



WINNER OF
FIABCI Prix d'Excellence Award 2014
 High Rise Residential Category (World Chapter)



SENI
 MONT' KIARA

A Prestigious Residential Resort

A TESTAMENT TO
 WORLD-CLASS EXCELLENCE

SENI Mont' Kiara is once again proud to have won the prestigious FIABCI Prix d'Excellence 2014 Silver Award in the International Residential High Rise Category. A masterpiece in Kuala Lumpur City Centre, SENI Mont' Kiara is a luxury resort-style residence that represents the best in communal space design, fluid panoramas and tastefully crafted interiors.

This latest feather in our cap is the culmination of our commitment to creating quality communities, and adds lustre to our sterling reputation.



WINNER OF FIABCI MALAYSIA AWARD 2013
 Best Residential (High Rise)

ACTUAL PHOTOGRAPH OF SENI MONT' KIARA PENTHOUSE



THE RUMA
 HOTEL AND RESIDENCES
 @ KUALA LUMPUR CITY CENTRE

Helmed by the same developer behind this award-winning masterpiece, The RuMa Hotel and Residences will heighten the sense of luxury living, with a bespoke line of hotel services by Urban Resort™ Concepts. It walks the fine line between the urbanity of downtown Kuala Lumpur and the serenity of Jalan Kia Peng.

Launched in 2013, limited units are now available for purchase.

www.the-ruma.com



IREKA PROPERTY GALLERY
 2A, Changkat Duta Kiara, Off Jalan Duta Kiara,
 50480 Mont' Kiara, Kuala Lumpur, Malaysia
 SALES_ENQUIRY@IREKA.COM.MY

+603 6203 0020
WWW.SENIMONTKIARA.COM.MY/ARTVANTAGE

Developer
 Amari Resources Sdn Bhd (100%)
 A Subsidiary of



Development Manager
 IREKA Development Management
 Sdn Bhd (100%)



by
i-ZEN
 Life, styled.

An **IREKA** concept

The information herein is subject to change and cannot form an offer or contract, and all renderings are artist's impressions only. The developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this brochure, the developer cannot be held for any inaccuracy. Certain added conveniences shall not form part and parcel of the common property and services. The usage of such areas may change from time to time and will be operated by individuals/entities on a pay-per-use basis. All car parks are intended to be accessory parcels to the parcels in the development other than visitors' car parks which will be part of the common property. In the event of conflict or discrepancy between the contents herein and the provisions of the Sale & Purchase Agreement, the provisions of the formal Sales & Purchase Agreement shall prevail.

Developer's License Number: 12024-1/10-2015/1398 • Validity Period: 12.10.2012 - 15.10.2015 • Advertising & Sales Permit No.: 12024-1/16/2014/61 • Validity Date: 12/10/2013 - 15/10/2014 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP Tj OSC 2012 2058 • Land Tenure: Freehold • Total No. of Units: 200 units • Type of Property: Serviced Residence • Expected Completion Date: January 2017 • Built-up Area: 9551 - 3,692sf • Land Encumbrances: Nil • Selling Price: RM2,090,000 (min) - RM4,650,000 (Max) • 5% Bumiputera Discount

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FIABCI World Prix d'Excellence Awards 2014

Special Advertising Section

The Emphasis is on Sustainability

FIVE PRIZE-WINNERS BOAST FEATURES THAT SET NEW GREEN-BUILDING STANDARDS FOR THE SURROUNDING COMMUNITY

By Joseph Dobrian

Sustainability is an indispensable component of any development that hopes to gain a FIABCI World Prix d'Excellence Award. This year, five of the winners gained the honor mainly on the strength of their green features, all of which have set examples for the surrounding community. In some cases, these winners achieved levels of sustainability unprecedented in their markets.

ENVIRONMENTAL (REHABILITATION/CONSERVATION)

Atlanta Beltline, Inc.
Atlanta Beltline Historic Fourth Ward Park and Eastside Trail
(Atlanta, Ga., U.S.)

Historic Fourth Ward Park, dedicated in 2011, replaces a sprawling scene of urban blight with 17 new acres of green space. The main section of the park includes open lawns, playground, splashpad, outdoor theater and a two-acre lake. The second phase of development includes a skating park, another playground and a versatile athletic field. The lake is functional as well as aesthetic, providing a scenic gathering spot and acting as a water-retention basin in case of severe storms. This minimizes downstream flooding and takes weight off the city's sewer system. (The lake also saved \$15 million that would have been spent on a traditional storm-water facility.) The park employs native plants to keep maintenance costs down; shade structures incorporate solar panels.

OFFICE

Skanska Property Hungary
Green House (Budapest, Hungary)

The first building in Hungary to be pre-certified according to LEED (Leadership in Energy and Environmental Design) standards, Green House was designed to achieve LEED Core & Shell Platinum certification. Located near the Váci Street office corridor in central Budapest, the eight-story building opened for business in late 2012. The building features a U-layout overlooking a garden and includes approximately 17,900 square meters (21,480 square yards) of leasable high-quality office space. The Green House has been occupied since December 2012 and is estimated to use 45% less energy than a traditional Hungarian office building. Green features include a ground source heating and cooling system, solar water-heating system, rainwater harvesting system and gray-water reuse system.

The building's two lower floors are fully glazed and 80% of the regularly occupied



Clockwise from top left: Seni Mont' Kiara (Kuala Lumpur), St. Jo's (Penang, Malaysia), Sunway Palazzio (Kuala Lumpur) and Platinum Sentral (Kuala Lumpur).

space is lit by natural light. Virtually the entire occupied area has access to external views. The building is designed for maximum flexibility, to accommodate the needs of future tenants. In addition to parking space for 254 vehicles, the building includes 50 bicycle racks and two electric-vehicle charging stations.

OFFICE

Edo Rocha Arquitetura e Planejamento Ltda.
Centro Empresarial Senado (Rio de Janeiro, Brazil)

The Senate Business Center is currently the largest corporate building in Brazil. It consists of four towers, offering a total of 70 floors of office space, in the Lapa neighborhood of Rio de Janeiro. Opened in 2012, the LEED-certified complex houses the new headquarters of Petrobras. In conjunction with the project, WTorre Engineering reshaped the nearby road-drainage system, adding a pool for storm-water retention to reduce flooding. Some 25 historic buildings in the neighborhood were also restored as part of the project.

RETAIL

Greenhill Resources Sdn. Bhd.
Setia City Mall (Shah Alam, Malaysia)

Located in the heart of the 4,000-acre Setia Alam township in Shah Alam, Setia City Mall has received accreditation from Malaysia's Green Building Index (GBI), plus Singapore's Building and Construction Authority Green Mark Gold Award—the first shopping mall to receive those accolades. The BCA cited the development's energy and water efficiencies, environmental protection initiatives, indoor air quality and overall innovation. The project is home to more than 200 retailers and includes a 10.5-acre park. Green features include rainwater



harvesting for irrigation of the park, low-emissivity glazing, bicycle parking bays and bio-composting of organic food waste.

The 2,500-acre Setia Alam township is a massive green community, jointly developed by SP Setia and Asian Retail Investment Fund 2, and managed by Australia's Lend Lease. All commercial buildings in Setia City must be GBI-certified. Setia City Mall was a greenfield project, in which all excavated earth was recycled on site. The developers used blasted rock to form the edges of the man-made lake that adjoins the mall.

SUSTAINABLE DEVELOPMENT

Malaysian Resources Corporation Bhd.
Platinum Sentral (Kuala Lumpur, Malaysia)

This green campus-style office development—the first of its kind in Kuala Lumpur Sentral Central Business District—consists of 980,000 square feet of space that includes contemporary-style office buildings, luxury retail, green spaces, digitally guided parking and seamless connectivity. MRCB designed it in compliance with Singapore's BCA Green Mark (Platinum rating). Its tenants include SME Corp. Malaysia and SBM Corp. The entirety of Kuala Lumpur Sentral is a city within a city. It includes several corporate-office towers, five-star international hotels, luxury retailing and high-end condos.

Kuala Lumpur Sentral CBC covers 72 acres. It features an integrated rail system that connects the Greater Klang Valley with the rest of Malaysia and the world via six transportation networks. Stesen Sentral, its transportation hub, has also won a FIABCI Prix d'Excellence Award: the Award of Distinction for 2002. Stesen Sentral serves more than 160,000 commuters every day.

FIABCI RECOGNIZES SILVER WINNERS

Fourteen projects earned Silver FIABCI World Prix d'Excellence Awards in 2014. They are:

Environmental (Rehabilitation/Conservation):

- Taiwan Maintenance Office, Bureau of Public Works, Kaohsiung City Government: Kaohsiung Aouzhidi Forest Park (Kaohsiung, Taiwan)
- Hydraulic Engineering Office, Public Works Department, Taipei City Government: Ecological and Flood Control of Dagou Stream Park (Taipei, Taiwan)

Heritage (Restoration/Conservation)

- Hunza Properties: St. Jo's (Penang, Malaysia)
- Precious Quay Pte. Ltd.: The Fullerton Heritage (Singapore)

Hotel

- City Developments Ltd.: W Singapore - Sentosa Cove (Singapore)

Master Plan

- Municipality The Hague: Boulevard Scheveningen (The Hague, Netherlands)

Public Infrastructure

- Fabulous Construction International Co.: New Taipei City Xinzhuang Civil Sports Center (New Taipei City, Taiwan)

Residential (High Rise)

- Sunway Integrated Properties Sdn. Bhd.: Sunway Palazzio (Kuala Lumpur, Malaysia)
- Treasure Dragon Corp.: Pin Gendii (Taichung City, Taiwan)
- Amair Resources Sdn. Bhd.: Seni Mont' Kiara (Kuala Lumpur, Malaysia)

Residential (Low Rise)

- True Dreams Construction Co.: LANG-LANG True Dreams (Taiwan)

Resort

- Municipality of Makó: Hagymatikum Thermal Bath (Makó, Hungary)

Specialized Project (Purpose Built)

- Ector Hoogstad Architecten: MetaForum Building, Eindhoven University of Technology (Eindhoven, Netherlands)

Sustainable Development

- KSO Summarecon Serpong: Pahoa Kindergarten Public Building (Serpong, Java, Indonesia)