



## Luxury 1 Bed Duplex Apartment For Sale in M City Kuala Lumpur Malaysia



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | Niall Madden  |
| Bedrijfsnaam:     | Esales Property Limited   |
| Mistlampen:       | United Kingdom  |
| Experience since: | 2002  |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefoon:         |   |
| Languages:        | English   |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 252,299.94 |

### Locatie

|                             |              |
|-----------------------------|--------------|
| Aanbevolen Auto Onderdelen: | Malaysia     |
| Staat/Regio/Pronvincie:     | Kuala Lumpur |
| Plaats:                     | Kuala Lumpur |
| Adres:                      | Jalan Ampang |
| Postcode:                   | 50450        |
| Geplaatst:                  | 07-01-2025   |

### Omschrijving:

Luxury 1 Bed Duplex Apartment For Sale in M City Kuala Lumpur Malaysia

Esales Property ID: es5554427

2-07-23A M-City Ampang, 326

Jalan Ampang, 50450 Kuala Lumpur

A Symphony of Urban Living: Exquisite 1-Bedroom Duplex Apartment in M-City Ampang, Kuala Lumpur

### URBAN OASIS: MODERN DUPLEX IN THE HEART OF PRIME EMBASSY ROW

Embrace the epitome of luxury living with this exquisite M-City property boasting unparalleled views and world-class amenities. M-City boasts of having its own hanging gardens located on a 5-acre site along the Embassy Row at Jalan Ampang, Kuala Lumpur.

The development comprises of SOHO, serviced apartments and boutique retail shops. It embraces a



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Garden City Living theme featuring an innovative landscaping concept with its multi-level thematic vertical gardens.

M-City also has provisional Green Building Index and BCA Green Mark certifications for its many sustainability efforts, which include using recyclable construction materials manufactured in environmentally sustainable ways, rainwater harvesting, water treatment system, high efficiency T5 lighting in the common areas, energy-efficient air-conditioning, Green roof for insulation and heat absorption, and automated waste collection system for solid waste disposal. The high-performance glass exterior façade insulates the building from traffic noise and allows plenty of natural light into the units; this reduces the need for artificial indoor lighting and cuts down on heat transfer. The car park ventilation system is controlled by carbon monoxide sensors to ensure air quality.

This 1-bedroom duplex unit is located on the 7th floor facing the garden with a lagoon running through with bridges and gardenwalk. It has 2 bathrooms (one on each level) and is fully furnished with kitchen, TEKA oven & induction hobs, Electrolux fridge and washer/dryer, centralised aircon, water heaters.

#### A Haven of Sophistication:

This two-story duplex apartment, spanning an impressive 91 square meters, boasts a contemporary design aesthetic that seamlessly integrates elegance with functionality.

\* **Living Spaces:** The open-plan living area, bathed in natural light, creates a sense of spaciousness and effortless flow. The thoughtfully designed layout maximizes space, offering a seamless transition between the living room, dining area, and modern kitchen.

\* **Gourmet Kitchen:** The fully equipped kitchen is a culinary enthusiast's dream, featuring sleek countertops, high-quality appliances, and ample storage space.

\* **Bedroom Sanctuary:** The generously proportioned bedroom, located on the upper level, offers a peaceful retreat. It features an en-suite bathroom, providing a private sanctuary for relaxation and rejuvenation.

\* **Second Bathroom:** An additional bathroom on the lower level adds convenience and functionality to the apartment.

#### A World of Amenities:

Residents of M-City Ampang enjoy access to a world-class array of amenities designed to enhance their lifestyle:

\* **Infinity Pool:** Take a refreshing dip in the stunning infinity pool, offering breathtaking views of the surrounding cityscape.

\* **State-of-the-Art Fitness Center:** Maintain an active lifestyle with access to a fully equipped gym featuring the latest fitness equipment.

\* **Landscaped Gardens:** Enjoy the tranquility of beautifully landscaped gardens, providing a serene escape from the bustling city.

\* **24/7 Security:** Experience peace of mind with 24/7 security surveillance and a dedicated team ensuring the safety and well-being of all residents.



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\* Concierge Services: A dedicated concierge team is available to assist with all your needs, from arranging transportation and reservations to providing personalized recommendations for dining and entertainment.

Prime Location:

Strategically located in the heart of Kuala Lumpur, M-City Ampang offers unparalleled access to the best that the city has to offer:

- \* Vibrant City Center: Explore the vibrant city center, with its diverse range of shopping malls, restaurants, and entertainment venues.
- \* Easy Connectivity: Enjoy seamless connectivity to major highways, providing easy access to all parts of the city.
- \* Cultural Hub: Immerse yourself in the rich cultural tapestry of Kuala Lumpur, with easy access to world-renowned museums, art galleries, and historical landmarks.

A Life of Luxury:

This exquisite 1-bedroom duplex apartment in M-City Ampang is more than just a property; it's an invitation to embrace a life of luxury and convenience. Experience the pinnacle of urban living, surrounded by world-class amenities and within easy reach of all that Kuala Lumpur has to offer.

Contact us today to schedule a viewing and discover the lifestyle that awaits you in this extraordinary residence.

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## ABOUT THE AREA

Located in the heart of Ampang, this unit offers unparalleled access to the city's finest dining, shopping and cultural attractions. A leisure walk at the Ampang Hilir Lake Park is just 5 minutes away while shopping is just 10-15 mins drive to the vibrant KLCC and Bukit Bintang area. It is strategically and conveniently located surrounded by embassies and international schools (ISKL, Fairview International School). There are 2 hospitals nearby (5 mins drive to Gleneagles Hospital, KPJ Ampang Puteri Specialist Hospital).

Shopping malls (Ampang Point Shopping Centre (7mins walk), Great Eastern Mall, KLCC, TRX, Pavilion KL, Intermark, Avenue K)

There are 3 highways just 5 mins from M-City (AKLEH, MRR2 & DUKE) which makes it a breeze to get around KL without being stuck in traffic jam.

The nearest LRT (Light Rail Transit) station is Jelatek which is 1.5km away.

Experience the perfect blend of charm and sophistication with this beautiful duplex unit in M-City, offering a lifestyle of comfort and convenience in every detail. Whether it is for your own stay or for investment or Airbnb, this property is ideal in every way. Seize the opportunity to own this exquisite property – contact us to discuss next steps.



## MAiN FEATURES:

- \* 91m2 of living space
- \* 1 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Communal Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Malaysia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* Indoor infinity swimming pool with Ampang Lake, Petronas Twin Towers, KL Tower, Merdeka 118 and TRX view
- \* Unique fitness sky club
- \* 24-hour security
- \* Yoga room
- \* Aerobic room
- \* Board room
- \* Games room
- \* Indoor sports facility room
- \* Lounge room
- \* Mini theater
- \* Squash court
- \* Meeting room
- \* Thematic vertical garden
- \* BBQ facilities
- \* Clinic, restaurants, Burger King, Watsons Pharmacy, Village Grocer supermarket located at retail floor below the unit
- \* Indoor car park
- \* Booking of facilities via app

Contact us today to buy or sell property in Kuala Lumpur Malaysia fast online

### **Algemeen**

|                             |                   |
|-----------------------------|-------------------|
| Badkamers:                  | 2                 |
| Afgewerkte vierkante meter: | 91 m <sup>2</sup> |
| Lot Afmeting:               | 91 m <sup>2</sup> |

### **Rental details**

|            |    |
|------------|----|
| Furnished: | Ja |
|------------|----|

### **Lease terms**



Date Available:

## **Contact information**

IMLIX ID:

IX6.551.741

