



ALYA

KUALA LUMPUR

A scenic view of a golf course. In the foreground, a lush green fairway slopes down towards a body of water. A low stone wall separates the green from the water. A blue flag is visible on the green. The background is filled with dense trees and a cloudy sky. The text "MALAYSIA'S MOST" is overlaid in the center.

MALAYSIA'S MOST



COVETED ADDRESS

## A LIFE IN RHYTHM

Alya Kuala Lumpur is a place of escape and natural vibrancy.

Welcome to a bespoke community tailored to your needs,  
where all details have been considered and designed to bring balance to your life.



IN SYNC WITH NATURE

# & THE CITY



## IN TOUCH, YET APART

Alya Kuala Lumpur is a truly unique lifestyle destination. Located within close reach of the city centre and KL Sentral, Alya has excellent connectivity and yet is a sanctuary from the fast pace of the city. Surrounded by affluent neighbourhoods such as Bangsar, Bukit Damansara, Sri Hartamas, Mont Kiara and Bukit Tunku, with convenient access to major highways Alya is in touch with, yet apart from the city.



## DESIGNED AROUND YOU

Be part of something bigger than you. Be part of a life lived in balance. From inception, planning, design, selection of partners and collaborators through to execution, everything at Alya Kuala Lumpur has been designed around you. Alya balances your needs in a delicate symphony of the man-made and the natural. From sky-top penthouses, to two-bedroom apartments, to verdant bungalows tucked into the tropical forest, Alya has excellence at its core, in a unique fusion of the city and the tropics unparalleled in Asia.



*Image for indicative purposes only*





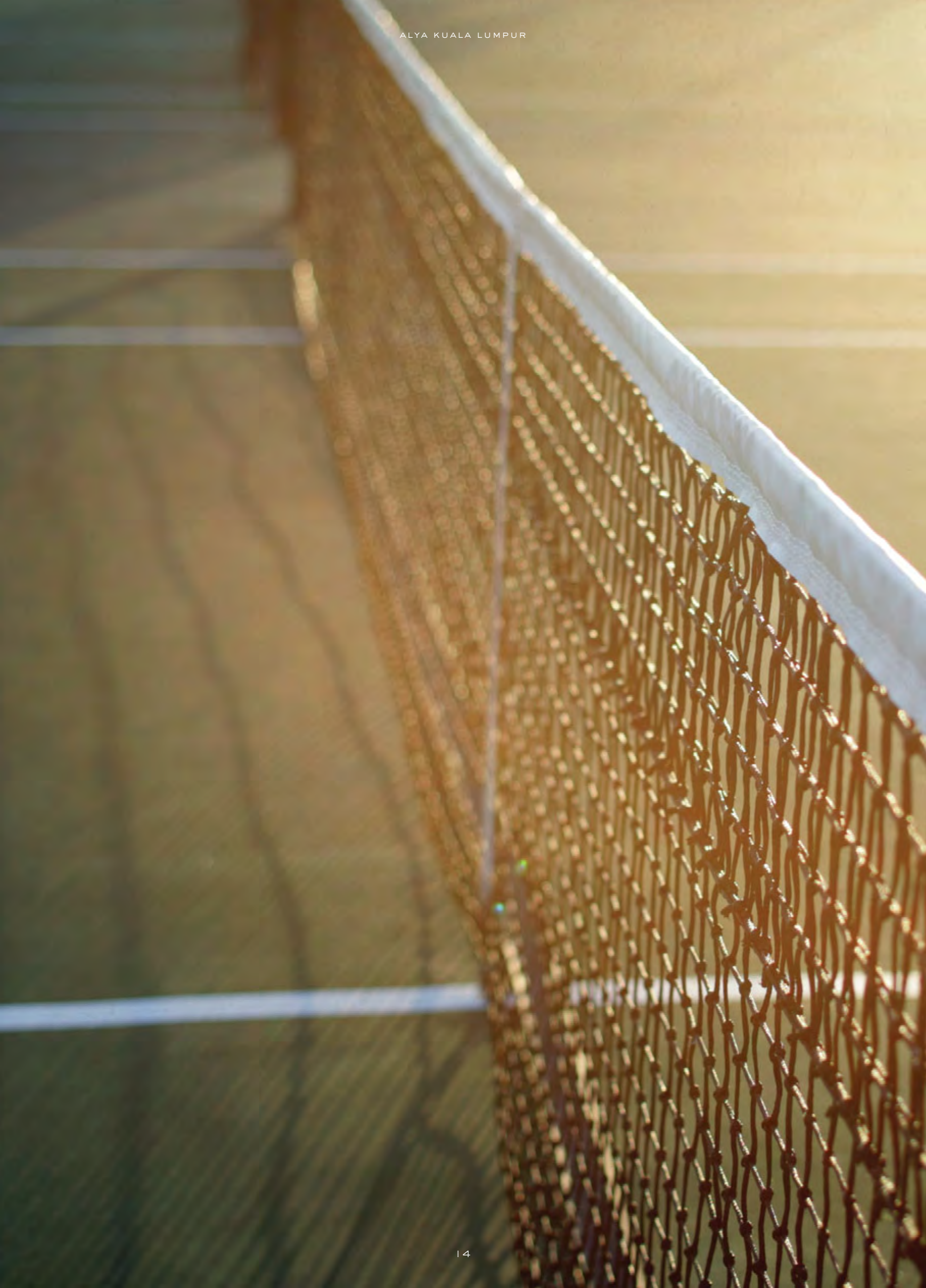
## A LIFE IN HARMONY

From stunning landscapes and commanding views to glamorous international events and world-class sports tournaments, Alya Kuala Lumpur offers an unrivalled blend of lifestyle resort and business destination.











KUALA LUMPUR

## WHERE THE WORLD COMES TO PLAY

At the core of Alya Kuala Lumpur sits TPC Kuala Lumpur, Southeast Asia's number one golf club. TPC Kuala Lumpur comprises two world-class 18-hole golf courses bordering a forest reserve, with an expansive clubhouse boasting business facilities and dining options. Providing a natural amphitheatre, Alya will play host to a series of world-class events, from the Women's Tennis Association event to the PGA Tour, European Tour & LPGA Tour and CIMB Classic golf tournaments. You will be right at the heart of the action when the world's leading sportspeople stop by.



## UNFETTERED NATURE

Alya Kuala Lumpur enjoys unmatched proximity to the verdant forest reserve of Bukit Kiara. The 245 acre reserve boasts dozens of trails providing a haven for joggers, hikers and bikers, whilst the abundance of flora and fauna and fresh water streams will appeal to nature enthusiasts.





## FREEDOM TO LIVE

One of the many luxuries Alya Kuala Lumpur offers is a sense of freedom; being able to escape into nature and to choose how to live from moment to moment, breaking the mould of the traditional 9-to-5 working lifestyle.









## EPICUREAN DELIGHTS

A destination for foodies and culinary mavens alike, Alya Kuala Lumpur will offer a range of cafés, bistros and restaurants, from the riff on the popular coffee house to tailored pop-ups by rising stars and celebrity chefs. This complements the six existing high-quality dining options within the TPC Kuala Lumpur golf clubhouse nestled at the very heart of the Alya development. Expect the unexpected, at its very best.

## AN INTELLIGENT & INTEGRATED DEVELOPMENT

Alya Kuala Lumpur comprises 8 development parcels spanning 61 acres covering residential, office and retail offerings. Our vision is to integrate modern living, space-planning and facilities into the natural topography and backdrop of its unique setting.



*Image for indicative purposes only*







*Tranquil north-west zone*



**A** Future Release – Bungalows & Strata Condominiums

**B** Future Release – Bungalows & Strata Condominiums

**C** Future Release – Bungalows

**D** Future Release – Strata Condominiums & Maisonettes

**E** East Residence Courtyard Villas

**G1** Sime Darby Convention Centre

**G2** Senada Residences, Office Tower & Retail Mall

**H** Future Release – Serviced Apartments, Office Tower & Retail Mall

**J** Future Release – Strata Condominiums



## THE MASTERPLAN

Where you live dictates how you live. Located in the pristine landscape of Bukit Kiara and 8km from the heart of Kuala Lumpur, Alya combines its unique 360 acre natural setting with well-planned architecture and spaces. World-class amenities such as TPC Kuala Lumpur, Southeast Asia's number one golf club, are available right at your doorstep. Alya offers exquisite urban living amidst the serenity of nature.



*Image for indicative purposes only*

# 360 acres

*provide a natural setting  
designed for an exceptional lifestyle*

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# 61 acres

*dedicated to residential,  
office and retail development*

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# World-class

*amenities and lifestyle amidst the  
serenity of a natural setting*

# Premier urban living

*on the doorstep of Bukit Kiara and  
Kuala Lumpur's most exclusive suburbs*

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8

*master-planned  
development parcels*

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8 kilometres

*from the heart of the city,  
yet a world away*

## INTERNATIONAL PLACEMAKER

*With incomparable land bank and global outreach,  
Sime Darby Property is Malaysia's number one  
community developer.*



Sime Darby Property is the property arm of Sime Darby Berhad. On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships and developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom.

In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.



## A STRATEGIC ALLIANCE

*Sime Darby Brunsfield is a strategic partnership between Sime Darby Group - an established leading multinational corporation, and Brunsfield International Group, a premier property development, engineering, construction and real estate investment management group.*



This venture brings together the diverse strengths and resources of both parties, leveraging on each other's distinct capabilities and expertise to achieve superior quality in a truly professional, world-class partnership.

Oasis Damansara Linear City, Oasis Square, Sime Darby Plantation and Kenny Hills Residence are among the high profile projects developed by Sime Darby Brunsfield. These successful developments are exhibited at the award-winning Oasis Gallery.




*Image for indicative purposes only*

## CONTACT

For more information visit:  
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