



KHAYA^{TREE}

RESIDENCES

BANGSAR

KHAYA'S SHADE
YOUR SANCTUARY



BANGSAR

Kuala Lumpur's Premier Address for Global Buyers



CONCEPT

Designed to redefine urban living



LIVE. WORK. THRIVE — SEAMLESSLY CONNECTED

A rare synergy between residential, corporate and boutique retail element in Bangsar
Effortless accessibility via integrated transit network and major expressways

- Casual yet sophisticated dining options
- Up-scale supermarket
- Convenient store



OVERVIEW

Designed to redefine urban living



Melati Ehsan Group, in collaboration with Tenaga Nasional Berhad (TNB), the largest public listed power company in Southeast Asia, brings Khaya Residences to life, blending sustainability, luxury, and practicality in the vibrant township of Bangsar.

Service Apartment Car Park
(L1 – L3)

Office Car Park (L4 – L7)

Retail (GF & SB)
Retail Car Park (SBM)

Service Apartment Car Park (B4 – B1)



FACILITIES PLAN

Where wellness, leisure and community comes together

THE HUB LEVEL 8



INDOOR

- 1 Pickleball Court / Multipurpose Hall
- 2 Changing Rooms South (M/F)
- 3 Surau
- 4 Reading Room
- 5 Laundromat
- 6 Management Office
- 7 Music Room
- 8 Home Theatre
- 9 Private Party Room
- 10 Game Room
- 11 Lounge & Co-Working Space
- 12 Children's Playroom
- 13 Yoga / Dance Room
- 14 Changing Room North (M/F)
- 15 Sauna Room (M/F)

OUTDOOR

- 16 Bar Counter & Pantry
- 17 Dining Lounge
- 18 Twilight Garden
- 19 Feature Tree
- 20 50m Lap Pool
- 21 Sunbath Lounge
- 22 Hammock Garden
- 23 Wading Pool
- 24 Fiddlehead Waterplay
- 25 Pebble Seating
- 26 Adventure Playtower
- 27 Toddler Play
- 28 Putting Green
- 29 Grove Walk
- 30 Cabana "Root"
- 31 Cabana "Steam"
- 32 Cabana "The Leaf"
- 33 Green Boulevard
- 34 Party Lawn
- 35 Terrace Seating
- 36 Picnic Garden
- 37 Eco Pond
- 38 Outdoor Seating
- 39 DINING PAVILION "MONSTERA"
 - i BBQ COUNTER
 - ii JACUZZI
 - iii OUTDOOR SHOWER
- 40 DINING PAVILION "PHILODENDRON"
 - i BBQ COUNTER
 - ii JACUZZI
 - iii OUTDOOR SHOWER
- 41 Herb Garden
- 42 Outdoor Fitness
- 43 Sunken Lounge
- 44 Outdoor Decking
- 45 Reflexology Path
- 46 Sensory Garden
- 47 Outdoor Sport
- 48 Prefunction Hall
- 49 Open Lounge 1 & 2
- 50 Outdoor Showers

SKY DECK LEVEL 60

- 1 Sky Gym
- 2 Green Rooftop Deck

SKY LAWN LEVEL 61

- 3 Sky Lawn



TWILIGHT GARDEN

Soft glows and swaying whispers - Where time slows and beauty lingers



(Artist Impression Only)

AQUA ELEVÉ

50m infinity lap pool

Glide through blue, embrace the skies—Where endless waters hypnotize



2018-322 1234

(Artist Impression Only)

HAVEN PAVILION

Pavilion "Monstera" & "Philodendron"

Grill and chill, soak and unwind – Where good times and laughter are easy to find



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HAVEN PAVILION

Pavilion "Monstera" & "Philodendron"

Grill and chill, soak and unwind – Where good times and laughter are easy to find

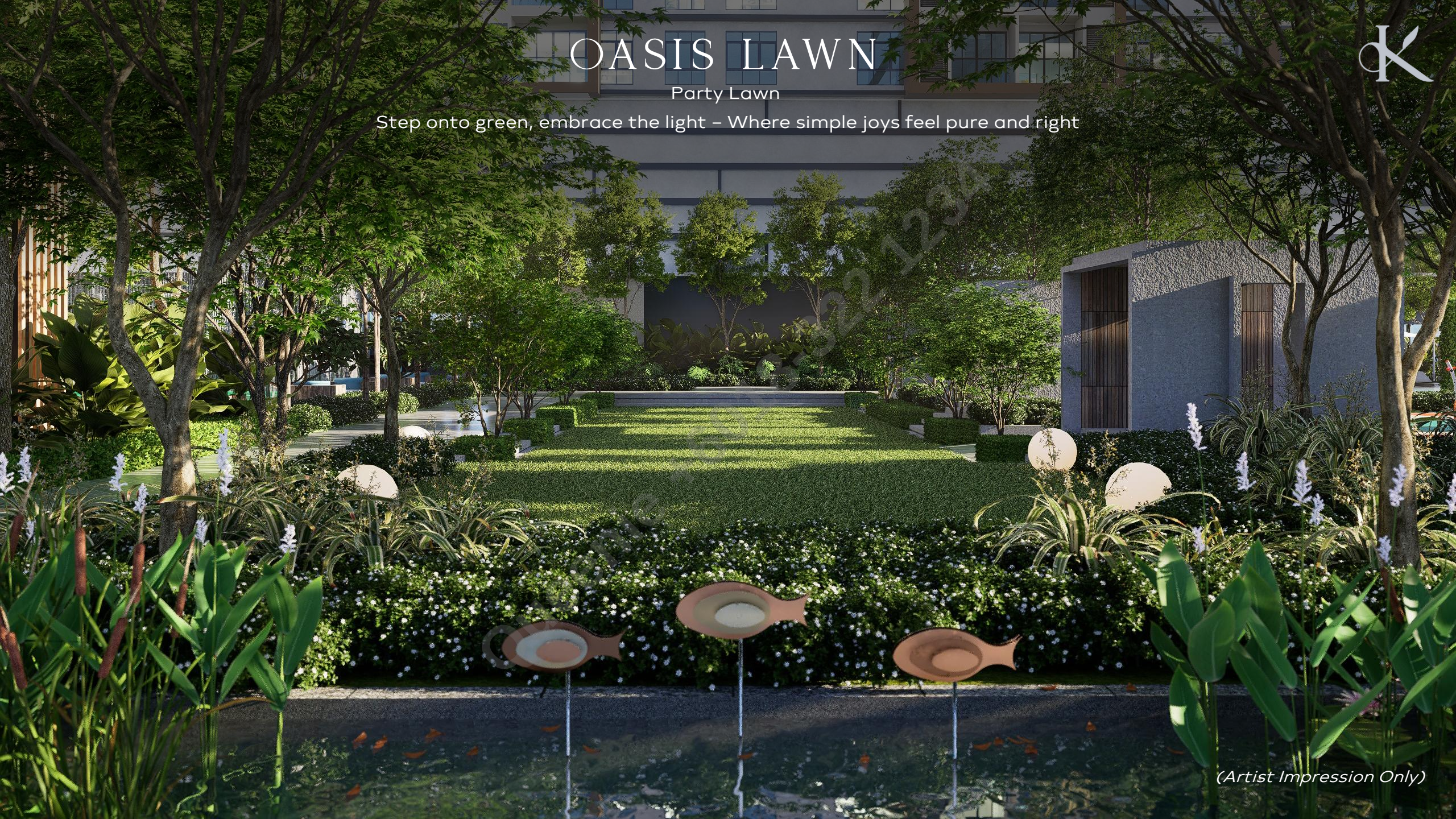


(Artist Impression Only)

OASIS LAWN

Party Lawn

Step onto green, embrace the light – Where simple joys feel pure and right

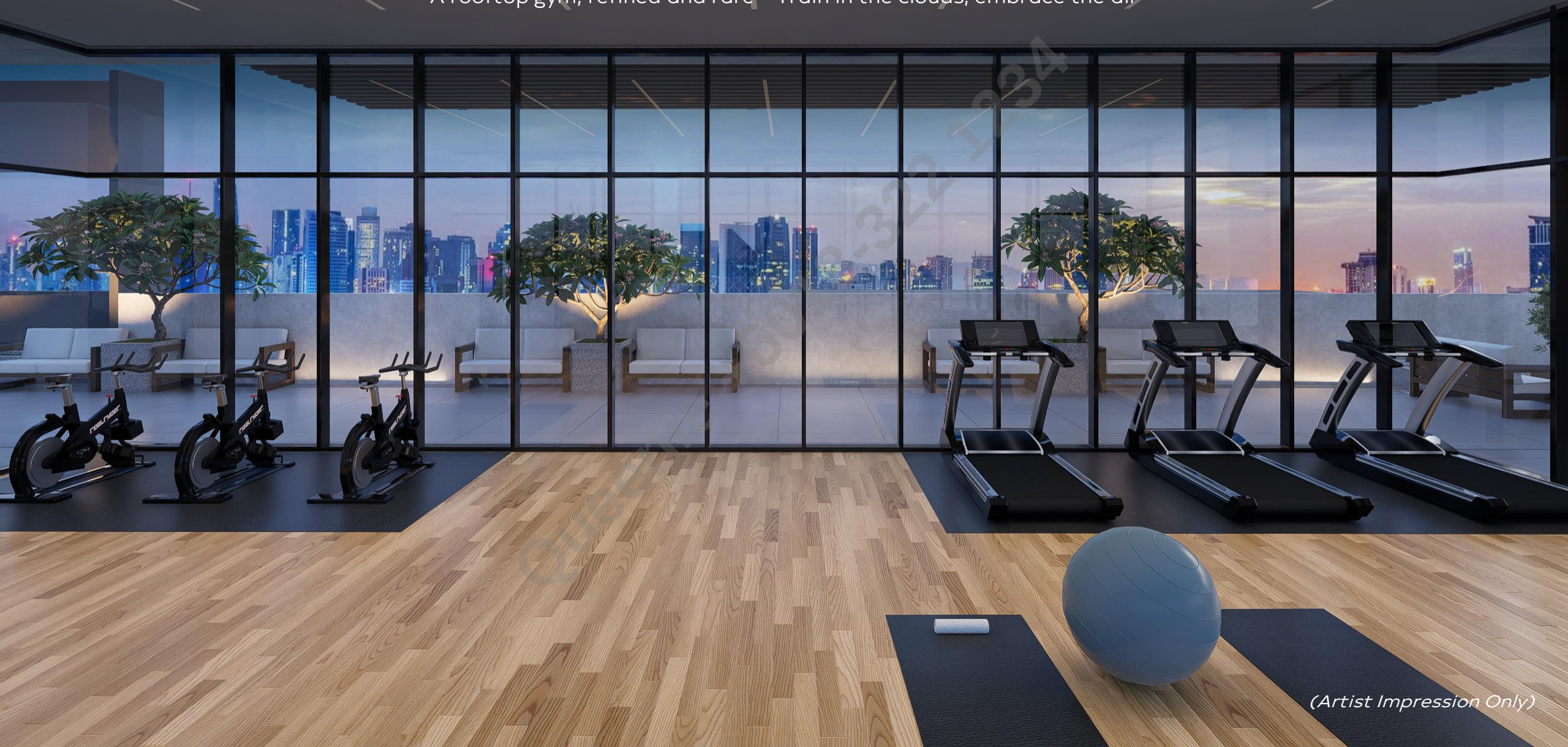


(Artist Impression Only)

HORIZON GYM

Rooftop Gym

A rooftop gym, refined and rare – Train in the clouds, embrace the air



(Artist Impression Only)

THE SIGNATURE X-SUITES

Type X18

A sweeping view, a boundless space – Where every moment moves with grace



(Artist Impression Only)

TYPICAL UNIT LAYOUT

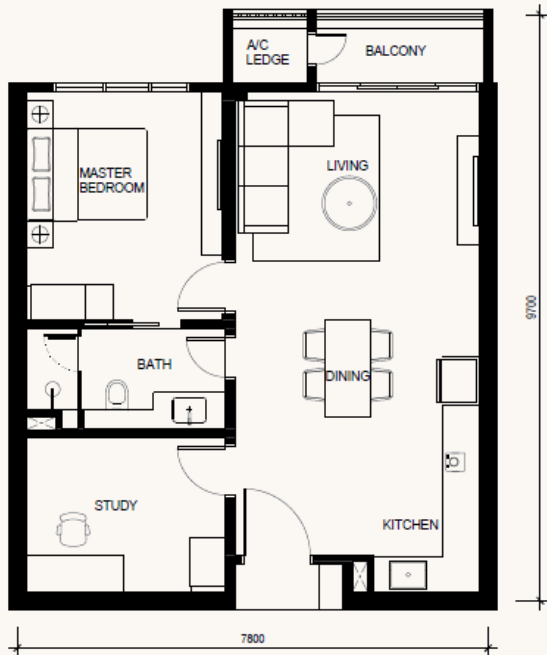


Spaces which meet all expectation

(Young Professional, Expats, Investors & Property Collectors, Entrepreneurs, Frequent Travelers, Young Couples , Retirees & Empty Nesters)

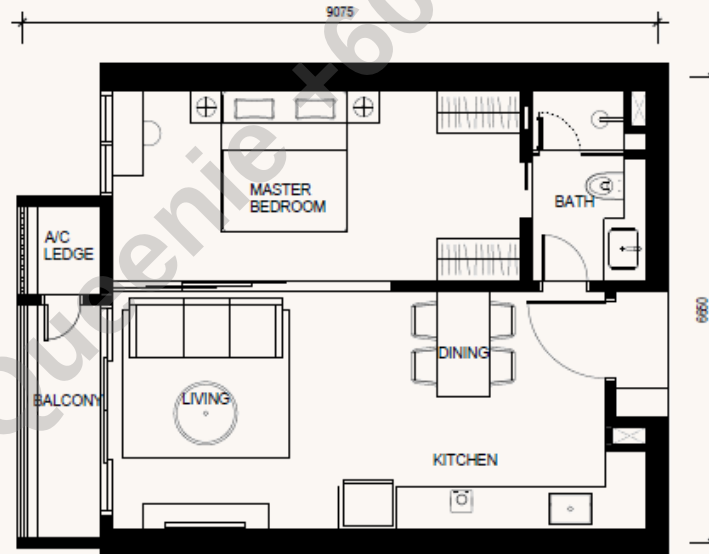
Type **A**

BUILT-UP AREA : 772 SQ.FT.
BEDROOMS : 1 + 1
BATHROOM : 1
CARPARK : 2 Bays / 1 Tandem



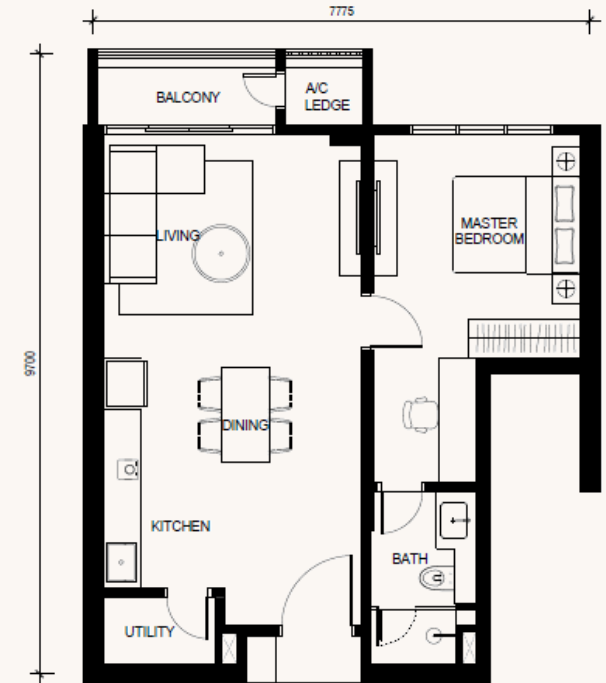
Type **B**

BUILT-UP AREA : 630 SQ.FT.
BEDROOMS : 1
BATHROOMS : 1
CARPARK : 1 Bay



Type **C**

BUILT-UP AREA : 683 SQ.FT.
BEDROOMS : 1 + 1
BATHROOMS : 1
CARPARK : 1 Bay



TYPICAL UNIT LAYOUT

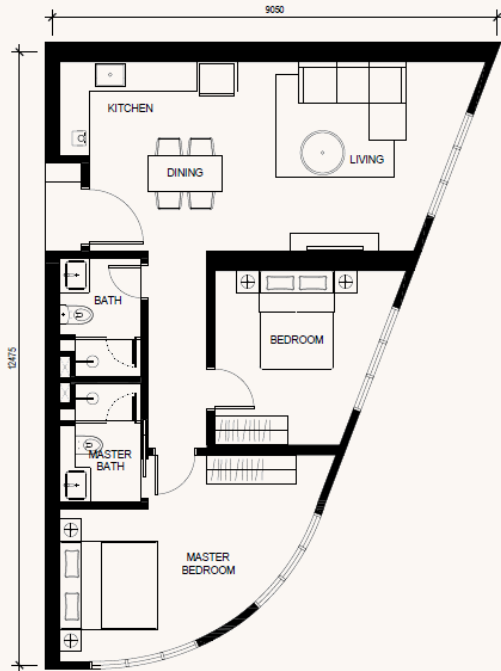


Spaces which meet all expectation

(Young Professional, Dual-Income Couples, Small Families, Young Parents, Investors & Property Collectors, Expatriates & Long-Term Foreign Residents, Empty Nesters & Retirees)

Type **D**

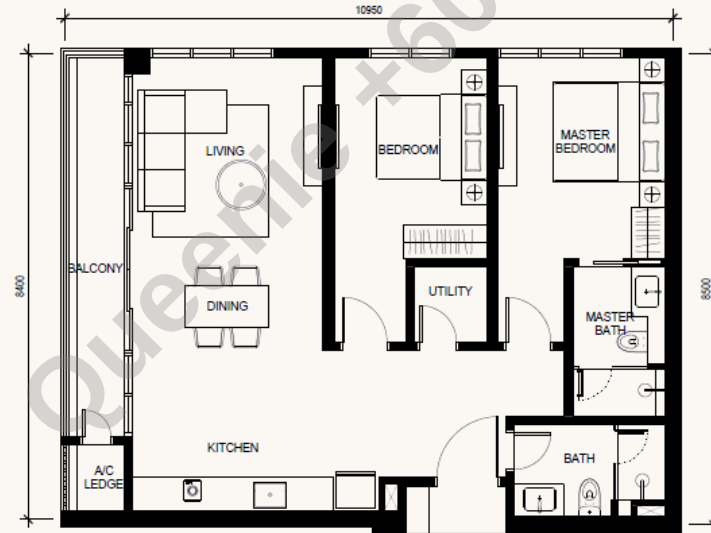
BUILT-UP AREA : 869 SQ.FT.
BEDROOMS : 2
BATHROOMS : 2
CARPARK : 2 Bays



*A/C Ledge Accessory Parcel of 32 sq.ft.

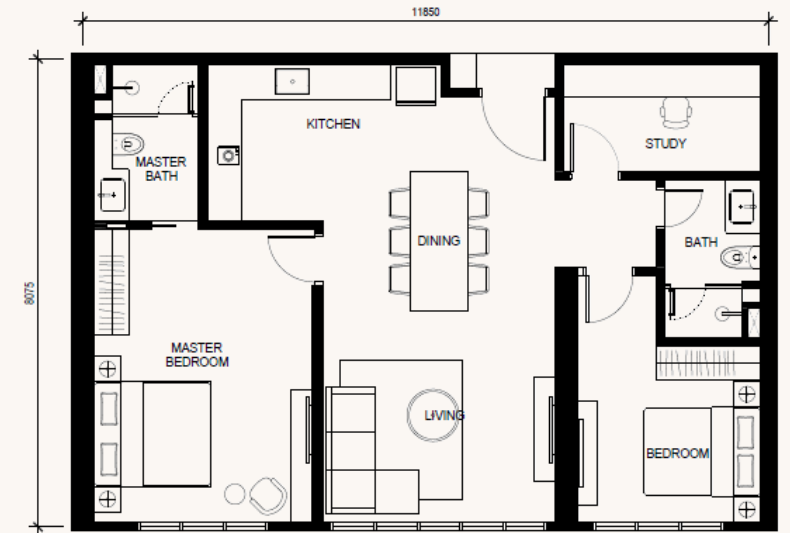
Type **E**

BUILT-UP AREA : 998 SQ.FT.
BEDROOMS : 2 + 1
BATHROOMS : 2
CARPARK : 2 Bays



Type **F**

BUILT-UP AREA : 1,032 SQ.FT.
BEDROOMS : 2 + 1
BATHROOMS : 2
CARPARK : 2 Bays



*A/C Ledge Accessory Parcel of 32 sq.ft.

TYPICAL UNIT LAYOUT

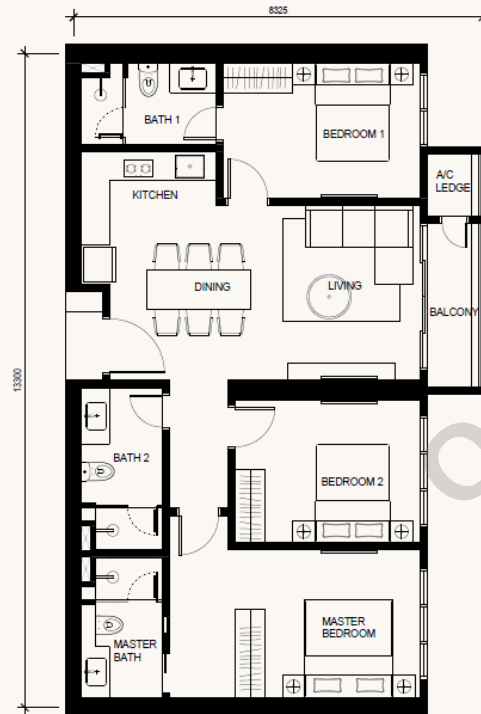


Spaces which meet all expectation

(Growing Families & Multi-Generational Households, Upgraders & Homeowners Transitioning from Smaller Units, Affluent Buyers, Expatriates & Corporate Tenants, Investors Seeking High Rental Returns & Capital Appreciation, Empty Nesters & Retirees)

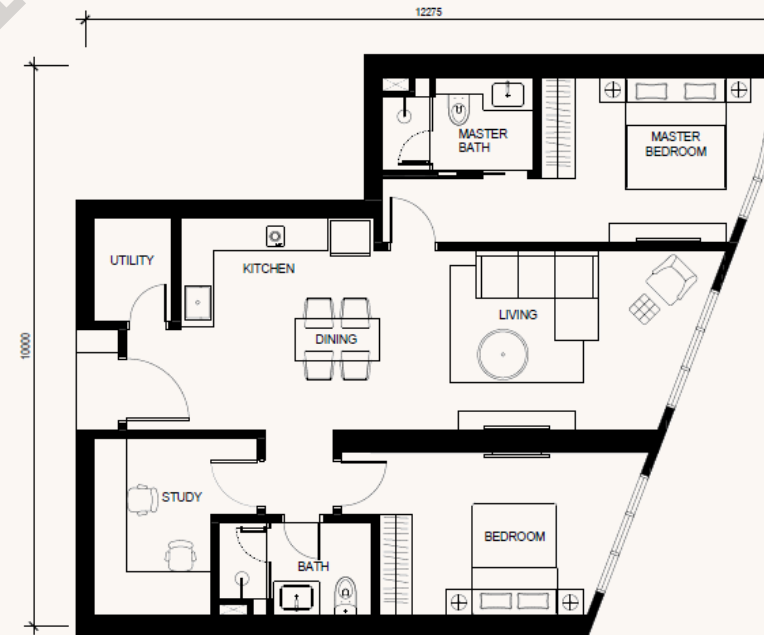
Type **G**

BUILT-UP AREA : 1,086 SQ.FT.
BEDROOMS : 3
BATHROOMS : 3
CARPARK : 2 Bays



Type **H**

BUILT-UP AREA : 1,028 SQ.FT.
BEDROOMS : 2 + 2
BATHROOMS : 2
CARPARK : 2 Bays



*A/C Ledge Accessory Parcel of 32 sq.ft.

TYPICAL UNIT LAYOUT



Spaces which meet all expectation

(Young Professional, Dual-Income Couples, Small Families, Young Parents, Investors & Property Collectors, Expatriates & Long-Term Foreign Residents, Empty Nesters & Retirees)

Type

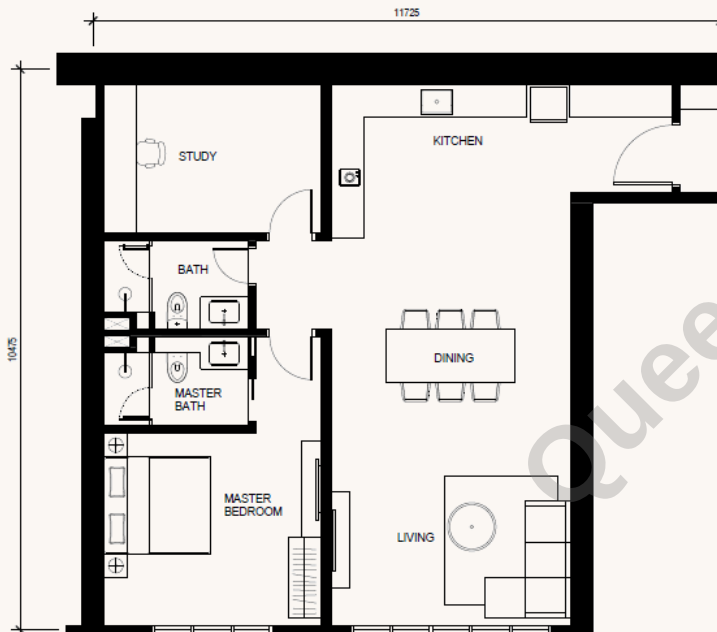
I

BUILT-UP AREA : 1,096 SQ.FT.

BEDROOMS : 1 + 1

BATHROOMS : 2

CARPARK : 2 Bays



Type

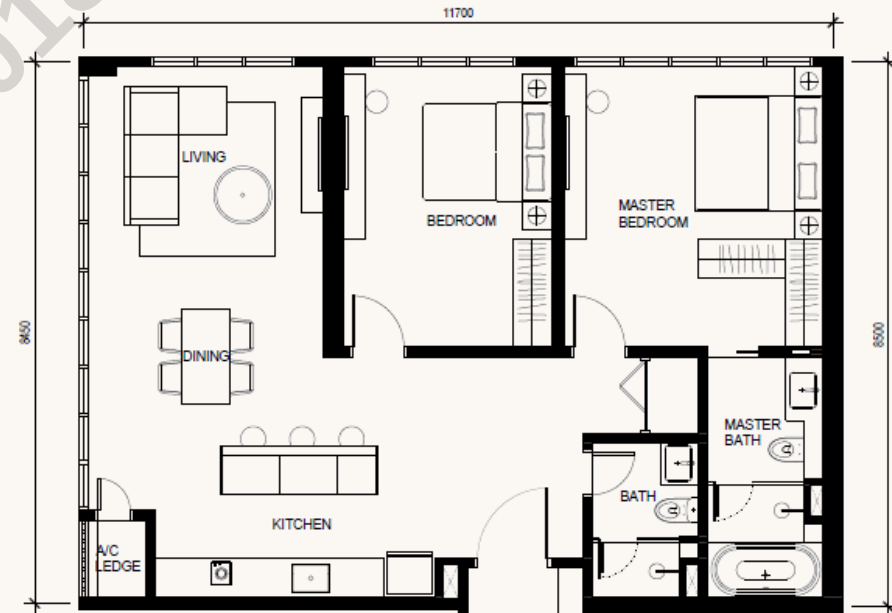
J

BUILT-UP AREA : 1,070 SQ.FT.

BEDROOMS : 2

BATHROOMS : 2

CARPARK : 2 Bays



*A/C Ledge Accessory Parcel of 32 sq.ft.
(Level 10 – 23, 25 – 32, 35 – 43, 45 – 59)

TYPICAL UNIT LAYOUT

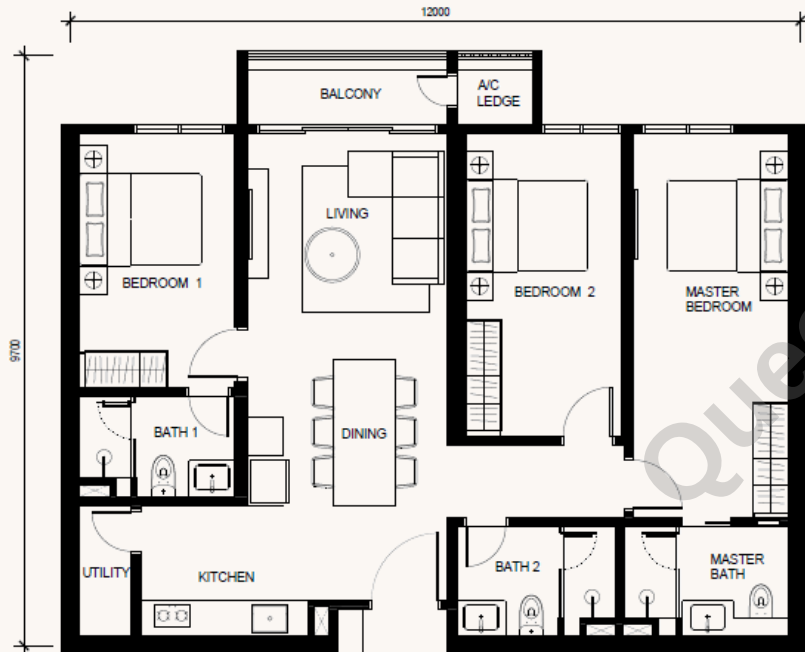


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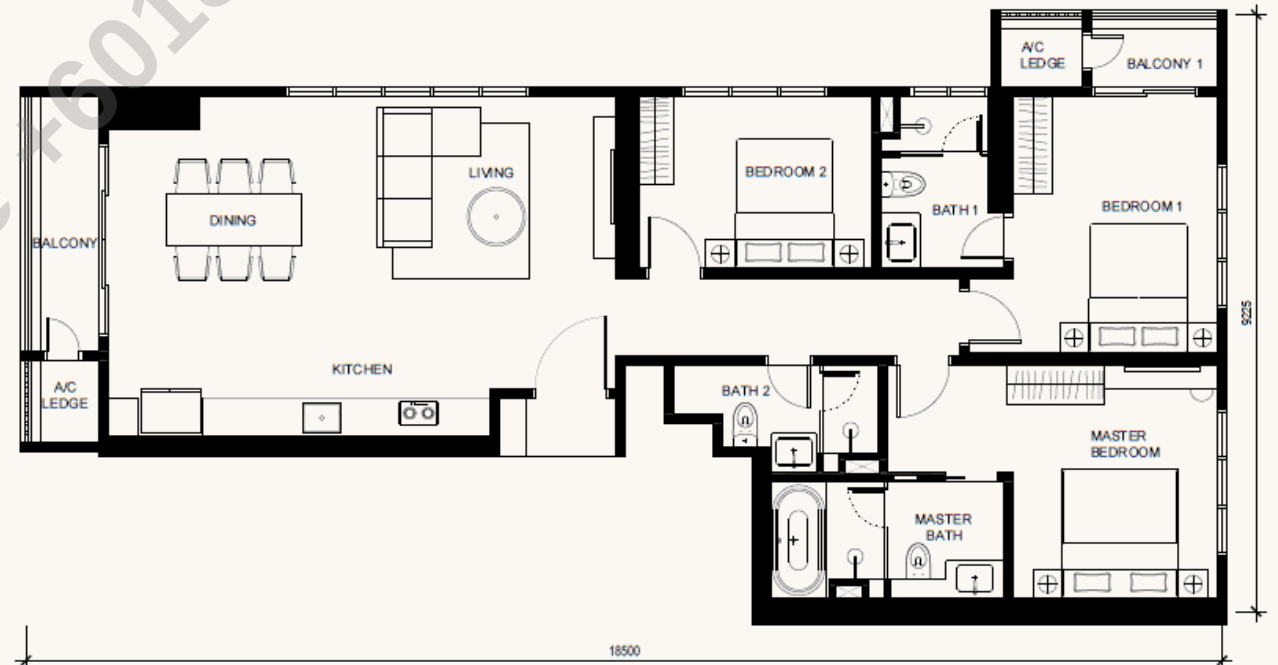
Type **K**

BUILT-UP AREA : 1,164 SQ.FT.
BEDROOMS : 3+1
BATHROOMS : 3
CARPARK : 2 Bays



Type **L**

BUILT-UP AREA : 1,321 SQ.FT.
BEDROOMS : 3
BATHROOMS : 3
CARPARK : 2 Bays

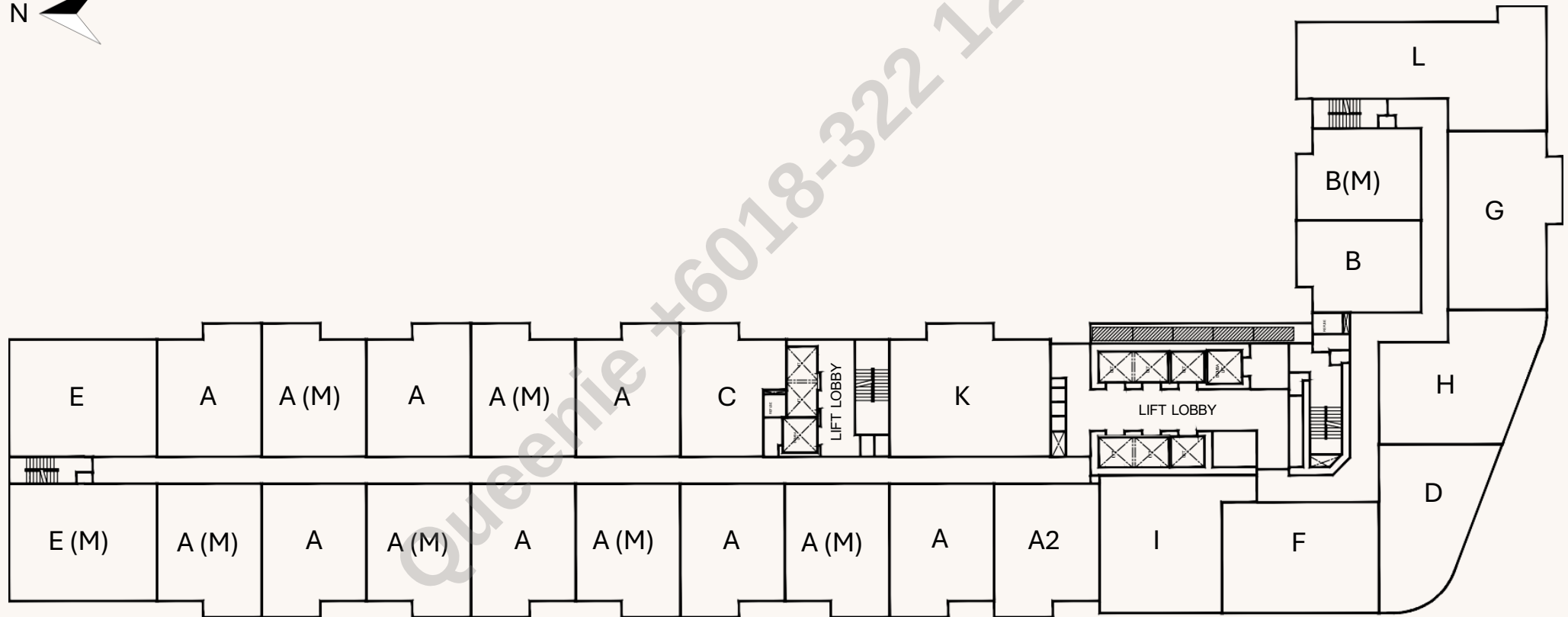


TYPICAL FLOOR PLAN

Level 10 to 16



JALAN PANTAI BAHARU



TYPICAL FLOOR PLAN

Level 38 to 59



JALAN PANTAI BAHARU

