

City Comfort with Nature

LEA®

BY THE HILLS

TAMAN MELAWATI

Landscape Over A Thriving Horizon

Spanning 2.9 acres with 344 exclusive units, LEA by the Hills rises from the roots and extends gracefully towards the city skyline. Nature here is not a distant view but daily life. Embrace the soothing hillside setting and the elegance of a slower, urban pace.

**A Place of Tranquility,
Safety, and Seclusion Awaits You.**



Grand Entrance Statement
Artist's Impression

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER
HONOURS
THE SKYLINE AWARD
(HIGH-RISE)



29-STOREY LOW DENSITY CONDOMINIUM
WHERE GREENERY MEETS THE SKY

AWARD-WINNING
DEVELOPMENT AND DEVELOPER





Bridging All Ages, Inside and Out. Amenities Abound With You In Mind.



PEACEFUL HOME

Residential title with multi-tier security to ensure a safer environment.



NATURAL GEM

Right next to Kemensah Recreational Park for family adventures.



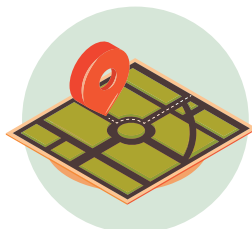
FRESHER HEIGHTS

Panoramic hill views* and the revitalizing clarity of mountain-fresh air.



PRACTICAL ELEGANCE

Practical layout sizes and functional spaces for endless family enjoyment.



VALUED LIVING

Easy access to key amenities and attractions surrounding Taman Melawati, the perfect place for a city dweller.



NURTURING SPACES

A haven of essential facilities that fosters close-knit family ties.

Breathing Life Into Urban Wellness



Infinity pool overlooking the hills
Artist's Impression



Just 10km from the heart of the city,
LEA by the Hills opens the door to
urban conveniences in Taman Melawati.
Ideal for meeting friends, conducting
business, or simply indulging the city life.



Escape the relentless hustle & bustle of
the city and find serenity in a retreat
where time slows down and worries
melt away. Make the hillside trails
your personal sanctuary.

**City Living Within A Tapestry Of
Flora & Fauna, Weaving Nature
Into Your Daily Routine.**

Vital Lifestyle Facilities, All Within A 1-acre Landscape.



● DYNAMIC ZONE

- 1 Gymnasium
- 2 Outdoor Fitness Station
- 3 Patterned Jogging Track
- 4 Multi-Gen Playground
- 5 Badminton Court*

● AQUATIC ZONE

- 6 Infinity Pool
- 7 Wading Pool
- 8 Jacuzzi
- 9 Floating Cabana
- 10 Shower Area

● LEISURE ZONE

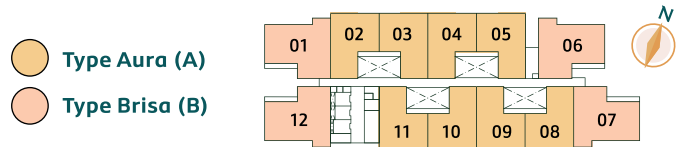
- 11 Mini Forest Deck
- 12 Hammock Garden
- 13 Family Picnic Lawn
- 14 BBQ Pavilion
- 15 Stone Seating Sculpture
- 16 Reading Corner
- 17 Resting Area
- 18 Dining Pavilion

- 19 Multi-Purpose Hall*
- 20 Nursery
- 21 Guardhouse
- 22 Drop-Off Lobby
- 23 Welcome Lounge
- 24 Management Office
- 25 Mailroom
- 26 Changing Room
- 27 Surau

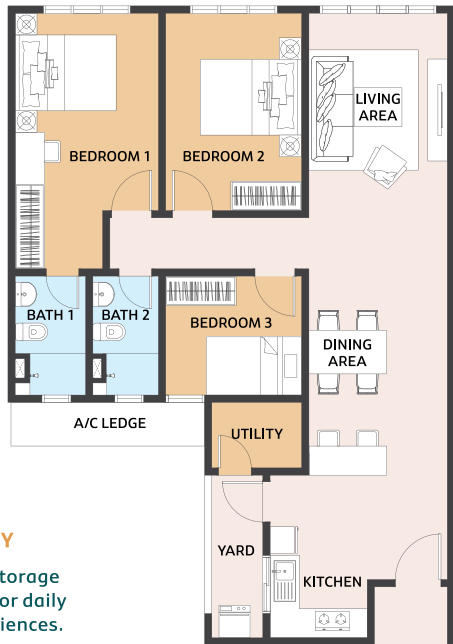
* Shared Facilities within the same compound area



FLOOR PLAN



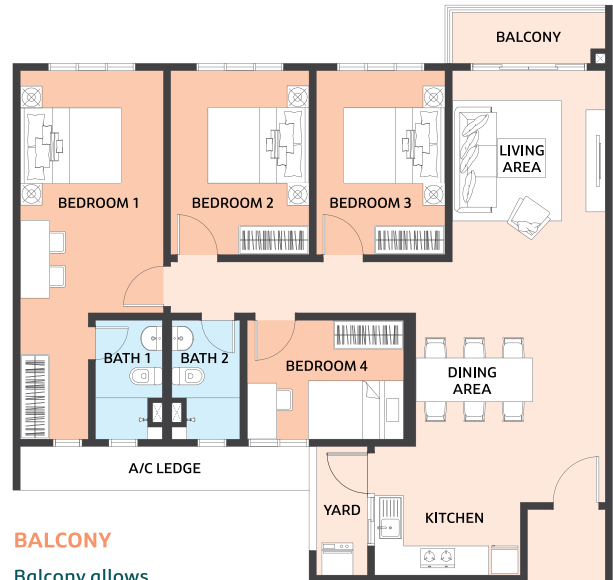
1,050 sq.ft. **TYPE AURA** 3 2 2



UTILITY

Extra storage space for daily conveniences.

1,243 sq.ft. **TYPE BRISA** 4 2 2



BALCONY

Balcony allows more open space for cooler hillside air.

Specifications

STRUCTURE	Reinforced Concrete	ROOFING	Concrete Slab
WALL	Brickwork / Reinforced Concrete / Precast Concrete Panel	CEILING	Skim Coat / Plaster Ceiling and Paint
		WINDOWS	Aluminium Frame Windows
DOORS	Main Entrance All Bedrooms, All Bathrooms, Utility Type A, A(M), A1, A1(M), Others Balcony / Terrace Type A1, A1(M), B, B(M), B1, B1(M)		Solid Core Door Flush Door Sliding Door
FLOOR FINISHES	Living, Dining, Kitchen, Yard, All Bathrooms, Balcony Type B, B(M), Utility Type A, A(M), A1, A1(M) Terrace Type A1, A1(M), B1, B1(M) All Bedrooms		Tiles Cement Render Laminated Timber Flooring
WALL FINISHES	Kitchen All Bathrooms Others		1.5 High Wall Tiles / Skim Coat and Paint Wall Tiles Up To Ceiling Height Skim Coat and Paint
IRONMONGERY	Quality Locksets		

		TYPE A / A(M)	TYPE A1 / A1(M)	TYPE B / B(M)	TYPE B1 / B1(M)
SANITARY PLUMBING & FITTINGS	Water Closet	2	2	2	2
	Wash Basin	2	2	2	2
	Kitchen Sink	1	1	1	1
	Shower	2	2	2	2
ELECTRICAL INSTALLATION	Light Point	14	16	16	18
	13A Switched Socket Outlet	16	16	17	17
	Air-conditioner Point	2	2	2	2
	Water Heater Point	2	2	2	2
	SMATV Outlet	1	1	1	1
	Door Bell Point	1	1	1	1
	Fibre Wall Socket	1	1	1	1
	Electrical Distribution Board	1	1	1	1
	Ceiling Fan Point	3	3	3	3

From Nature's Grandeur To Urban Splendour

Nestled by the Klang Gates Quartz Ridge, LEA by the Hills sits at the forefront of the rapidly blooming Taman Melawati, offering a myriad of conveniences with more to come.



3KM URBAN LIVING READILY ACCESSIBLE

Within close reach of KL City Centre, Taman Melawati is a modern neighbourhood that brings forth the best of city life.

1.5KM CRADLE FOR GROWING MINDS

With diverse educational options, Taman Melawati is the perfect setting to nurture growth within a familiar community.

3KM NATURE'S WONDER EVERYDAY

Surrounded by an evergreen setting, enhance your life in an environment that immerses you in nature's beauty.

SCAN HERE
FOR ENQUIRIES



LEA By The Hills Sales Gallery

G-4, G-5, G-6, Nadayu 63, Persiaran Nadayu 1, Taman Nadayu Melawati, 53100, Hulu Kelang, Selangor, Malaysia.

012-721 3497
leabythehills.com.my



LEA by the Hills Sales Gallery

OSK
PROPERTY

Developer: Jelang Vista Sdn Bhd 201001004888 (889503-W) (Wholly-Owned Subsidiary OSK Property Holdings Berhad) • Address : Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. • Tel: +603-2177 1688 • Developer License No: 11519/04-2027/0339(A) • Validity Period: 13/04/2022 – 23/04/2027 • Advertising and Permit No: 11519-3/06-2025/0046(A)-(S) • Validity Period: 09/06/2022 – 08/06/2025 • Land Tenure: Leasehold • Tenure Expiry Date: 8 August 2122 • Land Encumbrances: N/A • Approving Authority: Majlis Perbandaran Ampang Jaya • Building Plan Reference No: MPAJ.BS.KB.740 – 1/2-02/2021 • Expected Completion: July 2026 • Restriction Interest: This land cannot be transferred, leased or charged except subject to consent approval from state authorities • Type of Property : Condominium • Total No. of Units: 344 – Type A (3 Bedrooms): 224 | Type B (4 Bedrooms): 114 | Type A1 (3 Bedrooms): 4 | Type B1 (4 Bedrooms): 2 • Price : RM 598,800 (min) – RM 917,914 (max) • Total No. of Car Park for Each Unit : 2 • 7% Bumiputera Discount • This advertisement has been approved by National Housing Department.

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