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alix  
RESIDENCES

FREEHOLD | KIARA NORTH

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# alix

RESIDENCES

A living expression of its residents,  
ALIX embodies the spirit of the fearless generation.  
Destined to be the conclave of trailblazers, tastemakers and innovators;  
this is the epicentre of your life's adventures.  
Come and explore urban living that lets you be you.

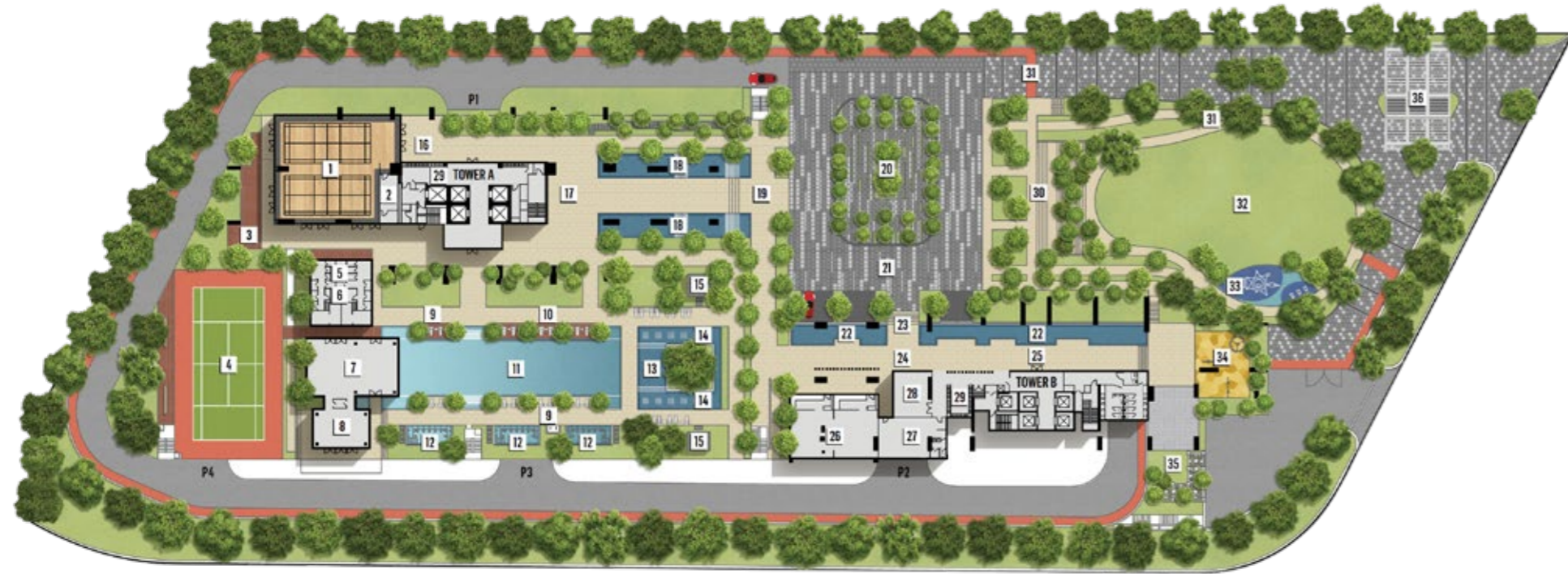
A vision of  
**STRENGTH**

An ode to  
**INDEPENDENCE**

A manner of  
**PASSION**

A spectacle in  
**AMBITION**

# GROUND FLOOR FACILITIES



- |                                       |                                       |                                  |
|---------------------------------------|---------------------------------------|----------------------------------|
| 1 Multipurpose Hall / Badminton Court | 13 Kids Pool                          | 25 Arrival Lounge                |
| 2 Pantry                              | 14 Kids Playjet                       | 26 Surau (M&F)                   |
| 3 Prefunction Deck                    | 15 Featured Cabana                    | 27 Nursery                       |
| 4 Tennis Court                        | 16 Pre-function Area & Arrival Lounge | 28 Management Office             |
| 5 Changing Room                       | 17 Tower A-Lobby Reception            | 29 Mailroom                      |
| 6 Sauna                               | 18 Cascading Water Feature            | 30 Grand Lawn Steps              |
| 7 Gym                                 | 19 Tower A-Drop Off                   | 31 Jogging Track                 |
| 8 Yoga Studio                         | 20 Central Courtyard                  | 32 Grand Lawn                    |
| 9 Pool Deck                           | 21 Grand Entrance Plaza               | 33 Outdoor Children's Playground |
| 10 Pool Side Pavilion                 | 22 Water Feature                      | 34 Indoor Children's Playground  |
| 11 Grand Pool                         | 23 Tower B-Drop Off                   | 35 Urban Farming                 |
| 12 Jacuzzi                            | 24 Tower B-Lobby Reception            | 36 Guard House & Grand Entrance  |



SKY DECK FACILITIES  
TOWER A, LEVEL 36



- 1 Cabana Swing
- 2 Hammock Garden
- 3 Outdoor Community Gym

- 4 Exercise Station
- 5 Outdoor Seating Terrace
- 6 Yoga Deck

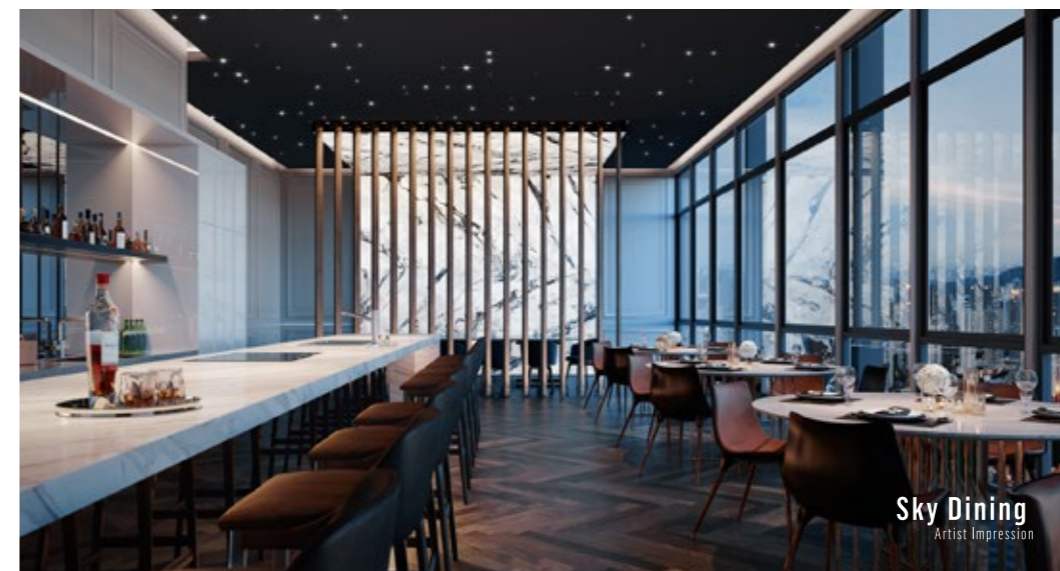
- 7 Sky Deck
- 8 Dining Alcove
- 9 BBQ Area



SKY DECK FACILITIES  
TOWER B, LEVEL 23



- |                  |                            |                  |
|------------------|----------------------------|------------------|
| 1 Sky Futsal     | 5 Sky Pool                 | 9 Dining Terrace |
| 2 Elevated Bench | 6 Pool Deck                | 10 Changing Room |
| 3 ALIX Theater   | 7 Sky Bar & Outdoor Dining | 11 Sky Dining    |
| 4 Brazen Lounge  | 8 BBQ Area                 |                  |

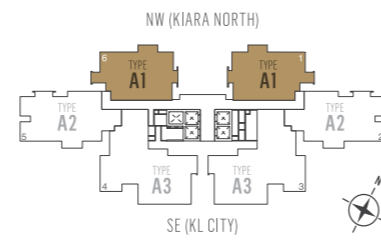


FLOOR PLAN  
TOWER A

**TYPE - A1**

BUILT-UP: 1,615 SQ.FT

- 3 Bedrooms
- 3 Bathrooms
- Dual Key

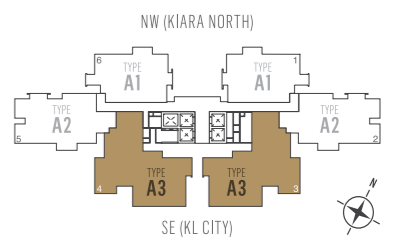


FLOOR PLAN  
TOWER A

**TYPE - A3**

BUILT-UP: 2,476 SQ.FT

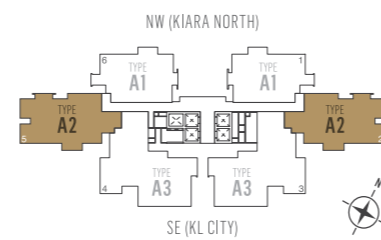
- 4+1 Bedrooms
- 5 Bathrooms



**TYPE - A2**

BUILT-UP: 1,938 SQ.FT

- 4 Bedrooms
- 4 Bathrooms
- Dual Key



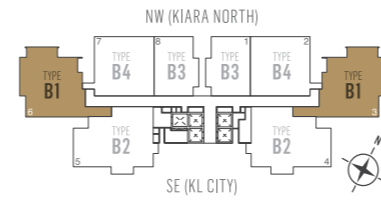
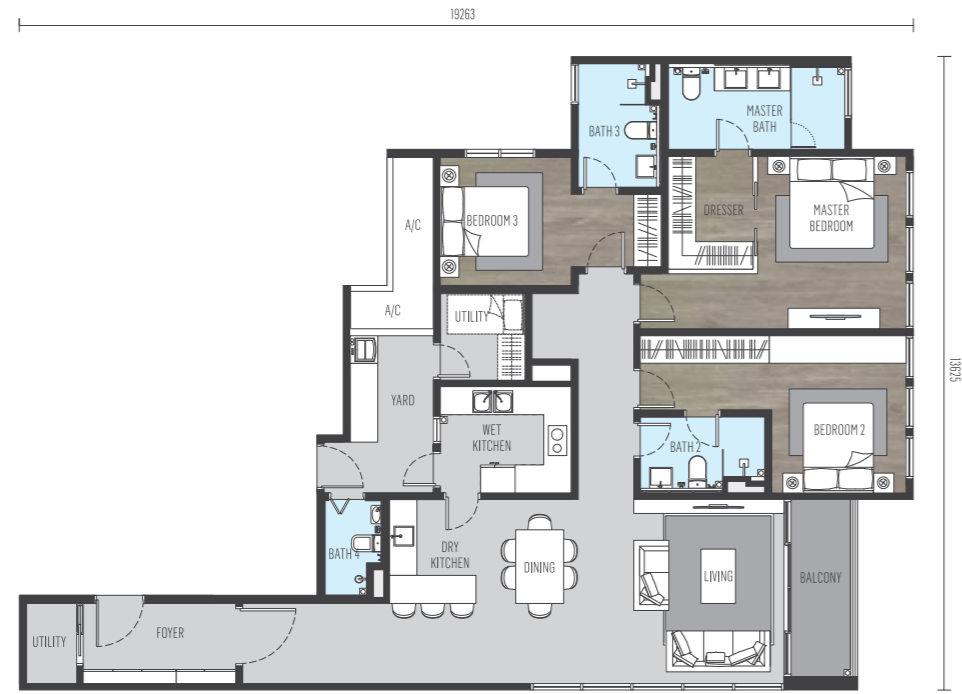
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FLOOR PLAN  
TOWER B

**TYPE - B1**

BUILT-UP: 1,744 SQ.FT

3+1 Bedrooms  
4 Bathrooms

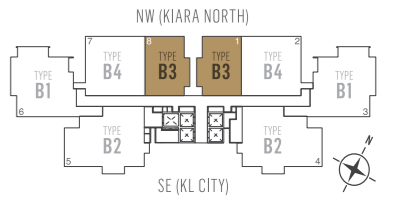


FLOOR PLAN  
TOWER B

**TYPE - B3**

BUILT-UP: 1,012 SQ.FT

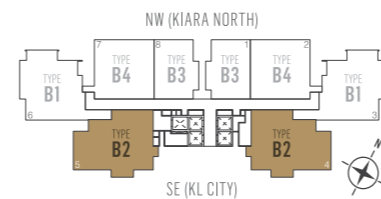
2 Bedrooms  
2 Bathrooms



**TYPE - B2**

BUILT-UP: 1,819 SQ.FT

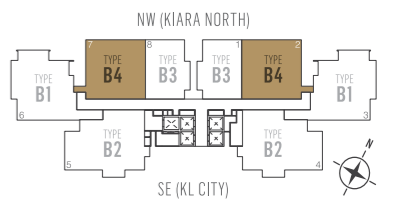
3 Bedrooms  
3 Bathrooms  
1 Study Room  
Dual Key



**TYPE - B4**

BUILT-UP: 1,485 SQ.FT

3+1 Bedrooms  
3 Bathrooms



# SPECIFICATIONS

## TOWER A & B



<b>STRUCTURE</b>	Reinforced Concrete									
<b>WALL</b>	Reinforced Concrete / Brickwall / Masonry & Drywall (where applicable)									
<b>ROOF COVERING</b>	Reinforced Concrete Flat Roof									
<b>CEILING FINISHES</b>	Plaster / Skim Coat & Paint / Plasterboard (where applicable)									
<b>WINDOWS</b>	Aluminium Framed Glass Window / Fixed Glass Panel									
<b>DOOR</b>	Main Entrance - Fire Rated Door (where applicable)									
	Type A1	- Others - Timber Door / Sliding Door with Glass Panel								
	Type A2	- Others - Timber Door / Sliding Door with Glass Panel, Timber Pocket Door								
	Type A3/A3(G)	- Others - Timber Door / Sliding Door with Glass Panel, Metal / Timber Sliding Folding Door								
	Type B1	- Others - Timber Door / Sliding Door with Glass Panel, Timber Pocket Door, Metal / Timber Sliding Folding Door								
	Type B2 / B2(G) / B3	- Others - Timber Door / Sliding Door with Glass Panel								
	Type B4	- Others - Timber Door / Sliding Door with Glass Panel, Metal / Timber Sliding Folding Door								
<b>IRONMONGERY</b>	Quality Lockset									
<b>WALL FINISHES</b>	Tiles / Skim Coat / Plaster & Paint (where applicable)									
<b>FLOOR FINISHES</b>	All Bedrooms - Selected Quality Timber Floor									
	Living / Dining / Kitchen / Bathroom / Yard / Balcony / Utility (Only for Type A3, A3(G), B1, B2, B3, B4) - Selected Quality Tiles									
	Others - Cement Screed									
	Outdoor Bar / Outdoor Dining / Viewing Deck - Tiles / Pavement - (Only for Type A3(G) / B2(G))									
<b>SANITARY FITTING</b>	<b>TYPE</b>	<b>A1</b>	<b>A2</b>	<b>A3</b>	<b>A3(G)</b>	<b>B1</b>	<b>B2</b>	<b>B2(G)</b>	<b>B3</b>	<b>B4</b>
	Water Closet	3	5	5	5	4	3	3	2	3
	Single Wash Basin with Tap	4	7	6	6	5	5	5	3	4
	Kitchen Sink with Tap	1	1	1	2	1	1	2	1	1
	Hand Bidet	3	5	4	4	3	3	3	2	2
	Shower	3	4	5	5	4	3	3	2	3
	Tap	1	1	2	3	2	1	2	1	2
	Outdoor Shower	-	-	-	1	-	-	1	-	-
<b>M&amp;E SERVICE</b>	Lighting Point	27	34	37	38	32	31	35	20	29
	13 A Power Point	31	35	33	35	26	34	37	18	29
	15 A Power Point	5	5	4	4	3	6	6	3	3
	Ceiling Fan Point	4	5	5	5	4	4	4	3	4
	Exhaust Fan Point	-	1	2	2	2	2	2	2	1
	Water Heater Point	3	4	4	4	3	3	3	2	2
	Fibre Wall Socket	2	2	1	1	1	2	2	1	1
	SMATV	3	3	2	2	2	3	3	1	2
	AC Indoor Unit	4	6	6	6	4	5	5	3	4
	Door Bell	2	2	1	1	1	2	2	1	1
	Audio Intercom	2	2	1	1	1	2	2	1	1
	Garden Lighting Point	-	-	-	14	-	-	14	-	-



Situated at Kiara North, in the heart of Kuala Lumpur's most avant-garde locales, an emerging area of reinvention, galvanising towards a future of prominence. A residential haven that's mere steps from schools, shopping destinations, artisanal hubs and cultural spots.

 <b>WALK</b> - Below 0.5 KM - Proposed Private School Lycée Français de Kuala Lumpur (French School of Kuala Lumpur) SK Segambut Makmur	 <b>RUN</b> - Below 2 KM - KL Metropolis Proposed MRT Station Malaysia International Trade and Exhibition Centre (MITEC) Kiaramas Primary & Secondary School	 <b>CYCLE</b> - 2-4 KM - Publika Shopping Gallery MATRADE Exhibition and Convention Centre Solaris Mont'Kiara	 <b>DRIVE</b> - Below 5 KM - Garden International School Global Doctors Hospital Mont'Kiara International School	 - Below 10 KM - Bukit Kiara Equestrian & Country Resort Tournament Players Club Kuala Lumpur (TPCKL) KLCC
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**SALES GALLERY**  
 A5-G1-2, Level G1, Menara 1 Dutamas, Block A5,  
 Solaris Dutamas, No.1, Jalan Dutamas 1, 50480 Kuala Lumpur

1-800-88-8082

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**TA GLOBAL**  
A CLASS OF EMINENCE

A distinctive development by **TA Global Bhd (828855-P)** The holding company of **TA Properties Sdn Bhd (215450-W)** Developer: **Orchard Park Sdn Bhd (235189-H)** (a subsidiary of TA Properties Sdn Bhd)

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