.



Artist's Impression

The communal area, seamlessly connecting the living, dining, and kitchen spaces, embodies the essence of effortless entertaining. This fluid layout fosters a natural flow, encouraging connection between the host and guests. The integrated design ensures everyone remains part of the conversation, creating a harmonious and inviting atmosphere for any gathering.

A multi-functional kitchen boasts an abundance of space, optimised for food preparations, social gatherings, or convivial dining

The serving area features a kitchen island, creating an eye-catching feature in the layout

A French balcony recreates the feel of a veranda in the dining and kitchen area, while offering additional natural ventilation and daylight



## THE COMPOSITION

For the finishing touches to the Aetas Seputeh lifestyle, a highly selective curation of facilities provide an indulgent experience. The perfect embodiment of form and function, each dedicated space is crafted to make the most of the experiences within, ensuring that residents savour every moment to its fullest.

### WHERE WORLDS MEET

A seamless blend between natural landscapes and exquisite design sets the stage for exceptional living

### ENDLESS INDULGENCE

A magnificent Infinity Pool overlooks awe-inspiring views of Kuala Lumpur

### CURATED SPACES

Exclusive functional areas and wellness zones made for fulfilled living

### ALL IN THE DETAILS

Thoughtfully designed facilities that maximise each experience







**FACILITIES PODIUM @ LEVEL 9**

**SWIMMING POOL & LOUNGE DECKS**

- 1 Infinity Pool
- 2 Jacuzzi
- 3 Sunken Deck
- 4 Kids' Pool
- 5 Shallow Pool
- 6 Pool Deck
- 7 Sunset Lounge

**WELLNESS FACILITIES**

- 8 Seating Pavilion
- 9 Viewing Terrace
- 10 Gym Pavilion
- 11 Yoga Pavilion

**SERENE OASIS**

- 12 Stepping Terrace
- 13 Hidden Court

**SOCIAL SPACES**

- 14 Private Function Pavilion
- 15 Dining Pavilion
- 16 Cigar Pavilion

**ESSENTIALS**

- 17 Restroom
- 18 Changing Room

**GROUND FLOOR**

- Sensory Playground
- Kid's Playground
- Amphitheatre
- Drop-off Lounge
- Waiting Lounge



THE COMPOSITION



Artist's Impression

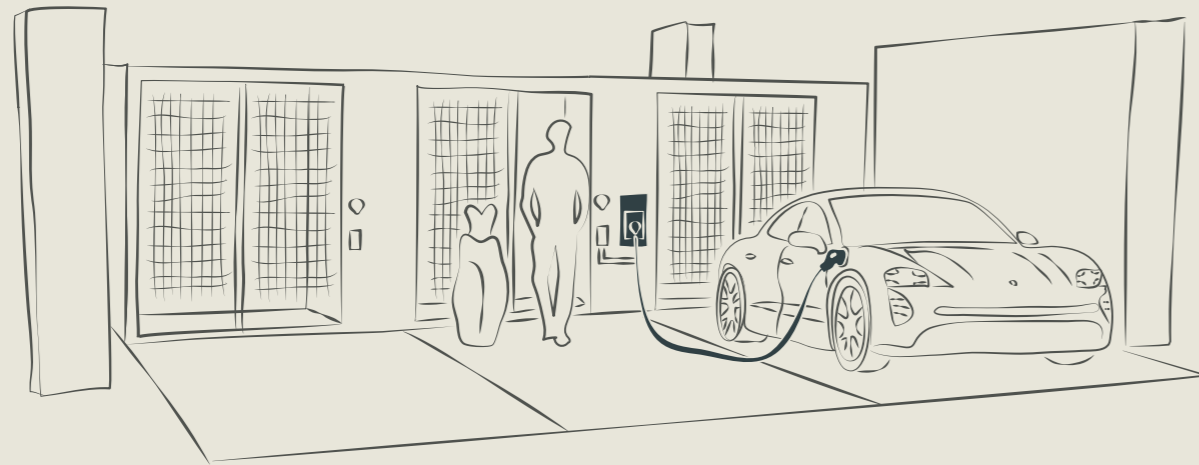
Make your way to the viewing terrace for sweeping panoramic views of the surrounding urban jungle. Serene spots like these serve as a daily reminder to pause, reflect, and savour the pace.

THE COMPOSITION

Relax at the viewing deck after an invigorating swim. This intimate pocket retreat welcomes you with tranquil views of water, forest, and city - blending the finest scenes from the urban and elemental.



## THE FUTURE OF LIVING



EVERY UNIT IS ASSIGNED ITS OWN SIZEABLE CAR PARK STORAGE SPACE



GOLF BAG  
x 15



BIKE  
x 2



SHOE BOX  
x 363

THE RESIDENCE IS EQUIPPED WITH 126 CHARGING POINTS TO POWER ELECTRIC VEHICLES (EV)



126 CHARGING POINTS



EASE OF CONVENIENCE AND FAST CHARGING



IN ACCORDANCE WITH BOMBA GUIDELINES



EFFICIENT USE OF ENERGY



REDUCES OVERALL CARBON FOOTPRINT



ELEVATE ASSET VALUE AS SMART MOBILITY GAINS TRACTION

\*All eventual consumption charges are subject to JMB/MC discretion. Actual location of the power point may vary depending on the car park bay.

## GREEN PILLARS OF OUR PROJECTS

The sustainability efforts behind Avaland's projects, detailing practices that minimise its carbon footprint, maximise the efficiency of natural energy, and manage resources.



### ENERGY & WATER EFFICIENCY

#### Improved Ventilation For Enhanced Airflow

- 68% of living rooms and bedrooms are designed with true cross ventilation for enhanced air circulation
- Units are designed with North-South facing windows to improve airflow

#### Efficient Energy Consumption & Savings

- The building envelopes are designed to achieve Residential Envelope Transmittance Value (RETV), reducing external heat gains and air conditioning system energy
- LED lighting in common areas to reduce 64% of power consumption, and air conditioning systems with Suruhanjaya Tenaga 5-star rating

#### Efficient Water Usage For Reduced Consumption

- 81% water-efficient fitting at dwelling units to reduce water consumption
- Rainwater harvesting system for landscape irrigation



### WELLBEING & LIFESTYLE

#### Natural Ventilation For Optimal Airflow

- Residential units are designed to achieve natural ventilation
- 71% of wet areas (kitchen and bathroom) are designed with openable windows for improved airflow and daylighting
- Staircases in common areas are designed for optimal natural airflow
- Refuse rooms are designed to minimise odour and pests within the development
- Carparks are designed to allow natural air circulation

#### Noise Reduction In Select Areas

- Compliant to Sound Transmission Class (STC) to enhance acoustic comfort



### RESOURCE MANAGEMENT

#### Quality Of Work With Minimum Waste

- Recognises good quality construction by subscribing to QLASSIC Assessment
- The use of a system framework that has good casting quality and more recycling times than a conventional framework
- Environmental Management Practices implemented during the construction stage to manage waste as well as the use of water and electricity



### SUSTAINABLE CONSTRUCTION

#### Minimised Carbon Impact

- Concrete usage index (CUI) is reduced to 0.415m³ to promote efficient use of concrete
- Use of green cement to replace 30% of ordinary Portland cement (OPC) in building designs

#### Use Of Environmentally Friendly Products

- Steel and aluminium, with recycled contents help reduce energy consumption and pollution
- Eco-conscious products are used for building elements of the development

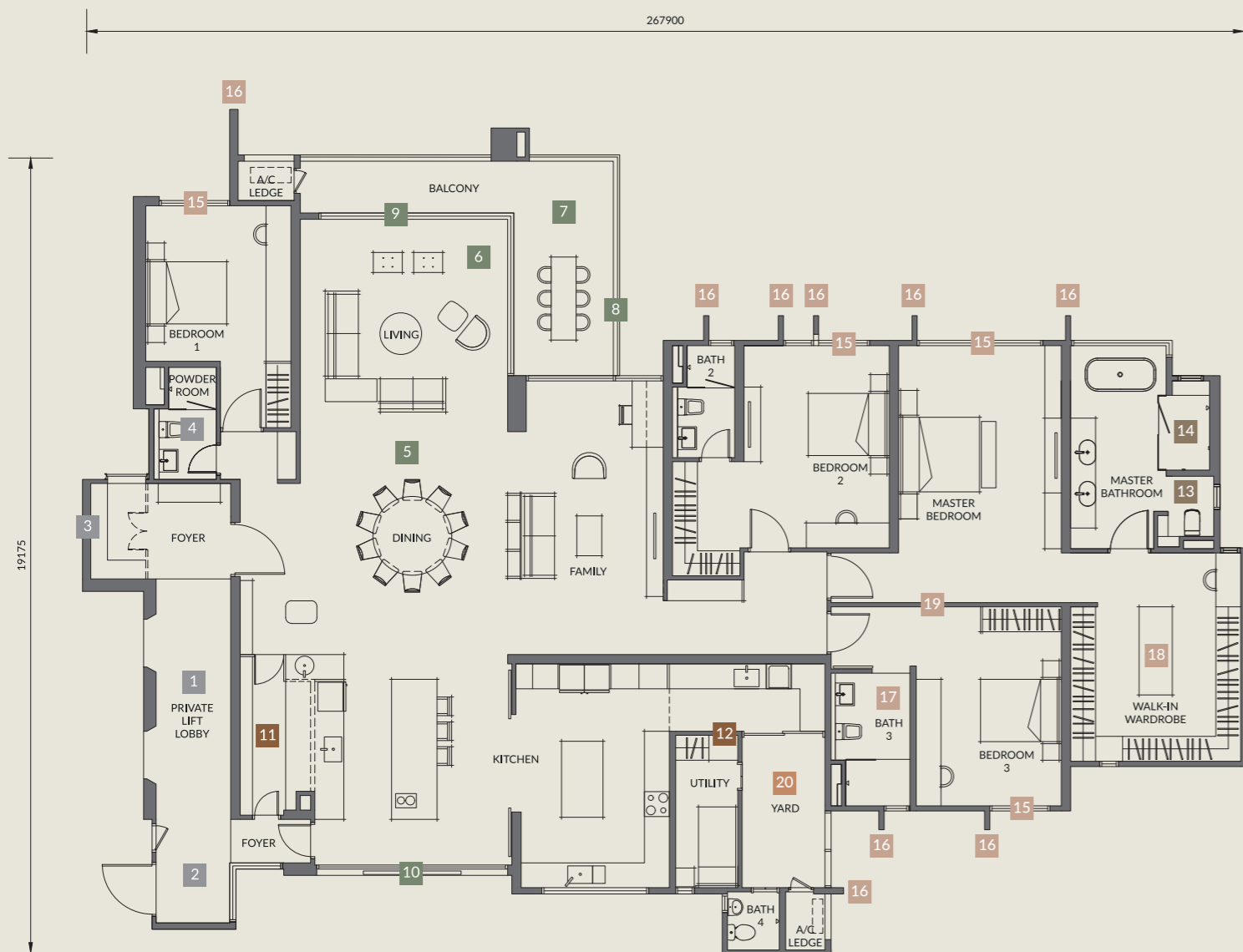
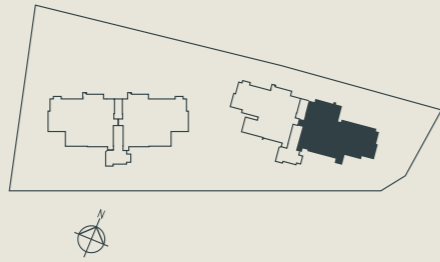
#### Future-proof

- Incorporating the use of Low Volatile Organic Compound (VOC) products to ensure occupants' well-being
- 1 set of 240L recycling bins placed at each tower to collect and efficiently manage recyclable waste

# TYPE A1

4+1 BEDROOMS

BUILT-UP : 4,005sf



## PRIVATE LIFT LOBBY



- 1 Private lift lobby exclusive to each unit for enhanced security
- 2 Designated service lobby for added security
- 3 Hackable wall to connect 2 adjacent units

## POWDER ROOM



- 4 Placed at common areas for guests' convenience while maintaining owner's privacy (convertible into a guest bathroom)

## LIVING & DINING



- 5 Spacious communal area inclusive of living, dining, and serving kitchen, measuring up to 15.2m in width
- 6 Living room orientation is pivoted to provide the best views

## BALCONY



- 7 Expansive balcony length provides large overhang and enhanced shade from the sun
- 8 Motorised solar protection blinds by Serge Ferrari for enhanced UV protection
- 9 Low-E glass is employed in the main balcony to reduce heat transmission and UV light penetration
- 10 French balcony creates enhanced natural ventilation in the dining and kitchen area

## KITCHEN



- 11 Designated flexible space adjacent to serving kitchen that can be customised to suit varying lifestyle choices
- 12 Hackable walls allow for the expansion of main kitchen area for reconfiguration

## BATHROOMS



- 13 Master bathroom is provided with a power point for the option of electronic bidet installation
- 14 Experiential bathroom with 2 types of shower experiences:
  - Body jets
  - Rain shower

## BEDROOMS



- 15 Laminated glass windows provide increased safety and reduced noise transmission
- 16 Privacy fins to prevent overlooking from other units
- 17 Mobility-friendly bathroom design that is applicable to Bathroom 3
- 18 Spacious walk-in wardrobe in the master bedroom
- 19 Hackable wall to expand the master bedroom

## YARD

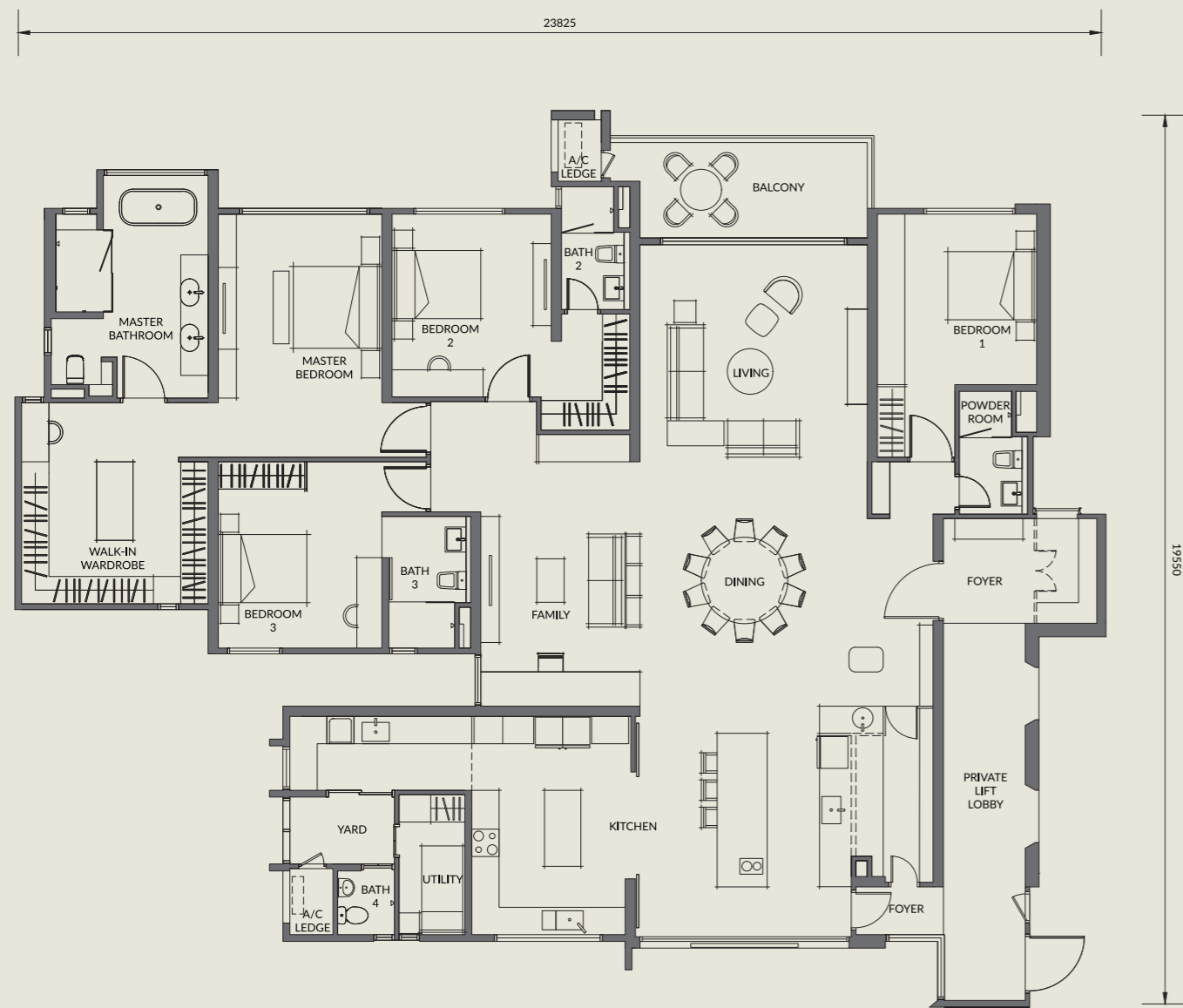
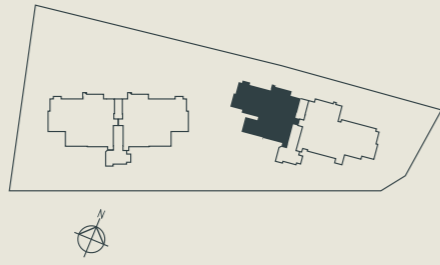


- 20 Dedicated space with pipe tee-off for water filter installation

# TYPE A2

4+1 BEDROOMS

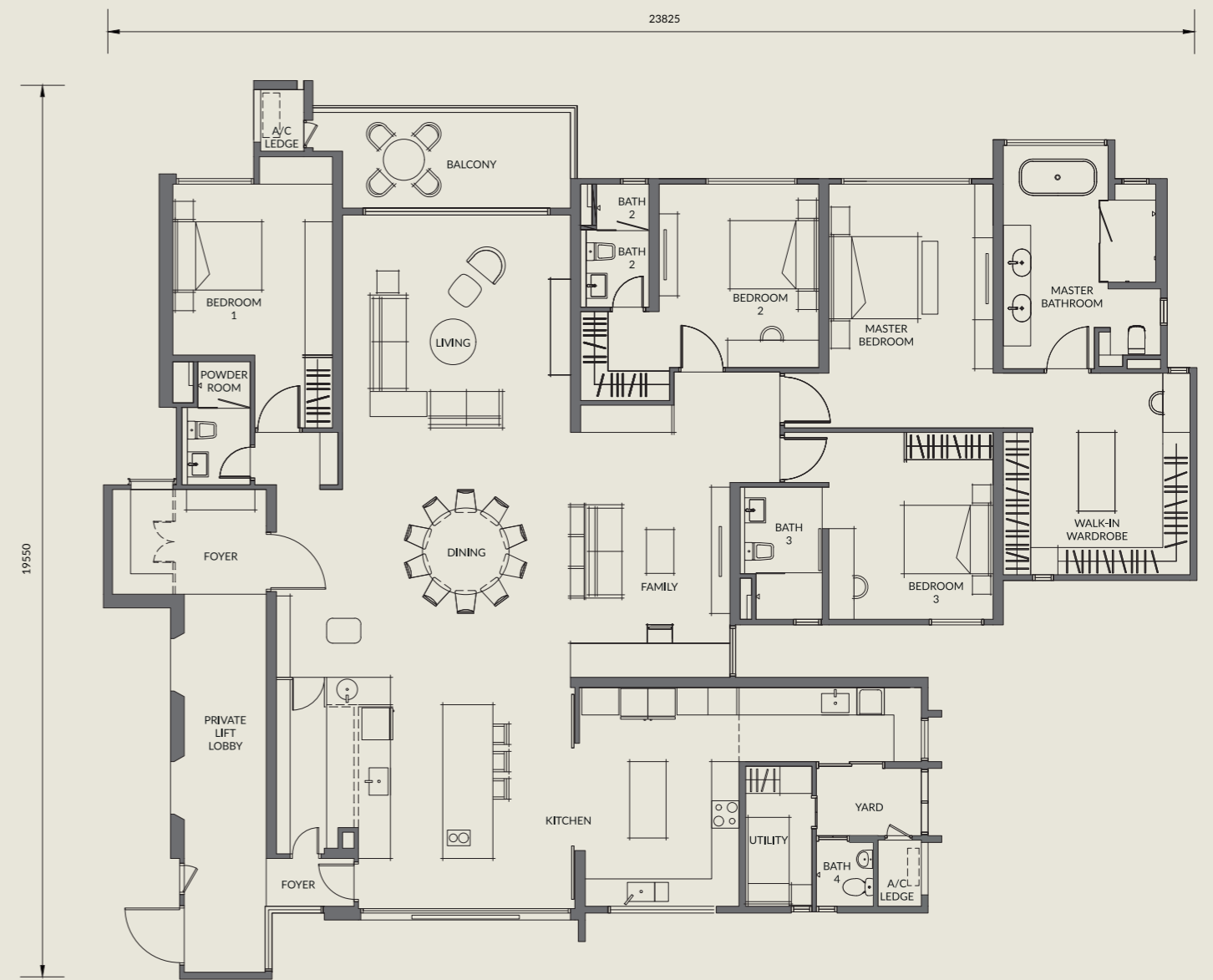
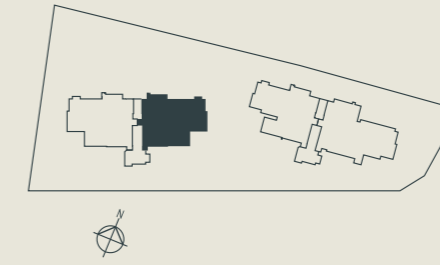
BUILT-UP : 3,531sf



# TYPE B1

4+1 BEDROOMS

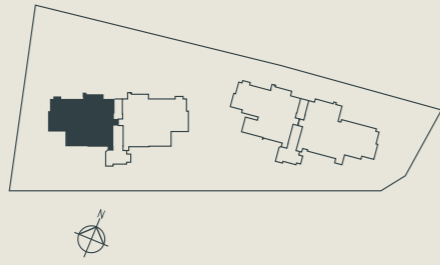
BUILT-UP : 3,531sf



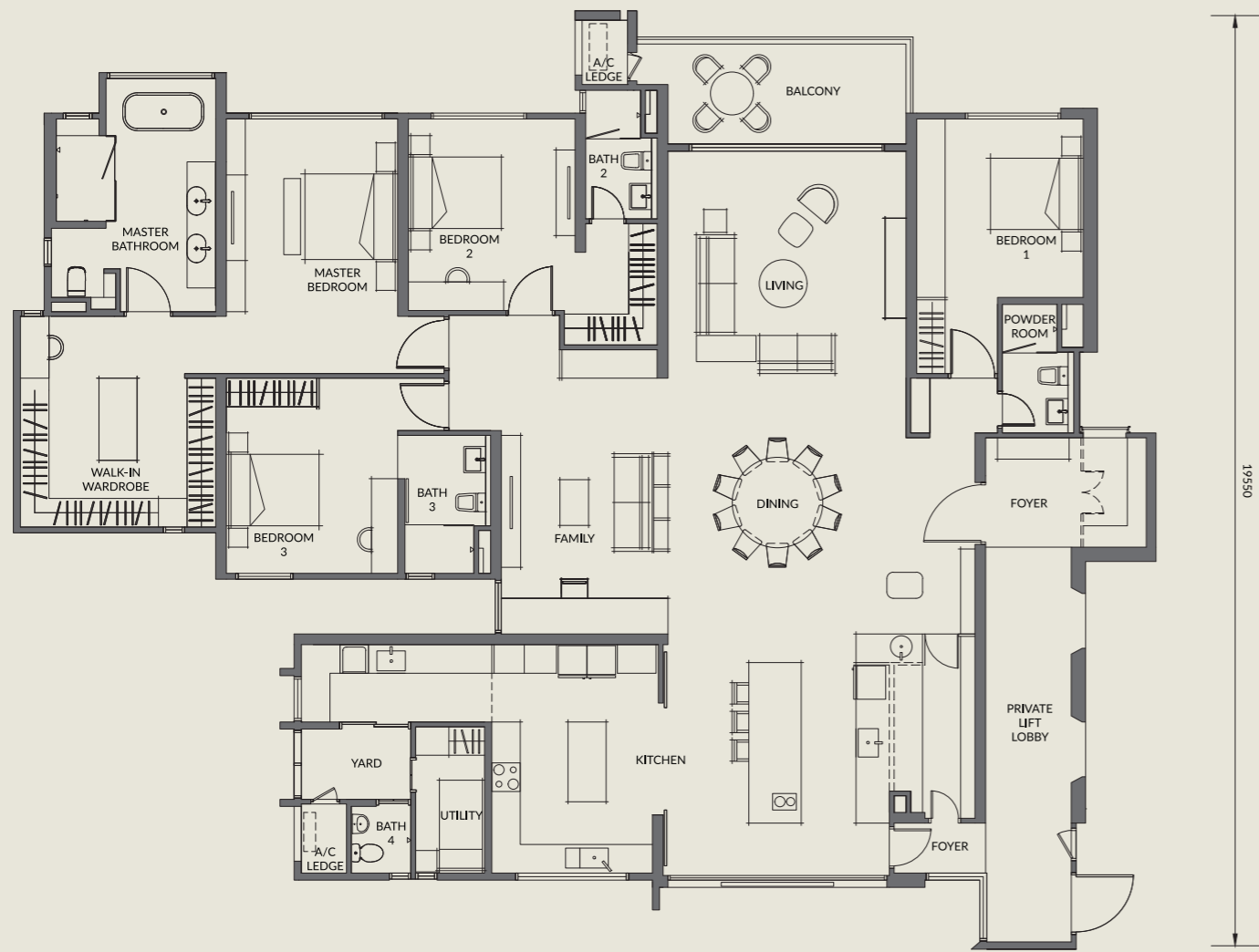
# TYPE B2

4+1 BEDROOMS

BUILT-UP : 3,531sf



23825

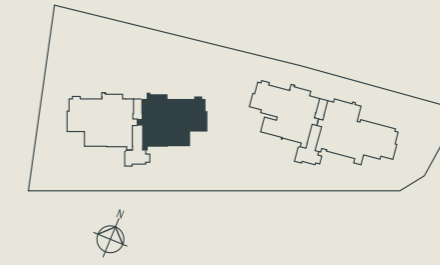


19550

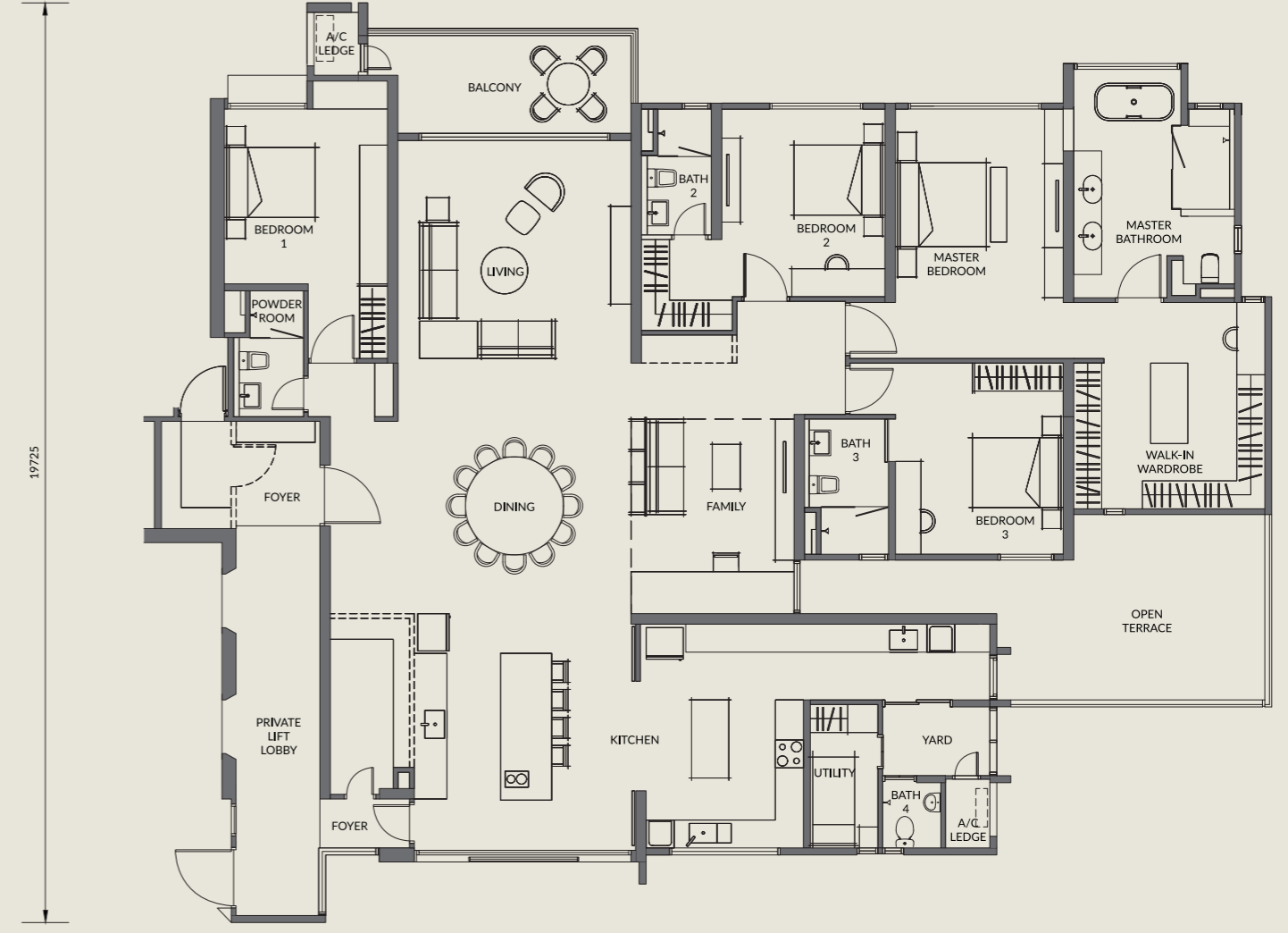
# TYPE GB1

4+1 BEDROOMS

BUILT-UP : 3,832sf



22475

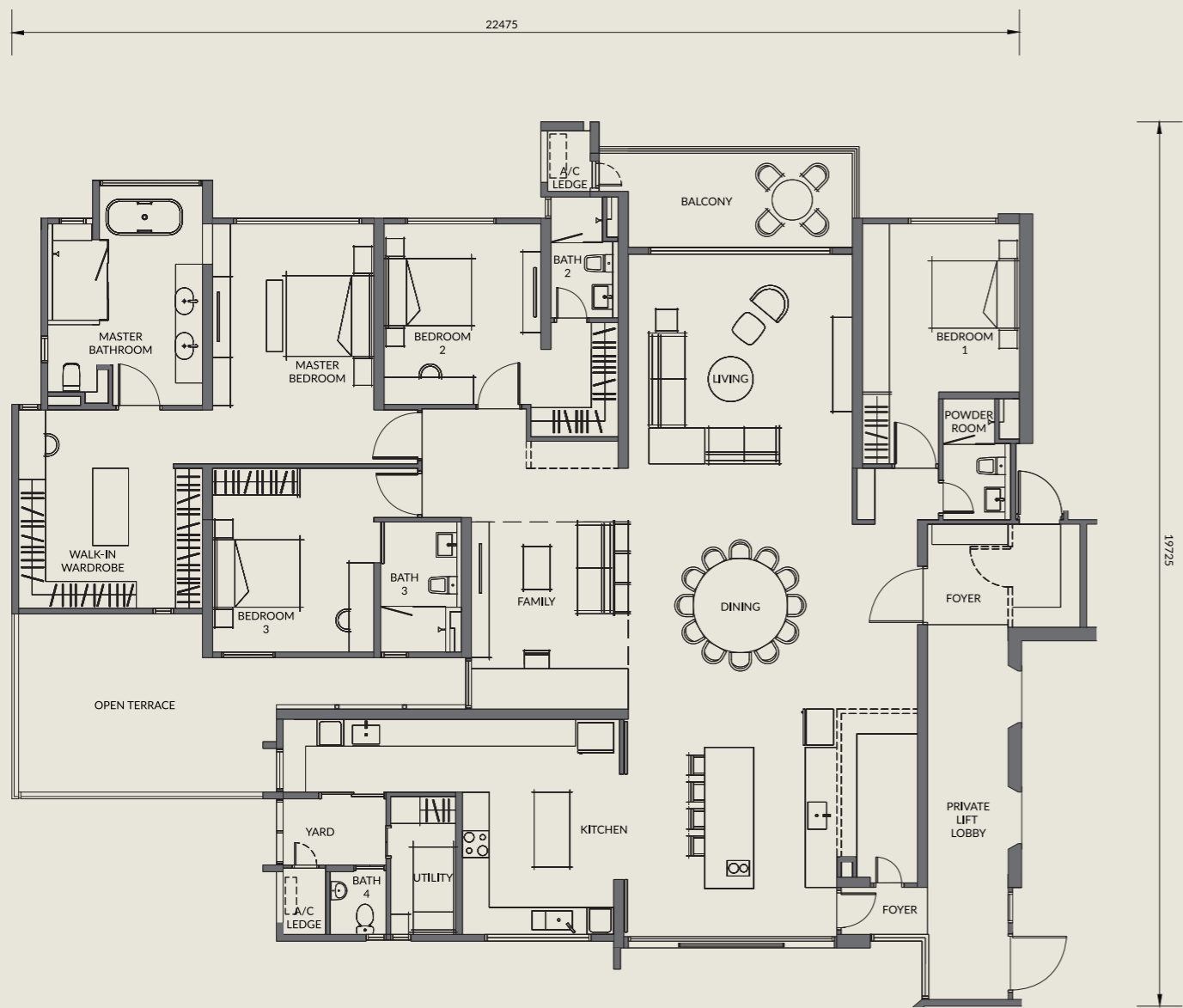
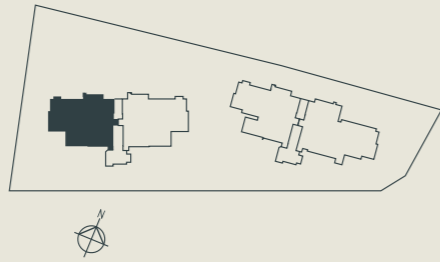


19725

## TYPE GB2

4+1 BEDROOMS

BUILT-UP : 3,832sf



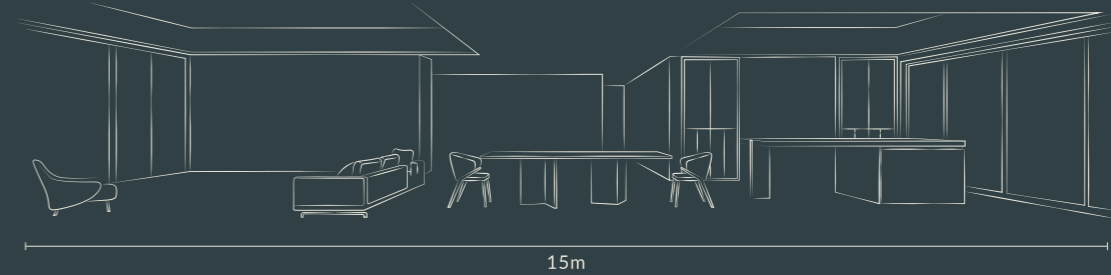
## THE 8 COMMITMENTS TO THOUGHTFULNESS

1

Units are designed to optimise natural daylight and ventilation

2

Spacious communal area inclusive of living, dining, and serving kitchen, measuring up to a minimum of 15m in width



3

Hackable walls in selected locations within units are used to:

- Merge 2 adjacent units
- Enlarge Master Bedroom
- Expand Main Kitchen area to allow reconfiguration

4

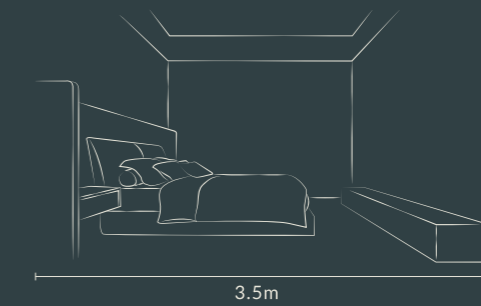
Designated flexible space adjacent to Serving Kitchen that can be customised to suit varying lifestyle choices

5

Seamless tile design throughout the main living spaces for enhanced mobility

6

Bedrooms have a minimum width of 3.5m that comfortably fit a queen or king-sized bed and study desk, with ample space for movement



7

Guocera tiles featuring Microstep technology in the bathrooms prevent wet sliding, while anti-slip tiles are used in the balcony and yard areas for added safety

8

Bedroom 3 designed with assisted living features (wider door frames and bathroom with sliding door)

## DEFINING CLASS BY AVALAND AYALAND PREMIER

AyalaLand is the largest property developer in the Philippines with a solid track record in developing large-scale, integrated, mixed-use, sustainable estates that are now thriving economic centres in their respective regions.

Following the success of the Makati Central Business District (Makati CBD), Ayala Alabang, Cebu Park District, Bonifacio Global City (BGC), and Nuvali, we continue to increase our footprint by building estates that reach and benefit more people.

With more than 12,000 hectares in its land bank, 29 estates, and presence in 57 growth centres across the country, AyalaLand offers a balanced and complementary mix of residential developments, shopping centres, offices, hotels and resorts, and other businesses.

Focused on its vision of “enhancing land and enriching lives for more people”, AyalaLand empowers its employees to deliver quality products and services and build long-term value for our shareholders.

**AVALAND**  
an AyalaLand company



Aetas Damansara



Casa Bayu, Cybersouth



Amika Residences

**AyalaLand** PREMIER



Arcilo, Nuvali



Park Central Towers



Arbor Lanes, ARCA



FOR  
THE  
DISCERNING  
126



ARDENT RESIDENCE SDN. BHD. (741694-V)  
A subsidiary of Avaland Berhad (881786-X) (Formerly known as MCT Berhad)  
T: +6011 1722 6988 W: [www.avaland.com.my](http://www.avaland.com.my) E: [customerservice@avaland.com.my](mailto:customerservice@avaland.com.my)

• Developer: Ardent Residence Sdn. Bhd. (200601021941) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 30624/11-2028/0299(A) • Validity Period: 21/11/2023 - 20/11/2028 • Advertisement & Sales Permit No.: 30624-1/06-2027/0495(N)-(S) • Validity Period: 7/6/2024 - 6/6/2027 • Land Encumbrance: HSBC Amanah Malaysia Berhad • Land Tenure: Freehold • Authority Approval Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan No.: DBKL/JKB.BPS1OSC20240001(26) • Expected Completion Date: 2028 • Type of Property: Condominium • Total No. of Units: 126 units • Built-up Area: 3,531 - 14,869 sq.ft. • Block A - 70 units, Selling Price: From RM4,152,800 (Min) - RM16,667,800 (Max) • Block B - 56 units, Selling Price: From RM3,919,800 (Min) - RM8,267,800 (Max) • Bumiputra 5% discount • The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA. Terms and conditions apply. Avaland Berhad 200901038653 (881786-X)