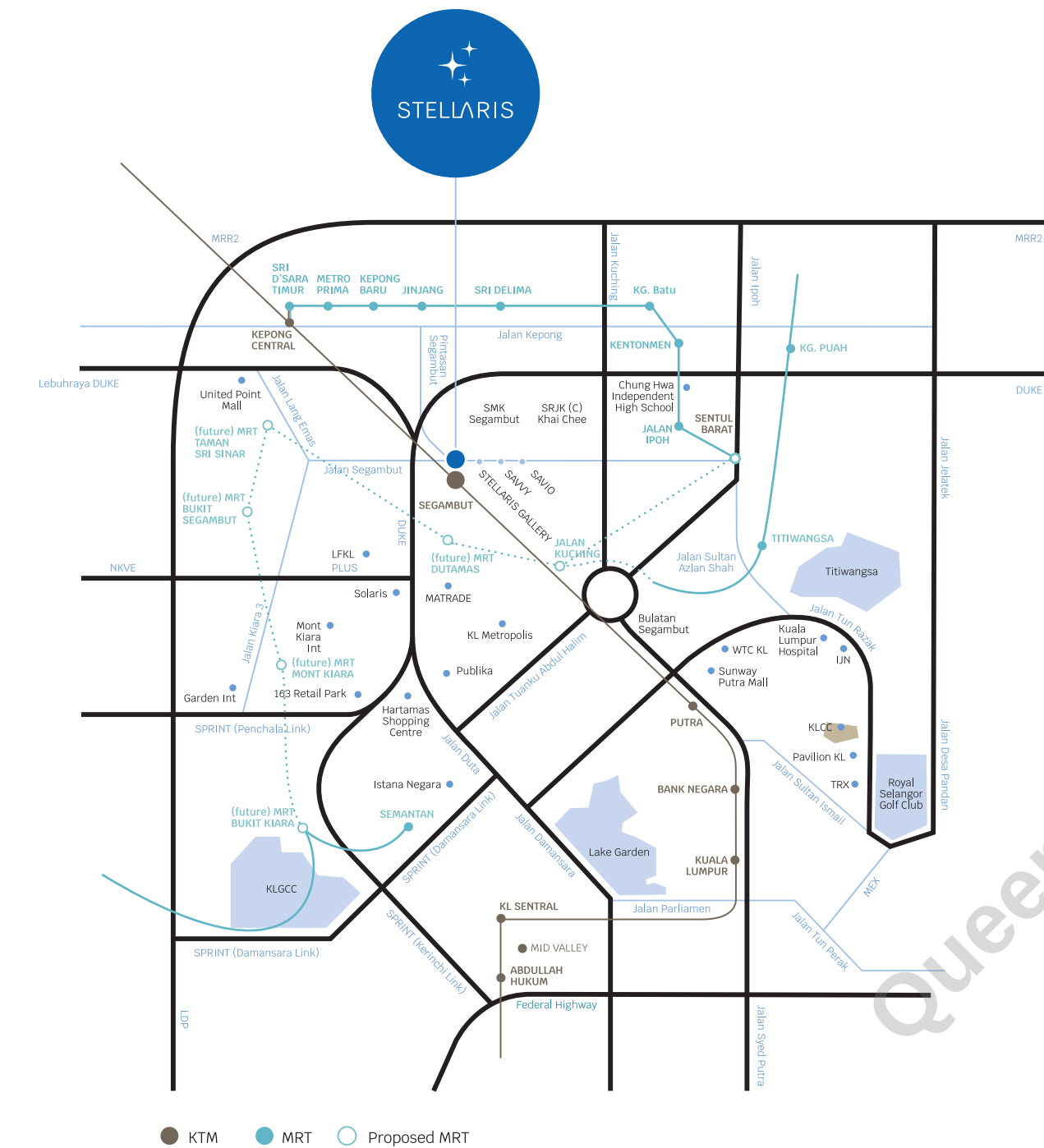




Queenie +6018-322 1234

STELLARIS
FREEHOLD

Riana Dutamas by IJM Land Bhd & FCW Holdings Bhd
368 Segambut Sdn Bhd 201301032770 (1062599-A)

IJM LAND FCW

03 6179 2002 Riana Dutamas rianadutamaskl rianadutamas.com

Developer: 368 Segambut Sdn Bhd (201301032770 (1062599-A)) • Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan. Tel: +603-7985 8288. Fax: +603-7952 9848 • Type of Property: Serviced Apartment • Developer License No: 19221/02-2028/0265(R) • Validity Period: 22/02/2023 - 21/02/2028 • Advertising & Sales Permit No: 19221-3/01-2028/0022(N)-(S) • Validity Period: 08/01/2025 - 07/01/2028 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP U1 OSC 2024 0760 • Land Tenure: Freehold • Restriction-in-interest: NIL • Land Encumbrance: Charged to Public Bank Berhad • Expected Date of Completion: July 2029 • No. of Units: Block A: 478 units. Block B: 665 units • Built-up Area: Block A: 71 s.m. • 112 s.m. • Block B: 71 s.m. • 109 s.m. • No. of Car Park: Minimum 1 car park per unit • Selling Price: Block A: RM742,800 (min) - RM1,270,800 (max). Block B: RM698,800 (min) - RM1,127,800 (max) • Bumiputera Discount: 5%
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
*All images and illustrations contained in this advertisement are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.

Riana Dutamas

The Pulse of the City, the Calm of Home.



Jalan Kuching

High Court

MITEC

MATRADE

Publika

NKVE

Mont'Kiara

Segambut KTM

DUKE

DUKE 2



Jalan Segambut

- A refined, freehold serviced residence
- The final jewel in North Kiara's golden triangle
- Multi-generational suites for flexible living

- Exclusive retail lots
- Covered walkway to Segambut KTM station
- Getting anywhere is easy with direct link to DUKE, DUKE 2 Highways

- Prime location adjacent to KL hotspots such as Solaris Dutamas, Mont'Kiara, Publika and more
- Emphasis on lush landscapes & sustainability
- Minimum 2 carpark bays with express speed ramp
- 24 electrical vehicle bays (EV)

An urban retreat that ticks all the checkboxes

The privilege of claiming the final parcel in Riana Dutamas belongs to STELLARIS; an urban retreat that was designed to have it all.

To fit in with the urban lifestyle of today, 1,143 units were meticulously designed for flexible living. To set off the urban stresses of today, every design feature endeavours to incorporate the surrounding environment.

The result? Absolute serenity, ticked. Sophisticated modernity, ticked. Community living, ticked.



Artist's impression only.

CONNECTED yet PROTECTED



Just a short ride away from Mont'Kiara, Hartamas and Publika, you're never far from the inspiring energy of the city. But the moment you're ready to make your escape, the tranquility of home is never far away.

With its strategic connectivity to key parts of the city, Stellaris @ Riana Dutamas places itself as an address for the curious and the cultured.

Downtime without any downside

- Here, serenity is not a luxury but a necessity with 31 facilities
- Lift your spirits and calm your soul at the Yoga Deck



Yoga Deck

- Nature's beauty becomes your invitation for more inspired living
- Green pockets and practical design elements create a space that's both stylish and functional
- Duplex fitness studio that overlooks an elevated infinity pool



Fitness Studio

- Tranquility comes without sacrifice of modern comforts
- Life and laughter is always within reach
- Entertain guests at your very own mini golf facility



Mini Golf

- Designed to be welcoming for all walks of life
- Resort-style amenities with serene water features, including a wading pool, in an urban enclave.



Wading Pool

Artist's impression only.

Artist's impression only.

AMPLIFIED COMFORT



Artist's impression only.

An ambience to be admired

Beyond your home, you'll find hints of tropical resort living ambience in generous common spaces, for an overtone of serenity.

- Expansive multi-purpose hall and landscape park for gatherings
- Fully loaded gym to suit the modern lifestyle
- Designed for the quietude that comes with leisure
- Get a glimpse of tranquil living beyond the hustle and bustle of the city



Entrance Lobby



Multi-purpose Hall



Gym

Artist's impression only.

Cosy 2 bedrooms all the way to generous 3 bedrooms with dual-key options, STELLARIS has something for everyone and every lifestyle. It's your canvas for the life you've always longed for.

- Detailed units ranging from 766 sq.ft. to 1206 sq.ft.
- Dual-key units for flexible living*
- North-South orientation*
- Shallow floor plate design*

*Selected layout types



Actual Show unit.

Look within and you'll find a home with a touch of class like no other. Every unit was intentionally designed to be as flexible as your needs; as a single dweller, a young family or a multi-generational household, its practical layouts give you room to live and play.



Actual Show unit.

Here, each unit is designed to maximise livability and highlight the key feature—thoughtfully crafted spaces that complement your lifestyle. Designed to be the backdrop of however you choose to live that day, your urban adventures are counterbalanced with the potential for contentment at STELLARIS.

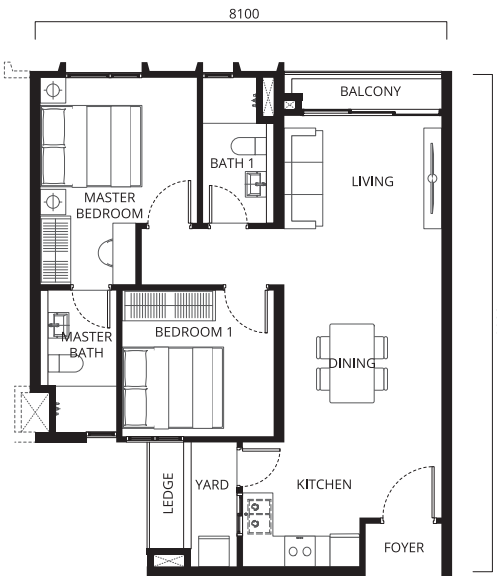
SPECIFICATIONS

Structure	- Reinforced Concrete
Wall	- Reinforced Concrete / Masonry
Roofing Covering	- Reinforced Concrete Flat Roof
Roof Framing	- Reinforced Concrete
Ceiling	- Plasterboard & Paint / Skim Coat & Paint
Windows	- Powder Coated Aluminium Framed Glass Windows
Doors	- Timber Door
	- Powder Coated Aluminium Framed Glass Sliding Door
Ironmongery	- Quality Locksets
Wall Finishes	- Porcelain Tiles / Skim Coat & Paint / Render & Paint
Floor Finishes	- Porcelain Tiles / Laminated Timber

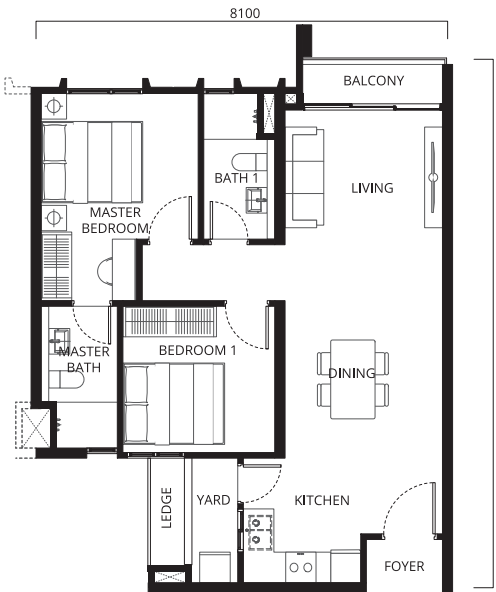
		A*	B*	C*	D	E*
Sanitary and Plumbing Fittings	Water Closet	2	2	2	3	3
	Basin & Tap	2	2	2	3	3
	Hand Bidet	2	2	2	3	3
	Shower Head	2	2	2	3	3
	Bib Tap	1	1	1	1	1
Electrical Installation	Lighting Point	14	15	16	19	19
	Power Point	17	19	19	22	23
	Fan Point	3	4	4	4	5
	Air Conditioner Point	3	4	4	4	5
	Hot Water System	1	1	1	1	1
	Water Heater Point	2	2	2	3	3
	SMATV Point	1	1	1	2	2
	Door Bell Point	1	1	1	1	1
	Distribution Board	1	1	1	1	1
Internal Telecommunications Trunking and Cabling						
	Fiber Wall Socket	1	1	1	2	2

*Including the different variations of each respective type as outlined in the Sales & Purchase Agreement

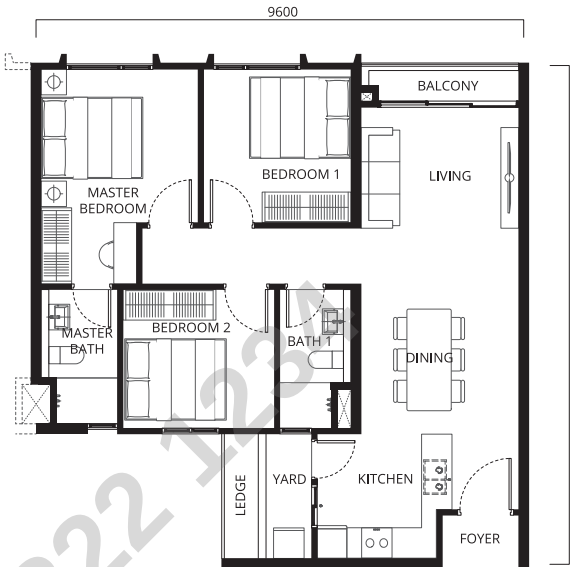
Type A1
2 beds
Built-up: 766 sq. ft.



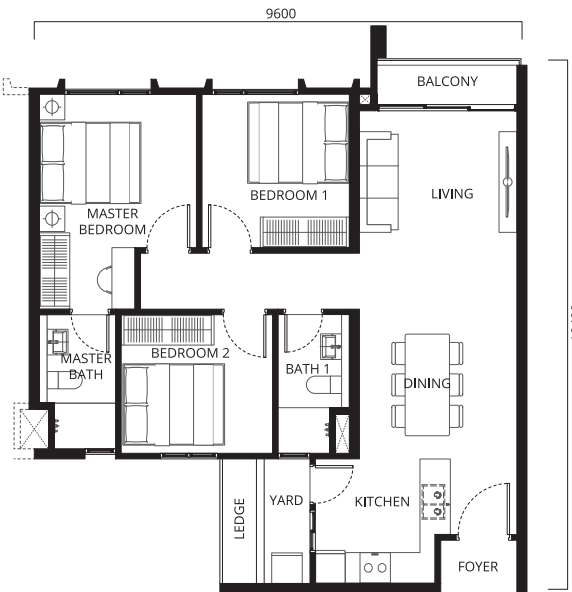
Type A1a
2 beds
Built-up: 786 sq. ft.
Level 28-37



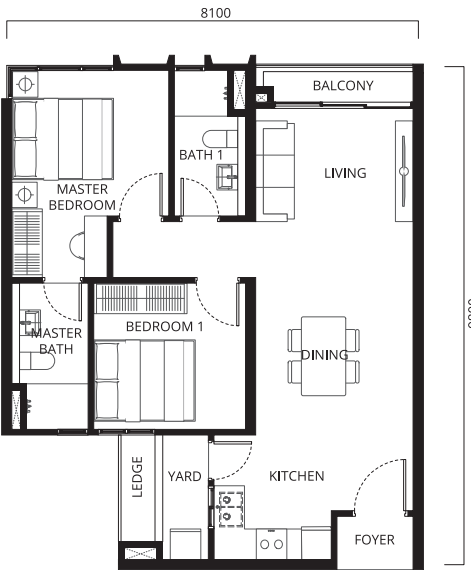
Type B1
3 beds
Built-up: 884 sq. ft.



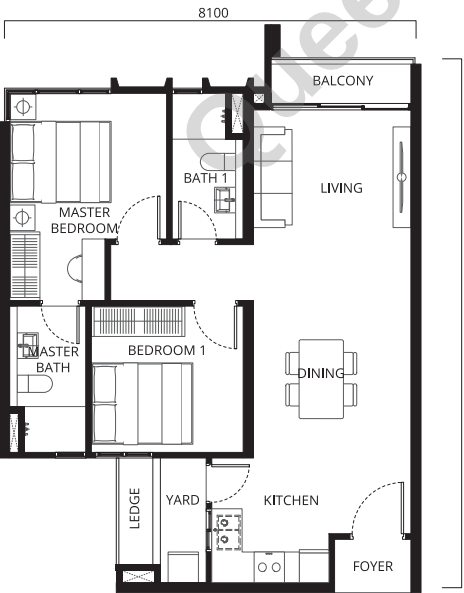
Type B1a
3 beds
Built-up: 904 sq. ft.
Level 28-37



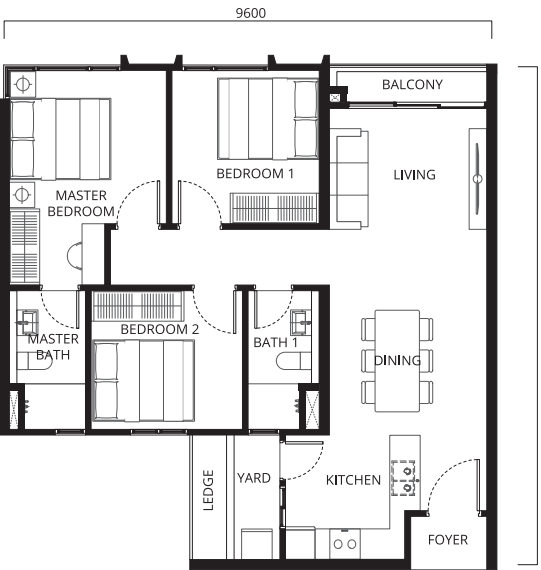
Type A2-c
2 beds
Built-up: 776 sq. ft.



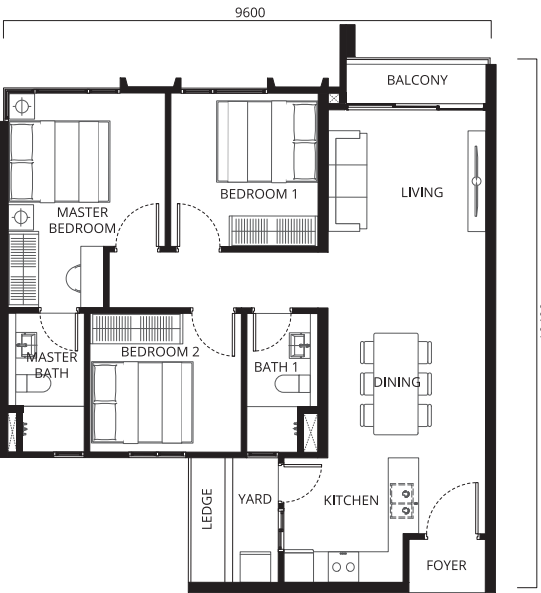
Type A2a-c
2 beds
Built-up: 786 sq. ft.
Level 28-37



Type B2-c
3 beds
Built-up: 894 sq. ft.
Available in Block B only.



Type B2a-c
3 beds
Built-up: 914 sq. ft.
Level 28-37
Available in Block B only.



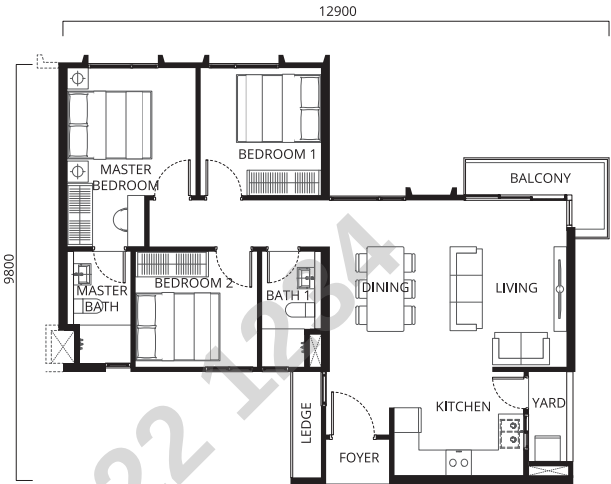
Type B3
3 beds
Built-up: 884 sq. ft.
Available in Block B only.



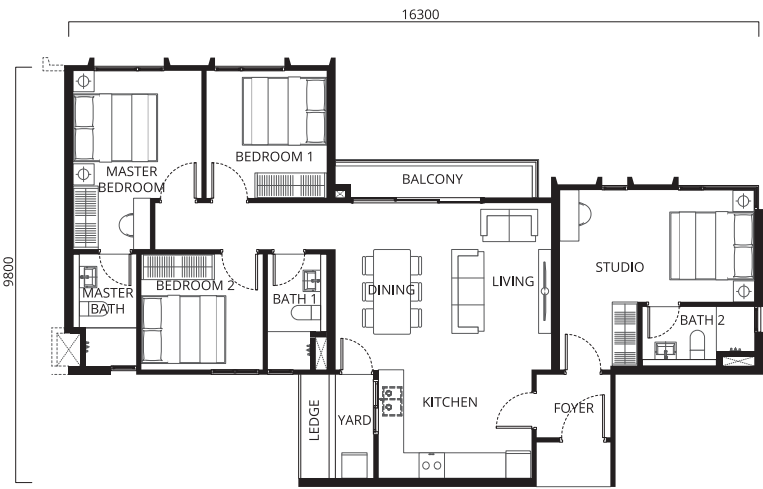
Type B3a
3 beds
Built-up: 904 sq. ft.
Level 28-37
Available in Block B only.



Type C
3 beds
Built-up: 937 sq. ft.



Type E1
3 beds + Studio (Dual-Key)
Built-up: 1,173 sq. ft.



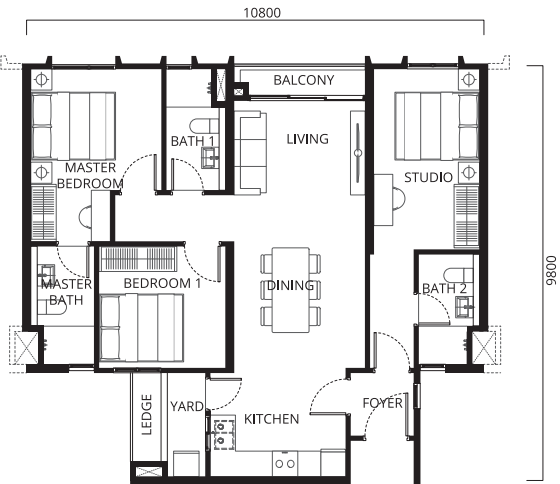
Type B4
3 beds
Built-up: 884 sq. ft.
Available in Block A only.



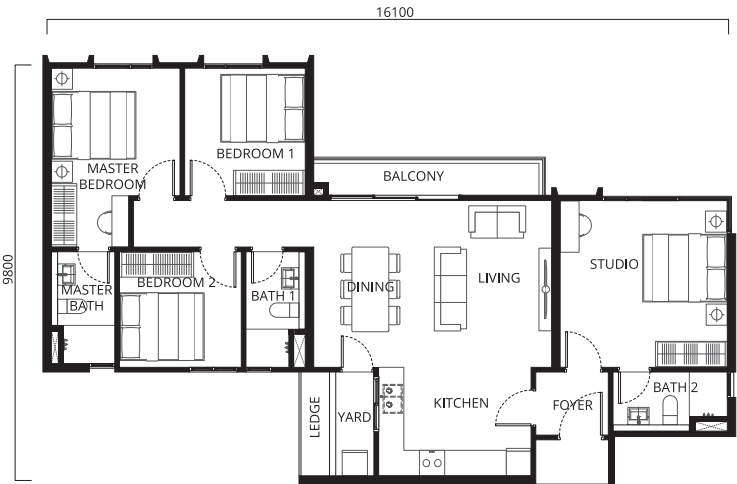
Type B4a
3 beds
Built-up: 904 sq. ft.
Level 28-37
Available in Block A only.



Type D
2 beds + Studio (Dual-key)
Built-up: 1,001 sq. ft.
Available in Block B only.



Type E2-c
3 beds + Studio (Dual-Key)
Built-up: 1,206 sq. ft.
Available in Block A only.



Boasting 31 exceptional lifestyle facilities, including serene gardens and an elevated infinity pool, it redefines urban retreat living.

Level 7

- | | |
|---------------------------------------|----------------------------|
| 1 Panoramic Terrace | 17 Gym (L8) |
| 2 Multi-Purpose Hall & Landscape Park | 18 Dance Studio (L9) |
| 3 Co-Working Space | 19 Changing Room |
| 4 Games Room | 20 Sauna |
| 5 Convenience Shop (provision) | 21 Children Playground |
| 6 Kiddy Playland | 22 Function Room |
| 7 Indoor Lounge | 23 Herb Garden |
| 8 Sun Deck | 24 Barbecue Terrace |
| 9 Spa Pool | 25 Mini Golf |
| 10 Zen Pavillion | 26 Stroll and Jog Trail |
| 11 Wading Pool | 27 Outdoor Fitness Station |
| 12 Pool Garden Shower | 28 Outdoor Lounge |
| 13 Tranquil Greens | 29 Yoga Deck |
| 14 Pool Deck | 30 Rejuvenation Deck |
| 15 Elevated Infinity Pool | 31 Reflexology Path |
| 16 Floating Deck | |



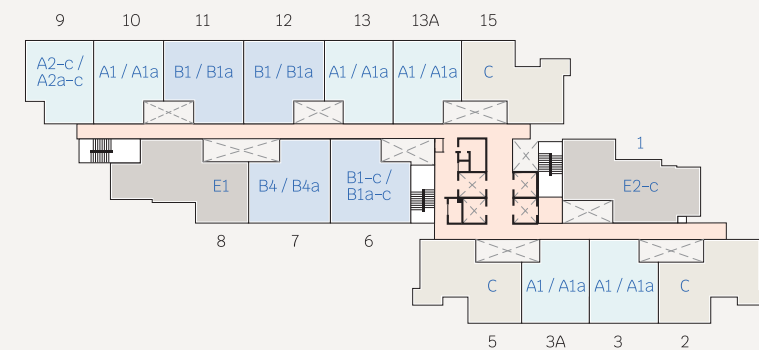
Spa Pool



Barbecue Terrace

Artist's impression only.

BLOCK A



BLOCK B

