

200 x 295mm (H)

196 x 295mm (H)

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Kunjungi unit pameran dan ketahui tentang pakej menarik kami!

GALERI JUALAN KIARA BAY (melalui MRR2)
 Waktu operasi:
 Isnin hingga Jumaat
 9:30 pg - 5:30 ptg
 Hujung minggu & cuti umum
 10:00 pg - 5:00 ptg

Dibangunkan bersama:

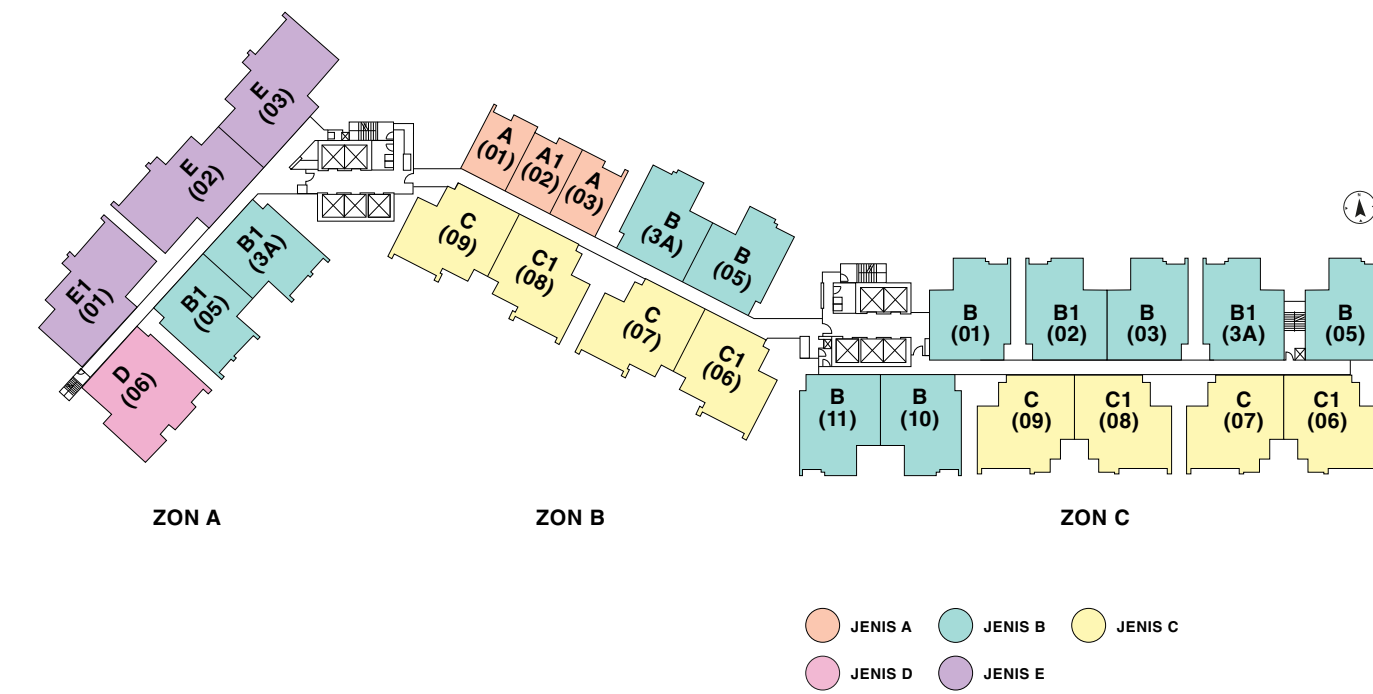
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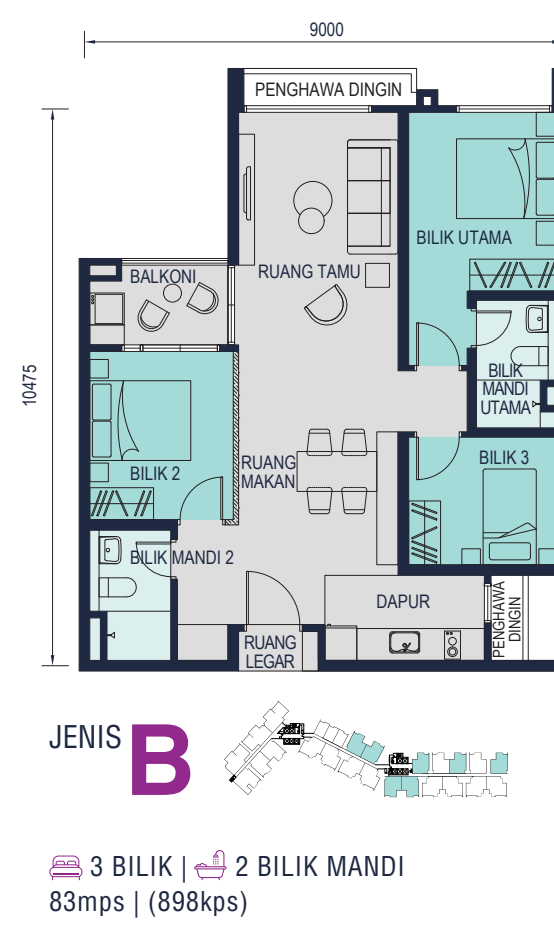
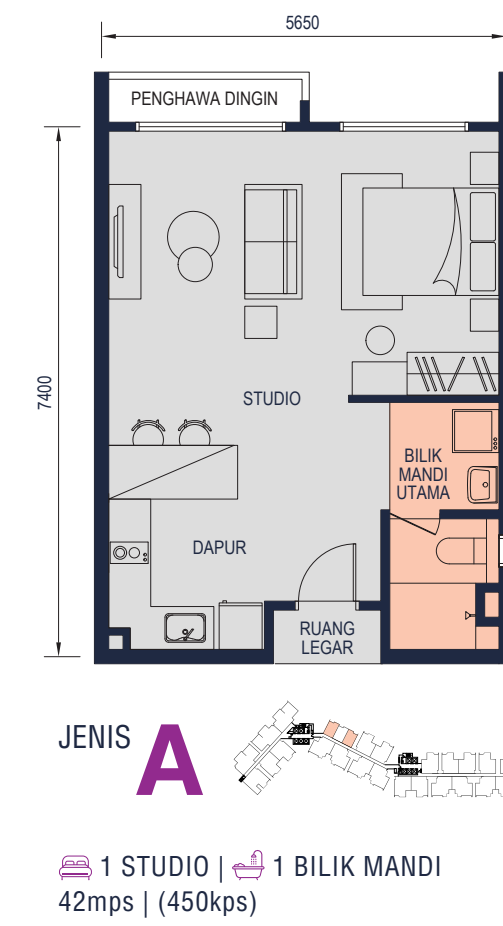
Perumahan Mega Legacy (M) Sdn. Bhd. 199401018743 (004422-K), Level U6, Block C5, Solaris Dutamas, No. 1, Jalan Dutamas 1, Kuala Lumpur Wilayah Persekutuan, No. Lesen Pemaju: 746672-20300521(A) - Tempoh Sale: 30/02/2025 - 31/02/2030 / No. Permit: Akon dan Jualan xxxxx - Tempoh Sale: xxx - Untuk Berusaha Yang Meluluskan: Dewan Bandaraya Kuala Lumpur - No. Rujukan Perlesenan: EP1/1/2002/022/2268 (B) - Tarikh Dianggap Siap: November 2027 - Pengiraan Tanah: 99 Tahun (Tarikh Luput: 29 Disember 2121) - Bebanan Tanah: Caidalan (Hong Leong Bank Berhad) - Jumlah Keseluruhan Unit: 126 unit - Blok Unit: 4/6 unit - Jenis Bangunan: Pangsapuri Servis - Harga Jualan Keseluruhan (RM42250000 Mini) - RM1,080,960.00 (Maka) - Sekatan-sekatan Keperluan: Tanah ini tidak boleh dipindahmilik, dipajak, dicagar atau digadaikan tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur.

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

PELAN ARAS



PELAN LANTAI



hidup lebih GIRANG

at Residensi

zig
KIARA BAY

*Tertakluk pada terma & syarat

200 x 295mm (H)

196 x 295mm (H)

196 x 295mm (H)

200 x 295mm (H)

FEATURE-FILLED

An expanded living experience spanning indoor and outdoor living spaces.



HIGHLY ATTAINABLE

Right-sized design concept ensures the units are attainably priced.



From 42m² (450ft²)



5 layout options



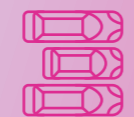
Studio to 4 bedrooms



Flexible adaptive spaces



Large-sized balconies



Up to 3 car parks



Award-winning township

Largest lakeside township in KL

300m from 235-acre park

Urban liveability concept

The Beat retail centre featuring Starbucks & Village Grocer

2 MRT stations nearby

FACILITIES PLAN

Level 8 – Recreation Podium



TRANQUIL GARDEN

- 01. Herbs garden
- 02. Tea corner / Meditative deck
- 03. Pristine lawn

WELLNESS CORNER

- 04. Lawn
- 05. Hammock corner
- 06. Yoga deck 1
- 07. Yoga deck 2
- 08. Exercise station

CENTRAL PARK

- 09. Social Corner
- 10. Meandering walkway / Jogging track – 400m
- 11. Meadow
- 12. Mini amphitheatre
- 13. Garden swing 1
- 14. Garden swing 2

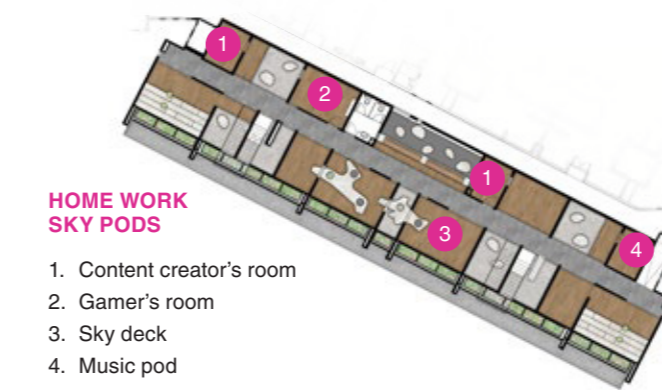
SPLASH ZONE

- 15. 50m lap pool
- 16. Beach entry
- 17. Sun deck
- 18. Jacuzzi
- 19. Leisure deck
- 20. Kid's pool
- 21. Kid's aquaplay

KIDS ADVENTURE ZONE

- 22. Indoor games area
- 23. Indoor playground
- 24. Outdoor playground

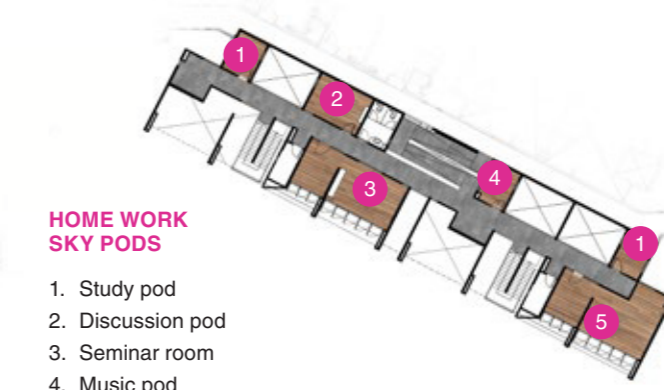
Level 35



HOME WORK SKY PODS

- 1. Content creator's room
- 2. Gamer's room
- 3. Sky deck
- 4. Music pod

Level 37



HOME WORK SKY PODS

- 1. Study pod
- 2. Discussion pod
- 3. Seminar room
- 4. Music pod
- 5. Recreation room

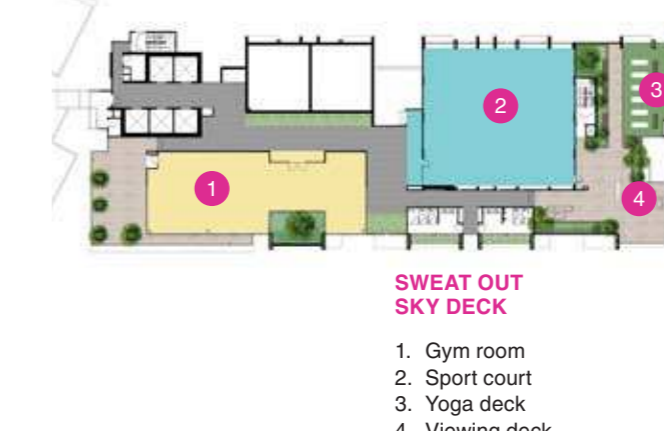
Level 55



CELEBRATION SKY DECK

- 1. BBQ deck
- 2. Co-living space
- 3. Pre-function area
- 4. Function hall

Level 55



SWEAT OUT SKY DECK

- 1. Gym room
- 2. Sport court
- 3. Yoga deck
- 4. Viewing deck

SPECIFICATIONS

Structure	: Reinforced concrete
Wall	: Reinforced concrete / masonry wall / drywall partition
Roofing	: Reinforced concrete
Ceiling	: Skim coat & paint / plasterboard & paint
Windows	: Aluminum framed glass window
Doors	: Main entrance - Approved fire rated door : Internal doors - Hollow core flush door - Aluminum framed glass sliding door
Ironmongery	: Locksets
Wall finishes	: Internal wall – skim coat & paint Kitchen – skim coat & paint Bathrooms – Selected tiles up to ceiling
Floor finishes	: Living / dining / bedrooms / kitchen (Type A) – Laminated flooring Foyer / kitchen / bathrooms / balcony / terrace / yard – Selected tiles Utility (Type E) – Cement render

Items	A	B	C	D	E
Electrical Schedule					
: Lighting point	: 8	12	15	16	21
: Wall light point	: -	1	1	1	1
: Fan point without hook	: 1	4	4	5	5
: Power point	: 7	11	14	14	15
: Air-conditioning point	: 1	4	4	5	5
: Exhaust fan point	: -	1	-	-	1
: Hood point	: 1	1	1	1	1
: Fridge point	: 1	1	1	1	1
: Washing machine point	: 1	1	1	1	1
: Water heater point	: 1	2	2	2	3
: Doorbell point	: 1	1	1	1	1
: Distribution board	: 1	1	1	1	1
: Fibre wall socket	: 1	1	1	1	1
: TV point	: 1	1	1	1	1
Sanitary Schedul					
: Hand basin with basin tap	: •	•	•	•	•
: Water closet	: •	•	•	•	•
: Bib tap	: •	•	•	•	•
: Kitchen sink with tap	: •	•	•	•	•

200 x 295mm (H)

FRIM
TAMAN KEPONG INDAH
KEPONG METROPOLITAN LAKE
KIARA BAY Sales Gallery
TAMAN FADASON
TAMAN WAHYU
DUKE HIGHWAY
TO Selayang/RAWANG
TO GENTING/GOMBAK
TO SENTUL/SETAPAK
TO DAMANSARA
TO KLCC

Selayang Hospital
SMK St. Mary Kuala Lumpur
McDonald's MRR2 Kepong
Tesco Extra Selayang
Aeon Big Kepong
Aeon Metro Prima
Mega Prima
Kepong Baru
Jinjang
Sri Defina
Kepong Baru
Segambut

Jalan Metro Perdana Barat
Pentamasa Putrajaya
Jalan Benteng Utara
Jalan Benteng Barat
Jalan Tenggimor
Jalan Kepong
Jalan Segambut

Putrajaya Line
KTM
Future Access Road
KIARA BAY

Visit our show units and find out about our attractive package.

KIARA BAY Sales Gallery (via MRR2)
Operating hours:
Monday to Friday
9:30am - 5:30pm
Weekend and Public Holiday
10am - 5pm

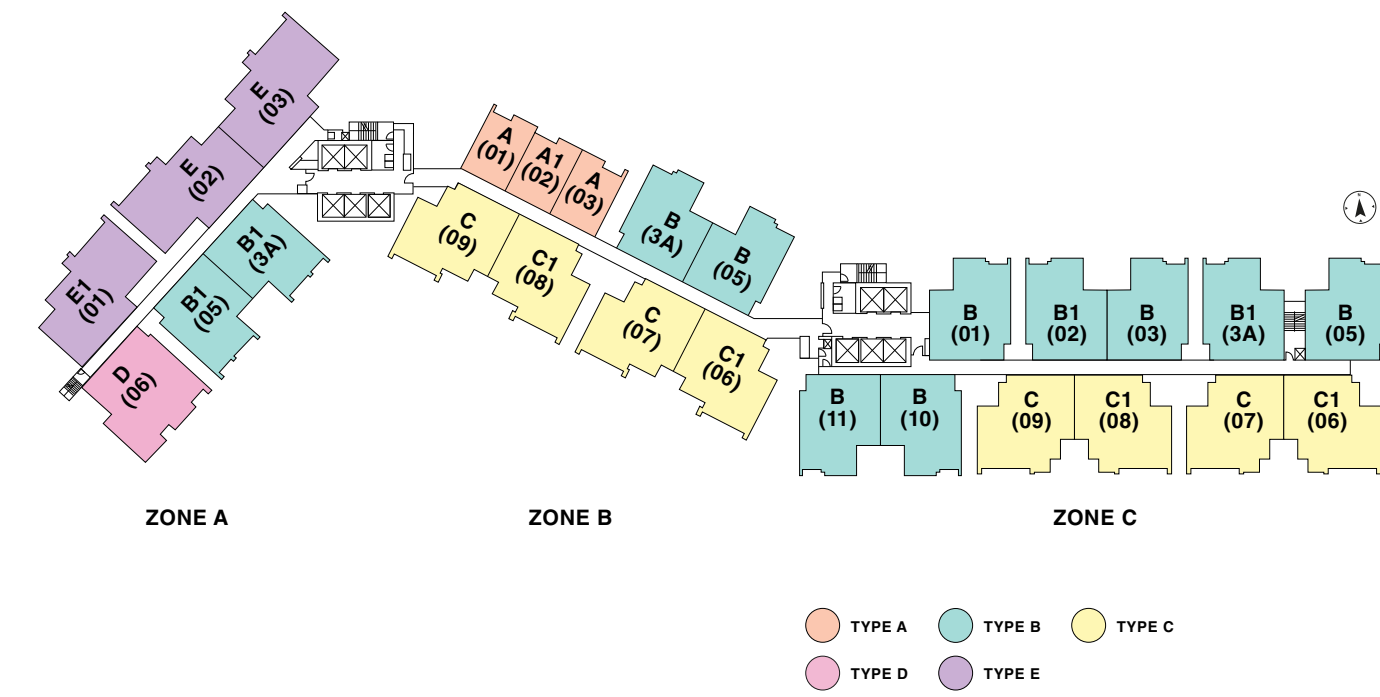
Jointly developed by:
uemsunrise.com
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Developer: Mega Legacy (M) Sdn. Bhd. 199401018743 [304422-K], Level U6, Block C5, Solaris Dutamas, No. 1, Jalan Dutamas 1, Kuala Lumpur, Wilayah Persekutuan, Developer's License No: 7464/72-2030/0521(A) - Validity Period: 15/12/2025 - 14/12/2030 - Advertising & Sales Permit No: xxx - Validity Period: xxx - Approving Authority: Dewan Bandaraya Kuala Lumpur - Building Plan Reference No: (BP) UI OSC 2022.2208 (19)
*Expected Date of Completion: November 2027 - *Tenure of Land: Leasehold 99 years - expires (in 29 December 2012) - Land Encumbrances: Hong Leong Bank Berhad's Total No. of Units: 1326 units - Balance Units: 416 units - Type of Property: Service Apartment - Authority Approved Selling Price: RM402,960,000 (Min) - RM1,080,960,000 (Max) - Restriction in Interest: The land shall not be transferred, leased and changed without prior approval by Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur. All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form a part of an offer or contract presentation.

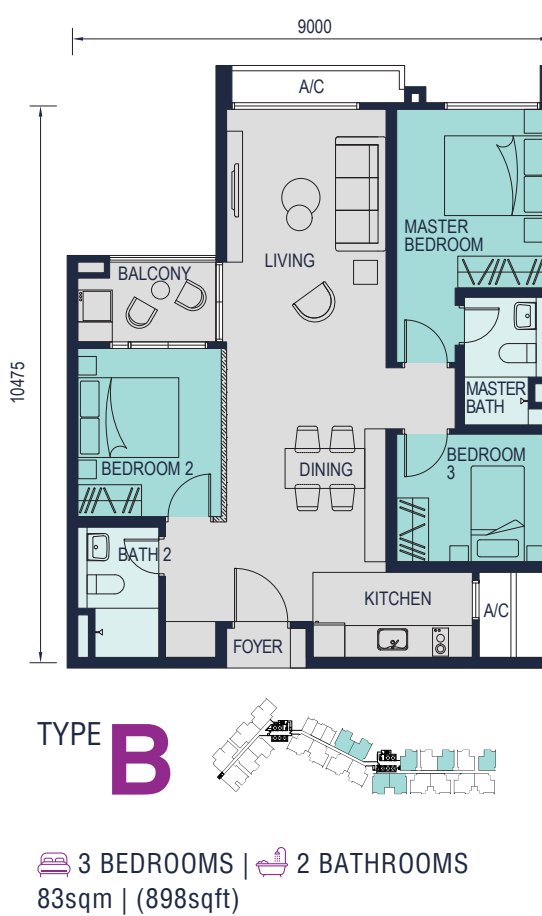
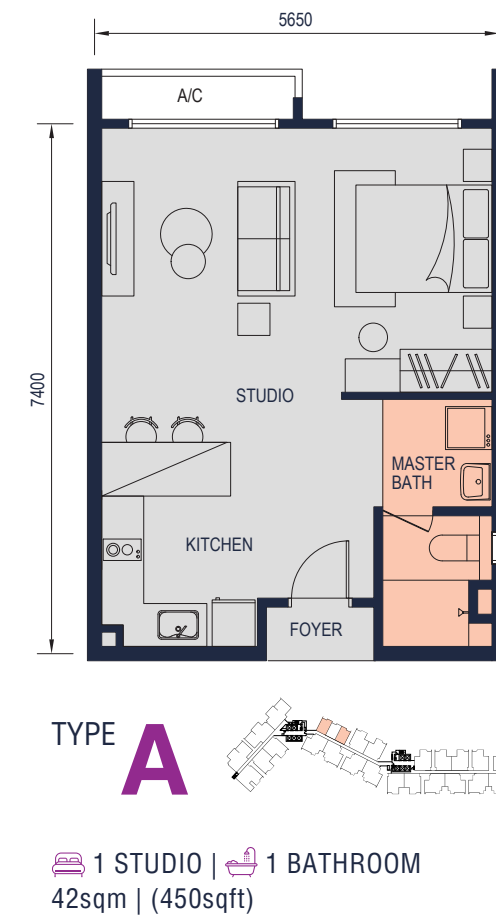
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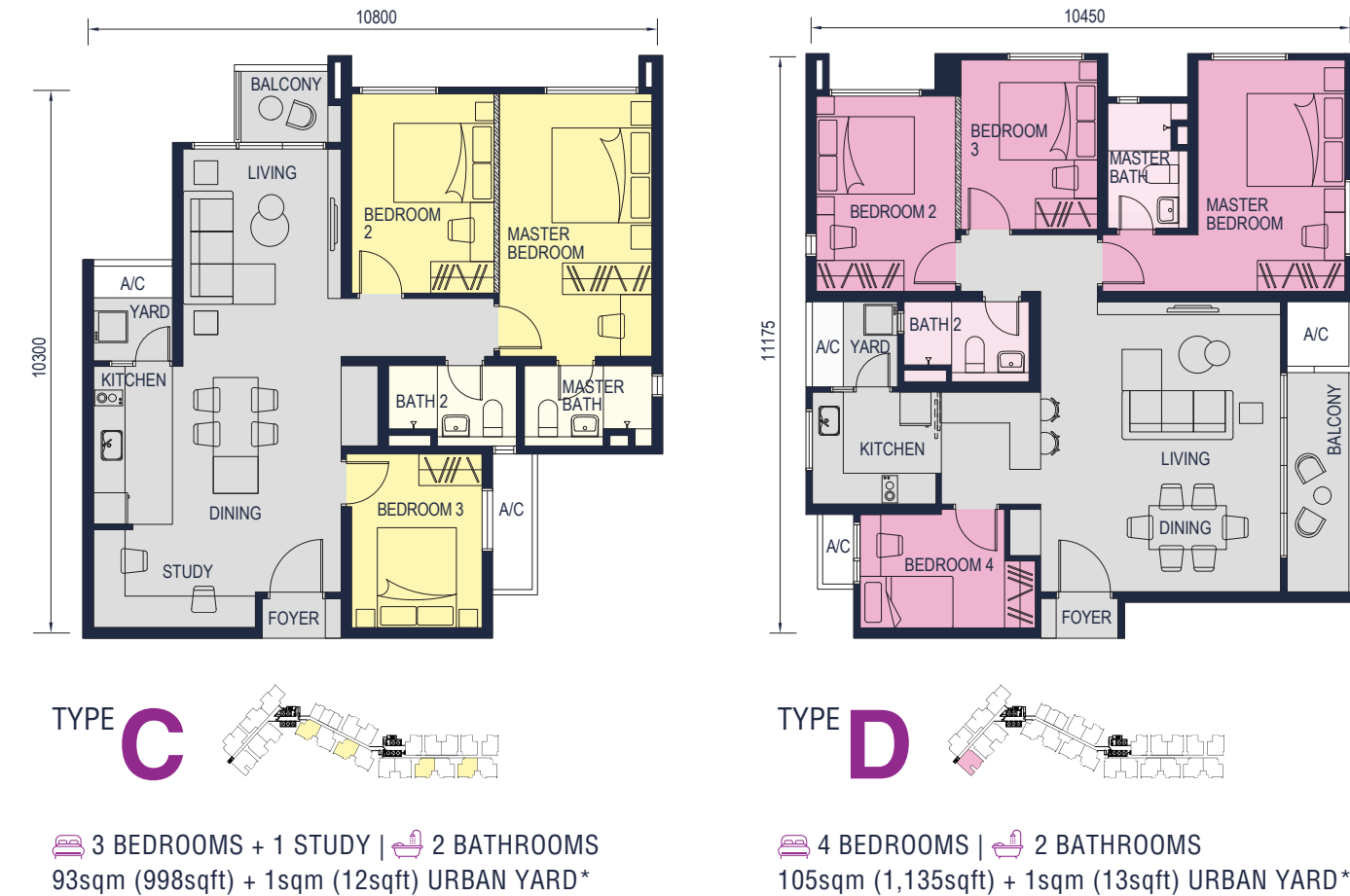
STOREY PLAN



FLOOR PLANS



196 x 295mm (H)



200 x 295mm (H)

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at Residensi
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KIARA BAY

*Terms & Conditions apply