



ARMANI  
AVANI

THE ULTIMATE LIFESTYLE

# Elevate Your Family's Life with Unmatched Luxury



ARMANI AVANI brings you the finest family-friendly amenities, seamlessly blending timeless values with modern sophistication and comfort.







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# Seamless and Strategic Connectivity

ARMANI AVANI is surrounded by historic charm and refined convenience. Its strategic location offers residents easy access to key attractions, business hubs, and premier lifestyle amenities in one of the city's most historic and prestigious neighbourhoods.





# Luxury Living with Premium Amenities

There's no location as  
desired as Armani Avani.



## Transportation

MRT Bukit Dukung (KG31)	2.4 Km
MRT Bandar Tun Hussein Onn	2.7 Km
MRT Sri Raya	3.8 Km
MRT Sungai Besi	15.0 Km

## Medical

Klinik Mediviron Sungai Long	0.9 Km
Sungai Long Specialist Hospital	1.0 Km
Klinik Anda	1.2 Km
Klinik Primecare	1.3 Km
Poliklinik Sungai Long	2.4 Km



## Shopping Mall

BMC Mall	2.7 Km
Aeon Mall Cheras Selatan	3.0 Km
Plaza Metro Kajang	4.5 Km
Lotus's Kajang	7.2 Km
Amerin Mall	9.2 Km
NSK Trade City	9.2 Km
Metro Point Complex	9.8 Km
Giant Prima Saujana	10.2 Km
Billion Shopping Centre	12.2 Km
IOI City Mall	15.0 Km

## Education

Sekolah Kebangsaan Taman Rakan	0.5 Km
Universiti Tunku Abdul Rahman (UTAR)	0.9 Km
Little Master Bandar Sungai Long	1.1 Km
Green Meadows Montessori School	1.4 Km
Columbia International School	2.3 Km
Sequoia International School	2.6 Km
SJK(C) Bandar Sungai Long	2.6 Km
SMK Bandar Baru Sungai Long	2.6 Km
Springgate Academy	3.8 Km
Beaconhouse Newlands International School	4.3 Km
Oxburgh International School	5.3 Km
Global Modern International School	8.3 Km



## Attractions

Sungai Long Park	1.0 Km
Sungai Long Hiking	3.4 Km
Sungai Long Hill	3.9 Km
Sungai Long Waterfall	4.2 Km
Kajang Heritage Centre	4.4 Km
Monkeys Canopy Resort	10.6 Km





# ARMANI AVANI

Crafted for  
Sophisticated  
Lifestyles

Experience refined living where sophisticated design meets practical elegance, perfectly attuned to the lively rhythm of Cheras and streamlining daily life.



# Project Info

NAME	ARMANI AVANI
PROJECT TYPE	FULLY RESIDENTIAL
LAND TENURE	FREEHOLD
LAND SIZE	4.096 ACRES
TOTAL UNIT	328 UNITS
TOTAL FLOOR	28 FLOOR
LAYOUT & BUILT-UP SIZE	TYPE A : 1001 SF TYPE A1 : 1483 SF



# Project Highlights

Exceptionally designed spacious apartments with a splendid view of the Sungai Long. Large-sized apartments to live every movement of your life.



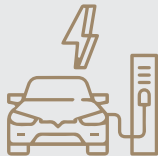
FREEHOLD



PRACTICAL  
LAYOUT



2-3  
CARPARKS



EV  
CHARGER



3 TIER  
SECURITY



LOW  
DENSITY



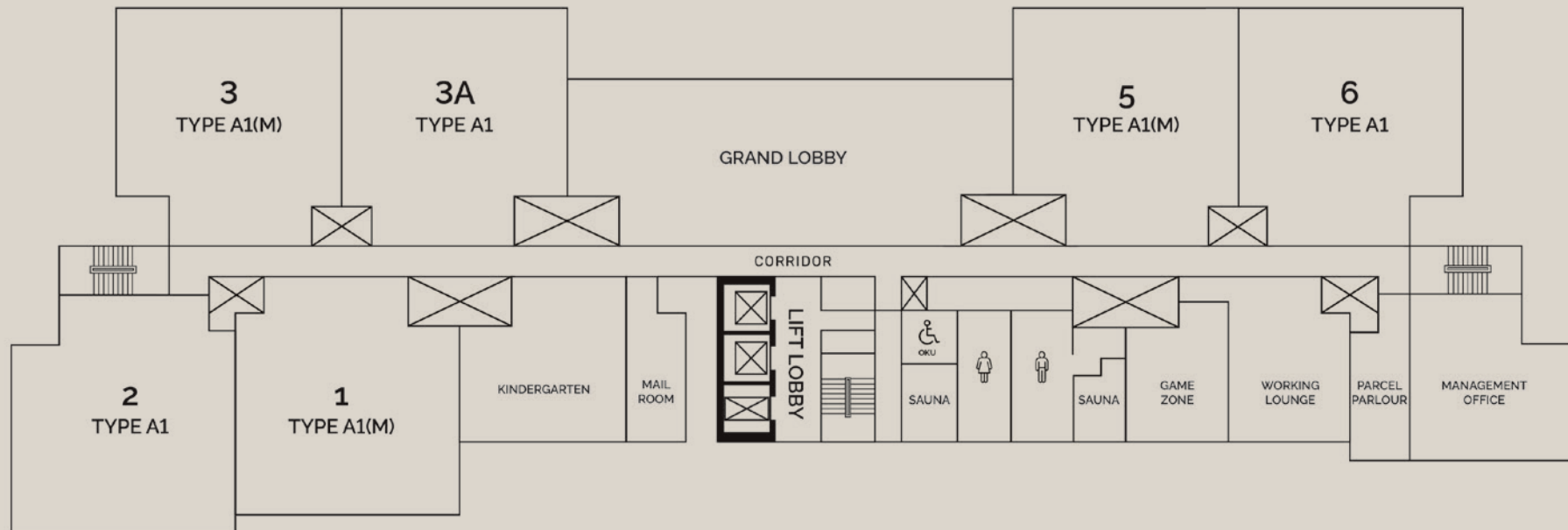


## ENTRANCE

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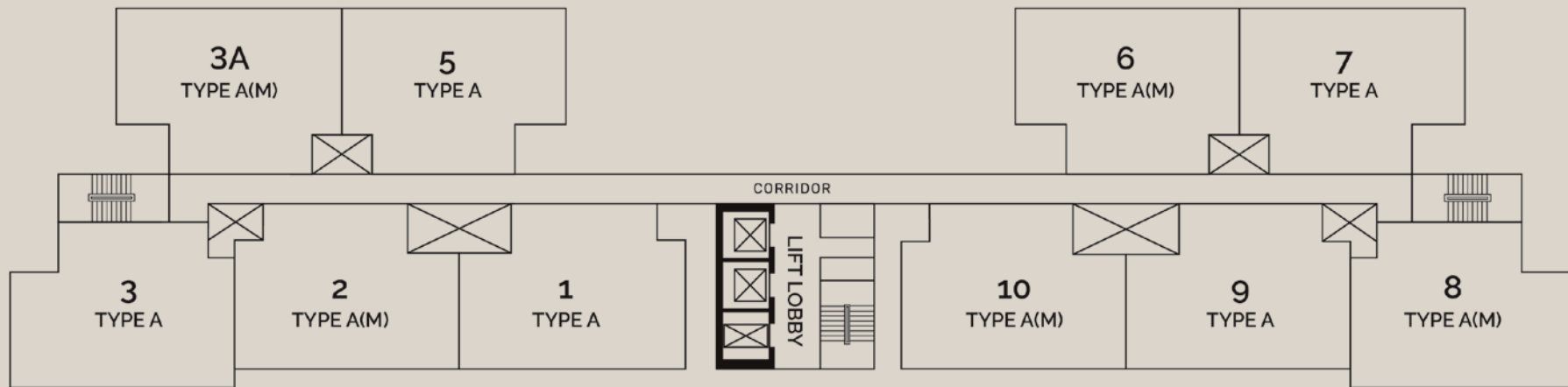
# LEVEL 1



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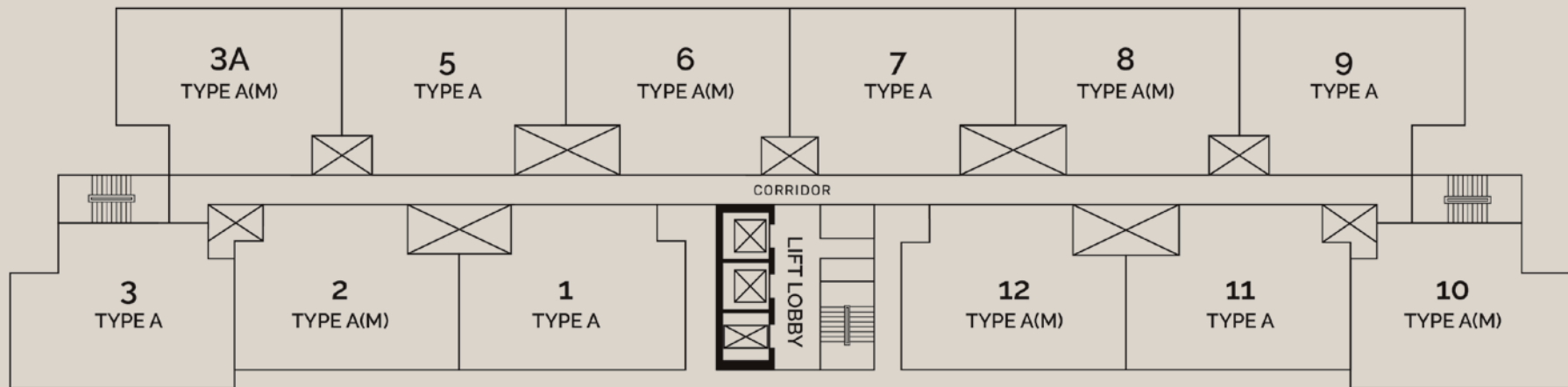


# LEVEL 2



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# LEVEL 3-28



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# FACILITIES

- 1 BADMINTON COURT
- 2 PICKLEBALL COURT
- 3 OUTDOOR FITNESS
- 4 CHILLING PAVILLION
- 5 JOGGING TRACK
- 6 PLAYGROUND
- 7 SURAU
- 8 MULTIPURPOSE HALL
- 9 GYM
- 10 REFLEXOLOGY FOOTPATH
- 11 WADING POOL
- 12 SWIMMING POOL
- 13 WATER SUN LOUNGER
- 14 JACUZZI
- 15 AQUA DECK
- 16 BBQ LOUNGE
- 17 GRAND LOBBY
- 18 KINDERGARTEN
- 19 SAUNA
- 20 GAMING ZONE
- 21 WORKING LOUNGE
- 22 MANAGEMENT OFFICE
- 23 HAMMOCK LAWN
- 24 CARWASH BAY



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## SWIMMING POOL

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## GRAND LOBBY

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BBQ AREA

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## BADMINTON / PICKLEBALL COURT

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## PLAYGROUND

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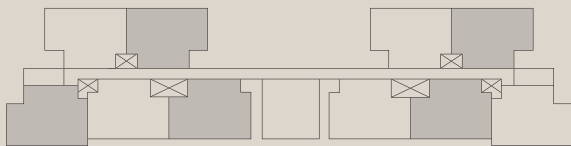
TYPE

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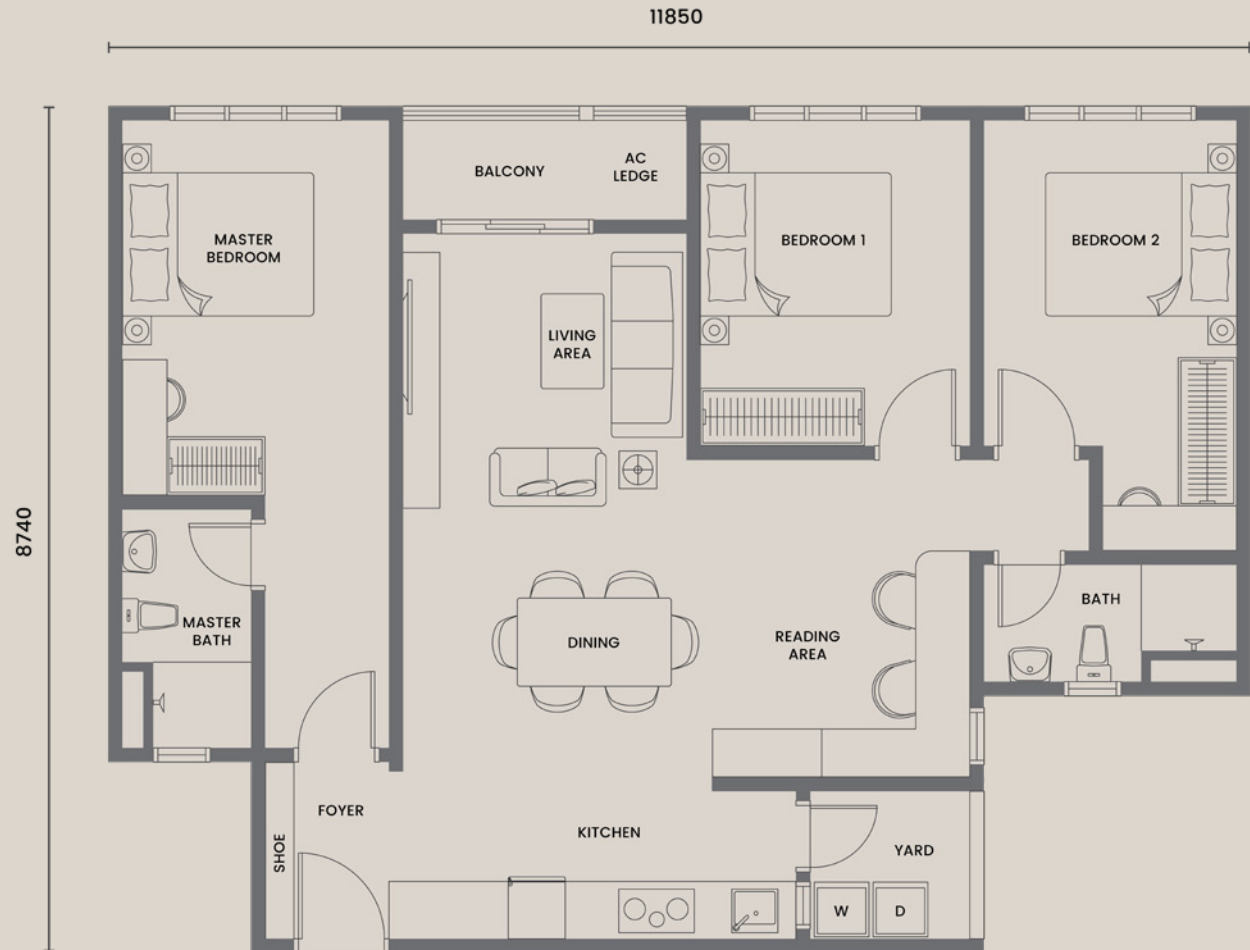
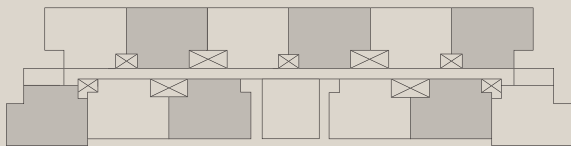
1001 SF

3 BEDROOM  
2 BATHROOM

LEVEL 2



LEVEL 3 - 28



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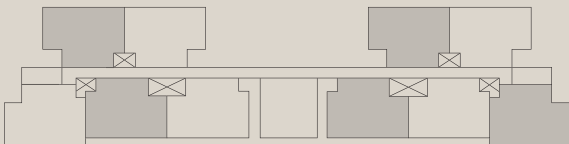
TYPE

A(M)

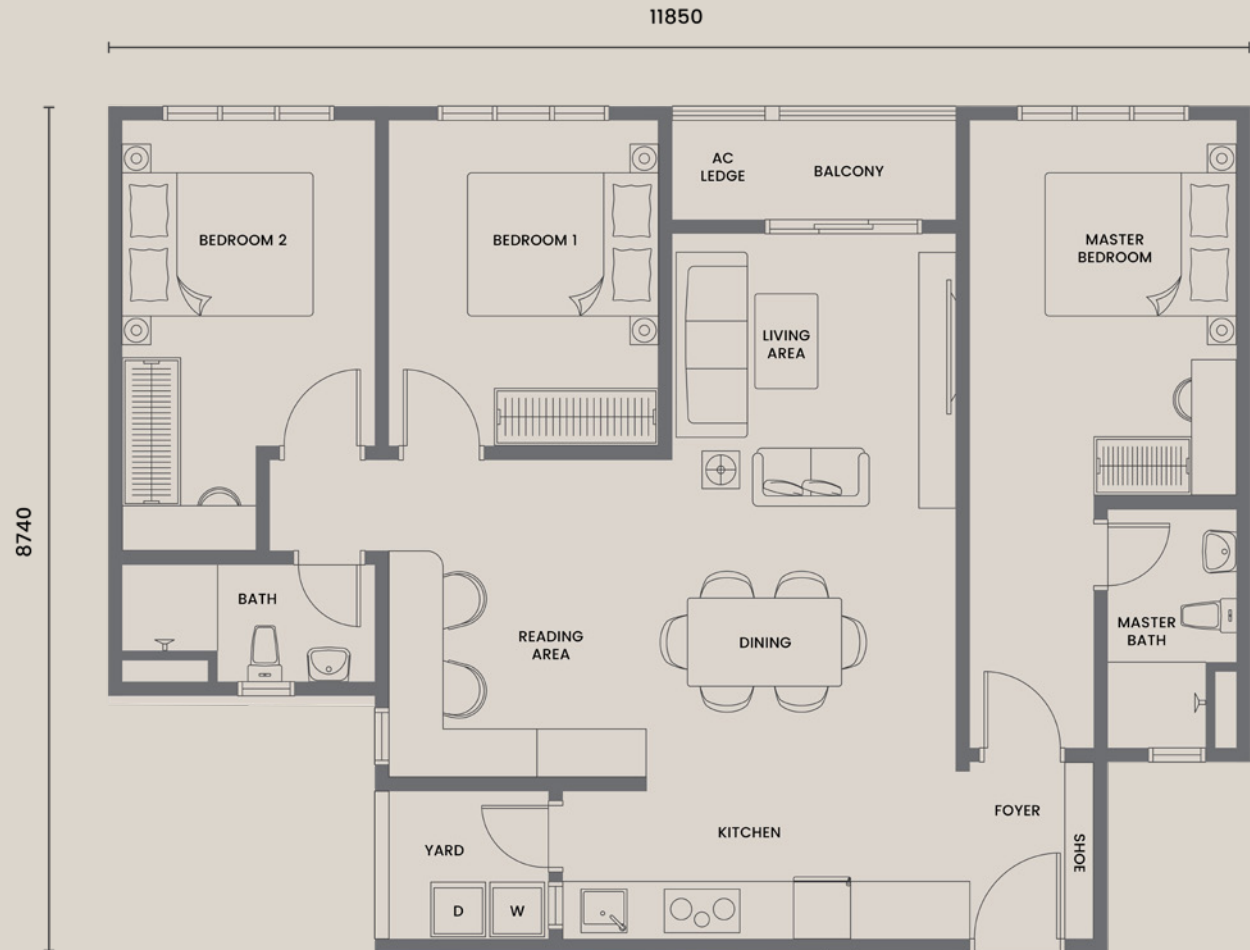
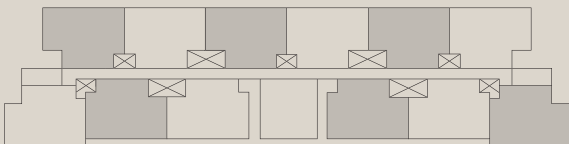
1001 SF

3 BEDROOM  
2 BATHROOM

LEVEL 2



LEVEL 3 - 28



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TYPE

A1

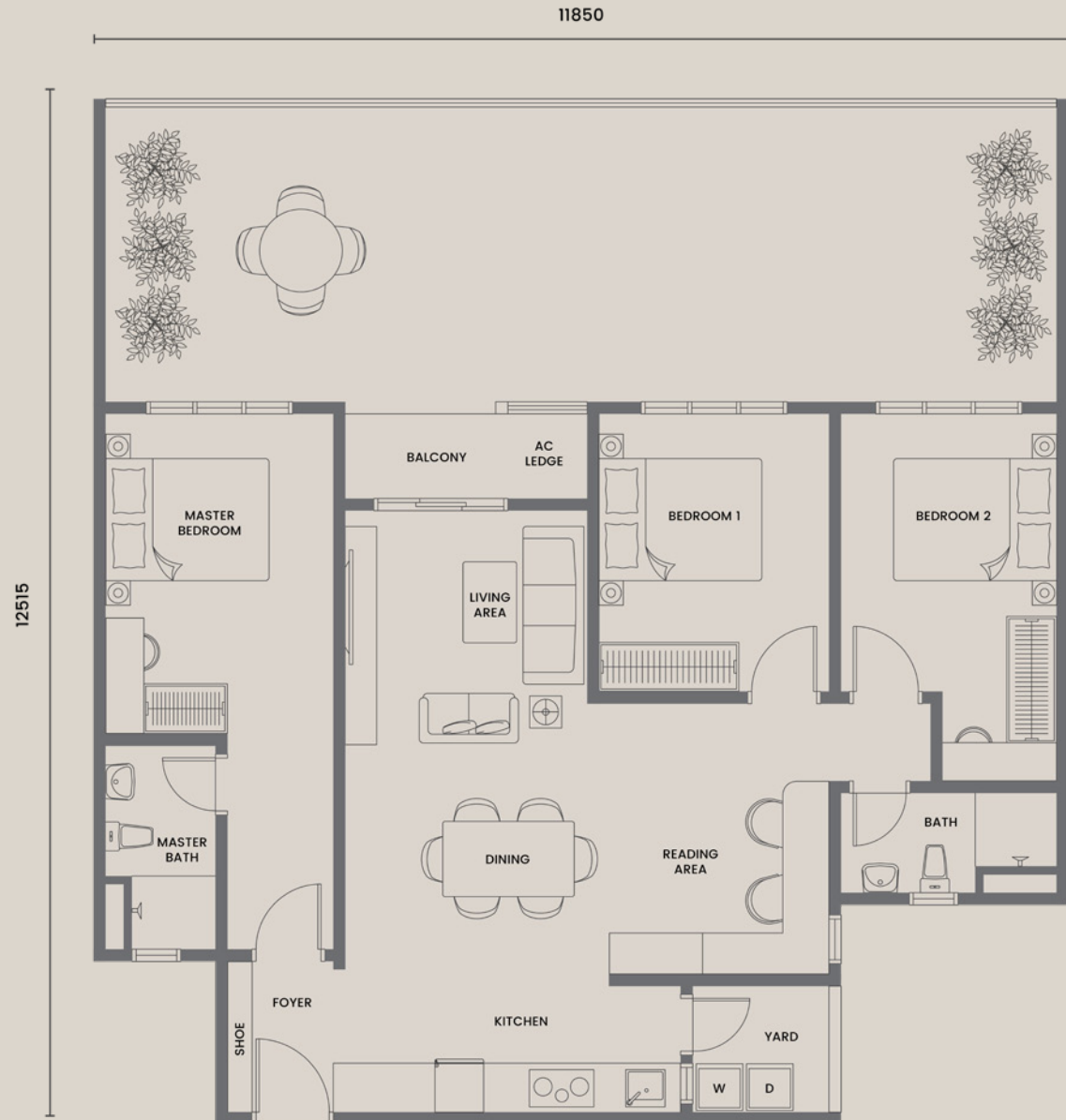
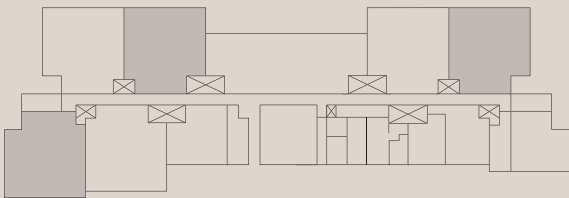
1483 SF

INTERNAL  
1001 SF

EXTERNAL  
482 SF

3 BEDROOM  
2 BATHROOM

LEVEL 1



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TYPE

**A1(M)**

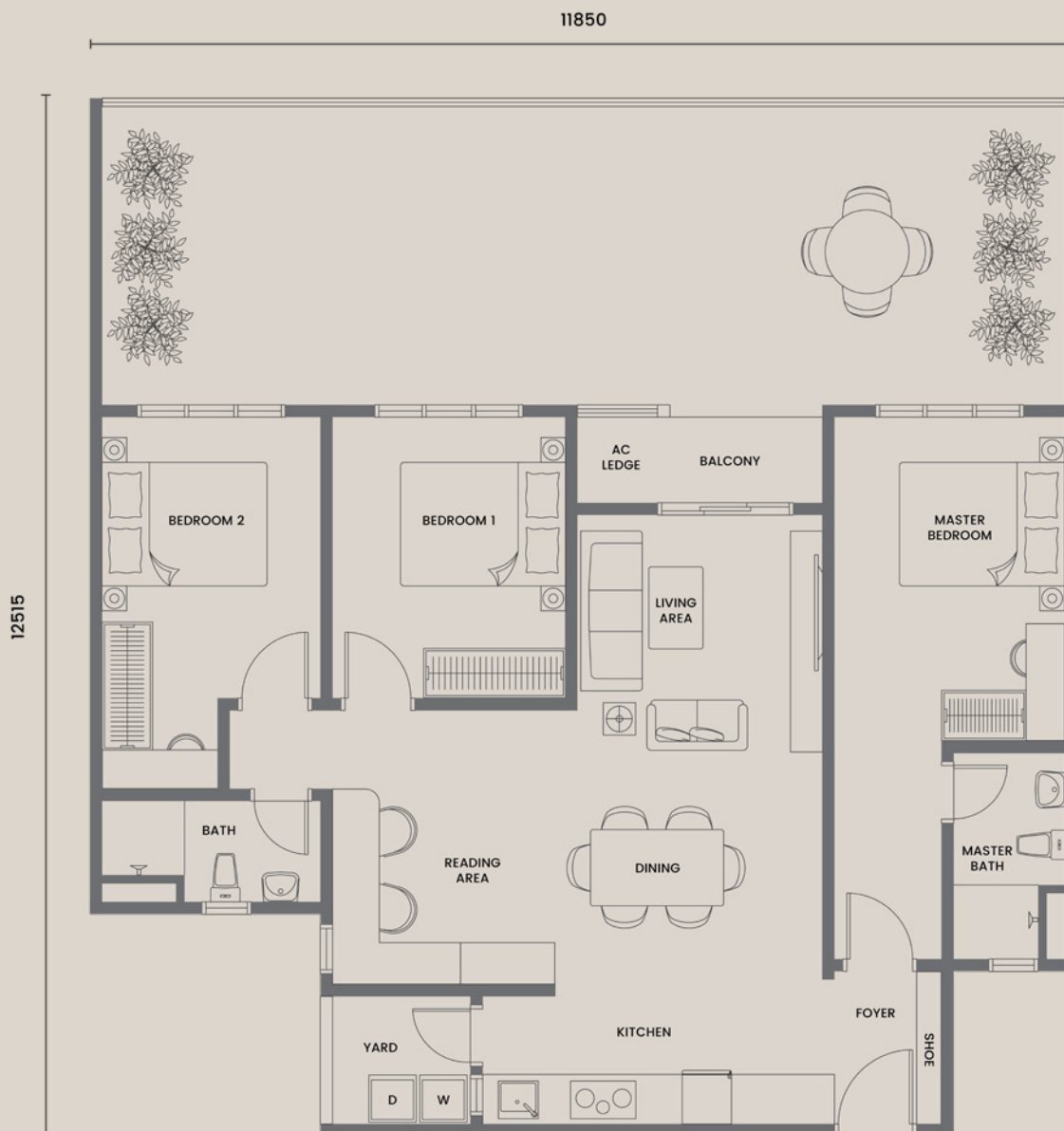
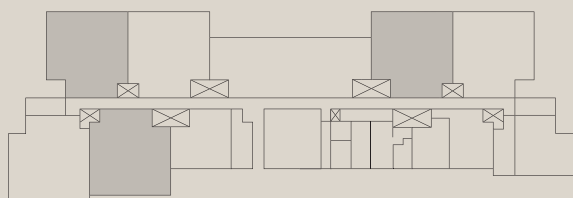
**1483 SF**

INTERNAL  
1001 SF

EXTERNAL  
482 SF

**3 BEDROOM**  
**2 BATHROOM**

LEVEL 1



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**ARMANI**  
GROUP

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SALES GALLERY

**ARMANI AVANI**

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