



ALLEVIA

MONT'KIARA

A PRESTIGIOUS FREEHOLD DEVELOPMENT BY UEM SUNRISE
THE MAKERS OF MONT'KIARA

A PRIVILEGE TO PRIVACY





YOUR PERSONAL HAVEN IN THE CITY

Situated a stone's throw away from the CBD of Mont'Kiara, Allevia places you at the heart of affluence. Here is where you delight in the lifestyle of the discerning while savouring your privilege to privacy, with only 4 units on each floor.

As you indulge in Mont'Kiara's best, live knowing that your home will last for generations to come. Sustainability permeates throughout all aspects of Allevia, perfectly crafted for green living as certified by GreenRE.



Jalan Kiara 4 is developed to be accessible exclusively for Allevia residents



A home for your loved ones
to create memories that last a lifetime

PRIVACY IS EXCLUSIVELY YOURS

Cross the threshold into a world of your own. Your home at Allevia is designed around the ideal hotel-living experience, with an emphasis on comfort and privacy. Great care has been taken to reinvent your everyday for hotel-inspired living – from accessing Allevia's dedicated entrance on Jalan Kiara 4, to your warm welcome at the lobby, and your arrival at home.

AN EXQUISITE HOME WITH AN EDGE

An avenue made exclusive for those who call Allevia home – be they active, creative, or collaborative. On the seventh floor lies The Podium, complete with a host of indoor and outdoor amenities to alleviate the mind and body, all accentuated by the sprawling vista of Mont'Kiara.

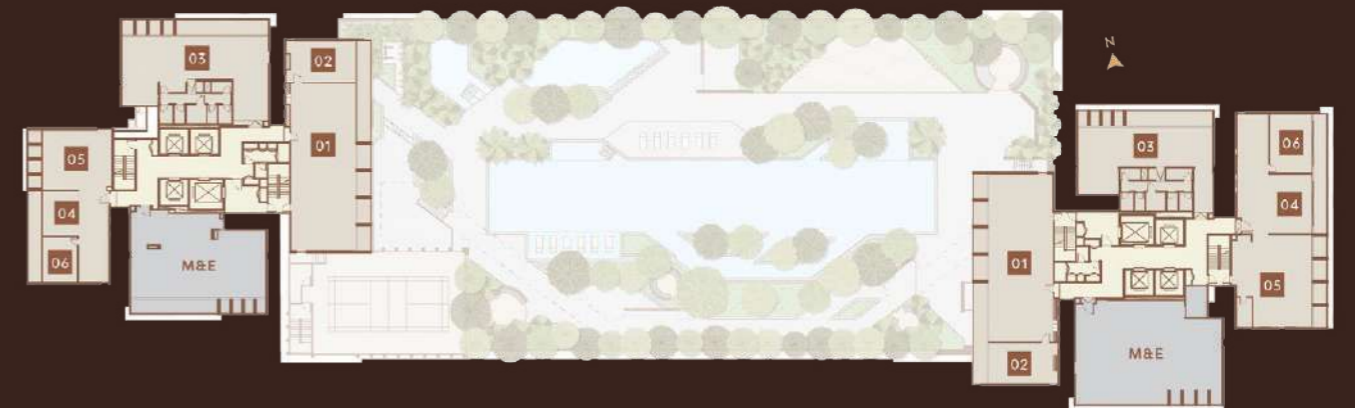


Find peace in your heart, unwind in your own space and time



THE PODIUM

- | | | |
|-----------------------|-------------------------|--|
| 01 Games Room | 06 Pool Deck | 11 BBQ Pit |
| 02 Co-Creation Studio | 07 Sunken Deck | 12 Multipurpose Hall / Badminton Court |
| 03 Music Room | 08 Jacuzzi | 13 Steam Room |
| 04 Kids' Pool | 09 Pavilion | |
| 05 50m Lap Pool | 10 Multi-Gen Playground | |



THE ROOFTOP

- | | | |
|-----------------------|----------------------|-------------------|
| 01 Sky Gym | 03 Sky Terrace | 05 Private Dining |
| 02 Sky Cycling Studio | 04 Tresor Sky Lounge | 06 Karaoke Room |



A space where gatherings are catered to the abundance of joy and laughter

THE HEIGHT OF AFFLUENCE & RELAXATION

Rise into a realm beyond the mundane at the peak. The Rooftop of Allevia grants views of greater Kuala Lumpur unlike any other, a testament to elevated living. Find yourself invigorated with sky-bound workouts at the Sky Gym, or relishing in lofty private gatherings at the Tresor Sky Lounge.



Live a balanced life and sweat it out at our Sky Cycling Studio



Enjoy the panoramic views of the city while you exercise

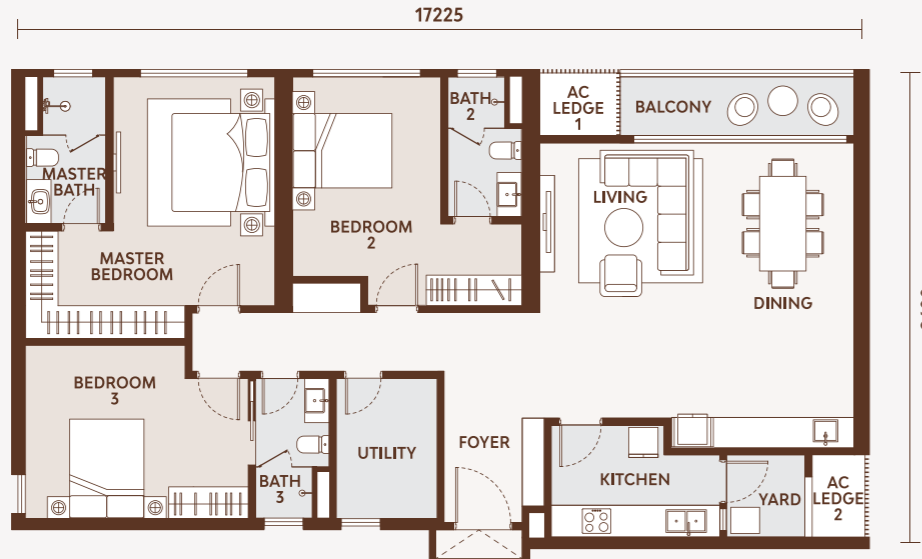
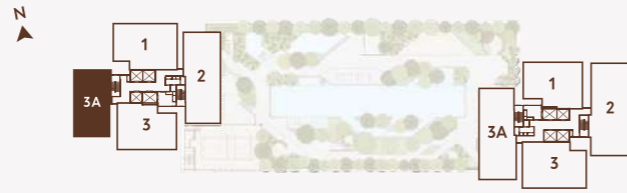


LUXURIATE IN LAVISH SPACES

Each abode in Allevia is created to accommodate the ideal affluent urban lifestyle, imbued with quality craftsmanship and the finest of finishes. With vast living spaces sized from 1,703 sq. ft. to 2,634 sq. ft., your privilege to privacy is an unfettered one.

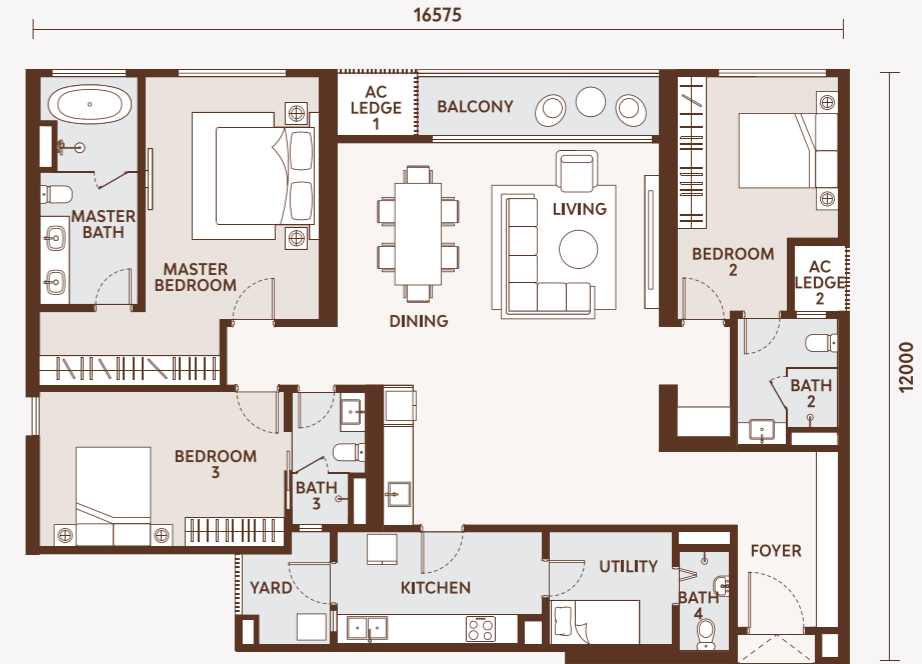
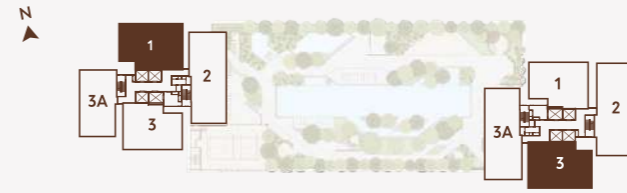
Type A

1,703 SQ. FT.
3 BEDROOMS + 1 UTILITY
3 BATHROOMS



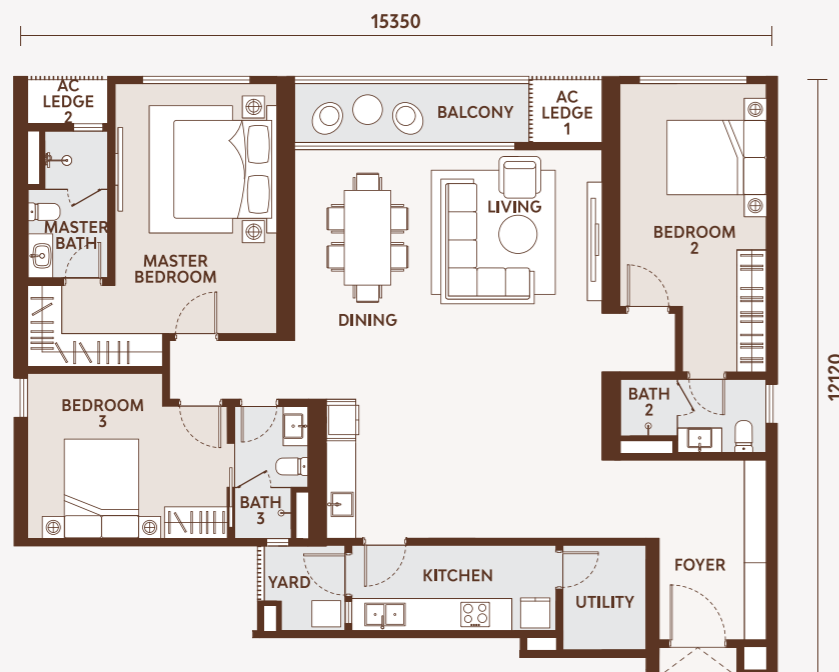
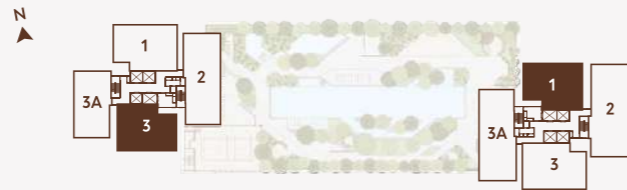
Type C1

1,971 SQ. FT.
3 BEDROOMS + 1 UTILITY
4 BATHROOMS



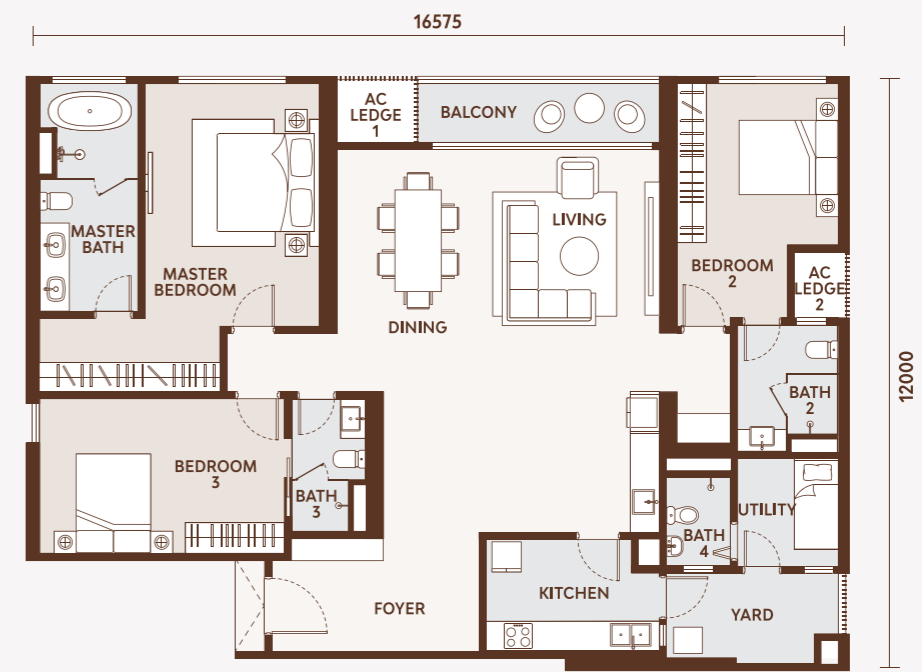
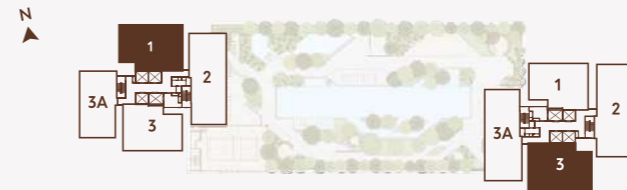
Type B

1,757 SQ. FT.
3 BEDROOMS + 1 UTILITY
3 BATHROOMS



Type C2

1,971 SQ. FT.
3 BEDROOMS + 1 UTILITY
4 BATHROOMS

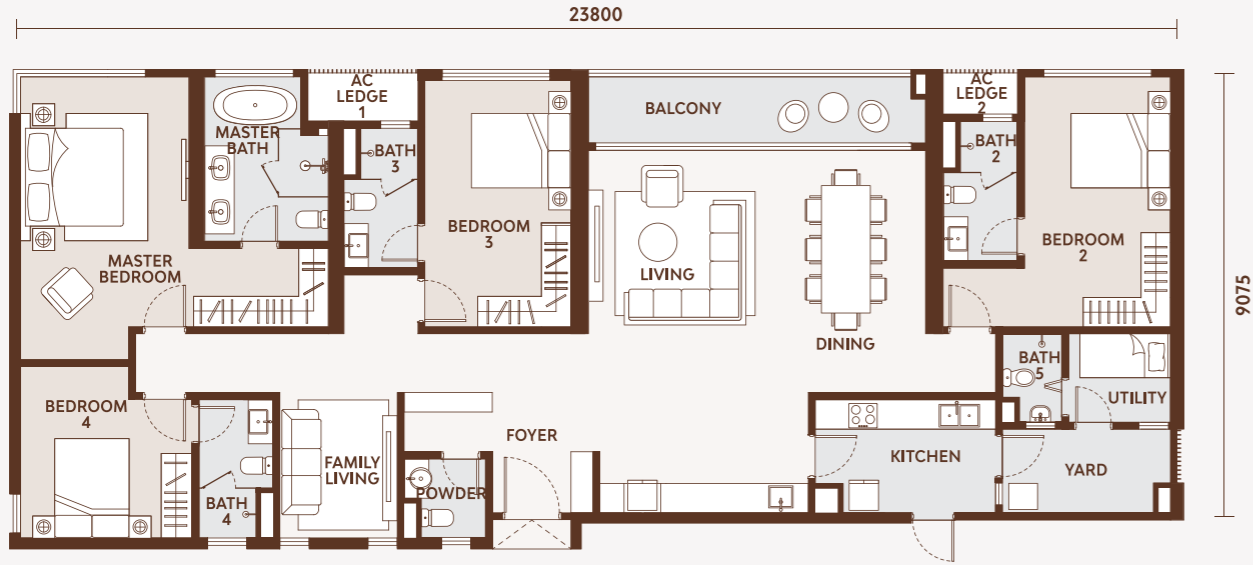
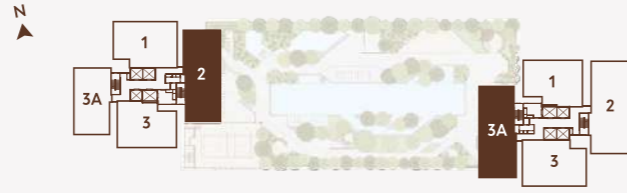


TOWER A :
LEVEL 1 TO 7

TOWER B :
LEVEL 1 TO 6

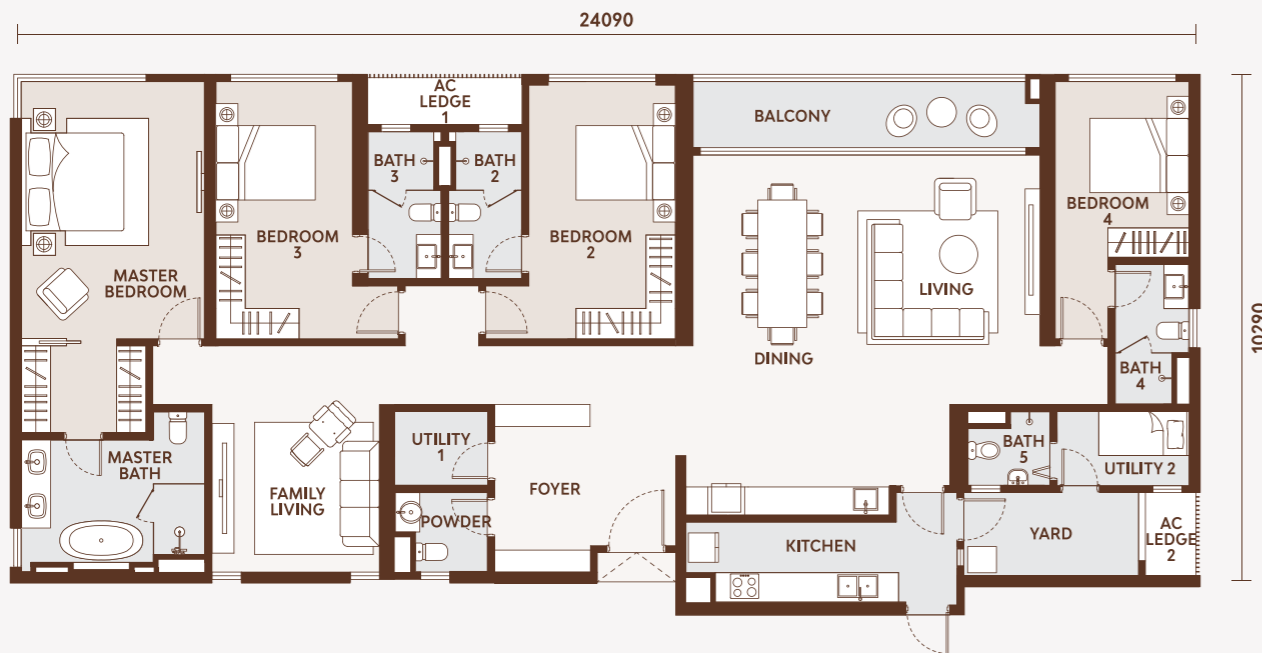
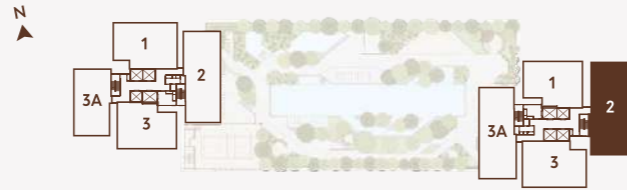
Type D

2,345 SQ. FT.
4 BEDROOMS + 1 UTILITY
5 BATHROOMS + 1 POWDER ROOM



Type E

2,634 SQ. FT.
4 BEDROOMS + 2 UTILITY
5 BATHROOMS + 1 POWDER ROOM



SPECIFICATIONS

| | | |
|------------------|---|---|
| Structure | Reinforced concrete | |
| Walls | Reinforced concrete / Masonry wall / Dry wall partition where applicable | |
| Roofing covering | Reinforced concrete roof | |
| Roof framing | Reinforced concrete | |
| Ceiling | Skim coat / Plaster ceiling and paint where applicable | |
| Windows | Aluminium framed glass window | |
| Doors | Fire rated door / Timber flush door / Aluminium framed glass sliding door / Sliding / Folding door where applicable | |
| Ironmongery | Selected locksets / Ironmongery | |
| Wall finishes | Internal | Skim coat / Plaster and paint where applicable |
| | Kitchen | Selected tiles up to ceiling height / Skim coat / Plaster and paint where applicable No tiles behind kitchen cabinet |
| | Bathroom | Selected tiles up to ceiling height No tiles behind mirrors |
| | Powder Room | Selected tiles up to ceiling height No tiles behind mirrors |
| Floor finishes | Selected tiles to living, dining, kitchen, bathrooms, powder room (Type D & E), utility, balcony, yard | |
| | Bedrooms | Engineered timber flooring |
| | Other areas | Cement render |

| | Type A | Type B | Type C1 | Type C2 | Type D | Type E |
|---------------------------|--------|--------|---------|---------|--------|--------|
| <i>Sanitary Schedule</i> | | | | | | |
| Wash basin and tap | 3 | 3 | 4 | 4 | 6 | 6 |
| Water closet & hand bidet | 3 | 3 | 4 | 4 | 6 | 6 |
| Shower | 3 | 3 | 4 | 4 | 5 | 5 |
| Bathtub | - | - | 1 | 1 | 1 | 1 |
| Bib tap | 2 | 2 | 2 | 2 | 2 | 2 |
| Kitchen sink & tap | 2 | 2 | 2 | 2 | 2 | 2 |

| | Type A | Type B | Type C1 | Type C2 | Type D | Type E |
|--------------------------------|--------|--------|---------|---------|--------|--------|
| <i>Electrical Installation</i> | | | | | | |
| Lighting point | 22 | 21 | 23 | 23 | 30 | 30 |
| Fan point without hook | 5 | 5 | 5 | 5 | 7 | 7 |
| 13A Power point | 24 | 24 | 24 | 24 | 30 | 30 |
| Air-conditioning point | 5 | 5 | 5 | 5 | 7 | 7 |
| Exhaust hood point | 1 | 1 | 1 | 1 | 1 | 1 |
| Hob point | 1 | 1 | 1 | 1 | 1 | 1 |
| Washing machine point | 1 | 1 | 1 | 1 | 1 | 1 |
| Water heater point | 3 | 3 | 3 | 3 | 5 | 5 |
| Oven point | 1 | 1 | 1 | 1 | 1 | 1 |
| Doorbell point | 1 | 1 | 1 | 1 | 1 | 1 |
| Distribution board | 1 | 1 | 1 | 1 | 1 | 1 |
| Fibre wall socket | 1 | 1 | 1 | 1 | 1 | 1 |
| Audio intercom | 1 | 1 | 1 | 1 | 1 | 1 |
| SMATV outlet | 2 | 2 | 2 | 2 | 2 | 2 |



Easy and convenient access for all your grocery needs

WALKING DISTANCE TO

- Mont'Kiara International School
200m
- Arcoris Mont'Kiara
360m
- Global Doctors Hospital
450m
- 163 Retail Park
480m
- Garden International School
500m
- Plaza Mont'Kiara
600m

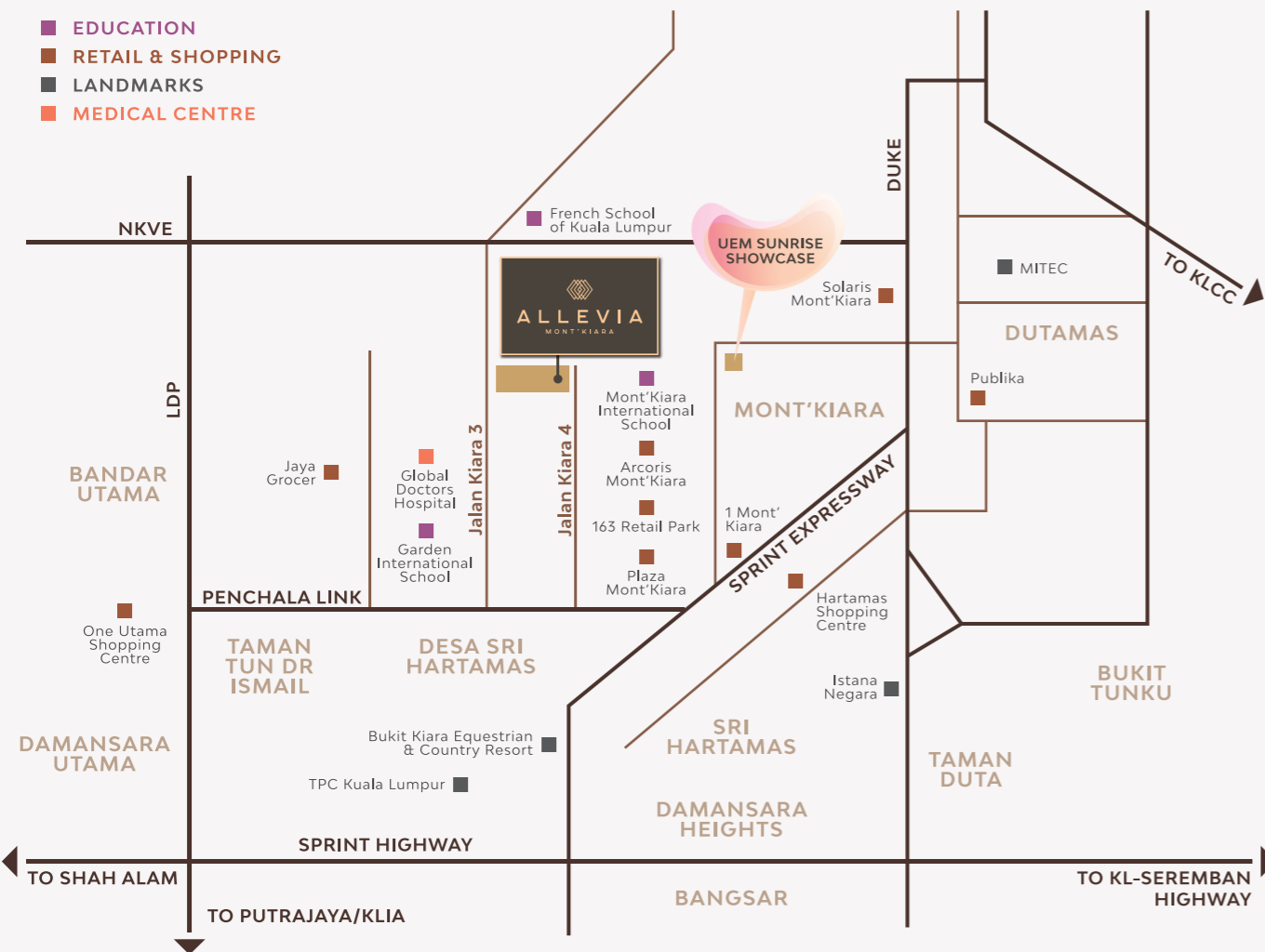
*Sourced from Google Maps



A space where children can learn and play within a safe community



Explore and indulge in new dining experiences



1800888008
uemsunrise.com



Find your Happy

Developer: Allevia Sdn. Bhd. (270421-U) • Developer's License No.: 19990-1/10-2022/0650 (L) • Validity Period: 02/10/2020 - 01/10/2022 • Advertising & Sales Permit No.: 19990-1/10-2022/0650 (P) • Validity Period: 02/10/2020 - 01/10/2022 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP T2 OSC 2020 0176 • Expected Completion Date: March 2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Building: Condominium • Total No. of Units: Block A: 159 units, Block B: 135 units • Selling Price: Block A RM1,575,800 (Min) - RM2,878,588 (Max), Block B RM1,535,800 (Min) - RM2,504,471 (Max) • Bumiputera Discount: 5% • 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.

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MONT'KIARA



A member of UEM Group

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Happy*