

RESIDENSI
AVA
KIARA BAY

**LIVE
LIFE
FULL**

IN KL'S NEW HEARTBEAT

**INTRODUCING KIARA BAY'S
FIRST LAUNCH: RESIDENSI AVA**





Actual picture of Kepong Metropolitan Park

KIARA BAY

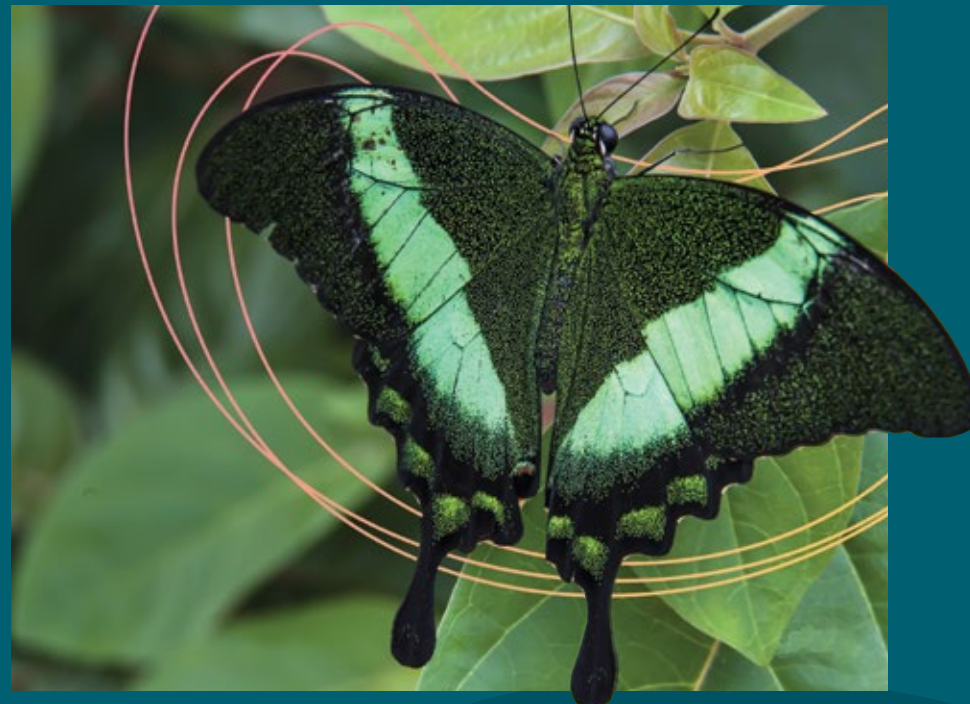
KUALA LUMPUR

The signature liveable
award-winning master plan
by the makers of Mont'Kiara

Kiara Bay is located next to the popular Kepong Metropolitan Park—one of KL's hidden treasures. This new integrated development comprising residential, commercial and retail components offers elevated city living with a difference.



Welcome to Residensi AVA



Announcing the exciting debut of Residensi AVA, KIARA BAY's first phase in this much anticipated 73-acre township development in Kuala Lumpur.

Located at The Walk, the buzzing and active Central Business District of KIARA BAY, Residensi AVA offers elevated urban eco-living for all ages and life stages like never before.

AVA's design is inspired by the idea of symmetry and balance, much like the wings of a butterfly. AVA's two towers offer a much-needed balance between living and leisure—encouraging its residents to LIVE LIFE FULL.



Ground Floor - Entrance

435 units per tower

41 levels

2 wings per level

6 units per wing

813 - 1,285 sq. ft. built up

2+1 to 4 bedrooms

2 car park bays per unit (minimum)

- 1 Level of neighbourhood retail with public access
- 2 Towers of eco-living suites
- 3 Levels of facilities dedicated to recreation and leisure (L2, L8 & Sky Deck)

Liveability in harmonious balance

Accessibility & Connectivity

Located opposite the future Kiara Bay Mall and 300m to Kepong Metropolitan Park

4 main future access for easy and convenient accessibility



Design

Practical built-up sizes to cater for different generational needs

North-South oriented units avoid direct morning and afternoon sunlight for cooler interiors

More than 30 facilities to encourage a wellness lifestyle



Safety & Security

Privacy-centric design with 6 units per wing per floor

2-way communication via intercom with guardhouse

Digital lock system for main door

Multi-tiered security system

Card access controlled at main lobbies

High definition CCTV in main lobbies and lift cars



Semi-furnished with quality furniture and appliances

Designed to promote natural ventilation

Next to neighbourhood retail for residents' convenience

Feng Shui-compliant



Technology

Fibre-to-the-Home (FTTH) infrastructure ready

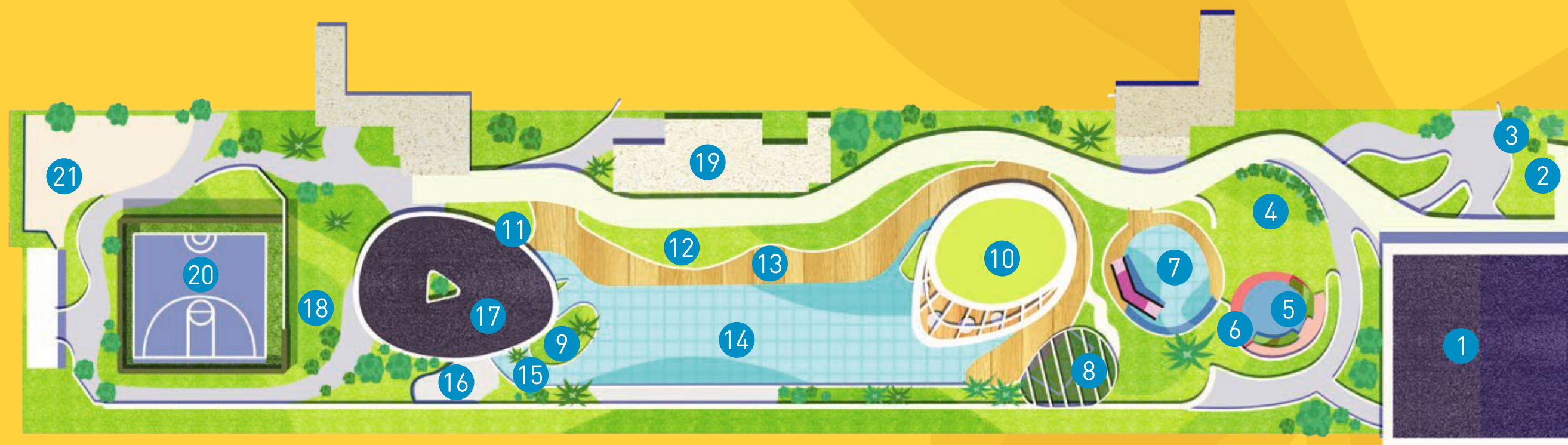
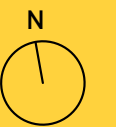
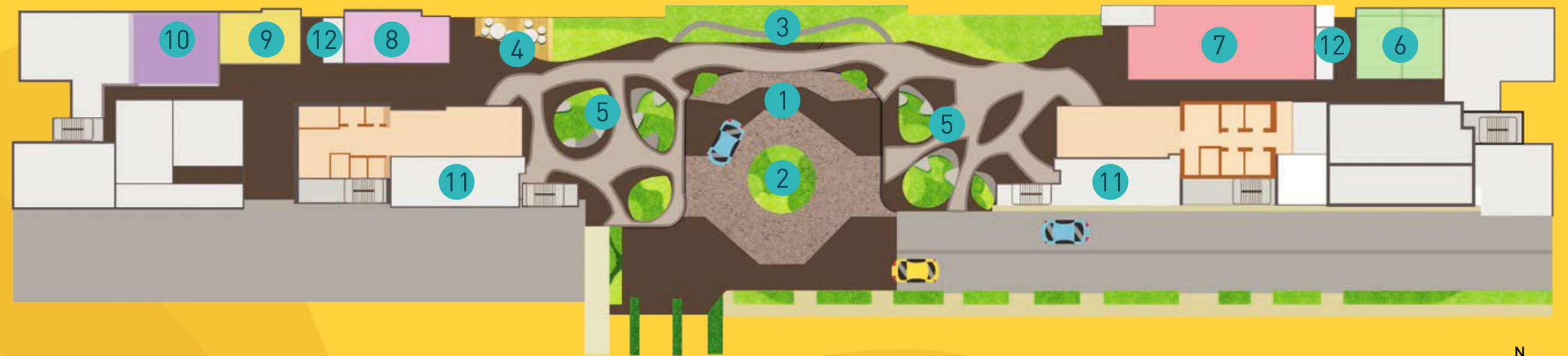
SMATV-ready system compatible for High Definition (HD) resolution transmission

Recreation and leisure in symmetry

Level 2 - Entrance/Drop Off

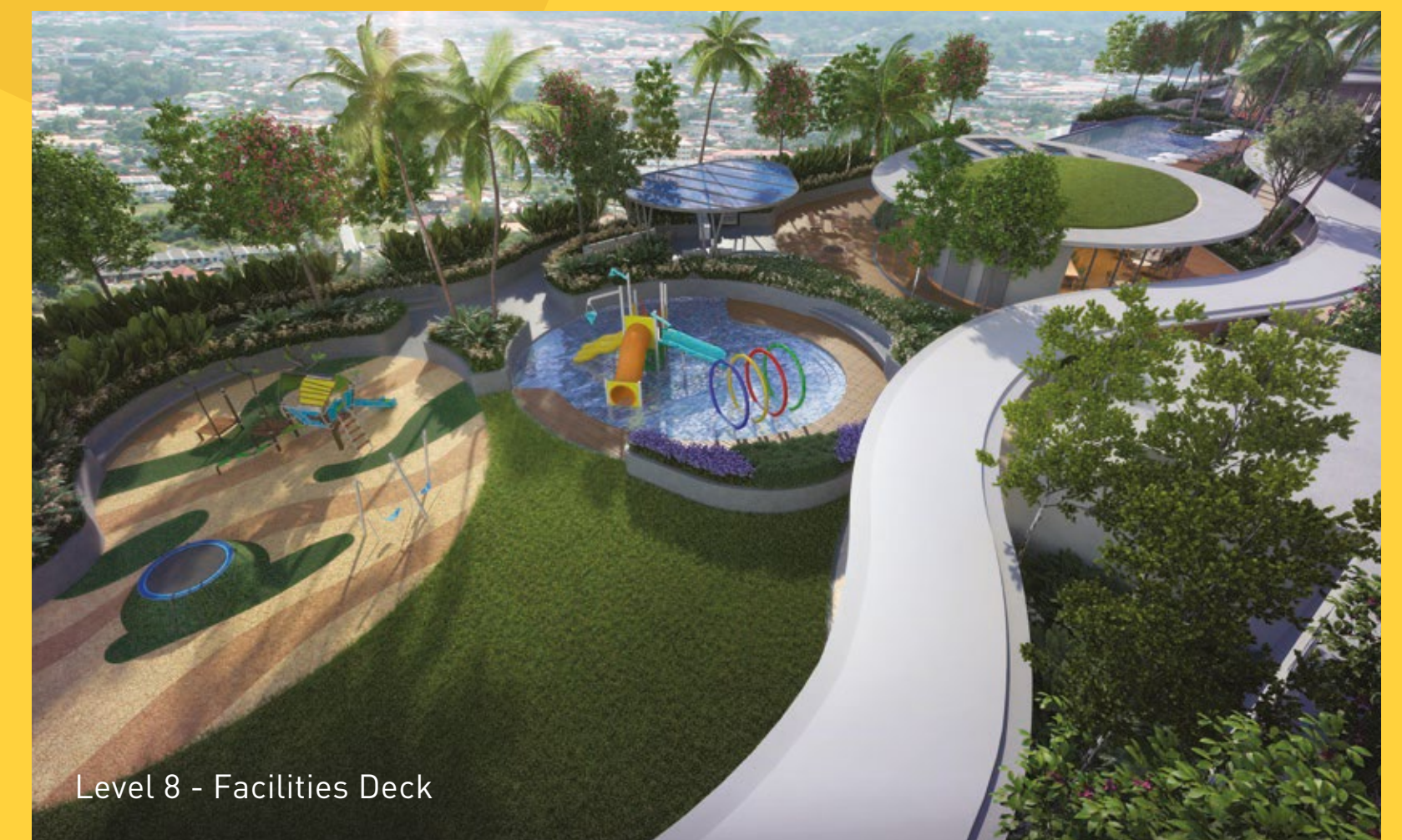
- | | |
|----------------------|----------------------|
| 1. Drop-off area | 7. Management office |
| 2. Drop-off island | 8. Reading room |
| 3. Drop-off garden | 9. Nursery* |
| 4. Leisure pod | 10. Games room |
| 5. Waiting concourse | 11. Mail room |
| 6. Surau | 12. Common toilets |

* subject to JMB | MC's operation



Level 8 - Facilities Deck

- | | | |
|--|--------------------------------|---------------------------|
| 1. Multipurpose hall cum badminton court | 8. BBQ area | 16. Meditation deck |
| 2. Tai Chi deck | 9. Pool island | 17. Gymnasium |
| 3. Outdoor fitness spots | 10. Dining pavilion | 18. Picnic lawn |
| 4. Kid's lawn | 11. Pool shower | 19. Sauna/changing rooms |
| 5. Playground & trampoline | 12. Landscape terrace | 20. Half basketball court |
| 6. Kid's party area | 13. Pool deck | 21. Yoga deck |
| 7. Kid's play pool | 14. 50m infinity edge lap pool | |
| | 15. Aqua lounge | |



Level 8 - Facilities Deck

Specifications

Structure	Reinforced concrete	
Wall	Reinforced concrete / brick wall / masonry (where applicable)	
Roofing covering	Reinforced concrete	
Roof framing	Reinforced concrete	
Ceiling	Plaster / skim coat / plaster ceiling and paint (where applicable)	
Windows	Aluminium framed glass window	
Doors	Main entrance : Fire rated door approved by Jabatan Bomba dan Penyelamat Malaysia Internal doors : Timber flush door / aluminium louvred door / aluminium framed glass sliding door (where applicable)	
Ironmongery	Main entrance : Selected locksets / ironmongery approved by Jabatan Bomba dan Penyelamat Malaysia Internal doors : Selected locksets / ironmongery	
Wall finishes	Internal	Skim coat / plaster and paint
	All bathrooms	Selected tiles up to ceiling height
	Kitchen	Selected tiles / skim coat / plaster and paint up to ceiling height (where applicable) and no tiles behind kitchen cabinet
Floor finishes	Selected tiles to living, dining, study / utility (Type A), kitchen, bathrooms, balcony and yard (where applicable) Laminated flooring to bedrooms (where applicable) Selected tiles / cement render to other areas (where applicable)	
Sanitary	Bathrooms	Hand basin, water closet, hand bidet
	Kitchen	Sink and tap
	Yard	Washing machine bib tap
Electrical installation	Lighting points, fan points without hook, power points, TV points, fiber wall socket, doorbell point, instant water heater and air conditioning units will be provided according to Developer's specification	
Built-in furniture	Kitchen cabinet to kitchen (where applicable)	

Crime prevention and security features

Vehicle entrance with guardhouse, segregated entrance for residents and service vehicles and boom gates monitored by CCTV cameras

Multi-storey car park levels monitored by CCTV cameras

Intercom system from residential units to guardhouse

Visitor control management system at guardhouse

Round-the-clock manned guardhouse, security control and patrolling

Perimeter intruder detection system linked to a computerised alarm handling system and monitored by CCTV cameras around perimeter fencing

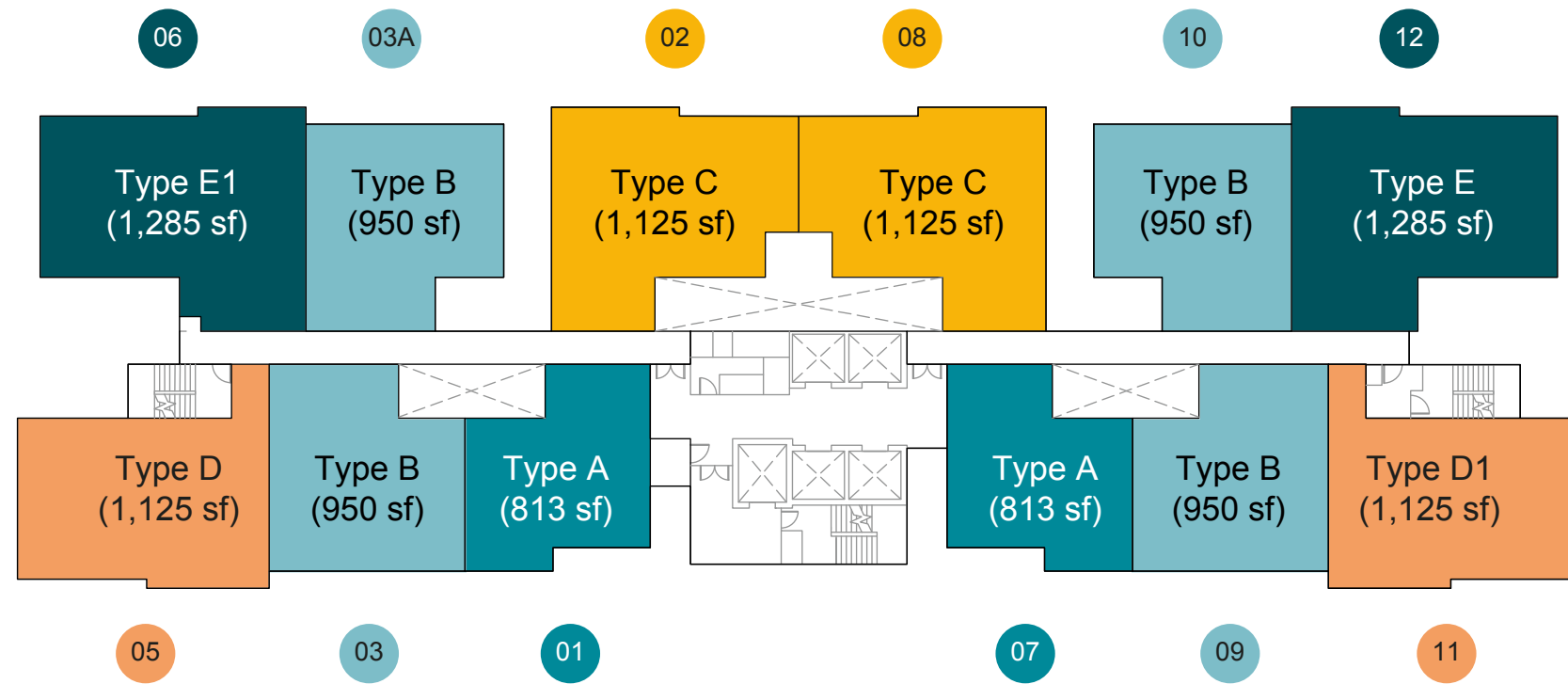
Drop-off and waiting areas are monitored by CCTV cameras

Guard tour system

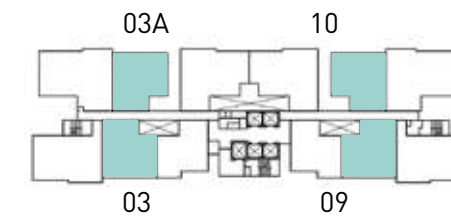
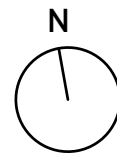


Level 8 - Dining Pavilion

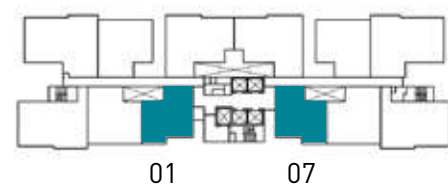
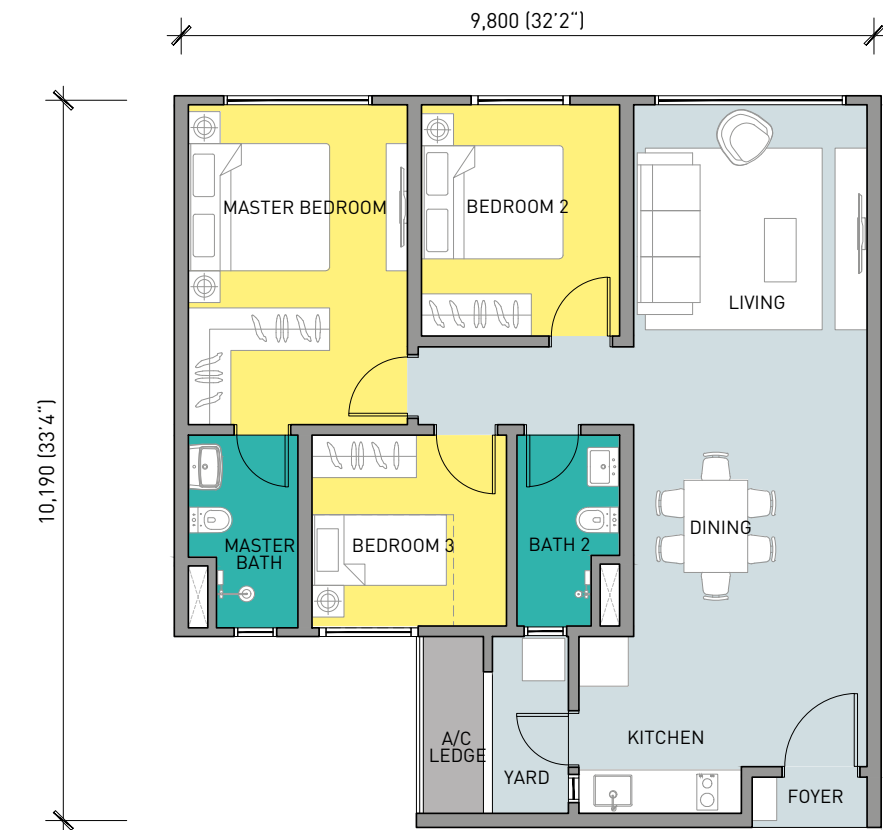
AVA balances compact and comfortable living by optimising space with practical and appealing designs.



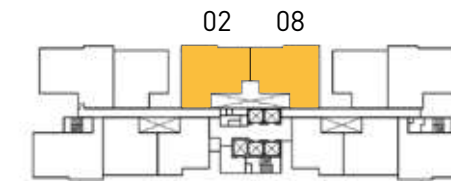
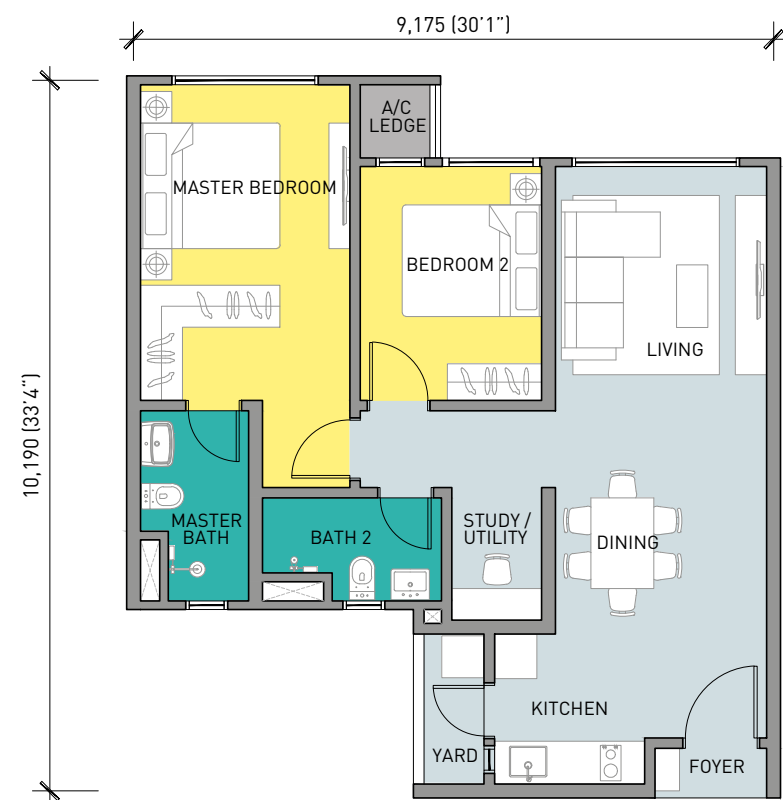
Tower A / B



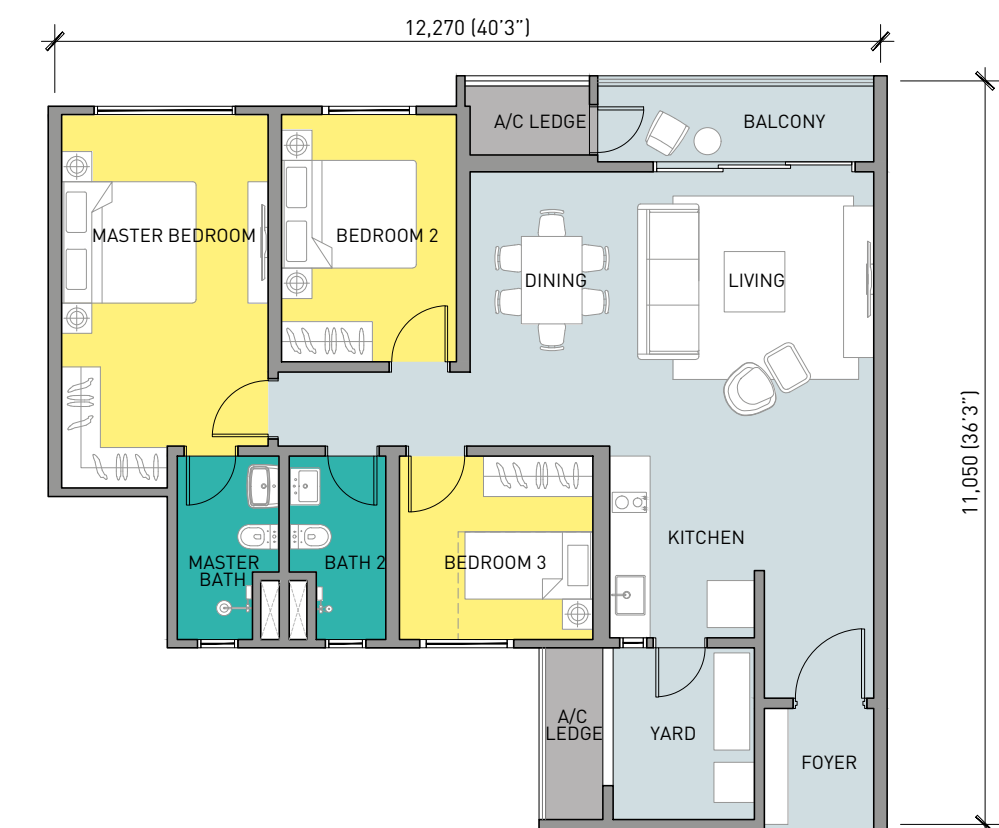
TYPE B
950 sq. ft.
3 bedrooms
2 bathrooms

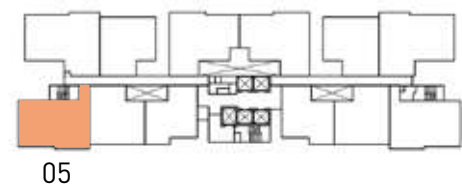
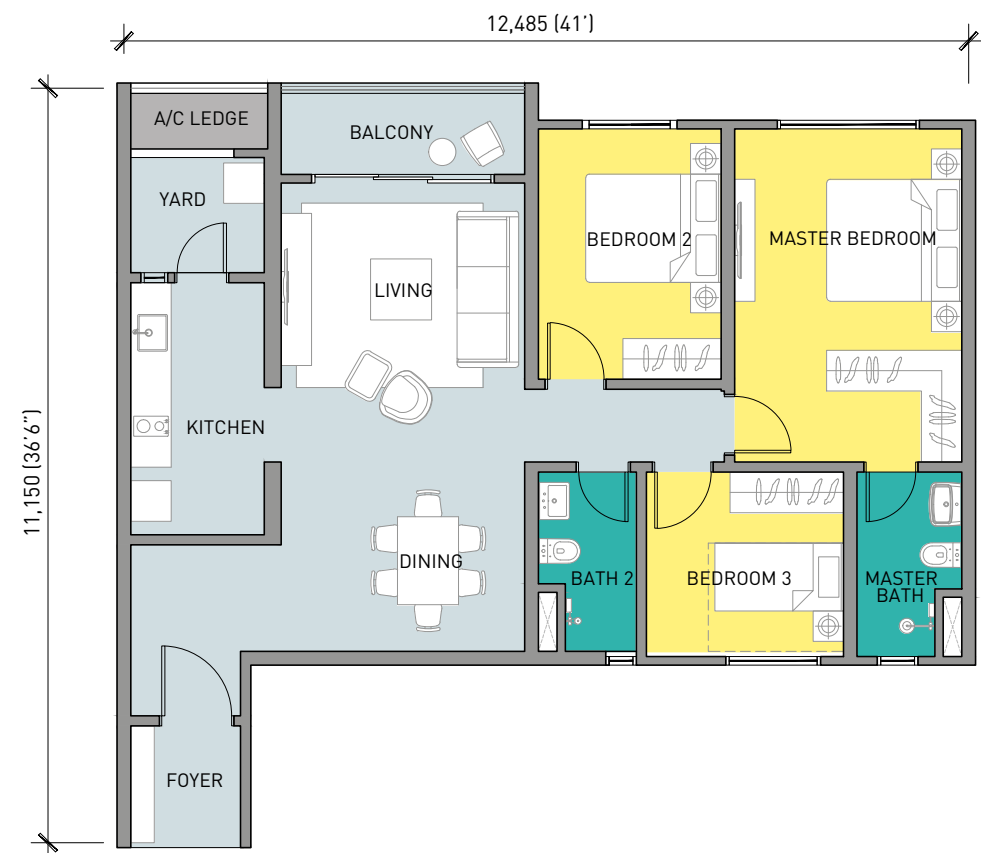


TYPE A
813 sq. ft.
2 bedrooms + 1 study
2 bathrooms

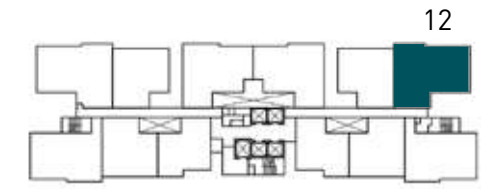
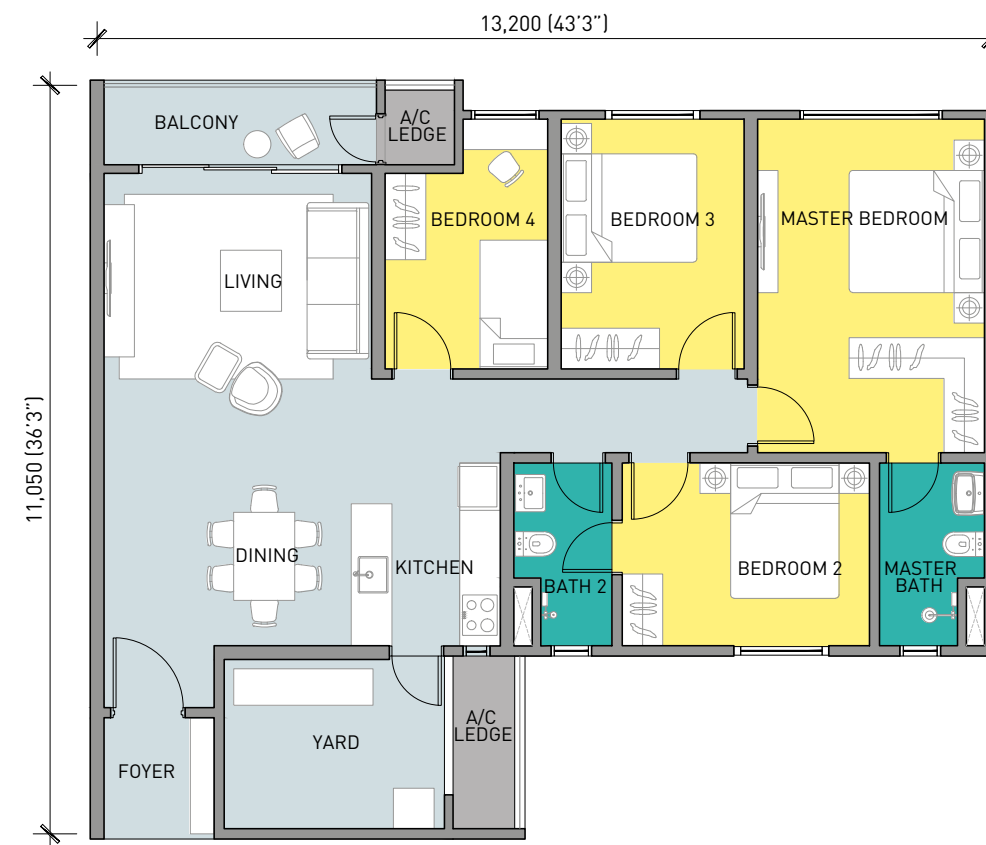


TYPE C
1,125 sq. ft.
3 bedrooms
2 bathrooms

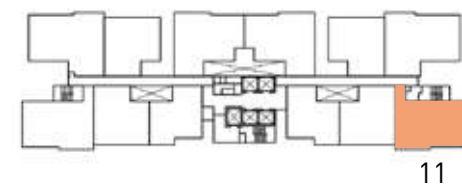
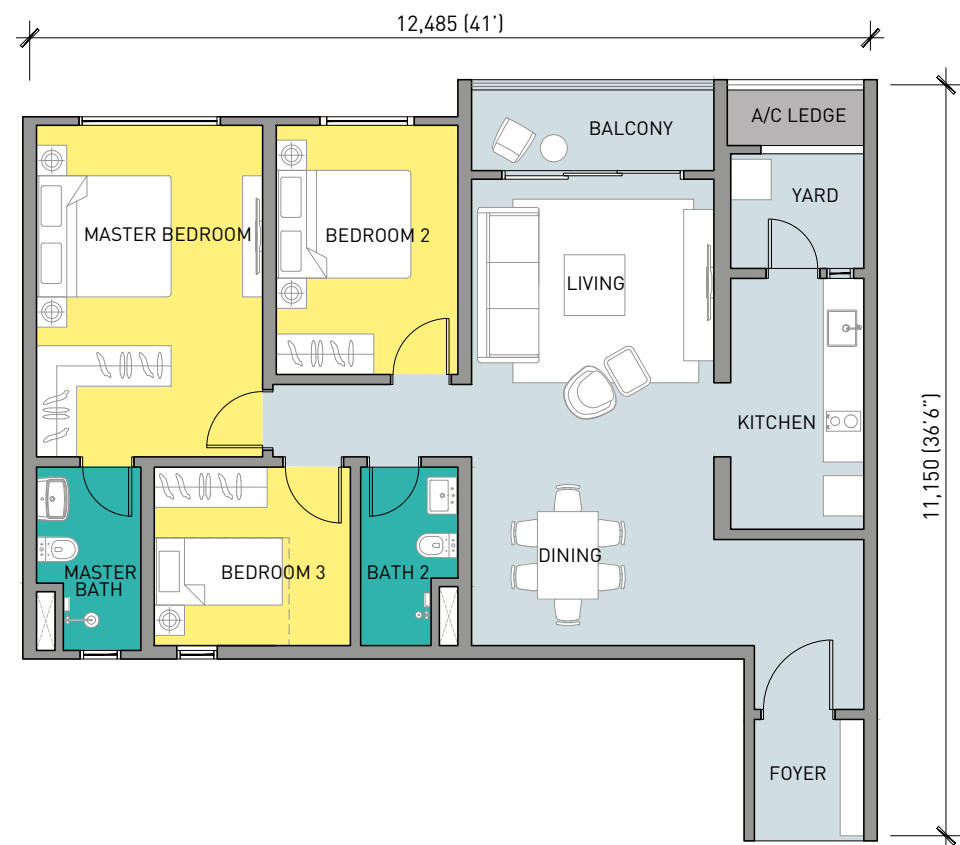




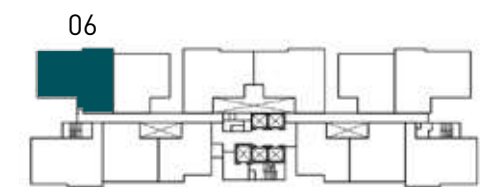
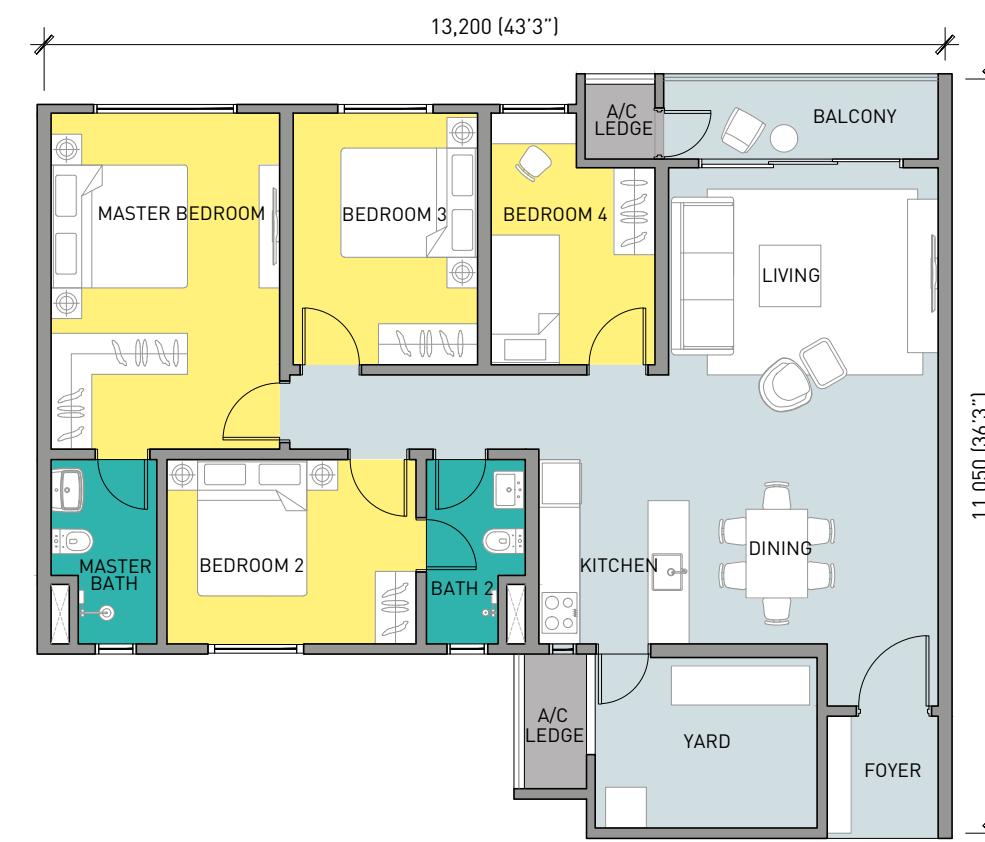
TYPE D
 1,125 sq. ft.
 3 bedrooms
 2 bathrooms



TYPE E
 1,285 sq. ft.
 4 bedrooms
 2 bathrooms



TYPE D1
 1,125 sq. ft.
 3 bedrooms
 2 bathrooms



TYPE E1
 1,285 sq. ft.
 4 bedrooms
 2 bathrooms

Explore KIARA BAY



Master plan in 3D



Tower A & B



Residensi AVA - Type B in 3D



Residensi AVA - Type C in 3D

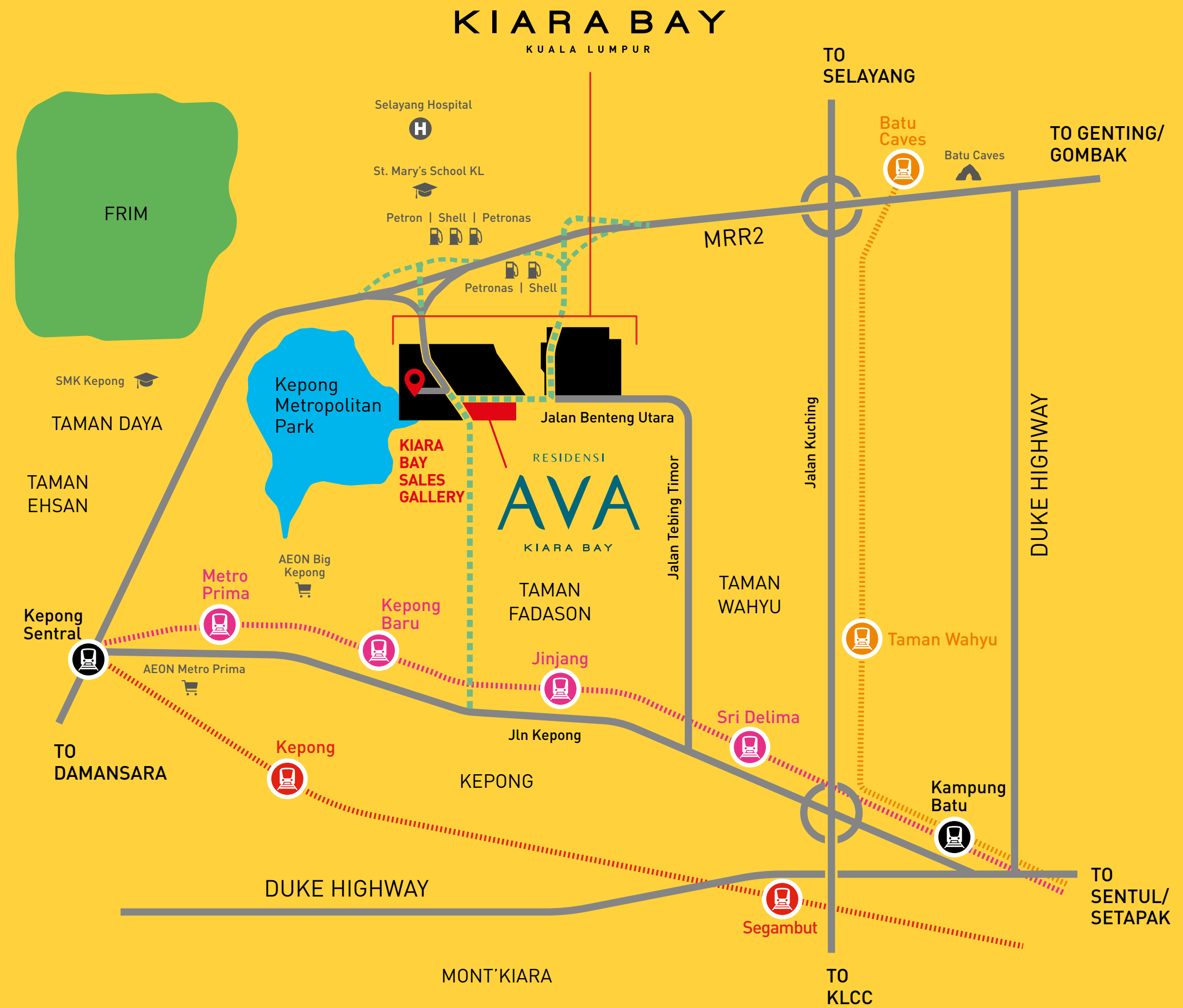
- KTM Batu Caves - Tampin Route
- KTM Tanjung Malim - Pelabuhan Klang Route
- MRT Sungai Buloh - Serdang - Putrajaya (SSP) Line (under construction)
- Future Access Road

Connect Now!
View 360 show unit online

Visit our show units:

Kiara Bay Sales Gallery
(via MRR2)

Operating hours:
Monday to Friday 9:30am - 5:30pm
Weekend and Public Holiday 10am - 5pm



Developer: Mega Legacy (M) Sdn. Bhd. 199401018743 (304422-K), Level U2, Block C5, Solaris Dutamas, No. 1, Jalan Dutamas 1, 50480 Kuala Lumpur, Malaysia.
 Developer's License No.: 7466-4/12-2022/03536(L) • Validity Period: 15/12/2021 - 14/12/2022 • Advertising & Sales Permit No.: 7466-4/12-2022/03536(P) • Validity Period: 15/12/2021 - 14/12/2022 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: (31) dlm. BP U1 OSC 2019 1053 • Expected Date of Completion: December 2024 • Tenure of Land: Leasehold (90 Years - expiring in 29 December 2112) • Land Encumbrances: Hong Leong Bank Berhad • Total No. of Units: Tower A-109 units, Tower B-118 units • Type of Property: Serviced Apartment • Authority Approved Selling Price: Tower A - RM652,970 (Min) - RM1,088,820 (Max), Tower B - RM652,970 (Min) - RM1,088,820 (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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