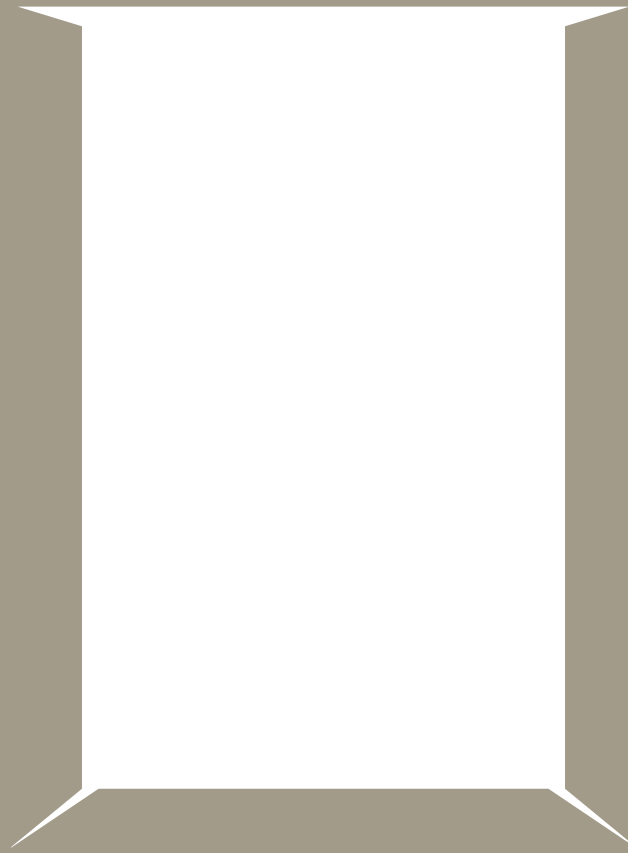




Perancangan, reka bentuk dan susun atur yang menyeluruh
mewujudkan persekitaran kediaman yang lengkap.



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.



Fasad

Berkepadatan
Rendah

495 Unit
Terpilih

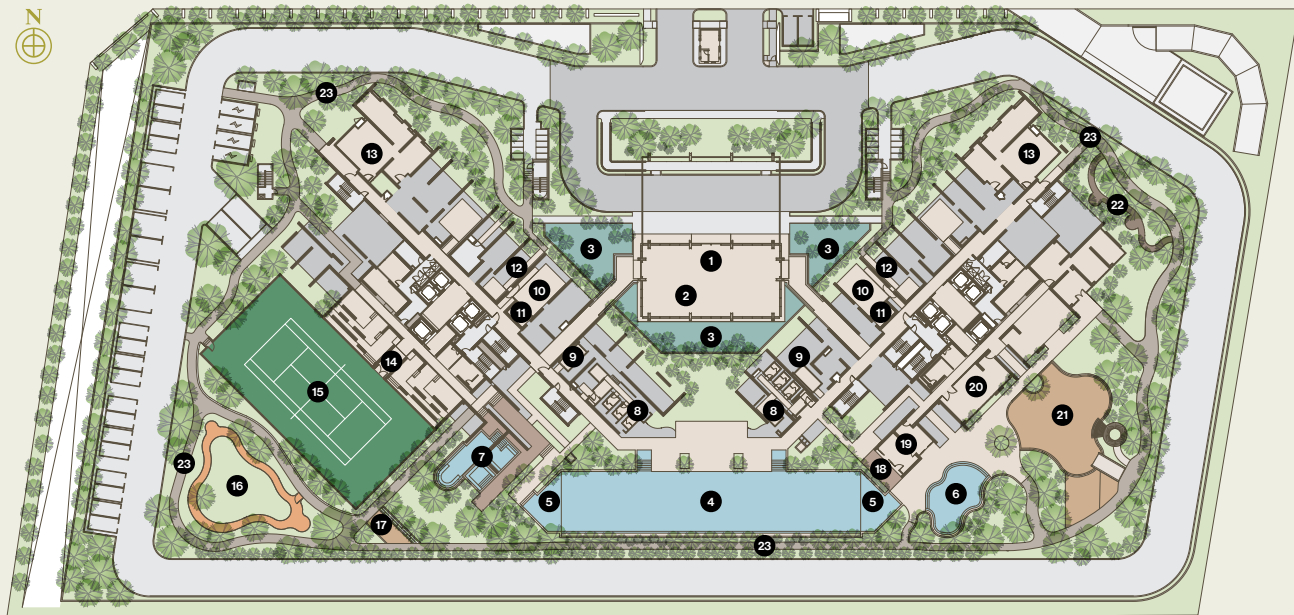
Kehidupan
Berinspirasi Banglo

Dalam Dunia Tersendiri

Berpandukan konsep TERRA · VERDE · AIRE, kemudahan disusun merentasi tiga zon yang berbeza. TERRA membentuk pengalaman ketibaan, VERDE membawa elemen alam semula jadi ke aras podium, manakala AIRE membuka ruang kepada cahaya dan langit di aras bumbung. Gabungan landskap hijau, elemen air yang menenangkan dan kemudahan yang dirancang dengan teliti mewujudkan persekitaran berinspirasi resort yang menekankan kesejahteraan dan interaksi.



Kolam Renang Infinity



MENARA VERDE

MENARA TERRA

ARAS G

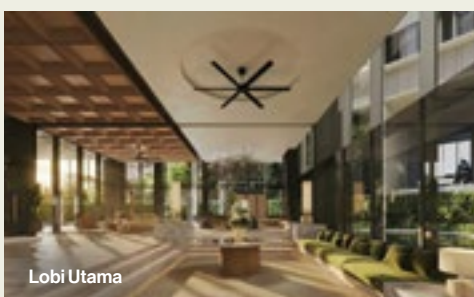
- | | | |
|----------------------------------|---------------------------------|------------------------------|
| 1 Lobi Utama | 9 Bilik Bayi | 17 Stesen Senaman Terbuka |
| 2 Ruang Istirahat Terbenam | 10 Bilik Mel | 18 Kawasan BBQ |
| 3 Kolam Bio | 11 Bilik Bungkus | 19 Ruang Istirahat Keluarga |
| 4 Kolam Renang Infinity | 12 Kawasan Penghantaran Makanan | 20 Kawasan Permainan Dalaman |
| 5 Kolam Santai | 13 Bilik Bacaan | 21 Kawasan Permainan Rimba |
| 6 Kolam Kanak-Kanak | 14 Dek Sosial | 22 Laluan Lembah Paku Pakis |
| 7 Kolam Hidroterapi | 15 Gelanggang Tennis | 23 Laluan Joging |
| 8 Bilik Persalinan / Bilik Sauna | 16 Taman Haiwan Peliharaan | |

ARAS M

Pejabat Pengurusan
Dek Yoga
Gimnasium

ARAS 39

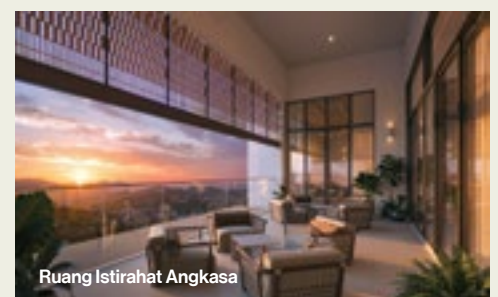
Bilik Permainan
Ruang Istirahat Angkasa
Dewan Pelbagai Guna



Lobi Utama



Gimnasium



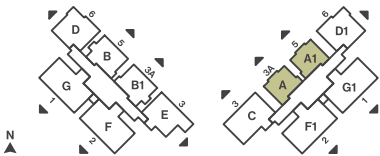
Ruang Istirahat Angkasa

Jenis A

138 MP (1,485 KP)

PELAN 2 BILIK TIDUR

- 1 SUITE UTAMA
- 1 BILIK AIR TETAMU
- 1 BILIK TIDUR ENSUITE
- 1 UTILITI

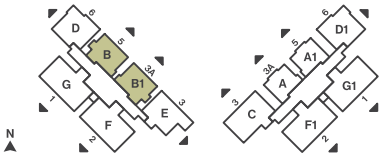


Jenis B

172 MP (1,851 KP)

PELAN 3 BILIK TIDUR

- 1 SUITE UTAMA
- 2 UTILITI & 1 BILIK AIR
- 2 BILIK TIDUR ENSUITE

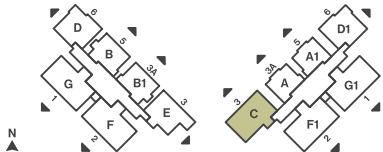


Jenis C

204 MP (2,196 KP)

PELAN 3 BILIK TIDUR

- 1 SUITE UTAMA
- 2 BILIK TIDUR ENSUITE
- 1 BILIK AIR TETAMU
- 2 UTILITI & 1 BILIK AIR



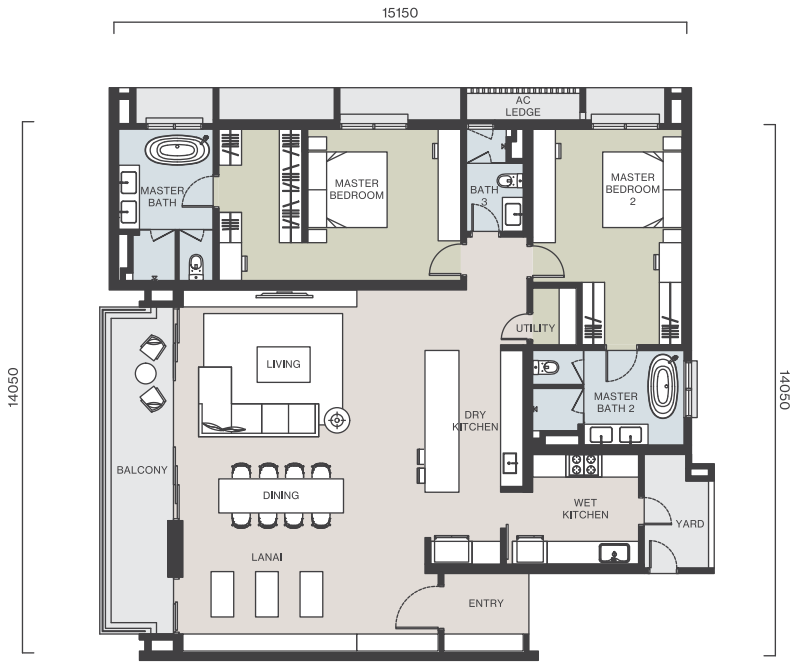
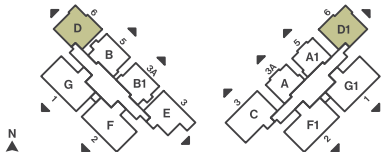
Jenis D

204 MP (2,196 KP)

*Lanai boleh ditutup

PELAN 2 BILIK TIDUR UTAMA

- 2 SUITE UTAMA
- 1 LANAI*
- 1 BILIK AIR
- 1 UTILITI



Konsep dua bilik tidur utama yang direka untuk meningkatkan privasi, keselesaan dan ruang peribadi.

Jenis E

206 MP (2,217 KP)

*Lanai boleh ditutup

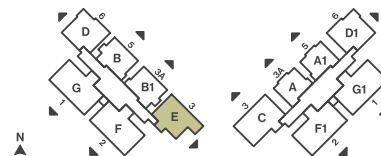
PELAN 2 HINGGA 3 BILIK TIDUR FLEKSIBEL

1 SUITE UTAMA

1 BILIK TIDUR ENSUITE

1 LANAI* & 1 BILIK AIR

2 UTILITI & 1 BILIK AIR



Jenis F

276 MP (2,971 KP)

*Lanai boleh ditutup untuk bilik tidur ensuite

PELAN 3 HINGGA 4 BILIK TIDUR FLEKSIBEL

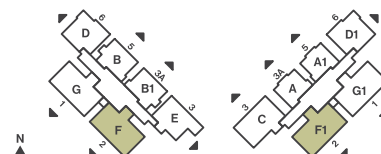
1 SUITE UTAMA

2 BILIK TIDUR ENSUITE

1 LANAI* & 1 BILIK AIR

2 UTILITI & 1 BILIK AIR

LOBI LIF PERIBADI



Jenis G

277 MP (2,982 KP)

*Lanai boleh ditutup untuk bilik tidur ensuite

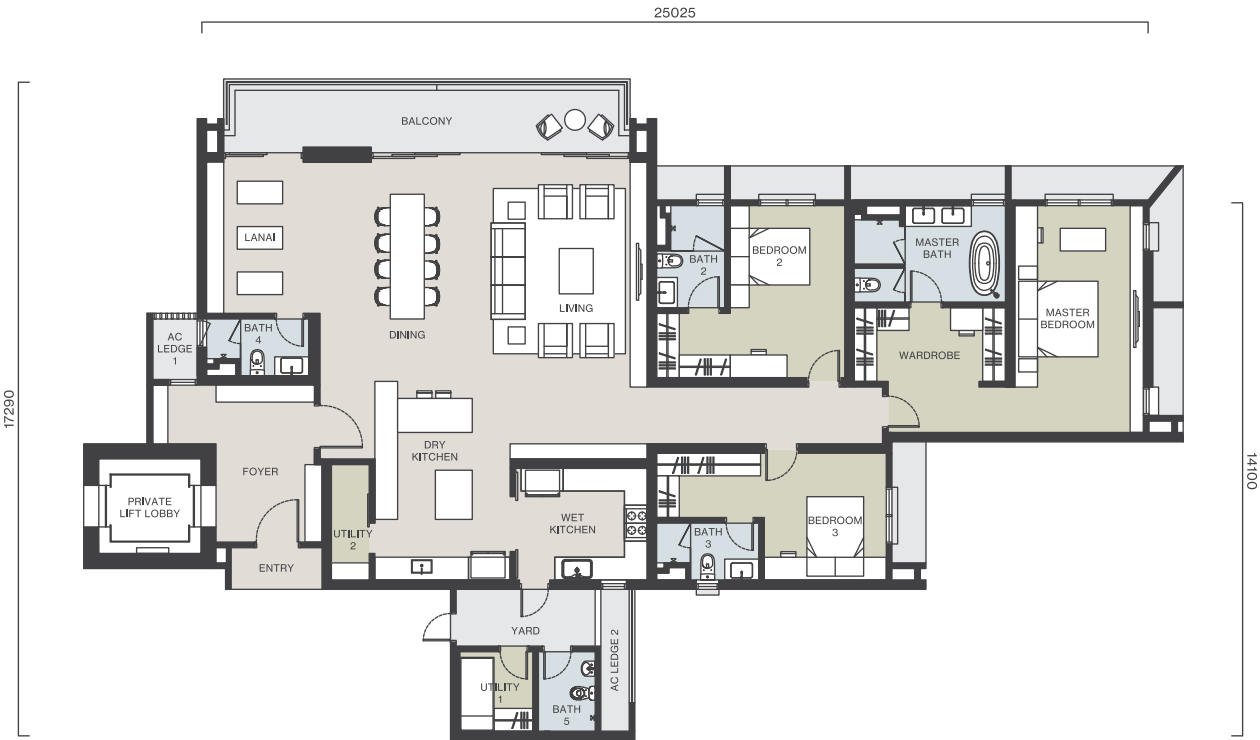
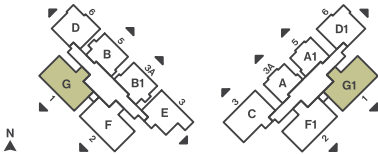
PELAN 3 HINGGA 4 BILIK TIDUR FLEKSIBEL

- 1 SUITE UTAMA

2 BILIK TIDUR ENSUITE

1 LANAI* & 1 BILIK AIR
- 2 UTILITI & 1 BILIK AIR

LOBI LIF PERIBADI





Bilik Tidur Utama Jenis E

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		Kunci Berkualiti											
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, Bilik Air Tetamu, Ruang Tamu, Ruang Makan, Dapur Kering, Dapur Basah, Halaman, Ruang Utiliti, 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	
Kepala Pili Air	2	2	2	2	2	2	2	2	2	2	2	2	
Bidet Tangan	3	3	4	4	5	3	3	4	5	5	5	5	
Sinki Dapur dengan Pili	2	2	2	2	2	2	2	2	2	2	2	2	
Tab Mandi dengan Pili	1	1	1	1	1	2	2	1	1	1	1	1	
Mandi	2	2	4	4	4	3	3	4	5	5	5	5	
Pancuran Mandi	1	1	1	1	1	2	2	1	1	1	1	1	
PEMASANGAN ELEKTRIK													
JENIS UNIT	A	A1	B	B1	C	D	D1	E	F	F1	G	G1	
Punca Kuasa Lampu	27	27	32	32	38	32	32	35	40	40	44	44	
Punca Kuasa Kipas Siling tanpa Cangkuk	4	4	5	5	5	5	5	5	6	6	6	6	
Titik Soket Kuasa	16	16	20	20	21	24	24	23	28	28	28	28	
Punca Kuasa Hud Ekzos	1	1	1	1	1	1	1	1	1	1	1	1	
Punca Kuasa Hob	1	1	1	1	1	1	1	1	1	1	1	1	
Punca Kuasa Mesin Basuh dan Pengering	2	2	2	2	2	2	2	2	2	2	2	2	
Punca Kuasa Ketuhar	1	1	1	1	1	1	1	1	1	1	1	1	
Punca Kuasa Pemanas Air	2	2	3	3	3	3	3	3	4	4	4	4	
Kipas Ekzos Mekanikal	-	-	-	-	1	-	-	-	-	-	-	-	
Punca Kuasa Penyaman Udara	4	4	5	5	5	5	5	6	7	7	7	7	
Punca Kuasa Loceng Pintu	1	1	1	1	1	1	1	1	1	1	1	1	
Papan Agihan Elektrik	1	1	1	1	1	1	1	1	1	1	1	1	
Soket Dinding Fiber Optik	1	1	1	1	1	1	1	1	1	1	1	1	
Interkom Video	1	1	1	1	1	1	1	1	1	1	1	1	
Punca Kuasa SMATV	1	1	1	1	1	1	1	1	1	1	1	1	
Punca Kuasa Kipas Dinding	2	2	3	3	3	2	2	3	3	3	3	3	

Lokasi Terpilih

MAIA Mont'Kiara berdiri di salah satu alamat paling diingini 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

Demi masa depan
yang lebih bermakna

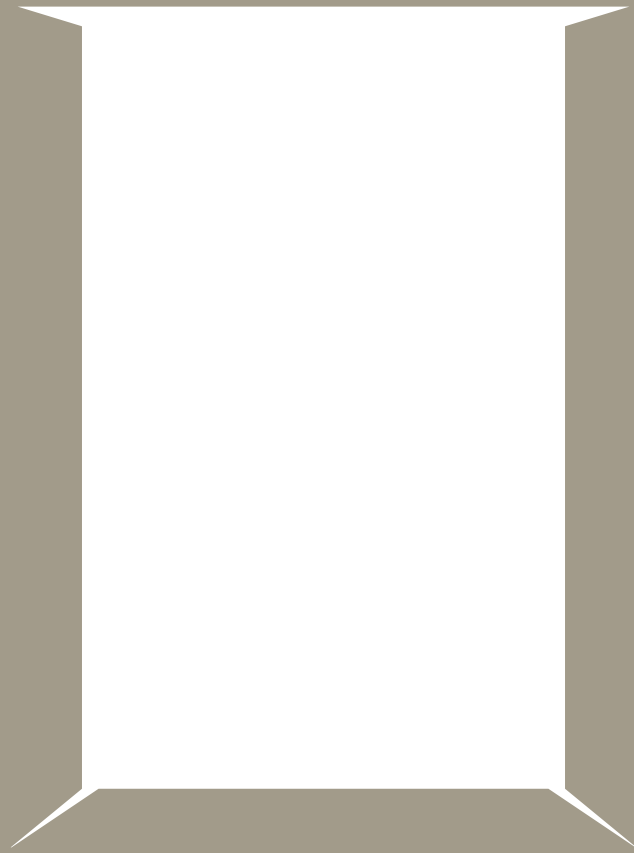


Pemaju: Laser Tower Sdn. Bhd. (647615-T) • Nama Projek: Residensi Mahligai Alam Indah • Alamat Pemaju: Level U6, Block C5, No. 1, Jalan Dutamas 1, Solaris Dutamas, 50480 Kuala Lumpur, Malaysia • No. Tel: 016 299 9333 • Jenis Hartanah: Kondominium • No. Lesen Pemaju: 30141/08-2027/0140(A) • Tempoh Sahlaku: 10/08/2022 – 09/08/2027 • No. Permit Iklan dan Jualan: xxxxx-x/xx-xxxx/xxxx(x)-(x) • Tempoh Sahlaku: 11/06/2026 – 10/06/2029 • Pihak Berkuasa yang Meluluskan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur • No. Pelan Bangunan: BP T1 OSC 2025 4037 • Pegangan Tanah: Kekal • Sekatan Kepentingan: Tiada • Bebanan Tanah: Tiada • Tarikh Dijangka Siap: Mac 2031 • Blok A Dan B Jumlah Unit: Blok A, 247 Unit Kondominium 45 Tingkat, Blok B, 248 Unit Kondominium 45 Tingkat • Harga Jualan: Blok A, RM2,273,500.00 (Minima) RM3,563,500.00 (Maksima), Blok B RM1,841,000.00 (Minima) RM3,869,750.00 (Maksima) • Bumiputera Diskaun: 5% • Bilangan Petak Parkir: 2/3/4

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



When thoughtful insights, exceptional design, and inclusive planning converge, an exquisite lifestyle takes shape.



That vision comes to life in MAIA, 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 lush hillside greens.



MAIA

MONT'KIARA

by **UEM Sunrise**

Exclusive by Concept

Inclusive by Design

Exclusive by concept, MAIA is envisioned as an intimate, resort-inspired sanctuary, where architecture is inspired by its hilltop setting and the greenery of Bukit Kiara. Designed to complement its natural surroundings, it balances privacy, openness, and refined urban living in one distinctive address.

Inclusive by design, the homes are thoughtfully curated for versatility, so life feels naturally yours. With a range of layouts designed to support different life stages, family needs, and lifestyle preferences, MAIA offers spaces that can adapt to the way you live.

Generous layouts, private lift lobby arrival, and low-density living further enhance the sense of comfort, convenience, and privacy.



Facade

Low
Density

— 495 Curated
Units —

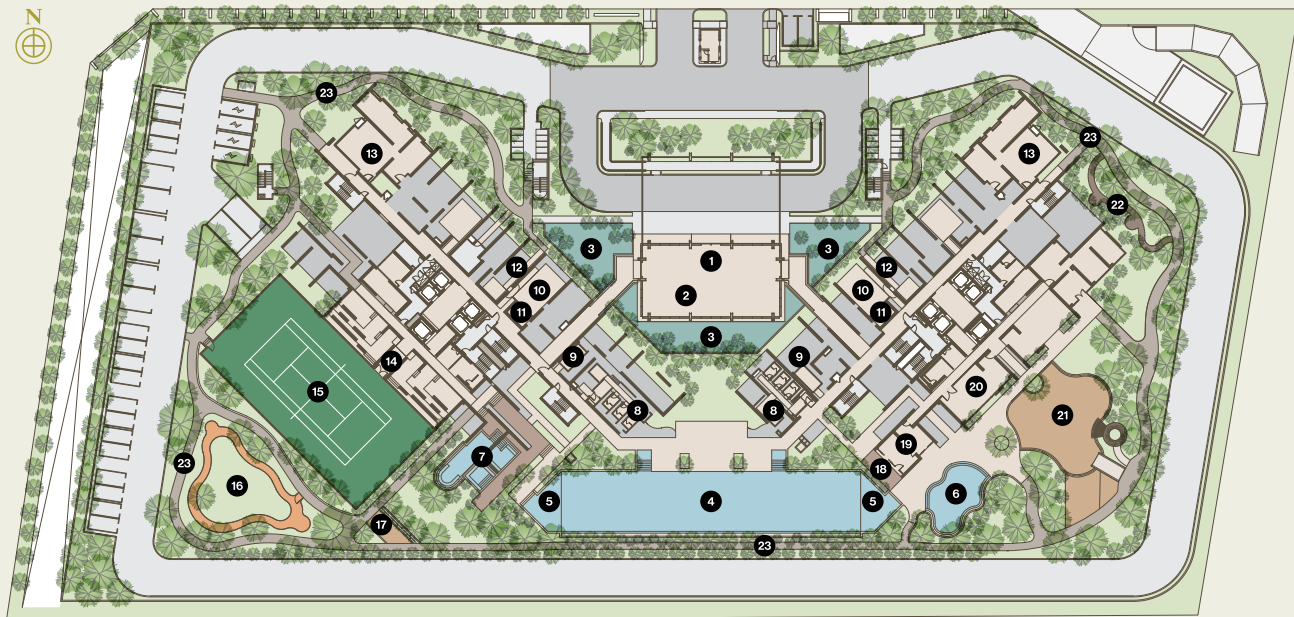
Bungalow
Inspired Units

A World Within

Guided by TERRA · VERDE · AIRE, the facilities unfold across three distinct realms. TERRA anchors the arrival experience, VERDE brings a living layer of nature to the podium, while AIRE opens to light and sky at the rooftop. Together, lush landscapes, calming water features and thoughtfully designed amenities create a seamless resort-inspired lifestyle centred on wellness and connection.



Infinity Pool



VERDE TOWER

TERRA TOWER

LEVEL G

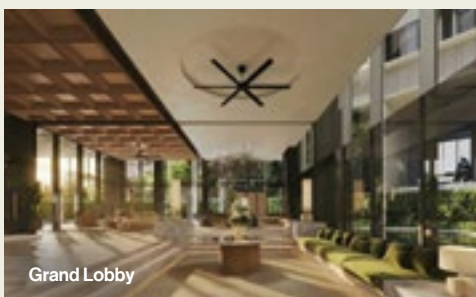
- | | | |
|-------------------------|-----------------------|-----------------------------|
| 1 Grand Lobby | 9 Nursing Room | 17 Outdoor Exercise Station |
| 2 Sunken Lounge | 10 Mail Room | 18 BBQ Terrace |
| 3 Bio Pond | 11 Parcel Room | 19 Family Lounge |
| 4 Infinity Pool | 12 Food Delivery Area | 20 Kids' Indoor Play Area |
| 5 Lounge Pool | 13 Reading Room | 21 Jungle Play |
| 6 Kids' Pool | 14 Social Deck | 22 Fern Valley Walk |
| 7 Hydrotherapy Pool | 15 Tennis Court | 23 Jogging Trail |
| 8 Changing Room / Sauna | 16 Pet Park | |

LEVEL M

Management Office
Yoga Deck
Gymnasium

LEVEL 39

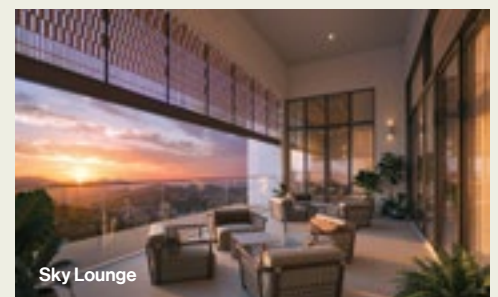
Games Room
Sky Lounge
Multipurpose Hall



Grand Lobby



Gymnasium



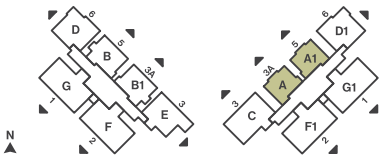
Sky Lounge

Type A

138 SQM (1,485 SQFT)

2 BEDROOM LAYOUT

- 1 MASTER SUITE
- 1 ENSUITE BEDROOM
- 1 POWDER ROOM
- 1 UTILITY

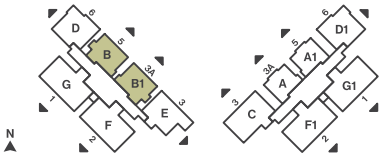


Type B

172 SQM (1,851 SQFT)

3 BEDROOM LAYOUT

- 1 MASTER SUITE
- 2 UTILITIES & 1 BATHROOM
- 2 ENSUITE BEDROOMS

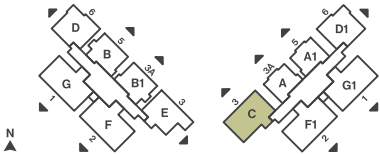


Type C

204 SQM (2,196 SQFT)

3 BEDROOM LAYOUT

- 1 MASTER SUITE
- 2 ENSUITE BEDROOMS
- 1 POWDER ROOM
- 2 UTILITIES & 1 BATHROOM

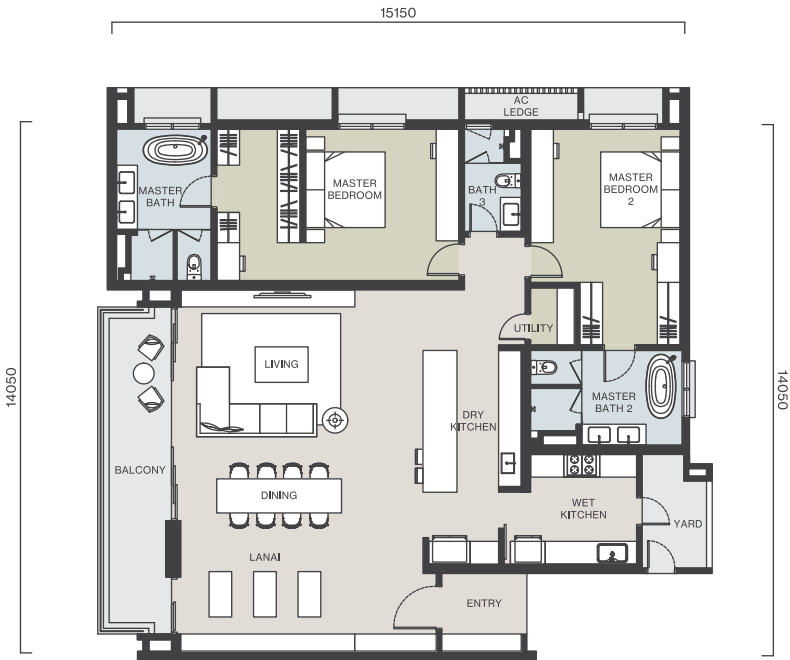
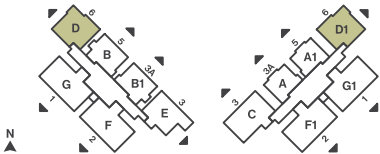


Type D

204 SQM (2,196 SQFT)

SIGNATURE DUAL MASTER SUITES

- 2 MASTER SUITES
- 1 LANA*
- 1 BATHROOM
- 1 UTILITY



A Signature Dual Master Suite concept, designed for ultimate privacy, comfort and luxury.

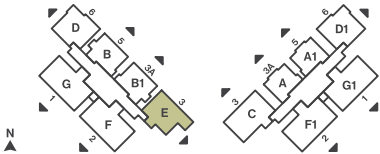
Type E

206 SQM (2,217 SQFT)

*Enclosable lanai

FLEXIBLE 2-TO-3 BEDROOM LAYOUT

- 1 MASTER SUITE
1 ENSUITE BEDROOM
- 1 LANAI* & 1 BATHROOM
2 UTILITIES & 1 BATHROOM



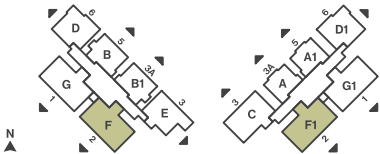
Type F

276 SQM (2,971 SQFT)

*Enclosable lanai for ensuite bedroom

FLEXIBLE 3-TO-4 BEDROOM LAYOUT

- 1 MASTER SUITE
2 ENSUITE BEDROOMS
1 LANAI* & 1 BATHROOM
- 2 UTILITIES & 1 BATHROOM
PRIVATE LIFT LOBBY



Type G

277 SQM (2,982 SQFT)

*Enclosable lanai for ensuite bedroom

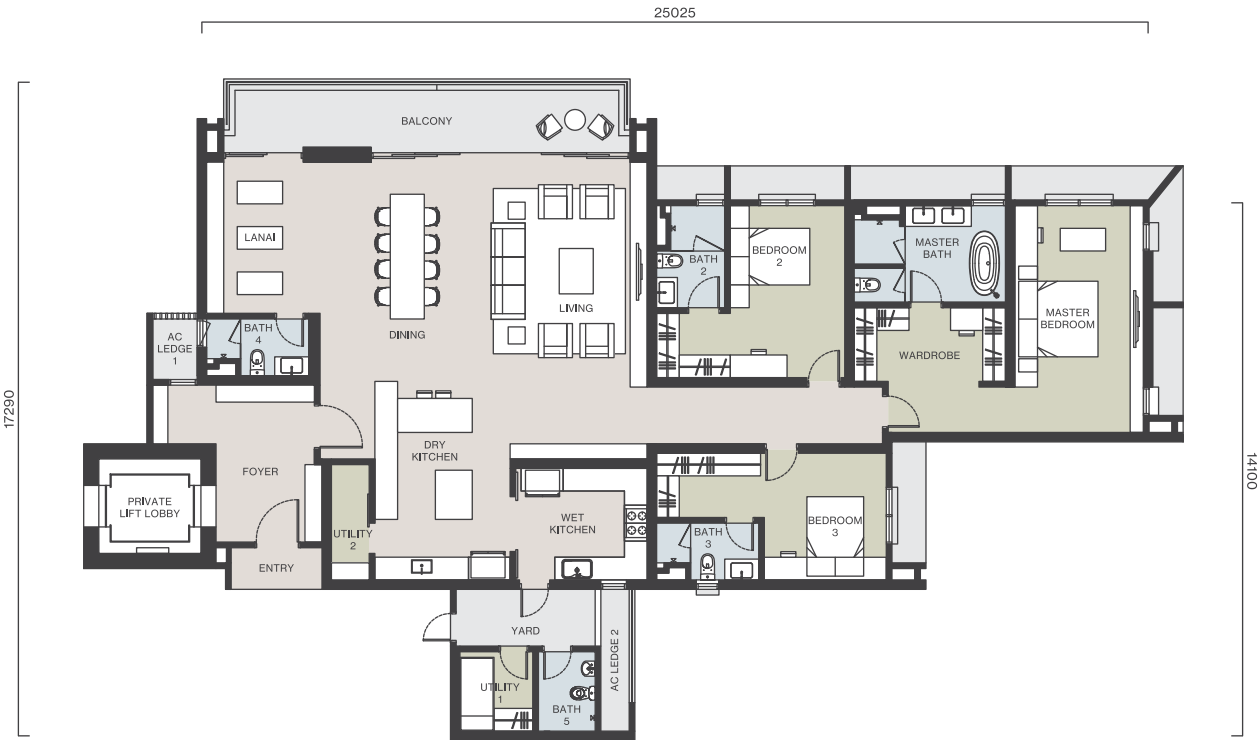
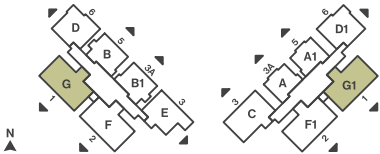
FLEXIBLE 3-TO-4 BEDROOM LAYOUT

- 1 MASTER SUITE

2 ENSUITE BEDROOMS

1 LANAI* & 1 BATHROOM
- 2 UTILITIES & 1 BATHROOM

PRIVATE LIFT LOBBY





Type E Master Bedroom

Specifications

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											
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, Balcony, Master Bathroom, Lanai, Other Bathroom	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	2	2	2	2	2
Hand Bidet	3	3	4	4	5	3	3	4	5	5	5	5
Kitchen Sink with Tap	2	2	2	2	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
Shower Tap	1	1	1	1	1	2	2	1	1	1	1	1
ELECTRICAL INSTALLATIONS												
UNIT TYPE	A	A1	B	B1	C	D	D1	E	F	F1	G	G1
Lighting Points	27	27	32	32	38	32	32	35	40	40	44	44
Ceiling Fan Points without Hook	4	4	5	5	5	5	5	5	6	6	6	6
Power Point	16	16	20	20	21	24	24	23	28	28	28	28
Exhaust Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machines & Dryer Points	2	2	2	2	2	2	2	2	2	2	2	2
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Power Point	2	2	3	3	3	3	3	3	4	4	4	4
Mechanical Exhaust Fan	-	-	-	-	1	-	-	-	-	-	-	-
Air Conditioning Point	4	4	5	5	5	5	5	6	7	7	7	7
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1
Intercom	1	1	1	1	1	1	1	1	1	1	1	1
SMATV Point	1	1	1	1	1	1	1	1	1	1	1	1
Wall Fan Point	2	2	3	3	3	2	2	3	3	3	3	3

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.

Set within a long-established expatriate enclave, it offers effortless access to renowned international schools and key amenities. Here, lifestyle, community, and convenience converge in a neighbourhood alive with energy and opportunity.



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.

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A future
worth building



Developer: Laser Tower Sdn. Bhd. (647615-T) • Project Name: Residensi Mahligai Alam Indah • Address: Level U6, Block C5, No. 1, Jalan Dutamas 1, Solaris Dutamas, 50480 Kuala Lumpur, Malaysia • Tel: 016 299 9333 • Type of Property: Condominium • Developer's License No.: 30141/08-2027/0140(A) • Validity Period: 10/08/2022 – 09/08/2027 • Advertising & Sales Permit No.: xxxxxx-x/xx-xxxx/xxxx(x)-(x) • Validity Period: 11/06/2026 – 10/06/2029 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2025 4037 • Land Tenure: Freehold • Restriction in Interest: Nil • Land Encumbrance: Nil • Expected Date of Completion: March 2031 • Block A & B Total No. of Units: Block A, 247 Units 45 Storey Condominium, Block B, 248 Units 45 Storey Condominium • Selling Price: Block A, RM2,273,500.00 (Minimum) RM3,563,500.00 (Maximum), Block B, RM1,841,000.00 (Minimum) RM3,869,750.00 (Maximum) • Bumiputera Discount: 5% • Number of Parking Lots: 2/3/4

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