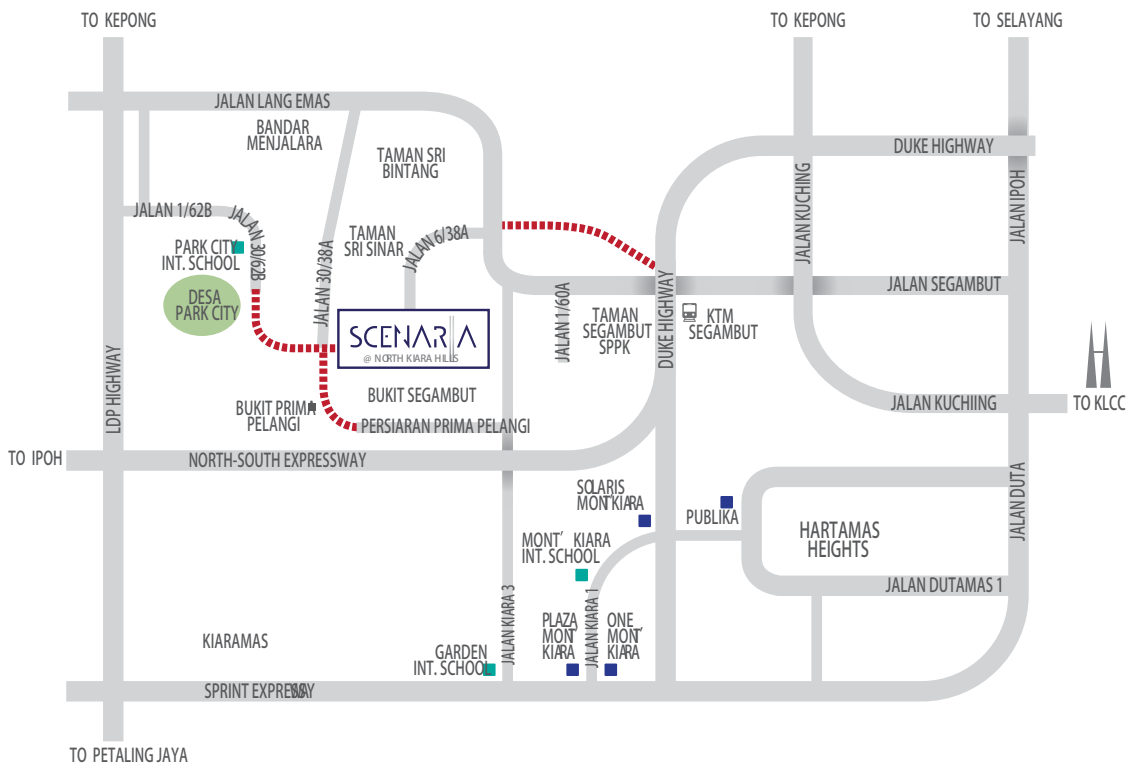


# A DESIRABLE LOCALE

Scenaria is surrounded by a host of amenities including prestigious schools, shopping and dining avenues with excellent transportation links, making it the choice residence for expatriate families and discerning city dwellers.

- SHOPPING
- SCHOOL
- PROPOSED ROAD



## SCENARIA @ NORTH KIARA HILLS

### SCHOOLS :

- Garden International School
- Mont'Kiara International School
- French International School
- Park City International School

### CLUBS :

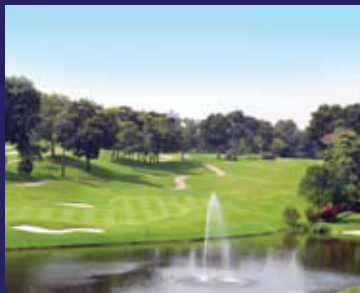
- Kuala Lumpur Golf & Country Club
- Royal Selangor Club
- Bukit Kiara Equestrian Park

### DINING & RETAIL :

- Solaris Dutamas
- Hartamas Shopping Centre
- Plaza Mont'Kiara
- One Mont'Kiara

### NEIGHBOURHOODS :

- Mont'Kiara
- Desa Sri Hartamas
- Dutamas
- Desa Park City



Another Prestigious Development by:

**UOA GROUP**  
BUILDING EXCELLENCE

Developer : **Everise Tiara (M) Sdn Bhd** (490330-H)

**UOA Property Gallery, The Village**  
No. 2, Jalan 1/112H, Bangsar South City  
Off Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia  
T : +603 2282 9993 F : +603 2282 8590  
E : uoacare@uoa.com.my

**Singapore Property Gallery, UOA (Singapore) Pte Ltd**  
7, Temasek Boulevard, #18-02, Suntec Tower 1  
Singapore 038987  
T : +65 6333 9383 F : +65 6333 9332

• Developer's License No: 8421-2/10-2015/02286(L) • Validity Period: 17/10/2014-16/10/2015 • Sale & Advertising Permit No: 8421-2/10-2015/02286(P) • Validity Period: 17/10/2014-16/10/2015 • Project Type: Condominium and Super Link House • Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP T1 OSC 2012 2148 • Total Condominium Units : 937 / Total Super Link House Units: 44 • Land Tenure: Freehold • Land Encumbrance : None • Proposed Completion Date: October 2015 • Minimum Price (Condominium): RM 700,000 (Super Link House): RM 2,500,000 • Maximum Price (Condominium): RM 2,500,000 (Super Link House): RM 3,500,000 • 5 % Discount for Bumiputera

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THE QUINTESSENCE OF NATURE AND COMFORT  
FREEHOLD

Nestled within the established neighbourhoods of Mont'Kiara and Desa Park City, Scenaria marks the emergence of North Kiara as a vied for residential address. The 9.8 acre freehold and architecturally distinct development comprises two condominium towers and 44 units of link villas amidst a 2 acre landscape of natural greenery.

# PRIME ADDRESS



LOBBY DROP OFF AREA

Kuala Lumpur  
City Centre

Garden  
International  
School

Mont'Kiara

Publika

Solaris  
Mont'Kiara

Matrade Exhibition &  
Convention Centre

DUKE  
Highway

NKVE  
Expressway

SCENARIA  
@ NORTH KIARA HILLS







BBQ /PICNIC AREA



GYMNASIUM



YOGA / TAI CHI AREA

# SANCTUARY

ABOVE THE REST

With uncompromising consideration for privacy, safety and accessibility, this modern residential landmark of verdant inspiration is set to create a new take on life and balance with all the conveniences of a contemporary lifestyle.



TREETOP BRIDGE



SWIMMING POOL

## UNIQUE FACILITIES

- |                          |                                   |                                |
|--------------------------|-----------------------------------|--------------------------------|
| 1. Multi-purpose hall    | 7. Wading pool                    | 13. Picnic / Camping area      |
| 2. Kindergarten area     | 8. Badminton court                | 14. Tree top bridge            |
| 3. Taska area            | 9. Swimming pool                  | 15. Jogging track              |
| 4. Children's playground | 10. BBQ pit                       | 16. Restrooms / Changing rooms |
| 5. Gymnasium             | 11. Games area                    | 17. Prayer room                |
| 6. Meeting room          | 12. Yoga / Tai Chi / Qi Gong area | 18. Green retreat area         |



# SPECIFICATIONS

<b>FOUNDATION</b>	Reinforced concrete
<b>STRUCTURE</b>	Reinforced concrete
<b>WALL</b>	Masonry/ RC wall
<b>ROOF</b>	RC Slab
<b>CEILING</b>	Skimcoat/ Plaster board
<b>WINDOWS</b>	Aluminium framed window

<b>DOORS</b>	
Main entrance door	Timber door
Balcony	Aluminium framed sliding door
Others	Flush door

<b>FLOOR FINISHES</b>	
Living & dining	Homogeneous tiles
Foyer & corridor	Homogeneous tiles
Bedrooms	Laminated floor
Kitchen	Homogeneous tiles
Bathrooms	Homogeneous tiles
Balcony	Ceramic tiles
Utility & yard	Ceramic tiles

<b>WALL FINISHES</b>	
Generally	Skimcoat & paint
Bathrooms	Ceramic tiles 1800mm min
Kitchen	Ceramic tiles 1800mm min

<b>SANITARY FITTINGS</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
Pedestal water closet c/w bib tap	2	2	3	3	3	3
Wash basin c/w tap	2	2	3	3	3	3
Shower rose	2	2	3	3	3	3
Washing machine tap	1	1	1	1	1	1
Single bowl stainless steel sink	1	1	1	1	1	1
Long bath	-	1	-	-	-	-

<b>ELECTRICAL FITTINGS</b>						
Lighting point	13	13	14	14	14	14
13 Amp power point	10	10	10	10	10	10
Ceiling fan point	1	1	1	1	1	1
15 Amp air con point	4	4	4	4	4	4
20 Amp water heater point	2	2	3	3	3	3
Electrical DB	1	1	1	1	1	1

<b>OTHERS</b>						
SMATV point	2	2	2	2	2	2
Telephone point	2	2	2	2	2	2
Intercom point	1	1	1	1	1	1
Door bell point	1	1	1	1	1	1

<b>ELECTRICAL POWER SUPPLY</b>	Single phase power supply
<b>AIR CON SYSTEM</b>	Air con piping & wiring points
<b>HOT WATER SYSTEM</b>	Bathrooms only (excl. Bath 3)

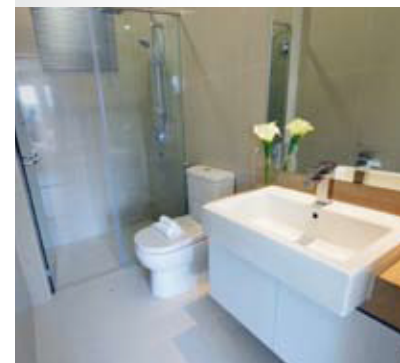


## SPACE PLANNING

Designed with urban sensibilities against the backdrop of a unique forest retreat concept, Scenaria provides an ultra comfortable abode in its well planned medium-sized units which are beautifully crafted to complement a harmonious and tranquil environment.

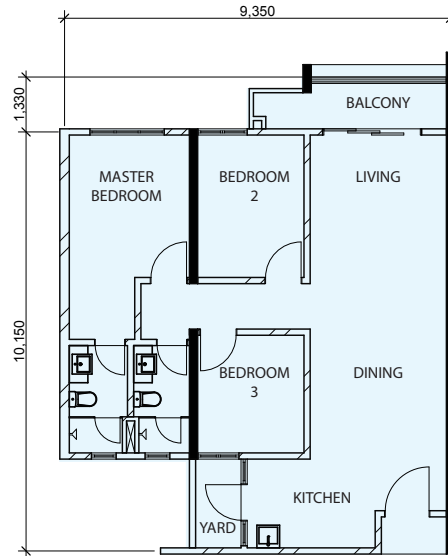
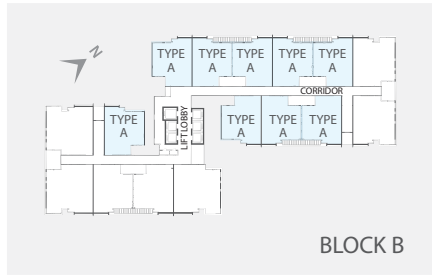
### FIT AND FINISH

- Laminated timber flooring for bedrooms
- Porcelain-tiled floors for living area, dining room and kitchen
- Ceramic wall-to-ceiling tiles for bathroom

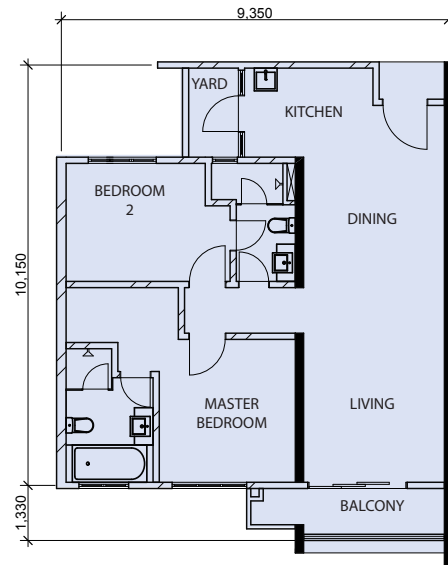
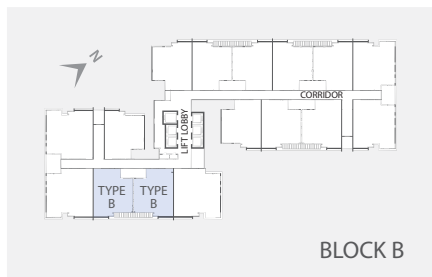


# FLOOR PLANS

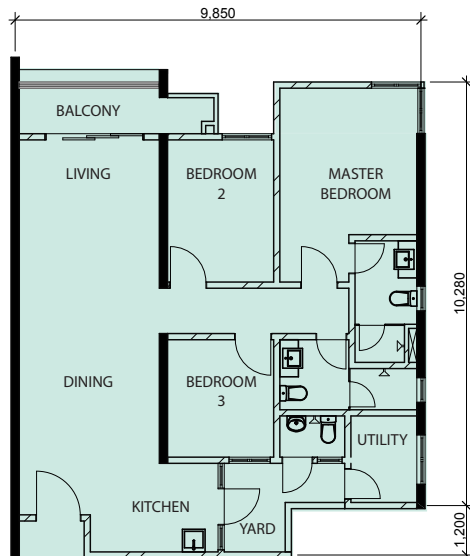
**TYPE A**  
1019 SQ FT  
3 BEDROOMS + 2 BATHROOMS



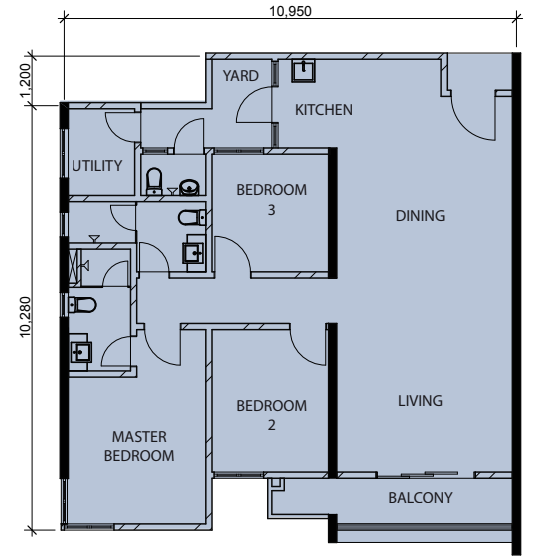
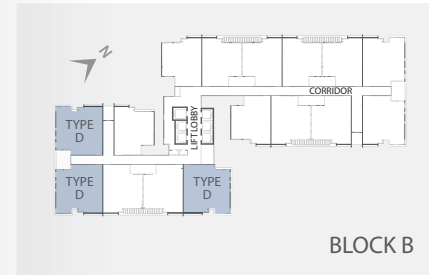
**TYPE B**  
1021 SQ FT  
2 BEDROOMS + 2 BATHROOMS



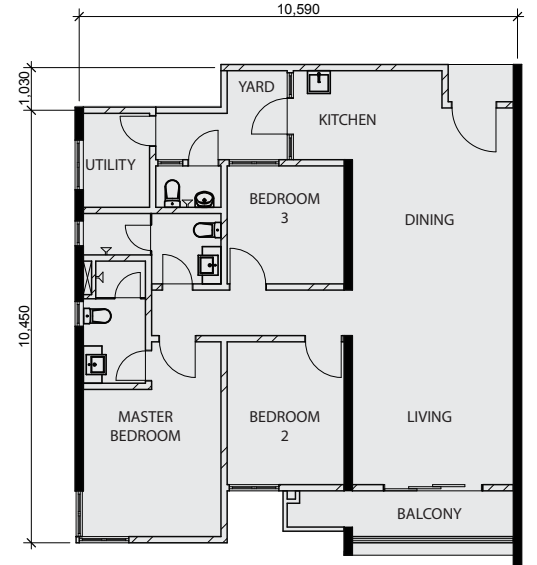
**TYPE C**  
1168 SQ FT  
3 BEDROOMS + 3 BATHROOMS



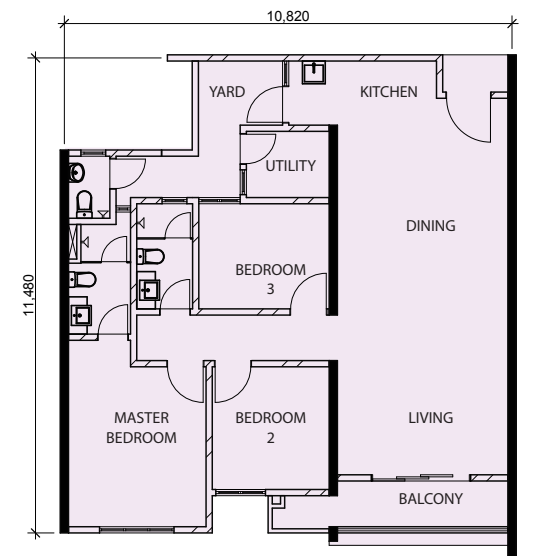
**TYPE D**  
1300 SQ FT  
3 BEDROOMS + 3 BATHROOMS



**TYPE E**  
1262 SQ FT  
3 BEDROOMS + 3 BATHROOMS



**TYPE F**  
1250 SQ FT  
3 BEDROOMS + 3 BATHROOMS

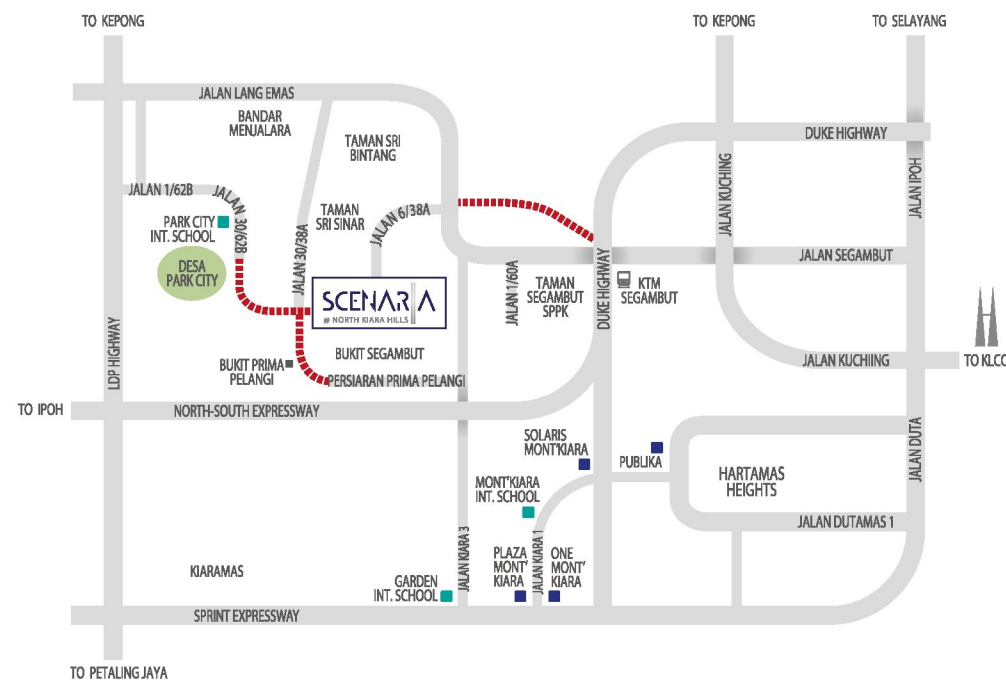


# CONVENIENT ACCESS

Scenaria provides the ultimate experience of convenient modern living in the surrounds of reputable schools, shopping and dining hotspots with easy access via direct transportation links.



- SHOPPING
- SCHOOL
- PROPOSED ROAD



#### SCHOOLS :

- Garden International School
- Mont'Kiara International School
- French International School
- Park City International School

#### CLUBS :

- Kuala Lumpur Golf & Country Club
- Royal Selangor Club
- Bukit Kiara Equestrian Park

#### DINING & RETAIL :

- Solaris Dutamas
- Hartamas Shopping Centre
- Plaza Mont'Kiara
- One Mont'Kiara

#### NEIGHBOURHOODS :

- Mont'Kiara
- Desa Sri Hartamas
- Dutamas
- Desa Park City

# SCENARIA

@ NORTH KIARA HILLS

Another Prestigious Development by:



Developer: **Everise Tiara (M) Sdn Bhd** (490330-H)

#### UOA Property Gallery, The Village

No. 2, Jalan 1/112H, Bangsar South City  
Off Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia  
T : +603 2282 9993 F : +603 2282 8590  
E : uoacare@uoa.com.my

#### Singapore Property Gallery

UOA (Singapore) Pte Ltd  
7, Temasek Boulevard, #18-02, Suntec Tower 1  
Singapore 038987  
T : +65 6333 9383 F : +65 6333 9332

Developer's License No: 8421-2/10-2017/1352 . Validity Period: 10/10/2012-09/10/2017 . Sale & Advertising Permit No: 8421-2/10-2014/01022 . Validity Period: 17/10/2013-16/10/2014 . Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur . Building Plan Approval No: BP T1 OSC 20122148 . Total Units-Condominium: 937/SuperLink House: 44 . Land Tenure: Freehold . Land Encumbrance: None . Proposed Completion Date: October 2015 . Minimum Price-Condominium: RM 700,000/Super Link House: RM 2,500,000 . Maximum Price-Condominium: RM 2,500,000/SuperLink House: RM 3,500,000 . 5% Discount for Bumiputera

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THE QUINTESSENCE OF NATURE AND COMFORT  
3 STOREY SUPERLINK HOUSE • FREEHOLD





# A HOME ABOVE ALL

Set amidst 2 acres of lush and expansive natural greenery, Scenaria @ North Kiara Hills is an exclusive freehold residential development that features 44 units of superlink villas against two high-rise condominiums. The tranquil enclave is further complemented by its close proximity to the established neighbourhoods of Mont'Kiara and Desa Park City.





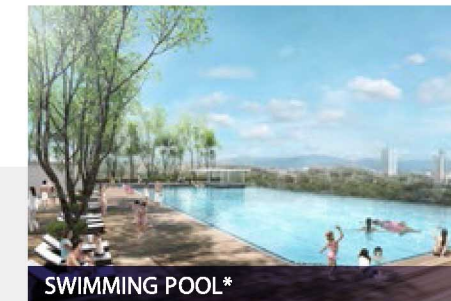
# UNIQUE FACILITIES

- |                          |                                   |                                |
|--------------------------|-----------------------------------|--------------------------------|
| 1. Multi-purpose hall    | 7. Wading pool                    | 13. Picnic / Camping area      |
| 2. Kindergarten area     | 8. Badminton court                | 14. Tree top bridge            |
| 3. Taska area            | 9. Swimming pool                  | 15. Jogging track              |
| 4. Children's playground | 10. BBQ pit                       | 16. Restrooms / Changing rooms |
| 5. Gymnasium             | 11. Games area                    | 17. Prayer room                |
| 6. Meeting room          | 12. Yoga / Tai Chi / Qi Gong area | 18. Green retreat area         |



EXCLUSIVE  
**44**  
UNITS ONLY

EXTERIOR FACADE OF THE SUPERLINK HOUSE\*



SWIMMING POOL\*



TREE TOP BRIDGE\*



YOGA / TAI CHI AREA\*

\*ARTIST'S IMPRESSION

## LUSH COMFORT LIVING

Designed with urban comfort in mind, Scenaria combines the distinct pleasures of a calm retreat with privacy, safety and exclusivity.



BBQ / PICNIC AREA\*

**3 TIER SECURITY**  
• Car park entry • 24 hour security • CCTV

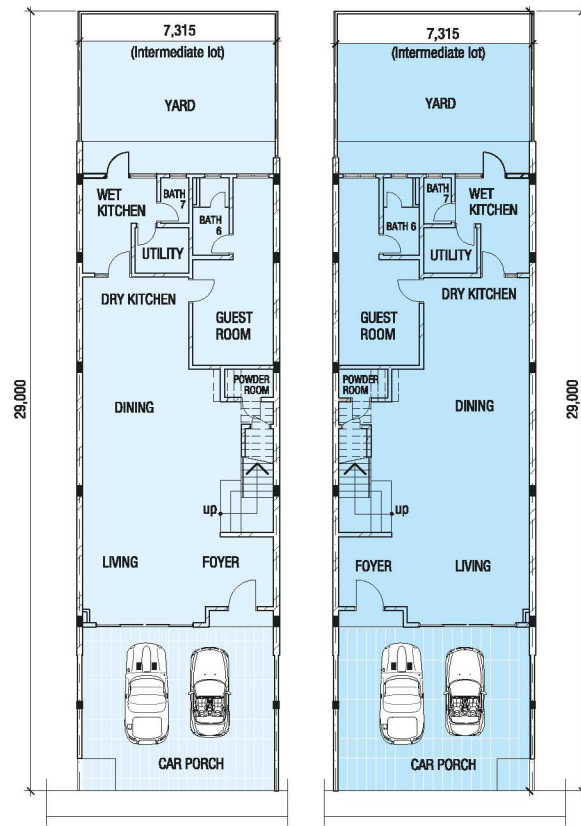


# TYPE A

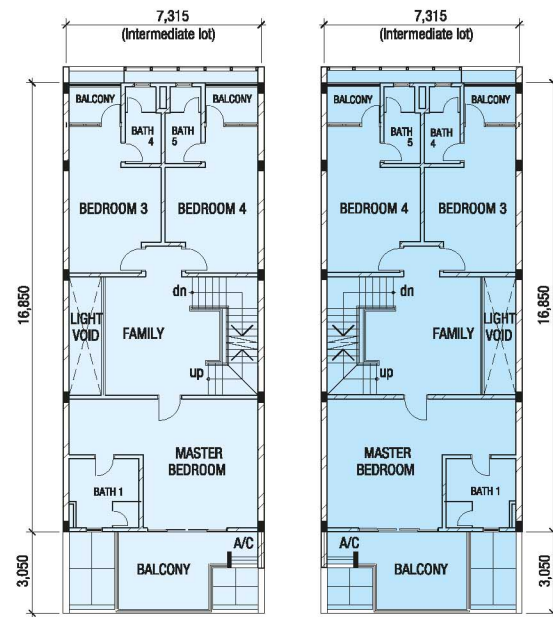
4068 SQ FT

4 BEDROOMS +  
1 GUEST ROOM

7 BATHROOMS +  
1 POWDER ROOM



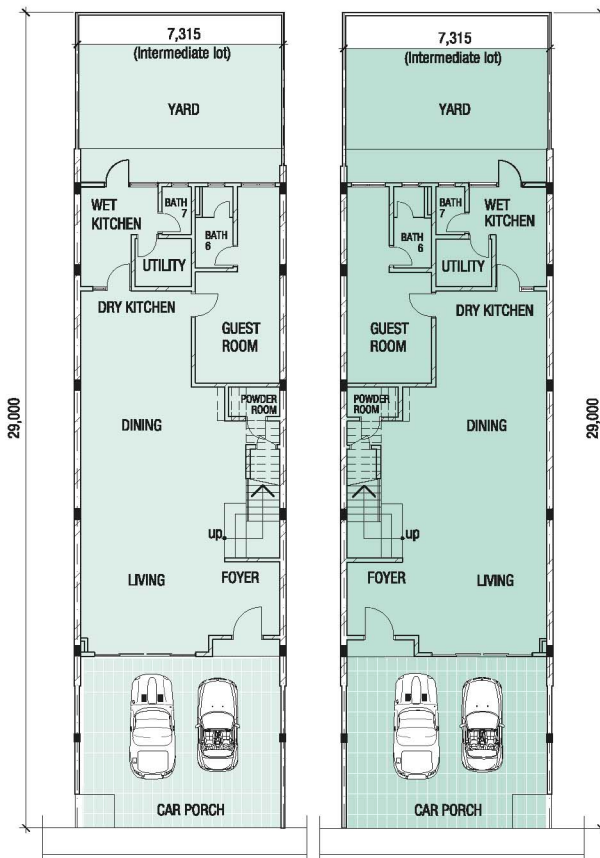
Intermediate Lot  
Ground Floor



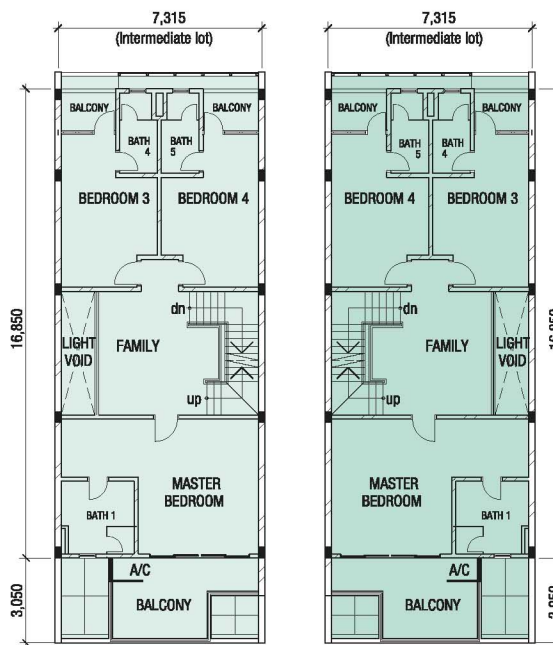
Intermediate Lot  
First Floor



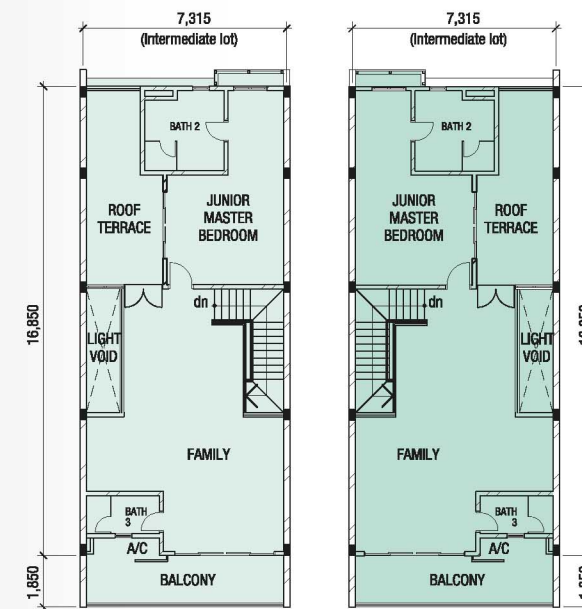
Intermediate Lot  
Second Floor



Intermediate Lot  
Ground Floor



Intermediate Lot  
First Floor



Intermediate Lot  
Second Floor

# SPECIFICATIONS

**FOUNDATION**  
Reinforced concrete  
**STRUCTURE**  
Reinforced concrete framework  
**WALL**  
Masonry  
**ROOF**  
Clay roof tiles  
**CEILING**  
Skimcoat / Plaster board  
**WINDOWS**  
Aluminium framed window

**DOORS**  
MAIN ENTRANCE DOOR  
Timber door  
BEDROOMS AND BATHROOMS  
Flush door  
BALCONY  
Aluminium framed sliding door  
OTHERS  
Flush door

**FLOOR FINISHES**  
LIVING; FOYER; DINING; DRY KITCHEN  
Marble  
WET KITCHEN & GUESTROOM  
Homogeneous tiles  
MASTER BEDROOM; JR. MASTER BEDROOM;  
FAMILY; BEDROOM 3 & 4; GYM & STUDY  
Timber strip  
BATHROOM 1  
Homogeneous tiles  
BATHROOM 2, 3, 4, 5 & 6  
Homogeneous tiles  
UTILITY & BATHROOM 7  
Ceramic tiles  
BALCONY & TERRACE  
Slate tiles  
CAR PORCH  
Paver blocks  
STAIR  
Timber strip  
POWDER ROOM  
Homogeneous tiles

**WALL FINISHES**  
GENERALLY  
Plaster & Paint  
WET KITCHEN  
Homogeneous tiles  
BATHROOM 1  
Homogeneous tiles  
BATHROOM 2, 3, 4, 5 & 6  
Homogeneous tiles  
BATHROOM 7  
Ceramic tiles  
POWDER ROOM  
Homogeneous tiles

**SANITARY FITTINGS**  
PEDESTAL WATER CLOSET C/W BIB TAP  
8  
LONG BATH  
2  
WASH BASIN C/W TAP  
9  
WALL HUNG WASH BASIN C/W TAP  
1  
SHOWER ROSE  
7  
WASHING MACHINE TAP  
1  
STAINLESS STEEL SINK  
1  
GARDEN TAP  
2

**ELECTRICAL FITTINGS**  
LIGHTING POINT  
64  
13 AMP POWER POINT  
32  
CEILING FAN POINT  
2  
15 AMP AIR COND POINT  
9  
15 AMP KITCHEN HOOD POINT  
1  
20 AMP WATER HEATER POINT  
7  
ELECTRICAL DB  
1

**OTHERS**  
SMATV POINT  
6  
TELEPHONE / DATA POINT  
13  
INTERCOM POINT  
3  
DOOR BELL POINT  
1

**HOT WATER PIPING**  
Concealed hot water piping system  
Hot water system to wet kitchen; all bathrooms  
except bathroom 7 & bathroom 8 (powder room)

	TYPE A		TYPE B	
	Corner/ End	Intermediate	Corner/ End	Intermediate
PEDESTAL WATER CLOSET C/W BIB TAP	8	8	8	8
LONG BATH	2	2	2	2
WASH BASIN C/W TAP	9	9	9	9
WALL HUNG WASH BASIN C/W TAP	1	1	1	1
SHOWER ROSE	7	7	7	7
WASHING MACHINE TAP	1	1	1	1
STAINLESS STEEL SINK	1	1	1	1
GARDEN TAP	2	2	2	2
LIGHTING POINT	64	64	64	64
13 AMP POWER POINT	32	32	33	33
CEILING FAN POINT	2	2	2	2
15 AMP AIR COND POINT	9	9	9	9
15 AMP KITCHEN HOOD POINT	1	1	1	1
20 AMP WATER HEATER POINT	7	7	7	7
ELECTRICAL DB	1	1	1	1
SMATV POINT	6	6	6	6
TELEPHONE / DATA POINT	13	13	13	13
INTERCOM POINT	3	3	3	3
DOOR BELL POINT	1	1	1	1

# FLOOR PLANS

# TYPE B

4136 SQ FT

4 BEDROOMS +  
1 GUEST ROOM

7 BATHROOMS +  
1 POWDER ROOM

All information, specification and plans contained herein are subject to amendments as may be required by the authorities or developer's project consultants.