



PAVILION MONT' KIARA

KUALA LUMPUR

Preliminary Development Info
(Internal use only, strictly not for circulation)

20 Apr 2023

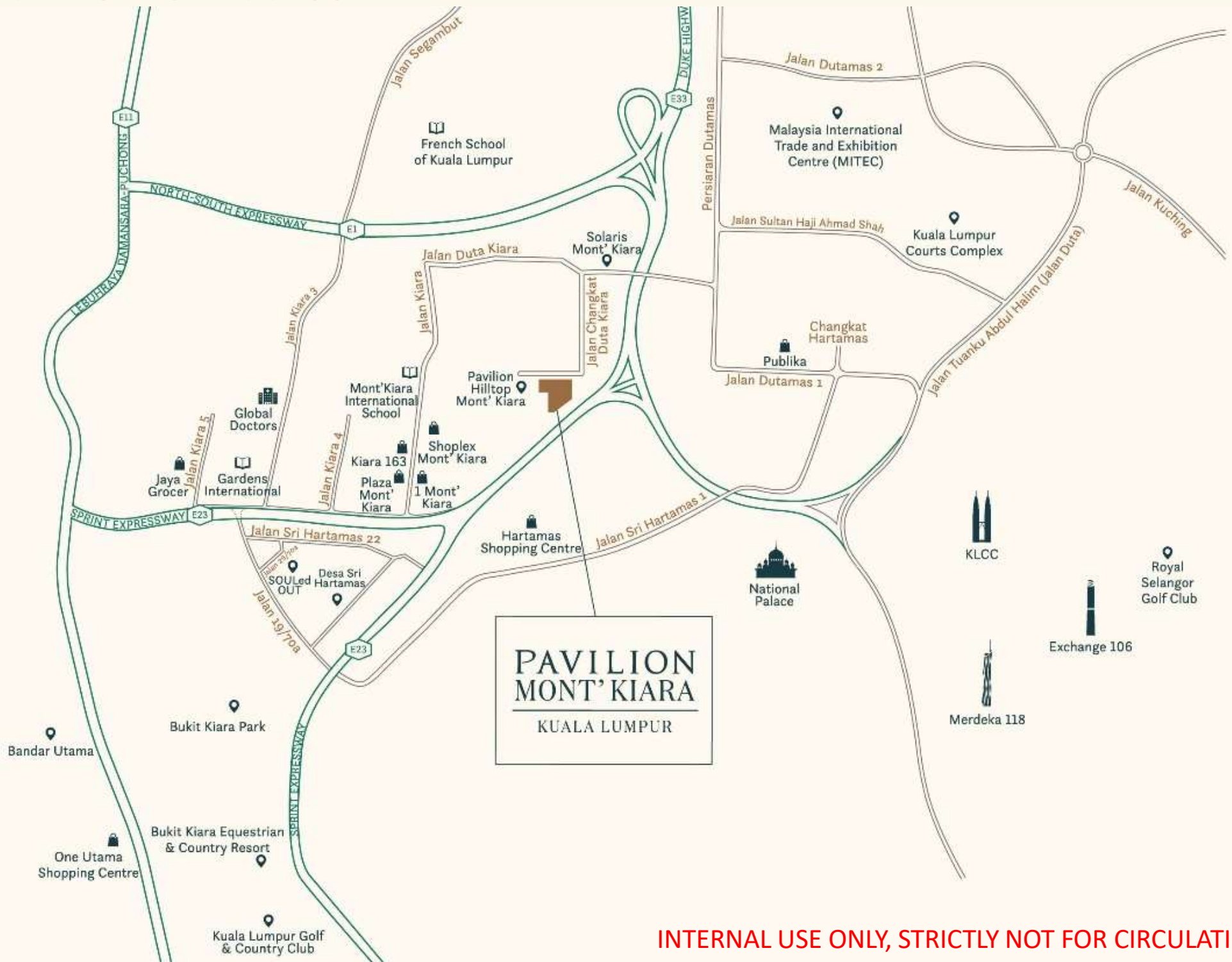
Another Prestigious Project By the
Pavilion Group

MONT' KIARA - The Cosmopolitan City of Affluence

- One of Malaysia's most strategically located and **affluent neighbourhood**
- **Well connected** to major highways (DUKE, SPRINT & PENCHALA LINK)
- Proposed **Circle Line** with Mont' Kiara MRT Station
- Vibrant **expatriate community** of Asians and Europeans
- A **bustling and safe neighbourhood** with walkable access to various amenities
- Near renowned **International Schools & Golf Courses**
- A wide selections of **local and international F&B** and nightlife



LOCATION & ACCESSIBILITY



**PAVILION
MONT' KIARA**
KUALA LUMPUR

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SITE LOCATION



PAVILION MONT' KIARA



**THE AFFLUENCE OF COSMOPOLITAN
LIVING**

OVERVIEW (JALAN DUTA KIARA VIEW)

Tower B
26 Storey | 144 units
Typical : 2,207 - 3,078 sq.ft.
Dual Key : 3,175 sq.ft.
Penthouse : 6,049 sq.ft.

Private Villas
4 Storey | 5 units
Villas : 5,382 & 5,447 sq.ft.

Tower A
25 Storey | 192 units
Typical : 1,001 - 1,259 sq.ft
Penthouse : 2,530 sq.ft.



DEVELOPMENT INFO

Developer	: Kekal Kirana Sdn Bhd (WCT Holdings)
Location	: Jalan Changkat Duta Kiara (Next to Pavilion Hilltop)
Total Acreage	: 3.14 acres
Land Title	: Residential
Land Tenure	: Freehold
Development	: 2 towers, 336 units & 5 private villas
Block A Size Range (192 units)	: 2BR 1,001 sq.ft. 3BR 1,259 sq.ft. 4BR penthouse 2,530 sq.ft.
Block B Size Range (144 units)	: 4BR 2,207 sq.ft. to 3,175 sq.ft. 5BR penthouse 6,049 sq.ft.
Villas (5 units)	: 6BR Private villa 5,382 & 5,447 sq.ft.
Facilities Level	: Level G, Level 1, Level 1M, level 13A (Garden Terrace), Rooftop (Sky Terrace)



VIEWS & ORIENTATION

Typical Floors

Tower A

Level 2-13 ; 16-25

Tower B

Level 3-13 ; 16-25

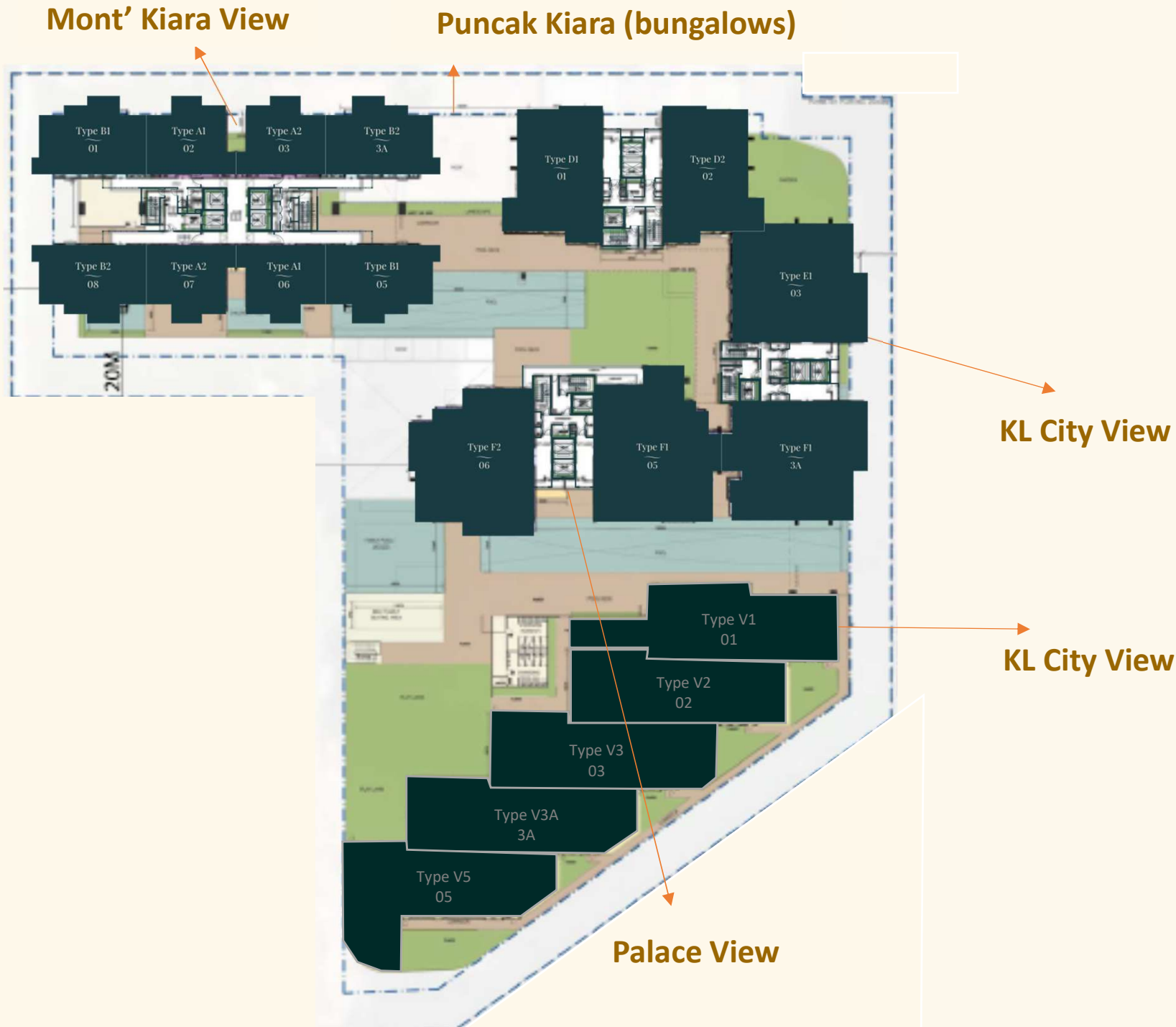
Penthouse Floors

Tower A

Level 26

Tower B

Level 27





UNIQUE SELLING POINTS

- Freehold Residential Title
- Unrivalled View of Mont Kiara, National Palace, KL City Centre
- Privacy from the hustle bustle of the city
- Low Density (108 unit / acre)
- Generous Family Layout Sizes
- Private Villa With Security, Private Lift & Pool
- Private Lift Lobby (Tower B only)
- Dedicated Pavilion Concierge Team
- Expansive And Spacious Facilities Floors For Family Usage i.e
 - Central Garden, Lap Pool, Glasshouse, Herb garden next to a BBQ Terrace, Rooftop Lounge
- Pavilion Group Branding

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**MAIN
DROP OFF**



**TOWER A
RESIDENTS'
LOBBY**

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CONCIERGE AND RESIDENT'S LOUNGE



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LOW DENSITY

336 High-rise & 5 Private Villas with private pools

4-sty Private Villas with lift and swimming pool



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A vibrant, high-angle photograph of two young boys playing in a water splash area. The boy in the foreground is wearing blue and white striped swim trunks and orange-tinted goggles, smiling as water splashes around him. The boy behind him is also wearing goggles and is partially obscured by the water spray. The background shows a blurred view of a resort building with a palm tree silhouette and a bright, sunny sky. The overall atmosphere is joyful and refreshing.

RESORT ESCAPADES EVERYDAY

From lush **Garden Terrace** to fun activities in the **Games Room**, a curated facilities make for memorable living experiences in Pavilion Mont' Kiara

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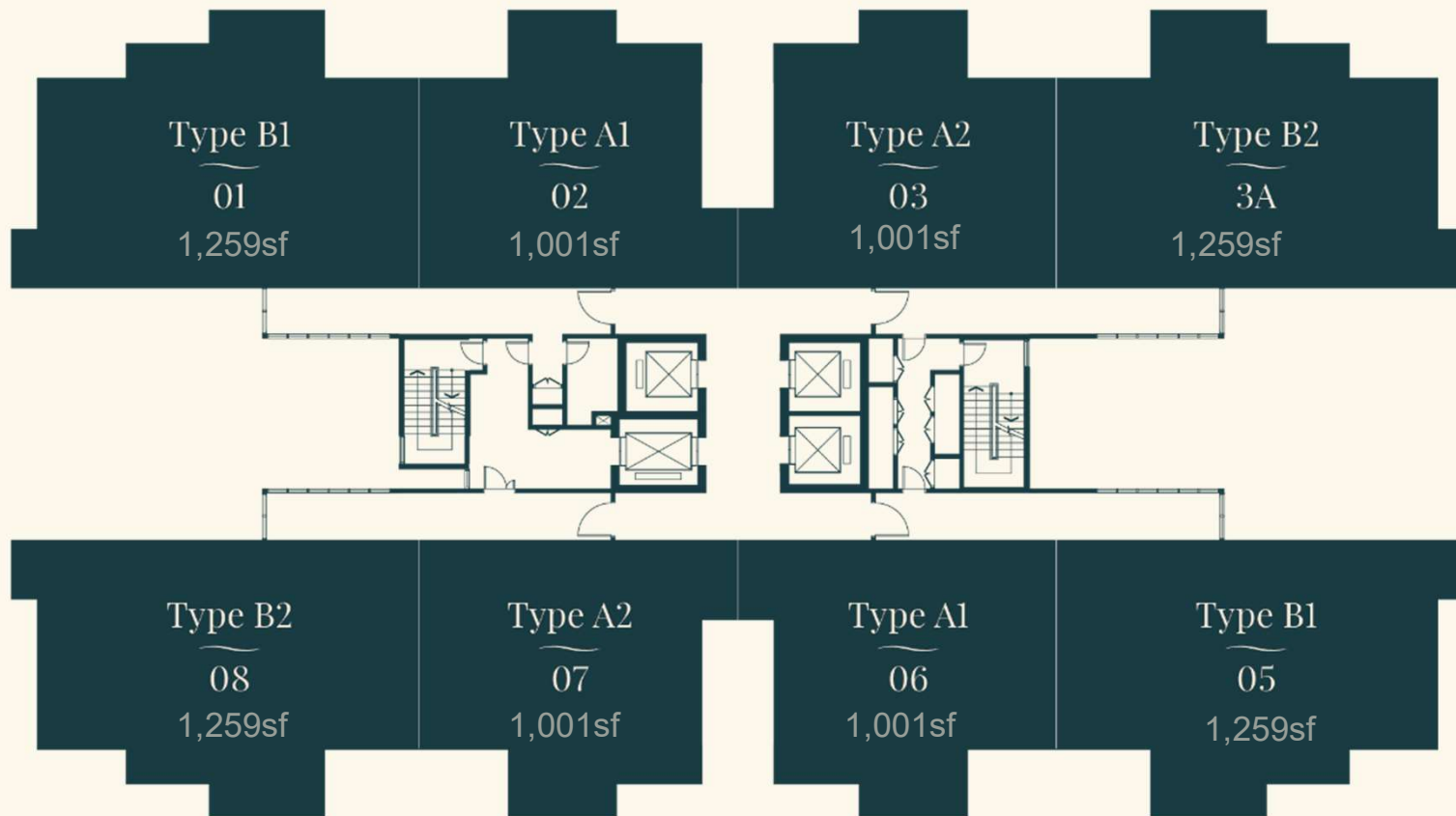
LUXURY RESIDENCES

TYPICAL LAYOUT PLAN

TOWER A

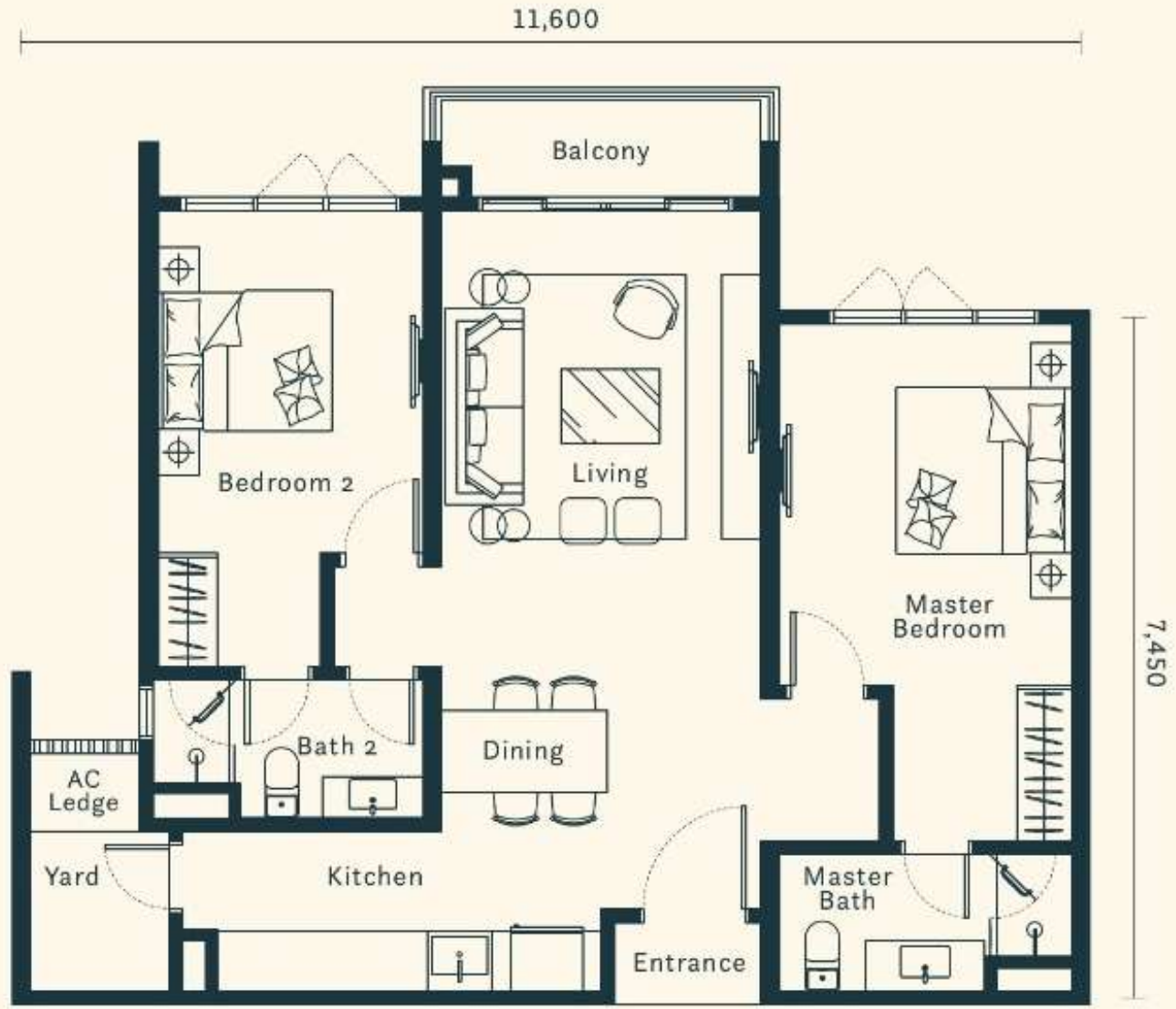
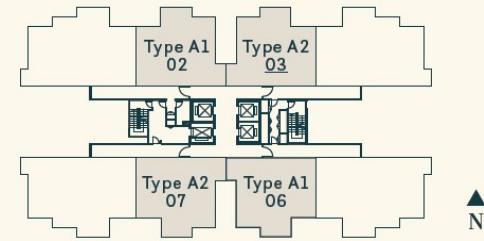
Tower A

Levels 2-13 ; 16-25



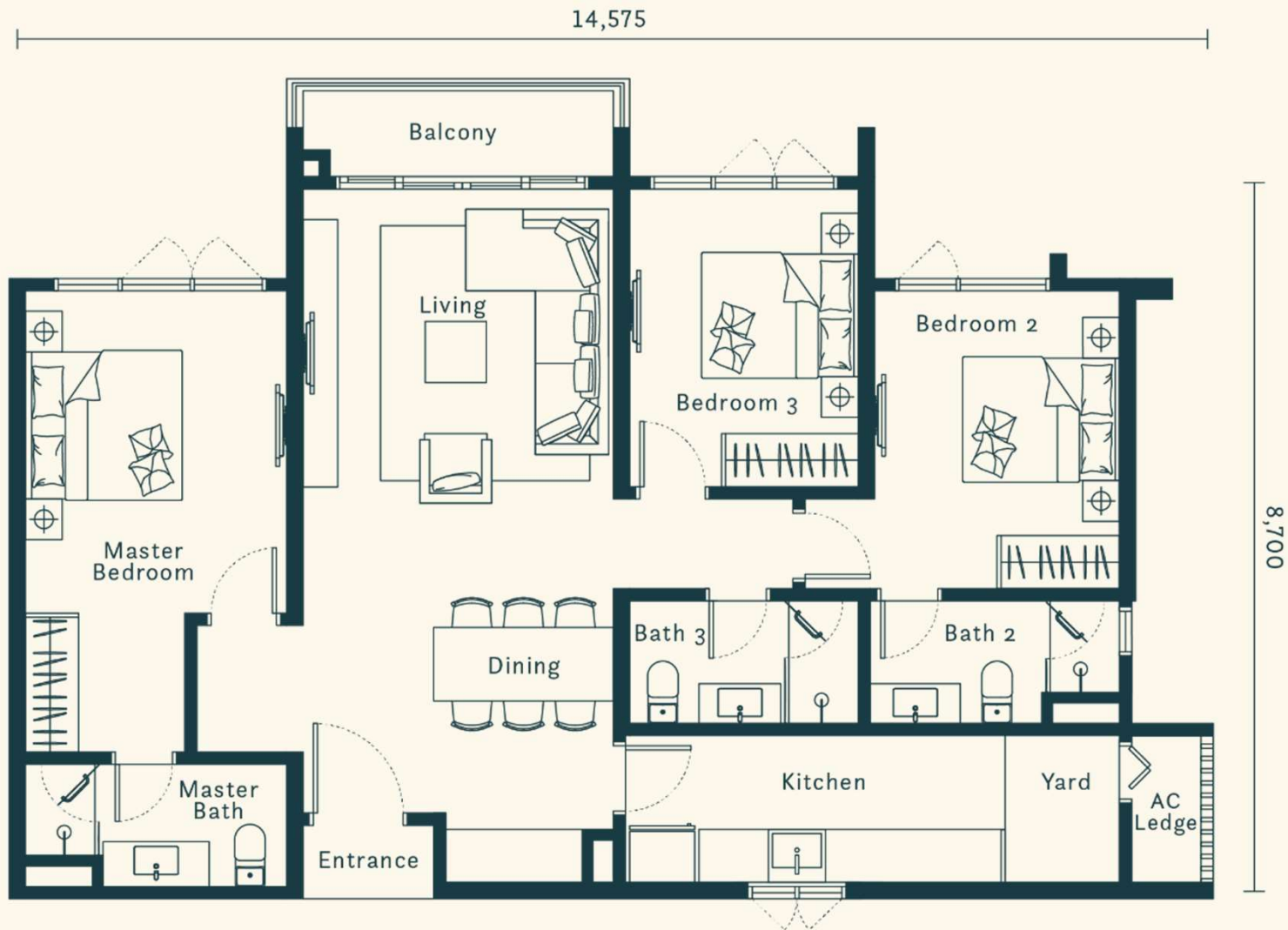
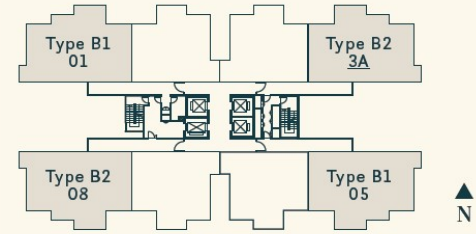
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TOWER A
TYPE A1 / A2
1,001 sq.ft. (93 sq.m.)
2 Bedrooms



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TOWER A
TYPE B1 / B2
1,259 sq.ft. (117 sq.m.)
3 Bedrooms

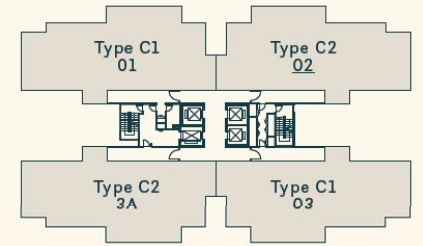


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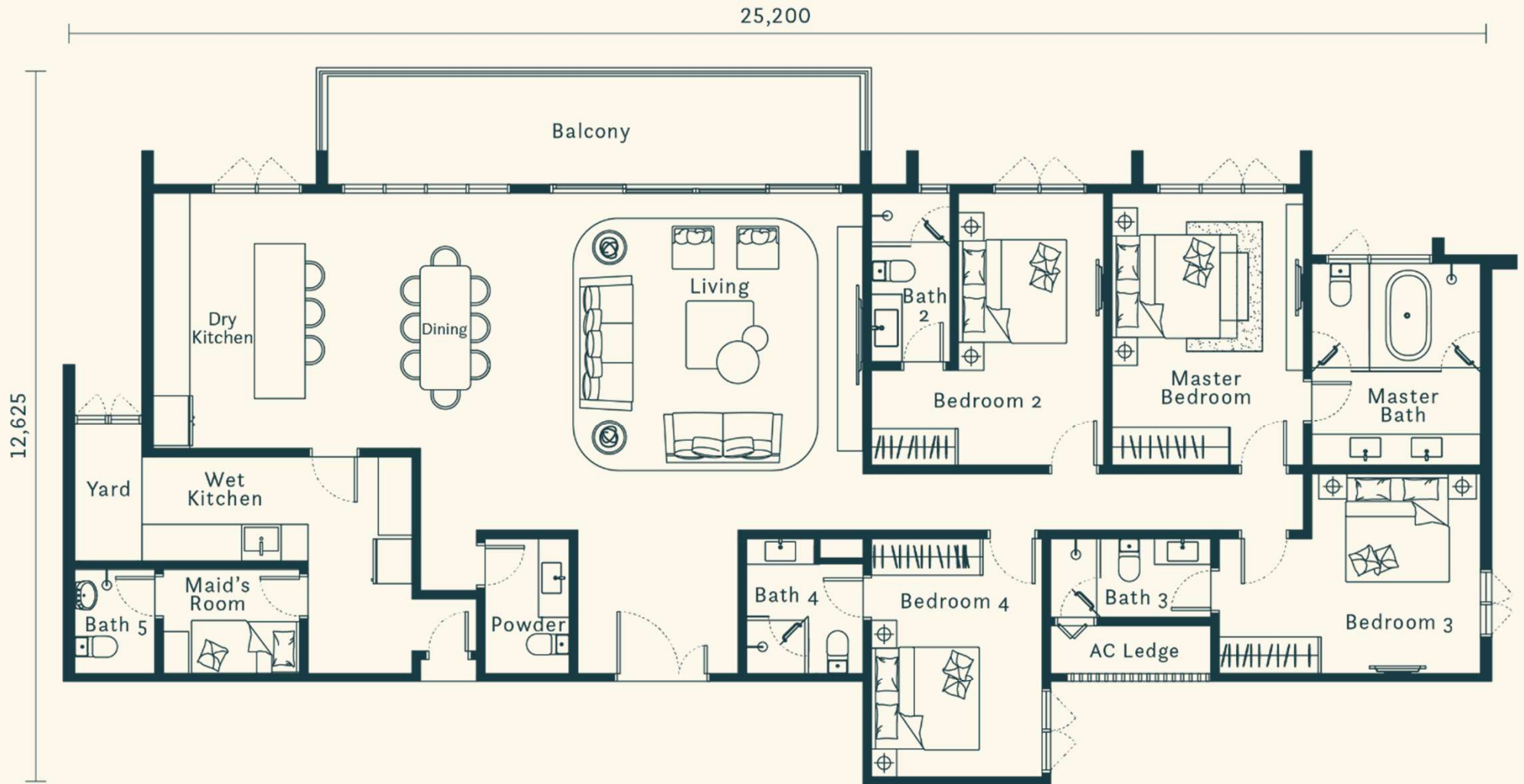
TOWER A TYPE C1 / C2 (PENTHOUSE)

2,530 sq.ft. (235 sq.m.)

4 Ensuites + 1 Maid's



Level 26



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TYPICAL LAYOUT PLAN

TOWER B

Tower B

Levels 3-13 ; 16-25

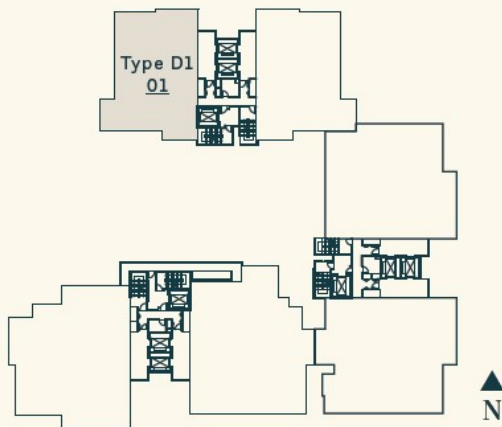
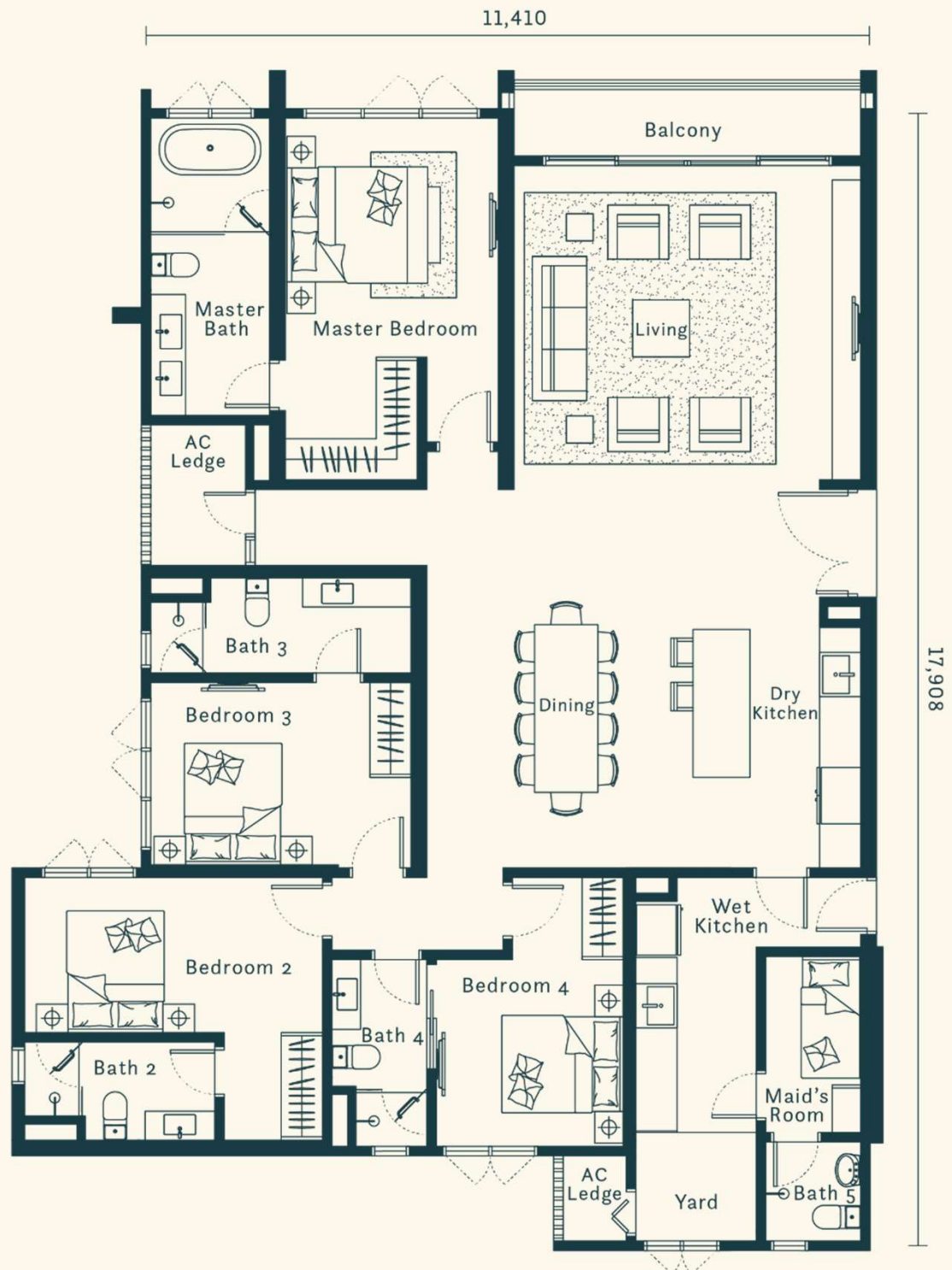


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TOWER B
TYPE D1

2,217 sq.ft. (206 sq.m.)

4 Ensuites + 1 Maid's

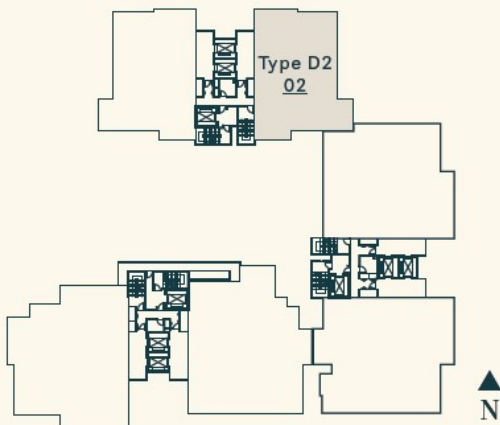
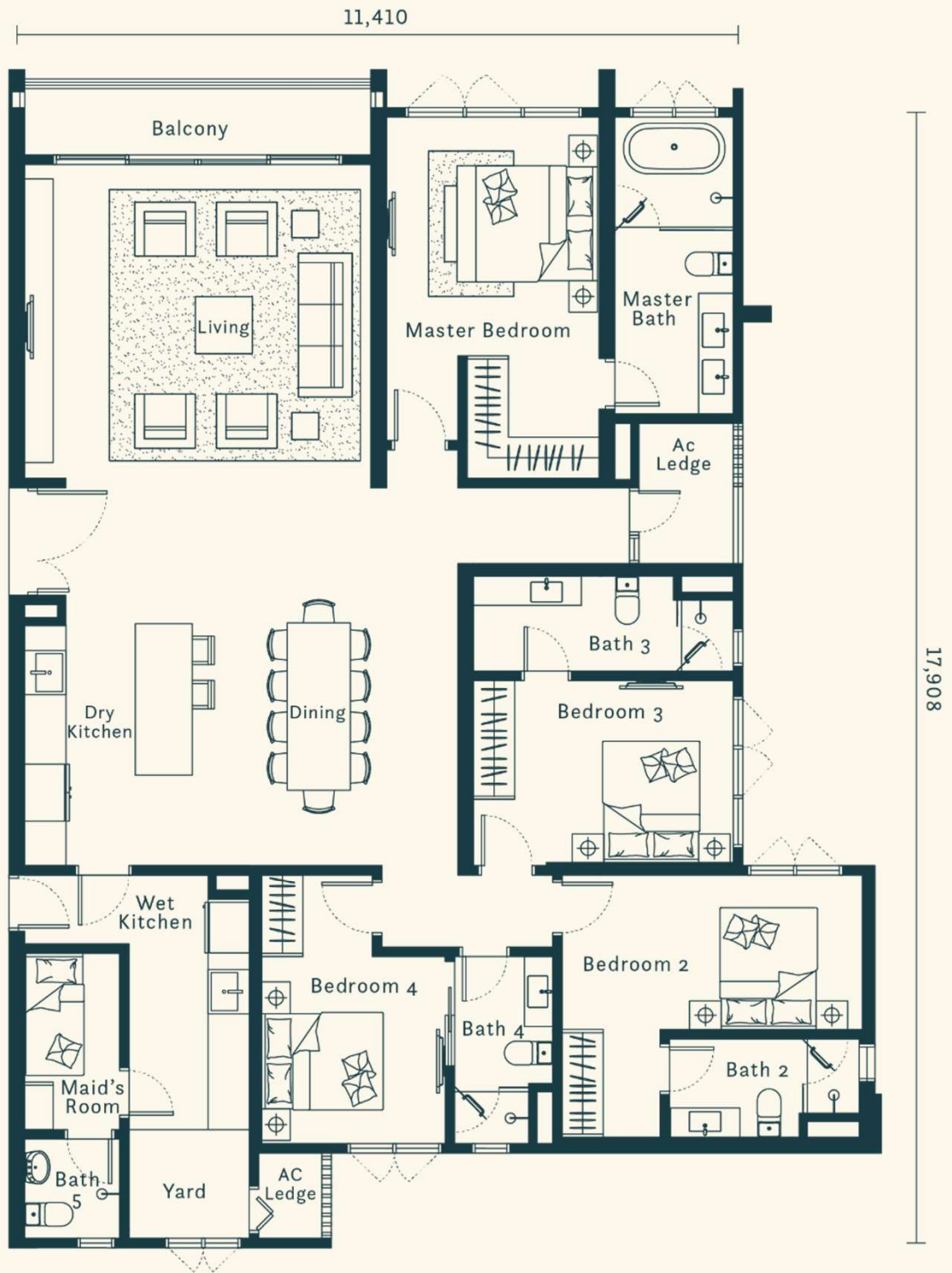


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TOWER B
TYPE D2

2,207 sq.ft. (205 sq.m.)

4 Ensuites + 1 Maid's



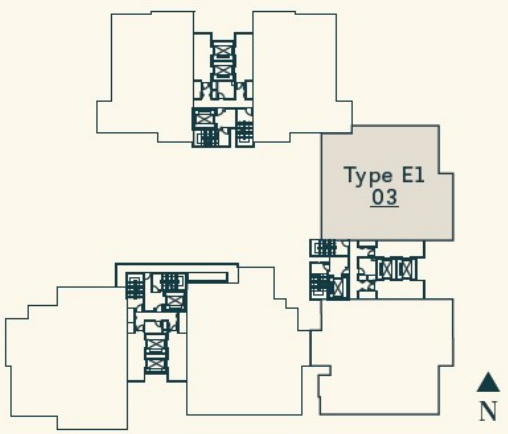
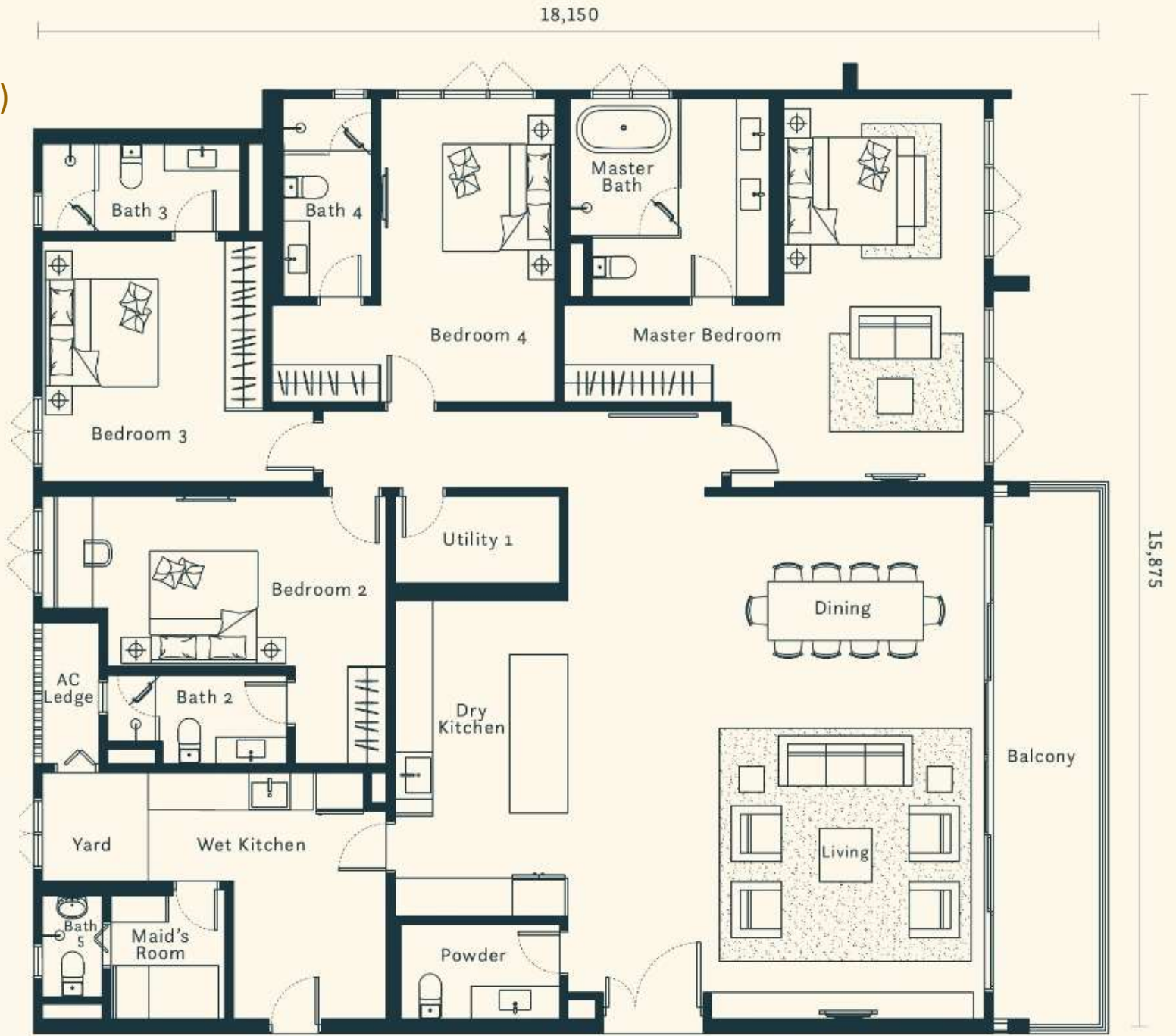
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TOWER B
TYPE E1

2,928 sq.ft. (272 sq.m.)

4 Ensuites + 1 Utility
+ 1 Maid's

Show unit

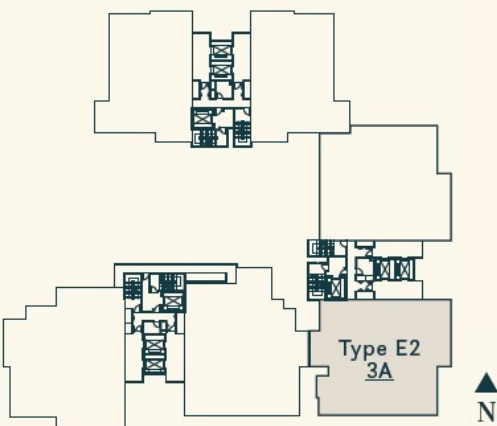
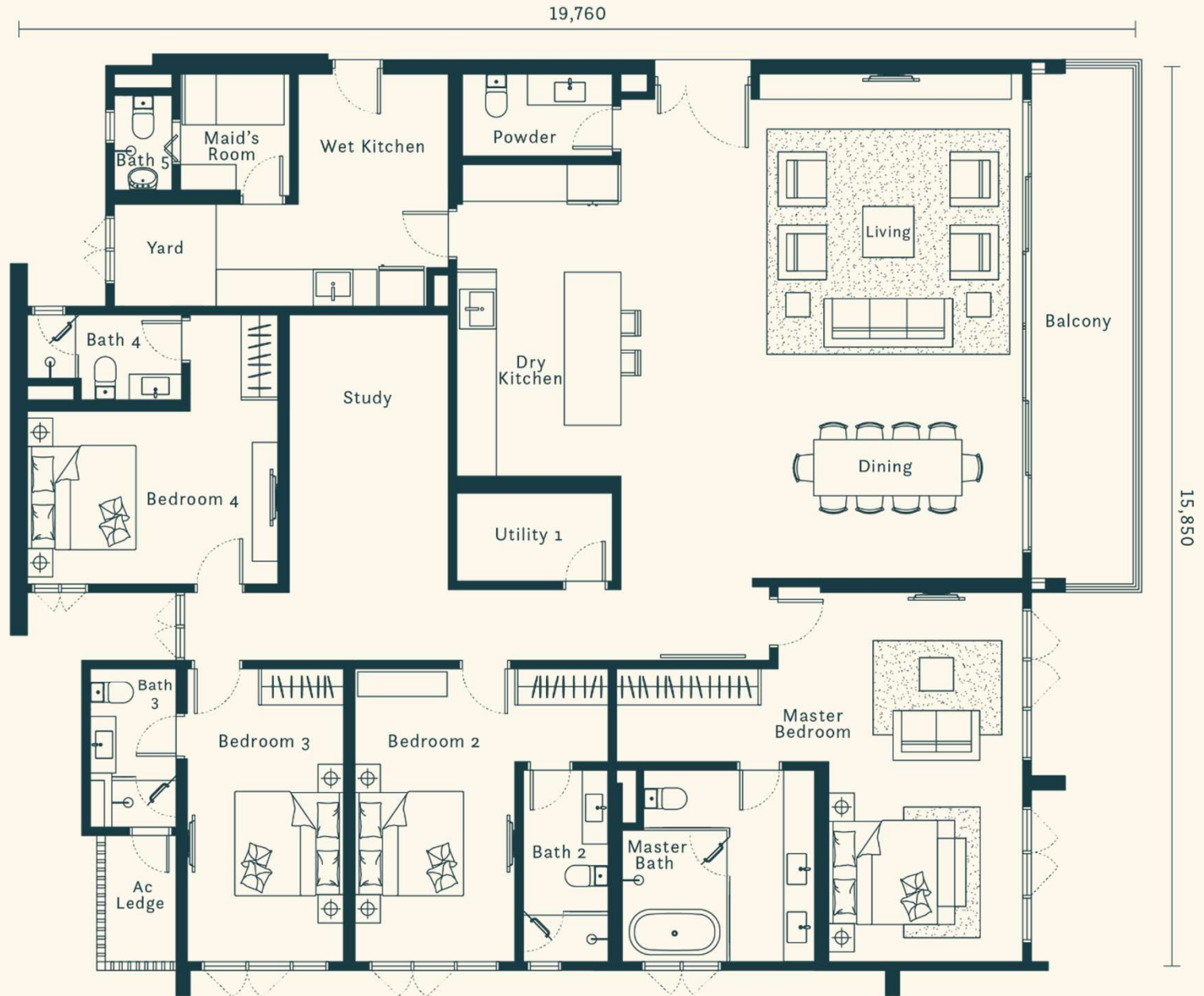


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TOWER B TYPE E2

3,046 sq.ft. (283 sq.m.)

4 Ensuities + 1 Study
+ 1 Utility + 1 Maid's

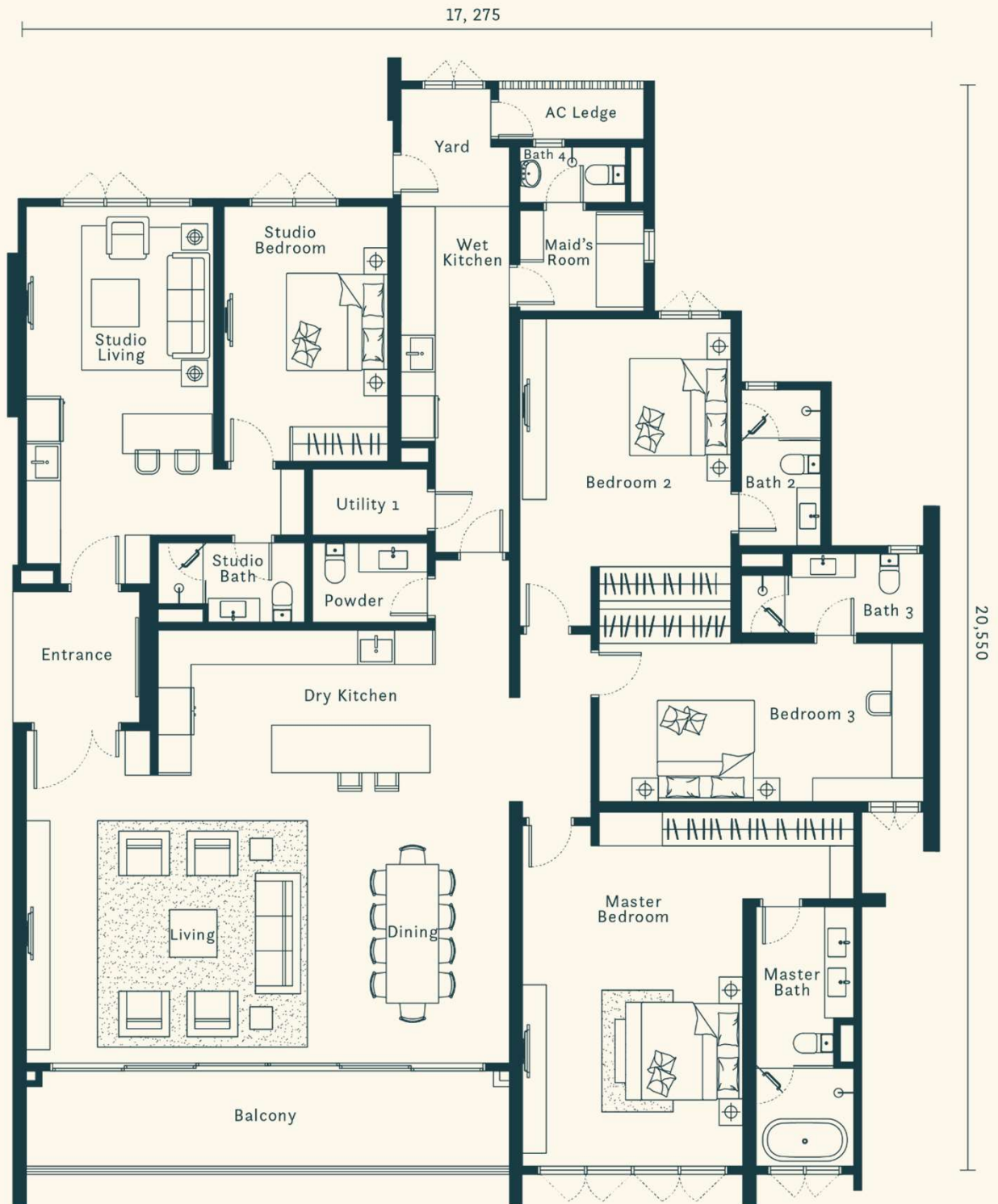
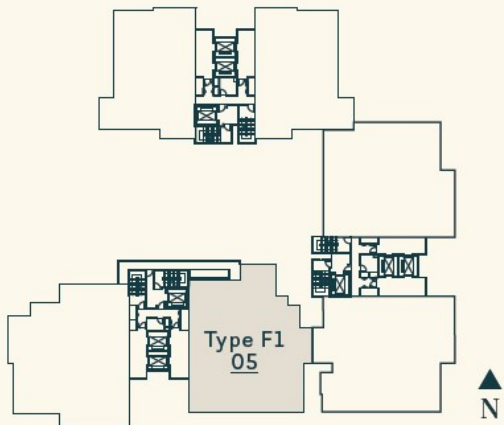


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TOWER B TYPE F1

3,175 sq.ft. (295 sq.m.)

3 Ensuities + 1 Utility + 1 Maid's
+ 1 Bedroom Studio (Dual Key)

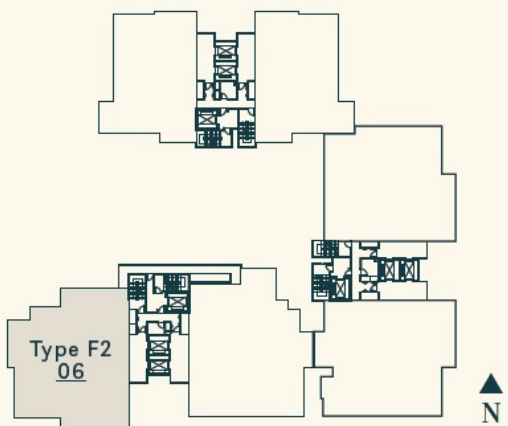
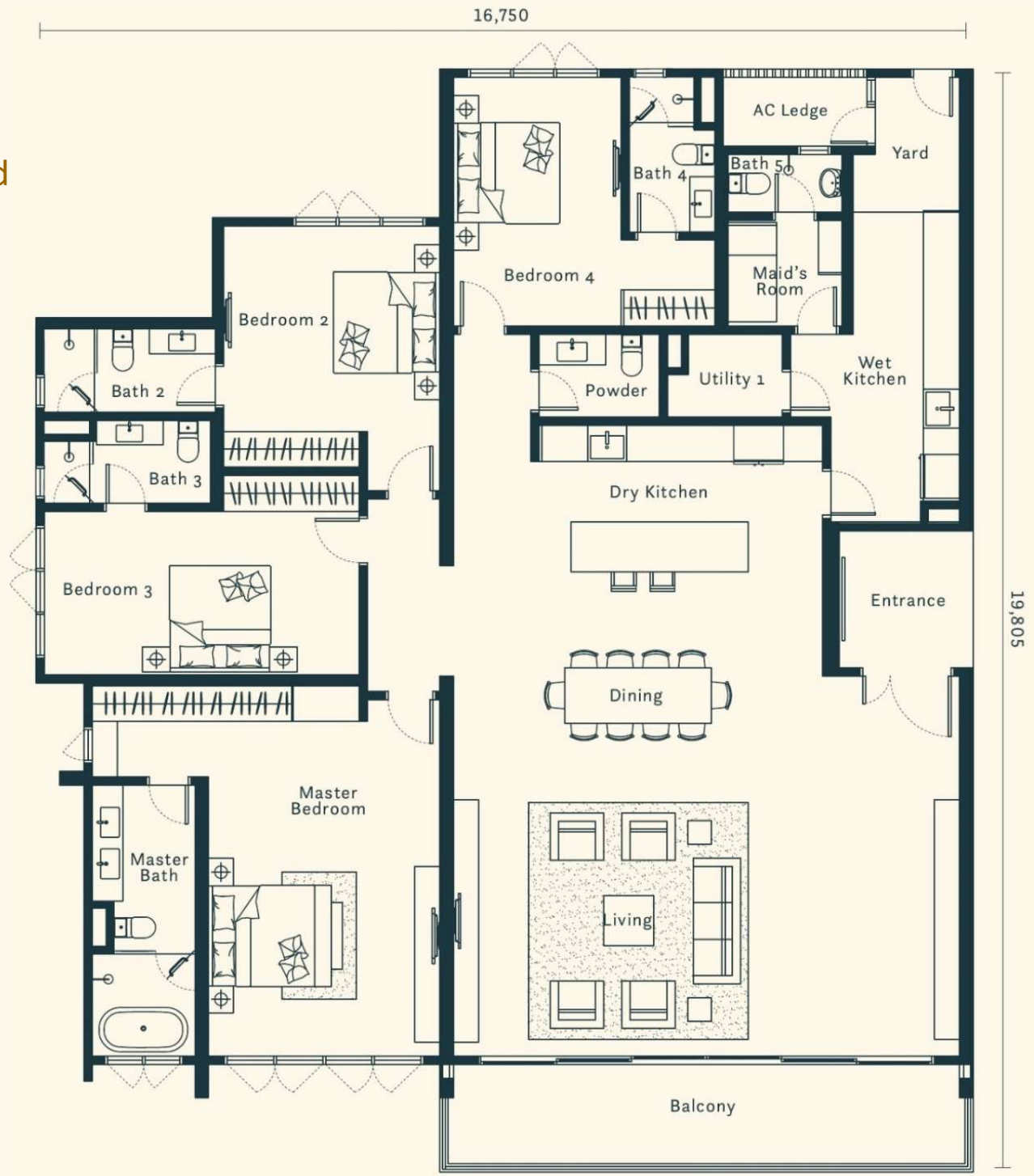


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TOWER B
TYPE F2

3,078 sq.ft. (286 sq.m.)

4 Ensuities + 1 Utility + 1 Maid



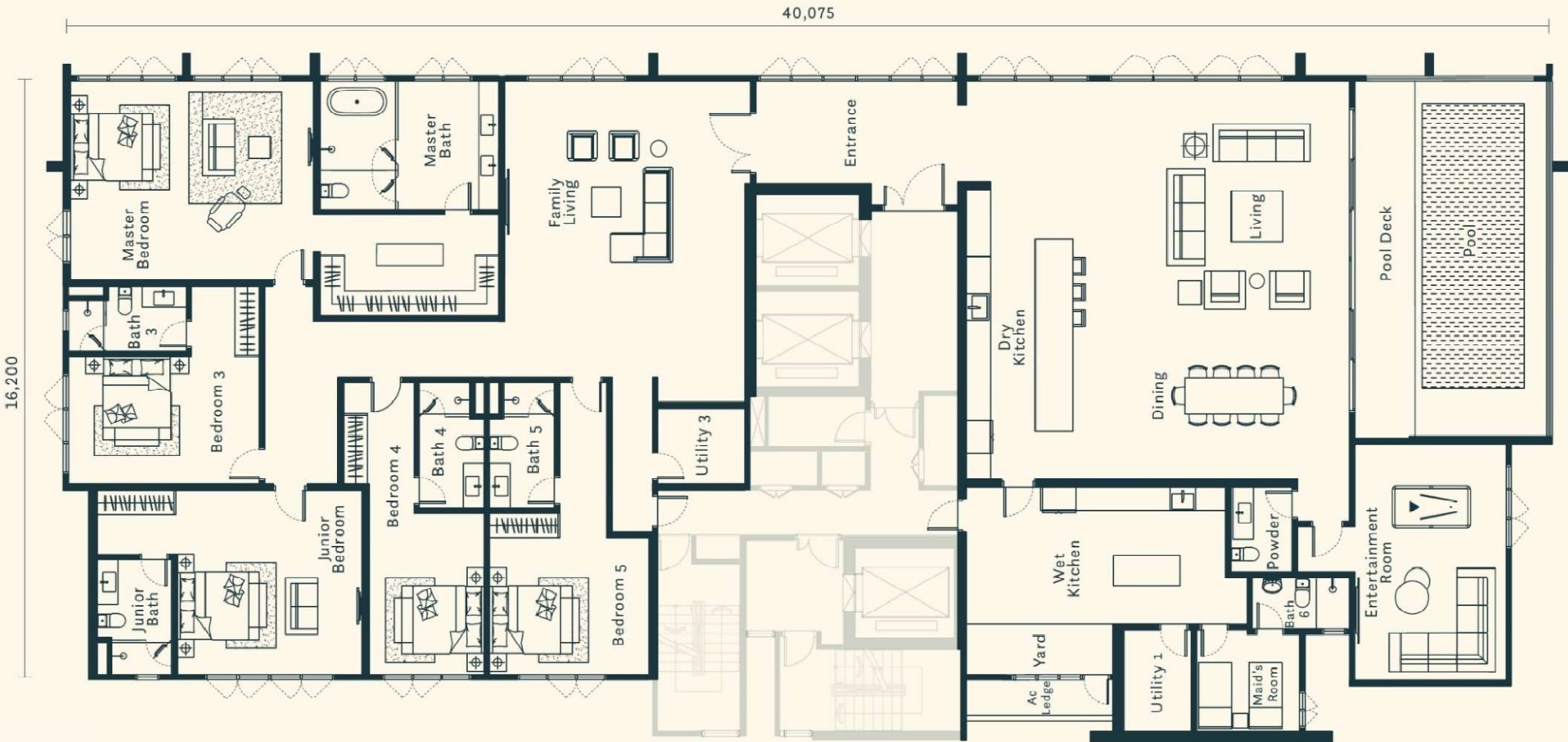
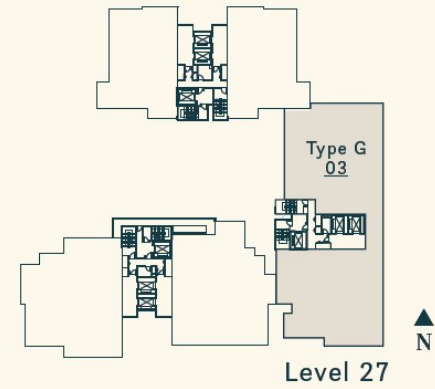
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TOWER B TYPE G (PENTHOUSE)

6,049 sq.ft. (562 sq.m.)

5 Ensuities + 1 Entertainment Room

+ 2 Utility Rooms + 1 Maid's



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THANK YOU

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