

TRIA
RESIDENCES
SEPUTEH





THE EMBLEM

Rooted in the blueprint of its foundation.
Shaped by three individual towers.
Mirrored by the individuals who live within them.
Coloured by their ways of life.



WHO ARE YOU

An unstoppable torrent.
Tearing your way through life.

An oak.
Standing tall and proud.

Or a night's sky.
Everlasting and evergreen.

Perhaps, it's time to find out.



**YOU
ARE A RIVER.**
Wild and unpredictable.

Young. Ambitious.
And making your way to the big blue ocean.
Life's a current. Pushing and pulling.
Some may go with the flow.
You go where you will.
Breaking mountains. And carving new canyons.

Here. You fit right in.



The carving of an Infinity River

- A brook with crystal clear water
- Natural stones and water plants
- Bio-swale filtration and pump system
- Flows past the grass knoll campsite, climbing wall, and lush greenery



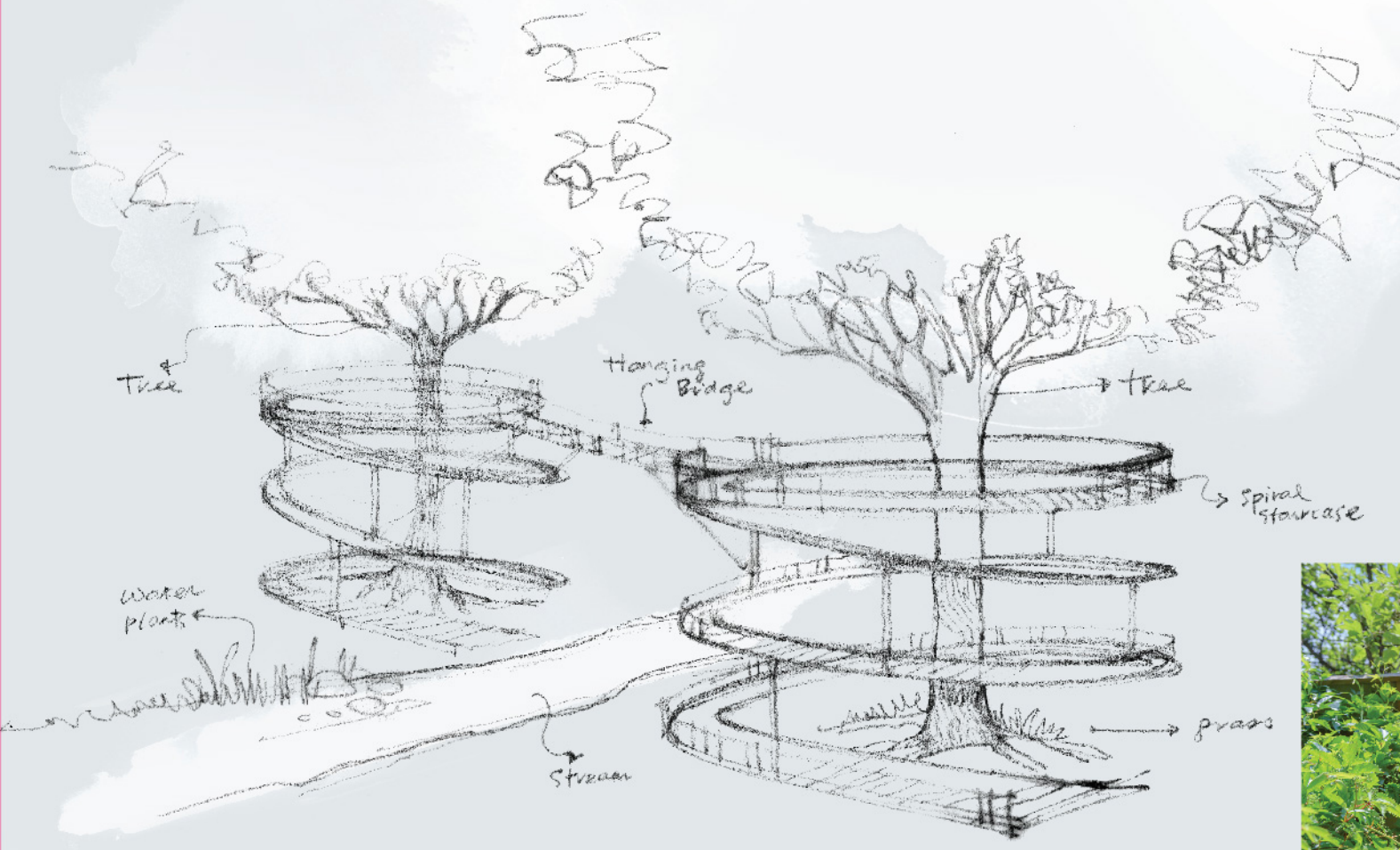


YOU ARE A TREE.

Strong with deep roots.

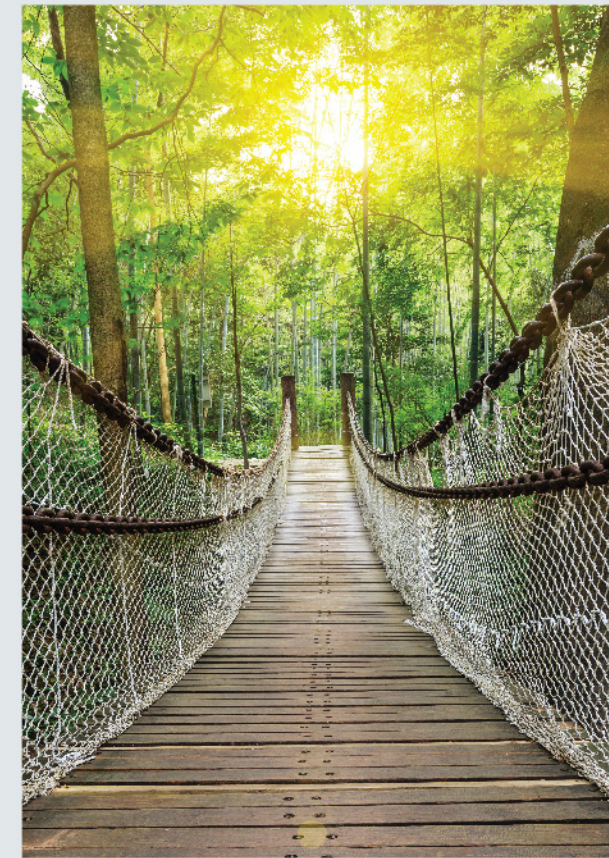
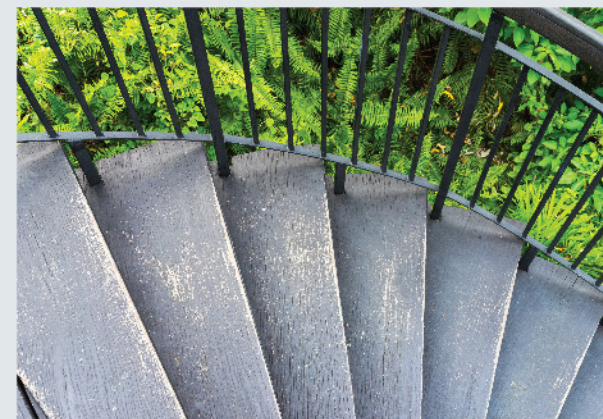
You support life. And you do not waver.
Even in the strongest winds.
With a foundation buried deep
into the earth, you reach sky ward.
All the while minding the little seeds
dropped in your large shadow.

Here. You thrive.



The building of a Treehouse

- Approx. 3 metres high
- 2 treehouse towers with observation points
 - Spiral staircase
- Connected by a Hanging Bridge





YOU ARE A STARRY NIGHT.

Quiet but powerful.

Everlasting.
Your omnipresence is always felt.
And where others see an age of twilight,
you know that it is merely the beginning
of a brand new day all over again.
And in that vastness you dance among the stars.

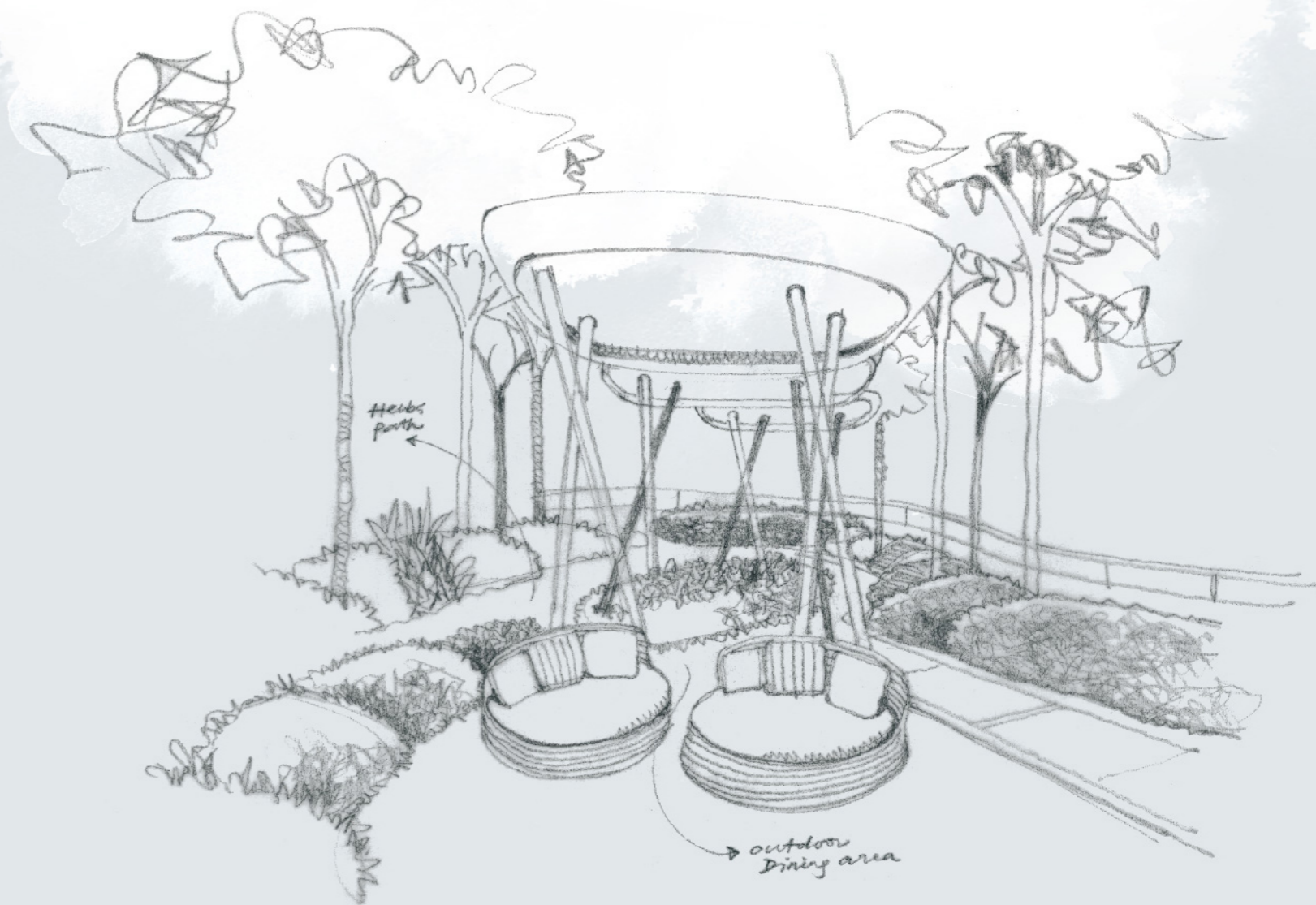
Here. You reign supreme.



The raising of the Roof Gardens

Modern luxuries elevated to the top of Tria,
exclusively for its residents only.

- Outdoor Dining
- Hammock Swings
- Outdoor Butterfly Jacuzzi
- Rooftop Bar





WHERE YOU ARE

An ascending platform for the refined stages of life.

A mark of prestige, designed with taste and craftsmanship.

A home of better standards. Crafted to suit you.

Where you are, who you are.

Where perfection is the bare minimum. Where to use the terms, raising the bar, is an understatement. Where calling it exquisite is being far too subtle.

Find yourself. At Tria Seputeh.



Luxurious spaces

- Built-ups from 764 sf to 4,489 sf
- Branded furnishing and fittings
- Balanced natural lighting and shaded glazing
- GBI-certified with efficient ventilation and water harvesting system

Your lifestyle, protected

- 3-tier security
- High electrical perimeter fencing
- Double boom gate guardhouse with key card access
- Boom gate parking access
- Access control to lift lobbies
- Indoor and outdoor CCTV monitoring



TRIA'S ROOF GARDENS

Pelto

- Outdoor Dining
- BBQ Area
- Cha' Pavillion
- Alcove Seating
- Hammock Swings

Cavi

- Fragrance Walk
- Lookout Deck
- Reflexology Path
- Outdoor Butterfly Jacuzzi

Ebon

- Light Pavillion
- Four Seasons Planting
- Herbs Garden
- Rooftop Bar
- Yoga Lawn
- Parcourse Walk



An exclusive phase of the stellar 9 Seputeh.

- An integrated development
- Connected by the OKR-NPE Link Bridge
- An elevated covered link bridge to the proposed monorail station
- A renewed riverscape
- A promenade boulevard with cycling path
- Ample amenities
- Sky lounges and sky garden
- A big central park
- A strategic location



Brought to you by MRCB Land, Malaysia's leading property developer.

2017

- 7th Middle East Business Leadership Award
- Best Urban Property Developer Award
 - Best Transit Oriented Developer Award

2016

- Property Insight Prestigious Developers Awards 2016
- Top 10 Developers
 - Kuala Lumpur Sentral CBD

FIABCI Prix d'Excellence Awards 2016

- World Silver Winner - Menara Shell

The Edge Property Awards 2016

- Property Development Excellence Award - Kuala Lumpur Sentral CBD

2015

- The Malaysian Property Press Awards 2015
- Best High-rise Condominium Development - 9 Seputeh

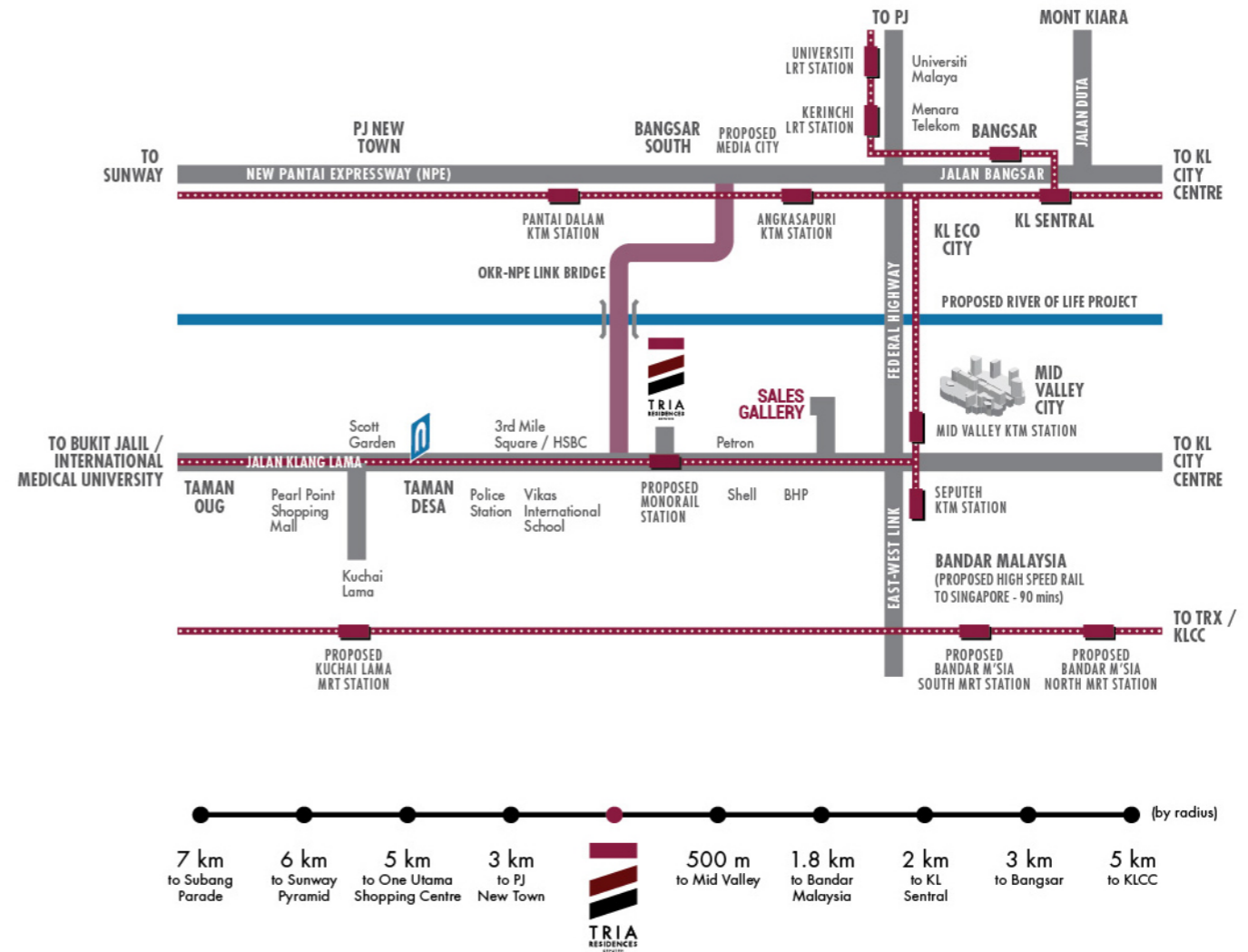
FIABCI Malaysia Property Awards 2015

- Office Category Winner - Menara Shell (Kuala Lumpur Sentral CBD)

2014

World Prix d'Excellence Awards 2014

- World Gold Winner (Sustainable Development Category) - Platinum Sentral



Envisioned by:



An exclusive phase of



Developer:

GAPURNA LAND SDN BHD (787242-M)

No. 1, Jalan Telok Datok, Off Jalan Klang Lama, 58100, KL. F : 603 7972 2393

Waze : 9 Seputeh Sales Gallery

GPS No. : 3°06'35.414"N 101°40'39.202"E

603 7971 9983

triaaseputeh.com.my

Developer: **Gapura Land Sdn. Bhd.** • Developer Licence No.: 12160-1/08-2018/02007(L) • Validity Date: 2nd August 2017 – 1st August 2018 • Advertising Permit No.: 12160-1/08-2018/02007(P) • Validity Date: 2nd August 2017 – 1st August 2018 • Land Tenure: Leasehold (99 Years) (Expiring May 2113) • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S1 OSC 2015 2670 • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: CIMB BANK BERHAD • Expected Date of Completion: April 2018 • Total No. of Units: 287 • (SOHO) Type 1 (11units-527 sqft), Type 2 (183units-505 sqft), Type 3 (11units-785 sqft), Type 4 (11units-785 sqft), Type 4A (11units-785 sqft), Type 5 (12units-775sqft), Type 6 (24units-484 sqft), Type 7 (11units-527sqft), Type 8 (11units-807sqft), Type 9 (1unit-1,334 sqft), Type 10 (1unit-796 sqft) • Selling Price: RM442,560 (min) – RM1,170,180 (max) • Total No. of Units: 412 (Tower A & B – Condominium) Type A (44 units-775 sqft) 1 car park, Type B (44units-785 sqft) 1 car park, Type C (44units-803 sqft) 1 car park, Type D (120units-1,238 sqft) 2 car parks, Type E (47units-1,388 sqft) 2 car parks, Type F (29units-1,072 sqft) 2 car parks, Type F1 (18units-1,072 sqft) 2 car parks, Type G (4units-2,470 sqft) 3 car parks, Type H (2units-2,159 sqft) 6 car parks, Type J (2units-2,593 sqft) 6 car parks, Type K (29units-1,098 sqft) 2 car parks, Type L (29units-1,288 sqft) 2 car parks • Selling Price: RM791,440 (min) – RM2,919,540 (max) • Bumiputera Discount: 5%

Developer: **Gapura Land Sdn. Bhd.** • Developer Licence No.: 12160-3/08-2018/02020(L) • Validity Date: 9th August 2017 – 8th August 2018 • Advertising Permit No.: 12160-3/08-2018/02020(P) • Validity Date: 9th August 2017 – 8th August 2018 • Land Tenure: Leasehold (99 Years) (Expiring May 2113) • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (15)d/m BP S1 OSC 2016 3219 • Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: CIMB BANK BERHAD • Expected Date of Completion: Oct 2021 • Total No. of Units: 343 • (Tower A- Condominium) 162 (Tower B- Condominium), Type Y1 (65units-1,518 sqft) 2 car parks, Type Y3 (30units-1,496 sqft) 4 car parks, Type X1 (58units-1,001 sqft) 2 car parks, Type X2 (35units-958 sqft) 2 car parks, Type X3 (35units-1,001 sqft) 2 car parks, Type X4 (60units-797 sqft) 1 car park, Type X5 (60units-764 sqft) 1 car park, Type Z1 (23units-1,733 sqft) 3 car parks, Type Z2 (23units-1,991 sqft) 4 car parks, Type Z3 (24units-2,013 sqft) 4 car parks, Type Z4 (24units-2,874 sqft) 6 car parks, Type Y1 (48units-1,518 sqft) 2 car parks, Type RV1 (6units-1,915 sqft) 5 car parks, Type RV2 (3units-2,210 sqft) 6 car parks, Type RV3 (1unit-2,195 sqft) 6 car parks, Type RV4 (2units-2,660 sqft) 6 car parks, Type RV5 (1unit-3,348 sqft) 6 car parks, Type RV6 (1unit-4,478 sqft) 6 car parks, Type RV7 (1unit-4,381 sqft) 6 car parks, Type RV8 (1unit-3,990 sqft) 6 car parks, Type RV9 (1unit-4,525 sqft) 6 car parks, Type SV4 (1unit-3,046 sqft) 6 car parks, Type SV5 (1unit-4,306 sqft) 6 car parks, Type SV6 (1unit-4,489 sqft) 6 car parks • Selling Price: Tower A – RM642,800 (min) – RM1,823,800 (max) • Tower B – RM1,194,800 (min) – RM4,870,800 (max) • Bumiputera Discount: 5%

The information contained in these materials may be changed or deleted or altered at any time without prior notice and/or subject to amendments as may be required by the developer, the authorities and the developer's consultants from time to time. These materials shall not be construed or deemed to be representation by the developer in any way whatsoever. Purchasers are advised to refer to the actual information, specifications or plans as inserted in the stamped Sale & Purchase Agreement entered into between the developer and the purchaser. All drawings are merely artist's impressions only.