



FOR THOSE
WHO
LIVE THE
EXTRAORDINARY



FOREWORD

For years, luxury homes have represented the highest form of opulence and enduring legacy, each residence a testament to one’s refined taste and success. These magnificent estates, reminiscent of the grandeur found in exclusive private enclaves around the world embody the pinnacle of sophistication.

To own such a home is to possess a piece of timeless elegance, a sanctuary where legacy is not just lived but immortalised.



ATHERTON
CALIFORNIA, USA



THE BISHOPS AVENUE
LONDON



COLOGY
SWITZERLAND



EAST HAMPTON
NEW YORK, USA

A VISION FROM ONE EXTRAORDINAIRE TO ANOTHER

“

I discovered this extraordinary landscape with a dream to create more than just residences, but a sanctuary where every detail reflects exceptional living.

Anyara Hills is where you'll find a perfect blend of elegance and sustainability, ensuring every day is filled with comfort and inspiration.

Meet us here, where we redefine what it means to live well, embracing a lifestyle that harmonises with nature's splendour and celebrates the joy of community.

Call this your new home and the best creation if you will. A place where your dreams find their sanctuary, where there's always more to explore and enjoy.

It's a blessing and a privilege to really know how to live
– to adopt the simple notion that there's always 'more to life.'

”



TAN SRI KONG HON KONG

VISION

HERE, EACH HOME SPEAKS FOR ITSELF

Our vision for Anyara Hills is simple.

To craft a canvas that allows for the curation of a masterpiece – one that reflects the unique story behind extraordinary individuals.

Carefully guided by the contours of the land, each unit represents the raw beauty of nature with no two units being exactly the same – a homage to how each unique story is for one to call their own.

All this, meticulously crafted within an environment that exudes luxury, serenity and privacy.

And from the curators who have envisioned this place to be, this is how we see Anyara Hills.

It is not a place to live.
It is a way of living.

“When it came to the address, it had to be a one-of-a-kind thing.”

In making the Anyara Hills vision a reality, we knew the address had to truly reflect the meaning of extraordinary – one that reflects the unwavering spirit and rarity of excellence and the pursuit of greatness.

We see this in Banjaran Titiwangsa – a true testament to the definition of the extraordinary. At over 130 million years old, Banjaran Titiwangsa is one of the world’s oldest rainforests, spanning over 480km and is pivotal in serving as Malaysia’s central spine.

There’s only one in the world and Anyara Hills was perfect to be set upon this very backdrop.

BANJARAN TITIWANGSA

ENVIRONMENT

Experience a surrounding in a class of its own

Nestled against the majestic Banjaran Titiwangsa, Anyara Hills is graced by a natural phenomenon that elevates its allure – orographic lifting.

As warm, moist air sweeps inland from the Straits of Malacca and the South China Sea, it ascends upon meeting the highlands of Banjaran Titiwangsa. The ascent cools and condenses the air, creating a refreshing breeze that whispers through the landscape, particularly during the monsoon season.

The dense, lush forests of Banjaran Titiwangsa further enhances this tranquil atmosphere, maintaining a perfect balance of humidity and cooler temperature, ensuring that the weather in Anyara Hills remain perpetually inviting.

THE AVERAGE TEMPERATURE IN
ANYARA HILLS IS LOWER BY 2-3°C



Actual photo taken from Anyara Hills in the morning,
overlooking the lake and Banjaran Titiwangsa

BANJARAN TITIWANGSA

There's only one in the world

Spanning over 35,000km² and covering
Peninsular Malaysia's longest mountain range.

Third oldest rainforest in the world that is
believed to have formed 300 million years ago.

Lush greenery for reduced pollution and
natural air thereby promoting healthier living.

UNRAVEL LUXURY

A natural boost for well-being,
through natural surroundings.

- MENTAL WELLNESS

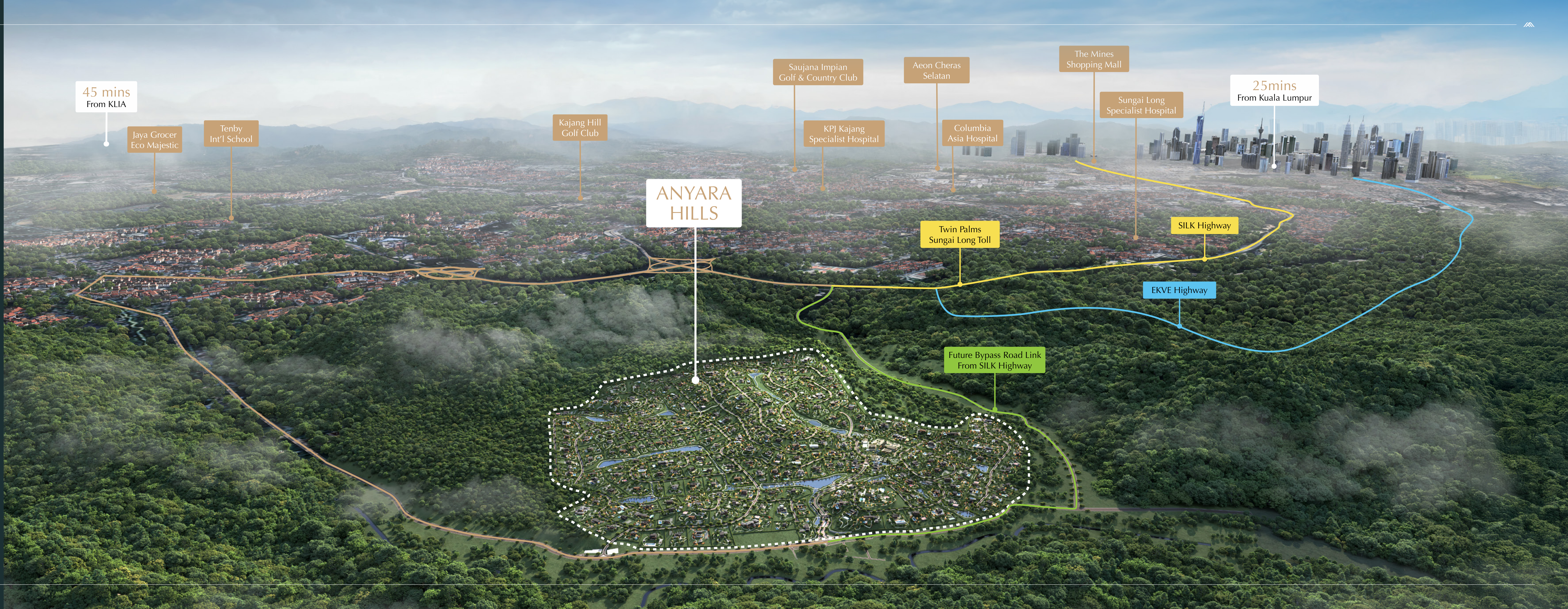
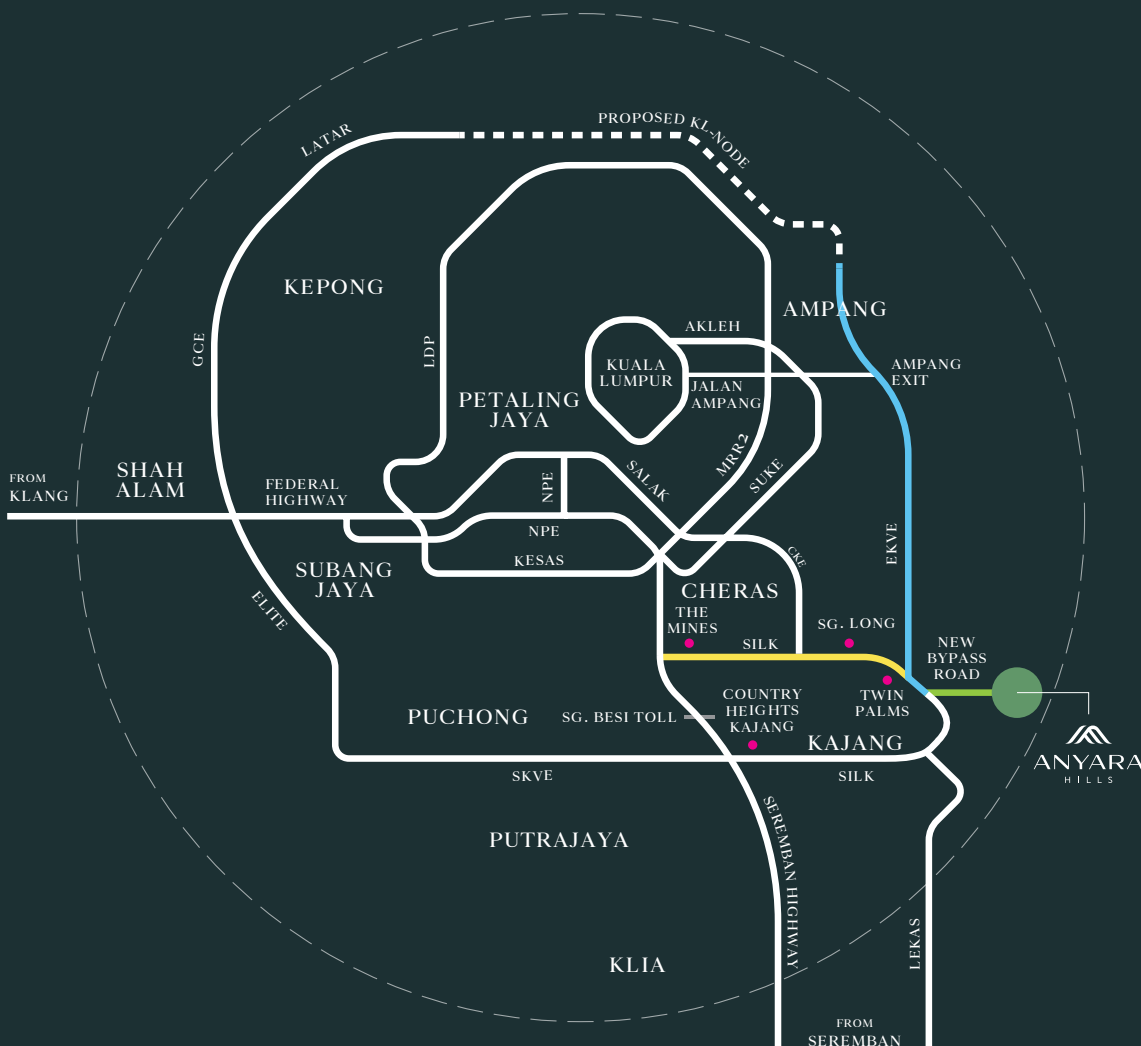
 - Improved Mental Health
 - Enhance Cognitive Function
 - Community and Social Interaction
- PHYSICAL HEALTH BENEFITS

 - Clean Air and Reduced Pollution
 - Lower Stress Levels
- LIFESTYLE BENEFITS

 - Better Sleep Quality
 - Eco-Friendly Living

All this, within a
25-minute drive
from Kuala Lumpur
City Centre

The new upcoming bypass road connecting Anyara Hills to the SILK Highway transforms accessibility, placing you at the intersection of tranquillity and urban vibrance. This strategic connection means that residents can now enjoy the serenity of living amidst lush greenery, while being just moments away from the thriving energy of Kuala Lumpur's city centre. With this, Anyara Hills sits at the ideal midpoint - where nature and modernity coexist in perfect harmony, offering unparalleled convenience without compromising on the peace and privacy of its alluring sanctuary.



LOCATION

Live close to the best that Malaysia has to offer

Anyara Hills benefits from the ease and luxury of unparalleled connectivity. The upcoming bypass road redefines accessibility, transforming travel to the heart of Kuala Lumpur into a seamless 25-minute journey – bringing the pulse of the city's finest attractions right to your doorstep.

Within this coveted location, residents can indulge in the best of both worlds: a tranquil sanctuary surrounded by nature, yet effortlessly connected to Malaysia's most esteemed destinations – where high-end shopping, gourmet dining, and the pinnacle of entertainment await.

It's not just a home, but a gateway to a life that balances seclusion with the privileges of urban sophistication.

About 25 mins
Petronas Twin Towers



45 mins
Kuala Lumpur International Airport



“The key was to curate a neighbourhood to be as private yet as unlimited as possible.”

At Anyara Hills, the concept of an exclusive enclave transcends conventional boundaries. The vision was to craft a neighbourhood that embodies the pinnacle of personal freedom, where every address is nestled within its own sanctuary, enveloped by lush natural landscapes.

Each individual address is designed to offer the privilege of privacy without limitation – granting unparalleled luxury to shape one’s own distinctive home.

Beyond a prestigious address for the select few, Anyara Hills is a masterpiece of spatial opulence, curated for those who seek an environment that is as exquisitely private as it is unrestricted.

ANYARA
HILLS

584 ACRES OF EXTRAORDINARY LIVING







OVERVIEW

A private haven curated for the select few

Set apart for those who have established a level of extraordinary success and influence, Anyara Hills is home only to the truly distinguished. With expansive acre-sized lands and sweeping views of nature's grandeur, living here offers not only seclusion and prestige but also peace of mind – creating a sanctuary known only to those who are accustomed to living in absolute security and the exceptional.

For those who live the extraordinary, welcome home.

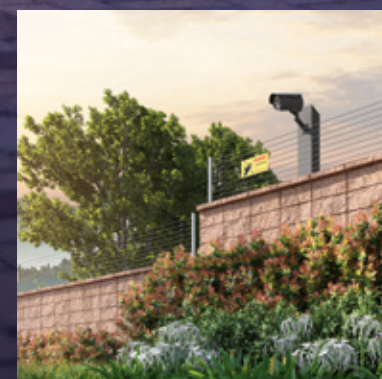
-  584 acres of freehold private masterplan
-  1-acre lots of freehold private land
-  Over 70% wide open spaces and greenery
-  24/7 gated and guarded security with armed guards
-  12 feet high double security wall with electric fencing
-  200+ CCTVs and drone surveillance system
-  Natural hot spring within the clubhouse
-  Helicopter landing pad
-  Unique event and dining spaces



A CLOSELY GUARDED ENCLAVE

Making privacy and security a priority

In a neighbourhood where the most distinguished and affluent individuals reside, every aspect of Anyara Hills has been meticulously crafted to uphold the pinnacle of privacy and security. Spanning 584 acres, Anyara Hills welcomes you into a sanctuary where you are immediately at ease, surrounded by familiar faces in an environment that feels like home from the very first moment.



12 ft high double security wall with electrical fencing



Autonomous drone patrolling system



200+ CCTVs within the enclave



Trained armed security guards

AS NATURAL AS IT GETS

At Anyara Hills, living in harmony with nature reaches its purest form. Nestled alongside the majestic Banjaran Titiwangsa and embraced by the timeline charm of Semenyih, Anyara Hills offers a lifestyle where nature and luxury coexist effortlessly. Serene lakes and lush parks blend seamlessly into the landscape, offering residents an intimate connection to the natural world.

Here, biodiversity flourishes, and the tranquillity of the surroundings creates a sanctuary of peace – each moment a reflection of nature's untouched beauty.



Discover nature in the comfort of privacy

At Anyara Hills, nature becomes an extension of your private world. Wander through verdant parks and winding paths, where every vista is framed by lush greenery.

Here, the privilege of experiencing nature is heightened by an unwavering commitment to discretion – allowing you to enjoy the quiet beauty of your surroundings in absolute comfort.

It is an experience that redefines outdoor living, where privacy is paramount, and nature serves as your personal sanctuary.

“
Exclusivity
curated for the
extraordinary”
”

Exclusivity reaches new heights at the Anyara Clubhouse, where privacy and indulgence takes centre stage. This serene retreat, nestled at the peak of Anyara Hills, offers residents access to a natural hot spring spa – a tranquil escape designed to revitalise body and mind.

The clubhouse promises a secluded haven where the luxury of nature and the sophistication of bespoke services create an experience unmatched in its discretion and elegance.

THE ANYARA LIFESTYLE HUB

Here, nature springs into an oasis of rejuvenation

Located at one of the highest peaks within the heart of Anyara Hills, the Anyara Clubhouse is a sanctuary, thoughtfully designed to complement the lifestyle of the extraordinary. The clubhouse offers an intimate natural hot spring spa for moments of pure rejuvenation, a private dining experience that elevates the art of culinary indulgence and a sophisticated lounge for unwinding in total privacy.



NATURAL HOT SPRING

Wellness within nature’s healing waters

Immerse yourself in the rejuvenating embrace of Anyara Hill’s natural hot spring spa, where the mineral-rich waters offer a sanctuary of wellness and serenity. Known for their therapeutic benefits, the hot springs soothe tired muscles, promote circulation, and provide deep relaxation that revitalises both body and mind.

Here, you can indulge in the healing power of nature, all while enjoying the privacy and exclusivity of a luxurious retreat designed for those who seek holistic well-being in an unparalleled setting.

Muscle relaxation

Improved blood circulation

Pain relief from joints, arthritis and others

Detoxification

Improved skin health

Stress reduction

Improved sleep

Boosts metabolism

PRIVATE LOUNGE

Where the extraordinary exchange ideas

The private lounge within the Anyara Clubhouse is designed to be a discreet haven for those who belong to an exclusive circle of success and influence. Here, residents can unwind and engage with fellow luminaries in an atmosphere of refined elegance far from the public eye.

Here, meaningful conversations unfold, connections are deepened, and only the most distinguished gather.



Gastronomy elevated to an exclusive art

At the Anyara Cluhouse, culinary excellence is a deeply personal experience. This exclusive space is designed for those who appreciate privacy and sophistication while enjoying gourmet cuisine crafted to the highest standards.

Whether hosting an intimate gathering or savouring quiet family meals, the private dining room offers an atmosphere of refined elegance, where every detail is tailored to elevate the dining experience into something truly extraordinary.

BESPOKE SERVICES

Bespoke services,
tailored for the
extraordinary

At Anyara Hills, luxury extends beyond the walls of your home into your very lifestyle. With an array of bespoke services to choose from such as personalised butler service and meticulous housekeeping to a private chef and gardening craftsmen, every detail has been thoughtfully curated to ensure that you can focus on what truly matters.

Whether it's the convenience of a seamlessly managed household or the pleasure of a beautifully maintained garden, every need is anticipated and catered to with the utmost care, allowing you to indulge in the extraordinary without a second thought.



Private Butler Service



Private Chauffeur



Housekeeping Services



Private Chef



Gardening Craftsmen



Exclusive MPV Shuttle



Helicopter Pad



FROM SUNRISE

Begin your day with a refreshing jog along a private, 6km track that winds through the secluded grounds of Anyara Hills, offering the freedom to move at your own pace, surrounded by nature's calm. With no outside interruptions, you can embrace each moment fully—whether it's the crisp morning air awakening your senses or the soft light of dusk guiding you home.



TO SUNSET

As night falls, the trail transforms, illuminated by the glow of the stars and accompanied by the gentle sounds of nature, creating a secure and tranquil space for reflection. Here, jogging becomes more than exercise—it's an experience, seamlessly blending movement with the serenity of a sanctuary designed exclusively for those who seek comfort and privacy.

“The finest representation of one’s extraordinary personality”

For the extraordinary, limitation is a word left far behind. At Anyara Hills, each expansive one-acre land is a statement of freedom, where your vision and personality for a truly bespoke residence can come to life.

The possibilities are boundless and here, surrounded by lush landscapes and absolute privacy, your home becomes an extraordinary reflection of your achievements, designed without compromise.

POSSIBILITIES
UNLIMITED

IN HARMONY WITH LIFE



CONCEPT

ONE-ACRE FREEHOLD LAND

Each address here in Anyara Hills is a canvas to bring to life your personality that is limited only to one's imagination. At Anyara Hills, embrace the privilege of true personalisation amidst a lush environment where privacy reigns supreme, and nature serves as the perfect backdrop to a bespoke lifestyle.





LIVE ON
YOUR TERMS



LUXURY UNBOUND

At Anyara Hills, one acre isn't just land—it's a canvas for your most extravagant aspirations. Picture a sleek infinity pool that glistens beneath the morning sun, a private bowling alley for entertaining guests well into the night, or a tennis court where you hone your skills in perfect seclusion. But why stop there? Perhaps an outdoor cinema for summer soirées, a wine cellar carved into the hillside, or a garden sanctuary complete with its own yoga pavilion.

Here, every corner of your estate reflects your tastes, ambitions, and lifestyle — an opulent playground where grandeur meets creativity.

This is luxury without restraint, where your imagination dictates what comes next.



In-house Theatre



Private Tennis Court



Personal Gym



Mini Putt



Private Bar



Games Room



Car Collection



In-house Aquarium



Wine Cellar

Each moment spent at Anyara Hills is an invitation to experience life on your terms. From private haven for your personal time to large spaces designed for celebration, every corner reflects the essence of extraordinary living—crafted with care, designed with vision. Here, your aspirations find their truest reflection in spaces curated for the extraordinary.



Al-Fresco Theatre



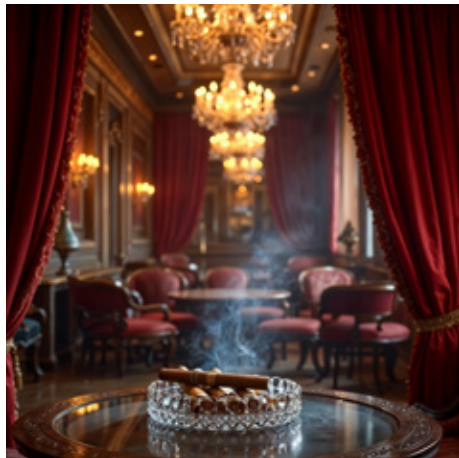
Scenic Tree House



Stylised Banquet Hall



Infinity Pool



Cigar Lounge



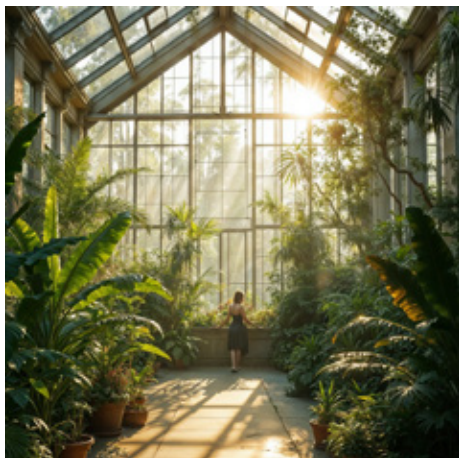
Koi Pond



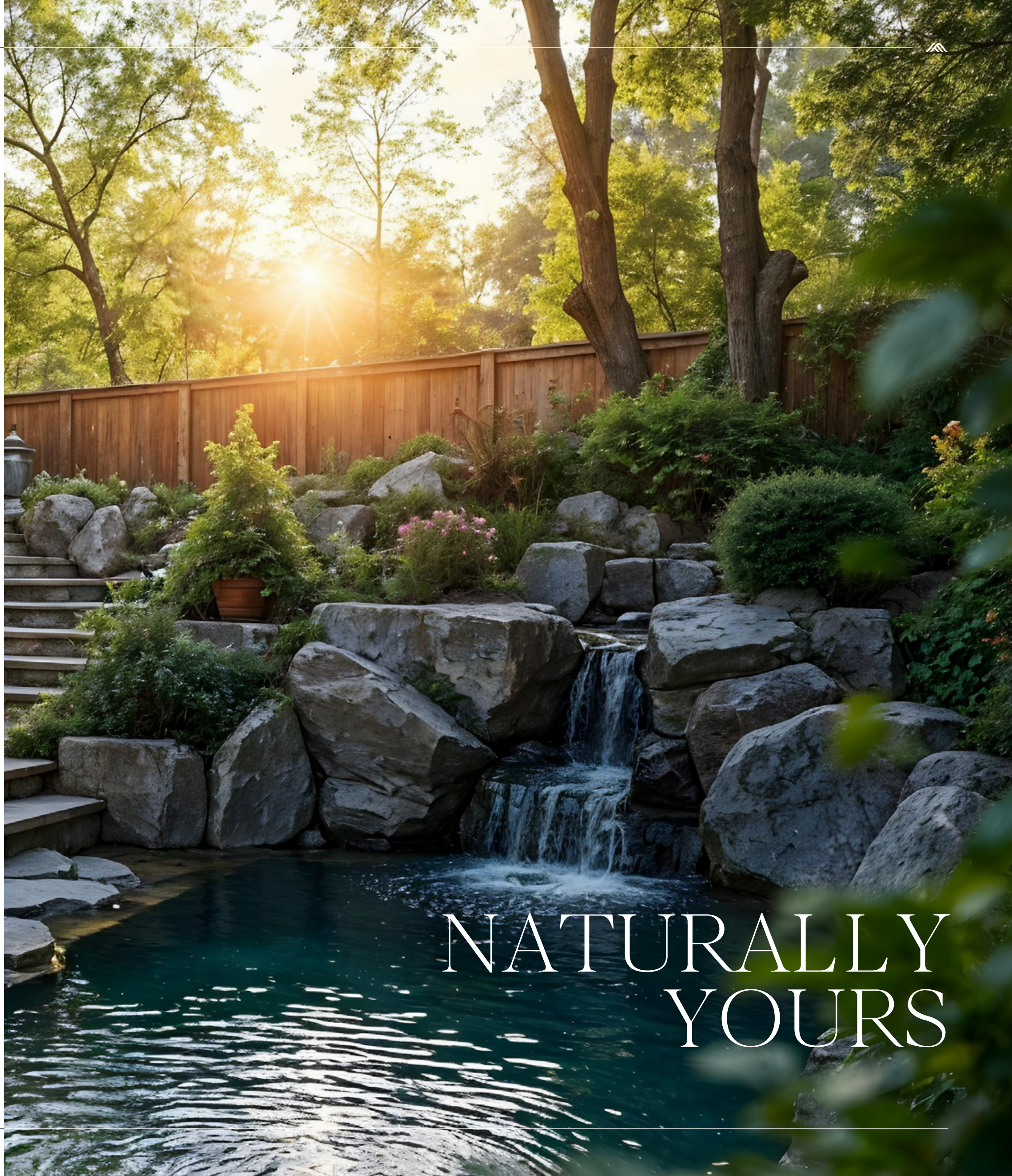
Open-Air Kitchen



Pond Side Relaxation



Glasshouse Sanctuary



NATURALLY
YOURS

LIVE BEYOND THE NORM



MASTER LAYOUT PLAN

ANYARA HILLS



Envisioned together with the industry's finest



Our goal is to create a landscape where people and nature can live in harmony, and that access to natural environments can positively impact the state of wellbeing.

JULIEN HODSON-WALKER
LANDSCAPE ARCHITECT
WALRUS DESIGN SDN BHD

The concept of the master plan was to understand the landform and unleash its potential... and we simply worked in favour to preserve, complement and enhance its diverse features.

CLEMENT WONG
MASTER PLAN ARCHITECT
CLEMENT WONG ARCHITECTURE



By design, Anyara Hills is a unique blend of two worlds where an authentic countryside lifestyle experience comes with modern security systems that are similar to the likes of our previous projects including Sierramas, Desa ParkCity, KLCC, and prisons.

THE LATE RICHARD DIMMICK
SECURITY CONSULTANT
GDSS SYSTEMS SDN BHD



A LEGACY OF LEADERSHIP

Established in 2016, KHK Group is a leading Malaysian holding company with a proven track record of over three decades. The group encompasses three core entities, each reflecting a commitment to innovation, excellence and sustainable growth.

KHK LAND

As a trusted developer of luxury residences, KHK Land is committed to creating meaningful and elevated living experiences. With an expansive portfolio across Australia, our prestigious projects include luxury residences, townhouses, high-rise apartments, retreats and residential parks. Each development reflects our dedication to crafting exceptional homes that inspire comfort and sophistication.

KHK INVESTMENT

As the strategic investment arm of KHK Group, KHK Investment is entrusted with managing and growing the group's diverse asset portfolio. Our experienced team diligently identifies and pursues compelling opportunities across global industries, driving impactful investments that reflect KHK's commitment to excellence.

KHK PLANTATION

The agricultural and plantation division of KHK Group is a trailblazer in promoting the Malaysian durian industry on a global scale. Leveraging a vast landbank and advanced agricultural technologies, KHK Plantation drives sustainable cultivation, operations and management. Through an efficient agribusiness value chain, we are committed to elevating both the quality and productivity of the durian supply chain worldwide.



GROUND FLOOR, TOWER 1, AVENUE 3, THE HORIZON
NO.8, JALAN KERINCHI, BANGSAR SOUTH
59200 KUALA LUMPUR, MALAYSIA

019 660 6511
anyarahills.com

