

Residensi

Brosur
BM



**KEMEWAHAN YANG MAMPU
DIMILIKI**





KEMUDAHAN

TINGKAT 7

1. BBQ
2. Amfiteater
3. Bilik Pesalinan Pakaian
4. Paviliun dan Ruang Terbuka
5. Taman Buaian
6. Laman Terbuka Keluarga
7. Taman Terapeutik
8. Kolam Biologi
9. Kabana
10. Padang Sentral
11. Taman Maze
12. Kolam Renang
13. Spa dan Kolam Kanak-kanak
14. Dek Renang
15. Lounge Air
16. Kolam Kanak-kanak
17. Taman Permainan
18. Tempat main Ping Pong
19. Trek Jogging Kanak-kanak
20. Trek Basikal Kanak-kanak
21. Stesen Kecergasan
22. Tempat Letak Basikal
23. Taman Reflexologi
24. Trek Jogging
25. Dewan Serbaguna
26. Gelanggang Badminton
27. Dobi
28. Kedai
29. Pejabat Pengurusan
30. Ruang Bekerja Bersama
31. Bilik Bacaan
32. Bilik Permainan (Aras Atas)
33. Gim (Aras Atas)



TINGKAT BAWAH

1. Pusat Jagaan Kanak-kanak
2. Tadika
3. Surau
4. Bilik Mel
5. Bilik Parcel
6. Tempat Turun Kereta

PELAN LANTAI

JENIS
A

KELUASAN
700 kps.

 2 Kamar Tidur

 2 Kamar Mandi



JENIS
B

KELUASAN
850 kps.

 3 Kamar Tidur


 2 Kamar Mandi



JENIS
C

KELUASAN
1,000 kps.

 4 Kamar Tidur

 2 Kamar Mandi

SPEKIFIKASI BINAAN

Struktur	Konkrit Bertetulang
Dinding	Konkrit Bertetulang / Dinding Bata
Bumbung	Konkrit Bertetulang
Tingkap	Tingkap Berbingkai Aluminium
Siling	Salutan Skim/ Plaster Siling
Pintu	Pintu Tahan Api / Timber Flush Door Lockset
Sudahan Dinding	Kamar mandi: Jubin Sehingga ke Siling Dapur: 1500mm Tinggi Jubin Dinding Ruang Dalam: Tampalan & Cat Luaran Dinding: Tampalan & Cat
Sudahan Lantai	Ruang Masuk: Jubin Ruang Tamu/Ruang Makan: Jubin Kamar Tidur: Lantai Berlapis Kamar Mandi: Jubin Dapur: Jubin Balkoni: Jubin Laman: Jubin Berbalas Penghawa Dingin (Bahagian tertentu): Turapan Simen

Kelengkapan Sanitari

WC	Jenis A, B, C	2
Sinki		2
Kepala Paip Sinki		2
Sinki Dapur		1
Kepala Paip Sinki Dapur		1
Pemegang Tisu Tandas		2

Pemasangan Elektrik

	Jenis A	Jenis B	Jenis C
Poin Lampu	12	13	14
Poin Kipas	2	2	2
Poin Penghawa Dingin	2	2	2
13 A Poin Suis Soket	10	11	12
Poin Pemanas Air	2	2	2
SMATV poin	1	1	1
Fiber Wall Socket	1	1	1
Papan Pengagihan Elektrikal	1	1	1
Poin Lonceng Pintu	1	1	1

LOKASI



Myvilla Development Sdn Bhd (843921-D) (Anak syarikat milik penuh oleh Mah Sing Group Berhad)
Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur, Malaysia
Tel: +603 9221 6888 | Fax: +603 9221 8999 | Emel: m-nova@mahsing.com.my

- No. Lesen Pemaju Perumahan: 11202/11-2026/1503(A)
- No. Permit Iklan & Jualan: 11202-4/08-2026/0898(N)-(S)
- Pihak Berkuasa Yang Meluluskan: DBKL
- No. Rujukan Pelan Bangunan: BP U1 OSC 2022 2433
- Tarikh Dijangka Siap: Februari 2028
- Nama Pemajuan Perumahan: Residensi M Nova
- Jenis Hartanah: Pangsapuri Suite
- Bebanan Tanah: OCBC Bank (Malaysia) Berhad
- Pegangan Tanah: Pajakan
- Tempoh Pajakan: 99 tahun • Tarikh Tamat Tempoh Pajakan Tanah : 19 Julai 2122
- Sekatan-Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak, atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur.
- Blok A Jumlah unit: 624 unit • Harga Jualan: Min RM466,560 – Maks RM672,960
- Blok B Jumlah unit: 624 unit • Harga Jualan: Min RM514,560 – Maks RM722,160
- Jumlah unit: 1,248 unit
- No. tempat letak kereta seunit: 1 atau 2 unit
- Tempoh Sah: 10/11/2016 sehingga 09/11/2026
- Tempoh Sah: 08/08/2023 sehingga 07/08/2026

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Reinvent Spaces. Enhance Life.

MahSing

M Nova Sales Gallery
Lot 1-G, No 68, Jalan Sibu
Taman Wahyu, 68100 Kuala Lumpur
Opens Daily: 10AM - 6PM

03 6259 6188
mnova.com.my

Residensi



NOVA

Kepong

Brosur
BI

LUXURY YOU CAN AFFORD





FACILITIES



LEVEL 7

1. BBQ Area
2. Amphitheatre
3. Changing Room
4. Pavilion & Dining Area
5. Hammock Garden
6. Family Outdoor Area
7. Therapeutic Garden
8. Bio-Pond
9. Cabana
10. Open Lawn
11. Maze Garden
12. Swimming Pool
13. Spa & Kid's Pool
14. Pool Deck
15. Shallow Water Area
16. Ping Pong Play Area
17. Playground Area
18. Ping Pong Play Area
19. Kid's Running Track
20. Kid's Cycling / Scooter Track
21. Outdoor Fitness Area
22. Bench & Bicycle Parking
23. Reflexology Garden
24. Jogging Track
25. Multipurpose Hall
26. Badminton Court
27. Laundry
28. Shop
29. Management Office
30. Co-Working Space
31. Reading Room
32. Games Room
33. Gym


GROUND FLOOR


1. Nursery
2. Kindergarten
3. Surau
4. Mailroom
5. Parcel Room
6. E-hailing Waiting / Drop-off Point

LAYOUT PLAN

TYPE
A

SIZE
700 sf.

 2 Bedrooms

 2 Bathrooms



TYPE
B

SIZE
850 sf.

 3 Bedrooms

 2 Bathrooms



TYPE
C

SIZE
1,000 sf.

 4 Bedrooms

 2 Bathrooms

BUILDING SPECIFICATION

Structure	Reinforced Concrete Framework
Wall	Brick Wall / Reinforced Concrete Wall
Roof	Reinforce Concrete Flat Roof
Ceiling	Ceiling Board / Skim Coat Finished With Paint
Windows	Aluminium Window
Doors	Solid Core Timber Fire Door/Timber Flushed Door Locksets
Wall Finishes	Bathrooms Wall Tiles to Ceiling Height Kitchen 1500MM Height Wall Tiles Internal Wall Skim Coat & Paint Generally External Wall Plaster & Paint
Floor Finishes	Living / Dining Tiles Bedrooms Laminated Timber Flooring Kitchen Tiles Bathrooms Tiles Yard Tiles AC Ledge Cement Render

Plumbing Fitting	Sanitary and WC	2	Type A, B, C
	Wash Basin	2	
	Wash Basin Tap	2	
	Sink	1	
	Sink Tap	1	
	Toilet Roll Holder	2	

Electrical Installation	Lighting points	12	Type A	Type B	Type C
	Ceiling Fan Point	2	2	13	14
	Air Cond Point	2	2	2	2
	13 Amp Power Point	10	10	11	12
	Water Heater Point	2	2	2	2
	SMATV point	1	1	1	1
	Fiber Wall Socket	1	1	1	1
	Electrical Distribution Board	1	1	1	1
	Door Bell Point	1	1	1	1

LOCATION



Myvilla Development Sdn Bhd (843921-D) (A wholly-owned subsidiary of Mah Sing Group Berhad)
 Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur, Malaysia
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Developer Licence No: 11202/11-2026/1503(A) • Validity Period: 10/11/2016 to 09/11/2026
 Advertising & Sales Permit No: 11202-4/08-2026/0898(N)-(S) • Validity Period: 08/08/2023 to 07/08/2026
 Approving Authority: DBKL
 Building Plan Reference No: BP U1 OSC 2022 2433
 Expected Date of Completion: February 2028
 Development Name: Residensi M Nova
 Type of Property: Serviced Apartment
 Land Encumbrance: OCBC Bank (Malaysia) Berhad
 Land Tenure: Leasehold
 Lease Term: 99 Years (19 July 2122)
 Restrictions: The Land cannot be transferred, leased or mortgage without any consent from the Land Committee of Kuala Lumpur, Federal Territory
 Tower A: 624 unit • Min Price: RM466,560 – Max Price: RM672,960
 Tower B: 624 unit • Min Price: RM514,560 – Max Price: RM722,160
 Total unit: 1,248
 Accessory Parcel: 1 or 2

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

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