



ROYAL
GARDEN



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

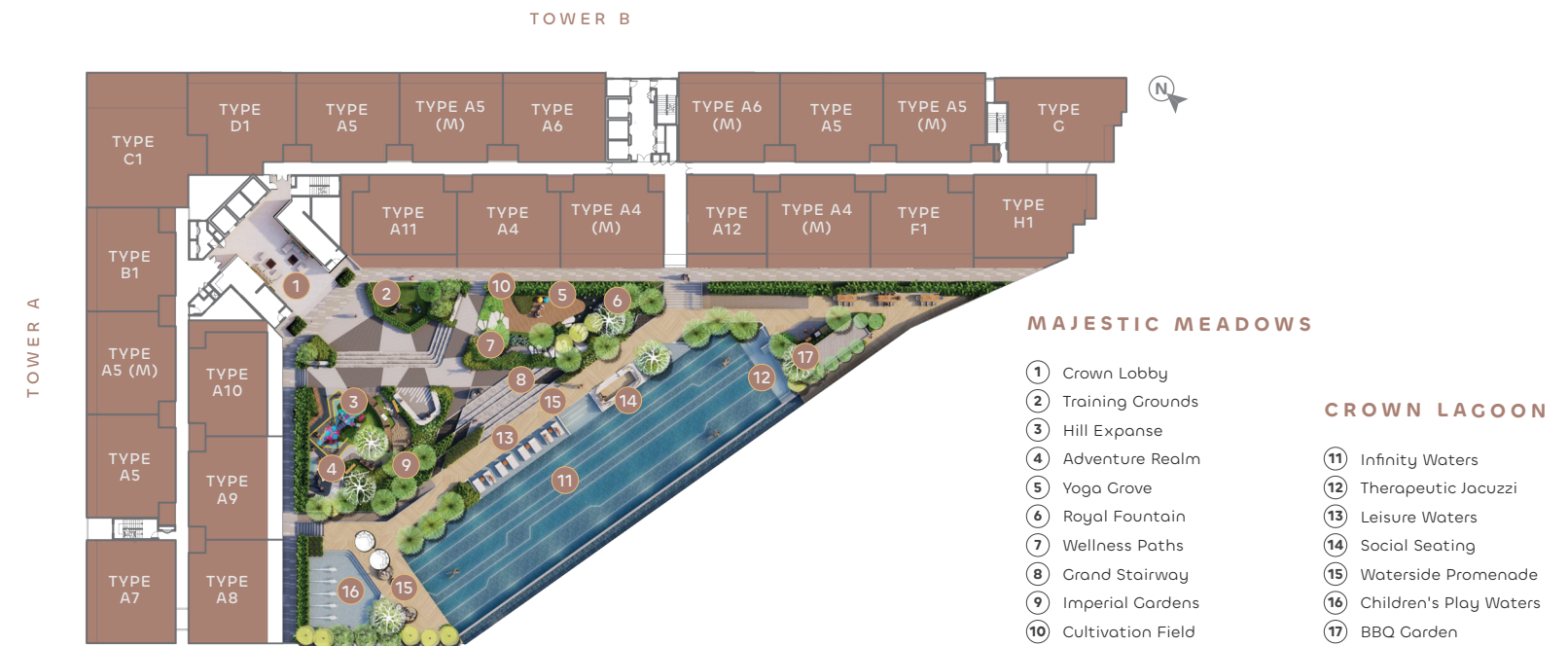
A Resort Getaway Lifestyle Everyday



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.

FACILITIES PLAN LEVEL 6 PODIUM



BBQ GARDEN

Artist's Impression Only

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

Artist's Impression Only



PUTTING GOLF

Artist's Impression Only

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



ROOFTOP BBQ

Artist's Impression Only



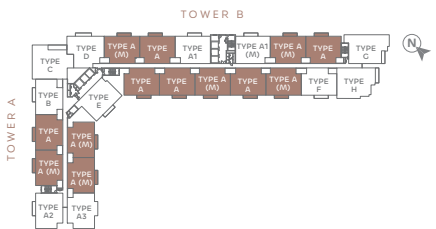
ROOFTOP VIEW

Artist's Impression Only

FLOOR PLAN



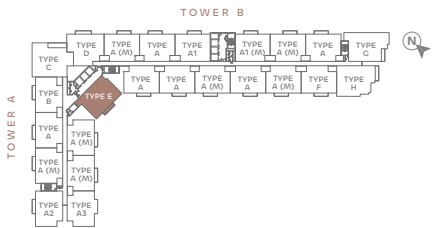
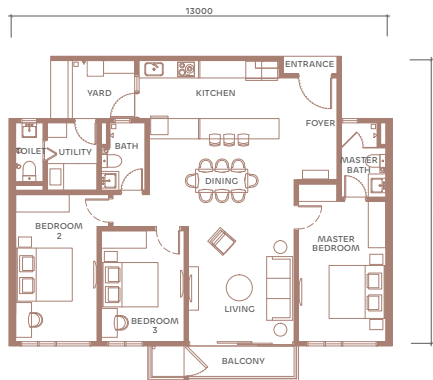
- Up to 4 Air-Cond Units
- Digital Lockset
- Spacious Kitchen & Yard
- Open Concept Layout
- Panoramic Full-Height Windows & Ventilation



Standard Unit

TYPE A | 1,357 sq.ft.

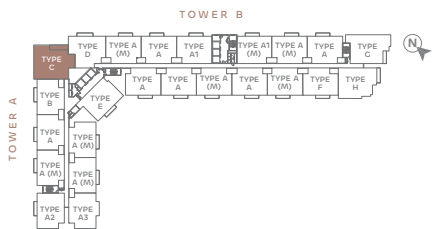
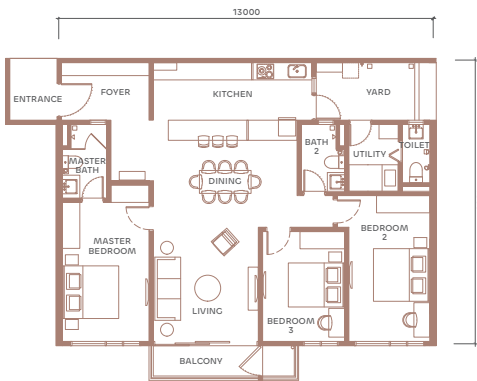
- 3+1 Bedrooms
- 2+1 Bathrooms
- 2 Carparks



Detached Unit

TYPE E | 1,472 sq.ft.

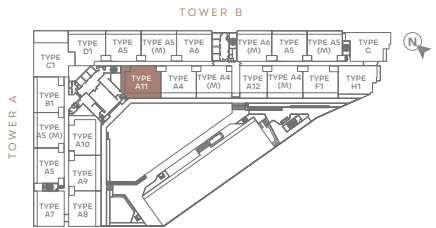
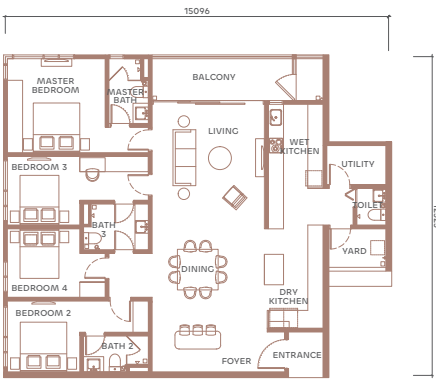
- 3+1 Bedrooms
- 2+1 Bathrooms
- 3 Carparks



Corner Unit

TYPE C | 1,834 sq.ft.

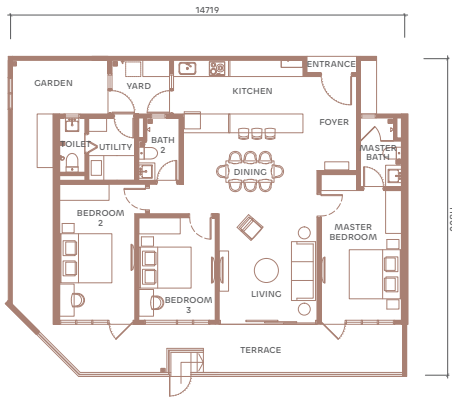
- 4+1 Bedrooms
- 3+1 Bathrooms
- 4 Carparks



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

- Living / Dining
 - Quality Tiles
- Kitchen
 - Quality Tiles
- Bedrooms
 - Quality Tiles
- Bathrooms
 - Quality Tiles
- Utility
 - Quality Tiles
- Balcony
 - Quality Tiles
- Yard
 - Quality Tiles

WALL FINISHES

- Kitchen
 - Quality Tiles to Ceiling Heights
- Bathrooms
 - Quality Tiles to Ceiling Heights
- Internal Walls
 - Emulsion Paint
- External Walls
 - Weather Resistant Paint

DOORS

- 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 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



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.



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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