



ROYAL
GARDEN



AERIAL VIEW OF ROYAL GARDEN

Artist's Impression Only



A Rare Gem in KL's Landscape

Royal Garden stands as one of the last freehold premium sanctuaries in Kuala Lumpur's growing skyline, offering lasting peace of mind in a city where such opportunities fade daily.

As urban life intensifies, this exclusive enclave provides a rare pocket of calm—where privacy and connectivity meet in perfect balance.



Freehold



Seamless
Connectivity



KLCC
View



Spacious and
Prestigious Layouts



Resort Style
Facilities



GRAND ENTRANCE

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A Resort Getaway Lifestyle Everyday



Designed as an urban sanctuary of tranquility amidst the hustle and bustle of the big city, Royal Garden seamlessly integrates resort-style facilities with metropolitan elegance.

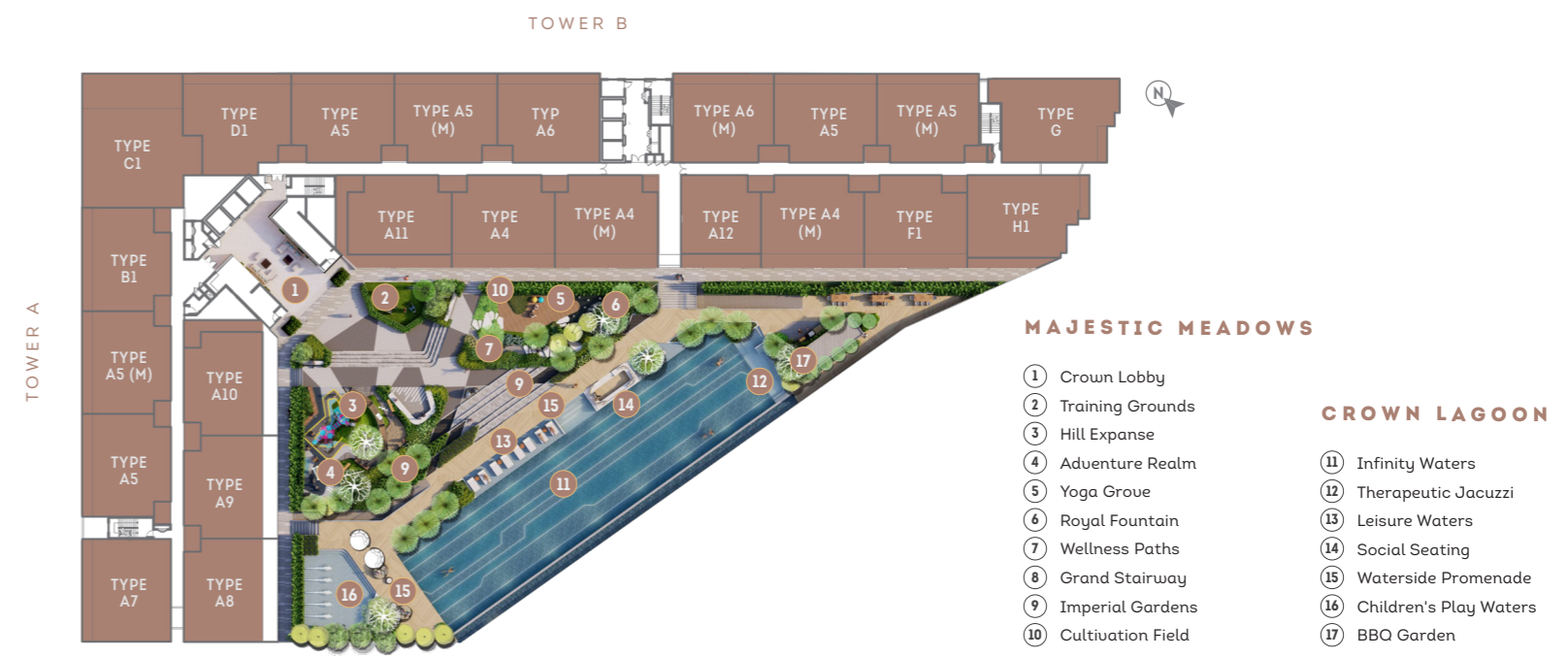
The boundary between vacation living and everyday life dissolves with simply opening a door.



BBO GARDEN

Artist's Impression Only

FACILITIES PLAN LEVEL 6 PODIUM



A Rustic Glamour to Come Home to

Experience the soul-stirring wonder of tropical rainforest serenity perfectly balanced with refined luxury distinction.

Royal Garden's Modern Tropicana design philosophy creates spaces where natural elements and glamorous aesthetics come together to give you an awe-inspiring living experience.

Be embraced by Malaysia's rich natural heritage while affirming your discerning life journey - a dual celebration of where you're from and where you've arrived.



DROP-OFF LOUNGE

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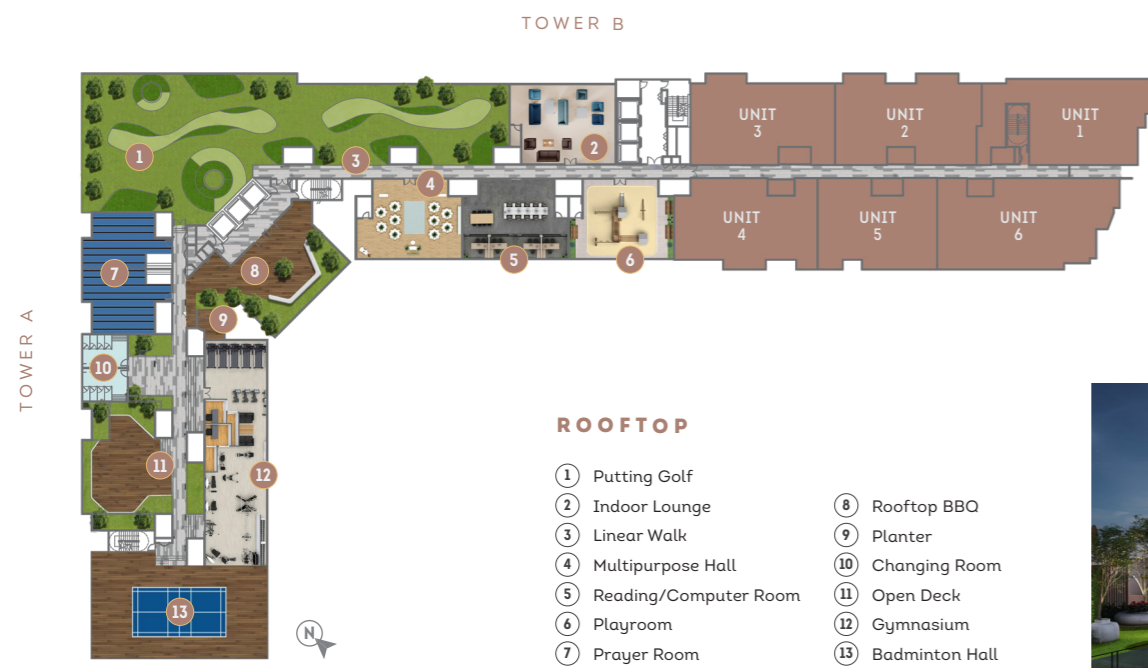


INFINITY WATERS

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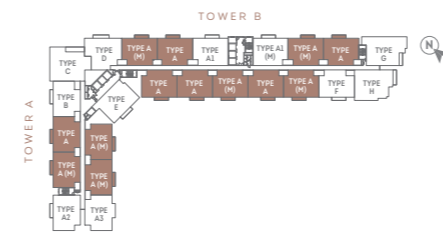


FACILITIES PLAN LEVEL 31 ROOFTOP



FLOOR PLAN

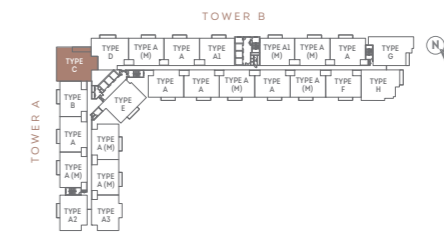
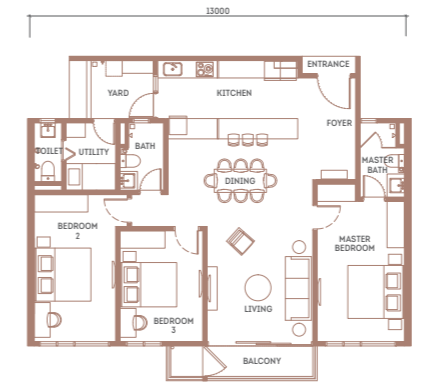
- Up to 4 Air-Cond Units
- Digital Lockset
- Spacious Kitchen & Yard
- Open Concept Layout
- Panoramic Full-Height Windows & Ventilation



Standard Unit

TYPE A | 1,357 sq.ft.

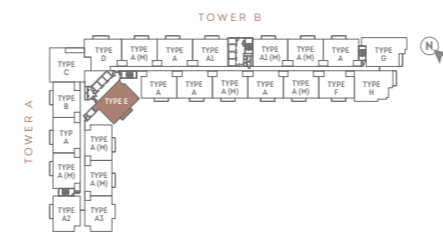
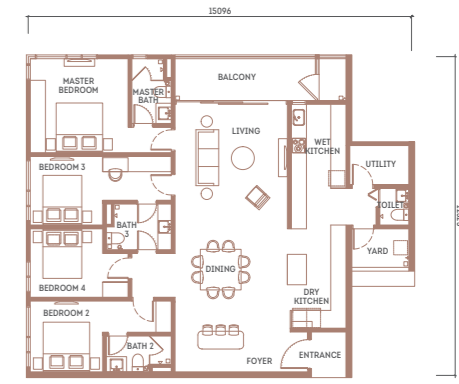
- 3-1 Bedrooms
- 2-1 Bathrooms
- 2 Carparks



Corner Unit

TYPE C | 1,834 sq.ft.

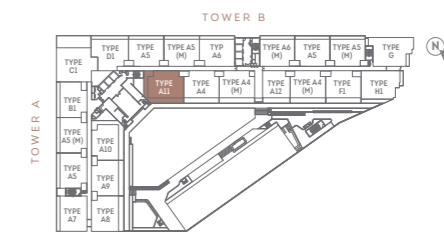
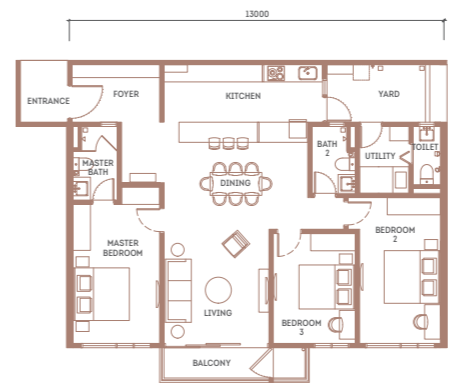
- 4-1 Bedrooms
- 3-1 Bathrooms
- 4 Carparks



Detached Unit

TYPE E | 1,472 sq.ft.

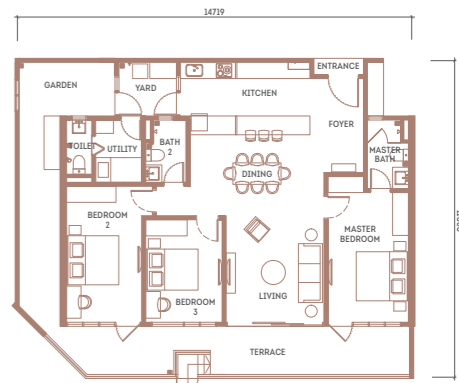
- 3-1 Bedrooms
- 2-1 Bathrooms
- 3 Carparks



Garden Unit

Type A11 | 1,794 sq.ft.

- 3-1 Bedrooms
- 2-1 Bathrooms
- 3 Carparks



Specifications



STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete / Brick Wall
ROOF	Reinforced Concrete Roof / Metal Deck Roof
CEILING	Plaster Ceiling / Skim Coat with Paint
FLOOR FINISHES	<ul style="list-style-type: none"> Living / Dining - Quality Tiles Kitchen - Quality Tiles Bedrooms - Quality Tiles Bathrooms - Quality Tiles Utility - Quality Tiles Balcony - Quality Tiles Yard - Quality Tiles

WALL FINISHES	<ul style="list-style-type: none"> Kitchen - Quality Tiles to Ceiling Heights Bathrooms - Quality Tiles to Ceiling Heights Internal Walls - Emulsion Paint External Walls - Weather Resistant Paint
DOORS	<ul style="list-style-type: none"> Main entrance - Fire Rated Door Others - Timber Flush Door / Aluminum Frame Glass Sliding Door, where necessary
WINDOWS	Aluminum Frame Glass Window
IRONMONGERY	Digital Lockset / Standard Lockset & Air Conditioner

SANITARY WARES & FITTINGS	TYPE A	TYPE C	TYPE E	TYPE A11
Basin with Tap	3	4	3	3
Sitting WC	3	4	3	3
Bib Tap	4	5	4	5
Toilet Roll Holder	3	4	3	3
Water Heater Tank	1	1	1	1
Instant Water Heater	2	3	2	2
Single Bowl Single Drainer Sink with Tap	2	2	2	2



ELECTRICAL INSTALLATIONS	TYPE A	TYPE C	TYPE E	TYPE A11
Light Point	19	24	20	23
13A Switched Socket Outlet	20	27	20	20
15A Unswitched Socket Outlet	2	2	2	2
Distribution Switch Board	1	1	1	1
Instant Water Heater Point	2	3	2	2
Storage Water Heater Point	1	1	1	1
Fibre Wall Socket	1	1	1	1
SMATV Outlet	1	1	1	1
Ceiling Fan Point C/W with Hook	5	6	5	5
Air Cond Point C/W Socket	4	5	4	4
Power Point for Ceiling Exhaust Fan	-	3	1	-

A Robust Gateway to The City Center

Your horizon expands infinitely with seamless access to key arterial corridors and the city at large. Whether for urban adventures, green escapes, or professional pursuits, every destination is effortlessly within reach.

At Royal Garden, all of Kuala Lumpur's possibilities unfold at your doorstep.



SEGAMBUT VIEW OF ROYAL GARDEN

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SHOPPING

- Publika Shopping Gallery
- Hartamas Shopping Centre
- 1 Mont Kiara
- Sunway 163 Mall
- Sunway Putra Mall
- Pavilion Kuala Lumpur
- Lot 10
- Suria KLCC
- The Exchange TRX
- Berjaya Times Square
- LaLaport Bukit Bintang City Centre
- The Gardens Mall
- Mid Valley Megamall

RECREATIONAL

- Perdana Botanical Garden
- Titivangsa Lake Gardens
- Kuala Lumpur Golf & Country Club
- Bukit Kiara Equestrian & Country Resort
- Bukit Kiara Hiking Trail
- Zoo Negara
- Aquaria KLCC
- KLCC Park
- Royal Selangor Golf Club

EDUCATION

- Charterhouse Int'l Secondary School
- Mont'Kiara International School
- Garden International School
- Methodist Girls' School
- La Salle Brickfields
- International School of Kuala Lumpur
- Alice Smith School

MEDICAL

- Tawakkal KL Specialist Hospital
- Hospital Kuala Lumpur
- Damansara Specialist Hospital
- Prince Court Medical Centre
- Gleneagles Hospital Kuala Lumpur
- Pantai Hospital Kuala Lumpur

CONNECTIVITY

- Duta-Ulu Kelang Expressway (DUKE)
- Penchala Link
- SPRINT Expressway
- Damansara-Puchong Expressway (LDP)
- Jalan Duta-Sungai Buloh Highway
- Sultan Iskandar Highway
- Federal Highway



DEVELOPMENT BY

MAYLAND DEVELOPMENT SDN BHD
Level 31, Menara May (Maytower), No. 7,
Jalan Munshi Abdullah, 50100 Kuala Lumpur
t | +603 - 2692 9663

PROPERTY SALES GALLERY

Lot F-43 & F-43A,
First Floor, Hartamas Shopping Centre,
Taman Sri Hartamas, 50480
Kuala Lumpur

011-1722 7603

royalgarden@mayland.com.my

Developer: Mayland Development Sdn Bhd • Address: 31th Floor, Menara May (MAYTOWER), No. 7, Jalan Munshi Abdullah, 50100 Kuala Lumpur • Developer's License: 8261/03-2027/0981(A) • Validity Period: 21/03/2017 - 20/03/2027 • Advertising Permit: 8261-5/07-2028/0627(N)-(S) • Validity Period: 31/07/2025 - 30/07/2028 • Building Plan Approval No.: BP T2 OSC 2024 1127 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Expected Date of Completion: January 2030 • Type of Property: Condominium • Total Level: Block A-30 - Block B-32 • Total Unit: 600 • Built-up Area: 1.230sq.ft. - 2.365sq.ft. • Price: RM820,800 (Min) - RM1,540,770 (Max) • Parking Bay: 2 - 4 • Bumiputera Discount: 5%

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