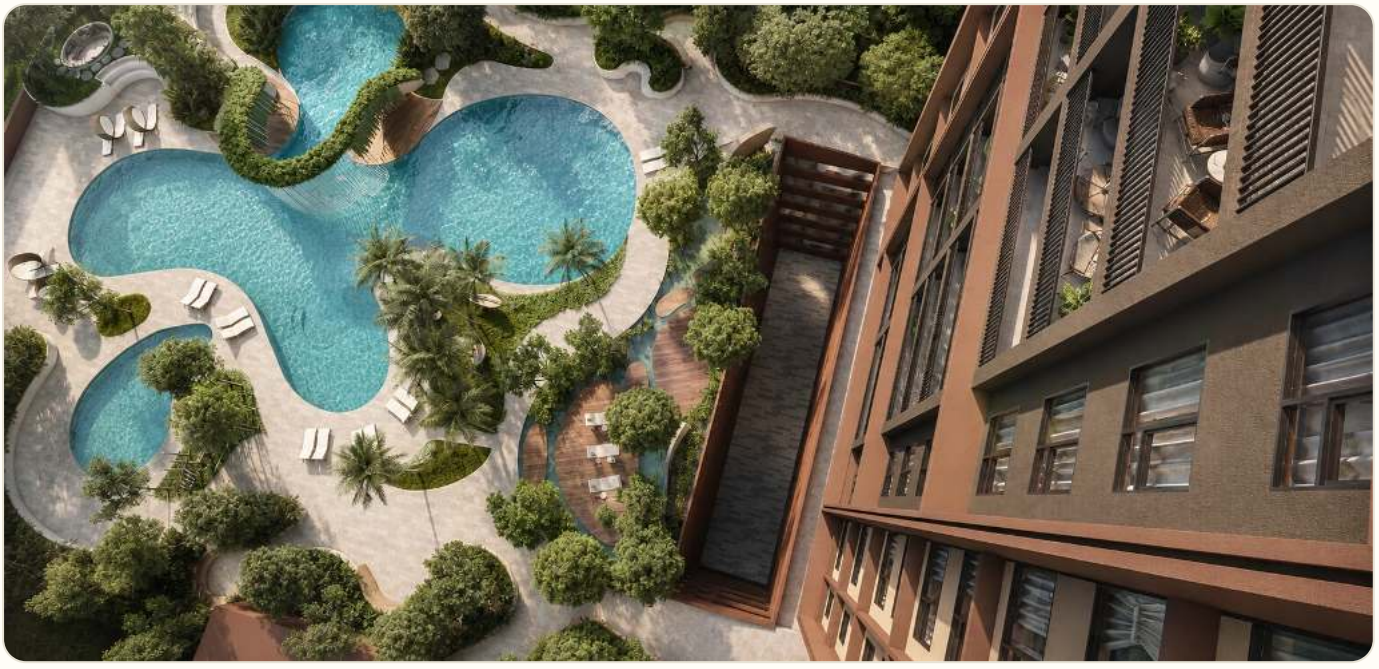
MONT KIARA · FREEHOLD · BUYER'S GUIDE

Aosis Mont Kiara Complete Guide: Price List, Floor Plans & Is It Worth Buying?

By the Aosis Mont Kiara sales team · Updated October 2026 · about a 7 minute read



Aosis Mont Kiara, a 40-storey freehold tower on Jalan Kiara 5, Mont Kiara, Kuala Lumpur.

Aosis Mont Kiara is one of the most talked-about freehold launches in Mont Kiara, Kuala Lumpur. This is a complete, plain-English guide to the project: what it is, the concept behind it, the arrival experience, the facilities across its two amenity levels, the floor plans and sizes, the show unit, the location, indicative pricing, and an honest take on whether it is worth buying.

If at any point you want the latest price list, the full floor plans, or availability for a specific unit, you can message us on WhatsApp and we will send everything over. No pressure, and no need to book a viewing unless you want to.

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THE OVERVIEW

What is Aosis Mont Kiara?

Aosis Mont Kiara is a freehold residential development on Jalan Kiara 5, in the established heart of Mont Kiara. It is developed by Modern Plus Sdn Bhd, a subsidiary of the Malaysian developer JKG Land Berhad.

Instead of packing hundreds of small units into a block, Aosis takes a deliberately low-density approach: just 244 homes in a single 40-storey tower, with typically only eight residences per floor, each reached through private entrance lobbies. The result is a high-rise that lives much more like a landed home.



A single low-density tower set on roughly 2.44 acres of freehold land.

DEVELOPER	Modern Plus (JKG Land Berhad)
ADDRESS	Jalan Kiara 5, Mont Kiara, Kuala Lumpur
TENURE	Freehold
LAND AREA	About 2.44 acres
THE TOWER	40 storeys, 244 residences
DENSITY	About 8 homes per typical floor
SIZES	1,648 to 3,856 sq ft
COMPLETION	Targeted Q3 2029

> All figures in this guide are indicative and based on the developer's materials. Please confirm the latest specifications, sizes and pricing with the sales team before making any decision.

THE CONCEPT

The Semi-D in the Sky concept

The idea at the centre of Aosis is what the developer calls a Semi-D in the Sky: the space, privacy and feel of a landed semi-detached home, lifted into a tower with city and greenery views. A few design choices make that more than a tagline:



Generous ceilings and wide frontages give each home a landed, light-filled feel.

- Only about eight homes per typical floor, which means few neighbours and quiet corridors.
- Private entrance lobbies for genuine everyday privacy, closer to a landed home than a condo.
- Generous floor areas, from 1,648 sq ft up to 3,856 sq ft, with ceilings around 3.05 m.
- Freehold land on roughly 2.44 acres, which is increasingly scarce in Mont Kiara.

FIRST IMPRESSIONS

The arrival experience

Aosis puts real effort into the journey from the street to your front door, rather than a single lobby. There are three moments worth knowing about.



A gated, landscaped arrival sets the tone before you reach the tower.

Dual drop-off

The ground level is arranged around a sheltered dual drop-off, so residents and guests can arrive without the usual queue, framed by mature landscaping on either side.

The cascade

From the drop-off, a landscaped cascade of greenery and water steps up toward the residential lobby, turning the walk in from the car into a calm, resort-like transition.



The cascade: a green, layered approach between the drop-off and the lobby.

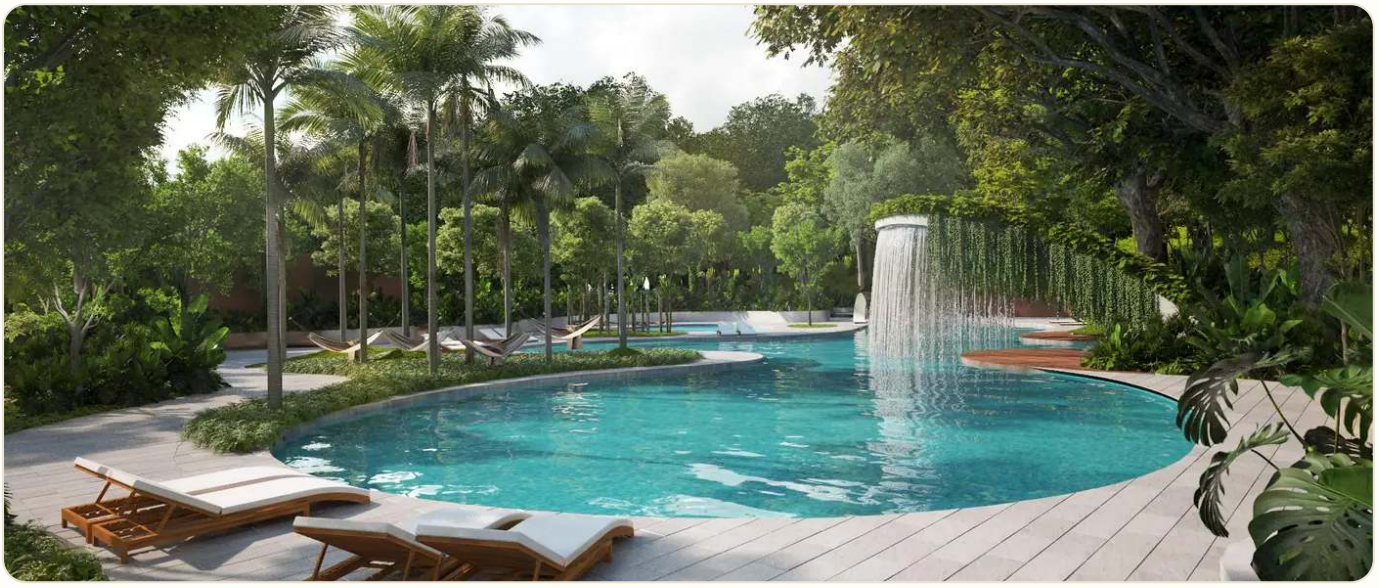
Grand lobby and arrival lounge

The arrival lounge and grand lobby are double-volume spaces finished in stone and timber, closer to a boutique hotel than a residential block, and they double as a space to receive guests.

THE LIFESTYLE

Facilities: the Level 9 garden podium

Aosis spreads its facilities across two levels. The first is a garden podium on Level 9, built around water and greenery:



The signature saltwater lagoon pool anchors the Level 9 garden.

- A signature saltwater lagoon pool at the heart of the podium.
- A secluded cove pool with a winding garden trail and a hammock island.

- A children's play garden and family lawn.
- A lily-pad garden walk, a co-working lounge and a sky dining pavilion.





THE LIFESTYLE

Facilities: the Level 39 rooftop

The second amenity level crowns the tower on Level 39, trading the garden for the skyline:



Cloud Park: sky lounges and a sky BBQ opening onto the KL skyline.

- A fully equipped sky gym with a running track and sweeping views.
- A sky wellness studio for yoga and quiet reset, high above the city.
- Cloud Park sky lounges and a sky BBQ for entertaining.
- A star field for glamping under the Kuala Lumpur night sky.





Want to see these spaces in detail?

Learn more on WhatsApp

LAYOUTS

Floor plans and sizes

Aosis offers seven core residence layouts plus penthouses, all freehold and all with ceilings around 3.05 m. The three- and four-bedroom homes run from 1,648 sq ft to roughly 2,279 sq ft, and most come with a utility and a private lift lobby.



Type A

1,648 sq ft

3 Bed · 3+1 Bath



Type C

2,037 sq ft

3 Bed · 3+1 Bath · Utility



Type D

2,279 sq ft

4 Bed · 4+1 Bath · Utility

Above these sit a limited number of freehold penthouses, running up to 3,856 sq ft, with the building's best orientation and views.

> To receive the full set of floor plans, exact sizes and orientation for any type, message us on WhatsApp or browse the floor plans page. We will send the specific layout you are interested in, free of charge.

A LOOK INSIDE

Inside the show unit

The show unit is fitted out around the Type D four-bedroom layout and gives a good sense of the proportions: a wide living and dining space, a practical dry and wet kitchen arrangement, and bedrooms that comfortably take a king bed with room to spare.



The Type D show unit: a wide, light-filled living and dining area.

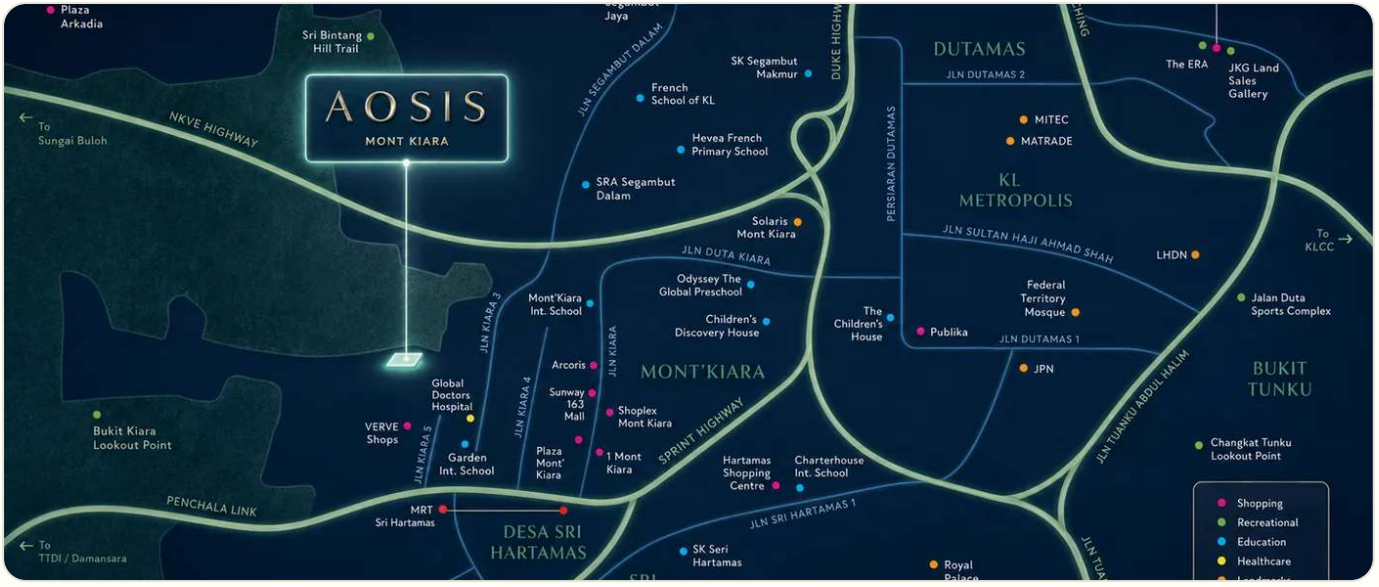
What stands out in person is the ceiling height and the window width, which is where the Semi-D in the Sky idea becomes obvious. It reads as a home rather than an apartment.

> Show unit finishes and furnishings are for illustration. The handover specification may differ, so always confirm the final materials and fittings with the sales team.

THE ADDRESS

Location and connectivity

Aosis sits in the middle of everything that makes Mont Kiara one of Kuala Lumpur's most sought-after addresses, with much of it walkable.



Walking distance to international schools, shops and healthcare.

Schools

Garden International School is about 500 m away and walkable, with Mont Kiara International School and several nurseries close by.

Shopping and dining

VERVE Shops Mont'Kiara is about 400 m away, with 163 Retail Park and Plaza Mont Kiara a short drive on, covering groceries, cafes and restaurants.

Healthcare

Global Doctors Specialist Centre is roughly 700 m away, with Sri Kota and Pantai Hospital reachable within a short drive.

Access and highways

The address connects directly to SPRINT, NKVE, DUKE and the Penchala Link, putting the city centre, Bangsar and Petaling Jaya within easy reach.

Have a question about the area?

Ask us anything

PRICING

Aosis Mont Kiara pricing

Pricing at Aosis scales with the layout, the floor and the view, so a single headline number rarely tells the real story. As a rough guide to how the range is structured:

- The three-bedroom homes, from 1,648 sq ft, are the entry into Aosis.
- The larger four-bedroom layouts, around 2,200 sq ft and up, sit in the middle of the range.
- The freehold penthouses, up to 3,856 sq ft, sit at the top with the best views.

> Because pricing depends on the exact unit and moves with availability, the fairest thing we can do is send you the current price list for the layout you want. Request the latest Aosis Mont Kiara price list on WhatsApp or via the price page.

THE VERDICT

Is Aosis Mont Kiara worth buying?

For the right buyer, Aosis brings together things that are genuinely hard to find in one place in Mont Kiara: freehold ownership, landed-style space, real privacy at about eight homes a floor, a walk-to-everything location, and two full levels of resort facilities. Whether you buy to live or to invest, the freehold title plus a prime Mont Kiara address is what gives it staying power.

As always, the right answer depends on your budget, the specific unit and how it compares to the alternatives you are weighing. The best way to judge it is to see the floor plan and price for the unit you have in mind, and to walk the show unit when you are ready.

Why enquire through us

- We send the latest price list and real-time availability, not a generic brochure.
- We match you to the right layout and orientation for your budget and plans.
- We arrange a viewing around your schedule only once you actually want one.

Everything is no-obligation. Ask as many questions as you like first, and decide in your own time.

GET THE DETAILS

Want the full picture on Aosis Mont Kiara?

Message us on WhatsApp for the latest price list, floor plans and availability, or just to learn more. A straight answer, no pressure, and a viewing only when you are ready.

Message us on WhatsApp **Visit the website**

WhatsApp or call +60 10-306 0710 · contact@aosis-montkiara.my · aosis-montkiara.my

Visit https://aosis-montkiara.my or message +60 10-306 0710 for the latest information. This is an independent marketing guide for the Aosis Mont Kiara residences; all details are indicative and subject to change. Confirm final specifications, sizes and pricing with the sales team.