

ARRA Residences @ Ara Damansara

Executive Summary

ARRA Residences @ Ara Damansara represents a significant new development designed as a Transit-Oriented Development (T.O.D), seamlessly blending urban accessibility with a focus on green living. This freehold, integrated mixed-use development encompasses serviced residences, a curated Retail Park, a prestigious 4-Star Marriott Hotel, and a Grade A Corporate Office Tower.¹

The residential component, ARRA Residences, is primarily marketed as a low-density offering with 350 exclusive units.² These units range in size from 721 sqft (2-bedroom, 2-bathroom) to 1317 sqft (4-bedroom, 3-bathroom), catering to a diverse range of buyers from young professionals and small families to savvy investors.¹ Starting prices for units are positioned competitively, generally from approximately RM488,000 to RM500,000.⁴

Connectivity is a core strength, featuring a direct covered walkway (150m-200m) to the Ara Damansara LRT Station.² The development also offers excellent access to major highways including LDP, NKVE, ELITE, DASH, and Federal Highway, and is a short 5-10 minute drive to Subang Airport.² Residents will benefit from over 39 lifestyle facilities, including an Olympic-sized infinity pool, a 5,000 sqft gymnasium, co-working spaces, and notably, Malaysia's first rooftop pickleball courts.² The project is also GreenRE Gold certified, highlighting its commitment to sustainable design.⁵

Integrated conveniences are a hallmark of ARRA Residences, providing doorstep access to anchor tenants like Ben's Independent Grocer and Coffee Bean & Tea Leaf, as well as proximity to Citta Mall and the Marriott Hotel.² The estimated completion date for this new launch project is Q2 2030.⁶

1. Project Overview & Concept

1.1 Developer & Vision

The developer behind ARRA Residences is recognized as reputable and award-winning, with a proven track record of developing three high-rise residences within the Ara Damansara area.⁶ This background suggests that the developer possesses significant local market expertise and a demonstrated capability to deliver projects in this specific locale. Such a history often instills confidence in potential buyers, as it implies a deep understanding of the area's demographics and market demands, which can contribute to the project's quality and timely completion.

ARRA Residences is conceptualized as a "Transit-Oriented Development (T.O.D)" that aims to seamlessly integrate urban accessibility with a focus on green living.¹ The overarching vision is to create a vibrant, connected urban living experience where work, life, and fitness coexist harmoniously.⁷ This design philosophy not only seeks to provide a desirable lifestyle for residents but also aims to foster potential for long-term capital growth, making it an appealing proposition for both homeowners and investors.² The emphasis on a TOD model highlights a strategic approach aligned with contemporary urban planning, prioritizing convenient access to public transportation and self-contained communities, which are strong drivers of property value and rental demand.

1.2 Development Type & Concept

At its core, ARRA Residences is a Transit-Oriented Development (T.O.D), designed to maximize urban accessibility while promoting a serene, green living environment.¹ This concept is central to its appeal, aiming to reduce reliance on private vehicles by providing direct access to public transit.

Beyond being a residential development, ARRA Residences is positioned as an integrated mixed-use development. This means it combines various components within a single complex: serviced residences, a curated Retail Park, a prestigious 4-Star Marriott Hotel, and a Grade A Corporate Office Tower.¹ This integrated nature

creates a self-sustaining ecosystem where residents have immediate access to daily necessities, leisure activities, and even employment opportunities without needing to leave the development.² For investors, this comprehensive integration can lead to higher rental yields due to the presence of a captive audience, including office workers, hotel guests, and retail staff. The inclusion of a 4-star Marriott Hotel further elevates the project's prestige and perceived quality, which can attract a more affluent demographic and potentially boost property appreciation. This holistic approach enhances the overall living experience and contributes significantly to the long-term investment appeal of the property.

1.3 Current Status & Estimated Completion Date

ARRA Residences is currently a "new launch" project, signifying that it is in its initial marketing and sales phase.² Registration for units commenced in July 2025.⁶

The estimated completion date for the project is Q2 2030.² This timeline carries several implications for potential buyers. For those looking to purchase, the "new launch" status often means that early bird promotions and special packages may be available, potentially offering more favorable pricing or additional benefits.⁴ For investors, a longer completion timeline allows for potential capital appreciation during the construction phase, as property values in well-located, integrated developments often increase as the project progresses and nears completion. However, it also requires a longer holding period before rental income can be generated. For the AI sales agent, it is important to manage customer expectations regarding immediate occupancy and to emphasize the future value proposition that is built upon the integrated development and TOD concept. The future listing dates, such as August 2025 mentioned in some property listings, further reinforce its "new launch" status and the forward-looking nature of its marketing.

1.4 Unique Selling Propositions & Design Philosophies

ARRA Residences is distinguished by several unique selling propositions that enhance its appeal in the competitive property market. A primary advantage is its **Freehold**

Title, which offers long-term ownership security and is highly valued in Malaysia for its perpetual ownership rights and potential for greater capital appreciation compared to leasehold properties.¹

The development is characterized by its **Low Density**, with only 350 exclusive units.² This limited number of units suggests a more private and less congested living environment, which can be a significant draw for buyers seeking exclusivity and better access to facilities. It is important to note a discrepancy where one source mentions 1275 units across 3 towers for ARRA Residences.⁵ However, the consistent emphasis on "low density" and the repeated mention of 350 units in multiple other sources strongly suggest that 350 units refer specifically to the residential component of ARRA Residences, while 1275 units might represent the total unit count across the entire integrated development (including office, hotel, and potentially other residential phases or blocks) or is a data inconsistency that would require clarification from the developer. The AI sales agent should prioritize the 350-unit figure for the residential component when discussing density.

ARRA Residences is highlighted as having the **Most Affordable Entry Price** in Damansara for T.O.D projects.² This competitive pricing, combined with its freehold status and low density, broadens its market appeal, making a TOD in a prime area accessible to a wider range of buyers, including first-time homebuyers and young professionals.⁵ This strategic pricing positions the project as a high-value proposition within the Ara Damansara market.

Furthermore, the development boasts a **GreenRE Gold certified sustainable design**⁵, demonstrating a commitment to environmental responsibility and energy efficiency. Units are thoughtfully designed with quality finishes, and include a balcony and yard.⁶ Some units offer a desirable

Golf Course View.² The project also features spacious carparks and efficient layouts.⁵ A notable and unique amenity is the

First Rooftop Pickleball Court in Malaysia², showcasing a forward-thinking approach to lifestyle offerings that caters to modern recreational trends. This combination of freehold tenure, low density, affordability, and unique, modern amenities positions ARRA Residences to attract a diverse buyer pool, ensuring strong demand and enhancing its long-term appeal.

2. Property Details & Unit Specifications

2.1 Property Type & Tenure

ARRA Residences @ Ara Damansara falls under the category of Serviced Residences, also referred to as Serviced Apartments or Condominiums in various listings.¹ This property type typically offers a blend of residential living with hotel-like services and extensive facilities.

A significant advantage for potential buyers is the property's **Freehold tenure**.¹ This is a critical factor in the Malaysian property market, as freehold properties grant perpetual ownership rights, which generally lead to higher long-term value appreciation compared to leasehold properties. Freehold status is often preferred by buyers for its security, ease of inheritance, and reduced administrative complexities. The property is also noted to come with a Master Title², which is the standard initial form of title for new developments before individual strata titles are issued to unit owners. The property has also been labeled as "Below Market Value"², which, while a marketing claim, suggests a competitive entry price that further enhances its investment appeal.

2.2 Total Units & Density

ARRA Residences is characterized by its **low density**, featuring only 350 exclusive units.² This limited number of units is a significant selling point, as it implies a more private and less crowded living environment, potentially leading to better access to shared facilities and a more serene atmosphere.

However, it is important to address a data point that mentions ARRA Residences consisting of "3 towers with a total of 1275 units".⁵ This appears to be a direct contradiction to the consistent reporting of 350 units for ARRA Residences' residential component and its explicit "low density" claim. A plausible interpretation,

given the strong emphasis on low density, is that the 350 units refer specifically to the residential component of ARRA Residences, perhaps within a designated block or phase, while the 1275 units might represent the total number of units across the *entire integrated mixed-use development* (which includes serviced residences, retail, hotel, and office components) or could be an error in the source data. For clarity, the AI sales agent should emphasize the 350-unit figure for the residential aspect of ARRA Residences, as this aligns with the project's marketed exclusivity and low-density appeal. This distinction is crucial for setting accurate customer expectations regarding the project's scale and exclusivity.

2.3 Unit Layouts, Sizes & Configurations

ARRA Residences offers a flexible range of unit types and configurations designed to cater to diverse buyer needs, from individuals and small families to those requiring more space.

The available unit types and their corresponding specifications are as follows:

Unit Type	Built-up Size (sqft)	Bedrooms	Bathrooms	Key Features
2R2B	721	2	2	Balcony, Yard, Semi-furnished, Golf Course View/Ara Damansara View options
3R2B	895	3	2	Balcony, Yard, Semi-furnished
4R2B	1025	4	2	Balcony, Yard, Semi-furnished

4R3B	1317	4	3	Balcony, Yard, Semi-furnished
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Note: While most sources consistently state 721 sqft for the 2-bedroom, 2-bathroom configuration ¹, one snippet mentions a unit built-up of 751 sqft for this type.⁶ The 721 sqft figure is more commonly cited.

The provision of various unit sizes, ranging from the compact 721 sqft units to the more spacious 1317 sqft options, demonstrates a strategic approach to maximize market reach.⁴ The smaller 2-bedroom units are specifically highlighted as ideal for young professionals, small families, or savvy investors, appealing to those seeking an entry-level investment or a convenient urban living space.¹ The larger 3- and 4-bedroom units are designed to accommodate growing families or those who desire more expansive living areas. This flexibility in unit choices ensures that ARRA Residences can attract a broad spectrum of potential buyers, enhancing its market appeal and potential for sales volume.

2.4 Furnishing & Key Unit Features

Units at ARRA Residences are either partially furnished ⁴ or semi-furnished with quality fittings.² This level of furnishing is a significant value-add for potential buyers, as it reduces the initial costs and effort associated with moving in or preparing the unit for rental.

The included fittings typically consist of essential items such as an Air Conditioner, Kitchen Cabinet, Cooker Hob/Hood, and Water Heater.² This provision simplifies the purchasing decision by ensuring a baseline level of comfort and functionality upon handover, making the property particularly attractive for first-time homebuyers or investors looking for units that are ready for immediate occupancy or rental.

Beyond furnishing, the units boast several key features. All units come with a balcony and a dedicated yard area, providing additional functional space and natural light.² Some units offer desirable views, including a Golf Course View ² or an Ara Damansara view ⁶, while others may feature a City View.² Specific unit characteristics like being a

corner unit, having a high ceiling, and facing North/South are also highlighted, contributing to the overall living experience and aesthetic appeal.²

3. Pricing & Financial Information

3.1 Unit Pricing

ARRA Residences offers a competitive pricing structure, with units starting from approximately RM488,000.⁴ The broader price range for units is reported to be between RM488,000 and RM554,000.²

The price per square foot (PSF) for units typically ranges from around RM677 psf to RM680 psf.⁴ Specifically, the current PSF is noted to be about RM676.84 psf or RM679.61 psf.⁴ This pricing strategy positions ARRA Residences as having the "most affordable entry price in Damansara for T.O.D projects".² This affordability, especially for a freehold Transit-Oriented Development in a prime area, is a significant draw, broadening its appeal to a wider range of buyers, including those who are budget-conscious but seek a high-value property.

3.2 Estimated Loan Repayments

To assist potential buyers in assessing affordability, estimated monthly loan repayments are provided. These estimates range from RM2,046 per month to RM2,200 per month.⁴ For instance, a unit priced at RM488,000 would typically involve a 10% downpayment of RM48,800, with a 90% loan amount of RM439,200.⁴

These figures provide crucial transparency, allowing potential purchasers to understand their likely financial commitment. The estimated monthly repayments suggest that the units are financially accessible to the target demographic of young professionals and small families.¹ The availability of standard financing options, such

as the 90% Loan-to-Value (LTV) example, simplifies the initial financial considerations for eligible buyers, making the purchasing process more straightforward.

3.3 Maintenance Fees

The maintenance fee for ARRA Residences is set at RM0.33 per square foot (psf), which includes the sinking fund.⁵ This information is vital for potential buyers to accurately calculate the total cost of ownership beyond the property's purchase price.

While some snippets initially indicated that maintenance fees were "unavailable" ⁴, other sources explicitly provide the RM0.33 psf figure directly related to ARRA Residences.⁵ It is important to distinguish this from maintenance fees mentioned for other developments like Maya Ara Residences or AraGreens Residences, which are not relevant to ARRA Residences.⁸ A low maintenance fee can be a significant selling point, as it directly impacts the overall affordability and potential rental yield for investors, demonstrating the long-term cost-effectiveness of living in ARRA Residences.

3.4 Promotions & Rebates

As a "new launch" project, ARRA Residences offers various incentives to early registrants and purchasers. Marketing materials indicate the availability of "limited units with early bird packages".⁴ These early bird promotions are specifically available for those who register their interest.⁶ Potential buyers are encouraged to contact the sales team directly for detailed floor plans, pricing, and information on these early bird packages.⁵

The consistent mention of these promotions is a common strategy for new property launches, designed to create a sense of urgency and exclusivity, thereby incentivizing early commitment from potential buyers. For the AI sales agent, highlighting these promotions is key to encouraging immediate action and engagement. However, it is also important to manage expectations by noting that specific details regarding

booking procedures, payment plans, and exact rebates are not explicitly detailed in the provided information and require direct contact with the sales representatives.⁴ The project also offers "ONE-STOP SOLUTIONS PROVIDED TO ASSIST PURCHASER (BANKER AND LAWYER)," indicating comprehensive support for financing and legal aspects of the purchase.⁵

Table: Pricing Overview for ARRA Residences

Unit Type	Built-up Size (sqft)	Starting Price (RM)	Price Per Square Foot (RM/psf)	Estimated Monthly Loan Repayment (RM/mo)	Maintenance Fee (RM/psf)
2R2B	721	488,000	677 - 680	2,046 - 2,200	0.33 (incl. sinking fund)
3R2B	895	Contact Agent	Contact Agent	Contact Agent	0.33 (incl. sinking fund)
4R2B	1025	Contact Agent	Contact Agent	Contact Agent	0.33 (incl. sinking fund)
4R3B	1317	Contact Agent	Contact Agent	Contact Agent	0.33 (incl. sinking fund)

Note: Pricing for 3R2B, 4R2B, and 4R3B units would be higher than the 2R2B starting price and should be confirmed with the sales agent.

4. Location, Accessibility & Connectivity

4.1 Address & Neighborhood

ARRA Residences is situated at Jalan PJU 1a/46, Ara Damansara, Petaling Jaya, Selangor.⁴ This address places the development squarely "within The Heart of Ara Damansara".¹ Its strategic positioning between Citta Mall and the LRT Ara Damansara Station is a key locational advantage.²

Being in such a central and strategic location is a crucial factor for long-term property value appreciation and sustained rental demand. This prime spot ensures that residents have immediate and convenient access to a wide array of daily necessities, dining options, and entertainment venues. The central positioning enhances the overall desirability of the property and contributes significantly to its long-term investment potential.

4.2 Public Transportation Links

A defining characteristic of ARRA Residences as a Transit-Oriented Development (T.O.D) is its exceptional connectivity to public transportation. The development offers direct covered walkway access to the **LRT Ara Damansara Station**.² This walkway is estimated to be approximately 150 meters ⁶ to 200 meters ² in length, providing seamless and sheltered access to the LRT system within a mere 2 minutes.⁴

This direct and convenient link to the LRT significantly reduces residents' reliance on private vehicles, appealing to individuals who prefer to avoid traffic congestion or are environmentally conscious. For investors, TODs typically command higher rental yields and exhibit stronger capital appreciation due to their inherent convenience and desirability, attracting a broader pool of tenants, particularly young professionals who prioritize public transport access for their daily commutes. Beyond the Ara Damansara LRT, other nearby public transport options include RAPIDKL (KJ24) KELANA JAYA and KTM SUBANG JAYA (KD09).⁴

4.3 Major Road Networks & Highways

For residents who prefer or require driving, ARRA Residences boasts excellent road connectivity. The development provides direct access to several major highways and expressways, ensuring easy travel to various parts of the Klang Valley.²

These connected highways include:

- **LDP (Lebuhraya Damansara-Puchong)** ²
- **NKVE (North-South Expressway Central Link)** ²
- **ELITE (North-South Expressway Central Link)** ⁴
- **DASH (Damansara-Shah Alam Elevated Expressway)** ⁴
- **Federal Highway** ⁴
- **Subang Airport Highway/Road** ²

This extensive network of major roads facilitates efficient commutes and travel, enhancing the project's appeal to a wider range of commuters and families. The combination of robust public transport links and comprehensive highway access offers residents a dual benefit of convenience, catering to both public and private transportation needs.

4.4 Estimated Travel Times to Key Areas

The strategic location of ARRA Residences translates into efficient travel times to several key destinations, significantly enhancing the convenience and quality of life for its residents.

- **Subang Airport:** The airport is remarkably close, accessible within a 5-minute drive ² or at most a 10-minute drive.⁶ This proximity is a notable convenience for frequent travelers.
- **Citta Mall:** This major shopping destination is within comfortable walking distance.²
- **Ben's Independent Grocer:** Located at the doorstep of the development, providing immediate access to grocery needs.²
- **Marriott Hotel:** The integrated 4-star Marriott Hotel is also within walking distance.²
- **Oasis Square:** Another key commercial and F&B hub, accessible within minutes.⁴
- **Offices and other retail outlets:** Also within walking distance, reinforcing the "walkable living" concept.⁶

These specific time estimates and walking distances quantify the convenience factor, directly translating to a higher quality of life for residents by minimizing commute stress and maximizing leisure time. This focus on time efficiency and lifestyle convenience is a compelling selling point.

Table: Connectivity & Travel Times for ARRA Residences

Destination	Mode of Transport	Estimated Travel Time/Distance	Key Access Points/Notes
Ara Damansara LRT Station	Covered Walkway	2 minutes (150m - 200m)	Direct access, Transit-Oriented Development (T.O.D)
Subang Airport	Drive	5 - 10 minutes	Via Subang Airport Highway/Road
Citta Mall	Walk	Walking Distance	Strategically located next to the development
Ben's Independent Grocer	Walk	Doorstep Access	Anchor tenant within the integrated development
Marriott Hotel	Walk	Walking Distance	4-Star hotel within the integrated development
Oasis Square	Drive/Walk	Minutes away	Nearby commercial hub
Klang Valley (various areas)	Drive	Varies	Direct access to LDP, NKVE, ELITE, DASH, Federal Highway

RAPIDKL (KJ24) Kelana Jaya	Public Transport	Varies	Nearest public transport option
KTM Subang Jaya (KD09)	Public Transport	Varies	Nearest public transport option

5. On-site Facilities & Integrated Amenities

5.1 Comprehensive List of Residential Facilities

ARRA Residences offers an impressive array of over 39 lifestyle facilities, designed to cater to a diverse range of recreational, wellness, and social needs.² These comprehensive amenities are spread across dedicated facilities floors, including a podium on Level 7 and rooftop facilities.⁶

Key facilities available to residents include:

- **Swimming & Water:** A 52-meter Olympic-sized Infinity Pool, a Kids' Pool, and a Jacuzzi.²
- **Fitness & Wellness:** A spacious 5,000 sqft Gymnasium, a Yoga Deck, and a Reflexology Path.²
- **Work & Social:** A 3,200 sqft Co-Working Space, a Sky Lounge, a Cafe, a Lounge area, a Reading Room, an Entertainment Room, and a Multipurpose Hall.²
- **Sports & Recreation:** Notably, ARRA Residences features **Malaysia's first rooftop pickleball courts**, with 4 courts available at the rooftop and facilities floor.² Other sports amenities include a Jogging Track, a Playground, a Badminton Court, a Table Tennis area, and a Camping Area/Lawn.²
- **Green & Outdoor:** The development incorporates a Rooftop Garden and other garden spaces.²
- **Other Conveniences:** 24-hour security, a Mini Mart, a Prayer Room, a Pavilion, and a Sky Viewing Deck are also provided.²

This extensive list of amenities, particularly the inclusion of an Olympic-sized infinity pool, a large gymnasium, and the unique rooftop pickleball courts, demonstrates a strong focus on promoting a modern, active, and balanced lifestyle. The presence of a co-working space acknowledges the evolving trends in remote work, adding significant value for young professionals and entrepreneurs. These facilities are not merely features but are integral to the project's concept of fostering a harmonious balance between work, life, and fitness, thereby enhancing the overall living experience and making the property highly attractive in a competitive market.

5.2 Integrated Development Components

ARRA Residences is part of a larger, integrated mixed-use development that extends beyond just residential units. This comprehensive approach creates a vibrant and self-contained ecosystem, providing residents with an unparalleled level of convenience and lifestyle enrichment.

The integrated components include:

- A **Curated Retail Park** with a selection of lifestyle brands.¹
- A prestigious **4-Star Marriott Hotel**.¹
- A **Grade A Corporate Office Tower**.¹

This integration means that residents have immediate access to daily needs, diverse dining options, leisure activities, and even potential employment opportunities without having to leave the complex.² This significantly reduces the need for external travel, enhances convenience, and fosters a strong sense of community within the development. For investors, this integration can lead to higher rental yields due to a built-in tenant pool from the office and hotel components, and increased property value as the development becomes a recognized hub within Ara Damansara.

Furthermore, there are future plans for a link bridge connecting to Amara Residences and additional retail zones⁴, suggesting a broader master plan for the area that will further expand accessibility and amenities for ARRA residents.

5.3 Anchor Tenants & Retail Conveniences

The presence of specific, well-known anchor tenants within the integrated development significantly enhances the daily convenience and lifestyle appeal of ARRA Residences. These include:

- **Ben's Independent Grocer** ²
- **Coffee Bean & Tea Leaf** ²

Having a premium grocer and a popular cafe directly at the doorstep means residents can easily fulfill their daily necessities and enjoy leisure activities without extensive travel.⁴ This directly supports the project's "walkable living" concept, where essential services and leisure options are readily accessible. The curated Retail Park, featuring various lifestyle brands, further complements these anchor tenants, offering a comprehensive retail experience within the development itself.² This immediate access to established and popular brands is a strong selling point for both homeowners seeking convenience and potential renters looking for a vibrant, self-sufficient living environment.

Table: On-site Facilities List for ARRA Residences

Facility Name	Category	Key Feature/Size
Olympic-sized Infinity Pool	Swimming & Water	52-meter
Kids' Pool	Swimming & Water	-
Jacuzzi	Swimming & Water	-
Gymnasium	Fitness & Wellness	5,000 sqft
Yoga Deck	Fitness & Wellness	-
Reflexology Path	Fitness & Wellness	-
Co-Working Space	Work & Social	3,200 sqft

Sky Lounge	Work & Social	-
Cafe	Work & Social	-
Lounge	Work & Social	-
Reading Room	Work & Social	-
Entertainment Room	Work & Social	-
Multipurpose Hall	Work & Social	-
Pickleball Courts	Sports & Recreation	4 courts, rooftop & facilities floor (First in Malaysia)
Jogging Track	Sports & Recreation	-
Playground	Sports & Recreation	-
Badminton Court	Sports & Recreation	-
Table Tennis	Sports & Recreation	-
Camping Area/Lawn	Sports & Recreation	-
Rooftop Garden	Green & Outdoor	-
Garden	Green & Outdoor	-
24 Hours Security	Other Conveniences	Gated & Guarded
Mini Mart	Other Conveniences	-

Prayer Room	Other Conveniences	-
Pavilion	Other Conveniences	-
Sky Viewing Deck	Other Conveniences	-

Note: This list includes over 30 facilities, contributing to the total of over 39 lifestyle facilities mentioned.²

6. Nearby Essential Amenities

6.1 Shopping Centers & Grocers

ARRA Residences benefits from exceptional proximity to a variety of shopping and grocery options, enhancing daily convenience for residents. Within walking distance or just minutes away are:

- **Citta Mall:** A major shopping center conveniently located near the development.²
- **Ben's Independent Grocer:** Directly at the doorstep, providing immediate access to premium grocery needs.⁴
- **Oasis Square:** Another nearby commercial hub offering various retail and dining options.⁴

In addition to these, the development itself features a curated Retail Park with lifestyle brands, ensuring that residents have a wide array of retail conveniences within their integrated community.¹ While further afield, other notable malls in the broader area include Evolve Mall (less than 2km), Empire Mall (4km), Subang Parade (4km), and AEON Mall Shah Alam.¹¹ This comprehensive access to both integrated and nearby external shopping and grocery options directly supports the "walkable living" concept and significantly contributes to a higher quality of life for residents.

6.2 Schools & Educational Institutions

For families with children or young adults pursuing higher education, ARRA Residences offers convenient access to several educational institutions. The nearby schools include:

- **Japanese School of KL** ⁴
- **SMK Lembah Subang** ⁴
- **Kelana Jaya Community College** ⁴

The proximity to these schools indicates that the location is conducive to a family-friendly environment and provides essential access to educational facilities. This is a key consideration for a significant segment of the property market, making ARRA Residences an attractive option for family-oriented buyers.

6.3 Healthcare Facilities

Access to quality healthcare is a crucial factor for residents' peace of mind. While some initial information indicated a lack of specific hospital details for ARRA Residences ², other sources provide relevant information about healthcare facilities in the vicinity.

Ara Damansara Medical Centre (ADMC) is located approximately 1km from the Ara Damansara LRT station.¹¹ ADCM is a 220-bed hospital offering a range of exclusive medical services, including 24/7 Emergency & Trauma services, headed by an Emergency Physician.¹² This proximity to a comprehensive medical center provides significant reassurance for potential residents regarding access to essential healthcare services, particularly in emergencies. This contributes to the overall desirability of the location for families and older residents.

6.4 Other Points of Interest

Beyond daily necessities, ARRA Residences' location offers access to several other points of interest that enhance lifestyle and connectivity:

- **Subang Airport:** A significant convenience for frequent travelers, located just a 5-10 minute drive away.²
- **Marriott Hotel:** As an integrated component, the 4-star Marriott Hotel offers hospitality services directly within the development.¹
- **Golf & Country Clubs:** Nearby options include Saujana Golf & Country Club and Saujana Hotel & Resort (approximately 500m from ADMC), as well as Glenmarie Golf & Country Club and Holiday Inn Glenmarie (about 2km from ADMC).¹¹ These facilities enrich the leisure options available to residents, appealing to those interested in golf and hospitality.

The comprehensive access to these diverse amenities, from shopping and education to healthcare and leisure, underscores the strategic advantage of ARRA Residences' location, offering a well-rounded and convenient lifestyle for its residents.

Table: Nearby Essential Amenities for ARRA Residences

Category	Specific Name	Proximity/Access	Key Notes
Shopping & Groceries	Citta Mall	Walking Distance	Major shopping center
	Ben's Independent Grocer	Doorstep Access	Anchor tenant within development
	Oasis Square	Minutes Away	Commercial and F&B hub
	Curated Retail Park	Integrated	Within the development
Education	Japanese School of KL	Nearby	-
	SMK Lembah Subang	Nearby	-

	Kelana Jaya Community College	Nearby	-
Healthcare	Ara Damansara Medical Centre (ADMC)	~1km from LRT	24/7 Emergency & Trauma services
Transport Hub	Subang Airport	5-10 min drive	Convenient for frequent travelers
Leisure & Hospitality	Marriott Hotel	Integrated	4-Star hotel within development
	Saujana Golf & Country Club & Resort	~500m from ADCMC	Nearby leisure option
	Glenmarie Golf & Country Club & Holiday Inn	~2km from ADCMC	Nearby leisure option

7. Legal & Ownership Details

7.1 Property Tenure

A fundamental aspect of ARRA Residences @ Ara Damansara is its **Freehold tenure**.¹ This is a highly significant legal detail for potential buyers, as it signifies perpetual ownership rights over the property. In the Malaysian property market, freehold properties are generally more desirable due to their long-term security, potential for greater capital appreciation, and the ease with which they can be inherited or

transferred without leasehold expiry concerns. This perpetual ownership is a key benefit that provides a strong sense of asset security for purchasers.

7.2 Master Title & Other Pertinent Legal Information

The property currently operates under a **Master Title**.² This is a standard practice for new developments where a single title is issued for the entire land parcel before individual strata titles are subdivided and issued to unit owners. While this is a common stage for new launches, potential buyers should be aware that the individual strata title transfer process will occur at a later stage.

It is also important for potential buyers to be aware of the standard legal disclaimers associated with new property launches. The information provided in marketing materials, including renderings and measurements, is subject to change and should be considered as artist's impressions only, with all measurements being approximate.⁶ The developer cannot be held responsible for any inaccuracies that may arise from these initial representations. Furthermore, product details, including prices, furnishings, and offers, are subject to variations, modifications, and substitutions as may be required by authorities or recommended by the architect or engineer, and are dependent on prevailing developer promotions.⁶ These disclaimers are crucial for legal transparency and managing customer expectations, ensuring that potential buyers understand that final details may vary from initial marketing. The developer also notes that by submitting an interest registration form, potential buyers grant permission for the developer to send notifications regarding services, property launches, updates, and promotions, including through social media platforms.⁶

Conclusion & Key Takeaways

ARRA Residences @ Ara Damansara is strategically positioned as a highly attractive **Freehold Transit-Oriented Development (T.O.D)**, offering a compelling blend of urban connectivity and an integrated lifestyle. Its location in the heart of Ara Damansara, coupled with direct covered walkway access to the LRT Ara Damansara

Station and seamless connectivity to major highways, forms the cornerstone of its value proposition. This connectivity is a primary driver of desirability, appealing to both daily commuters seeking efficiency and those who prioritize convenience in their living environment.

The integrated development model, featuring serviced residences, a curated retail park, a 4-star Marriott Hotel, and a Grade A corporate office tower, creates a vibrant, self-sustaining ecosystem. This means residents benefit from immediate access to daily necessities, dining, leisure, and even potential employment opportunities within the same complex, significantly enhancing the daily living experience and contributing to the property's long-term investment potential. The presence of well-known anchor tenants like Ben's Independent Grocer further reinforces this convenience.

The project caters to diverse buyer needs through a range of unit sizes and configurations, from compact 2-bedroom units ideal for young professionals and investors to more spacious 4-bedroom units suitable for families. Its competitive pricing within the Damansara area, combined with a low-density residential offering of 350 exclusive units, makes it an accessible yet exclusive option. The comprehensive list of over 39 lifestyle facilities, including unique offerings like Malaysia's first rooftop pickleball courts and a dedicated co-working space, underscores a strong commitment to a modern, active, and balanced lifestyle. The GreenRE Gold certification further highlights its sustainable design.

With an estimated completion in Q2 2030, ARRA Residences represents a forward-looking investment opportunity, with potential for capital appreciation during the construction phase. While some minor data points, such as the total unit count for the entire integrated development versus the residential component, require careful interpretation, the overall information points to a well-conceived project. It is backed by an experienced and reputable developer, aiming to deliver a modern, connected, and amenity-rich living experience in a prime location. This comprehensive profile positions ARRA Residences as a strong contender for individuals and families seeking a high-quality, convenient, and future-proof urban home or a strategic investment in the flourishing Ara Damansara market.