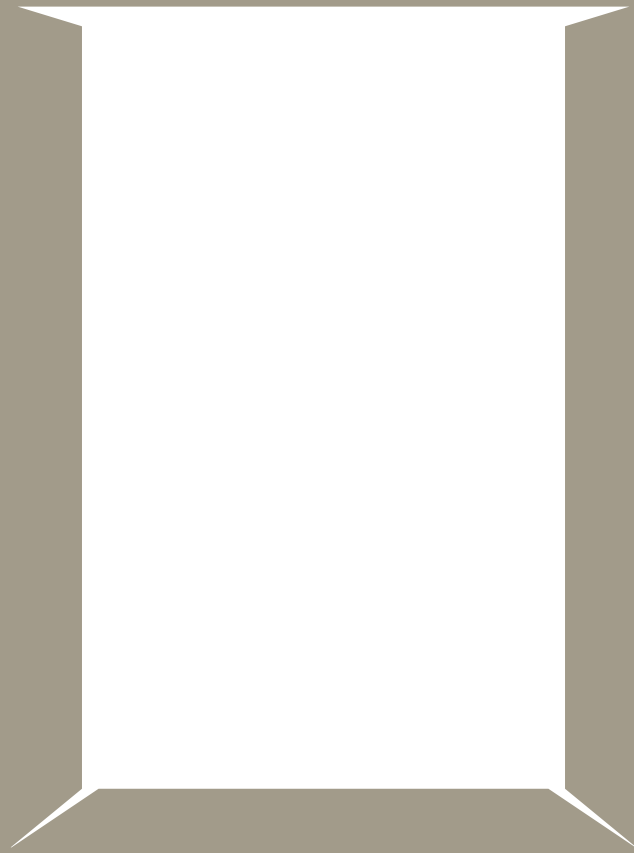




When thoughtful insights, exceptional design, and inclusive planning converge, an exquisite lifestyle takes shape.



That vision comes to life in MAIA, a statement of refined living where exclusivity meets inclusivity, and every detail reflects the art of living well. Set on elevated land with Bukit Kiara as its natural backdrop, this hilltop enclave opens to expansive cityscapes and lush hillside greens.



MAIA

MONT'KIARA

by **UEM Sunrise**

Exclusive by Concept

Inclusive by Design

Exclusive by concept, MAIA is envisioned as an intimate, resort-inspired sanctuary, where architecture is inspired by its hilltop setting and the greenery of Bukit Kiara. Designed to complement its natural surroundings, it balances privacy, openness, and refined urban living in one distinctive address.

Inclusive by design, the homes are thoughtfully curated for versatility, so life feels naturally yours. With a range of layouts designed to support different life stages, family needs, and lifestyle preferences, MAIA offers spaces that can adapt to the way you live.

Generous layouts, private lift lobby arrival, and low-density living further enhance the sense of comfort, convenience, and privacy.



Facade

Low
Density

— 495 Curated
Units —

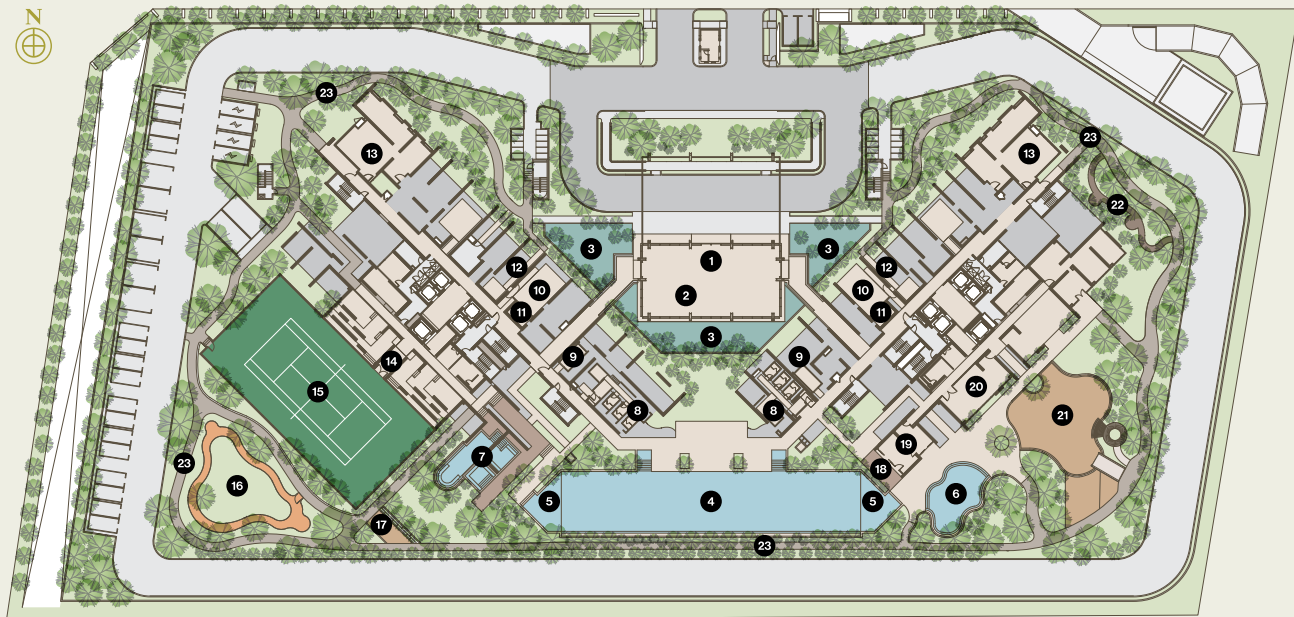
Bungalow
Inspired Units

A World Within

Guided by TERRA · VERDE · AIRE, the facilities unfold across three distinct realms. TERRA anchors the arrival experience, VERDE brings a living layer of nature to the podium, while AIRE opens to light and sky at the rooftop. Together, lush landscapes, calming water features and thoughtfully designed amenities create a seamless resort-inspired lifestyle centred on wellness and connection.



Infinity Pool



VERDE TOWER

TERRA TOWER

LEVEL G

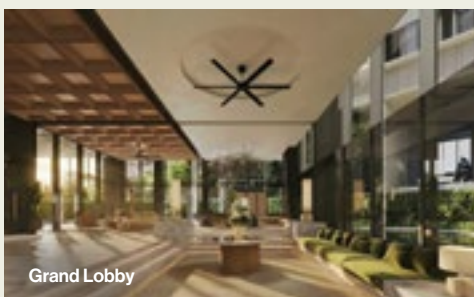
- | | | |
|-------------------------|-----------------------|-----------------------------|
| 1 Grand Lobby | 9 Nursing Room | 17 Outdoor Exercise Station |
| 2 Sunken Lounge | 10 Mail Room | 18 BBQ Terrace |
| 3 Bio Pond | 11 Parcel Room | 19 Family Lounge |
| 4 Infinity Pool | 12 Food Delivery Area | 20 Kids' Indoor Play Area |
| 5 Lounge Pool | 13 Reading Room | 21 Jungle Play |
| 6 Kids' Pool | 14 Social Deck | 22 Fern Valley Walk |
| 7 Hydrotherapy Pool | 15 Tennis Court | 23 Jogging Trail |
| 8 Changing Room / Sauna | 16 Pet Park | |

LEVEL M

Management Office
Yoga Deck
Gymnasium

LEVEL 39

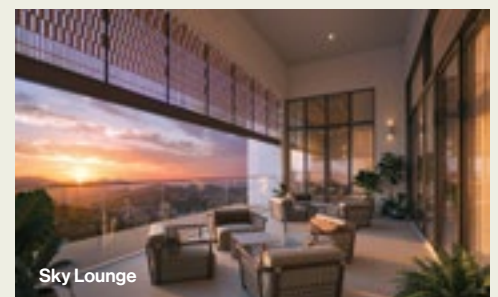
Games Room
Sky Lounge
Multipurpose Hall



Grand Lobby



Gymnasium



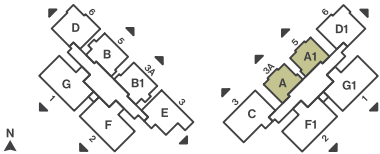
Sky Lounge

Type A

138 SQM (1,485 SQFT)

2 BEDROOM LAYOUT

- 1 MASTER SUITE
- 1 ENSUITE BEDROOM
- 1 POWDER ROOM
- 1 UTILITY

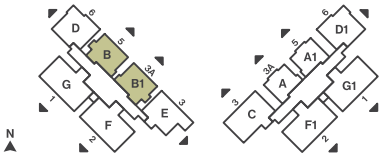


Type B

172 SQM (1,851 SQFT)

3 BEDROOM LAYOUT

- 1 MASTER SUITE
- 2 UTILITIES & 1 BATHROOM
- 2 ENSUITE BEDROOMS

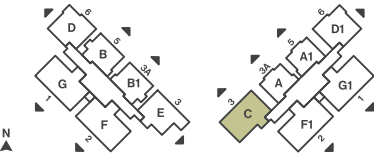


Type C

204 SQM (2,196 SQFT)

3 BEDROOM LAYOUT

- 1 MASTER SUITE
- 2 ENSUITE BEDROOMS
- 1 POWDER ROOM
- 2 UTILITIES & 1 BATHROOM

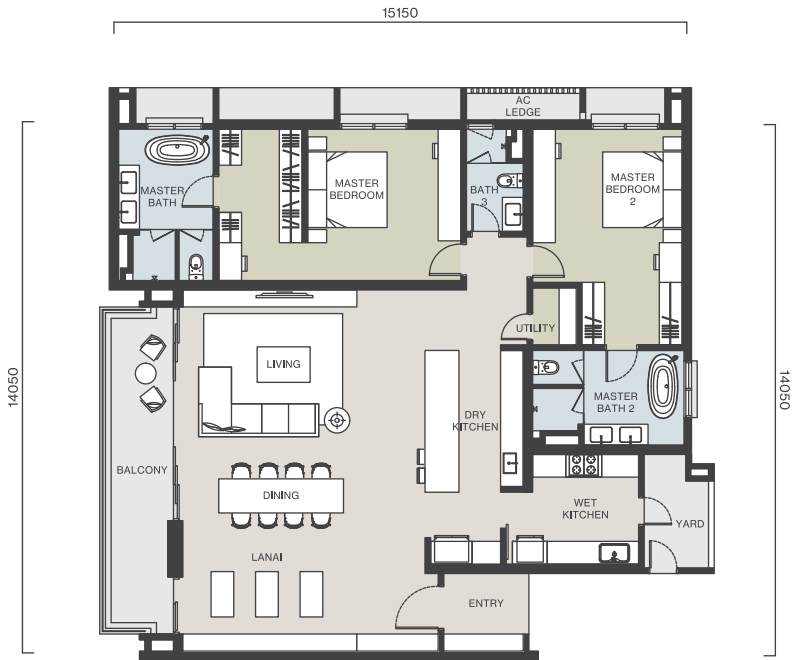
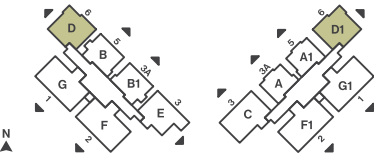


Type D

204 SQM (2,196 SQFT)

SIGNATURE DUAL MASTER SUITES

- 2 MASTER SUITES
- 1 LANA*
- 1 BATHROOM
- 1 UTILITY



A Signature Dual Master Suite concept, designed for ultimate privacy, comfort and luxury.

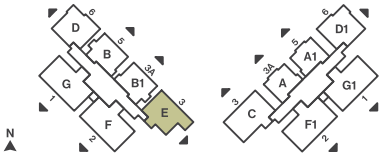
Type E

206 SQM (2,217 SQFT)

*Enclosable lanai

FLEXIBLE 2-TO-3 BEDROOM LAYOUT

- 1 MASTER SUITE
- 1 LANAI* & 1 BATHROOM
- 1 ENSUITE BEDROOM
- 2 UTILITIES & 1 BATHROOM



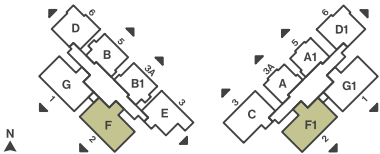
Type F

276 SQM (2,971 SQFT)

*Enclosable lanai for ensuite bedroom

FLEXIBLE 3-TO-4 BEDROOM LAYOUT

- 1 MASTER SUITE
- 2 UTILITIES & 1 BATHROOM
- 2 ENSUITE BEDROOMS
- PRIVATE LIFT LOBBY
- 1 LANAI* & 1 BATHROOM



Type G

277 SQM (2,982 SQFT)

*Enclosable lanai for ensuite bedroom

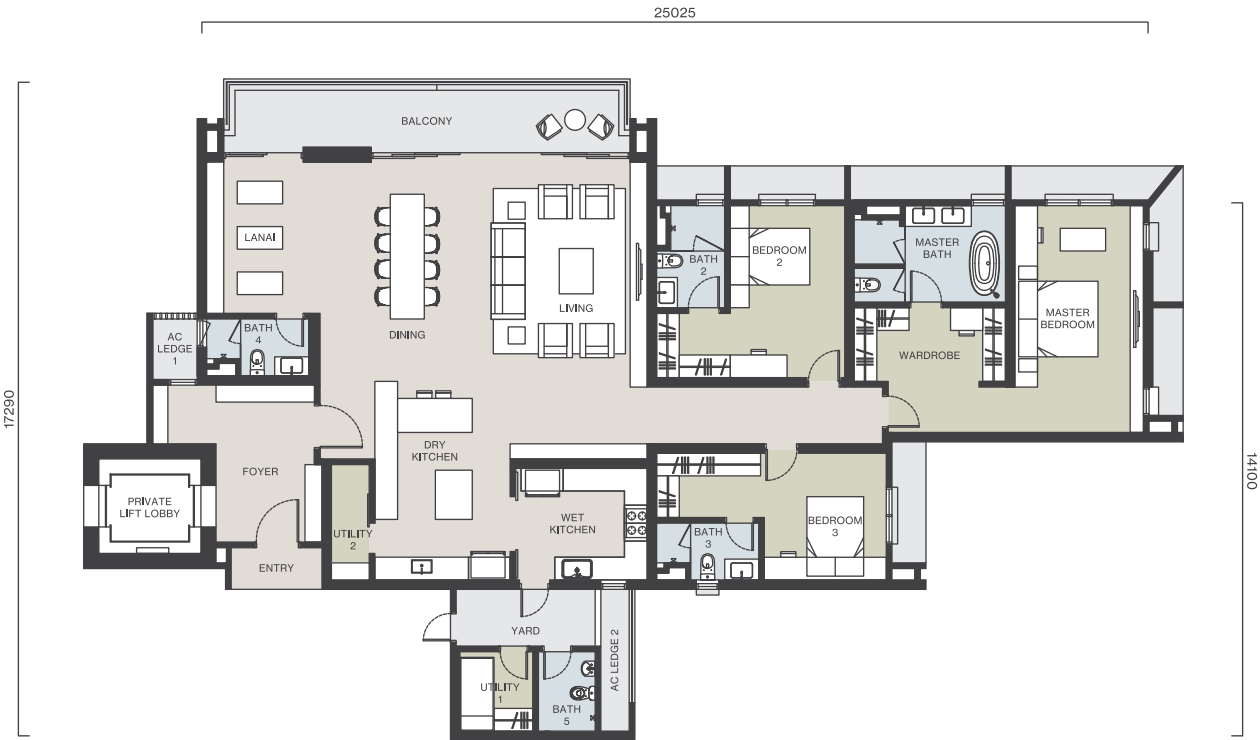
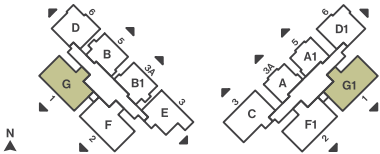
FLEXIBLE 3-TO-4 BEDROOM LAYOUT

- 1 MASTER SUITE

2 ENSUITE BEDROOMS

1 LANAI* & 1 BATHROOM
- 2 UTILITIES & 1 BATHROOM

PRIVATE LIFT LOBBY





Type E Master Bedroom

Specifications

STRUCTURE	Reinforced Concrete											
WALL	Masonry Wall / Reinforced Concrete											
ROOFING COVERING	Reinforced Concrete Roof											
ROOF FRAMING	Reinforced Concrete											
CEILING	Generally Skim Coat / Plaster and Paint Finish to Soffit of Concrete Slab Except Where Covered by Plastered Ceiling or Boxed Up Ceiling in the Unit (where applicable) / Plasterboard and Paint / Skim Coat and Paint											
WINDOWS	Aluminum Framed Glass Window											
DOORS	Fire Rated Door / Flush Door / Aluminum Glass Door (where applicable)											
IRONMONGERY	Quality Locksets											
WALL FINISHES												
Internal	Skim Coat / Plaster and Paint											
Bathrooms	Selected Tiles up to Ceiling Height / Plaster and Paint (where applicable) / No tiles behind Mirror											
Kitchen	Tiles / Skim Coat and Paint / Plaster and Paint (where applicable) / No tiles behind Kitchen Cabinet											
FLOOR FINISHES												
Bedrooms	Engineered Timber Flooring											
Foyer, Powder, Living, Dining, Dry Kitchen, Wet Kitchen, Yard, Utility, Balcony, Master Bathroom, Lanai, Other Bathroom	Tiles											
A/C Ledge	Cement Screed											
SANITARY AND PLUMBING FITTING												
UNIT TYPE	A	A1	B	B1	C	D	D1	E	F	F1	G	G1
Wash Basin with Tap	4	4	5	5	6	5	5	5	6	6	6	6
Water Closet	3	3	4	4	5	3	3	4	5	5	5	5
Bib Tap	2	2	2	2	2	2	2	2	2	2	2	2
Hand Bidet	3	3	4	4	5	3	3	4	5	5	5	5
Kitchen Sink with Tap	2	2	2	2	2	2	2	2	2	2	2	2
Bath Tub with Tap	1	1	1	1	1	2	2	1	1	1	1	1
Shower	2	2	4	4	4	3	3	4	5	5	5	5
Shower Tap	1	1	1	1	1	2	2	1	1	1	1	1
ELECTRICAL INSTALLATIONS												
UNIT TYPE	A	A1	B	B1	C	D	D1	E	F	F1	G	G1
Lighting Points	27	27	32	32	38	32	32	35	40	40	44	44
Ceiling Fan Points without Hook	4	4	5	5	5	5	5	5	6	6	6	6
Power Point	16	16	20	20	21	24	24	23	28	28	28	28
Exhaust Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machines & Dryer Points	2	2	2	2	2	2	2	2	2	2	2	2
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Power Point	2	2	3	3	3	3	3	3	4	4	4	4
Mechanical Exhaust Fan	-	-	-	-	1	-	-	-	-	-	-	-
Air Conditioning Point	4	4	5	5	5	5	5	6	7	7	7	7
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1
Intercom	1	1	1	1	1	1	1	1	1	1	1	1
SMATV Point	1	1	1	1	1	1	1	1	1	1	1	1
Wall Fan Point	2	2	3	3	3	2	2	3	3	3	3	3

Perfectly Placed

MAIA Mont'Kiara rises in one of Kuala Lumpur's most sought-after addresses, where urban vibrancy meets the calm of Bukit Kiara's green hills.

Set within a long-established expatriate enclave, it offers effortless access to renowned international schools and key amenities. Here, lifestyle, community, and convenience converge in a neighbourhood alive with energy and opportunity.



About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad. With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area.

UEM Sunrise has extended their mark internationally, most notably in Australia.

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uemsunrise.com

A future
worth building



Developer: Laser Tower Sdn. Bhd. (647615-T) • Address: Level U6, Block C5, No. 1, Jalan Dutamas 1, Solaris Dutamas, 50480 Kuala Lumpur, Malaysia • Tel: 016 299 9333 • Type of Property: Condominium • Developer's License No.: 30141/08-2027/0140(A) • Validity Period: 10/08/2022 - 09/08/2027 • Advertising & Sales Permit No.: 30141-2/06-2029/0431(N)-(S) • Validity Period: 11/06/2026 - 10/06/2029 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2025 4037 • Land Tenure: Freehold • Restriction in Interest: Nil • Land Encumbrance: Nil • Block A & B Total No. of Units: Block A, 247 Units 45 Storey Condominium, Block B, 248 Units 45 Storey Condominium • Selling Price: Block A, RM2,273,500.00 (Minimum) RM3,563,500.00 (Maximum), Block B, RM1,841,000.00 (Minimum) RM3,869,750.00 (Maximum) • Bumiputera Discount: 5% • Number of Parking Lots: 2/3/4

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