



AVONA
— RESIDENCE —

WHERE LIFE'S REFRESHING

THE FLOW OF LIFE

Across the Avona Residence, Sungai Niada flows south-eastward towards the Kuching river, bringing soul to its every corner. Step into Avona's captivating gardens, admire the natural views from its intimate homes and open spaces, and unwind in the serenity of the river.



LEISURE AMIDST NATURE

A host of amenities to make your stay more convenient and fulfilling



Artist's Impression Only

LEGEND

- | | | | | | | |
|------------------|--------------------|----------------------|------------------|-----------------|---|---|
| 01 Main Lobby | 04 Bicycle Parking | 07 BBQ Pit | 10 Kid's Pool | 13 Prep Kitchen | 16 Playground / Outdoor Fitness Station | 19 Commercial Space |
| 02 Drop-off Area | 05 Multimedia Room | 08 50m Swimming Pool | 11 Garden | 14 Gym | 17 Changing Room | 20 Rooftop Garden with Reflexology Path (Level 2) |
| 03 Guest Lounge | 06 Games Room | 09 Wading Pool | 12 Function Hall | 15 Fitness Room | 18 Management Office | 21 Tennis Court (Level 2) |

REFLECT

Relaxing Spots

Quiet spots, green pockets and lush entrances restore your energy for new pursuits. Feel right at home every single day, as manicured greenery greet you and your guests at the drop-off points and entrances.



Dependable Safety

Multi-tier security throughout the development makes it comfortable for you to get around. This safety extends to the master development of The NorthBank, so you can go for riverside strolls or jogs, or indulge in other leisure activities with peace of mind.



JOGGING TRACK WITHIN THE NORTHBANK

Artist's Impression Only



SWIMMING POOL & WADING POOL

SPLASH

Outdoor Adventures

Our 50m Olympic-length pool and kid's pool form the centrepiece of the residence. Avona is also designed with an active living concept for energetic outdoor escapades, amenities such as a playground, fitness station, tennis court, as well as therapeutic features such as a reflexology path.

Artist's Impression Only



BUBBLE

Fun Indoor Activities

On rainy days or afternoons when you prefer to stay out of the sun, cocoon yourself within any one of the residence's indoor activities and hangout spots.

Working professionals, students and families alike can enjoy conveniences like the gym with separate yoga spaces, a cosy multimedia room and games room.



MULTIMEDIA ROOM

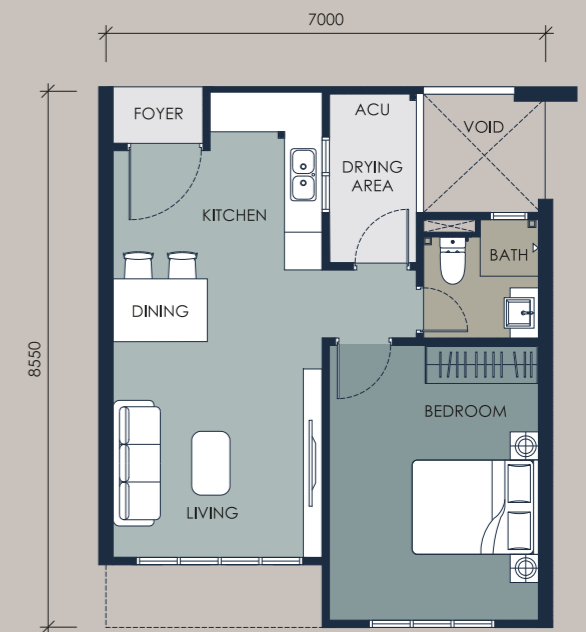
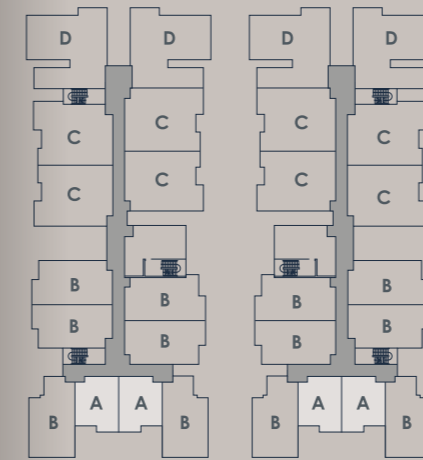


UNIT PLANS

TYPE A

538 SQ.FT.

1 Bedroom
1 Bathroom



RIPPLE

Homes To Grow In

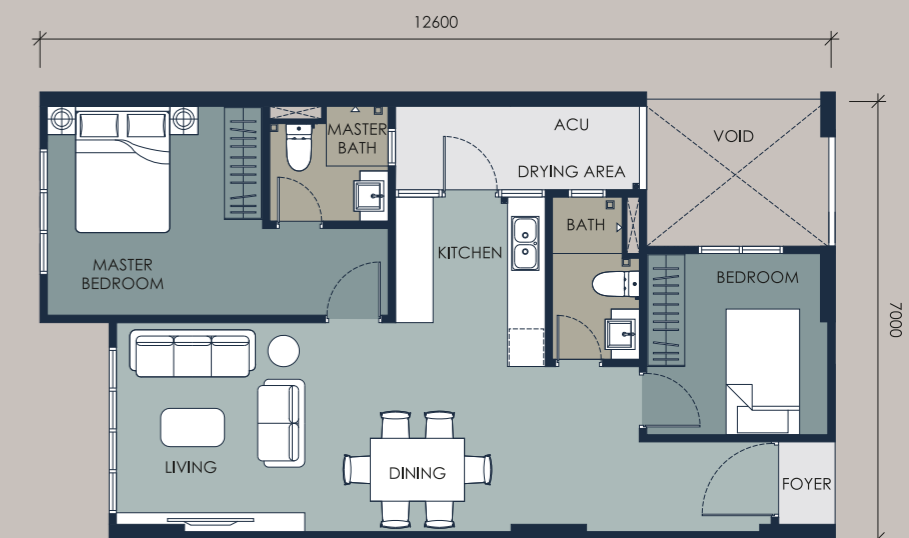
One-bedroom live-and-work spaces for budding professionals.
Two-bedroom homes for families with young, active children.
Three-bedroom units that allow you to bask in the view from the balcony. Spacious four-bedroom units for bigger households.

Regardless of which you prefer, Avona Residence offers you practical layouts and comfortable homes where individuals and families can interact harmoniously, making up a thriving community.

TYPE B / B1 / B2

796 SQ.FT. / 796 SQ.FT. / 764 SQ.FT.

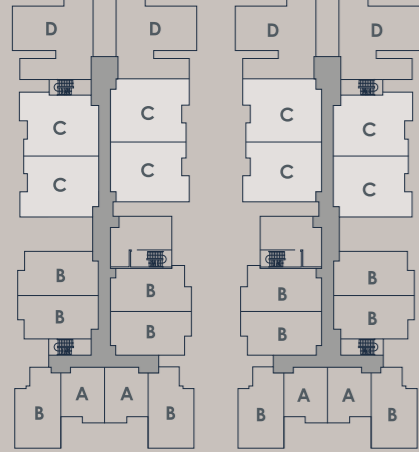
2 Bedrooms
2 Bathrooms



TYPE C / C1

1,054 SQ.FT. / 1,248 SQ.FT.

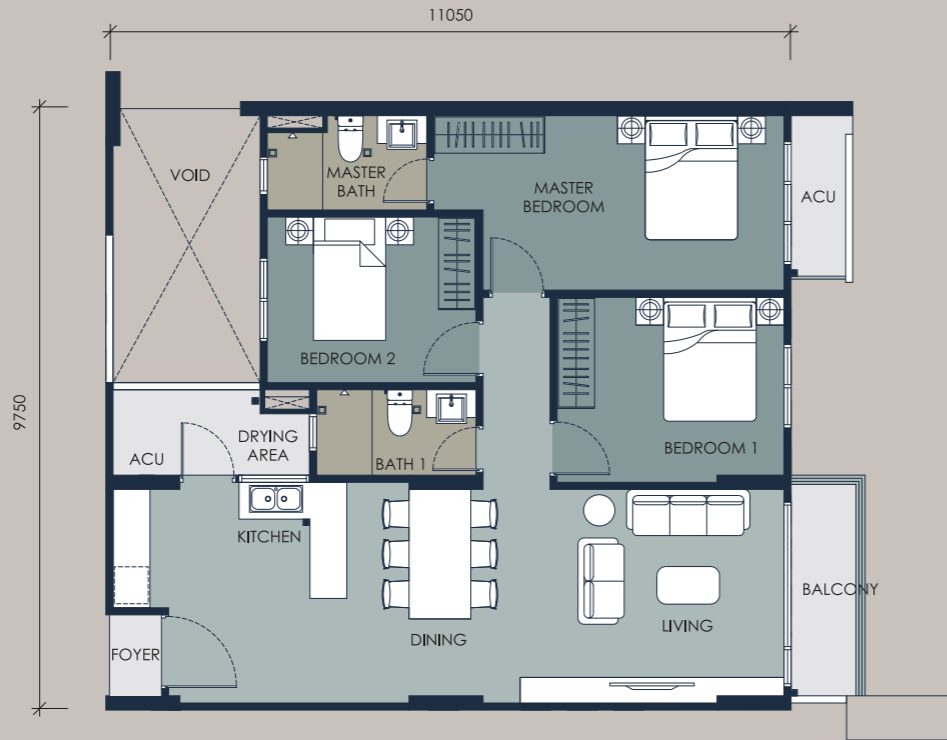
3 Bedrooms
2 Bathrooms



TOWER A



TOWER B



TYPE D

1,388 SQ.FT.

3 Bedrooms + Studio
2 + 1 Bathrooms
(Dual-key)



TOWER A



TOWER B



SPECIFICATIONS

Structure	Reinforced Concrete Framework
Wall	Brick Wall
Roof	Selected Metal Roofing (Main Roof)
Windows	Aluminium Framed Glass Window
Doors	Main Entrance - Timber Door With Quality Lockset Other Doors - Timber Flush Door With Quality Lockset Glazed Door - Aluminium Framed With Glass
Wall Finishes	Kitchen & Bathroom - Selected Quality Tiles Up To Ceiling Height External Wall - Plaster And Paint Internal Wall - Plaster And Paint
Floor Finishes	Living, Dining And Bedroom - Rigid Core Flooring Toilet, Balcony, Drying Area - Selected Quality Tiles
Ceiling Finishes	Living, Dining And Bedroom - Plasterboard Bathroom - Moisture Resistant Board

FLUID CONNECTIVITY

Avona Residence is located within The NorthBank, a 123-acre waterfront township on the riverbank of Kuching, Sarawak. A network of roads leads from the development to key amenities in the city centre and its surroundings, including international and private schools, shopping malls, medical centres, 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/avonaresidence



Ibraco Berhad
No. 898, Jalan Wan Alwi,
Tabuan Jaya,
93350 Kuching, Sarawak.

T +60 82 361 111
F +60 82 362 233
E sales@ibraco.com



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Project Name: Avona Residence • Approval Authority for Building Plan: MBKS • SPA Approval No.: P/ID/23-19 • Project Address: Block 8 of Parent Lot 2975, Block 12, Muara Tebas Land District • Expected Date of Completion: 36 months from the date of SPA • Land Tenure: 60 years, Type A: 44 units • Type B: 78 units • Type B1: 44 units • Type B2: 6 units • Type C: 80 units • Type C1: 4 units • Type D: 42 units • Total Units: 298 units • Housing Developer's License No.: L0047/KP/HD/01/2019/0020 • Validity Period: 29 May 2019 to 12 May 2023 • Advertisement & Sale Permit No.: P0048/KP/HD/01/2019/0021 • Validity Period: 28 June 2019 to 12 May 2023 • Approved Building Plan No.: 21/2019 • Min Price: RM295,900 • Max Price: RM749,520