

ABC-Residence

ABC-Residence is the new phase in Kiara Bay, Kepong, Kuala Lumpur . Different and bold, this trendy high-rise development showcases flexible living features with exciting indoor and awesome outdoor living spaces. It is a design inspired by nature, aspires to connect to its surrounding blues and greens. A perfect tale about urbanity meets nature.

Brimming with features and highly attainable, ABC-Residence offers urban liveability a mere 7-minute walk to The Beat and the Kepong Metro Park lakeside.

Showroom Information

1. Address: Kepong Metro City, 54300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia
2. Operating hours: Monday – Friday: 9.30am – 5.30pm; Weekend & Public Holiday: 10.00am – 5.00pm
3. Phone Number: 012-3456 879

Property Features

- 1 Move-in Ready ID Package
- 2 Adaptive And Compact Living
- 3 Wellness Lifestyle
- 4 Bike-friendly Project
- 5 Multi-generation Interaction

Property Offering overview

- 1.Up to 4 Bedrooms 3 Bathrooms 3 Parking Lots
- 2.Property Built-Up From 42 sqm - 111 sqm
- 3.Price: RM 340,888 - RM 874,888
- 4.Status:New Launch

- 5.Tenure :Leasehold
- 6.Property Type :Condominium
- 7.Land area : 3.40 Acres

Condominium Details :

- 1. Project Name: ABC-Residence Kiara Bay, 52100, Kuala Lumpur
- 2. Project Type: Residential
- 3. Land Title: Commercial
- 4. PSF : From RM 758 - RM 771
- 5. Maintenance Fee: RM 0.30 per sq. ft.
- 6. Total Units/Lots: 1126
- 7. Available Units:
- 8. Completion Year: 2027
- 9. Tenure: Leasehold

Nearby Amenities

- 1. Kepong Metropolitan Park0.4 KM
- 2. SMK Jinjang1.1 KM
- 3. MRT Kepong Baru Station2.4 KM
- 4. AEON Big Kepong2.8 KM
- 5. Selayang Hospital4.6 KM
- 6. Batu Caves7.2 KM
- 7. Mercure Hotel7.2 KM

Facilities & Amenities

- 1. Aircon Facilities
- 2. Badminton hall

3. Barbeque Area
4. Basement car park
5. Car Park
6. Covered car park
7. Drop Off Point
8. Perimeter Fencing
9. Fun pool
10. Function room
11. Game room
12. Gymnasium room
13. Jacuzzi
14. Jogging track
15. Lap pool
16. Landscaped Garden
17. Lift lobby
18. Main entrance
19. Meeting room
20. Multi-Storey Car Park
21. Multi-purpose hall
22. Pool Deck
23. Playground
24. Recreation Room
25. 24 hours security
26. Sky Lounge
27. Surau
28. Swimming pool
29. Table Tennis
30. Wading pool

FACILITIES PLAN

Level 8 – Recreation Podium TRANQUIL GARDEN

- 01. Herbs garden
- 02. Tea corner / Meditative deck
- 03. Pristine lawn WELLNESS CORNER
- 04. Lawn
- 05. Hammock corner
- 06. Yoga deck 1
- 07. Yoga deck 2
- 08. Exercise station

CENTRAL PARK

- 09. Social Corner
- 10. Meandering walkway / Jogging track – 400m
- 11. Meadow
- 12. Mini amphitheatre
- 13. Garden swing 1
- 14. Garden swing 2

SPLASH ZONE

- 15. 50m lap pool
- 16. Beach entry
- 17. Sun deck
- 18. Jacuzzi
- 19. Leisure deck
- 20. Kid's pool
- 21. Kid's aquaplay

KIDS ADVENTURE ZONE

- 22. Indoor games area
- 23. Indoor playground

24. Outdoor playground

Level 35

HOME WORK SKY PODS

- 01. Content creator's room
- 02. Gamer's room
- 03. Sky deck
- 04. Music pod

Level 37

HOME WORK SKY PODS

- 01. Study pod
- 02. Discussion pod
- 03. Seminar room
- 04. Music pod
- 05. Recreation room

Level 55

CELEBRATION SKY DECK

- 01. BBQ deck
- 02. Co-living space
- 03. Pre-function area
- 04. Function hall

SWEAT OUT SKY DECK

- 01. Gym room
- 02. Sport court
- 03. Yoga deck
- 04. Viewing deck

Floor Plan Information

Unit name: Type A

Configuration: 1 STUDIO | 1 BATHROOM 42m² | (450ft²)+ 0 Parking Lot

Built-up size: 450

Price:RM 340,888

Unit name: Type A1

Configuration: 1 STUDIO | 1 BATHROOM 42m² | (450ft²) + 0 Parking Lot

Built-up size: 450

Unit name: Type B

Configuration: 3 BEDROOMS | 2 BATHROOMS 83m² | (898ft²)+ 0 Parking Lot

Built-up size: 898

Price: RM 602,888

Unit name: Type B1

Configuration: 3 BEDROOMS | 2 BATHROOMS + 3m² | (898ft²) + 0 Parking Lot

Built-up size: 898

Unit name: Type B2

Configuration: 3 BEDROOMS | 2 BATHROOMS 83m² (898ft²) + 23m² (260ft²) TERRACE & GARDEN* + 0 Parking Lot
Built-up size: 898

Unit name: Type C
Configuration: 3 BEDROOMS + 1 STUDY | 2 BATHROOMS 93m² (998ft²) + 1m² (12ft²) URBAN YARD* + 0 Parking Lot
Built-up size: 998
Price: RM 656,888

Unit name: Type C1
Configuration: 3 BEDROOMS + 1 STUDY | 2 BATHROOMS 96m² (1,028ft²) + 1m² (12ft²) URBAN YARD* +0 Parking Lot
Built-up size: 1028

Unit name: Type C2
Configuration: 3 BEDROOMS + 1 STUDY | 2 BATHROOMS 91m² (980ft²) + 29m² (321ft²) TERRACE & GARDEN* +0 Parking Lot
Built-up size: 998

Unit name: Type D
Configuration: 4 BEDROOMS | 2 BATHROOMS 105m² (1,135ft²) + 1m² (13ft²) URBAN YARD* +0 Parking Lot
Built-up size: 1135
Price: RM 733,888

Unit name: Type D1
Configuration: 4 BEDROOMS | 2 BATHROOMS 100m² (1,070ft²) + 14m² (154ft²) TERRACE & GARDEN + 1m² (13ft²) URBAN YARD*
Built-up size: 1070

Unit name: Type E

Configuration: 4 BEDROOMS | 3 BATHROOMS (DUAL-KEY ENABLE FEATURE) 111m² (1,198ft²) + 1m² (13ft²) URBAN YARD* + 3 PARKING

Built-up size: 1198

Price: RM 773,888

Unit name: Type E1

Configuration: 4 BEDROOMS | 3 BATHROOMS (DUAL-KEY ENABLE FEATURE) 111m² (1,198ft²) + 1m² (13ft²) URBAN YARD*

Built-up size: 1198

Unit name: Type E2

Configuration: 4 BEDROOMS | 3 BATHROOMS (DUAL-KEY ENABLE FEATURE) 106m² (1,135ft²) + 33m² (360ft²) TERRACE & GARDEN

+ 1m² (13ft²) URBAN YARD*

Built-up size: 1135

Unit name: Type E3

Configuration: 4 BEDROOMS | 3 BATHROOMS (DUAL-KEY ENABLE FEATURE) 106m² (1,135ft²) + 33m² (360ft²) TERRACE & GARDEN

+ 1m² (13ft²) URBAN YARD*

Built-up size: 1135

Property A Contact Info:

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3. International Line: 000-0000-0000

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