

# ALORA INSIGHT

## Smart Energy for a Cooler, Greener Home

A refined approach to tropical comfort, crafted through thoughtful design and intelligent sustainability.



At Alora Residences, comfort begins long before you step into your home. Every element — from naturally ventilated common areas to heat-reducing materials and carefully engineered cooling strategies — is designed to keep heat at bay, reduce energy consumption, and create a serene living environment. This is tropical living, elevated with intention.

# DESIGNED TO STAY COOL, *Naturally*

In a climate shaped by warmth and sunlight, true comfort begins with a home that understands how to breathe.

Alora's architectural language embraces this philosophy through **passive cooling measures that achieve up to 60% cross ventilation**, allowing natural air to circulate smoothly across shared spaces. With **over 84% of common areas naturally ventilated**, corridors, lift lobbies, and social zones remain breezy and inviting throughout the day.

At the core of Alora's thermal performance is its **high performance building envelope**, including an impressive low **Residential Envelope Transmittance Value (RETV)** surpassing GreenRE's strict RETV requirements. This refined performance is achieved through elements such as **low thermal conductivity wall materials**, and **laminated glass (selected area)** — all of which reduce heat entering the home and ease the reliance on air-conditioning.

Complementing its passive design, Alora integrates modern mechanical efficiency: **5-star inverter air-conditioning units, energy-efficient LED light fittings in common areas**, and **regenerative elevators** that return energy to the system during descent. These subtle technologies work together to reduce electricity usage by up to **30%**, supporting a quieter and more environmentally considerate footprint.

This holistic system contributes to significant carbon reduction. In Avenue25 Phase 1 alone, Alora's energy- and water-efficient features collectively **reduce 893.34 tons of CO<sub>2</sub> emissions annually** — equivalent to planting **31,266 trees every year**, reaffirming Avaland's commitment to sustainable development.

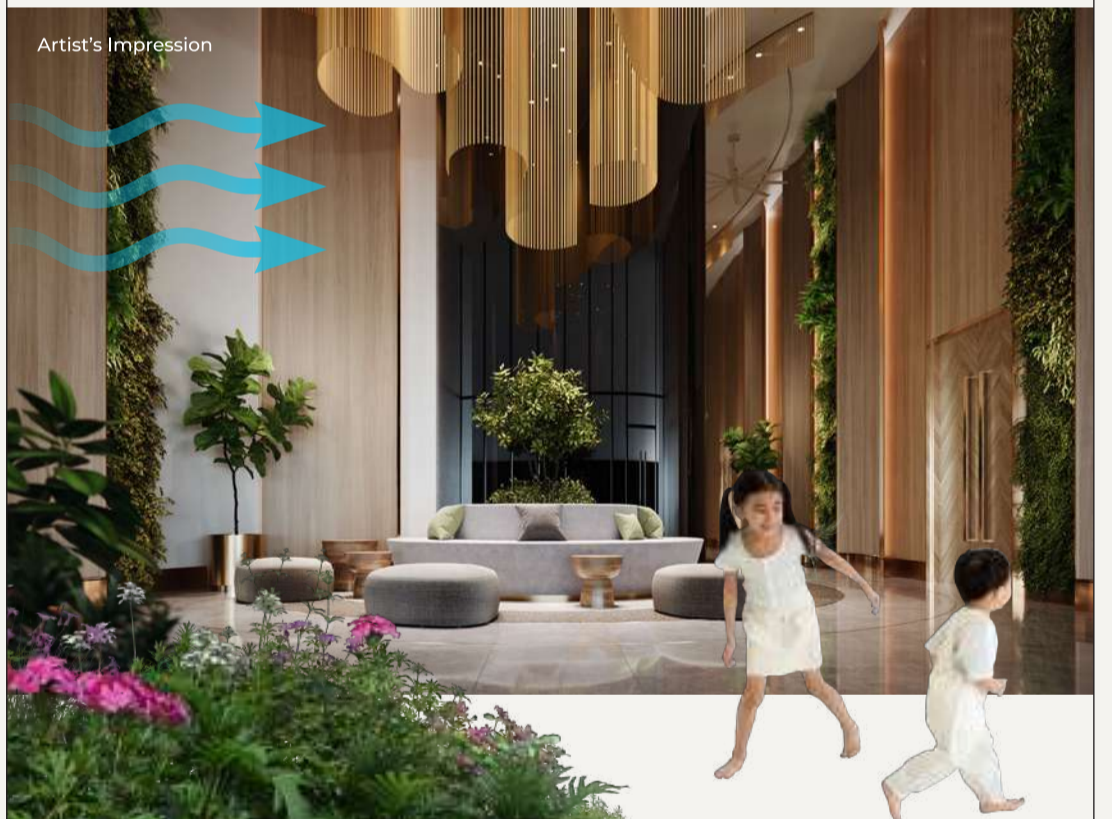
*How it works:*

## THE ELEGANCE BEHIND THE ENGINEERING

### Natural Ventilation & Cross Ventilation

**84%**  
of  
Common  
Areas

Thoughtfully aligned airflow pathways allow lobbies and corridors to stay fresh without mechanical assistance — reducing energy consumption while enhancing comfort.



### EV-Ready Community Mobility

EV stations — are provided across Avenue25, with additional community EV chargers within Alora, encouraging cleaner mobility choices for residents.

*Disclaimer: All calculations and figures stated above are based on assessments provided by the project's Green Consultant and are subject to change.*

# 02

## High-Performance Building Envelope

A combination of specialized glass and an optimised façade significantly limits heat gain, keeping interiors cooler and more energy-efficient throughout the day.

Artist's Impression



## Energy-Saving Systems in Motion

Regenerative elevators, sleep-mode features, and LED light fittings work collectively to minimise electricity usage, contributing to long-term operational savings.



# 03



*Deep-Dive Box*

## WHAT IS PASSIVE COOLING — AND WHY IT MATTERS

**Passive cooling uses design — not machines — to keep homes comfortable.**

By maximising airflow and reducing heat gain, Alora maintains naturally temperate interiors while lowering energy consumption. This creates a living environment that aligns comfort with sustainability, day after day.

*Benefits to Residents:*

## COMFORT REFINED BY DESIGN

- ✓ Homes stay naturally cooler, even on warm tropical afternoons
- ✓ Reduced reliance on air-conditioning and mechanical cooling
- ✓ Lower electricity bills over the long term
- ✓ Fresher shared spaces that enhance daily movement
- ✓ Access to EV charging for future-ready mobility
- ✓ A quieter, greener lifestyle achieved through thoughtful engineering



*Eco Tip*

**Set your air-conditioner one degree higher**

— a small shift that can reduce energy use by up to 10%.

## Site Progress Update

Construction continues to advance steadily as major features of the development take shape. Alora remains on track toward its targeted Q3 2027 completion.



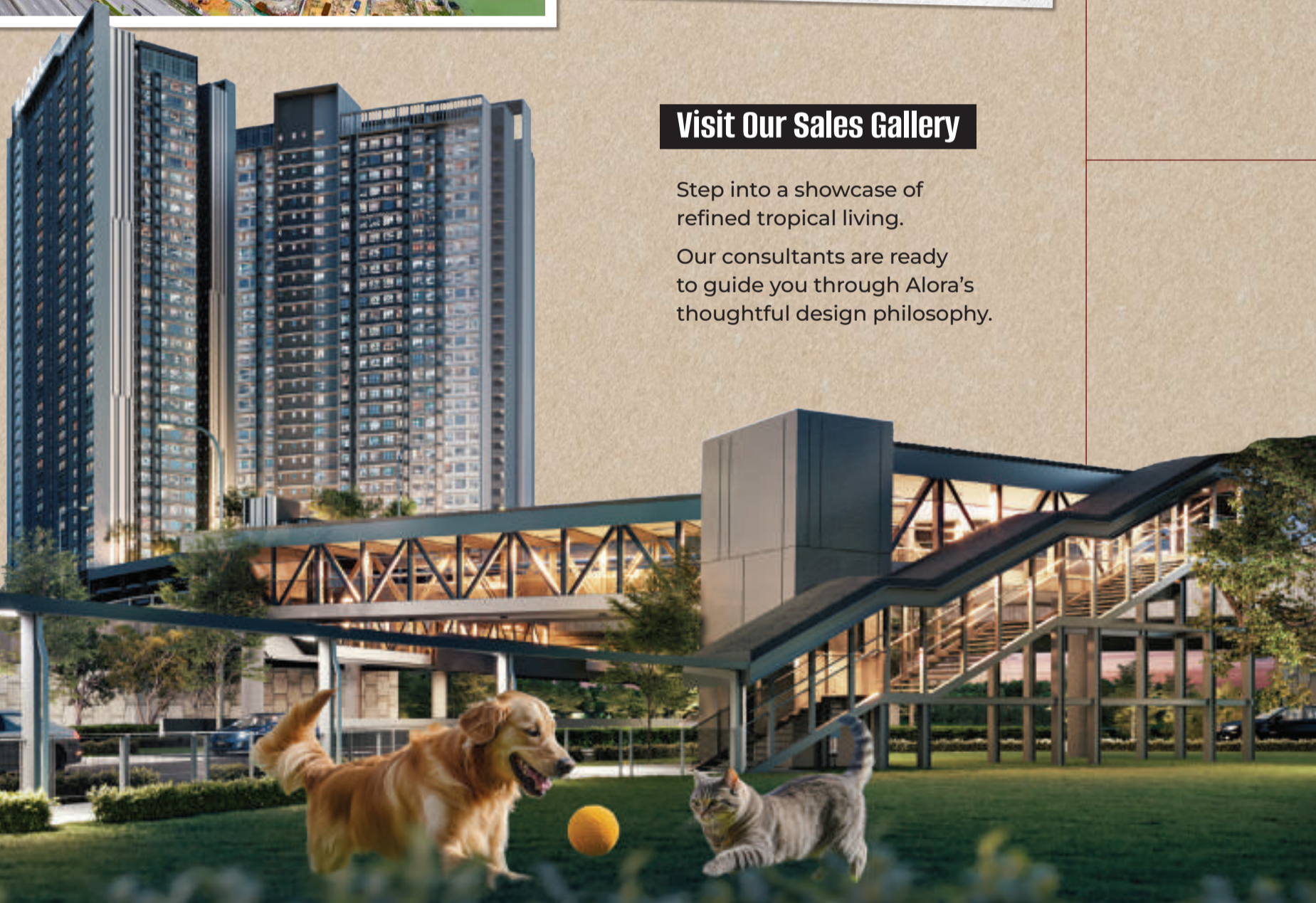
### Mini Eco Tip

Switch to LED lighting for long-term savings and refined luminosity.

## Visit Our Sales Gallery

Step into a showcase of refined tropical living.

Our consultants are ready to guide you through Alora's thoughtful design philosophy.



Artist's Impression

**AVALAND**  
an Ayaland company

REDISCOVERING POSSIBILITIES

**USJ CITYPOINT SDN BHD**  
A subsidiary of Ayaland Berhad (881786-X)

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Avenue25

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In Compliance with



Accolades



ALORA RESIDENCES | TOWER A • Developer: USJ CITYPOINT SDN. BHD. (Company No. 200801001667) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 30162/08-2027/0161(A) • Validity Period: 26/08/2022 – 25/08/2027 • Advertisement & Sales Permit No.: 30162-1/08-2026/0949(N)-(S) • Validity Period: 23/08/2023 – 22/08/2026 • Land Encumbrance: AmBank (M) Berhad • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Subang Jaya • Building Plan No.: MBSJ.BGN.BP3.600-1/10/4/5 (23) • Expected Date of Completion: Q3 2027 • Type of Property: Serviced Apartment • Total No. of Units: 492 units • Built-up Area: 568 sq.ft. – 1,457 sq.ft. • Selling Price: From RM270,000 (Min) – RM1,145,170 (Max) | TOWER B • Developer: USJ Citypoint Sdn. Bhd. (Company No. 200801001667) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 30162/08-2027/0161(A) • Validity Period: 26/08/2022 – 25/08/2027 • Advertisement & Sales Permit No.: 30162-2/03-2028/0263(N)-(S) • Validity Period: 28/03/2025 – 27/03/2028 • Land Encumbrance: AmBank (M) Berhad • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Subang Jaya • Building Plan No.: MBSJ.BGN.BP3.600-1/10/5/6 (25) • Expected Date of Completion: Q2 2028 • Type of Property: Serviced Apartment • Total No. of Units: 278 units • Built-up Area: 923 sq.ft. – 1,463 sq.ft. • Selling Price: From RM961,740 (Min) – RM1,388,140 (Max) • Bumiputra Discount 10%. The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the Developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and/or substitutions as may be required by the Authorities or recommended by the Architect or Engineer. This document is classified as [EXTERNAL] and is intended solely for general information and public dissemination purposes. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY