



A NEW TROPICAL LIVING

A joint development by



**TOKYU LAND ASIA**



**TITIJAYA**  
LAND BERHAD  
BUILT TO INSPIRE



**pride**  
A subsidiary of Prasarana Group

A NEW TROPICAL LIVING  
IN KL CITY

THE  
**RIA**

Hilton  
KUALA  
LUMPUR

METHODIST  
COLLEGE KUALA  
LUMPUR (MCKL)

PLAZA  
SENTRAL

SENTRAL  
KL SENTRAL

nu  
sentral  
MALL

TUN  
SAMBANTHAN  
MONORAIL  
STATION

KUEN CHENG  
HIGH SCHOOL

MENARA  
Maybank

KL TOWER

MERDEKA 118

KLCC

ALICE SMITH  
INTERNATIONAL  
SCHOOL

DIRECT ACCESS FROM  
**FEDERAL  
HIGHWAY**

FEDERAL HIGHWAY



THE RIA

# Metropolitan Lifestyle

CENTRALLY LOCATED, THE RIA OFFERS THE EXPERIENCE OF VIBING TO THE CITY'S PULSE.



300m to KL Sentral Transportation Hub



100m to Tun Sambanthan Monorail Station



Multi-Tier Security



Direct Link to Federal Highway



Covered Walkway to Tun Sambanthan Monorail Station



Dual Key

The Ria, part of Riveria City's Transit Oriented Development (TOD) by Titijaya Land Berhad, Tokyu Land Asia and Prasarana Integrated Development Sdn Bhd (PRIDE), caters to the needs of everyone seeking the vibrancy of city living.

It is located next to Klang Valley's biggest transport hub, KL Sentral, with easy and direct access to the Federal Highway. Also merely a few minutes' walk to the monorail station, via a covered walkway.

Commuting anywhere will be a breeze. It is also located in a mature neighbourhood, with various amenities and facilities in the vicinity.

The Ria serviced apartments are designed to cater to urban lifestyles, with sporting and recreational facilities that look out to stunning views. The units feature contemporary designs, with Japanese aesthetics and sensibilities.



\* Artist's Impression Only

An aerial photograph of a city skyline at dusk. A river flows through the center, with a new high-rise building, 'The Ria', prominently featured on the left. The city is densely packed with various buildings, and a highway runs along the river. The sky is filled with soft, colorful clouds.

THE  
**RIA**

DIRECT ACCESS FROM  
**FEDERAL  
HIGHWAY**

FEDERAL HIGHWAY

A Prestigious Address,  
A Smart Investment

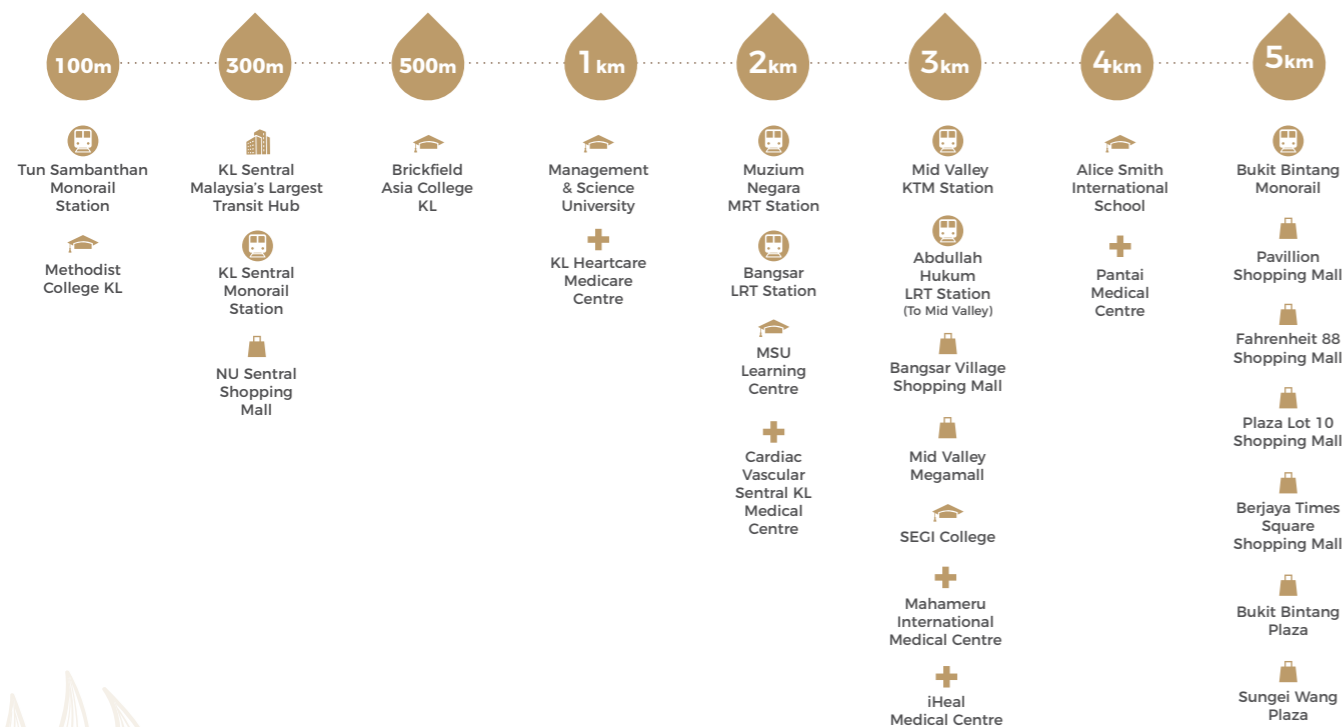
The Ria is in the vicinity of mature neighbourhoods such as KL Sentral and Bangsar, with world class retail, educational and medical facilities mere minutes' drive away.

## THE RIA

# All About the Right Connections

With its proximity to KL Sentral and monorail stations, as well as easy access to the Federal Highway, The Ria is well connected to the city and the rest of the country too. It is also

located in a bustling commercial hub with Fortune 500 companies and many businesses, five-star hotels and a sprawling modern mall.



## THE RIA THE LIFESTYLE



### EDUCATION

Within the vicinity of The Ria are schools, private schools as well as institutions of higher learning.

- Methodist College KL
- Brickfields Asia College KL
- Brickfields Asia College (BAC 2)
- Manipal Globalnxt University
- Management and Science University
- Amcs College of Medical
- SEGI College KL
- St. John's Institution
- Alice Smith School
- Universiti Kuala Lumpur
- Spectrum International Islamic School Kuala Lumpur
- Cempaka International School Damansara Heights
- Taylor International School Kuala Lumpur
- Wesley Methodist School Kuala Lumpur (International)
- The International School of Kuala Lumpur (ISKL)

## CONNECTED TO EVERYWHERE

No more crazy commutes and frustrating hours in traffic.

At The Ria, you are at the epicentre of Kuala Lumpur's biggest public transportation hub. You are mere minutes' walk away from KL Sentral with links to the airports, railway lines, commuter trains and LRT. A covered walkway links The Ria to the Tun Sambanthan monorail station. An access road will link The Ria to Federal Highway.



### MEDICAL CENTRES

There are medical facilities near The Ria.

- KL HeartCare
- Cardiac Vascular Sentral Kuala Lumpur
- Mahameru International Medical Centre
- iHeal Medical Centre
- Pantai Medical Centre

### SHOPPING & LEISURE

The Ria is near malls that can cater to all your shopping, dining and entertainment needs.

- Nu Sentral
- Bangsar Village
- Bangsar Village 2
- Mid Valley Megamall





ROOFTOP VIEW

# THE RIA Tropical Living Contemporary Designs

THE RIA IS DESIGNED FOR URBAN LIVING, AND ITS UNITS FEATURE VARIOUS DESIGNS TO CATER TO ALL YOUR DIFFERENT NEEDS. THE UNITS' LAYOUT IS TIMELESS, PRACTICAL AND FUNCTIONAL, WITH SINGLE AND DUAL KEY FUNCTIONS. WITH DUAL KEY UNITS, OWNERS CAN RENT OUT PART OF THEIR APARTMENT WITHOUT SACRIFICING THEIR PRIVACY.

ENJOY THE BEST QUALITY OF LIFE AT THE RIA. REST AND RELAX WITH ITS HOST OF RECREATIONAL ACTIVITIES IN A SAFE AND SECURE ENVIRONMENT.

In the hustle and bustle of KL Sentral, The Ria is a tranquil tropical retreat with its recreational facilities such as infinity swimming pool and rooftop landscaped garden looking out to the city's stunning views. These beautifully crafted facilities which include gyms, sky decks and playground double up the experience of living in the sky.



POOL VIEW



POOL LOUNGE



REFLEXOLOGY PARK

THE RIA

# Facilities Plan

FACILITIES @  
LEVEL 12

LEGEND

- |                          |                        |                        |
|--------------------------|------------------------|------------------------|
| A Infinity Edge Pool     | I Pergola              | Q Outdoor Reading Area |
| B 25m Lap Pool           | J Tree House           | R Yoga Lawn            |
| C Wading Pool            | K BBQ Area             | S Shower Post          |
| D Pool Bar               | L Cabana               | T Multi-Purpose Hall   |
| E Grotto Jacuzzi         | M Foot Reflexology     | U Gymnasium            |
| F Pool Slide             | N Children Playground  | V Surau                |
| G Floating Sun Recliners | O Terrace Seating Area | W Sauna                |
| H Sunken Pool Lounge     | P Herbarium            | X Changing Room        |

*Note:*  
These common facilities  
are for the Ria and the  
upcoming Phase 3.



ROOFTOP FACILITIES @  
LEVEL 62



LEGEND

- |                    |
|--------------------|
| 1 Roof Garden      |
| 2 Cabana           |
| 3 Pergola          |
| 4 Foot Reflexology |
| 5 Washroom         |
| 6 Yoga Lawn        |
| 7 Seating Alcoves  |

FACILITIES  
@ LEVEL 29



LEGEND

- |                   |
|-------------------|
| 1 Sky Garden      |
| 2 Board Game Room |
| 3 Games Room      |
| 4 Reading Room    |
| 5 Patio Oasis     |
| 6 Washroom        |

FACILITIES  
@ LEVEL 30



LEGEND

- |              |
|--------------|
| 1 Sky Garden |
|--------------|

THE RIA

# Show Unit



Each unit at The Ria is designed to be as diverse as those who live in it.

So whether you choose to live large or live simply, move in with your family or keep things intimate, you'll find a space that's perfectly sized to meet your needs.

\* Artist's Impression Only

# Typical Unit Plan

## TYPE C2

650 sq. ft.

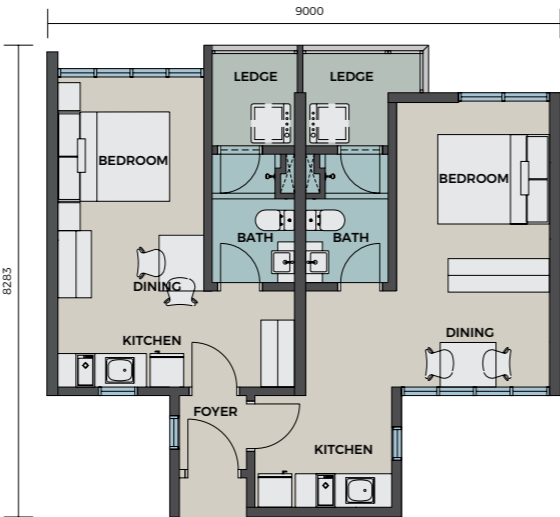
2  + 2 






## TYPE D1

650 sq. ft.  
(Dual Key)

2  + 2 



LEGEND		
	TYPE C1	650 sq. ft.
	TYPE C2	650 sq. ft.
	TYPE D1	650 sq. ft.

## TYPE E1

750 sq. ft.

3  + 2 





## TYPE F1

800 sq. ft.

3  + 2 



LEGEND		
	TYPE E1	750 sq. ft.
	TYPE F1	800 sq. ft.

Sanitary Wares & Fittings :	DESCRIPTION	TYPE C1/C1a	TYPE C2/C2a	TYPE D1/D1a	TYPE E1/E1a	TYPE F1/F1a
	Water Closet	2	2	2	2	2
	Wash Basin and Tap	2	2	2	2	2
	Shower Head	2	2	2	2	2
	Hand Bidet Set	2	2	2	2	2
	Toilet Roll Holder	2	2	2	2	2
	Kitchen Sink and Tap	1	1	2	1	1
	Tap	1	1	2	1	1

## Electrical Installation



