

RESIDENSI  
**AVA**  
KIARA BAY

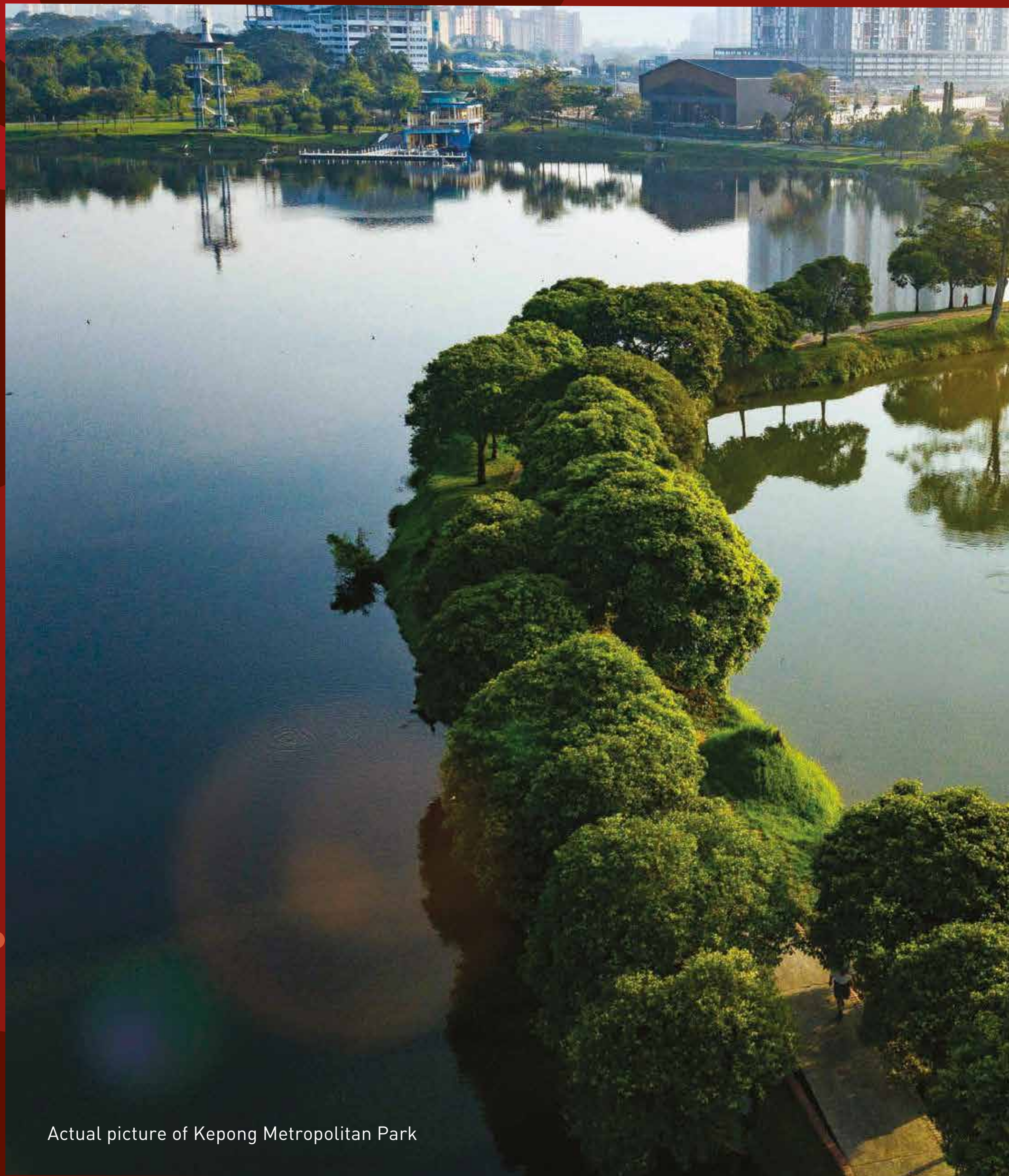
**LIVE  
LIFE  
FULL**

IN KL'S NEW HEARTBEAT

**INTRODUCING KIARA BAY'S  
FIRST LAUNCH: RESIDENSI AVA**







Actual picture of Kepong Metropolitan Park

# KIARA BAY

KUALA LUMPUR

The signature liveable  
master plan by the  
makers of Mont'Kiara

Kiara Bay is located next to the popular Kepong Metropolitan Park—one of KL's hidden treasures. This new integrated development comprising residential, commercial and retail components offers elevated city living with a difference.



# Welcome to Residensi AVA



Announcing the exciting debut of Residensi AVA, KIARA BAY's first phase in this much anticipated 73-acre township development in Kuala Lumpur.

Located at The Walk, the buzzing and active Central Business District of KIARA BAY, Residensi AVA offers elevated urban eco-living for all ages and life stages like never before.

AVA's design is inspired by the idea of symmetry and balance, much like the wings of a butterfly. AVA's two towers offer a much-needed balance between living and leisure-encouraging its residents to LIVE LIFE FULL.



Ground Floor - Entrance

435 units per tower    41 levels    2 wings per level    6 units per wing

813 - 1,285 sq. ft. built up    2+1 to 4 bedrooms    2 car park bays per unit (minimum)

- 1 Level of neighbourhood retail with public access
- 2 Towers of eco-living suites
- 3 Levels of facilities dedicated to recreation and leisure (L2, L8 & Sky Deck)



# Liveability in harmonious balance

## Accessibility & Connectivity

Located opposite the future  
Kiara Bay Mall and 300m to  
Kepong Metropolitan Park

**4 main future access** for easy  
and convenient accessibility



## Design

**Practical built-up sizes**  
to cater for different  
generational needs

**North-South oriented**  
units avoid direct morning  
and afternoon sunlight  
for cooler interiors

More than **30 facilities** to  
encourage a wellness lifestyle



**Semi-furnished** with quality  
furniture and appliances

Designed to promote  
**natural ventilation**

Next to **neighbourhood retail**  
for residents' convenience

**Feng shui-compliant**

## Safety & Security

**Privacy-centric** design with  
6 units per wing per floor

2-way communication via  
**intercom with guardhouse**

### Multi-tiered security system

Card access controlled at  
main lobbies

High definition CCTV in  
main lobbies and lift cars



## Technology

**Fibre-to-the-Home**  
(FTTH) infrastructure ready

**SMATV-ready** system  
compatible for High Definition  
(HD) resolution transmission

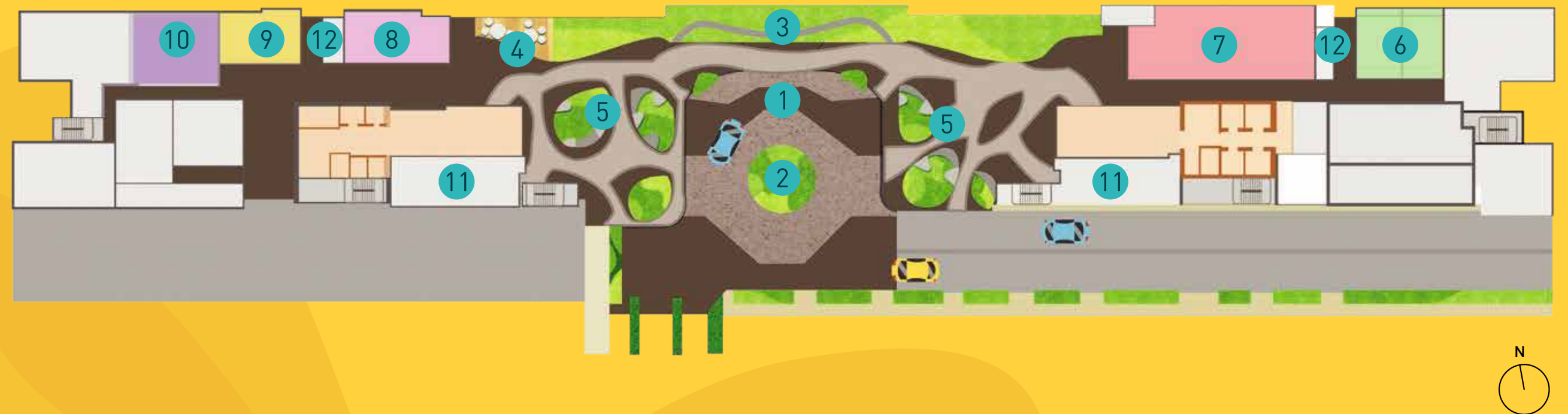


# Recreation and leisure in symmetry

## Level 2 - Entrance/Drop Off

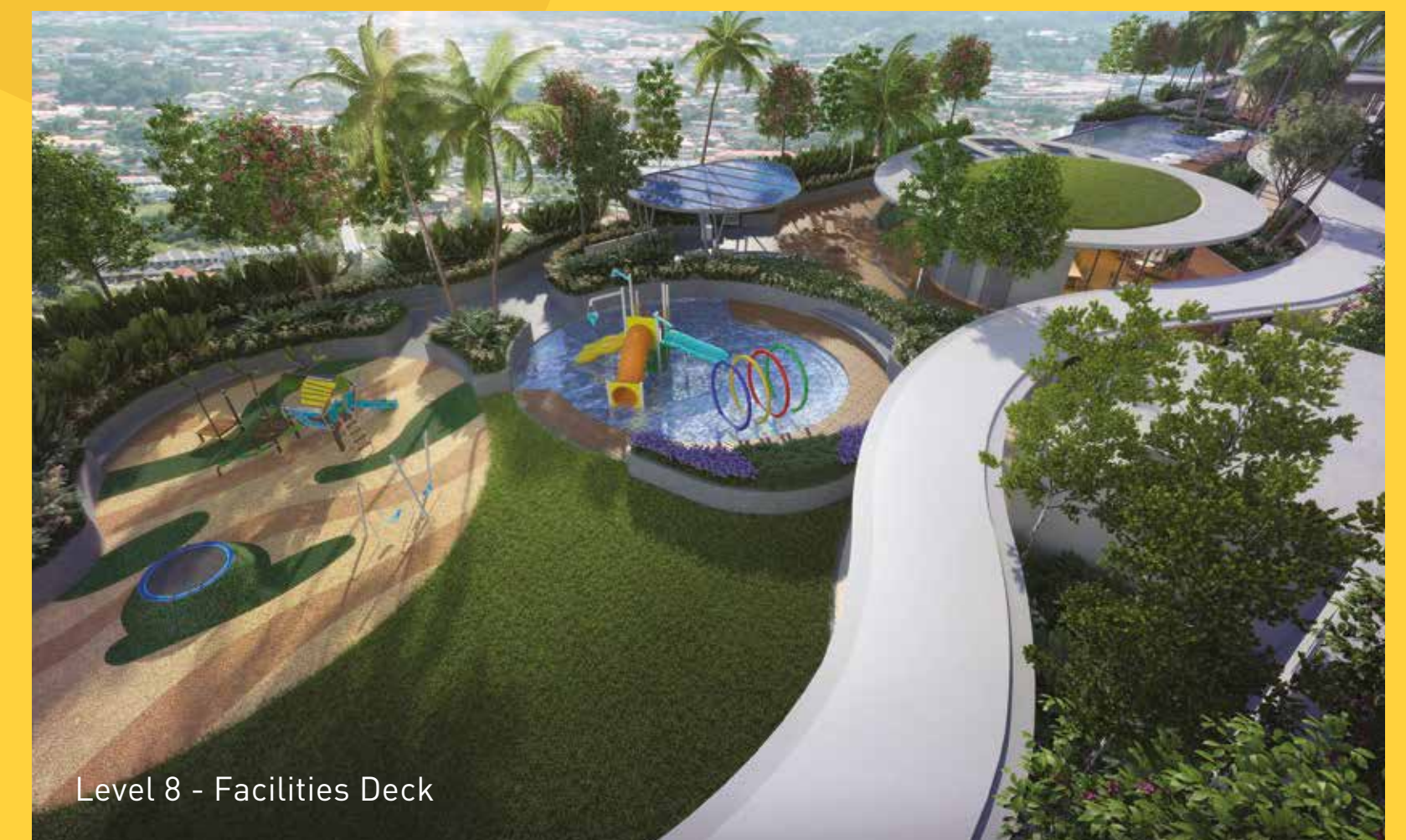
- |                      |                      |
|----------------------|----------------------|
| 1. Drop-off area     | 7. Management office |
| 2. Drop-off island   | 8. Reading room      |
| 3. Drop-off garden   | 9. Nursery*          |
| 4. Leisure pod       | 10. Games room       |
| 5. Waiting concourse | 11. Mail room        |
| 6. Surau             | 12. Common toilets   |

\* subject to JMB | MC's operation



## Level 8 - Facilities Deck

- |  |                                |                           |
|--|--------------------------------|---------------------------|
| 1. Multipurpose hall cum badminton court | 8. BBQ area                    | 15. Aqua lounge           |
| 2. Tai Chi deck                          | 9. Pool island                 | 16. Meditation deck       |
| 3. Outdoor fitness spots                 | 10. Dining pavilion            | 17. Gymnasium             |
| 4. Kid's lawn                            | 11. Pool shower                | 18. Picnic lawn           |
| 5. Playground & trampoline               | 12. Landscape terrace          | 19. Sauna/changing rooms  |
| 6. Kid's party area                      | 13. Pool deck                  | 20. Half basketball court |
| 7. Kid's play pool                       | 14. 50m infinity edge lap pool | 21. Yoga deck             |





# Specifications

Structure	Reinforced concrete	
Wall	Reinforced concrete / brickwall / masonry (where applicable)	
Roofing covering	Reinforced concrete	
Roof framing	Reinforced concrete	
Ceiling	Plaster / skim coat / plaster ceiling and paint (where applicable)	
Windows	Aluminium framed glass window	
Doors	Main entrance : Fire rated door approved by Jabatan Bomba dan Penyelamat Malaysia Internal doors : Timber flush door / aluminium louvred door / aluminium framed glass sliding door (where applicable)	
Ironmongery	Main entrance : Selected locksets / ironmongery approved by Jabatan Bomba dan Penyelamat Malaysia Internal doors : Selected locksets / ironmongery	
Wall finishes	Internal All bathrooms Kitchen	Skim coat / plaster and paint Selected tiles up to ceiling height Selected tiles / skim coat / plaster and paint up to ceiling height (where applicable) and no tiles behind kitchen cabinet
Floor finishes	Selected tiles to living, dining, study / utility (Type A), kitchen, bathrooms, balcony and yard (where applicable) Laminated flooring to bedrooms (where applicable) Selected tiles / cement render to other areas (where applicable)	
Sanitary	Bathrooms Kitchen Yard	Hand basin, water closet, hand bidet Sink and tap Washing machine bib tap
Electrical installation	Lighting points, fan points without hook, power points, TV points, fiber wall socket, doorbell point, instant water heater and air conditioning units will be provided according to Developer's specification	
Built-in furniture	Kitchen cabinet to kitchen (where applicable)	

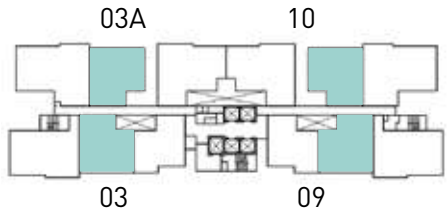
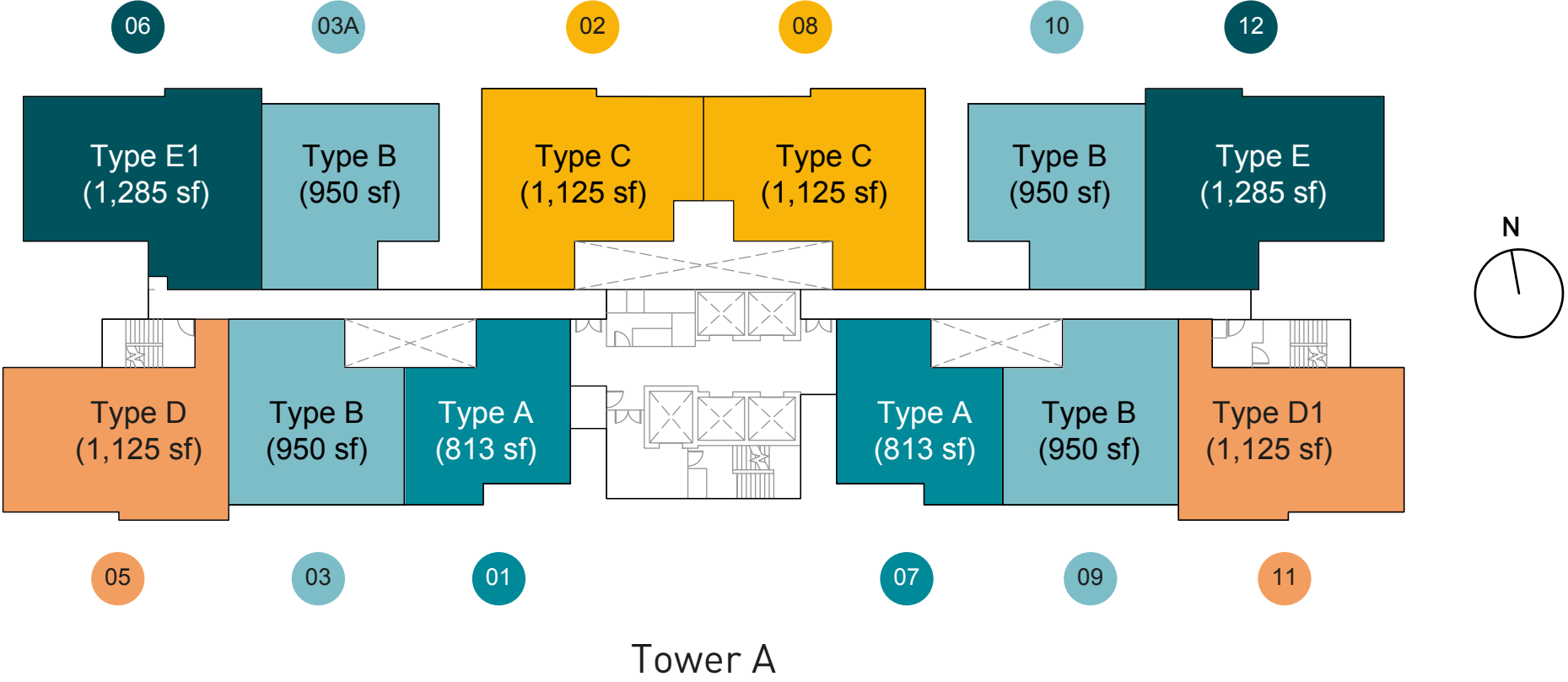
Crime prevention and security features	Vehicle entrance with guardhouse, segregated entrance for residents and service vehicles and boom gates monitored by CCTV cameras Multi-storey car park levels monitored by CCTV cameras Intercom system from residential units to guardhouse Visitor control management system at guardhouse Round-the-clock manned guardhouse, security control and patrolling Perimeter intruder detection system linked to a computerised alarm handling system and monitored by CCTV cameras around perimeter fencing Drop-off and waiting areas are monitored by CCTV cameras Guard tour system
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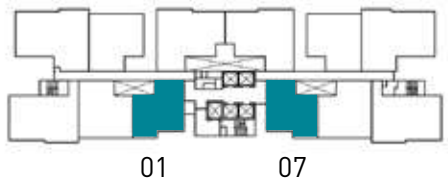
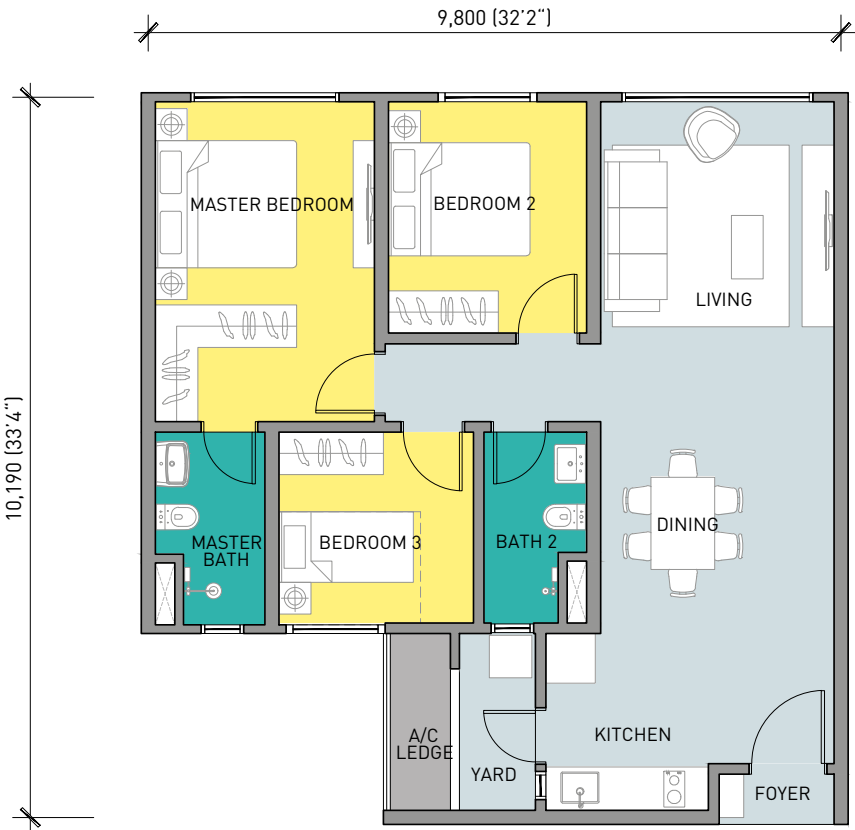
Level 8 - Dining Pavilion



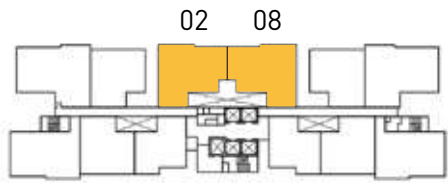
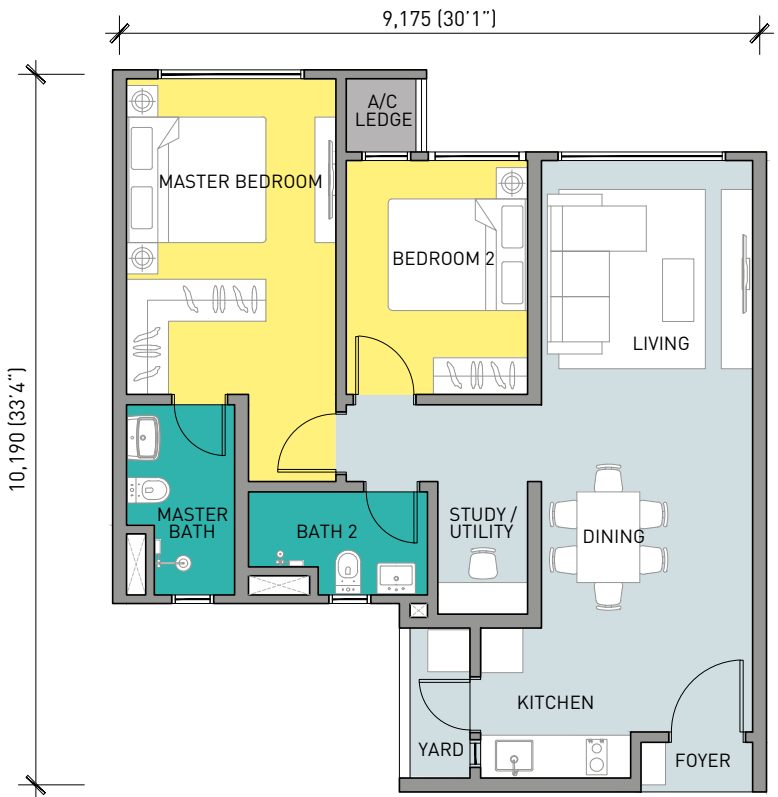
AVA balances compact and comfortable living by optimising space with practical and appealing designs.



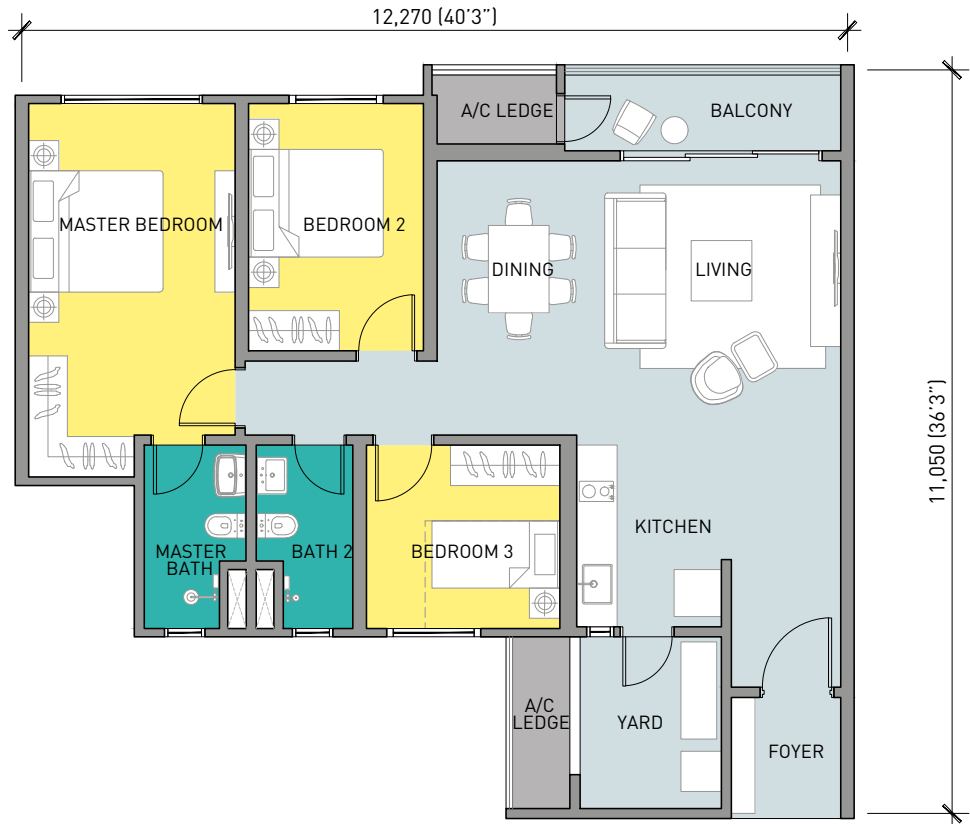
**TYPE B**  
950 sq. ft.  
3 bedrooms  
2 bathrooms

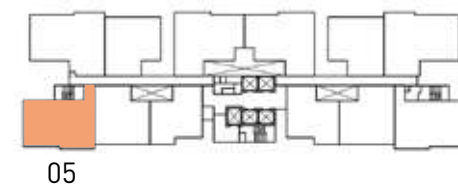
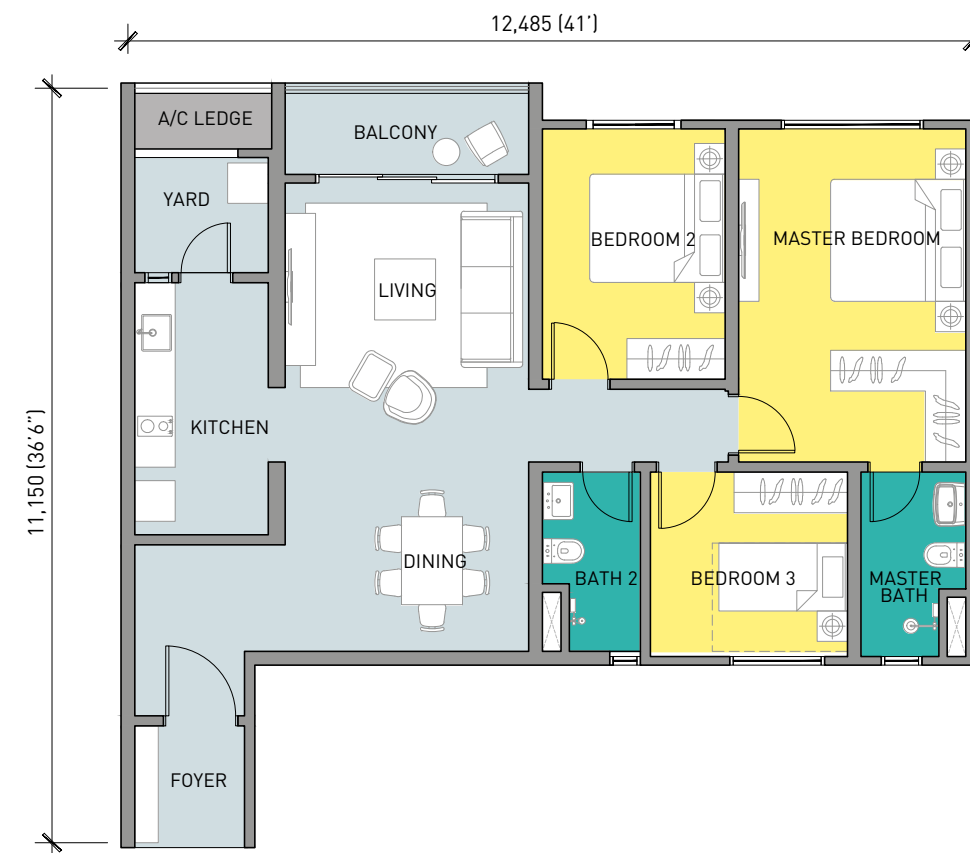


**TYPE A**  
813 sq. ft.  
2 bedrooms + 1 study  
2 bathrooms

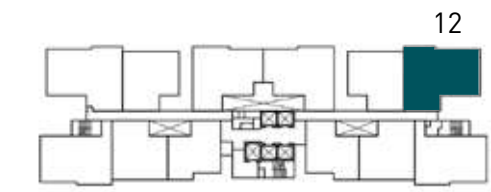
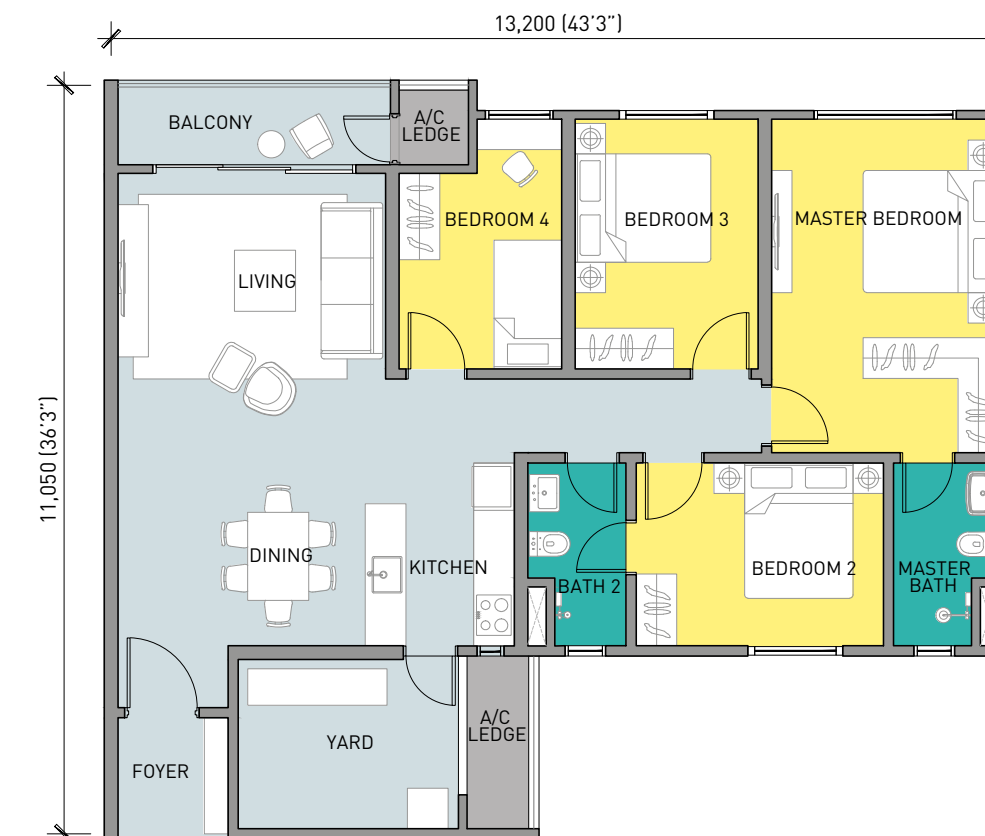


**TYPE C**  
1,125 sq. ft.  
3 bedrooms  
2 bathrooms

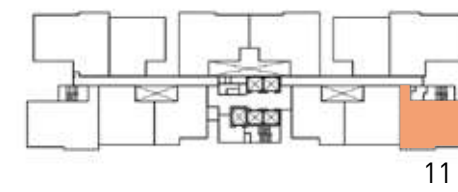
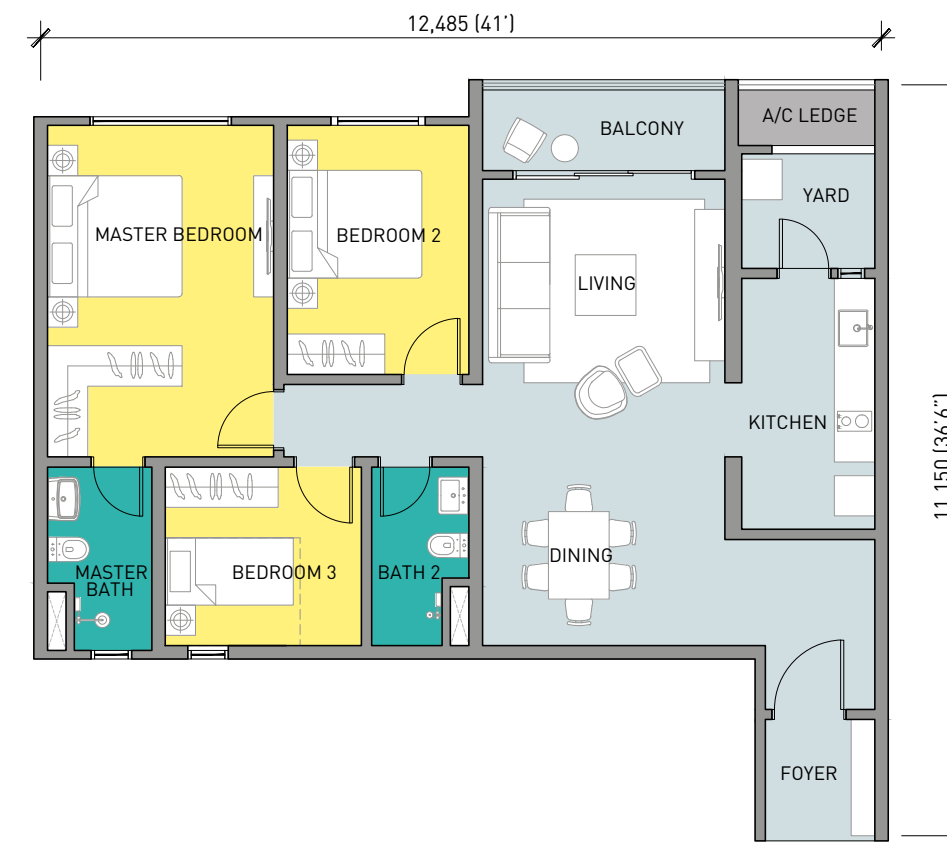




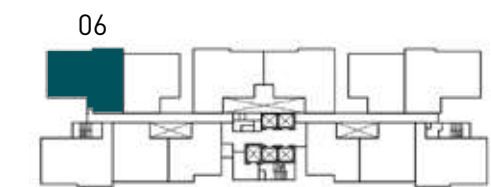
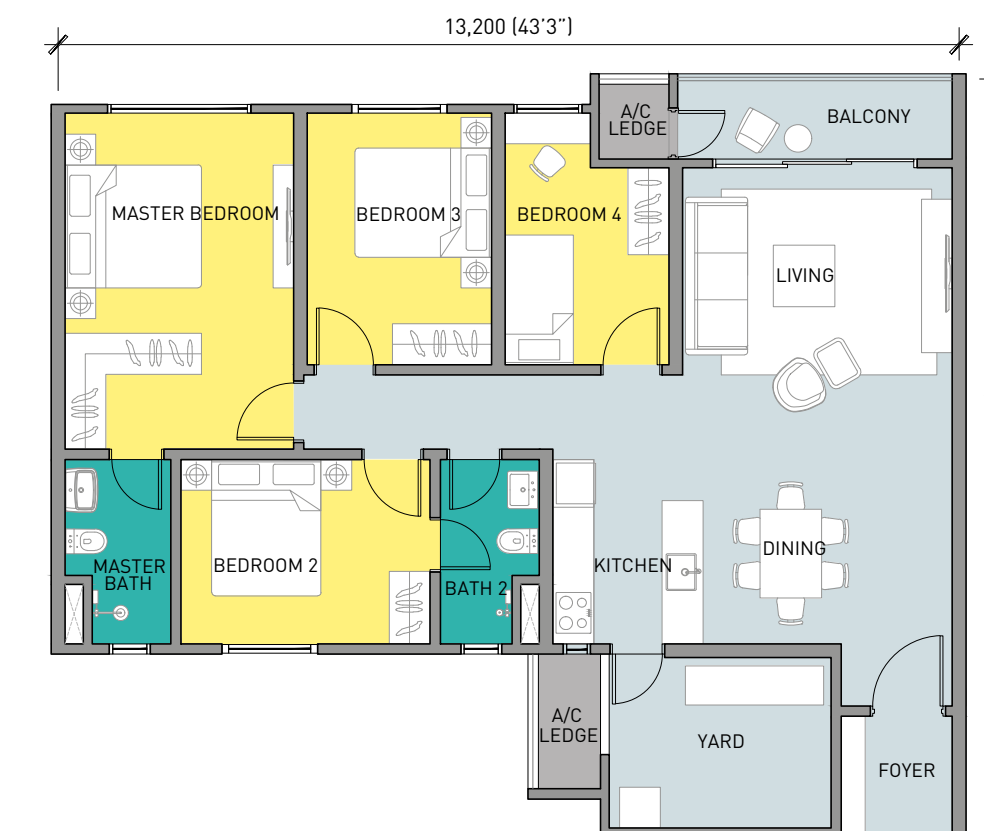
**TYPE D**  
1,125 sq. ft.  
3 bedrooms  
2 bathrooms



**TYPE E**  
1,285 sq. ft.  
4 bedrooms  
2 bathrooms



**TYPE D1**  
1,125 sq. ft.  
3 bedrooms  
2 bathrooms



**TYPE E1**  
1,285 sq. ft.  
4 bedrooms  
2 bathrooms



# Explore KIARA BAY



Master plan in 3D



Tower A & B



Residensi AVA - Type B in 3D



Residensi AVA - Type C in 3D



      KTM Batu Caves - Tampin Route

      KTM Tanjung Malim - Pelabuhan Klang Route

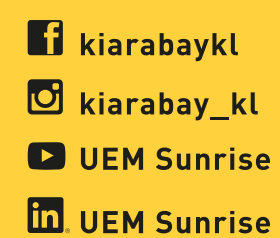
      MRT Sungai Buloh - Serdang - Putrajaya (SSP) Line  
(under construction)

      Future Access Road

**Connect Now!**  
View 360 show unit online

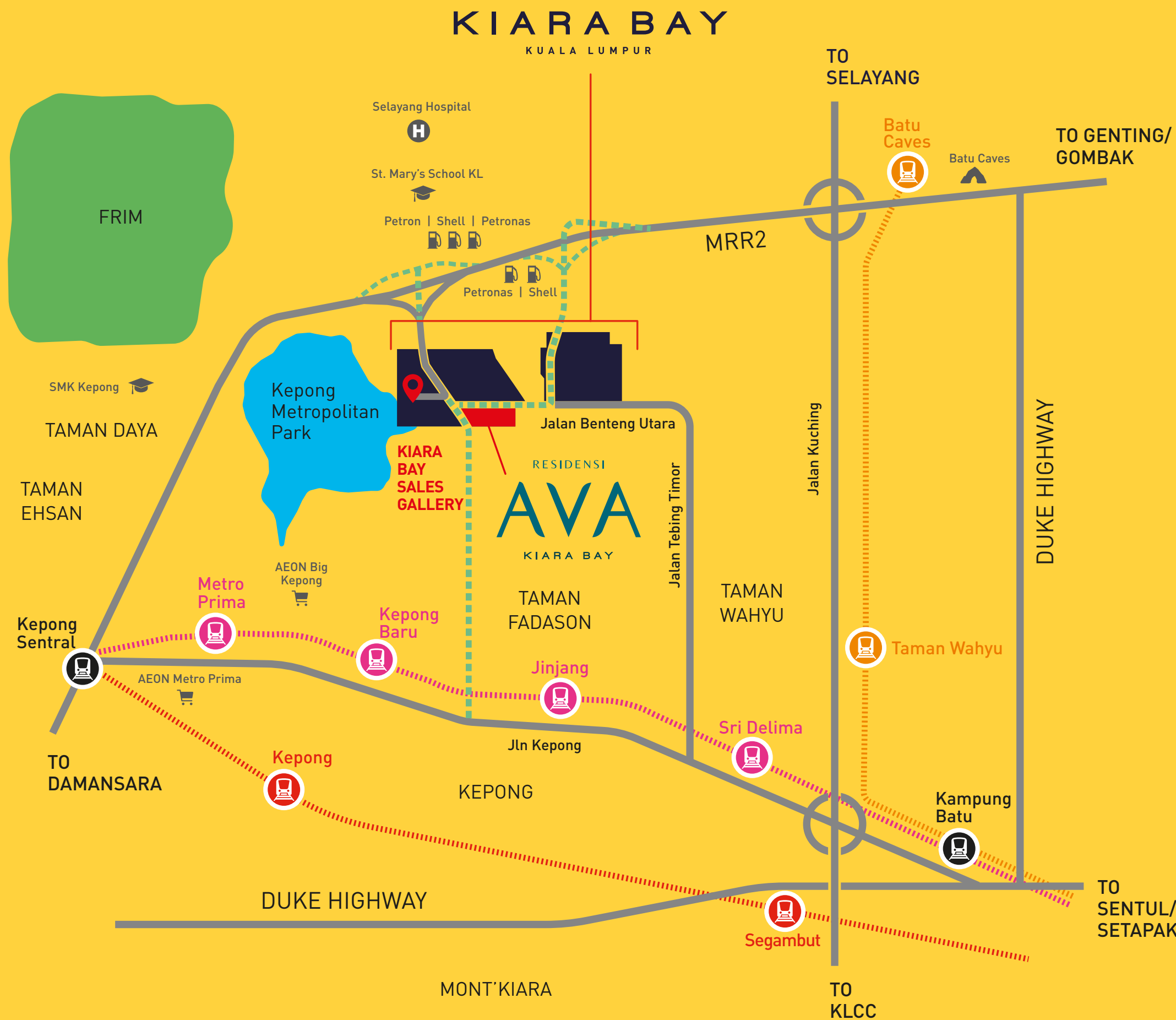


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Developer: Mega Legacy (M) Sdn. Bhd. 199401018743 [304422-K], Level U2, Block C5, Solaris Dutamas, No 1, Jalan Dutamas 1, 50480 Kuala Lumpur, Malaysia. Developer's License No.: 7466-4/11-2021/01081(L) • Validity Period: 15/11/2019 - 14/11/2021 • Advertising & Sales Permit No.: 7466-4/11-2021/01081(P) • Validity Period: 15/11/2019 - 14/11/2021 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: [31] dlm. BP U1 OSC 2019 1053 • Expected Date of Completion: June 2024 • Tenure of Land: Leasehold (92 years - expiring in 29 December 2112) • Land Encumbrances: Hong Leong Bank Berhad • Total No. of Units: Tower A-435 units, Tower B-435 units • Type of Property: Serviced Apartment • Authority Approved Selling Price: Tower A - RM652,970 (Min) - RM1,088,820 (Max), Tower B - RM652,970 (Min) - RM1,088,820 (Max) • Restriction in interest: The land shall not be transferred, leased and changed without prior approval by Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur. All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form a part of an offer or contract presentation.