

ALORA INSIGHT

Building with Purpose — Caring for the Planet

A development shaped by sustainable materials, thoughtful mobility, and climate-responsive design.



Artist's Impression

Environmental protection is at the heart of Alora Residences and the Avenue25 masterplan. From low-impact construction to eco-friendly mobility and resilient landscape strategies, every element is crafted to preserve Earth's resources and create a healthier, more enduring community. This is sustainability expressed through refinement and intention.

DESIGNING
A COMMUNITY

THAT RESPECTS THE EARTH

Alora's environmental philosophy begins with mindful construction. Incorporating a **10% green cement mixture** and a **low Concrete Usage Index (CUI 0.4)**, the development reduces material demand and lowers pollution — preserving valuable natural resources while minimising carbon output. These choices reflect Avaland's commitment to building responsibly and sustainably.

Beyond construction, Alora embraces a broader vision of environmental care through landscape stewardship. **On-site composting** transforms landscape waste into fertiliser, enriching soil naturally. Across Avenue25, **tiered landscaping** shades public spaces from direct sunlight, while **high-SRI hardscape materials** help keep walkways cooler — enhancing comfort and reducing heat buildup.

Avenue25 is also planned as a **walkable, pedestrian-first neighbourhood**, prioritising safety and reduced traffic congestion. Its design includes a **covered pedestrian walkway built to CPTED standards**, connecting to USJ21 LRT Station. In future phases, a **Bus Hub and link bridge to the LRT** will strengthen public transport connectivity, reducing reliance on private vehicles and promoting long-term urban sustainability.

To support cleaner mobility today, Alora provides **3 EV chargers on-site**, complemented by **more EV facilities across Avenue25**. These enhancements encourage residents to adopt low-emission transport alternatives, reducing pollution and contributing to better air quality.

Finally, Avenue25 integrates the **Sponge City concept**, enabling the masterplan to absorb and retain rainwater to reduce flood risk. The green areas, functioning as rain gardens, not only manage stormwater but also support **carbon sequestration — absorbing approx. 17 tons of CO₂ annually through an estimated 900 planted trees**.

Together, these initiatives create an environment that stands lightly on the earth — resilient, future-ready, and beautifully in tune with nature.

04

Sponge City Engineering

Porous pavements, rain gardens, and stormwater absorption systems lower flood risks and support natural groundwater recharge.

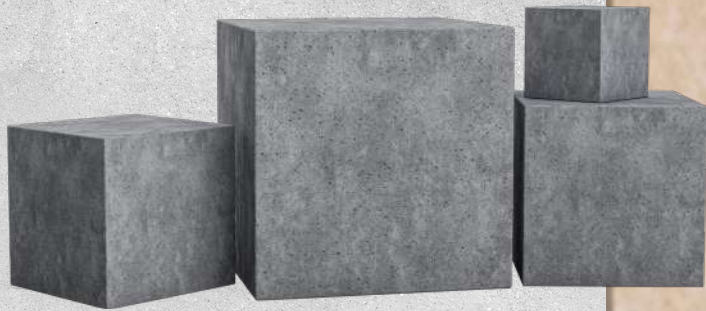


Benefits to Residents
LIFE IN A MORE RESPONSIBLE COMMUNITY

- ✓ A healthier environment with less pollution
- ✓ Cooler, more comfortable outdoor spaces
- ✓ Safer, shaded walkways encouraging daily movement
- ✓ Reduced traffic congestion through walkable planning
- ✓ Access to EV charging and future public transit connections
- ✓ A community designed for longevity and ecological balance

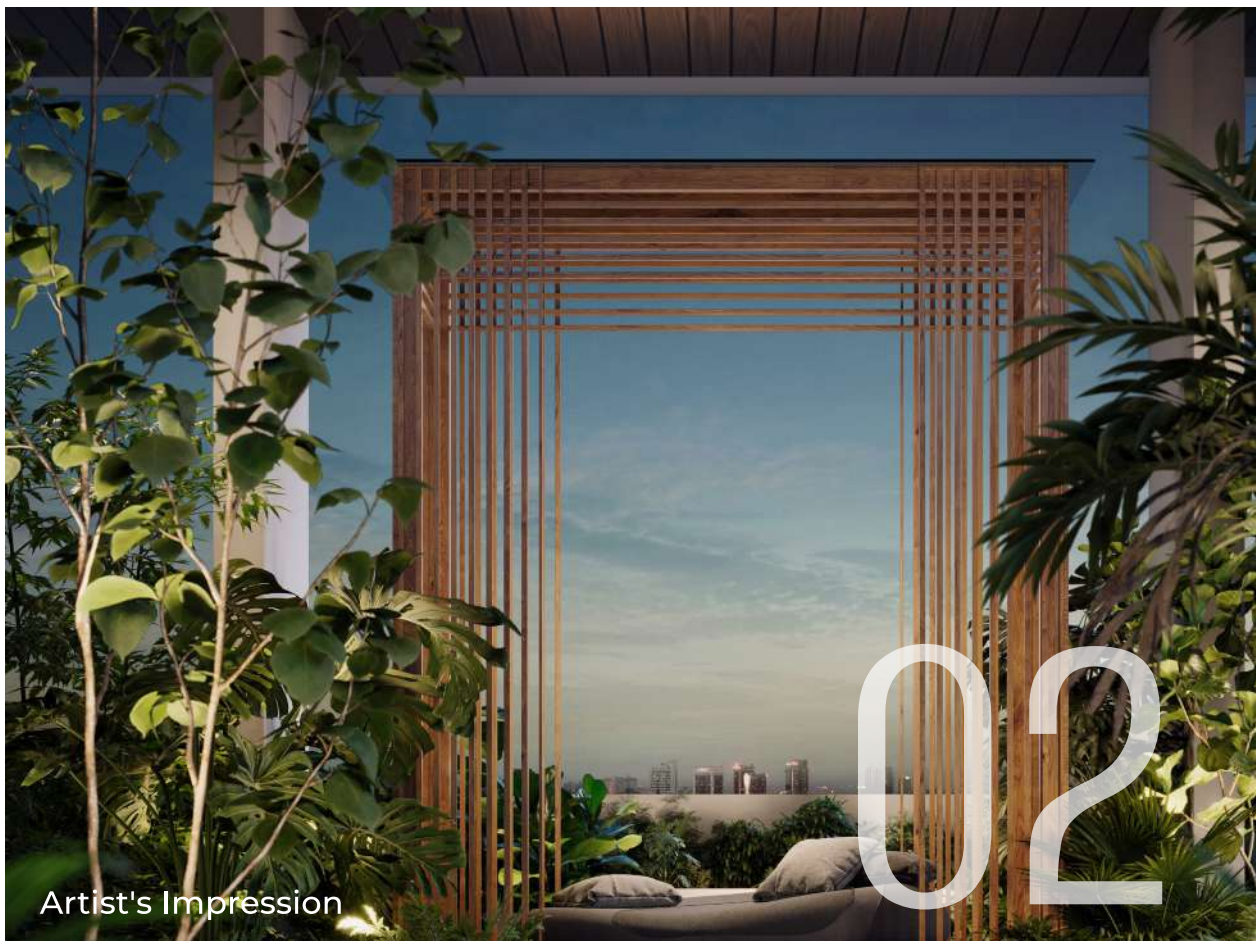
How it works:
SMART STRATEGIES
FOR A GREENER FUTURE

01



Mindful Construction Choices

Green cement and reduced concrete usage lower pollution, preserve natural resources, and reduce embodied carbon.



02

Climate-Responsive Urban Design

Tiered landscaping, hardscape materials, and awnings shaped by sun-orientation studies ensure thermal comfort throughout the day.

Eco-Friendly Mobility Integration

3 EV chargers at Alora, charging stations at Avenue25, CPTED-compliant walkways, and future LRT link bridges promote low-carbon, pedestrian-friendly living.

03



Did You Know?

Avenue25's rain gardens and trees absorb approx. **17 tons of CO₂ annually**, supporting cleaner, healthier air.

Eco Tip

Choose walking or cycling for short distances — your body and the environment will thank you.

Deep-Dive Box THE SPONGE CITY PRINCIPLE

Designed to mimic natural ecosystems, Sponge City strategies absorb, store, and slowly release rainwater.

At Avenue25, this reduces flash-flood risk, supports groundwater levels, and allows the landscape to thrive — all while easing the burden on urban drainage systems.

Site Progress Update

Green-cement application, landscape design, and pedestrian pathways continue to advance across the development. Sustainable mobility infrastructure and drainage systems form key milestones as Avenue25 evolves toward completion.

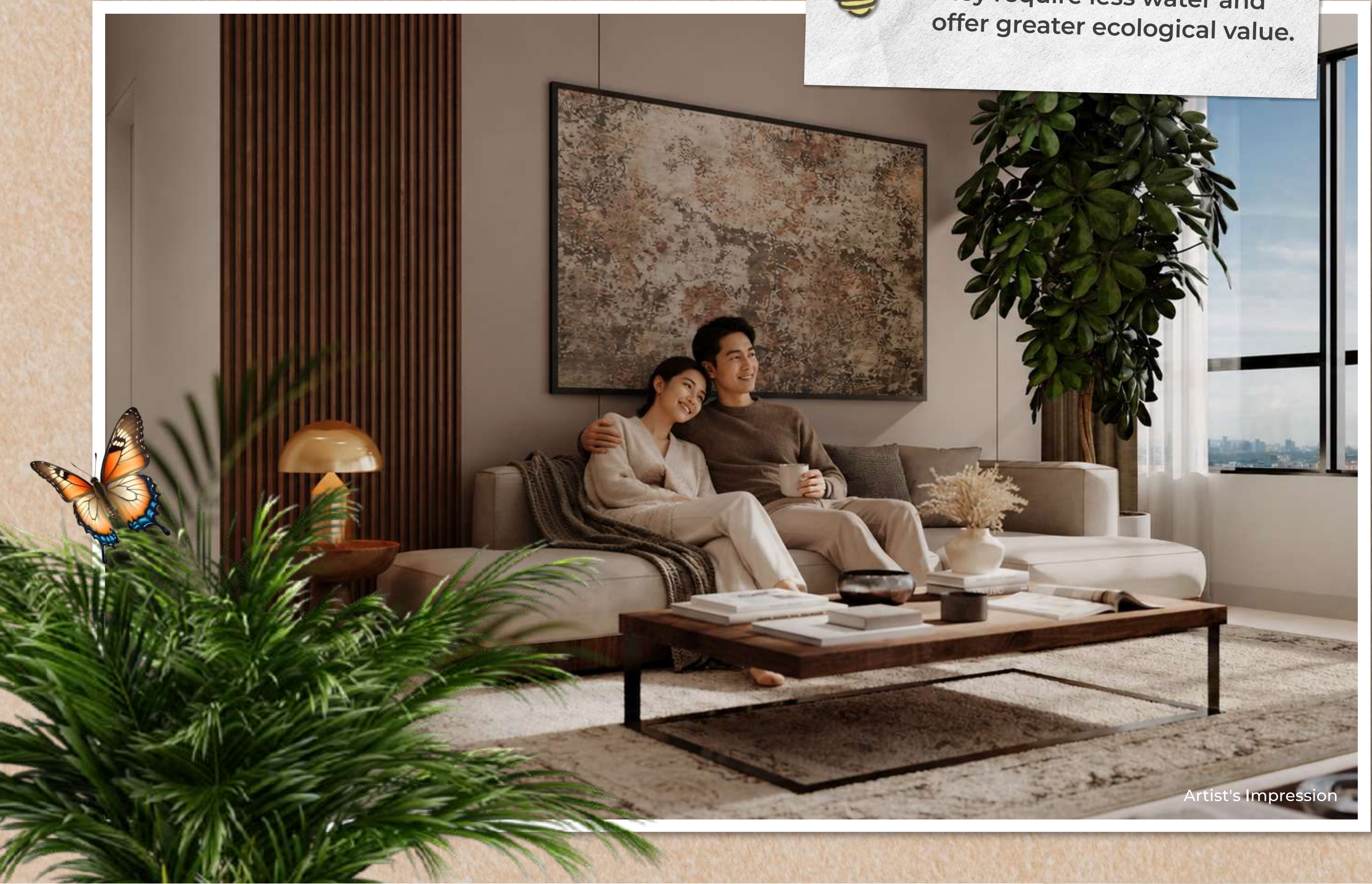
Visit Our Sales Gallery

Discover a masterplan shaped by responsibility, resilience and refined environmental care.



Mini Eco Tip

Plant a native tree or shrub — they require less water and offer greater ecological value.



Artist's Impression