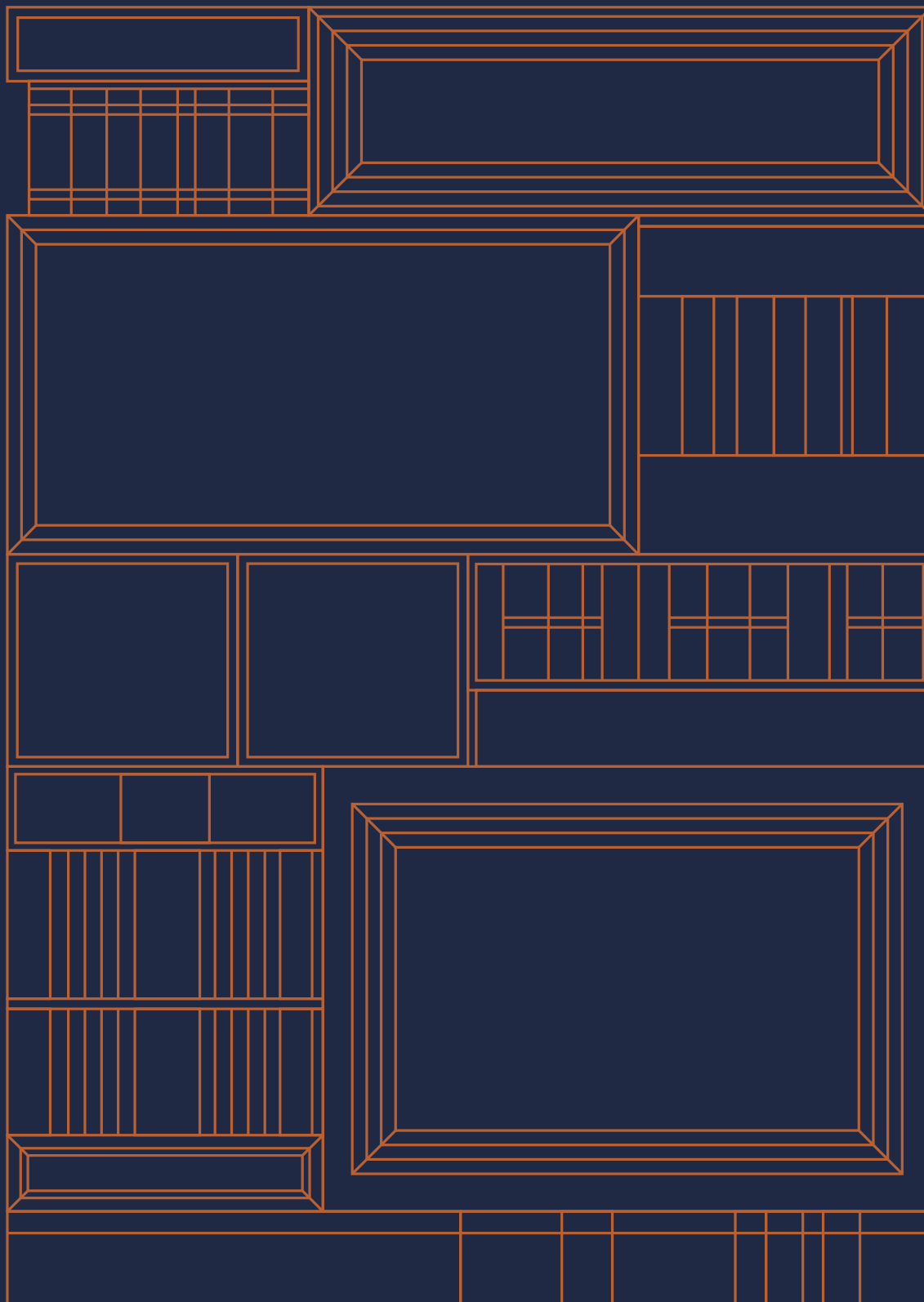




AVANTRO

— RESIDENCES —

BANDAR KINRARA



The Rebirth of Bandar Kinrara



AVANTRO RESIDENCES

THE REBIRTH OF BANDAR KINRARA



A turn of the page. A brand new chapter.
A fresh way of looking at life. Bandar Kinrara
will never be the same again as it is transformed
by a vision: to renew the locale in new and
exciting ways.

Inspired by seamless connectivity and
contemporary lifestyle experiences,
the age of revival is here.

Artist's Impression Only



Pavilion
Bukit Jalil
4km

Tzu Chi
International
School
4km

Giant Kinrara
100m

Kinrara
Golf Club
2km

BK5
LRT Station
180m

PUCHONG - BUKIT JALIL HIGHWAY

Rejuvenating Metropolitan Living

It begins with connectivity. As a transit-oriented development, the opportunities here are endless as you find easy connections around Puchong, and beyond. Live at the heart of transformation.

Renewed Lifestyle Experiences

These new experiences are a breath of fresh air. Visitors and residents alike can enjoy a plethora of lifestyle conveniences, from a grocer, pharmacy, pet grooming store, hair salon, tuition centre, outdoor dining establishments, and so much more. These spaces are designed to bring new energy and a fresh perspective to the neighbourhood, and enhance your everyday experiences.

Grand Entrance



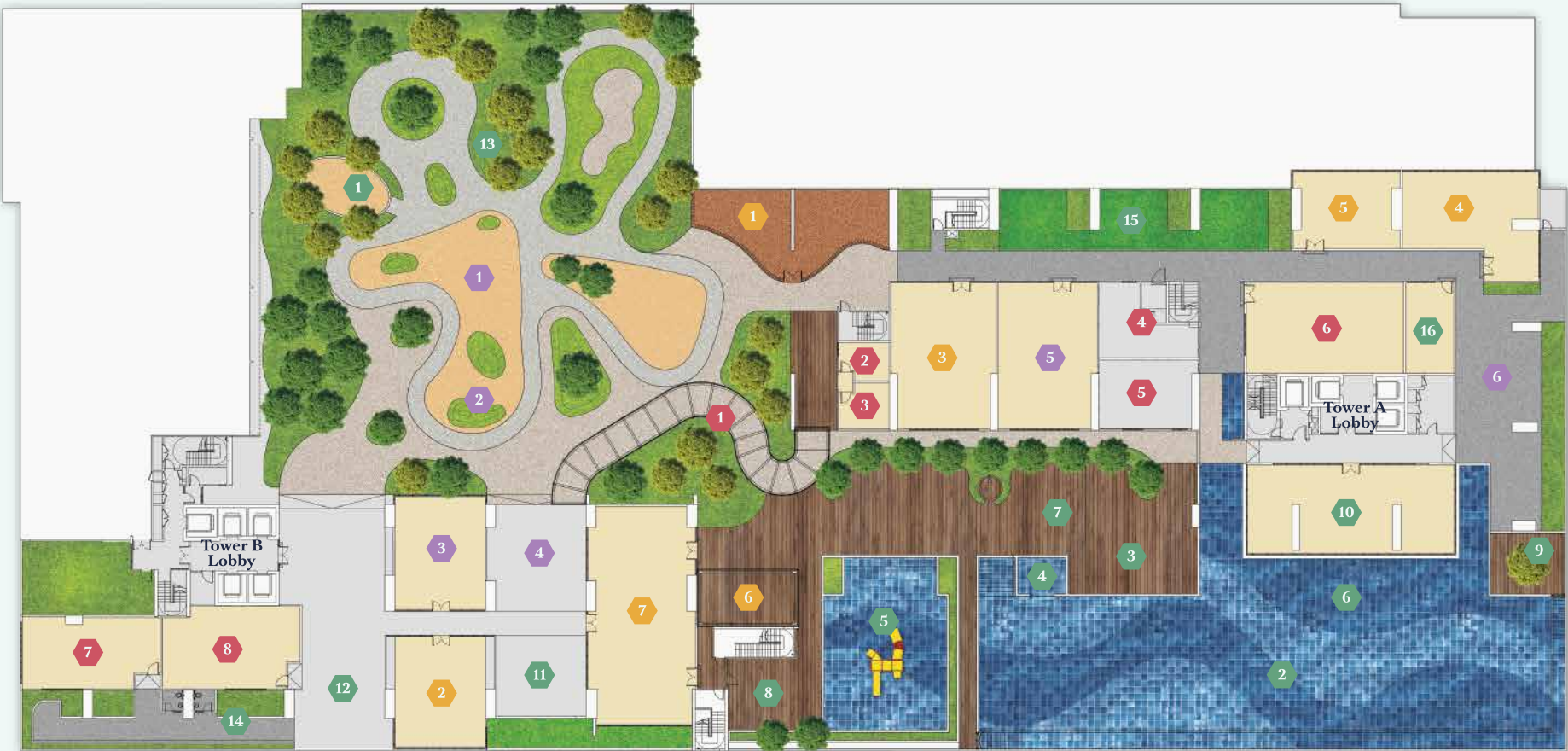
A Welcoming Return Home

Step into a realm of refined living at Avantro Residences, where a grand entrance statement welcomes you back home. Designed with timeless elegance in mind, this is an introduction to a life made extraordinary through luxury and unparalleled comfort.

Artist's Impression Only

Dazzling Facilities All Around

A carefully crafted landscape of green pockets and corners meet extraordinary lifestyle facilities, from an infinity pool to play areas designed especially for children and a pet-friendly zone, ushering in a new concept of holistic living.



Wellness and Fitness Spaces

- 1 Parcourse
- 2 Swimming Pool
- 3 Sun Lounges
- 4 Jacuzzi
- 5 Wading Pool
- 6 Reflective Pond
- 7 Pool Terrace
- 8 Sun Courtyard
- 9 Pool Deck
- 10 Gym
- 11 Workout Deck
- 12 Outdoor Deck
- 13 Garden
- 14 Corridor Garden
- 15 Garden Lounge
- 16 Multi-religion Meditation Room

Community Spaces

- 1 Pet Zone
- 2 Games Room
- 3 Co-working Room
- 4 Function Room 1
- 5 Function Room 2
- 6 Pre-function Area
- 7 Multipurpose Hall (Half Basketball/Badminton Court)

Family-friendly Spaces

- 1 Kids' Playground
- 2 Kids' Haven
- 3 Kids' Playroom
- 4 Kids' Playcourt
- 5 Study Room
- 6 BBQ Area

Community Spaces

- 1 Covered Walkway
- 2 Maintenance Room
- 3 Cleaners Janitor Room
- 4 Changing Room (M)
- 5 Changing Room (F)
- 6 Management Office
- 7 Surau (M)
- 8 Surau (F)

Others

- Guardhouse
- Drop-off Lobby
- E-hailing/P-hailing
- EV Charging Station
- Parcel Room
- Mail Room
- Car Wash Bay
- Space for Kindergarten
- Link to Retail



Artist's Impression Only

Gym Room



Artist's Impression Only

Games Room



A Superb Location

- 180m walking distance to BK5 LRT station
- Easily connected to six major highways



A Breathtaking Home

- Distinctive architecture façade
- Fitted with Signature Kitchen
- Fitted with Smart Home System



Lifestyle Conveniences

- Separate entrance for residents and retail
- Lifestyle Retail Hub
- Parcel Room



Parking Advantages

- Speed ramp for fast parking access
- 2 car park lots provided per unit



Splendid Facilities

- Over 30 exciting facilities
- Child-centric facilities
- Infinity Lap Pool
- Pet-friendly

YOUR LIFESTYLE
ADVANTAGES



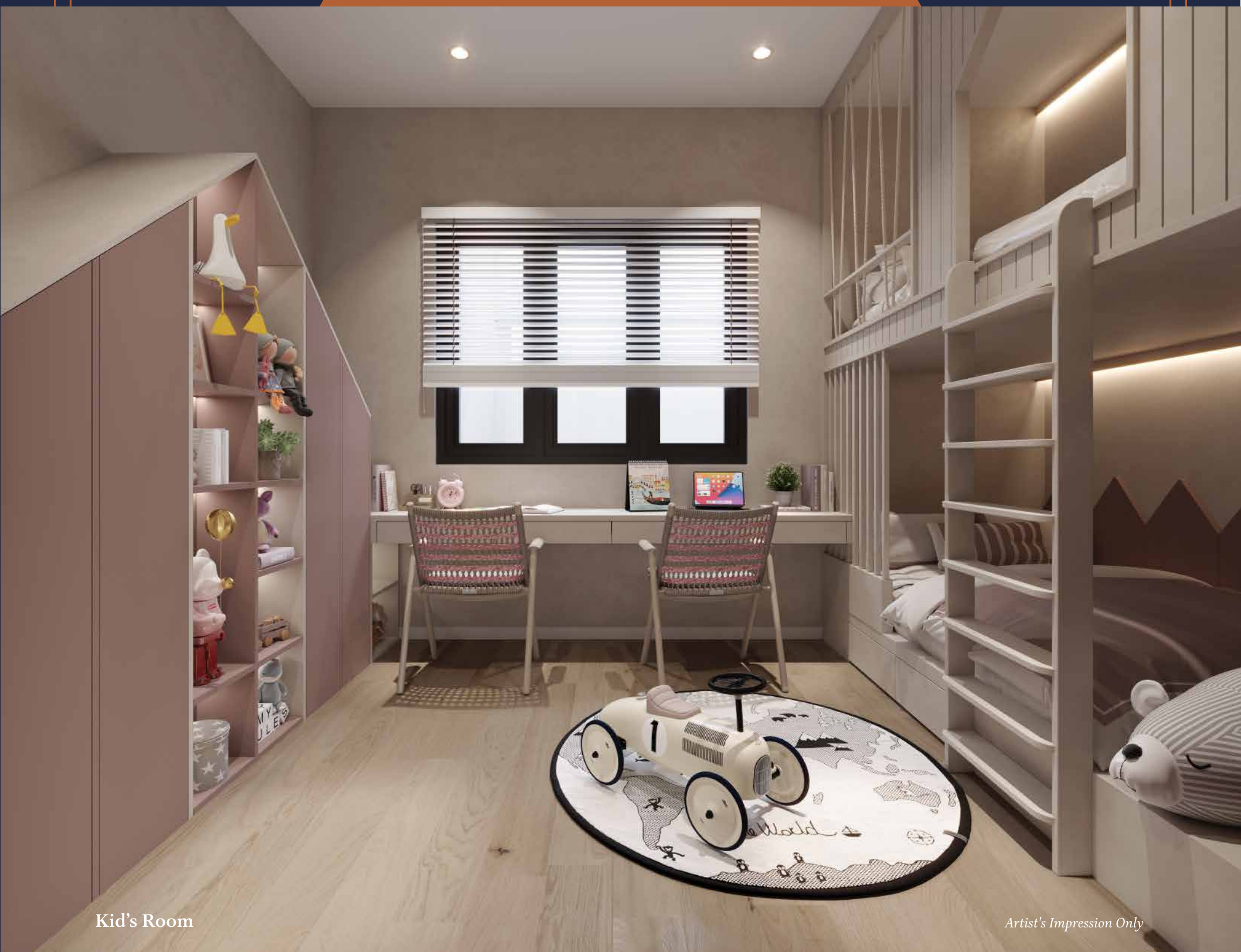
Artist's Impression Only

Master Bedroom



Artist's Impression Only

Living Room



Kid's Room

Artist's Impression Only

SMART LIFESTYLE SIGNATURE DESIGN

Smart Lifestyle Signature Design is our product DNA at Chin Hin Property, and it is embedded in the concept of crafting lifestyles that effortlessly blend user-friendly technology, sustainable practices, and versatile spaces.



Lifestyle

- Smart Home System
- Facilities with Interior Design
- Thematic Landscape
- E-property Management
- Management App
(Facility Booking & Visitor Management)



Security & Surveillance

- 3-tier Security
 - Guardhouse, Car Park and Lift Lobby, Lift Car
- Parcel Room



Building & Facilities

- Green Features
 - Energy Efficiency, Water Efficiency Natural Ventilation, Green Certified Materials, Sustainable Practices
- Minimum 80% QLASSIC Target Score
- EV Charging Stations
- Integrated Car Wash Bay

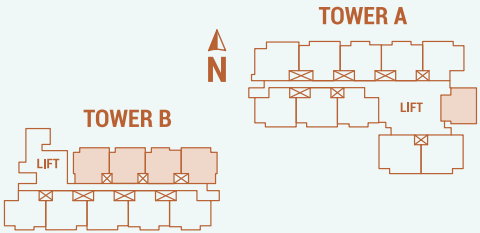


Design

- Distinctive Architecture
- Fitted with Signature Kitchen Cabinet
 **SIGNATURE** and Branded Appliances
- Quality Building Materials
- Functional Spaces

Type B2 872 sq. ft.

2+1 Bedrooms 2 Bathrooms



- Fitted with Signature Kitchen
- Air conditioners provided (living room and bedrooms)
- Fitted with Smart Home System
- Bay windows for all units

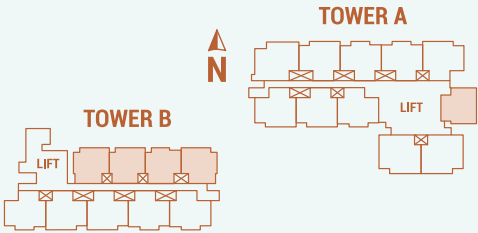
- 1 Rooms designed to fit a queen-size bed, wardrobe, and dressing table
- 2 Spacious living area
- 3 Shoe cabinet space
- 4 Lifestyle garden deck
- 5 Spacious dining area
- 6 Space for a kitchen island
- 7 Yard for washing machine
- 8 Flexi area

Type B4

893 sq. ft.

2+1 Bedrooms

2 Bathrooms



- Fitted with Signature Kitchen

Fitted with Smart Home System
- Air conditioners provided (living room and bedrooms)

Bay windows for all units
- Rooms designed to fit a queen-size bed, wardrobe, and dressing table

Spacious living area

Shoe cabinet space

Lifestyle garden deck

Spacious dining area

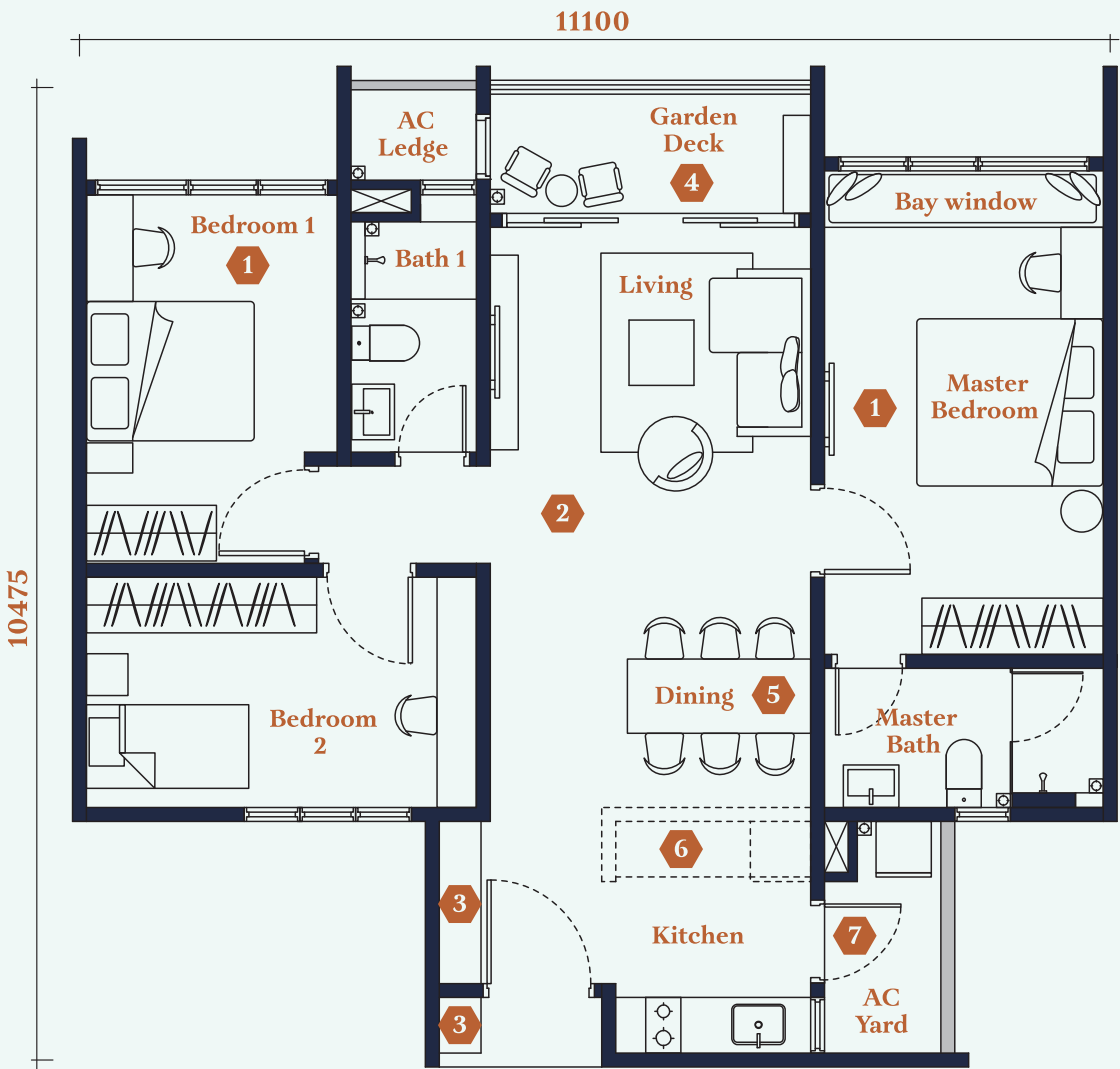
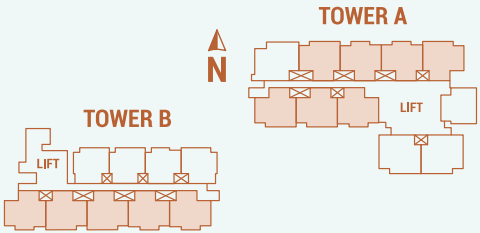
Space for a kitchen island

Yard for washing machine

Flexi area

Type C2 1,033 sq. ft.

3 Bedrooms 2 Bathrooms




Fitted with
Signature Kitchen


Air conditioners
provided (living room
and bedrooms)


Fitted with
Smart Home System


Bay windows for all
units

- 1 Rooms designed to fit a queen-size bed, wardrobe, and dressing table
- 2 Spacious living area
- 3 Shoe cabinet space
- 4 Lifestyle garden deck
- 5 Spacious dining area
- 6 Space for a kitchen island
- 7 Yard for washing machine

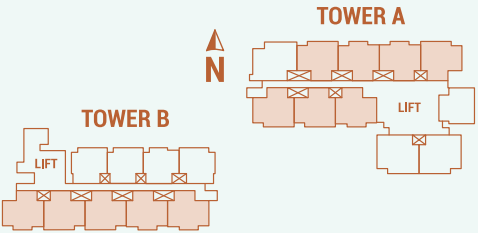
Type C4 1,055 sq. ft.



3 Bedrooms



2 Bathrooms



Fitted with
Signature Kitchen



Air conditioners
provided (living room
and bedrooms)



Fitted with
Smart Home System

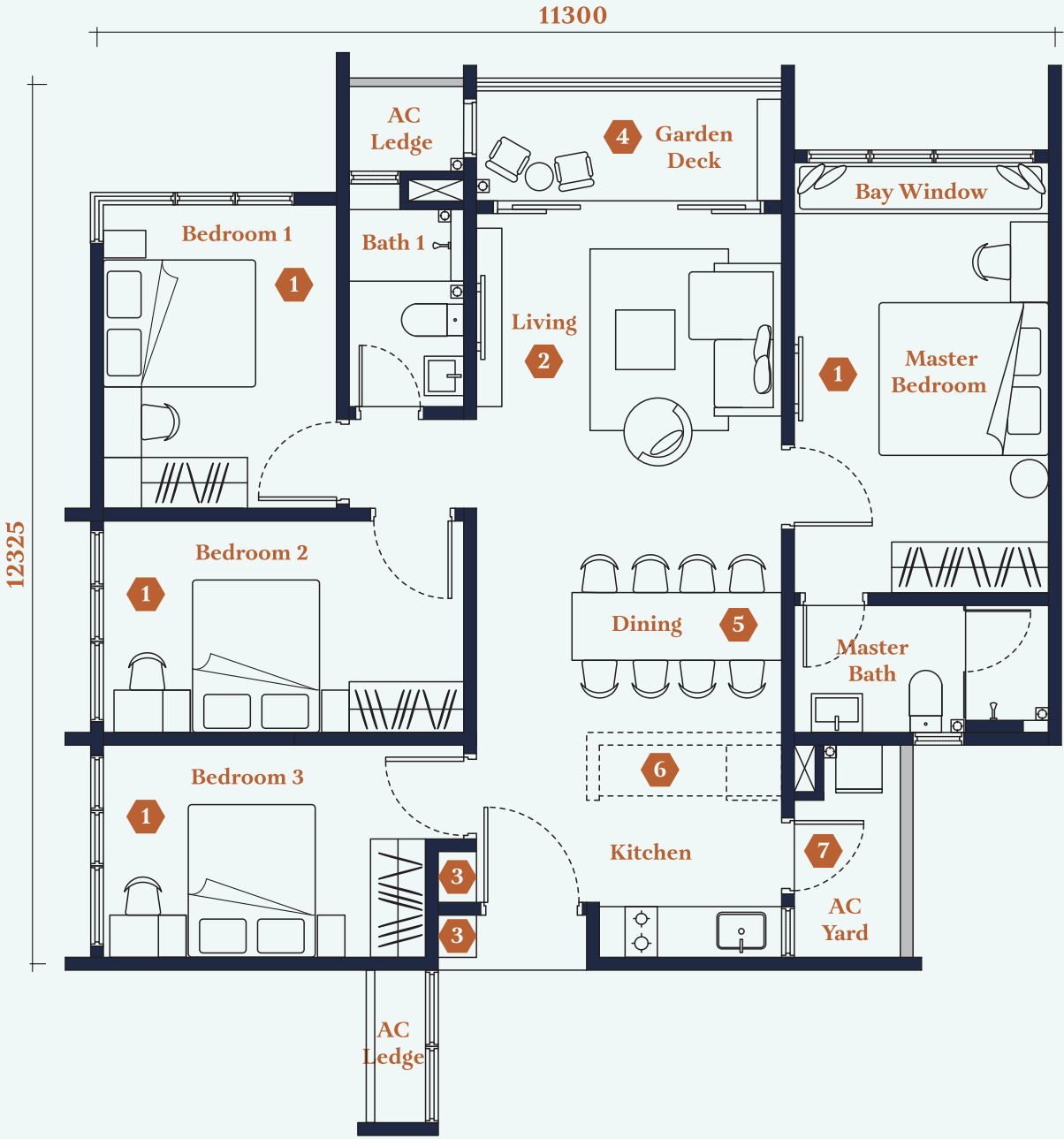
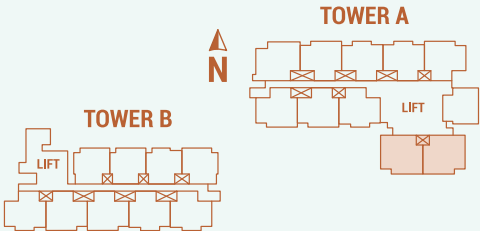


Bay windows for all
units

- 1 Rooms designed to fit a queen-size bed, wardrobe, and dressing table
- 2 Spacious living area
- 3 Shoe cabinet space
- 4 Lifestyle garden deck
- 5 Spacious dining area
- 6 Space for a kitchen island
- 7 Yard for washing machine

Type D1 1,152 sq. ft.

4 Bedrooms 2 Bathrooms



Fitted with
Signature Kitchen

Air conditioners
provided (living room
and bedrooms)

Fitted with
Smart Home System

Bay windows for all
units

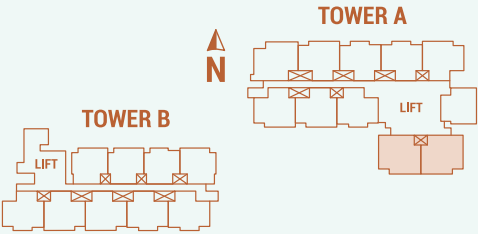
- 1 Rooms designed to fit a queen-size bed, wardrobe, and dressing table
- 2 Spacious living area
- 3 Shoe cabinet space
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- 5 Spacious dining area
- 6 Space for a kitchen island
- 7 Yard for washing machine

Type D2

1,184 sq. ft.

4 Bedrooms

2 Bathrooms



- Fitted with Signature Kitchen

Air conditioners provided (living room and bedrooms)
- Fitted with Smart Home System

Bay windows for all units
- 1

Rooms designed to fit a queen-size bed, wardrobe, and dressing table

2

Spacious living area

3

Shoe cabinet space

4

Lifestyle garden deck

5

Spacious dining area

6

Space for a kitchen island

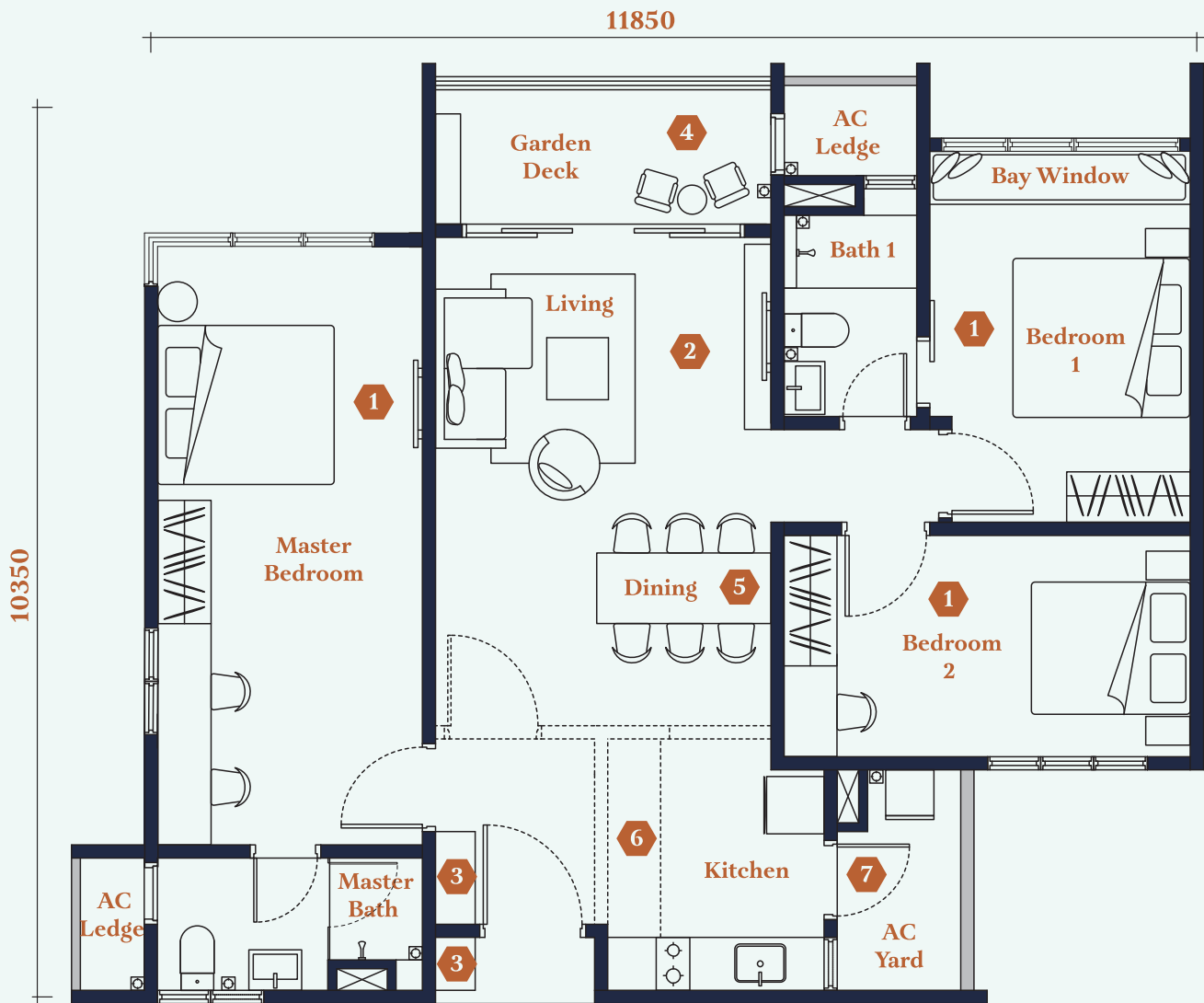
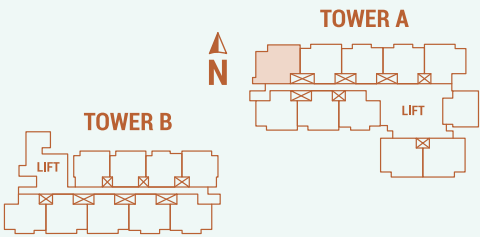
7

Yard for washing machine

Type E1 1,173 sq. ft.

 3 Bedrooms

 2 Bathrooms



Fitted with
Signature Kitchen



Air conditioners
provided (living room
and bedrooms)



Fitted with
Smart Home System



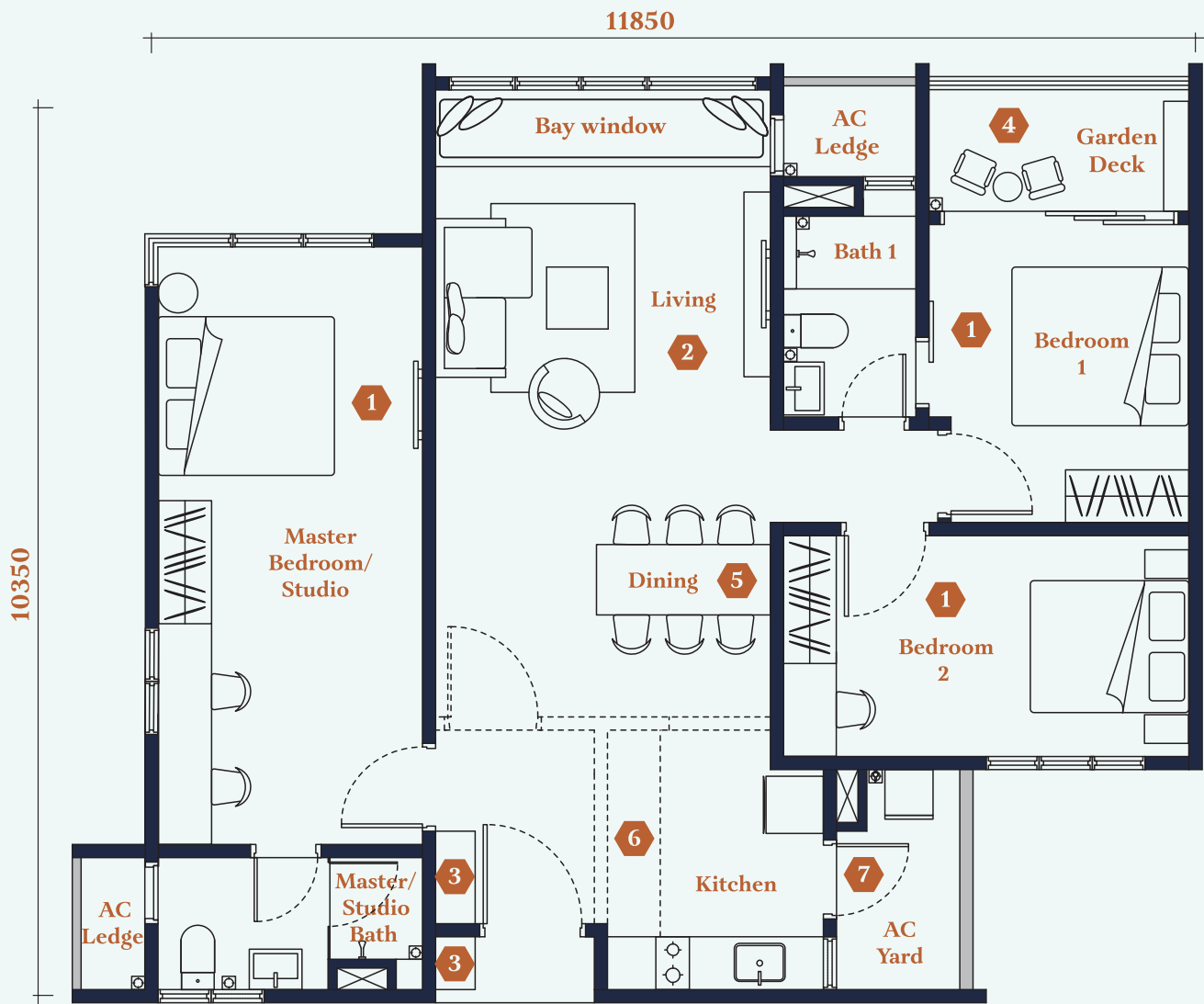
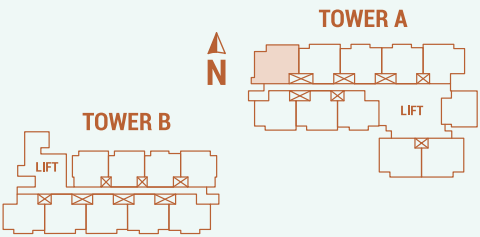
Bay windows for all
units

- 1 Rooms designed to fit a queen-size bed, wardrobe, and dressing table
- 2 Spacious living area
- 3 Shoe cabinet space
- 4 Lifestyle garden deck
- 5 Spacious dining area
- 6 Space for a kitchen island
- 7 Yard for washing machine

Type E2 1,206 sq. ft.

 3 Bedrooms

 2 Bathrooms



Fitted with
Signature Kitchen



Air conditioners
provided (living room
and bedrooms)



Fitted with
Smart Home System



Bay windows for all
units

- 1 Rooms designed to fit a queen-size bed, wardrobe, and dressing table
- 2 Spacious living area
- 3 Shoe cabinet space
- 4 Lifestyle garden deck
- 5 Spacious dining area
- 6 Space for a kitchen island
- 7 Yard for washing machine

Live at the Heart of Transformation

This transit-oriented development places you at the centre of Bandar Kinrara in Puchong, a prominent locale accessible via six major highways and public transportation, connecting you to the greater Klang Valley and beyond. From your everyday needs to lifestyle indulgences, this is where you can effortlessly rediscover the best that life has to offer.



HIGHWAYS

- Bukit Jalil Highway
- KESAS Highway
- Kuala Lumpur - Seremban Expressway
- MEX Highway
- LDP Highway
- NPE Highway

LRT STATION

- Kinrara BK5 Station — 180m

LEISURE

- Kinrara Golf Club — 2km
- Wawasan Recreational Park — 6km
- Bukit Jalil Recreational Park — 6km
- Bukit Jalil Golf & Country Resort — 7km
- Bukit Jalil National Stadium — 8km

EDUCATION

- Tzu Chi International School — 4km
- SJK (C) Lai Meng — 5km
- International Medical University (IMU)
- Taylor's University — 7km
- Sunway University — 8km

SHOPPING

- Giant Kinrara — 100m
- Pavilion Bukit Jalil — 4km
- IOI Mall Puchong — 5km
- Sunway Pyramid Mall — 7km
- Mid Valley Megamall — 10km

HEALTHCARE

- KPJ Kinrara — 200m
- IMU Healthcare — 6km
- Sunway Medical Centre — 6km
- Columbia Asia Hospital — 7km

A development by



Smart lifestyle,
signature design

Sales Gallery:
2-G, Jalan Jalil 1,
Lebuhraya Puchong-Sg Besi,
Bukit Jalil, 57000 Kuala Lumpur.

Avantro Residences
Sales Gallery

+6011-1722 6096
Avantro.com.my

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Developer: Boon Koon Commercial Sdn Bhd (743834-V). Address: A-9-9, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur. Tel: 603-7984 7878. Developer's License No: 30190/09-2027/0189(A). Validity Period: 09/09/2022 – 08/09/2027. Advertising & Sales Permit No: 30190-1/11-2026/1278(A)-(S). Validity Period: 28/11/2023 – 27/11/2026. Approving Authority: Majlis Bandaraya Subang Jaya. Reference No: MBSJ.BGN.BP4.600-1/10/5/9(24). Land Encumbrances: Malayan Banking Berhad. Type of Building: Serviced Apartment. Tenure: Freehold. Target Completion Date: January 2028. Block A: Total Unit 339. Total Storey 31. Unit Selling Price: RM826,000.00 (Minimum) – RM1,162,000.00 (Maximum). Parking Lot: 2/3. Block B: Total Unit: 295. Total Storey: 33. Unit Selling Price: RM731,000.00 (Minimum) RM930,000.00 (Maximum). Parking Lot: 2. Bumiputera Discount: 7%.

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