

The logo for ANJAI north kiara is centered within a dark purple square. The word "ANJAI" is written in a large, white, serif font, with a small, stylized leaf icon to its right. Below "ANJAI", the words "north kiara" are written in a smaller, white, lowercase sans-serif font.

ANJAI  
north kiara

INDULGE IN  
LUXURIOUS RESORT  
STYLE LIVING

CONDO

VILLA

# RAISING YOU TO A NEW HEIGHT OF LUXURY

Strategically located on the north side of Mont Kiara, Anjali offers stylishly designed villas and condominiums in an upcoming premium neighbourhood.

The 4.93 acres low-density freehold development encompasses 26 signature villas, 4 penthouses and 365 condominiums, all of which are consciously designed for resort style living.

With only 4 condominium units per floor featuring a private lift lobby each, Anjali offers a beautiful notion of modern living with generous space, privacy and exclusivity.

365  
condominiums

26  
signature villas

4  
penthouses



private lobby



grand lobby

## PEACE OF MIND SAFELY GUARDED

A living space that is undeniably elegant, Anjali grants you the most important luxury you can ever ask for - a sense of security. We truly believe that a luxury residence counts for nothing without security assurance that offers you peace of mind.

Knowing that your private residence is safely guarded by a multi-tiered security system, you will be at ease even when you are far away from home.

- 24-hour manned guardhouse
- Visitor access / exit control management
- Round-the-clock patrol guards
- Profiling of visitors
- CCTV cameras with motion detection
- Card-controlled lift lobbies



FREEHOLD



grand entrance

# THE SKY IS THE ONLY LIMIT

Healthy living as the best gift one can receive. Anjali is meticulously designed with one goal in mind, to impress you and your guests. A jacuzzi, a theatre and gorgeous gardens are all presented at the rooftop over a stunning view of the skyline, while the latest gym equipment, magnificent swimming pool and a host of court game facilities are ready to serve its privileged owners in the clubhouse.



## FACILITIES PLAN

Featuring Indoor & Outdoor Facilities For All Ages



### GROUND FLOOR

- 1 Entrance with Guardhouse
- 2 Outdoor Kids Playground
- 3 Clubhouse
- 4 Tree House with Link Bridge
- 5 Reflexology Path
- 6 Shops\*
- 7 Kindergarten\*

### THIRD FLOOR

- 8 Hammock
- 9 Library
- 10 Surau

### FOURTH FLOOR

- 11 Multi-purpose Hall
- 12 Outdoor Terrace
- 13 Lounge/Cafe\*
- 14 Lounge Kitchen
- 15 Pavilion
- 16 Children Pool
- 17 Giant Shower Area
- 18 50 Meter Swimming Pool
- 19 Jacuzzi
- 20 Kids' Playroom
- 21 Squash Court

- 22 Gymnasium
- 23 Changing Room
- 24 Sauna Room
- 25 Yoga Room
- 26 Management Office
- 27 Laundry\*
- 28 Outdoor Garden
- 29 Reflection Pool
- 30 BBQ Area
- 31 Shops\*
- 32 Media/KTV
- 33 Games Room

### ROOFTOP

- Block
- A Sky Cinema
  - B Sky Garden
  - C Sky Garden with BBQ Area
  - D Sky Jacuzzi

\*Subject to availability of vendors.



Signifying divine offering in the ancient Sanskrit language,  
Anjali epitomises luxury and elegance,  
perceived as a gift with great promises,  
to offer sensuous elements of life.



## FEATURE HIGHLIGHTS

- Long Range Card Reader
- Two Ingress And Egress Lanes At Entrance
- Access Card Controlled Lift Lobby
- 3.5m/s High Speed Lifts
- Grey Tinted Glass
- Storage Water Heater
- PPR Hot Water Piping For Bathrooms And Dry Kitchen
- Inverter Ready Air-conditioning Piping
- Aluminium System Formwork
- Fibre Optic - High Speed Broadband

## FEATURE BRANDS



Today's bathroom not only has to look good, but inviting and functional. With minimalist design at its core and strong support of Duravit's ceramic tradition and expertise, the WCs and basins are impressive in terms of their form, function and quality.



These Swiss-quality tiles are of superior standards and consistency. Highly suited for heavy human traffic areas, homogeneous tiles are stronger than ceramic which tend to chip off easily as they are brittle.



Technology and design constitute two key factors in Teka. The kitchen appliances are compact sized with all the advantages of their larger, industrial counterparts hence making it easy to turn raw ingredients into wonderful meals.



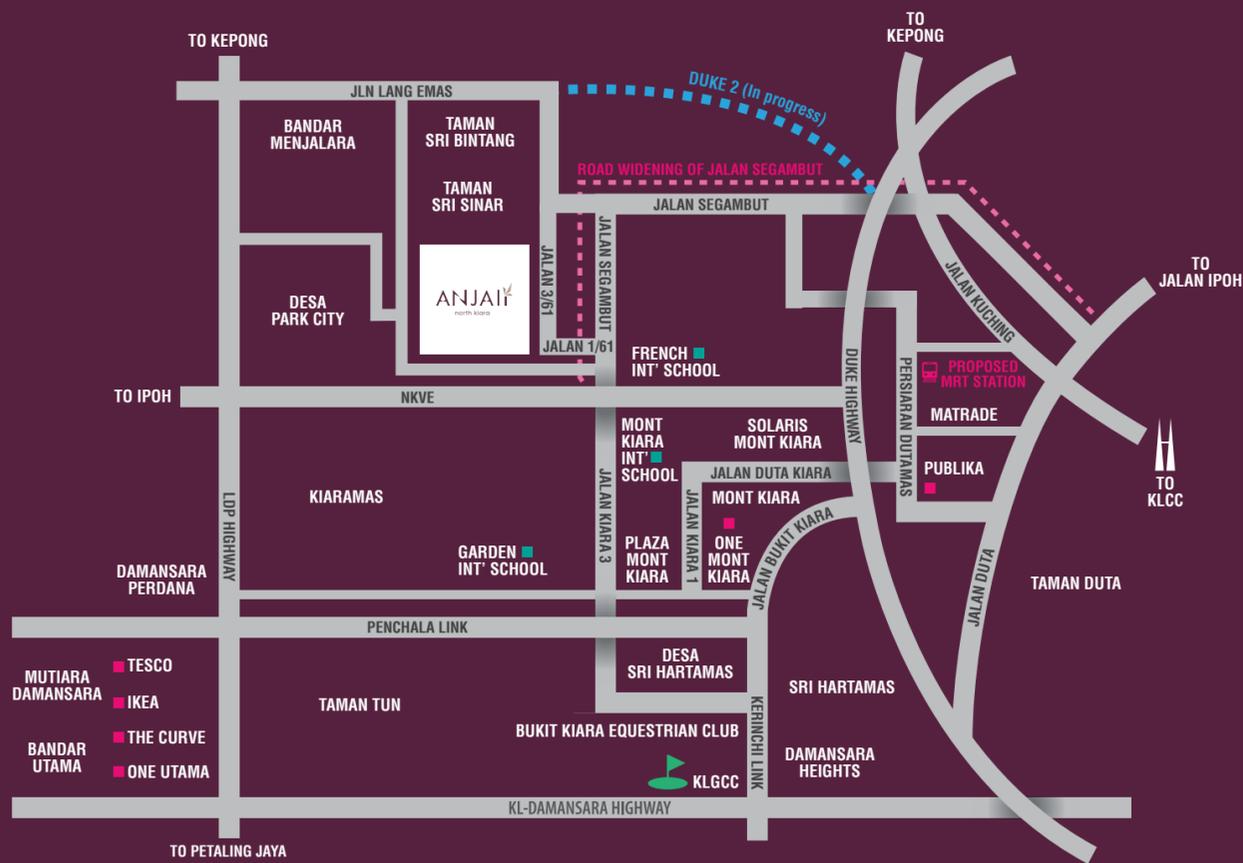
Stylistic taste and comfort need not be mutually exclusive with regards to sanitaryware. The mixers, showers and bathroom collection are used in the some of the best addresses all over the world.



Bofi combines the art of culinary finesse with exceptional carpentry craftsmanship to present an elegant, modern kitchen. Meticulously crafted with the finest materials, the Bofi kitchen creates a space of practical dynamics that suits the needs of any lifestyle.



Panasonic has continued to provide products with the highest possible reliability. The Japanese standard air-conditioners offered are equipped with the i-Auto Fast Cooling function resulting in 15% faster cooling at start-up; crucial in our tropical climate.



## COMFORTABLY CLOSE TO EVERYTHING DESIRED

Well connected to major expressways, Anjali offers exceptionally convenient urban living where educational institutions, business and entertainment hotspots are just a stone's throw away.

The homely enclave is also in close proximity to the established neighbourhoods of Mont Kiara and Desa Park City, making it a perfect accompaniment to its convenience and uniqueness.

### ACCESSIBILITY

- Lebuhraya Damansara-Puchong (LDP)
- Lebuhraya Utara-Selatan
- Lebuhraya SPRINT
- Duta-Ulu Kelang Expressway (Duke)
- Duta-Ulu Kelang Expressway Z (Duke Z) (In progress)

### CLUBS

- 12 mins / 6.8km Royal Selangor Club Kiara
- 12 mins / 6.8km Bukit Kiara Equestrian
- 13 mins / 7.0km KL Golf & Country Club

### EDUCATIONAL INSTITUTIONS

- 5 mins / 2.0km Garden International School
- 5 mins / 2.0km SRJK (C) Khai Chee
- 6 mins / 2.3km SRJK (C) Kepong 3
- 7 mins / 2.6km French International School
- 8 mins / 3.4km Mont Kiara International School
- 9 mins / 3.8km The International School @ ParkCity
- 10 mins / 4.5km Taylor's College Sri Hartamas
- 11 mins / 5.0km Chong Hwa KL Independent High School

### MEDICAL CENTRE

- 8 mins / 3.3km ParkCity Medical Centre

### SHOPPING & LEISURE

- 7 mins / 2.9km One Mont Kiara
- 7 mins / 2.9km Plaza Mont Kiara
- 10 mins / 3.6km Publika @ Solaris Dutamas
- 9 mins / 3.7km Solaris Mont Kiara
- 7 mins / 4.0km Tesco Kepong Village Mall
- 9 mins / 4.5km Hartamas Shopping Centre

### NEIGHBOURHOODS

- 5 mins / 2.0km Mont Kiara
- 10 mins / 2.9km Dutamas
- 10 mins / 4.0km Desa Park City
- 10 mins / 4.3km Desa Sri Hartamas

A project by:



Developer:

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Developer's License No.: 13405-1/03-2017/01503(L) • Validity Period: 14/03/2016 - 13/03/2017 • Advertising and Sales Permit No.: 13405-1/03-2017/01503(P) • Validity Period: 14/03/2016 - 13/03/2017 • Tenure of Land: Freehold • Land Encumbrances: United Overseas Bank (M) Berhad • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2013 1431 • Expected Date of Completion: August 2017 • **Block A** – Condominium (29 floors) • Total Units: 94 units • Min Price: RM1,204,058.00 • Max Price: RM5,899,888.00 • **Block B** – Condominium (29 floors) • Total Units: 94 units • Min Price: RM1,130,653.00 • Max Price: RM4,273,705.00 • **Block C** – Condominium (29 floors) • Total Units: 91 units • Min Price: RM389,100.00 • Max Price: RM4,249,563.00 • **Block D** – Condominium (29 floors) • Total Units: 90 units • Min Price: RM945,674.00 • Max Price: RM6,201,495.00 • **Block E** – Villa • Total Units: 13 units • Min Price: RM2,691,000.00 • Max Price: RM4,794,000.00 • **Block F** – Villa • Total Units: 13 units • Min Price: RM2,691,000.00 • Max Price: RM4,794,000.00 • Restriction In Interest: This land can be transferred, charged, or pawned after approved by the State Authority.

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