ARINNA

KEMUNING UTAMA

FREEHOLD
CONDOMINIUM

SMART HOME

living at your fingertips



PARAMOUNT
PROPERTY

The People's Developer™

SMART HOME
living at your fingertips

Come home to Arinna Kemuning Utama and enjoy smart living in the comfort of your own living spaces. Experience a brand-new lifestyle where control, convenience and connectivity are at your fingertips, thanks to the integration of smart home concepts.







YOUR SMART HOME SOLUTION

At Arinna Kemuning Utama, smart living is at your fingertips. Intelligent home solutions and network-connected devices will open up to a new a way of modern living.

DIGITAL DOOR LOCK

LIGHTING

AIR-CONDITIONER

FAN

Your home ambience can be controlled seamlessly via the mobile device apps where a digital door lock system offers secure and keyless access to your home while lighting, air-conditioning and fan control can be turned on or off with a touch of a button. With selected air conditioner brand, the temperature of your home air-conditioner can be easily controlled within the apps too.


Artist's impression

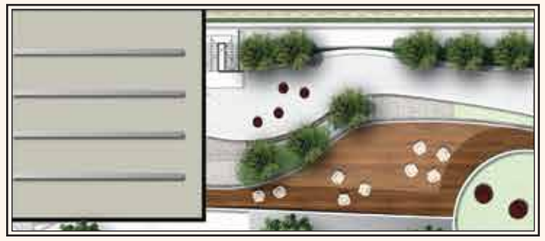
STYLISH CLUBHOUSE & FAMILY-FRIENDLY FACILITIES

Discover healthy, wholesome fun at Arinna Kemuning Utama where a myriad of lifestyle facilities await. Whether it's a refreshing swim at the pool, a rigorous gym workout, a weekend BBQ party or simply chilling out amid lush landscapes, there's something for everyone.


Artist's impression

SITE PLAN

With convenience and easy access in mind, each facilities is strategically planned for the pure bliss and enjoyment of every residents. Open spaces dotted with greeneries, ideal for enjoying both the quietness and gathering of neighbours.



6 CLUBHOUSE



LEVEL G Site Plan & Recreational Facilities

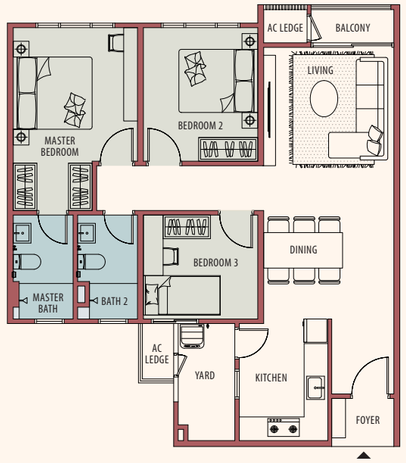
1. Tower A
2. Lift Lobby *(Tower A)*
3. Parcel Room
4. Tower B
5. Lift Lobby *(Tower B)*
6. Clubhouse
7. Surau
8. Signature Mini Retail Complex
9. Guard House & Entrance *(For Resident & Visitor)*
10. Half Basketball Court
11. Parcourse Gyms
12. Jogging Trail
13. Kick About Lawn

LEVEL 4 Recreational Facilities Podium & Clubhouse

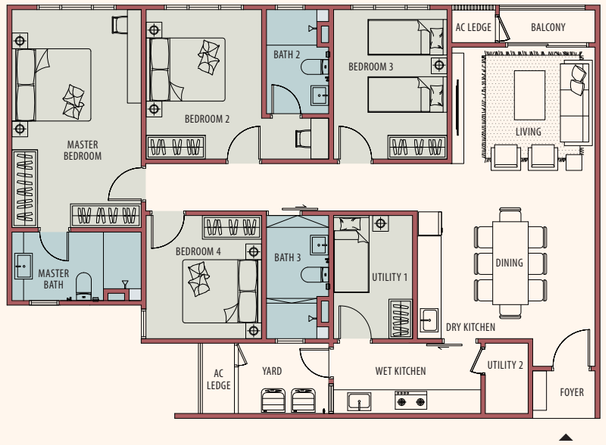
1. Chatter Spots
2. BBQ Area
3. Community Garden
4. Multipurpose Deck
5. Water Lounges
6. Aqua Pool
7. Kid's Pool & Water Play
8. Siesta Pavilion
9. Kid's Playground
10. Scented Garden
11. Family Swings
12. Tree Groove
13. Calisthenics Lawn
14. Treehouse
15. Seating Alcove
16. Multipurpose Hall
17. Games Room
18. Surau
19. Management Office
20. Gym

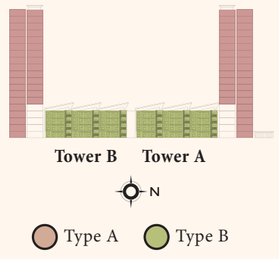
UNIT PLAN

TYPE
A
3 BEDROOMS & 2 BATHROOMS
1,011 SQ. FT.
LEVEL G - LEVEL 18



TYPE
B
4+1 BEDROOMS & 3 BATHROOMS
1,528 SQ. FT.
LEVEL G - LEVEL 3





SPECIFICATION

STRUCTURE	Reinforced Concrete Framework		
WALL	Reinforced Concrete / Masonry		
CEILING	Skim Coat & Paint / Plaster Ceiling		
FLOOR FINISHES	Tiles / Laminate Flooring / Cement Render		
WALL FINISHES	Plaster and Paint / Tiles		
WINDOWS	Aluminium Framed Glass Window		
DOORS	Fire Rated Door / Timber Flush Door / Aluminium Framed Glass Door		
LOCKETS	Quality Lockset and Accessories		
		TYPE A	**TYPE B**
SANITARY WARES & FITTINGS	Kitchen Sink with Tap	1 no	2 nos
	Water Closet	2 nos	3 nos
	Basin with Tap	2 nos	4 nos
	Toilet Roll Holder	2 nos	3 nos
	Shower Rose	2 nos	3 nos
	Hand Bidet	2 nos	3 nos
	Tap	1 no	1 no
ELECTRICITY SUPPLY	60 Amps Distribution Board (DB)	Single Phase	Three Phase
ELECTRICAL PROVISION	Lighting Point	20 nos	30 nos
	Power Point, 13A	14 nos	25 nos
	Electrical Hob Point	1 no	2 nos
	Fiber Wall Socket	2 no	2 nos
	Air-Cond Point	4 nos	5 nos
	Ceiling Fan Point	5 nos	6 nos
	Water Heater Point	2 nos	3 nos
	Smoke Detector	6 nos	7 nos
	Telephone Point	1 no	1 no
ADDITIONAL FEATURES	Kitchen Cabinet	1 set	1 set
	Hood & Hob	1 set	1 set
	Air-Conditioning Units	2 nos	2 nos
	Smart Home System (Lighting, Aircond & Fan)	1 set	1 set
	Digital Door Lock	1 set	1 set

ACCESSIBILITY & CONVENIENCES

Strategically located and surrounded by modern amenities like schools, hospitals, commercial centres and more, Arinna Kemuning Utama, offers easy access to and from the development via major highways.



EDUCATION

		km
1	SJK (C) Khe Beng	2.6
2	SJKT Ladang Emerald Shah Alam	3.2
3	SK Bukit Rimau	3.6
4	SJK (C) Chung Hua	4.5
5	Chinese Taipei School KL	4.6
6	SK Bukit Kemuning (2)	6.0
7	Saint International School	6.1
8	MITstem International School	6.8

DAILY CONVENIENCES

		km
1	Kemuning Utama Commercial Centre	3.5
2	Giant Hypermarket	3.6
3	Econsave Kg. Jawa	3.6
4	AEON BiG Bukit Rimau	4.1
5	NSK Trade City	4.2
6	Gamuda Walk Mall	5.0
7	HeroMarket	5.6
8	Econsave Bukit Kemuning	5.6

MEDICAL CENTRES

		km
1	Columbia Asia Hospital Bukit Rimau	4.5
2	Sentosa Specialist Hospital	4.6

Scan for more info

Paramount Property Gallery @ Arinna

Paramount Property Development Sdn. Bhd. (587910-U)

G-G-03 & G-G-3A (Block G), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26,
40400 Shah Alam, Selangor Darul Ehsan, Malaysia

ParamountPropertyMalaysia paramountpropertymy Paramount Property Malaysia

PARAMOUNT PROPERTY

The People's Developer™

Pemaju :
Paramount Property (Development) Sdn Bhd 200201020247(587910-U)
Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor. • No. Lesen Pemaju : 9202/03-2027/0224(A) • Tempoh Sah : 28/02/2022 – 14/03/2027 • No. Permit Iklan & Jualan : 9202-23/09-2026/0694(R)-(S) • Tempoh Sah : 13/09/2025 – 12/09/2026 • Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Perbandaran Shah Alam • No. Kelulusan: MPSA/BGN/BB/600-1(PS)/SEK.32/0049-2022 • Bebanan tanah : Tiada • Pegangan Tanah : Hakmilik Kekal • Tarikh Jangka Siap : September 2025 • Jenis Rumah : Pangsapuri • Jumlah Unit : 356 Unit • Luas Binaan: 1,011 k.ps – 1,528 k.p.s • Harga Minima : RM 615,249.000 • Harga Maksima : RM 904,471.00 • Diskaun untuk Bumiputera : 7% • Sekatan Kepentingan : Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY