

K A I A  
H E I G H T S  

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E Q U I N E



Captivating. Magical.  
With the emerald greens  
beneath your feet, the sky  
showcases a kaleidoscope of  
colours as far as the eye can see.  
Greeting you every day.

Where nature invites you to live  
life fulfilled.

This is **KAIA Heights**.

**Life above the canopy.**



Scan to video



**EXCLUSIVELY ELEVATED**

An exclusive hilltop address in Equine Park surrounded by urban essentials and amenities at your feet.



**NATURE'S SPLENDOUR**

Fully enveloped in a world of green - one that keeps the residents cooler and refreshed with a commanding view above the treetops.



**WELLNESS FOR ALL**

Multi-levelled facilities intertwined with the natural landscape and intently designed to sooth the soul, inspire the mind and rejuvenate the body - for all ages.



**TEXTURED LIVING**

A collection of styles and plans to suit every lifestyle and finished with a refined approach to materiality.





# TRANQUIL & URBAN

Discover a chic urban haven in Equine Park, ideally tucked away from the city rush yet close enough to a world of daily essentials and lifestyle desires.

Emerging from an exclusive hilltop, KAIA Heights redefines tranquillity and serenity. Experience homes in full harmony with nature, and with sensational sights.



19 acres  
of hilltop lifestyle living



Low  
density



48  
units per acre



A gated & guarded  
community



Unlimited  
connectivity & accessibility



1.6km  
to Taman Equine  
MRT Station



Various  
educational choices



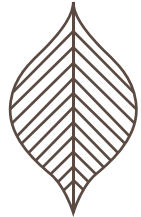
Awarded  
silver rating for  
GreenRE certification

Taman Equine MRT Station

Jalan Equine 9

AERIAL VIEW OF KAIA HEIGHTS  
Artist's impression





## ELEVATED BY NATURE

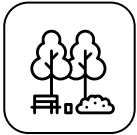
At KAIA Heights, the moment you arrive, nature overwhelms your senses and greets you with open arms.

Treelined driveways, green sceneries, landscaped amenities, naturally-scented playscapes, complemented by nature's melodies of rustling leaves and chirping birds, all make up this emerald enclave.

Inviting you to pace yourself at nature's rhythm.



6 acres  
of preserved nature



8 acres  
of landscape & facilities



A symphony  
of tropical trees & plants





## A SENSE OF WONDER

With nature stimulating positivity towards physical and mental well-being, the multi-levelled facilities decks are infused with the wonders of nature.

Dotted with a large variety of recreational and entertainment spaces for all walks of life and ages, this is a balanced lifestyle you have been yearning for.



Kids' indoor & outdoor playscapes



Courts for futsal, half-basketball & badminton



Multi-generational play area



Sports complex with a gym & yoga room



Refreshing wading & family pools

A SHIMMERING POOL OVERLOOKING THE CANOPIES  
Artist's impression





**PRISTINE WALKS & TRAILS**

Stay healthy and fit with the exercising decks. Or simply soak in fresh air, perfumed by the aromas of native and tropical trees.

**1.16KM JOGGING**

Artist's impression

**A SPRAWLING LANDSCAPE**  
The perfect venue offers an endless variety for all ages to relax, unwind or play. Be in the moment and let time pass by at its own pace.



**FAMILY LAWN**

Artist's impression





## THE ART OF LIVING

The interior is composed of curated textures, which are beautiful to look at and exquisite to touch. Orientated to maximise privacy and exclusivity, the living spaces are thoughtfully crafted.

Residents are set to experience the full breadth of views, framed by the expanse of the sky while treetop canopies form the base. An ever-changing canvas that many aspire to see but only a select few can enjoy.



Flexible variants with  
3 types



Efficient layouts from  
1,098 - 1,508 sq.ft.



3 bedrooms &  
3 bathrooms



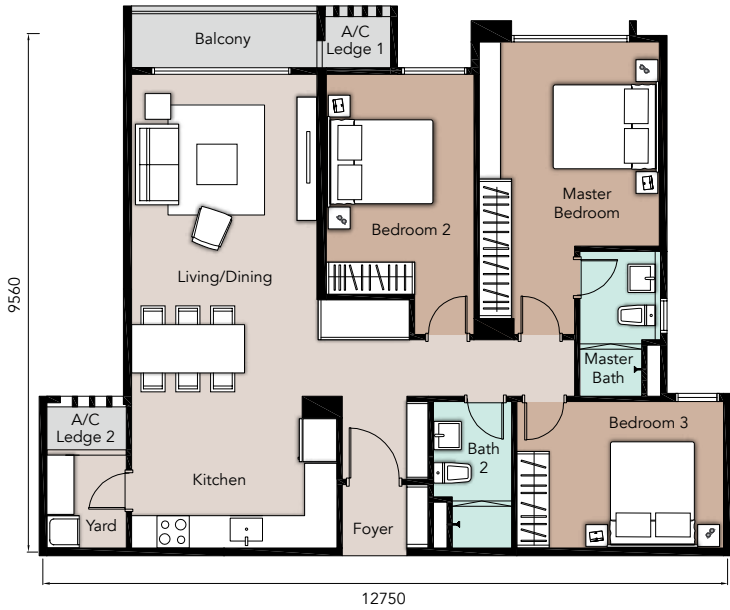
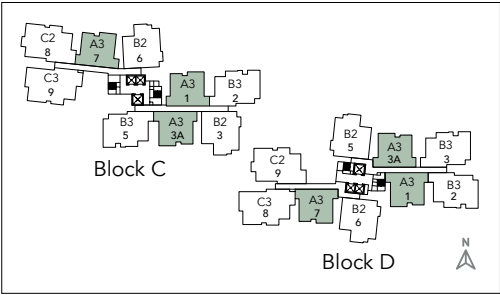
LIVING AREA WITH BALCONY  
Artist's impression



ALL IN THE DETAILS

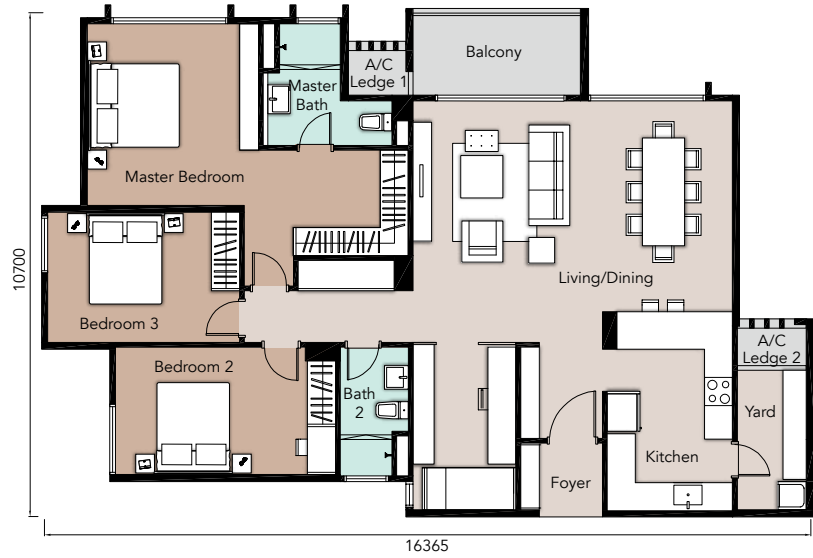
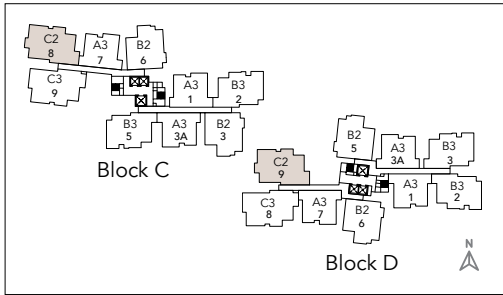
TYPE A3

3 Bedrooms, 2 Bathrooms  
1,098 sq.ft.



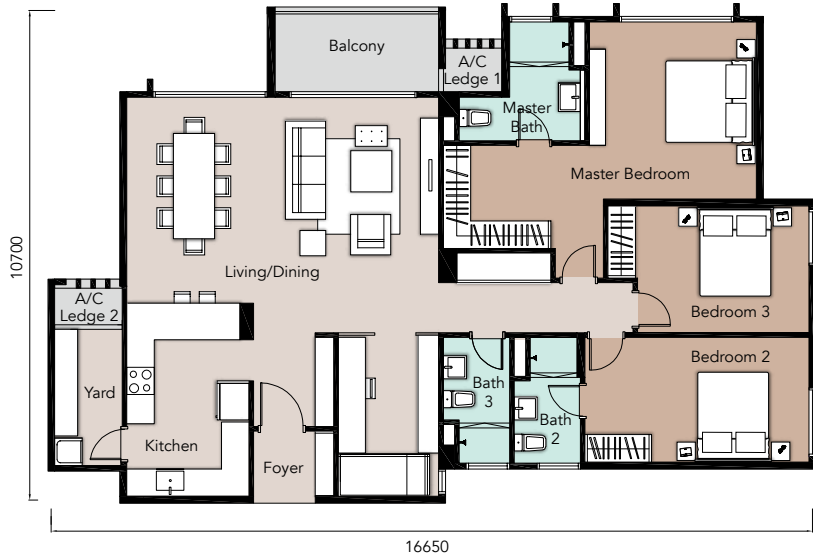
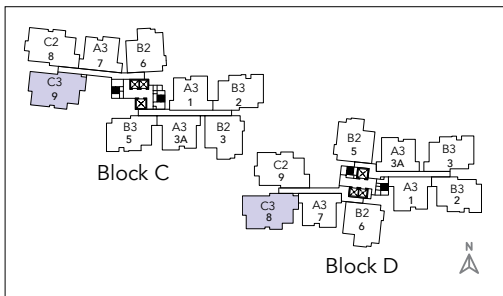
TYPE C2

3+1 Bedrooms, 2 Bathrooms  
1,508 sq.ft.



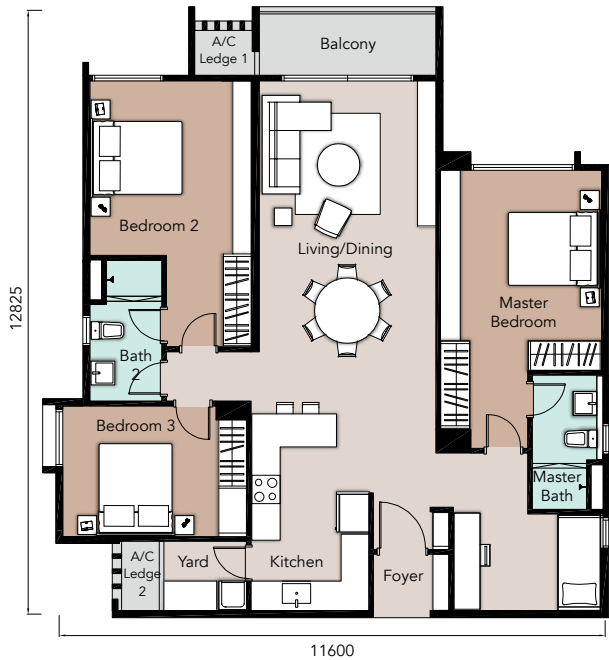
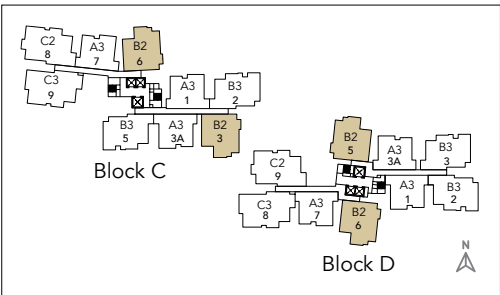
TYPE C3

3+1 Bedrooms, 3 Bathrooms  
1,569 sq.ft.



TYPE B2

3+1 Bedrooms, 2 Bathrooms  
1,333 sq.ft.



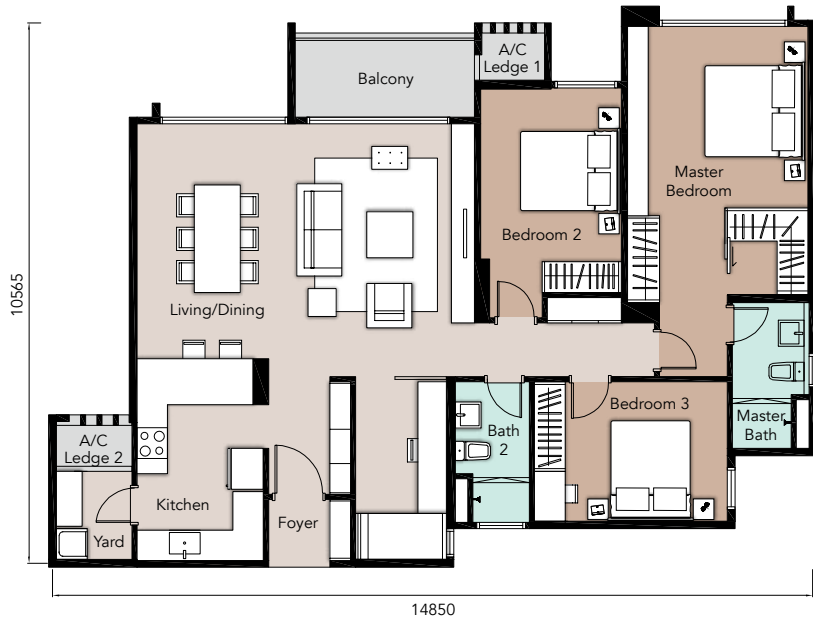
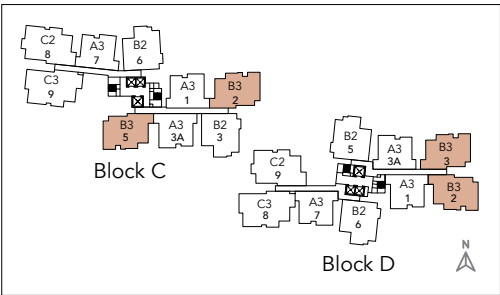
SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Masonry Wall/Reinforced Concrete
Roofing Covering	Reinforced Concrete Roof
Roof Framing	Reinforced Concrete
Ceiling	Plasterboard And Paint/Skim Coat And Paint
Windows	Aluminium Framed Glass Window
Doors	Fire Rated Door/Flush Door/ Flush Door With Glass Panel/ Aluminium Framed Glass Sliding Door
Ironmongery	Locksets
Wall Finishes	Master Bath/Other Bath - Selected Tiles To Ceiling Height  Kitchen - 1.5m Height Tiles To Selected Wall/Plaster And Paint  Other Walls - Skim Coat And Paint/ Plaster And Paint
Floor Finishes	Living/Dining/Kitchen/Master Bath/ Other Bath/Yard/Balcony - Tiles  Master Bedroom/Bedroom 2/ Bedroom 3 - Laminated Timber Flooring  A/C Ledge - Cement Screed

		A3/A3(G)/B2/B2(G)/ B3/B3(G)/C2/C2(G)			C3/C3(G)	
Sanitary And Plumbing Fittings	Wash Basin With Tap	2			3	
	Water Closet	2			3	
	Instant Water Heater	2			3	
	Bib Tap	3			4	
	Kitchen Sink With Tap	1			1	
		A3/A3(G)	B2/B2(G)	B3/B3(G)	C2/C2(G)	C3/C3(G)
Electrical Installation	Lighting Point	15	18	18	19	20
	Power Point	19	23	21	23	24
	Water Heater Power Point	2	2	2	2	3
	Ceiling Fan Point Without Hook	4	4	4	5	5
	Air-Conditioning Power Point	4	4	4	4	4
	Door Bell Point	1	1	1	1	1
	SMATV Point	1	1	1	1	1
	Fiber Wall Socket	1	1	1	1	1
	Mechanical Exhaust Vent	1	-	-	-	-
Internal Telecommunication Trunking And Cabling	Provided					

TYPE B3

3+1 Bedrooms, 2 Bathrooms  
1,350 sq.ft.







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**THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT**

KAIA Heights • Developer: Sunrise Alliance Sdn Bhd (486447-V) • Address: Level U2, Block C5, Solaris Dutamas, No.1 Jalan Dutamas 1, 50480, Wilayah Persekutuan Kuala Lumpur • Developer's License No.: 20047-1/02-2023/0124(L) • Validity Period: 01/06/2022 – 31/05/2025 • Advertising & Sales Permit No.: 20047-2/05-2025/0040(N)-(S) • Validity Period: 01/06/2022 – 31/05/2025 • Approving Authority: Majlis Bandaraya Subang Jaya • Reference No.: MPSJ.BGN.BP6.600-1/10/4/31(27) • Type Of Building: Condominium • Land Tenure: Leasehold • Leasehold Expiry Date: 18 September 2093 • Land Encumbrances: Nil • Restriction In Interest: The land shall not be transferred, leased or changed without prior approval by the State Authority • Total No. Of Units: Block C: 198 units, Block D: 209 units • Built-Up Area: 1,098 – 1,569 sq.ft. • Selling Price: Block C – RM753,020 (Min) – RM1,103,770 (Max), Block D – RM688,800 (Min) – RM1,092,270 (Max) • Expected Date of Completion: September 2026 • Bumiputra Discount: 7% • All art renderings and photographs contained in this visual are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form a part of an offer or contract presentation.