

Star Special

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MALAYSIA PROPERTY AWARD™ 2025



FIABCI
INTERNATIONAL REAL ESTATE FEDERATION
MALAYSIA

Malaysia Property Award™ 2025

To Recognise Excellence In Real Estate Development



EXSIM

NEW AGE INGENUITY

Redefining affordable luxury

IN AN era where comfort often comes at a premium, Residensi Aman Bukit Jalil is a soaring reminder that luxury is dictated by design rather than price.

The development redefines what affordable living can be, offering families not just a place to stay, but quality homes built upon the ideals of comfort, community and ingenious design.

Every detail, from spatial planning to sustainable construction and lifestyle features, reflect a vision of making stylish living more accessible.

This groundbreaking premise has earned it recognition – with a win in the “Affordable Housing Super High Rise” category of Malaysia Property Award™ (MPA) 2025 by FIABCI-Malaysia.

For developer Gaya Kuasa Sdn Bhd, a subsidiary of Pesona Metro Holdings Bhd, the milestone represents more than a trophy, especially as it was their first attempt in what is regarded as the top honours of real estate.

“Winning the MPA on our first go is not just a profound honour but a glowing endorsement of our business philosophy – Comfort and Sustainable Living for Everyone.

“With the super high-rise segment being hugely competitive, it validates our dedication to setting new benchmarks in affordable housing,” said director Wie Hock Kiong.

“Residensi Aman Bukit Jalil proves that affordability doesn’t mean compromise.

“With the right design principles, thoughtful planning, and uncompromising quality, we delivered homes that feel premium yet remain accessible.”

Despite being a relatively new name in the industry, the award proves Gaya Kuasa’s ability to deliver superior quality in design, functionality and modern living.

“This pivotal achievement significantly boosts our credibility, reinforces consumer trust and positions our Aman brand for the international stage,” Wie said.

Set against the vibrant urban fabric of Bukit Jalil, this award-winning development stands as both a statement of purpose and a blueprint for the future – one where affordability and aspiration are no longer at odds, but in perfect harmony.

A vision realised

Nestled on a 5.62-acre site off the Bukit Jalil Highway, Residensi Aman Bukit Jalil defies the conventions of standard affordable housing.

It was conceived not as a cost-driven project, but as a design-led sanctuary that prioritises comfort, convenience, long-term livability and the embrace of nature.

There are two 42-storey blocks housing a total of 1,260 units. At 900sq ft, each three-bedroom, two-bathroom unit exceeds the standard RUMAWIP affordable housing requirement by 100sq ft.

Coupled with large windows and a balcony, it offers spaciousness and unmatched value at a price point of RM300,000.

Little wonder that it was sold out within six months.

Wie said they brought together several key features rarely found meshed in the affordable segment – ingenious design, premium amenities, community focus, convenience and connectivity.

The towers were deliberately oriented on a north-south axis, a



Experience the pinnacle of modern living at Residensi Aman Bukit Jalil, set in an amenity-rich corner of Bukit Jalil.



Gaya Kuasa director Wie Hock Kiong.

strategy to minimise solar heat gain and maximise cross-ventilation, allowing every home to remain naturally cool and bright, reducing energy dependence and improving daily comfort.

“Furthermore, we used a single-loaded corridor layout which promotes cross-ventilation and maximises natural light, creating brighter and airier living environments within.

“Even internal areas like kitchens and yards feature dedicated vent blocks to ensure continuous airflow while maintaining privacy,” he pointed out.

This thoughtfulness extends to internal floor plans. The master bedroom and its ensuite master bath are on one side of the unit, while the second and third bedrooms are on the other side, separated by the living, dining and kitchen areas.

“This physical separation reduces noise and traffic, a crucial consideration in multi-generational living.

“It effectively creates two distinct zones between the primary suite and secondary bedrooms so they feel like separate wings, affording privacy for different occupants.

“Meanwhile, the central and open-layout common areas create an inviting space for family bonding, meals and socialising,” Wie

shared of the user-centric design.

On the exterior, integrated air-conditioning ledges keep facades uniform and clutter free, while durable PU metal railings and powder-coated aluminium door frames add sophistication.

Gaya Kuasa also turned to the modern Industrialised Building System (IBS) to precast window frames, which streamlined construction and installation processes.

The towers’ in-and-out architectural form lends further depth and elegance.

A restrained palette of beige and grey tones complements the clean lines, resulting in contemporary aesthetics that elevate the development far above those of typical affordable housing.

Installation and maintenance considerations were also factored in. Concealed air-conditioning conduits ensure a clean aesthetic while simplifying installation.

Meanwhile, exposed water supply pipes, neatly aligned in pre-determined sleeves, negates the need for wall-hacking and makes maintenance a breeze.

Elevated lifestyle

Wie said they dedicated significant space to curating a truly exceptional living experience through the development’s resort-style amenity deck.

“This would rival many high-end condominiums in the Klang Valley and are meant to be vibrant social hubs catering to every generation and lifestyle,” he continued.

The centrepiece is a luxurious infinity pool framed by lush greenery that feels like an oasis straight out of a private resort.

Fitness enthusiasts can take advantage of the comprehensive indoor and outdoor gyms, while wellness seekers can unwind along the reflexology path or in the reading pavilion.

For families, there is a children’s wading pool, playground, and barbecue area, providing



Multi-tiered shrubbery frames the infinity pool reminiscent of the hanging gardens of Babylon (above). The single-loaded corridor layout (below) creates brighter and airier living environments.



ample opportunities for recreation and bonding. The expansive, multi-purpose hall has three indoor badminton courts and can easily double as an elegant event space complete with preparatory area.

For daily convenience, the ground level includes a convenience store, nursery, kindergarten, prayer room, laundry room, barber services, and the management office.

A dedicated e-hailing drop-off area with glass canopy ensures comfortable pick-ups and drop-offs in any weather.

The eight-storey parking block is separated from residential areas to minimise noise, while a two-tier security system, with guarded access and card-controlled lift lobbies, ensure peace of mind.

Unrivalled convenience

Residensi Aman Bukit Jalil’s location in a vibrant, amenity-rich corner of Bukit Jalil brings a premier lifestyle right to residents’ doorstep.

Everything is within easy reach, starting with education institutions such as the Tzu Chi International School, SK Bukit Jalil and SMK Bukit Jalil for families with children.

Also in close proximity are International Medical University (IMU), Taylor’s University and Sunway University.

Comprehensive, world-class healthcare is just minutes away, with private facilities such as Columbia Asia Hospital – Bukit Jalil, Sunway Medical Centre and Subang Jaya Medical Centre, as well as government ones like Hospital Canselor Tuanku Muhriz UKM and Hospital Kuala Lumpur.

The upcoming KL Wellness City – an integrated healthcare and wellness hub anchored by International Hospital @ KL Wellness City (KLIH) – is also slated to open its first phase by early 2026.

For international shopping,

dining and lifestyle experiences, there is the iconic Pavilion Bukit Jalil with over 1.8 million sq ft of retail space.

Also nearby is the 80-acre Bukit Jalil Park, 165-acre Bukit Jalil Golf and Country Resort with 18 holes and National Stadium Bukit Jalil, the largest in South-East Asia with a capacity of 87,500.

Connectivity is seamless via major arteries such as KESAS Highway, Bukit Jalil Highway, MEX Highway, LDP Highway and North-South Expressway.

The nearby Alam Sutera LRT Station is an alternative for those who prefer a more sustainable, car-light lifestyle.

Nature and sustainability

Residensi Aman Bukit Jalil’s philosophy of comfort and sustainability also extends to its meticulous landscaping.

As residents drive up Jalan Jalil Impian, they are welcomed home by lush, cascading greenery, softening the site’s edges and creating a wholesome, green arrival experience.

On the facilities deck, multi-tiered shrubbery frames the infinity pool, giving it the appearance of a miniature hanging garden of Babylon.

Pockets of greenery also envelop pedestrian walkways and drop-off areas, while a green corridor splits the residential towers and carpark block.

This commitment to green living is also sustainable, with low-maintenance softscape species chosen to minimise the need for excessive watering, fertilisers and pesticides.

The eco-conscious approach reduces overall upkeep costs while supporting responsible landscape practices.

Altogether, they turn the project into a living masterpiece – one that celebrates a balance between thoughtful design and nature, turning modern urban living into an expression of comfort, sustainability and enduring beauty.

RESIDENSI

Aman Bukit Jalil

An Award Winning

PROJECT BY
GAYA KUASA SDN BHD

Residensi Aman Bukit Jalil redefines the meaning of affordable living. Developed by Gaya Kuasa Sdn Bhd, a subsidiary of Pesona Metro Holdings Bhd, this thoughtfully crafted sanctuary blends modern comfort with sustainable design. Set amidst the vibrant conveniences of Bukit Jalil from Pavilion Bukit Jalil and Tzu Chi International School to seamless highway and LRT access the development spans 5.6 acres across two elegant towers.

Every detail, from the north-south building orientation to single-loaded corridors and timeless architectural form, reflects ingenuity and generosity in design. Residensi Aman Bukit Jalil is where comfort, community, and sustainability come together truly a home that defies the norms of affordable living.

Experience the pinnacle of modern living at Residensi Aman Bukit Jalil

where two residential towers rise in a vibrant, amenity-rich corner of Bukit Jalil.



WINNER
OF MALAYSIA PROPERTY AWARD™
'AFFORDABLE HOUSING
SUPER HIGH RISE'



GAYA KUASA SDN BHD
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