

**K A I A**

H E I G H T S

E Q U I N E

HILLTOP LIFESTYLE LIVING



KAIA HEIGHTS basking in the evening glow  
Artist's Impression

## ELEVATE YOUR LIVING

KAIA Heights stands tall at the highest point in Equine Park, and offers a lifestyle experience filled with a rich variety of unique features. Its preserving nature setting at the base of the hill is set to ensure a naturally lush welcome home, every time.



### 19.24 ACRES OF HILLTOP LIFESTYLE LIVING

Surrounded by flora & fauna.



### KIDS' FUN TIME

Thoughtfully designed shaded & indoor spaces for the young.



### 8 ACRES OF LANDSCAPE & FACILITIES\*

Catering to all 3 generations.

\*Upon completion of phase 2



### MULTI-SPORTS AREAS

Workouts at various courts – futsal, half-basketball & badminton.



### SAFE & SECURED

Gated & guarded community.



### LOW DENSITY

48 units per acre with built-up from 972 – 1,437 sq.ft.

## FACILITIES FOR ALL GENERATIONS

KAIA Heights is designed to cater to all ages of our residents. Upon completion of the entire project, KAIA Heights will feature 8 acres of facilities - with something for everyone and every age.

Ample green spaces, a myriad of sporting and wellness facilities built over multiple levels will ensure that every day here will be lived to the fullest.



## RECREATION & LEISURE

### ON GRADE

- 1 Futsal Court
- 2 Half-Basketball Court
- 3 725m Jogging Trail

### LEVEL 4

- 4 Multi-Purpose Hall/ Badminton Court

### LEVEL 7

- 5 Gym
- 6 Yoga Room

### LEVEL 8

- 7 BBQ Pavilion
- 8 Indoor Playground
- 9 Library/Reading Room
- 10 Multi-Generation Play Area

### LEVEL 9

- 11 Wading Pool
- 12 Jacuzzi
- 13 Family Pool
- 14 Happy Pavilion
- 15 Family Lawn
- 16 Rendezvous Nook
- 17 Verdant Greens
- 18 Toilets/Changing Rooms
- 19 Co-Creation Space

PHASE 2  
(FUTURE DEVELOPMENT)



Artist's Impression



MULTI-GENERATION PLAY AREA  
Artist's Impression



HALF-BASKETBALL COURT  
Artist's Impression



**A COMPLETE  
& FULFILLING  
LIFESTYLE**

To elevate your living experience, nature stands central at all fronts. Its facilities are also crafted to be well balanced and comprehensive to cater to every individual's interests and preferences.

**FLOOR PLAN**

TYPE  
**A1**

972 sq.ft.

3 Bedrooms + 2 Bathrooms



TYPE  
**A2**

999 sq.ft.

3 Bedrooms + 2 Bathrooms



TYPE  
**B1**

1,241 sq.ft.

3 Bedrooms + 2 Bathrooms



TYPE  
**B2**

1,333 sq.ft.

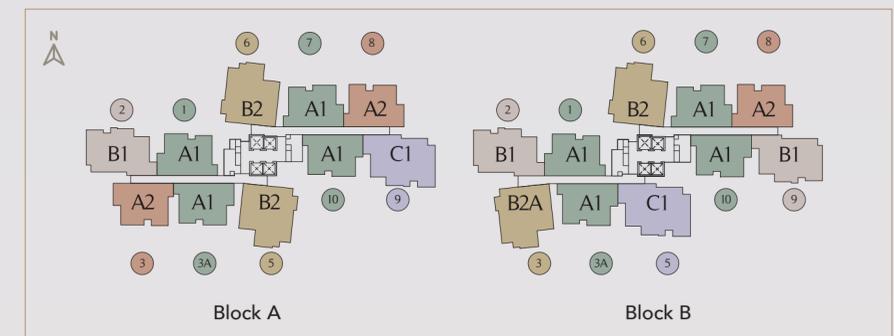
3 Bedrooms + 2 Bathrooms



TYPE  
**C1**

1,437 sq.ft.

3 Bedrooms + 2 Bathrooms



## SPACE FOR THE WHOLE FAMILY

Homes at KAIA Heights are generous in space and flexible in design. Larger floor spaces allow you more comfort and afford more opportunities for you to craft your personal stylised living atmosphere.



**DINING ROOM** in an open layout  
Artist's Impression



**BEDROOM** large and spacious  
Artist's Impression

## SPECIFICATIONS

Structure	Reinforced Concrete				
Wall	Masonry Wall/Reinforced Concrete				
Roofing Covering	Reinforced Concrete Roof				
Roof Framing	Reinforced Concrete				
Ceiling	Plasterboard And Paint/Skim Coat And Paint				
Windows	Aluminium Framed Glass Window				
Doors	Fire Rated Door/Flush Door/Flush Door With Glass Panel/Aluminium Framed Glass Sliding Door				
Ironmongery	Locksets				
Wall Finishes	Master Bath/Bath 2 - Selected Tiles To Ceiling Height				
	Kitchen - 1.5m Height Tiles To Selected Wall/Plaster And Paint				
	Other Walls - Skim Coat And Paint/Plaster And Paint				
Floor Finishes	Living/Dining/Kitchen/Master Bath/Bath 2/Yard/Balcony - Tiles				
	Master Bedroom/Bedroom 2/Bedroom 3 - Laminated Timber Flooring				
Sanitary And Plumbing Fittings	Wash Basin With Tap	2 nos.			
	Water Closet	2 nos.			
	Instant Water Heater	2 nos.			
	Bib Tap	3 nos.			
	Kitchen Sink With Tap	1 no.			
Electrical Installation	Type	A1 / A1(G) / A2	B1 / B1(G)	B2 / B2A / B2A(G)	C1 / C1(G)
	Lighting Point	13 nos.	16 nos.	17 nos.	18 nos.
	Power Point	17 nos.	20 nos.	19 nos.	21 nos.
	Water Heater Power Point	2 nos.	2 nos.	2 nos.	2 nos.
	Ceiling Fan Point Without Hook	4 nos.	4 nos.	4 nos.	4 nos.
	Air-Conditioning Power Point	4 nos.	4 nos.	4 nos.	4 nos.
	Door Bell Point	1 no.	1 no.	1 no.	1 no.
	SMATV Point	1 no.	1 no.	1 no.	1 no.
Mechanical Exhaust Vent	1 no.	-	-	-	
Internal Telecommunication	Provided				
Trunking And Cabling					

## SURROUNDED BY CONVENIENCES

Situated in a prime spot with access to shopping centres, schools and healthcare, KAIA Heights has direct access to MEX, SKVE, LDP and Bukit Jalil Highways, and is also a short 1.6km drive to Equine Park MRT station.



## REGISTER NOW



1800888008  
uemsunrise.com



### THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

KAIA Heights • Developer: Sunrise Alliance Sdn Bhd Registration No.: 199901011547 (486447-V) • Address: Level U2, Block C5, Solaris Dutamas, No.1 Jalan Dutamas 1, 50480, Wilayah Persekutuan Kuala Lumpur • Developer's License No.: 20047-1/02-2023/0124(L) • Validity Period: 18/02/2021 – 17/02/2023 • Advertising & Sales Permit No.: 20047-1/02-2023/0124(P) • Validity Period: 18/02/2021 – 17/02/2023 • Approving Authority: Majlis Bandaraya Subang Jaya • Reference No.: MPSJ.BGN.BP6.600-1/10/4/30(27) • Type Of Building: Condominium • Land Tenure: Leasehold • Leasehold Expiry Date: 18 September 2093 • Land Encumbrances: Nil • Restriction In Interest: The land shall not be transferred, leased or changed without prior approval by the State Authority • Total No. Of Units: Block A: 257 units, Block B: 260 units • Built-Up Area: 972 – 1,437 sq.ft. • Selling Price: Block A – RM567,800 (Min) – RM1,004,870 (Max), Block B – RM657,570 (Min) – RM1,016,370 (Max) • Expected Date of Completion: March 2025 • Bumiputra Discount: 7% • All art renderings and photographs contained in this visual 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.