

TRION 2@KL

by BINA STRA

FREEHOLD

SERVICED APARTMENTS

Artist's Impression only



STRATEGIC LOCATION



DESTINATIONS WITHIN REACH



SHOPPING MALLS

Ikea Cheras - 1.9KM
 Sunway Velocity Mall - 1.9KM
 Bukit Bintang City Centre (BBCC) - 2.6KM
 Berjaya Time Square - 3.2KM
 Pavilion Kuala Lumpur - 4.2KM
 NU Sentral - 6.1KM
 Mid Valley Megamall - 7.2KM
 Bangsar Village - 9.1KM

EDUCATIONAL INSTITUTIONS

S.K.J.C. Chung Kwo - 2.5KM
 Tsun Jin High School - 3.4KM ; 1.5KM (WALK)
 Alice Smith International School - 3.7KM
 Taylor's International School - 4.4KM
 Confucian Private Secondary School - 4.6KM

HEALTHCARE CENTRES

Sunway Velocity Medical Centre - 1.7KM
 Prince Court Medical Centre - 3.5KM
 Tung Shin Hospital - 4.3KM
 National Heart Institute (IJN) - 6.2KM

LANDMARKS

Tun Razak Exchange (TRX) - 2.9KM
 Bandar Malaysia - 3KM
 KLCC - 5KM
 KL Tower - 5.2KM

CONNECTIVITY

LRT Chan Sow Lin - 500M
 MRT Chan Sow Lin - 500M

Trion 2 Binastra Sales Gallery @ KL

BINA STRA
LAND

LIFESTYLE DEVELOPER

Developer:

Binastra Land Sdn Bhd (653966-W)
 No.1 & 3, Jalan Jalil Jaya 3,
 Jalil Link, Bukit Jalil,
 57000 Kuala Lumpur.
 Contact: 03-8998 7666 / 555
 Fax: 03-8998 7667
 Email: sales@binastra.com.my
 Website: www.binastra.com.my

Sales Gallery:

Binastra Land Sdn Bhd (653966-W)
 170, Jalan Sungai Besi,
 57100 Kuala Lumpur.

FOR MORE INFORMATION, PLEASE CONTACT:

www.trion2.com.my

Developer: Binastra Land Sdn Bhd (653966-W)

Developer's License No.: 9795-5/10-2022/0674(L) | Validity Period: 09/10/2020 - 08/10/2022 | Advertising & Sale Permit No.: 9795-5/10-2022/0674(P) | Validity Period: 09/10/2020 - 08/10/2022 | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: BP S1 OSC 2019 3183 | Land Tenure: Freehold | Land Encumbrances: United Overseas Bank (M) Bhd | Expected Date of Completion: Apr 2025 | Type of Property: Serviced Apartments | Total Units: 600 | Block A: 285 units | RM507,800 - RM919,380 | Block B: 315 units | RM517,800 - RM920,480 | Bumiputera Discount: 5%

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

All art renderings and photographs contained in this simplified brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation. The developer reserves the right to alter, change or vary any information contained herein without prior notification. Whilst every care is taken in providing this information, the developer shall not be held responsible for any variations. For avoidance of doubt on all plans, layouts, information and specifications, please always refer to the Sales and Purchase Agreement.

UNIQUE ADVANTAGES



A PREMIER ADDRESS

at KL city centre.



A STRATEGIC LOCATION

within 5km to key destinations within the KL city centre, including KLCC, TRX, Bandar Malaysia, and the proposed High-Speed Rail (HSR).



SEAMLESS CONNECTIVITY

through five major roads and highways: Jalan Tun Razak, Jalan Istana, Jalan Sungai Besi, the BESRAYA Highway, and the MEX Highway.



A TOD DEVELOPMENT

only 500m from the Chan Sow Lin LRT and MRT stations.



ENJOY COMFORTING PRIVACY

as Trion2@KL is a purely residential property.



A FREEHOLD DEVELOPMENT

that is yours to own forever. Freehold developments are higher in value and easier to sell compared to leasehold units, and this is a rare opportunity to own a freehold home within this location.



A WORTHY INVESTMENT

whether it's for your own stay, or for your children's future.



AN UP-AND-COMING LIFESTYLE HOTSPOT

located in between Bandar Malaysia and TRX; one MRT station away from TRX and Bandar Malaysia, and close to the proposed Bandar Malaysia HSR station.



LIVE, LEARN, PLAY, HEALTH

live a balanced lifestyle at Trion2@KL. Learn at the Herb Garden, Play at the Game Room, and put Health first at the Kickboxing Workout Corner.



ACCESSIBLE LUXURY LIVING FOR ALL

starting from RM507,800.



PRACTICAL LAYOUTS

crafted for your needs from 660 sq. ft. - 922 sq. ft.



3 DIFFERENT UNIT TYPES

including a dual-key option for practical living spaces.



MORE THAN 3-TIER SECURITY

with boom gate access to the car park, access card to lift lobby, and access card within the lift for complete peace of mind.



ALL UNITS COME PARTIALLY FURNISHED

for your ultimate convenience.



AN AUTOMATIC WASTE COLLECTION SYSTEM

is equipped on every floor, reducing costs and ensuring the highest standards of hygiene.



3 DEDICATED DROP-OFF AREAS

with 2 exclusive areas for residents and 1 dedicated area for guests and visitors.



A DOUBLE VOLUME HEIGHT DROP-OFF AREA

welcomes you home in elegance.



TAKE YOUR LIFESTYLE TO THE NEXT LEVEL

with over 30 active and passive facilities centred around personal reflection and exciting self-discovery.



THE ROCK CLIMBING WALL

is the perfect place for a fun and adventurous workout.



THE SKY POOL

offers views of the iconic KL skyline.



THE ELEVATED JOGGING TRACK

allows you to exercise under the sparkling stars while bringing you closer to lush greenery.



UNIQUE PROTRUDING GLASS SPACES AT THE GYM

provide a grand stage for all your fitness and lifestyle needs.



CIDB AND IBS

Industrialised Building System (IBS) is a construction technique where construction work follows a systematic process. Trion2@KL achieved an IBS scoring of 70%. The IBS system is a part of an incorporated endeavour to further improve effectiveness and competitiveness, as well as to minimise dependence on foreign labour. It also helps in reducing the risk of project delays and unnecessary expenditure.



A TRUSTED DEVELOPER

Binastra Land is a trusted lifestyle developer with a strong cash flow. We develop one project at a time, allowing us to deliver ahead of schedule with the highest level of quality control.



A 2018 CLASSIC AWARD WINNER

Quality Assessment System in Construction category.



COMPLETED RM2.1 BILLION

worth of projects to date.

FACILITY PLAN

LEVEL 8 PODIUM FACILITY PLAN



LEVEL 8A PODIUM

1. 50m Swimming Pool
2. Kids' Pool with Water Play
3. Jacuzzi
4. Pool Deck
5. Multipurpose Hall
6. Badminton Court
7. Table Tennis
8. Kickboxing Workout Corner

9. Reading Room
10. Management Office
11. Herb Garden
12. Reflexology Path
13. Function Terrace
14. Children's Play Area
15. Surau
16. Changing Room

17. Powder Room
18. Poolside Lounge
19. Sauna
20. Viewing Deck
21. Floating Pavilion
22. BBQ Terrace
23. Amphitheatre
24. Garden Swing

LEVEL 8B & 8C PODIUM

25. Rock Climbing Wall
26. Theatre Room
27. Game Room

28. Elevated Jogging Track
29. Floating Pavilion

LEVEL 2

1. Café (space only)
2. Kindergarten (space only)

LEVEL 3

1. Gymnasium
2. Yoga Room

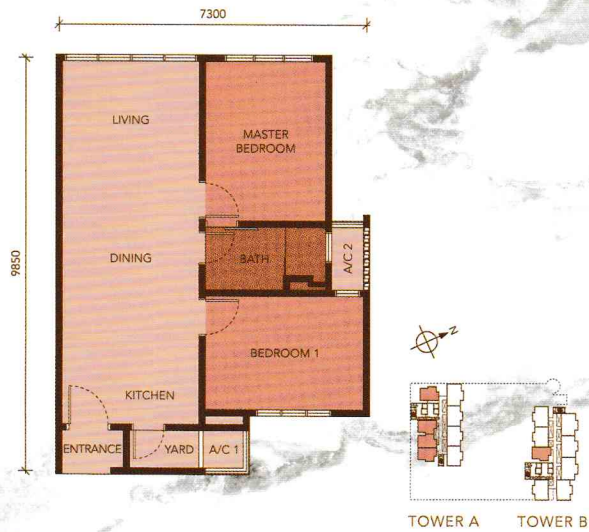
LEVEL 45 (TOWER A) & LEVEL 46 (TOWER B)

1. Sky Terrace
2. Leisure Deck

3. Sky Pool
4. Changing Room

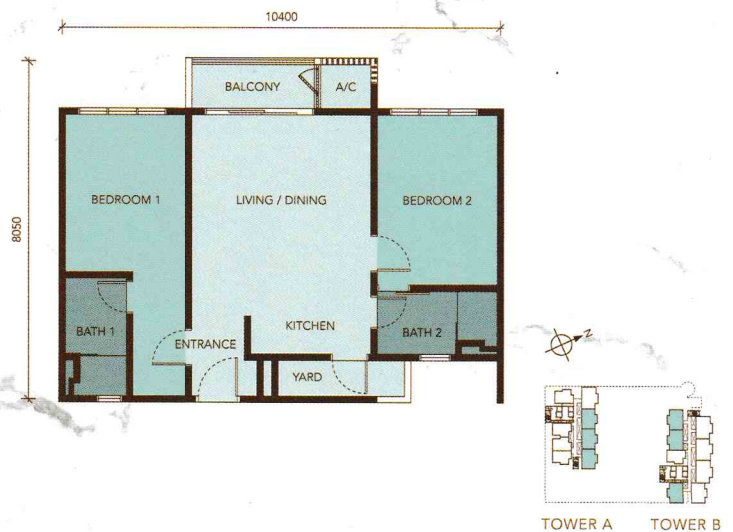
TYPE A
660 SQ. FT.

2 BEDROOMS,
1 BATHROOM



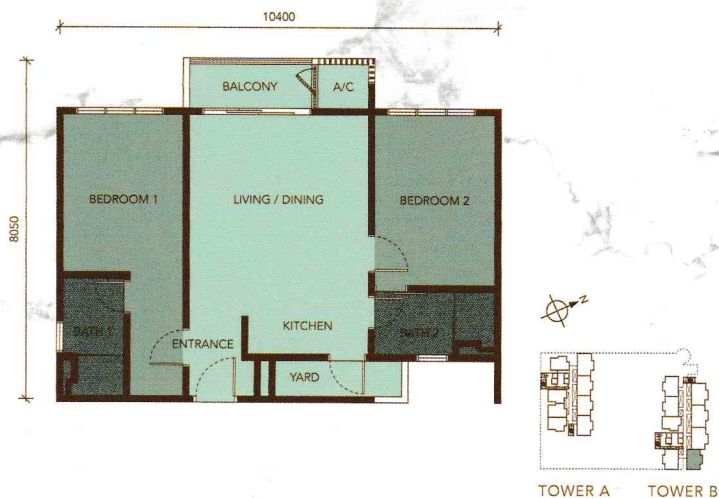
TYPE B
800 SQ. FT.

2 BEDROOMS,
2 BATHROOMS



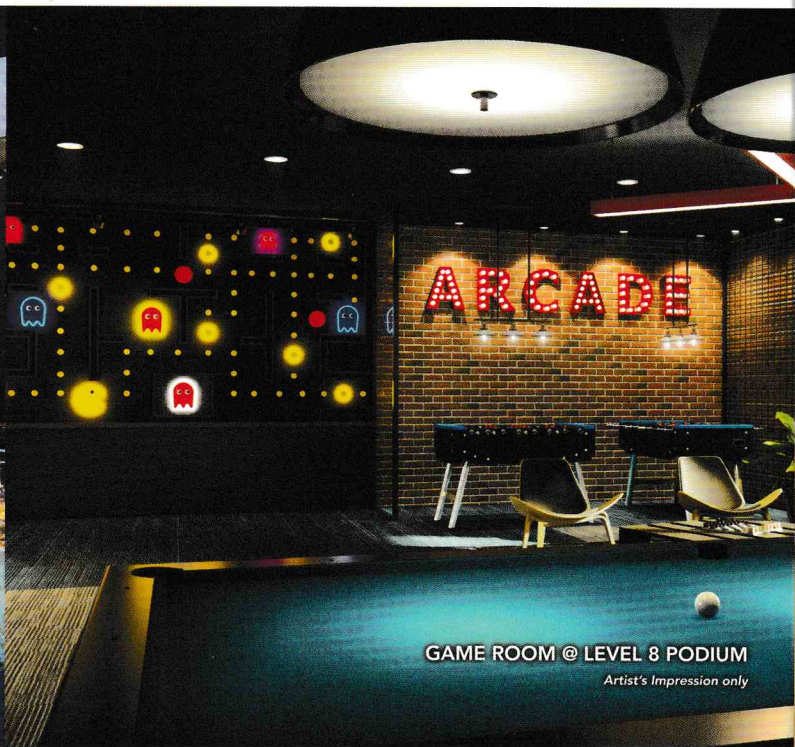
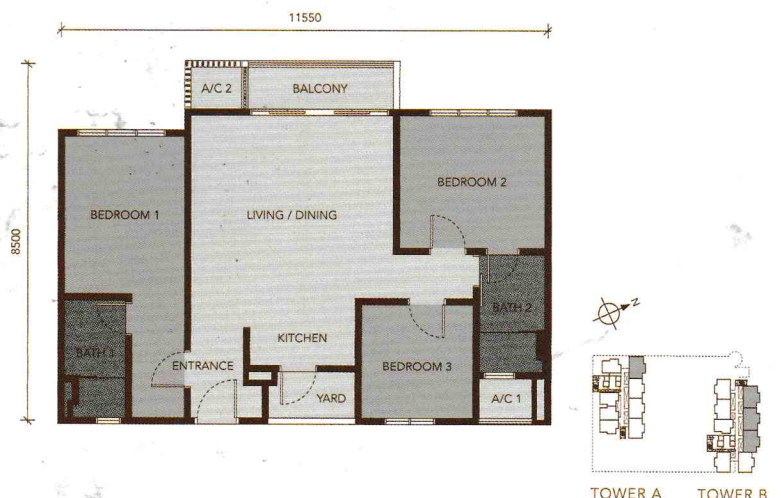
TYPE B1
800 SQ. FT.

2 BEDROOMS,
2 BATHROOMS



TYPE C
922 SQ. FT.

3 BEDROOMS,
2 BATHROOMS



SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALL	Reinforced Concrete & Brick Wall / Vent Block (Where Applicable)				
ROOF	Reinforced Concrete				
WINDOWS	Aluminium Framed Glass Windows				
DOORS	Main Entrance	Fire Rated Door			
	Others	Timber Flush Door / Sliding Door			
IRONMONGERY	Quality Locksets				
CEILING FINISHES	Fibrous Plaster Ceiling / Paint (Where Applicable)				
FLOOR FINISHES	Entrance, Living, Dining, Kitchen, Bedrooms,	Tiles			
	Bathroom, Balcony, Yard	Tiles			
	A/C Ledge	Cement Screed			
WALL FINISHES	Kitchen	Tiles Up To Approx. 1500mm High (Where Applicable)			
	Bathrooms	Tiles Up To Ceiling Level			
	Others	Paint			
SANITARY INSTALLATIONS	Bathrooms	Wash Basin & Tap			
		Water Closet & Shower Rose			
	Kitchen	Kitchen Sink & Tap			
		TYPE A	TYPE B	TYPE B1	TYPE C
ELECTRICAL INSTALLATIONS	Lighting Point	11	16	16	17
	Ceiling Fan Point	4	3	3	3
	Air-Cond Point	3	3	3	4
	Power Point	15	17	17	19
	Water Heater Point	1	2	2	2
	TV Point	2	2	2	2
	Telephone Point	1	2	2	2
	Internet Point	1	2	2	2
	Doorbell c/w Chime	1	1	1	1



GARDEN SWING @ LEVEL 8 PODIUM

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