



A NEW TROPICAL LIVING

A NEW TROPICAL LIVING  
IN KL CITY

THE  
**RIA**

Hilton  
KUALA  
LUMPUR

METHODIST  
COLLEGE KUALA  
LUMPUR (MCKL)

PLAZA  
SENTRAL

SENTRAL  
KL SENTRAL

nu  
sentral  
MALL

TUN  
SAMBANTHAN  
MONORAIL  
STATION

KUEN CHENG  
HIGH SCHOOL

MENARA  
Maybank

KL TOWER

MERDEKA 118

KLCC

DIRECT ACCESS FROM  
**FEDERAL  
HIGHWAY**  
(FUTURE LINK BRIDGE)

FEDERAL  
HIGHWAY

ALICE SMITH  
INTERNATIONAL  
SCHOOL



THE RIA

# Metropolitan Lifestyle

CENTRALLY LOCATED, THE RIA OFFERS THE EXPERIENCE OF VIBING TO THE CITY'S PULSE.



300m to KL Sentral Transportation Hub



100m to Tun Sambanthan Monorail Station



Multi-Tier Security



Direct Link to Federal Highway (Future Link Bridge)



Covered Walkway to Tun Sambanthan Monorail Station



Flexi Layout

The Ria, part of Riviera City's Transit Oriented Development (TOD) with Tropical Concept Development, caters to the needs of everyone seeking the vibrancy of city living.

It is located next to Klang Valley's biggest transport hub, KL Sentral, with easy and direct access to the Federal Highway (Future Link Bridge). Also merely a few minutes' walk to the monorail station, via a covered walkway.

Commuting anywhere will be a breeze. It is also located in a mature neighbourhood, with various amenities and facilities in the vicinity.

The Ria serviced apartments are designed to cater to urban lifestyles, with sporting and recreational facilities that look out to stunning views. The units feature contemporary designs, with flexibility layouts that suits every need at all stages.



\* Artist's Impression Only

An aerial photograph of a city, likely Kuala Lumpur, Malaysia, featuring a river and a new development. The development, 'THE RIA', is a cluster of tall, modern high-rise buildings situated along the riverbank. The city skyline is visible in the background, including the Petronas Towers and the Kuala Lumpur Tower. The sky is a mix of blue and white clouds, suggesting a clear day. The overall scene is a mix of urban development and natural greenery.

**THE RIA**

DIRECT ACCESS FROM  
**FEDERAL  
HIGHWAY**  
(FUTURE LINK BRIDGE)

FEDERAL HIGHWAY

**A Prestigious Address,  
A Smart Investment**

The Ria is in the vicinity of mature neighbourhoods such as KL Sentral and Bangsar, with world class retail, educational and medical facilities mere minutes' drive away.

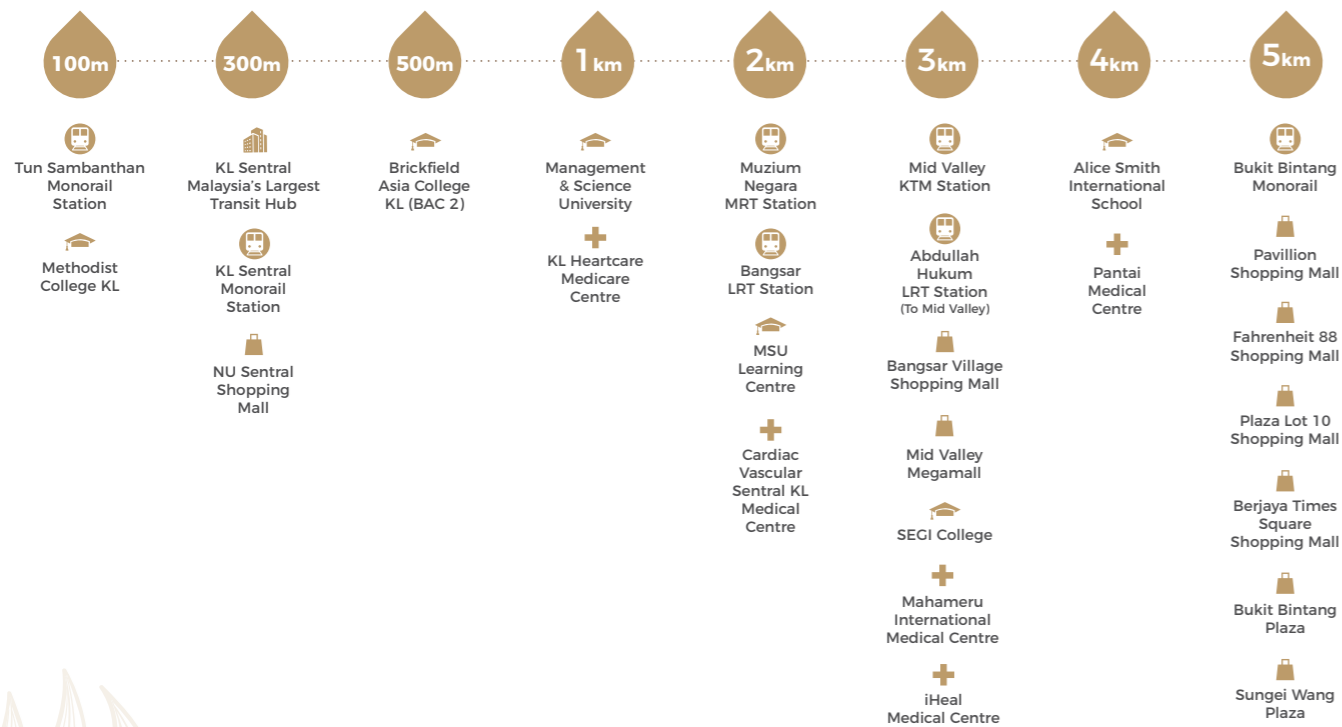
\* Artist's Impression Only

THE RIA

# All About the Right Connections

With its proximity to KL Sentral and monorail stations, as well as easy access to the Federal Highway (Future Link Bridge), The Ria is well connected to the city and the rest

of the country too. It is also located in a bustling commercial hub with Fortune 500 companies and many businesses, five-star hotels and a sprawling modern mall.



THE RIA  
THE LIFESTYLE



EDUCATION

Within the vicinity of The Ria are schools, private schools as well as institutions of higher learning.

- Methodist College KL
- Brickfields Asia College KL
- Brickfields Asia College (BAC 2)
- Management and Science University
- Amcs College of Medical
- SEGI College KL
- St. John's Institution
- Alice Smith School
- Universiti Kuala Lumpur
- Spectrum International Islamic School Kuala Lumpur
- Cempaka International School Damansara Heights
- Taylor International School Kuala Lumpur
- Wesley Methodist School Kuala Lumpur (International)
- The International School of Kuala Lumpur (ISKL)

CONNECTED TO EVERYWHERE

No more crazy commutes and frustrating hours in traffic.

At The Ria, you are at the epicentre of Kuala Lumpur's biggest public transportation hub. You are mere minutes' walk away from KL Sentral with links to the airports, railway lines, commuter trains and LRT. A covered walkway links The Ria to the Tun Sambanthan monorail station. An access road will link The Ria to Federal Highway (Future Link Bridge).



MEDICAL CENTRES

There are medical facilities near The Ria.

- KL Heart Care
- Cardiac Vascular Sentral Kuala Lumpur
- Mahameru International Medical Centre
- iHeal Medical Centre
- Pantai Medical Centre



SHOPPING & LEISURE

The Ria is near malls that can cater to all your shopping, dining and entertainment needs.

- Nu Sentral
- Bangsar Village
- Bangsar Village 2
- Mid Valley Megamall



ROOFTOP VIEW

THE RIA

# Tropical Living Contemporary Designs

THE RIA IS DESIGNED FOR URBAN LIVING,  
AND ITS UNITS FEATURE VARIOUS DESIGNS  
TO CATER TO ALL YOUR DIFFERENT  
NEEDS. THE UNITS' LAYOUT IS TIMELESS,  
PRACTICAL AND FUNCTIONAL.

ENJOY THE BEST QUALITY OF  
LIFE AT THE RIA. REST AND  
RELAX WITH ITS HOST OF  
RECREATIONAL ACTIVITIES IN A  
SAFE AND SECURE ENVIRONMENT.

In the hustle and bustle of KL Sentral,  
The Ria is a tranquil tropical retreat with  
its recreational facilities such as infinity  
swimming pool and rooftop landscaped  
garden looking out to the city's stunning  
views. These beautifully crafted facilities  
which include gyms, sky decks and  
playground double up the experience of  
living in the sky.



POOL VIEW



POOL LOUNGE



REFLEXOLOGY PARK

THE RIA

# Facilities Plan

## FACILITIES @ LEVEL 12

### LEGEND

- |                          |                        |                        |
|--------------------------|------------------------|------------------------|
| A Infinity Edge Pool     | I Pergola              | Q Outdoor Reading Area |
| B 25m Lap Pool           | J Tree House           | R Yoga Lawn            |
| C Wading Pool            | K BBQ Area             | S Shower Post          |
| D Pool Bar               | L Cabana               | T Multi-Purpose Hall   |
| E Grotto Jacuzzi         | M Foot Reflexology     | U Gymnasium            |
| F Pool Slide             | N Children Playground  | V Surau                |
| G Floating Sun Recliners | O Terrace Seating Area | W Sauna                |
| H Sunken Pool Lounge     | P Herbarium            | X Changing Room        |

*Note:*  
These common facilities are for the Ria and the upcoming Phase 3.



## ROOFTOP FACILITIES @ LEVEL 62



### LEGEND

- |                    |
|--------------------|
| 1 Roof Garden      |
| 2 Seating Alcoves  |
| 3 Pergola          |
| 4 Foot Reflexology |
| 5 Washroom         |
| 6 Yoga Lawn        |

## FACILITIES @ LEVEL 29

### LEGEND

- |                   |
|-------------------|
| 1 Sky Garden      |
| 2 Board Game Room |
| 3 Games Room      |
| 4 Reading Room    |
| 5 Patio Oasis     |
| 6 Washroom        |



## FACILITIES @ LEVEL 30

### LEGEND

- |              |
|--------------|
| 1 Sky Garden |
|--------------|



THE RIA

# Show Unit



Each unit at The Ria is designed to be as diverse as those who live in it.

So whether you choose to live large or live simply, move in with your family or keep things intimate, you'll find a space that's perfectly sized to meet your needs.

\* Artist's Impression Only



# Typical Unit Plan

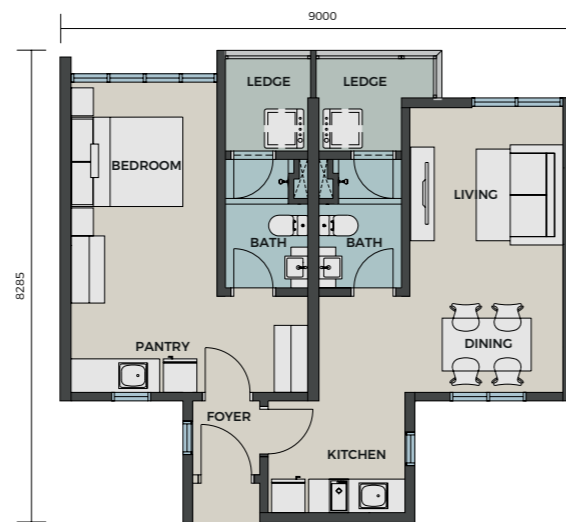
## TYPE C2

650 sq. ft.



## TYPE D1

650 sq. ft.



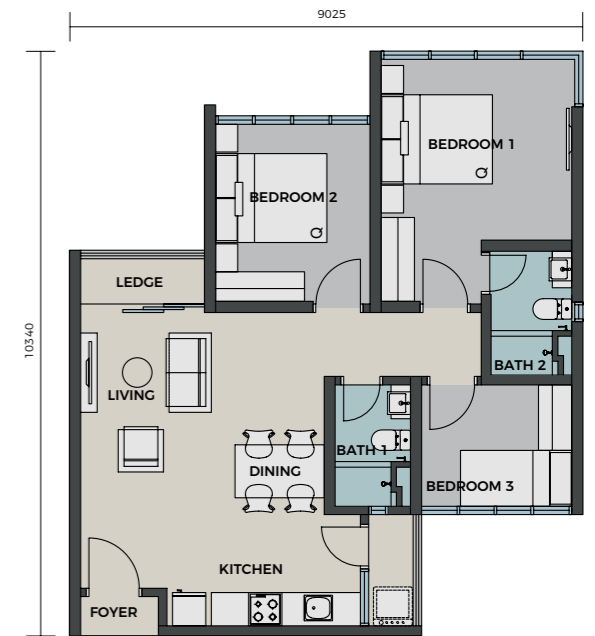
## TYPE E1

750 sq. ft.



## TYPE F1

800 sq. ft.



N

LEGEND		
	TYPE C1	650 sq. ft.
	TYPE C2	650 sq. ft.
	TYPE D1	650 sq. ft.



N

LEGEND		
	TYPE E1	750 sq. ft.
	TYPE F1	800 sq. ft.

# Specification

- Structure** : Reinforced Concrete Frame
- Wall** : Concrete Wall / Block Wall
- Roof** : Reinforced Concrete Flat Roof
- Ceiling** : Plaster Board / Skim Coat and Paint
- Windows** : Aluminium Frame Glass Window
- Doors** : Entrance : Fire Rated Door  
Others : Aluminium Framed Glass Door / Flush Door
- Ironmongery** : Quality Locksets
- Wall Finishes** : External : Plaster and Paint  
Internal : Plaster and Paint  
Yard / Ledge : Plaster and Paint  
Kitchen : Tiles up to 1500mm Height / Plaster and Paint  
Bath : Tiles Up to Ceiling Height
- Floor Finishes** : Foyer / Living / Dining / Kitchen : Tiles  
Bathrooms : Tiles  
Bedrooms : Vinyl Tiles  
Yard / Ledge : Tiles

**Sanitary Wares & Fittings :**

DESCRIPTION	TYPE C1/C1a	TYPE C2/C2a	TYPE D1/D1a	TYPE E1/E1a	TYPE F1/F1a
Water Closet	2	2	2	2	2
Wash Basin and Tap	2	2	2	2	2
Shower Head	2	2	2	2	2
Hand Bidet Set	2	2	2	2	2
Toilet Roll Holder	2	2	2	2	2
Kitchen Sink and Tap	1	1	2	1	1
Tap	1	1	2	1	1

**Electrical Installation :**

DESCRIPTION	TYPE C1/C1a	TYPE C2/C2a	TYPE D1/D1a	TYPE E1/E1a	TYPE F1/F1a
Electrical Distribution Board	1	1	1	1	1
Ceiling Lighting Point	11	11	12	13	14
Ceiling Fan Point c/w Fan Hook	3	3	2	4	4
13A Switch Socket Outlet	13	13	12	14	15
15A Socket Outlet Point	1	1	2	1	1
Fiber Wall Socket Outlet	1	1	2	1	1
Air-cond Point	3	3	2	4	4
Water Heater Point	2	2	2	2	2

# Location Map

