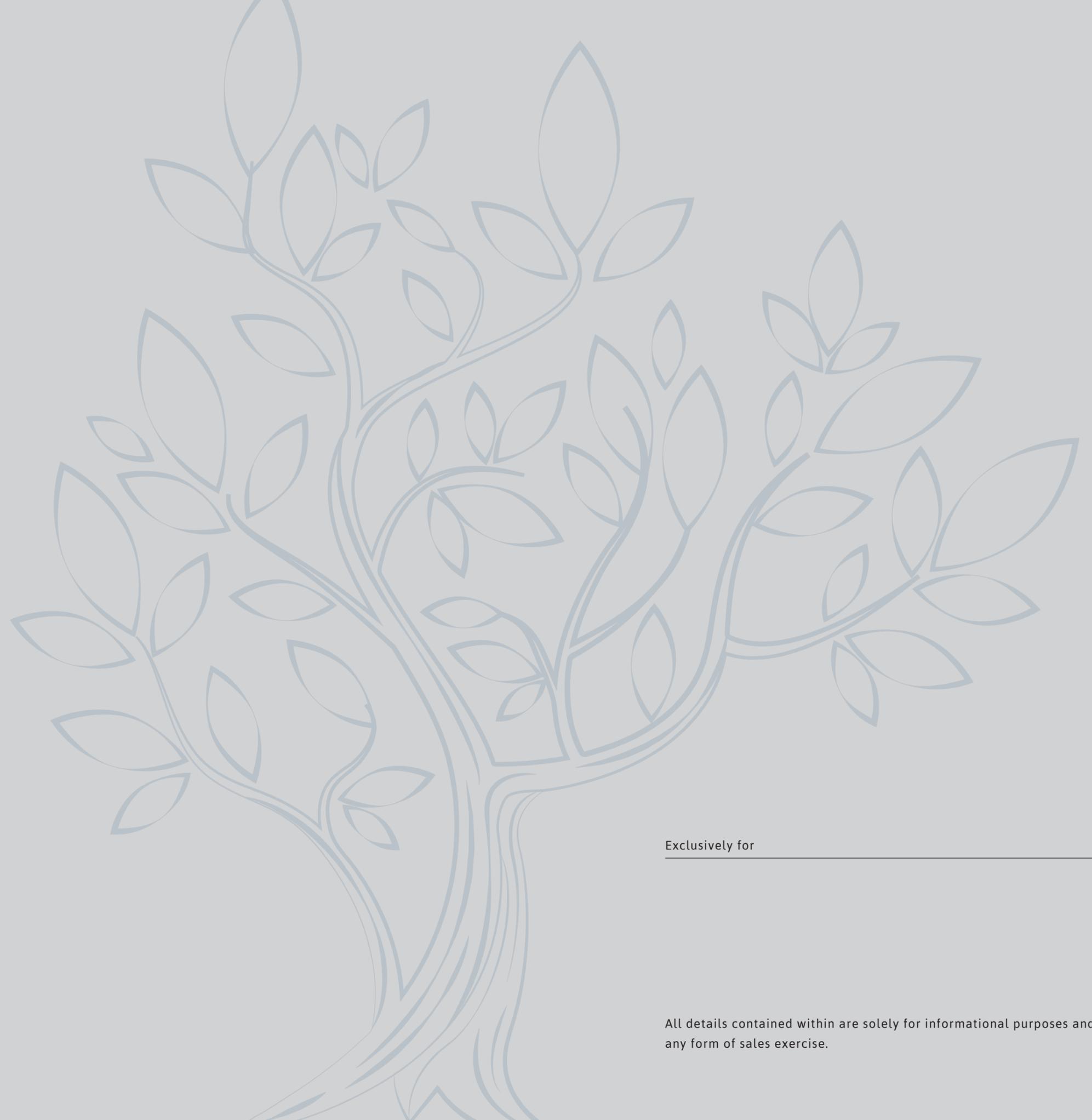




SERENE
MONT KIARA



Exclusively for

All details contained within are solely for informational purposes and not for any form of sales exercise.

SERENE
MONT KIARA

Charm and
elegance
redefined

Welcome to Serene Mont Kiara

Serene Mont Kiara is a prestigious residential development of luxurious homes steeped in the culture and history of colonial homes of yesteryears, redefined in an iconic contemporary style.

Surrounded by the serenity of lush greenery yet a stone's throw away from the hustle and bustle of the city, Serene Mont Kiara gives you the best of both worlds. This charming and elegant residential enclave is a private sanctuary with modern conveniences and amenities placed within close proximity.

Destined to be one of Kuala Lumpur's premier addresses, Serene Mont Kiara has been thoughtfully created to provide residences with superior craftsmanship and timeless design.



Prime Address

Located in Mont Kiara, one of KL's premier neighbourhoods, Serene Mont Kiara is within close range of some of the best international schools and enjoys easy accessibility via a network of highways to some of KL's best hotspots.

Mont Kiara, a prime neighbourhood with some of the best thriving cultures, shopping, dining and night life is in an enviable location at the crossroads of ideally located travel links.

This exclusive low density, 23 acre gated & guarded landed strata development offers 4 exquisite types of homes ranging from bungalows, semi-detached houses, superlink houses and townhouses.



Charm & Elegance Redefined

The iconic Serene Mont Kiara homes are all about timeless understated elegance. These thoughtfully designed homes incorporate the nostalgic charm and style of heritage colonial homes with a contemporary twist, to fit modern lifestyles and needs.

The design of the homes do not compromise on space. The ample windows and large openings allow natural light and ventilation — making the homes bright, airy and welcoming while creating a seamless flow from the indoor living spaces to the outdoors.

The modern design concept of the homes provide functional spaces that suit a family's growing and changing needs.



Exquisitely Crafted Bungalows

The 24 beautifully crafted bungalows exude style and elegance. The U-shaped layout, a signature bungalow design feature, has its living spaces opening into an outdoor courtyard that overlooks the infinity pool.

Heritage redefined in a contemporary manner yet retaining all the ambience, charm and elegance of colonial homes of bygone years.



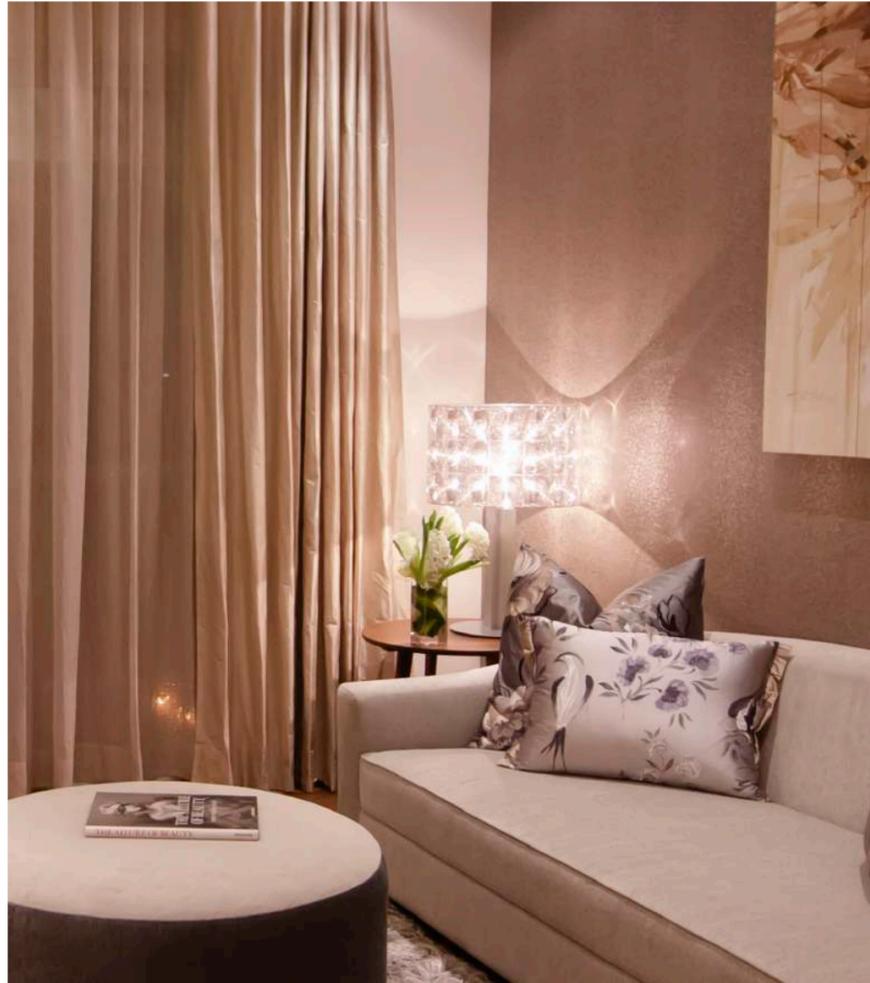


Bungalow

The large openings create a seamless transition between the indoors and outdoors bringing the surrounding serene environment into the home, while providing an unobstructed view of the infinity pool, courtyard and surrounding greens.

Grand Interiors

The bungalows are designed to a specification that suits differing needs of each homeowner, to match the style of the architecture and the status of its residents. Wide staircases give the homes a majestic feel. High ceilings, open yet private seamless spaces and creatively planned interiors all add to the ambience that is quintessentially Serene Mont Kiara.



Living
Spaces

The grand living room provides a luxurious space for the entire family and guests to relax and spend time together. The view of the infinity pool from the living area adds a touch of calmness and tranquility — harmonising with the elegant living space.



Entertain in Style

From simple yet intimate, to the most elaborate dinners, the spacious dining room is thoughtfully designed to suit all your entertaining needs.

Open up the folding doors and enjoy beautiful views of surrounding greens and the infinity pool as you entertain guests or have family meals with your loved ones — an ideal place to relax or host the most gracious dinner parties.





Seamless Spaces

The open concept of the dry kitchen and dining area, makes for easy serving and interaction between you and your guests. Natural light from the dining area infuses the dry kitchen, making it feel bright, airy and spacious.

The connected wet kitchen caters to your everyday cooking needs, a necessity in every Asian-style kitchen.

Exceptional Living

The spacious and elegantly designed master suite in the bungalow with its very own ample walk-in-wardrobe and luxurious en suite master bath, spans the entire length of the home, exuding a sense of the ultimate escape into an expanse of calm and repose.





Rest and
Repose

The master bedroom looks out to the verandah, allowing homeowners to just simply unwind and take in the view of the surrounding greens.



Dress
to Impress

All bungalows benefit from generously proportioned walk-in-wardrobes, creating a natural buffer between the sumptuous master bedroom suite and the cool, luxurious marble en suite bathroom.



Cool
Opulence

The large en suite master bathroom of the bungalows come with quality bathroom fittings and are finished in bespoke marble to enhance the exquisite finish of each home, for an atmosphere that is calm and relaxing but reassuringly opulent.

The en suite master bathroom comes with a separate area tailored to your individual needs, be it a linen cupboard or a vanity table for your grooming and pampering needs.

Enjoy an invigorating experience in the walk-in-shower or a long, relaxing soak in the free-standing bathtub.



The two sinks provide separate "his" and "hers" spaces.

Sophisticated Semi-Ds

The open plan design of the living spaces in the 30 semi-D's flow seamlessly into one another making the spaces functional and practical. The indoor and outdoor connect through the side doors, which also encourage natural light and ventilation into the home as well as provide beautiful views of the landscaped greens.

The interior areas are connected to the outdoors, as each floor of the home has either a verandah or garden terrace — a unique semi-D design feature.

The ample family room provides an additional private space to spend time as a family. The 5 bedrooms make the home suitable for a large family and to cater to specific needs like a home office, study or an AV room.

The exquisite master bedroom takes up more than half the length of the home. It opens out to its very own verandah, imbuing your senses with serenity and tranquility. The master bedroom suite comes equipped with a generous walk-in-wardrobe and en suite master bathroom of ample proportions along with quality bathroom fittings.





Semi-D

The semi-Ds feature wrap around verandahs on the second and third floor as well as a pool (for selected units) for a quick swim or a relaxing dip.

Stylish Superlinks

The 63 superlinks are practically designed with an open plan concept to create a sense of spaciousness. Located around the residents-only park and clubhouse facilities, your entire family can enjoy views of the beautifully landscaped greens which will only delight your senses.





Superlinks

3-storey superlinks are designed with generous openings to ensure the house is well ventilated and bright.

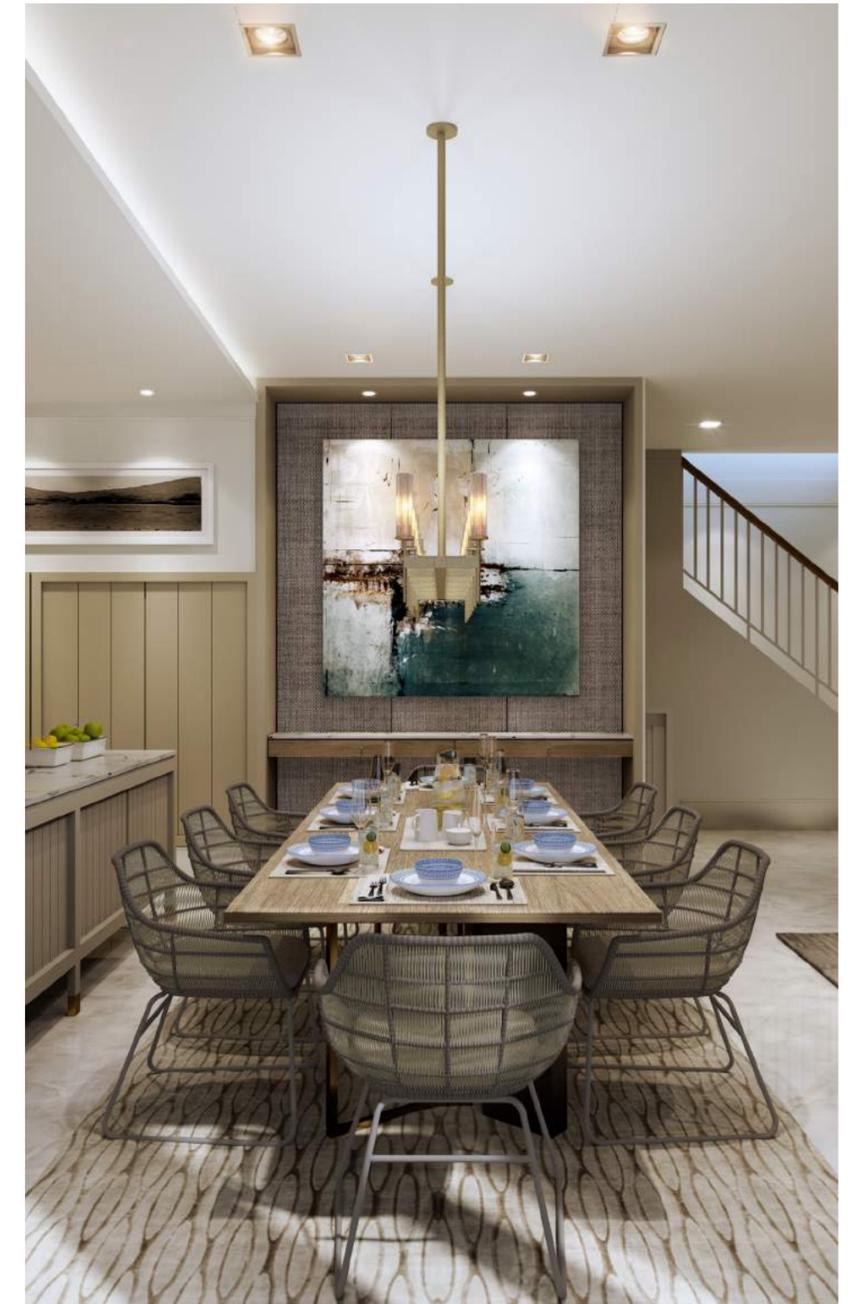
Connected Living Spaces

The open plan concept of the superlink homes creates free flowing areas, allowing every bit of space to be utilised to the fullest. In the spacious and seamless interiors, you can be in the kitchen preparing a meal while the rest of the family are in the living room, and yet remain connected.

The windows and openings (corner units) invite natural light to infuse through the home, connecting the indoors with the outdoors. The light and air flow makes the home feel brighter, cooler and welcoming.



Entertaining guests in the open plan living spaces allow easy interaction and seamless flow — unique to each and every one of the homes.



Stylish Master Suite

The master bedroom in the superlink comes with an en suite bathroom and takes up the entire second floor of the home providing a private sanctuary.

Tailored to your individual needs, your suite can accommodate a comfortable sitting area or a mini work area or additional space for your wardrobe.





The large doors of the master bedroom open to a private balcony, allowing residents to take in the views of surrounding greens while relaxing in their master bedroom.

The other 4 bedrooms in the superlink homes also come with their own en suite bathrooms.

Timeless Townhouses

The 38 townhouses provide timeless yet functional and practical open plan living, dining and kitchen areas to suit a family's needs. The spaces flow from one to the other – making for cozy interactions among family members and guests.

The entrance to the townhouses lead into a hallway, which allows the living spaces to be tucked away from immediate view. The open plan living, dining and kitchen areas encourage interaction with the family and makes entertaining guests much easier. The townhouses feature an “apartment” style living concept designed to optimize the interior space for a more comfortable living experience.

Some units come with a little yard or have a wet kitchen that opens out to a terrace.

The 3 bedrooms, with en suite bathrooms, are on a separate floor from the common living spaces to provide some privacy. The master bedroom comes with a space for a walk-in-wardrobe and an en suite bathroom. The design of the master bedroom allows for varying options, whether you require additional wardrobe space, a mini study or a cozy sitting area.





Townhouses

Each townhouse has been designed with its own separate entrance, to provide the residents more privacy.

The Clubhouse

Dive into or simply relax by the infinity swimming pool. Keep fit and healthy with the fully equipped gymnasium and half basketball court. Let your children enjoy the wading pool and playground within the safety of this residential enclave.

On the lower ground, the clubhouse comes with a games room and changing rooms with steam baths as well as a spacious surau. A function room is available for social gatherings with family and friends.

Whatever your preference, these exclusive facilities cater to all the residents' needs and provide an escape and much needed sanctuary from the hustle and bustle of city life.



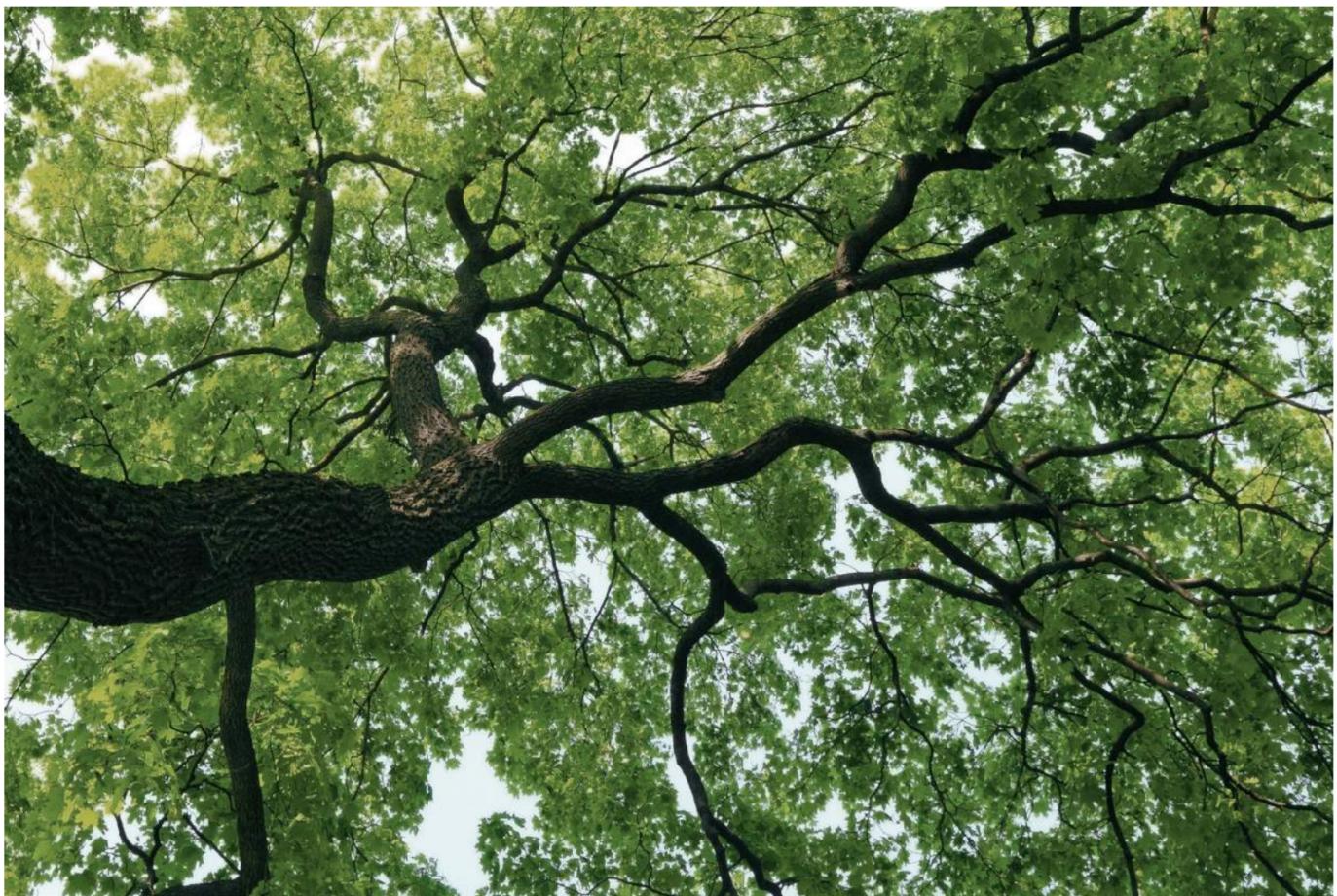
Landscaped Greens

Experience the serenity and tranquility of the landscaped greens that will delight all your senses. Enjoy a stroll down the dedicated pathways or take in the greens while you relax at the open lounge or deck of the clubhouse. Revel in the lovely landscape and immerse yourself in the serene surroundings.



Simply More Natural

The landscaped greens create a serene, more natural and harmonious environment from the moment you enter into our iconic residential abode.





Safe and Secure

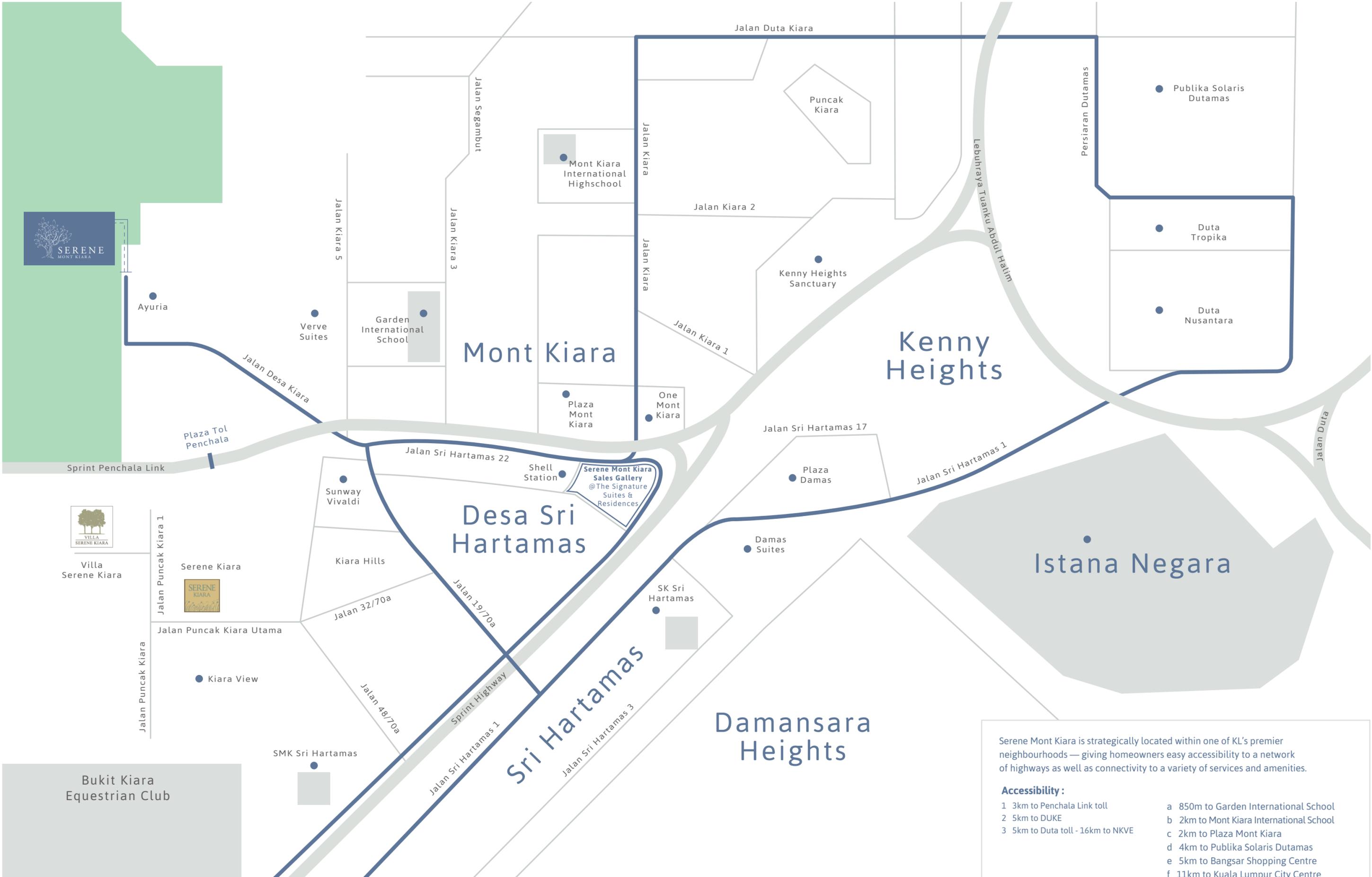
Serene Mont Kiara is a gated & guarded residential development offering competent security with its multi-tiered security system ensuring a safe, exclusive and private lifestyle.

The 24-hour security, visitor management system and strict security procedures along with a double boom gate at the main entrance guardhouse provide the initial security needed.

To further enhance security in Serene Mont Kiara, CCTV surveillance, a patrolling system, vehicle access control system and double perimeter fencing throughout the entire residential development have been put in place.

The cul-de-sac street design for the overall development reduces traffic flow and increases visibility of the homes — creating a secure neighbourhood environment.

Additional guard posts, security intercom and a panic button in every single home will ensure your peace of mind.



Serene Mont Kiara is strategically located within one of KL's premier neighbourhoods — giving homeowners easy accessibility to a network of highways as well as connectivity to a variety of services and amenities.

Accessibility :

1 3km to Penchala Link toll	a 850m to Garden International School
2 5km to DUKE	b 2km to Mont Kiara International School
3 5km to Duta toll - 16km to NKVE	c 2km to Plaza Mont Kiara
	d 4km to Publika Solaris Dutamas
	e 5km to Bangsar Shopping Centre
	f 11km to Kuala Lumpur City Centre

Site Plan



Serene Mont Kiara

● Bungalows

Type	A	A(1)	A(2a)	B	B(1a,1b,1c)	B1	B1(2a)
Built up Area sq.ft (approx)	7573	7913	7646	8628	8699	8538	8611
Typical Land area (min-approx) sq.ft	8000	8000	8000	8000	8000	8000	8000
Total	2	6	1	6	4	3	2

● Semi Detached

Type	C	D
Built up Area sq.ft (approx)	5117	4768
Typical Land area (min-approx) sq.ft	3400	3400
Total	12	18

● Superlinks

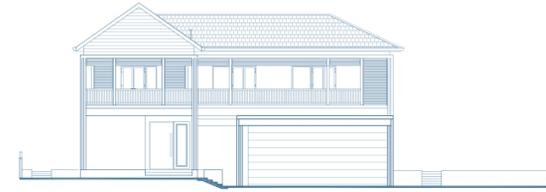
Type	E1	E2	E3	F1	F2	F3	F4	F5	F6
Gross Built up Area sq.ft	3759	3441	3239	2918	2872	3169	2997	3250	3110
Lot Size	28'x80'	26'x80'	26'x75'	27'x67'	27'x67'	27'x67'	27'x67'	27'x67'	27'x67'
Total	23	11	29	15	15	3	3	1	1

● Townhouse

Floor Plan

BUNGALOW
Type A(1)

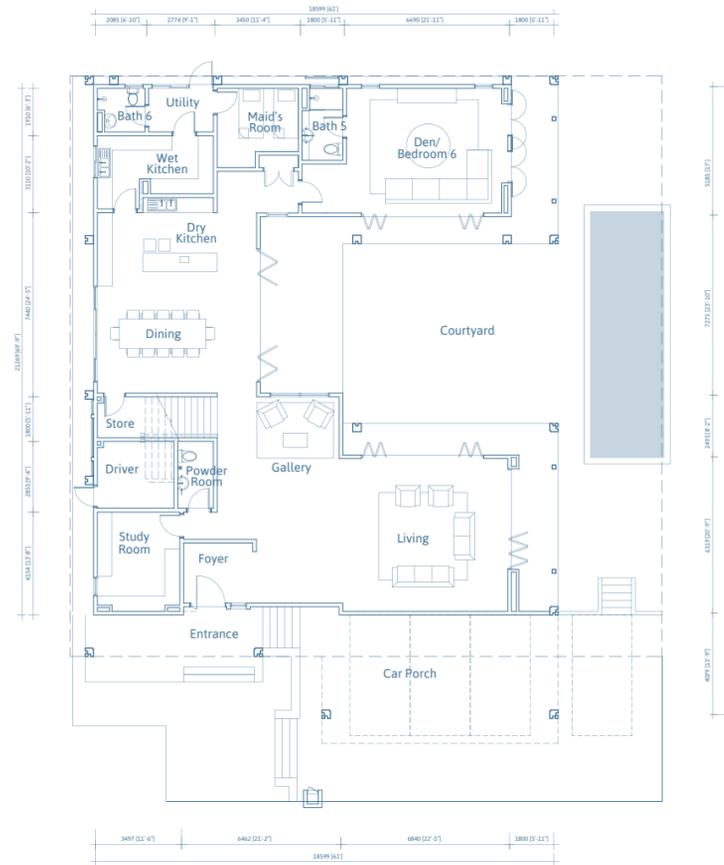
Built up area (approx) sqft : 7913
Land area (approx) sqft : 10,916-12,800
No. of rooms : 6+1+1



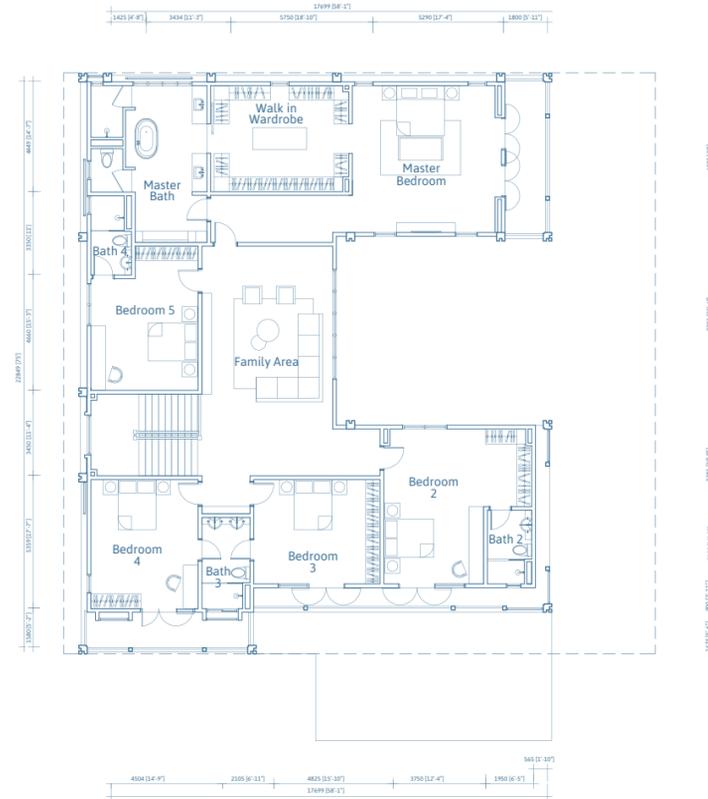
Front Elevation



Right Elevation



Ground floor

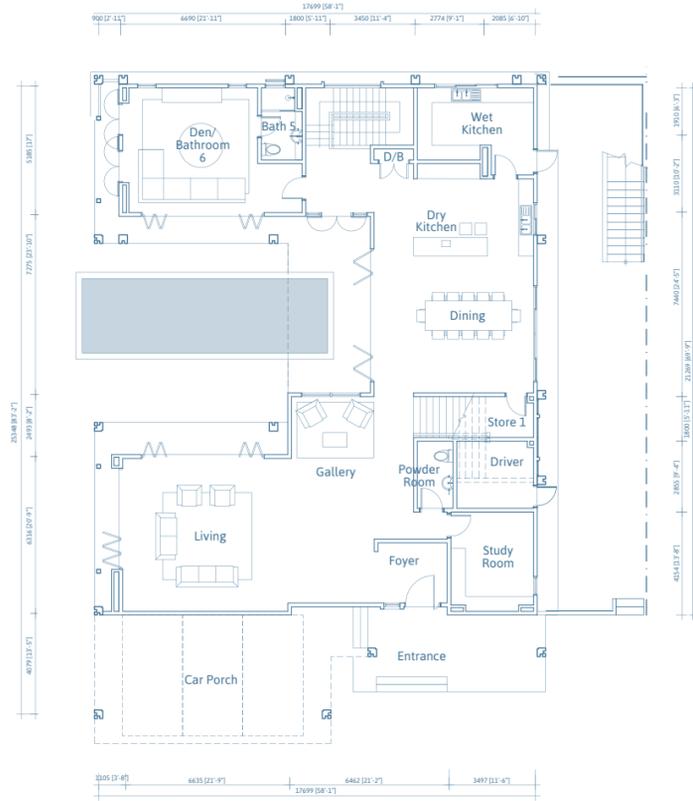


First floor

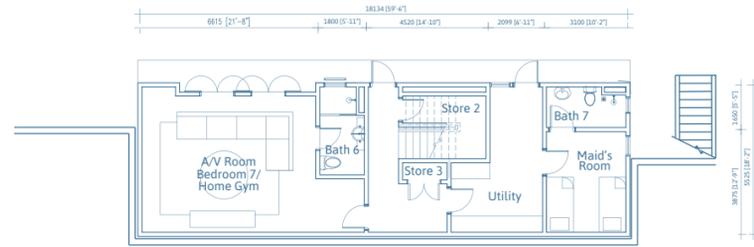
* Optional courtyard

**BUNGALOW
Type B**

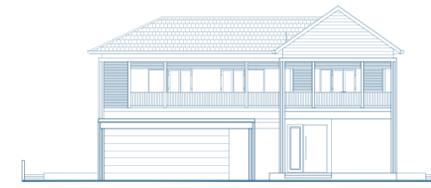
Built up area (approx) sqft : 8626
Land area (approx) sqft : 8537 - 10,765
No. of rooms : 7+1



Ground floor



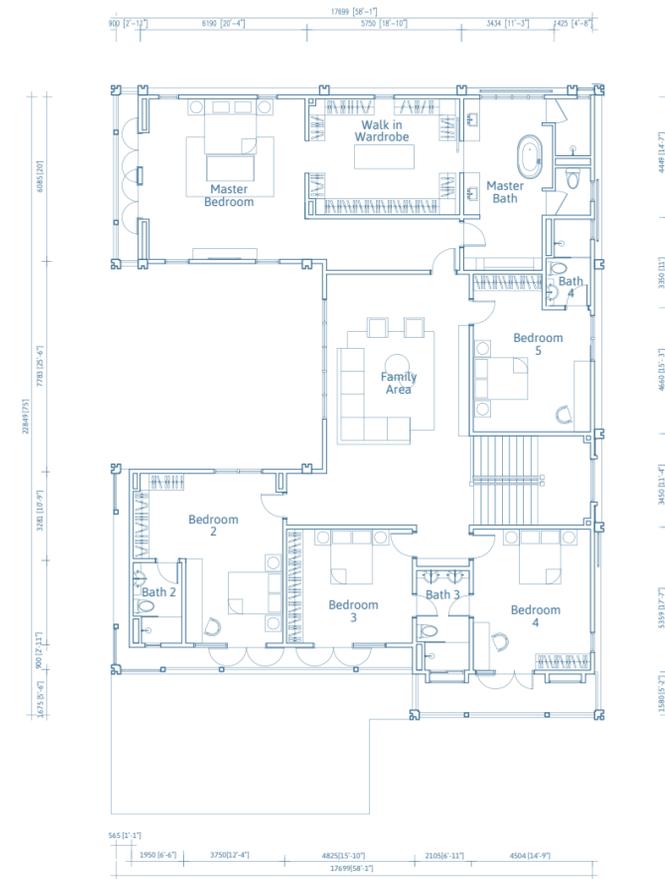
Lower ground floor



Front Elevation



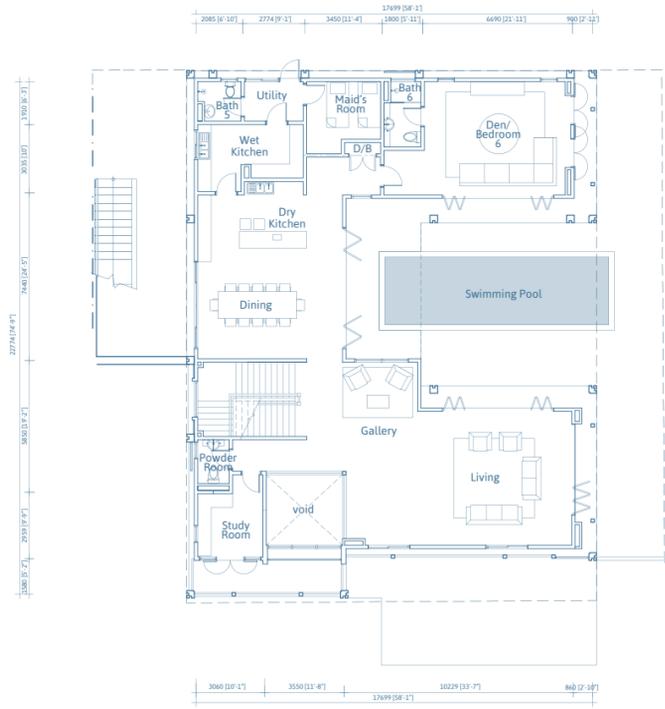
Right Elevation



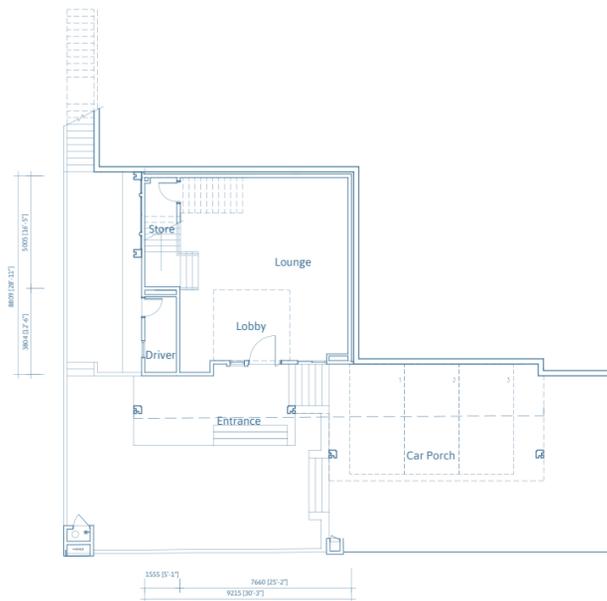
First floor

BUNGALOW
Type B1

Built up area (approx) sqft : 8538
Land area (approx) sqft : 9548 - 10,614
No. of rooms : 6+1+1



First floor



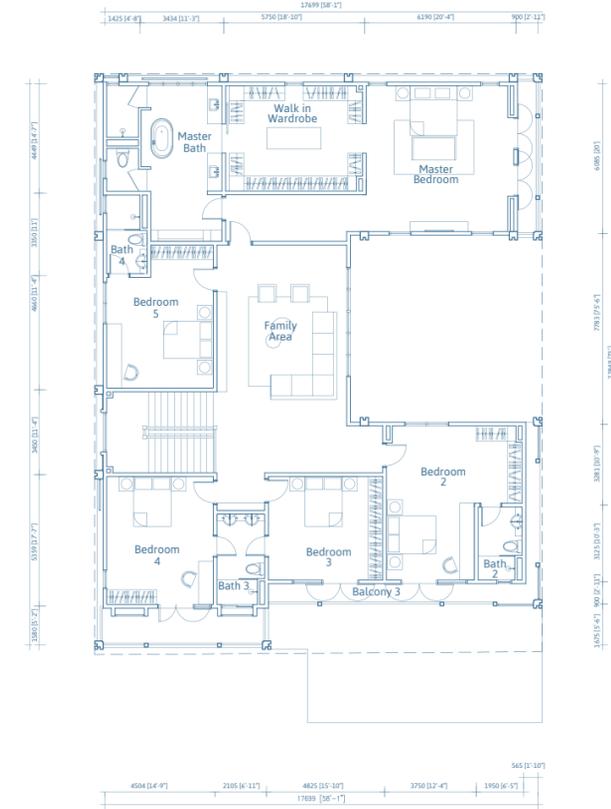
Ground floor



Front Elevation



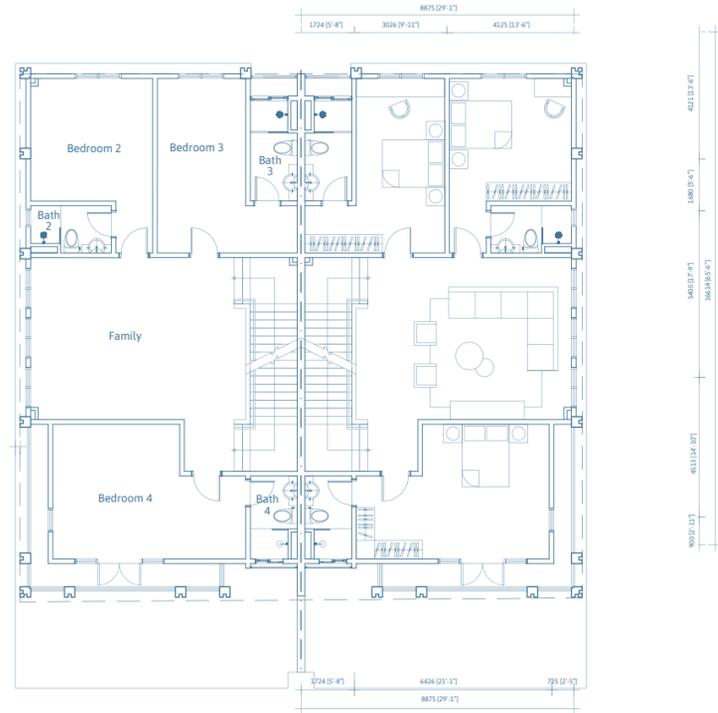
Left Elevation



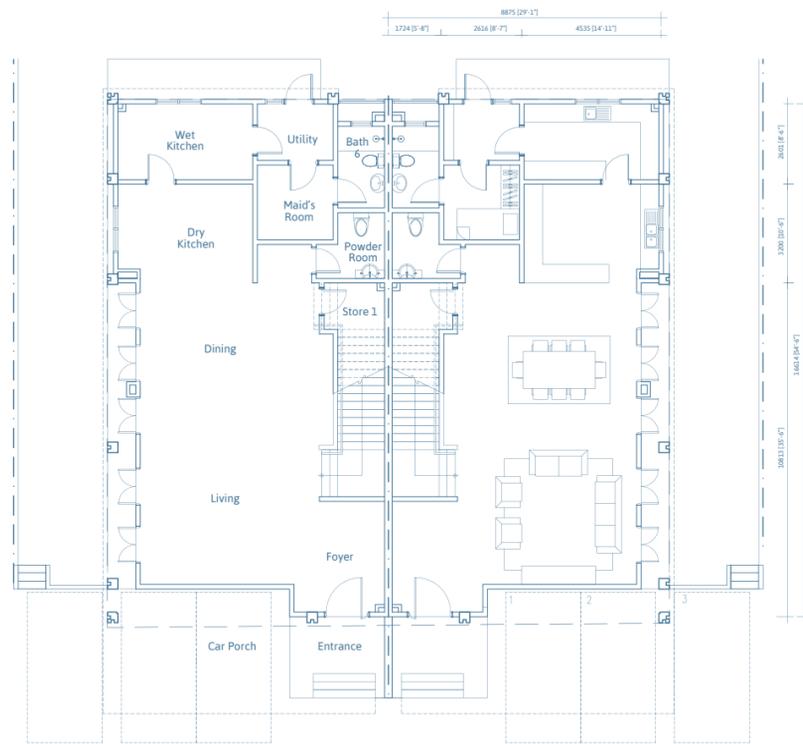
Second floor

SEMI-D
Type C

Built up area (approx) sqft : 5117
Land area (approx) sqft : 3434 - 4145
No. of rooms : 5+1



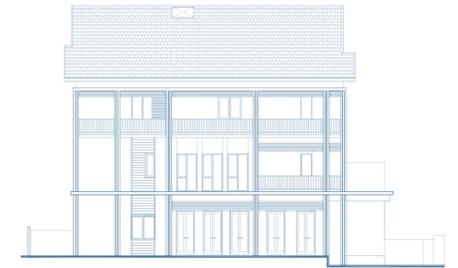
First floor



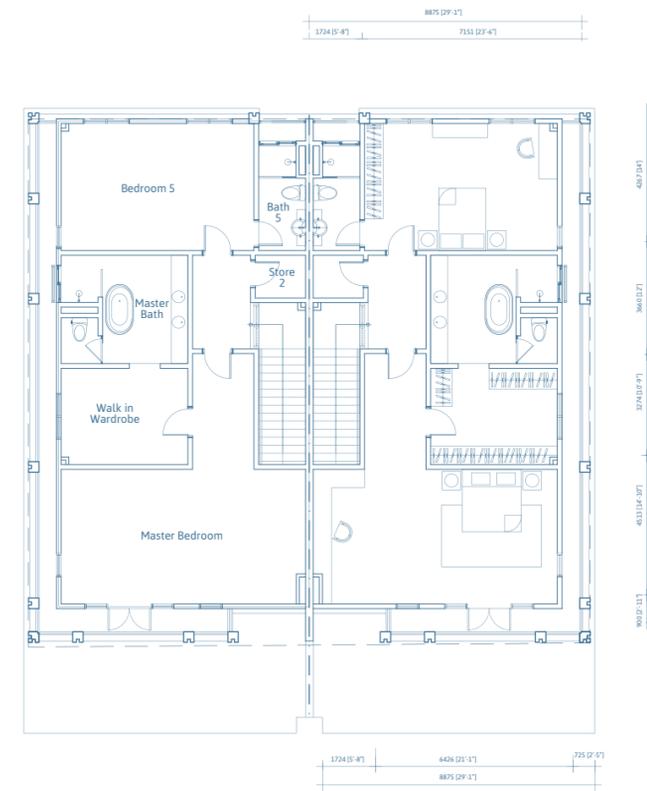
Ground floor



Front Elevation



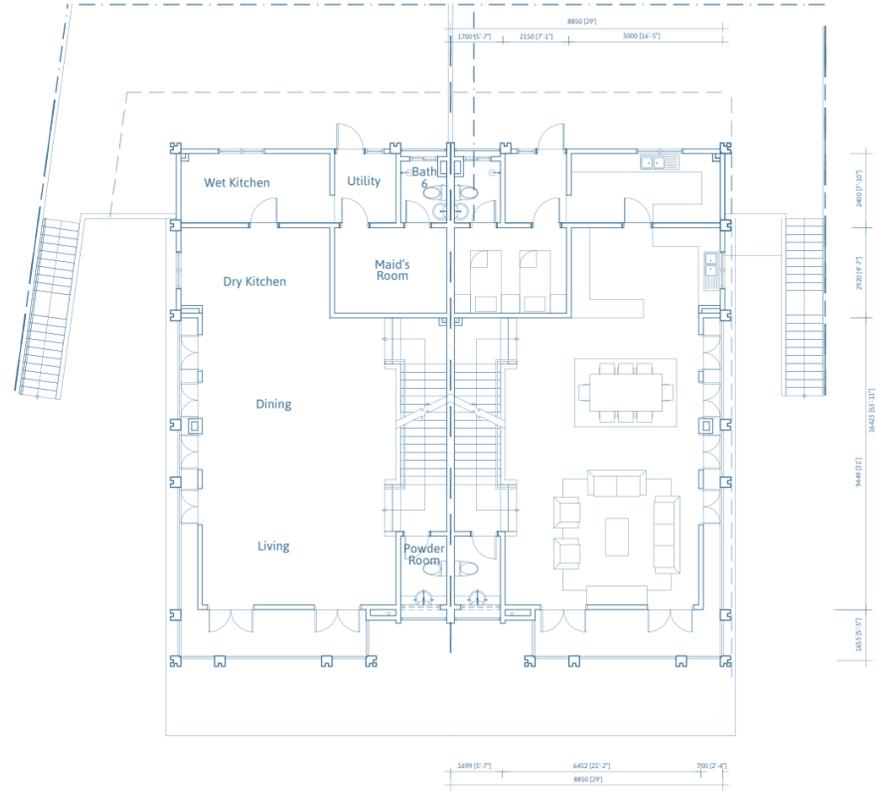
Side Elevation



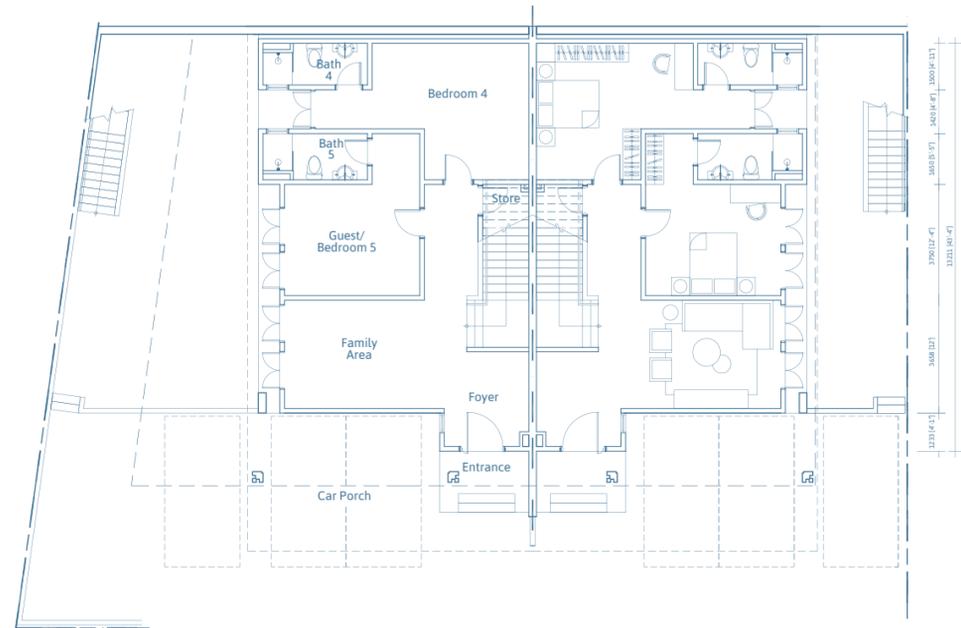
Second floor

SEMI-D
Type D

Built up area (approx) sqft : 4768
Land area (approx) sqft : 3692 - 6664
No. of rooms : 5+1



First floor



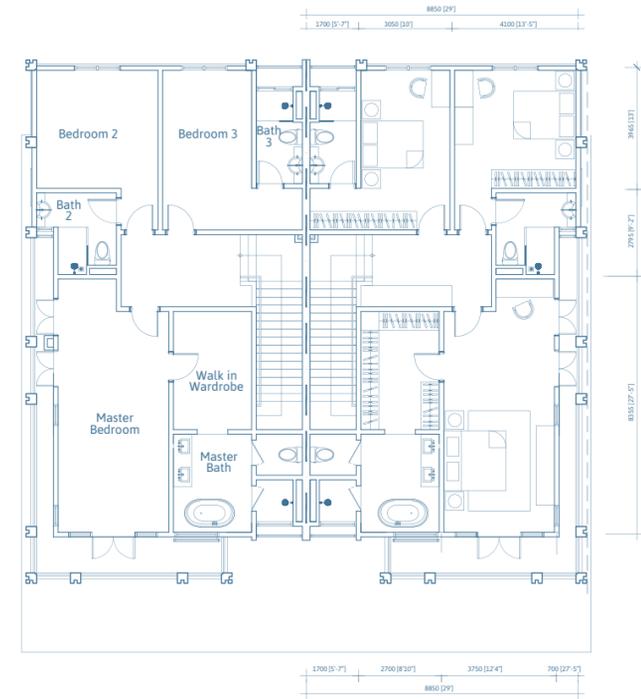
Ground floor



Front Elevation



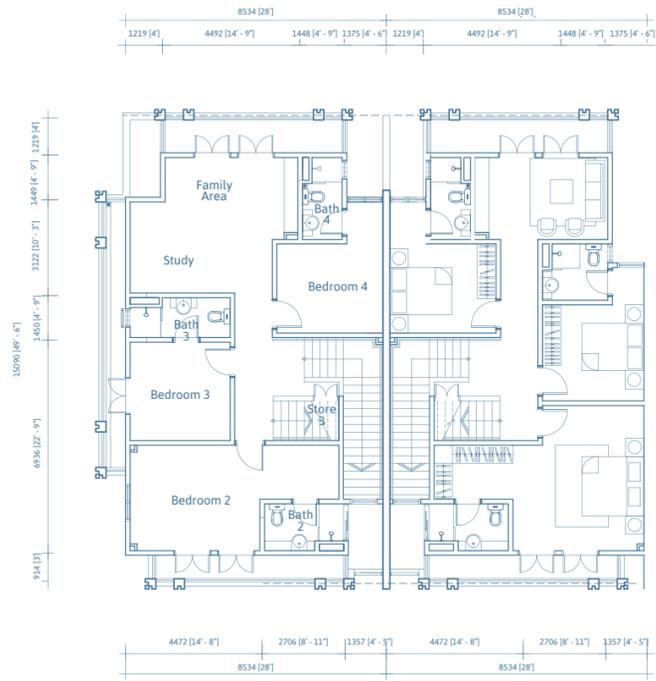
Side Elevation



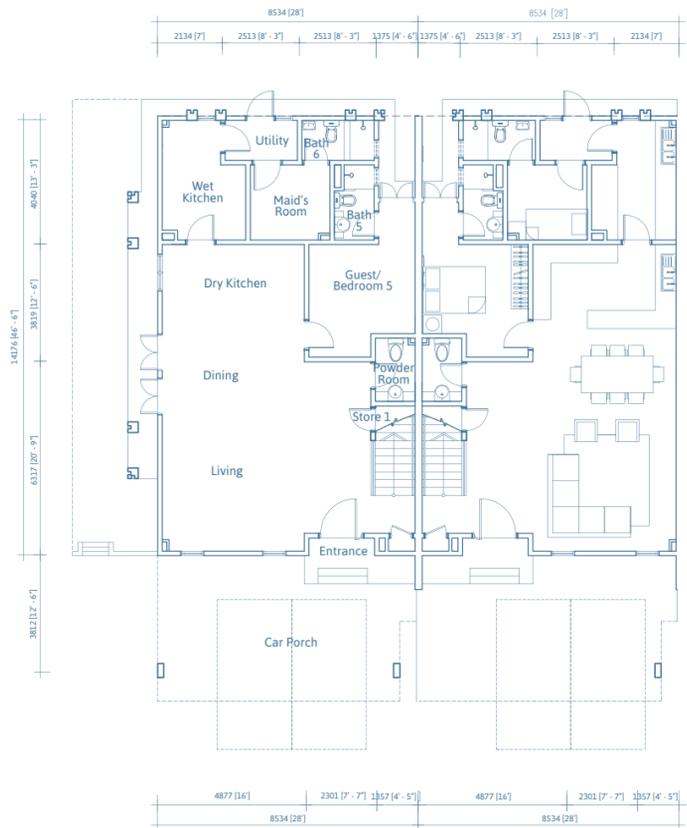
Second floor

SUPERLINKS
Type E1

Built up area (approx) sqft : 3759
Land area (approx) sqft : 2240 - 4080
No. of rooms : 5+1



First floor



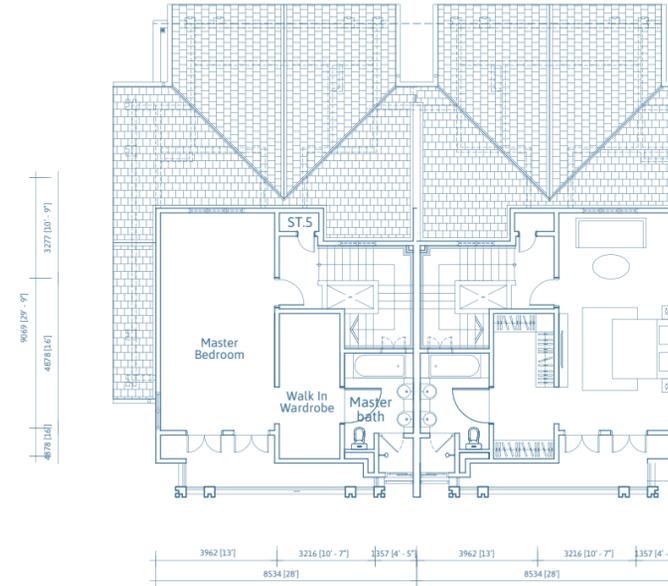
Ground floor



Front Elevation



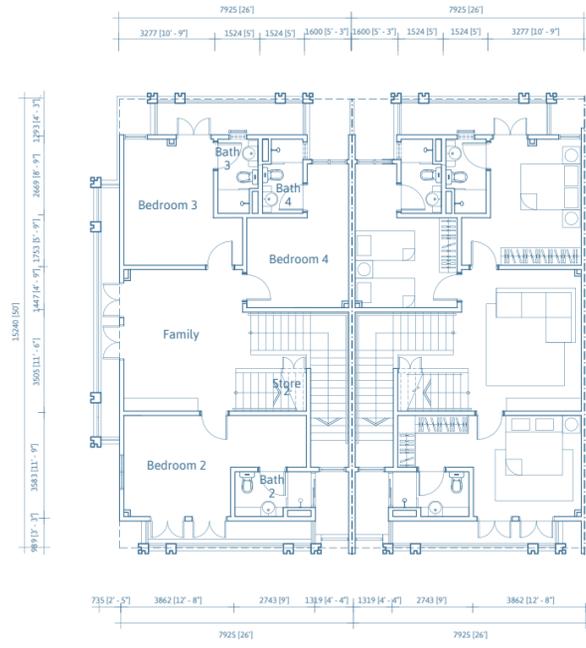
Side Elevation



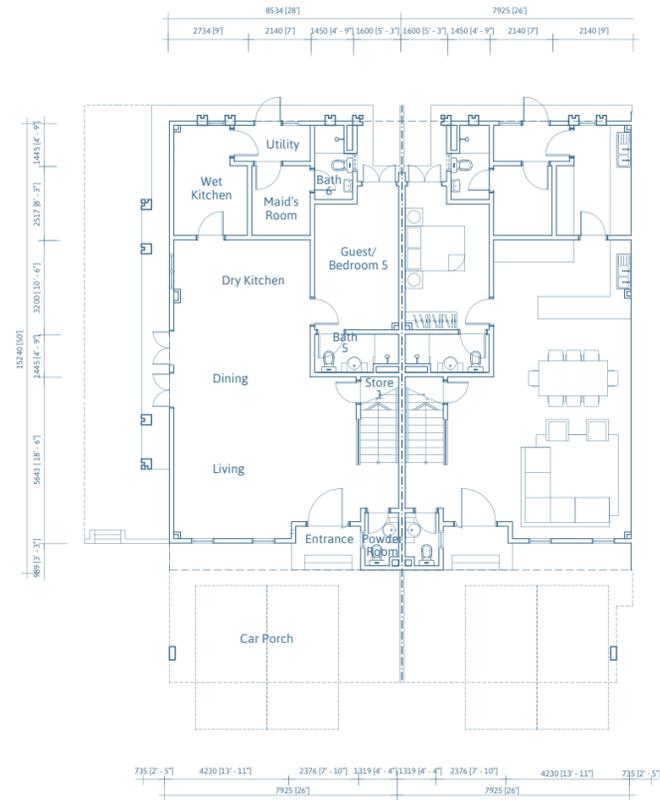
Second floor

SUPERLINKS
Type E2

Built up area (approx) sqft : 3441
Land area (approx) sqft : 2078-3036
No. of rooms : 5+1



First floor



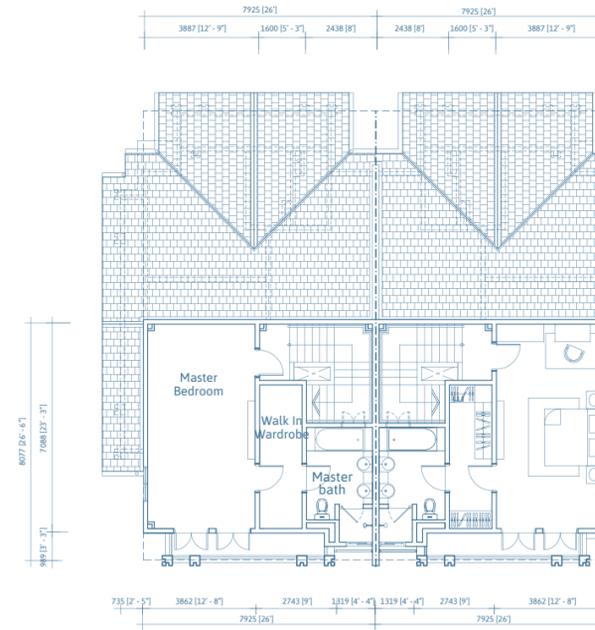
Ground floor



Front Elevation



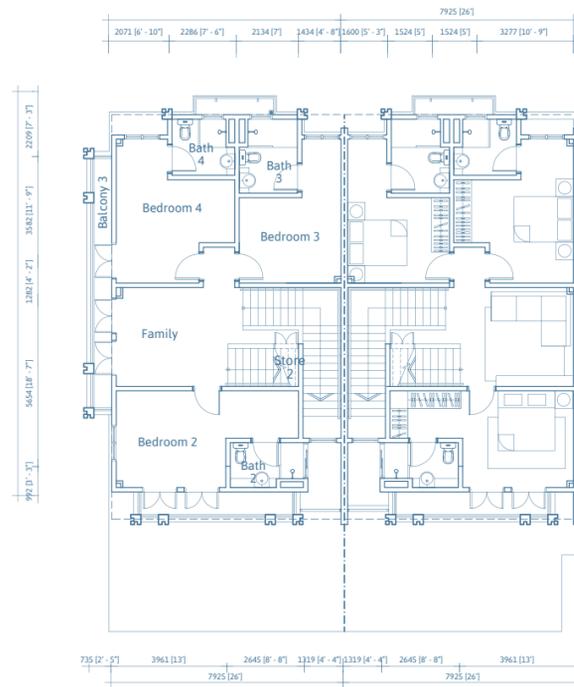
Side Elevation



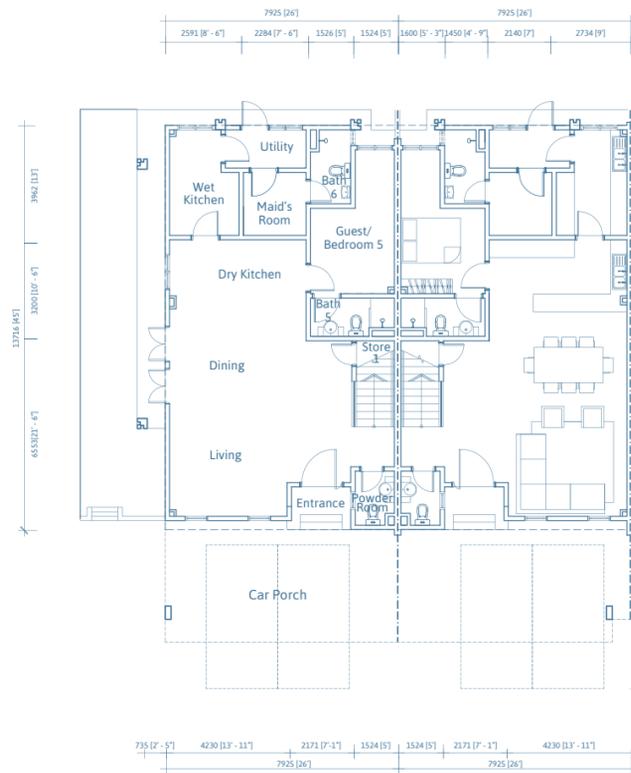
Second floor

SUPERLINKS
Type E3

Built up area (approx) sqft : 3239
Land area (approx) sqft : 1948-3918
No. of rooms : 5+1



First floor



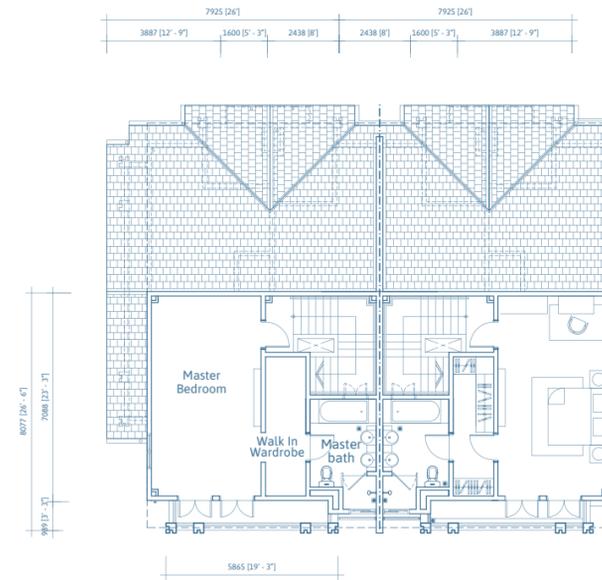
Ground floor



Front Elevation



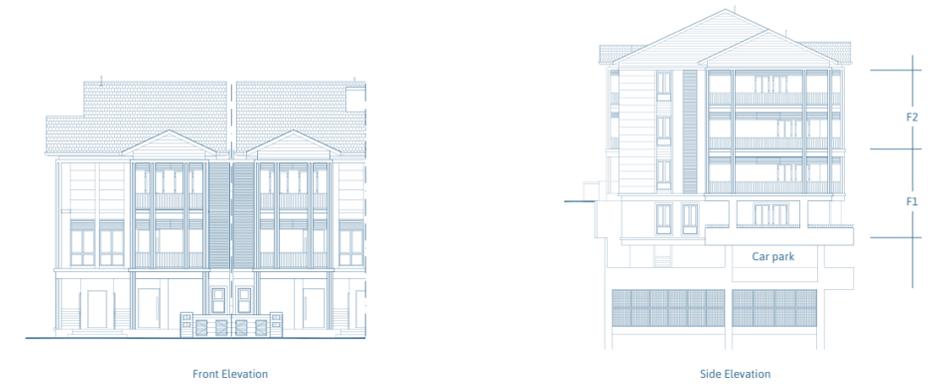
Side Elevation



Second floor

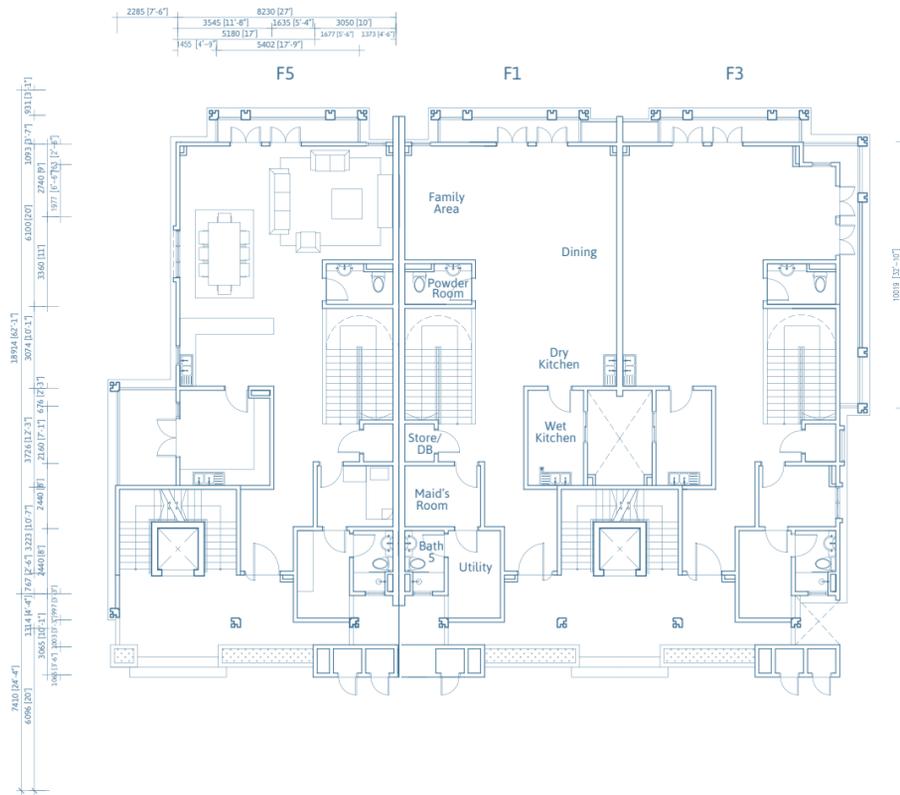
**Townhouse
Lower Unit**

Built up area (approx) sqft : 2918 (Intermediate)
No. of rooms : 3+1

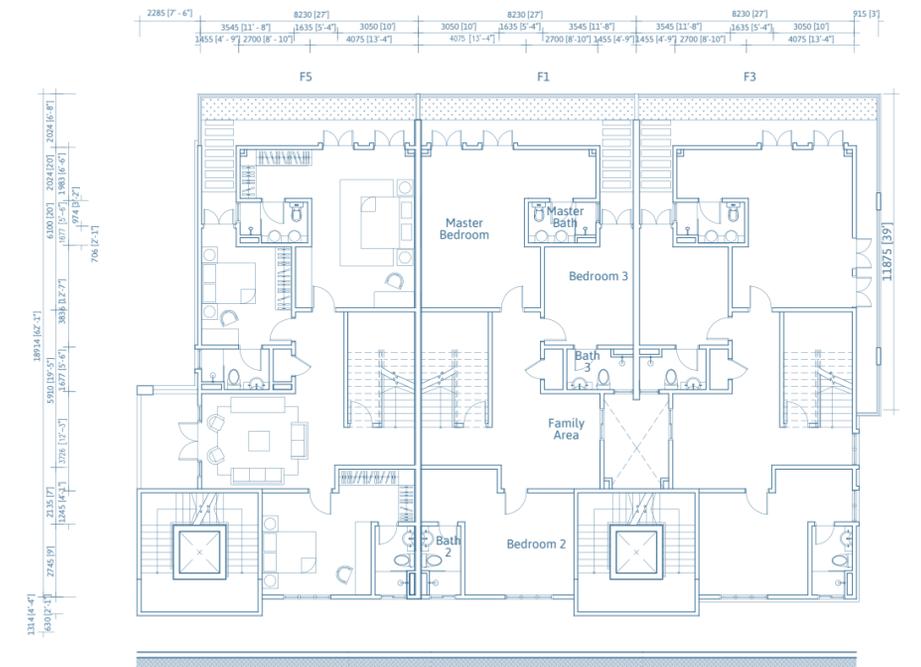


Front Elevation

Side Elevation



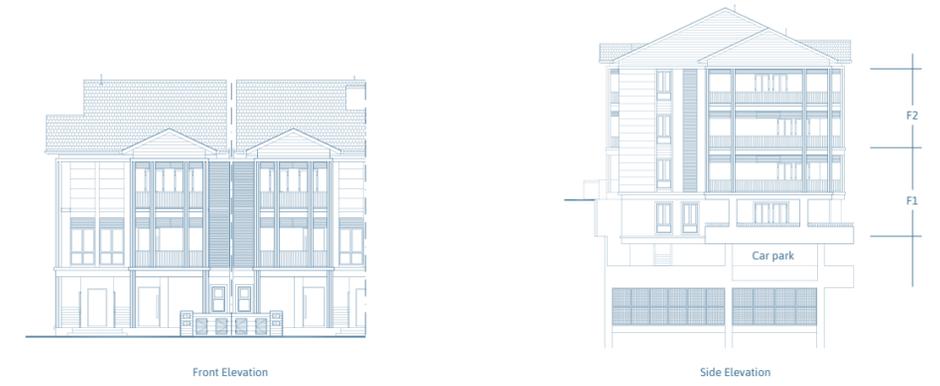
Ground Floor



Lower Ground

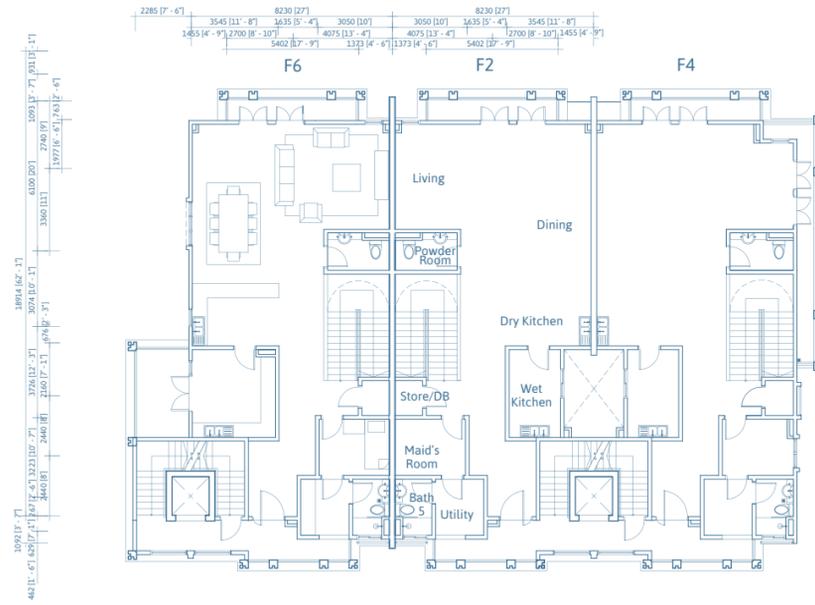
**Townhouse
Upper Unit**

Built up area (approx) sqft : 2872
No. of rooms : 3+1

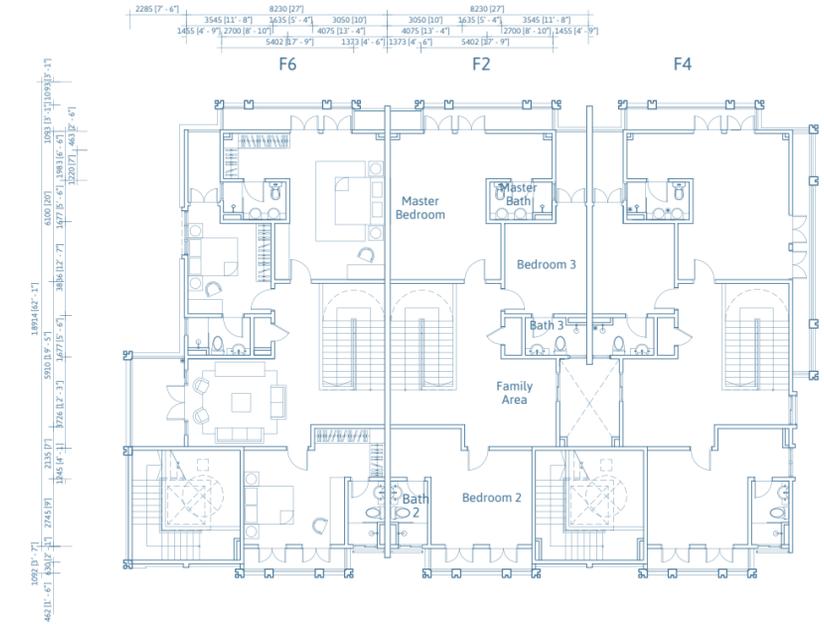


Front Elevation

Side Elevation



First floor



Second floor

General Specifications

PREMIUM BUNGALOWS & SEMI DETACHED HOUSES

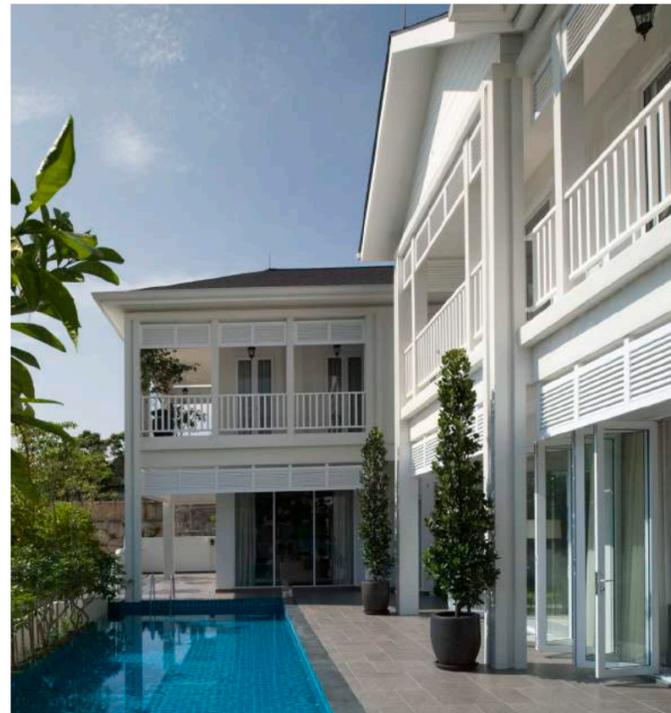
Structure		Reinforced Concrete
Wall		Clay Bricks with Plaster
Roofing		Shingles
Ceiling		Plaster Ceiling Strip Ceiling
Windows		Powder Coated Aluminium Framed Windows with Glass Panels
Doors	Main Entrance	Timber Door
	Others	Timber Flush Door
		Timber Louvred Door
		Powder Coated Aluminium Framed Door with Glass Panel
Wall Finishes	External/Internal Walls	Plaster & Paint
	Master Bath & Powder Room	Marble, 2.1m Height
	Other Baths & Wet Kitchen	Selected Tiles, Full Height
	Other Rooms	Plaster & Paint
Floor Finishes	Foyer, Living, Dining, Dry Kitchen, Master Bath & Powder Room	Marble
	Family Area, Bedrooms, Guest Room, Staircase	Timber Flooring
	Other Baths, Balconies, Utility, Stores, Wet Kitchen, Terrace & Yard	Selected Tiles
	Car Porch & Driveway	Textured Concrete
Sanitary Installation		Imported Sanitary Wares & Tap fittings
Shower Screen	Master Bath & Other Baths	Tempered Glass Shower Screen
Electrical Installation		Lighting Points, Ceiling Fan Points, Power Points, Air Conditioning Points, Water Heater Points, CCTV Points, provided according to M&E Engineer's specification
Internal Telephone Trunking and Cabling		Provided according to M&E Engineer's specification
Fencing		Wall
Turfing		Grass

SUPERLINKS & TOWNHOUSES

Structure		Reinforced Concrete
Wall		Clay Bricks with Plaster
Roofing		Shingles
Ceiling		Plaster Ceiling Strip Ceiling
Windows		Powder Coated Aluminium Framed Windows with Glass Panels
Doors	Main Entrance	Timber Door
	Others	Timber Flush Door
		Timber Louvred Door
		Powder Coated Aluminium Framed Door with Glass Panel
Wall Finishes	External/Internal Walls	Plaster & Paint
	Master Bath & Powder Room Other Baths & Wet Kitchen	Selected Tiles, Full Height
	Other Rooms	Plaster & Paint
	Floor Finishes	Foyer, Living, Dining, Dry Kitchen, Master Bath & Powder Room
	Family Area, Bedrooms, Guest Room, Staircase	Timber Flooring
	Other Baths, Balconies, Utility, Stores, Wet Kitchen, Terrace & Yard	Selected Tiles
	Car Porch & Driveway	Textured Concrete
Sanitary Installation		Imported Sanitary Wares & Tap fittings
Shower Screen	Master Bath & Secondary Baths	Tempered Glass Shower Screen
Electrical Installation		Lighting Points, Ceiling Fan Points, Power Points, Air Conditioning Points, Water Heater Points, CCTV Points, provided according to M&E Engineer's specification
Internal Telephone Trunking and Cabling		Provided according to M&E Engineer's specification
Fencing		Wall
Turfing		Grass

The Developer

Impiana Land & Development Sdn Bhd has been responsible for premier development projects within the Klang Valley such as the Serene Kiara developments in Mont Kiara and Taman Raintree. Impiana Land believes that a house is more than just a building. It is a home; a space generous enough for life to expand and grow; an enclosure in structure but open in spirit to nurture a lifetime of cherished memories. Impiana Land aims to continue providing superior quality living products and services that not only delight but exceed expectations.



Developer:
QIANA DEVELOPMENT SDN BHD
The Signature Suites & Residences
B-1-1 No. 3, Jalan 22/704A,
Desa Sri Hartamas,
50480 Kuala Lumpur.
Tel 1 : 603-7627 2988
Tel 2 : 603-7627 2999
Fax : 603-7627 2998

Project Managed by:
IMPIANA LAND & DEVELOPMENT SDN BHD
Suite 10.3, Level 10 East Wing, Rohas Pure Circle,
No.9, Jalan P Ramlee, 50250 Kuala Lumpur.
Tel : 603 2381 1230
Fax : 603 2381 1238

www.impianaland.com

Designed for Life

Buying a home is one of the most important decisions you will ever make.

At Impiana Land, you can choose a new home from us with our commitment that we will strive to provide you with homes that will thrive today and for years to come.



Serene Kiara

Impiana Land & Development Sdn Bhd marked its maiden venture into the high end property market in 2008, with the launch of this 6-acre gated enclave, Serene Kiara, comprising 48 semi detached homes with clubhouse facilities. Completed in 2010.



Villa Serene Kiara

Villa Serene Kiara launched in 2011. This 18-acre high-end gated enclave, comprising 68 semi detached homes and 16 bungalows, is situated adjacent to Serene Kiara in the exclusive neighbourhood of Mont Kiara. Completed in 2013.



Serene Mont Kiara

Serene Mont Kiara is the latest addition to Impiana Land's high end property portfolio. Launching in 2017.



Taman Raintree, Batu Caves

Taman Raintree is a high-rise residential development comprising condominiums, apartments and townhouses nestled within a 26.15-acre leasehold site in the iconic Batu Caves. Completed in 2012.



Linari Damansara

Linari Damansara is an upcoming mixed development ranging from high-rise apartments and townhouses located close to the MRT.



Hilir

An upcoming low density luxury residential development situated in the traditional diplomatic quarter of Kuala Lumpur.



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