



ALYVIA
RESIDENCE

Where Urban Living Meets Nature

URBAN LIVING IN THE

SOLACE OF NATURE

Situated amidst the verdant green sits Alyvia Residence - a new haven that brings you the best of urban living and nature's beauty. A gated community with round-the-clock security ensures peace-of-mind for you to reconnect with nature in safety and comfort.



REJUVENATE BY THE
**BREATHTAKING
RIVER VIEW**

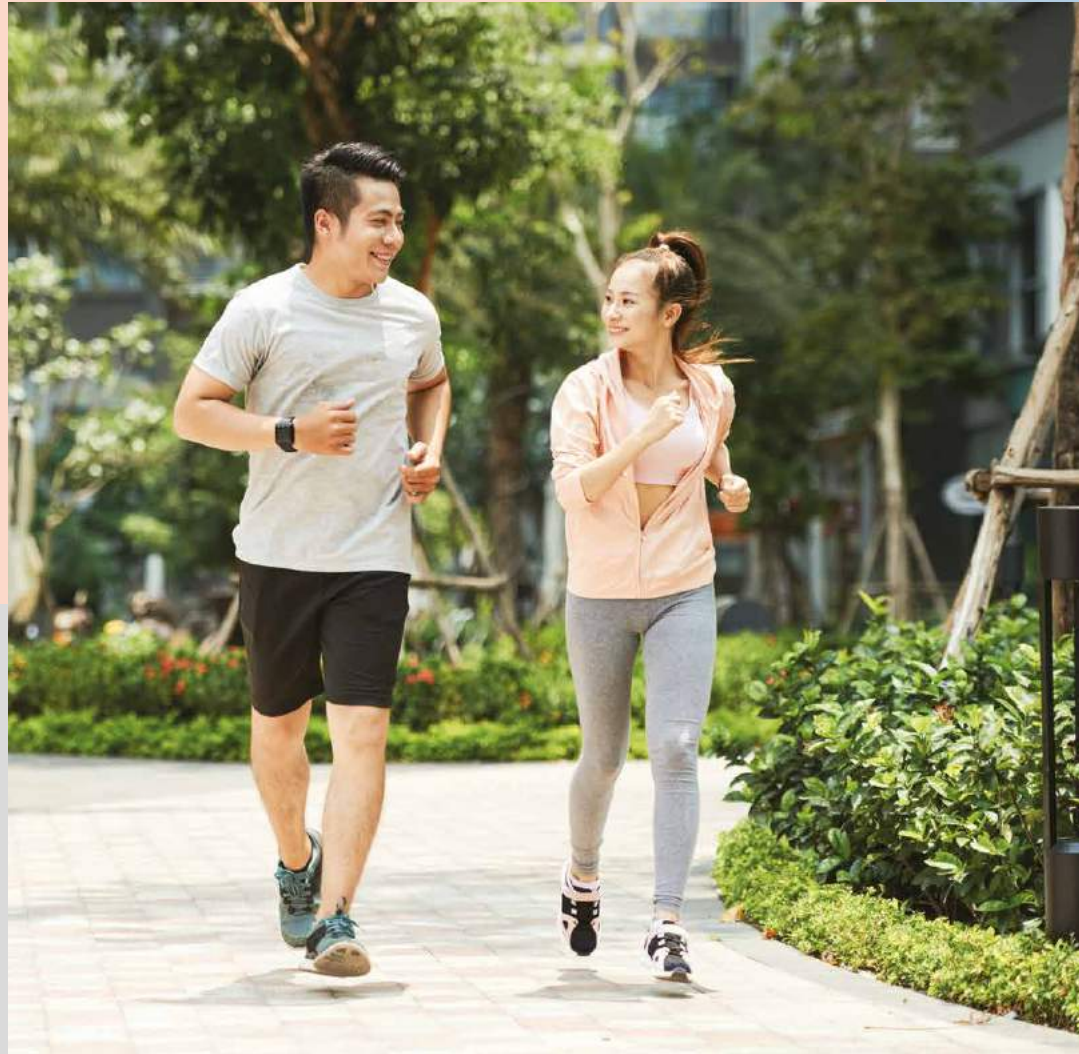


Artist's Impression Only

Start your day with a view like no other as you open your doors to the sounds of serenity. Breathe in the fresh air and enjoy the peacefulness of the tranquil waters from the river deck or even from the comfort of your own homes.

LIFE AMONG

VERDANT GREEN LANDSCAPES



Lead a life of balance and well-being the moment you step into the linear park

A linear park that features a 202m jogging pathway along the townhouses provides the centrepiece to the residential area. Refresh in the great outdoors with amenities such as an outdoor fitness station, playground, barbeque pit, and sunken area for your recreational enjoyment.



MASTER PLAN

Welcome fresh possibilities in The NorthBank, an integrated riverside township in the heart of Kuching. Discover various backdrops where you can meet and mingle with other residents.

Dine at exquisite F&B outlets, browse the boutiques, or hang out at the riverfront promenade. Retreat to cosy residences, set amidst gardens and leafy avenues.



FLOURISHING POSSIBILITIES

Tunku Putra-HELP school opens up a thrilling world of possibilities for your future generations. It provides them with a well-rounded education, experienced teachers, international-standard study programmes and sports facilities, as well as a research-led education programme.

LEGEND

- Future Development
- Riverbank Boardwalk
- Cycle & Pedestrian Path

FEATURES WITHIN THE NORTHBANK










- Viewing Deck
- Wetland
- Promenade
- Landscape Park
- Outdoor Fitness Station
- 24-hour Security
- Playground
- Jogging Tracks
- Weather Shelter
- Pedestrian Crossing
- Bicycle Parking



SITE PLAN



LEGEND

-  Type A / A1 - Lower
-  Type B / B1 - Upper
-  Type C - Lower
-  Type D - Upper
-  Type E / E1 - Lower
-  Type F / F1 - Upper
-  Jogging / Foot Path
-  Garden Path
-  Riverbank Path

URBAN NATURE

- A : Pergolas
- B : Manicured Forest Garden
- C : Viewing Platform in Natural Wetland Setting
- D : Urban Farming

SOCIABLE BONDING

- E : Meeting Point
- F : Seating Area
- G : Sunken Plaza with Shelter
- H : Feature Benches

ACCESSIBLE SOLACE

- I : Outdoor Fitness Station
- J : Outdoor Playground
- K : BBQ Pit & Seating

BUILDING LIVES

**WHERE
NATURE THRIVES**



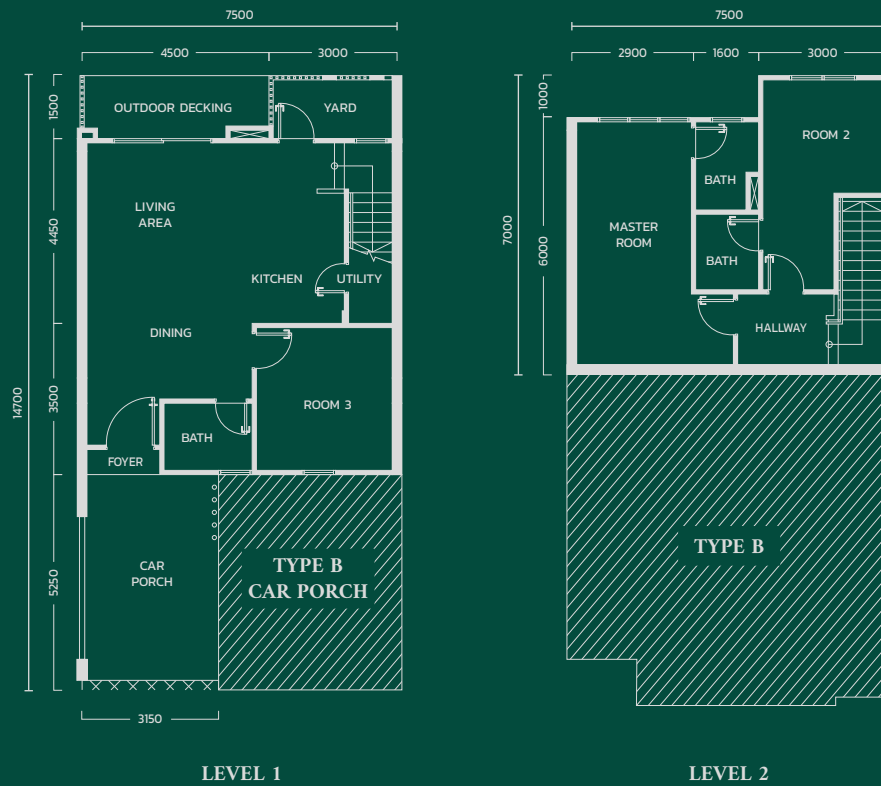
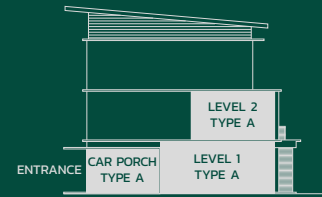
Artist's Impression Only

At Alyvia, we ensure your living space is suitable for all of your needs, whatever they may be. With carefully planned community living and open garden spaces, we provide the perfect venue to foster relationships and community bonding.

FLOOR PLANS

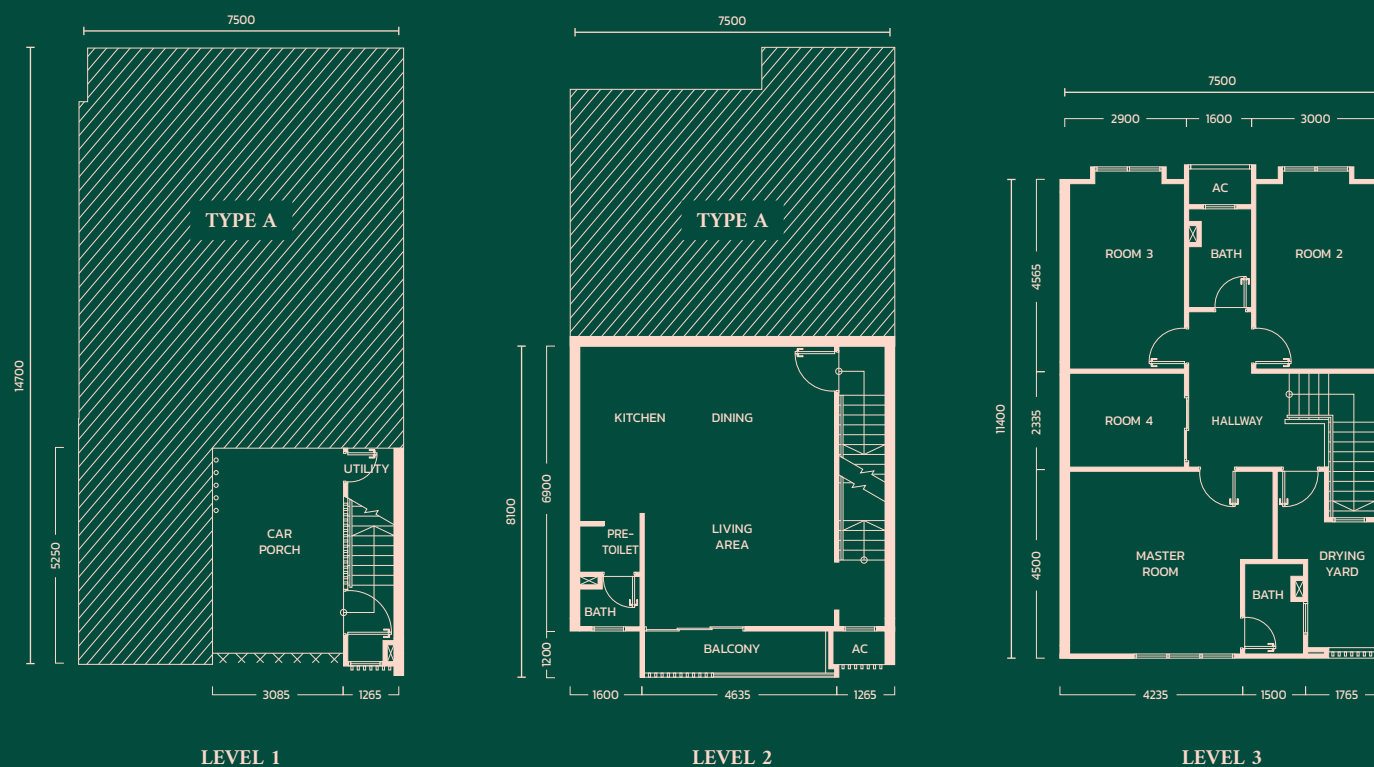
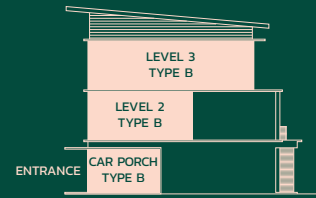
TYPICAL TYPE A

Built Up Area: 1,257 sq. ft.



TYPICAL TYPE B

Built Up Area: 1,582 sq. ft.



SPECIFICATIONS

BUILDING SPECIFICATION

Structure	Reinforced Concrete Framework
Roof Covering	Metal Sheet Roof
Wall	Brickwall / Reinforced Concrete Wall
Doors	Main Entrance : Timber door with quality lockset Rooms : Timber flush door with quality lockset Others : Timber flush door with quality lockset
Ironmongery	Quality Lockset
Windows	Aluminium Framed Window

FLOOR FINISHES

Entrance Foyer	Tiles
Living / Dining / Ground Floor Room	Tiles
Utility	Cement Screed
Kitchen	Tiles
Yard	Tiles
Upper Floor Rooms	Polymer Composite Floor
Bathrooms	Tiles
Balcony	Tiles
Outdoor Decking	Tiles
Car Porch	Tiles

WALL FINISHES

External	Plaster and Paint
Living / General / Dining / Rooms	Plaster and Paint
Kitchen	Tiles Up to 1500mm High
Bathrooms	Tiles Up to Ceiling Height

CEILING FINISHES

Entrance Foyer	Moisture Resistant Board
Living / Dining / Kitchen / Rooms	Plaster Board
Bathrooms	Moisture Resistant Board
Car Porch	Moisture Resistant Board

WHERE THE RIVER FLOWS

Alyvia Residence is located within The NorthBank, a 123-acre waterfront township located on one of Sarawak's beautiful riversides. A network of roads connects the development to key amenities in Kuching City Centre and its surroundings, including international schools, medical centres, shopping malls, food outlets, and nature parks.



LEGEND

- Education
- Shopping
- Medical Centre
- Park
- Market

- Sama Jaya High Tech Park (1km)
- Vivacity Megamall (4km)
- Swinburne University of Technology Sarawak Campus (6km)
- Kuching International Airport (8km)
- Sarawak Heart Centre (7km)
- Universiti Malaysia Sarawak (8km)
- Kuching City Centre (10km)
- UCSI University Sarawak Campus (10km)

www.the-northbank.com/alyviareidence



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DISCOVER THE ESSENCE OF BALANCE

Disclaimer: Whilst every reasonable care has been taken in preparing this brochure, the Developer shall not be held responsible for any inaccuracy in its contents. All statements are believed to be correct but are not relied on as a representation of fact. Renderings, digital images and illustrations are artist's impressions only and cannot be regarded as representations of facts. All plans, internal layouts, information and specifications are subject to change and shall not form a part of an offer or contract. The Developer reserves the right to modify any part or parts of the building, housing project, development and/or any unit prior to completion as directed by the building authorities. All plans are subject to amendments as required by Developer's architect, engineers and/or appropriate building authorities.

Property Name : Alyvia Residence • Approval Authority for Building Plan : MBKS • SPA Approval No. : P/1D/67-19 • Project Address : Lot 3822 (Part of Parent Lot 2975), Block 12, MTLD • Expected Date of Completion : 36 months from the date of SPA • Land Tenure : 60 years. Type A : 35 units • Type B : 35 units • Type C : 2 units • Type D : 2 units • Total Units : 74 units • Housing Developer's License No. : L0079/KP/HD/01/2019/0033 • Validity Period : 29 Oct 2019 to 28 Oct 2023 • Advertisement & Sale Permit No. : P0072/KP/HD/01/2019/0029 • Validity Period : 7 Nov 2019 to 28 Oct 2023 • Approved Building Plan No. : 37/2019 • Min Price : RM 625,000 • Max Price : RM 944,000