— FREEHOLD —

andara

ARA DAMANSARA

The promise of fresh starts and new landscapes begin from home at Andara. Cultivating experiences that are rooted in the future, being together and living well.

andara

ARA DAMANSARA

Life with Andara. **Guided by the belief that life is as much a collection of memories as endeavours and achievements, Andara celebrates every facet of life. Time alone, a family affair in the kitchen, pottering about your roof garden, work, play or relax, these limited 20 semi-d homes will transform the way you experience life every day.**



Twenty & never again.

Artist's impression
Type A1 facade
1st & 2nd floor



Artist's impression
Facade view

Building Andara. **A statement collection fitting for Ara Damansara's final landed residences, Andara's distinctive paired facades create a striking presence in this intimate 2.85-acre enclave. Designed to maximise the site's potential, every home is a return to family living where space, privacy and modern comforts merge for shared yet personal living experiences.**

Permeable Facade
Maximises natural light & ventilation within the home

Wide Frontage
Broader living spaces & porch fits up to three cars

Future-Proof
EV-infra & solar-PV ready, dedicated parcel drop box



Man-made design, people and greenscapes in harmonious balance.



Sustainability & Andara

Grounded in the notion that people's well-being is tied to their surroundings, Andara reignites our connection to the natural world from the comfort of home, forming a wholesome co-existence with growing things. From the customised breeze block facade that protects from outside gazes whilst cooling the home, to the flexi rooftop with space for a garden or urban farming, Andara recaptures the nostalgia of shared living in verdant, contemporary settings. The outside world brought into play via an internal courtyard, wide floor-to-ceiling openings and living foliage. Beyond its aesthetic appeal, Andara stays true to Sime Darby Property's sustainable and responsible development agenda, incorporating features such as a solar PV system and rainwater harvesting system to optimise energy and water use, benefitting both the community and the environment.

#1

Breeze Blocks
Screens east-west facing sun, maximises daylighting & air flow

#2

Light & Cool
Open concept & wide openings bring the outside in

#3

Eco-friendly
Passive design, water & energy-efficient systems



Sun becomes a dappled light,
breeze moves through, rain becomes mist,
daily rituals in the privacy of home
but with views of your surrounds.

Artist's impression
Type A1
balcony 1, 1st floor



Artist's impression
Type B1
courtyard, ground floor



Artist's impression
Type A1
master bedroom 1, 2nd floor



Artist's impression
Type A1
backyard, ground floor

Growing with Andara

Filled with light and living spaces that are purposeful, adaptable and sustainable, Andara provides a home to live comfortably and flourish in place together. Generously spread across three storeys, built-ups start from 4,100 sq. ft. in a variety of layouts with wider porches that can fit three cars. The home's open concept and hackable walls ensure interiors can grow with children, accommodate grown children, elderly parents or loved ones who come to visit in comfort. Every storey is intentionally designed with flex areas that are adaptable at any time to suit any preference or shifts in lifestyle whether it is a home office, playroom or personal gym. Open balcony structures add to this, making future extensions easy. The rooftop terrace provides ample space for more rooms and an edible garden. A smart composition that forms Andara's signature look whilst cultivating bonds and residents' well-being. Home for life.

#1

All-size Families
Different built-ups & layouts with extra land for harmonious multi-generational living

#2

Adaptable Layout
Flexi spaces & hackable walls cater to changing/growing family needs

#3

Flexi Rooftop
Build more rooms, an edible garden, your own sky lounge, the possibilities are endless



The home isn't just a space for today, but the foundation for everything tomorrow brings.

Artist's impression
Type C
side terrace, ground floor



Artist's impression
Type A1
backyard overlooking master bedroom 3, ground floor



Artist's impression
Type A2
rooftop space, 2nd floor

Andara for the Generations

They say that when well-being includes heart and mind, everything falls into place. Accordingly, Andara embraces the family as individuals whilst prioritising harmonious co-existence between different generations in one place. Combining independence and connection with safety and mobility, accessible features are detailed into the home's settings. Allowing family to go about their day without being underfoot. Selected home zones carry universal design to be inclusive. Doors are wider and ground floor bathrooms have sufficient turning radius for wheelchairs. The internal courtyard doubles as a future space to incorporate a lift. Ramps as well as provision for step-free entry, hand railings and dual key entry are in place should the need arise. This affords autonomy, balancing the need for private and communal spaces to gather, share meals, tales and unforgettable moments.

#1

Dual Key Provision
Stay close yet have your own space & separate lifestyles

#2

Independent Living
Universal design, wider doors & ramps

#3

For All Ages
The internal courtyard space allows for future lift installation



For people need beauty as well as sustenance; where nature enriches and design nurtures.



Artist's impression
Type B1
foyer + living area, ground floor



Artist's impression
Type A1
living, dining + kitchen, ground floor



Artist's impression
Type B1
living, dining + balcony,
1st floor

Spaces within Andara. **Expansive by nature, life at Andara flows instinctively with high ceilings, full-height openings and open balconies. Connected living, dining and dry kitchen areas serve as focal points for gatherings and social interaction whilst the home's larger built-up offers avenues for intimate moments and quiet time.**

Family Matters

5+1 or 6+2 bedroom units across three storeys

Personal Space

Additional living & dining area in most units

Customisable

Extra land & open concept for easy future expansion



Everchanging, the home as a source of solace, inspiration, *adventure* and delight.

Artist's impression
Type A1
master bath 1, 2nd floor



Artist's impression

Type A1

dining, kitchen + side terrace, ground floor

Disclaimer: The outdoor and indoor spaces, interior design ware, space planning and placement of items, etc. shown here are purely an artist's impression and intended for illustration purposes only. Certain building specifications have been altered for the specific purpose of this rendering. Kindly refer to the Sale & Purchase Agreement of the relevant unit being purchased for the full and exact specification(s), details and/or floor plans.



Artist's impression

Type A3
backyard, ground floor

Disclaimer: The indoor spaces, spaces in the backyard shown with landscaping design, plants, trees, furniture, fittings, pool, water features, lighting, etc. are purely an artist's impression and intended for illustration purposes only. The backyard space provided is bare land. Kindly refer to the Sale & Purchase Agreement of the actual unit being purchased for the full and exact specification(s) and/or details.



Artist's impression
Type D
family room, 1st floor

Artist's impression
Type D
study area, 2nd floor

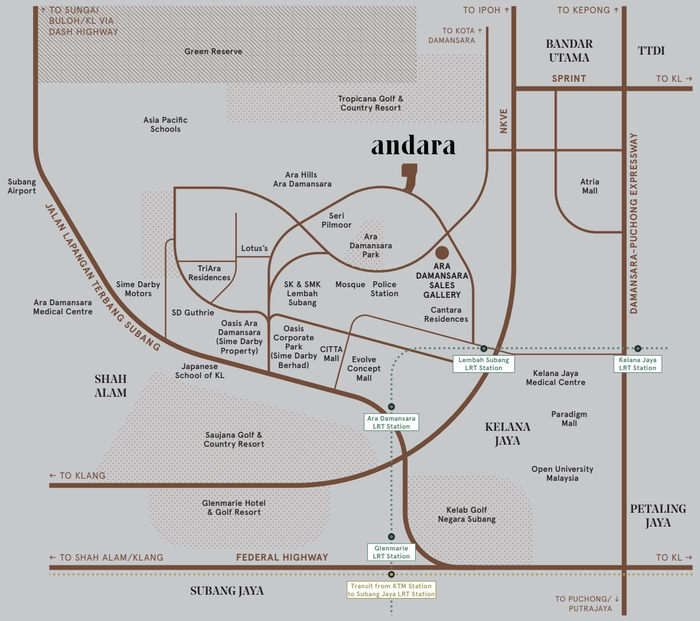


Artist's impression
Type A1
master bedroom 1, 2nd floor



Artist's Impression
Facade view with open space area

Places near Andara. **Strategically located in Ara Damansara, Andara is surrounded by parks, fairway greens and prime locales such as Bandar Utama, Sunway, Glenmarie and Kota Damansara. Avenues for shopping, cafes and eateries, recreation, learning, health and well-being are aplenty close to home. Three major highways, two LRT stations and the nearby Subang Skypark Airport make travelling locally and abroad a cinch from Andara.**



An established community with good connections.



indulge

approx km	
2.6	Evolve Concept Mall
2.8	CITTA Mall
3.3	Lotus's Hypermarket
6.9	Paradigm Mall



work & commute

approx km	
1.5	Lembah Subang LRT Station
3.1	Ara Damansara LRT Station
3.5	Oasis Ara Damansara
6.0	Subang Skypark Airport



learn

approx km	
2.6	R.E.A.L. Kids
2.6	SK & SMK Lembah Subang
4.0	Japanese School of KL
6.3	Asia Pacific Schools



health & wellness

approx km	
0.2	Ara Damansara Park
4.5	Ara Damansara Medical Centre
6.7	Kelana Jaya Medical Centre
7.9	Subang Jaya Medical Centre

Standard Specifications and Fittings

1. Laminated Engineered Timber Flooring
2. Premium Sanitary Wares and Fittings
3. Standalone Bathtub in Level 2 Master Bedroom
4. Double Basin for All Master Bedrooms
5. Basic Home Security Alarm System
6. Quality Locksets
7. Wider Car Porch – Fits 3 Cars (side by side)
8. Parcel Drop Box

Sustainable Living Features

A. **Type A & B Flexi Rooftop Space**
Extra space for outdoor activities / future expansion

B. **Rainwater Harvesting**
+ For the home's landscape irrigation and Maid's Bath WC
+ Water savings

C. **Baths**
Solar Water Heaters in all Master Baths

D. **Solar PV System**
Home's general use

E. **Permeable Facade**
+ Passive screening against the east-west sun
+ Serves as a privacy screen
+ Brings in abundant natural light and ventilation

F. **Green Energy**
AC Type EV Charger System with Isolator

Fitting Plus+

A. Hot Water Storage Tank (shower only) in Bath 2 , 3 and 4

B. Water Booster Pump Point

C. Provisional Space for Future Lift Installation

D. Air-Conditioner Point with Piping

E. Outdoor Water Filter Piping Ready

Home Features



Artist's impression
Type A1
cross section



Photo impression
aerial view of Andara

Andara Site Plan

#1
Wider roads with dual access & guard house provision

#2
Variety of unit types in the final parcel of landed residences

#3
Next to a park with a parcourse & kids' playground



TYPE

A1



BUILT UP

5,112 SQ. FT.

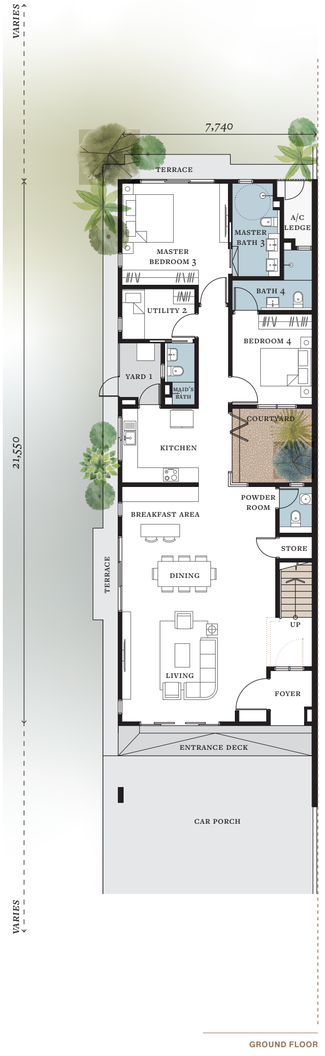
2 BALCONIES	6 + 2 BEDROOMS
8 BATHROOMS	1 POWDER ROOM

LAND SIZE

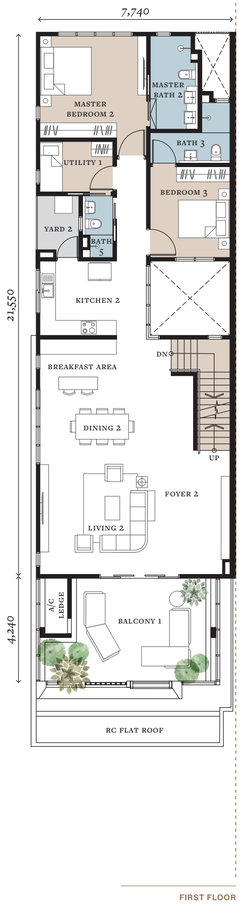
36'x117' – 41'x142'

5

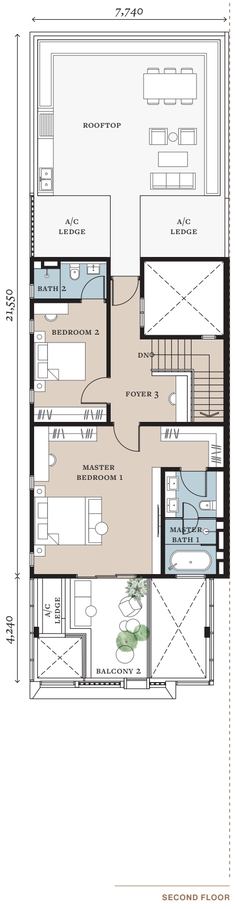
UNITS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

A2



BUILT UP

5,112 SQ. FT.

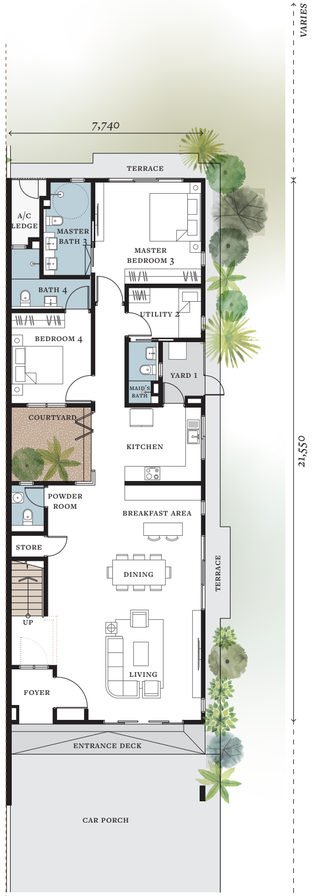
2 BALCONIES	6 + 2 BEDROOMS
8 BATHROOMS	1 POWDER ROOM

LAND SIZE

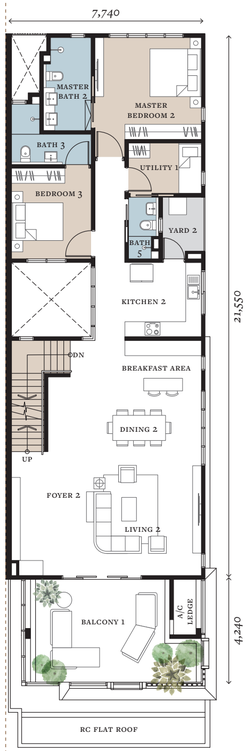
36'X117' – 41'X117'

5

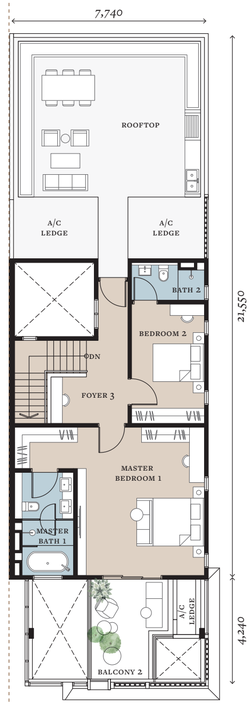
UNITS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

A3



BUILT UP

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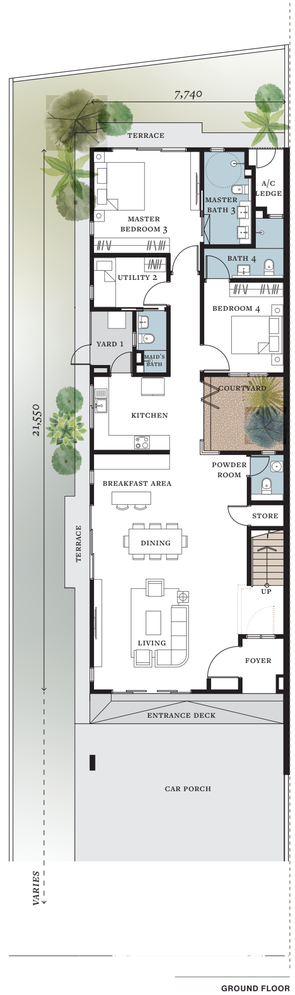
2 BALCONIES	6 + 2 BEDROOMS
8 BATHROOMS	1 POWDER ROOM

LAND SIZE

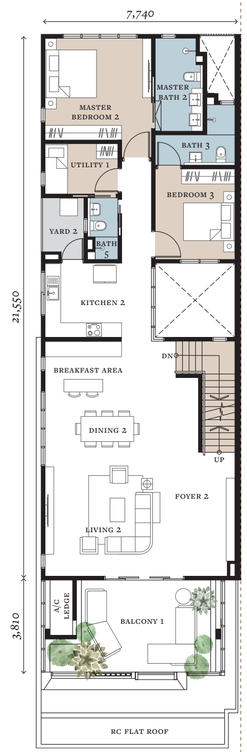
36'X119'

1

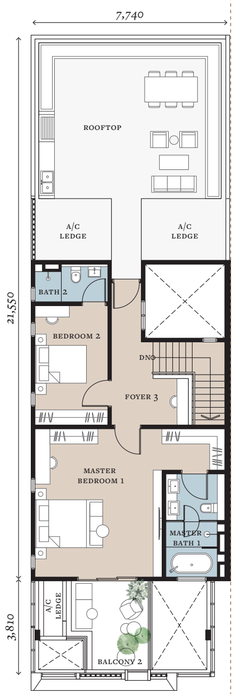
UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

A4



BUILT UP

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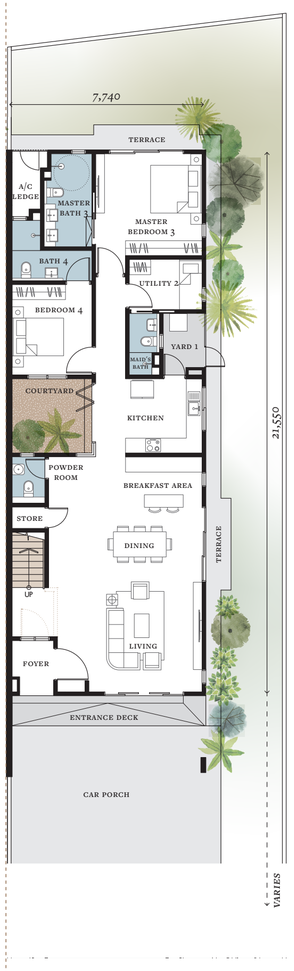
2 BALCONIES	6 + 2 BEDROOMS
8 BATHROOMS	1 POWDER ROOM

LAND SIZE

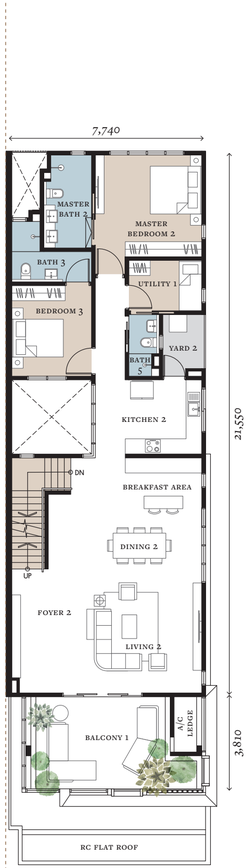
36'X119'

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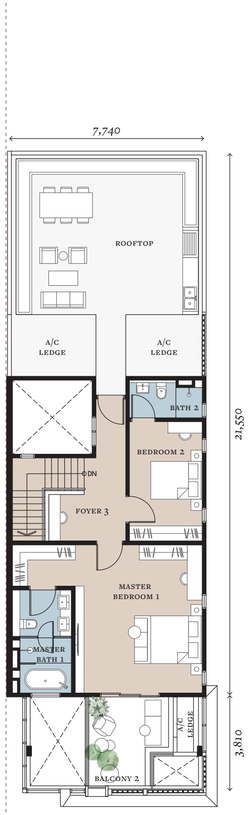
UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

B1



BUILT UP

4,817 SQ. FT.

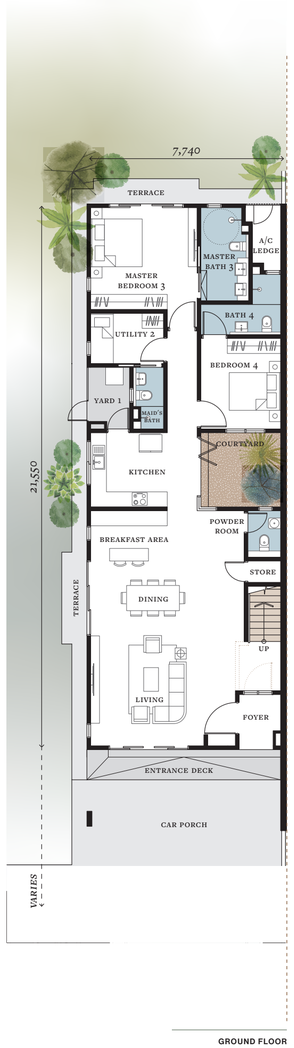
2 BALCONIES	6 + 2 BEDROOMS
8 BATHROOMS	1 POWDER ROOM

LAND SIZE

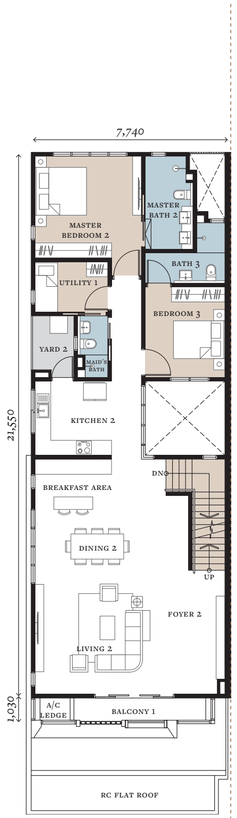
36'x115' – 43'x110'

3

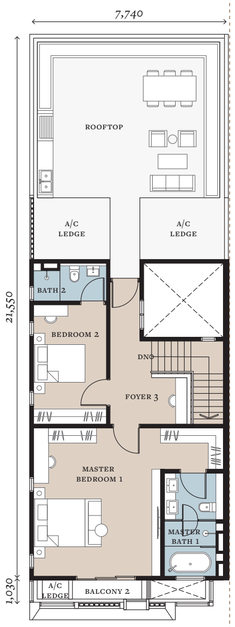
UNITS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

B2



BUILT UP

4,817 SQ. FT.

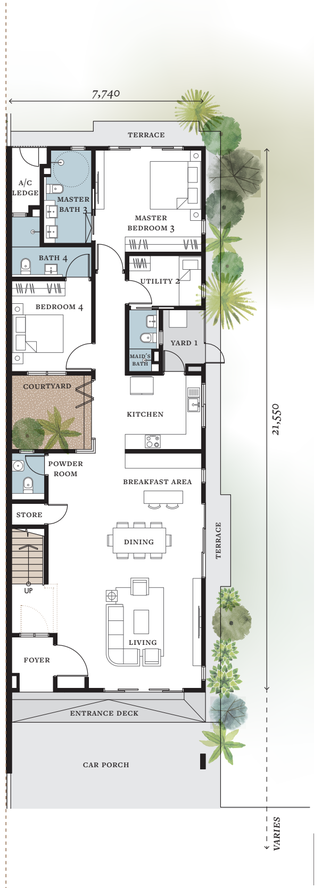
2 BALCONIES	6 + 2 BEDROOMS
8 BATHROOMS	1 POWDER ROOM

LAND SIZE

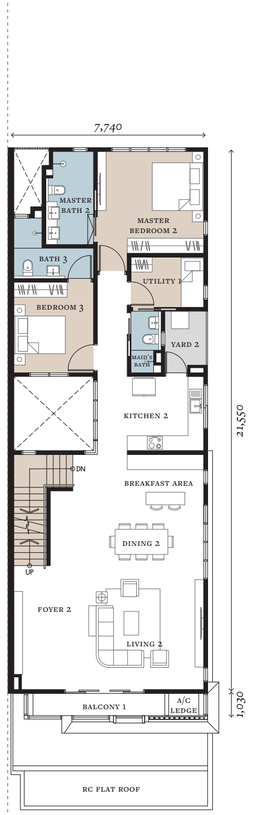
36'X110' – 40'X120'

3

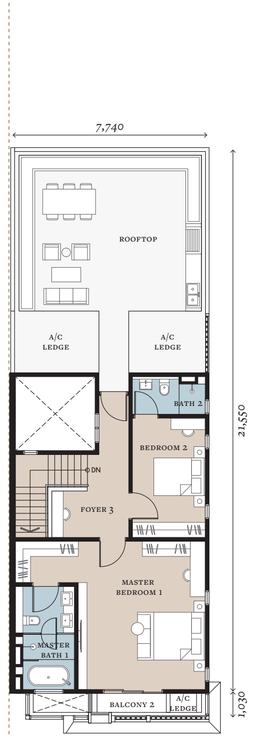
UNITS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

C



BUILT UP

4,139 SQ. FT.

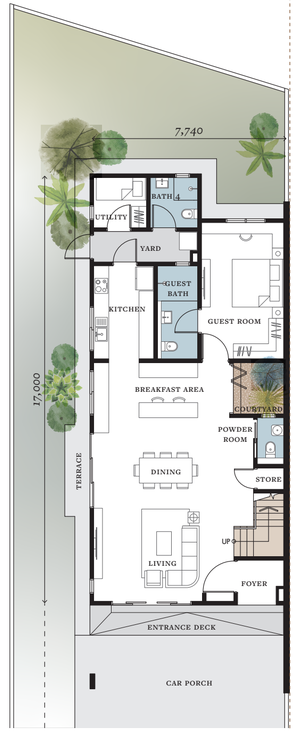
4 BALCONIES	5 + 1 BEDROOMS
6 BATHROOMS	1 POWDER ROOM

LAND SIZE

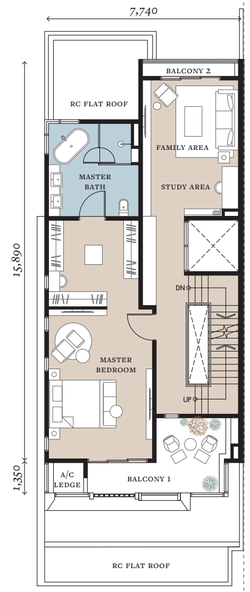
36'x93'

1

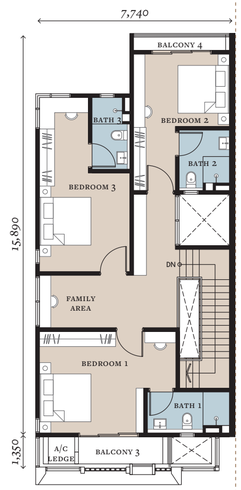
UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

TYPE

D



BUILT UP

4,100 SQ. FT.

4 BALCONIES	5 + 1 BEDROOMS
6 BATHROOMS	1 POWDER ROOM

LAND SIZE

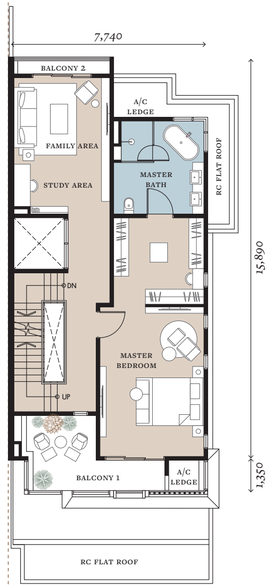
41'X93'

1

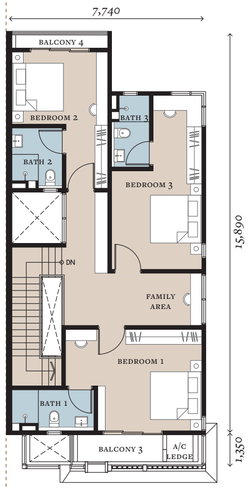
UNIT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ALL MEASUREMENTS ARE IN MM

PROVISION FOR DUAL KEY

The Developer. **Sime Darby Property is Malaysia's leading property developer with over 50 years of experience in building sustainable communities. Our 25 active townships are connected to major highways and transportation hubs within key growth areas from the central region of Klang Valley to Negeri Sembilan and Johor.**

A Diverse Group

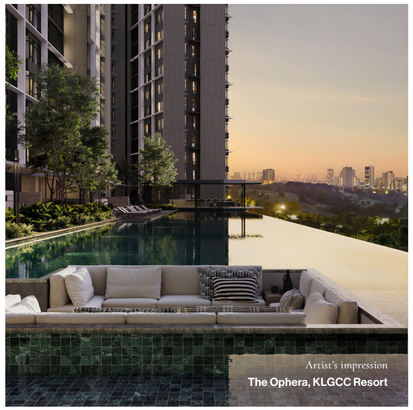
Part of a respected Malaysian consortium which successfully regenerated the iconic Battersea Power Station, United Kingdom, the Group has a strong presence in other real estate segments including Investment & Asset Management as well as Leisure.

Leading Sustainability

We have pledged to achieve Net Zero emissions by 2050 and are committed to upholding Environmental, Social and Governance (ESG) principles as a 'Force for Good'.

Yayasan Sime Darby (YSD)

Our philanthropic arm, YSD is actively involved in social impact activities nationwide, providing aid relief and entrepreneurial development programmes, township community engagement, volunteering efforts and more.



Artist's impression
The Ophera, KLGCC Resort

A Force for Good
Sime Darby Property



Actual photo
City of Elmina



Actual photo
West Course, KLGCC



Artist's impression
Battersea Power Station



Actual photo
KL East Park



Unit Matrix

	A1/A2	A3/A4	B1/B2	C	D
BED	6+2	6+2	6+2	5+1	5+1
BATH	8	8	8	6	6
POWDER ROOM	1	1	1	1	1
STORE	1	1	1	1	1
FAMILY AREA	–	–	–	1	1
BALCONY	2	2	2	4	4
BUILT-UP (SQ. FT.)	5,112	5,101	4,817	4,139	4,100
NO. OF UNITS	10	2	6	1	1

* Land size may differ according to the individual unit, kindly speak to our friendly Sales Consultants to find out more.

Specifications

Structure	Reinforced Concrete	
Wall	Masonry	
Roof Covering	Roof Tiles / Reinforced Concrete	
Roof Framing	Metal	
Ceiling	Skim Coating / Plaster Board	
Windows	Aluminium Frame / Glass Panel	
Doors	Main Door	Laminated Engineered Timber Door
	Other Doors	Engineered Timber Flush Door / Engineered Timber Flush Louvred Door
	Grille Doors	Metal Grille Door
	Sliding / Folding Door	Aluminium Frame / Glass Panel
Ironmongery	Quality Locksets with Accessories	
Wall Finishes	External Walls	Plaster & Paint
	Kitchen	Ceramic Tiles up to 1,500mm High / Plaster & Paint
	All Bathrooms, Powder Room	Porcelain Tiles
	Balcony 1 & 2 Balcony 1 & 3*	Plaster & Paint / Vent Blocks / Aluminium Louvres
	Others	Skim Coat / Plaster & Paint
Floor Finishes	Entrance Deck, Foyer*, Foyer & Foyer 2#, All Living, All Dining, All Breakfast Areas, All Kitchens, All Baths, Powder Room, Master Bedroom 3, Bedroom 4, Terrace, Balcony 1 & 2, Store, Utility 2, All Yards, Guest Room*, Balcony 3 & 4*, Utility*	Porcelain Tiles
	Master Bedroom 1 & 2, Bedroom 2 & 3, Foyer 3, Internal Staircase, Utility 1, Family Area*, Study Area*, Other Bedrooms*	Engineered Timber Flooring
	Courtyard	Pebble Wash
	Car Porch, Driveway	Concrete Imprint
	RC Flat Roof / A/C Ledge	Cement Render
Sanitary & Plumbing Fittings	Kitchen & Kitchen 2	Sink & Tap
	All Baths & Powder Room	Sanitary Wares & Fittings
	All Yards, Terrace, Refuse Compartment, Rooftop#, Balcony 1 & 2, Balcony 1 & 3*, A/C Ledge (2nd Floor)#	Tap
Internal Telecommunication Trunking & Cabling	Conduit & Cabling	
Fencing	Brick Wall, Vent Blocks, Mild Steel Folding Gate & Pedestrian Gate	

Electrical Installation	A	B	C	D
Light Point	66	66	59	59
Power Point	43	43	38	38
Fan Point	14	14	10	10
Doorbell Point	1	1	1	1
Water Heater Point	4	4	4	4
Fibre Wall Socket	1	1	1	1
SMATV Point	4	4	4	4
Air-conditioner Point with Piping	10	10	9	9
Water Booster Pump Point	1	1	1	1
Data Point	4	4	4	4
Autogate Point	1	1	1	1

Only for Type A & B | * Only for Type C & D

andara

ARA DAMANSARA

THE FINAL 20

3-storey Semi-D Homes
in Ara Damansara

+603-7849 5511

Sime Darby Property

Total Units: 20 • Type: 3-Storey Semi-D • Expected Date of Completion: April 2028 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 7277/09-2028/1123(A) • Validity Period: 16/09/2023 - 15/09/2028 • Advertising & Sales Permit No.: 7277-28/03-2027/0178(A)-(L) • Validity Period: 06/03/2025 - 05/03/2027 • Approving Local Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/T/PID/1521/2024(B) • Developer: Sime Darby Property (Ara Damansara) Sdn. Bhd. (199101020444), Level 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Type A1 (Total Units: 5) ; Type A2 (Total Units: 5) ; Type A3 (Total Unit: 1) ; Type A4 (Total Unit: 1) ; Type B1 (Total Units: 3) ; Type B2 (Total Units: 3) ; Type C (Total Unit: 1) ; Type D (Total Unit: 1) • Selling Price: RM3,622,000.00 (Min.) - RM4,875,000.00 (Max.) • Bumiputera Discount: 7% (Subject to Quota). THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. DEVELOPMENT INFORMATION CAN BE OBTAINED FROM THE TEDUH.KPKT.GOV.MY PORTAL.

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