



# 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.

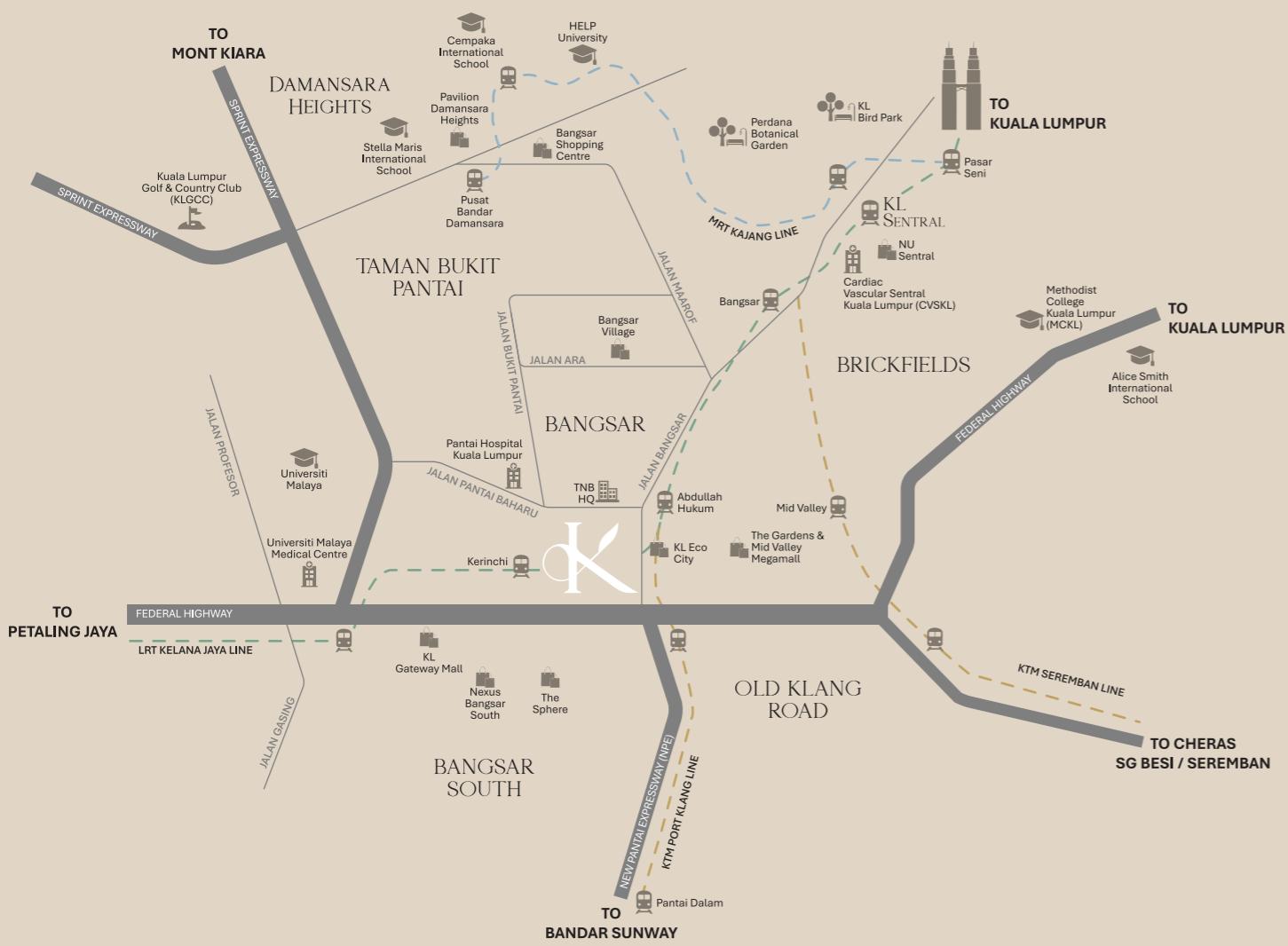
Here, luxury meets nature, creating a perfect harmony of urban sophistication and peaceful living in an affluent address - Bangsar.



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 Malaya  
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 Malaya 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



Artist's Impression Only

## 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

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.



Twilight Garden at Level 8  
Artist's Impression Only



## AQUA ELEVÉ

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.

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





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

## HAVEN PAVILION

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

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



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



## HORIZON GYM

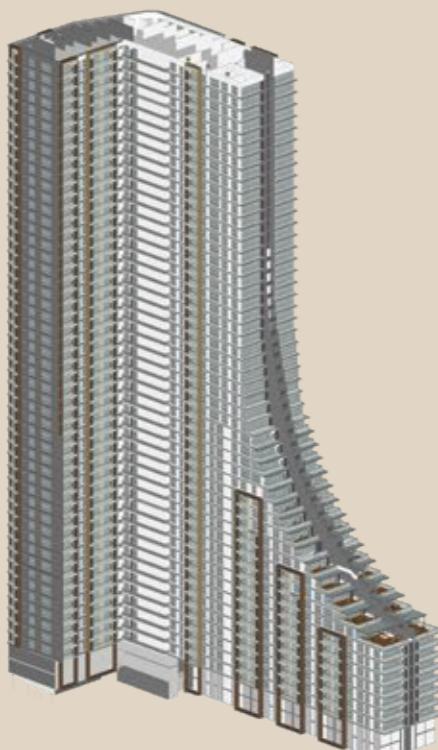
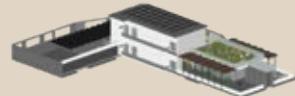
A ROOFTOP GYM, RFINED AND RARE,  
TRAIN IN THE CLOUDS, EMBRACE THE AIR.

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

Rooftop Gym at Level 60  
Artist's Impression Only



## THE ARCHITECTURAL CONCEPT



**KHAYA** RESIDENCES TREE  
BANGSAR

## 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.

## LEVEL 61

### Soar Above The City On The 61<sup>st</sup> Floor

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

## 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

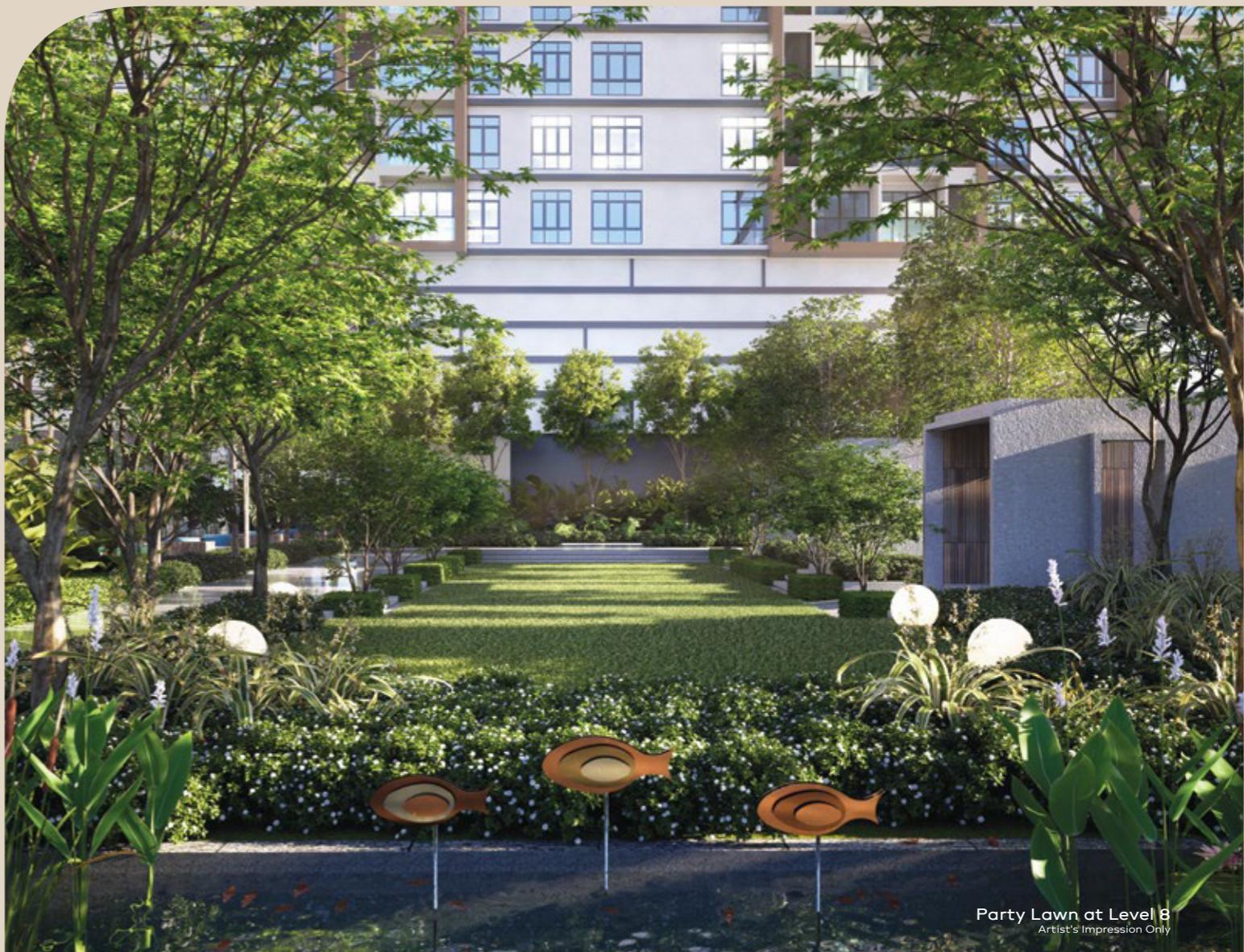
3 Sky Lawn



## 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

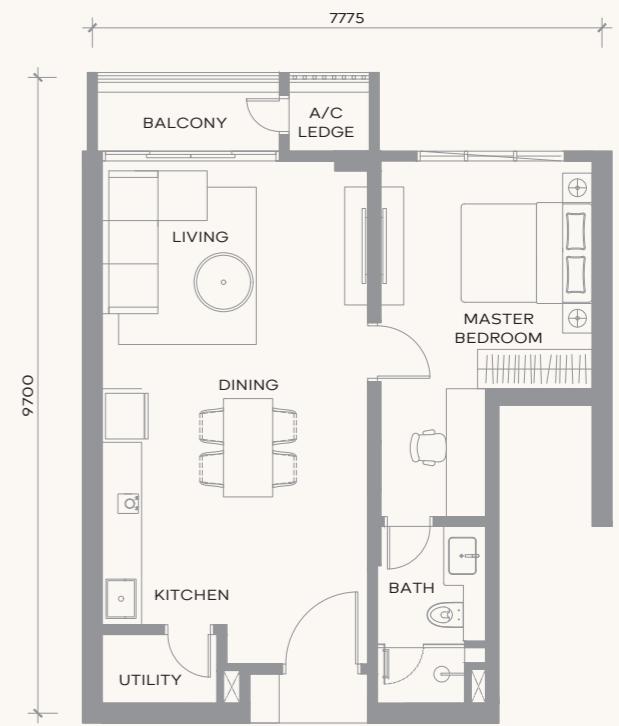


### TYPE C

BUILT-UP AREA 683 sq.ft.

BEDROOMS 1 + 1

BATHROOMS 1

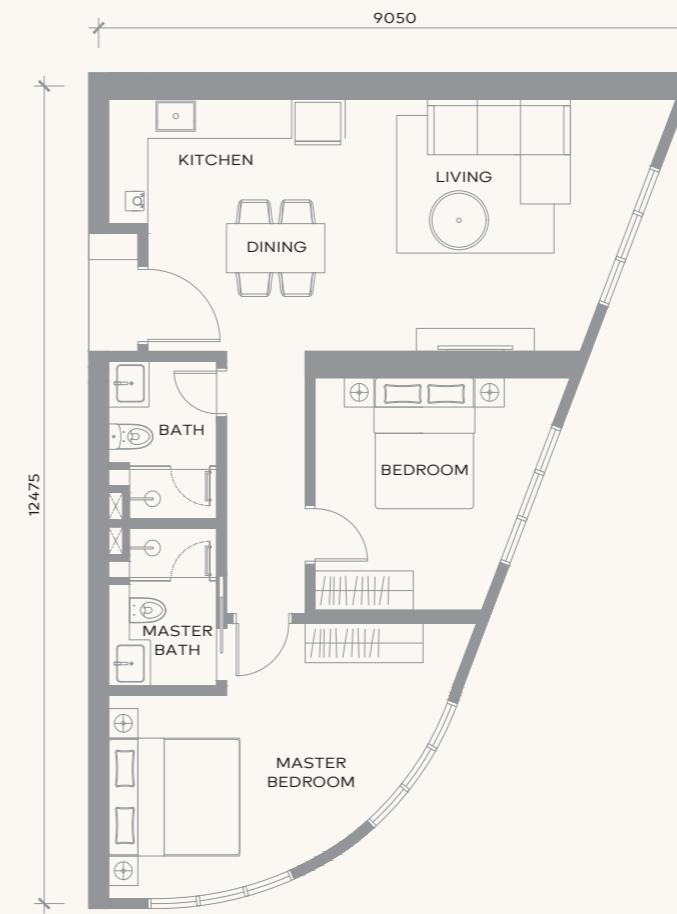
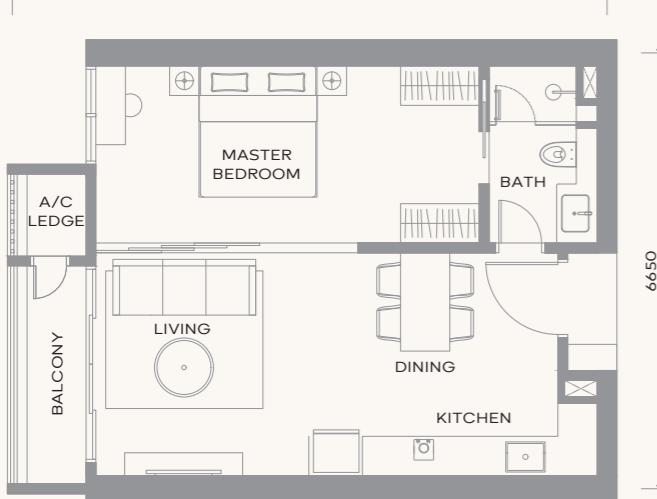


### TYPE B

BUILT-UP AREA 630 sq.ft.

BEDROOMS 1

BATHROOMS 1



### TYPE D\*

BUILT-UP AREA 869 sq.ft.

BEDROOMS 2

BATHROOMS 2

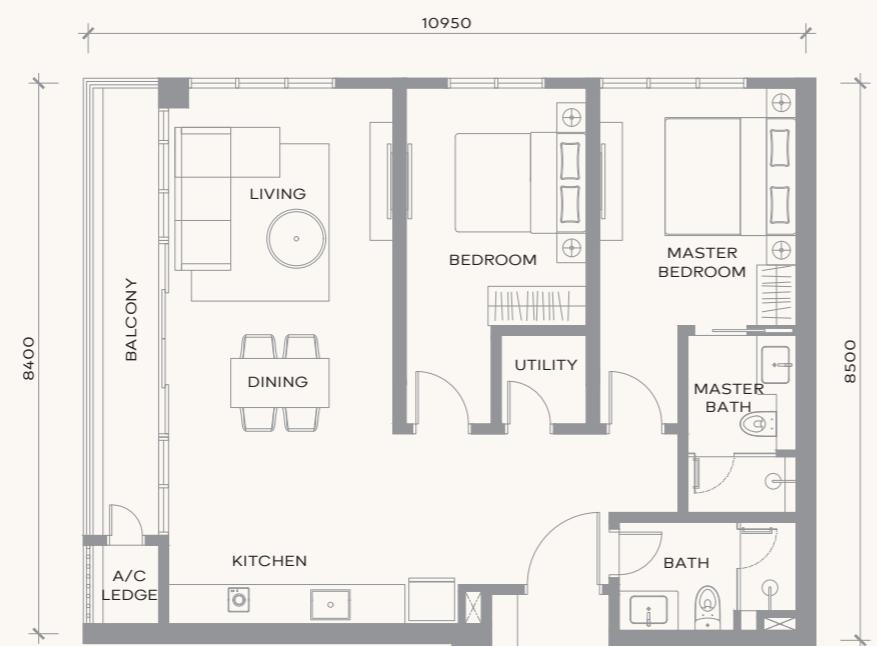
\*A/C Ledge Accessory Parcel of 32.29 sq.ft.



## FLOOR PLANS

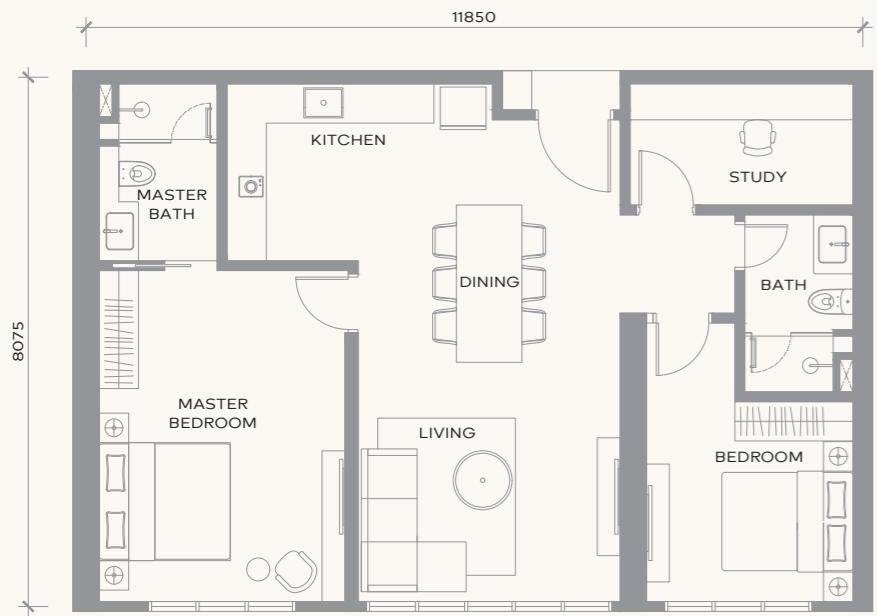
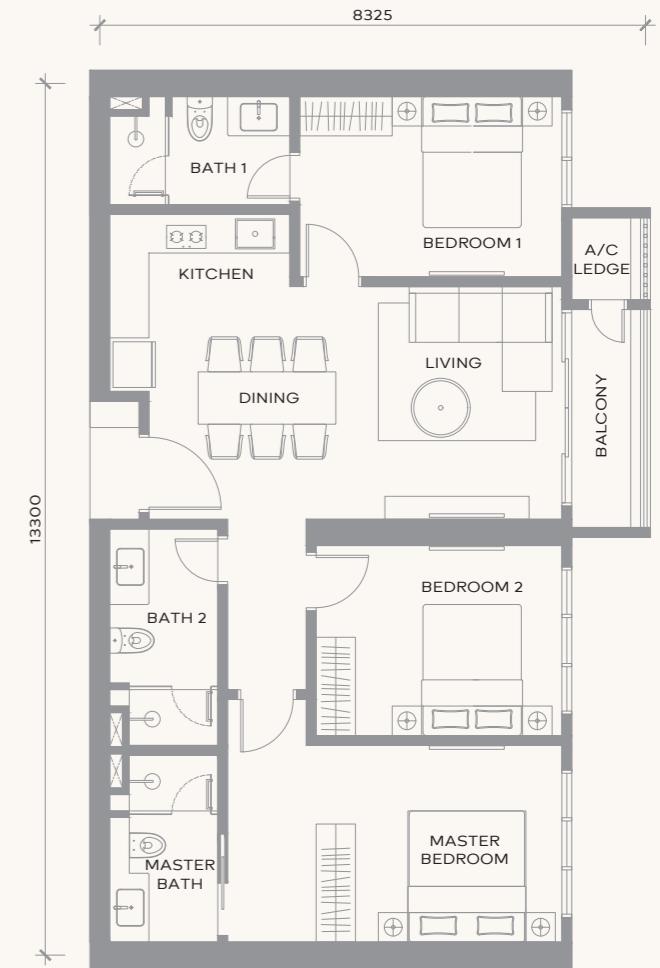
### TYPE E

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



### TYPE G

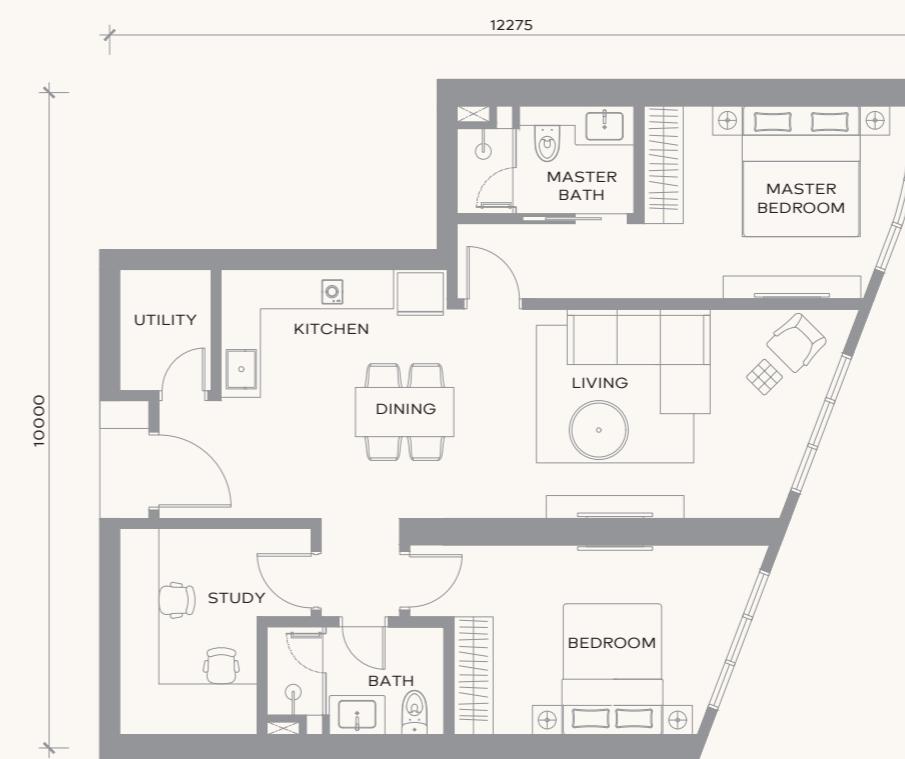
BUILT-UP AREA **1,086 sq.ft.**  
BEDROOMS **3**  
BATHROOMS **3**



### 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.



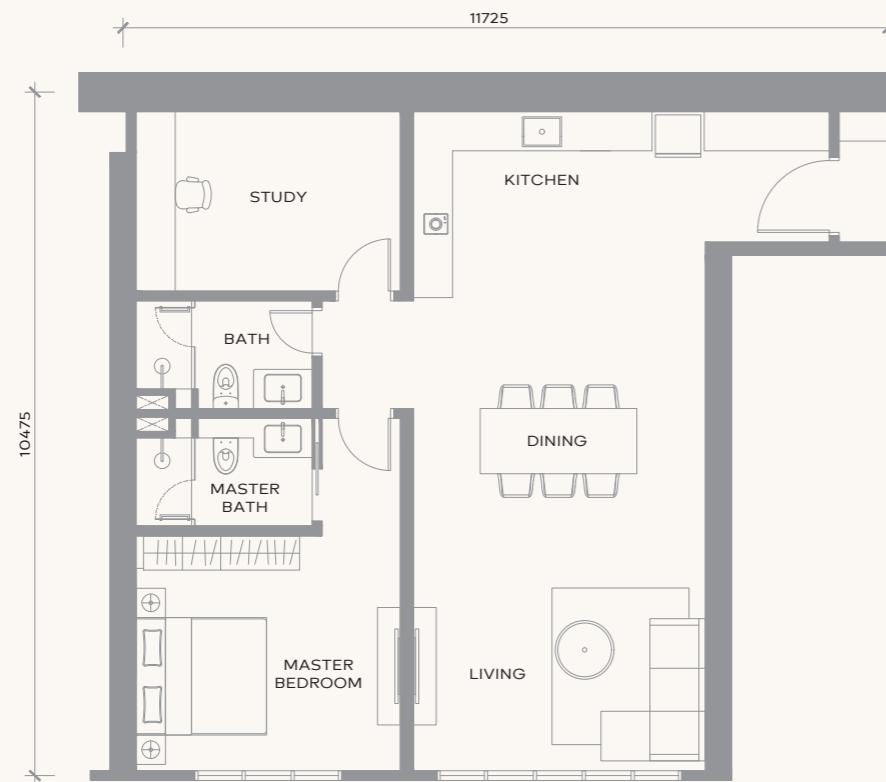
## FLOOR PLANS

### TYPE I\*

BUILT-UP AREA 1,096 sq.ft.

BEDROOMS 2  
BATHROOMS 2

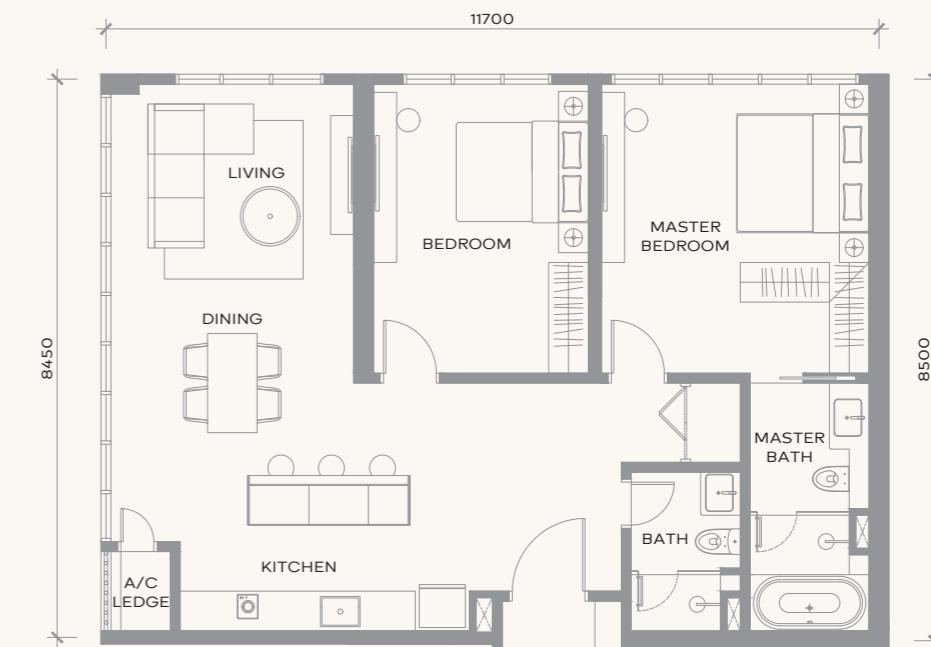
\*A/C Ledge Accessory Parcel of 32.29 sq.ft.  
(Level 10 - 23, 25 - 32, 35 - 43, 45 - 59)



### TYPE J

BUILT-UP AREA 1,070 sq.ft.

BEDROOMS 2  
BATHROOMS 2





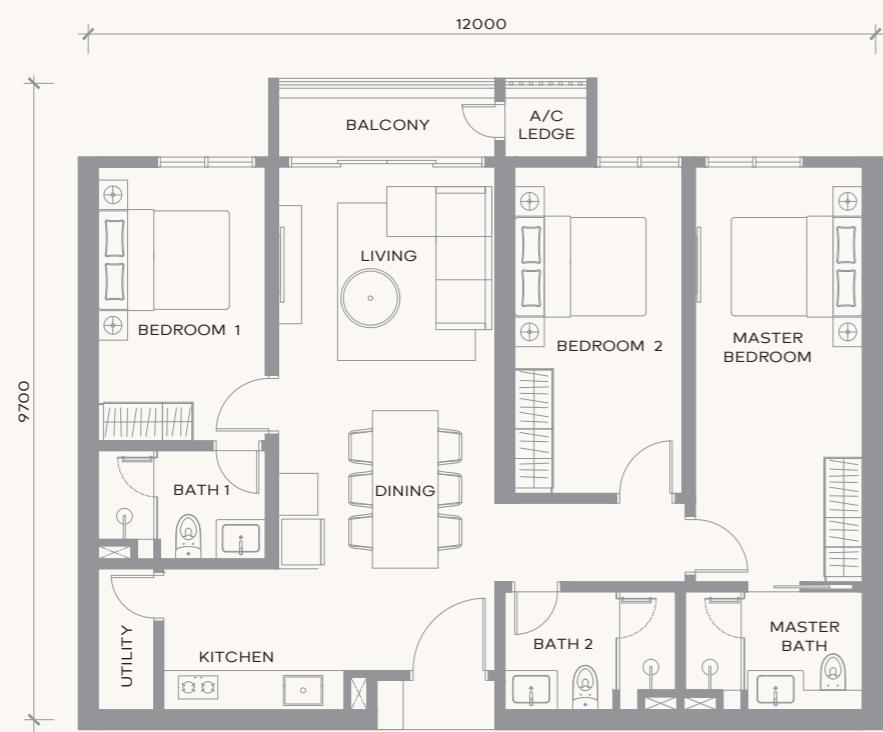
## FLOOR PLANS

### TYPE K

BUILT-UP AREA 1,164 sq.ft.

BEDROOMS 3 + 1

BATHROOMS 3

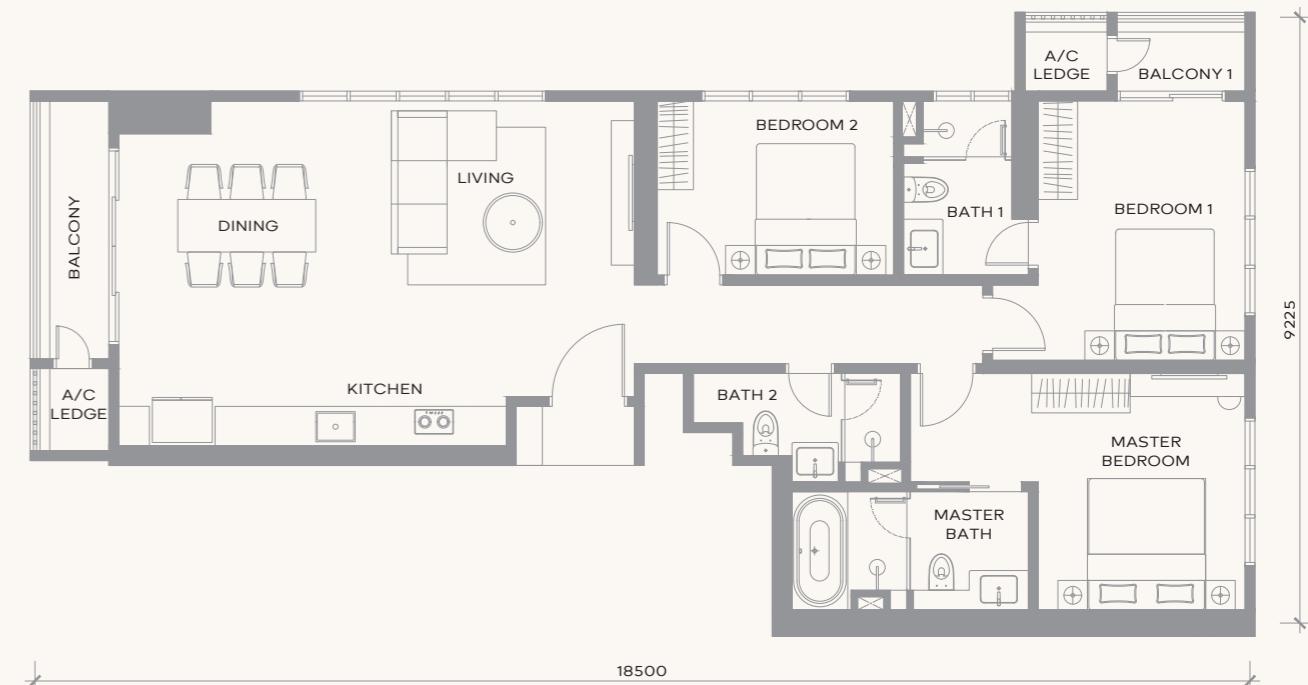


### TYPE L

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

## 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 Skim Coat / Plaster / Paint

KITCHEN, BEDROOMS,  
STUDY ROOM, BALCONY,  
TERRACE, AC LEDGE

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
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## 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



Be with ME

## KHAYA RESIDENCES SALES GALLERY

G-06, Menara TNB Bangsar

No.170, Jalan Bangsar

59200 Kuala Lumpur

Wilayah Persekutuan, Malaysia

T +6019 228 6855

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

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53200 Kuala Lumpur,

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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 Dipindohmilkil, Dipajak Atau Digadai Tanpa Kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • Jumlah Unit: 795 Unit Panggapuri Servis • Jenis F1,032kps - 50 Unit | Jenis G1,095kps - 50 Unit | H1,032kps - 50 Unit | Jenis A1,762kps - 181 Unit | Jenis A1,772kps - 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 F1,032kps - 50 Unit | Jenis G1,095kps - 50 Unit | Jenis H1,032kps - 50 Unit | Jenis I1,057kps - 46 Unit | Jenis J1,070kps - 46 Unit | Jenis K1,642kps - 50 Unit | Jenis L1,321kps - 50 Unit | Jenis M1,242kps - 2 Unit | Jenis N1,281kps - 2 Unit | Jenis O1,281kps - 2 Unit | Jenis P1,281kps - 2 Unit | Jenis Q1,281kps - 2 Unit | Jenis R1,281kps - 2 Unit | Jenis S1,281kps - 2 Unit | Jenis T1,281kps - 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2 Unit | Jenis C1,281kps - 2 Unit | Jenis D1,281kps - 2 Unit | Jenis E1,281kps - 2 Unit | Jenis F1,281k



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