



KHAYA'S SHADE YOUR SANCTUARY

Nestled in between Kuala Lumpur and Bangsar, Khaya Residences draws inspiration from the majestic Khaya tree - a symbol of strength, elegance, and timeless serenity.

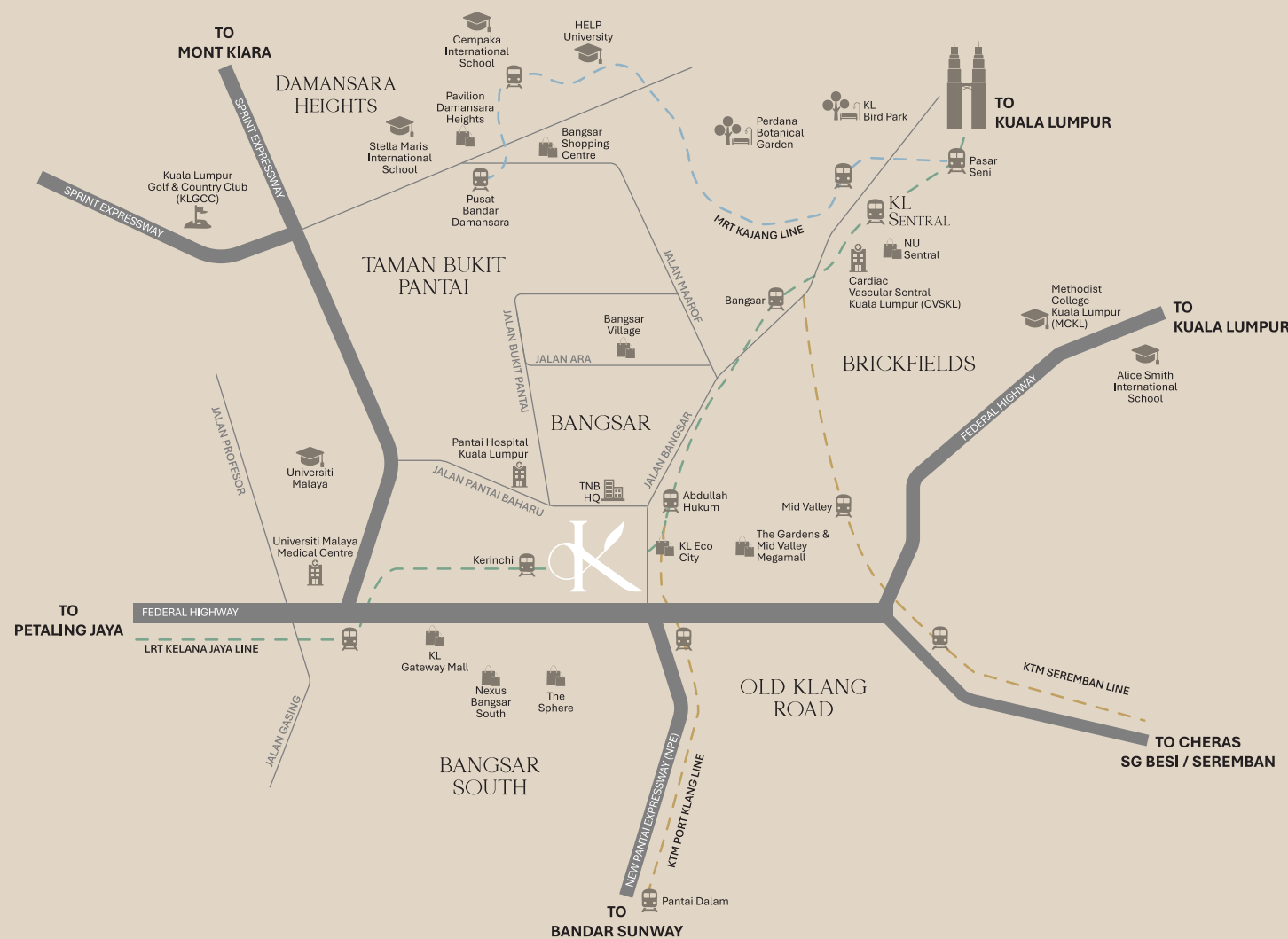
Here, luxury meets nature, creating a perfect harmony of urban sophistication and peaceful living in an affluent address - Bangsar.

KHAYA^{TREE}
RESIDENCES
BANGSAR

Artist's Impression Only

Bangsar is a city within a city, where every street reflects a life of privilege. Upscale cafes, designer boutiques, and sought-after social spots create an atmosphere of effortless affluence.

KHAYA ADVENTURES AROUND YOU



SCHOOLS

Sri Dasmesh International School
Universiti Malaysia
Catholic High School
Methodist College Kuala Lumpur (MCKL)
Alice Smith International School
Brickfields Asia College (BAC)

PUBLIC TRANSPORT

LRT Abdullah Hukum
LRT Kerinchi
LRT Universiti
LRT Bangsar
MRT Pusat Bandar Damansara
KTM Angkasapuri
KTM Mid Valley

LEISURE

KL Eco City
The Gardens
Mid Valley Megamall
The Sphere
KL Gateway Mall
Nexus Bangsar South
Bangsar Village
NU Sentral
Bangsar Shopping Centre
DC Mall
Pavilion Damansara Heights

CONNECTIVITY

Federal Highway
New Pantai Expressway (NPE)
Sprint Expressway
Salak Expressway

GOLF & COUNTRY CLUB

Kuala Lumpur Golf & Country Club (KLGCC)

HEALTHCARE

Pantai Hospital Kuala Lumpur
Universiti Malaysia Medical Centre

Khaya Residences thrives in a vibrant enclave, just moments from Kuala Lumpur City Centre. With seamless access to dining, shopping, business hubs, and transit, urban convenience is right at your doorstep.

- Strategically Located in Bangsar
- Affluent Lifestyle Neighbourhood
- Great Connectivity & Accessibility to Major Highways



SCULPTED FOR THE SELECT FEW

A flowing masterpiece, defying convention with graceful curves - an icon of modernity in harmony with nature.

- Distinctive Structural Form
- Sustainable Development
- Provisional GreenRE Certified
- Multi-Tiered Security
- Over 40 Recreational Facilities
- Lifestyle-Themed Facilities
- Lush Landscapes

Melati Ehsan Group, in collaboration with Tenaga Nasional Berhad (TNB), the largest public listed power company in Southeast Asia, brings Khaya Residences to life, blending sustainability, luxury, and practicality in the vibrant township of Bangsar.





TWILIGHT GARDEN

Twilight Garden at Level 8
Artist's Impression Only

SOFT GLOWS AND SWAYING WHISPERS,
WHERE TIME SLOWS AND BEAUTY LINGERS.

As the evening sun sets below the horizon, the sky radiates in shades of orange.
Wander along neat pathways, let the breeze soothe you, and settle into peaceful
corners made for quiet moments.





AQUA ELEVÉ

50m Infinity Lap Pool at Level 8
Artist's Impression Only

GLIDE THROUGH BLUE. EMBRACE THE SKIES,
WHERE ENDLESS WATERS HYPNOTIZE.

A refreshing poolside escape blends seamlessly with the ever-changing vista,
inviting you for evening swims and sun-drenched afternoons.





Pavilion "Monstera" & "Philodendron" at Level 8
Artist's Impression Only

Rejoice in the beauty and blessings of the universe, wrapped in crisp air that carries the scent of belonging.

HAVEN PAVILION

GRILL AND CHILL, SOAK AND UNWIND,
WHERE GOOD TIMES AND LAUGHTER ARE
EASY TO FIND.



Pavilion "Monstera" & "Philodendron" at Level 8
Artist's Impression Only



HORIZON GYM

Rooftop Gym at Level 60
Artist's Impression Only

A ROOFTOP GYM, REFINED AND RARE,
TRAIN IN THE CLOUDS, EMBRACE THE AIR.

Build strength with every lift and motion. Push past limits, feel your
power grow and let the momentum drive you forward.

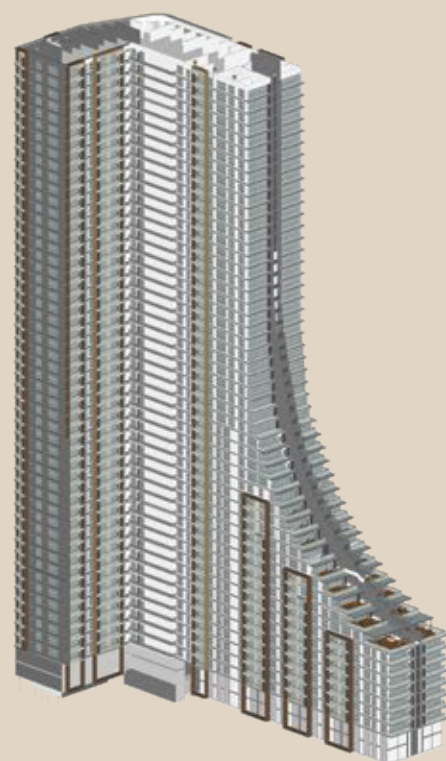
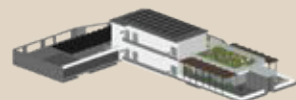


THE ARCHITECTURAL CONCEPT

LEVEL 61

Soar Above The City
On The 61st Floor

As you ascend, the city quiets, and anticipation builds. At Khaya, the journey upwards leads to a destination unlike any other.



LEVEL 8

A haven of relaxation with a 50m lap pool, a pickleball court, and inviting social spaces. Unwind in the sauna, get lost in a book, or share moments with friends that linger long after.



THE HUB LEVEL 8



INDOOR

- 1 Pickleball Court / Multipurpose Hall
- 2 Changing Rooms South (M/F)
- 3 Surau
- 4 Reading Room
- 5 Laundromat
- 6 Management Office
- 7 Music Room
- 8 Home Theatre
- 9 Private Party Room
- 10 Game Room
- 11 Lounge & Co-Working Space
- 12 Children's Playroom
- 13 Yoga / Dance Room
- 14 Changing Room North (M/F)
- 15 Sauna Room (M/F)

OUTDOOR

- 16 Bar Counter & Pantry
- 17 Dining Lounge
- 18 Twilight Garden
- 19 Feature Tree
- 20 50m Lap Pool
- 21 Sunbath Lounge
- 22 Hammock Garden
- 23 Wading Pool
- 24 Fiddlehead Waterplay
- 25 Pebble Seating
- 26 Adventure Playtower
- 27 Toddler Play
- 28 Putting Green
- 29 Grove Walk
- 30 Cabana "Root"
- 31 Cabana "Steam"
- 32 Cabana "The Leaf"
- 33 Green Boulevard
- 34 Party Lawn
- 35 Terrace Seating
- 36 Picnic Garden
- 37 Eco Pond
- 38 Outdoor Seating
- 39 Dining Pavilion "Monstera"
 - i BBQ Counter
 - ii Jacuzzi
 - iii Outdoor Shower
- 40 Dining Pavilion "Philodendron"
 - i BBQ Counter
 - ii Jacuzzi
 - iii Outdoor Shower
- 41 Herb Garden
- 42 Outdoor Fitness
- 43 Sunken Lounge
- 44 Outdoor Decking
- 45 Reflexology Path
- 46 Sensory Garden
- 47 Outdoor Sport
- 48 Prefunction Hall
- 49 Open Lounge 1 & 2
- 50 Outdoor Showers



SKY DECK LEVEL 60

- 1 Sky Gym
- 2 Green Rooftop Deck

SKY LAWN LEVEL 61

- 3 Sky Lawn



OASIS LAWN

STEP ONTO THE GREEN. EMBRACE THE LIGHT,
WHERE SIMPLE JOYS FEEL PURE AND RIGHT.

The lawn welcomes bare feet, playful energy, and the simple
joy of being outdoors. Let the open space bring a sense of
ease and freedom.



Party Lawn at Level 8
Artist's Impression Only



The Signature X-Suites
Type X18
Artist's Impression Only

A SWEEPING VIEW, A BOUNDLESS SPACE.
WHERE EVERY MOMENT MOVES WITH GRACE.

Live life grand, just as it's meant to be, with the sweeping
cityscape as your loyal companion, guiding you through every
adventure and inspiring your every step.





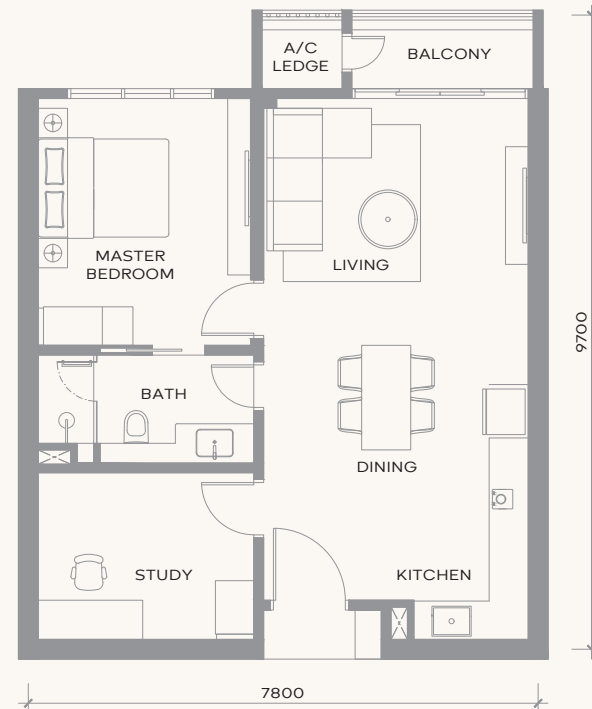
FLOOR PLANS

TYPE A*

BUILT-UP AREA 772 sq.ft.

BEDROOMS 1 + 1

BATHROOMS 1

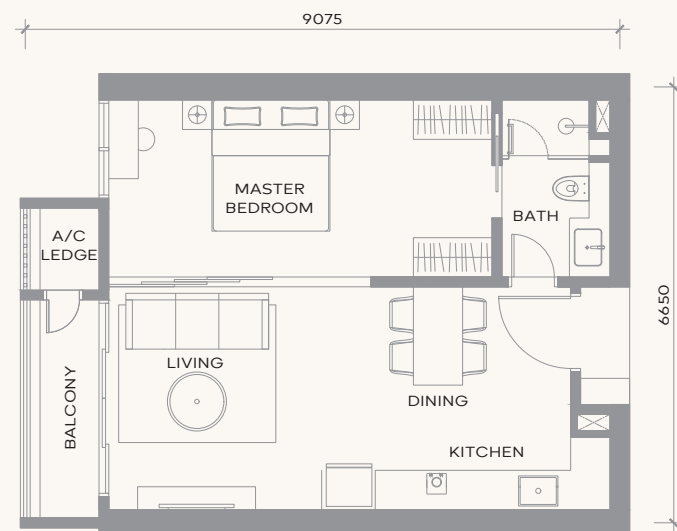
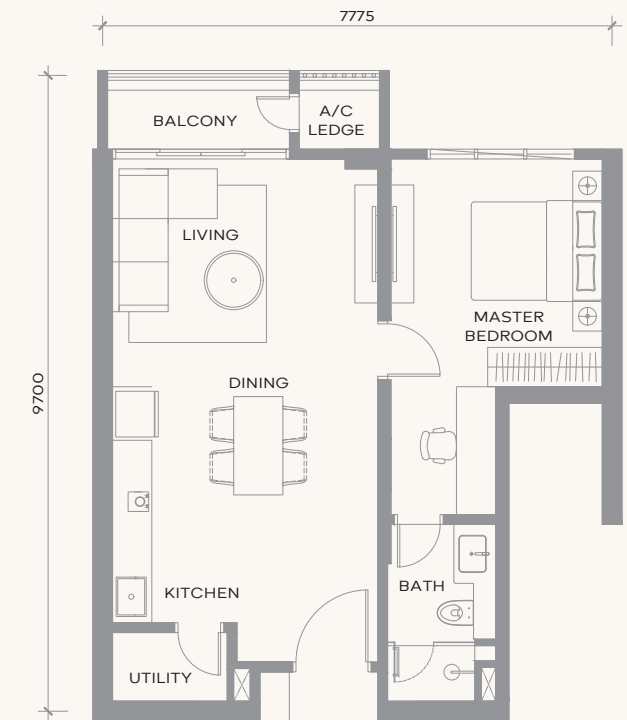


TYPE C

BUILT-UP AREA 683 sq.ft.

BEDROOMS 1 + 1

BATHROOMS 1

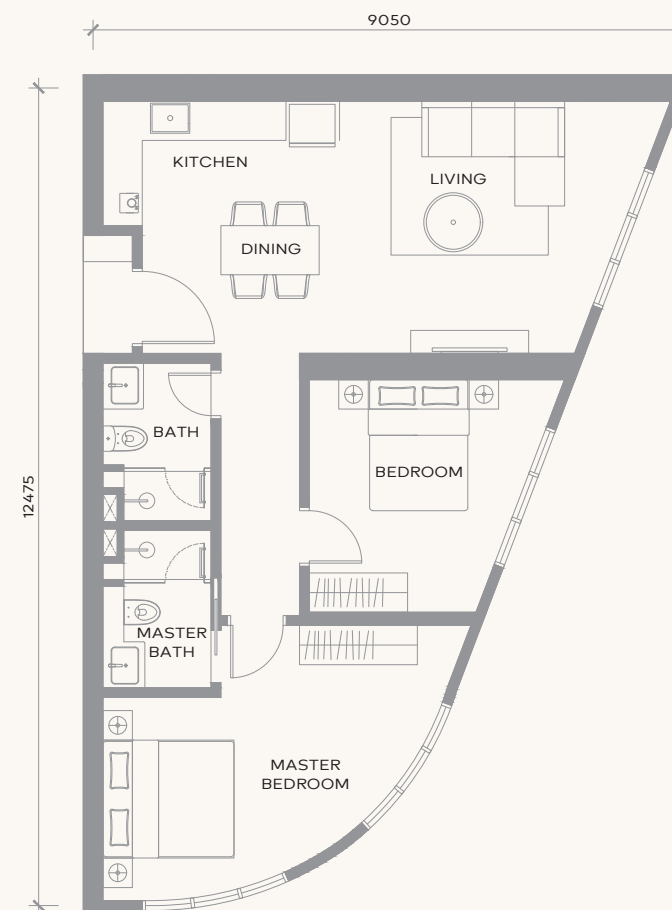


TYPE B

BUILT-UP AREA 630 sq.ft.

BEDROOMS 1

BATHROOMS 1



TYPE D*

BUILT-UP AREA 869 sq.ft.

BEDROOMS 2

BATHROOMS 2

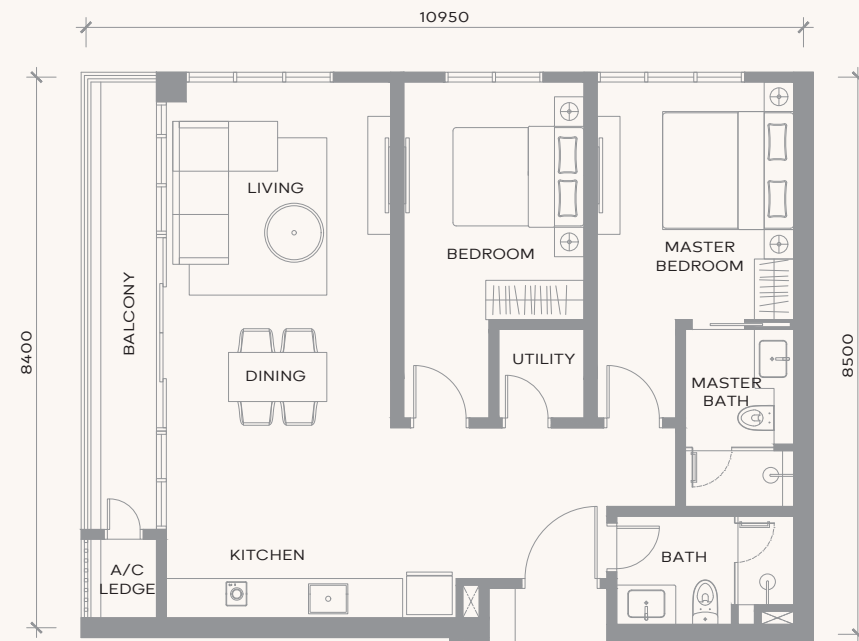
*A/C Ledge Accessory Parcel of 32.29 sq.ft.



FLOOR PLANS

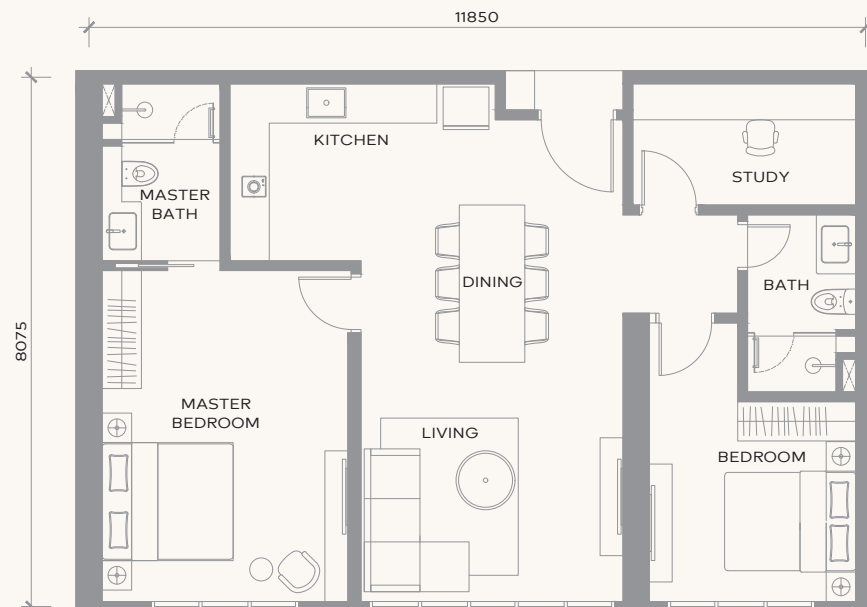
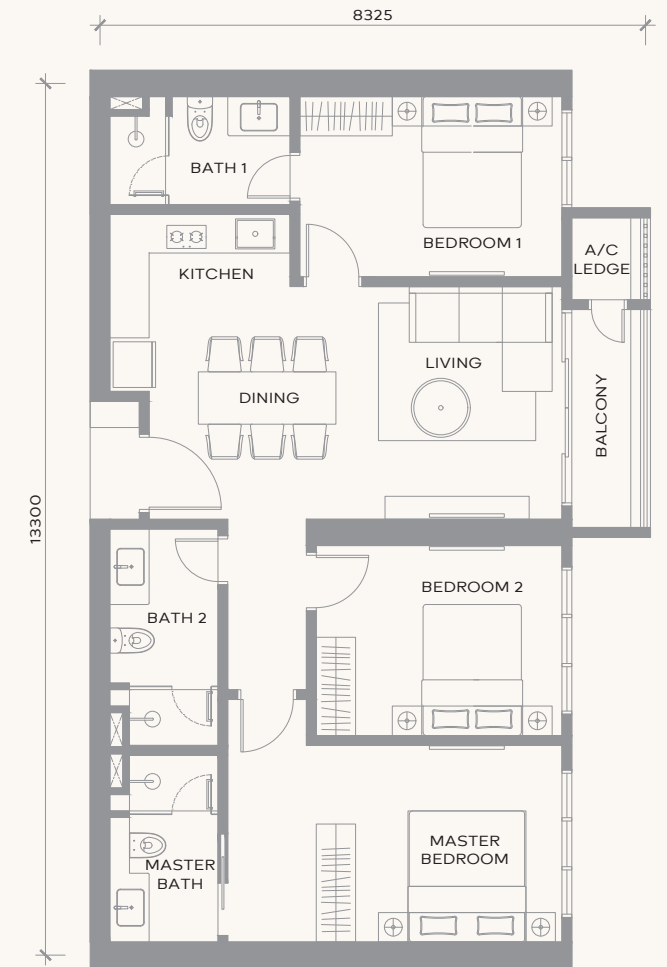
TYPE E

BUILT-UP AREA **998 sq.ft.**
BEDROOMS **2 + 1**
BATHROOMS **2**



TYPE G

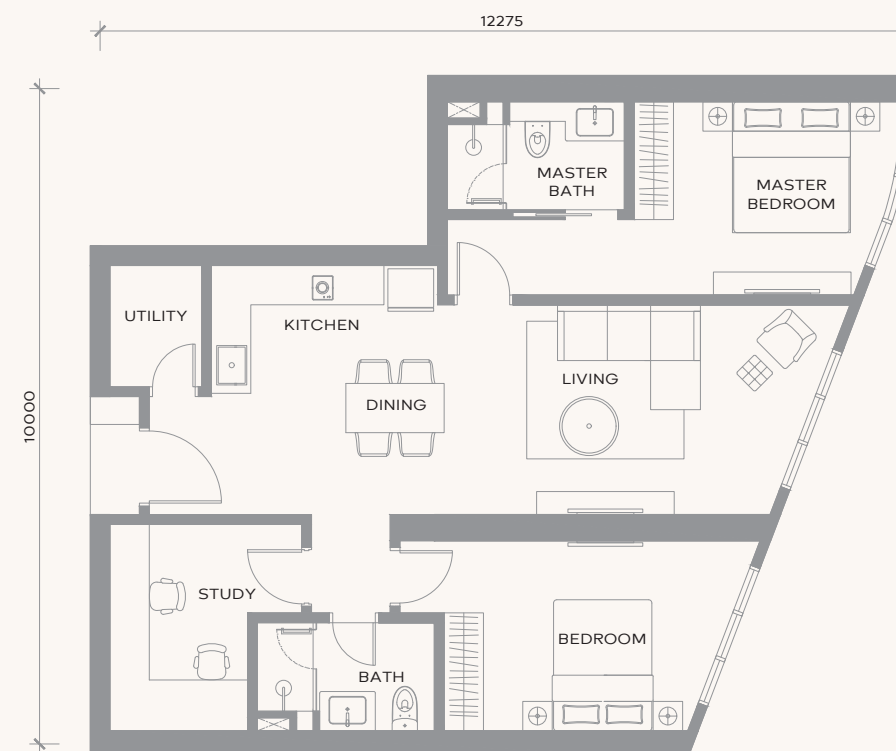
BUILT-UP AREA **1,086 sq.ft.**
BEDROOMS **3**
BATHROOMS **3**



TYPE F*

BUILT-UP AREA **1,032 sq.ft.**
BEDROOMS **2 + 1**
BATHROOMS **2**

*A/C Ledge Accessory Parcel of 32.29 sq.ft.



TYPE H*

BUILT-UP AREA **1,028 sq.ft.**
BEDROOMS **2 + 2**
BATHROOMS **2**

*A/C Ledge Accessory Parcel of 32.29 sq.ft.



FLOOR PLANS

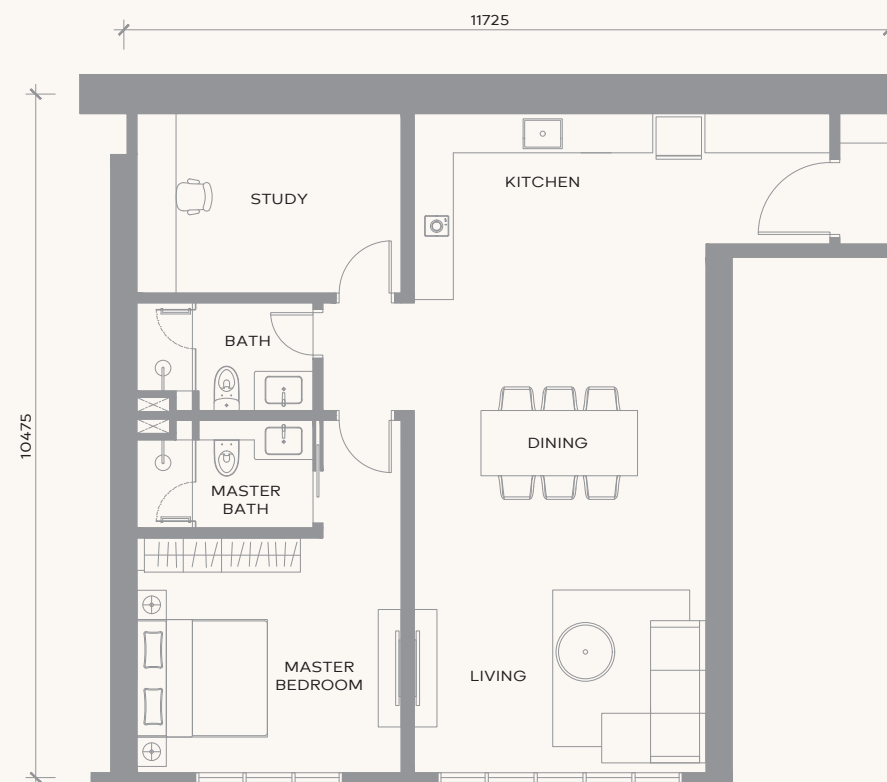
TYPE I*

BUILT-UP AREA **1,096 sq.ft.**

BEDROOMS **2**

BATHROOMS **2**

*A/C Ledge Accessory Parcel of 32.29 sq.ft.
(Level 10 – 23, 25 – 32, 35 – 43, 45 – 59)

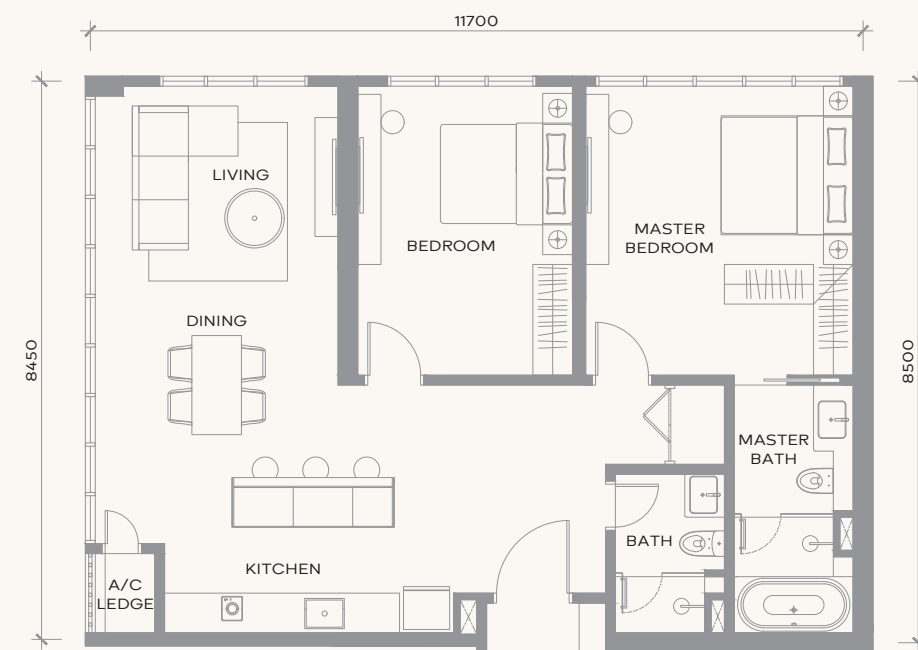


TYPE J

BUILT-UP AREA **1,070 sq.ft.**

BEDROOMS **2**

BATHROOMS **2**





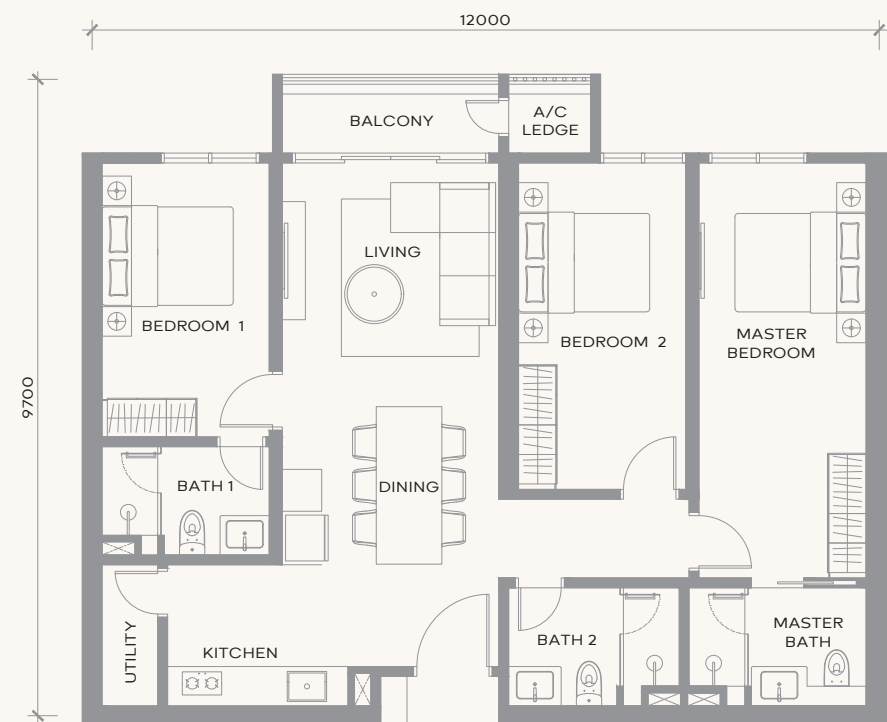
FLOOR PLANS

TYPE K

BUILT-UP AREA **1,164 sq.ft.**

BEDROOMS **3 + 1**

BATHROOMS **3**

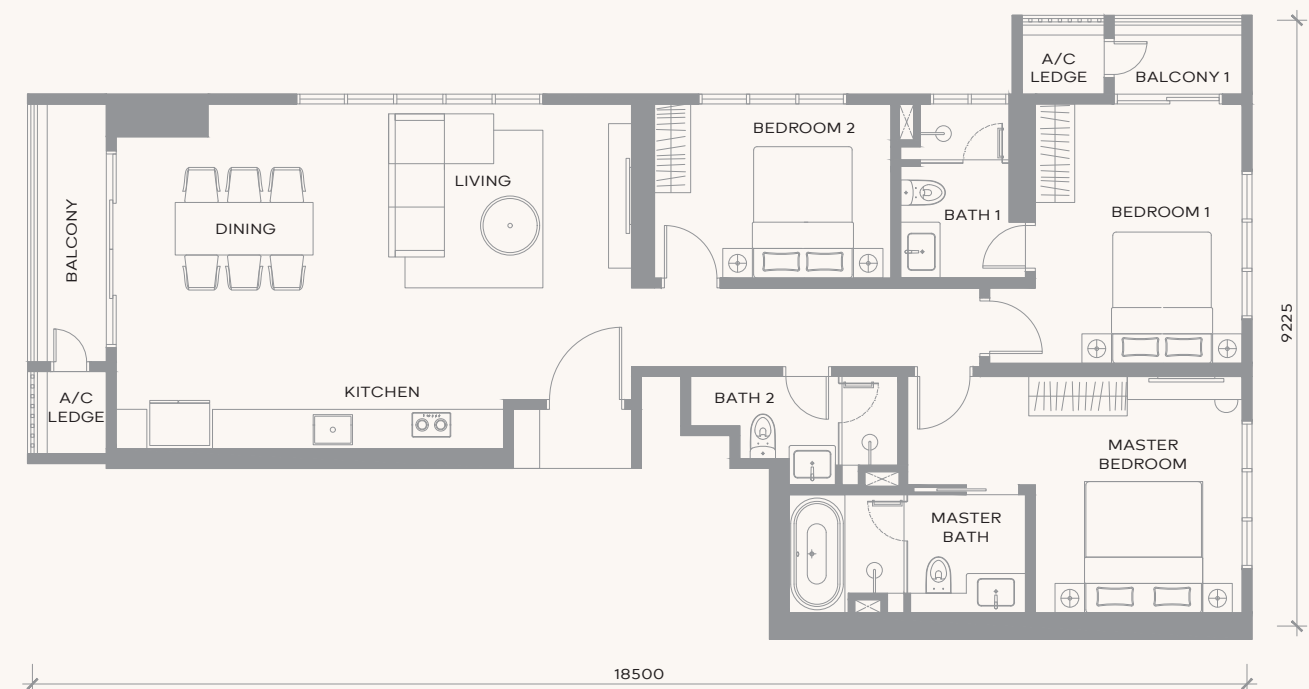


TYPE L

BUILT-UP AREA **1,321 sq.ft.**

BEDROOMS **3**

BATHROOMS **3**





SPECIFICATIONS

BUILDING DESCRIPTION

STRUCTURE	Reinforced Concrete / Shear Wall System
WALL	Brick Wall / Reinforced Concrete Wall
ROOFING	Reinforced Concrete
CEILING	Skim Coat and Paint / Ceiling Board
WINDOWS	Powder Coated Aluminium Frame Windows

IRONMONGERY	Quality Locksets
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DOORS

MAIN DOOR	Fire Rated Timber Door
OTHER DOORS	Timber Flush Door / Powder Coated Aluminium Framed Sliding Glass Door
BATHROOM DOORS	Timber Sliding Door / Timber Flush Door
BALCONY	Powder Coated Aluminium Framed Sliding Glass Door

WALL FINISHES

FOYER, LIVING, DINING KITCHEN, BEDROOMS, STUDY ROOM, BALCONY, TERRACE, AC LEDGE	Skim Coat / Plaster / Paint
BATHROOMS	Porcelain Tiles to Ceiling Height

FLOOR FINISHES

FOYER, LIVING, DINING, BATHROOMS, BALCONY, TERRACE	Porcelain Tiles with Skirting
BEDROOMS, STUDY ROOM	Timber Flooring
AC LEDGE	Cement Rendered

TYPE	A	B	C	D	E	F	G	H	I	J	K	L
SANITARY WARES & TAP FITTINGS												
WATER CLOSET	1	1	1	2	2	2	3	2	2	2	3	3
HAND BIDET	1	1	1	2	2	2	3	2	2	2	3	3
BATH TUB WITH SHOWER	-	-	-	-	-	-	-	-	-	1	-	1
SHOWER	1	1	1	2	2	2	3	2	2	2	3	3
BASIN & TAP	1	1	1	2	2	2	3	2	2	2	3	3
SINK & TAP	1	1	1	1	1	1	1	1	1	1	1	1
BIB TAP	2	2	2	1	2	1	2	1	1	2	2	2
ELECTRICAL FITTINGS												
LIGHTING POINT CEILING	10	8	10	13	15	13	17	15	14	14	19	21
DOOR BELL	1	1	1	1	1	1	1	1	1	1	1	1
13A SSO	15	14	14	15	16	16	18	19	16	16	18	18
13A SSO K.HOOD	1	1	1	1	1	1	1	1	1	1	1	1
15A SSO K.HOB	1	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER	1	1	1	2	2	2	3	2	2	2	3	3
TV POINT	1	1	1	1	1	1	1	1	1	1	1	1
FWS POINT	1	1	1	1	1	1	1	1	1	1	1	1
ELECT DB	1	1	1	1	1	1	1	1	1	1	1	1
AIR-COND POINT	3	2	2	VRF AC	4	VRF AC	4	VRF AC	VRF AC	4	5	5



KHAYA RESIDENCES SALES GALLERY

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59200 Kuala Lumpur
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T +6019 228 6855

BAYU MANTAP SDN. BHD. 201101037126 (965260-D)
(A member of Melati Ehsan Group)

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Dimiliki Oleh: BAYU MANTAP SDN. BHD. • No. Syarikat: 201101037126 (965260-D) • Alamat: 5, Jalan Titiwangsa, 53200 Kuala Lumpur Tel.: 03 - 4022 2177 • Faks: 03 - 4022 2024 • Lesen Pemaju : 30531/08-2028/0208(A), Tempoh Sahlaku Lesen: 16/08/2023 - 15/08/2028 • Permit Iklan dan Jualan : 30531-1/12-2027/1185(N)-(S) • Tempoh Sahlaku Permit 26/12/2024 - 25/12/2027 • Tarikh dijangka siap: Jun 2029. Pihak Berkuasa Yang Meluluskan Pelan Bangunan: DBKL. No.Rujukan: DBKL.JKB.BP S1 OSC 2023 1761(25) • Beban Tanah: Tiada • Pegangan Tanah: Pajakan Selama 99 Tahun Berakhir pada 12 Jun 2117 • Sekatan Kepentingan: Tanah Ini Tidak Boleh Dipindahmilik, Dipajak Atau Digadai Tanpa Kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • Jumlah Unit: 795 Unit Pangsapuri Servis • Jenis A 772kps - 181 Unit | Jenis A1 762kps - 2 Unit | Jenis A2 772kps - 48 Unit | Jenis A3 717kps - 4 Unit | Jenis B 630kps - 100 Unit | Jenis C 683kps - 14 Unit | Jenis D 869kps - 50 Unit | Jenis E 998kps - 14 Unit | Jenis F 1,032kps - 50 Unit | Jenis G 1,095kps - 50 Unit | H 1,032kps - 50 Unit | Jenis I 1,057kps - 46 Unit | Jenis J 1,070kps - 46 Unit | Jenis K 1,164kps - 50 Unit | Jenis L 1,321kps - 50 Unit | Jenis X17 2,427kps - 2 Unit | Jenis X18 1,534kps - 2 Unit | Jenis X19 1,642kps - 2 Unit | Jenis X20 1,171kps - 2 Unit | Jenis X21 1,464kps - 2 Unit | Jenis X22 1,106kps - 2 Unit | Jenis X23 1,535kps - 2 Unit | Jenis X23A 1,248kps - 2 Unit | Jenis X25 999kps - 2 Unit | Jenis X26 1,499kps - 2 Unit | Jenis X27 1,320kps - 2 Unit | Jenis X28 1,142kps - 2 Unit | Jenis X29 999kps - 2 Unit | Jenis X30 857kps - 2 Unit | Jenis X31 1,357kps - 2 Unit | Jenis X32 1,286kps - 2 Unit | Jenis X33 1,214kps - 2 Unit | Jenis X33A 1,178kps - 2 Unit | Jenis X35 1,143kps - 2 Unit | Jenis X36 1,107kps - 2 Unit • Harga RM877,000.00(Min), RM2,668,000.00 (Max) • Jenis: Pangsapuri Servis

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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