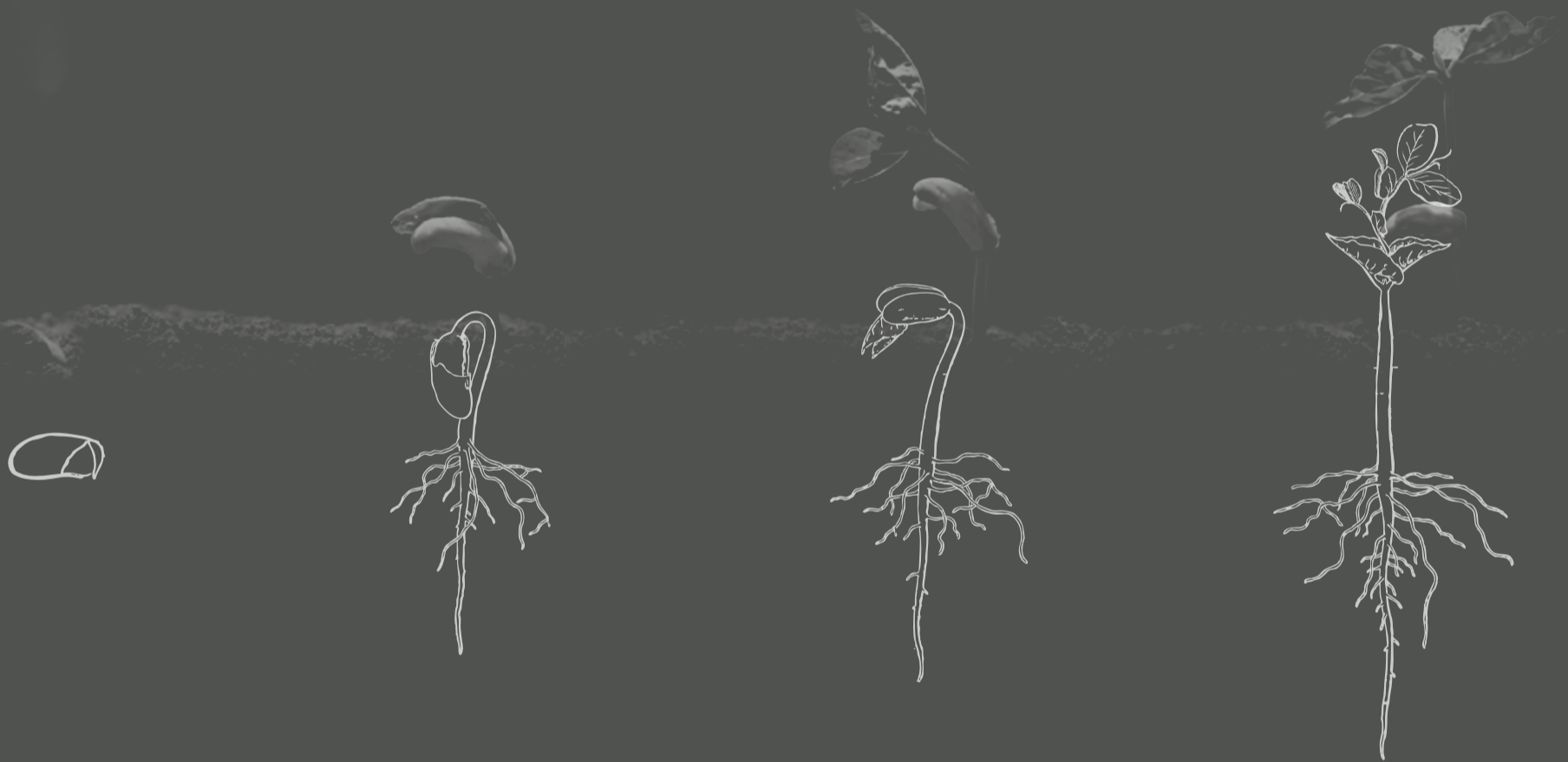


A LIVING, BREATHING HOME

THE GOOD LIFE
TAKES ROOT



AETAS™
DAMANSARA




AETAS™
DAMANSARA

PRIME AND PRESTIGIOUS ADDRESS

Nestled in Tropicana Damansara, a prime suburb of Petaling Jaya; Aetas Damansara also neighbours the award-winning Tropicana Golf & Country Resort. Offering golfing pleasure to champions and amateur golfers alike, this 27-hole golf course is known to be among the best in the country.



Befitting its strategic location in a mature neighbourhood, this jewel in a prestigious address is surrounded by tree-lined streets with an eclectic mix of residential and commercial spaces. An abundance of amenities are mere minutes away, making life more convenient. There are plenty of shopping malls just a stone's throw from home such as 1 Utama Shopping Centre and The Curve.

Moreover, the nearby IPC Shopping Centre is the first shopping centre to be anchored by IKEA Damansara. This leisure and entertainment hub also offers a wide range of F&B choices. Another neighbourhood mall in Kota Damansara is Sunway Giza Mall which is a covered boulevard featuring al-fresco dining and Village Grocer supermarket as the main anchor tenant.



EDUCATION INSTITUTIONS IN CLOSE PROXIMITY



Among the reputable schools in the immediate vicinity are St. Joseph's Institution International School Malaysia and The British International School of Kuala Lumpur. Tertiary education institutions nearby are KDU College, First City University College and SEGI University. Medical centres within reach are Thomson Hospital Kota Damansara and Ara Damansara Medical Centre.

EXCELLENT CONNECTIVITY AND ACCESSIBILITY



Access to public transportation is a short driving distance away with the Kota Damansara MRT station and Surian MRT station easily within reach. Major highway accessibility is also assured such as New Klang Valley Expressway (NKVE), Damansara-Puchong Expressway (LDP), SPRINT Highway and Penchala Link.

SERENE NEIGHBOURHOOD PARK



From the ease of daily commute, the need to be close to nature is fulfilled with the Tropicana Park is situated just a 5 mins' walking distance away where lush green open spaces are the perfect setting to stretch the legs and enjoy a leisurely stroll.



Artist's Impression

DISCOVER YOUR LIVING BREATHING HOME

Unblocked views of scenic beauty

Aetas Damansara is positioned intentionally in such a way that 80% of its units are afforded an expansive view of the golf course and forest; while the remaining units enjoy both Petaling Jaya and KLCC views. Making the most of its scenic surroundings, each unit is designed with a large balcony for residents to comfortably admire the lush greenery and sunset sights.



Artist's Impression

Thoughtfully curated living spaces

This low density community of only 226 residences is specially designed with spacious built-ups from 2,099 sf to 6,006 sf in order to cater to comfortable multigenerational family living. Selected units come with mobility-friendly features such as mini ramps at entrance, raised floor tiles for no-drop balcony area and wide-width doors.

Spatial planning creates public and private realms that satisfies the need for privacy while cultivating bonding moments of togetherness. For example, the kitchen is specially designed as a multi-functional area that serves as an ideal setting for people to interact. The kitchen can also be partitioned as dry and wet kitchens respectively with flexible use of the sliding door. Furthermore, the kitchen island is designed in generous proportions to promote freedom of movement during meal preparation while enabling everyone else to gather around and bond together.



Beautiful moments of recreational delight

Take your swimming experience up a notch at the infinity pool which overlooks the golf course, promising you an eye-pleasing view of lush surroundings. Or just lounge around the outdoor seating area while admiring the view.

The pursuit of leisure continues where the landscape features a thematic urban forest that brings nature closer to home. In addition to that, everyone in the family from the little ones to adults and elderly can indulge in leisure moments at the dedicated recreational zones like the Aqua Zone, Serenity Zone and Fun Zone respectively.



“

Putting together
a team of multi
talented professionals has made it
possible to bring this visionary
collaboration to life. ”

MCT
BUILDING SUSTAINABLE COMMUNITIES

A VISIONARY COLLABORATION

Aetas Damansara is the branch of the joint effort between MCT Berhad and the largest real estate firm in the Philippines, Ayala Land, Inc. Other key players crucial in bringing this development to life are yhsA, an award-winning architectural firm; ACID Interior, a renowned ID consultant; and HODA Design, a professional landscape architecture consulting firm. With this collaborative and innovative effort from all parties, the living, breathing home known as Aetas Damansara is coming your way soon.



MCT Berhad was established in 1999 as an integrated property developer with in-house capabilities including development planning, architectural and engineering design, project management and construction. In February 2018, the company became a subsidiary of Ayala Land, Inc. ("Ayala Land") after a mandatory general offer ("MGO") by Regent Wise Investment Limited, a wholly owned subsidiary of Ayala Land.



Ayala Land, INC. (ALI) is the largest real estate firm in the Philippines. Beginning as a division of Ayala Corporation, this subsidiary of the firm became incorporated in 1988. Within three years, ALI was publicly listed in the Philippine Stock Exchange (PSE: ALI). The firm's core businesses are in strategic landbank management, residential development, shopping centres, corporate businesses, and hotels & resorts; while support businesses include construction and property management. In April 2018, ALI bought a majority stake in MCT Bhd.



Established in 2001, yhsA is a Malaysian-based practice which has now a a strong portfolio of award-winning high-rise residential projects.



Hoda Design is a professional landscape architecture consulting firm established in 2010. The firm provides services in Landscape Architecture, Master Planning and Project Implementation.



ACID - an acronym for Avalon Collective Interior Design is a boutique consultancy firm that thrives on concept driven designs, satisfying the criteria for functional social and environmental needs.

MCT

BUILDING SUSTAINABLE COMMUNITIES

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