



THE RIYANG

• • •  
HAPPY GARDEN

TM

Wonderful spaces,  
**BEAUTIFUL MOMENTS.**

SPACIOUS CONDOMINIUMS FOR HAPPY FAMILIES



1996



2016



1992



2016

# HOME. Where memories are made, together.

Connect with the people and things that make your life richer at The Riyang, an exclusive residential development built with families in mind, and with families at its heart.

For the older generation, bask in nostalgia within a communal setting that recalls the warmth and closeness of the past. And for the younger set, discover endless potential to create your very own memories to cherish.

With child safety a key priority alongside comfort for the elderly, in addition to facilities crafted for whole family fun, connection and togetherness, it's "Ria", or happiness, and "Sayang", that is, Love, united in one exuberant, distinctive living experience. Come home to The Riyang, Spacious Condominiums for Happy Families.

# Putting the Happy in Happy Garden (Northern View)

## HAPPINESS IS HERE TO STAY

The Riyang is one of the final few FREEHOLD developments in Happy Garden, the locale that inspired its name. It's surrounded by established neighbourhoods that offer every conceivable convenience, from schools, banks and supermarkets, to infinite dining choices and leisure facilities. Easily accessible via major highways, main roads and the proposed MRT2 line, The Riyang lies at the heart of everything that matters.

### SCHOOLS

- SJK (C) CHOONG WEN
- SJK (C) LA SALLE
- SJK (C) YOKE NAM
- SK SERI SETIA
- SK SALAK SOUTH
- SK SRI MEGA
- SRK SALAK SOUTH
- SMK SRI SENTOSA

### IMPORTANT LOCATIONS

- 10km to KLCC
- 7km to MID VALLEY
- 15km to PETALING JAYA

### MAJOR HIGHWAYS

- New Pantai Expressway (connects to Bangsar on one end and Sunway on the other)
- KL-Seremban Highway
- Maju Express Highway (connects to Putrajaya and KLIA)
- Besraya Expressway (to Serdang OR to the KL City)
- Federal Highway
- Smart Tunnel (to KL City)

### TRANSPORTATION

- Proposed MRT2 Line



Actual photography taken in November 2015.

# (Southern View)



MINES

SRI PETALING

MAJU EXPRESSWAY  
(MEX)

BUKIT JALIL

PUTRAJAYA

RIYANG GALLERY

OUG

SJK (C) LA SALLE

G RESIDENCE

NSK  
HYPERMARKET

ENTRANCE

TAMAN GEMBIRA

# Presenting THE RIYANG

Built over 2.03 acres of freehold land, The Riyang is an award-winning, pure residential development with just 212 exclusive units, focusing completely on giving your family a better quality of life.

Featuring plenty of natural greenery, where even the lobby is surrounded by a verdant courtyard, The Riyang brings to life a sense of airiness and space, enhanced by natural lighting.

Feeling at home has never been easier.

- FREEHOLD
- RESIDENTIAL DEVELOPMENT (GST EXEMPTED)
- 212 SPACIOUS, FAMILY-FRIENDLY UNITS
- ONLY 8 UNITS PER FLOOR
- POINT BLOCK DESIGN
- 5 LIFTS FOR SHORT WAITING TIME
- 35 STOREY CONDOMINIUM TOWER



ASIA PACIFIC  
PROPERTY  
AWARDS  
DEVELOPMENT

AWARD WINNER  
RESIDENTIAL HIGH-RISE  
DEVELOPMENT MALAYSIA

The Riyang @ Happy Garden  
by Suntrack Development  
Sdn Bhd

2017-2018



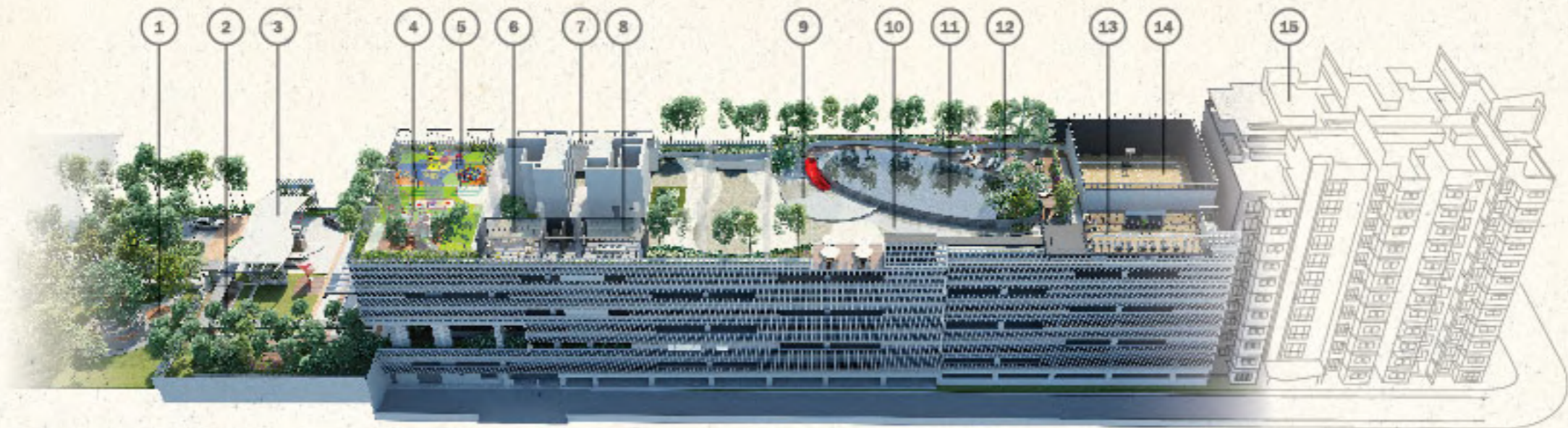
ASIA PACIFIC  
PROPERTY  
AWARDS  
ARCHITECTURE

AWARD WINNER  
RESIDENTIAL HIGH-RISE  
ARCHITECTURE MALAYSIA

The Riyang @ Happy Garden  
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2017-2018

GROHE



## Created for things that **MAKE LIFE MEANINGFUL**

The Riyang was created to encompass everything you need to keep beautiful old memories alive, while providing infinite space for families to build new memories to last a lifetime.

The communal setting provides a sense of warmth and closeness, like in olden days, while touches such as traditional games and nostalgic art may inspire fond memories of youth.

Finally, a host of contemporary facilities allow for countless opportunities to create brand new memories to cherish with the people that matter. Isn't that what gives life real meaning?

- |                         |                         |                |                  |   |
|-------------------------|-------------------------|----------------|------------------|---|
| 1 Mini Forest/Treehouse | 4 Children's Playground | 7 Surau        | 10 Shallow Water | 13 Gymnasium                                    |
| 2 Waiting Area          | 5 Children's Playroom   | 8 Meeting Room | 11 Infinity Pool | 14 Basketball cum Badminton Court (convertible) |
| 3 Guardhouse            | 6 Library               | 9 Wading Pool  | 12 Pool Deck     | 15 Selesa Apartment                             |

- SELESA APARTMENT HAS SEPARATE ENTRANCES, CARPARK AND FACILITIES, AND IS MANAGED BY A SEPARATE SUB-MANAGEMENT.
- FACILITIES AND COMMON AREAS OF THE RIYANG ARE NOT ACCESSIBLE BY RESIDENTS FROM SELESA APARTMENT.
- DESIGNER SKY LOUNGE AND BBQ PIT AT 31ST FLOOR

# Made for LIVING LARGE

Every family should have enough room to grow. That's why at The Riyang, we designed each residence with up to 5 bedrooms and 4 bathrooms – more than enough space for extended families.

Because we know that privacy and security are important to you, all units are located with ample distance between each other so you can truly enjoy having your own space.

Plus, with thoughtful touches like high ceilings, quality furnishing and a large balcony with a breathtaking view of the surrounding panorama, it's easy to live large at The Riyang.



Actual photographs of Show Units



# Happy homes for HAPPY FAMILY

## KEY FEATURES

- Large units for growing families
- High ceilings for better ventilation and natural lighting in all rooms
- Dry and wet kitchens with adequate and functional work spaces
- Shower cubicles with tempered glass shower screens
- His & Hers wash basins in the Master Bathroom
- Ample-sized balconies for private herb gardens
- Generous amount of power plug points
- Light switches at disabled-friendly height (1.2m)
- Multi-split inverter air-conditioning units and water heater tanks provided
- SMATV points designed for satellite PVR recording – great for recording your favourite satellite TV programmes
- Fibre optic cables for high-speed Internet connectivity
- CAT6 cables to future-proof IPTVs





It's the little details  
**THAT MAKE LIFE RICHER**



1996



2016

# Floor Plate

- Point block design for shorter distance to lift lobby
- 5 lifts for short waiting time
- Natural light and air in lift lobby



LEVEL 5, 8, 11, 13a, 17, 20, 23, 26 & 29



LEVEL 7, 10, 16, 19, 22, 25 & 28

## PANOROMIC SKY LOUNGE WITH BEAUTIFUL CITY VIEWS



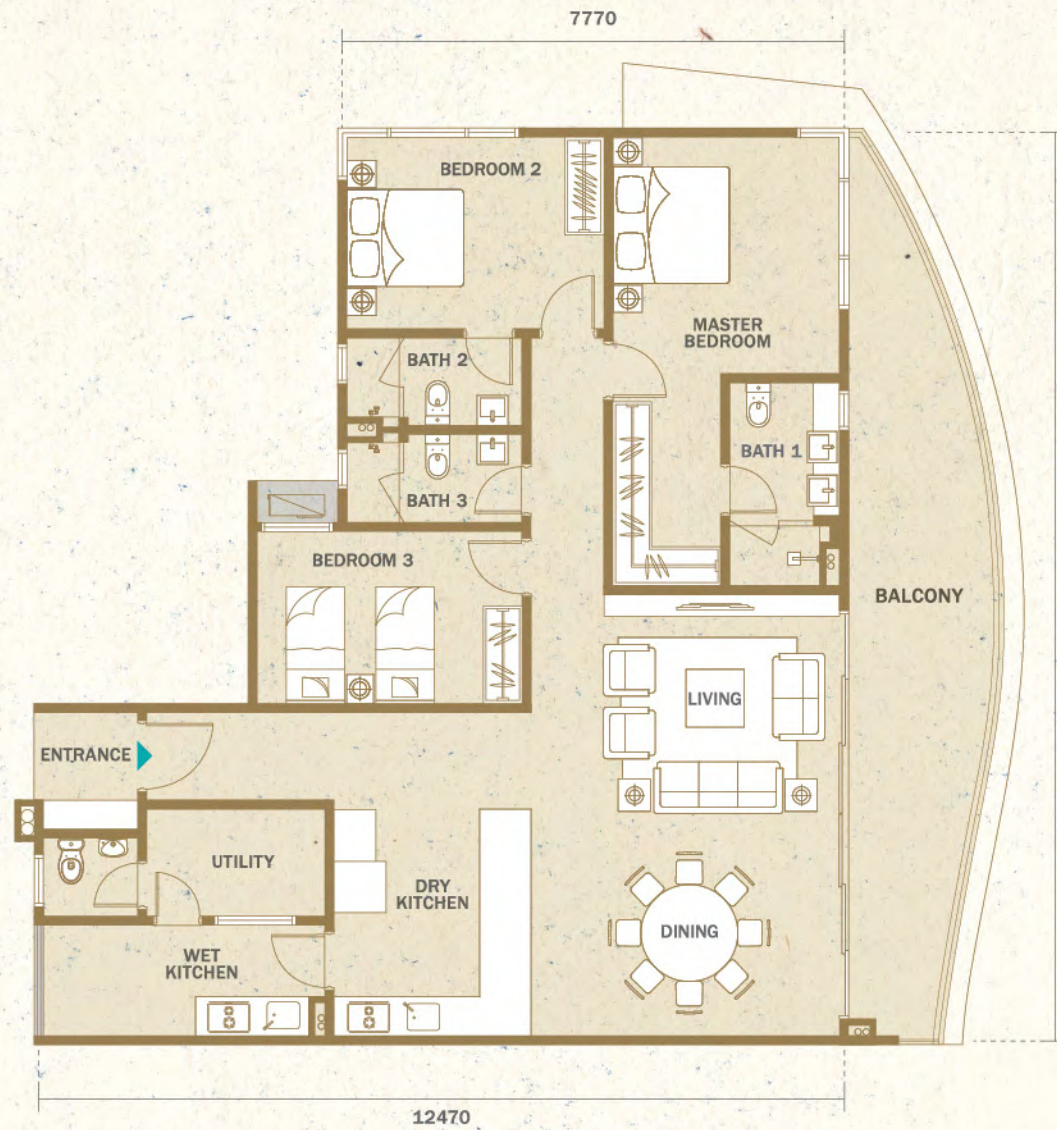
LEVEL 6, 9, 12, 15, 18, 21, 23a, 27 & 30



LEVEL 31

**TYPE A1 – A6 Unit Plan**  
**1593 – 1776 sq. ft.**

- 3+1 bedroom
- 4 bathrooms



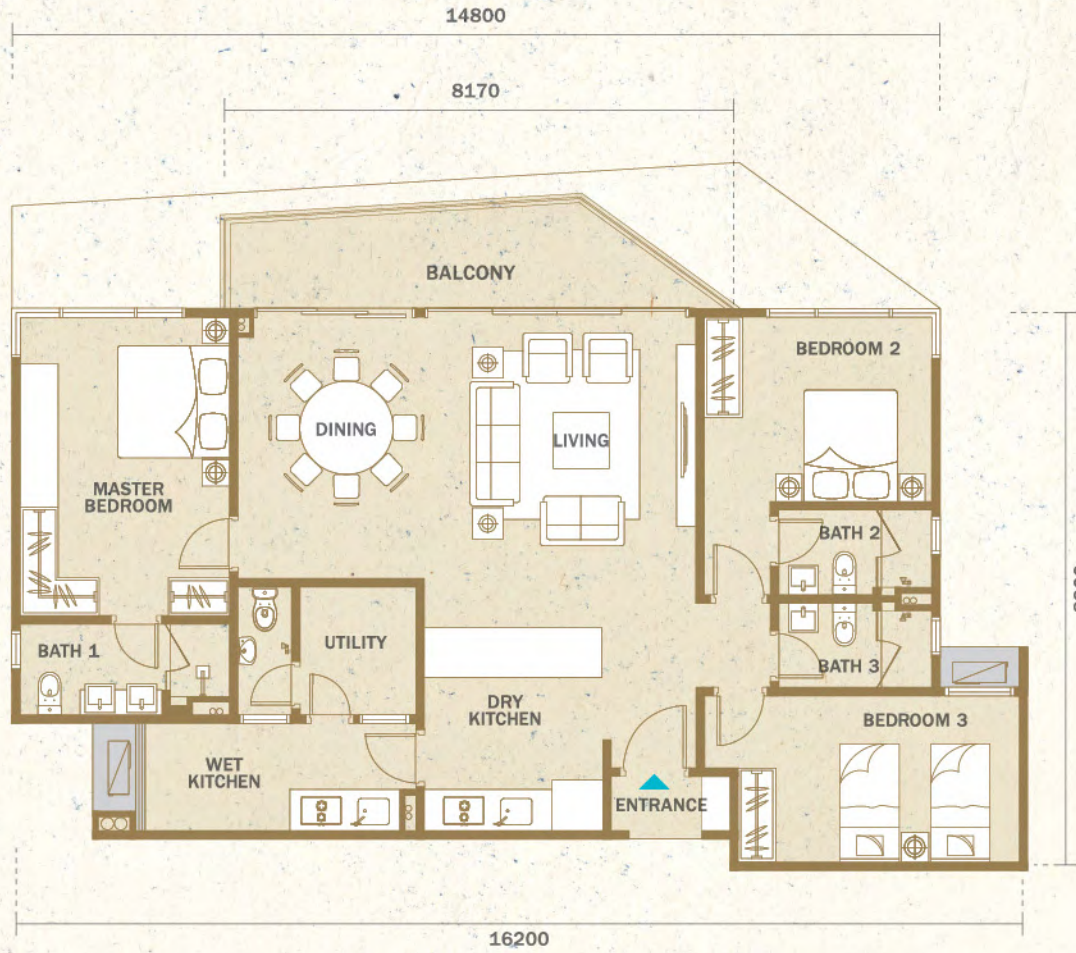
**TYPE B1 – B6 Unit Plan**  
**1711 – 1884 sq. ft.**

- 4+1 bedroom
- 4 bathrooms



**TYPE C Unit Plan**  
**1477 sq. ft.**

- 3+1 bedroom
- 4 bathrooms



**TYPE D Unit Plan**  
**2798 sq. ft.**

- 6+1 bedroom
- 6 bathrooms





## Specifications

	TYPE
<b>STRUCTURE</b>	Reinforced concrete – shear wall
<b>WALL</b>	Shear wall or brick wall
<b>CEILING</b>	Plaster ceiling or skim coat
<b>WINDOWS</b>	Powder coated aluminium frame window
<b>DOORS:</b>	
Front entrance	Firedoor with timber veneer
Balcony	Aluminium sliding door
Other areas	Timber doors
Ironmongery	Stainless steel locksets and hinges
<b>FLOOR FINISHES:</b>	
Living Room, Store and Dry Kitchen	Polished porcelain tiles (600mm x 600mm)
Bedrooms	Laminated timber flooring
Wet Kitchen, Yard, Utility Room & Bathroom in Utility Room	Ceramic tiles (400mm x 400mm)
All Bathrooms (except Bathroom in Utility Room)	Porcelain tiles (300mm x 600mm)
<b>WALL FINISHES:</b>	
All Bathrooms (except bathroom in Utility Room)	Porcelain tiles up to ceiling height (300mm x 600mm)
Bathroom in Utility Room	Ceramic tiles up to ceiling height
Other Areas	Skim coat or cement sand plastering
Interior Paint	Low voc emulsion paint
Exterior Paint	Weather durable paint

	TYPE			
	Type A	Type B	Type C	Type D
<b>PLUMBING and SANITARY:</b>				
Water Closet	4 sets	4 sets	4 sets	6 sets
Wash Basin	5 sets	5 sets	5 sets	7 sets
Showerhead	4 sets	4 sets	4 sets	6 sets
Washing Machine Tap	1 set	1 set	1 set	1 set
Hot Water Piping	Provided for all Unit Types			
<b>ELECTRICAL POINTS:</b>				
Lighting point	25 nos	27 nos	24 nos	37 nos
Power point	21 nos	23 nos	20 nos	28 nos
Fan point	5 nos	6 nos	5 nos	8 nos
Water heater point	2 nos	2 nos	2 nos	3 nos
AC power point for multi split compressor	2 nos	2 nos	2 nos	3 nos
Telephone point	2 nos	2 nos	2 nos	3 nos
SMATV point for PVR recording	2 nos	2 nos	2 nos	3 nos
Data Point (Cat 6)	2 nos	2 nos	2 nos	3 nos
Door bell point	1 no	1 no	1 no	1 no
<b>ELECTRICAL SUPPLY:</b>				
	3 phase 60 Amp			
<b>OTHERS:</b>				
Air-Conditioning	Multi split inverter air conditioners to Living Room, Dining Area and all Bedrooms			
Security Alarm	Provided			

From your balcony,  
**A REFRESHING VIEW**





# Happy times begin AT THE PODIUM

The Podium level at The Riyang comes fully equipped with the best facilities to enhance your quality of life – and quality time with the family. Dive into the infinity pool, make a splash with the pool slide, chill out in the jacuzzi or just cool down by the waterfall.

It's everything you need for memorable moments, all in one place.

#### **INFINITY LAP POOL**

For leisurely laps or a robust aquatic workout

#### **WATERFALL**

Cool down, the way nature intended

#### **TWO WADING POOLS**

400mm depth for older children and shallow 100mm depth for toddlers

#### **POOL SLIDE**

For children to make a splash

#### **POOL VIEW GYMNASIUM**

Fitness centre with a yoga area

#### **JACUZZI**

Slip in and relax after a long day

#### **OPEN FUNCTION DECK WITH PANTRY**

Great for parties!

#### **COVERED WALKWAY TO GYMNASIUM**

No more getting wet on the way to the gym!

#### **MEETING ROOM**

Great for get-togethers, meetings and celebrations

#### **SURAU**

#### **TOILET & CHANGING ROOM**



## Big fun for the LITTLE ONES

The Riyang is family-friendly in so many ways!

Create new memories by indulging in traditional games you enjoyed in your youth, and taking snapshots at the chalkboard graffiti wall. Or let your little one run around the shaded playground, perfect even on hot or rainy days, while you relax in the comfortable parent zone.

### **INDOOR BASKETBALL COURT**

Shoot some hoops, or convert these into two badminton courts

### **SHADED PLAYGROUND**

All of the fun, none of the sun!

### **CHALKBOARD GRAFFITI**

A picture-perfect wall of favourite children's fantasies

### **TRADITIONAL GAMES**

Games from your childhood to share with the next generation

### **COMMUNITY LIBRARY**

Catch up on your reading while watching over your kids at the playground

### **PLAYROOM**

Filled with toys contributed by the community

### **PARENT ZONE**

Watch your children play in comfort





# Embrace PEACE OF MIND in natural grandeur

At The Riyang, we've crafted a landscape that's meant to inspire the creation of unforgettable moments for the next generation.

Step into your very own mini-forest, explore the treehouse, and find a moment of peace at the fish pond. All while being protected by multi-layered security, 24 hours a day.

## ENTRANCE

**TREEHOUSE**

**FISH POND**

**WATERJET**

**PANGKIN REST AREA**

## COMMON SPACES

**GUARDHOUSE**

- With trained security force to watch over the community
- Overlooking the waiting area for children to board school buses

**AMPLE PARKING SPACES**

with natural light and air

**4m-WIDE RAMPS IN CAR PARK**

made easy for less experienced drivers

**DOUBLE VOLUME CEILING**

at courtyard lobby for natural light and air

**ABUNDANT REST AREAS**

with a generous amount of seating and benches. Shaded waiting areas and covered walkways to the entrance also add comfort and convenience.



## Take your happiness **HIGHER AT THE SKY LOUNGE**

Directly connected to the residential tower, the Sky Lounge opens up endless possibilities for life at a whole new level. Whether it's a celebration for an achievement, a casual barbeque, or a party with loved ones, there's nothing like coming together at one of the highest points in the area, with a beautiful view of the KL city skyline.

### **SKY LOUNGE FEATURES**

- LOUNGE**
- SKY DECK**
- BBQ DECK**
- KL CITY SKYLINE VIEW WITH A GARDEN**



# SAFE, SECURE & FRIENDLY, in All the Ways That Matter.



RAISED SWIMMING POOL FOR CHILDREN'S SAFETY.



## ECO FEATURES

While designed specifically for families, The Riyang was also created to be kind to the environment.

- Fulfills Green Building Certification
- Green features include a rainwater harvesting tank and laminated glass windows to reduce heat gain
- Architectural design that optimises natural light, air and ventilation
- Low VOC paint for interior wall
- Multi split inverter air-conditioning
- Water saving WCs



## MEET CONSTRUCTION QUALITY STANDARDS

Quality Assessment System in Construction (QLASSIC) is a system or method to measure and evaluate the workmanship quality of a building construction work based on Construction Industry Standard (CIS 7:2006). QLASSIC enables the quality of workmanship between construction projects to be objectively compared through a scoring system.



## SAFETY FEATURES

The Riyang is committed to keeping your loved ones – including children, seniors and the disabled – safe and sound at all times.

- 24-hour CCTV surveillance
- Perimeter Fencing & Alarm System
- Round-the-Clock Security Patrols
- Multi-level Access Cards: Used at Car Park Entrance, Lobby Drop-Off and Lifts for Floor Control
- Raised swimming pool and fish pond to keep children safe



## DISABLED-FRIENDLY FEATURES IN COMMON AREAS

- Disabled Toilets
- Switches at wheelchair-accessible height
- Ramps for the disabled, the elderly and baby strollers



ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT

AWARD WINNER  
RESIDENTIAL HIGH-RISE DEVELOPMENT MALAYSIA

The Rising @ Happy Garden by Suntrack Development Sdn Bhd

2017-2018



ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE

AWARD WINNER  
RESIDENTIAL HIGH-RISE ARCHITECTURE MALAYSIA

The Rising @ Happy Garden by Suntrack Development Sdn Bhd

2017-2018



INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC

IN ASSOCIATION WITH  
HSBC  
★★★★★

BEST INDUSTRIAL DEVELOPMENT MALAYSIA

Suntrack Hub @ Bang by Suntrack Development Sdn Bhd

2012-2013



ASIA PACIFIC PROPERTY AWARDS

IN ASSOCIATION WITH  
Bloomberg  
★★★★★

BEST DEVELOPMENT (MULTIPLE UNITS) MALAYSIA

Sunmerglades by Suntrack Development Sdn Bhd

2011



COMPLETING IN 2017



COMPLETED IN 2014



COMPLETED IN 2012



COMPLETED IN 2009



COMPLETED IN 2004



COMPLETED IN 2007



Building with passion

## THE DEVELOPER

Suntrack Development Sdn. Bhd. is an award-winning developer with an excellent track record in property development since 2002. With its tagline "Building with Passion", it is a socially and environmentally-conscious developer with an energetic and experienced management team whose philosophy is to build value-for-money, high quality properties with great attention to detail in its designs, and functionality of space.

## THE DESIGNERS



GSD is the abbreviation of Group Studio Design. It was established in 1996 as a group of several design studios with respective specialisations working together with like-minded passion.

GSD's architect portfolio is broad-based and includes hotels, commercial developments, clubhouses and educational facilities. Their notable projects include Jade Hills Resort Club, Lake Edge Puchong, Tropicana Grande, Tropicana Avenue, The Majestic Hotel, Menara Berkembar Bank Rakyat and 16 Quartz Melawati. GSD has won numerous industry awards since its inception that include 4 FAM Awards, 2 FIABCI Awards, 2 International Property Awards and being shortlisted for the Arcadia Awards 2013-2014.



Formed in 1990, Pentago is a boutique landscape and architectural firm with a flair for bringing intuition into each and every aspect of design. They are well-known for their signature, modern tropical, 'inside-out' style, an approach that melds together the realms of the natural landscape with architectural design.

Over the years they have gained international recognition with projects all over Asia, Oceania and the Middle East, and have won numerous awards. In recent years, Pentago have bagged 2 ILAM design awards and 7 Malaysia Landscape Architecture Awards. Notable projects include The Arc Rimbayu; The Aire Damansara; Zenia Park Homes; Desa ParkCity; Impiana Resort, Phuket; and Dai Phuoc Lotus Phase 1, Vietnam and the FIABCI award-winning Gita Bayu development.



SWOT DESIGN GROUP was established in 1995, and the company provides interior design consultancy services and visual communication design for varied type of projects including corporate, retail, hospitality and residential sectors.

SWOT's previous projects include the Royal Selangor Visitors Centre, Wolo Hotel Penthouses, 338-U-thant and a list of retail store design for the Melium Group, among others.



### SALES GALLERY

**ADDRESS:**  
 LG1-2, Seri Gembira Avenue,  
 No.6, Jalan Senang Ria, Taman Gembira,  
 58200 Kuala Lumpur.

**OFFICE:**  
 T : +603 7971 8207 / +603 7972 8208  
 F : +603 7972 8318

**GPS COORDINATES:**  
 3.0789827, 101.6860636

**WAZE NAVIGATION:**  
 The Riyang, Sales Gallery  
 (Landmark: Seri Gembira Avenue/Canton Kitchen)

### PROJECT SITE

**ADDRESS:**  
 Lot 1233, Jalan Gembira,  
 Mukim Petaling, Kuala Lumpur.

**GPS COORDINATION:**  
 3.08413, 101.68886

**WAZE NAVIGATION:**  
 Jalan Gembira, Happy Garden.  
 (Landmark: NSK Hypermarket)

### HEADQUARTERS


Suntrack Development Sdn Bhd (665318-M)  
 1st Floor, Prima 5C-1, Prima Avenue,  
 Jalan Teknokrat 5, 63000 Cyberjaya,  
 Selangor, Malaysia.

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 F : +603 8318 3190  
 E : info@suntrack.com.my  
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 W : www.suntrack.com.my




Building with passion

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3.0789827, 101.6860636

 **WAZE NAVIGATION:**  
The Riyang, Sales Gallery  
(Landmark: Seri Gembira Avenue/Canton Kitchen)

### SALES ENQUIRY

011 2222 8000  
011 2222 9000

E : sales@theriyang.my



SCAN FOR WEBSITE:  
[www.theriyang.my](http://www.theriyang.my)

Developer: Suntrack Development Sdn Bhd (665318-M), The Riyang Sales Gallery, LG1-2, Seri Gembira Avenue, 6, Jln Senang Ria, Tmn Gembira 58200 Kuala Lumpur · Developer License: 9760-3/12-2018/01014(L) · Validity Period: 30/12/2016-29/12/2018 · Advertising & Sales Permit No: 9760-3/12-2018/01014(P) · Validity Period: 30/12/2016-29/12/2018 · Approving Authority: Dewan Bandaraya Kuala Lumpur · Building Plan Approval No: BPS3OSC2016-1325 · Expected Completion Date: June 2020 · Land Tenure: Freehold · Land encumbrances: UOB Bank (M) Bhd · Type: Condominiums · Total Units: 212 units · Selling Price: RM868,000 (min) - RM1,738,000 (max) · Bumiputra Discount: 5%

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