



MAJESTIC
@ KIARA RESERVE
— VILLAS —



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.

BESPOKE HOMES

THE VILLAS



Introducing The Villas, an exquisite collection of just 79 bespoke residences nestled in a prestigious enclave near the Bukit Kiara Forest Reserve. These freehold homes redefine luxury, offering unrivalled opulence, ultimate privacy and expansive living spaces.

A serene haven where elegance meets tranquillity, providing an exclusive escape from the pace of city life.



Thoughtfully designed with modern luxuries to elevate your living experience to new heights of comfort.

Features include



EV charging point



Solar panels



Exclusive home lift



Rain harvesting system



Crafted to meet the highest standards of refined living, these homes deliver a perfect blend of elegance and functionality, situated in a prime location that embodies exclusivity.



AN ENTRANCE TO REMEMBER

WHERE
YOUR
JOURNEY
BEGINS

More than just a doorway, the entrance to your villa is a statement of distinction. With ample space for four cars, including an EV charging point, it seamlessly combines convenience with contemporary design. Framed by verdant greenery, this is the perfect prelude to a home crafted for luxury.

A PRIVATE RETREAT WHERE

LUXURY

MEETS THE

HORIZON

Escape to a rooftop haven where luxury meets serenity, creating a space as versatile as your lifestyle. Designed to host both intimate gatherings and quiet escapes, the space embodies effortless elegance, surrounded by lush greenery. Here, the rhythm of nature and the vibrancy of the city meet in perfect harmony, giving you the best of both worlds.





PREMIER FACILITIES

AT YOUR DOORSTEP

Experience the best of both worlds - stroll through our verdant gardens for a touch of nature, then rejuvenate with a swim or a workout in our premium facilities, all designed to enhance your lifestyle.



Linear Garden





MAJESTIC
KUALA LUMPUR
CLUBHOUSE

A CLUBHOUSE RETREAT

CRAFTED FOR YOU

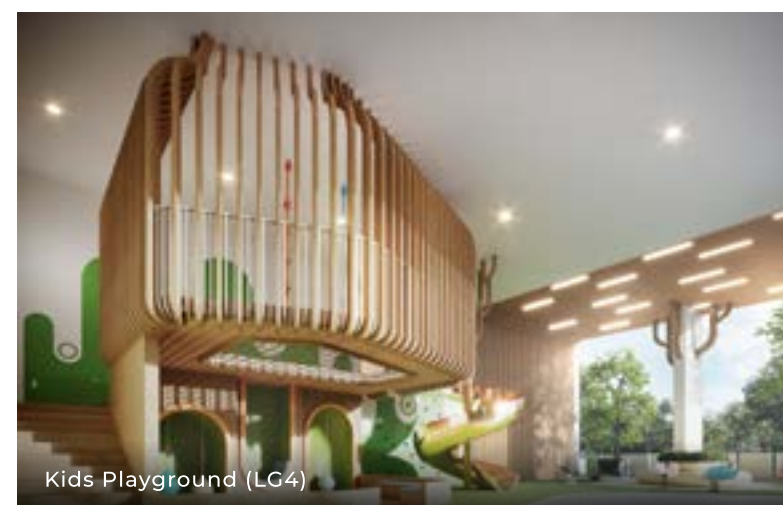
Nestled amidst lush greenery, this exclusive residents-only clubhouse offers an array of facilities fit for relaxation and recreation. With a serene pool, a fully equipped gym, a fun playground for the little ones, beautifully landscaped gardens and more, this clubhouse is designed to foster community and connection.



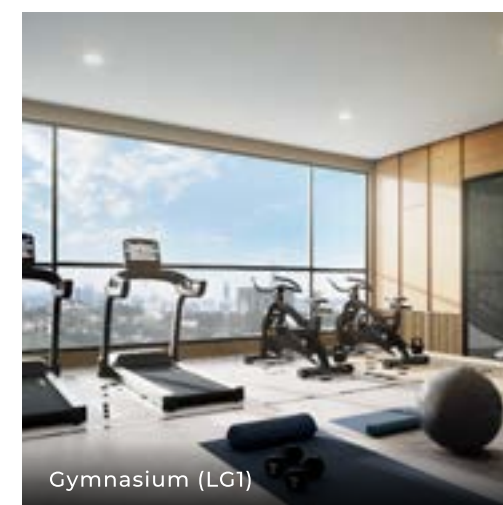
Infinity Pool (LG2)



Majestic Clubhouse Overview



Kids Playground (LG4)



Gymnasium (LG1)



Majestic Clubhouse Lounge (G)

MASTERPLAN & FACILITIES

From the moment you arrive at Majestic @ Kiara Reserve, the lush greenery and welcoming entrance create a warm atmosphere as you make your way to your serene villa.

Designed with both elegance and comfort in mind, our development seamlessly transports you from nature's embrace to your luxurious home. The exclusive clubhouse, a short stroll away, offers a variety of leisure activities amidst a peaceful setting. Every detail here is crafted to ensure that life feels as refined as it is inviting.

GROUND FLOOR:

- 1 Majestic Guardhouse
- 2 Majestic Clubhouse
- 3 Majestic Clubhouse Lounge
- 4 Linear Jogging Track

LG-1

- 1 Gymnasium
- 2 Nursery
- 3 Management Office

LG-2

- 1 Infinity Pool
- 2 Shallow Pool
- 3 Jacuzzi
- 4 Water Features for Kid Pool
- 5 Gravel Garden
- 6 Sun Lounger

LG-3A

- 1 Laundry
- 2 Multipurpose hall
- 3 Surau
- 4 Shop
- 5 Linear Garden
- 6 Majestic Garden
- 7 Vertical Garden

LG-3A (KIDS PLAYGROUND)

- 1 Tree House Slider
- 2 Wonder Cave Playground
- 3 Little Kid Play Area
- 4 Climbing Wall
- 5 Wildlife Seesaw
- 6 Little insect play
- 7 Flower balancing step



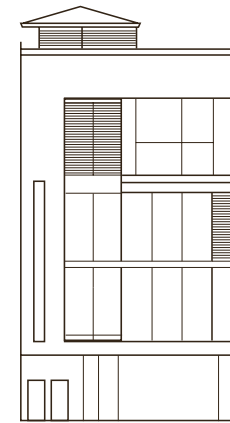


CRAFTED FOR LIVING,

DESIGNED TO IMPRESS

This open-plan layout offers the perfect balance between style and practicality, effortlessly merging living, dining and kitchen areas into one fluid space. Whether you're enjoying quiet family time or hosting memorable get-togethers, the living room invites natural light and comfort at every turn.

FLOOR PLAN



4 Bedrooms



4 Bathrooms



1 Powder Room



4 Car Parks



Sky Deck



EV Charging Point



Solar Panels



Exclusive Home Lift



Courtyard Garden



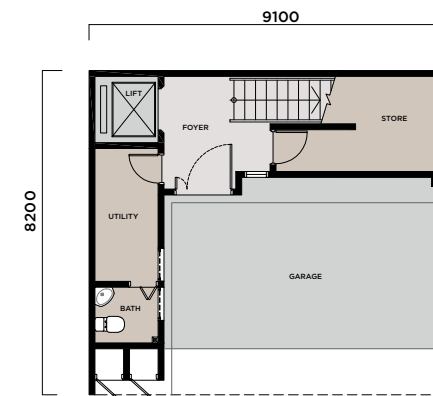
Rain Harvesting System

VILLA B

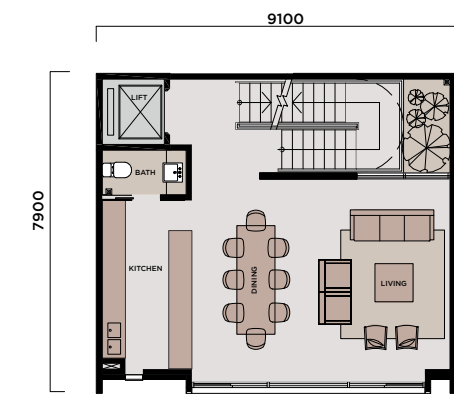
58 LOTS ONLY

Levels	Main Parcel sq.ft.	Accessories Parcel sq.ft.	Gross Area sq.ft.
Ground Floor	344	463	807
First Floor	732	-	732
Second Floor	700	-	700
Third Floor	700	-	700
Sky Deck	323	538	861
TOTAL	2,799	1,001	3,800

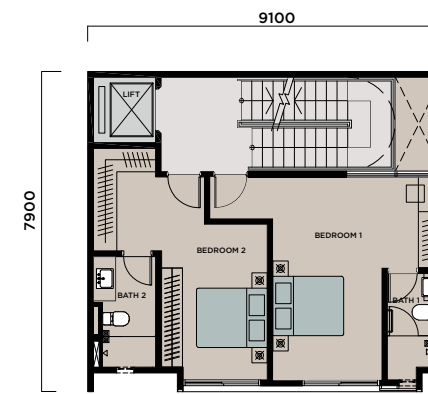
TOTAL GROSS AREA
3,800 sq.ft.



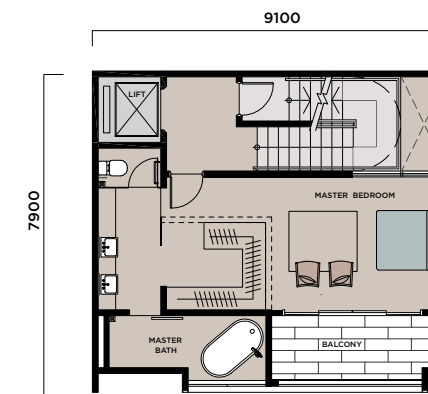
Ground Floor



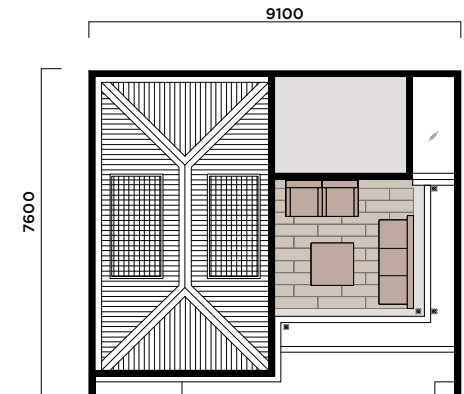
First Floor



Second Floor



Third Floor



Sky Deck



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

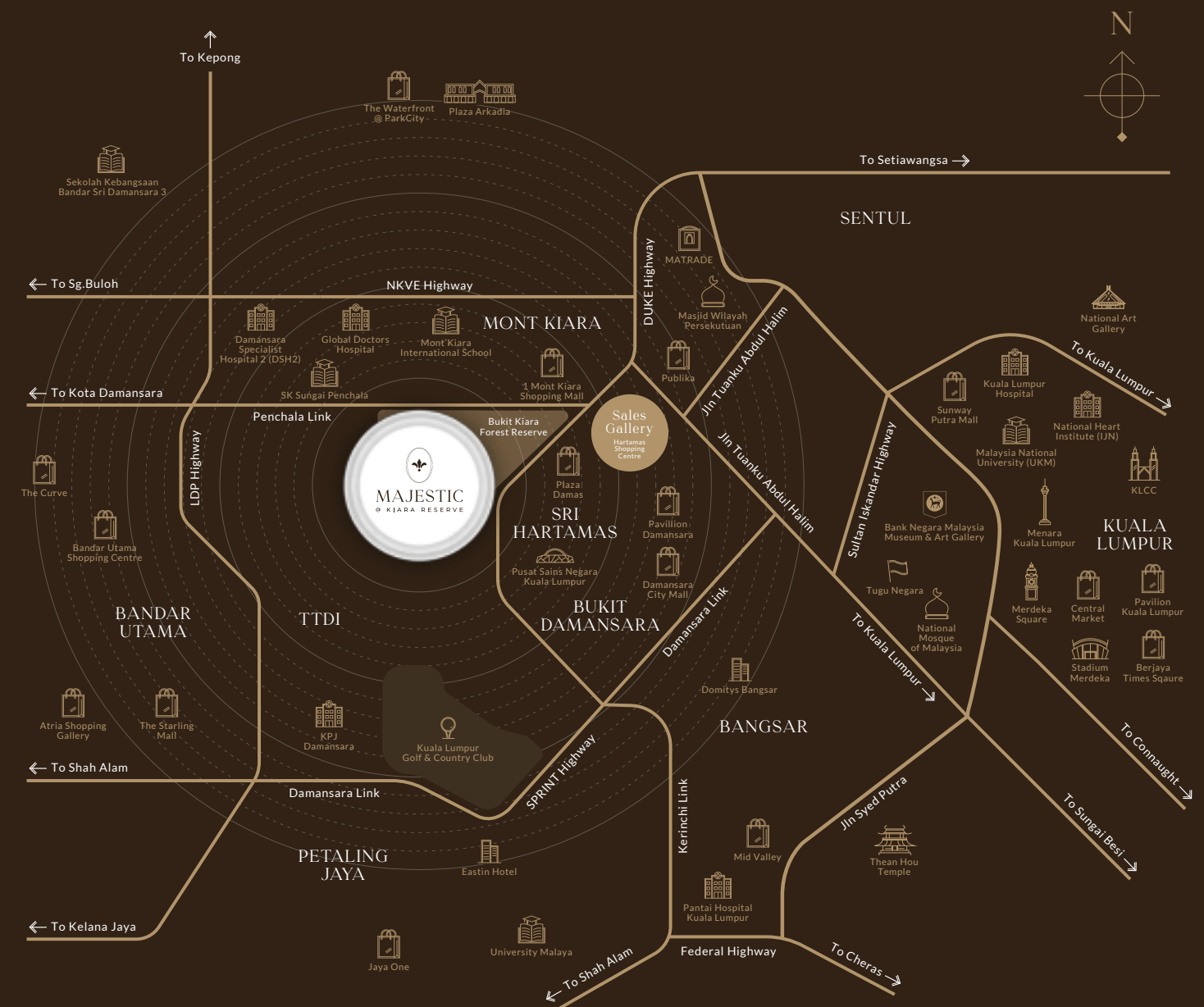
- Taman Tun Dr Ismail
- Bangsar
- Damansara Heights
- Bukit Tunku

Within 10km

- Bandar Utama
- PJ Damansara
- KLCC

LOCATION MAP

A Coveted Address
In The Heart Of The City



Majestic Kiara Reserve Property Gallery
Majestic Kiara Reserve Project Site





SPECIFICATIONS

Structure	: Reinforced Concrete
Wall	: Reinforced Concrete / Brick Wall
Roof	: Reinforced Concrete / Metal Deck Roof
Ceiling	: Skim Coat and Paint / Plaster Ceiling
Windows	: Powder Coat Aluminum Frame
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	: Garage : Porcelain Tiles : 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 : Staircase : Engineered Hardwood Flooring : Foyer : Engineered Hardwood Flooring : Master Bedroom : 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 Tile : Balcony : Porcelain Tile : Rooftop Stairs : Porcelain Tile : Rooftop Foyer : Porcelain Tile : Water Tank Comp : Cement Render : A/C Ledge Comp : Cement Render : RC Flat Roof : Cement Render
Wall Finishes	: Garage : Skim Coat & Paint / Plaster & Paint (where applicable) : Rubbish Comp & Water Filter Comp : Ceramic Tiles : Store & Utility : Skim Coat & Paint / Plaster & Paint (where applicable) : Utility Bath : Porcelain Tile : 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 : 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 family area and all bedrooms (except utility room) : Cassete air conditioning unit at living area : SMATV system : Soho box with data point : Exclusive private home lift : Rain harvesting system : Electrical solar panel : 3-phase power supply : EV charging point : Storage water heater to master bedroom : Bathroom 1 & 2 : Hot water mixer for master bathroom basin & shower : Hot water mixer for bathroom 1 & 2 & multifunction bathroom shower only : Instant shower heater at utility bathroom : Shower screen with door at master bathroom



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 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

