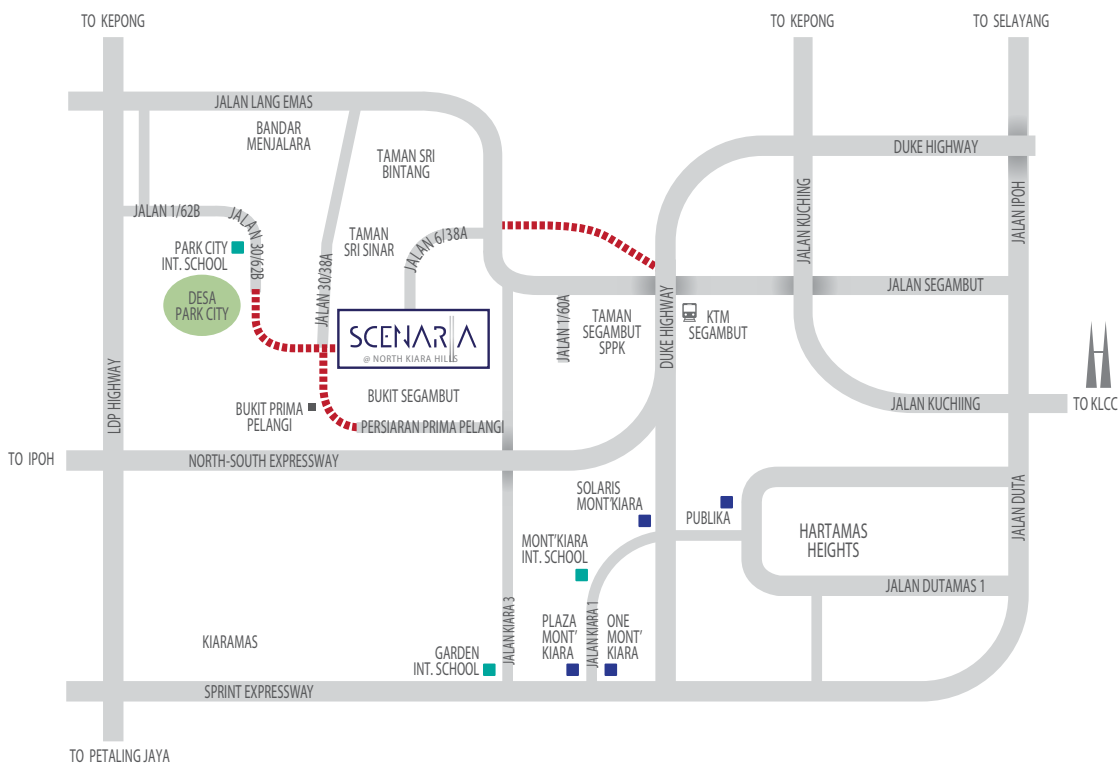


A DESIRABLE LOCALE

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: 8421-2/10-2017/1352 . Validity Period: 10/10/2012-09/10/2017 . Sale & Advertising Permit No: 8421-2/2481/2013(10) . Validity Period: 17/10/2012-16/10/2013 . Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur . Building Plan Approval No: BP T1 OSC 20122148 . Total Units-Condominium: 937/Super Link 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/Super Link House: RM 3,500,000 . 5% Discount for Bumiputera

All information and perspectives contained in this printed material are subject to change without prior notice and cannot form part of any offer or contract. All information contained herein is correct at the time of printing and neither the developer nor its agent(s) can be held responsible for any inaccuracy. All illustrations shown are artist's impressions only.

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



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

SPECIFICATIONS

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

DOORS	
Main entrance door	Timber door
Balcony	Aluminium framed sliding door
Others	Flush door

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

WALL FINISHES	
Generally	Skimcoat & paint
Bathrooms	Ceramic tiles 1800mm min
Kitchen	Ceramic tiles 1800mm min

SANITARY FITTINGS	A	B	C	D	E	F
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	-	-	-	-

ELECTRICAL FITTINGS						
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

OTHERS						
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

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

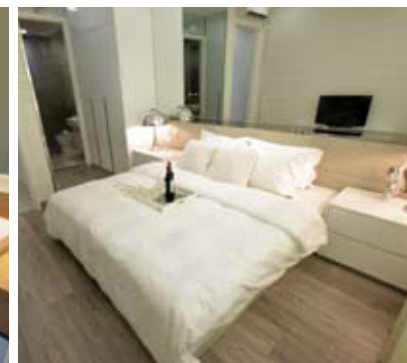
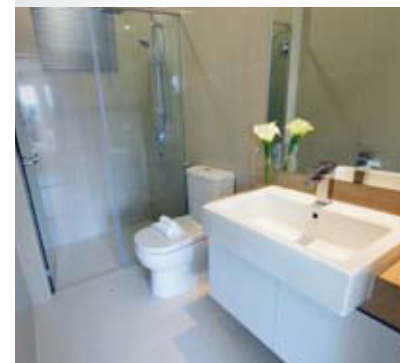


SPACE PLANNING

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.

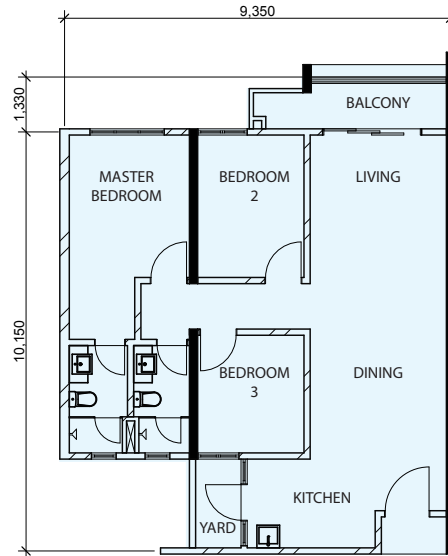
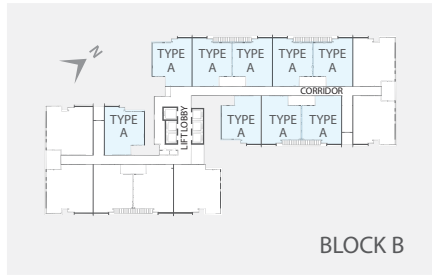
FIT AND FINISH

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

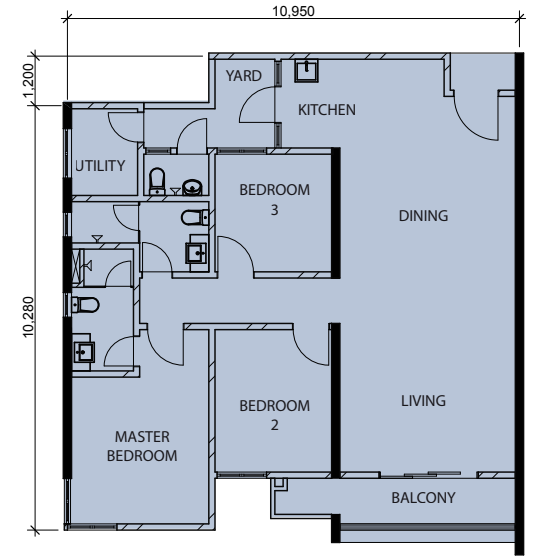
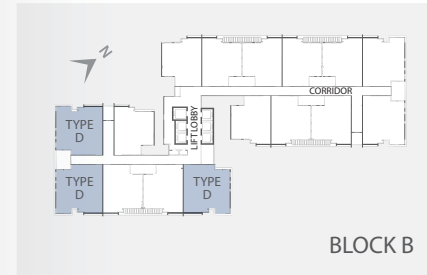


FLOOR PLANS

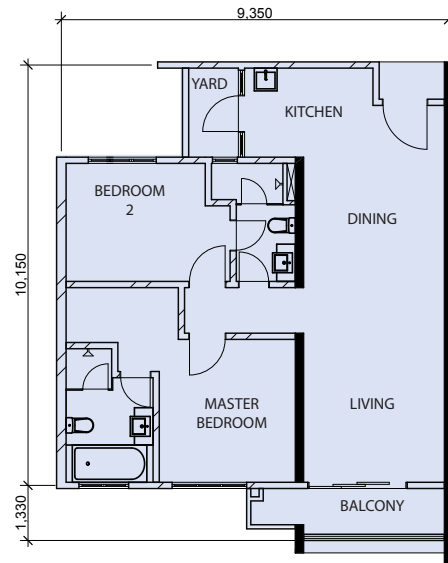
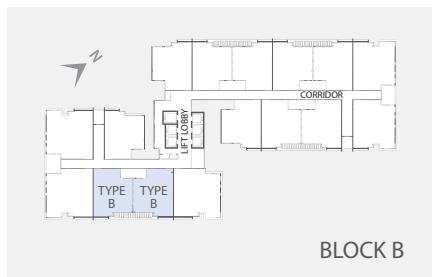
TYPE A
1019 SQ FT
3 BEDROOMS + 2 BATHROOMS



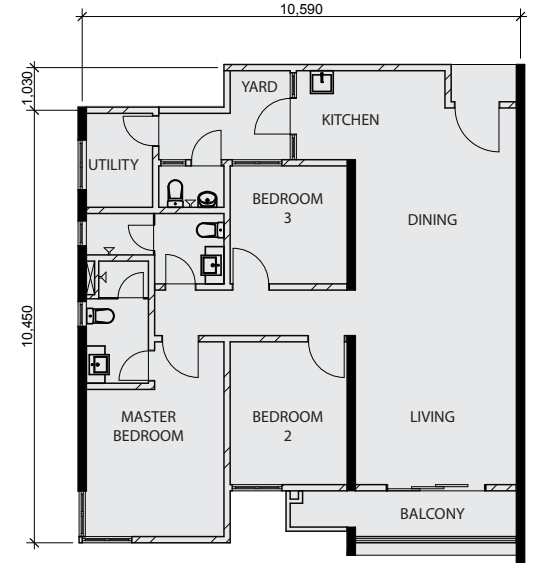
TYPE D
1300 SQ FT
3 BEDROOMS + 3 BATHROOMS



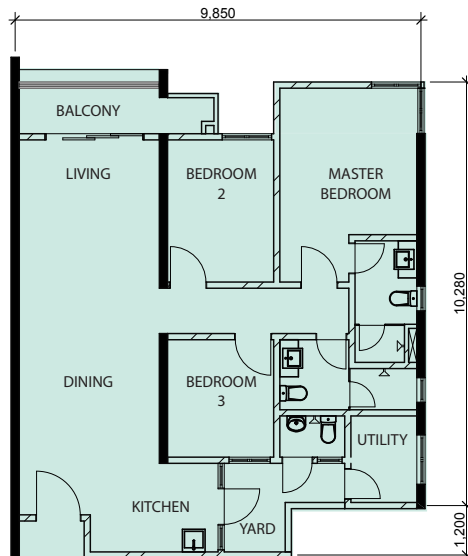
TYPE B
1021 SQ FT
2 BEDROOMS + 2 BATHROOMS



TYPE E
1262 SQ FT
3 BEDROOMS + 3 BATHROOMS



TYPE C
1168 SQ FT
3 BEDROOMS + 3 BATHROOMS



TYPE F
1250 SQ FT
3 BEDROOMS + 3 BATHROOMS

