





KHAYA'S SHADE YOUR SANCTUARY

Khaya Residences draws inspiration from the majestic Khaya tree — a symbol of strength, elegance, and timeless serenity.

Here, luxury meets nature, creating a harmonious blend of urban sophistication and tranquil living in the affluent address of Bangsar.

"In real estate, location isn't just important - it's everything."

*Barabara Corcoran, Real estate mogul &
'Shark Tank' investor*





50-meters Infinity Lap Pool
(Artist's Impression Only)



Twilight Garden
(Artist's Impression Only)



Pavilion
(Artist's Impression Only)

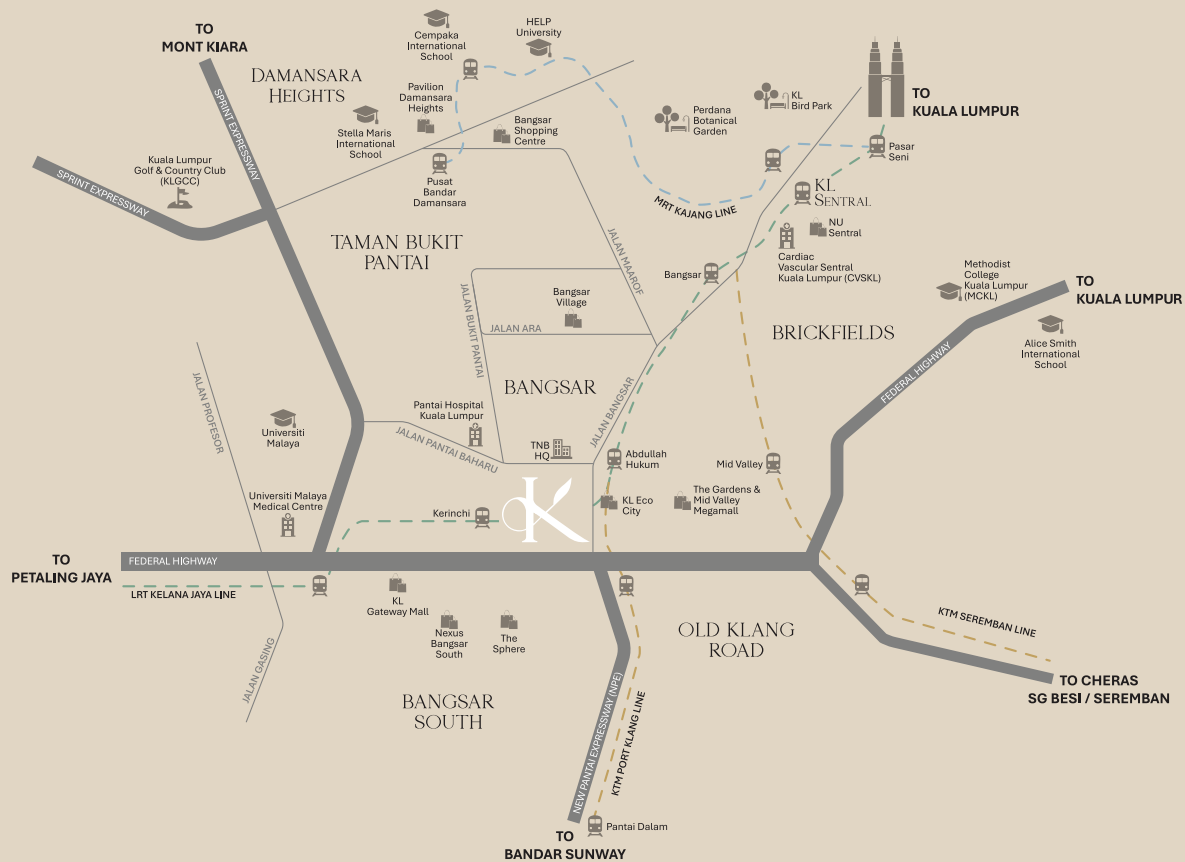


Party Lawn
(Artist's Impression Only)



Sky Gym
(Artist's Impression Only)

KHAYA ADVENTURES AROUND YOU



Khaya Residences thrives in a vibrant enclave, just moments from Kuala Lumpur City Centre.
With seamless access to dining, shopping, business hubs, and transit,
urban convenience is right at your doorstep.

- Strategically located in Bangsar
- Affluent lifestyle neighbourhood
- Great connectivity & accessibility to major highways



KHAYA
RESIDENCES
BANGSAR

(Artist's Impression Only)



SCULPTED FOR THE SELECT FEW

Bayu Mantap Sdn. Bhd. (A member of Melati Ehsan Group) presents a flowing masterpiece - where graceful curves redefine convention in perfect harmony with nature

- Distinctive Structural Form
- Provisional GreenRE Certified
- Multi-Tiered Security
- Over 40 Recreational Facilities
- Lifestyle-Themed Facilities
- Lush Landscapes

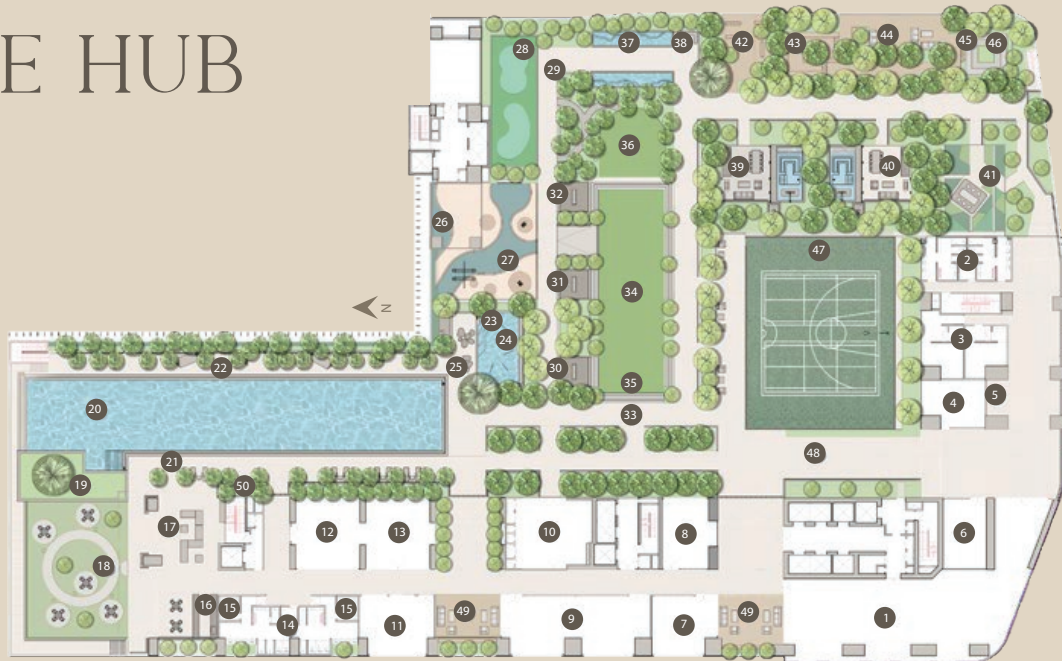
(Artist's Impression Only)



*The Signature X-Suites
Type X18
(Artist's Impression Only)*

THE HUB

LEVEL 8



INDOOR

- 1 Pickleball Court / Multipurpose Hall
- 2 Changing Rooms South (M/F)
- 3 Surau
- 4 Reading Room
- 5 Laundromat
- 6 Management Office
- 7 Music Room
- 8 Home Theatre
- 9 Private Party Room
- 10 Game Room
- 11 Lounge & Co-Working Space
- 12 Children's Playroom
- 13 Yoga / Dance Room
- 14 Changing Room North (M/F)
- 15 Sauna Room (M/F)

OUTDOOR

- 16 Bar Counter & Pantry
- 17 Dining Lounge
- 18 Twilight Garden
- 19 Feature Tree
- 20 50m Lap Pool
- 21 Sunbath Lounge
- 22 Hammock Garden
- 23 Wading Pool
- 24 Fiddlehead Waterplay
- 25 Pebble Seating
- 26 Adventure Playtower
- 27 Toddler Play
- 28 Putting Green
- 29 Grove Walk
- 30 Cabana "Root"
- 31 Cabana "Steam"
- 32 Cabana "The Leaf"
- 33 Green Boulevard
- 34 Party Lawn
- 35 Terrace Seating
- 36 Picnic Garden
- 37 Eco Pond
- 38 Outdoor Seating
- 39 Dining Pavilion "Monstera"
 - i BBQ Counter
 - ii Jacuzzi
 - iii Outdoor Shower
- 40 Dining Pavilion "Philodendron"
 - i BBQ Counter
 - ii Jacuzzi
 - iii Outdoor Shower
- 41 Herb Garden
- 42 Outdoor Fitness
- 43 Sunken Lounge
- 44 Outdoor Decking
- 45 Reflexology Path
- 46 Sensory Garden
- 47 Outdoor Sport
- 48 Prefunction Hall
- 49 Open Lounge 1 & 2
- 50 Outdoor Showers

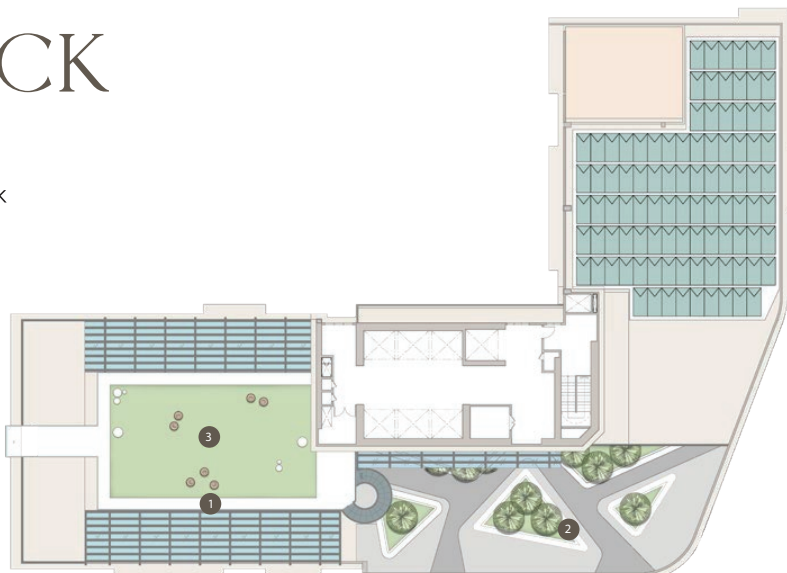
SKY DECK

LEVEL 60

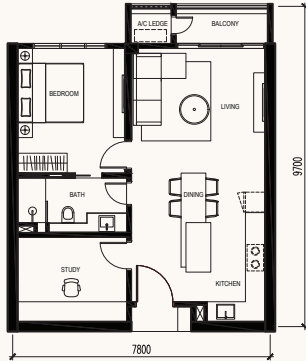
1. SKY GYM
2. PLANTED ROOFTOP DECK

LEVEL 61

3. SKY LAWN

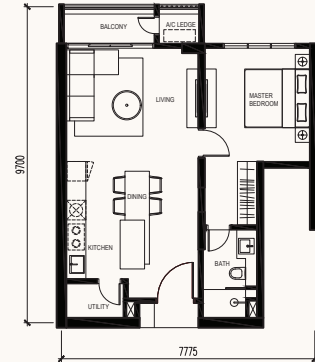


FLOOR PLANS



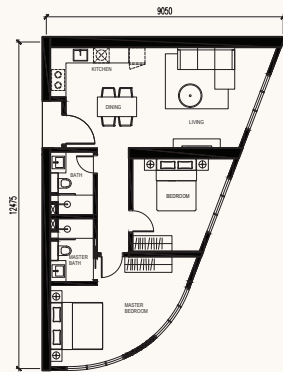
TYPE A

BUILT-UP AREA 772 SQ.FT.
BEDROOMS 1 + 1
BATHROOMS 1



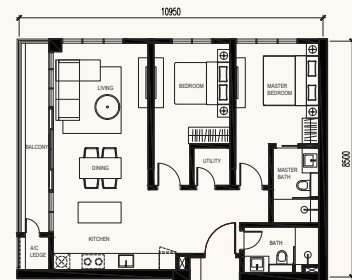
TYPE C

BUILT-UP AREA 682 SQ.FT.
BEDROOMS 1 + 1
BATHROOMS 1



TYPE D

BUILT-UP AREA 869 SQ.FT.
BEDROOMS 2
BATHROOMS 2

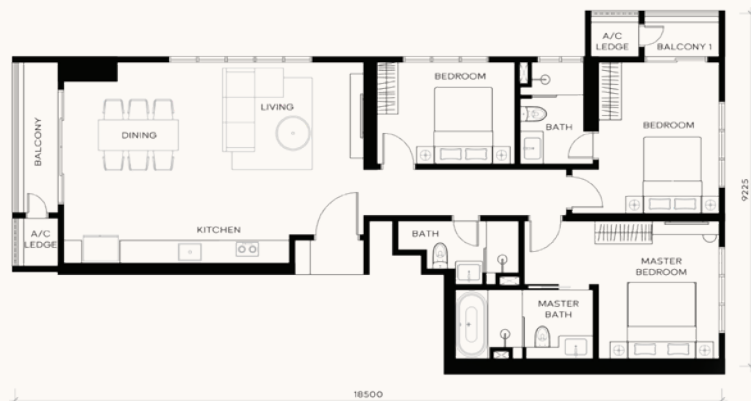


TYPE E

BUILT-UP AREA 998 SQ.FT.
BEDROOMS 2 + 1
BATHROOMS 2

TYPE L

BUILT-UP AREA 1,321 SQ.FT.
BEDROOMS 3
BATHROOMS 3





Be with ME

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Dimiliki Oleh: BAYU MANTAP SDN. BHD. - No. Syarikat: 201101037126 (765260-D) - Alamat: 5, Jalan Titiwangsa, 53200 Kuala Lumpur Tel: 03 - 4022 2177 - Faks: 03 - 4022 2024 - Lesen Pemaju : 30531/08-2028/0208(N), Tempoh Sahlaku Lesen: 16/08/2023 - 15/08/2028 - Permit Iklan dan Jualan : 30531-1/12-2027/1185(A)-(S) - Tempoh Sahlaku Permit 26/12/2024 - 25/12/2027 - Tarikh dijangka siap: Jun 2029. Pihak Berkuasa Yang Meluluskan Pelan Bangunan: DBKL. No.Rujukan: DBKL-JKB.BP S1 OSC 2025 0746(23) - Beban Tanah: Tiada - Pegangan Tanah: Pajakan Selama 99 Tahun Berakhir pada 12 Jun 2117 • Sekatan Kepentingan: Tanah Ini Tidak Boleh Dipindahmilik, Dipajak Atau Digadai Tanpa Kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur - Jumlah Unit: 795 Unit Pangsapuri Servis • Jenis A, 772kps - 181 Unit | Jenis A1, 762kps - 2 Unit | Jenis A2, 772kps - 48 Unit | Jenis A3, 717kps - 4 Unit | Jenis B, 630kps - 100 Unit | Jenis C, 683kps - 14 Unit | Jenis D, 869kps - 50 Unit | Jenis E, 998kps - 14 Unit | Jenis F, 1032kps - 50 Unit | Jenis G, 1086kps - 50 Unit | Jenis H, 1028kps - 50 Unit | Jenis I, 1096kps - 46 Unit | Jenis J, 1070kps - 46 Unit | Jenis K, 1164kps - 50 Unit | Jenis L, 1321kps - 50 Unit | Jenis M, 1538kps - 2 Unit | Jenis N, 931kps - 2 Unit | Jenis O, 1181kps - 2 Unit | Jenis P, 752kps - 2 Unit | Jenis Q, 1109kps - 2 Unit | Jenis R, 822kps - 2 Unit | Jenis S, 1251kps - 2 Unit | Jenis T, 1000kps - 2 Unit | Jenis U, 787kps - 2 Unit | Jenis V, 1322kps - 2 Unit | Jenis W, 1143kps - 2 Unit | Jenis X, 1000kps - 2 Unit | Jenis Y, 857kps - 2 Unit | Jenis Z, 715kps - 2 Unit | Jenis AA, 1357kps - 2 Unit | Jenis AB, 1286kps - 2 Unit | Jenis AC, 1214kps - 2 Unit | Jenis AD, 1178kps - 2 Unit | Jenis AE, 1143kps - 2 Unit | Jenis AF, 1107kps - 2 Unit - Harga RM785,000.00(Min.), RM3,055,000.00(Max.) - Jenis: Pangsapuri Servis

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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