

A O S I S

MONT KIARA



Sanctuary Between Worlds

A secret haven awaits.

Within colourful layers of metropolitan life.
Enveloped by vibrance, embraced by nature.
It is the joy of living with freedom, secluded
from distraction.

AOSIS Mont'Kiara,
a rare sanctuary within the city.

AOSIS MONT'KIARA

Mont'Kiara's Rare Green Treasure

Discover a collection of 236 residences and 8 exclusive penthouses in the sky at AOSIS. Explore a low-density, resort-style residence designed for exclusive privacy.

It is an enclave next to a forest, designed for comfort and privacy. A retreat with doorstep access to Mont'Kiara's highlights that amplifies all your urban aspirations.

This is an oasis at the heart of
Mont'Kiara, on Jalan Kiara 5.



AOSIS MONT'KIARA

Luxury in Nature

Within 2.44 acres and a 40-storey tower, luxury is shaped through nature. An architecture that brings together nature, urban living, privacy, and community.

Experience grand arrivals and discover quieter hideaways within. Homes with generous Semi-D layouts from 1,648 to 3,856 sq ft. Spaces for social interactions and activities flow freely, bringing the community together. Elegance is reflected in spaces designed to elevate everyday living.

A hidden jewel that redefines luxury in nature.





AOSIS

A dedicated guardhouse with layered security and private arrival experience



Signature Arrival Lounge with high ceiling at level 1

Dual Drop-offs. Dual Arrival Lounges. One Premium Address.

Dual drop-offs designed for ease and privacy. At Ground, Garden Arrival Terrace offers an exclusive arrival and opens out to The Cascade, a grand stairway leading to Level 1. At Level 1, Signature Arrival Lounge forms a separate drop-off framed by greenery and water, with an elegant hall for greeting visitors.

More than just a stairway, The Cascade is designed as an open and functional community space within the arrival experience, with areas for lounging, co-working, relaxing and casual dining, supported by charging pods.

GROUND LEVEL

FACILITIES LIST

- Garden Arrival Terrace
- The Cascade

LEVEL 1

FACILITIES LIST

- Signature Arrival Lounge



The Cascade on ground level, a social space for the community

AOSIS MONT'KIARA

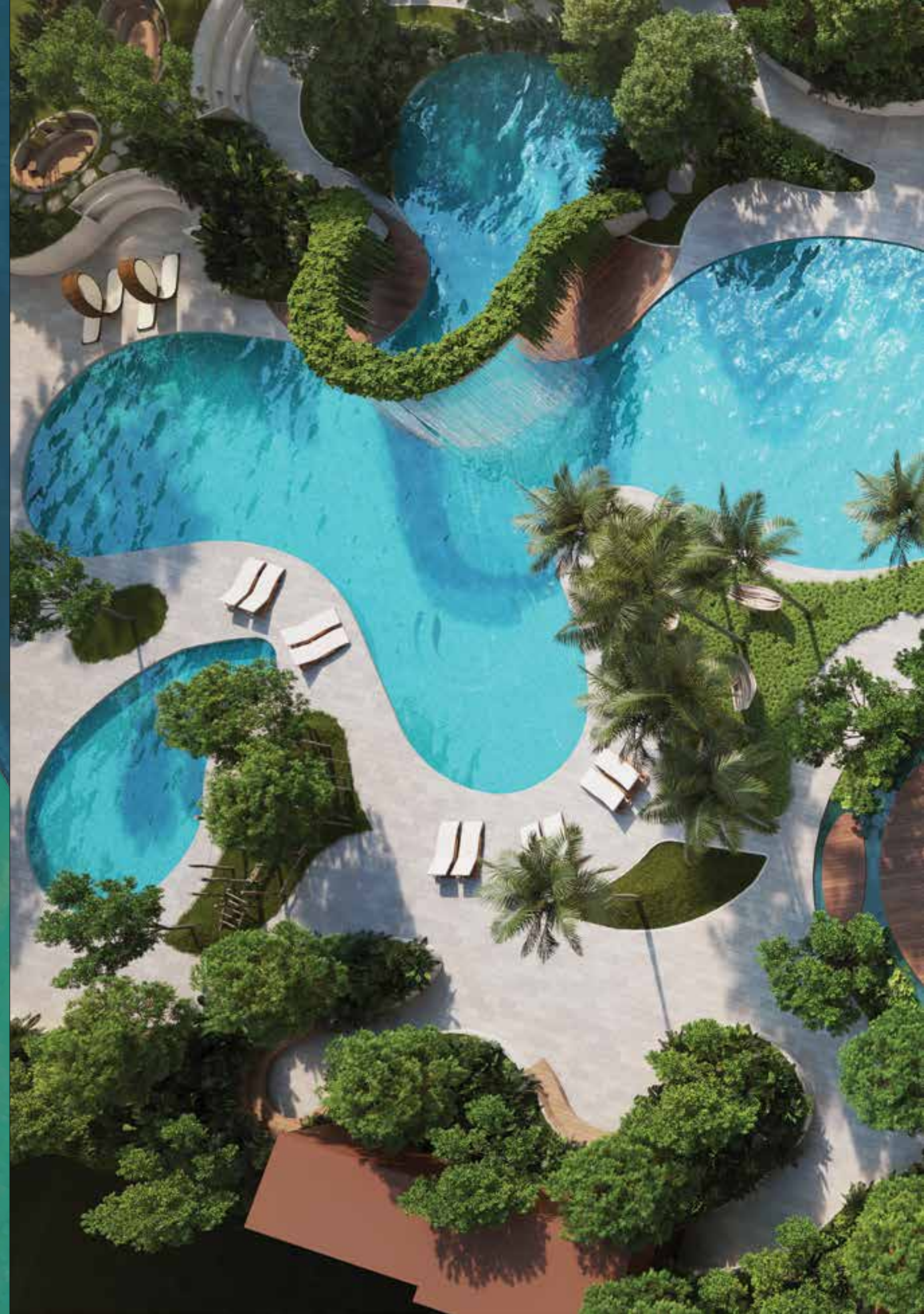
Sanctuary for Renewal

A thoughtfully curated collection of facilities designed to enrich everyday living. Refresh the spirit and activate wellness. Renew family bonds, create community. Co-work and re-energize creativity.

AOSIS is about harmony. An enhanced relationship between man and nature, and a reconnection with wellness.

A forest at the edge brings adventure and the feeling of an inner sanctum. Landscapes ebb and flow with the land, while elevation and curves spark outdoor imagination. Spaces are designed to nurture togetherness, while private nooks offer solace. Living eco-spheres of water and lawns invigorate the senses.

Life springs anew.



The Green Heart. A Private World to Wander and Retreat.

At the heart of the podium, the signature Cove Pool is hidden within a lush landscape of winding trails and layered greenery. Follow the Cove Trail beneath overhead foliage to discover a secluded retreat designed for a more private escape.

Nearby, The Lagoon unfolds in three organic coves that invite exploration while enhancing privacy. Surrounding it is a resort-style setting with amenities for moments of ease and retreat.

Between lounge pockets, layers of greenery create natural separation, with a tucked-away reading nook for a quiet pause and The Zen Grove - a landscaped retreat designed for slower moments and quiet relaxation. Framed by trees and greenery, it offers a restful corner within the development.

FACILITIES LIST

- The Lagoon (Main Pool)
- Jacuzzi
- Hammock Island
- Cove Trail
- Cove Pool
- The Zen Grove
- Reading Nook



The Cove Pool, wrapped in greenery and natural shade, private yet serene

Wonder and Awe

A hidden pool that invites imagination, discovery and delight. Tucked within lush greenery, the shimmering Cove Pool creates a private joy to savour each day.

A Place to Pause, Gather and Unwind.

The Living Pond draws you into a calmer rhythm through water, greenery and atmosphere. At The Lily Pad, floating decks above still waters invite yoga or meditation, accompanied by gentle cascades and sensory planting that create a soothing place to reset.

Nearby, the Theatre Steps and Sunken Pods offer quieter corners for gathering and reflection, while Nature Kids' Play brings a more playful energy to the podium. Together, these spaces create an environment that feels relaxed, restorative and family-friendly.

FACILITIES LIST

- The Lily Pad
- Aroma Garden
- Sunken Pods
- Theatre Steps
- Kid's Pool
- Nature Kid's Play



The Lily Pad, a tranquil setting for mind-body restoration

Sun. Shade.
Serenity.

Tranquil views and time in nature await at the Theatre Steps and Sunken Pods. Curved tiered seating invites sun-basking and casual gathering with views of the Cave Pool, while recessed, oval-lined pods create intimate corners to settle in, where quiet connection and reflection unfold with ease.



Sunken Pods and Theatre Steps

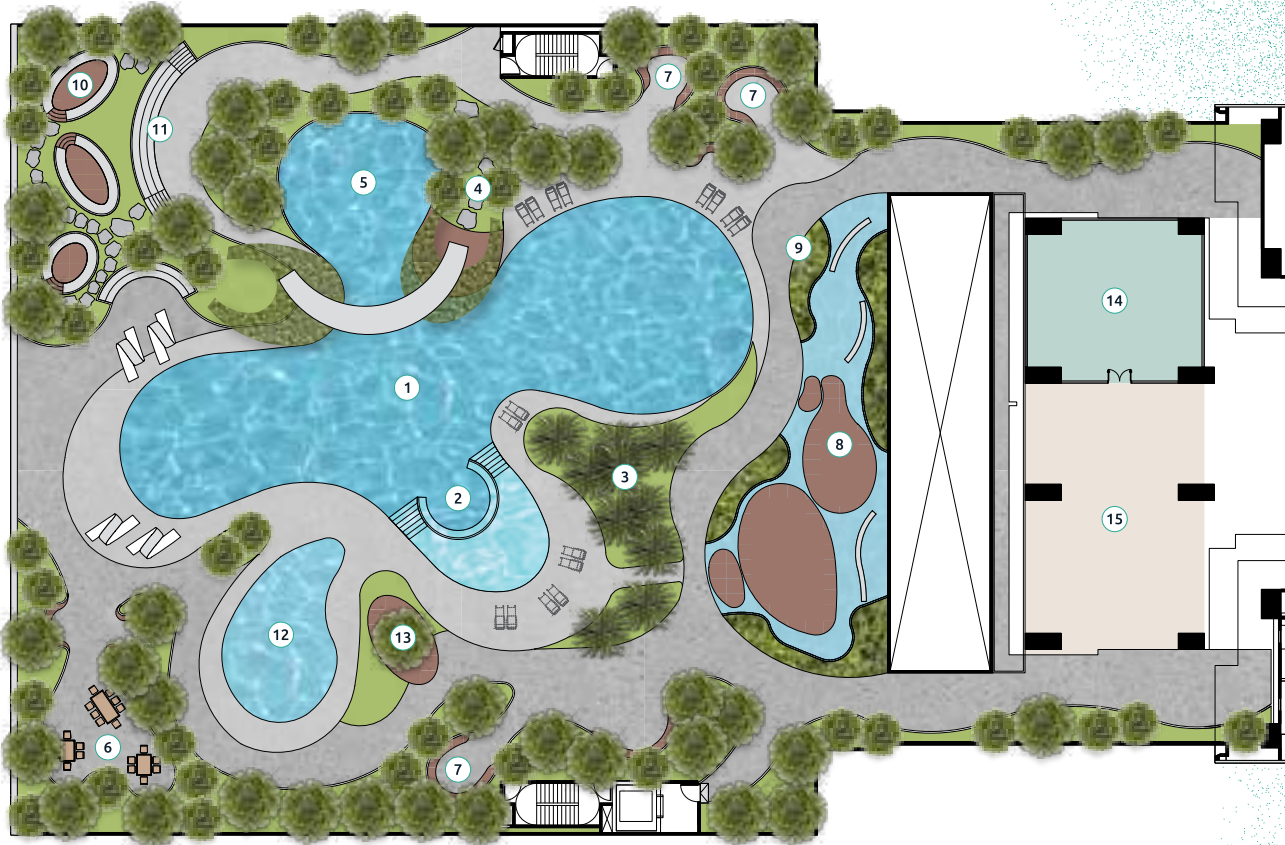
Nature. Play.
Discovery.

Children have a special place to explore and play. The kids' pool sits beside Nature Kids' Play, a back-to-nature themed playground. With thoughtful seating and clear vantage points throughout, parents can relax comfortably while keeping a watchful eye.



Kid's Pool and Nature Kid's Play

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PODIUM
FACILITIES

- 1 The Lagoon (Main Pool)
- 2 Jacuzzi
- 3 Hammock Island
- 4 Cove Trail
- 5 Cove Pool
- 6 The Zen Grove
- 7 Reading Nook
- 8 The Lily Pad

- 9 Aroma Garden
- 10 Sunken Pods
- 11 Theatre Steps
- 12 Kid's Pool
- 13 Nature Kid's Play
- 14 Multipurpose Hall
- 15 Kid's Play Area

AOSIS MONT'KIARA

Rise. Escape. Soar. A Different Perspective Above.

AOSIS MONT'KIARA

Stunning views reward the spirit atop this jewel in the city.
The rooftop is an escape from the world below, laid out
in four themes – for wellness, adventure, entertainment,
work and dine.





Adventure

The Star Field is an expansive rooftop setting where residents can set up their own tents and accessories for glamping under the stars, surrounded by open lawns, cosy corners and hidden spots that frame brilliant views of the sky.



Star Field, an escape beneath the sky

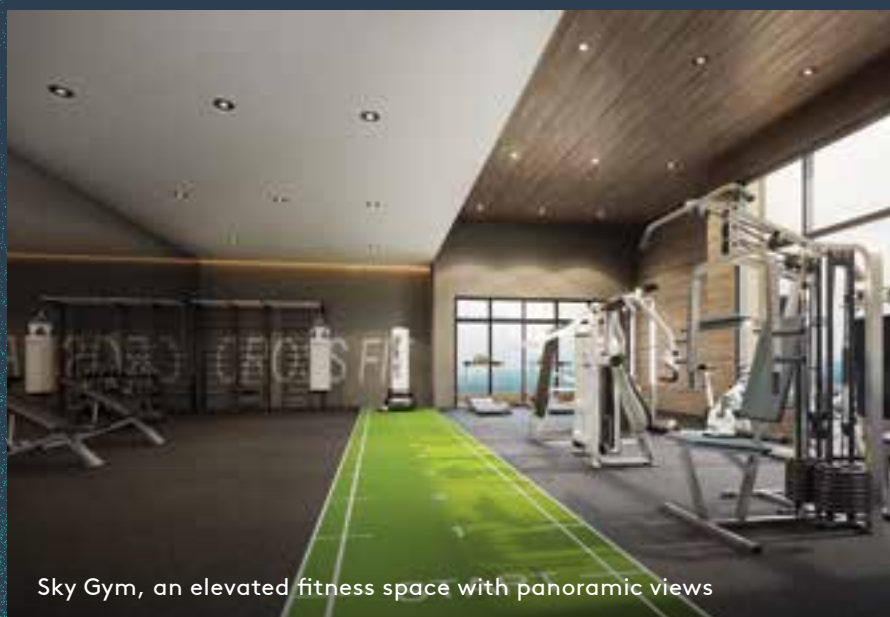
FACILITIES LIST

- Star Field



Wellness

Sky Wellness is designed to restore body and mind, with a Sky Gym overlooking Mont'Kiara, an open-air Meditation Deck for yoga or dance, and two private therapy rooms.



Sky Gym, an elevated fitness space with panoramic views

FACILITIES LIST

- Sky Gym
- Sky Wellness

The Cloud Park offers a spacious garden for casual get-togethers with panoramic views, complete with a barbecue spot, lounge seating and a private lounge.

FACILITIES LIST

- The Cloud Park
 - Sky BBQ
 - Sky Lounge

Entertainment



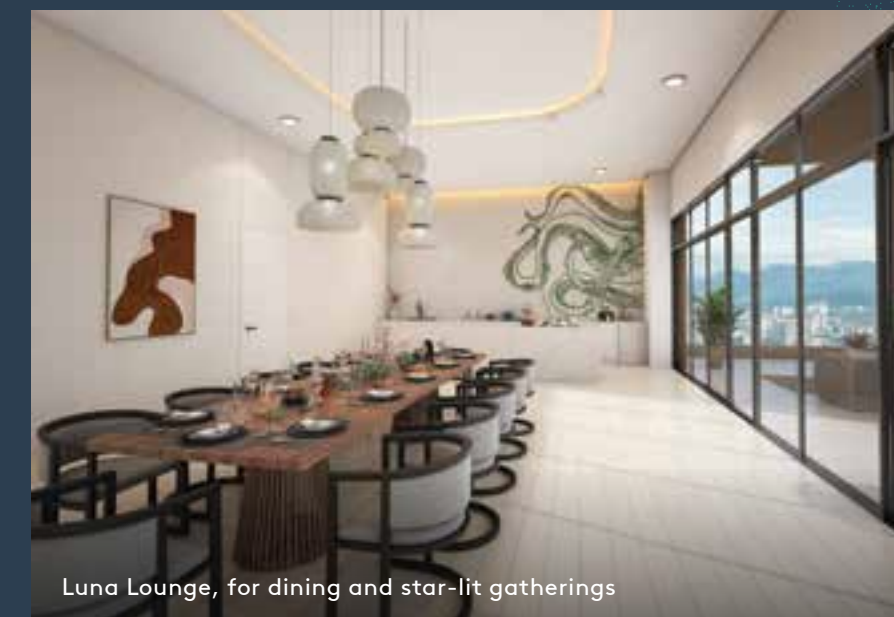
Cloud Park, where moments gather with a view

The Luna Lounge is an elegant dining space for both entertaining and intimate evenings, with an indoor setting, outdoor deck and kitchen. The Sun Loft provides a bright co-working space connected to a library for quiet focus and reading.

FACILITIES LIST

- Luna Lounge
- Sun Loft

Work & Dine



Luna Lounge, for dining and star-lit gatherings



AOSIS MONT'KIARA



ROOFTOP FACILITIES

- 1 Luna Lounge
- 2 Sun Loft
- 3 Sky Wellness
- 4 Sky Gym
- 5 Star Field
- 6 Cloud Park
- 6a Sky BBQ
- 6b Sky Lounge

Semi-D Living, A Space to Call Your Own. Designed for Privacy.



Living



Master Bedroom

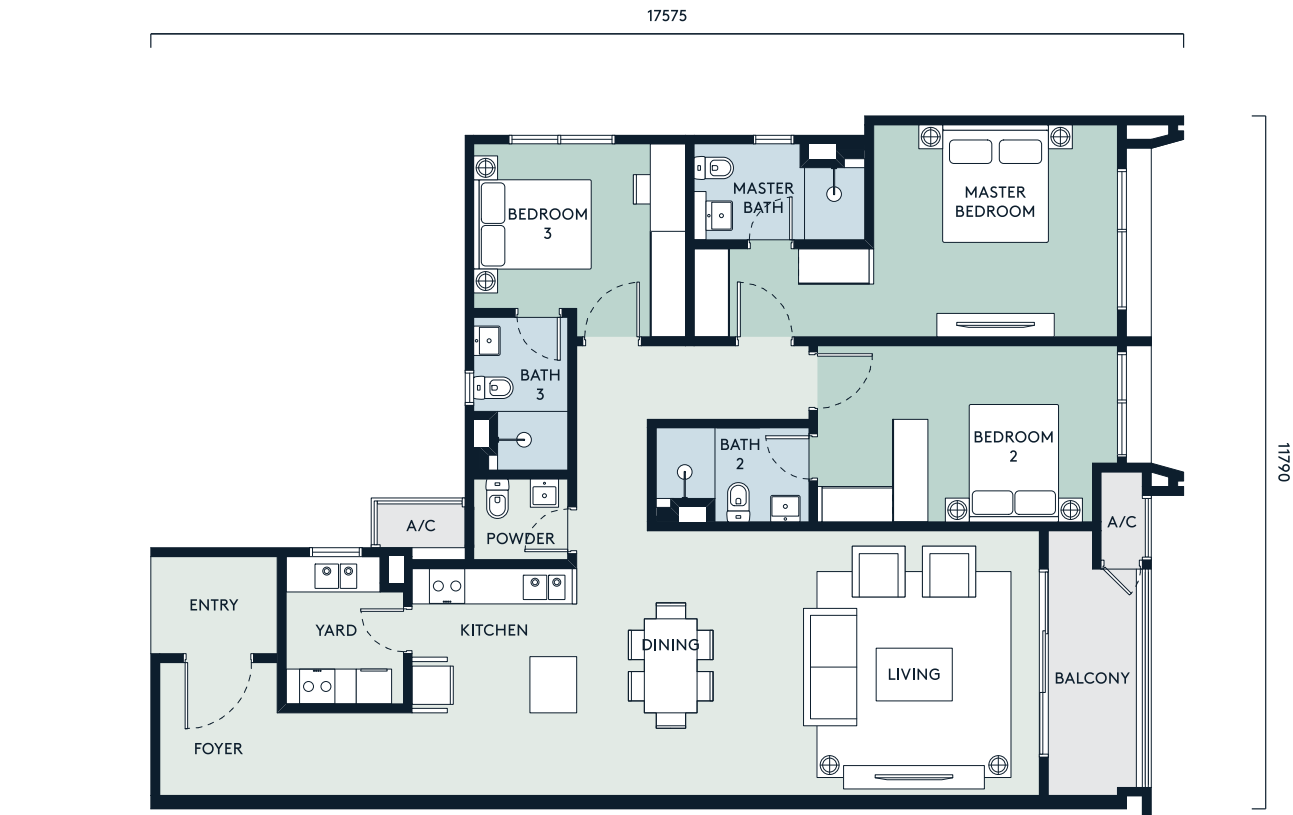
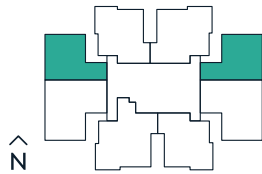


Living and Dining

Every home is a semi-detached unit with a dedicated entrance and lobby area, designed as an inviting showpiece and personal statement. AOSIS offers a desirable selection of homes from 1,648 to 3,856 sq ft, with 3 to 4 bedrooms to accommodate comfortable lifestyles.

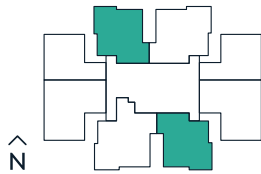
Type A 1,648 SQFT

- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room



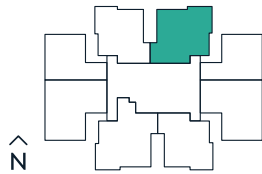
Type B 1,768 SQFT

- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room



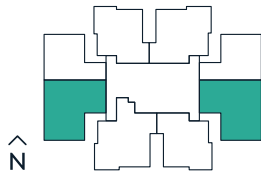
Type C 2,037 SQFT

- 3 Bedrooms
- 1 Utility Room
- 4 Bathrooms
- 1 Powder Room
- 1 Store



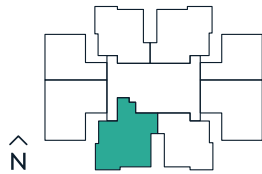
Type D 2,279 SQFT

- 4 Bedrooms
- 1 Utility Room
- 4 Bathrooms
- 1 Powder Room



Type E 2,196 SQFT

- 4 Bedrooms
- 1 Utility Room
- 5 Bathrooms

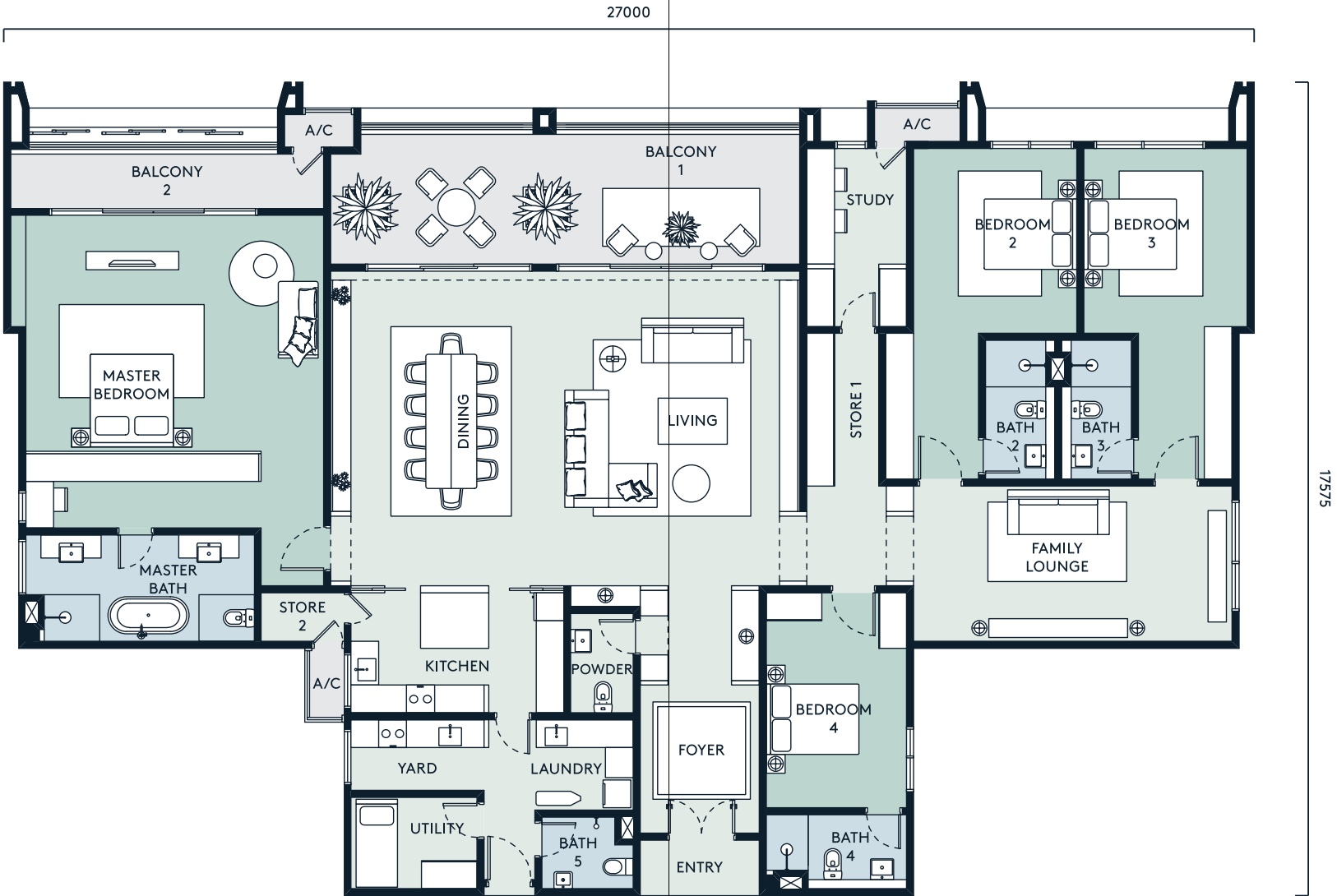
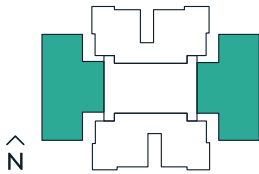




Exclusive Penthouse A

3,856 SQFT

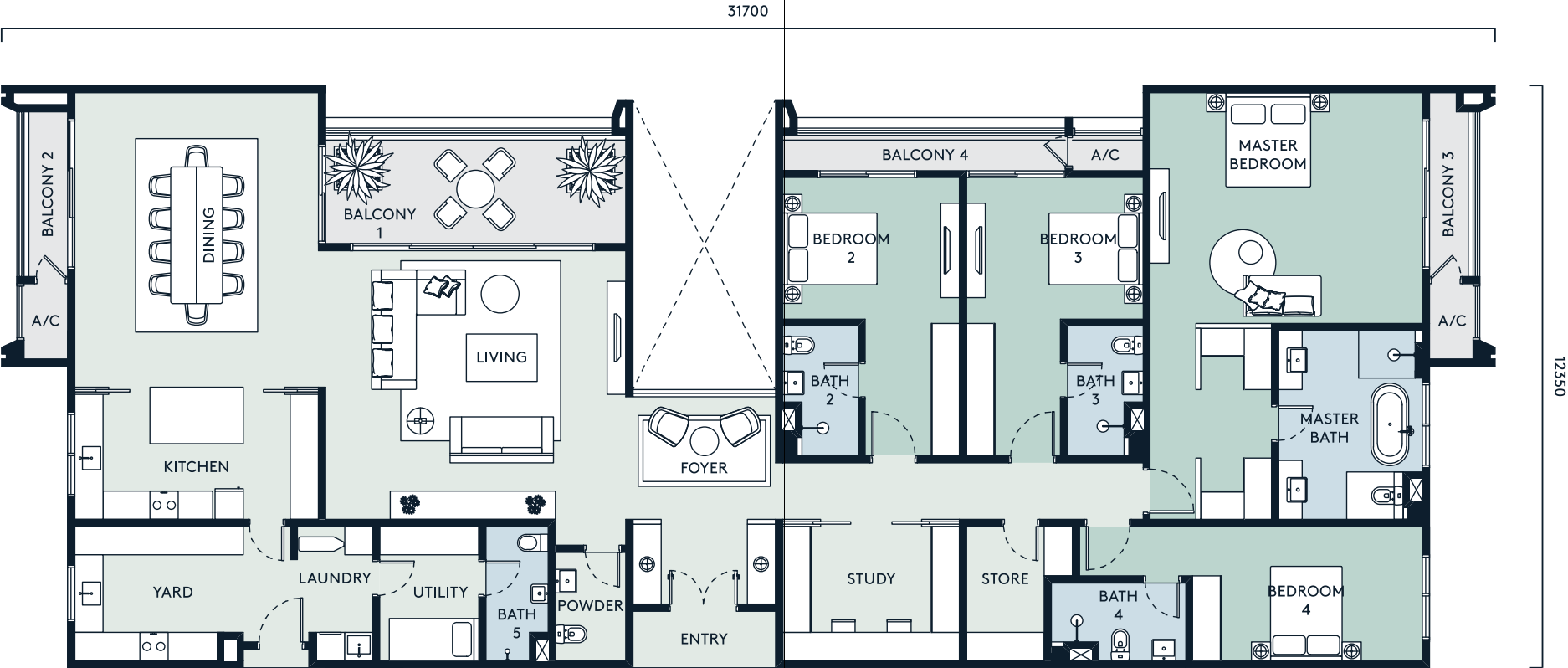
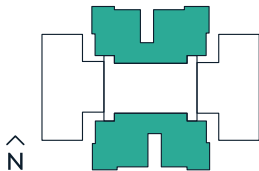
- 4 Bedrooms
- 1 Study Room
- 1 Utility Room
- 5 Bathrooms
- 1 Powder Room
- 1 Store



Exclusive Penthouse B

3,550 SQFT

- 4 Bedrooms
- 1 Study Room
- 1 Utility Room
- 5 Bathrooms
- 1 Powder Room
- 1 Store





Bedroom 2



Bedroom 4

Specifications

STRUCTURE	Reinforced Concrete						
WALL	Brick Wall / Reinforced Concrete Wall						
ROOF	Reinforced Concrete Flat Roof						
CEILING	Plaster Ceiling / Skim Coat and Paint						
WINDOWS	Aluminium Framed Glass Window						
DOORS	Timber Door / Flush Door						
IRONMONGERY	Locksets						
WALL FINISHES	Tiles / Plaster and Paint						
FLOOR FINISHES	Laminated Timber Flooring / Tiles / Cement Render						
	A	B	C	D	E	PH-A	PH-B
SANITARY AND PLUMBING FITTINGS							
Water Closet	4	4	5	5	5	6	6
Wash Basin with Tap	4	5	6	6	6	7	7
Kitchen Sink with Tap	1	1	1	1	1	1	1
Hand Bidet	4	4	5	5	5	6	6
Shower Head	3	3	4	4	5	5	5
Tap	2	2	2	2	2	2	2
Bath Tub	-	-	-	1	-	1	1
ELECTRICAL INSTALLATION							
Lighting Point	27	29	33	38	34	51	51
Power Point	25	25	27	29	28	40	36
Ceiling Fan Point	5	5	6	7	6	8	7
Air Conditioning Point	5	5	5	6	6	6	6
Water Heater Point	3	3	3	4	4	5	5
SMATV Point	2	2	2	2	2	3	2
Door Bell Point	1	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1	1
Hood Point	2	2	2	2	2	2	2
Hob Point	2	2	2	2	2	2	2
Exhaust Point	1	3	3	4	3	5	4
Tel Point	2	2	2	2	2	2	2
Data Point	4	4	4	4	4	5	4
Intercom Point	1	1	1	1	1	1	1

Schools. Shops. Nature. The Neighbourhood You Deserved.

EDUCATION

Garden International School
Mont’Kiara International School
French School of Kuala Lumpur
The International School @ ParkCity
Charterhouse International School

SHOPPING & ENTERTAINMENT

Sunway 163 Mall
Arcoris Mont’Kiara
VERVE Shops Mont’Kiara
Plaza Mont’Kiara
1 Mont Kiara
Steppes Mont Kiara
Publika
Hartamas Shopping Centre
AEON MALL KL Midtown
KLGCC Mall

HEALTHCARE

Global Doctors Specialist Centre
Pantai Hospital Kuala Lumpur
KPJ Damansara Specialist Hospital

An enviable address known for its prominent international schools, alongside bustling malls, nature escapes, and vibrant lifestyle highlights, with AOSIS positioned at the heart of a highly connected locale at the centre of it all.

CLUBS

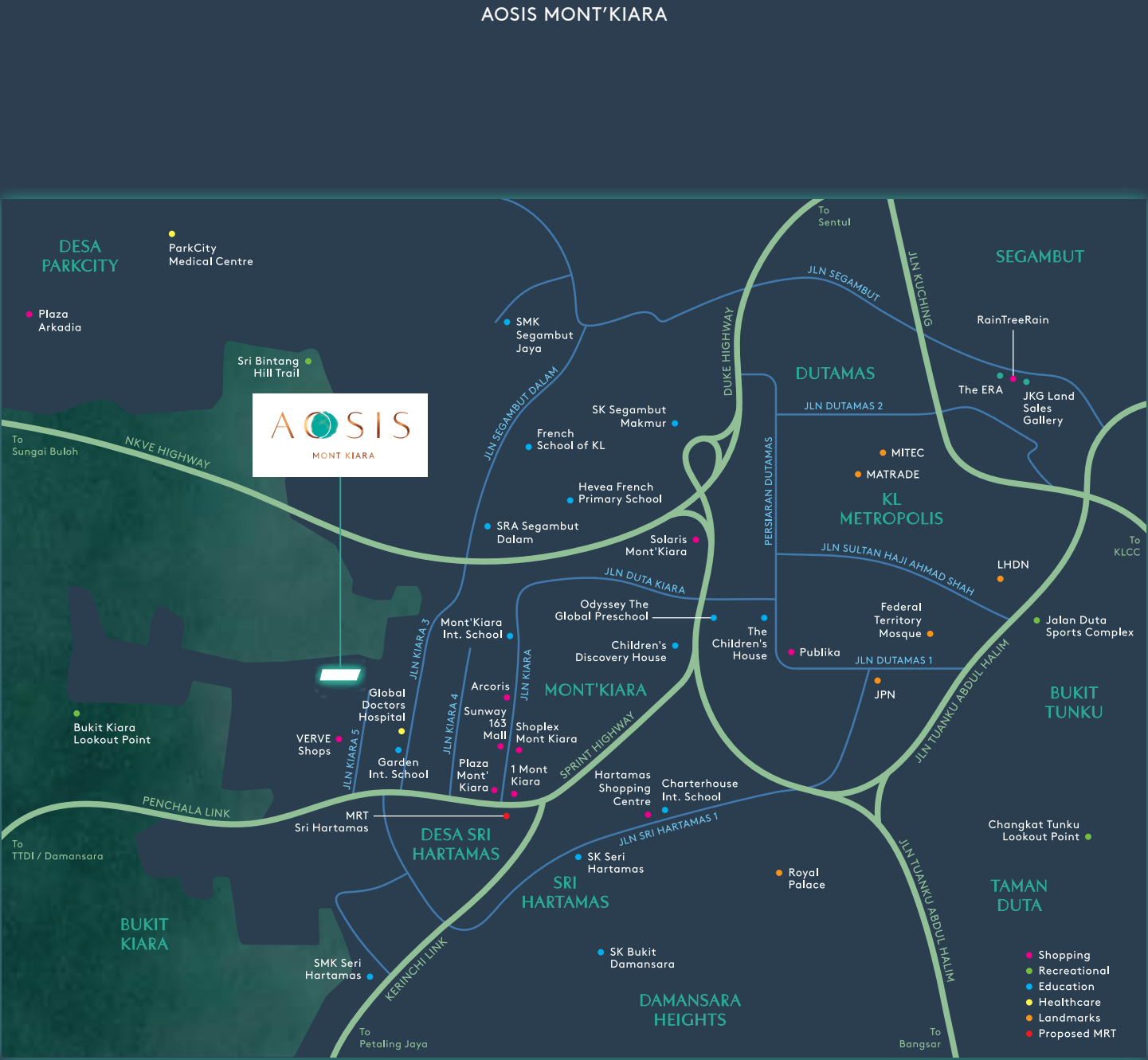
Kuala Lumpur Golf & Country Club
Royal Selangor Club
Bukit Kiara Equestrian & Country Resort

BUSINESS & CONVENTION CENTRES

Sime Darby Convention Centre
Malaysia International Trade and Exhibition Centre (MITEC)
MATRADE Exhibition and Convention Centre

NEIGHBOURHOODS

Mont’Kiara
Desa Sri Hartamas
Damansara Heights
Solaris Dutamas
Solaris Mont’Kiara
Bukit Tunku
Desa ParkCity



Well Connected. Well Positioned.

As an established residential address, Mont’Kiara is well connected to the rest of the city, just minutes from Kuala Lumpur City Centre. Major highways lead directly here, with the proposed KL Metropolis MRT Line 3 also close by.

- NKVE Highway
- DUKE Highway
- SPRINT Highway
- Penchala Link
- Kerinchi Link

Built for Life

At JKG Land we build for life. Each project we undertake is focused on raising living standards to assure stability and happiness for residents, businesses, and the community. Through a customer-centric approach, we incorporate design features and shared facilities that enhance health and enjoyment of work and leisure. We build with the highest materials and practices to ensure a lifetime of quality.

JKG Land is a familiar name in the northern states of Malaysia, having completed several well-known and successful developments in the area. Now we aim to share our brand of building excellence across Malaysia and to become a leading developer in the nation’s capital.

Our team consists visionaries in management with a wealth of experience in the industry, and talented members who are experts in the property industry. Our passion for building better lifestyles with integrity and belief in pushing the boundaries of innovation attract intelligent staff who share the same visions. Together, we work towards helping people and businesses achieve their dreams and corporate goals with the right homes and commercial spaces.

aosismontkiara.com | 1700 81 2131

A Prestigious Project by



Developer: Modern Plus Sdn Bhd | Registration No.: 200501010735 (687782-V) | Developer Address: 29th Floor, Menara JKG, No. 282, Jalan Raja Laut, 50350 Kuala Lumpur | Tel: 03 2775 8199 | Business Address: 27th Floor, Menara JKG, No. 282, Jalan Raja Laut, 50350 Kuala Lumpur | Tel: 03 2775 8688 | Developer License No.: 31274/01-2031/0021(N) | Validity Period: 19/01/2026 – 18/01/2031 | Advertising & Sales Permit No.: 31274-1/04-2029/0279(N)-(S) | Validity Period: 10/04/2026 - 09/04/2029 | Type: Condominium | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: BP T2 OSC 2023 0498 | Expected Date of Completion: July 2030 | Land of Tenure: Freehold | Encumbrances: NIL | Restricted Interest: NIL | Total Units: 244 units | Built-up Area : 151 s.m. - 358 s.m. | Selling Price: RM 1,871,778 (min) – RM 4,682,889 (max) | Bumiputera Discount: 5%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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