



**ALLEVIA**  
MONT'KIARA

A PRESTIGIOUS FREEHOLD DEVELOPMENT BY UEM SUNRISE  
THE MAKERS OF MONT'KIARA

A PRIVILEGE TO PRIVACY





## YOUR PERSONAL HAVEN IN THE CITY

Situated a stone's throw away from the CBD of Mont'Kiara, Allevia places you at the heart of affluence. Here is where you delight in the lifestyle of the discerning while savouring your privilege to privacy, with only 4 units on each floor.

As you indulge in Mont'Kiara's best, live knowing that your home will last for generations to come. Sustainability permeates throughout all aspects of Allevia, perfectly crafted for green living as certified by GreenRE.



Jalan Kiara 4 is developed to be accessible exclusively for Allevia residents



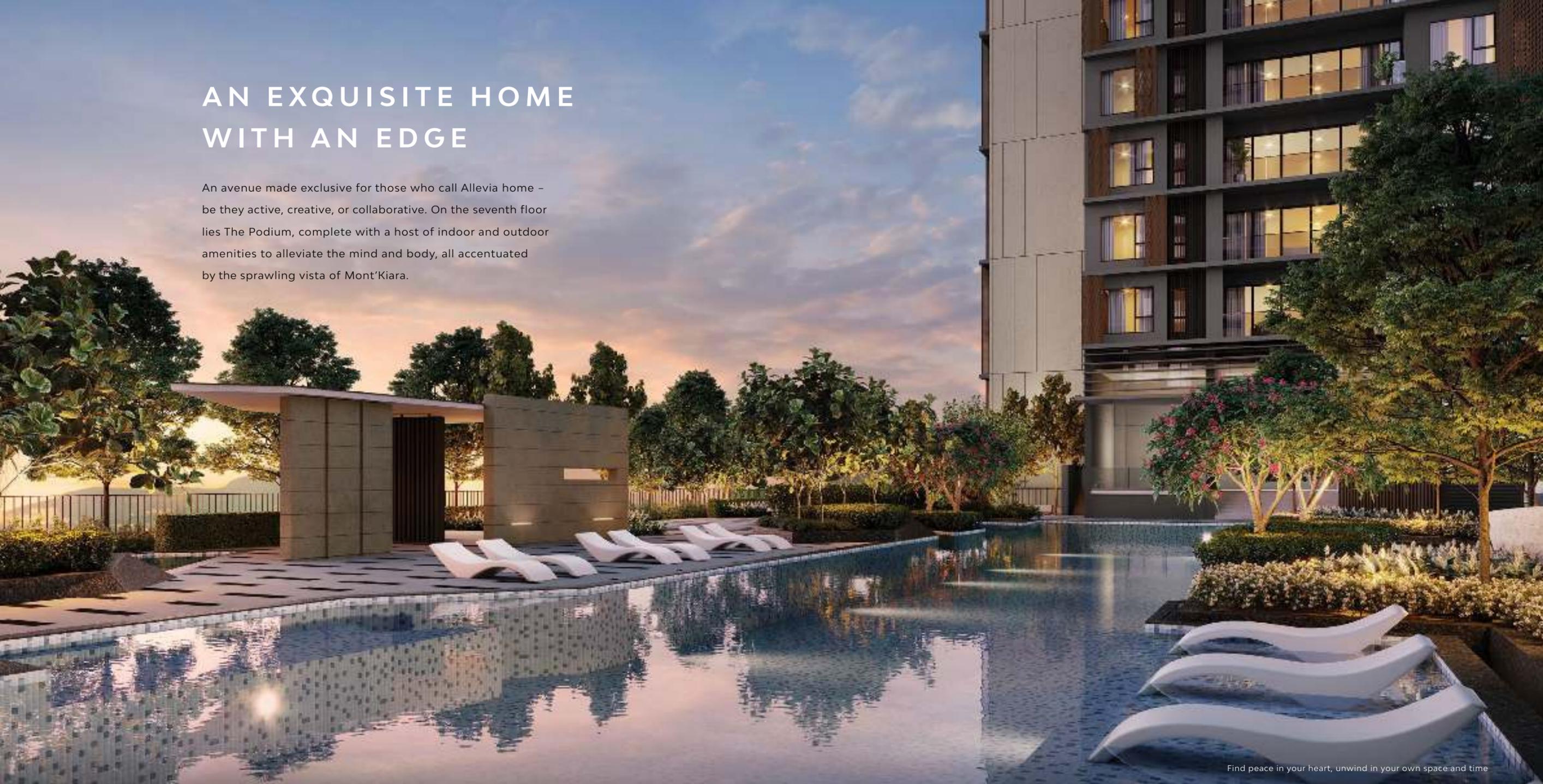
A home for your loved ones  
to create memories that last a lifetime

## PRIVACY IS EXCLUSIVELY YOURS

Cross the threshold into a world of your own. Your home at Allevia is designed around the ideal hotel-living experience, with an emphasis on comfort and privacy. Great care has been taken to reinvent your everyday for hotel-inspired living – from accessing Allevia’s dedicated entrance on Jalan Kiara 4, to your warm welcome at the lobby, and your arrival at home.

# AN EXQUISITE HOME WITH AN EDGE

An avenue made exclusive for those who call Allevia home – be they active, creative, or collaborative. On the seventh floor lies The Podium, complete with a host of indoor and outdoor amenities to alleviate the mind and body, all accentuated by the sprawling vista of Mont'Kiara.

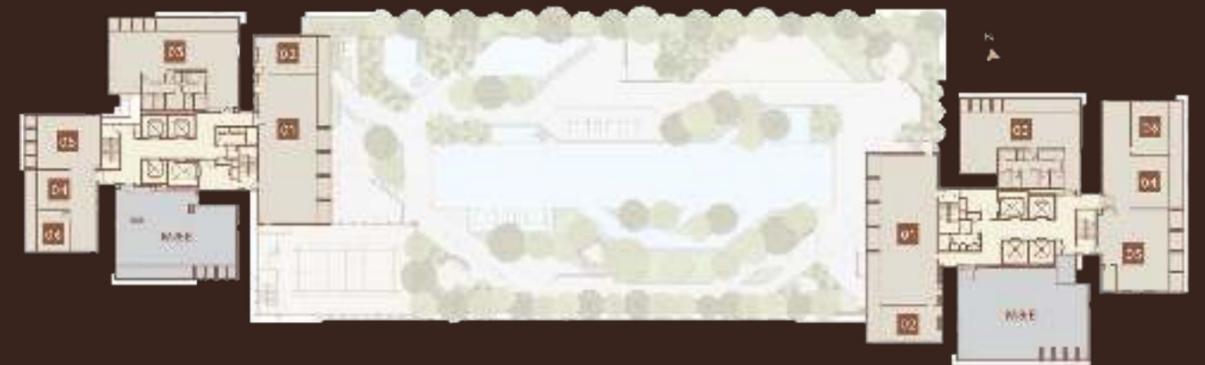


Find peace in your heart, unwind in your own space and time



## THE PODIUM

- |                       |                         |  |
|-----------------------|-------------------------|--|
| 01 Games Room         | 06 Pool Deck            | 11 BBQ Pit                             |
| 02 Co-Creation Studio | 07 Sunken Deck          | 12 Multipurpose Hall / Badminton Court |
| 03 Music Room         | 08 Jacuzzi              | 13 Steam Room                          |
| 04 Kids' Pool         | 09 Pavilion             |  |
| 05 50m Lap Pool       | 10 Multi-Gen Playground |  |



## THE ROOFTOP

- |                       |                      |                   |
|-----------------------|----------------------|-------------------|
| 01 Sky Gym            | 03 Sky Terrace       | 05 Private Dining |
| 02 Sky Cycling Studio | 04 Tresor Sky Lounge | 06 Karaoke Room   |



A space where gatherings are catered to the abundance of joy and laughter

## THE HEIGHT OF AFFLUENCE & RELAXATION

Rise into a realm beyond the mundane at the peak.  
The Rooftop of Allevia grants views of greater Kuala Lumpur  
unlike any other, a testament to elevated living. Find yourself  
invigorated with sky-bound workouts at the Sky Gym,  
or relishing in lofty private gatherings at the Tresor Sky Lounge.



Live a balanced life and sweat it out at our Sky Cycling Studio



Enjoy the panoramic views of the city while you exercise

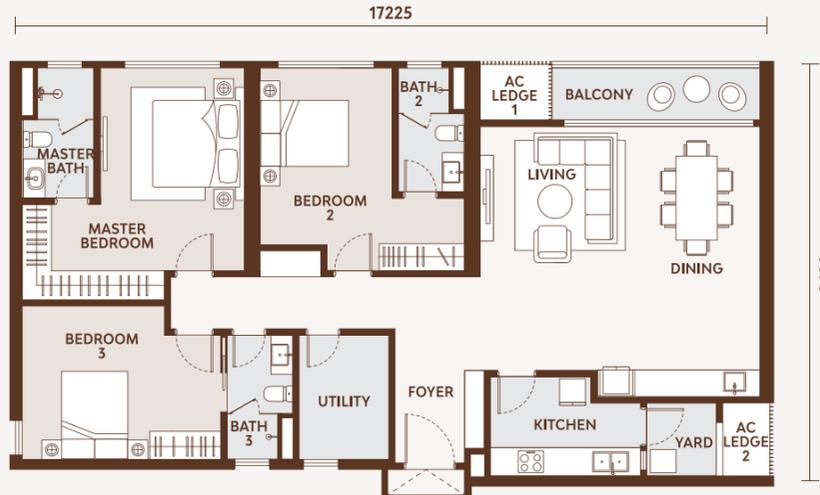


## LUXURIATE IN LAVISH SPACES

Each abode in Allevia is created to accommodate the ideal affluent urban lifestyle, imbued with quality craftsmanship and the finest of finishes. With vast living spaces sized from 1,703 sq. ft. to 2,634 sq. ft., your privilege to privacy is an unfettered one.

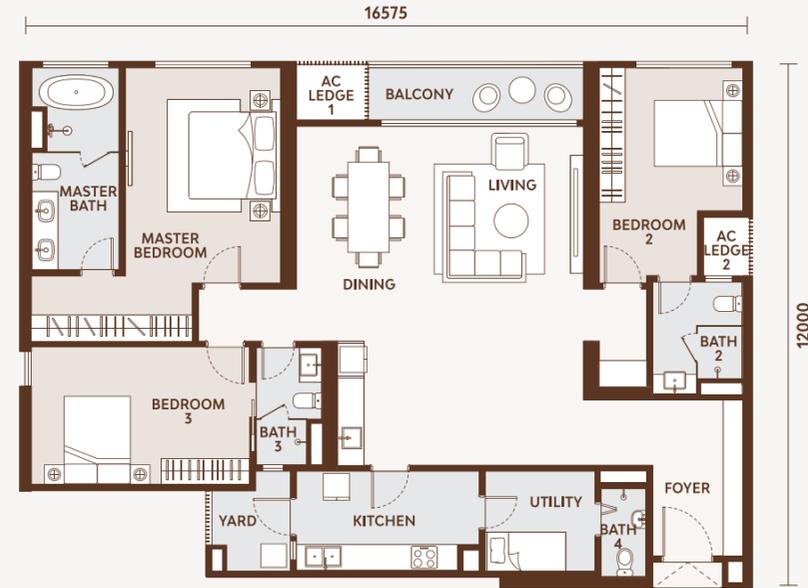
## Type A

1,703 SQ. FT.  
3 BEDROOMS + 1 UTILITY  
3 BATHROOMS



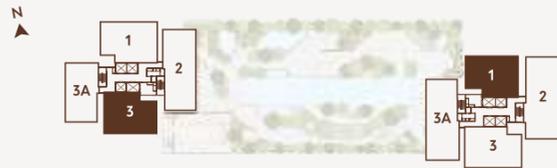
## Type C1

1,971 SQ. FT.  
3 BEDROOMS + 1 UTILITY  
4 BATHROOMS



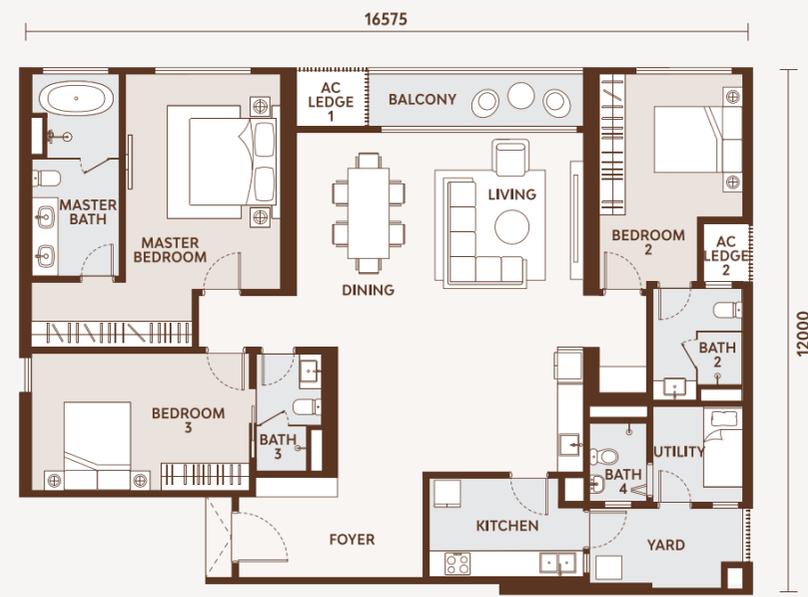
## Type B

1,757 SQ. FT.  
3 BEDROOMS + 1 UTILITY  
3 BATHROOMS



## Type C2

1,971 SQ. FT.  
3 BEDROOMS + 1 UTILITY  
4 BATHROOMS

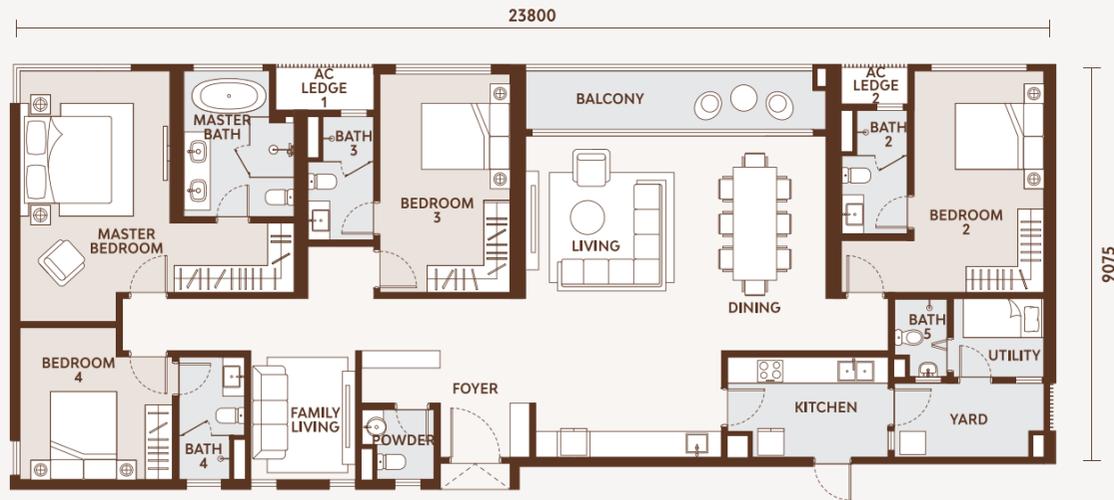


TOWER A:  
LEVEL 1 TO 7

TOWER B:  
LEVEL 1 TO 6

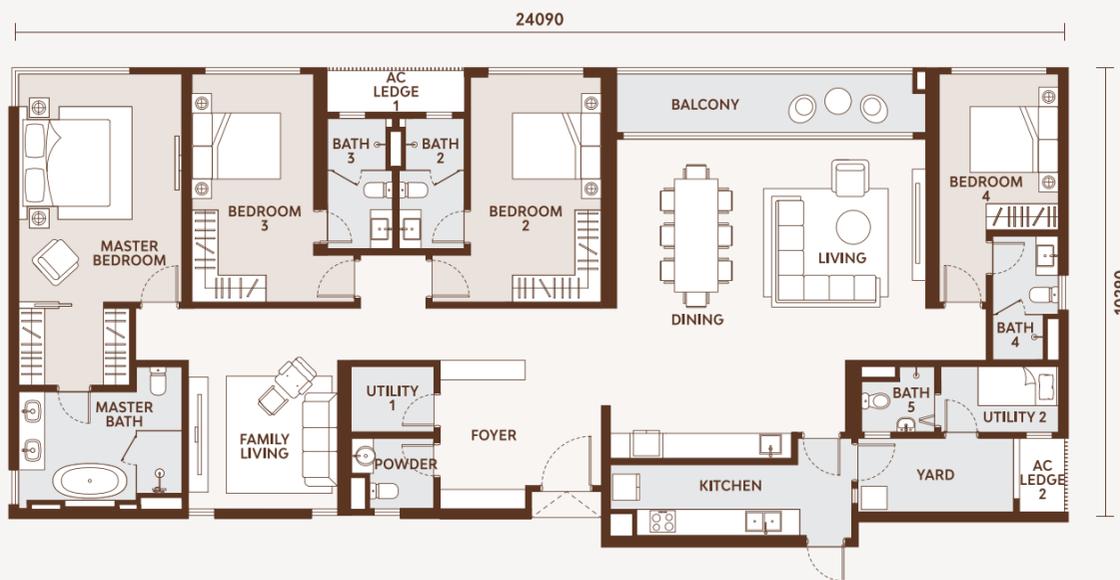
## Type D

2,345 SQ. FT.  
4 BEDROOMS + 1 UTILITY  
5 BATHROOMS + 1 POWDER ROOM



## Type E

2,634 SQ. FT.  
4 BEDROOMS + 2 UTILITY  
5 BATHROOMS + 1 POWDER ROOM



## SPECIFICATIONS

Structure	Reinforced concrete	
Walls	Reinforced concrete / Masonry wall / Dry wall partition where applicable	
Roofing covering	Reinforced concrete roof	
Roof framing	Reinforced concrete	
Ceiling	Skim coat / Plaster ceiling and paint where applicable	
Windows	Aluminium framed glass window	
Doors	Fire rated door / Timber flush door / Aluminium framed glass sliding door / Sliding / Folding door where applicable	
Ironmongery	Selected locksets / Ironmongery	
Wall finishes	Internal	Skim coat / Plaster and paint where applicable
	Kitchen	Selected tiles up to ceiling height / Skim coat / Plaster and paint where applicable No tiles behind kitchen cabinet
	Bathroom	Selected tiles up to ceiling height No tiles behind mirrors
	Powder Room	Selected tiles up to ceiling height No tiles behind mirrors
Floor finishes	Selected tiles to living, dining, kitchen, bathrooms, powder room (Type D & E), utility, balcony, yard	
	Bedrooms	Engineered timber flooring
	Other areas	Cement render

	Type A	Type B	Type C1	Type C2	Type D	Type E
<b>Sanitary Schedule</b>						
Wash basin and tap	3	3	4	4	6	6
Water closet & hand bidet	3	3	4	4	6	6
Shower	3	3	4	4	5	5
Bathtub	-	-	1	1	1	1
Bib tap	2	2	2	2	2	2
Kitchen sink & tap	2	2	2	2	2	2

	Type A	Type B	Type C1	Type C2	Type D	Type E
<b>Electrical Installation</b>						
Lighting point	22	21	23	23	30	30
Fan point without hook	5	5	5	5	7	7
13A Power point	24	24	24	24	30	30
Air-conditioning point	5	5	5	5	7	7
Exhaust hood point	1	1	1	1	1	1
Hob point	1	1	1	1	1	1
Washing machine point	1	1	1	1	1	1
Water heater point	3	3	3	3	5	5
Oven point	1	1	1	1	1	1
Doorbell point	1	1	1	1	1	1
Distribution board	1	1	1	1	1	1
Fibre wall socket	1	1	1	1	1	1
Audio intercom	1	1	1	1	1	1
SMATV outlet	2	2	2	2	2	2



Easy and convenient access for all your grocery needs

### WALKING DISTANCE TO

- Mont'Kiara International School  
200m
- Arcoris Mont'Kiara  
360m
- Global Doctors Hospital  
450m
- 163 Retail Park  
480m
- Garden International School  
500m
- Plaza Mont'Kiara  
600m

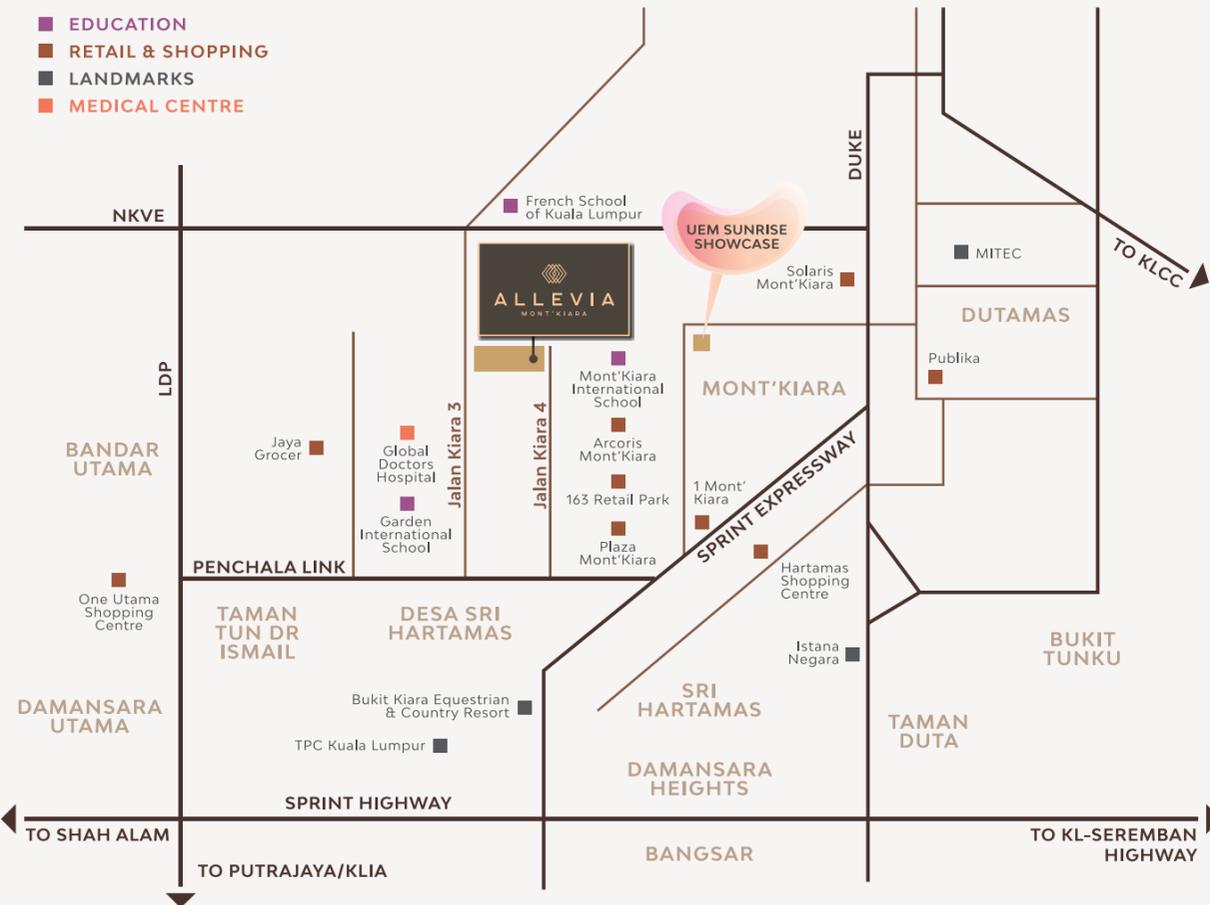
\*Sourced from Google Maps



A space where children can learn and play within a safe community



Explore and indulge in new dining experiences



1800888008  
uemsunrise.com



Find your Happy

Developer: Allevia Sdn. Bhd. (270421-U) • Developer's License No.: 19990-1/10-2022/0650 (L) • Validity Period: 02/10/2020 - 01/10/2022 • Advertising & Sales Permit No.: 19990-1/10-2022/0650 (P) • Validity Period: 02/10/2020 - 01/10/2022 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP T2 OSC 2020 0176 • Expected Completion Date: March 2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Building: Condominium • Total No. of Units: Block A: 159 units, Block B: 135 units • Selling Price: Block A RM1,575,800 (Min) - RM2,878,588 (Max), Block B RM1,535,800 (Min) - RM2,504,471 (Max) • Bumiputera Discount: 5% • 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.

THE MAKERS OF  
MONT'KIARA



A member of UEM Group

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Happy*