

FREEHOLD



UNEXPECTEDLY  
**one  
OF A  
KIND**



**LIFESTYLE MALL,  
MODERN  
CONVENIENCES  
& FACILITIES AT  
YOUR DOORSTEP.**

the key tenants

- Jaya Grocer
- Toys R Us**
- Kids Nation
- Life Hot Yoga**
- Madam Kwan's
- Chili's**
- Busaba Thai
- Lavender**
- Rakuzen
- Paradise Dynasty**
- Chatter Box
- Nutmeg**

KIARA 163, THE BRAND NEW INTEGRATED DEVELOPMENT OF SOVOS, SUITES & A LIFESTYLE MALL IN THE EXPATRIATE-FAVOURED NEIGHBOURHOOD OF MONT' KIARA.

For the savvy investor looking for something daring and different. You will want this, Kuala Lumpur's latest city-break destination, Kiara 163 Suites.

**1** TOWER CONNECTING TO MALL & OFFICES

**382** UNITS

**710-1,236** SF



**DREAM BIG  
IN THIS  
CULTURED &  
EXCLUSIVE  
SUBURB OF  
KUALA LUMPUR**

CLOSE TO MATURED NEIGHBOURHOODS, INTERNATIONAL SCHOOLS, TOP-NOTCH HOSPITALS AND THE COOLEST F&B JOINTS, IT WILL CATER TO A SPECTRUM OF DEMANDS, ANY TIME, ANY DAY.



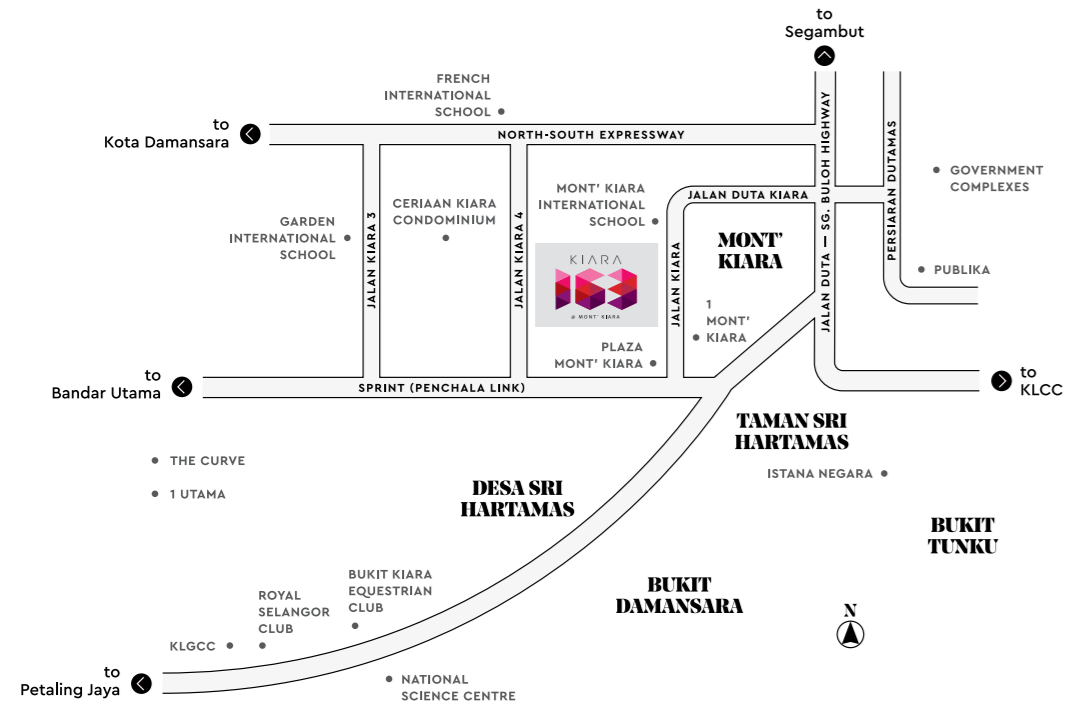
# PLACES TO GO PEOPLE TO SEE

A short drive away from hubs like Solaris, Publika, Kuala Lumpur and Petaling Jaya, The Kiara163 is also highly accessible via major highways such as SPRINT Highway, NKVE and LDP.

**0.3 km**  
plaza mont' kiara  
1 mont' kiara

**2.0 km**  
solaris mont' kiara

**3.5 km**  
publika



## EDUCATION INSTITUTIONS

Mont' Kiara International School 700m  
Gardens International School 900m  
Cempaka International School 4.9km  
Help University 5.5km

## MEDICAL CENTRES

Global Doctors Hospital 950m  
Pantai Hospital Kuala Lumpur 8.4km  
Pusat Perubatan Universiti Malaya 8.7km

## SHOPPING & LEISURE

1 Mont' Kiara 19m  
Hartamas Shopping Centre @ Plaza Damas 1.7km  
Publika Shopping Gallery 3.1km  
Bangsar Village I & II 8.5km  
Bangsar Shopping Centre 8.5km  
Nexus Bangsar South 8.5km  
The Gardens Mall 9.5km  
Midvalley Megamall 9.9km

## RECREATION

Bukit Kiara Equestrian & Country Resort 2.6km  
TPC Kuala Lumpur (formerly known as KLGCC) 4.5km  
Royal Selangor Golf Club 14.3km

Developed by



D' Kiara Place Sdn Bhd 335143-D  
Subsidiary of YNH Property Berhad 561986-V

Headquarters

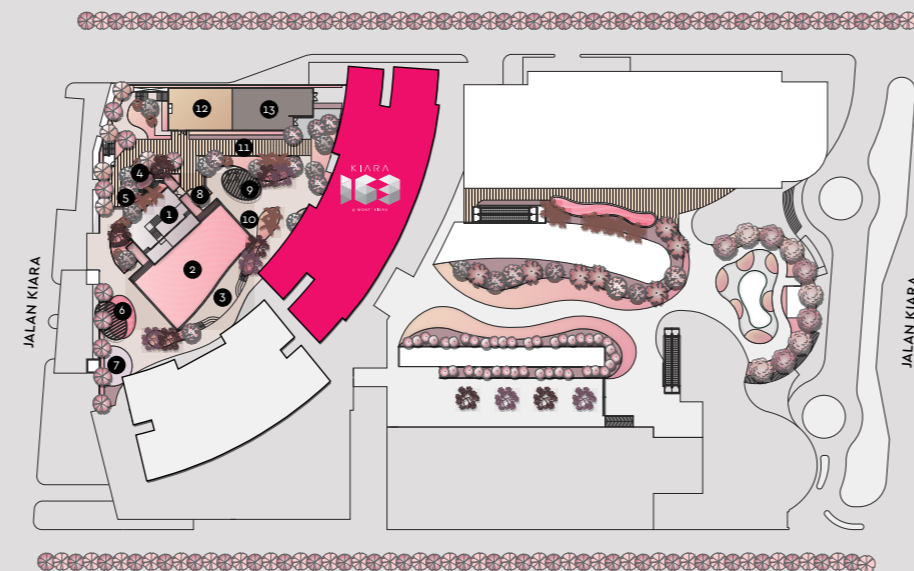
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The information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the developer's architect and / or relevant Approving Authorities.

## LEVEL 5 FACILITIES PLAN

- 1 Gym
- 2 Lap Pool
- 3 Sunken Pool Terrace
- 4 Jacuzzi
- 5 Hot Bath
- 6 Wading Pool
- 7 Playground
- 8 Waiting Spot
- 9 Seating Area
- 10 Swimming Pool Deck
- 11 Covered Corridor
- 12 Roof Top BBQ Terrace
- 13 Lawn Area



## LEVEL 6 - 40 UNIT FLOOR PLAN

- 1 Living
- 2 Dining
- 3 Kitchen
- 4 Bathroom
- 5 Master Bathroom
- 6 Bedroom
- 7 Master Bedroom
- 8 Study
- 9 Balcony
- 0 Air-conditioner

**TYPE B3**  
1,103 sf

**TYPE C2**  
833 - 853 sf

**TYPE C4**  
716 - 736 sf

**TYPE B2**  
1,166 - 1,236 sf

**TYPE C1**  
710 sf

**TYPE C3**  
788 sf



<b>Structure</b>	Reinforced Concrete	
<b>Walls</b>	Reinforced Concrete Wall/Brick Wall/Dry Wall Partition	
<b>Roof</b>	Reinforced Concrete Flat Roof	
<b>Ceiling</b>	Skim Coat/Plasterboard	
<b>Windows</b>	Powder Coated Aluminum Frame Window with Tinted Glass	
<b>Doors</b>	Timber Solid Door/Timber Door/Aluminum Frame Sliding Glass Door	
<b>Ironmongery</b>	Quality Locksets	
<b>Floor Finishes</b>	Living/Dining/Kitchen/ Master Bathroom/Bathrooms/ Corridor/Study/Yard/Balcony	Homogeneous/Porcelain Tiles
	Bedrooms	Timber Flooring
	A/C Ledge	Cement Render
<b>Wall Finishes</b>	External	Weather Resistant Paint
	Internal	Emulsion Paint
	Kitchen/All Bathrooms/ Master Bathroom	Homogeneous/Porcelain Tiles up to ceiling height

## GENERAL SPECIFICATIONS

Sanitary & Plumbing Fittings	B2a	B2b	B2c	B3	C1	C2a	C2b	C3	C4a	C4b	C4c
Long Bath	1	1	1	1	1	1	1	1	1	1	1
Wash Basin	3	3	3	3	2	2	2	2	2	2	2
Water Closet	2	2	2	2	1	1	1	1	1	1	1
Shower Rose	2	2	2	2	1	1	1	1	1	1	1
Toilet Paper Roll Holder	2	2	2	2	1	1	1	1	1	1	1
Soap Basket	2	2	2	2	1	1	1	1	1	1	1
Kitchen Sink	1	1	1	1	1	1	1	1	1	1	1
Kitchen Tap	1	1	1	1	1	1	1	1	1	1	1
<b>Electrical Installation</b>	<b>B2a</b>	<b>B2b</b>	<b>B2c</b>	<b>B3</b>	<b>C1</b>	<b>C2a</b>	<b>C2b</b>	<b>C3</b>	<b>C4a</b>	<b>C4b</b>	<b>C4c</b>
Lighting Point	23	26	25	24	17	16	18	20	15	16	16
SMATV Point	3	3	3	3	2	2	2	2	2	2	2
Telephone Point	2	2	2	2	2	2	2	2	2	2	2
Air-Conditioning Split Unit 13A/S/S/O	4	4	4	4	2	2	2	2	2	2	2
Storage Water Heater C/W Point	10	10	10	10	6	6	6	6	6	6	6
Power Outlet for Hair Dryer	2	2	2	2	1	1	1	1	1	1	1
Toilet Exhaust Fan Point	1	1	1	1	1	1	1	1	1	1	1
	0	0	0	2	1	1	1	1	0	0	0