



MAIA

MONT'KIARA

by **UEM Sunrise**

Perancangan, reka bentuk dan susun atur yang menyeluruh
mewujudkan persekitaran kediaman yang lengkap.



MAIA dirancang untuk memenuhi keperluan keselesaan,
fungsi dan gaya hidup masa kini. Terletak di atas tanah tinggi
dengan Bukit Kiara sebagai latar semula jadi, pembangunan ini
menikmati pemandangan bandar dan landskap hijau sekitarnya.

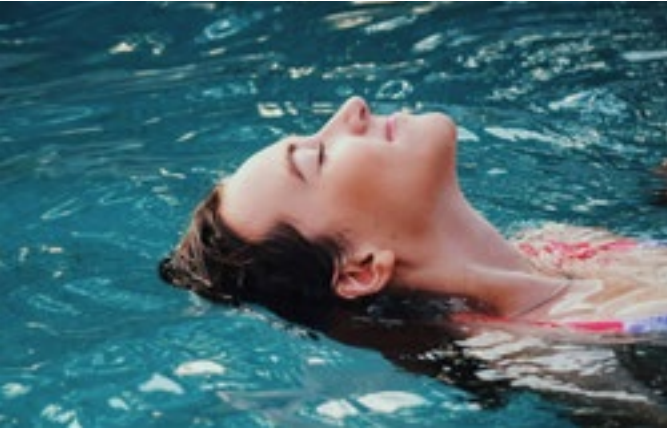


MAIA
MONT'KIARA
by **UEM Sunrise**

Konsep
Eksklusif

Reka Bentuk
Inklusif

Seni bina berinspirasi resort diterapkan dalam persekitaran kediaman yang lebih peribadi. Setiap kediaman dirancang dengan fleksibiliti, pelan yang luas serta lobi lif peribadi untuk keselesaan dan privasi. Kemudahan disediakan di tiga aras, merangkumi kawasan ketibaan, podium berlandskap dan aras atas terbuka bagi kesejahteraan, interaksi dan kegunaan harian.



Berkepadatan Rendah — 45 Tingkat Eksklusif — 495 Unit Terpilih

Koleksi kemudahan yang menggabungkan kehijauan, elemen air dan pelbagai kemudahan dalam persekitaran berinspirasi resort.



MENARA A

MENARA B

LEGENDA

- | | | | | | |
|----|---|----|---|----|--------------------------------------|
| 1 | Lobi Utama | 12 | Dek Sosial | 22 | Bilik Bungkus |
| 2 | Ruang Istirahat Terbenam | 13 | Gelanggang Tenis | 23 | Bilik Mel |
| 3 | Kolam Bio | 14 | Kolam Kesejahteraan (Hidroterapi dan Mandian Air Panas) | 24 | Kawasan Penghantaran Makanan |
| 4 | Bilik Bacaan | 15 | Taman Haiwan Peliharaan | 25 | Ruang Runcit |
| 5 | Ruang Runcit | 16 | Kolam Renang 50m | 26 | Ruang Runcit |
| 6 | Kawasan Penghantaran Makanan | 17 | Kawasan BBQ | 27 | Bilik Asuhan |
| 7 | Bilik Bungkus | 18 | Bilik Sauna Bilik Persalinan Bilik Bayi | 28 | Bilik Bacaan |
| 8 | Bilik Mel | 19 | Ruang Istirahat Keluarga | 29 | Kawasan Permainan Luaran Kanak-Kanak |
| 9 | Bilik Sauna Bilik Persalinan Bilik Bayi | 20 | Kawasan Permainan Dalaman Kanak-Kanak | 30 | Kawasan Kolam Kanak-Kanak |
| 10 | Ruang Runcit | | | | |
| 11 | Dobi | 21 | Dobi | | |

ARAS LG
Surau

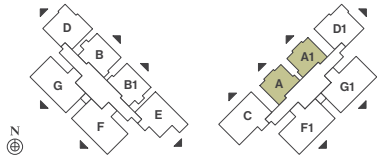
ARAS MEZANIN

- | | |
|----|--------------------|
| 9 | Pejabat Pengurusan |
| 28 | Dek Yoga |
| 31 | Gimnasium |

Jenis A

138 MP (1,485 KP)

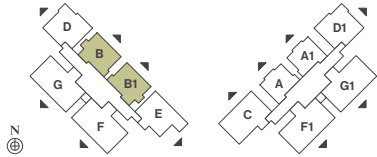
- 2 BILIK TIDUR
- 2 BILIK AIR
- 1 UTILITI



Jenis B

172 MP (1,851 KP)

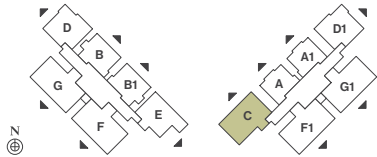
- 3 BILIK TIDUR
- 3 BILIK AIR
- 1 UTILITI



Jenis C

204 MP (2,196 KP)

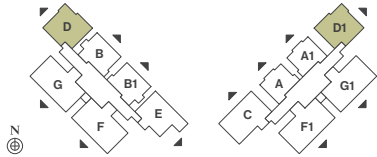
- 3 BILIK TIDUR
- 3 BILIK AIR
- 1 UTILITI



Jenis D

204 MP (2,196 KP)

- 2 BILIK TIDUR
- 3 BILIK AIR
- 1 UTILITI

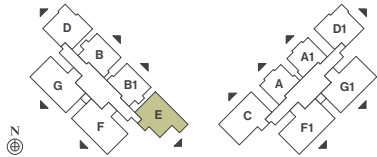


Susunan Dua Bilik Tidur Utama yang ikonik, direka untuk privasi, keselesaan, dan fleksibiliti yang lebih tinggi.

Jenis E

206 MP (2,217 KP)

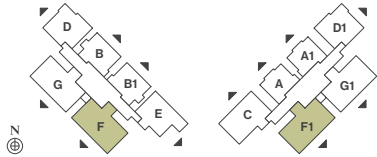
- 2 BILIK TIDUR
- 3 BILIK AIR
- 1 UTILITI



Jenis F

276 MP (2971 KP)

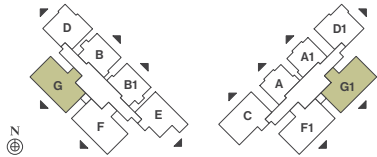
- 3 BILIK TIDUR
- 4 BILIK AIR
- 1 UTILITI



Jenis G

277 MP (2,982 KP)

- 3 BILIK TIDUR
- 4 BILIK AIR
- 1 UTILITI





Spesifikasi

STRUKTUR	Konkrit Bertetulang												
DINDING	Dinding Bata / Konkrit Bertetulang												
PENUTUP BUMBUNG	Bumbung Konkrit Bertetulang												
RANGKA BUMBUNG	Konkrit Bertetulang												
SILING	Secara amnya kemasan Skim / Plaster dan Cat pada bahagian bawah Papak Konkrit kecuali di kawasan yang dilindungi oleh Siling Berplaster atau Siling Berbingkai dalam unit (jika berkenaan) / Papan Plaster dan Cat / Skim dan Cat												
TINGKAP	Tingkap Kaca berbingkai Aluminium												
PINTU	Pintu Tahan Api / Pintu Rata / Pintu Kaca Aluminium (jika berkenaan)												
KELENGKAPAN BESI	Set Kunci Berkualiti / Kelengkapan Besi												
KEMASAN DINDING													
Dalaman	Skim / Plaster dan Cat												
Bilik Air	Jubin terpilih sehingga Paras Siling / Plaster dan Cat (jika berkenaan) / Tiada Jubin di belakang Cermin												
Dapur	Jubin / Skim dan Cat / Plaster dan Cat (jika berkenaan) / Tiada Jubin di belakang Kabinet Dapur												
KEMASAN LANTAI													
Bilik Tidur	Lantai Kayu Kejuruteraan												
Foyer, Tandas Tetamu, Ruang Tamu, Ruang Makan, Dapur Kering, Dapur Basah, Halaman, Ruang Utiliti 1, Ruang Utiliti 2, Balkoni, Bilik Air Utama, Lanai, Bilik Air Lain	Jubin												
Pelantar Penyaman Udara	Kemasan Simen												
PERALATAN SANITARI DAN PAIP													
JENIS UNIT	A	A1	B	B1	C	D	D1	E	F	F1	G	G1	
Sinki Basuh dengan Pili	4	4	5	5	6	5	5	5	6	6	6	6	
Mangkuk Tandas	3	3	4	4	5	3	3	4	5	5	5	5	
epala Pili Air	2	2	2	2	2	2	2	3	2	2	2	2	
Bidet Tangan	3	3	4	4	5	3	3	4	5	5	5	5	
Sinki Dapur dengan Pili	1	1	1	1	2	2	2	2	2	2	2	2	
Tab Mandi dengan Pili	1	1	1	1	1	2	2	1	1	1	1	1	
Pancuran Mandi	2	2	4	4	4	3	3	4	5	5	5	5	
PEMASANGAN ELEKTRIK													
JENIS UNIT	A	B	C	D	E	F	G						
Punca Kuasa Lampu	27	32	38	32	35	40	44						
Punca Kuasa Kipas Siling tanpa Cangkuk	4	5	5	5	5	6	6						
Titik Soket Kuasa	20	24	24	25	24	31	28						
Punca Kuasa Hud Ekzos	1	1	1	1	1	1	1						
Punca Kuasa Hob	1	1	1	1	1	1	1						
Punca Kuasa Mesin Basuh dan Pengering	2	2	2	2	2	2	2						
Punca Kuasa Ketuhar	1	1	1	1	1	1	1						
Punca Kuasa Pemanas Air	2	3	3	3	3	4	4						
Kipas Ekzos Mekanikal	0	0	1	0	0	0	0						
Punca Kuasa Penyaman Udara	4	5	5	4	5	7	7						
Punca Kuasa Loceng Pintu	1	1	1	1	1	1	1						
Papan Agihan Elektrik	1	1	1	1	1	1	1						
Soket Dinding Fiber Optik	1	1	1	1	1	1	1						
Interkom Video	1	1	1	1	1	1	1						
Punca Kuasa SMATV	1	1	1	1	1	1	1						
Punca Kuasa Kipas Dinding	0	1	1	0	1	1	1						

Lokasi Terpilih

MAIA Mont'Kiara berdiri di salah satu alamat paling diinginkan di Kuala Lumpur, tempat kemeriahan bandar bertemu dengan ketenangan kehijauan Bukit Kiara.

Sebagai sebuah enklaf ekspatriat yang telah lama bertapak, ia menawarkan hubungan yang lancar dengan sekolah antarabangsa terkemuka serta pelbagai kemudahan utama yang terletak berdekatan. Di sinilah gaya hidup semasa, keterhubungan dan komuniti bertemu dalam sebuah kejiranan yang hidup dengan peluang dan kemudahan.



Mengenai UEM Sunrise Berhad

UEM Sunrise Berhad ialah sebuah syarikat tersenarai awam dan merupakan antara pemaju hartanah terkemuka di Malaysia. Ia ialah syarikat utama bagi perniagaan pembangunan bandar dan hartanah di bawah UEM Group Berhad dan Khazanah Nasional Berhad. Dengan kepakaran teras dalam pembangunan bandar berskala besar, kediaman bertingkat tinggi, komersial, runcit dan pembangunan bersepadu, UEM Sunrise merupakan pemaju induk Iskandar Puteri, Johor, yang dirancang untuk menjadi pembangunan bandar bersepadu terbesar di Asia Tenggara. Syarikat ini juga dikenali sebagai perintis pembangunan hartanah premium dan memenangi pelbagai anugerah, khususnya di enklaf Mont'Kiara yang mewah serta kawasan kejiranan sekitarnya di Greater Kuala Lumpur. UEM Sunrise turut mengembangkan kehadirannya ke peringkat antarabangsa, terutamanya di Australia.

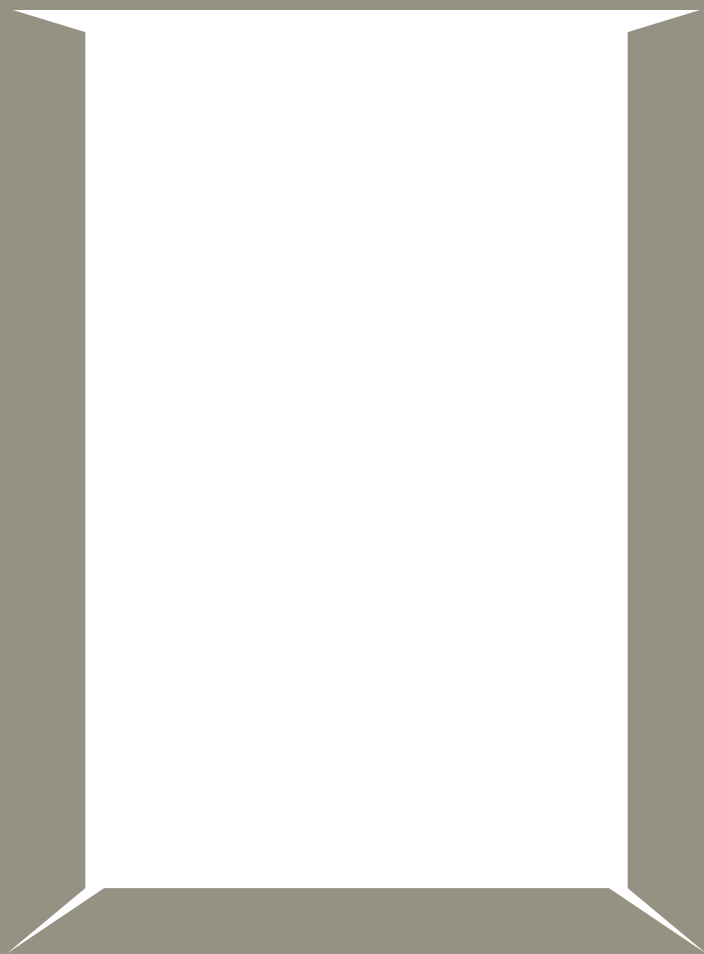


017 982 3011
uemsunrise.com





When unique insights, exceptional design,
and inclusive planning converge, an exquisite lifestyle is crafted.



MAIA stands as a statement of refined living, where exclusivity
meets inclusivity, and every detail reflects the art of living well.
Set on elevated land with Bukit Kiara as its natural backdrop, this
hilltop enclave opens to expansive cityscapes and hillside greens.



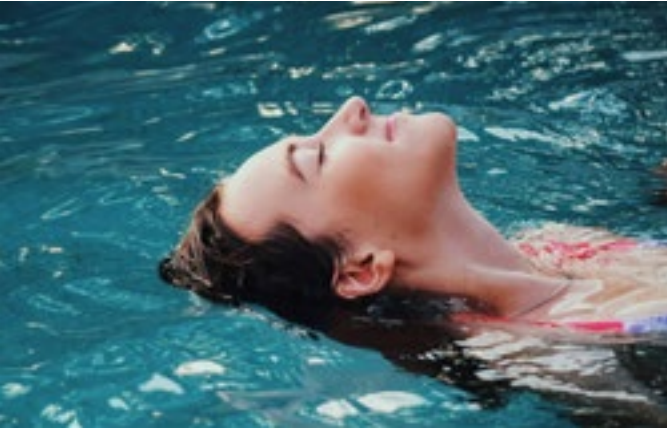
MAIA
MONT'KIARA
by **UEM Sunrise**

Exclusive by Concept

Inclusive by Design

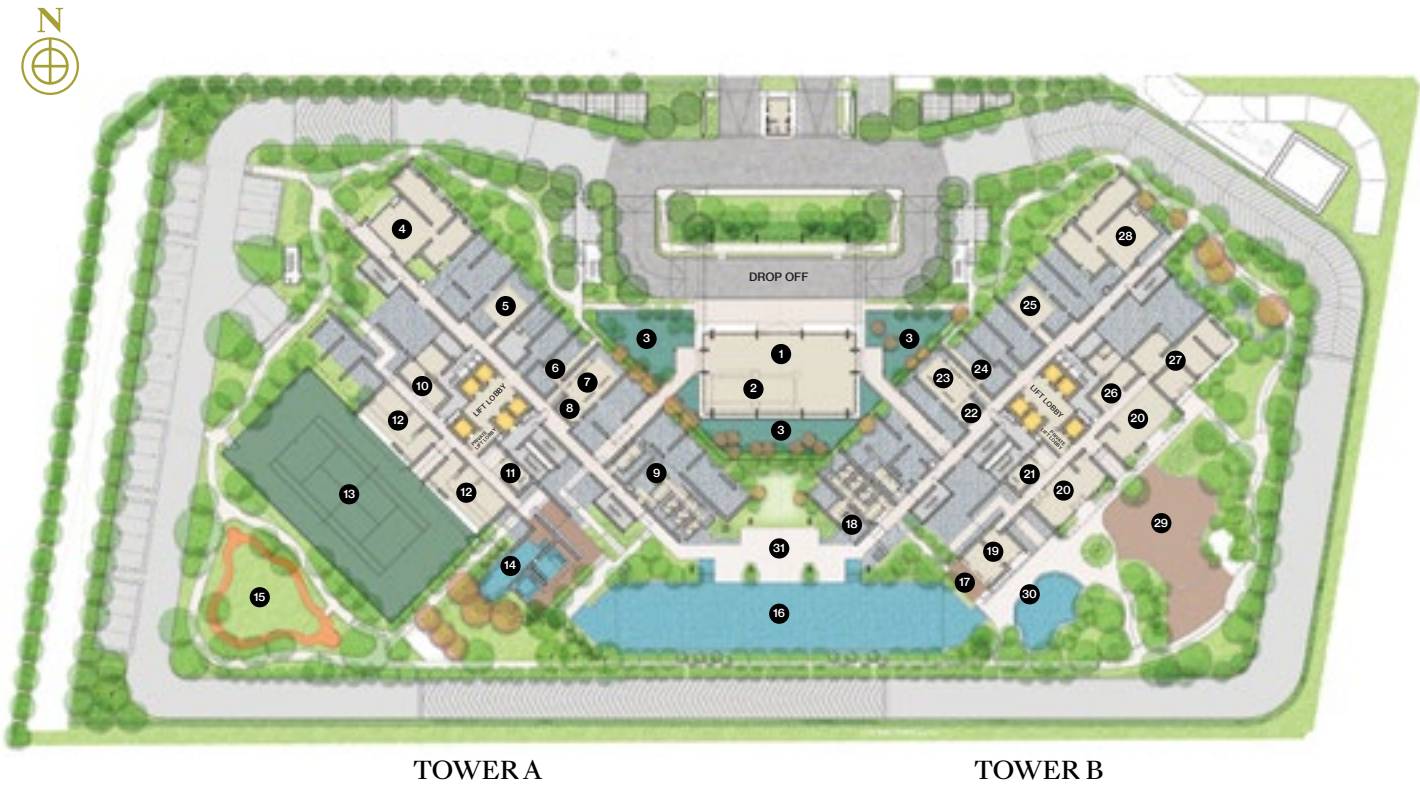
Exclusive by concept, architecture is reimagined into an intimate, resort-inspired sanctuary. Inclusive by design, each home is curated with versatility so life feels naturally yours. Inclusive by design, the homes are curated with versatility so life feels naturally yours, with generous layouts and private lift lobby arrival for comfort, flexibility, and privacy.

Facilities unfold across three levels, from a statement of arrival, to a podium alive with greenery, and onward to open skies above, curated as an unfolding journey of wellness, connection, and everyday enjoyment.



Low Density — 45 Intimate Storeys — 495 Curated Units

A curated collection of facilities where greenery, water, and amenities come together in a seamless resort-inspired setting.



LEGEND

- | | | | | | |
|----|---|----|--|----|------------------------|
| 1 | Grand Lobby | 12 | Social Deck | 22 | Parcel Room |
| 2 | Sunken Lounge | 13 | Tennis Court | 23 | Mail Room |
| 3 | Bio Pond | 14 | Wellness Pool
(Hydrotherapy and Hot Bath) | 24 | Food Delivery Area |
| 4 | Reading Room | 15 | Pet Park | 25 | Retail |
| 5 | Retail | 16 | 50M Pool | 26 | Retail |
| 6 | Food Delivery Area | 17 | BBQ Area | 27 | Nursery Room |
| 7 | Parcel Room | 18 | Sauna Room Changing Room
Baby Room | 28 | Reading Room |
| 8 | Mail Room | 19 | Family Lounge | 29 | Kids Outdoor Play Area |
| 9 | Sauna Room Changing Room
Baby Room | 20 | Kids Indoor Play Area | 30 | Kids Pool Area |
| 10 | Retail | 21 | Laundry | | |
| 11 | Laundry | | | | |

LG FLOOR

Surau

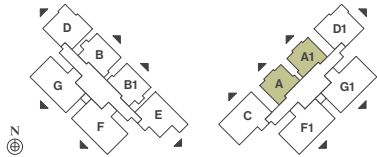
MEZZANINE FLOOR

- | | |
|----|-------------------|
| 9 | Management Office |
| 28 | Yoga Deck |
| 31 | Gymnasium |

Type A

138 SQM (1,485 SQFT)

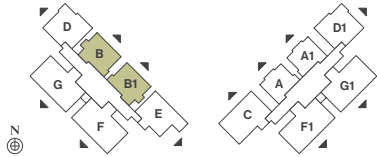
2 BEDROOMS
2 BATHS
1 UTILITY



Type B

172 SQM (1,851 SQFT)

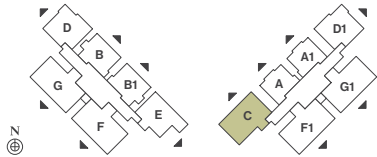
3 BEDROOMS
3 BATHS
1 UTILITY



Type C

204 SQM (2,196 SQFT)

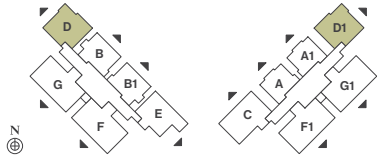
3 BEDROOMS
3 BATHS
1 UTILITY



Type D

204 SQM (2,196 SQFT)

2 BEDROOMS
3 BATHS
1 UTILITY

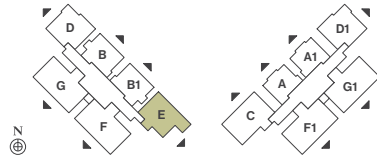


A signature Dual Master Bedroom layout, designed for greater privacy, comfort, and flexibility.

Type E

206 SQM (2,217 SQFT)

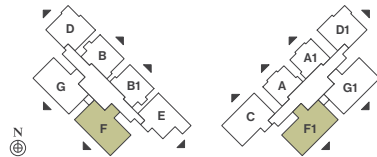
- 2 BEDROOMS
- 3 BATHS
- 1 UTILITY



Type F

276 SQM (2971 SQFT)

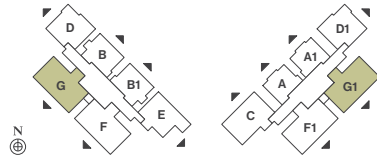
- 3 BEDROOMS
- 4 BATHS
- 1 UTILITY



Type G

277 SQM (2,982 SQFT)

- 3 BEDROOMS
- 4 BATHS
- 1 UTILITY





Specification

STRUCTURE	Reinforced Concrete											
WALL	Masonry Wall / Reinforced Concrete											
ROOFING COVERING	Reinforced Concrete Roof											
ROOF FRAMING	Reinforced Concrete											
CEILING	Generally Skim Coat / Plaster and Paint Finish to Soffit of Concrete Slab Except Where Covered by Plastered Ceiling or Boxed Up Ceiling in the Unit (where applicable) / Plasterboard and Paint / Skim Coat and Paint											
WINDOWS	Aluminum Framed Glass Window											
DOORS	Fire Rated Door / Flush Door / Aluminum Glass Door (where applicable)											
IRONMONGERY	Quality Locksets / Ironmongery											
WALL FINISHES												
Internal	Skim Coat / Plaster and Paint											
Bathrooms	Selected Tiles up to Ceiling Height / Plaster and Paint (where applicable) / No tiles behind Mirror											
Kitchen	Tiles / Skim Coat and Paint / Plaster and Paint (where applicable) / No tiles behind Kitchen Cabinet											
FLOOR FINISHES												
Bedrooms	Engineered Timber Flooring											
Foyer, Powder, Living, Dining, Dry Kitchen, Wet Kitchen, Yard, Utility 1, Utility 2, Balcony, Master Bath, Lanai, Other Bath	Tiles											
A/C Ledge	Cement Screed											
SANITARY AND PLUMBING FITTING												
UNIT TYPE	A	A1	B	B1	C	D	D1	E	F	F1	G	G1
Wash Basin with Tap	4	4	5	5	6	5	5	5	6	6	6	6
Water Closet	3	3	4	4	5	3	3	4	5	5	5	5
Bib Tap	2	2	2	2	2	2	2	3	2	2	2	2
Hand Bidet	3	3	4	4	5	3	3	4	5	5	5	5
Kitchen Sink with Tap	1	1	1	1	2	2	2	2	2	2	2	2
Bath Tub with Tap	1	1	1	1	1	2	2	1	1	1	1	1
Shower	2	2	4	4	4	3	3	4	5	5	5	5
ELECTRICAL INSTALLATION												
UNIT TYPE	A	B	C	D	E	F	G					
Lighting Points	27	32	38	32	35	40	44					
Ceiling Fan Points without Hook	4	5	5	5	5	6	6					
Power Point	20	24	24	25	24	31	28					
Exhaust Hood Point	1	1	1	1	1	1	1					
Hob Point	1	1	1	1	1	1	1					
Washing Machines and Dryer Points	2	2	2	2	2	2	2					
Oven Point	1	1	1	1	1	1	1					
Water Heater Power Point	2	3	3	3	3	4	4					
Mechanical Exhaust Fan	0	0	1	0	0	0	0					
Air-Cond Point	4	5	5	4	5	7	7					
Door Bell Point	1	1	1	1	1	1	1					
Distribution Board	1	1	1	1	1	1	1					
Fibre Wall Socket	1	1	1	1	1	1	1					
Video Intercom	1	1	1	1	1	1	1					
SMATV Point	1	1	1	1	1	1	1					
Wall Fan Point	0	1	1	0	1	1	1					

Perfectly Placed

MAIA Mont'Kiara rises in one of Kuala Lumpur's most sought-after addresses, where urban vibrancy meets the calm of Bukit Kiara's green hills.

A long-established expatriate enclave, it offers effortless connectivity with renowned international schools and key amenities close at hand. Here, lifestyle trends, connectivity, and community converge in a neighbourhood alive with opportunity and convenience.



About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont' Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.



017 982 3011
uemsunrise.com

