



A New Icon in a Prime Location

Savio @ Riana Dutamas is strategically located and surrounded by prestigious neighbourhoods like KL Metropolis, Bukit Tunku, Mont'Kiara, Hartamas and Dutamas where the affluent communities of entrepreneurs, professionals, expats, celebrities and diplomats reside, making it an exclusive address desired by many.



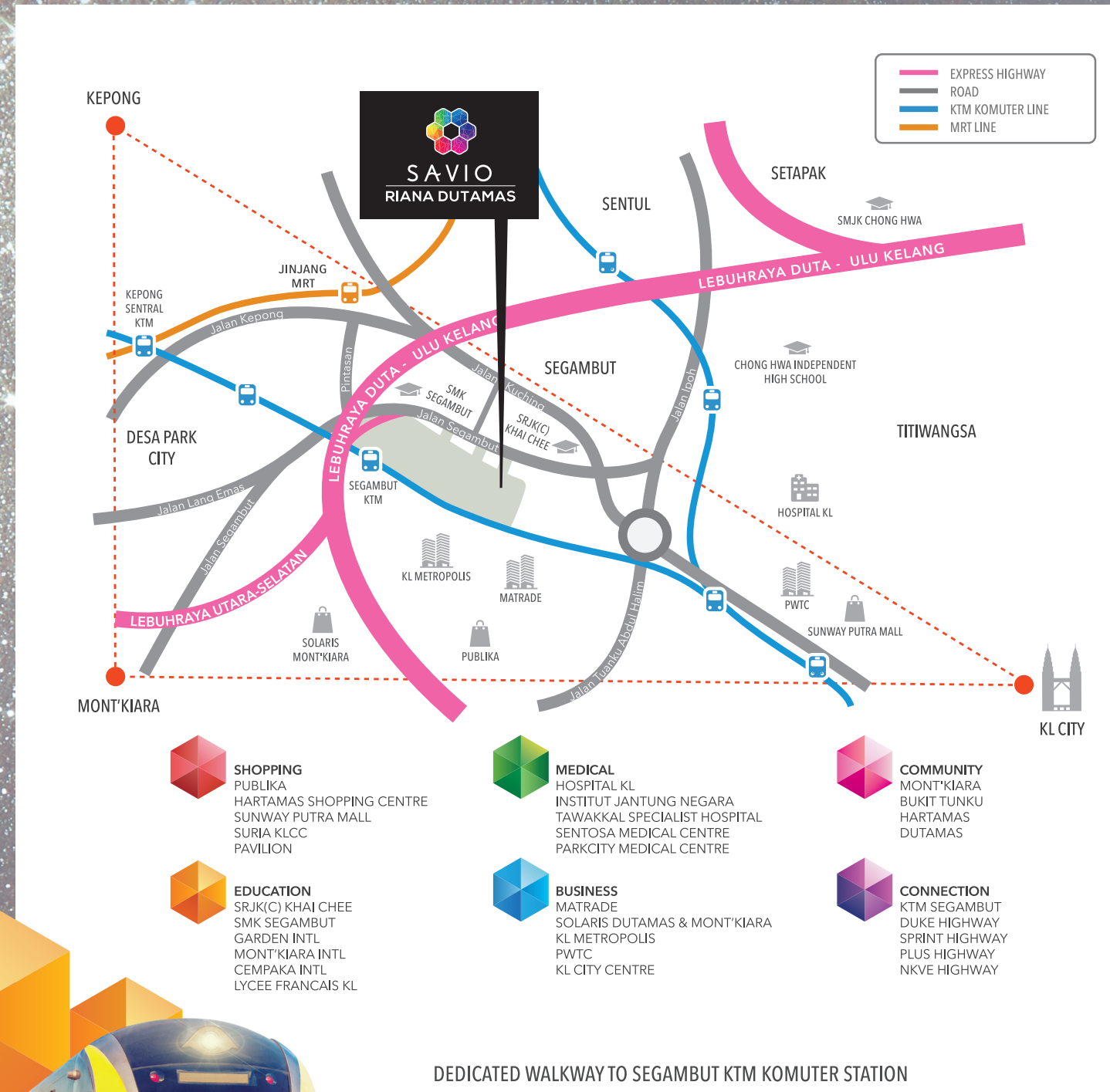
Adjacent to Mature Neighbourhoods

Conveniently located near Mont'Kiara and KL City, Savio @ Riana Dutamas lets you stay close to your relatives and friends whom you treasure most. It is close to public amenities like shopping malls, healthcare facilities, SMK, SRJK(C) and international schools, etc.

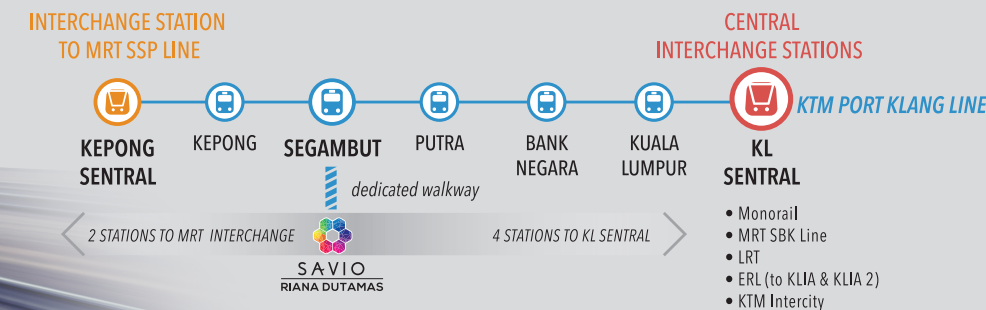


High Potential Growth Area in North Kiara

With surrounding affluent neighbourhoods approaching saturation point, North Kiara which is located about 10km from the Kuala Lumpur City Centre is poised to be the next hotspot for growth.



DEDICATED WALKWAY TO SEGAMBUT KTM KOMUTER STATION



For any inquiries, call 03-6179 2002 or log on to www.rianadutamas.com

Developer : 368 Segambut Sdn Bhd (1062599-A)
 Address : Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan Tel : +603-7985 8188 Fax : +603-7952 9848

* Developer License No : 19221-1/11-2020/03119/3 • Validity Period : 17 Nov 2019 - 16 Nov 2020 • Advertising and Sales Permit No : 19221-1/11-2020/03119/3 • Validity Period : 17 Nov 2019 - 16 Nov 2020 • Approving Authority : Dewan Bandaraya Kuala Lumpur • Approved Building Plan No : BP UT OSC 2016 1926 • Tenure of Land : Freehold • Restriction in Interest : NIL • Land Encumbrances : Public Bank Berhad • No of Units : 1018 with minimum 1 carpark per unit • Selling Price : RM532,800 (Min) - RM1,031,500 (Max) • Expected Completion Date : December 2021 • Bumiputera Discount : 5%
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
 "All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchases Agreement. Disclaimer: This brochure serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. The information contained in this brochure is subject to changes and cannot form part of an offer or contract."

Freehold
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 An IJM Company



SAVIO RIANA DUTAMAS
 FREEHOLD

REALISING DREAMS



A Hub for Multi-Generations

Savio @ Riana Dutamas is a multi-generational neighbourhood fully equipped with facilities to suit various types of apartment buyers - from young professionals to newlyweds and young families to empty nesters. Savio @ Riana Dutamas also offers various layouts to suit a variety of family sizes, bringing lifestyle of the highest quality to its residents.

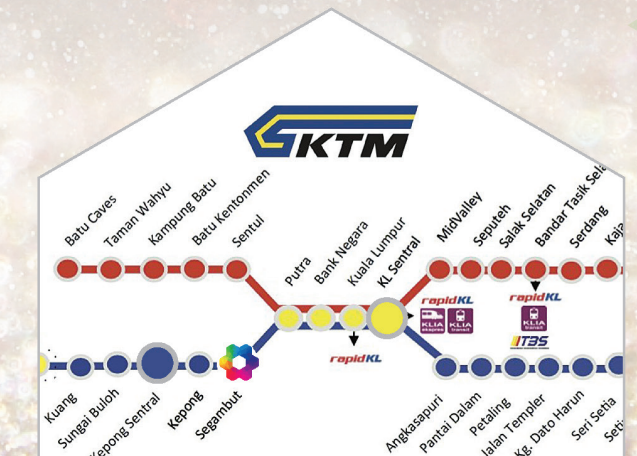
Seamless Connectivity to Everywhere

Served by an extensive network of expressways like DUKE, SPRINT, NKVE and PLUS as well as major roads like Jalan Kuching and Jalan Segambut, Savio @ Riana Dutamas offers hassle-free driving to not only Kepong, Mont'Kiara and Kuala Lumpur City Centre, but anywhere within Klang Valley.



Dedicated Walkway to KTM Komuter Station

Savio @ Riana Dutamas is directly linked to Segambut KTM Komuter Station by a purpose-built pedestrian walkway. It is also connected to KL Sentral, the interchange for KTM Line, LRT, ERL, KL Monorail and MRT SBK Line, as well as the Kepong Sentral station, the interchange for on-going MRT SSP Line. All these help make daily commuting extra convenient.



A Precious FREEHOLD Abode

With a FREEHOLD title, Savio @ Riana Dutamas is fast becoming a rare find in the city with each passing day.

TRENDY CITY LIVING.
FOR A DESIRED
LIFESTYLE AND INVESTMENT.

Being one of the prime investments in Kuala Lumpur, Savio @ Riana Dutamas' strategic location is well-connected via roads to many booming cities across Kuala Lumpur, while also being near to schools, hospitals, and city amenities. Savio @ Riana Dutamas' prosperous and untapped development potential of becoming a low-cost-high-return investment will surely become the best property in terms of value in Kuala Lumpur.



*Artist's impression only

OWN YOUR
NEW DREAM
HAVEN

A beautiful home and a healthy lifestyle are the pillars which support your journey towards your dream. Hailed as the first phase of Riana Dutamas, every facet of Savio is thoughtfully crafted to meet the needs of the young and young at heart, where desired urban lifestyle and smart investment can be attained with peace of mind.



LEGEND

Ground Floor

- 1 Guard House
- 2 Meadow Garden
- 3 "A Walk in the Park"
- 4 Swing Alcove
- 5 Mini Amphitheatre
- 6 Waiting Lounge
- 7 Jogging Path
- 8 Recreational Futsal Court
- 9 Provision for Kindergarten

Podium Floor / Level 5

- 10 Meditative Deck
- 11 Outdoor Board Games
- 12 Yoga / Pilates Deck
- 13 Tai-Chi Deck
- 14 Garden Walk
- 15 Terrace Garden
- 16 Changing Room
- 17 Swing Alcove
- 18 Pristine Lawn
- 19 Sun Deck
- 20 Gymnasium
- 21 Multi-Purpose Hall
- 22 AL-Fresco Terrace
- 23 BBQ Terrace
- 24 Maze Garden
- 25 Chess Garden
- 26 Infinity-Edge Pool
- 27 Jacuzzi Cove
- 28 Kid's Pool
- 29 Beach Entry
- 30 Family Pool
- 31 Picnic Lawn
- 32 Hammock Garden
- 33 Chillax Cabana
- 34 Seating Alcove
- 35 Cozy Corner
- 36 Children's Playground
- 37 Herbs Garden
- 38 Reflexology Path
- 39 Lazing Deck
- 40 Lilac Garden
- 41 Viewing Deck

LIVE IT UP IN
A SERENE
RESIDENCE

Rise to the peak of lavish living at the podium of Savio @ Riana Dutamas. With beautiful landscaped gardens, cabanas, infinity-edge pool, gymnasium, children's playground, BBQ terrace and lots more at your doorstep, you can now enjoy wholesome retreats with your family and friends every day.

SPECIFICATIONS

	Structure	Reinforced Concrete	Sanitary & Plumbing Fittings	Type A	Type B	Type C	Type D	Type E	Type F	Type G	Type H	Type J	Type K
Water Closet	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
Wash Basin with Tap	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
Kitchen Sink with Tap	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Hand Bidet	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
Shower Head	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
Tap (Yard)	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Lighting Point	9 nos.	12 nos.	13 nos.	12 nos.	13 nos.	14 nos.	10 nos.	13 nos.	13 nos.	13 nos.	13 nos.	13 nos.	13 nos.
Power Point	9 nos.	10 nos.	10 nos.	10 nos.	10 nos.	12 nos.	9 nos.	10 nos.	10 nos.	10 nos.	10 nos.	10 nos.	10 nos.
Ceiling Fan Point	2 nos.	3 nos.	3 nos.	3 nos.	3 nos.	4 nos.	2 nos.	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.
Air-Conditioner Point	2 nos.	3 nos.	3 nos.	3 nos.	3 nos.	4 nos.	2 nos.	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.
Water Heater Point	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	1 no.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
SMATV Point	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Door Bell Point	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.
Fiber Wall Socket	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.



Savio @ Riana Dutamas offers a selection of practical layouts to provide inspiring living spaces while meeting the various needs of multi-generations.

