

“Bukit Kiara White Paper”

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Northwest of Kuala Lumpur City Center is where Bukit Kiara is settled in, at the epicenter of Klang Valley within the Sri Hartamas region. Sri Hartamas is one of Klang Valley's recent developments boasting a picturesque view of the environment and a calm, serene and peaceful atmosphere. As one of the easily accessible neighbourhoods in this part of KL, Sri Hartamas enjoyed gradual yet continuous development over the years. It is now home to a variety of high rise luxury residential projects making it one of the top address choices among the rich especially among expatriates. This is not dissimilar to [condominiums in KLCC](#).

With a number of developers claiming tracts of land in Bukit Kiara for commercialization (notably Mah Sing¹), there have been initiatives by several non-governmental organizations (NGOs) to protest these upcoming developments ([see this](#)).

A Community Overview of Bukit Kiara

It is a township renowned for its mix of residential condominiums and office suites that caters to the affluent high earners abroad and locally just like Bangsar South. Going to downtown Kuala Lumpur, Subang Jaya and Petaling Jaya is a mere 15 minute drive. While it will take about 10 minutes or less to go to Taman Tun Dr. Ismail from Mont Kiara via the Sprint Expressway.

With a handful of expressways surrounding the elite town, connectivity is convenient and easy. There's the North-South Expressway linking to Sri Hartamas from Bangsar to Petaling Jaya while the Jalan Duta exit also leads to the site. From Mont Kiara, access to Bukit Kiara recreational facilities is a short drive away.

Mont Kiara, though a relatively small township within the Sri Hartamas region, stands out as a world renowned luxury housing development. It has several awards attached to it including the

¹ <http://www.theedgemaalaysia.com/features/244279-mah-sing-eyes-prime-land-in-bukit-kiara.html>

Best High-Rise Development - Malaysia, Best High-Rise Development - Asia Pacific and Highly Commended Best Mixed Use Architecture (specifically for [28 Mont Kiara](#))².

With the allure of the Bukit Kiara enthralling skyline and the multitudes of necessary amenities nearby, it is no wonder that the site has experienced steady growth over the years. Within the vicinity are three international schools (Lycee Francais de Kuala Lumpur, British Garden International Schools and the American [Mont Kiara International Schools](#)). Also found in the area are equestrian facilities and a multitude of recreational centres including:

- country resort
- golf & country club
- swimming pool tennis courts
- bowling alley

For tourists, residents and visitors who crave the outdoors, there are exciting jungle trails that allow a memorable commune with nature.

Posh Residential Units and Office Suites

A wide selection of premium condominium units and office complexes makes Mont Kiara a preferred destination for many tourists and investors. Some of the most well known in the area include The Solaris featuring a fully integrated office development encompassing 12.71 acres of freehold land. Kiaraville³, The Residence, Tiffani Kiara and La Grande Kiara are among the posh developments that sat nearby The Solaris.

Another widely talked about development is the Arcoris @ Mont Kiara, a [Foster + Partners](#) design (the same designers behind

² <http://property.bernama.com/detail.php?id=547025>

³ <http://propertyreviews.my/kiaraville/>

[Troika](#) in KLCC), featuring private residences on one block and a mix of business suites, SOHO and hotel on the other. Other recently completed posh residential projects in the region are Mont Kiara Aman, Amarin Kiara, Flora Murni, Kiara Designer Suites, Kiara Hills and Serene Kiara.

Overcoming the 2008 Financial Crisis

Despite the scenic and placid views of the hills on one side and the enchanting skyline on the other, Mont Kiara was not invincible to the 2008 financial crisis. Properties in the area have suffered some losses but have since gradually recovered in the past years. If the upcoming [Pavilion Hilltop](#) development by Pavilion Group is any indication, things should be looking better for the township. According to Pavilion Group's director Tracey Lai, they have seen a 100% takeup within two months after Phase 1 of the project was released in April⁴.

There are also more plans of expansions for Mont Kiara which should usher in appreciation of property values. If the economy continues to be good for several more years, purchasing power will also increase thus allowing more investors to choose Mont Kiara.

A Hefty Price Tag for Premium Quality

With world class facilities, top notch security and superior exclusivity offered at a number of Mont Kiara developments, it is only a matter of time until a new wave of resurgence happens for the sought-after address. Though prices are very expensive for new developments, premium quality remains a selling point for many of these properties. It will also follow that other properties might be left behind. And not everyone can afford the hefty launching prices for these posh units, but at least Mont Kiara

⁴ <http://www.starproperty.my/index.php/articles/property-news/pavilion-launches-2nd-phase-of-mont-kiara-project/>

remains committed to high standard and unparalleled benchmark of luxurious living for the affluent.

Mont Kiara's majestic skyline and breath taking views are two sights to behold. But while the world renowned township is famous for its wide selection of posh and luxurious properties, the prices can be unreasonably too much for mid earner investors. To help you dig deeper and know more details about Mont Kiara, download our free report [here](#).