



ATIVO

— SUITES —

DAMANSARA AVENUE

CENTRAL TO LIVING

Damansara Avenue is a mixed-development super-hub – catering to the needs of a sophisticated and urban community. This expansive 48-acre master plan is designed by award-winning architects and features six complementary components: residential, retail, office towers, lush green landscapes, a dedicated sports complex and a performing arts centre.

Ativo Suites is the second residential project of Damansara Avenue to be launched. It boasts two dynamic towers with rooftop facilities, retail shops and a podium deck.



CENTRAL TO LIVING

Centrally located and thoughtfully designed, Ativo Suites will be the new centre for future endeavours and great expansions.

CENTRAL TO

FUN & EXCITEMENT

Enjoy good times entertaining family and friends with the extensive facilities provided for you on the podium and rooftop decks. These include a sky pool, sky jacuzzi, theatre room, games room, signature kitchen and rooftop bar, to name a few. Stay fit and healthy as you work out and train at the fully equipped signature gym, infinity lap pool and squash court.



Sky Bar



Sky Lounge



Gymnasium



Lobby B Concierge

CENTRAL TO
ELEGANCE

The Ativo Suites is refined, minimalist and modern. From the entrance, to the foyer, and all the way into the suites and facility rooms – a sense of sophistication radiates the entire development.

CONQUAS
CERTIFIED QUALITY

Ativo Suites is built to meet stringent levels of construction quality set by CONQUAS. The “Construction Quality Assessment System”, or CONQUAS for short, is a unique workmanship assessment system developed by the Building and Construction Authority of Singapore. It is widely recognised as the industry standard by which build quality is measured.

CENTRAL TO
SMART LIVING

Gain absolute control and peace of mind with the intuitive Smart Home system. With just a touch of a button, you can activate lights, air-conditioners and even open doors. Features such as a digital door lock, a door camera, and an A/V intercom monitor further ensure safety and security for your home. With the Smart Living app, you can also easily book facilities, get updates from building management and pay your maintenance bills – all from the convenience of your mobile devices.



Type F Living & Dining



INTEGRATED
LIFESTYLE
SOLUTIONS



CUSTOMISABLE
SMART HOME
CONVENIENCES



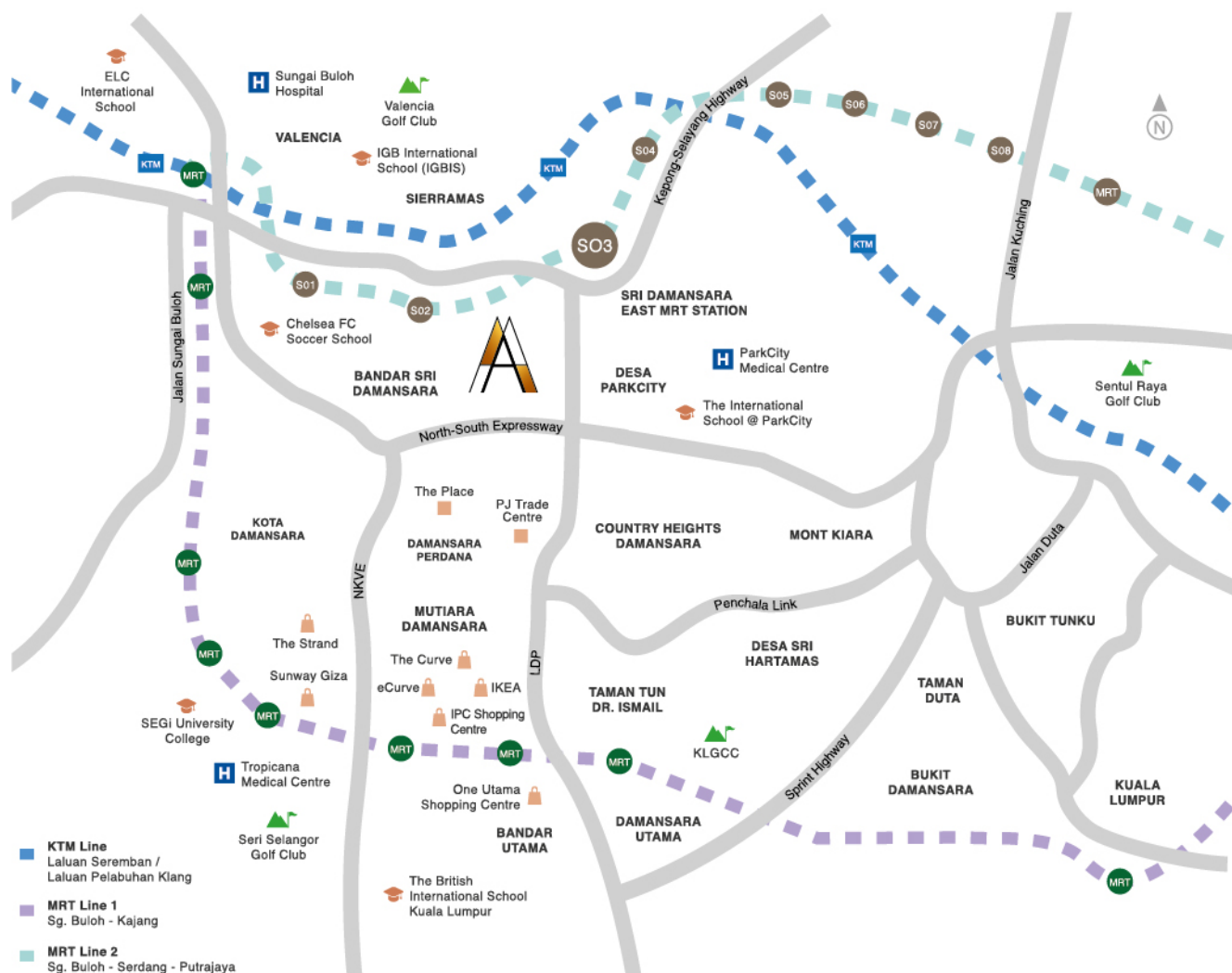
DIGITAL
DOOR LOCK
SYSTEM



Studio Bedroom

CENTRAL TO CONVENIENCE

Ativo Suites' prime location gives you easy access to major highways, making travel to key destinations around Kuala Lumpur and Petaling Jaya a breeze. In addition, a proposed bridge link to the Sri Damansara East MRT Station provides a speedy alternate means of transport to get you where you are going.



DA
DAMANSARA
AVENUE

SALES GALLERY

Persiaran Perdana
Bandar Sri Damansara
52200 Kuala Lumpur
GPS: 3.193181, 101.617082

1-800-88-8082
www.ativosuites.com.my

TA GLOBAL
A MEMBER OF THE TA GROUP

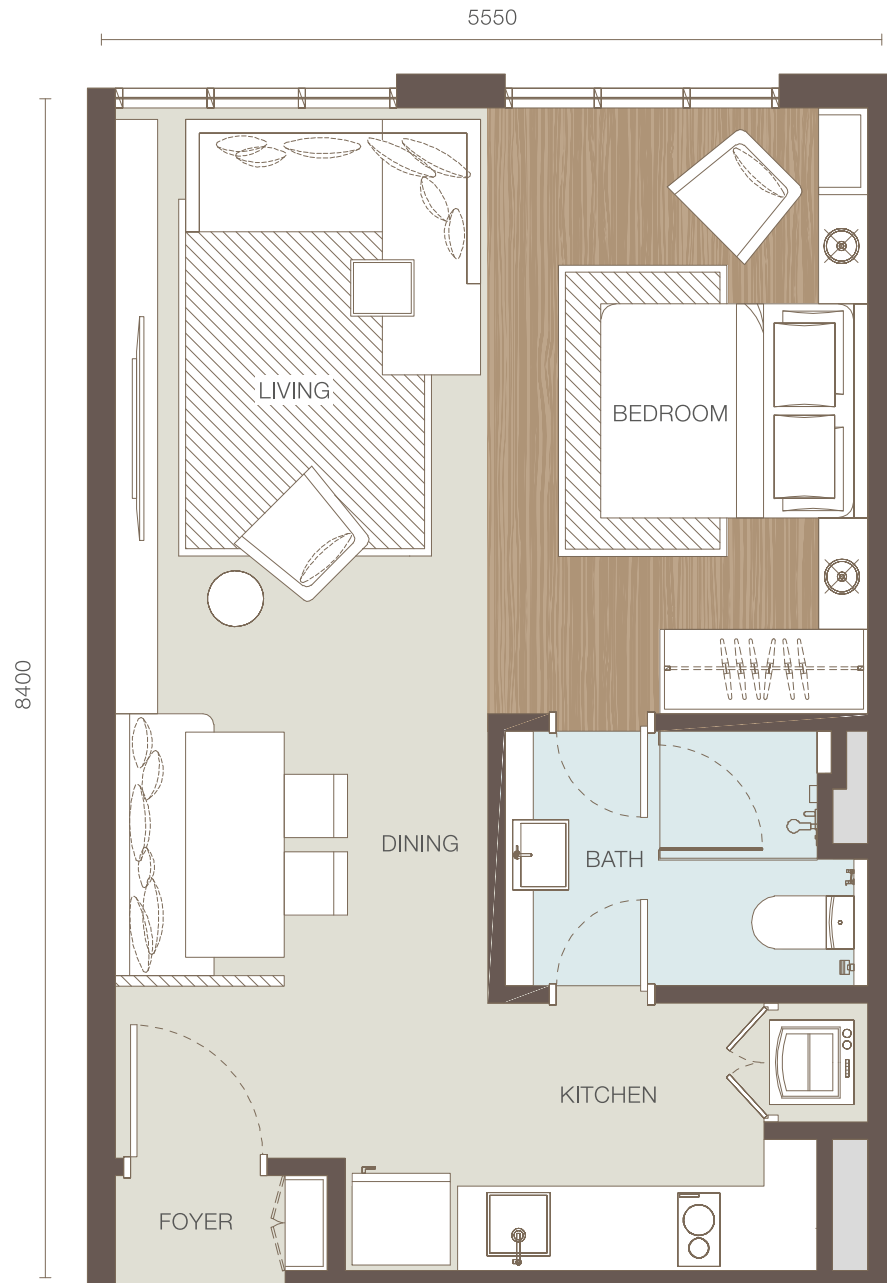
A Distinctive Development by **TA Global Bhd** (828855-P) | The Holding Company of TA Properties Sdn Bhd (215450-W)

Developer: **Indo Aman Bina Sdn Bhd** (678715-P) (a subsidiary of TA Properties Sdn Bhd)

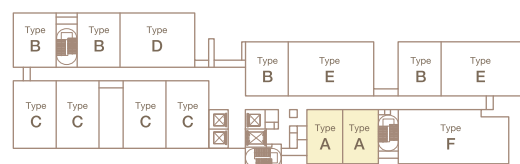
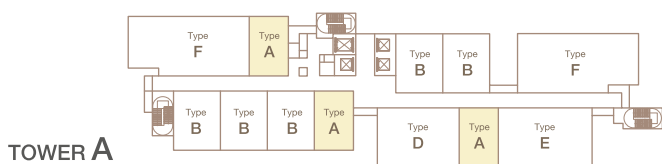
34th Floor, Menara TA One, No.22 Jalan P. Ramlee, 50250 Kuala Lumpur, Malaysia. Tel: 603 2072 1277 Fax: 603 2161 5146

• Developer's License No.: 11545-2/08-2019/0584(L) • Validity: 04/08/2017 – 03/08/2019 • Advertising & Sales Permit No.: 11545-2/08-2019/0584(P) • Validity: 04/08/2017 – 03/08/2019 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/T/P10/290/2017 • Land Tenure: Freehold • Land Encumbrance: NIL • Expected Date of Completion: 48 Months from the date of SPA (Aug 2021) • Total Units: 668 (Serviced Apartment) • Price: RM 606,000 (min) – RM 1,829,750 (max) • Bumiputera Discount: 10%.

Whilst every effort is made to provide accurate and complete information, Indo Aman Bina Sdn Bhd does not warrant or represent that the information in this document whether in print or electronic mail ("Document") is free from errors or omissions or is suitable for your intended use. The Developer shall not be held liable for any error, misrepresentation or changes. Photographs and illustrations used in this Document are not intended to be representation of fact and are artist's impression only, intended for indicative purposes to be interpreted as a visual aid only. Indo Aman Bina and its sales agents make no representation through this Document as to the concept and design elements, appearance of dwelling, layout and the usage of space, dwelling mix and overall master plan layout. Prospective purchasers should make their own inspections and enquiries and seek their own professional advice on all aspects of the proposed development at Ativo Suites, before entering into a contract of sale. The information contained in this Document shall not form part of an offer or contract. The above matters are subject to variations, modifications and substitution as may be recommended by the Developer's consultant and/or relevant Approving Authorities. This advertisement has been approved by the Ministry of Housing.



TYPE A Studio
Built up: 499 sq. ft.

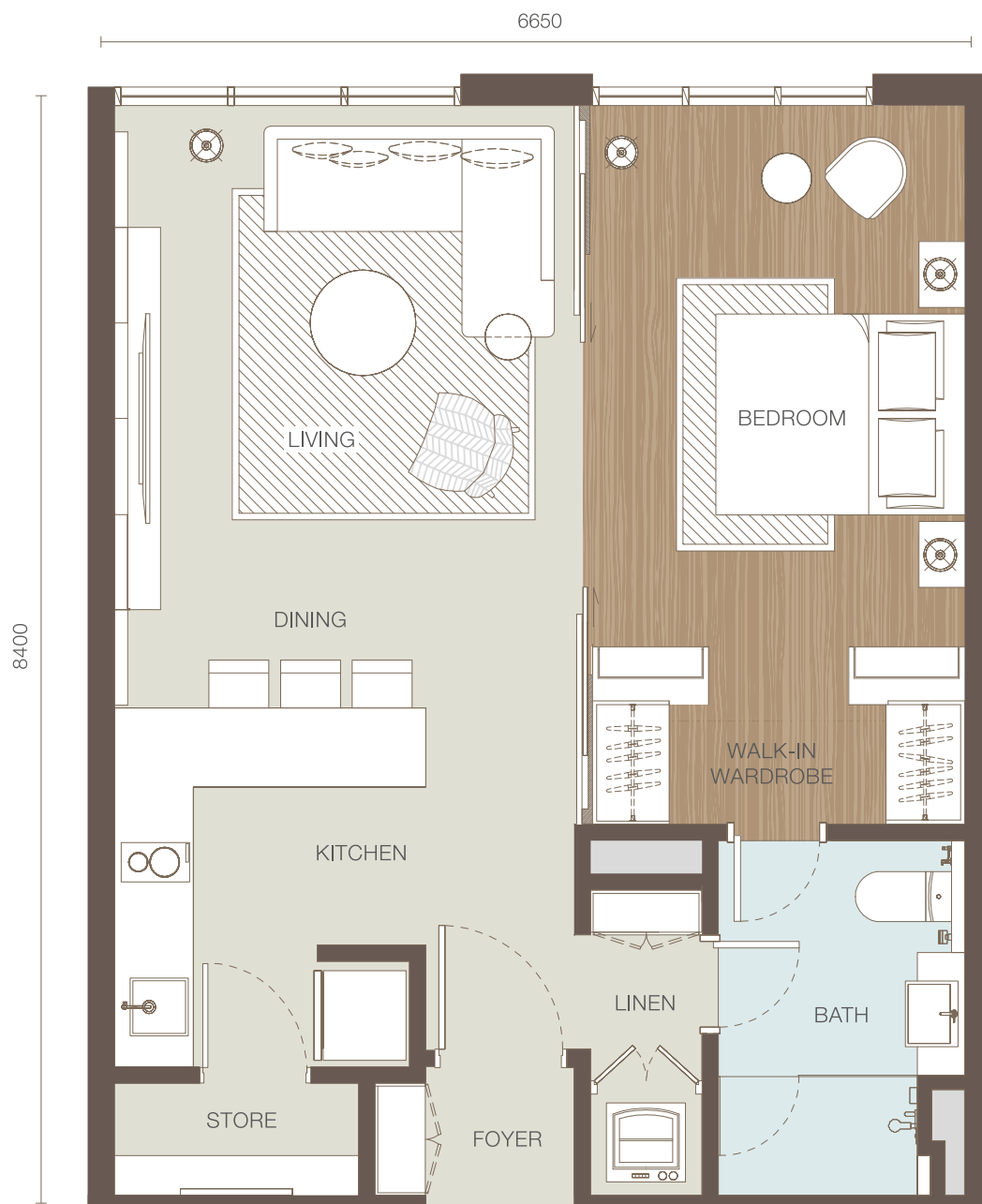


SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Concrete Masonry Unit (CMU)
ROOF	Reinforced Concrete Flat Roof
CEILING	Plasterboard / Skim Coat / Paint
WINDOWS	Aluminium Frame Anneal Laminated Glass Window
DOOR	Metal / Timber Door Frame c/w Quality Timber Door
IRONMONGERY	Premium Quality Lockset
WALL FINISHES	Selected Quality Tiles (Bathroom & Kitchen) and Skim Coat & Paint
FLOOR FINISHES	Selected Quality Timber Floor (All Bedrooms) and Selected Quality Tiles with Skirting

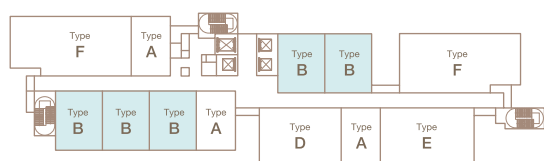
TYPE A		
SANITARY FITTINGS	Water Closet	1
	Single Wash Basin with Tap	1
	Double Wash Basin with Tap	-
	Kitchen Sink with Tap	1
	Hand Bidet	1
	Shower	1
	Tap	1
M&E SERVICE	Lighting Point	10
	Power Point	11
	Ceiling Fan Point	2
	SMATV Point	1
	Fibre Wall Socket	1
	Water Heater Point	1
	AC Indoor Unit	2
	Door Bell	1
	Video Intercom	1

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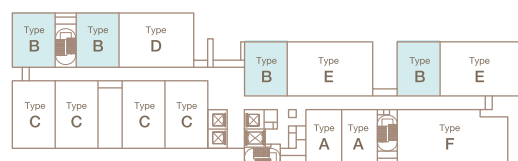


TYPE B 1 Bedroom
Built up: 607 sq. ft.

TOWER A



TOWER B

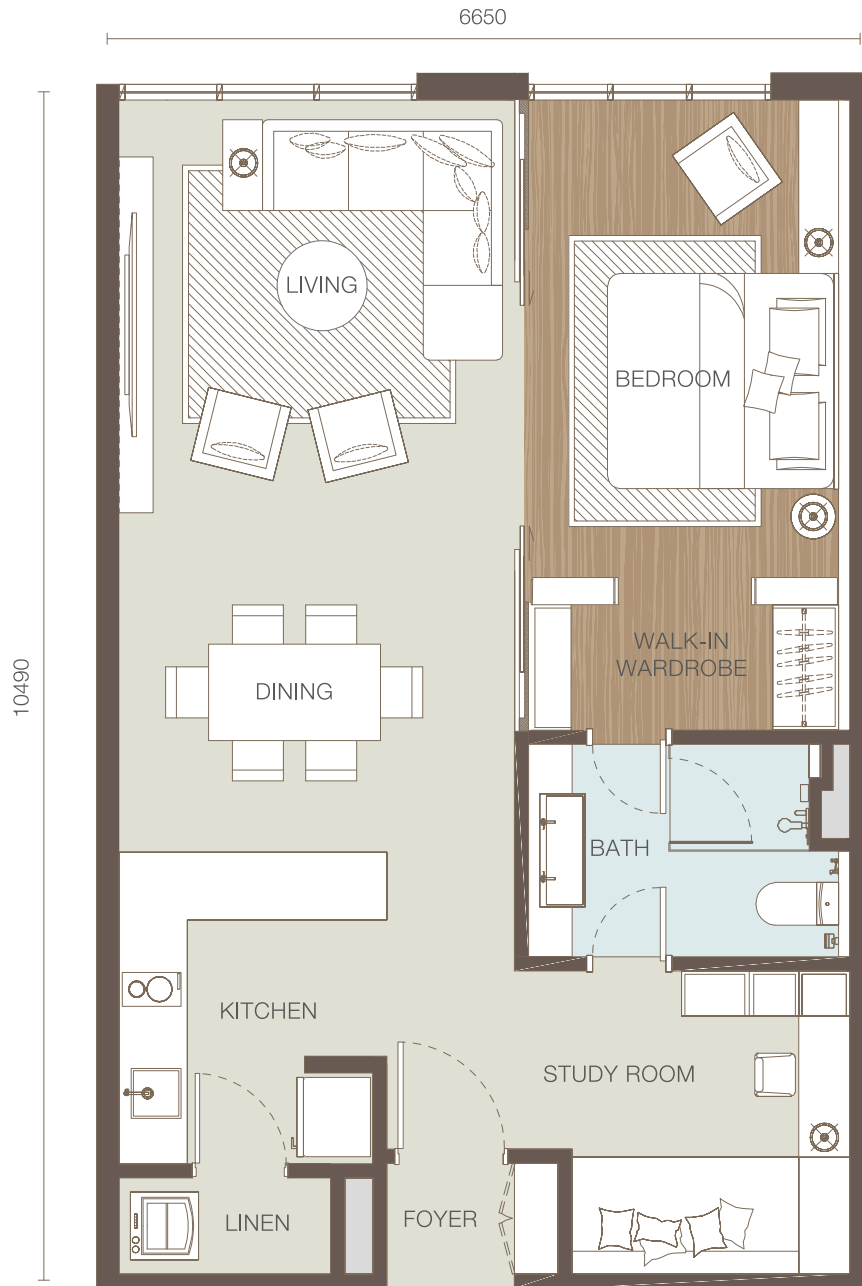


SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Concrete Masonry Unit (CMU)
ROOF	Reinforced Concrete Flat Roof
CEILING	Plasterboard / Skim Coat / Paint
WINDOWS	Aluminium Frame Anneal Laminated Glass Window
DOOR	Metal / Timber Door Frame c/w Quality Timber Door
IRONMONGERY	Premium Quality Lockset
WALL FINISHES	Selected Quality Tiles (Bathroom & Kitchen) and Skim Coat & Paint
FLOOR FINISHES	Selected Quality Timber Floor (All Bedrooms) and Selected Quality Tiles with Skirting

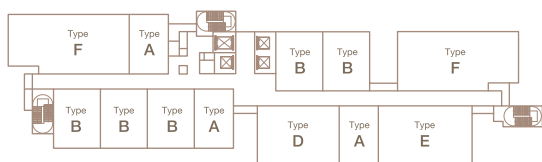
TYPE B		
SANITARY FITTINGS	Water Closet	1
	Single Wash Basin with Tap	1
	Double Wash Basin with Tap	-
	Kitchen Sink with Tap	1
	Hand Bidet	1
	Shower	1
	Tap	1
M&E SERVICE	Lighting Point	12
	Power Point	11
	Ceiling Fan Point	2
	SMATV Point	1
	Fibre Wall Socket	1
	Water Heater Point	1
	AC Indoor Unit	2
	Door Bell	1
	Video Intercom	1

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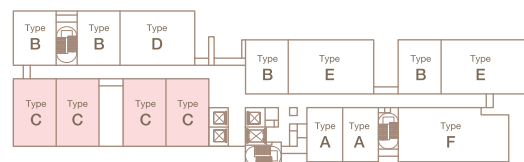


TYPE C 1 Bedroom + 1 Study Room
Built up: 751 sq. ft.

TOWER A



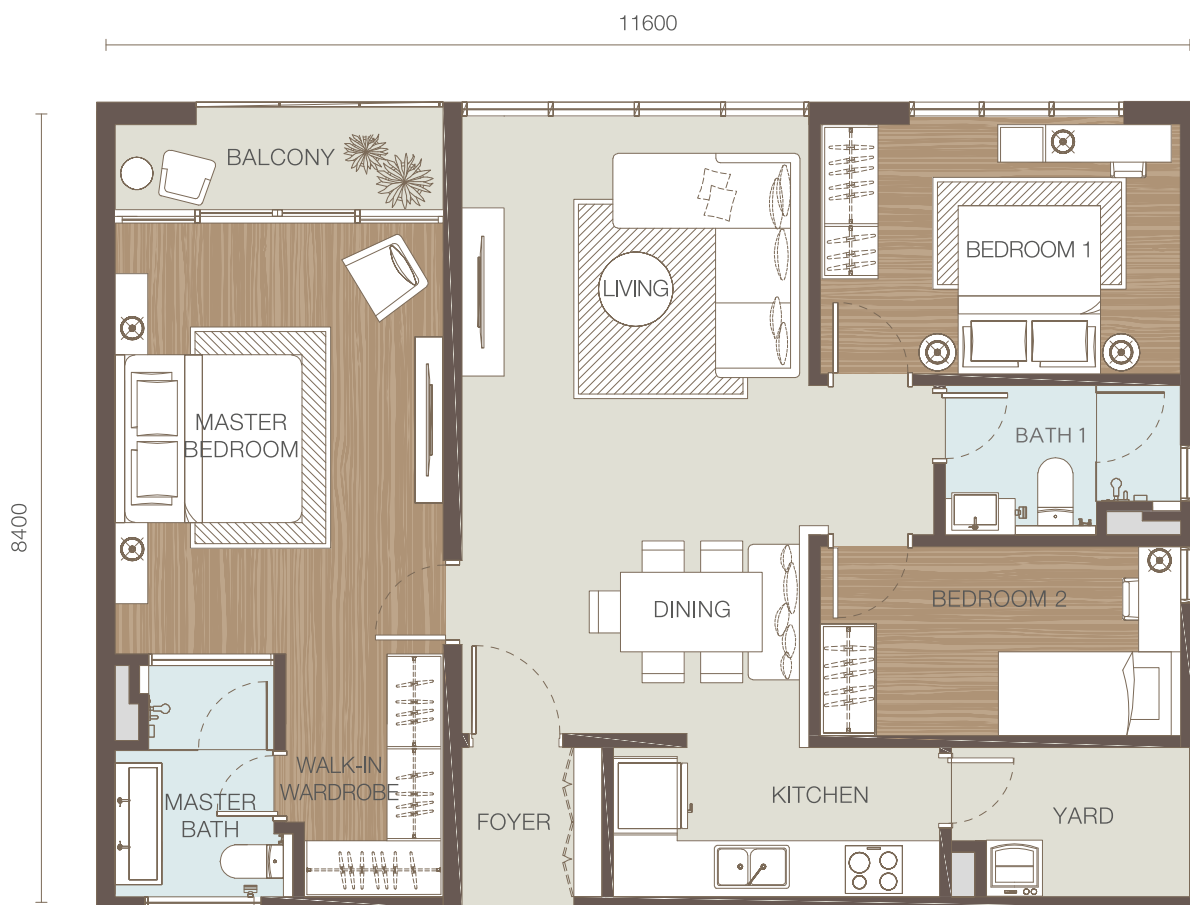
TOWER B



SPECIFICATIONS

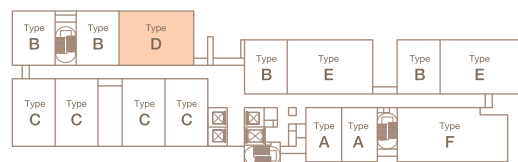
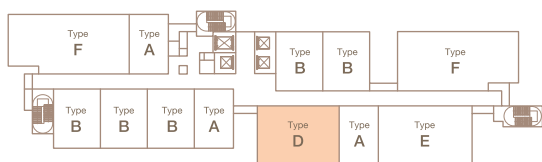
STRUCTURE	Reinforced Concrete
WALL	Concrete Masonry Unit (CMU)
ROOF	Reinforced Concrete Flat Roof
CEILING	Plasterboard / Skim Coat / Paint
WINDOWS	Aluminium Frame Anneal Laminated Glass Window
DOOR	Metal / Timber Door Frame c/w Quality Timber Door
IRONMONGERY	Premium Quality Lockset
WALL FINISHES	Selected Quality Tiles (Bathroom & Kitchen) and Skim Coat & Paint
FLOOR FINISHES	Selected Quality Timber Floor (All Bedrooms) and Selected Quality Tiles with Skirting

TYPE C		
SANITARY FITTINGS	Water Closet	1
	Single Wash Basin with Tap	-
	Double Wash Basin with Tap	1
	Kitchen Sink with Tap	1
	Hand Bidet	1
	Shower	1
	Tap	1
M&E SERVICE	Lighting Point	13
	Power Point	13
	Ceiling Fan Point	3
	SMATV Point	1
	Fibre Wall Socket	1
	Water Heater Point	1
	AC Indoor Unit	3
	Door Bell	1
	Video Intercom	1



TYPE D 3 Bedrooms
Built up: 1051 sq. ft.

TOWER A



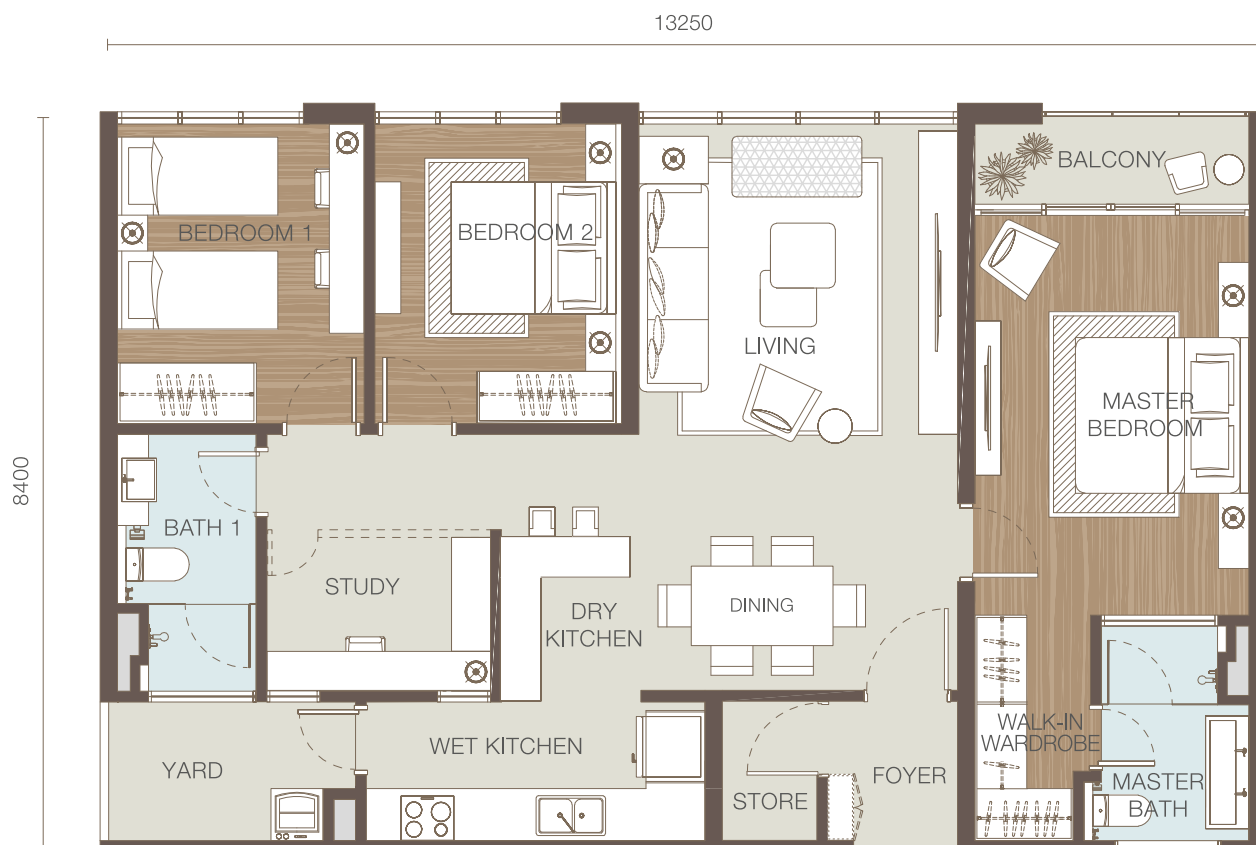
TOWER B



SPECIFICATIONS

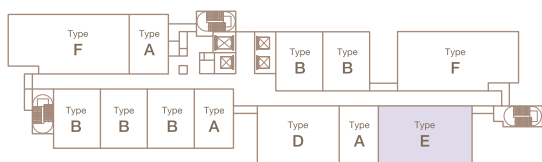
STRUCTURE	Reinforced Concrete
WALL	Concrete Masonry Unit (CMU)
ROOF	Reinforced Concrete Flat Roof
CEILING	Plasterboard / Skim Coat / Paint
WINDOWS	Aluminium Frame Anneal Laminated Glass Window
DOOR	Metal / Timber Door Frame c/w Quality Timber Door / Sliding Glass Door
IRONMONGERY	Premium Quality Lockset
WALL FINISHES	Selected Quality Tiles (Bathroom & Kitchen) and Skim Coat & Paint
FLOOR FINISHES	Selected Quality Timber Floor (All Bedrooms) and Selected Quality Tiles with Skirting

TYPE D		
SANITARY FITTINGS	Water Closet	2
	Single Wash Basin with Tap	1
	Double Wash Basin with Tap	1
	Kitchen Sink with Tap	1
	Hand Bidet	2
	Shower	2
	Tap	1
M&E SERVICE	Lighting Point	21
	Power Point	15
	Ceiling Fan Point	4
	SMATV Point	2
	Fibre Wall Socket	1
	Water Heater Point	2
	AC Indoor Unit	5
	Door Bell	1
	Video Intercom	1

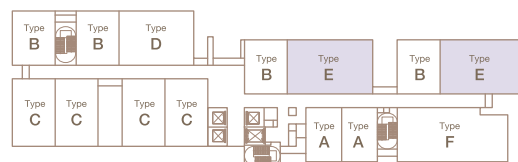


TYPE E 3 Bedrooms + 1 Study
Built up: 1197 sq. ft.

TOWER A



TOWER B

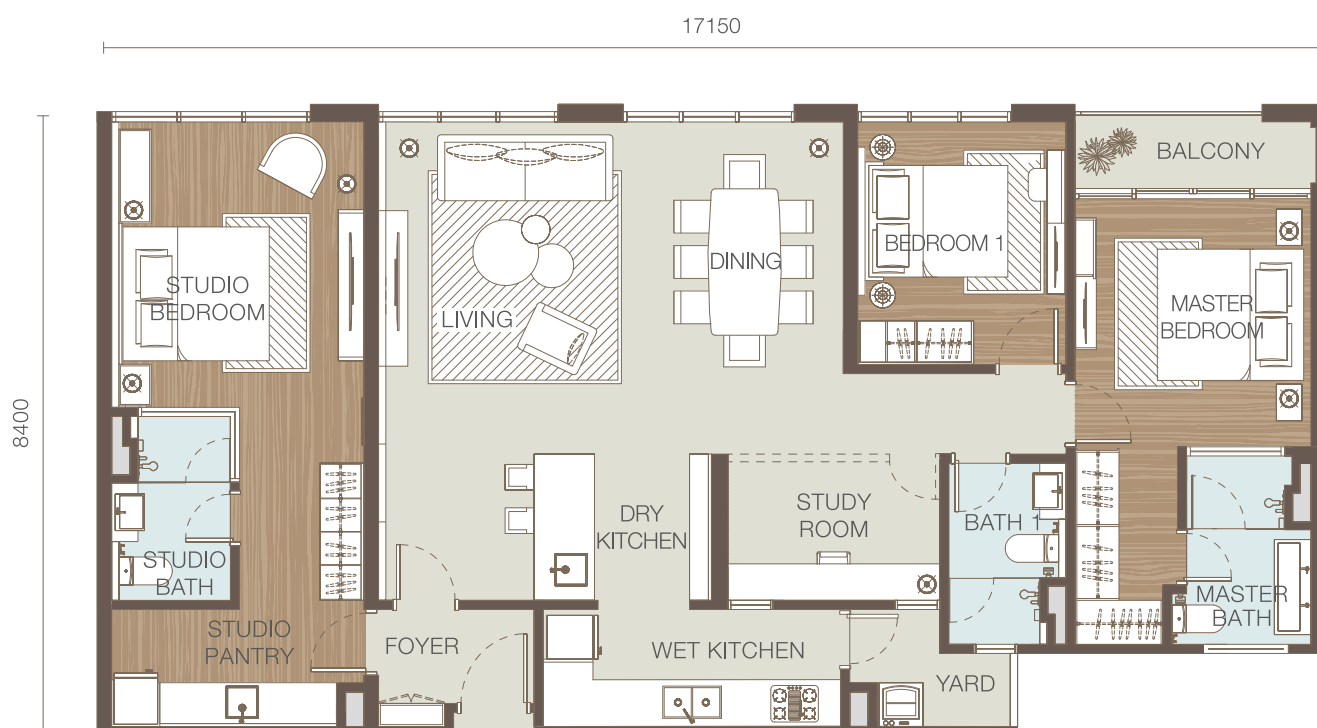


SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Concrete Masonry Unit (CMU)
ROOF	Reinforced Concrete Flat Roof
CEILING	Plasterboard / Skim Coat / Paint
WINDOWS	Aluminium Frame Anneal Laminated Glass Window
DOOR	Metal / Timber Door Frame c/w Quality Timber Door / Sliding Glass Door
IRONMONGERY	Premium Quality Lockset
WALL FINISHES	Selected Quality Tiles (Bathroom & Kitchen) and Skim Coat & Paint
FLOOR FINISHES	Selected Quality Timber Floor (All Bedrooms) and Selected Quality Tiles with Skirting

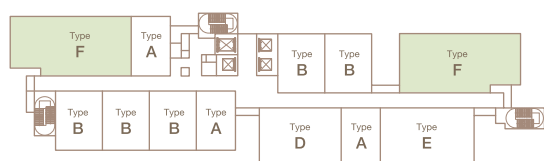
TYPE E		
SANITARY FITTINGS	Water Closet	2
	Single Wash Basin with Tap	1
	Double Wash Basin with Tap	1
	Kitchen Sink with Tap	1
	Hand Bidet	2
	Shower	2
	Tap	1
M&E SERVICE	Lighting Point	22
	Power Point	17
	Ceiling Fan Point	5
	SMATV Point	2
	Fibre Wall Socket	1
	Water Heater Point	2
	AC Indoor Unit	5
	Door Bell	1
	Video Intercom	1

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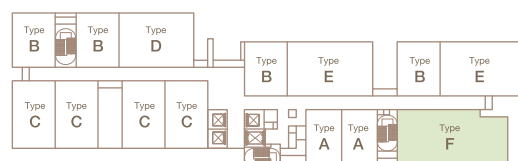


TYPE F 2 Bedrooms + 1 Studio (Dual Key) + 1 Study Room
Built up: 1498 sq. ft.
(Studio: 344 sq. ft.)

TOWER A



TOWER B



SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Concrete Masonry Unit (CMU)
ROOF	Reinforced Concrete Flat Roof
CEILING	Plasterboard / Skim Coat / Paint
WINDOWS	Aluminium Frame Anneal Laminated Glass Window
DOOR	Metal / Timber Door Frame c/w Quality Timber Door / Sliding Glass Door
IRONMONGERY	Premium Quality Lockset
WALL FINISHES	Selected Quality Tiles (Bathroom & Kitchen) and Skim Coat & Paint
FLOOR FINISHES	Selected Quality Timber Floor (All Bedrooms) and Selected Quality Tiles with Skirting

TYPE F		
SANITARY FITTINGS	Water Closet	3
	Single Wash Basin with Tap	2
	Double Wash Basin with Tap	1
	Kitchen Sink with Tap	1
	Hand Bidet	3
	Shower	3
	Tap	1
M&E SERVICE	Lighting Point	27
	Power Point	29
	Ceiling Fan Point	5
	SMATV Point	3
	Fibre Wall Socket	2
	Water Heater Point	3
	AC Indoor Unit	5
	Door Bell	1
	Video Intercom	2