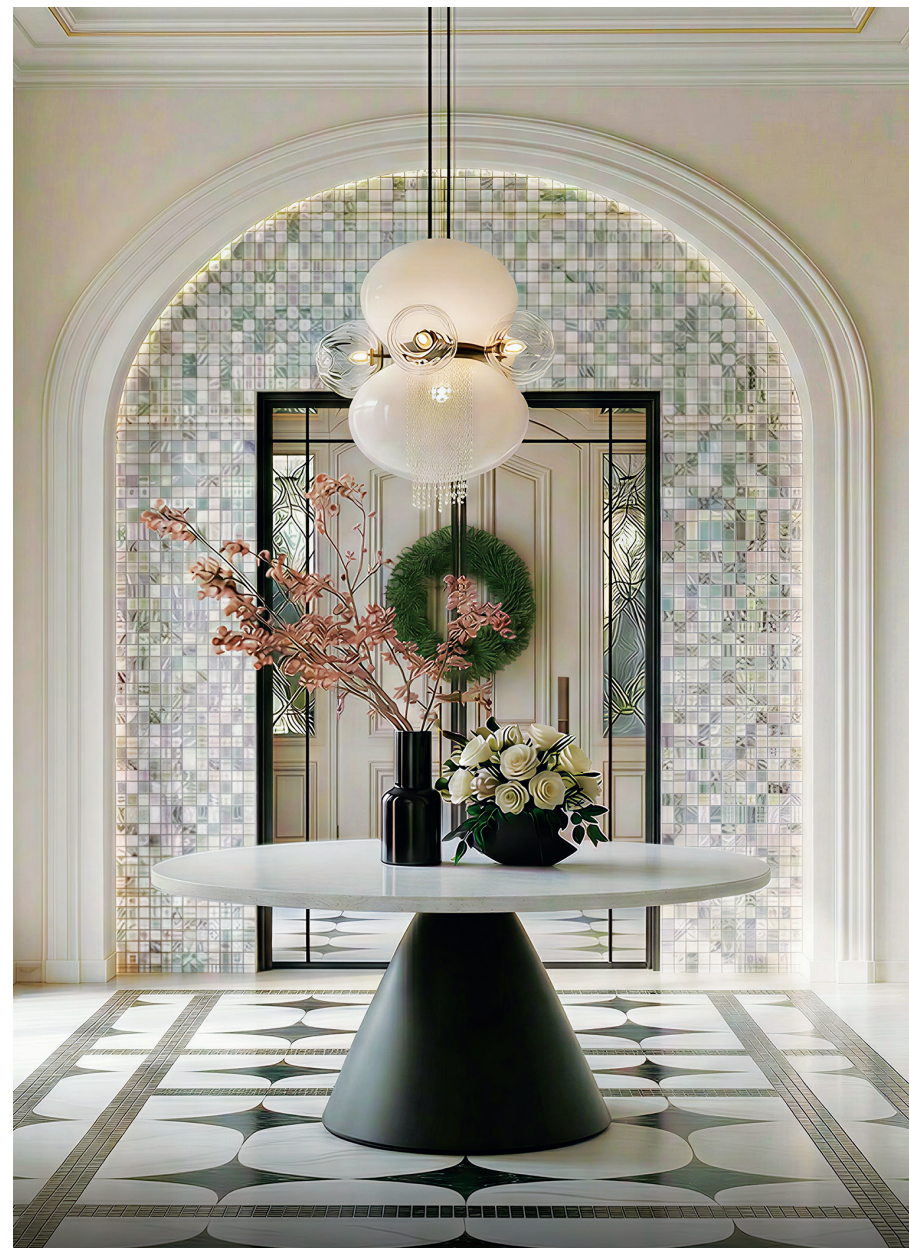




MAJESTIC
@ KIARA RESERVE
— VISTA —



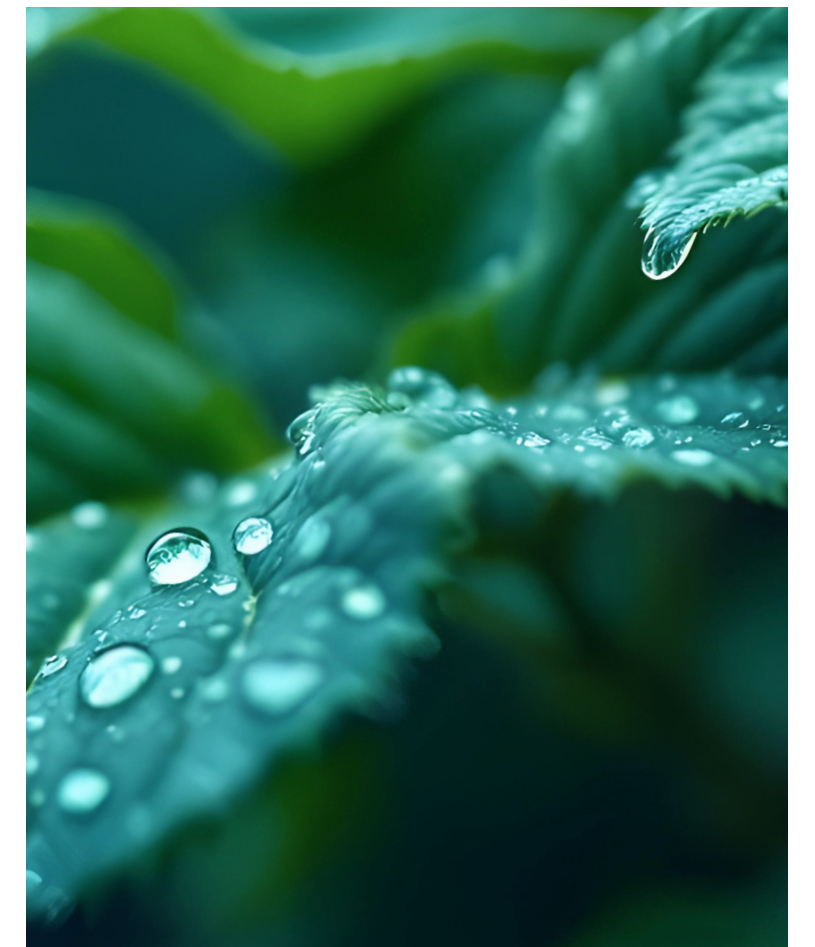
ABOVE ALL ELSE

Introducing Majestic @ Kiara Reserve, where refined luxury intertwines with the understated elegance of modern British design. Set against the serene backdrop of Bukit Kiara's Forest Reserve, this architectural masterpiece offers contemporary elegance just moments from Mont Kiara.

Here, every moment is above all else.



WAKE UP TO YOUR OWN
NATURE
SANCTUARY



At Majestic @ Kiara Reserve, indulge in a lifestyle where urban sophistication meets nature's elegance. Positioned next to the pristine 400-acre Bukit Kiara Forest Reserve, you'll experience the finest blend of modern city conveniences with the serene allure of untouched greenery. Breathe in the fresh air and enjoy the luxury of seamless access to a vibrant city life, all in one exclusive address.

SKYLINE RESIDENCES

VISTA

Welcome to Skyline Residence, a rare freehold of residences set within a prestigious enclave next to Bukit Kiara Forest Reserve. Rising above a thoughtfully designed elegant 93 units condominium, complemented by a rare offering of just 8 exclusive villas nestled beneath. Whether you choose the soaring heights of the Condo or the grounded grandeur of the Villa, this is life designed without compromise.



Grand Drop-Off Lobby

Artist's impression only.



Nestled above the emerald canopy of Bukit Kiara Forest Reserve, Sky Villa is an extraordinary collection of just 8 majestic sky villas rising above the treetops of Bukit Kiara Forest Reserve. These freehold homes redefine elevated luxury, offering unrivalled opulence, ultimate privacy and panoramic views of the Kuala Lumpur skyline. Truly, a serene haven where modern elegance meets nature's grandeur, providing a rare sanctuary high above the pace of city life.



The newest addition to Sky Vista arrives in the form of 93 elegant high-rise homes. Commanding views of either the lush forest canopy or the iconic KL city skyline, these expansive homes offer an uncompromising standard of prestige, privacy, and connection to the nature above the ordinary.

LUXURY LIVING MADE
LIMITLESS

Where the horizon stretches endlessly and
life unfolds without limits.

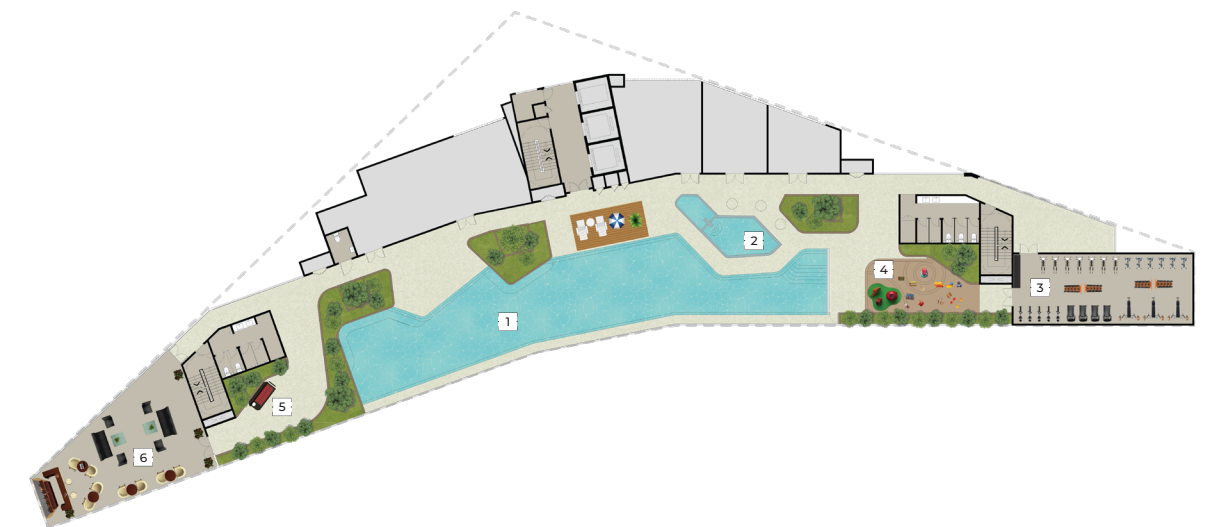
Sky Villa and Sky Condominium redefine
luxury living, offering boundless views across
city and forest, a rare sanctuary where the
pulse of the skyline meets the calm of nature.

Here, every day begins above it all.



Sky Villa Type C Master Bedroom

Artist's impression only.



Rooftop Facilities :

- 1 Infinity Pool
- 2 Kids Pool
- 3 Gymnasium
- 4 Kids Playground
- 5 Barbeque Area
- 6 Multipurpose Hall

Level 1 Facilities :

- 7 Outdoor Reading Area
- 8 Sky Deck
- 9 Landscape Area

WELLNESS, MADE ENDLESS

Discover a curated collection of exclusive facilities, just for Sky Villa and Sky Condominium, designed to nurture mind, body and community. Whether you're embracing the day with a swim above the treetops, reconnecting with nature in landscaped gardens or enjoying quiet moments, spaces here are crafted for an elevated, effortless and extraordinary life.



VILLA C

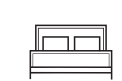
6 LOTS ONLY

Levels	Main Parcel sq.ft.	Accessories Parcel sq.ft.	Gross Area sq.ft.
Ground Floor	335	420	755
Mezzanine Floor	150	-	150
First Floor	730	-	730
Second Floor	730	-	730
Third Floor	730	-	730
Rooftop	285	484	769
Total	2,960	904	3,864

Total Gross Area
3,864 sq.ft.

FLOOR PLAN

SKY VILLA



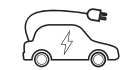
3+1 Bedrooms



5 Bathrooms



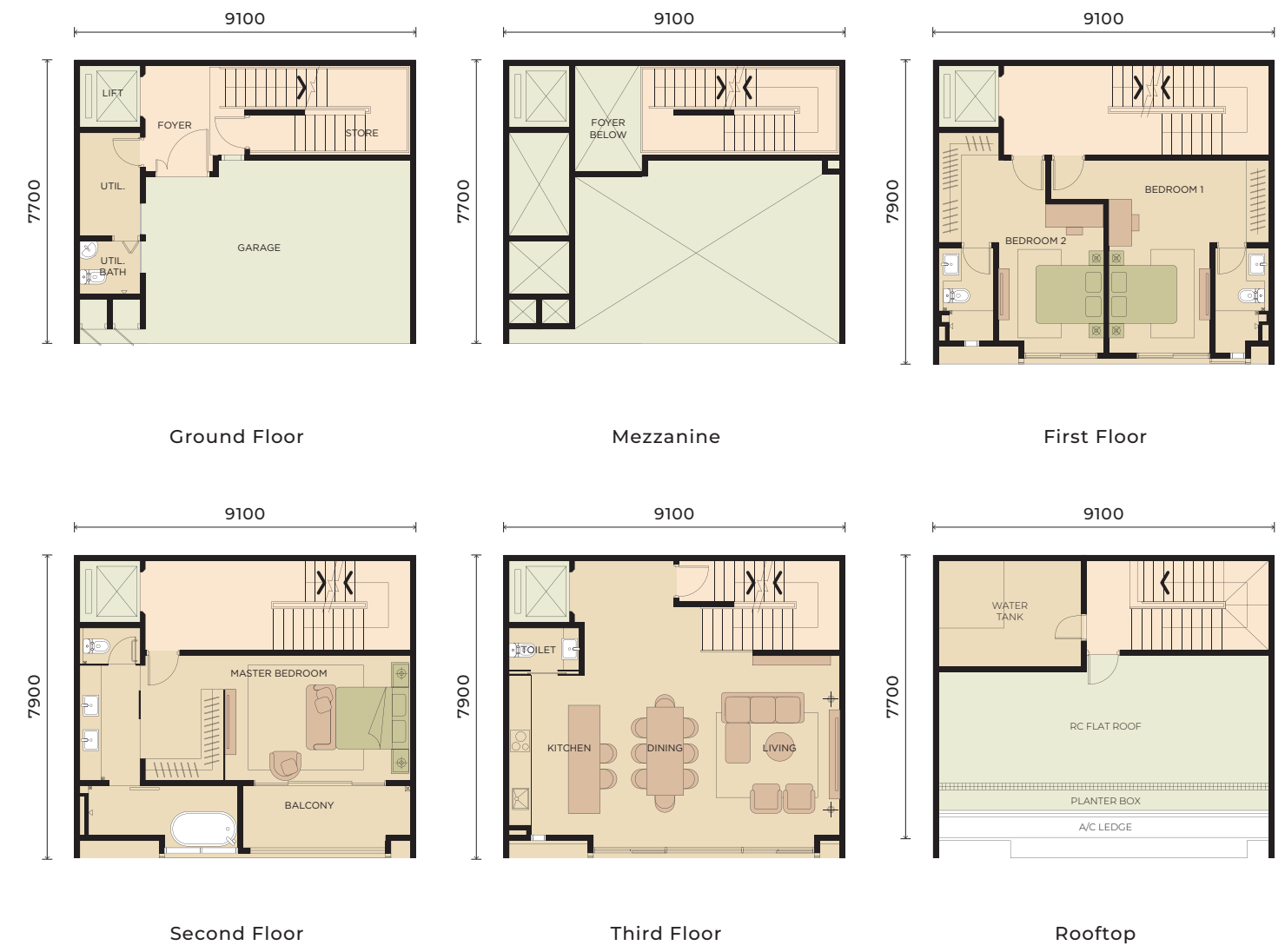
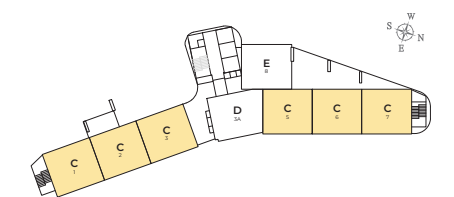
5 Car Parks



EV Charging Point



Exclusive Home Lift

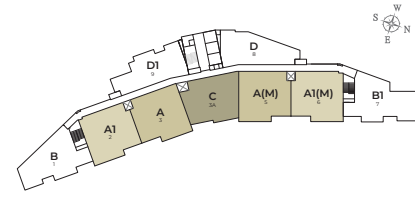


TYPE C | 3,864 sq.ft.



FLOOR PLAN

SKY CONDO - STANDARD



3 Bedrooms



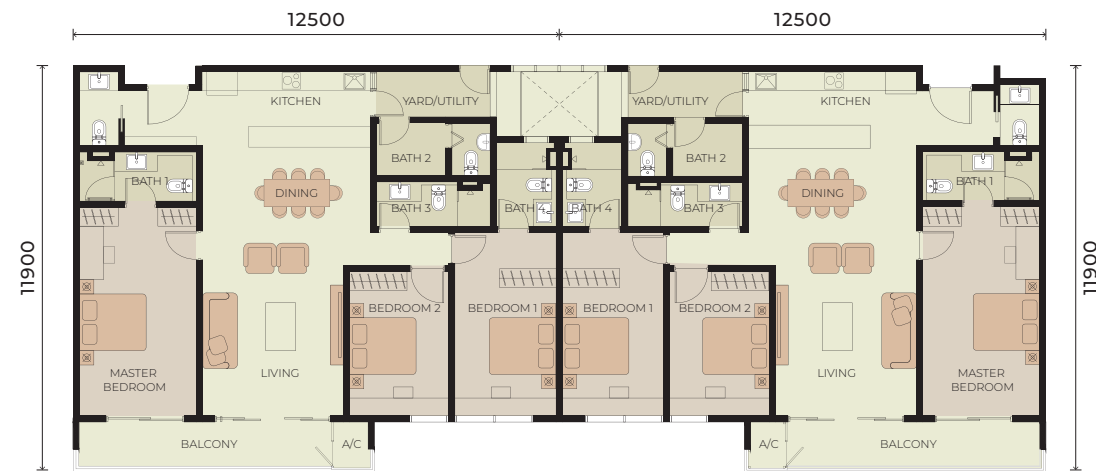
5 Bathrooms



2 Car Parks



Digital Lockset



TYPE A & A1 | 1,496 sq.ft.



3+1 Bedrooms



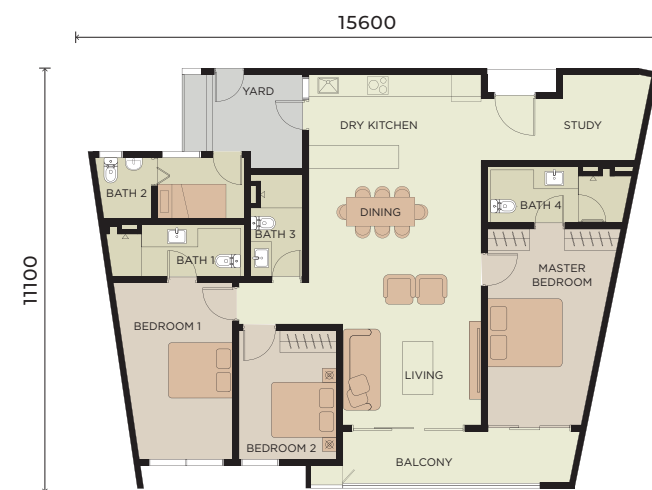
5 Bathrooms



2 Car Parks



Digital Lockset



TYPE C | 1,453 sq.ft.



3 Bedrooms



3 Bathrooms



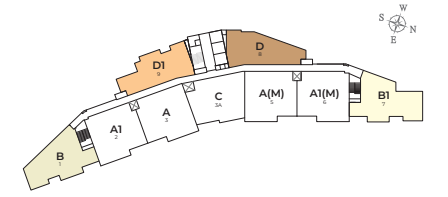
2 Car Parks



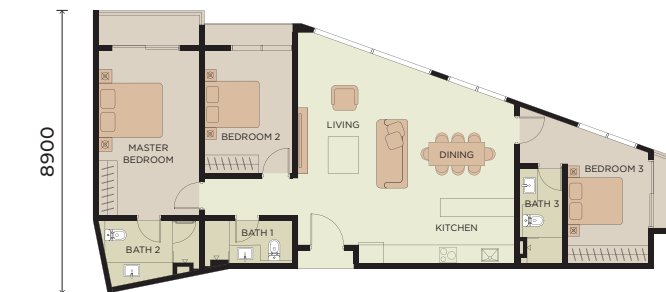
Digital Lockset



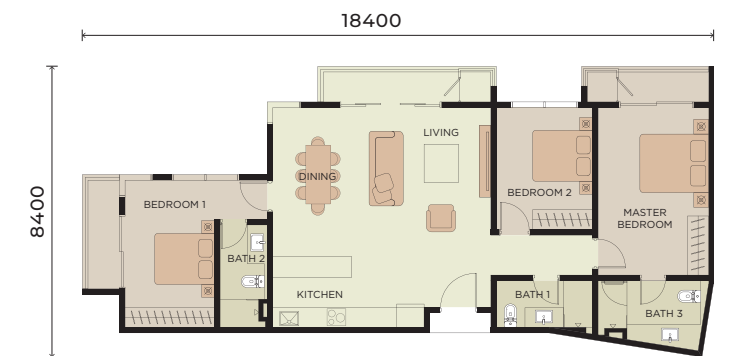
TYPE B | 1,410 sq.ft.



TYPE B1 | 1,463 sq.ft.



TYPE D | 1,270 sq.ft.



TYPE D1 | 1,291 sq.ft.

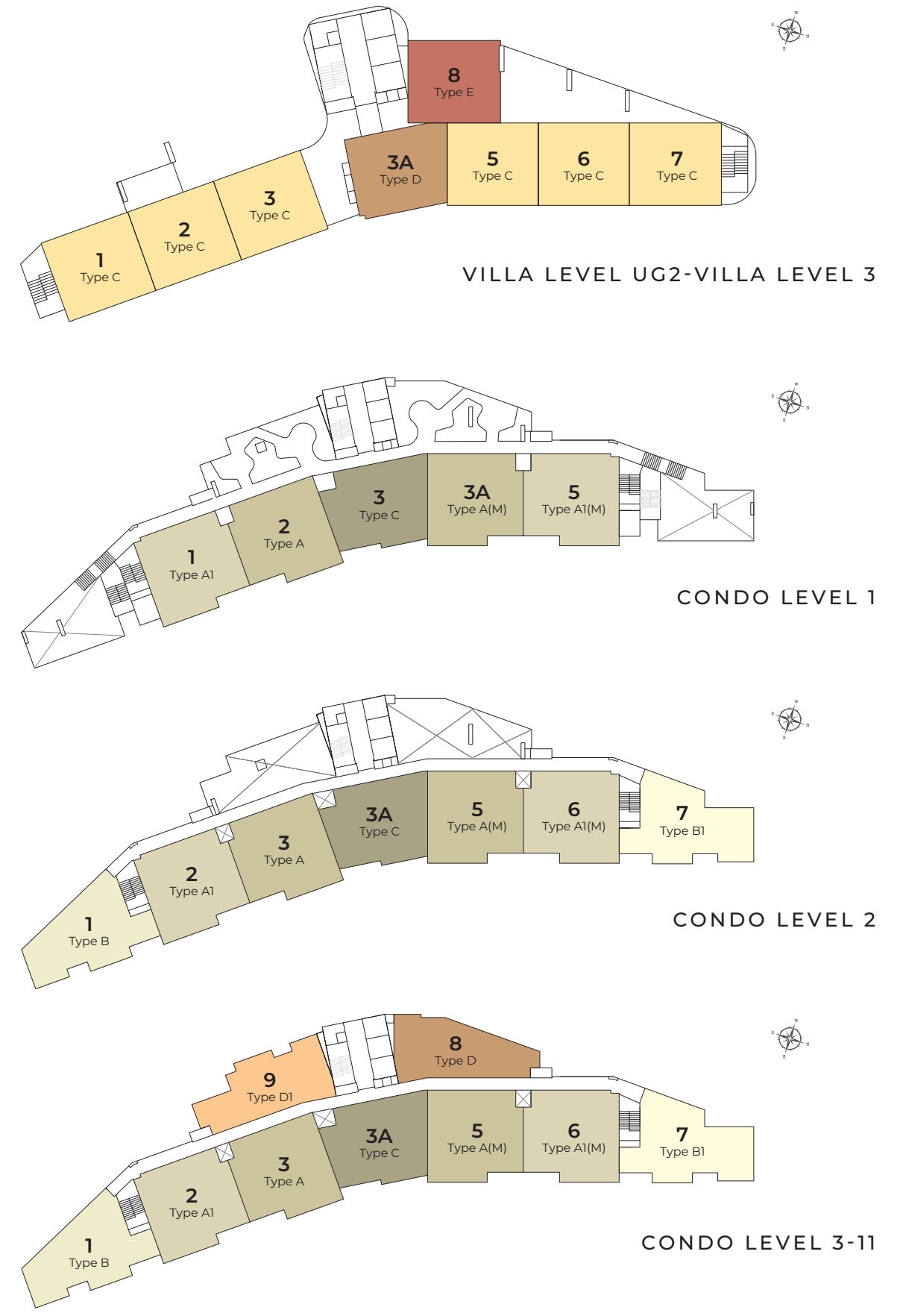


CROSS-SECTION

Every level of Skyline Residence is thoughtfully designed to balance privacy, functionality and a seamless connection to nature. From the private garages and villa rooftops to the elevated shared facilities each element is positioned to create harmony between architecture and landscape.

FACING	KLCC VIEW (NE)						FOREST RESERVE VIEW (SW)										
	ROOF TOP FACILITIES																
LEVEL 11	B-11-1 TYPE B	B-11-2 TYPE A1	B-11-3 TYPE A	B-11-3A TYPE C	B-11-5 TYPE A(M)	B-11-6 TYPE A1(M)	B-11-7 TYPE B1	B-11-8 TYPE D	B-11-9 TYPE D1								
LEVEL 10	B-10-1 TYPE B	B-10-2 TYPE A1	B-10-3 TYPE A	B-10-3A TYPE C	B-10-5 TYPE A(M)	B-10-6 TYPE A1(M)	B-10-7 TYPE B1	B-10-8 TYPE D	B-10-9 TYPE D1								
LEVEL 9	B-9-1 TYPE B	B-9-2 TYPE A1	B-9-3 TYPE A	B-9-3A TYPE C	B-9-5 TYPE A(M)	B-9-6 TYPE A1(M)	B-9-7 TYPE B1	B-9-8 TYPE D	B-9-9 TYPE D1								
LEVEL 8	B-8-1 TYPE B	B-8-2 TYPE A1	B-8-3 TYPE A	B-8-3A TYPE C	B-8-5 TYPE A(M)	B-8-6 TYPE A1(M)	B-8-7 TYPE B1	B-8-8 TYPE D	B-8-9 TYPE D1								
LEVEL 7	B-7-1 TYPE B	B-7-2 TYPE A1	B-7-3 TYPE A	B-7-3A TYPE C	B-7-5 TYPE A(M)	B-7-6 TYPE A1(M)	B-7-7 TYPE B1	B-7-8 TYPE D	B-7-9 TYPE D1								
LEVEL 6	B-6-1 TYPE B	B-6-2 TYPE A1	B-6-3 TYPE A	B-6-3A TYPE C	B-6-5 TYPE A(M)	B-6-6 TYPE A1(M)	B-6-7 TYPE B1	B-6-8 TYPE D	B-6-9 TYPE D1								
LEVEL 5	B-5-1 TYPE B	B-5-2 TYPE A1	B-5-3 TYPE A	B-5-3A TYPE C	B-5-5 TYPE A(M)	B-5-6 TYPE A1(M)	B-5-7 TYPE B1	B-5-8 TYPE D	B-5-9 TYPE D1								
LEVEL 3A	B-3A-1 TYPE B	B-3A-2 TYPE A1	B-3A-3 TYPE A	B-3A-3A TYPE C	B-3A-5 TYPE A(M)	B-3A-6 TYPE A1(M)	B-3A-7 TYPE B1	B-3A-8 TYPE D	B-3A-9 TYPE D1								
LEVEL 3	B-3-1 TYPE B	B-3-2 TYPE A1	B-3-3 TYPE A	B-3-3A TYPE C	B-3-5 TYPE A(M)	B-3-6 TYPE A1(M)	B-3-7 TYPE B1	B-3-8 TYPE D	B-3-9 TYPE D1								
LEVEL 2	B-2-1 TYPE B	B-2-2 TYPE A1	B-2-3 TYPE A	B-2-3A TYPE C	B-2-5 TYPE A(M)	B-2-6 TYPE A1(M)	B-2-7 TYPE B1	X									
LEVEL 1		B-1-1 TYPE A1	B-1-2 TYPE A	B-1-3 TYPE C	B-1-3A TYPE A(M)	B-1-5 TYPE A1(M)											
VILLA ROOFTOP	X																
VILLA LEVEL 3										B-1 VILLA C	B-2 VILLA C	B-3 VILLA C	B-3A VILLA D	B-5 VILLA C	B-6 VILLA C	B-7 VILLA C	B-8 VILLA E
VILLA LEVEL 2																	
VILLA LEVEL 1																	
VILLA LEVEL UG2																	

LAYOUT PLAN



SPECIFICATIONS

SKY VILLA

Structure	: Reinforced Concrete
Wall	: Reinforced Concrete / Brick Wall
Roof	: Reinforced Concrete
Ceiling	: Skim Coat and Paint / Plaster Ceiling
Windows	: Aluminium Framed Glass Window
Doors	: Selected quality Timber Door / Aluminum Framed / Aluminum Framed Sliding
Sanitary wares & Fittings	: Selected quality sanitary wares and fittings to all bathrooms (except utility's bathroom) : Long bath in master bathroom : Double basins to master bathroom : Counter top to all bathrooms (except utility's bathroom)
Ironmongery	: Digital Lockset / Quality Locksets
Floor Finishes	: Rubbish Comp & Water Filter Comp : Ceramic Tiles : Store & Utility : Porcelain Tiles : Utility Bath : Porcelain Tiles : Foyer : Marble Effect Porcelain Tiles : Living & Dining : Marble Effect Porcelain Tiles : Kitchen : Marble Effect Porcelain Tiles : Foyer : Engineered Hardwood Flooring : Master Bedroom/ Junior Suite : Engineered Hardwood Flooring : Walk in Wardrobe : Engineered Hardwood Flooring : Bedroom 1 & Bedroom 2 : Engineered Hardwood Flooring : Powder Room : Marble Effect Porcelain Tiles : Master Bath : Marble Effect Porcelain Tiles : Bath 1 & Bath 2 : Porcelain Tiles : Balcony : Porcelain Tiles : Rooftop Stairs : Porcelain Tiles : Rooftop Foyer : Porcelain Tiles : Water Tank Comp : Cement Render : A/C Ledge Comp : Cement Render : RC Flat Roof : Porcelain Tiles
Wall Finishes	: Garage : Skim Coat & Paint / Plaster & Paint (where applicable) : Rubbish Comp & Water Filter Comp : Ceramic Tiles : Store & Utility : Plaster & Paint : Utility Bath : Porcelain Tiles : Foyer : Skim Coat & Paint / Plaster & Paint (where applicable) : Living & Dining : Skim Coat & Paint / Plaster & Paint (where applicable) : Kitchen : Skim Coat & Paint / Plaster & Paint (where applicable) : Staircase : Skim Coat & Paint / Plaster & Paint (where applicable) : Foyer : Skim Coat & Paint / Plaster & Paint (where applicable) : Master Bedroom : Skim Coat & Paint / Plaster & Paint (where applicable) : Walk in Wardrobe : Skim Coat & Paint / Plaster & Paint (where applicable) : Bedroom 1 & Bedroom 2 : Skim Coat & Paint / Plaster & Paint (where applicable) : Powder Room : Skim Coat & Paint / Plaster & Paint (where applicable) : Master Bath : Marble Effect Porcelain Tile up to ceiling : Bath 1 & Bath 2 : Porcelain Tile up to ceiling : Balcony : Skim Coat & Paint / Plaster & Paint (where applicable) : Rooftop Stairs : Skim Coat & Paint / Plaster & Paint (where applicable) : Rooftop Foyer : Skim Coat & Paint / Plaster & Paint (where applicable) : Water Tank Comp : Skim Coat & Paint / Plaster & Paint (where applicable) : A/C Ledge Comp : Skim Coat & Paint / Plaster & Paint (where applicable) : RC Flat Roof : Skim Coat & Paint / Plaster & Paint (where applicable)
Additional Features	: Wall-mounted air conditioning units at all bedrooms (except utility room) : Cassete air conditioning unit at living : SMATV system : Soho box with data point : Exclusive Private Home Lift : 3-Phase Power Supply : EV Charging point : Storage Water Heater to master bedroom/ junior suite, Bedroom 1 & 2 : Hot water mixer for master bathroom/ junior suite basin & shower, Bathroom 1 & 2 : Shower screen with door at master bathroom (except powder roomand utility's bathrooms) : Shower screen at bathroom 1 & 2 : Instant shower heater at utility bath

SPECIFICATIONS

SKY CONDO

Structure	: Reinforced Concrete
Wall	: Reinforced Concrete / Brick Wall
Roof	: Reinforced Concrete
Ceiling	: Skim Coat and Paint / Plaster Ceiling
Windows	: Aluminium Framed Glass Window
Doors	: Selected quality Timber Door / Aluminum Framed / Aluminum Framed Sliding
Sanitary wares & Fittings	: Selected quality sanitary wares and fittings to all bathrooms (except utility's bathroom) : Double basins to master bathroom : Counter top to all bathrooms (except utility's bathroom)
Ironmongery	: Digital Lockset / Quality Locksets
Floor Finishes	: Utility : Porcelain Tiles : Utility Bath : Porcelain Tiles : Foyer : Marble Effect Porcelain Tiles : Living & Dining : Marble Effect Porcelain Tiles : Kitchen : Marble Effect Porcelain Tiles : Master Bedroom : Engineered Hardwood Flooring : Bedroom 1 & Bedroom 2 : Engineered Hardwood Flooring : Powder Room : Porcelain Tiles : Master Bath : Porcelain Tiles : Bath 1 & Bath 2 : Porcelain Tiles : Balcony : Porcelain Tiles : Yard / Wet : Porcelain Tiles / Plaster & Paint (where applicable)
Wall Finishes	: Utility : Porcelain Tiles (where applicable) : Utility Bath : Porcelain Tiles (where applicable) : Foyer : Skim Coat & Paint / Plaster & Paint (where applicable) : Living & Dining : Skim Coat & Paint / Plaster & Paint (where applicable) : Kitchen : Porcelain Tiles / Plaster & Paint (where applicable) : Master Bedroom : Skim Coat & Paint / Plaster & Paint (where applicable) : Bedroom 1 & Bedroom 2 : Skim Coat & Paint / Plaster & Paint (where applicable) : Powder Room : Porcelain Tiles (where applicable) : Master Bath : Porcelain Tiles : Bath 1 & Bath 2 : Porcelain Tiles : Balcony : Porcelain Tiles : Yard / Wet : Porcelain Tiles (where applicable)
Additional Features	: Air-conditioning wall-mounted units to living area, and all bedrooms (except utility room) : SMATV system : Fiber to the home (FTTH) infrastructure ready : 1-PhasePower Supply : Storage Water Heater to master bathroom, Bathroom1, 2, 3 (except utility room) : Hot water mixer for master bathroom basin & shower : Water mixer for Bathroom 1 & 2 shower only : Shower screen with door to master bathrooms : Shower screen to all common bathrooms (except powder roomand utility's bathrooms) : Instant water heater to utility's bathroom

PERFECTLY LOCATED

Nestled amidst some of KL's most sought-after neighbourhoods, Majestic @ Kiara Reserve offers unparalleled access to amenities and lush green surroundings. With seamless connectivity via major highways and proximity to vibrant retail, healthcare and educational hubs, every convenience is just minutes away.

CONVENIENT AMENITIES

Recreational

- Kuala Lumpur Golf & Country Club (KLGCC)
- Bukit Kiara Equestrian & Country Resort
- Kelab Golf Perkhidmatan Awam Malaysia (KGPA)

Wellbeing

- ParkCity Medical Centre
- KPJ Damansara Specialist Hospital
- UM Specialist Centre (UMSC)
- Pantai Hospital Kuala Lumpur

Education

- Garden International School
- Charterhouse International Secondary School
- Mont'Kiara International School
- Hevea French Primary School
- SMK Seri Hartamas

SEAMLESS ACCESSIBILITY

Direct Access Via

- Kerinchi Link
- DUKE Highway
- Penchala Link
- Damansara Link
- SPRINT Expressway
- Jalan Tuanku Abdul Halim

STRATEGIC NEIGHBOURHOODS

Within 2km

- Mont Kiara
- Sri Hartamas
- Bukit Damansara

Within 4km

- Taman Tun Dr Ismail
- Bangsar
- Damansara Heights
- Bukit Tunku

Within 10km

- Bandar Utama
- PJ Damansara
- KLCC

LOCATION MAP

A Coveted Address
In The Heart Of The City





CRAFTMANSHIP IN

DESIGN

This four-storey villa exemplifies refined living, with every detail designed for functionality and elegance. The open-plan ground floor features a grand lobby, personal lift and ample parking, while the master floor offers expansive living spaces flowing onto a balcony with stunning views of the KL skyline. The second floor maximises comfort with multiple bedrooms and the third is home to a luxurious master suite with a private balcony, spacious bath and walk-in closet. The rooftop completes the experience, offering a serene retreat amidst the vibrant city.

AR. KAM KAH ZEN

ARCHITECT

Ar. Kam Kah Zen is an experienced architect and director at BEP Akitek Sdn Bhd with over 15 years in the industry. He holds degrees in Architecture and Landscape Architecture from the University of Melbourne and is a registered member of APAM and LAM. He has led major residential and commercial projects like Ruma KL, Seni Mont Kiara.



MR. THOTTHANET
LUEKIJNA

LANDSCAPE ARCHITECT

Thotthanet Luekijna, founder of XSITE Design Studio, is renowned for his ability to blend natural landscapes with modern architecture. His innovative designs, such as the Politan Aqua, showcase his expertise in integrating greenery and urban living. At Majestic @ Kiara Reserve, he brings his vision of creating tranquil, nature-inspired environments to life.



OUR
STORY

Mayland
Builder of Better Tomorrow

Since 1995, Mayland has been a pioneer in Malaysia's luxury real estate sector. With over 15,000 residences delivered, the group is renowned for creating “hospitality-inspired” living spaces that blend modern architectural design with the standards of world-class service.

Signature Portfolio

Mayland's track record includes some of Malaysia's most iconic addresses

.The Dorsett Series

Dorsett Residence Bukit Bintang, Dorsett Residence Sri Hartamas, Dorsett Waterfront Subang

.Notable Developments

Majestic @ Kiara Reserve, Royal Garden @ Jalan Kuching, and Hampton Damansara

.Innovation

Pioneers of “Seamless Premier Living” in Malaysia

Beyond the growth and success of Mayland in Malaysia, it is also a part of a sizeable international group of companies sharing the corporate lineage of the Hong Kong-based **Far East Organization (International) Limited**, a leading regional conglomerate specialising in property development and investment, hotel operations and management, car park operations and facilities management, securities and financial product investment and gaming operations in Mainland China, Hong Kong, Malaysia, Singapore, Australia, New Zealand, the United Kingdom and Continental Europe.



DEVELOPMENT BY

MAJESTIC LAND SDN BHD

6th Floor, Maytower (Menara May),
No.7, Jalan Munshi Abdullah,
50100 Kuala Lumpur

VISIT US

MAJESTIC @ KIARA RESERVE PROPERTY GALLERY
Lot F-02, First Floor, Hartamas Shopping Centre
No.60, Jalan Sri Hartamas 1, Sri Hartamas,
50480 Kuala Lumpur.

CONTACT US

www.majestickiara.com.my

015-4600 0886

