

KaMi

MONT' KIARA

by
i-ZEN[®]
Life, styled.

An  **IREKA** concept

KaMi

MONT' KIARA

Embracing a mix of
subtle beauty and elegance
with equilibrium.

Infusing the Japanese way
of appreciating every aspect of life
in a modern tropical setting.

Crafting home-grown
elements and perspectives
for an intimate,
mesmerising lifestyle.

where
artistry
meets
exquisite

THE ARRIVAL

Enter a world of two distinct tastes.
One, subtle and refined;
the other, warm and vibrant
flowing together in an expressive, meaningful
masterpiece of life and living.





Within this luxe development every element matters, from your first step into the lobby, all the way home.

The pure beauty and simplicity of design and form will draw all who arrive into an atmosphere of balance and poise.



Low density with 168 units



Retail Conveniences



Walkable Neighbourhood

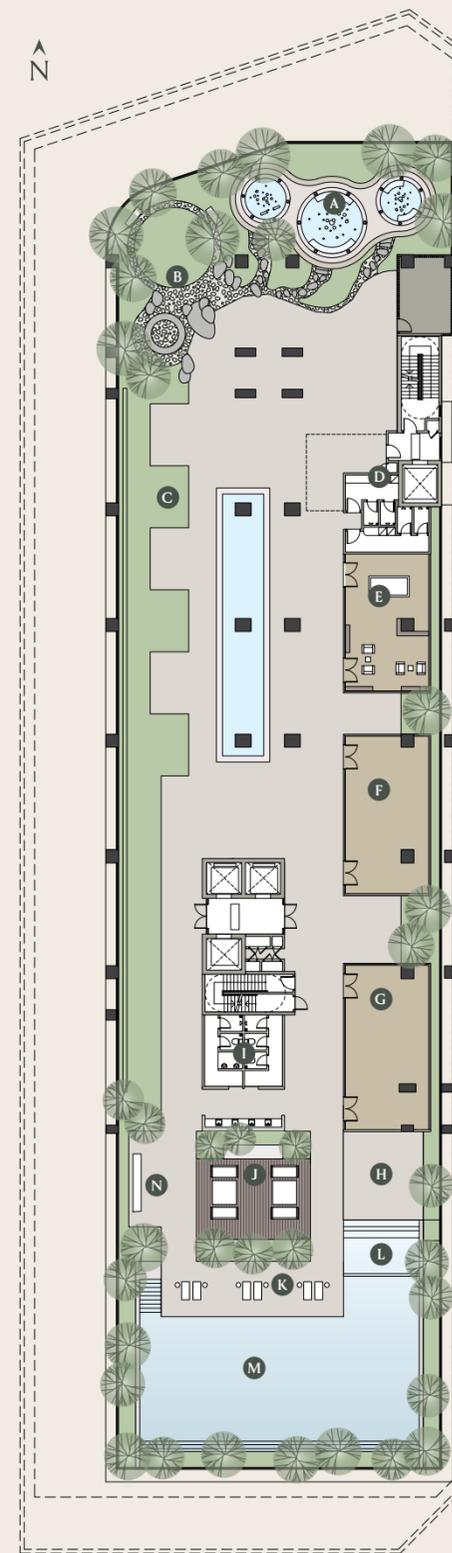


THE FACILITIES

As the sun colours the horizon with its brilliant glow,
indulge in a spectrum of experiences, leisure and activity with
friends and family in the mix of tropical and Zen facilities.

where
pleasure
meets
calm





the zen

A retreat of calm adorned with meditative comforts and artful greenery to nourish the body, mind and soul.

- A Onsen
- C Pavilion / Courtyards
- B Japanese Garden
- D Changing Rooms

the social

Inviting spaces imbued with a lively ambience, social character and pet-friendly – perfect for gatherings and shared activity.

- E Library / Game Room
- F Multipurpose Space
- G Gym

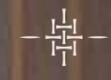
the tropical

The vibrant environs and facilities of this outdoor space inspires easy camaraderie, bringing residents closer together.

- H Children's Playground
- L Wading Pool
- I Male & Female Changing Room
- M Infinity Lap Pool
- J Lounge Deck
- N BBQ Terrace
- K Pool Deck



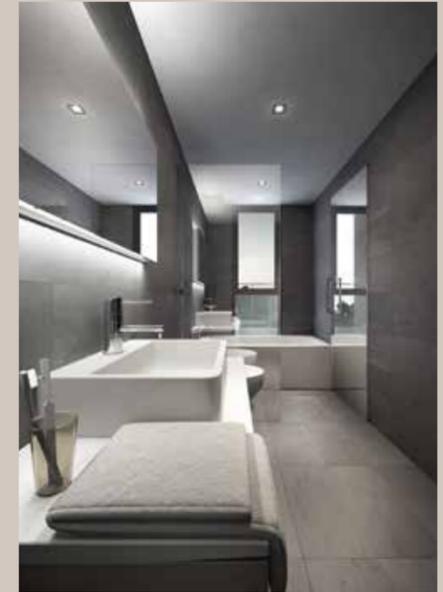
Arrival is infused with a distinct air
that reveals itself gently;
unfolding gradually with every step you take,
tempting you closer into its luxe depths.



where
passion
meets
refinement

THE LIVING

Savour each moment, every touch and emotion
within home's pleasing tableau.
Its open canvas nurturing new dreams and delights for all.



Every space meticulously planned,
every detail carefully crafted
every feature allowed to breathe, move and connect.



Fully-fitted and
furnished
residences



Efficient Layout

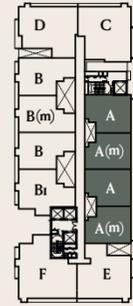


Optimal Space
Utilisation

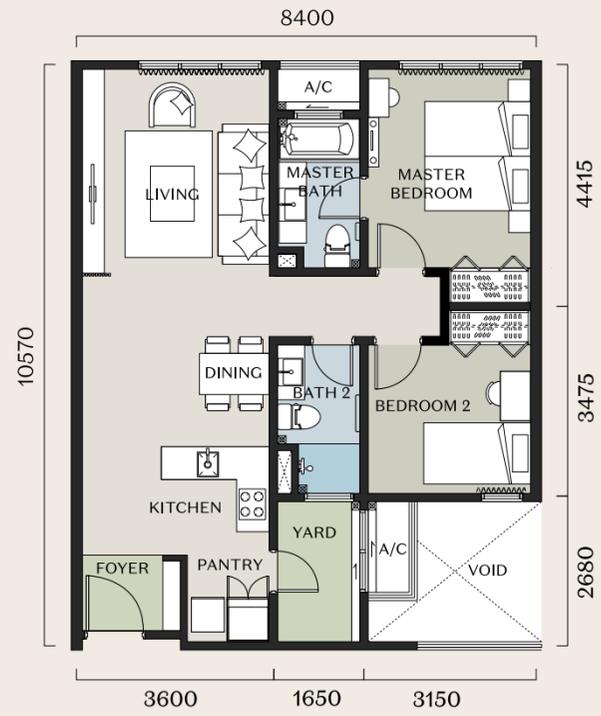
A/A (m)

ROOM
2 Bedrooms

BUILT-UP
78 sq.m. /
840 sq.ft.



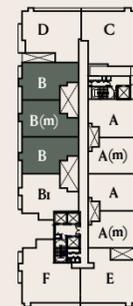
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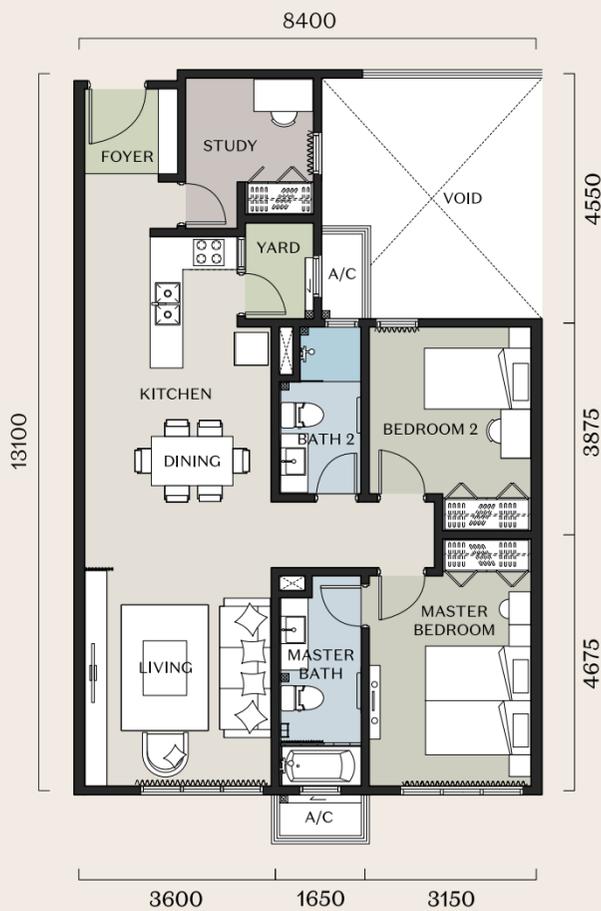
B/B (m)

ROOM
2 Bedrooms
+ Study

BUILT-UP
91 sq.m. /
980 sq.ft.



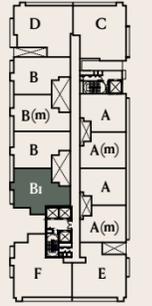
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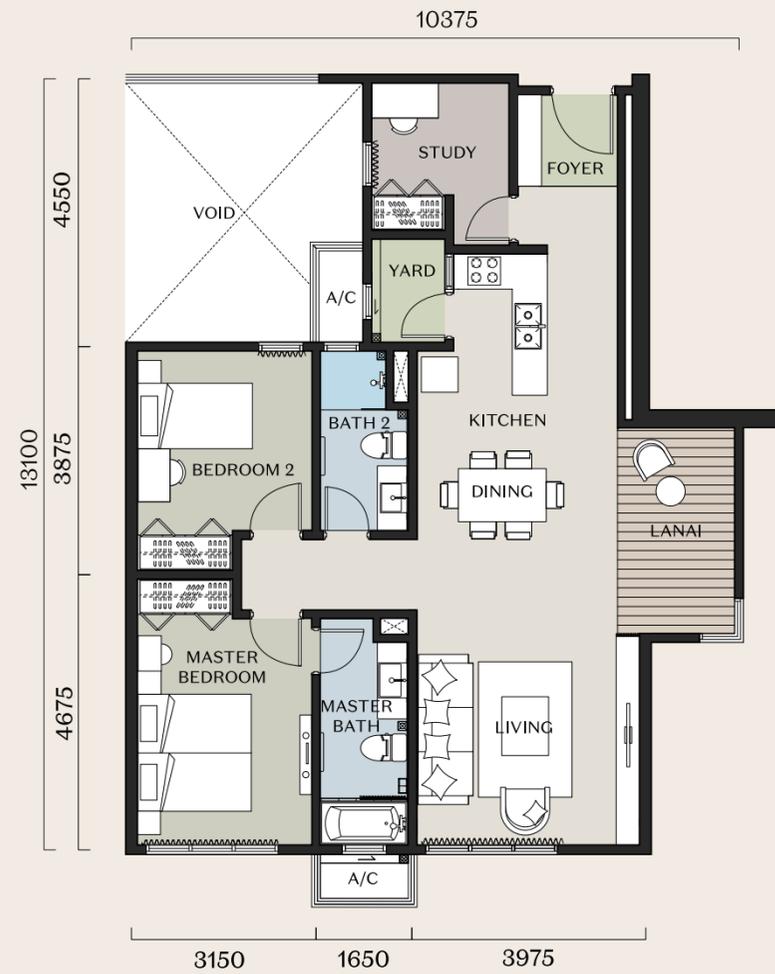
B1

ROOM
2 Bedrooms
+ Study

BUILT-UP
100 sq.m. /
1,076 sq.ft.



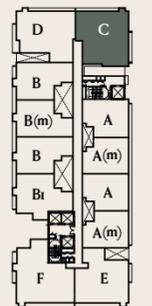
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C

ROOM
3 Bedrooms
+ Utility

BUILT-UP
134 sq.m. /
1,442 sq.ft.



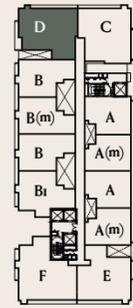
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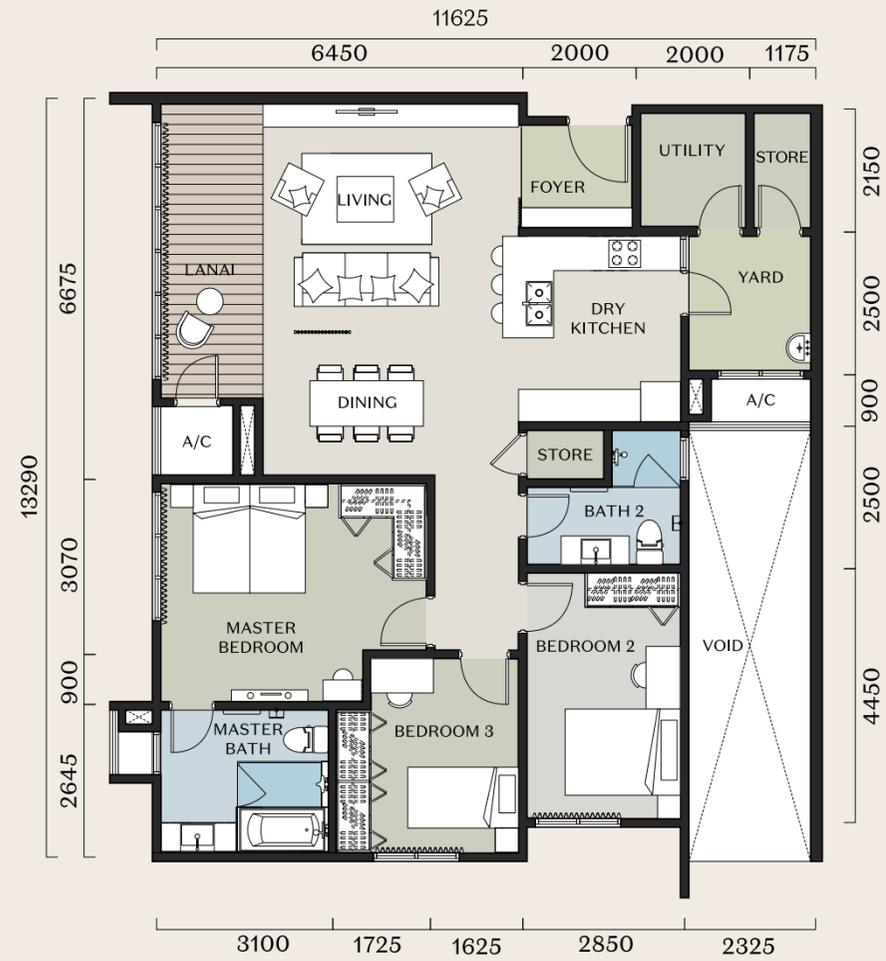
D

ROOM
3 Bedrooms
+ Utility

BUILT-UP
130 sq.m. /
1,399 sq.ft.



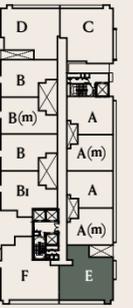
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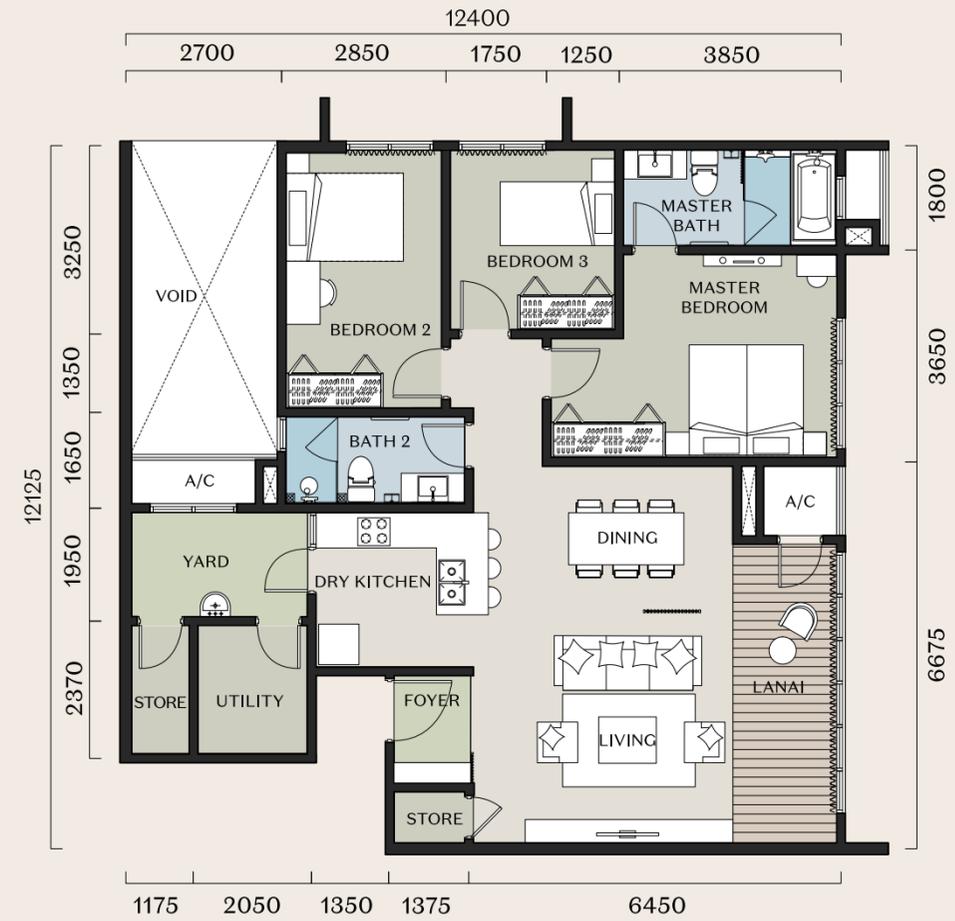
E

ROOM
3 Bedrooms
+ Utility

BUILT-UP
123 sq.m. /
1,324 sq.ft.



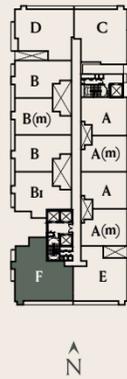
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F

ROOM
3 Bedrooms
+ Study
+ Utility

BUILT-UP
149 sq.m. /
1,604 sq.ft.



STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete / Masonry	
ROOFING COVERING	Reinforced Concrete Flat Roof	
ROOF FRAMING	Not Applicable	
CEILING	Generally Skim Coat / Plaster Board	
WINDOWS	Aluminium Framed Window with Glazing / *Glass Louvred Window	
DOORS	MAIN ENTRANCE	Fire Rated Door
	BEDROOMS	Timber Flush Doors
	OTHERS	Timber Flush Door / *Aluminium Glazed Doors
IRONMOGERY	Quality Locksets and Accessories	
WALL FINISHES	EXTERNAL	Plaster and External Paint
	INTERNAL	Plaster and Emulsion Paint
	BATHROOMS	Ceiling Height Tiles
	KITCHEN	Plaster and Emulsion Paint / *Tiles
FLOOR FINISHES	FOYER, LIVING, DINING, KITCHEN, YARD, STORE	Tiles
	ALL BEDROOMS / LANAI	Laminated Timber Flooring
	ALL BATHROOMS	Tiles
	A/C LEDGE	Cement Rendered

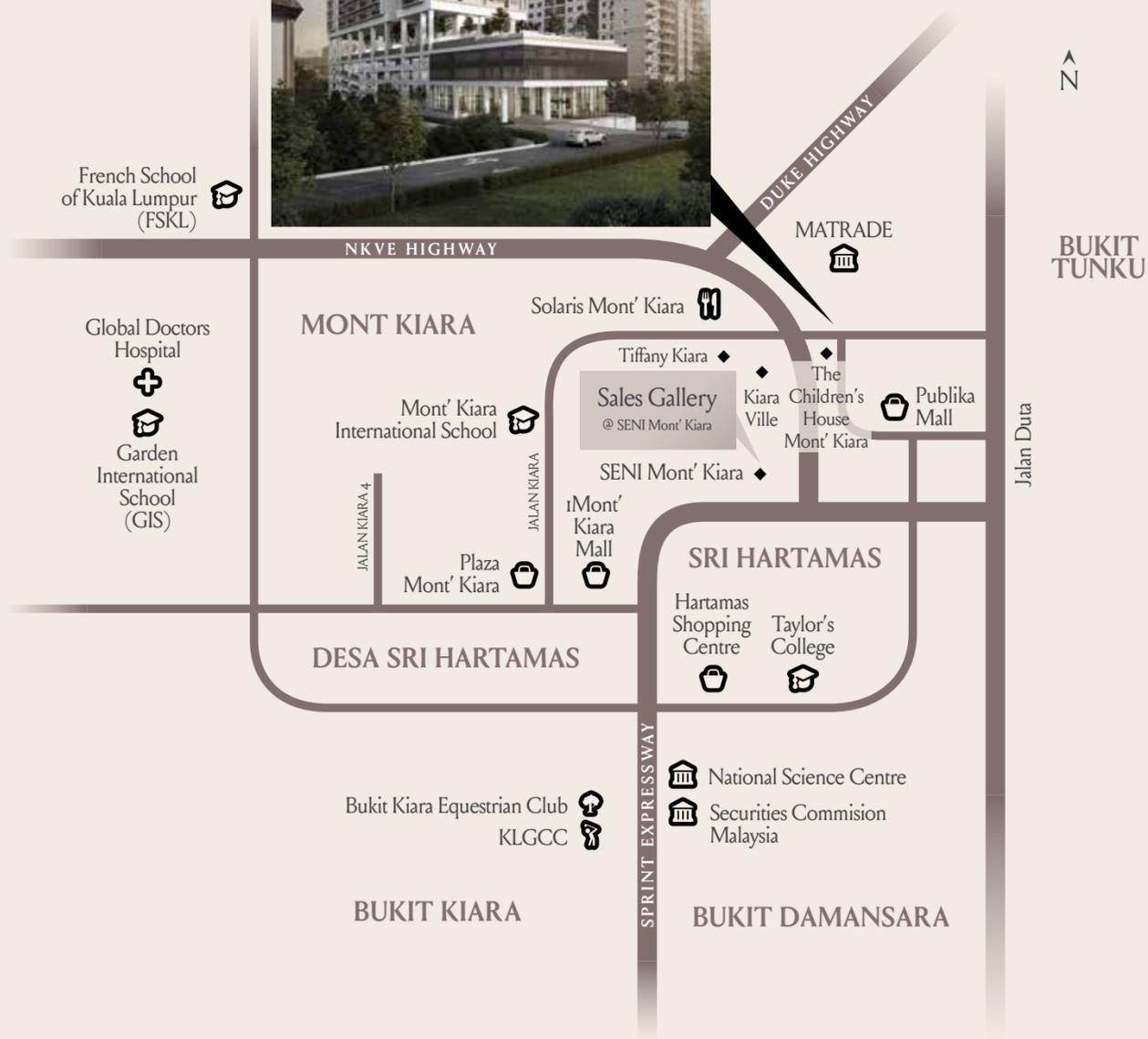
SANITARY AND PLUMBING FITTINGS	TYPE A	TYPE B	TYPE B1	TYPE C	TYPE D	TYPE E	TYPE F
	MASTER BATHROOM						
Water Closet	1	1	1	1	1	1	1
Bathub	1	1	1	1	1	1	1
Bath and Hand Shower Set	1	1	1	1	1	1	1
Hand Shower Set	-	-	-	1	1	1	1
Wash Basin	1	1	1	1	1	1	1
Wash Basin Faucet	1	1	1	1	1	1	1
Toilet Paper Holder	1	1	1	1	1	1	1
Tower Rail	1	1	1	1	1	1	1
BATHROOM 2							
Water Closet	1	1	1	1	1	1	1
Hand Shower Set	1	1	1	1	1	1	1
Wash Basin	1	1	1	1	1	1	1
Wash Basin Faucet	1	1	1	1	1	1	1
Toilet Paper Holder	1	1	1	1	1	1	1
Tower Rail	1	1	1	1	1	1	1
YARD							
Wash Basin	-	-	-	1	1	1	1
Wash Basin Faucet	-	-	-	1	1	1	1
Bib Tap	1	1	1	1	1	1	1

the Specifications

ELECTRICAL INSTALLATIONS	TYPE A	TYPE B	TYPE B1	TYPE C	TYPE D	TYPE E	TYPE F
	Ceiling Light Point	15	17	19	24	23	24
Ceiling Fan Point	3	3	4	5	5	5	5
13A Switch Socket Outlet	19	20	21	25	23	24	26
15A Switch Socket Outlet	1	1	1	1	1	1	1
20A Water Heater Point	2	2	2	2	2	2	2
32A Outlet Point	1	1	1	1	1	1	1
Shaver Point	1	1	1	1	1	1	1
Air-Conditioning Point	3	4	4	5	5	5	6
Telephone Outlet Point	3	3	3	3	3	3	3
SMATV Outlet Point	1	1	1	1	1	1	1
Doorbell Point	1	1	1	1	1	1	1
Hot Water System	Hot water supply to all bathrooms						
Security System	Proximity Access Card / Closed Circuit Television						
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	Intercom to Type A, B, B1, C, D, E, F						
FENCING	Perimeter Fencing						
GAS PIPING	Not Applicable						



KaMi
MONT' KIARA



the affluent address



A network of roads and highways (SPRINT, Penchala Link and NKVE) connect you to Kuala Lumpur city centre and Greater Klang Valley with ease.

It is situated within the expatriate-favoured Mont' Kiara, a stone's throw away from the Dutamas & Hartamas suburbs with a good fill of international schools, malls, dining and entertainment avenues.





STYLE

Each i-ZEN development embodies an extraordinary high standard of contemporary style, not merely in terms of aesthetics but also in the way it is congruent with form and function.



SERVICE

i-ZEN operates to the highest standards, benchmarking itself against the finest to exceed the expectations of clients and stakeholders in the hospitality and property industries.



SECURITY

As security is our top most priority, all systems and procedures are routinely maintained, upgraded and tested to ensure comfort and peace of mind for all.



SOPHISTICATION

In synergy with style, i-ZEN incorporates cutting-edge innovation, style and technology to introduce ease and effortlessness into every aspect of the i-ZEN lifestyle.



SOUL

Soul lies at the very heart of every i-ZEN development. This encompasses a strong sense of belonging, a pride of place, and an identity as a community — all of which is achieved with the fulfilment of the other principles.



SUSTAINABILITY

Through innovative technology and design, i-ZEN endeavours to style life that embraces environmental conservation. With sustainability in mind, i-ZEN seeks to meet the needs of the present without compromising on the need of our future generations.

a developer of Vision, Proven Excellence & Performance



IREKA created the much celebrated i-ZEN brand of luxury properties, offering an exquisite lifestyle that resonates with the needs of discerning homeowners.

The essences of i-ZEN is embodied in the 6S principles of Style, Service, Security, Sophistication, Soul & Sustainability demonstrated in all i-ZEN properties.

There are over 2000 i-ZEN concept homes in Mont' Kiara styled and managed by IREKA. Apart from residential developments, IREKA has also expanded its portfolio in commercial developments - iMont' Kiara, which consists of offices and retail outlets, all within this exclusive expatriate-favoured neighbourhood.



High End Condominiums



SENI MONT' KIARA

KIARA VILLE



TIFFANY BY I-ZEN

I-ZEN@KIARA I

I-ZEN@KIARA II

High End Villas

Hotel & Residences

Hotel & Offices

Hospital



I-ZEN@VILLA ASEANA

THE RUMA HOTEL & RESIDENCES, KL

ALOFT KL SENTRAL

CITY INTERNATIONAL HOSPITAL

Shopping Mall & Hotel

Shopping Mall

Shopping Mall & Offices

Hotel



FOUR POINTS SHERATON SANDAKAN

SANDAKAN HARBOUR MALL

IMONT' KIARA

THE WESTIN HOTEL, KL



Founded in 1967, Ireka Corporation Berhad ('IREKA') is a company listed on the Main Board of Bursa Malaysia. The Group's activities are divided into three core businesses: Infrastructure, Real Estate and Technologies.

Within its Real Estate business, Ireka successfully pioneered the listing of Aseana Properties Limited ('Aseana'), a first-of-its-kind property fund, on the London Stock Exchange in 2007, to undertake property development activities in Malaysia and Vietnam.

IREKA's wholly-owned subsidiary, IREKA Development Management Sdn. Bhd ('IDM'), is the exclusive Development Manager for Aseana.

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In Malaysia, Ireka's and Aseana's property development portfolio includes luxurious residential resort, SENI Mont' Kiara, serviced residences i-ZEN@Kiara I and i-ZEN@Kiara II, gated and guarded courtyard homes i-ZEN@Villa Aseana, luxury condominiums of Kiaraville and Tiffany by i-ZEN and offices and retail mall iMont' Kiara, all of which are located in the exclusive address of Mont' Kiara. Ireka and Aseana are a key part of the urban redevelopment of Sandakan Harbour Square, residential townhouses of Luyang Perdana in Sabah and office and hotel developments in Kuala Lumpur Sentral.

In Ho Chi Minh City, Vietnam, Aseana's property development portfolio includes The International Hi-Tech Healthcare Park.

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IREKA's and Aseana's hotel portfolio and hotel development track record includes the award winning The Westin Kuala Lumpur, and the waterfront Four Points by Sheraton Sandakan.

IREKA also takes pride in the creation of the much celebrated i-ZEN brand of luxury properties.

The essence of i-ZEN embodied in the 6S principle of STYLE, SERVICE, SECURITY, SOPHISTICATION, SOUL and SUSTAINABILITY, are demonstrated in all i-ZEN properties.

With the brand promise to style life, i-ZEN continuously generates new and delightful ways that influence how people live.



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Developer: United Time Development Sdn Bhd • Developer's Address: 18th Floor, Wisma Mont' Kiara, No. 1, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur • Developer's License No.: 19399-1/04-2020/0403(L) • Validity: 24/4/2018 – 23/4/2020 • Advertising & Sales Permit No.: 19399-1/04-2020/0403(F) • Validity: 24/4/2018 – 23/4/2020 • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference: (20) dlm. BP T2 OSC 2017 0185 • Expected Date of Completion: January 2021 • Tenure of Land: Freehold • Land Encumbrances: Nil • Type of House: Serviced Apartment • Built-up Areas: 840sf – 1,604sf • Total Units: 168 units • Selling Price: RM1,195,848.00 (min) – RM2,207,321.00 (max) • 5% Bumiputera Discount • Express Condition: The land cannot be transferred, leased, or charged except with the consent of the State Authority.

The information herein is subject to change and cannot form an offer or contract, and all renderings are artist's impressions only. The developer reserves the right to modify any part or parts of the building, development, and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this brochure, the developer cannot be held for any inaccuracy. Certain added conveniences shall not form part and parcel of the common property and services. The usage of such areas may change from time to time and will be operated by individuals/entities on a pay-per-use basis. All car parks are intended to be accessory parcels to the parcels in the development other than visitors' car parks which will be part of the common property. In the event of conflict and discrepancy between the contents herein and the provisions of Sales & Purchase Agreement, the provisions of the formal Sales & Purchase Agreement shall prevail.

