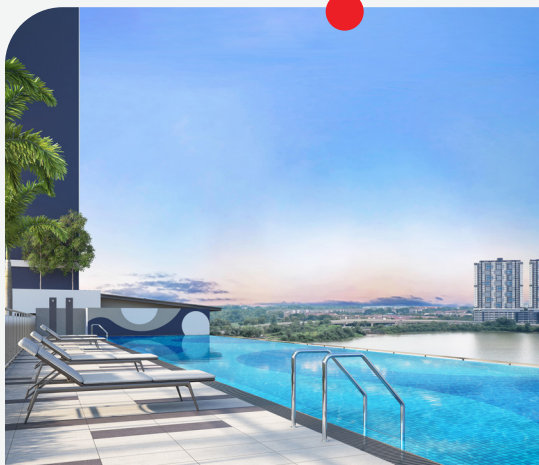


HAPPY COLORS,
HAPPY VIBES



Kuala Lumpur

45km

Bangi

35km

Bandar Seri Putra

32km

Putrajaya

25km

TRUE HAPPINESS IS JUST A STEP AWAY

Take a step into SkyRia Residences and discover a world filled with joy and vibrancy.

Nestled within the 175-acre island resort inspired township of D'Island Residence, this multi award-winning high rise residential development is sure to elevate your living experience with all the positive vibes you may ever wish for.



WHAT'S YOUR VIBE?

Dynamic Vibes

SkyRia offers a myriad of 29 indulgent and interconnected facilities curated to enrich your dynamic and spirited lifestyle. Whether you crave adventurous thrills, community camaraderie or serene relaxation, we've got you covered.

Peaceful Vibes

Surrounded by a 1000-acre lake, offering all-around panoramic lake views for a great sense of peace and serenity. The Puchong skyline also beckons with its breathtaking sunrise and sunset vistas, giving you a truly amazing perspective of this city you reside in.

SKYRIA

© D'ISLAND RESIDENCE PUCHONG

Sepang

21km

Dengkil

25km

Cyberjaya

30km

Seremban

40km



Collaborative Vibes

Nestled in the heart of the city, SkyRia's vibrant and dynamic environment is designed to fuel your creativity and enhance productivity. Join a community of passionate professionals, entrepreneurs, and innovators who share your drive for success, and discover the ultimate joy of collaboration.

Artist's impression



GARDEN CABANA

Artist's Impression

COLORFUL, GRACEFUL AND PERFECTLY JOYFUL

Experience sustainable living in harmony with nature at SkyRia Residences.

With vibrant colors, contemporary architecture and innovative features including rainwater harvesting, SkyRia Residences redefine modern living for those who value both style and environmental stewardship.

Welcome home to every happy moment.



INTERACTIVE PLAYGROUND

Artist's Impression



HOPSCOTCH PLAYGROUND

Artist's Impression



CO-WORKING SPACE



Artist's Impression

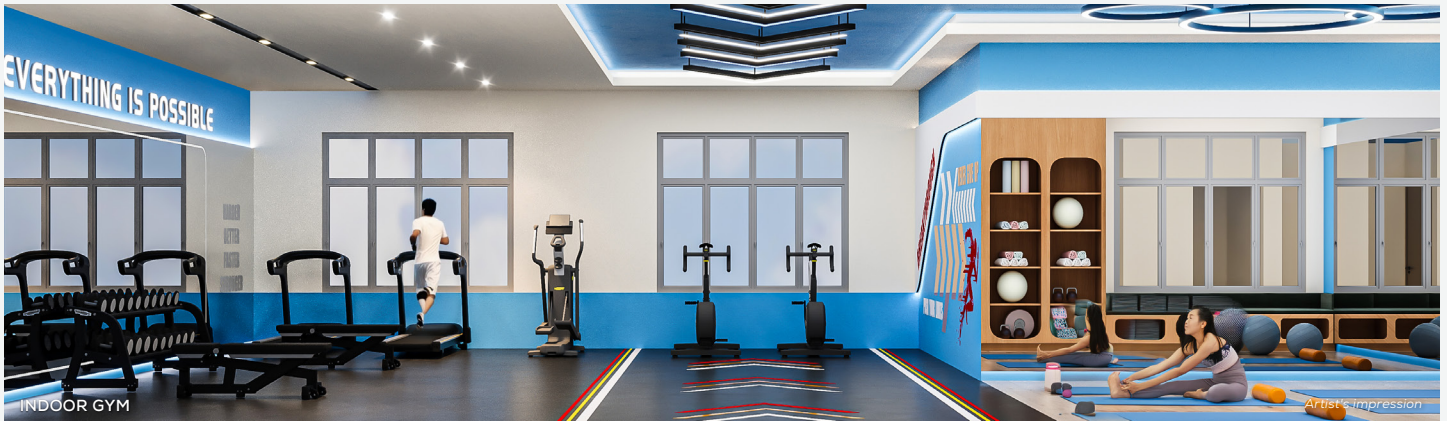
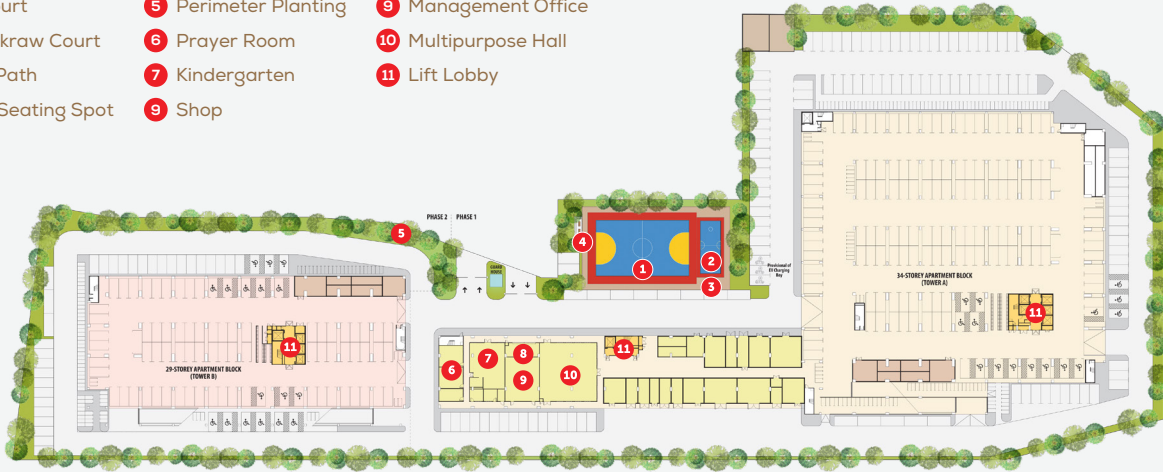
FACILITIES AND FELICITIES

Experience the epitome of joy and lifestyle abundance with SkyRia's array of facilities, staying active and happy is just one step away.



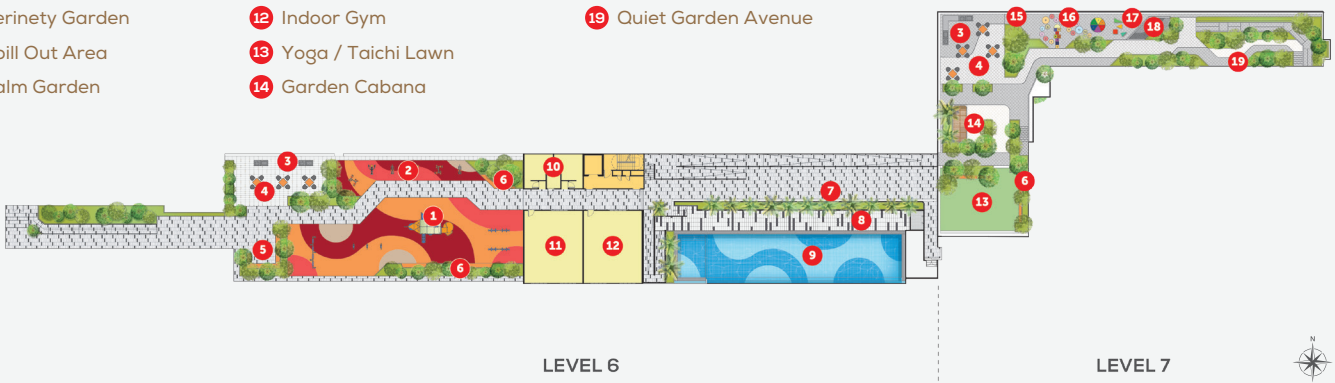
GROUND FLOOR LEGEND

- | | | |
|------------------------|----------------------|----------------------|
| 1 Futsal Court | 5 Perimeter Planting | 9 Management Office |
| 2 Sepak Takraw Court | 6 Prayer Room | 10 Multipurpose Hall |
| 3 Jogging Path | 7 Kindergarten | 11 Lift Lobby |
| 4 Outdoor Seating Spot | 8 Shop | |



LEVEL 6 AND 7 LEGEND

- | | | |
|--------------------------|---------------------------|-----------------------------------|
| 1 Interactive Playground | 8 Pool Deck | 15 Edible Garden |
| 2 Outdoor Fitness Gym | 9 Infinity Lap Pool | 16 Hopscotch |
| 3 BBQ Pit | 10 Changing Room / Toilet | 17 Interactive Fun Blocks Seating |
| 4 Leisure Gathering Deck | 11 Co-Working Space | 18 Reflexology Path |
| 5 Serenity Garden | 12 Indoor Gym | 19 Quiet Garden Avenue |
| 6 Spill Out Area | 13 Yoga / Taichi Lawn | |
| 7 Palm Garden | 14 Garden Cabana | |





FLOOR PLAN Explore the meticulously crafted layouts of our units, each thoughtfully designed to enhance every moment of your life and elevate your happiness to new heights.

TYPE A

Serviced Apartment | 600 sq.ft.

-  2 ROOMS
-  2 BATH
-  2 CAR PARK BAYS



TYPE B

Serviced Apartment | 850 sq.ft.

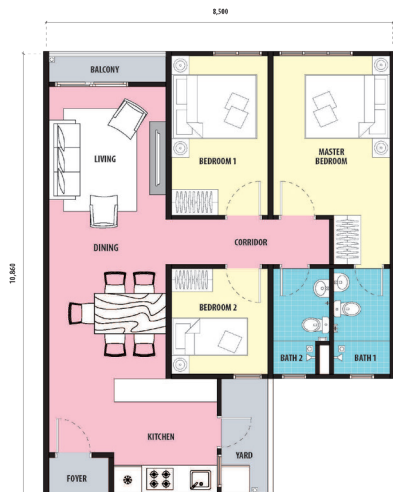
-  3 ROOMS
-  2 BATH
-  2 CAR PARK BAYS



TYPE C

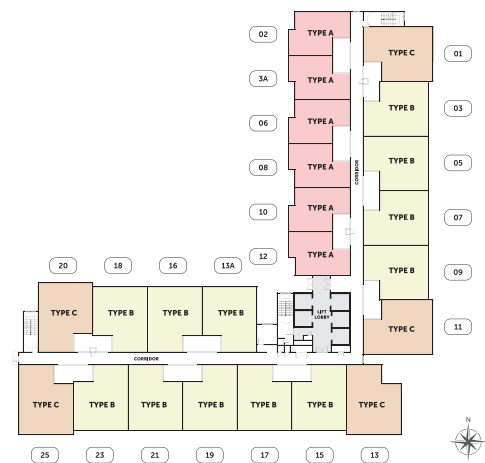
Serviced Apartment | 900 sq.ft.

-  3 ROOMS
-  2 BATH
-  2 CAR PARK BAYS



UNIT PLAN

Type A, Type B and Type C



Remark: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities/ engineers/ architect and by-law as they arise.



MASTER BEDROOM

Artist's Impression



KITCHEN

Artist's Impression



BEDROOM 1

Artist's Impression



BEDROOM 2

Artist's Impression

SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Cement Sand / Block Wall / Concrete Wall / Concrete Panel	
Roof	Metal Deck / Reinforced Concrete Flat Roof	
Ceiling	Plaster Ceiling / Skim Coat	
Window	Aluminium Frame Glass Window / Metal Frame Glass Louvered Window	
Door	Entrance Door	- Fire Rated Flush Door
	Bathrooms / Bedrooms / Yard	- Flush Door
	Balcony (Type B & Type C only)	- Aluminium Frame Sliding Door

Lockset	Quality Lockset	
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Floor Finishes	Foyer	- Tiles
	Living & Dining	- Tiles
	All Bedrooms	- Tiles
	All Bathrooms	- Tiles
	Kitchen	- Tiles
	Yard	- Tiles
	Balcony (Type B & Type C only)	- Tiles

Wall Finishes	External Wall	- External Weather Paint
	Internal Wall	- Emulsion Paint
	All Bathrooms	- Wall tiles up to 1500mm height
	Kitchen	- Wall tiles up to 1500mm height

Sanitary Fittings	TYPE A	TYPE B	TYPE C
Water Closet	2 Nos	2 Nos	2 Nos
Wash Basin	2 Nos	2 Nos	2 Nos
Shower	2 Nos	2 Nos	2 Nos
Water Tap	3 No	3 Nos	3 Nos
Kitchen Sink	1 No	1 No	1 No

Electrical Fittings	TYPE A	TYPE B	TYPE C
Distribution Board	1 No	1 No	1 No
Lighting Point	11 Nos	15 Nos	15 Nos
Air-Conditioner Point	2 Nos	2 Nos	2 Nos
Power Point	9 Nos	11 Nos	11 Nos
Ceiling Fan Point	3 Nos	4 Nos	4 Nos
TV Point	1 No	1 No	1 No
FWS Point	1 No	1 No	1 No
Water Heater Point	1 No	1 No	1 No

Remark: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities/ engineers/ architect and by-law as they arise.

VIBRANT ESSENTIALS WITHIN REACH

Nestled in the heart of bustling Puchong, SkyRia offers residents a unique living experience surrounded by essential amenities and lifestyle conveniences, all within easy reach.

-  Education
-  Retail and Shopping
-  Medical Centre
-  Recreational
-  Landmarks



SHOPPING MALLS

Lotus's Bukit Puchong	4.5km
AEON Big Puchong Utama	5.5km
Jaya Grocer, IOI Rio City	10.1km
Lotus's Puchong	11.1km
Hero Market Bandar Puteri Puchong	11.5km
IOI Mall	12.7km
AEON Taman Equine Shopping Centre	14.0km
Giant Hypermarket Kinrara	16.7km
Sunway Pyramid Shopping Mall	17km
Summit USJ Shopping Mall	17.2km
Pavilion Bukit Jalil	18.8km

EDUCATION

Multimedia University	10.1km
Binary University College	14.3km
Limkokwing University of Creative Technology	14.9km
Segi College	16.1km
Sunway University	16.5km
Monash University	16.6km
Fairview International School	17.3km
Taylor's University Lakeside Campus	17.9km

HOTEL

Cyberview Resort & Spa	13.3km
Sunway Resort Hotel	17.0km
Summit Hotel Subang USJ	17.1km
Pulse Grande Hotel	19.9km

LEISURE & TOURISM

Sunway Lagoon Theme Park	17.3km
Putra Bridge	17.9km
Putra Mosque	18.3km
Botanical Garden	19.1km
Putra Square	18.2km
Agriculture Heritage Park	21.7km
Taman Saujana Hijau	18.7km

MEDICAL CENTRE

KPMC Puchong Specialist Centre	10.8km
Columbia Asia Hospital	10.9km
Hospital Putrajaya	15.5km
Sunway Medical Centre	15.6km
Sime Darby Medical Centre	20.0km

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
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www.lbs.com.my

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Provisional
GreenRE
Certification

Developer: Astana Modal (M) Sdn Bhd 200301001940 (604360-H) A Member of LBS Bina Group Bhd. | Developer's License No.: 11482/08-2025/0624(A) | Validity Period: 24/08/2022 - 23/08/2025 | Advertising & Sales Permit No.: 11482-12/04-2027/0317(N)-(S) | Validity Period: 17/04/2024-16/04/2027 | Approving Authority: Majlis Perbandaran Sepang | Building Plan Ref. No.: MP SEPANG 600-34/1/197(11) | Land Tenure: Leasehold 99 years (expiry date: 20 Dec 2121) | Land Encumbrances: NIL | Expected Date of Completion: April 2028 | Property Type: Apartment (600 sqft) | Total Units: 160 units | Price: RM 250,000 (Min) – RM 418,000 (Max) | Property Type: Apartment (850 sqft) | Total Units: 316 units | Price: RM542,000 (Min) – RM562,000 (Max) | Property Type: Apartment (900 sqft) | Total Units: 132 units | Price: RM 574,000 (Min) – RM 595,000 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer/Architect, and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Department.

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