

ARINNA

KEMUNING UTAMA

— — — — —
FREEHOLD
CONDOMINIUM

SMART HOME
living at your fingertips



PARAMOUNT
PROPERTY

The People's Developer™

SMART HOME

living at your fingertips

Come home to Arinna Kemuning Utama and enjoy smart living in the comfort of your own living spaces. Experience a brand-new lifestyle where control, convenience and connectivity are at your fingertips, thanks to the integration of smart home concepts.



YOUR SMART HOME SOLUTION

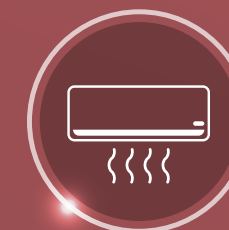
At Arinna Kemuning Utama, smart living is at your fingertips. Intelligent home solutions and network-connected devices will open up to a new way of modern living.



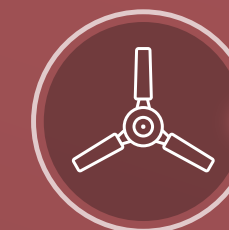
DIGITAL DOOR LOCK



LIGHTING



AIR-CONDITIONER



FAN



Your home ambience can be controlled seamlessly via the mobile device apps where a digital door lock system offers secure and keyless access to your home while lighting, air-conditioning and fan control can be turned on or off with a touch of a button. With selected air conditioner brand, the temperature of your home air-conditioner can be easily controlled within the apps too.



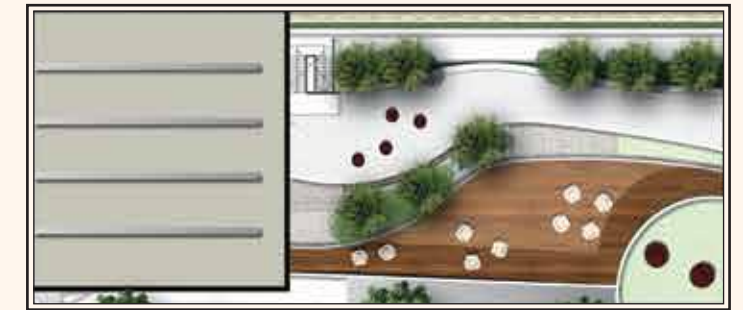
STYLISH CLUBHOUSE & FAMILY-FRIENDLY FACILITIES

Discover healthy, wholesome fun at Arinna Kemuning Utama where a myriad of lifestyle facilities await. Whether it's a refreshing swim at the pool, a rigorous gym workout, a weekend BBQ party or simply chilling out amid lush landscapes, there's something for everyone.



SITE PLAN

With convenience and easy access in mind, each facilities is strategically planned for the pure bliss and enjoyment of every residents. Open spaces dotted with greeneries, ideal for enjoying both the quietness and gathering of neighbours.



6 CLUBHOUSE



LEVEL G Site Plan & Recreational Facilities

- | | | |
|------------------------|--|--------------------------|
| 1 Tower A | 6 Clubhouse | 10 Half Basketball Court |
| 2 Lift Lobby (Tower A) | 7 Surau | 11 Parcourse Gyms |
| 3 Parcel Room | 8 Signature Mini Retail Complex | 12 Jogging Trail |
| 4 Tower B | 9 Guard House & Entrance
(For Resident & Visitor) | 13 Kick About Lawn |
| 5 Lift Lobby (Tower B) | | |

LEVEL 4 Recreational Facilities Podium & Clubhouse

- | | | | |
|---------------------|---------------------------|----------------------|----------------------|
| 1 Chatter Spots | 6 Aqua Pool | 11 Family Swings | 16 Multipurpose Hall |
| 2 BBQ Area | 7 Kid's Pool & Water Play | 12 Tree Groove | 17 Games Room |
| 3 Community Garden | 8 Siesta Pavilion | 13 Calisthenics Lawn | 18 Surau |
| 4 Multipurpose Deck | 9 Kid's Playground | 14 Treehouse | 19 Management Office |
| 5 Water Lounges | 10 Scented Garden | 15 Seating Alcove | 20 Gym |

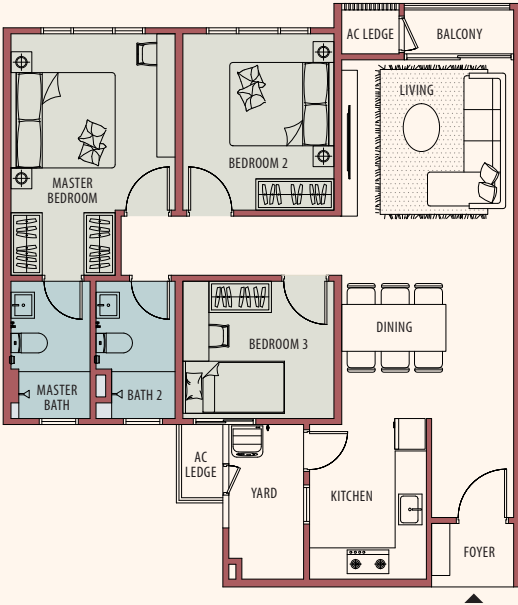
UNIT PLAN

TYPE

A

3 BEDROOMS & 2 BATHROOMS
1,011 SQ. FT.

LEVEL G - LEVEL 18

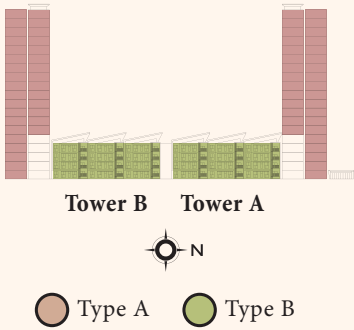
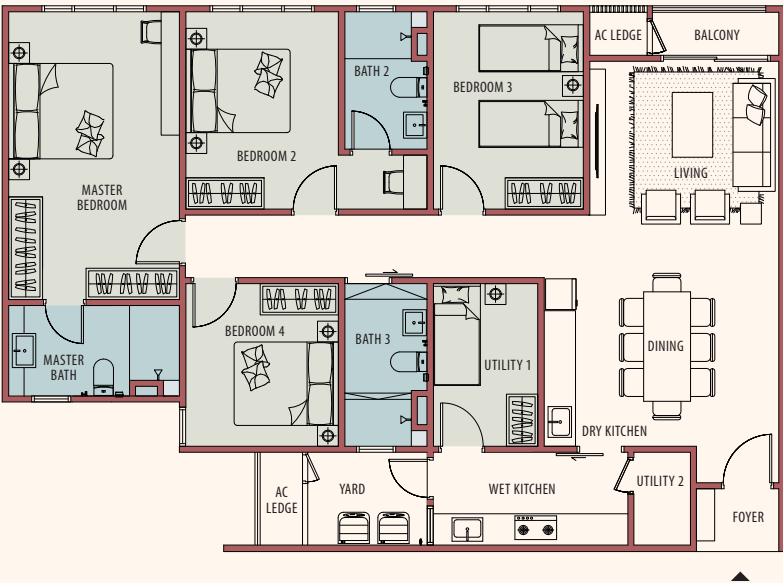


TYPE

B

4+1 BEDROOMS & 3 BATHROOMS
1,528 SQ. FT.

LEVEL G - LEVEL 3



SPECIFICATION

STRUCTURE	Reinforced Concrete Framework		
WALL	Reinforced Concrete / Masonry		
CEILING	Skim Coat & Paint / Plaster Ceiling		
FLOOR FINISHES	Tiles / Laminate Flooring / Cement Render		
WALL FINISHES	Plaster and Paint / Tiles		
WINDOWS	Aluminium Framed Glass Window		
DOORS	Fire Rated Door / Timber Flush Door / Aluminium Framed Glass Door		
LOCKETS	Quality Lockset and Accessories		
SANITARY WARES & FITTINGS	Kitchen Sink with Tap	TYPE A	TYPE B
	Water Closet	1 no	2 nos
	Basin with Tap	2 nos	3 nos
	Toilet Roll Holder	2 nos	4 nos
	Shower Rose	2 nos	3 nos
	Hand Bidet	2 nos	3 nos
	Tap	1 no	1 no
ELECTRICITY SUPPLY	60 Amps Distribution Board (DB)	Single Phase	Three Phase
ELECTRICAL PROVISION	Lighting Point	20 nos	30 nos
	Power Point, 13A	14 nos	25 nos
	Electrical Hob Point	1 no	2 nos
	Fiber Wall Socket	2 no	2 nos
	Air-Cond Point	4 nos	5 nos
	Ceiling Fan Point	5 nos	6 nos
	Water Heater Point	2 nos	3 nos
	Smoke Detector	6 nos	7 nos
	Telephone Point	1 no	1 no
ADDITIONAL FEATURES	Kitchen Cabinet	1 set	1 set
	Hood & Hob	1 set	1 set
	Air-Conditioning Units	2 nos	2 nos
	Smart Home System (Lighting, Aircond & Fan)	1 set	1 set
	Digital Door Lock	1 set	1 set

ACCESSIBILITY & CONVENIENCES

Strategically located and surrounded by modern amenities like schools, hospitals, commercial centres and more, Arinna Kemuning Utama, offers easy access to and from the development via major highways.



EDUCATION

km

1	SJK (C) Khe Beng	2.6
2	SJKT Ladang Emerald Shah Alam	3.2
3	SK Bukit Rimau	3.6
4	SJK (C) Chung Hua	4.5
5	Chinese Taipei School KL	4.6
6	SK Bukit Kemuning (2)	6.0
7	Saint International School	6.1
8	MITstem International School	6.8



DAILY CONVENIENCES

km

1	Kemuning Utama Commercial Centre	3.5
2	Giant Hypermarket	3.6
3	Econsave Kg. Jawa	3.6
4	AEON BiG Bukit Rimau	4.1
5	NSK Trade City	4.2
6	Gamuda Walk Mall	5.0
7	HeroMarket	5.6
8	Econsave Bukit Kemuning	5.6



MEDICAL CENTRES

km

1	Columbia Asia Hospital Bukit Rimau	4.5
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km

2	Sentosa Specialist Hospital	4.6
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The People's Developer

Paramount Property fulfils our promise to be The People's Developer by building functional and practical spaces that will make a difference in people's lives. We design for life, place people first, and strive to uplift our communities.



Scan for more info

Paramount Property Gallery @ Arinna

Paramount Property Development Sdn. Bhd. (587910-U)

G-G-03 & G-G-3A (Block G), Sekitar 26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor Darul Ehsan, Malaysia



ParamountPropertyMalaysia



paramountpropertymy



Paramount Property Malaysia

Pemaju :

Paramount Property Development Sdn Bhd 200201020247 (587910-U)

Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar 26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Pemaju : 9202/03-2027/0224(A) • Tempoh Sah : 28/02/2022 – 14/03/2027 • No. Permit Iklan & Jualan : 9202-23/09-2025/0169(A)-(S) • Tempoh Sah : 13/09/2022 – 12/09/2025 • Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Bandaraya Shah Alam • No. Kelulusan : MBSA/BGN/BB/600-1(PS)/SEK.32/0049-2022 • Bebanan Tanah : Tiada • Pegangan Tanah : Hak Milik Kekal • Tarikh Dijangka Siap : July 2025 • Jenis Rumah : Pangsapuri • Jumlah Unit : 356 Unit • Luas Binaan : 1,011 k.p.s – 1,528 k.p.s • Harga Minimum : RM615,294.00 • Harga Maksimum : RM904,471.00 • Diskaun untuk Bumiputera : 7% • Sekatan Kepentingan : Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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