

URBAN LIVING, MADE SIMPLE

A development situated in Alamesra, Ayuria Place is where people can come together to enjoy a fulfilling community lifestyle.

Easily accessible from the 6-lane Jalan UMS carriageway, Ayuria Place is approximately 13km to the KK city centre, and 19km to KK International Airport. The close proximity to matured amenities such as banks, colleges, government departments, and establishments such as 1Borneo Hypermall and Universiti Malaysia Sabah (UMS), ensures seamless convenience for its community.



KAYANA HEIGHTS

AYURIA PLACE



ONE HOME
FOR ALL



FIRST, WE BUILT THE COMMUNITY, THEN KAYANA HEIGHTS.

The culture of 'community first' lies in the heart of Ayuria Place, KK's first placemaking neighbourhood. The development spans 20 acres, featuring a rich blend of public areas, residentials, and functional spaces where people can come together to enjoy a fulfilled lifestyle. This spirit of community is also embodied by Kayana Heights, modern apartments made for today's urban dweller.

Kayana Heights is more than just a place to call home, it's where residents can adopt a vibrant way of life within a close-knit community. Elevated living is promised through comfortable layouts, attractive facilities, and being within reach of amenities such as lifestyle shops, green spaces, and more.



THE JOYS OF AN ACTIVE COMMUNAL LIFESTYLE

Whether it's to thrive in an active daily routine or enjoy leisurely moments, Kayana Heights also houses various facilities for its community. One that particularly stands out is the expansive 1.2 acres Central Park, an urban oasis where people can gather, socialise, and indulge in wellness practices.

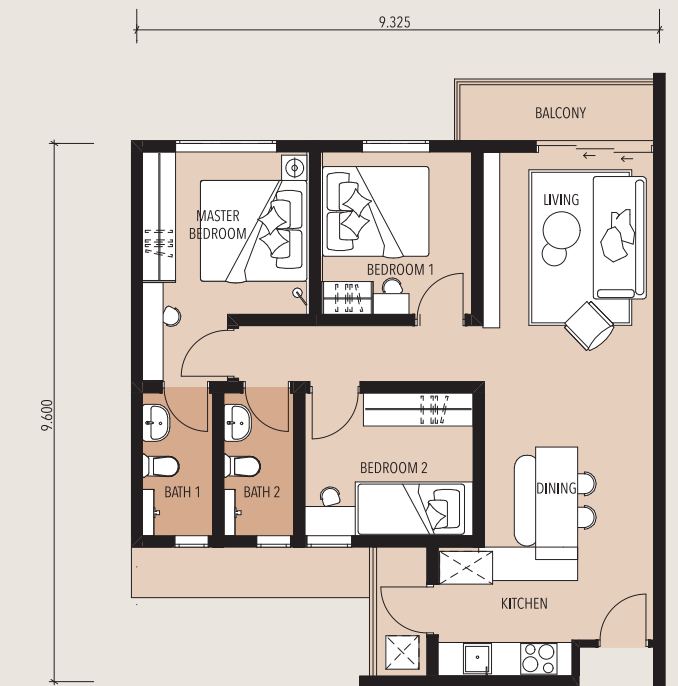
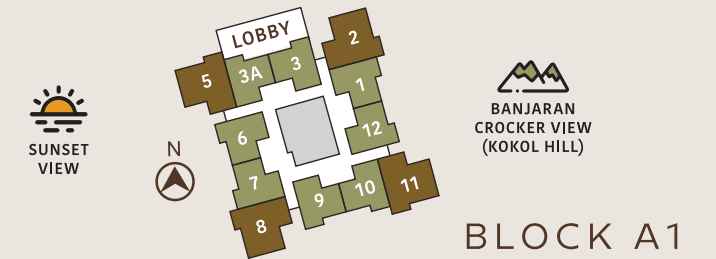


A WIDE RANGE OF FACILITIES

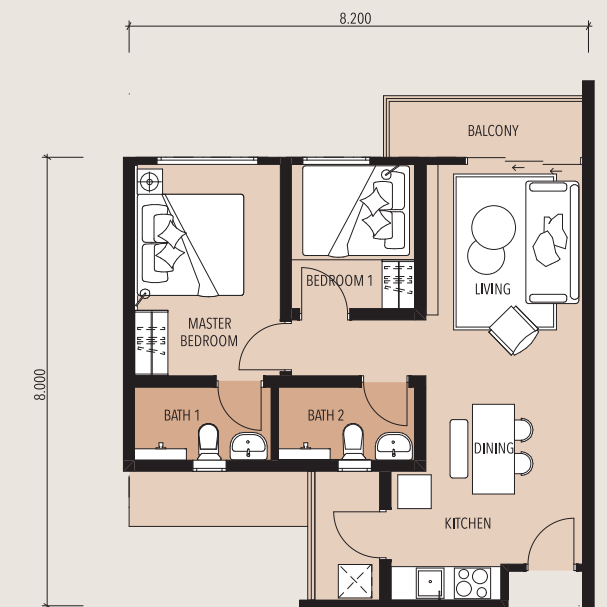
- 1 Meeting / Discussion / Tuition Rooms
- 2 Parcel Room
- 3 Food Delivery Stations
- 4 Indoor Playroom
- 5 Outdoor Gym
- 6 Jogging Track
- 7 Management Office
- 8 1.2 acres Central Park
- 9 Clubhouse



VERSATILE LAYOUTS FOR COMFORTABLE LIVING



TYPE B 900 sq. ft. | 3 Bedrooms 2 Bath



TYPE C 650 sq. ft. | 2 Bedrooms 2 Bath