



A NEW TROPICAL LIVING

A NEW TROPICAL LIVING
IN KL CITY

THE
RIA

Hilton
KUALA
LUMPUR

METHODIST
COLLEGE KUALA
LUMPUR (MCKL)

PLAZA
SENTRAL
SENTRAL
KL SENTRAL

nu
sentral
MALL

TUN
SAMBANTHAN
MONORAIL
STATION

KUEN CHENG
HIGH SCHOOL

MENARA
Maybank

KL TOWER

MERDEKA 118

KLCC

DIRECT ACCESS FROM
**FEDERAL
HIGHWAY**
(FUTURE LINK BRIDGE)

FEDERAL
HIGHWAY

ALICE SMITH
INTERNATIONAL
SCHOOL



THE RIA

Metropolitan Lifestyle

CENTRALLY LOCATED, THE RIA OFFERS THE EXPERIENCE OF VIBING TO THE CITY'S PULSE.



300m to KL Sentral Transportation Hub



100m to Tun Sambanthan Monorail Station



Multi-Tier Security



Direct Link to Federal Highway (Future Link Bridge)



Covered Walkway to Tun Sambanthan Monorail Station



Flexi Layout

The Ria, part of Riviera City's Transit Oriented Development (TOD) with Tropical Concept Development, caters to the needs of everyone seeking the vibrancy of city living.

It is located next to Klang Valley's biggest transport hub, KL Sentral, with easy and direct access to the Federal Highway (Future Link Bridge). Also merely a few minutes' walk to the monorail station, via a covered walkway.

Commuting anywhere will be a breeze. It is also located in a mature neighbourhood, with various amenities and facilities in the vicinity.

The Ria serviced apartments are designed to cater to urban lifestyles, with sporting and recreational facilities that look out to stunning views. The units feature contemporary designs, with flexibility layouts that suits every need at all stages.



* Artist's Impression Only

An aerial photograph of a city, likely Kuala Lumpur, Malaysia, showing a river winding through the urban landscape. A new development, 'THE RIA', is highlighted with a glowing outline. The city is filled with various buildings, including high-rise towers and residential blocks. In the background, the Petronas Towers and other skyscrapers are visible against a cloudy sky. The overall scene is a mix of modern architecture and natural greenery.

 **THE RIA**

DIRECT ACCESS FROM
**FEDERAL
HIGHWAY**
(FUTURE LINK BRIDGE)

FEDERAL HIGHWAY

**A Prestigious Address,
A Smart Investment**

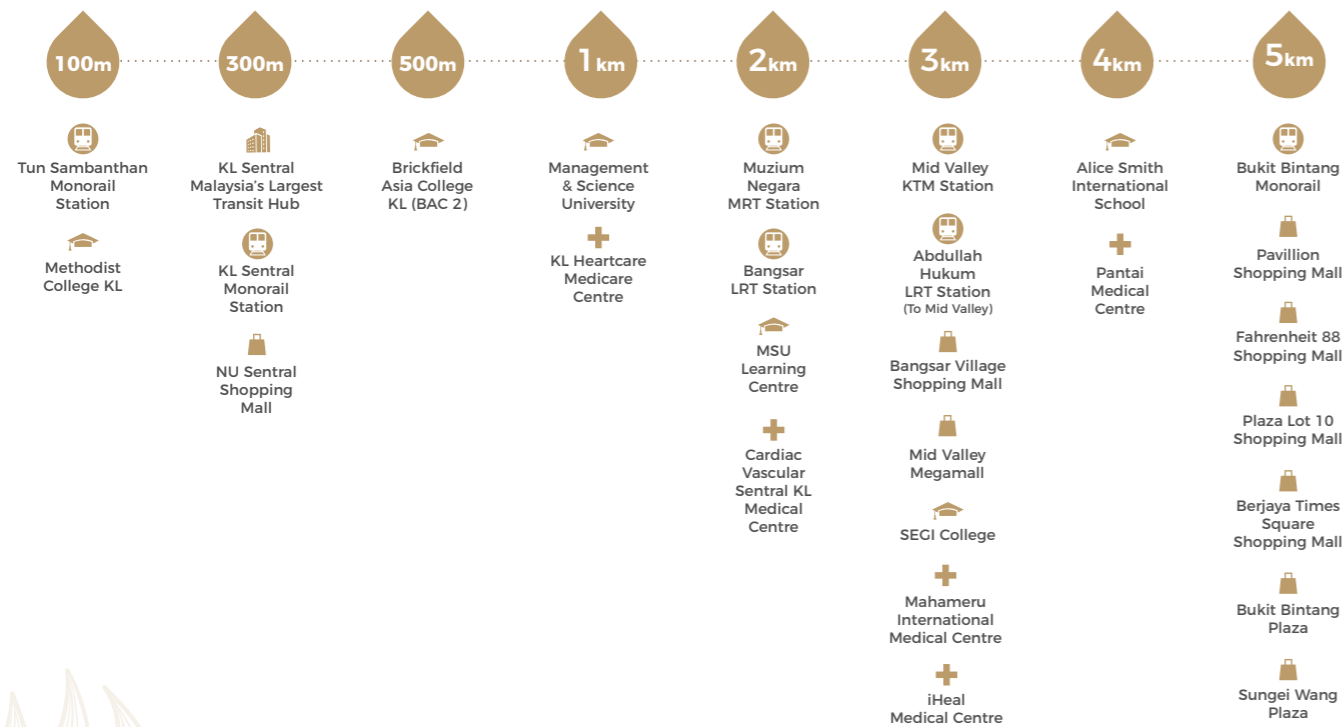
The Ria is in the vicinity of mature neighbourhoods such as KL Sentral and Bangsar, with world class retail, educational and medical facilities mere minutes' drive away.

THE RIA

All About the Right Connections

With its proximity to KL Sentral and monorail stations, as well as easy access to the Federal Highway (Future Link Bridge), The Ria is well connected to the city and the rest

of the country too. It is also located in a bustling commercial hub with Fortune 500 companies and many businesses, five-star hotels and a sprawling modern mall.



THE RIA
THE LIFESTYLE



EDUCATION

Within the vicinity of The Ria are schools, private schools as well as institutions of higher learning.

- Methodist College KL
- Brickfields Asia College KL
- Brickfields Asia College (BAC 2)
- Management and Science University
- Amcs College of Medical
- SEGI College KL
- St. John's Institution
- Alice Smith School
- Universiti Kuala Lumpur
- Spectrum International Islamic School Kuala Lumpur
- Cempaka International School Damansara Heights
- Taylor International School Kuala Lumpur
- Wesley Methodist School Kuala Lumpur (International)
- The International School of Kuala Lumpur (ISKL)

CONNECTED TO EVERYWHERE

No more crazy commutes and frustrating hours in traffic.

At The Ria, you are at the epicentre of Kuala Lumpur's biggest public transportation hub. You are mere minutes' walk away from KL Sentral with links to the airports, railway lines, commuter trains and LRT. A covered walkway links The Ria to the Tun Sambanthan monorail station. An access road will link The Ria to Federal Highway (Future Link Bridge).



MEDICAL CENTRES

There are medical facilities near The Ria.

- KL Heart Care
- Cardiac Vascular Sentral Kuala Lumpur
- Mahameru International Medical Centre
- iHeal Medical Centre
- Pantai Medical Centre



SHOPPING & LEISURE

The Ria is near malls that can cater to all your shopping, dining and entertainment needs.

- Nu Sentral
- Bangsar Village
- Bangsar Village 2
- Mid Valley Megamall



ROOFTOP VIEW

THE RIA

Tropical Living Contemporary Designs

THE RIA IS DESIGNED FOR URBAN LIVING,
AND ITS UNITS FEATURE VARIOUS DESIGNS
TO CATER TO ALL YOUR DIFFERENT
NEEDS. THE UNITS' LAYOUT IS TIMELESS,
PRACTICAL AND FUNCTIONAL.

ENJOY THE BEST QUALITY OF
LIFE AT THE RIA. REST AND
RELAX WITH ITS HOST OF
RECREATIONAL ACTIVITIES IN A
SAFE AND SECURE ENVIRONMENT.

In the hustle and bustle of KL Sentral,
The Ria is a tranquil tropical retreat with
its recreational facilities such as infinity
swimming pool and rooftop landscaped
garden looking out to the city's stunning
views. These beautifully crafted facilities
which include gyms, sky decks and
playground double up the experience of
living in the sky.



POOL VIEW



POOL LOUNGE



REFLEXOLOGY PARK

THE RIA

Facilities Plan

FACILITIES @ LEVEL 12

LEGEND

- | | | |
|--------------------------|------------------------|------------------------|
| A Infinity Edge Pool | I Pergola | Q Outdoor Reading Area |
| B 25m Lap Pool | J Tree House | R Yoga Lawn |
| C Wading Pool | K BBQ Area | S Shower Post |
| D Pool Bar | L Cabana | T Multi-Purpose Hall |
| E Grotto Jacuzzi | M Foot Reflexology | U Gymnasium |
| F Pool Slide | N Children Playground | V Surau |
| G Floating Sun Recliners | O Terrace Seating Area | W Sauna |
| H Sunken Pool Lounge | P Herbarium | X Changing Room |

Note:
These common facilities are for the Ria and the upcoming Phase 3.



ROOFTOP FACILITIES @ LEVEL 62

LEGEND

- | |
|--------------------|
| 1 Roof Garden |
| 2 Seating Alcoves |
| 3 Pergola |
| 4 Foot Reflexology |
| 5 Washroom |
| 6 Yoga Lawn |



FACILITIES @ LEVEL 29

LEGEND

- | |
|-------------------|
| 1 Sky Garden |
| 2 Board Game Room |
| 3 Games Room |
| 4 Reading Room |
| 5 Patio Oasis |
| 6 Washroom |



FACILITIES @ LEVEL 30

LEGEND

- | |
|--------------|
| 1 Sky Garden |
|--------------|



THE RIA

Show Unit



Each unit at The Ria is designed to be as diverse as those who live in it.

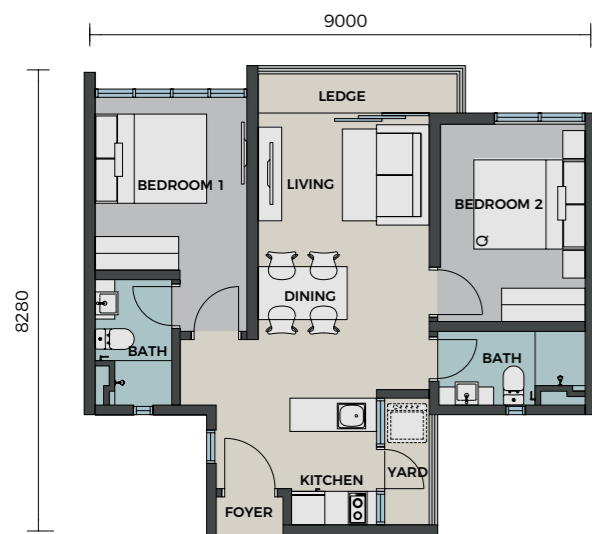
So whether you choose to live large or live simply, move in with your family or keep things intimate, you'll find a space that's perfectly sized to meet your needs.

* Artist's Impression Only

Typical Unit Plan

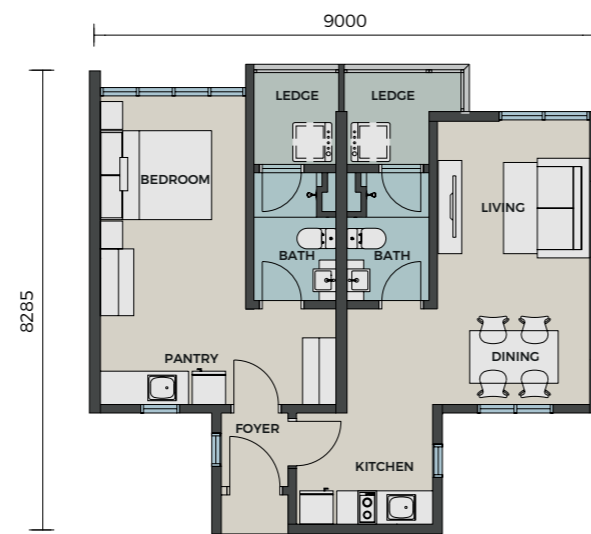
TYPE C2

650 sq. ft.



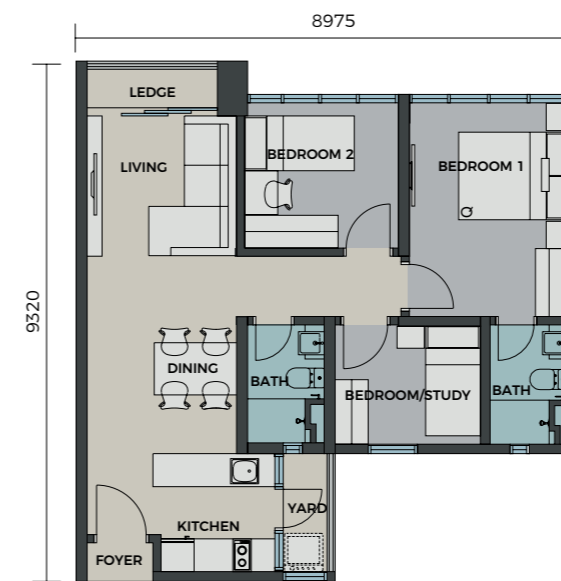
TYPE D1

650 sq. ft.



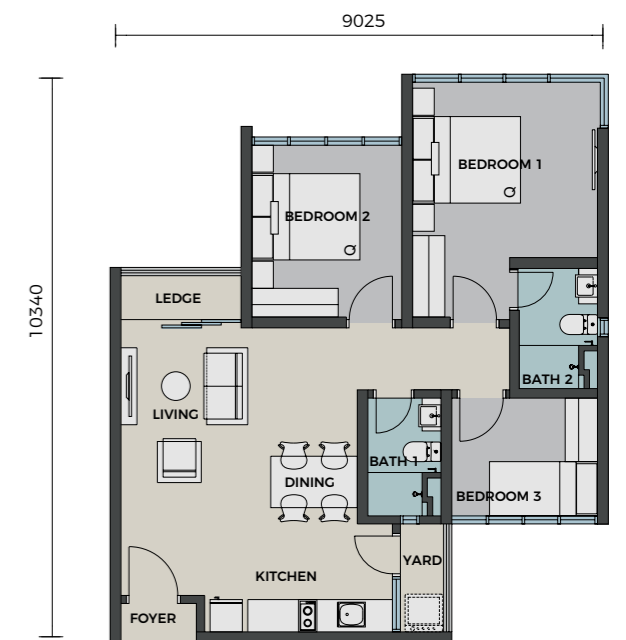
TYPE E1

750 sq. ft.



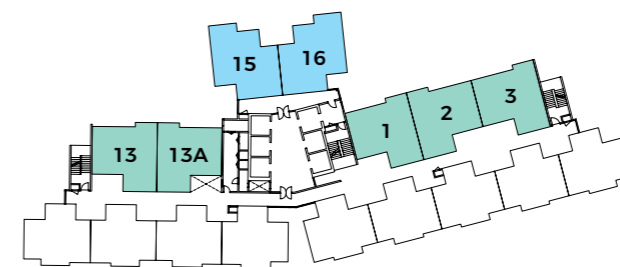
TYPE F1

800 sq. ft.



N

LEGEND		
	TYPE C1	650 sq. ft.
	TYPE C2	650 sq. ft.
	TYPE D1	650 sq. ft.



N

LEGEND		
	TYPE E1	750 sq. ft.
	TYPE F1	800 sq. ft.

Specification

- Structure** : Reinforced Concrete Frame
- Wall** : Concrete Wall / Block Wall
- Roof** : Reinforced Concrete Flat Roof
- Ceiling** : Plaster Board / Skim Coat and Paint
- Windows** : Aluminium Frame Glass Window
- Doors** : Entrance : Fire Rated Door
Others : Aluminium Framed Glass Door / Flush Door
- Ironmongery** : Quality Locksets
- Wall Finishes** : External : Plaster and Paint
Internal : Plaster and Paint
Yard / Ledge : Plaster and Paint
Kitchen : Tiles up to 1500mm Height / Plaster and Paint
Bath : Tiles Up to Ceiling Height
- Floor Finishes** : Foyer / Living / Dining / Kitchen : Tiles
Bathrooms : Tiles
Bedrooms : Vinyl Tiles
Yard / Ledge : Tiles

Sanitary Wares & Fittings :

DESCRIPTION	TYPE C1/C1a	TYPE C2/C2a	TYPE D1/D1a	TYPE E1/E1a	TYPE F1/F1a
Water Closet	2	2	2	2	2
Wash Basin and Tap	2	2	2	2	2
Shower Head	2	2	2	2	2
Hand Bidet Set	2	2	2	2	2
Toilet Roll Holder	2	2	2	2	2
Kitchen Sink and Tap	1	1	2	1	1
Tap	1	1	2	1	1

Electrical Installation :

DESCRIPTION	TYPE C1/C1a	TYPE C2/C2a	TYPE D1/D1a	TYPE E1/E1a	TYPE F1/F1a
Electrical Distribution Board	1	1	1	1	1
Ceiling Lighting Point	11	11	12	13	14
Ceiling Fan Point c/w Fan Hook	3	3	2	4	4
13A Switch Socket Outlet	13	13	12	14	15
15A Socket Outlet Point	1	1	2	1	1
Fiber Wall Socket Outlet	1	1	2	1	1
Air-cond Point	3	3	2	4	4
Water Heater Point	2	2	2	2	2

Location Map

