

The Developer

Kerjaya Prospek Property Group

In 2009, a dynamic young leader set out to transform the construction industry. He crafted his plan, aligned his co-founders and established the Kerjaya Prospek Property Group (KPPG) (formerly known as Fututech Berhad, a public listed company that was on Bursa Malaysia since 1996). That man is Datuk Tee Eng Ho, now the Executive Chairman of KPPG.

The founders of KPPG have more than 20 years' construction experience in high-end property development with A-list clients such as EcoWorld, E&O (St Mary and Dua Residency), SP Setia, IOI Group, AP Land, UM Land, MRCB, BCB, Belle View Group, and ECH Development Sdn Bhd (The first Lumina development in Mont' Kiara).

Over the years, KPPG delivered several stellar projects within Klang Valley and Malacca, namely 222 Residency,

288 Residency, Viridian @ Cheras Idaman and 100 Residency - all of which were sold out and highly commended by the public. KPPG's defining moment came when its Malacca mixed development project - The Shore @ Malacca River won an award from Asia Property Award for the Best Commercial Landscape Architecture in 2015/2016. It captured the attention of China's Premier, Li KeQiang, who personally visited The Shore @ Malacca River on November 2015 with his delegates. It was a proud moment for the Group.

The founders of KPPG believe in upholding management excellence, strong corporate values, business dynamism, and keeping an unwavering vision to ensure that every product and service adheres to the highest standards and quality that the company could offer. This is the new vision set by builders of the humblest beginnings.

Architect

GDP

GDP's beliefs that their works are not confined to a singular architectural style but are expression of the diverse minds. They are committed to create innovative, workable solutions in response to unique characteristic of each project.

GDP's portfolio includes a variety of building types such as residential buildings, educational buildings, hospitals, universities, commercial developments, hotels and hospitality related projects, transportation buildings, government office buildings, corporate offices and mixed-use developments. We have also been involved in refurbishment and renovation projects. Their works can be found across Malaysia, as well as overseas.

www.gdparchitects.com

Interior Design

A&A

From its humble beginnings in 1997 to its status as an award-winning firm, A&A Concept Design & Contract Sdn Bhd (A&A) is the standard for distinct luxury in interior design. Aside from being a licenced interior design company under Malaysia's Ministry of Finance, A&A is also registered under CIDB and a practising contractor in the design and build industry.

Spanning over two decades, A&A has steadily gained recognition for its unique design style and has won multiple awards, including the REKA International Design Award, the MIIP Interior Industry Award, the Asia Pacific Property Interior Design Award, MFID, and IIDA. The dedicated team at A&A upholds its five tenets of improvement in design: improving your business, improving your image, improving your wellness, improving your relationships, and improving your life.

The clientele of A&A ranges from the corporate and commercial sectors to the personal spaces of end users, and the company strives to meet, if not exceed, every client expectation. As a leading design firm that places importance on minimising the impact of material selections and design choices on the environment, A&A creates responsible interiors that merge both beauty and function in a space.

Guided by its cornerstone philosophy of "discover, design, and deliver," A&A aims to set a positive example for the interior design industry as a firm that influences and inspires the community for the better through its thought process and design creativity.

aa-group.com.my

Landscape

SD2

Incorporated in 2008 by Ng Sek San, Ong Pay Chee and Lee Wern Ching, SD2 retains important core characteristics of Seksan Design and operation approach that limits the amount of projects undertaken to ensure the quality of work delivered.

The works completed by SD2 are mostly townships, residential, parks and commercial developments. Each project is unique in its own ways although consistently executed through our core belief in designing for the local Malaysian context, working with local materials and with good understanding of our building industry and work culture. We often start

a project by identifying and respecting the genius loci of its site. To us there is always a time and place for any design solution. It is the physical context that matters and beyond it there is still a cultural context we must consider.

Our landscape spaces are curated by working closely with the Architects and the Clients. Our goal is to enhance the overall meaning and aesthetics of the development while taking into consideration practical technical requirements. We are unapologetic in experimenting new ideas for every project we do and have managed to strike a balance in creating unique work without compromising our core beliefs and design tradition.



HEAD OFFICE

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FOR ENQUIRIES

PAPYRUS NORTH KIARA SALES GALLERY
Jalan Dutamas Dahlia, 51200 Kuala Lumpur
012 907 8059 / 012 527 0059

Waze: Papyrus at North Kiara

www.papyrus.com.my | www.kerjayagroup.com



Explore an environment
crafted to embrace nature's
organic rituals, perfectly
placed in a suburban oasis.



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Prime Location

Prestigious Neighbourhoods

Lifestyle and Shopping Choices

Fully Residential

Low Density

Trusted Developer

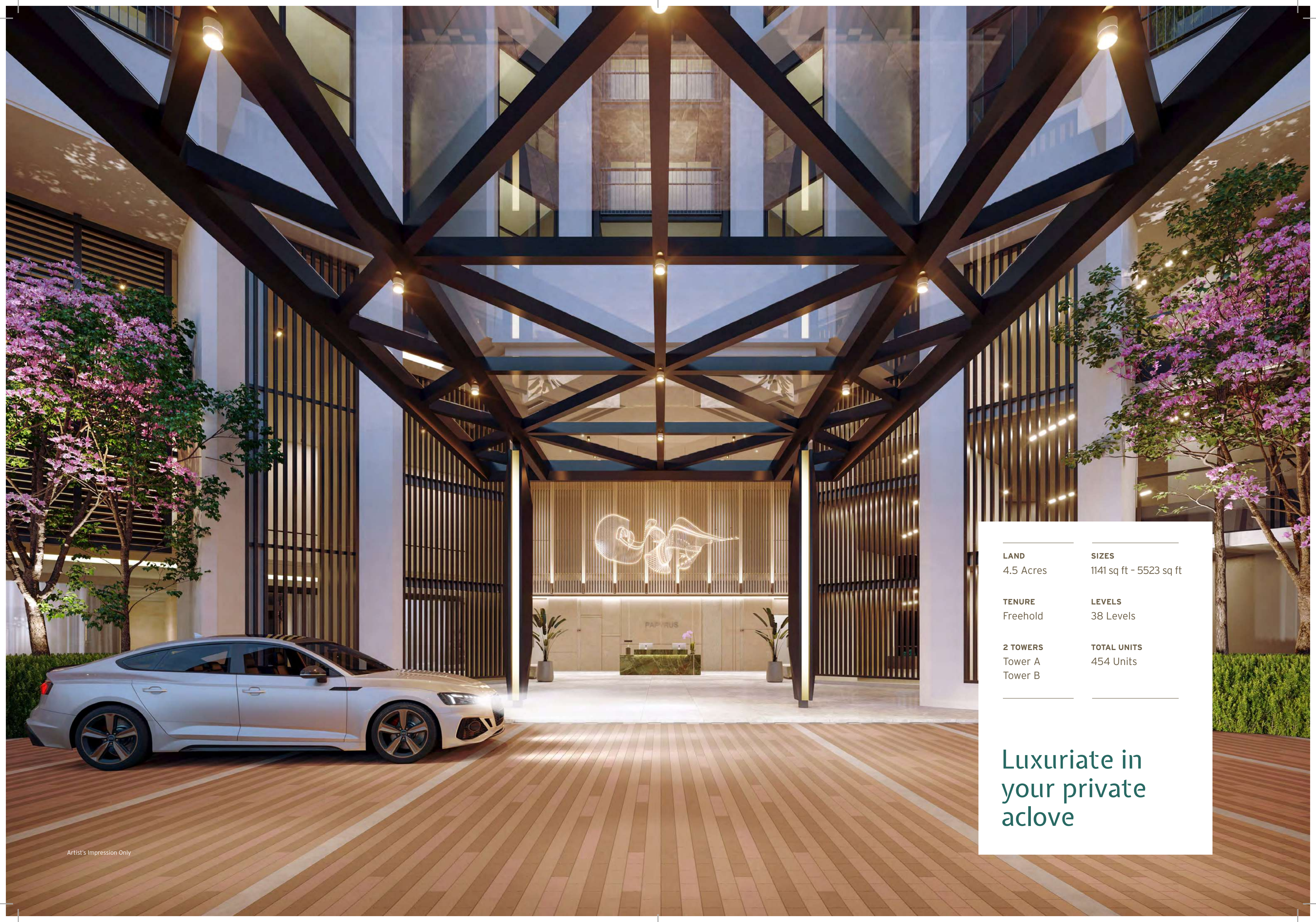
Embracing the true spirit of garden living in the city.

Architecture by GDP Architects defies convention to deliver larger floor plans that pay attention to the needs of a privileged local lifestyle.

The 2 towers deliver 38 levels of versatile four and five bedroom residences above the modern lobby that welcome residents to their private world of luxury above.



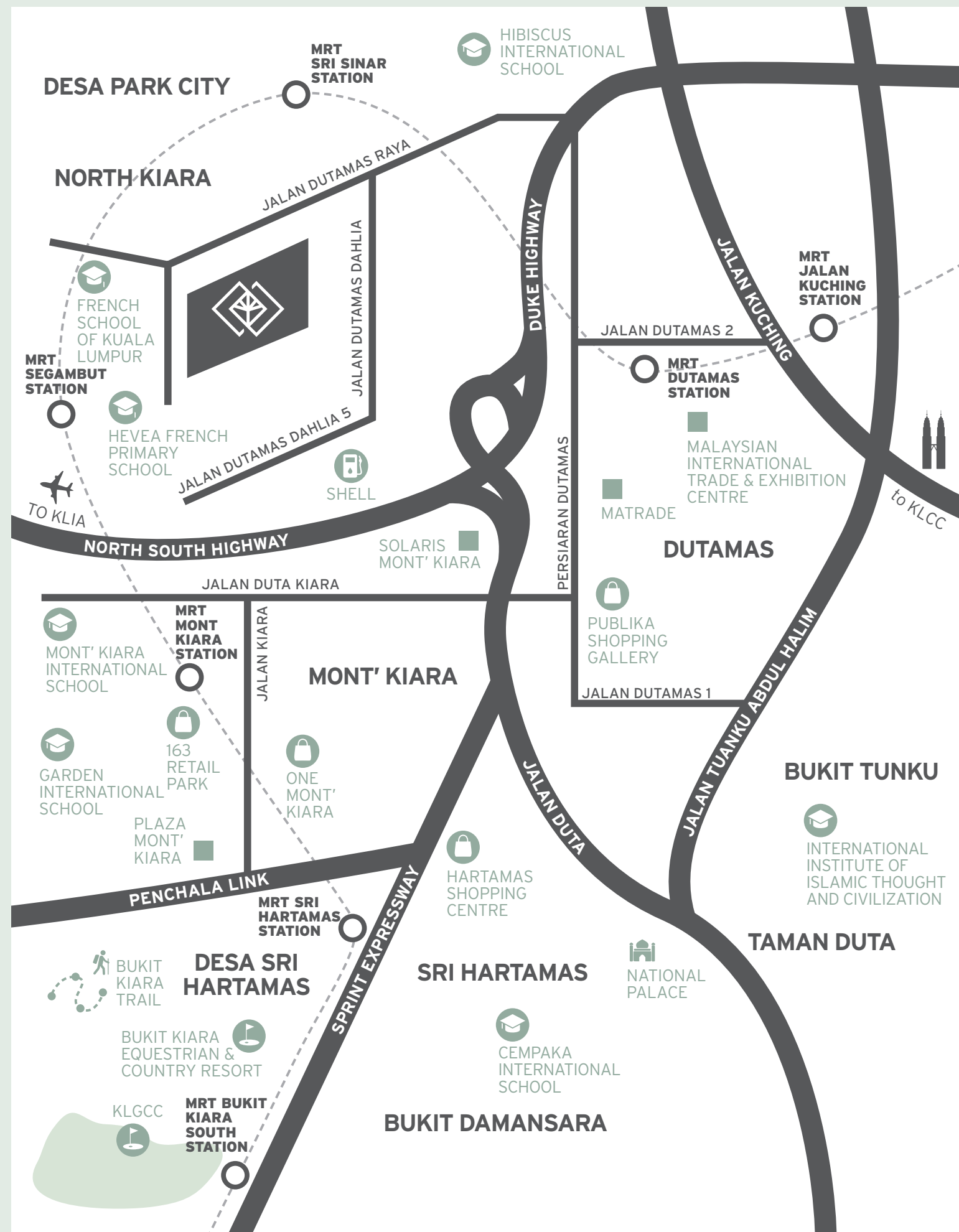
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LAND 4.5 Acres	SIZES 1141 sq ft - 5523 sq ft
TENURE Freehold	LEVELS 38 Levels
2 TOWERS Tower A Tower B	TOTAL UNITS 454 Units

Luxuriate in
your private
aclove

NORTH KIARA



Highways

Lebuhraya Damansara-Puchong (LDP)
Lebuhraya Utara-Selatan (NKVE)
Lebuhraya Sprint
Duta-Ulu Kelang Expressway (DUKE)
Penchala Link

Neighbourhoods

Sri Hartamas
Desa Sri Hartamas
Dutamas
Bukit Damansara
Mont' Kiara
Desa Park City

Just 8 kilometres from
Kuala Lumpur City Centre,
with Mont' Kiara at your
doorstep – Papyrus is
the best of urban living.



The Amenities Conveniences

6

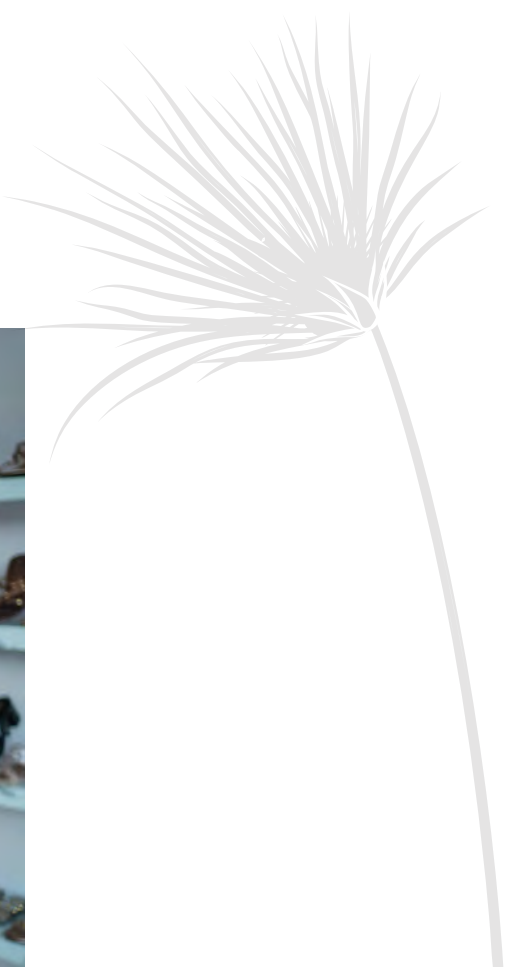
INTERNATIONAL SCHOOLS

• Hevea French Primary School	400m
• French School of Kuala Lumpur (LFKL)	500m
• Garden International School	3.3km
• Mont' Kiara International School	3.7km
• Hibiscus International School	3.8km
• The International School @ Parkcity	3.8km

5

SHOPPING MALLS

• Publika Shopping Gallery	2.3km
• Solaris Mall Mont' Kiara	2.9km
• 163 Retail Park	4.2km
• 1 Mont' Kiara	4.2km
• Hartamas Shopping Mall	4.2km



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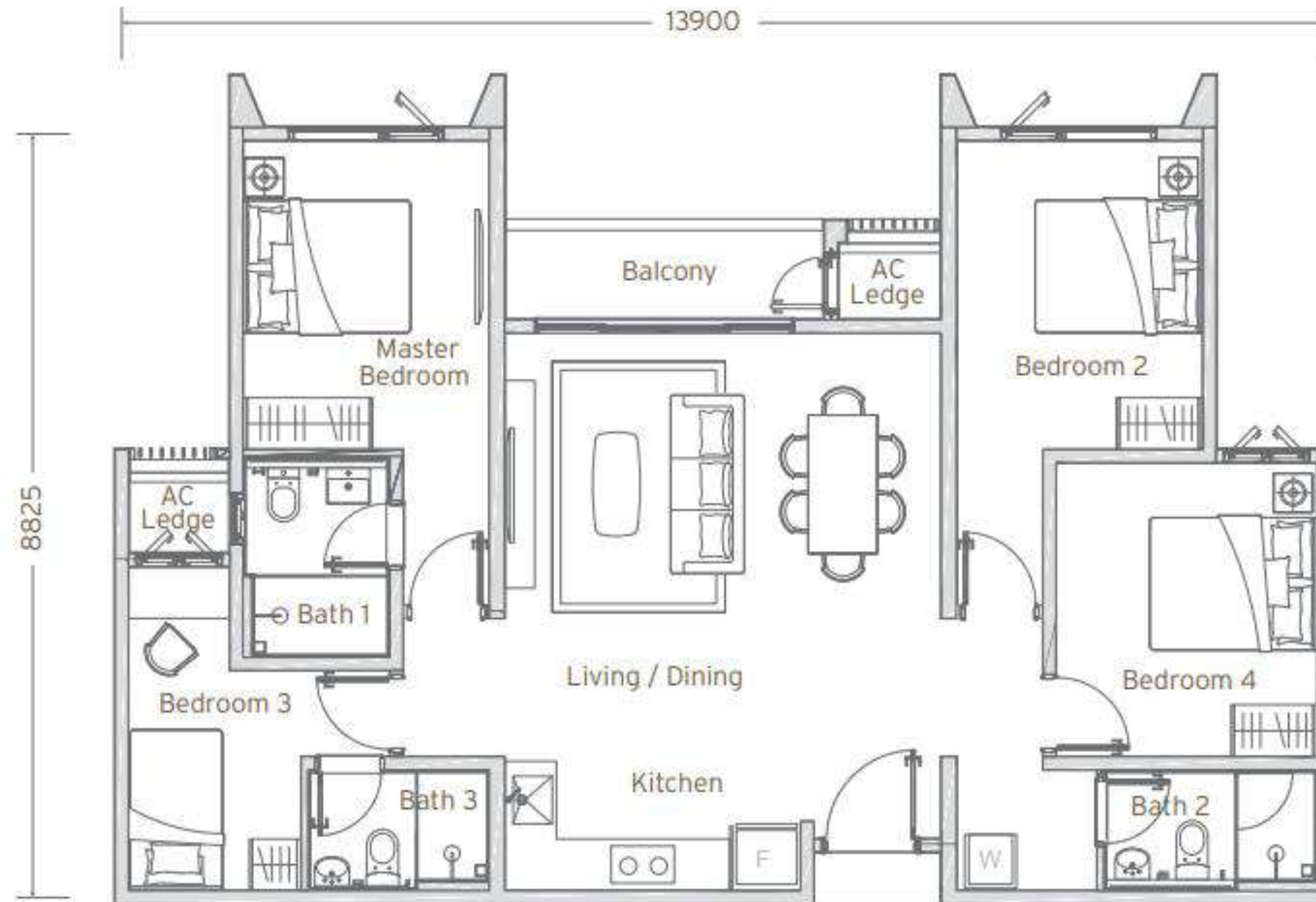
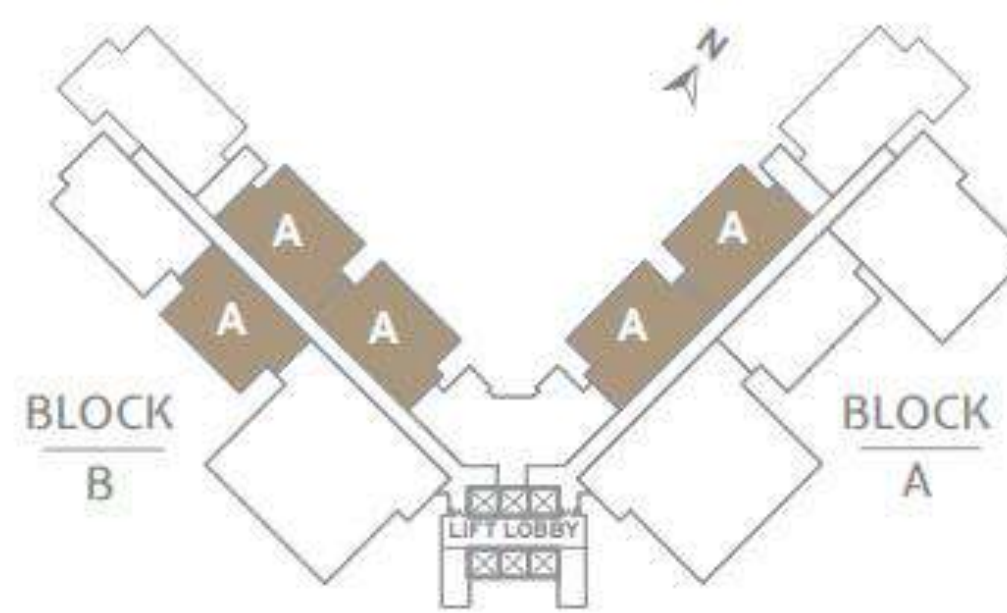
GROCERY STORES

• Ben's Independant Grocer, Publika	2.4km
• Redtick Supermarket @ North Kiara	2.6km
• Mercato @ Solaris	2.7km
• Jaya Grocer @ Verve Mont Kiara	4.2km
• Jaya Grocer @ 163 Retail Park	4.2km
• Village Grocer @ 1 Mont Kiara	4.4km
• Village Grocer @ Hartamas Shopping Centre	4.7km



A

4 Beds
3 Baths
1141 sq ft



FLOOR
PLAN

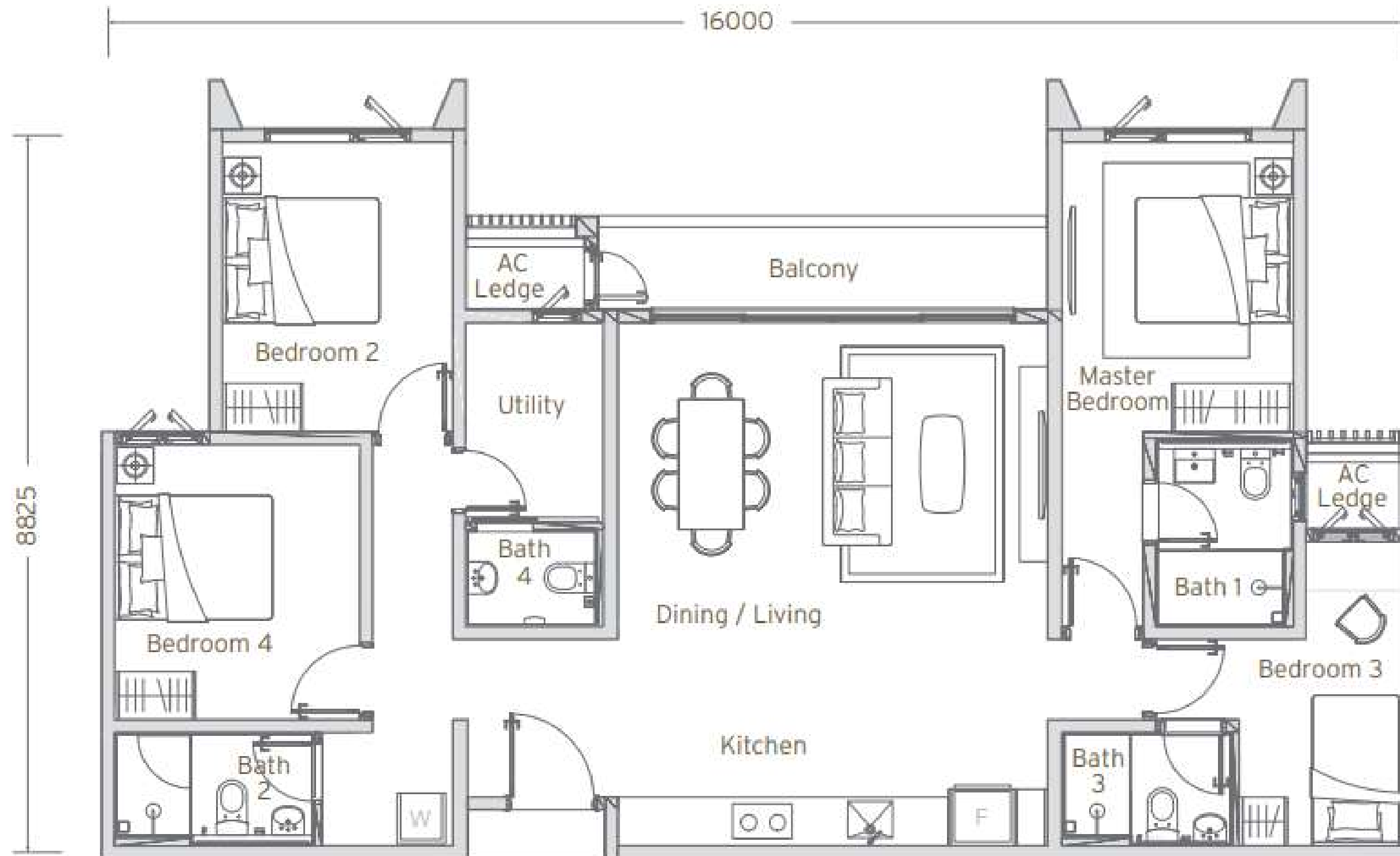
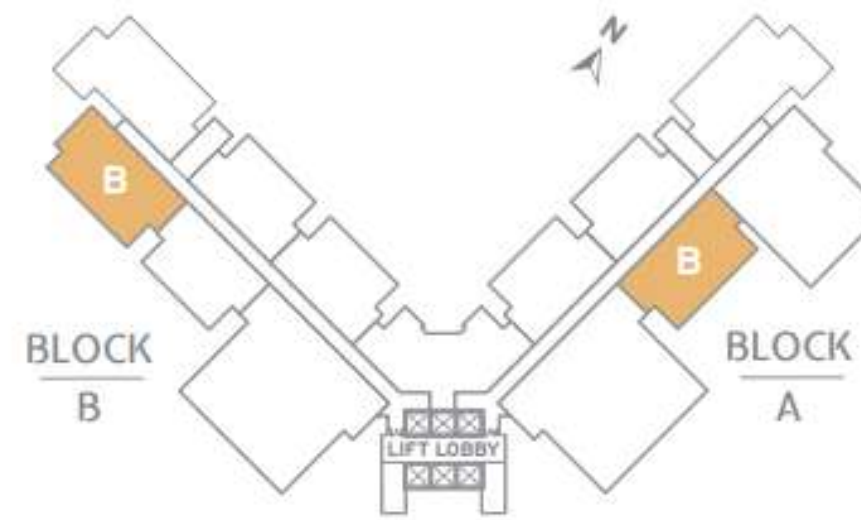


B1

4 Beds + Utility

4 Baths

1313 sq ft



A unique flavour of neighbourhood

An infinitely connected address. From retail to recreational activities and combination of established educational institutions, everything you need in moments away.

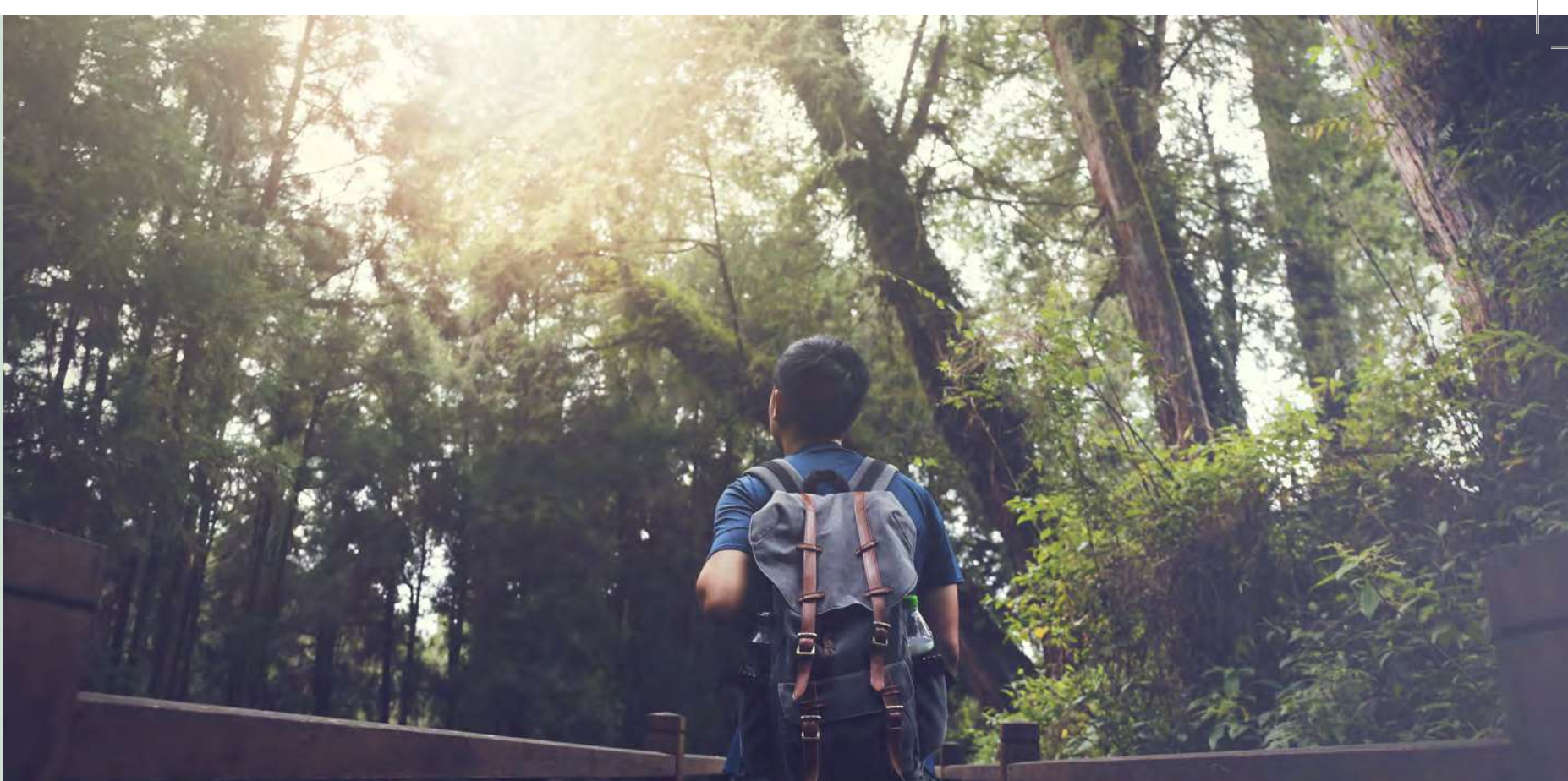
1. Education

From top-performing international schools to renowned Montessoris, highly sought-after educational institutions are all within close proximity to home.



2. Community

The suburb of North Kiara is an established, vibrant, diverse and friendly neighbourhood.



3. Recreation

Not only do you have beautiful greens at home, Papyrus also finds itself close to hiking and biking grounds, find the trail tucked behind the SMK Seri Hartamas School.



4. Shopping & Retail therapy

With award-winning restaurants and head-turning bars, effortlessly intriguing boutiques and prodigious designers, it's an authentic, balance of global culture and premium local talent. Now, to find your favourite.





7.30am

Coffee to start

Have breakfast on your private terrace or among the peaceful grounds of the gardens.



8.30am

Walk the kids to school

With many schools and kindergartens in the area, being able to walk your kids through the leafy streets in the morning will make for a great way to start the day.

10.00am

Shop for essentials

With a world of choices around the corner, shopping for essentials is a breeze.



11.30am

Retail therapy

The latest collection can be found among the many boutiques and malls ensuring your wardrobe is always current.

1.00pm

Have a light lunch

Your dining options are limitless, catering to palates and offers a world of choice for foodies.



5.00pm

Hike up the Bukit Kiara trail.

7.30pm

BBQ dinner with friends.



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Curating views to nature and garden

There is a deliberate ambiguity in the design between the building and the landscape. Each inspires the other.

From the entrance pathway, the space is an inviting open communal lobby, with material and colour palette to connect to the surrounding landscape.



● LEVEL LG1

- 1 guard house
- 2 arrival plaza
- 3 car wash
- 4 visitor car park
- 5 bicycle lane
- 6 play lawn
- 7 half basketball court

● LEVEL LG2

- 8 orchard
- 9 field
- 10 rain garden
- 11 sprint track
- 12 linkage to LG1 carpark
- 13 linkage to LG2 carpark

● LEVEL P1

- 14 EV charging station
- 15 bicycle parking

● LEVEL P2

- 16 garden seating
- 17 play area
- 18 family bbq
- 19 drop off plaza & lobby
- 20 kids education hub
- 21 private event room
- 22 executive lounge
- 23 lounge area

● LEVEL P3

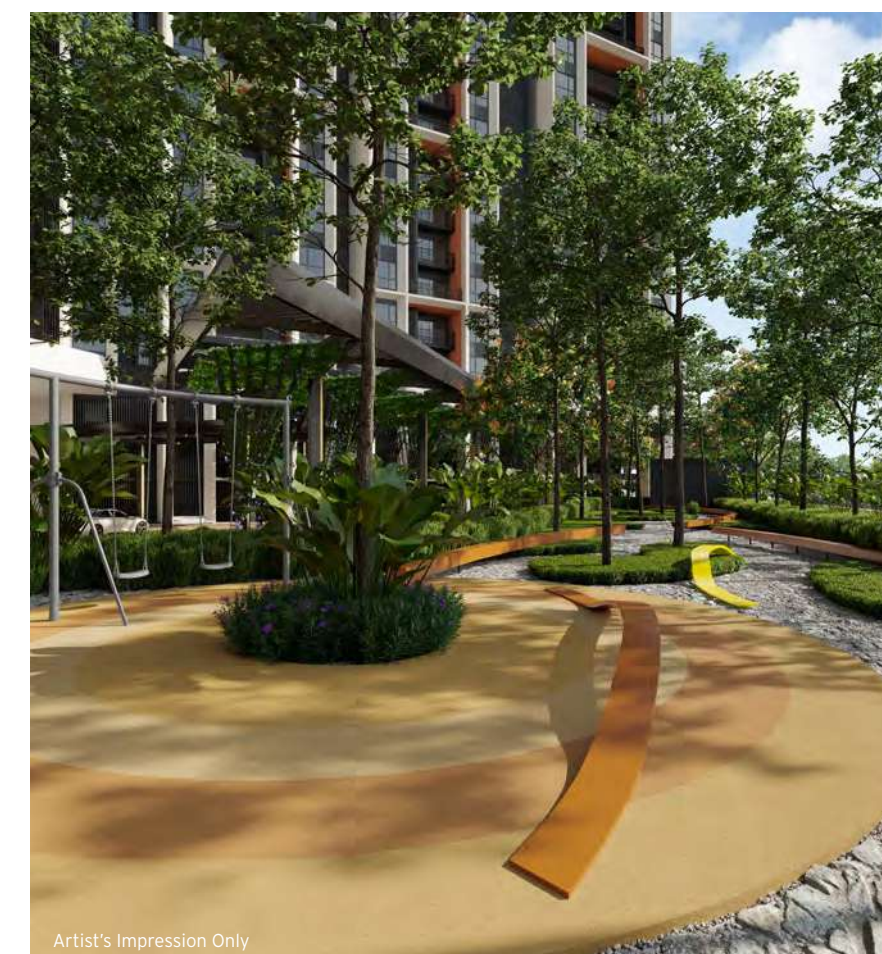
- 24 multi purpose hall
- 25 games room
- 26 gym

● LEVEL 1

- 27 podium plaza
- 28 garden terrace
- 29 sunken lawn
- 30 children's playground
- 31 toddler's playground
- 32 outdoor fitness
- 33 sundeck
- 34 lap pool
- 35 shallow shelves
- 36 jacuzzi
- 37 reading deck
- 38 yoga deck
- 39 family bbq
- 40 wading pool
- 41 water play
- 42 outdoor shower
- 43 pocket pavilions
- 44 sunken pavilion
- 45 meditation pod
- 46 jogging path
- 47 changing room
- 48 steam room
- 49 laundry
- 50 shop
- 51 public terrace

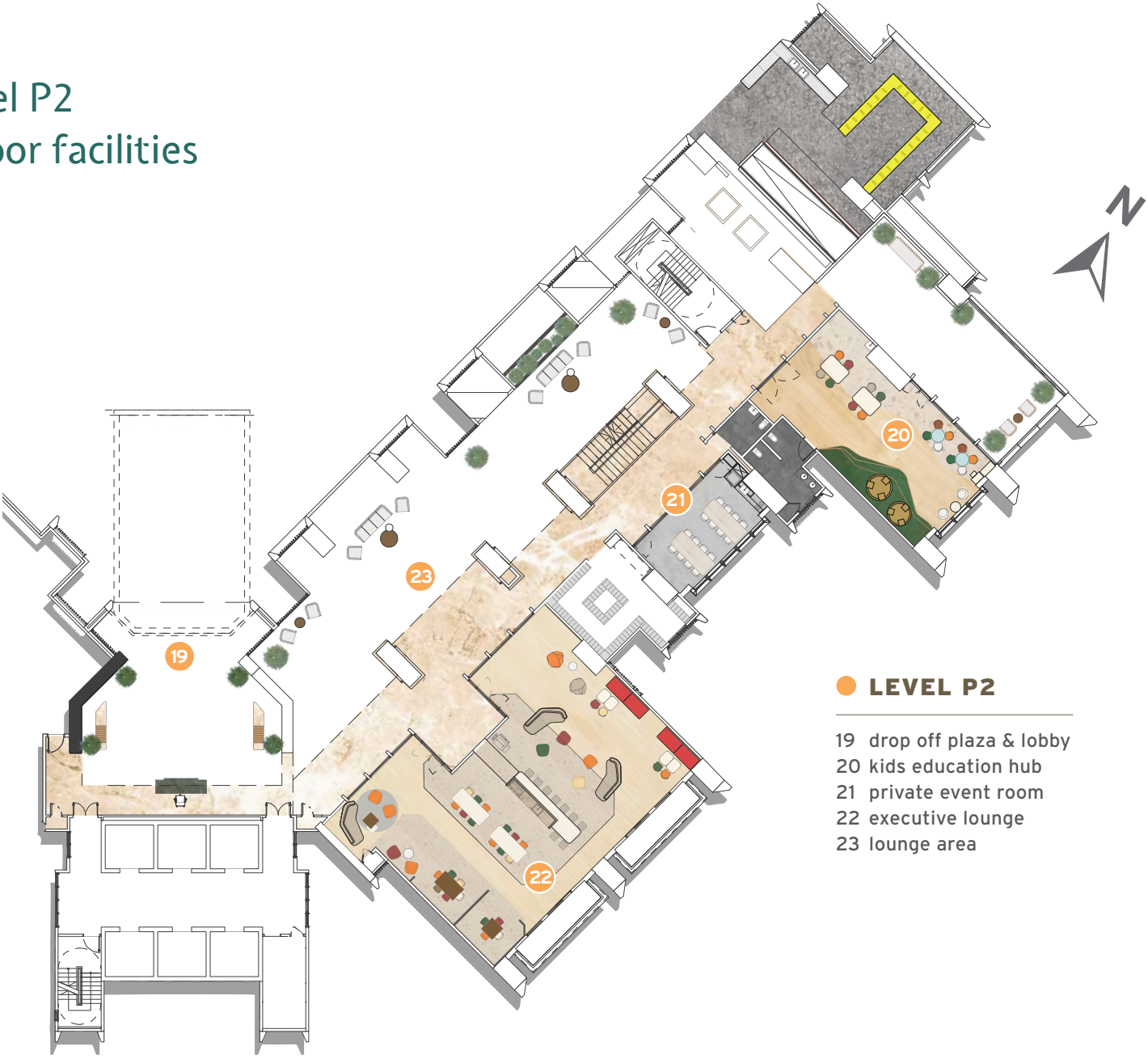
Communal spaces living in an urban oasis

Elegant and effortless social spaces, each entity is composed for a grand hotel experience that becomes a convenient extension of your home. Both indoors and out, there are refined spaces to entertain, keep fit, find nature and escape from the hustle of the city.

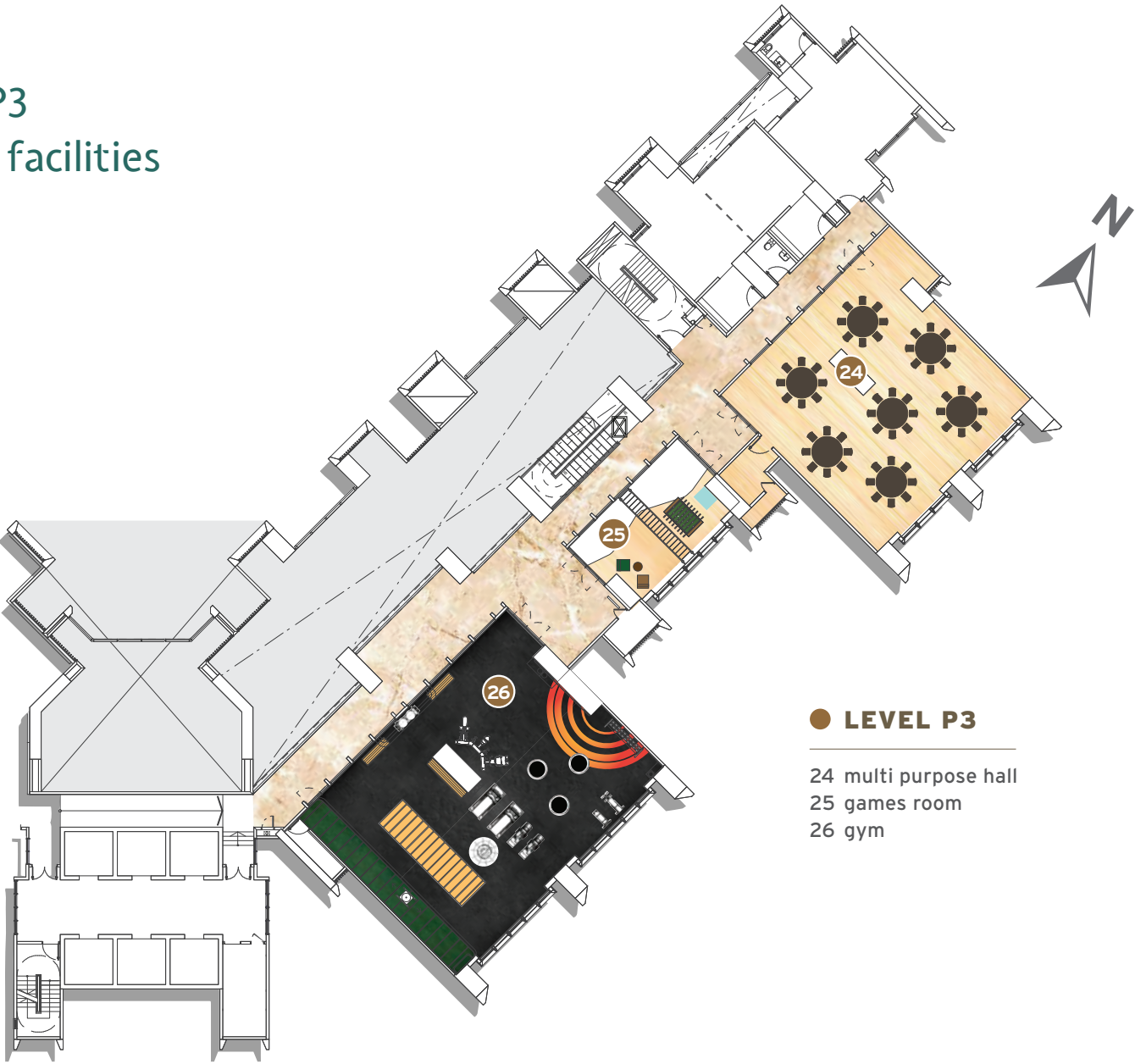


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Level P2
Indoor facilities



Level P3
Indoor facilities





NURTURE NATURE

Nurture and grow your own produce while enjoying the benefits of fresh air at the garden folly, food farm and food forest, enjoy your time back to nature.



INSPIRING SPACES

With a new generation coworking space, you will find this highly comfortable and conducive space most enjoyable and productive. Everyday conveniences have been considered including concierge service with a unique living experience.

DINING

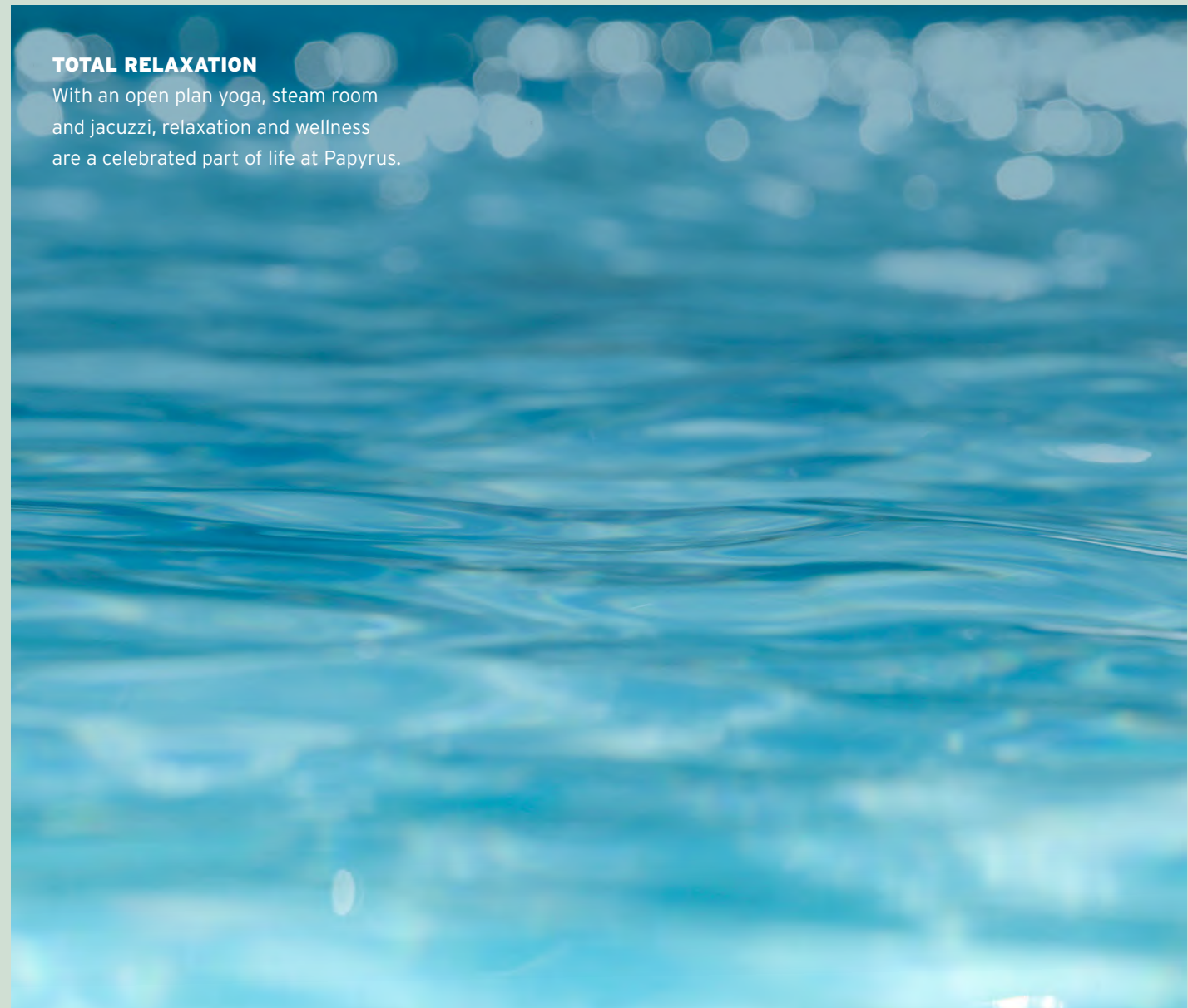
Invite friends to a barbecue or enjoy meals outside with a picnic at the sunken garden.



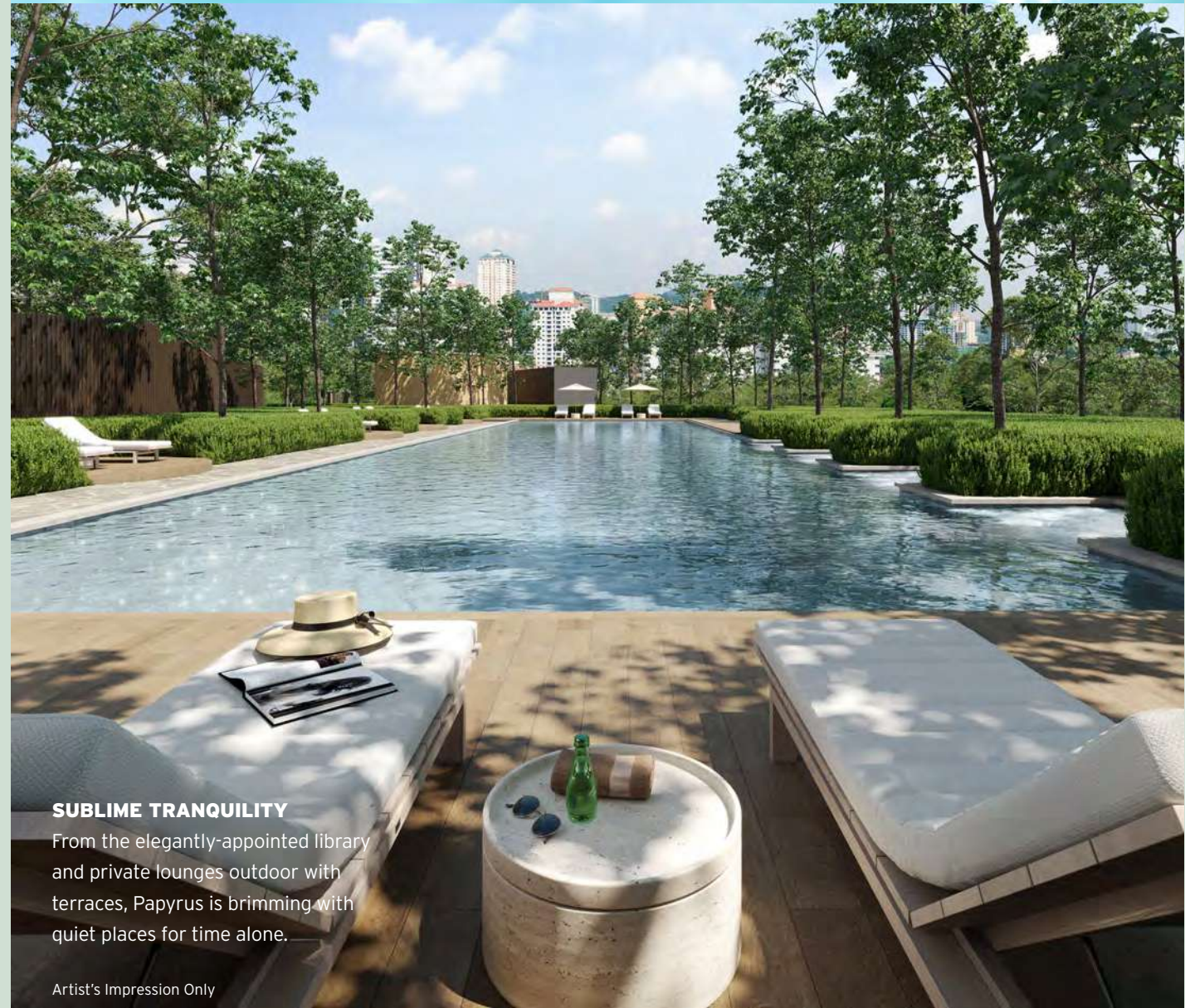
ENDLESS ADVENTURE

Spaces design for families in mind from an outdoor to indoor kids play area. Tailored specifically for children and toddlers where they can explore and play safely together. For kids looking to cool off, there is a children's pool and a wading pool area too!

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TOTAL RELAXATION
With an open plan yoga, steam room and jacuzzi, relaxation and wellness are a celebrated part of life at Papyrus.



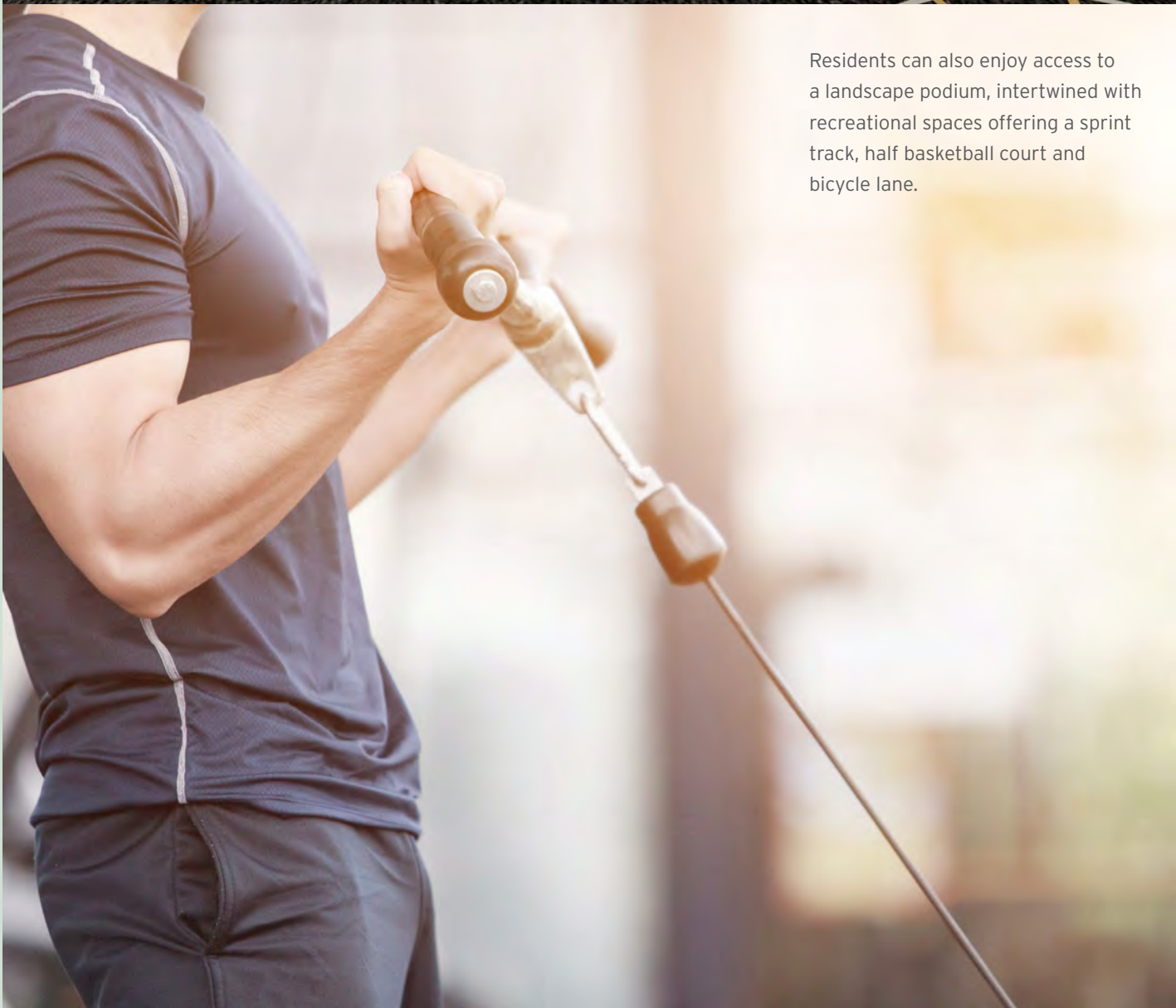
SUBLIME TRANQUILITY
From the elegantly-appointed library and private lounges outdoor with terraces, Papyrus is brimming with quiet places for time alone.

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FITNESS LIFESTYLE
A well-equipped gymnasium and luxurious lap pool will serve active and busy residents.

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Residents can also enjoy access to a landscape podium, intertwined with recreational spaces offering a sprint track, half basketball court and bicycle lane.

Calm and private spaces in the sky.

The Papyrus interior design philosophy focuses on the creation of a sophisticated retreat.

Timeless taste and material choices offer a depth of detail, space and independence.



Fresh, cool, clean and functional with carefully crafted details. Four and five bedroom residences, offer versatility and convenience with an open plan design to welcome you home.



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Sophisticated simplicity
is the new brand of luxury
that underpins the interior
design statement.

Considered architecture opens sightlines with 'contained view' assuring privacy, while selective units comes with a generous terrace, extending living spaces.

Every component within the residences is considered to evolve with how you will live.



NO LESEN PEMAJU: 30400/03-2028/0077(N) **TEPOH SAH:** 10/03/2023 - 09/03/2028 **NO PERMIT IKLAN DAN JUALAN:** 30400-1/08-2026/0971(N)-(S) **TEPOH SAH:** 28/08/2023 - 27/08/2026 **PIHAK BERKUASA:** DEWAN BANDARAYA KUALA LUMPUR (DBKL) **NO RUJUKAN BAGI PELAN BANGUNAN:** BP T1 OSC 2022 2609 **TARIKH DIJANGKA SIAP:** MAC 2028 **PEGANGAN :** BEBAS **BEBANAN:** TIADA **JUMLAH UNIT BLOK A:** 209 **UNIT HARGA BLOK A:** MIN RM1,041,600 MAK RM4,347,600 **JUMLAH UNIT BLOK B:** 245 **UNIT HARGA BLOK B:** MIN RM1,042,800 MAK RM4,579,200 **LUAS BINAAN:** 106 - 513 METER PERSEGI **BUMIPUTERA DISKAUN:** 5% **SEKATAN KEPENTINGAN:** TIADA
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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