Project report: Alaia Titiwangsa

Facts as published, each with its source. Built by Kolaboro on 24 Nov 2026 from its public data. No verdicts.

Certificate

In short

Alaia Titiwangsa is listed as under construction in Kuala Lumpur, Malaysia, by Black Lotus Development Sdn. Bhd. The handover date on record is December 2026. A permit number is published. Transparency score: 94 of 100, rank 37 of 120 in Kuala Lumpur. 6 of 6 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: Black Lotus Development Sdn. Bhd.
source: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Location: Kuala Lumpur, Malaysia
source: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Stage: under construction
source: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Handover on record: December 2026
source: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Permit or licence number: Developer licence 20198/12-2029/0472(R); Advertising and sales permit 20198-1/12-2026/0884(A)-(S)
source: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Price from: MYR 533,000 - 1,061,000
source: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

Transparency checklist

Transparency score: 94 of 100. Rank 37 of 120 in Kuala Lumpur

[x] Developer identified by legal name: Legal name: Black Lotus Development Sdn. Bhd.

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[x] Permit or licence number published: Number published: Developer licence 20198/12-2029/0472(R); Advertising and sales permit 20198-1/12-2026/0884(A)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: December 2026

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/alaia-titiwangsa/

23 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

Sources

https://teduh.kpkt.gov.my/api/projek-swasta/20198-1

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/alaia-titiwangsa/
Free to share under CC BY 4.0, credit Kolaboro.