



ROYAL  
GARDEN



No compromises, no letdowns, no empty promises.

This is a home as it should be - simply real, exceptionally

good and genuinely yours.



Life Here is  
Really Good, Really Yours

# Step Into a Really Genuine Life



Royal Garden is a distinguished freehold home in Kuala Lumpur that aims to nurture a genuine lifestyle amidst a sanctuary that seamlessly blends accessibility with luxury.

Experience resort-inspired living enhanced by metropolitan conveniences. Wake up to panoramic cityscapes that transform ordinary moments into extraordinary experiences.

Here, refined family living meets the perfect balance: a peaceful retreat that keeps you connected to the city's vibrant pulse.



MAIN ENTRANCE

Artist's Impression Only



## A Rare Gem in KL's Landscape

Royal Garden stands as one of the last freehold premium sanctuaries in Kuala Lumpur's growing skyline, offering lasting peace of mind in a city where such opportunities fade daily. As urban life intensifies, this exclusive enclave provides a rare pocket of calm—where privacy and connectivity meet in perfect balance.



Freehold



Seamless  
Connectivity



KLCC  
View



Spacious and  
Prestigious Layouts



Resort Style  
Facilities

## A Rich Gathering of Experiences Await



At Royal Garden, life's finest moments unfold within minutes of your doorstep. Indulge in world-class shopping and dining experiences, nurture your family's education at prestigious international schools and enjoy peace of mind with comprehensive healthcare facilities nearby.

This is where your daily routine brings a whole new meaning to enrichment.



BBO GARDEN

Artistic Impression Only



INFINITY WATERS

Artist's Impression Only

## Refined Grove for Living, Nature and Community



Royal Garden is thoughtfully designed with a deep understanding of how families live, work and play in tropical urban settings. Every detail has been carefully placed to enhance comfort, ensure privacy, and foster meaningful family connections.

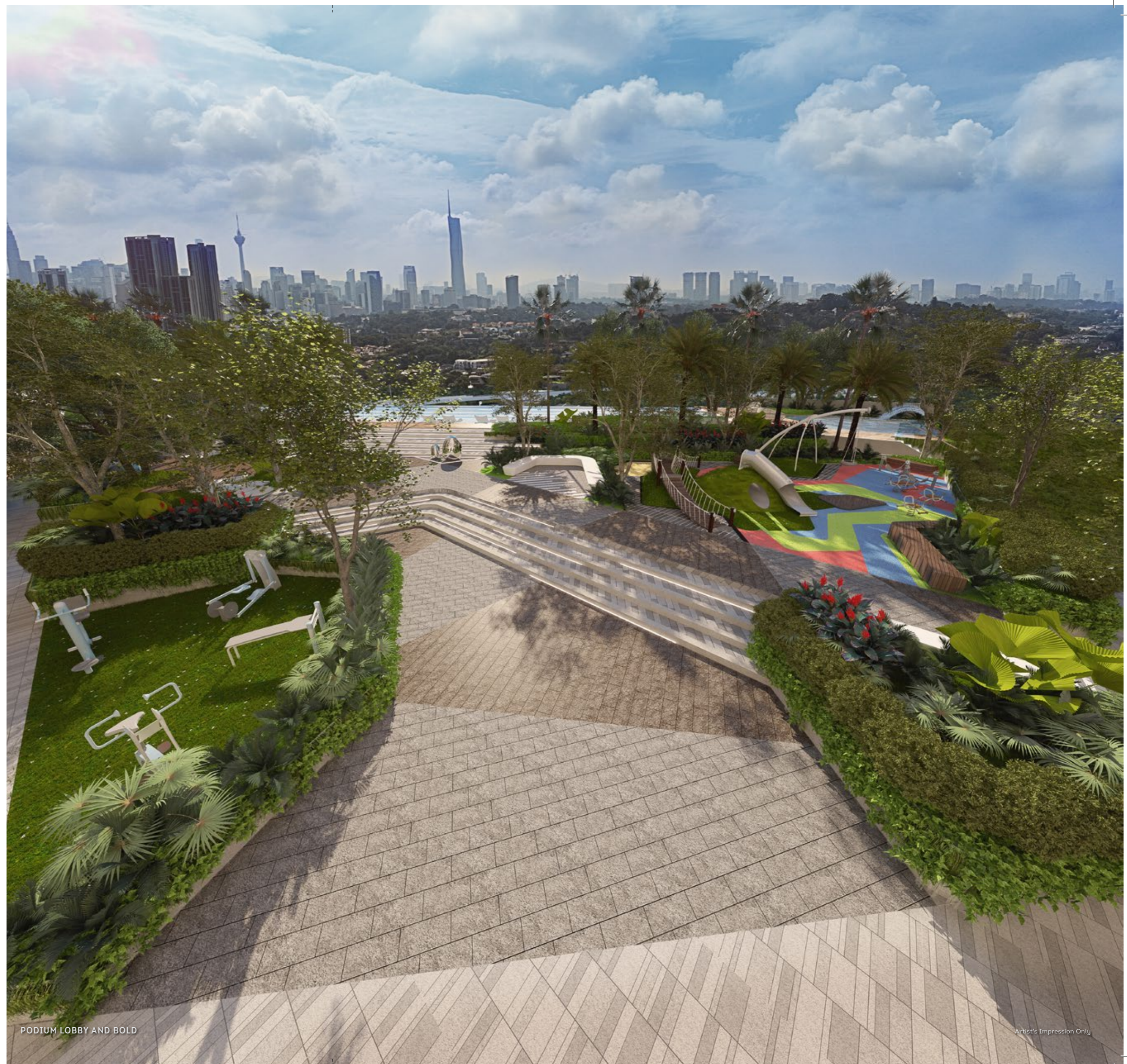
From lush green landscapes that invite morning walks, to vibrant communal spaces that spark interaction and private corners that offer calm retreat, each element here is orchestrated to nurture a living environment for well-being and collective joy.

## A Resort Getaway Lifestyle Everyday



Designed as an urban sanctuary of tranquility amidst the hustle and bustle of the big city, Royal Garden seamlessly integrates resort-style facilities with metropolitan elegance.

The boundary between vacation living and everyday life dissolves with simply opening a door.



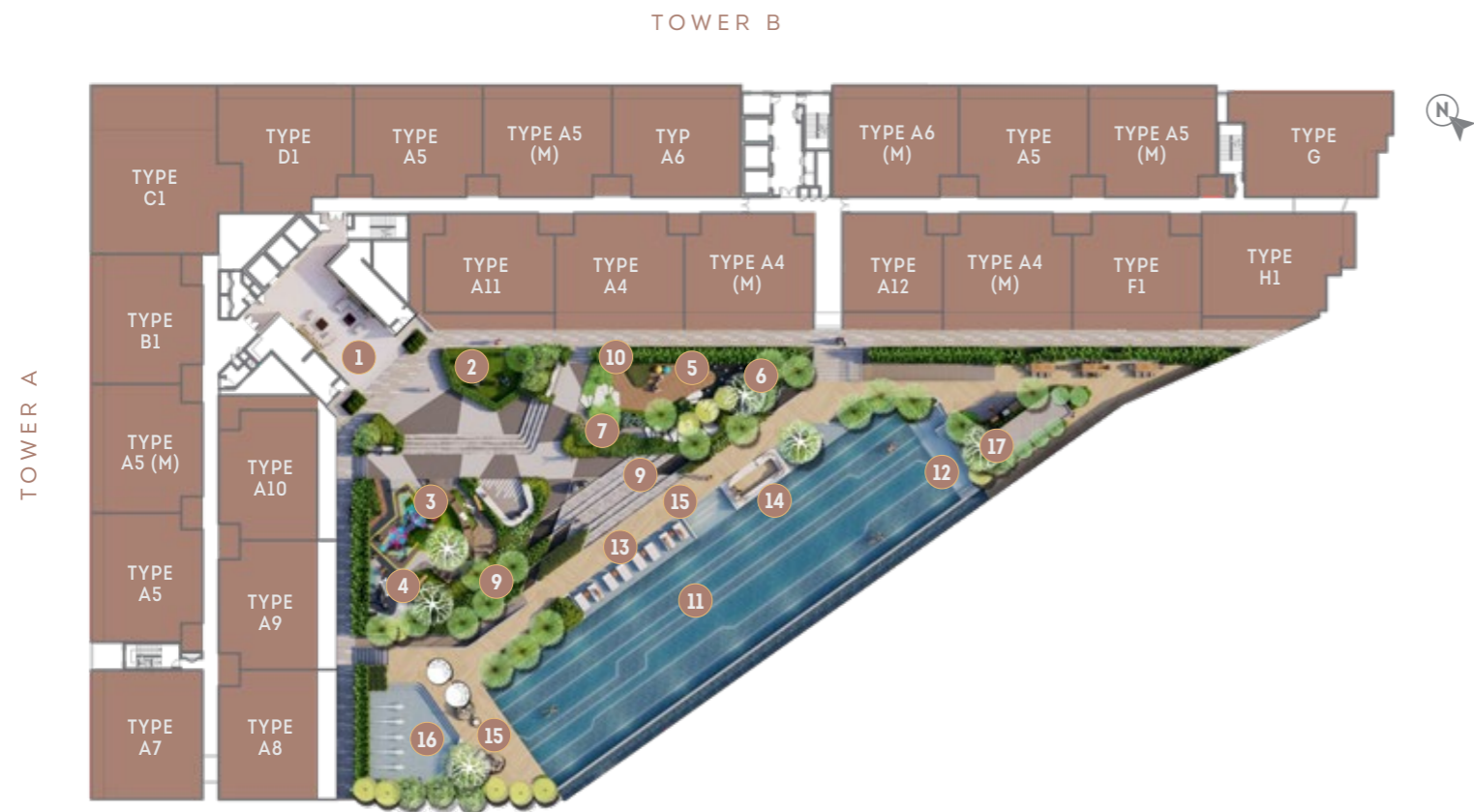
PODIUM LOBBY AND BOLD

Artist's Impression Only

FACILITIES PLAN  
LEVEL 6 PODIUM



FACILITIES PLAN  
LEVEL 31 ROOFTOP



**MAJESTIC MEADOWS**

- ① Crown Lobby
- ② Training Grounds
- ③ Hill Expanse
- ④ Adventure Realm
- ⑤ Yoga Grove
- ⑥ Royal Fountain
- ⑦ Wellness Paths
- ⑧ Grand Stairway
- ⑨ Imperial Gardens
- ⑩ Cultivation Field

**CROWN LAGOON**

- ⑪ Infinity Waters
- ⑫ Therapeutic Jacuzzi
- ⑬ Leisure Waters
- ⑭ Social Seating
- ⑮ Waterside Promenade
- ⑯ Children's Play Waters
- ⑰ BBQ Garden



**ROOFTOP**

- ① Putting Golf
- ② Indoor Lounge
- ③ Linear Walk
- ④ Multipurpose Hall
- ⑤ Reading/Computer Room
- ⑥ Playroom
- ⑦ Prayer Room
- ⑧ Rooftop BBQ
- ⑨ Planter
- ⑩ Changing Room
- ⑪ Open Deck
- ⑫ Gymnasium
- ⑬ Badminton Hall

# Rooftop Gatherings for The Entire Family

Bring the whole family together at our expansive rooftop level, where putting golf, BBQ areas, gym and multipurpose hall create the perfect setting for shared moments and celebrations.

Be it weekend BBQs, friendly putting competitions or special occasions in the multipurpose hall, every gathering is a cherished family memory just an elevator ride away.



PUTTING GOLF

Artist's Impression Only

# A Remarkable Glimpse Out Your Window



Transform everyday moments into spectacular experiences as the city's dynamic skyline becomes your personal panorama. With unobstructed views from your living spaces, the city transforms into an ever-changing movie exclusively for your enjoyment.

From quiet morning coffees watching the city wake up, to evening entertainment as the skyline transforms into a light show.



LIVING AREA WITH TERRACE GARDEN

Artist's Impression Only



## A Rustic Glamour to Come Home to



Experience the soul-stirring wonder of tropical rainforest serenity perfectly balanced with refined luxury distinction.

Royal Garden's Modern Tropicana design philosophy creates spaces where natural elements and glamorous aesthetics come together to give you an awe-inspiring living experience.





LIVING & DINING

Artist's Impression Only

## Spaces Made with **Responsive Grace**



GARDEN UNIT

Artist's Impression Only

Discover your ideal living space among a diverse selection. Royal Garden offers plenty of versatile options that respond to your specific needs. Whether you're seeking intimate spaces or room for bigger families, you'll definitely find the perfect fit for your lifestyle.

With a variety of configurations available, you have the freedom to choose exactly what matters most to you. Let your vision of a perfect home become reality today.

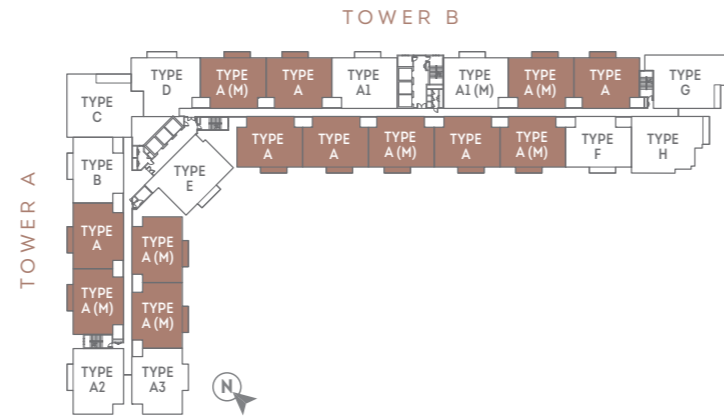
FLOOR PLAN

# Standard

Thoughtfully proportioned homes that balance functionality and elegance. Maximized for comfort and flow, let daily life unfold with refined simplicity.

## TYPE A | 1,357 sq.ft.

3+1 Bedrooms	2+1 Bathrooms	2 Carparks	Up to 4 Air-Cond Units
Digital Lockset	Spacious Kitchen & Yard	Open Concept Layout	

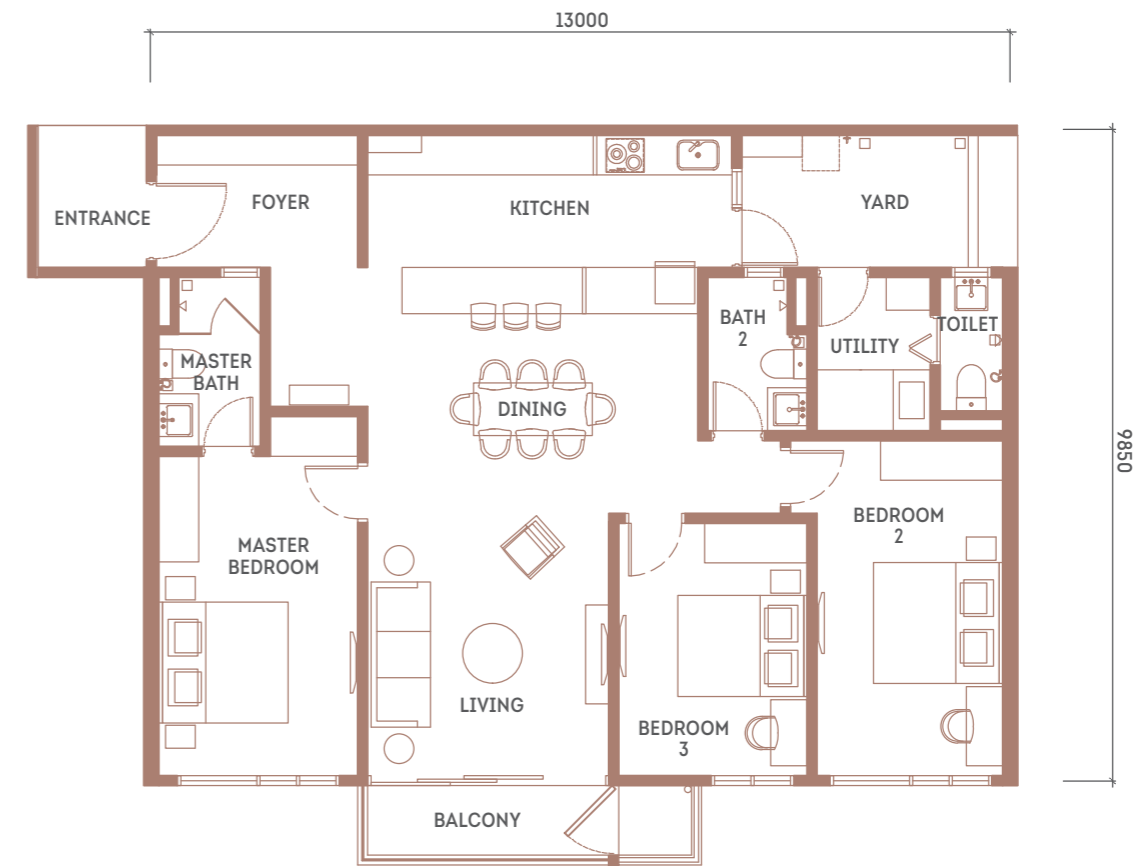
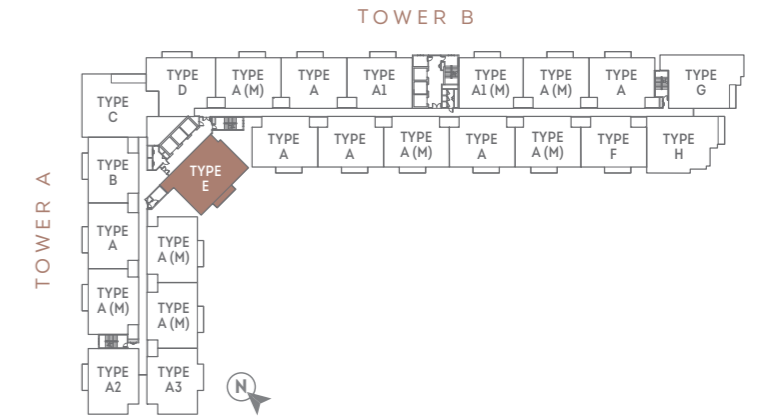


# Detached

Direct access to lush landscapes and a private outdoor retreat. From your living space directly into verdant gardens, a rare privilege for those that seek tranquility.

## TYPE E | 1,472 sq.ft.

3+1 Bedrooms	2+1 Bathrooms	3 Carparks	Up to 4 Air-Cond Units
Digital Lockset	Spacious Kitchen & Yard	Open Concept Layout	



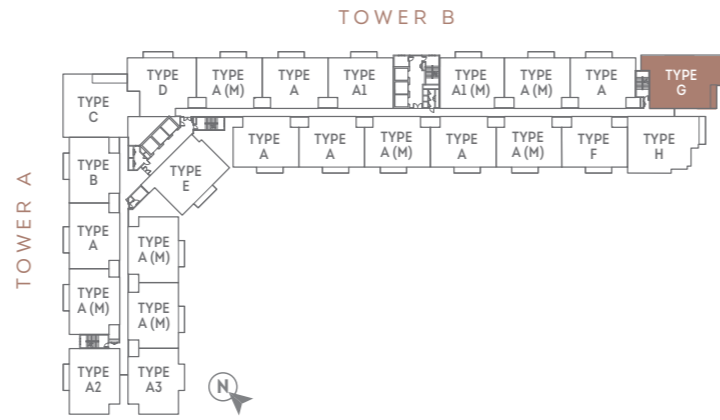
FLOOR PLAN

# Corner (KLCC View)

Enhanced natural light and expanded views from multiple directions. Built more spacious for extended families and those that seek a higher sense of privacy.

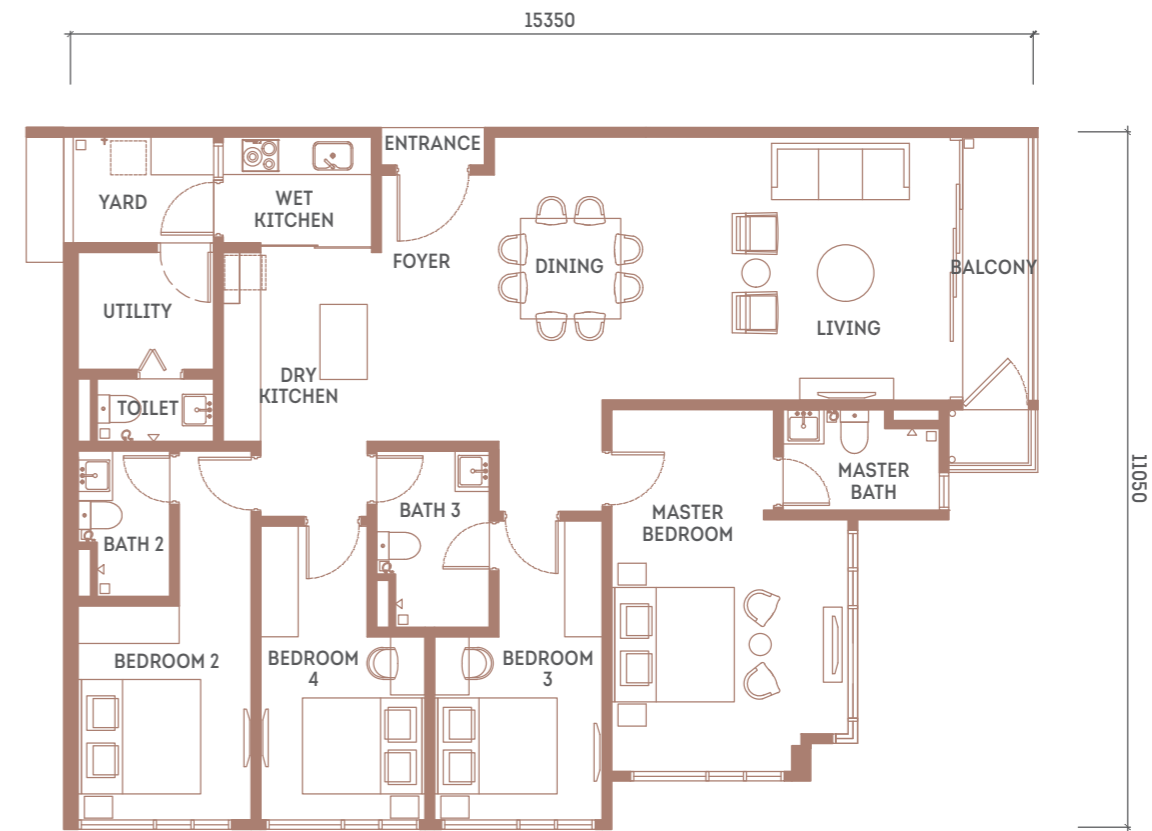
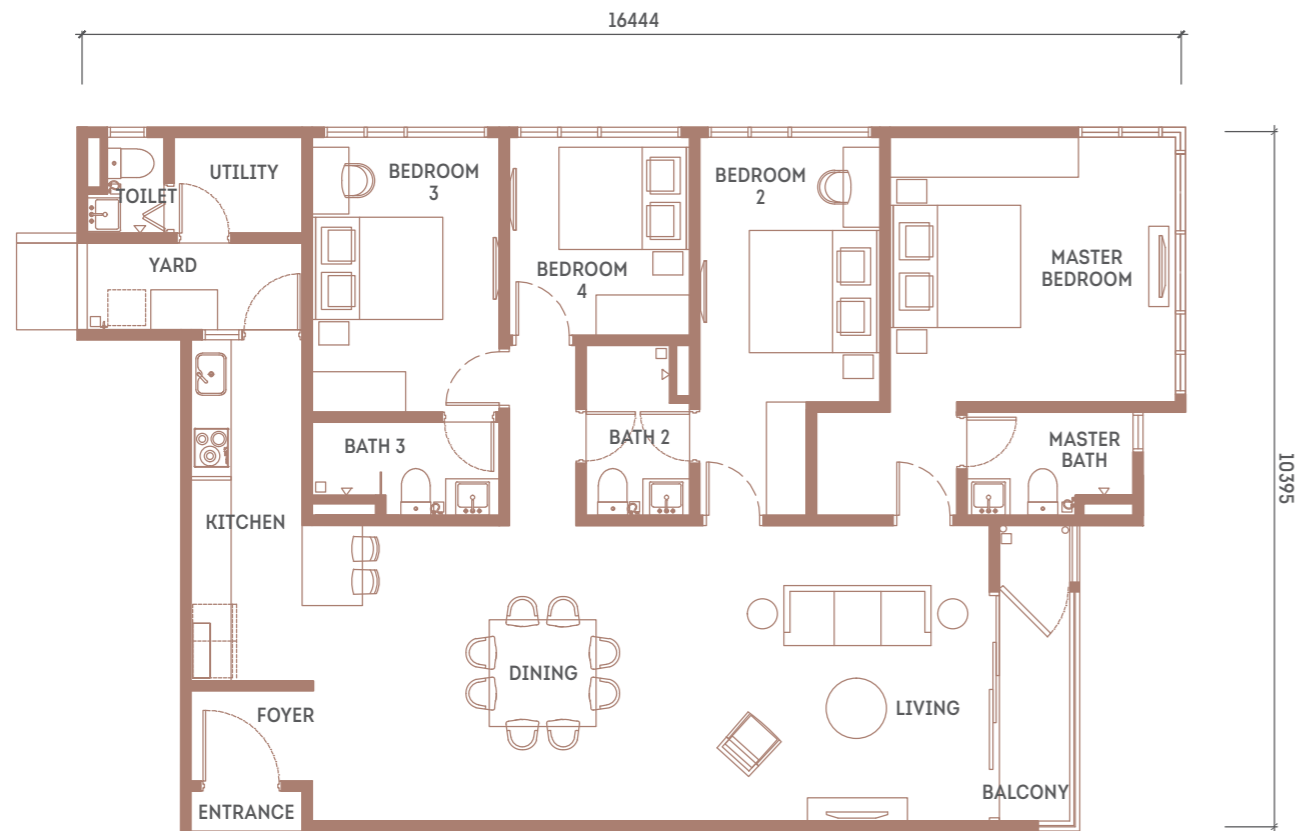
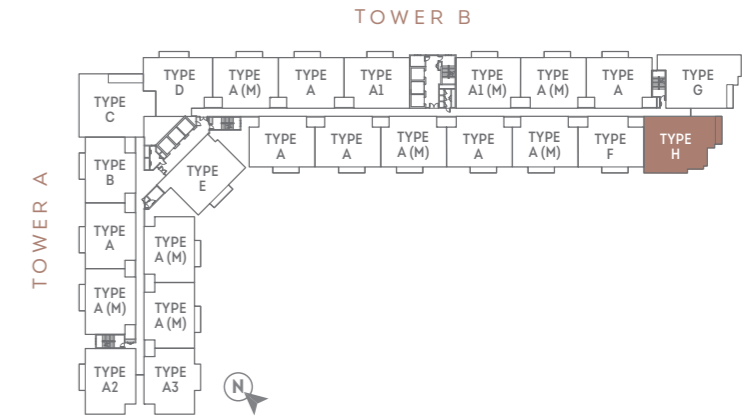
## TYPE G | 1,627 sq.ft.

4+1 Bedrooms	3+1 Bathrooms	3 Carparks	Up to 6 Air-Cond Units
Digital Lockset	Spacious Kitchen & Yard	Open Concept Layout	



## TYPE H | 1,624 sq.ft.

4+1 Bedrooms	3+1 Bathrooms	3 Carparks	Up to 5 Air-Cond Units
Digital Lockset	Spacious Kitchen & Yard	Open Concept Layout	





AERIAL VIEW OF ROYAL GARDEN

Artist's Impression Only

## A Robust Gateway to The City Center



Your horizon expands infinitely with seamless access to key arterial corridors and the city at large. Whether for urban adventures, green escapes, or professional pursuits, every destination is effortlessly within reach.

At Royal Garden, all of Kuala Lumpur's possibilities unfold at your doorstep.



### SHOPPING

- Publika Shopping Gallery
- Hartamas Shopping Centre
- 1 Mont Kiara
- Sunway 163 Mall
- Sunway Putra Mall
- Pavilion Kuala Lumpur
- Lot 10
- Suria KLCC
- The Exchange TRX
- Berjaya Times Square
- LaLaport Bukit Bintang City Centre
- The Gardens Mall
- Mid Valley Megamall

### RECREATIONAL

- Perdana Botanical Garden
- Titauwanga Lake Gardens
- Kuala Lumpur Golf & Country Club
- Bukit Kiara Equestrian & Country Resort
- Bukit Kiara Hiking Trail
- Zoo Negara
- Aquaria KLCC
- KLCC Park
- Royal Selangor Golf Club

### EDUCATION

- Charterhouse Int'l Secondary School
- Mont'Kiara International School
- Garden International School
- Methodist Girls' School
- La Salle Brickfields
- International School of Kuala Lumpur
- Alice Smith School

### MEDICAL

- Tawakkal KL Specialist Hospital
- Hospital Kuala Lumpur
- Damansara Specialist Hospital
- Prince Court Medical Centre
- Gleneagles Hospital Kuala Lumpur
- Pantai Hospital Kuala Lumpur

### CONNECTIVITY

- Duta-Ulu Kelang Expressway (DUKE)
- Penchala Link
- SPRINT Expressway
- Damansara-Puchong Expressway (LDP)
- Jalan Duta-Sungai Buloh Highway
- Sultan Iskandar Highway
- Federal Highway

# Specifications



<b>STRUCTURE</b>	Reinforced Concrete			
<b>WALL</b>	Reinforced Concrete / Brick Wall			
<b>ROOF</b>	Reinforced Concrete Roof / Metal Deck Roof			
<b>CEILING</b>	Plaster Ceiling / Skim Coat with Paint			
<b>FLOOR FINISHES</b>	Living / Dining	- Quality Tiles		
	Kitchen	- Quality Tiles		
	Bedrooms	- Quality Tiles		
	Bathrooms	- Quality Tiles		
	Utility	- Quality Tiles		
	Balcony	- Quality Tiles		
	Yard	- Quality Tiles		
<b>WALL FINISHES</b>	Kitchen	- Quality Tiles to Ceiling Heights		
	Bathrooms	- Quality Tiles to Ceiling Heights		
	Internal Walls	- Emulsion Paint		
	External Walls	- Weather Resistant Paint		
<b>DOORS</b>	Main entrance	- Fire Rated Door		
	Others	- Timber Flush Door / Aluminum Frame Glass Sliding Door, where necessary		
<b>WINDOWS</b>	Aluminum Frame Glass Window			
<b>IRONMONGERY</b>	Digital Lockset / Standard Lockset & Accessories			
<b>SANITARY WARES &amp; FITTINGS</b>	<b>TYPE A</b>	<b>TYPE E</b>	<b>TYPE G</b>	<b>TYPE H</b>
Basin with Tap	3	3	4	4
Sitting WC	3	3	4	4
Bib Tap	4	4	5	5
Toilet Roll Holder	3	3	4	4
Water Heater Tank	1	1	1	1
Instant Water Heater	2	2	3	3
Single Bowl Single Drainer Sink with Tap	2	2	2	2
<b>ELECTRICAL INSTALLATIONS</b>	<b>TYPE A</b>	<b>TYPE E</b>	<b>TYPE G</b>	<b>TYPE H</b>
Light Point	19	20	24	23
13A Switched Socket Outlet	20	20	23	23
15A Unswitched Socket Outlet	2	2	2	2
Distribution Switch Board	1	1	1	1
Instant Water Heater Point	2	2	3	3
Storage Water Heater Point	1	1	1	1
Fibre Wall Socket	1	1	1	1
SMATV Outlet	1	1	1	1
Ceiling Fan Point C/W with Hook	5	5	6	6
Air Conditioner and Air Cond Point C/W Socket	4	4	6	5
Power Point for Ceiling Exhaust Fan	-	1	2	3

## ABOUT DEVELOPERS

# Builder of Better Tomorrow



Incorporated in 1995, Malaysia Land Properties Sdn. Bhd. (Mayland) is a distinguished property developer with hallmark projects across Kuala Lumpur, Selangor, Putrajaya and Johor. With over 15,000 units completed thus far, our prestigious portfolio includes iconic serviced residences like Mayfair and Dorchester at Plaza Damas, Dorsett Residences in Bukit Bintang and Sri Hartamas, exemplify our commitment to redefining modern metropolitan living.

Mayland's achievements extend beyond Malaysian borders as a member of the extensive Far East Organisation (International) Limited (FEO) group, headquartered in Hong Kong.



**DEVELOPMENT BY**

**MAYLAND DEVELOPMENT SDN BHD**  
Level 31, Menara May (Maytower), No. 7,  
Jalan Munshi Abdullah, 50100 Kuala Lumpur  
t | +603 - 2692 9663

**PROPERTY SALES GALLERY**

Lot F-43 & F-43A,  
First Floor, Hartamas Shopping Centre,  
Taman Sri Hartamas, 50480  
Kuala Lumpur

**011-1722 7603**  
royalgarden@mayland.com.my

Developer: Mayland Development Sdn Bhd • Address: 31th Floor, Menara May (MAYTOWER), No. 7, Jalan Munshi Abdullah, 50100 Kuala Lumpur • Developer's License: 8261/03-2027/0981(A) • Validity Period: 21/03/2017 - 20/03/2027 • Advertising Permit: 8261-5/07-2028/0627(N)-(S) • Validity Period: 31/07/2025 - 30/07/2028 • Building Plan Approval No.: BP T2 OSC 2024 1127 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Expected Date of Completion: January 2030 • Type of Property: Condominium • Total Level: Block A-30 - Block B-32 • Total Unit: 600 • Built-up Area: 1,230sq.ft. - 2,365sq.ft. • Price: RM820,800 (Min) - RM1,540,770 (Max) • Parking Bay: 2 - 4 • Bumiputera Discount: 5%

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