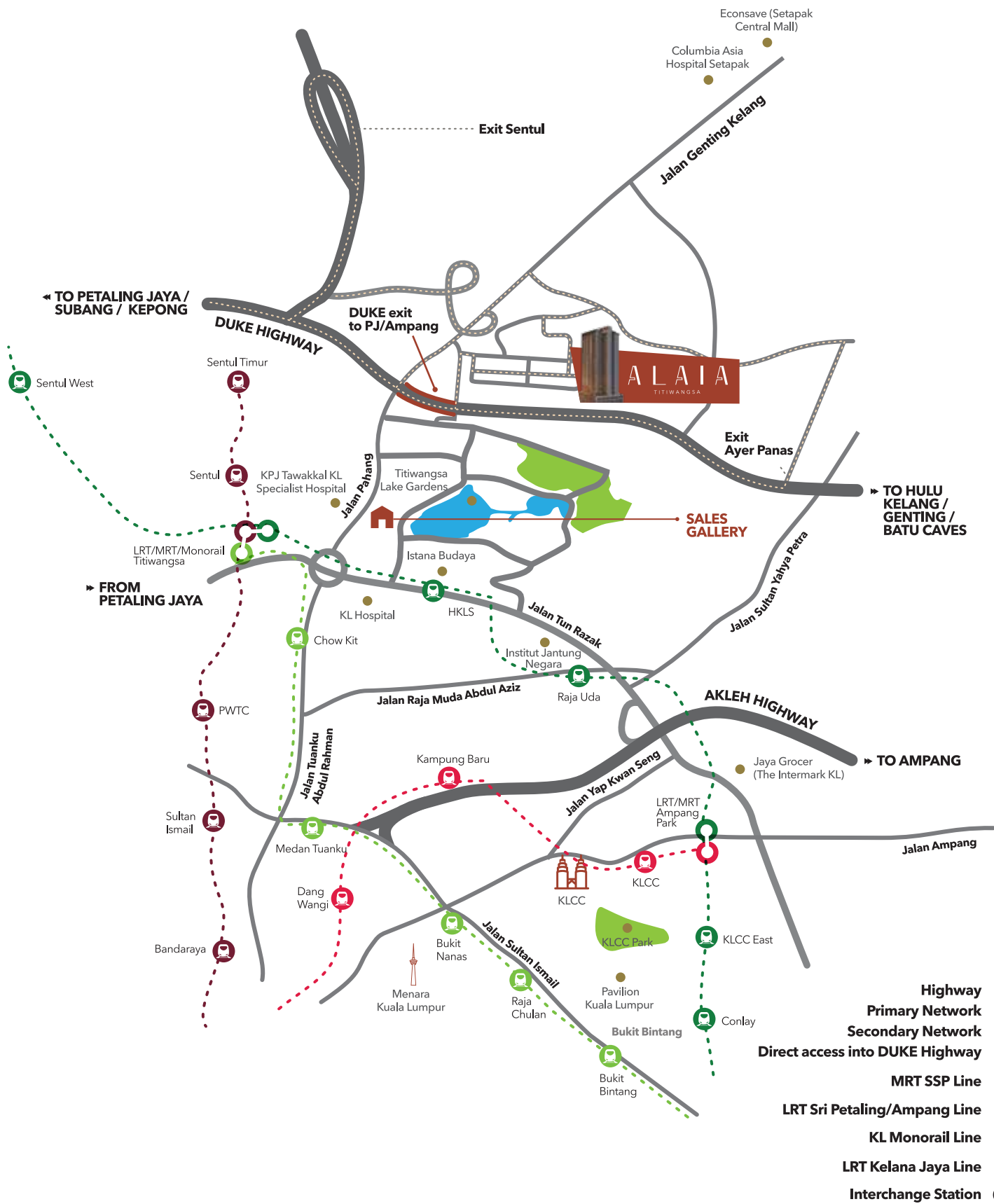


EFFORTLESSLY ACCESSIBLE

Be perfectly positioned to access Kuala Lumpur City Centre with ease. ALAIA's address in Taman Tiara Titiwangsa is centrally located in the city and yet secluded in the midst of its private enclave.



INNOVATING SPACES, BUILDING FUTURES

LEGACY OF EXCELLENCE IN PROPERTY
Welcome to the WINDSOR COLLECTION, where a carefully curated selection of properties awaits your discovery. As a related company of Multifield International Holdings Ltd, a Hong Kong-based property firm listed on the Hong Kong Main Board in 1998, specializing in property investment and development has created great living experiences in the Asia Pacific region.

Drawing upon decades of expertise, we proudly introduce the Windsor Renaissance®, an ideal combination of luxury property development and top-tier hospitality in sought-after destinations like Shanghai. Our group's portfolio encompasses upscale retails, office towers, corporate housing, serviced apartments and villa chains, each meticulously designed to offer an incomparable quality of life.

In the WINDSOR COLLECTION, we continue our group's track record of excellence and visionary property development, ensuring that every aspect of your living experience exceeds expectations.



Project Managed By



WINDSOR COLLECTION

ALAIA.COM.MY
+603 2789 9008



ALAIA Titiwangsa Sales Gallery

ALAIA TITIWANGSA SALES GALLERY

Lot G2, G3, 1-2 and 1-3,
Wisma Q Titiwangsa,
Persiaran Titiwangsa 1,
Jalan Pahang,
53000 Kuala Lumpur.

Developer's License No.: 20198/12-2024/1364(R) | Validity Period: 8/12/2023 - 7/12/2026 | Advertising and Sales Permit No.: 20198/12-2024/1674(R)(S) | Validity Period: 8/12/2023 - 7/12/2024 | Developer: Black Lotus Development Sdn Bhd | Address: No. 1, 2nd Floor, Hartamas 7, Taman Sri Hartamas, 50480 Kuala Lumpur, Malaysia | Land Tenure: Leasehold 99 Years | Expiry Date: 07 February 2118 | Land Encumbrances: Malayan Banking Berhad | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: BP U2 OSC 2019 3218 (23) | Expected Date of Completion: November 2025 | Type of Property: Serviced Apartment | Total Units: 436 units | Number of Units: Type A, A1, A1-m, A2, A3, A4 - 96 units (1,012 sq. ft.); Type B, B-m, B1, B2, B3, B3-m, B4, B5 - 214 units (807 sq. ft.); Type C, C-m, C1, C2, C3, C4, C4-m, C5 - 126 units (635 sq. ft.) | Min. Price: RM533,000 | Max. Price: RM1,061,000 | No. of Parking: Type A, A1, A1-m, A2, A3, A4 & B, B-m, B1, B2, B3, B3-m, B4, B5 - 2; Type C, C-m, C1, C2, C3, C4, C4-m, C5 - 1 | 3% Bump-up Discount | Restriction in Interest: This land cannot be transferred, leased, or charged without consent from the Federal Territory Land Executive Committee (Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur).

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
All illustrations and pictures are artist impression only and information contained herein is not final and conclusive. All items and/or information (including but not limited to specifications, plan measurements and illustrations) contained herein are subject to variations, modification, changes without further notification to comply with relevant approving authorities' requirements and/or the developer's architect's recommendation. This brochure and/or leaflet is merely marketing material and shall not construed as representation of fact nor form part of an offer or final contract. The developer, the landowner and all directors, officers, employees, contractors, agents and consultants of the landowner and developer cannot be held liable for such variations, modifications, changes and any inaccuracies of information provided in the brochure and/or leaflet.



ALAIA
TITIWANGSA
BY WINDSOR COLLECTION

WHERE **COMMUNITY** MEETS **EXCLUSIVITY**

THE TRUE MEANING OF URBAN COMMUNITY LIVING IS HERE

40-storey | 436 units

Experience a seamless transition between community and exclusivity. A vision for modern city living where meaningful connections are formed with those around you.

Nestled in a low-density residential area, ALAIA's contemporary elegance makes it a haven for residents to unwind. Green space is plentiful, with the upgraded Titiwangsa Lake Gardens a stroll away. Its accompanying co-working space offers an inspiring area to network and share ideas. More social spaces come in the form of a social hub with 18 curated lots and a Kebun featuring fruit trees and a spice garden. There is also an activity van for weekend explorations of food, nature and art.

All these and a Community Manager that curates weekend activities for the residents cement ALAIA as a home where residents can both relax and socialise.



artist's impression only

PANORAMIC 180° VIEWS

of the KL City Skyline or the Titivangsa Range.

CLEAR GLASS BALCONY RAILING

ensures an uninterrupted view from the living room.

RESIDENT CLUBHOUSE

offers a host of facilities over several floors
to gather, relax, workout and entertain.

SOCIAL HUB

is a curated retail space featuring F&B outlets
and other conveniences.

ACTIVITY VAN

for weekend explorations of the city also
acts as a LRT/MRT shuttle service.

EASY ACCESS

to Kuala Lumpur's Golden Triangle as well as matured public
facilities and amenities. A 66-feet wide road serves ALAIA's
low-density location within Taman Tiara Titivangsa and a
dedicated access to the DUKE Highway is 1km away.

39

25m SKY POOL
SKY JACUZZI
SAUNA
SKY DINING
SKY CINEMA & BBQ DECK
SKY LOUNGE
KARAOKE ROOM

37

YOGA/PILATES GARDEN
SKY GYM

7-38

RESIDENTIAL FLOORS
1 BED + 1 STUDY,
2 BED + 1 STUDY &
3 BED + 1 STUDY
APARTMENTS

MAIL ROOM
SOCIAL HUB
RECEPTION LOBBY
CO-WORKING SPACE
ACTIVITY VAN
EV CHARGING STATIONS
MALE/FEMALE SURAU
MEETING ROOM
CHILLOUT PLATFORMS

G

MANAGEMENT OFFICE
SUNKEN GARDEN
GARDEN KITCHEN
JOGGING TRACK
GAMES ROOM
TEA LOUNGE
KIDS POOL
PLAYGROUND
PLAYROOM
GREEN FOLLY & BBQ

7

B3

KEBUN
CAR WASH BAY

B1

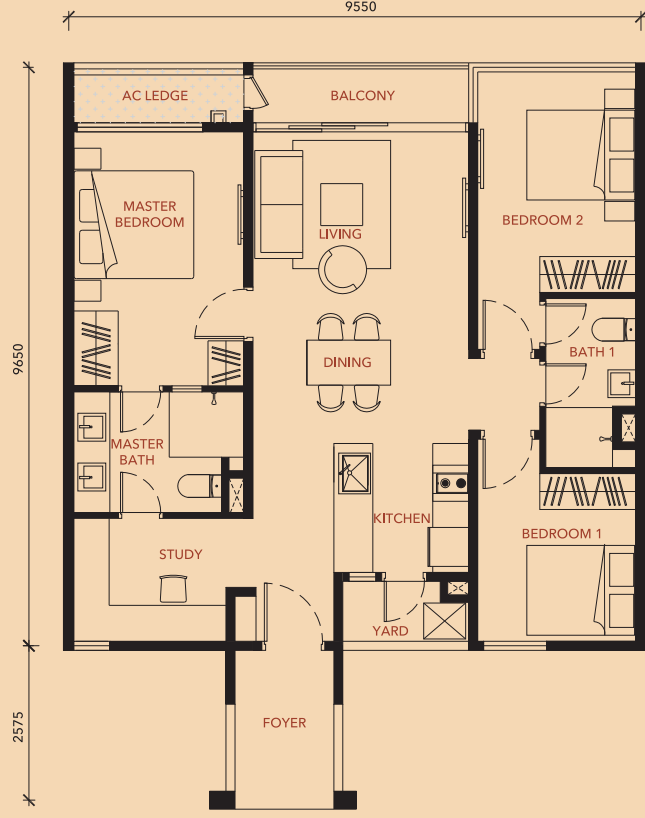
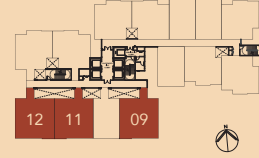
VISITORS PARKING
LOADING/UNLOADING BAY

TYPE A

3 bedrooms + 1 study

Level : 8 to 38
Built-up : 94m² | 1,012ft²

Accessory Parcel
A/c Ledge : 3m² | 32ft²
Total : 97m² | 1,044ft²

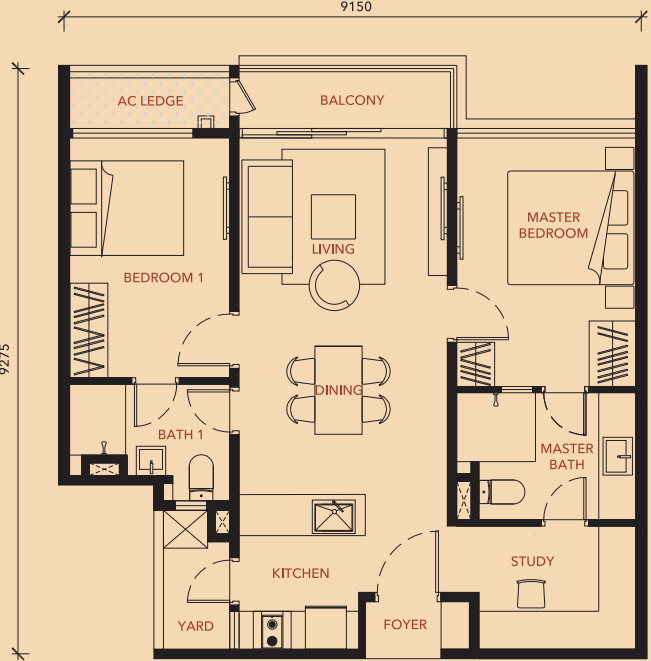
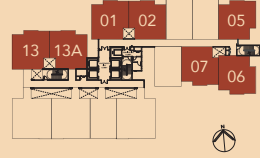


TYPE B

2 bedrooms + 1 study

Level : 8 to 38
Built-up : 75m² | 807ft²

Accessory Parcel
A/c Ledge : 3m² | 32ft²
Total : 78m² | 839ft²

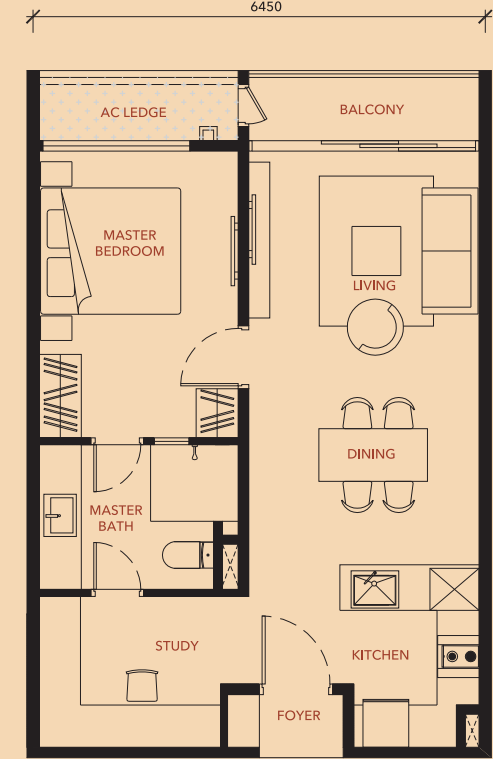


TYPE C

1 bedroom + 1 study

Level : 8 to 38
Built-up : 59m² | 635ft²

Accessory Parcel
A/c Ledge : 3m² | 32ft²
Total : 62m² | 667ft²



SEE THE HIGHLANDS (NORTH VIEW)

Soothe your soul with the verdant slopes of the
Titivangsa Range in the horizon. On a clear and
sunny day, Genting Highlands presents itself as
part of this scenic view.

SEE THE CITY (SOUTH VIEW)

Catch majestic views of the capital's skyline
including its four iconic towers - KLCC, TRX,
Merdeka 118 and KL Tower - drrenched in a
golden glow at sunrise or sunset.

SKY POOL

A 25m infinity lap pool to unwind
and take in the KL City Skyline view.

GREEN FOLLY & BBQ

A grill area, surrounded by greens, reimagines
the idea of a barbeque gathering.

SKY GYM

Tone and sweat in this well-equipped gym with a view or change the pace at the Yoga/Pilates Garden. The hustle and bustle of the city disappears within this airy and tranquil space. Feel free to connect with other practitioners to advance your practice.

SKY DINING

A communal space for residents
to relax, dine and play.