



AIR

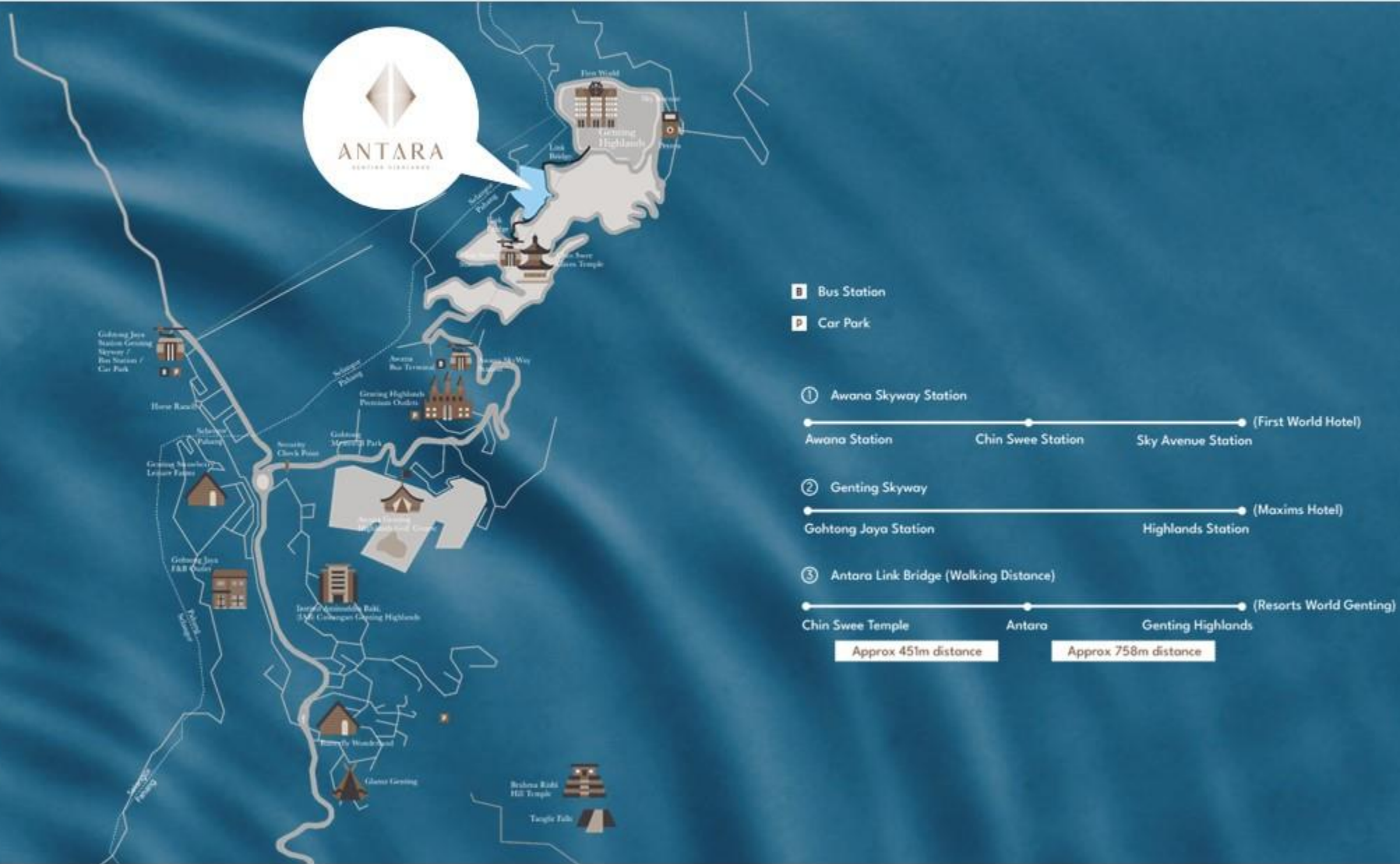
RESORT SUITES

**PRELIMINARY
PROJECT BRIEF KITS
BLOCK C AND BLOCK D**

PROJECT BRIEF

DEVELOPED BY	Aset Kayamas Sdn Bhd
DEVELOPMENT NAME	Air Resort Suite @ Antara, Genting Highlands
DEVELOPMENT TYPE	Serviced Suites
LOCATION	Genting Highlands
TOTAL LAND SIZE & TENURE	5.345 acres, Freehold
TOTAL UNITS	4 Blocks: 1460 units Tower A- 374units (46 storey) Tower B- 356units (44 storey) Tower C- 356units (44 storey) Tower D- 374 units (46 storey)
PROPOSE UNIT COMPOSITION & SELLING PRICE (BLOCK C)	Type AA- 520sf, Type AA-G1- 725sf Type B1/B1A/B2A- 800sf, Type B3A- 806sf, Type B1-G/B1A-G- 1,098sf, Type B3A-G- 1,113sf Type C1/C1A/C4A- 1,030sf, Type C1A-G2/C4A-G- 1,072sf, Type C5- 1,104sf, Type C1-G2- 1,217sf, Type C5-G- 1,578sf
BLOCK D	Type AA- 520sf, Type AA-G2- 800sf Type B1/B1A- 800sf, Type B4- 806sf, Type B4-G- 900sf Type C1/C1A- 1,030sf, Type C1A-G1/C1A-G 1- 1,072sf, Type C1-G3- 1,237 sf
PROPOSE NO. OF LIFTS	6 Lifts per block 1 Service Lift
TOTAL CAR PARK	2,800 including visitor + OKU car park (Not accessorized to units, to be owned by Developer)
SERVICE CHARGE	RM 0.55 + 10% of sinking fund
HEIGHT	1,650 meter above sea level (5,412 feet)
ADDED VALUE	Cover walk way to Genting Highlands and Awana Skyway (Chin Swee Station) Antara to Resort World Genting- Approx. 758m distance with 12 nos of escalator Antara to Awana Skyway (Chin Swee Station) – Approx. 451m distance with 22 nos of escalator
EXPECTED LAUNCHING	BLOCK B- DEC 2021 BLOCK C- MARCH 2022 BLOCK D- COMING SOON

SITE LOCATION



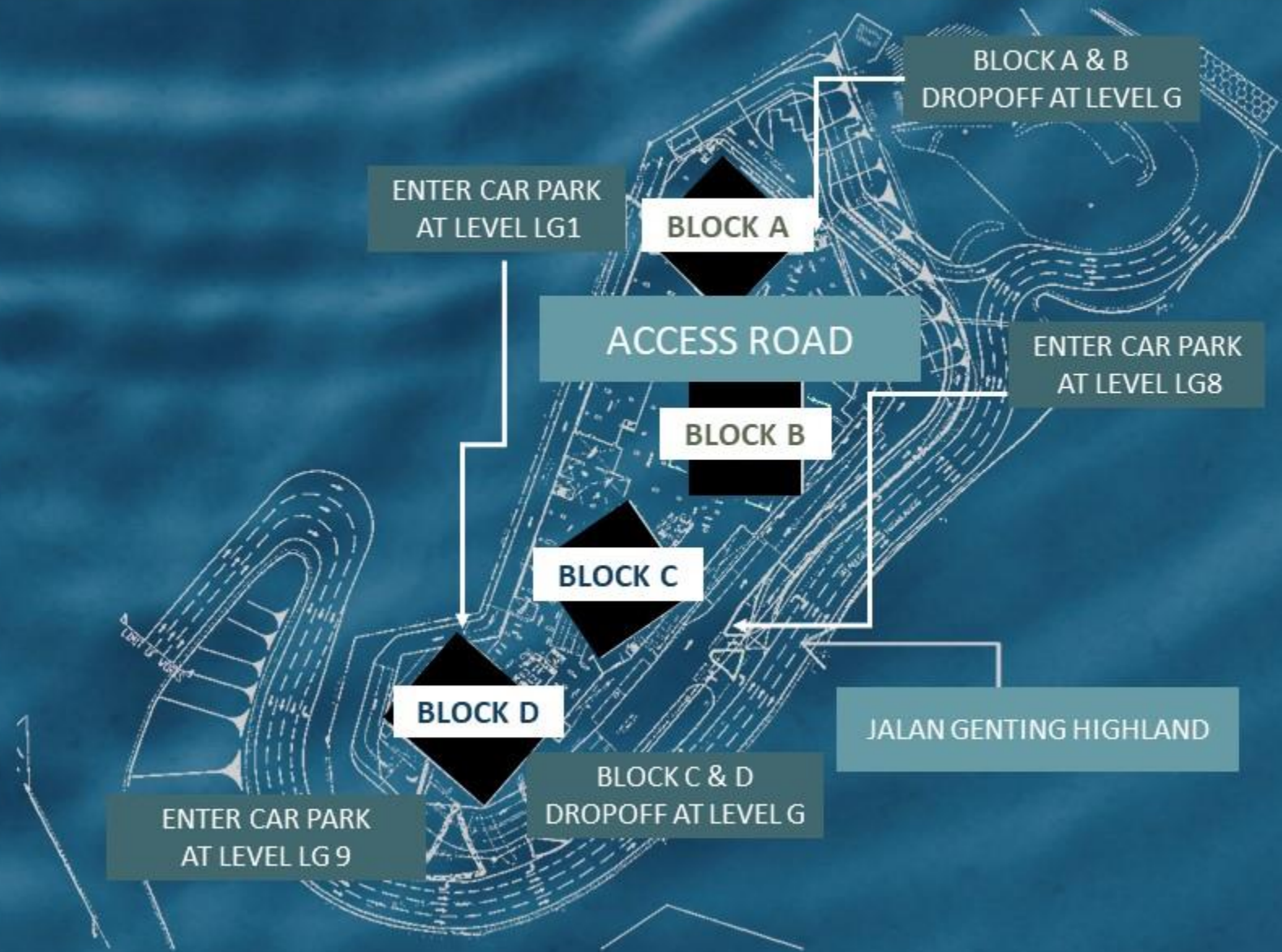
SITE LOCATION



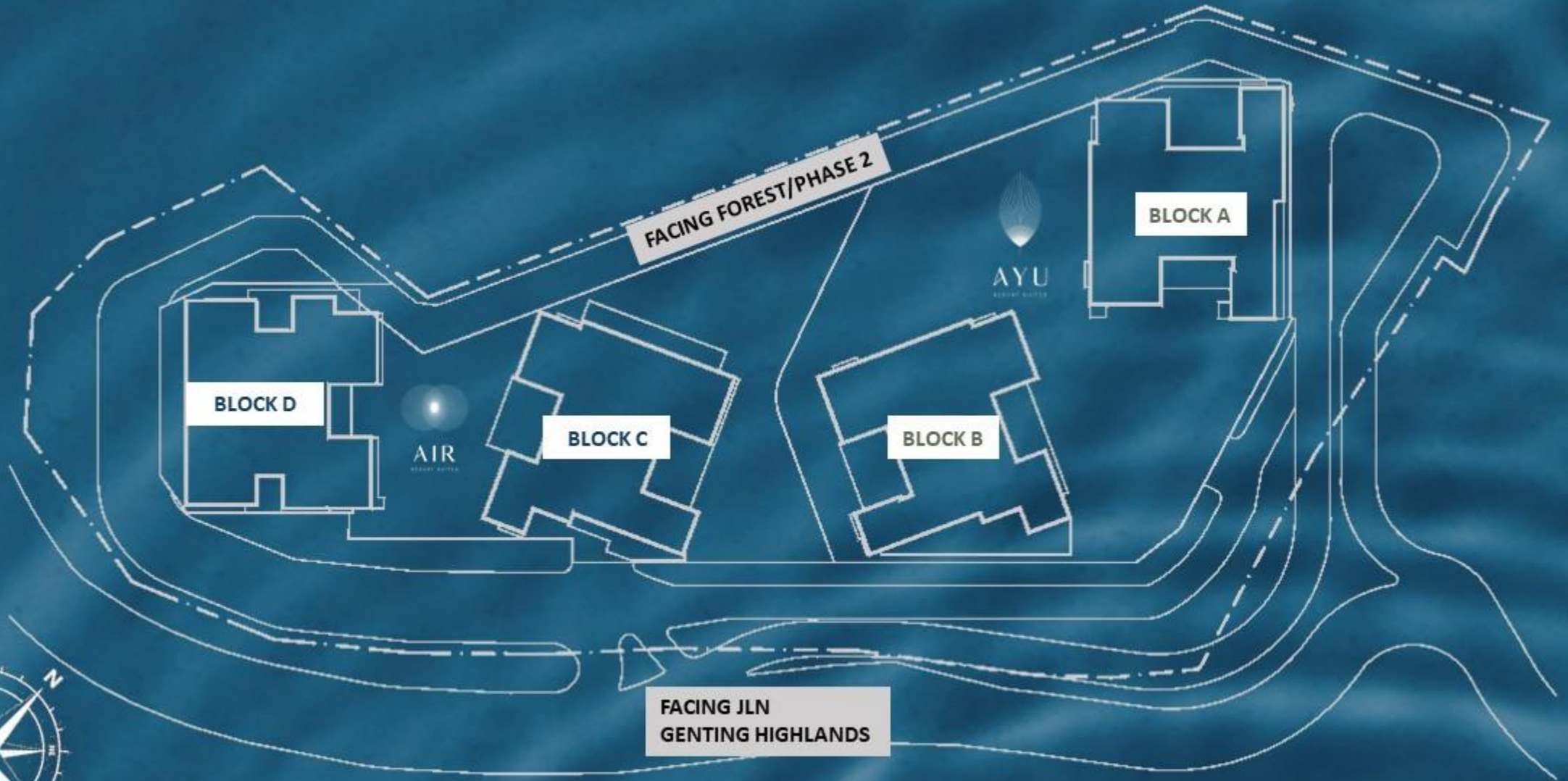
ANTARA

1. 50.1 km from KL City Centre
2. 38.1 km from Gombak Toll
3. 750 m from Apartment Ria
4. 250m from Cradle Rock

SITE TOWER PLAN



SITE PLAN



PROPOSED BUILDING FACADE



OPEN SPACE FOR CAFETERIA NEAR LEVEL G



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

SPIRAL STAIRCASE AND PEDESTRIAN BRIDGE



→
Pedestrian
bridge to
Resorts World
Genting



AIR
RESORT SUITES

FACILITIES FLOOR

FACILITIES FLOOR LEVEL 1



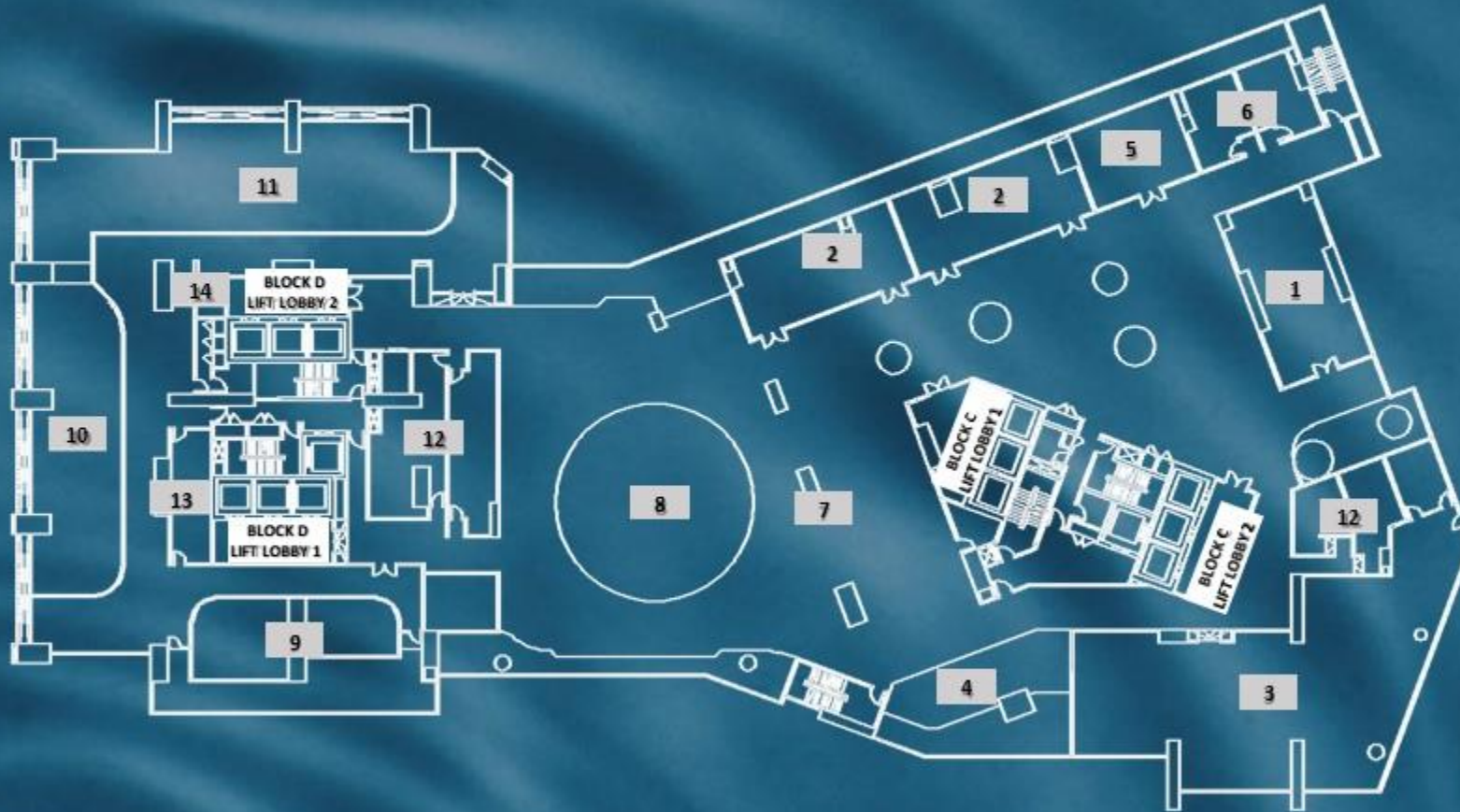
LEVEL 1 FACILITIES

- 1 TERRACE PLANTER
- 2 PLAYGROUND
- 3 CLIMBING WALL
- 4 WATER FEATURE
- 5 SEATING AREA
- 6 LIGHT SCULPTURE
- 7 OPEN DECK
- 8 BBQ PIT
- 9 GOLF SIMULATOR ROOM
- 10 CIGAR ROOM
- 11 POOL & DART ROOM
- 12 INDOOR KIDS PLAYROOM
- 13 GYMNASIUM
- 14 TRAMPOLIN ZONE
- 15 BOWLING ALLEY
- 16 WASHROOM/CHANGING ROOM (M/F)

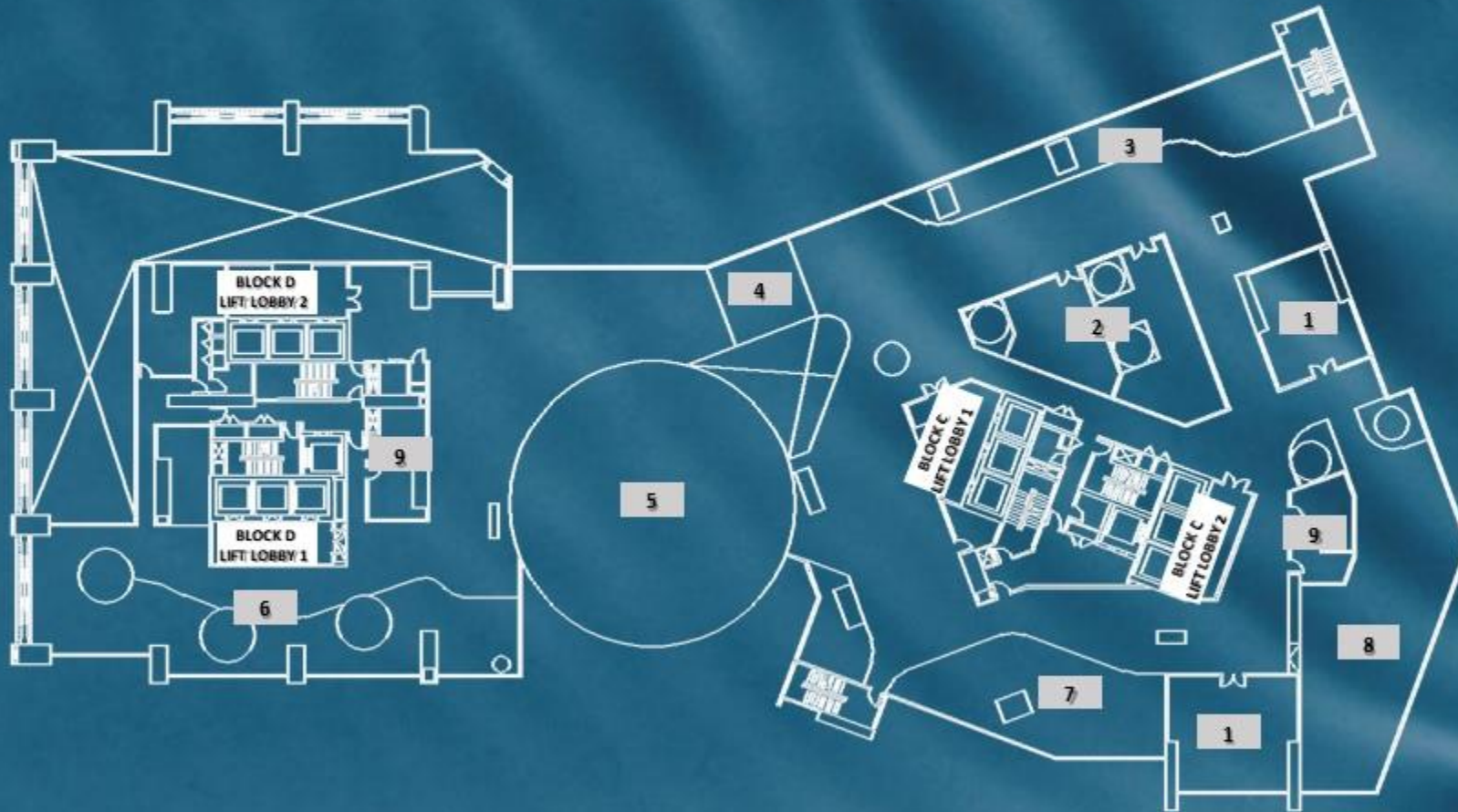
FACILITIES FLOOR LEVEL 2

LEVEL 2 FACILITIES

- 1 ARCADE ROOM
- 2 FUNCTION ROOM
- 3 YOGA & BALLET STUDIO
- 4 YOGA DECK
- 5 MANAGEMENT OFFICE
- 6 SURAU(M/F)
- 7 RESTING DECK
- 8 WATER FEATURE
- 9 SEASON BATH / JACUZZI
- 10 FUN POOL
- 11 LAP POOL
- 12 WASHROOM / CHANGING ROOM (M/F)
- 13 SAUNA (M/F)
- 14 POOL SHOWER



FACILITIES FLOOR LEVEL 3



LEVEL 3 FACILITIES

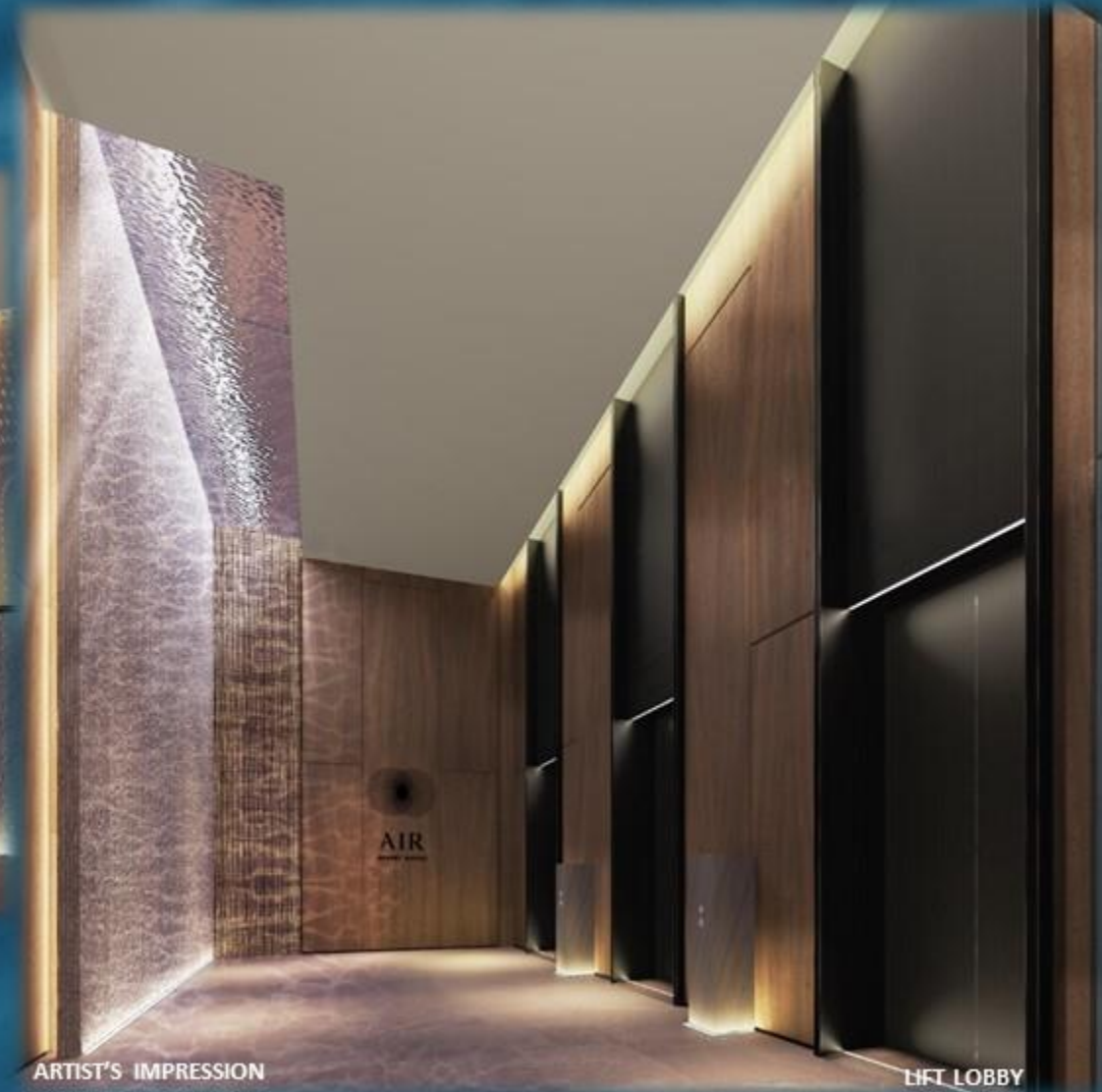
- 1 AV ROOM
- 2 CO-WORKING SPACE
- 3 RESTING POD
- 4 WATER WALK
- 5 WATER FEATURE
- 6 BBQ PIT
- 7 RESTING ZONE
- 8 SECRET GARDEN
- 9 WASHROOM/OKUTOILET (M/F)

PROPOSE ID DESIGN



ARTIST'S IMPRESSION

LOBBY ARRIVE



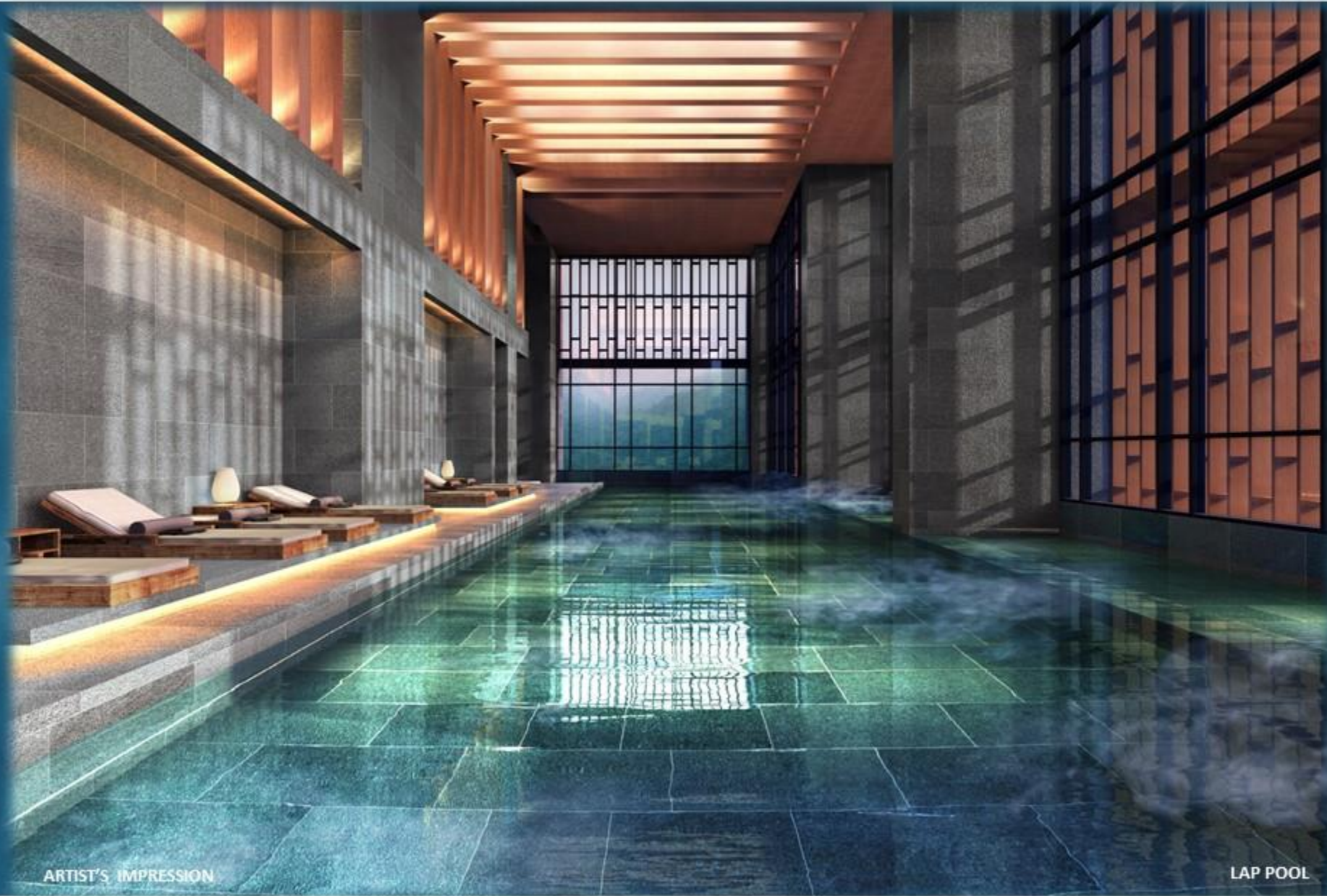
ARTIST'S IMPRESSION

LIFT LOBBY

PROPOSE ID DESIGN



PROPOSE ID DESIGN



ARTIST'S IMPRESSION

LAP POOL

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PROPOSE ID DESIGN



ARTIST'S IMPRESSION

GYM ROOM



YOGA ROOM

ARTIST'S IMPRESSION

PROPOSE ID DESIGN



BOWLING ALLEY

ARTIST'S IMPRESSION



INDOOR CHILDREN PLAYGROUND

ARTIST'S IMPRESSION



GOLF SIMULATOR ROOM

ARTIST'S IMPRESSION



ARCADE ROOM

ARTIST'S IMPRESSION

PROPOSE ID DESIGN

AIR
RESORT SUITES



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TYPICAL FLOOR LAYOUT PLAN BLOCK C

TYPICAL FLOOR LAYOUT PLAN

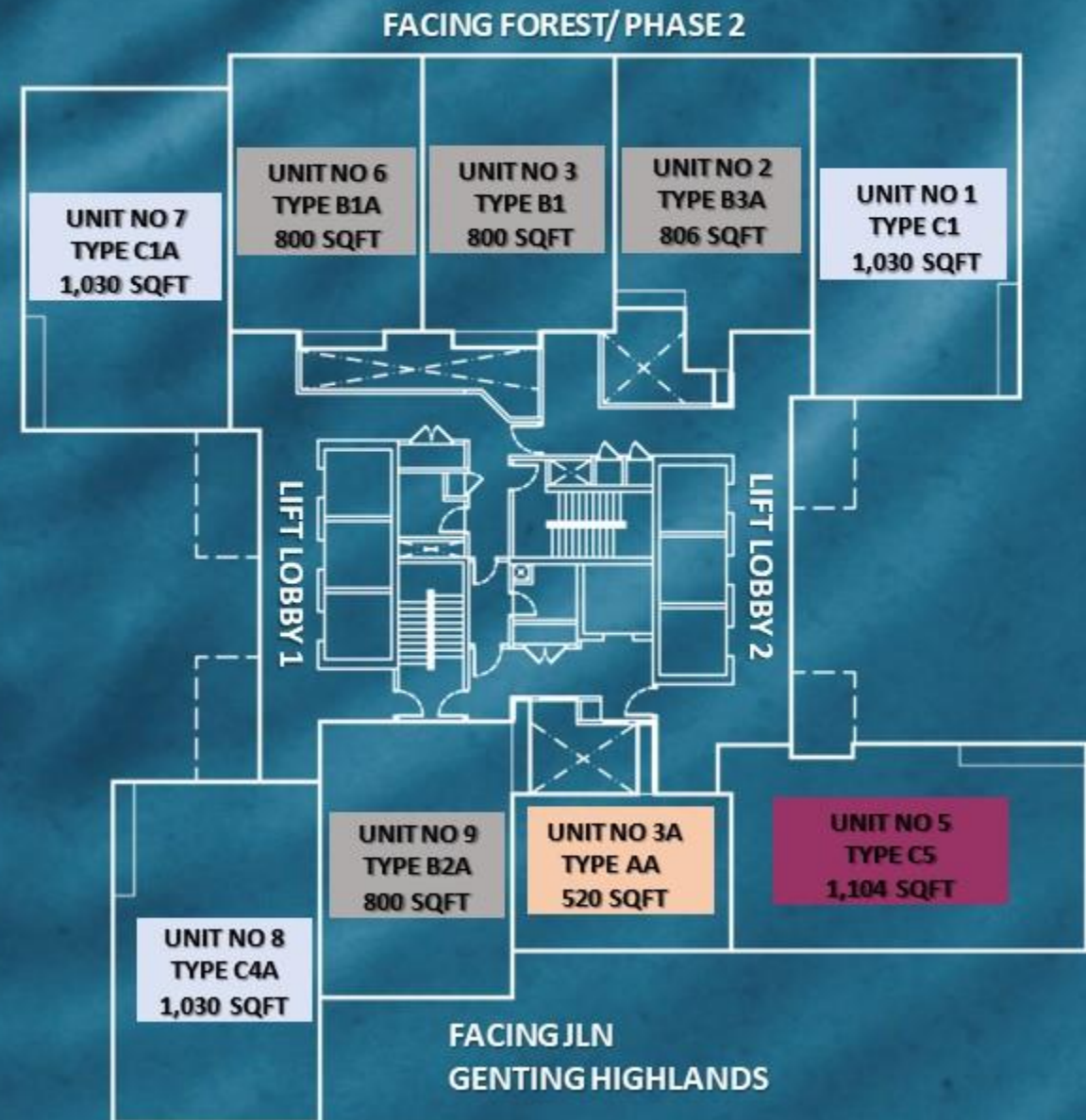
9 unit/ floor

- I. Type AA: 520 Sq ft (1 bedroom)
- II. Type B1/B1A/B2A: 800 Sq ft (2 bedroom)
- III. Type B3A: 806 Sq ft (2 bedroom)
- IV. Type C1/C1A/C4A: 1,030 Sq ft (3 bedroom)
- V. Type C5: 1,104 Sq ft (3 bedroom)

Lift :

- a. 6 passenger lift
- b. 1 service lift

Total : 7 nos of lift



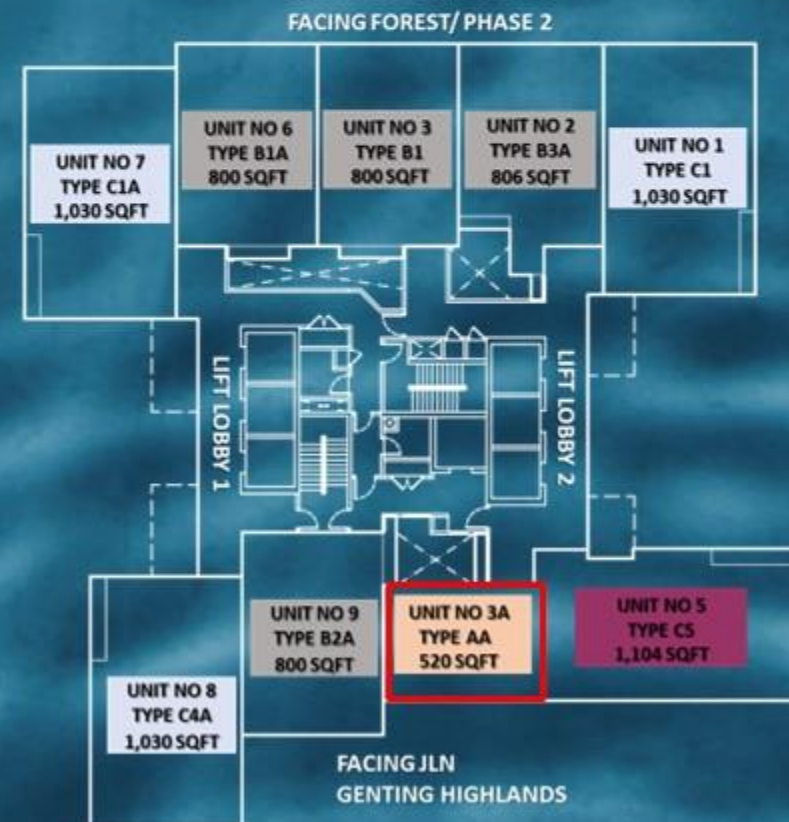
TYPICAL FLOOR LAYOUT PLAN

TYPE AA

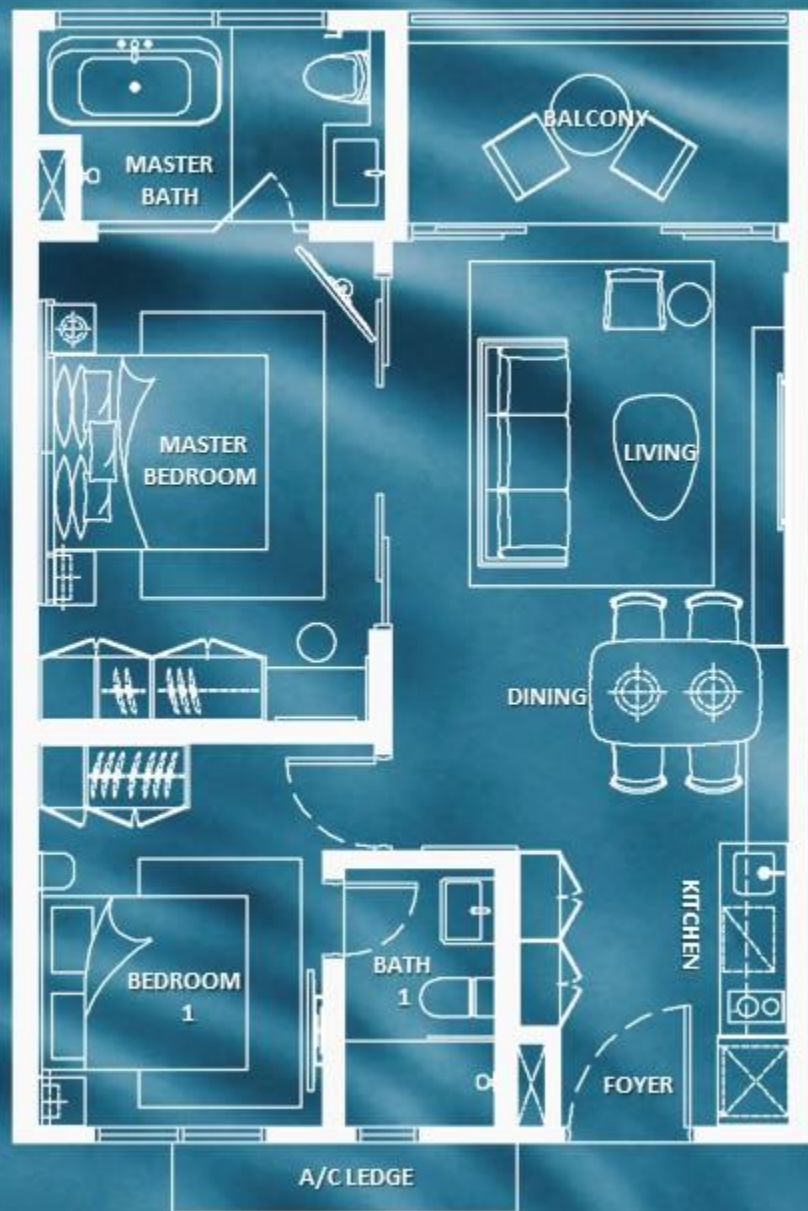
BUILD UP AREA: 520 SQ FT

1 BEDROOM

1 BATHROOM



TYPICAL FLOOR LAYOUT PLAN

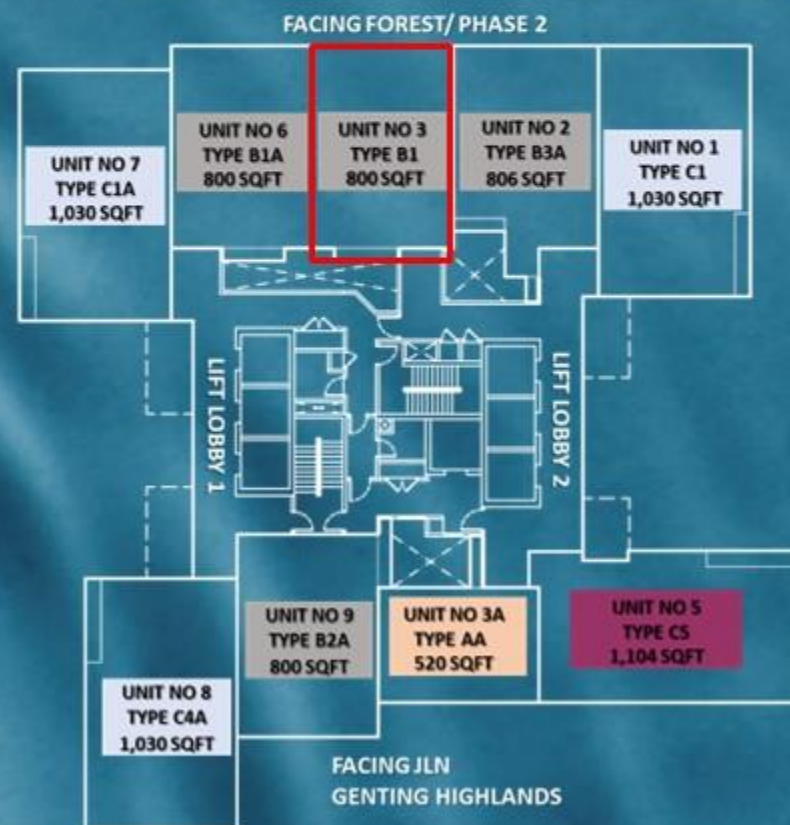


TYPE B1

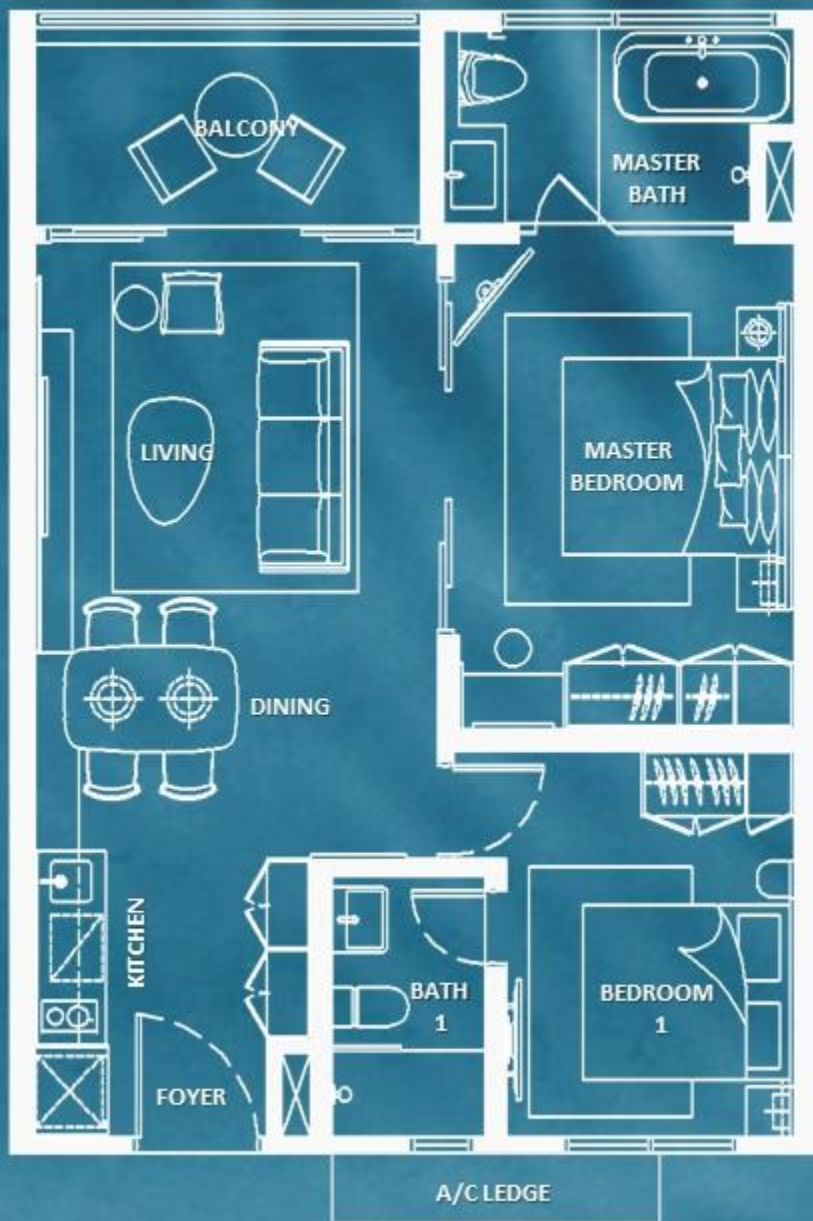
BUILD UP AREA: 800 SQ FT

2 BEDROOM

2 BATHROOM



TYPICAL FLOOR LAYOUT PLAN

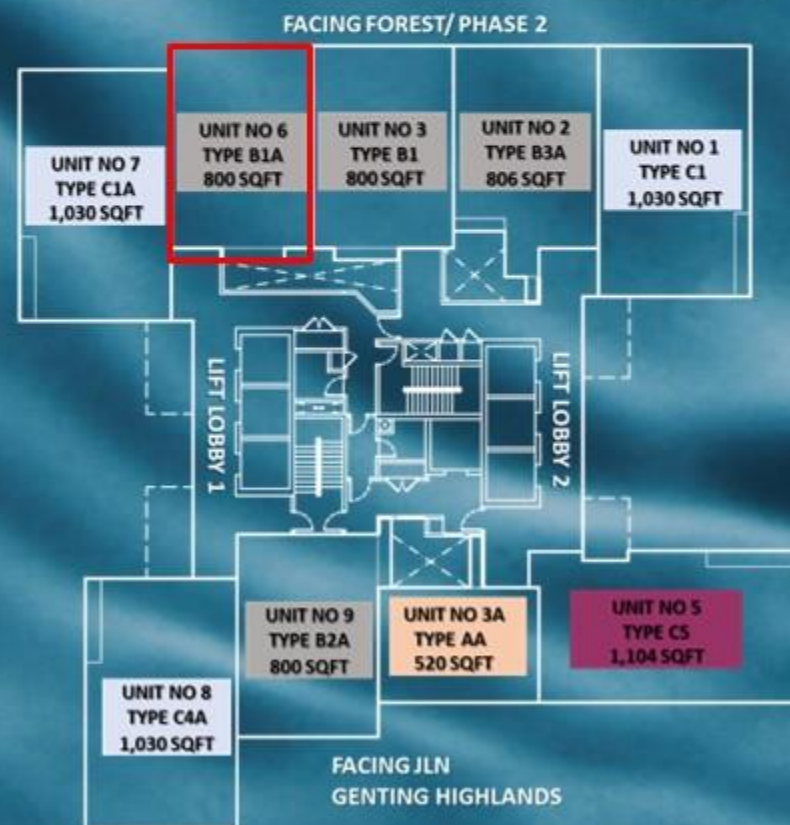


TYPE B1A

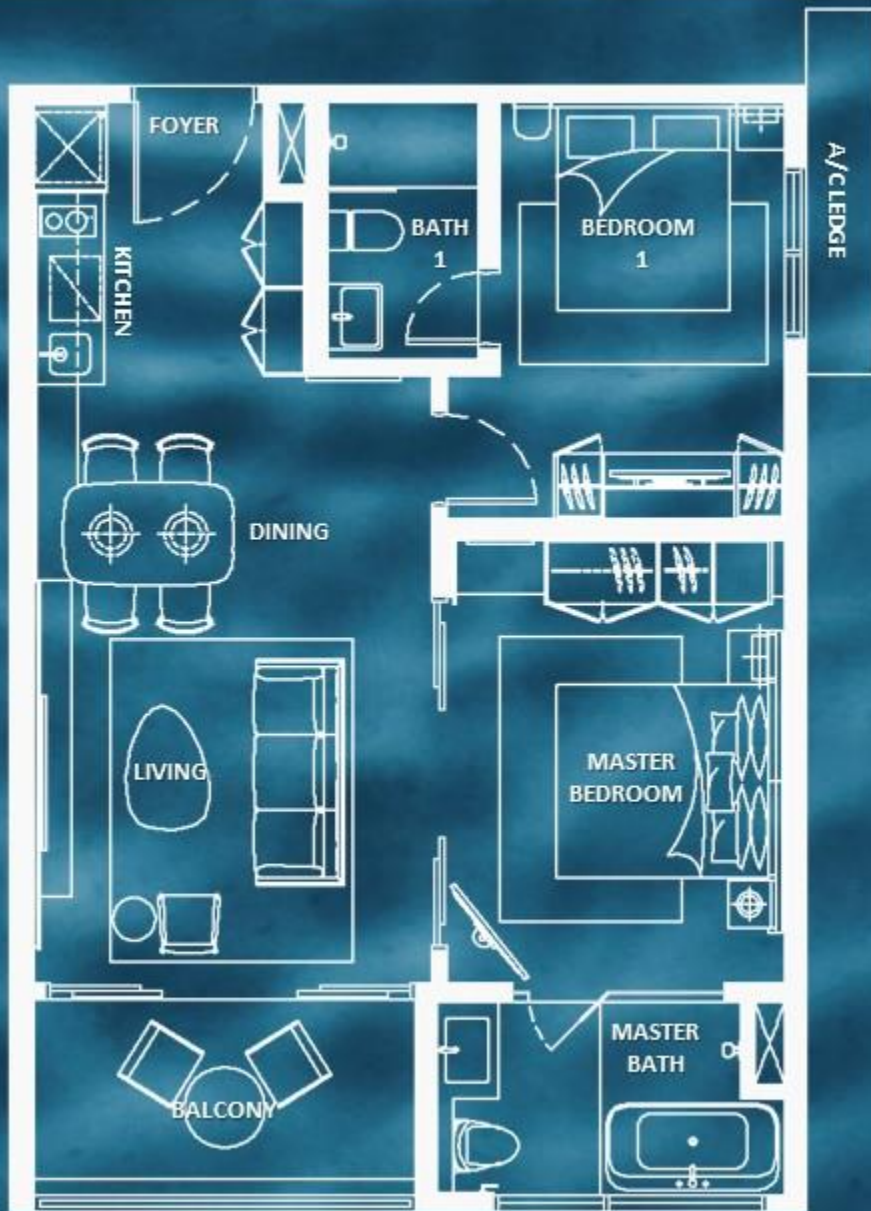
BUILD UP AREA: 800 SQ FT

2 BEDROOM

2 BATHROOM



TYPICAL FLOOR LAYOUT PLAN

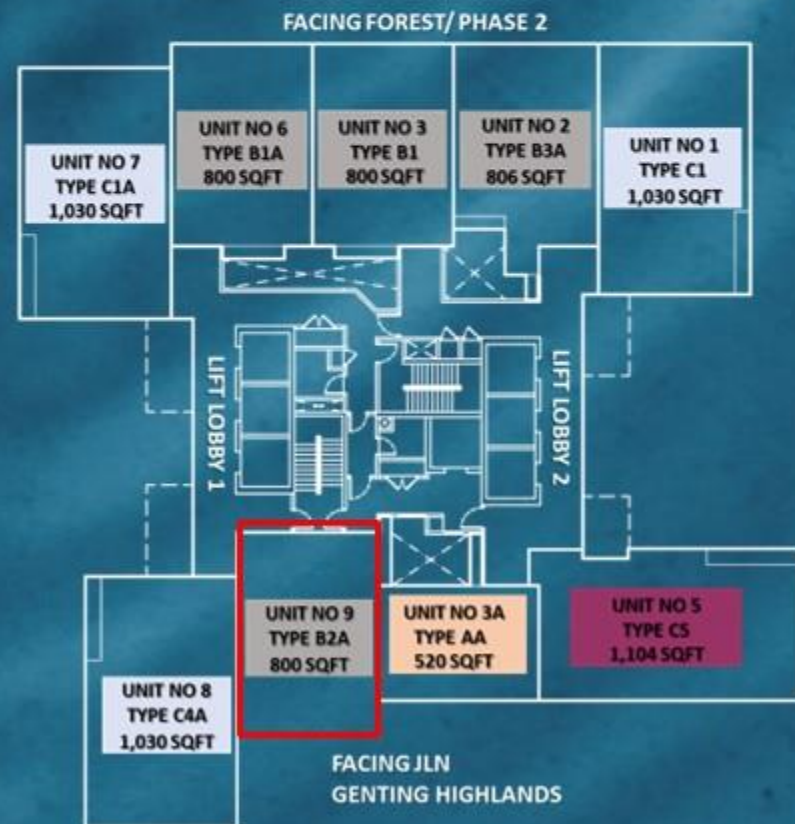


TYPE B2A

BUILD UP AREA: 800 SQ FT

2 BEDROOM

2 BATHROOM



TYPICAL FLOOR LAYOUT PLAN

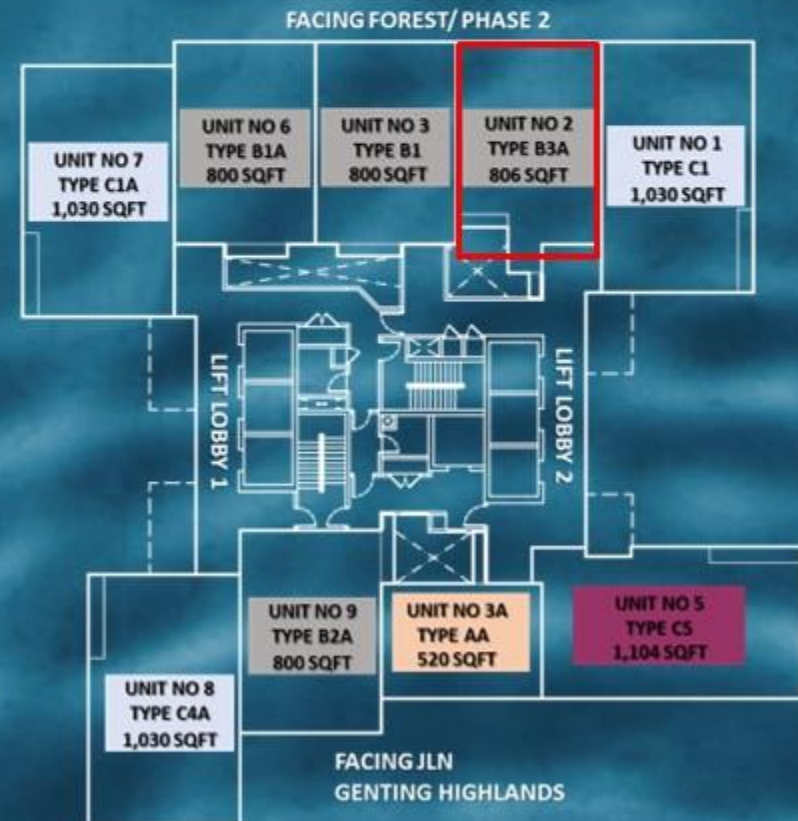


TYPE B3A

BUILD UP AREA: 806 SQ FT

2 BEDROOM

2 BATHROOM



TYPICAL FLOOR LAYOUT PLAN



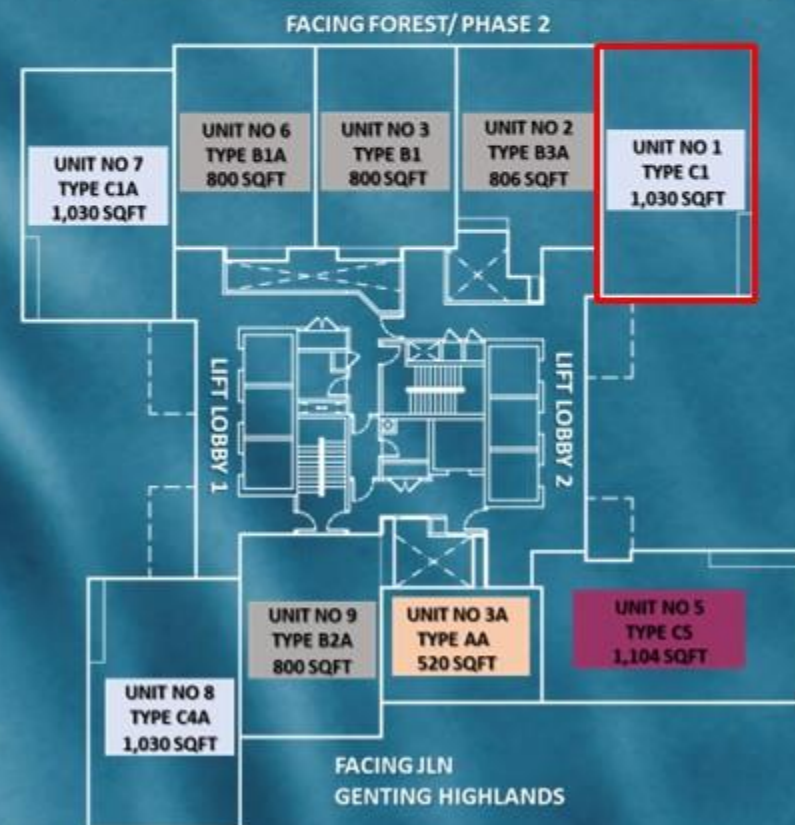
TYPE C1

BUILD UP AREA: 1,030 SQ FT

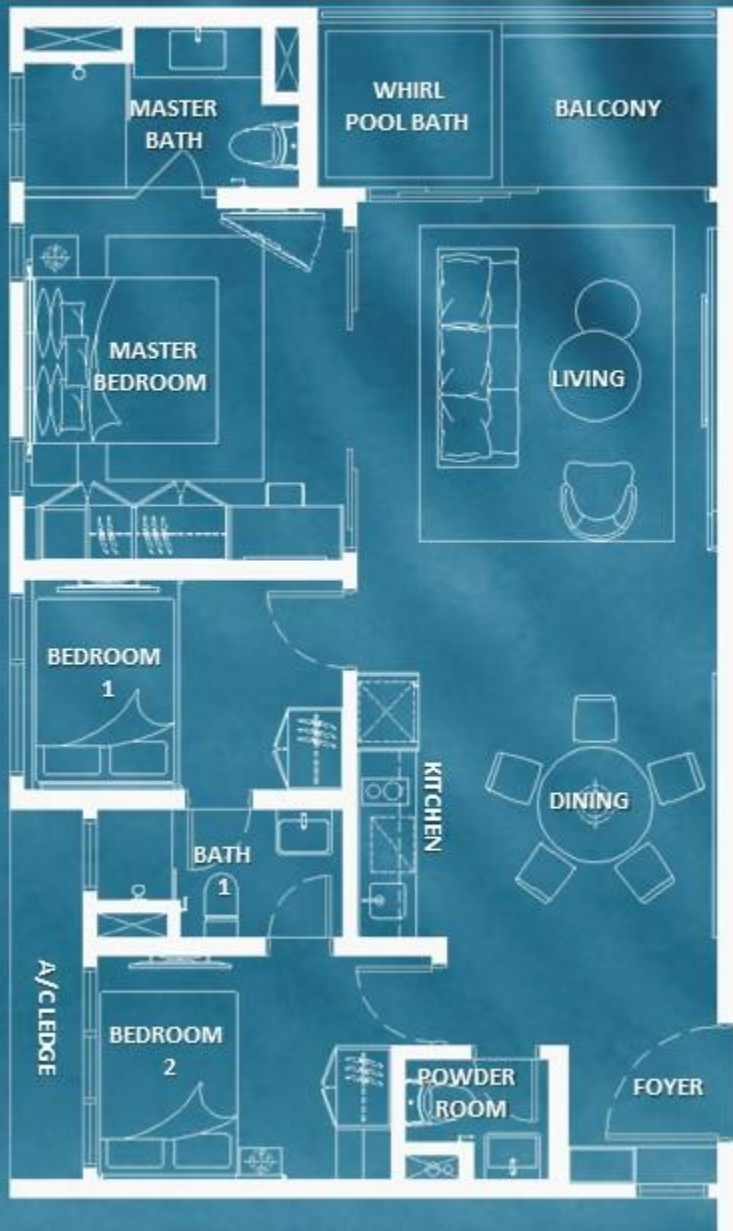
3 BEDROOM

2 BATHROOM +1 POWDER ROOM

PRIVATE WHIRL POOL BATH



TYPICAL FLOOR LAYOUT PLAN



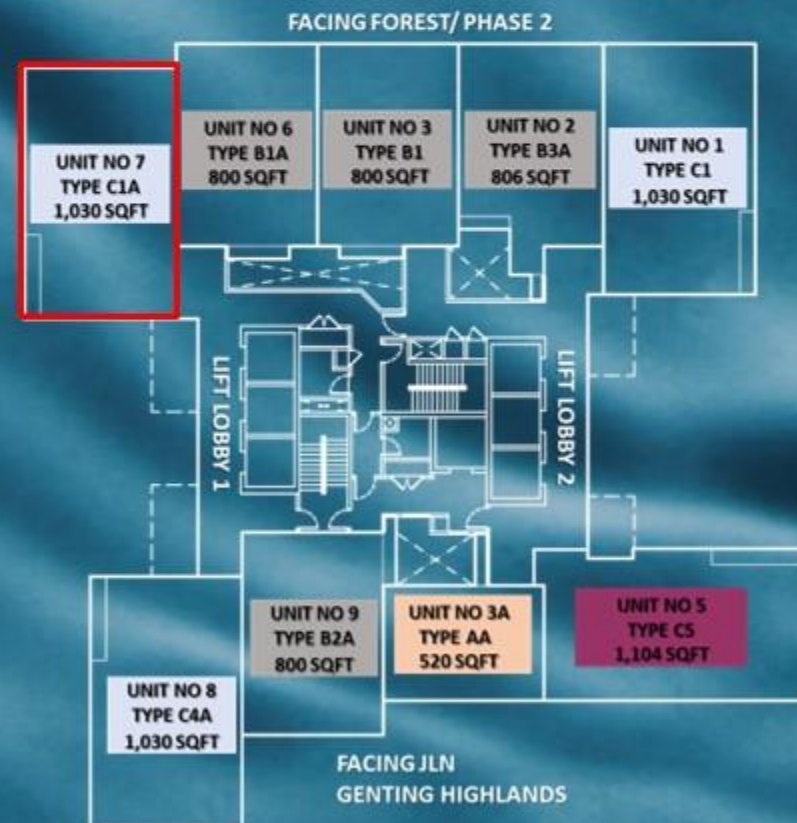
TYPE C1A

BUILD UP AREA: 1,030 SQ FT

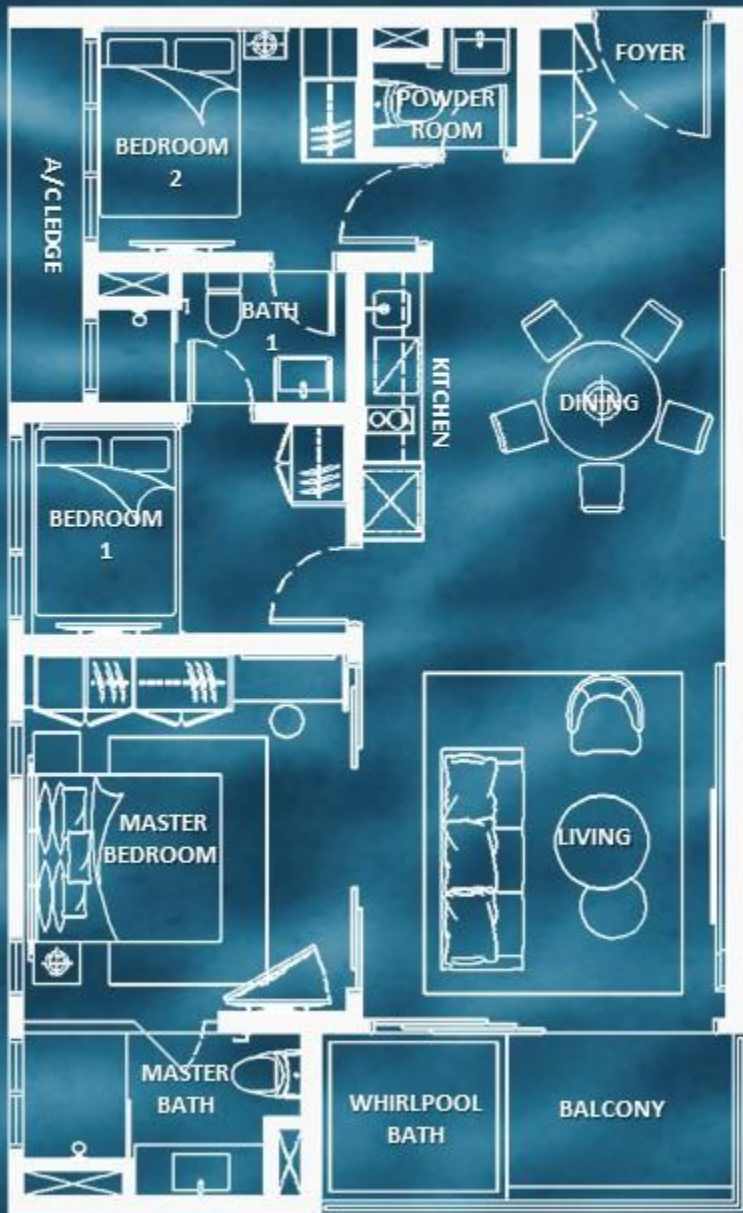
3 BEDROOM

2 BATHROOM +1 POWDER ROOM

PRIVATE WHIRL POOL BATH



TYPICAL FLOOR LAYOUT PLAN



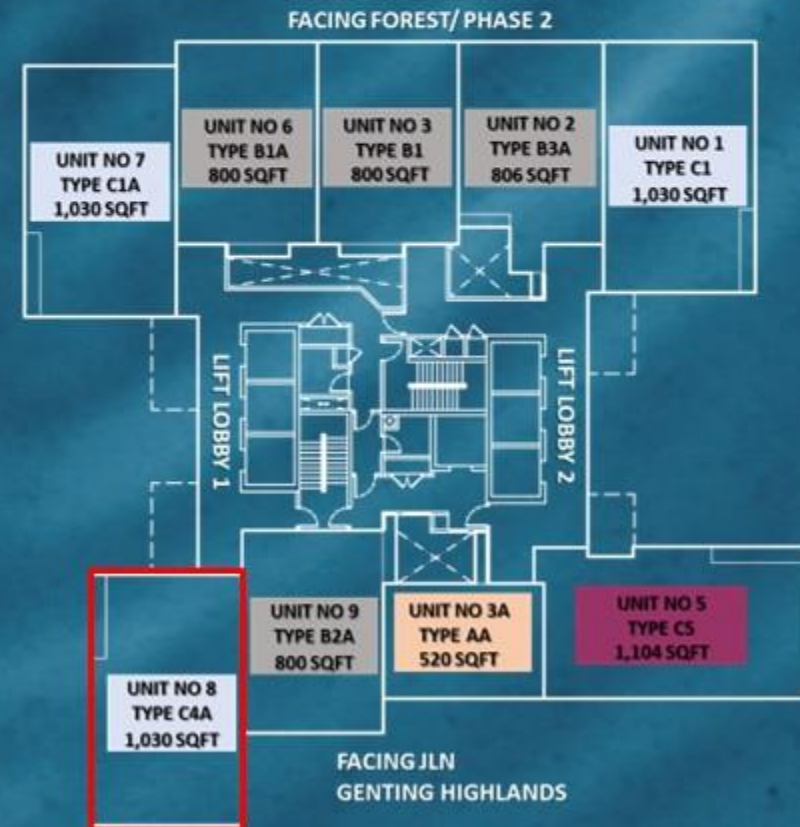
TYPE C4A

BUILD UP AREA: 1,030 SQ FT

3 BEDROOM

2 BATHROOM +1 POWDER ROOM

PRIVATE WHIRL POOL BATH



TYPICAL FLOOR LAYOUT PLAN

AIR
HOMES & OFFICES



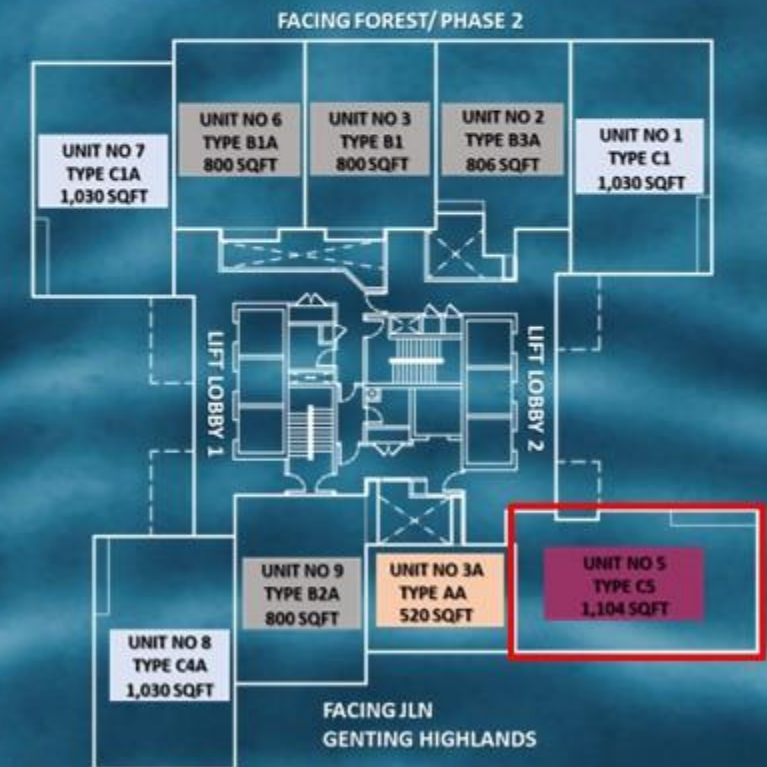
TYPE C5

BUILD UP AREA: 1,104 SQ FT

3 BEDROOM

2 BATHROOM +1 POWDER ROOM

PRIVATE WHIRL POOL BATH



TYPICAL FLOOR LAYOUT PLAN BLOCK D

TYPICAL FLOOR LAYOUT PLAN

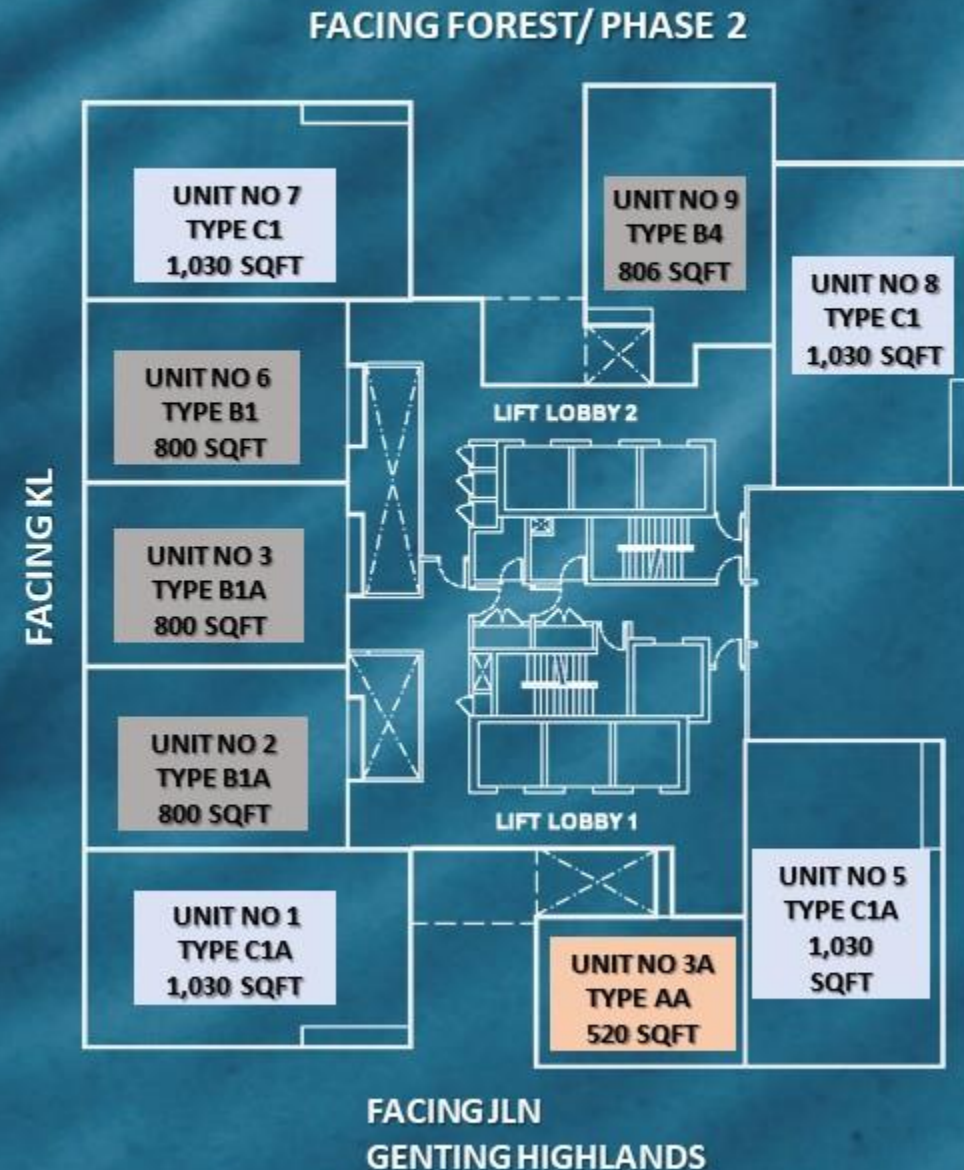
9 unit/ floor

- I. Type AA: 520 Sq ft (1 bedroom)
- II. Type B1/B1A: 800 Sq ft (2 bedroom)
- III. Type B4: 806 Sq ft (2 bedroom)
- IV. Type C1/C1A: 1,030 Sq ft (3 bedroom)

Lift :

- a. 6 passenger lift
- b. 1 service lift

Total : 7 nos of lift



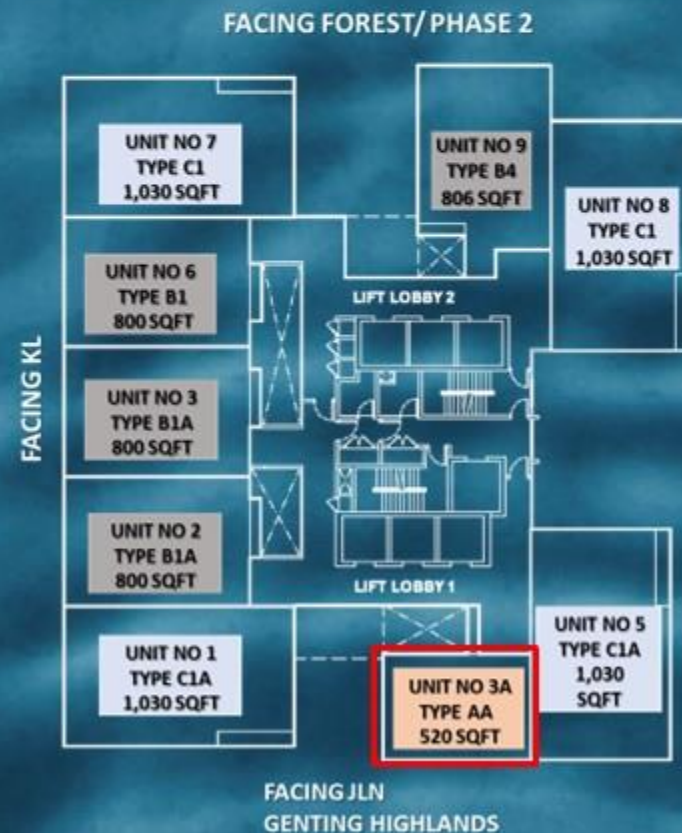
TYPICAL FLOOR LAYOUT PLAN

TYPE AA

BUILD UP AREA: 520 SQ FT

1 BEDROOM

1 BATHROOM



TYPICAL FLOOR LAYOUT PLAN

AIR

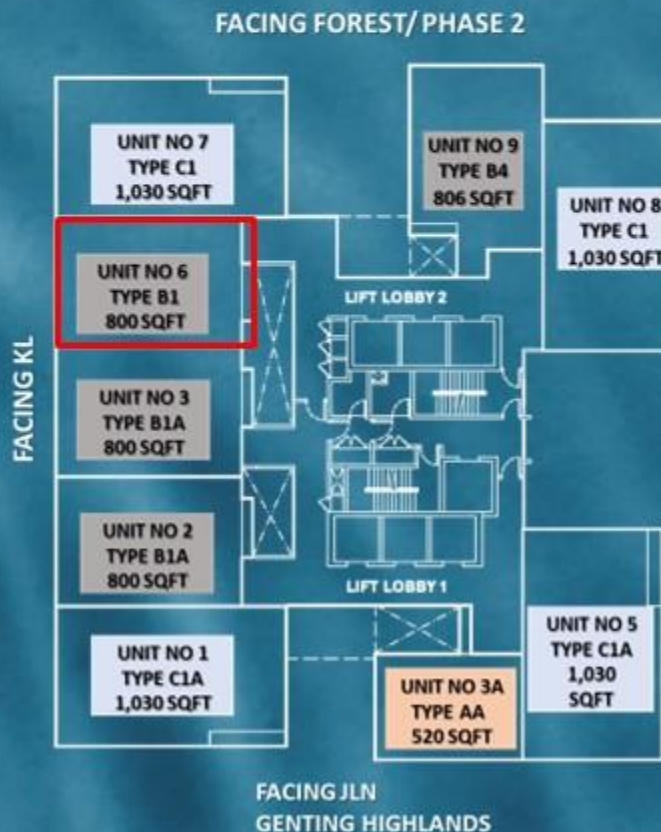


TYPE B1

BUILD UP AREA: 800 SQ FT

2 BEDROOM

2 BATHROOM



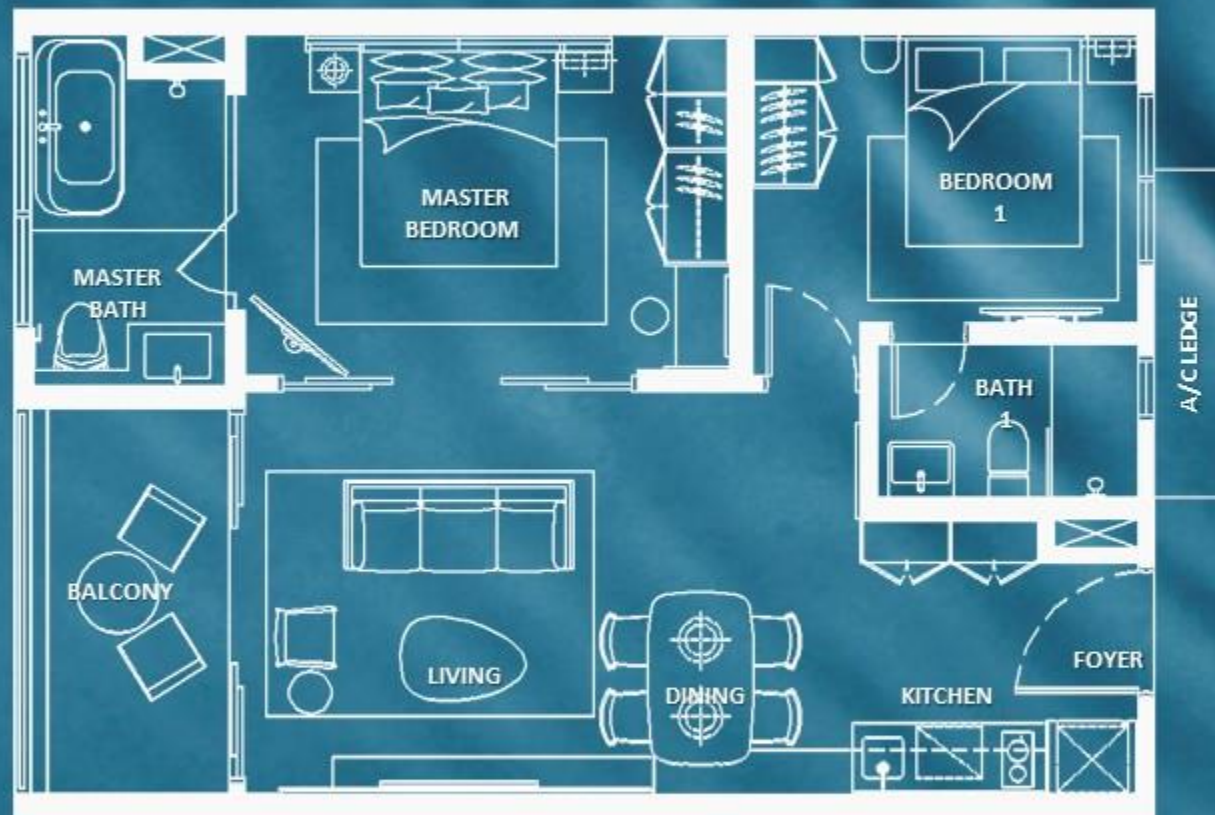
TYPICAL FLOOR LAYOUT PLAN

TYPE B1A

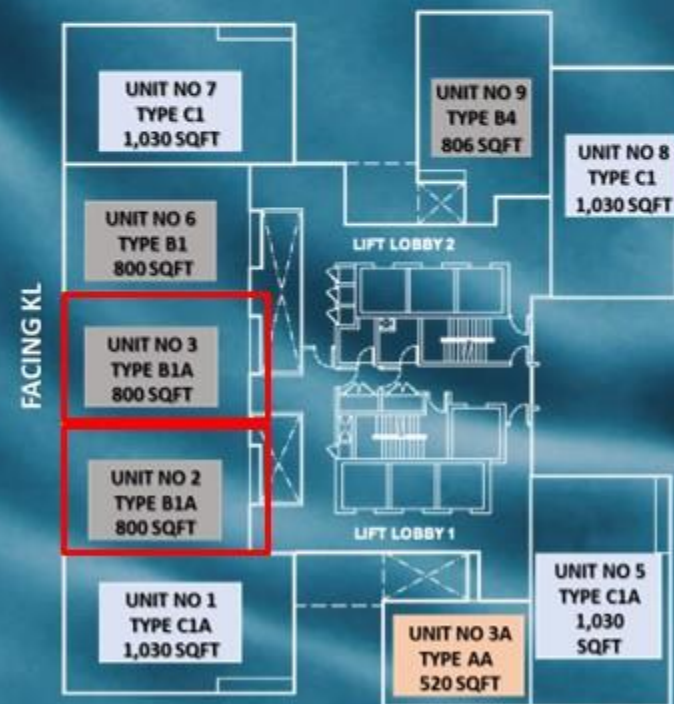
BUILD UP AREA: 800 SQ FT

2 BEDROOM

2 BATHROOM



FACING FOREST/ PHASE 2



FACING JLN
GENTING HIGHLANDS

TYPICAL FLOOR LAYOUT PLAN



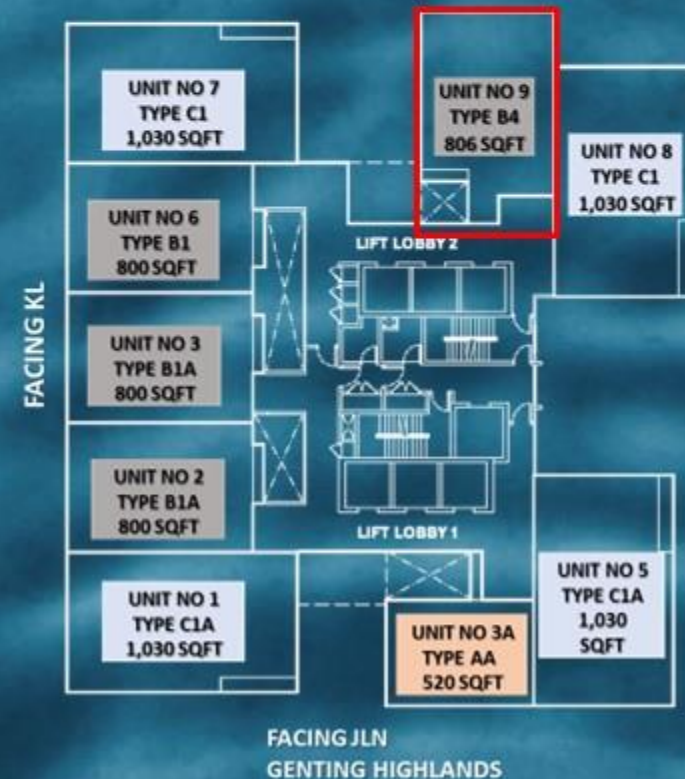
TYPE B4

BUILD UP AREA: 806 SQ FT

2 BEDROOM

2 BATHROOM

FACING FOREST/ PHASE 2



TYPICAL FLOOR LAYOUT PLAN



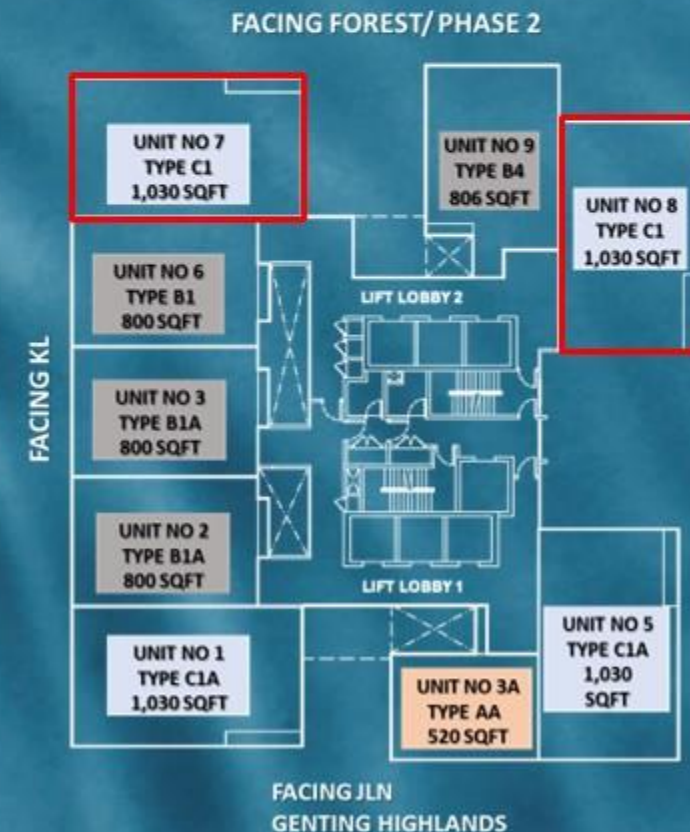
TYPE C1

BUILD UP AREA: 1,030 SQ FT

3 BEDROOM

2 BATHROOM +1 POWDER ROOM

PRIVATE WHIRL POOL BATH



TYPICAL FLOOR LAYOUT PLAN



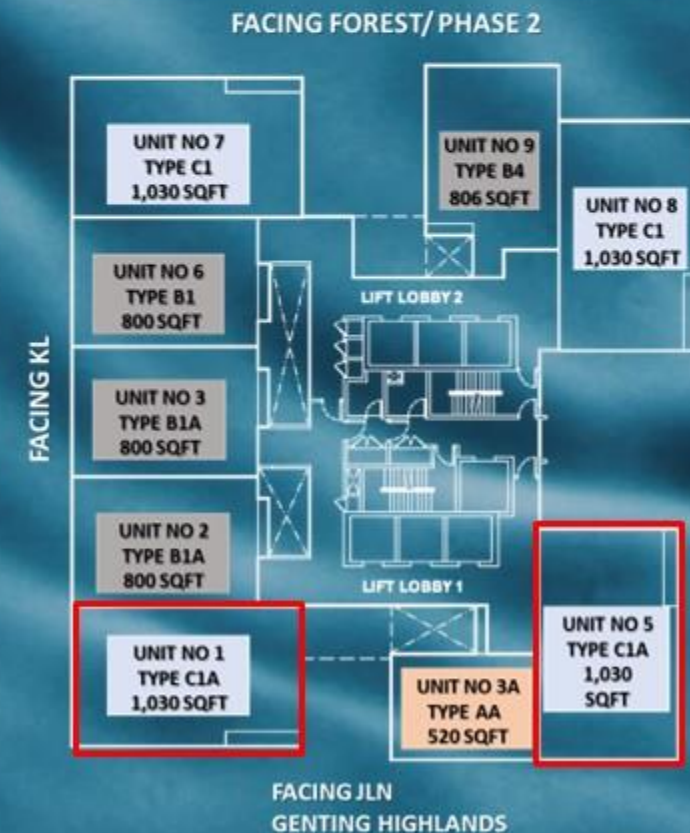
TYPE C1A

BUILD UP AREA: 1,030 SQ FT

3 BEDROOM

2 BATHROOM +1 POWDER ROOM

PRIVATE WHIRL POOL BATH



PROPOSE SKY TERRACE DESIGN BLOCK C & D

SKY TERRACE LANDSCAPE PROPOSAL LEVEL 6

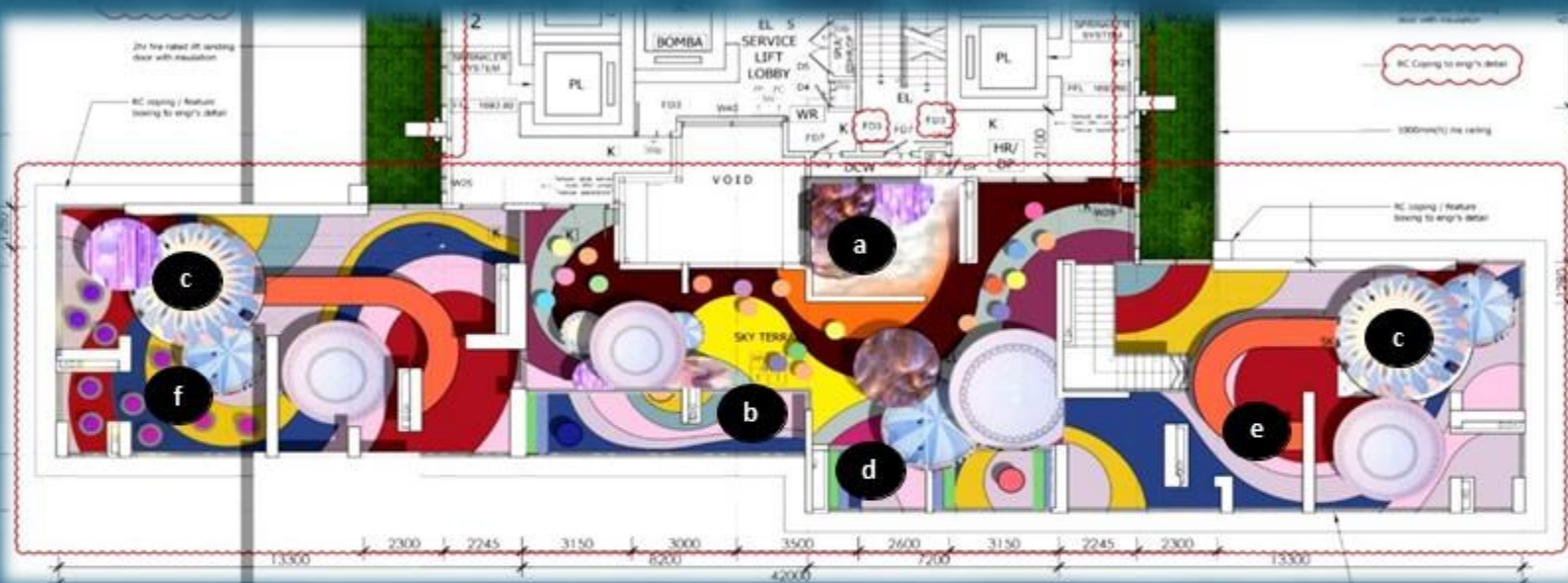


LEGEND: (HAMMOCK GARDEN)

- a. Hanging Moist Garden
- b. Stepping Stone
- c. Hammock Net
- d. Fern Trail



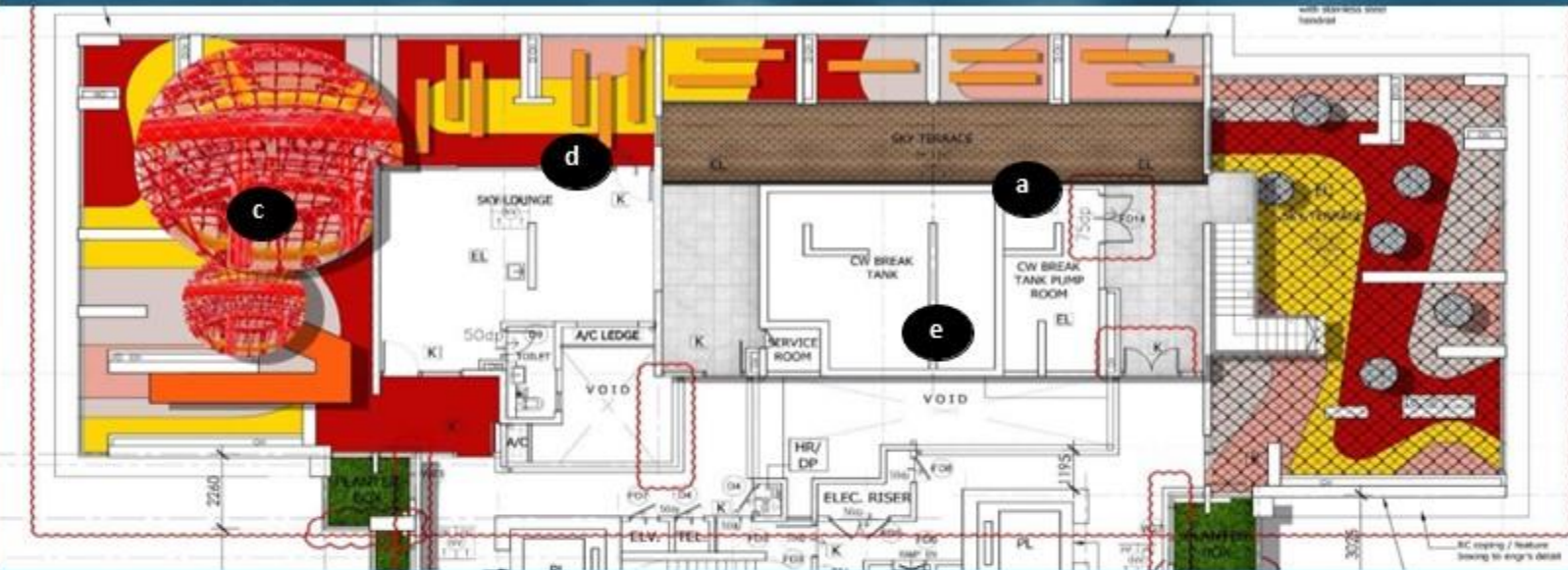
SKY TERRACE LANDSCAPE PROPOSAL LEVEL 13 & 13A



LEGEND: (WHIMSICAL PLAYGROUND)
 a.Cloud Play
 b.Hanging Swing (Underneath Lv13a)
 c.Interactive Play
 d.Play House (Underneath Lv13a)
 e.Façade Treatment f.
 Light Play

SKY TERRACE LANDSCAPE PROPOSAL LEVEL 21 & 22

AIR
ARCHITECTURE



LEGEND:

(XperiencePlayground)

a.Net Tunnel

b.Trampoline & Net Play

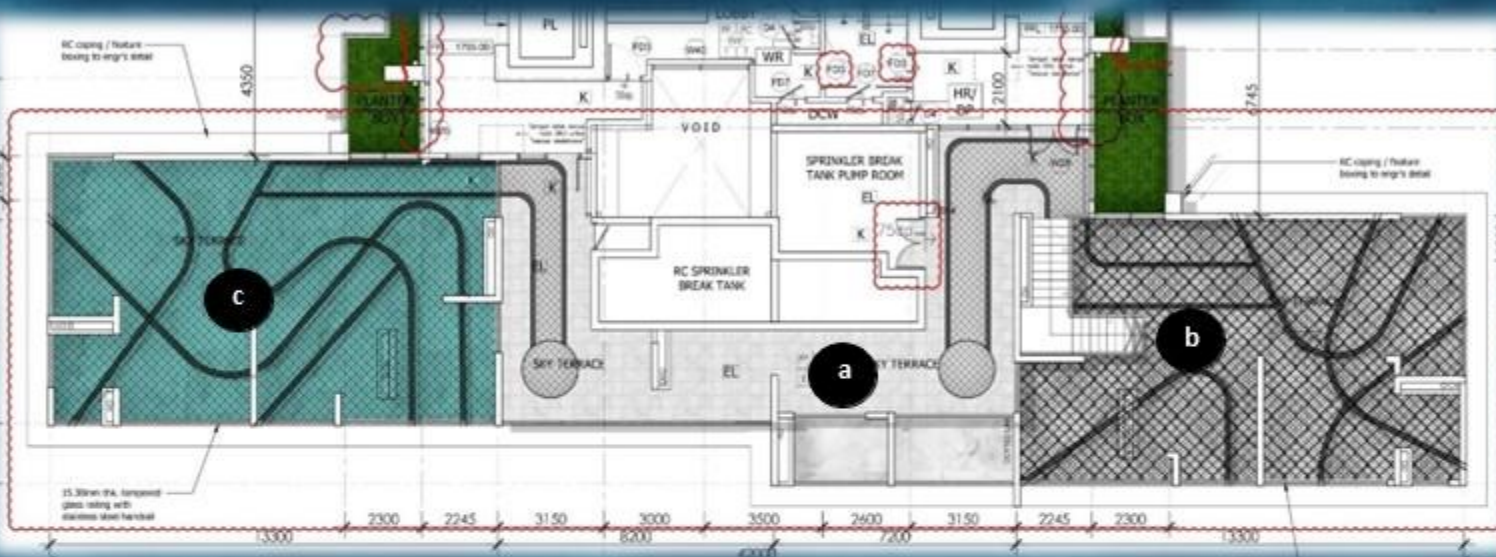
c.Interactive Globe

d.Obstacle Wall

e.Swing Play (underneath Lv22)

SKY TERRACE LANDSCAPE PROPOSAL LEVEL 31 & 32

AIR
ARCHITECTURE



LEGEND: (HAMMOCK GARDEN)
a. Hanging Colored Hammock
b. 2 Layer Net Hammock
c. Swing Hammock



AIR
award for
excellence



STAR GAZING PAVILION

FACADE TREATMENT

A photograph of a wooden boardwalk winding through a lush, green forest. The path is bordered by mossy rocks and dense foliage. The text "FOREST TRAIL" is overlaid in the bottom left corner.

f.Façade treatment

PEDESTRIAN BRIDGE

PEDESTRIAN BRIDGE

AIR

To Resort World Genting



Connect to Awana Skyway,
Chin Swee Station

PEDESTRIAN BRIDGE

AIR
ARCHITECTURE

TAKEN: 02 SEPT 2022



SITE PROGRESS PHOTO

AIR
HOTEL GROUP

TAKEN: 2 SEPT 2022



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Why Choose Antara?

1

- Located at Natural High Ground With Strong Presence
- (1,650 meter above sea level (5,412 feet)
(Offbeat *Short Gateways* From KL For Day Trips/Weekends/ Short Holiday)

2

- Strategic location and Good Connectivity to Genting Highland (two pedestrian bridge provide safe and convenient walkway to connect Antara and Genting Resort and Awana Skyway, Chin Swee Station)

3

- Freehold

4

- Nearest development in Genting Highland from KL direction

5

- All units are equipped with full furniture, fittings, and equipment

6

- Mix development (Serviced apartment and retail spaces ≈100,000sq feet.(include convention hall/banqueting hall can occupy 1000 pax and 80,000 sq. feet retail area)

Why Choose Antara?

7

- The apartment is planned with hotel style amenities, facilities, and services

8

- Enjoy cold weather 365 days

9

- Nearby by attractions: -
 - Genting Highlands Premium Outlets
 - Awana Genting Highlands Golf & Country Club
 - Sky Casino
 - SkyAvenue
 - Sky Symphony
 - Outdoor Theme Park
 - Chin Swee Caves Temple
 - Skytropolis Funland
 - Awana Skyway
 - Snow World
 - Arena of Stars
 - First World Plaza
 - Alive Museum Genting
 - Genting Highlands Theme Park
 - Genting Strawberry Leisure Farm
 - Ripley's Believe It or Not! Odditorium
 - .. and MORE

OTHER ATTRACTIONS

AIR
RESORT SUITES



PREMIUM OUTLET



CHIN SWEE CAVES TEMPLE



SKY TROPOLIS INDOOR THEME PARK



SKY AWANA



SKY AVENUE



OTHER ATTRACTIONS

AIR
HOTEL GROUP



GENTING OUTDOOR THEME PARK



SKY CASINO



GENTING SKYWAY



THE ARENA OF STARS



SNOW WORLD



Q & A

Q & A



1. Where is the condominium situated?

An ideal location at Genting Highland (250m away from cradle rock and 500m from Ria Apartment)

2. What are the amenities in this area?

There are ample of amenities in the vicinity such as restaurants, shop in a door step and there are two (2) link bridges to connected (1) Resort world Genting and (2) Chin Swee Awana Skyway Cable Car Station.

3. What is the total land area?

It is 5.345 acres.

4. What is the land tenure?

This is a freehold land.

5. What are the components comprised in this development?

There are 1,460 units in 4 block of condominium.

Tower A- 374 units (46 storey)

Tower C- 356 units (44 storey)

Tower B- 356 units (44 storey)

Tower D- 374 units (46 storey)

6. When is the completion date?

We anticipate the vacant possession to be 54 months from SPA date.

7. How many units are there on each floor for the condominium?

There are only 9 units per floor.

8. What is the built up size for the unit?

The unit built up size vary based on type of unit. Detail refer to Project Brief

Q & A



8. What are the facilities at podium Level 1 -3 & Sky Terrace

LEVEL 1 FACILITIES

- 1 TERRACE PLANTER
- 2 PLAYGROUND
- 3 CLIMBING WALL
- 4 WATER FEATURE
- 5 SEATING AREA
- 6 LIGHT SCULPTURE
- 7 OPEN DECK
- 8 BBQ PIT
- 9 GOLF SIMULATOR ROOM
- 10 CIGAR ROOM
- 11 POOL & DART ROOM
- 12 INDOOR KIDS PLAYROOM
- 13 GYMNASIUM
- 14 TRAMPOLIN ZONE
- 15 BOWLING ALLEY
- 16 WASHROOM/CHANGING ROOM (F/M)

LEVEL 2 FACILITIES

- 1 ARCADE ROOM
- 2 FUNCTION ROOM
- 3 YOGA & BALLET STUDIO
- 4 YOGA DECK
- 5 MANAGEMENT OFFICE
- 6 SURAU(M/F)
- 7 RESTING DECK
- 8 WATER FEATURE
- 9 SEASON BATH / JACUZZI
- 10 FUN POOL
- 11 LAP POOL
- 12 WASHROOM / CHANGING ROOM (M/F)
- 13 SAUNA (M/F)
- 14 POOL SHOWER

LEVEL 3 FACILITIES

- 1 AV ROOM
- 2 CO-WORKING SPACE
- 3 RESTING POD
- 4 WATER WALK
- 5 WATER FEATURE
- 6 BBQ PIT
- 7 RESTING ZONE
- 8 SECRET GARDEN
- 9 WASHROOM / CHANGING ROOM (M/F)

SKY TERRACE

LEVEL	FUNCTION
6	HAMMOCK GARDEN
13 & 13A	CHILDREN PLAYGROUND
21 & 22	XPERIENCE PLAYGROUND
31 & 32	HAMMOCK GARDEN
36 & 37	BIRD VIEWING & STAR GLAZING

Q & A

9. When will foundation work start?

The foundation started since 1 August 2020 and it is completed 30 September 2021

10. How many car parks are provided?

No car park provided

11. Is there any visitors car park provided?

Sufficient lots for visitors facilities allocated.

There will also be handicapped car park provided for the service apartment

12. How many lifts are there in each floor for the condominium?

There will be 7 lifts serving each floor(including 1 no service lift)

13. How much is the maintenance fees?

The maintenance fees are anticipated to be RM0.55 psf + 10 % sinking fund .

14. What are the furnishings provided?

As per attached(refer to **FULLY FURNISHED INVENTORY LIST**)

15. What is the ceiling height?

Units floor to floor is 3.4m

Ceiling is subject to ID specification

Q & A



16. Is there a refuse compartment for the condominium and how often is it being cleaned up?

Yes, it will be provided at every floor near the lift lobby and the frequency of cleaning will be determined by the Management Body.

17. Is there any car wash area?

No

18. When is the strata title expected to be issued?

The strata title to be issued after CCC.

19. What is the clear corridor width?

The width from 1.4m to 2.82m (wall to wall).

20. What is the pool size?

The lap pool size is approximately 205 m², fun pool size approximately 129 m² and season bath & jacuzzi size approximately 142 m²

21. Room sizes?

As per attached (Refer Project Brief), actual size may vary due to structural requirement and subject to final strata measurement by licensed land surveyor.

Q & A



22. Intercom?

Not provided.

23. Where is the fan point in the unit?

Fans will be included. Refer to Fully Inventory List for details.

24. Will carpark bays be allocated side by side?

No car park allocation for unit owner, therefore , it is irrelevant

25. Any extra car parks?

Car park is provided at podium level

26. CCTVs?

Yes. They are located at car park floors, retail floor, lift lobbies and facilities floor

27. Floor tile finishing?

Living / Dining / Kitchen – Tiles

All Bedrooms – Tiles All Bathrooms – Tiles Foyer – Tiles

Balconies/Terraces – Tiles

A/C Ledge – Cement screed

28. What is the distance between block?

15m (From building wall Block C unit to Building wall Block B unit)

20m (From building wall Block C unit to Building wall Block D unit)



ANTARA
GENTING HIGHLANDS

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