



ALORA
RESIDENCES
2FIFTH AVENUE

2FIFTH
AVENUE
SUBANG JAYA

INSPIRED LIVING
WITHIN

Greenery

NATURE IS OUR
Inspiration

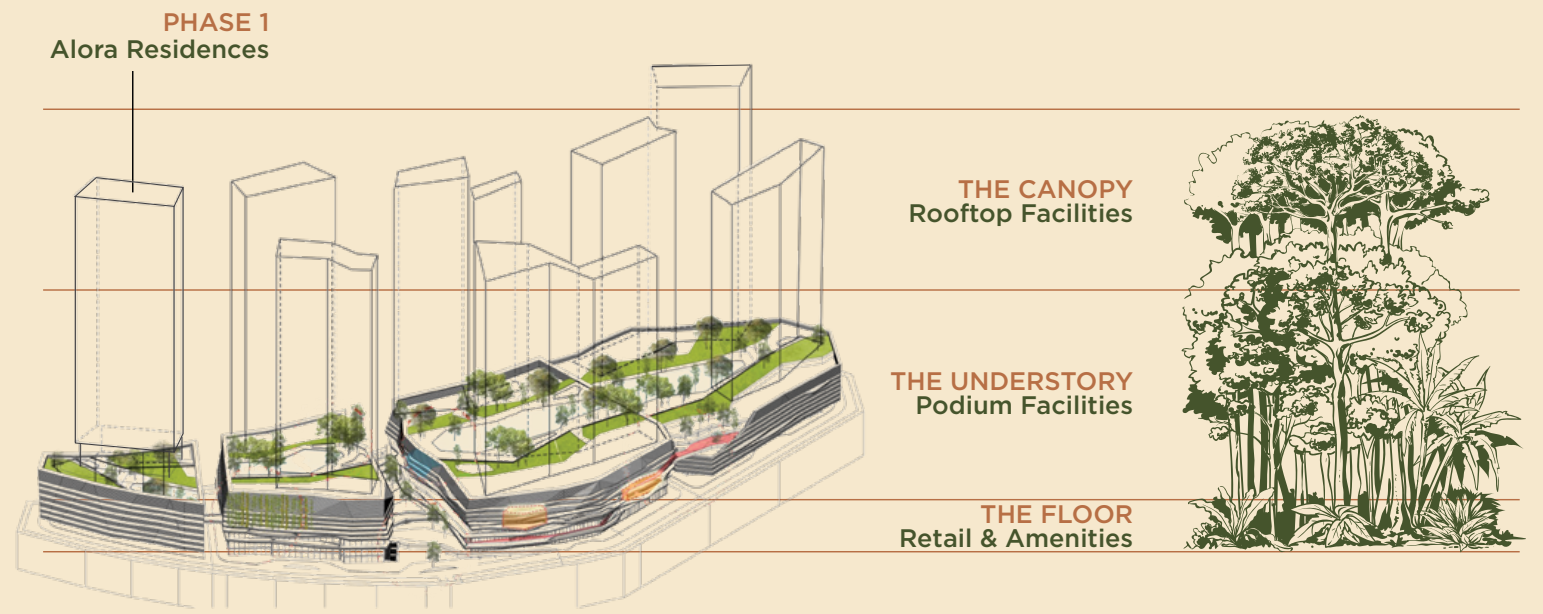


At 2Fifth Avenue, we have taken inspiration from nature's most precious gems.

THE
FOREST

There are five distinct layers to a tropical rainforest, where within each layer, there are unique and distinct characteristics that allow for flora and fauna to coexist and interact in harmony within the ecosystem. We have focused on three rainforest levels: the floor, the understory, and the canopy, to inspire how we build and craft the entire masterplan.

On every level, carefully selected local shrubs and a variety of different plant species are planted, creating a diverse ecosystem for the community to walk, rest, and rejuvenate.



Layers of the Rainforest

THE SUNKEN OASIS

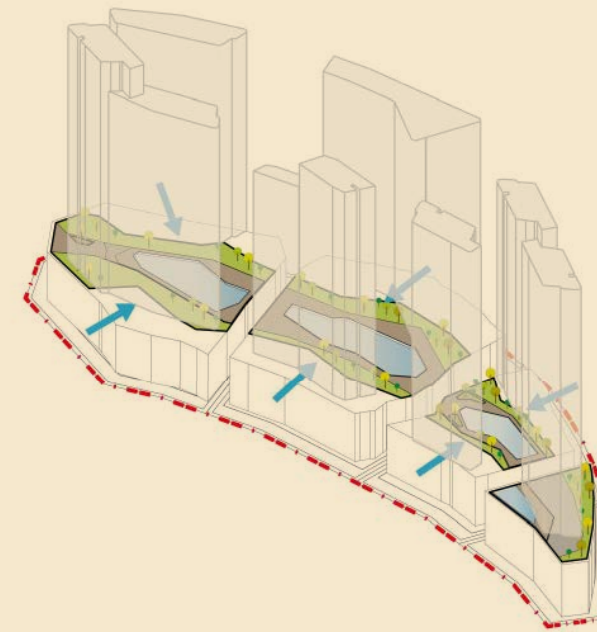


For spaces between boundaries with buildings surrounding them, we have taken inspiration from how sunken oases are formed in nature and purposefully widened the perimeter, setting buildings back and creating more distance for an effortless sense of space and freedom.

Al-fresco offerings will be set on the ground level, adding lifestyle offerings into the ground level for a more vibrant community, and both residents and visitors alike will enjoy strolling through and being in this expansive environment.

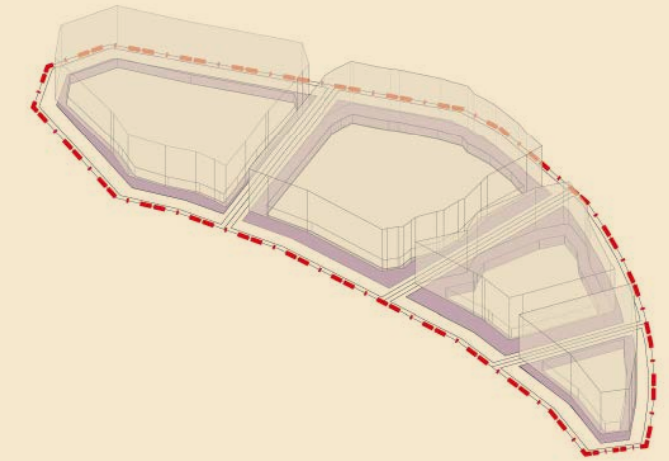
The sunken oasis will also add into the continuity of the Sanctuary Park, allowing green spaces to flow out through the entire masterplan for lush, natural experience.

DESIGN STRATEGY



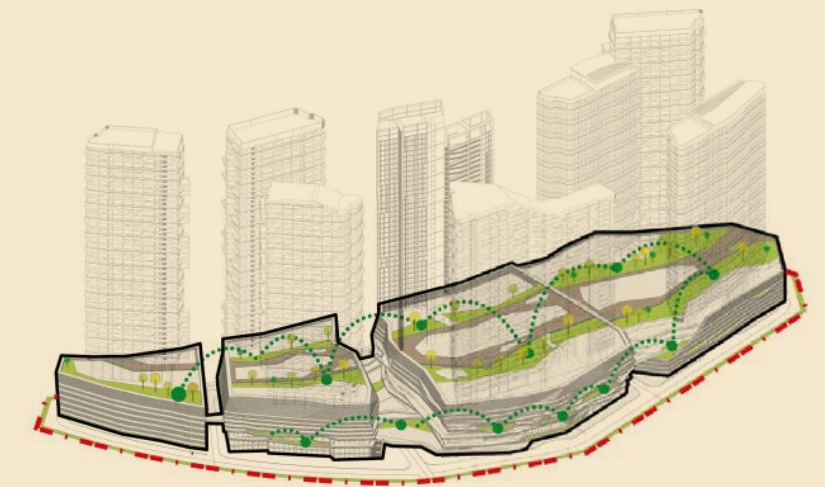
1. HIDDEN UTOPIA

Inverted view towards the green spine as a unifying element.



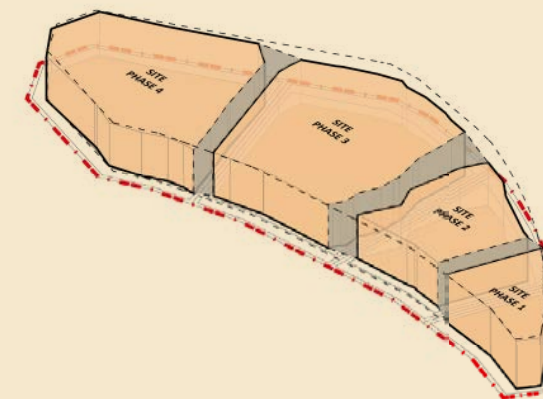
2. FRONTAGE

Retail section is arranged with a pedestrian link, while also maximising street frontage.



4. TERRACED RETAIL AND FACILITIES

Encourages human traffic within the neighbourhood and enhances the experiential journey through green spaces.



3. CANYON PLAZA

Carving out canyon plaza to create a glimpse through the development.



GREEN INITIATIVE DESIGN FOR GREENER

Living



Be in harmony with nature at 2Fifth Avenue,
made to be sustainable for a better future.

ENERGY EFFICIENCY



EV charger provision



Energy efficient light fittings at common areas and regenerative drive lift system reduce electricity consumption



In compliance with GreenRE RETV requirements to reduce heat penetration into habitable space

WATER EFFICIENCY AND QUALITY



Minimum 2-star WELS-rated fittings for water savings



Rainwater harvesting tank for landscape irrigation



Ready-to-drink water filter provision

SMART FEATURES



Smart switches for the living room and smart home-ready infrastructure for future upgrade



Smart apps for security and property management

GREEN LIVING ENVIRONMENT



Green plot ratio: 1:1.6 to reduce carbon emissions



Local native plant selection for ease of maintenance



Upcoming covered walkway to USJ21 LRT Station (Future Phase)

THE HEART OF

Connectivity

Welcome to 2Fifth Avenue, a city of endless possibilities. An integrated masterplan built upon one of the last free plots of freehold land in the matured Subang Jaya neighbourhood, 2Fifth Avenue consists of GreenRE certified developments and is connected in every way to fulfil your ever-changing lifestyle needs. 2Fifth Avenue is inspired by three core pillars: sustainability and the essence of nature as a self-sustaining, future-forward city; economic prosperity for Subang Jaya by empowering individuals and the community; and elevated connectivity with its own transportation hub.

There is a pedestrian walkway that connects every parcel with 2Fifth Avenue along with an upcoming covered walkway to the USJ 21 LRT Station for easy walkability and to reduce carbon emissions for a greener tomorrow.



 **ALORA**
RESIDENCES
2FIFTH AVENUE

KOTA
KEMUNING

KESAS HIGHWAY

KINGSLEY
INTERNATIONAL
SCHOOL

ONE CITY

ELITE HIGHWAY - TO KLIA

ELITE HIGHWAY - FROM SHAH ALAM

USJ 16

MAIN PLACE
MALL USJ

FROM / TO PUCHONG & LDP

FROM / TO
PERSIARAN KEWAJIPAN
TO USJ 21 LRT STATION (300M)

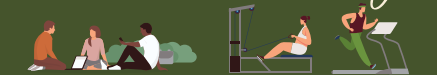
Artist's impression only

YOUR BLOOMING *Sanctuary*



Alora Residences embraces the essence of the rainforest, infusing its unique layers into every level. The façade captures the tropical forest's breathtaking beauty, reflecting its splendor in intricate details. Adorned with graceful lines reminiscent of flourishing tree branches, the building pays homage to the lush ecosystem. Even practical features like the air conditioning ledge draw inspiration from the rainforest, mirroring the growth of parasitic plants on trees. The double coping lines between air levels mimic the branches of the rainforest, perfectly echoing nature's harmony. Juliette windows on level 33 and above blend nature's beauty with functional design. Immerse yourself in the true meaning of serene living at Alora Residences, a freehold sanctuary where architecture, beauty, and nature converge, all while indulging in Subang Jaya's abundant amenities.

LEVEL 38 & 43: THE *Canopy*



LEVEL 10 - 42: RESIDENCES



LEVEL 10: THE *Understory*



LEVEL 02 - 09: CAR PARK



LEVEL 01: THE *Floor* + RETAIL



BASEMENT: VISITOR + RETAIL CAR PARK





Artist's impression only

Drop-off Area

A WARM
WELCOME *Home*

Step into Alora Residences and be greeted by the imposing double volume drop-off lobby. This finely designed masterpiece draws inspiration from nature, featuring earthy colours, sleek lines inspired by the tree bark, and undulating curves on the floor and ceiling reminiscent of the layers of flora in a forest. Every detail is meticulously crafted to elevate your living experience and immerse you in the beauty of nature.

FAMILY FUN
SURROUNDED
BY VERDANT

Greenery

Enjoy a splashing good time in the refreshing water of the pool while admiring the mesmerising cityscape views.



PEACE AND

Tranquility

Create precious memories at the Bonding Pods, a serene setting surrounded by verdant greenery, where families, friends, and neighbours alike come together to share beautiful stories and forge meaningful connections that will last a lifetime.

FOR BALANCED
Living

Immerse yourself in nature and savour the breathtaking vista at the Dewdrop Pavilion. This beautifully designed space lets you get together with your community to share moments and unwind while enjoying the soothing breeze in a peaceful environment.

VERDANT Experiences



The facility landscape features a meticulous selection of local plants and flowers to enhance the facilities. Fragrant plants are chosen for spaces where children play for added sensory stimulation, while plants that produce a higher amount of fresh oxygen are placed around relaxing facilities for better health and wellness.

A CURATED LANDSCAPE

ORGANIC GROWTH

We create a variety of micro-environments that enrich the community.

URBAN BIODIVERSITY

By increasing sustainable Dipterocarpus habitats, we enhance the existing ecosystem.

ECOLOGICAL HABITAT

Plants form a habitat that purifies the air and adds ecological balance and stability to the area.

OXYGEN-RICH ENVIRONMENTS

Dense, equatorial planting techniques act as a CO2 absorber and produces fresh oxygen for the surroundings.

SUSTAINABLE

Natural walking trails and the exercise deck improves physical wellbeing.

COMMUNITY ENGAGEMENT

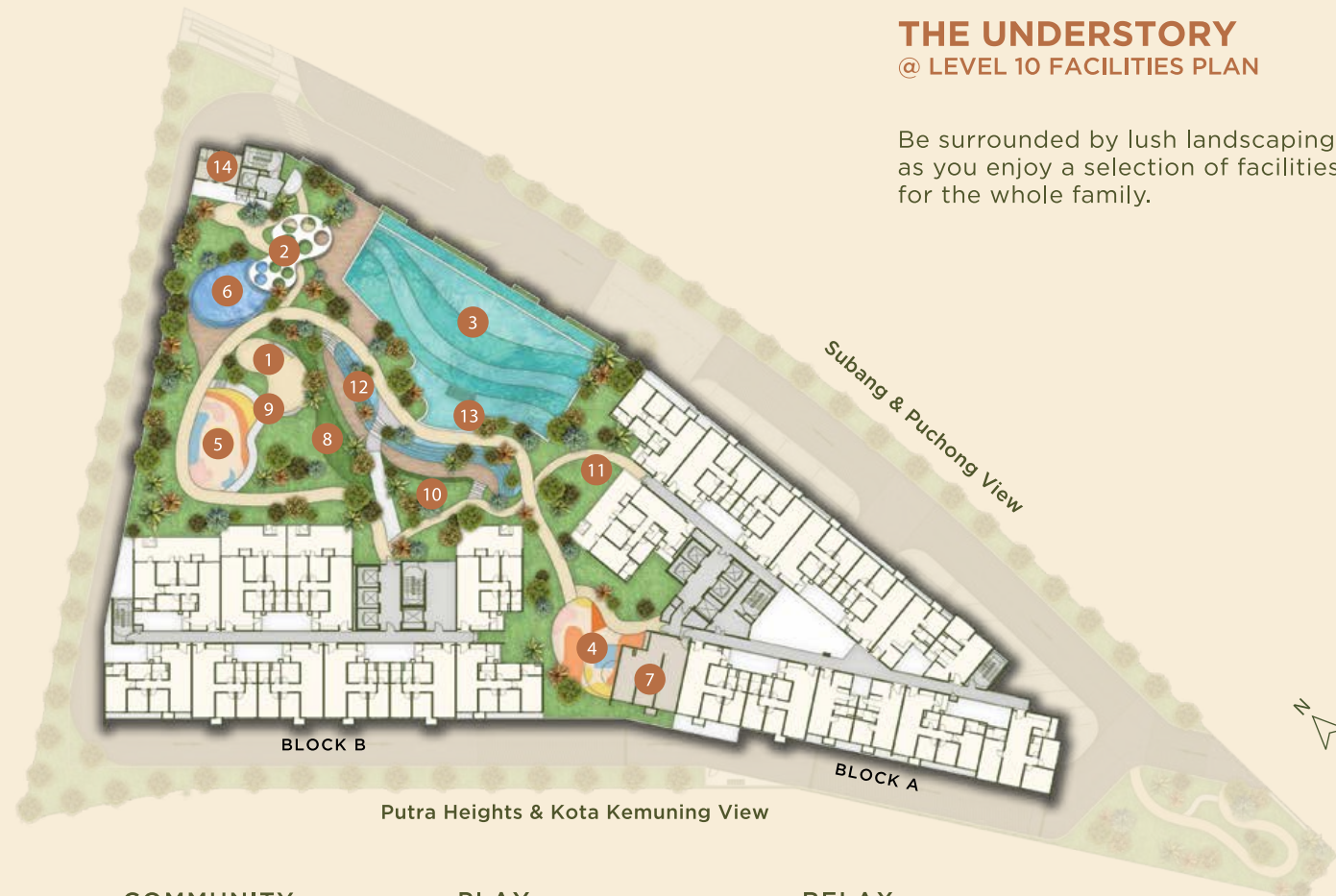
Encourages social interaction between residents to build a community.



THE UNDERSTORY

@ LEVEL 10 FACILITIES PLAN

Be surrounded by lush landscaping as you enjoy a selection of facilities for the whole family.



THE CANOPY

@ ROOFTOP FACILITIES PLAN

Unwind on the breezy rooftop space, where you can stay active, entertain guests, and immerse yourself in breathtaking vistas.



COMMUNITY

- 1 Grill & Feast
- 2 Dewdrop Pavilion

FITNESS

- 3 Horizon Pool
- 4 Fun Outdoor Gym

PLAY

- 5 Treetop Adventure
- 6 Splash Pool
- 7 Playtopia

BOTANIC

- 8 Calisthenic Lawn
- 9 Herb Garden
- 10 Crescent Bay
- 11 Green Tier

RELAX

- 12 Rainwater Cascade
- 13 Sun Lounge

REFRESH

- 14 Changing Room

COMMUNITY

- 15 Multipurpose Hall
- 16 Bonding Pods

FITNESS

- 17 Sky Gym

BOTANIC

- 18 Serene Garden
- 19 Aromatic Garden

CREATIVE

- 20 Book Nook
- 21 Co-working Space

RELAX

- 22 Sauna
- 23 Sky Lounge
- 24 Dawnlight Terrace
- 25 Twilight Terrace

REFRESH

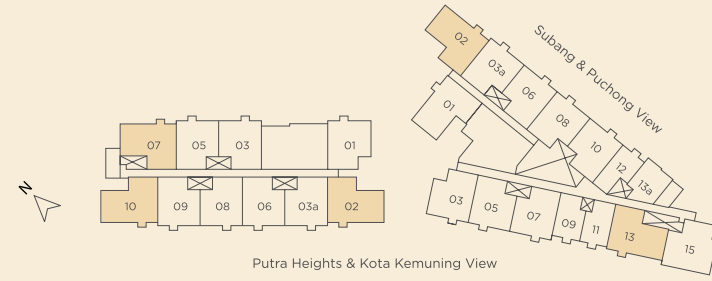
- 26 Changing Room

LIVE BETTER WITH
THE LATEST *Technology*

This smart home coexists perfectly with nature. With wireless control of locks and air conditioning, motion sensors that reduce electricity consumption, the home is designed for fuss-free living. The EV charging bays further demonstrate sustainable living, offering a lifestyle that is both green and functional within the ultimate comfort at home. Welcome to the integration of innovative technology and sustainability, for a new era of modern living.

Alder

Named after a soil-strengthening European tree, these four-bedroom units offer ample space for growing families and endless possibilities.



Type A

1,042 sq.ft.

Main Parcel: 1,000 sq.ft.
 Accessory Parcel: 42 sq.ft.

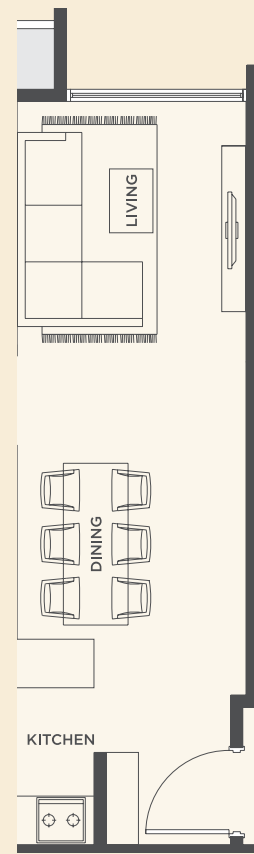
4 Bedrooms
 2 Bathrooms



SCAN FOR
 VR TOUR

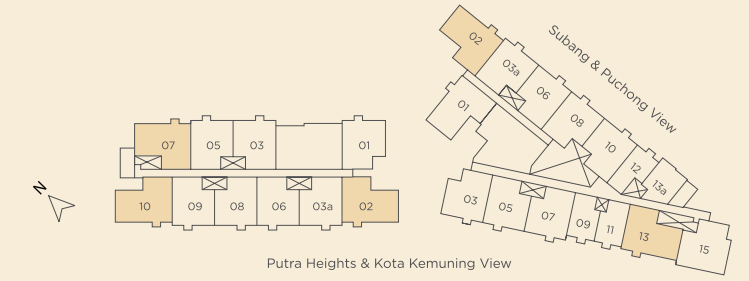


Type A(a)



Alder

Named after a soil-strengthening European tree, these four-bedroom units offer ample space for growing families and endless possibilities.



Type A1

1,042 sq.ft.

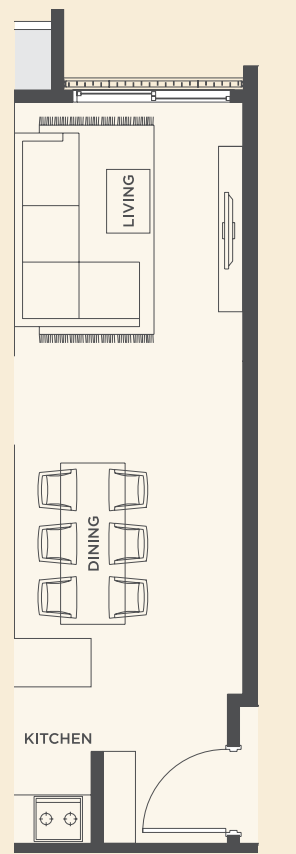
Main Parcel: 1,000 sq.ft.
 Accessory Parcel: 42 sq.ft.

French Balony

4 Bedrooms
 2 Bathrooms

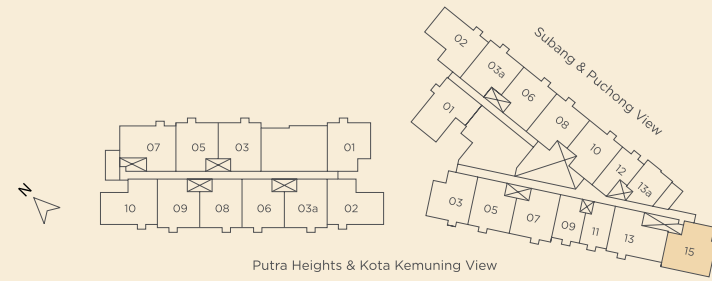


Type A1(a)



Balsa

Inspired by the swift-growing American tree, these three-bedroom units are a versatile cornerstone for families, accommodating each member's unique needs and desires.

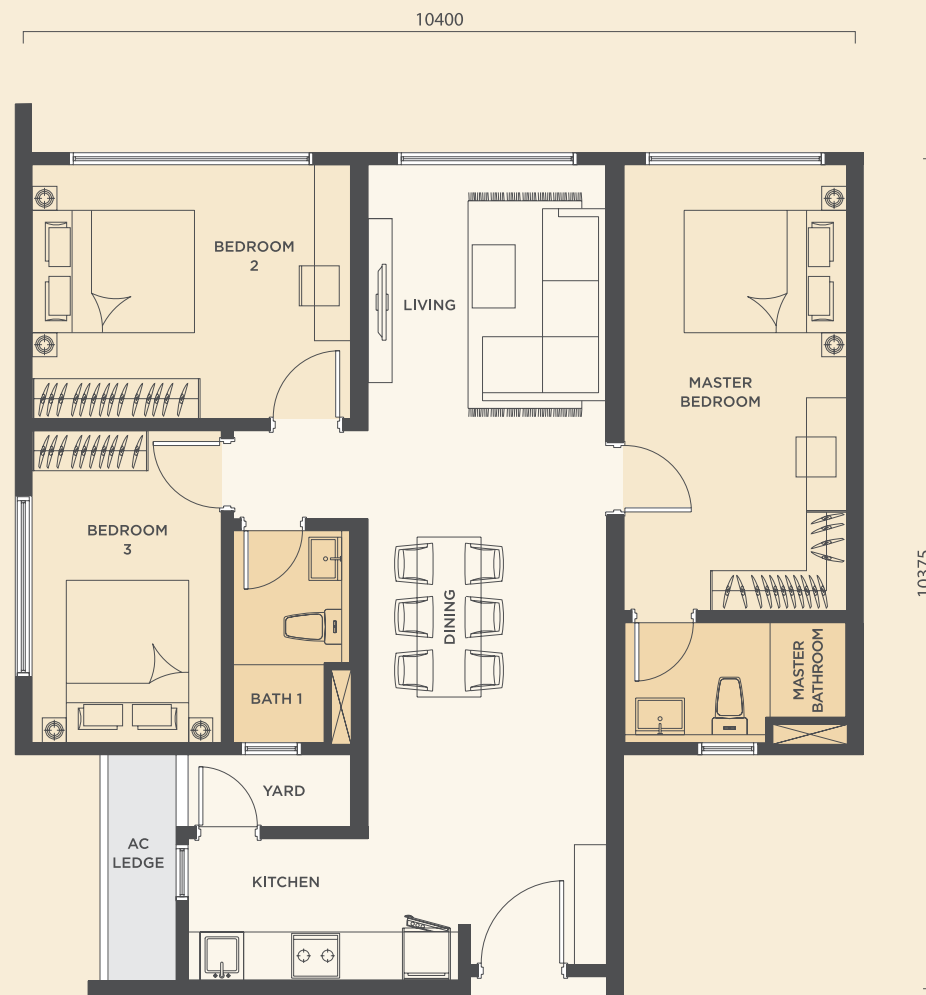


Type B

1,028 sq.ft.

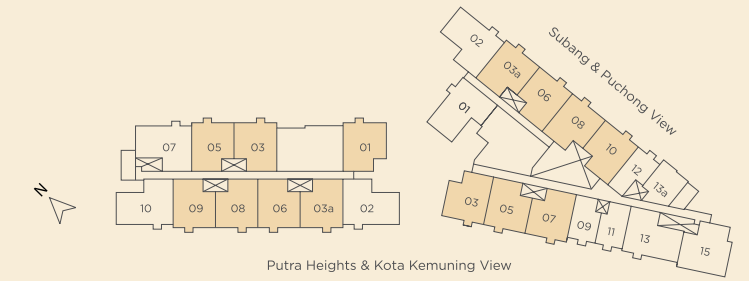
Main Parcel: 1,000 sq.ft.
 Accessory Parcel: 28 sq.ft.

3 Bedrooms
 2 Bathrooms



Cress

These three-bedroom homes borrow their name from the laid-back, verdant salad green, offering comfortable living spaces for an organic and nourishing lifestyle.



Type C

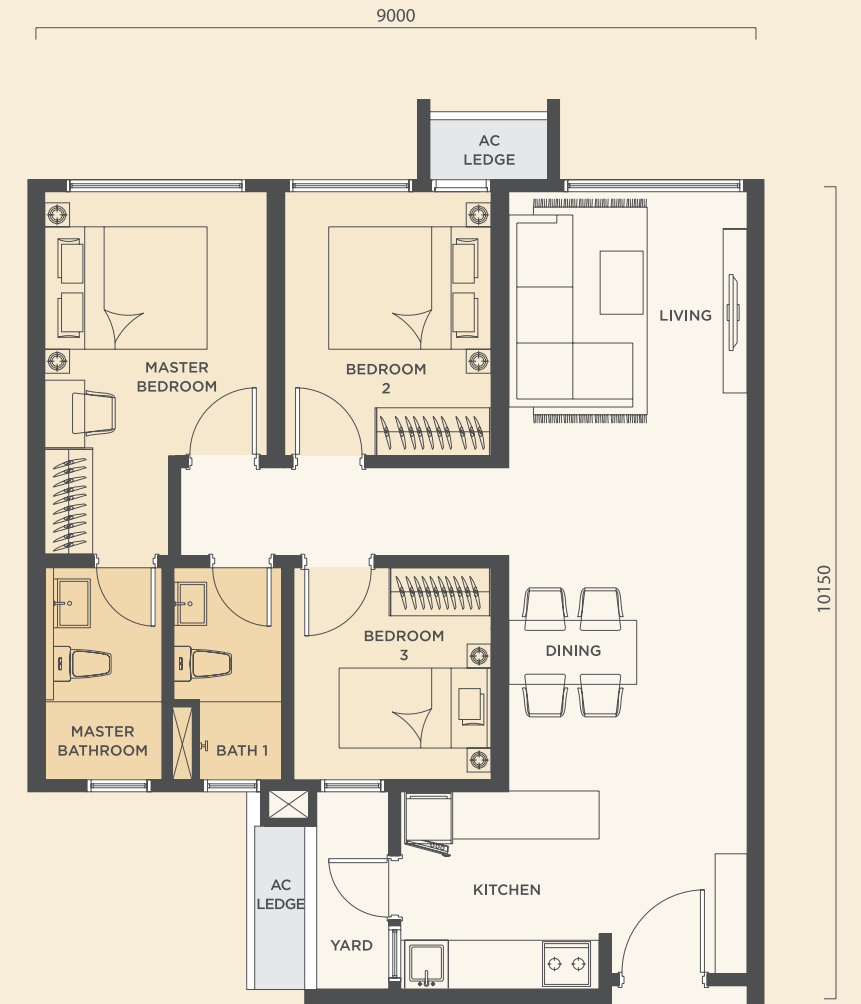
923 sq.ft.

Main Parcel: 885 sq.ft.
 Accessory Parcel: 38 sq.ft.

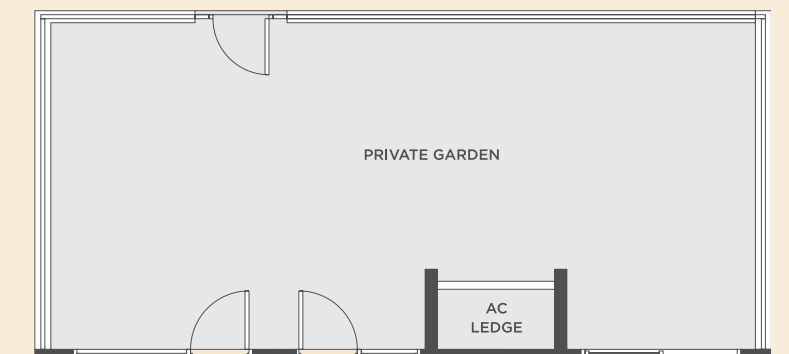
3 Bedrooms
 2 Bathrooms



SCAN FOR
 VR TOUR



Type GC



Datura

These 1-bedroom spaces are inspired by striking blooms, with an emphasis on organic beauty and aesthetics for stylish living.

Type D

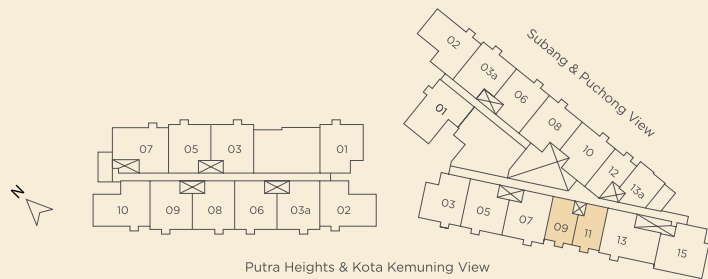
568 sq.ft.

Main Parcel: 550 sq.ft.

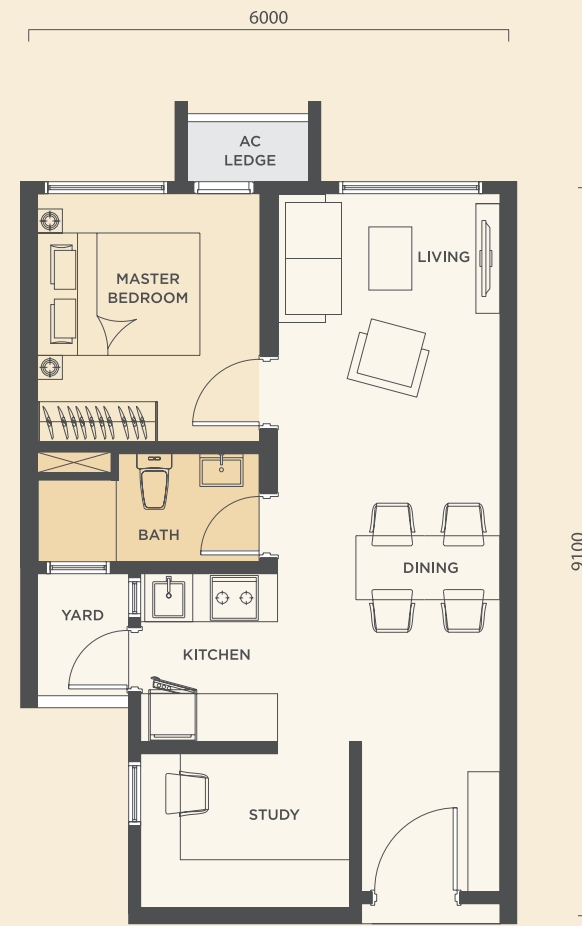
Accessory Parcel: 18 sq.ft.

1 Bedroom

1 Bathroom



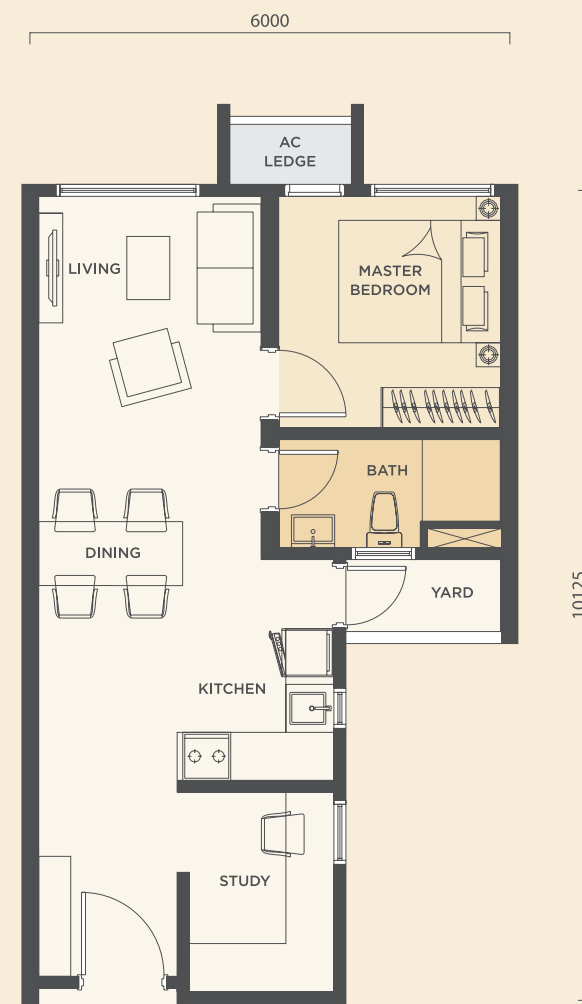
Type D



Type D1



Type D2



SPECIFICATIONS

Structure	- Reinforced Concrete Structure
Wall	- Masonry and/or Reinforced Concrete
Roofing Covering	- Reinforced Concrete Roof
Roof Framing	- Reinforced Concrete
Ceiling	- Plasterboard & Paint and/or Skim Coat & Paint
Windows	- Aluminum Framed Glass Window
Doors	- Timber Flush Door and/or Fire-rated Door and/or Aluminum Framed Glass Door
Ironmongery	- Quality Lockset
Wall Finishes	- Porcelain Tiles and/or Ceramic Tiles and/or Skim Coat & Paint
Floor Finishes	- Porcelain Tiles and/or Ceramic Tiles and/or Laminated Flooring and/or Cement Screed

Sanitary and Plumbing Fittings:

	Type A, A(m), A1, A1(m), A1(a), A(a)	Type B	Type C, C(m)	Type D, D(m), D1, D2	Type E, E(m), E1, E2	Type GA, GA(a), GA(m)	Type GC, GC(m)
Wash Basin with Tap	2	2	2	1	1	2	2
Water Closet	2	2	2	1	1	2	2
Shower Head	1	1	1	1	1	1	1
Hand Shower	1	1	1	1	1	1	1
Hand Bidet	2	2	2	1	1	2	2
Bib Tap	1	1	1	1	1	2	2
Kitchen Sink	1	1	1	1	1	1	1

Electrical Installation:

	Type A, A(m), A1, A1(m), A1(a), A(a)	Type B	Type C, C(m)	Type D, D(m), D1, D2	Type E, E(m), E1, E2	Type GA, GA(a), GA(m)	Type GC, GC(m)
Lighting Point	15	15	14	8	8	19	17
Fan Point	6	5	5	4	4	6	5
Power Point	18	16	16	10	10	18	16
SMATV Point	1	1	1	1	1	1	1
Kitchen Hood Point	1	1	1	1	1	1	1
Kitchen Hob Point	1	1	1	1	1	1	1
Air Conditioner Point	5	4	4	2	2	5	4
Water Heater Point	2	2	2	1	1	2	2
Doorbell Point	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1

All layout plans, designs, specifications, and information contained herein are subject to change as required by the relevant authorities and/or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time, the vendor, proprietor, developer, and its authorised employees and/or agents cannot be held liable for any variation(s). All illustrations, drawings, designs, sketches, models, images, visuals, and pictures are artist's impressions only.

The items are subject to variations, modifications, changes, and substitutions as may be recommended by the company's consultant and architect and/or relevant Approving Authorities and shall not be construed as part of the contract.

THE FOUNDATION OF ENDLESS

Connectivity

Located in the heart of Subang Jaya, Alora Residences is just a stone's throw away from Puchong, Shah Alam, and the greater Klang Valley. Well connected through major highways and strategic public transportation like the Kelana Jaya LRT Line via USJ 21 LRT Station, one is spoilt for choice with essential lifestyle conveniences.

LEGEND

Shopping

- 1 One City (Alora Residences Show Village)
- 2 Main Place
- 3 Summit USJ
- 4 IOI Mall, Puchong
- 5 Sunway Pyramid
- 6 KLCC
- 7 Damen USJ
- 8 Empire Subang

Education

- 9 Segi College
- 10 Taylor's College
- 11 Monash University
- 12 Sunway University
- 13 INTI College
- 14 Fairview International School
- 15 SMK USJ23
- 16 Maple Leaf Kingsley
- 17 Cilantro Culinary Academy
- 18 The One Academy
- 19 Sri KL International School
- 20 Sri KDU International School

Healthcare

- 21 Sunway Medical Centre
- 22 KPMC Puchong Specialist Centre
- 23 Columbia Asia Hospital - Puchong
- 24 Beacon Hospital
- 25 Assunta Hospital
- 26 Subang Jaya Medical Centre

Recreational Park

- 27 Sunway Lagoon
- 28 Glenmarie Golf & Country Club
- 29 Subang National Golf Club
- 30 3K Sports Complex
- 31 Subang Ria Recreational Park

Others

- 32 Sultan Abdul Aziz Shah Airport
- 33 Kuala Lumpur International Airport
- 34 HICOM Industrial Park
- USJ 21 LRT Station

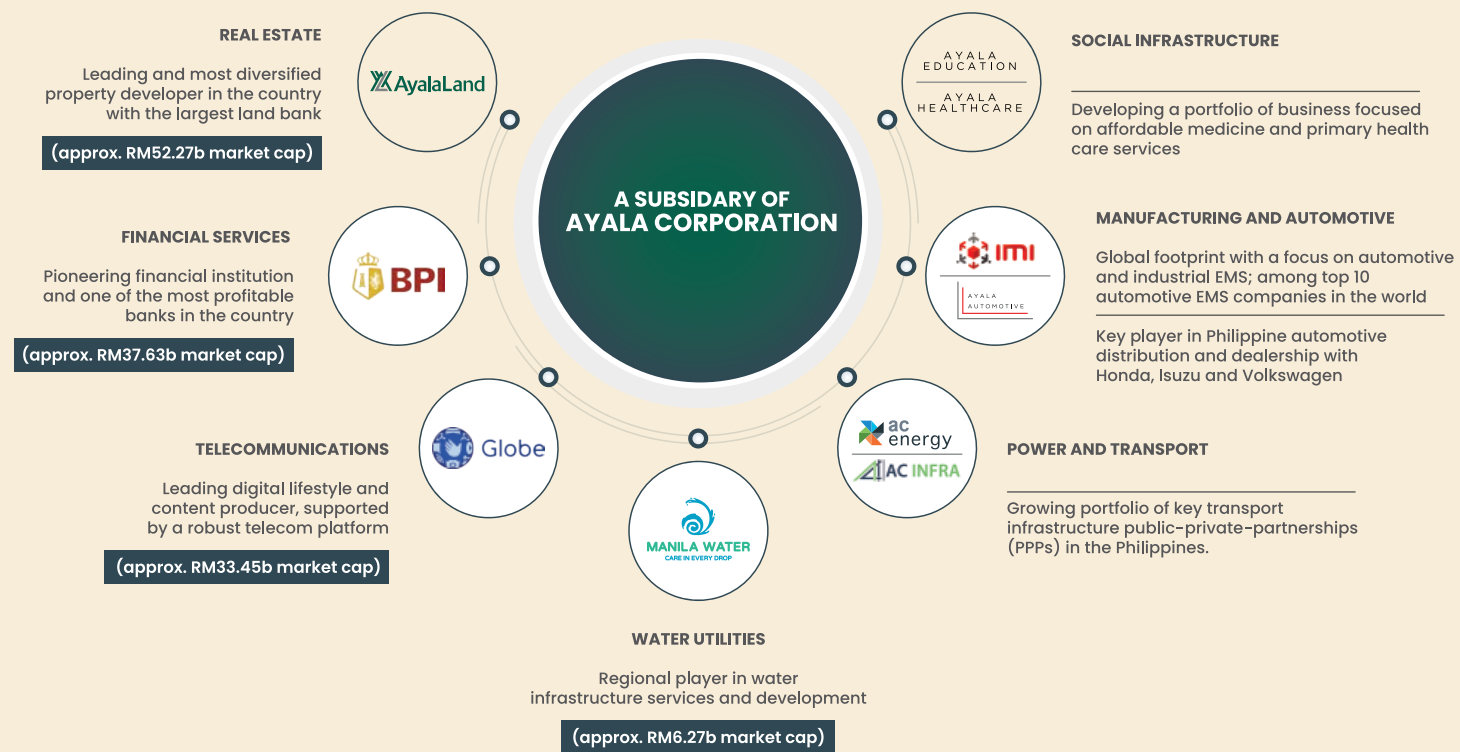


BRINGING YOU BUIDING EXCELLENCE



Ayala Land, Inc. (ALI) is the largest real estate firm in the Philippines. It is a subsidiary of Ayala Corporation. It began as a division of Ayala Corporation until it was spun off and incorporated in 1988. It became publicly listed in the Philippines Stock Exchange (PSE: ALI) in 1991.

Its core businesses are in strategic landbank management, residential development, shopping centres, corporate businesses, and hotels & resorts. Support businesses are in construction and property management. In April 2018, ALI bought a majority stake in MCT Bhd.



Listed on the Main Market of Bursa Malaysia Securities Berhad since 6 April 2015, Avaland Berhad (formerly known as MCT Berhad) and its group of companies are fast emerging to be one of the leading property developers in Malaysia.

Avaland's developments include Cybersouth, a township covering over 400 acres in Dengkil as well as various high-rise developments at Cyberjaya, Petaling Jaya and Subang Jaya.

In February 2018, Avaland became a subsidiary of Ayala Land Inc. and has since expanded its product offerings to luxury residences, with its development of Aetas Damansara in Petaling Jaya as well as its resort living residences, Alira Subang Jaya.

Avaland has also actively expanded its land bank with the acquisition of a 4.02-acre land at Bangi in 2022, while making its first foray in Kuala Lumpur with the acquisition of a 1.57-acre land in Seputeh and a 3.9-acre land in Taman Desa in 2023.

Avaland holds strong to its vision of being an Innovative & Timeless Value Creator. Its brand purpose of 'Rediscovering Possibilities' is about bringing a positive change by creating communities and enhancing lives for generations where people enjoy a complete lifestyle experience.

www.2fifthavenue.com/alora-residences
+6011 1722 6777



SCAN TO VISIT
OUR WEBSITE

AVALAND
an AyalaLand company

REDISCOVERING POSSIBILITIES

USJ CITYPOINT SDN BHD
A subsidiary of Avaland Berhad (881786-X)
(Formerly known as MCT Berhad)
www.avaland.com.my

+6011 1722 6777

2Fifth Avenue, Subang Jaya
 Avaland Show Village @ One City USJ
W: 2fifthavenue.com/alora-residences

In Compliance with



Developer: USJ CITYPOINT SDN. BHD. (Company No. 200801001667) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 30162/08-2027/0161(A) • Validity Period: 26/08/2022-25/08/2027 • Advertisement & Sales Permit No.: 30162-1/08-2026/0949(NJ-45) • Validity Period: 23/08/2023 - 22/08/2026 • Land Encumbrance: AmBank (M) Berhad • Land Tenure: Freehold • Authority Approval Building Plan: Majlis Bandaraya Subang Jaya • Building Plan No.: MBSJ.BGN.BP3.600-1/10/4/5 (23) • Expected Date of Completion: Q3 2027 • Type of Property: Serviced Apartment • Total No. of Unit: 492 units • Built-up Area: 568 sq.ft - 1,457 sq.ft. • Selling Price: From RM270,000 (Min) - RM1,145,170 (Max) • Bumiputra 10% discount • The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA