

Your Ultimate Lifestyle Resort Living



A ONE-OF-ITS-KIND RETREAT-STYLE DEVELOPMENT OFFERING MODERN COUNTRYSIDE LIVING AMONGST ACRES OF NATURAL GREEN SURROUNDINGS WITHIN KLANG VALLEY.



### COME HOME TO A VACATION THAT YOU DESERVE



COOL MORNING CLIMATE

### Nature in All Its Revitalising Glory

Across lush acreages of unspoilt landscapes, pristine lakes and rolling hills swathed in cool mist. Find a green hideaway patiently awaiting your discovery.



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#### Private & Exclusive Community

Tucked away in the quiet suburban of Semenyih, where acres of natural green surroundings envelope an urban sanctuary made for like-minded individuals with an affinity for nature and the countryside lifestyle.

Your arrival to this safe haven is welcomed by the finest security features, from watchful eyes of professionally trained armed security guards and over 200 CCTVs, to an ten feet high perimeter fencing surrounding the enclave.







FAR-REACHING VIEWS OF THE COUNTRYSCAPES



### 584 ACRES RETREAT-STYLE MASTER PLAN

Live the countryside dream in a place where rural charm meets modern luxe, and get in touch with what really matters. Experience luxury living amongst organic beauty as you wander through vast greenscapes within a self-sufficient environment, and discover life when it's always on the greener side.

CASCADING STREAMS

# BREATHE DEEPLY AND SAVOUR LIFE SLOWLY



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### When Greens Meet Blues, in a Horizon Made for More Than Two

Explore over 35 acres of large private greeneries, where vast emerald landscapes of undulating hills and valleys come naturally adorned with a collection of meandering streams, lakes, wetlands, and ponds, presenting a canvas for you and your loved ones to bond.





GENTLE BABBLING CREEKS



FLOATING DECK BY PRISTINE LAKES



Reminisce the old days when modesty was the benchmark for quality of life.

Go back to basics and share the beauty of life's simplicity with your loved ones. Spend casual mornings and romantic evenings by the rustic pontoon deck that extends over the pristine lake, or let the inner free-spirit go wild with the younger generation by running alongside the quiet waters and simply breathing in the crisp fresh air that the countryside has to offer.





#### THE ANYARA DE SERVER DE SE

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### Retreat-Style Facilities

Furnished with bespoke services and finely-crafted facilities to enable pleasure, play and peace for residents, The Anyara Reserve Lifestyle Hub is a thoughtfullycurated community pavilion that ensures you'll come home to a retreat where you and your loved ones come first.





ENTRANCE TO THE ANYARA RESERVE LIFESTYLE HUB, BLANKETED IN VERDANT GREENS AND RADIANT BLOOMS.





RESIDENTS' READING LOUNGE

### AWAY FROM THE BUSTLE OF THE CITY, AND INTO AN IDYLLIC REFUGE

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EVENT SPACES IMMERSED IN GREENS



### Spaces for Celebration, Places for Rejuvenation

Experience is the essence of The Anyara Reserve Lifestyle Hub. Relax and reset with wellness rituals. Luxuriate in spas and bathhouses, calm the mind in the Yoga Deck, and unwind by the Pavilion Lounge.

Otherwise, make a toast to unbreakable bonds in intimate farm-to-table restaurants and biophilic banquet halls that also doubles as a community kitchen.



### Emphasis on Experiences

Slow down, still the mind, and take time to focus on your desires. Whether it's your routined morning flow up in the Yoga Deck at sunrise, or an indulgent deep massage at the Spa Pavilion – there are various tranquil spaces designed for the body, mind and soul to flourish. Be it a personal restorative journey or get-togethers in the name of kinship, experience it all while gazing into the infinite skies and endless greenscapes.









Ease the soul while melting in the soothing waters of the natural hot springs that will appease to the demands of the flesh.

Let the calming scents of warm wood cleanse the mind in the privacy of indoor thermal baths, or soak outdoors to nature's orchestra.

### An Appetite for the Natural

Relish the cool, quiet atmospheres of the surrounds over hearty nourishments in modern cafés and farm-to-table restaurants, while witnessing nature taking its course from dusk to dawn.





FARM-TO-TABLE DINING CONCEPT





### LET THE CHANGING LIGHTS HYPNOTISE YOU





### Timeless Beauty & Enjoyment for Generations to Come

Marvel at the majestic views from the comfort of your own home, where life moves at a different pace.

Bask in the glory of your very own retreat home, crafted exclusively in accordance to your lifestyle and made for multi-generational living.





# ABODES THAT COME TO LIFE IN THE HEART OF NATURE



BASK IN MILLION-DOLLAR BACKDROPS E



### Curated Habitats

Lounge back in the soft embrace of deep greens as gentle winds and rustling leaves sing a lullaby that puts you in a daze. The days for dreaming hasn't come to an end just yet, you've just simply haven't finished savouring the ones that have come to life.



SURROUNDED BY VIEWS TO CALL YOUR OWN



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### Wellness Meets Farmland

Find peace and strengthen family ties healthily amidst green surroundings that weave naturally into your lifestyle. Take part in farming and stroll through orchards, while introducing the beauty of agriculture and nature to the young ones. Perfect for lovers of the great outdoors.





YOUR PLACE IN NATURE WITH A DASH OF LUXURY





## PERFECT HIDEAWAY



HOST DIVINE DINNERS IN THE OUTDOORS Contraction and the



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### Fresh Farm-to-Plate Indulgences

They say, "You are what you eat". Embrace a healthier lifestyle from the air that you breathe, down to the food on your plate. Tantalise your tastebuds when you savour healthy and hearty dishes that are hand-picked from the local farm and carefully plated in local diners within Anyara Hills. Host al fresco gatherings or have picnics in your own garden where vegetables and fruits are harvested from your very own backyard.





Whether it's your take on a modern orchard house, floral garden, organic farm or a tropical retreat abode, experience the pinnacle of luxury with unparalleled privacy and freedom when you build the home of your dreams within a low-dense environment.

Expansive freehold lots of 1 acre ensures like-minded neighbours are nearby but not at your doorstep, allowing more room for privacy and spaces for solitude – perfect for families and the generation after.



BUILD YOUR LEGACY AMONGST LUSH UNDULATING LANDSCAPES







Retreat-Style Master Plan



Freehold Retreat Land



Wide Open Spaces & Greenery



Gated & Guarded with Armed Guards

200 +CCTVS

with 10 Feet Security Fencing



to KL City Centre via New Bypass Road



Countryside Scenery



Pristine Landscapes

Healthy Lifestyle in the Outdoors



Natural Hot Springs



Unique Event & Dining Spaces



Farming Support Services



Attractive Durian Rewards



### By the Quiet of Semenyih

Nestled in the hushed suburbs of Semenyih, Anyara Hills is the tranquil home away from home you've been searching for in a modern world.

Situated only 30KM from Kuala Lumpur City Centre via the new bypass road, discover the luxury of tranquility and charming countryside lifestyle encapsulated by nature only about a 25-minute drive.

The urban sanctuary is accessible via 6 major expressways within Klang Valley including ELITE, SILK, LEKAS, CKE, EKVE and SUKE.

Incredibly close to nearby amenities, yet still far-flung enough to transport you away from the metropolitan buzz.





Tan Sri Kong Hon Kong

When I first acquired the land, I was captivated by its terrain, recognising it has a lot of character and potential to be transformed into something extraordinary.

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Anyara Hills is a unique retreat-styled development that preserves the natural topography, enabling residents to enjoy nature at its best. With wide open spaces to encourage healthy living, it realised my vision to create a one-of-its-kind project in Malaysia offering a peaceful countryside environment adorned with rolling hills.

– Tan Sri Kong Hon Kong

#### KEY CONSULTANTS' STATEMENT



Julien Hodson-Walker Landscape Architect Walrus Design Sdn Bhd

66 Our goal is to create a landscape where people and nature can live in harmony, and that access to natural environments can positively impact the state of wellbeing.



Clement Wong Master Plan Architect Clement Wong Architecture

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The concept of the master plan was to understand the landform and unleash its potential... and we simply worked in favour to preserve, complement and enhance its diverse features.

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By design, Anyara Hills is a unique blend of two world where an authentic countryside lifestyle experience comes with modern security systems that are similar to the likes of our previous projects including Sierramas, Desa ParkCity, KLCC, and prisons.

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The late Richard Dimmick Security Consultant GDSS Systems Sdn Bhd

### KHK LAND

KHK Land is built with commitment towards creating meaningful and comfortable living experiences through the development of luxury residences.

Some of the past projects under the brand's belt include high-end properties in Australia such as luxury residences, townhouses, high-rise apartments and retreats, as well as residential parks.

Their flagship project, STH BNK by Beulah is a revolutionary AU\$2 billion dual skyscrapper development that's set to be the tallest tower and vertical garden in Australia, housing the Four Seasons Hotel Melbourne, over 25,000sqm of world-class experiential retail, and more.

With a diverse portfolio ranging from property developments to financial investments and plantations, KHK's goal is to deliver excellency in every aspect of their operations.













Ground Floor, Tower 1, Avenue 3, The Horizon No. 8, Jalan Kerinchi, Bangsar South 59200 Kuala Lumpur, Malaysia

019 660 6511 anyarahills.com



A FRESH CONCEPT BY