

AVID ESTATES



FOR SALE

RM11,500,000

Villa Mont Kiara, Mont Kiara | Kuala Lumpur

ID	18132 (UKC)
Type	Bungalow / Detached
Built-Up Area	9,655 sf
Land Area	6,609 sf
Bedroom	6+1
Bathroom	7
Status	Active

A true rarity

Comprising 19 detached bungalows and 26 linked-bungalows, Villa Mon't Kiara remains the pre-eminent gated community situated right in the heart of main street Mont'Kiara.

This exclusive listing is one of the 19 highly coveted detached houses. And being one of only 4 corner blocks and the second largest land plot within the whole development makes this home an absolute rarity.

This 3-storey split-level home boasts 6 elegant ensuite bedrooms and a captivating 30ft swimming pool, all set within a mature and beautifully manicured garden shielding you from bustling world outside. It's so private it's easy to forget you are only a leisurely stroll from M'KIS, 1MK and 163.

In mint move-in condition, the house underwent extensive refurbishment in 2016 and again in 2021 which saw some remarkable upgrades:

- 1) Most significantly, an enlarged modern kitchen layout featuring a glass roof with motorized skylight roller blinds and a suite of imported Miele appliances,
- 2) All new copper water piping,
- 3) All windows & folding doors replaced with high quality wood-look aluminium frames with double-glazed glass,
- 4) Addition of two metal-framed roof attics for storage with retractable stairs,
- 5) Addition of mineral wool roof insulation,
- 6) New glass awnings at rear, side and front balcony of the house,
- 7) All new floor tiles to the living areas,
- 8) An enhanced new pebble wash pool deck with retractable awning,
- 9) A smart home and security system,
- 10) An enlarged 3.5ft deep koi pond water feature,
- 11) All bathrooms upgraded with new wall/floor tiles, showers and cubicles and pipework,
- 12) Installation of a new solar water heater, inverter air-conditioners and controllable LED ceiling lighting in all bedrooms.

To schedule a private viewing and to appreciate this one of a kind gated detached bungalow, please contact U Kian.

Property Details

Occupancy	Vacant
Furnishing	Partial

Figures

Price per sf (on Land)	RM1,740
Price per sf (on Built-Up)	RM1,191

Title Details

Title Type	Individual
Tenure	Freehold
Land Use	Building - Residential

Agent Details

Name	U Kian Chong
Email	ukian@avidestates.my
Contact	+60 (12) 205 0805