



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

Artist's Impression Only

# 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.

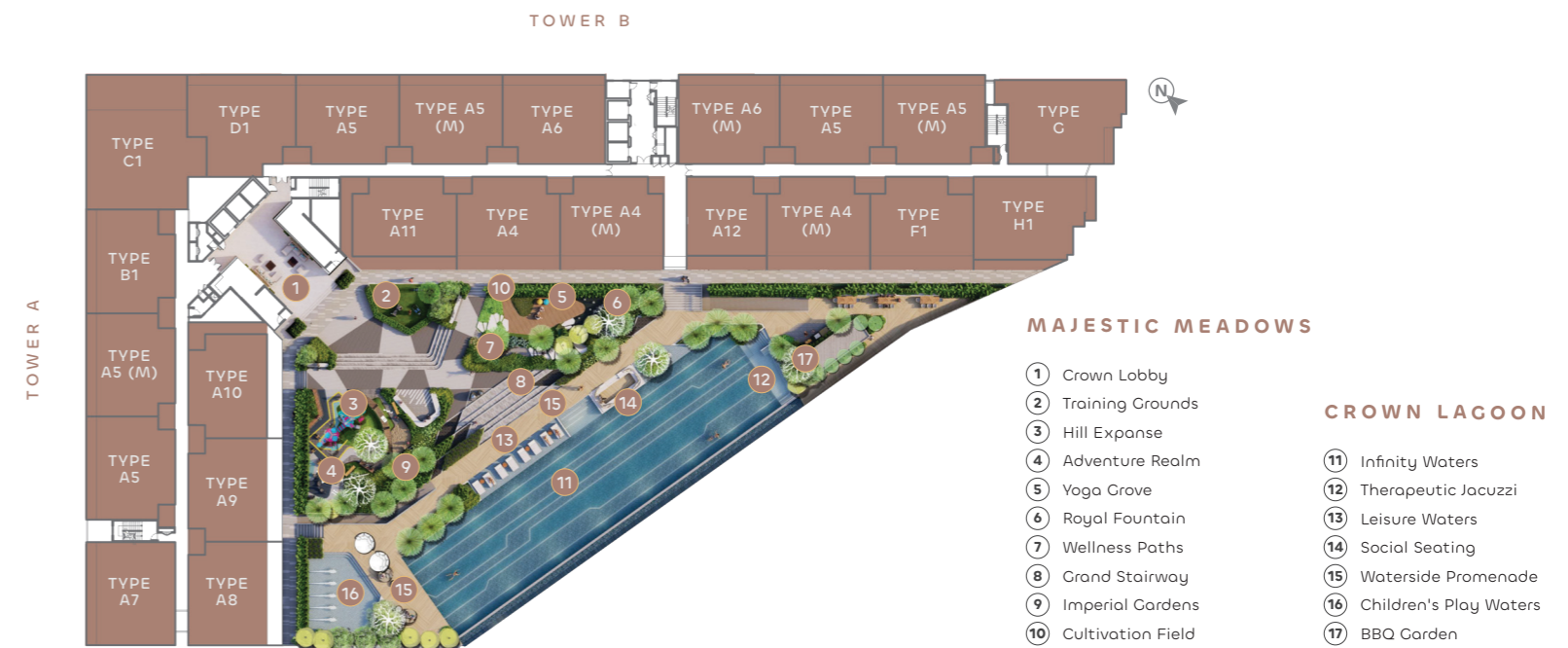
The boundary between vacation living and everyday life dissolves with simply opening a door.



BBQ 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

Artist's Impression Only



INFINITY WATERS

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### FACILITIES PLAN LEVEL 31 ROOFTOP



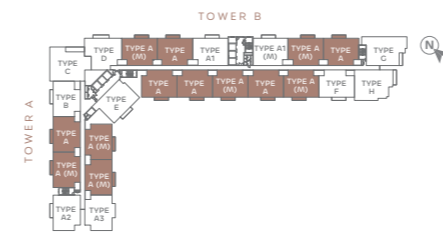
#### ROOFTOP

- ① Putting Golf
- ② Indoor Lounge
- ③ Linear Walk
- ④ Multipurpose Hall
- ⑤ Reading/Computer Room
- ⑥ Playroom
- ⑦ Prayer Room
- ⑧ Rooftop BBQ
- ⑨ Planter
- ⑩ Changing Room
- ⑪ Open Deck
- ⑫ Gymnasium
- ⑬ Badminton Hall



### FLOOR PLAN

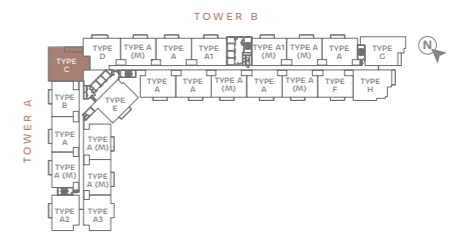
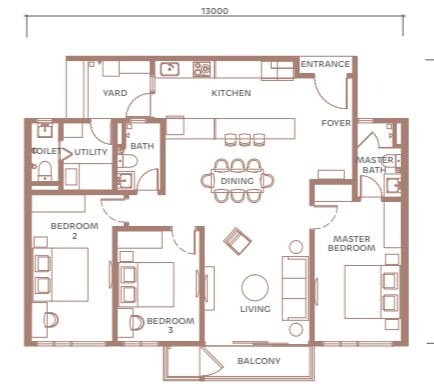
- Up to 4 Air-Cond Units
- Digital Lockset
- Spacious Kitchen & Yard
- Open Concept Layout
- Panoramic Full-Height Windows & Ventilation



#### Standard Unit

TYPE A | 1,357 sq.ft.

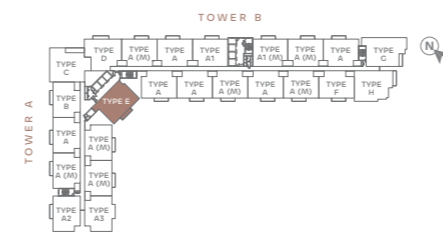
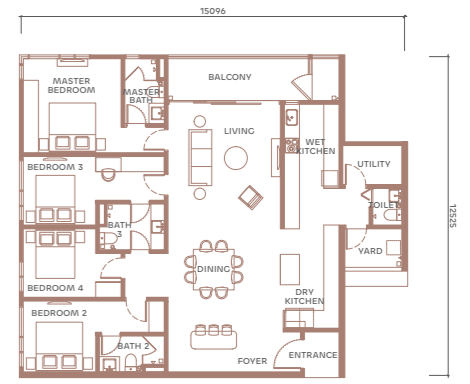
- 3+1 Bedrooms
- 2+1 Bathrooms
- 2 Carparks



#### Corner Unit

TYPE C | 1,834 sq.ft.

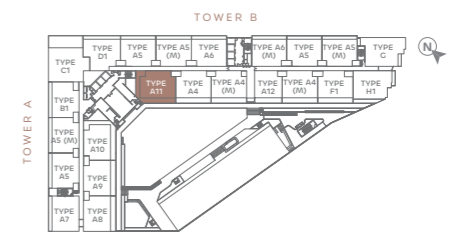
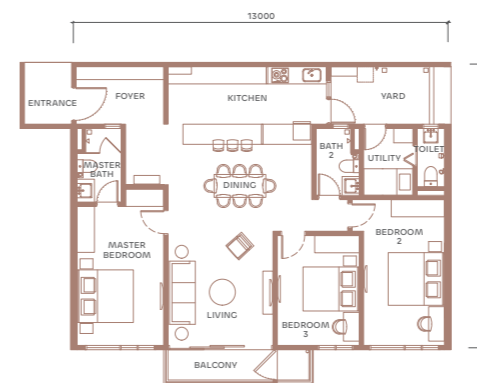
- 4+1 Bedrooms
- 3+1 Bathrooms
- 4 Carparks



#### Detached Unit

TYPE E | 1,472 sq.ft.

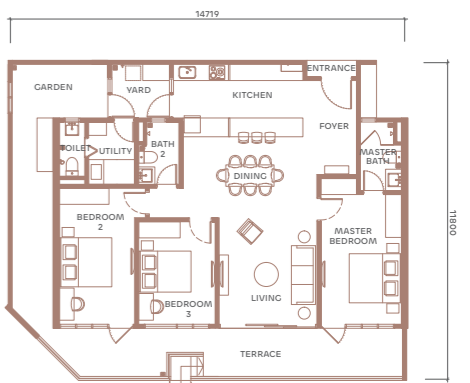
- 3+1 Bedrooms
- 2+1 Bathrooms
- 3 Carparks



#### Garden Unit

Type A11 | 1,794 sq.ft.

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



### Specifications



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

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

<b>Sanitary Wares &amp; Fittings</b>	TYPE A	TYPE C	TYPE E	TYPE A11
Basin with Top	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



<b>Electrical Installations</b>	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.



## 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
- Cleoneagles 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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