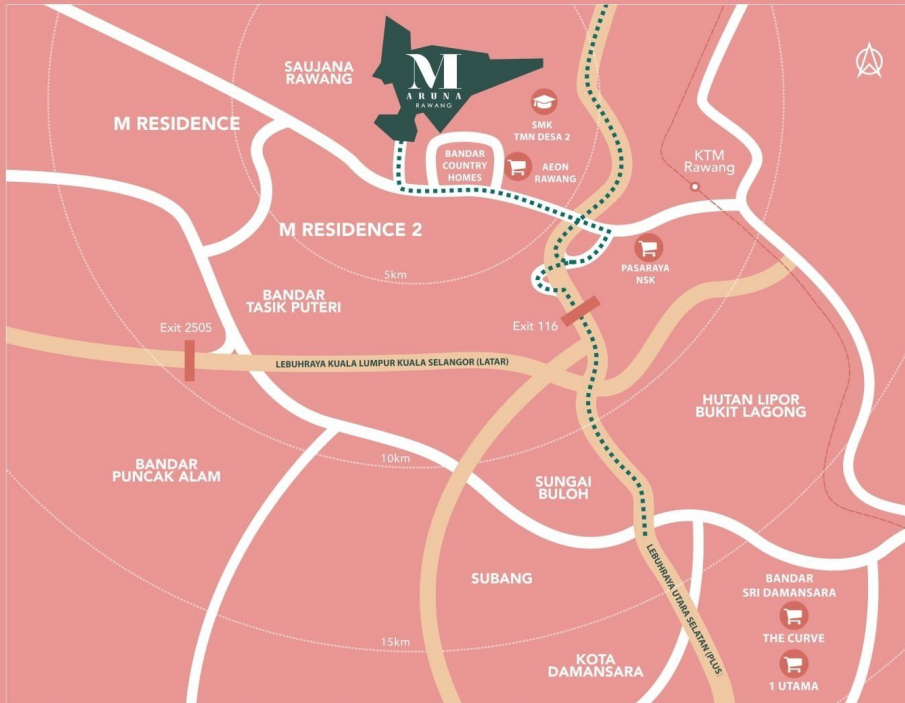




M
ARUNA
RAWANG

FASA 2

Pendidikan

SK Taman Desa	2km
SJK (C) Kota Emerald	5km
SJK (C) Kundang	8.9km
SK Sinaran Budi	9km
SK Rawang	9.4km
SK Bandar Tasik Puteri	10.6km
SJK (T) Rawang	17.5km

SMK Taman Desa 1 & 2	2.2km
SMK Seri Garing	9.3km
SMK Bandar Tasik Puteri	10.4km
SMK Seri Kundang	11.7km

Straits International School	6km
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Pusat Membeli-belah

AEON Rawang	5km
Pasar Raya NSK	8.6km
Giant Hypermarket Rawang	10.6km
Tesco Hypermarket Rawang	13.8km
The Curve	29.2km
I Utama Mall	31.7km

Perubatan

Selgate Hospital (Future)	4km
KPJ Rawang	10.6km
Hospital Sungai Buloh	19.9km

Highway

NKVE	7km
LATAR Highway	12km

KTM

Rawang KTM Station	7km
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GALERI JUALAN M ARUNA
48000 Rawang, Selangor

03 9212 8318
m-aruna.com.my

Mediterranean View Development Sdn. Bhd. No. Pendaftaran: 201301009665 (1039507-T) (Sebuah Anak Syarikat Mah Sing Group Berhad) Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur. Tel: +603 9221 6888 ext.: 663 (Talian Utama) Faksimili: +603 9222 8986 • No. Lesen Pemaju: 19392-2/11-2022/0776 (L) • Tempoh Sah: 13.11.2020-12.11.2022 • No. Permit Iklan dan Jualan: 19392-2/11-2022/0776 (P) • Tempoh Sah: 13.11.2020-12.11.2022 • Pihak Berkuasa yang Meluluskan: Majlis Perbandaran Selangor • No. Kelulusan Plan Bangunan: MPS 3/2-1371/1677/(OSC3.0)PB1(A)F2 • Tarikh: Dijangka Siap: April 2023 • Pegangan Tanah: 99 Tahun (Tarikh Luput: 2 April 2117) • Bebanan Tanah: Gadaian (Public Islamic Bank) • Jenis: Rumah Teres 2 Tingkat 20'x75' • Harga Jualan: RM798,500 (min)-RM1,824,750 (max) • Jumlah Unit: 192 Unit • Jumlah Unit belum Dijual: 5 Unit • Catatan-sekatan kepentingan: Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri •

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

PELAN UTAMA

PETUNJUK

Fasa 1

- ASTER | 20' x 60'
- BASIL | 20' x 60'

Fasa 2

- AVERY | 20' x 75'
- CARISSA | 22' x 75'
- CARYA | 20' x 75'

Fasa 3

- SIENNA | 20' x 75'
- DELPHY | 20' x 75'



PELAN TAPAK

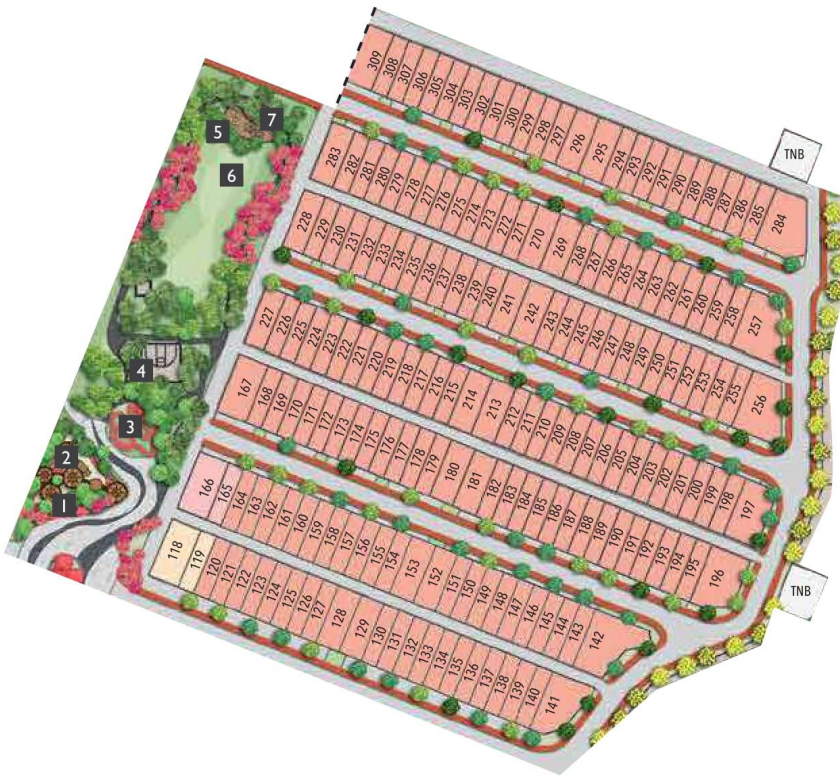


FASILITI YANG EKSKLUSIF

- 1 Buai Santai
- 2 Rumah Pokok
- 3 Trek Basikal Berhalangan
- 4 Gelanggang Bola Keranjang (Separuh)
- 5 Gazebo
- 6 Kawasan Lapang
- 7 Zon Permainan Kanak-kanak

PETUNJUK

- AVERY | 20' x 75'
- CARISSA | 22' x 75'
- CARYA | 20' x 75'





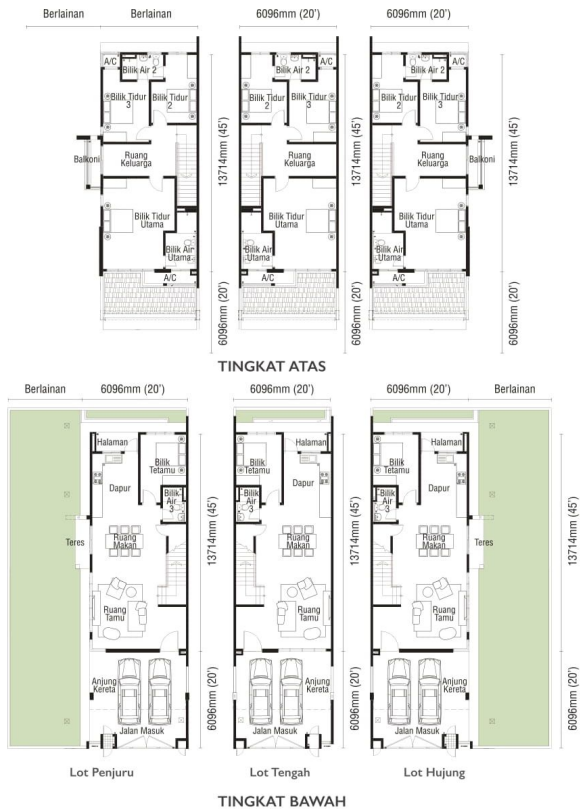
Gambaran Sebenar

AVERY

Rumah Teres 2 Tingkat
4 Bilik Tidur + 3 Bilik Air

Keluasan Tanah
20' x 75'

Keluasan Unit
2,059 kps



SPESIFIKASI

Struktur	Konkrit Bertetulang
Dinding	Dinding Batu Bata / Dinding Konkrit Bertetulang
Bumbung	Jubin Bumbung Konkrit
Kerangka Bumbung	Kekuda Bumbung
Kemasan Siling	Skim Kot / Plaster Siling
Pintu Pintu Utama / Belakang Pintu Gelangsar Bilik Tidur Lain-lain	Pintu Papan Sedatar Pintu Gelangsar Kaca Berbingkai Aluminium (Lot Hujung) Pintu Papan Sedatar Pintu Papan Sedatar / Pintu Kekisi
Tingkap	Tingkap Berbingkai Aluminium
Lantai Ruang Tamu, Ruang Makan Bilik Tetamu Utiliti Dapur Halaman Tangga Bilik Air Utama Bilik Air 2 dan 3 Bilik Tidur Utama Bilik Tidur 2 dan 3 Anjung Kereta Jalan Masuk	Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin
Kemasan Dinding Dapur Bilik Air 1 & 2 Bilik Air Utama Dinding Luaran Dinding Dalam	Jubin Setinggi 1500mm / Plaster dan Cat Jubin Setinggi Siling Jubin Setinggi Siling Cat Cat
Kelengkapan Sanitari Singki Dapur Tandas Kepala Pancuran Besin Pemegang Tisu Tandas	1 3 3 3 3
Kelengkapan Elektrik Punca Lampu Punca Kuasa Punca Dinding Kipas Punca Televisyen Punca Pemanas Air punca lampu pintu Punca Loceng Pintu Punca Aircond Punca Autogate Bekalan Kuasa Elektrik	20 14 5 1 1 1 1 2 1 Fasa Tunggal
Kabel Telekomunikasi Gentian Soket Dinding	1
Kunci	Set Kunci Berkualiti
Barangan Sanitari	Set Sanitari Berkualiti
Lain-lain Pagar	Dinding Batu / Konkrit / Pagar Keluli / Pagar Berantai



Gambaran.Sebener

CARISSA

Rumah Teres 2 Tingkat
4 Bilik Tidur + 5 Bilik Air

Keluasan Tanah
22' x 75'

Keluasan Unit
2,575 kps



SPESIFIKASI

Struktur	Konkrit Bertetulang
Dinding	Dinding Batu Bata / Dinding Konkrit Bertetulang
Bumbung	Jubin Bumbung Konkrit
Kerangka Bumbung	Kekuda Bumbung
Kemasan Siling	Skim Kot / Plaster Siling
Pintu Pintu Utama / Belakang Pintu Gelangsar Bilik Tidur Lain-lain	Pintu Papan Sedatar Pintu Gelangsar Kaca Berbingkai Aluminium (Lot Hujung) Pintu Papan Sedatar Pintu Papan Sedatar / Pintu Kekisi
Tingkap	Tingkap Berbingkai Aluminium
Lantai Ruang Tamu, Ruang Makan Bilik Tetamu Utiliti Dapur Halaman Tangga Bilik Air Utama Bilik Air 2 dan 3 Bilik Tidur Utama Bilik Tidur 2 dan 3 Anjung Kereta Jalan Masuk	Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin
Kemasan Dinding Dapur Bilik Air 1 & 2 Bilik Air Utama Dinding Luaran Dinding Dalam	Jubin Setinggi 1500mm / Plaster dan Cat Jubin Setinggi Siling Jubin Setinggi Siling Cat Cat
Kelengkapan Sanitari Singki Dapur Tandas Kepala Pancuran Besin Pemegang Tisu Tandas	1 3 3 3 3
Kelengkapan Elektrik Punca Lampu Punca Kuasa Punca Dinding Kipas Punca Televisyen Punca Pemanas Air punca lampu pintu Punca Loceng Pintu Punca Aircond Punca Autogate Bekalan Kuasa Elektrik	20 14 5 1 1 1 1 2 1 Fasa Tunggal
Kabel Telekomunikasi Gentian Soket Dinding	1
Kunci	Set Kunci Berkualiti
Barangan Sanitari	Set Sanitari Berkualiti
Lain-lain Pagar	Dinding Batu / Konkrit / Pagar Keluli / Pagar Berantai



Gambaran Artis

CARYA

Rumah Teres 2 Tingkat
4 Bilik Tidur + 3 Bilik Air

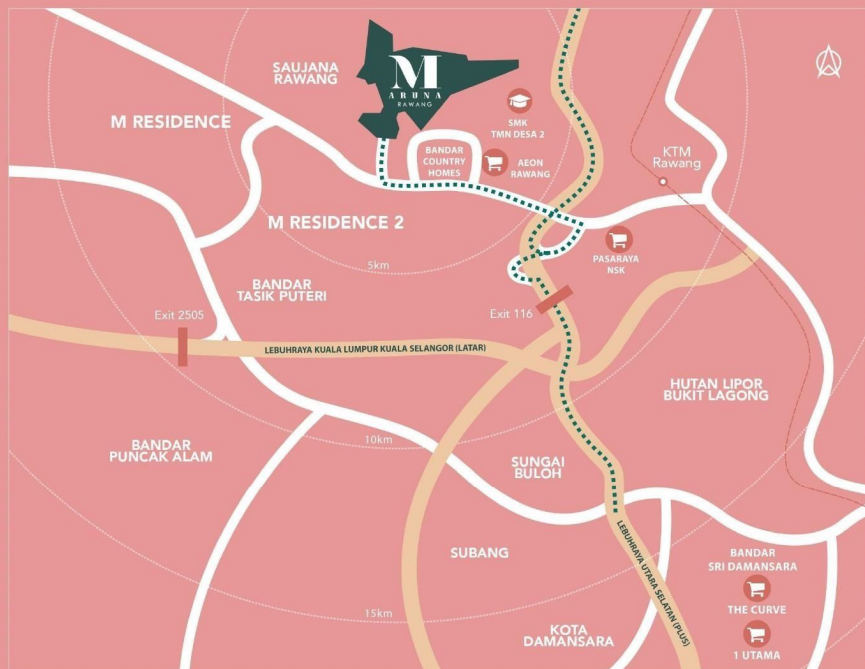
Keluasan Tanah
20' x 75'

Keluasan Unit
1,700 kps



SPESIFIKASI

Struktur	Konkrit Bertetulang
Dinding	Dinding Batu Bata / Dinding Konkrit Bertetulang
Bumbung	Jubin Bumbung Konkrit
Kerangka Bumbung	Kekuda Bumbung
Kemasan Siling	Skim Kot / Plaster Siling
Pintu Pintu Utama / Belakang Pintu Gelangsar Bilik Tidur Lain-lain	Pintu Papan Sedatar Pintu Gelangsar Kaca Berbingkai Aluminium Pintu Papan Sedatar Pintu Papan Sedatar
Tingkap	Tingkap Berbingkai Aluminium
Lantai Ruang Tamu, Ruang Makan Bilik Tetamu Dapur Tangga Bilik Air Utama Bilik Air 2 dan 3 Bilik Tidur Utama Bilik Tidur 2 dan 3 Anjung Kereta Jalan Masuk	Jubin Jubin Jubin Jubin Jubin Jubin Jubin Jubin Lepaan Simen Lepaan Simen
Kemasan Dinding Dapur Bilik Air 1 & 2 Bilik Air Utama Dinding Luaran Dinding Dalaman	Jubin Setinggi 1500mm / Plaster dan Cat Jubin Setinggi 1500mm / Plaster dan Cat Jubin Setinggi 1500mm / Plaster dan Cat Cat Cat
Kelengkapan Sanitari Singki Dapur Tandas Kepala Pancuran Besin Pemegang Tisu Tandas	1 3 3 3 3
Kelengkapan Elektrik Punca Lampu Punca Kuasa Punca Kipas Punca Televisyen Bekalan Kuasa Elektrik	17 15 2 1 Fasa Tunggal
Kabel Telekomunikasi Gentian Soket Dinding	1
Kunci	Set Kunci Berkualiti
Barangan Sanitari	Set Sanitari Berkualiti
Lain-lain Pagar	Dinding Batu / Konkrit / Pagar Keluli / Pagar Berantai



M
ARUNA
RAWANG

PHASE 2

Education

SK Taman Desa	2km
SJK (C) Kota Emerald	5km
SJK (C) Kundang	8.9km
SK Sinaran Budi	9km
SK Rawang	9.4km
SK Bandar Tasik Puteri	10.6km
SJK (T) Rawang	17.5km

SMK Taman Desa 1 & 2	2.2km
SMK Seri Garing	9.3km
SMK Bandar Tasik Puteri	10.4km
SMK Seri Kundang	11.7km

Straits International School	6km
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Shopping

AEON Rawang	5km
Pasar Raya NSK	8.6km
Giant Hypermarket Rawang	10.6km
Tesco Hypermarket Rawang	13.8km
The Curve	29.2km
I Utama Mall	31.7km

Medical

Selgate Hospital (Future)	4km
KPJ Rawang	10.6km
Hospital Sungai Buloh	19.9km

Highways

NKVE	7km
LATAR Highway	12km

KTM

Rawang KTM Station	7km
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M ARUNA SALES GALLERY
48000 Rawang, Selangor

03 9212 8318
m-aruna.com.my

Mediterranean View Development Sdn Bhd Reg No 201301009665 (1039507-T) (A wholly owned subsidiary of Mah Sing Group Berhad) Wisma Mah Sing, Penthouse Suite 1, No.163, Jalan Sungai Besi, 57100 Kuala Lumpur. Tel: +603-9221 6888 • Developer's License No: 19392-2/11-2022/0776 (L) • Validity Period: 13.11.2020-12.11.2022 • Advertising & Sales Permit No: 19392-2/11-2022/0776 (P) • Validity Period: 13.11.2020-12.11.2022 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval No: MPS 3/2-1371/1677(OSC3.0)PB1(A)F2 • Expected Date of Completion: April 2023 • Land Tenure: Leasehold 99 years (Lease Expiry Date: 2 April 2117) • Land Encumbrance: Public Islamic Bank Berhad • Type: 2-Storey Link Homes 20'x75' • Selling Price: RM798,500 (min)-RM1,824,750 (max) • Total units: 192 Units • Total units unsold: 5 Units • Restrictions interest: The land cannot be transferred, leased or mortgaged without any consent from the Land Committee of the state authorities.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

MASTER PLAN

LEGEND

Phase 1

- TYPE A | 20' x 60' ASTER
- TYPE B | 20' x 60' BASIL

Phase 2

- TYPE AA | 20' x 75' AVERY
- TYPE CC | 22' x 75' CARISSA
- TYPE C | 20' x 75' CARYA

Phase 3

- TYPE BB | 20' x 75' SIENNA
- TYPE D | 20' x 75' DELPHY



SITE PLAN

192
Units

EXCLUSIVE FACILITIES

- 1 Hammock
- 2 Treehouse Themed Playground
- 3 Kids Bike Challenge Track
- 4 Half Basketball Court
- 5 Gazebo
- 6 Open Lawn
- 7 Kid's Playzone

LEGEND

Phase 2

- TYPE AA | 20' x 75' AVERY
- TYPE CC | 22' x 75' CARISSA
- TYPE C | 20' x 75' CARYA





SPECIFICATIONS

Structure	Reinforced Concrete
Walls	Masonry / R.C. Walls
Roof	Concrete Roof Tiles
Roof Framing	Roof Truss
Ceiling Finishes	Skim Coat / Plaster Ceiling
Doors	
Main Entrance / Rear	Flush Panel Door
Sliding Door	Aluminum Frame Sliding Glass Door (End Lot)
Bedrooms	Flush Panel Doors
Others	Flush Panel Doors / Louvered Door
Windows	Aluminum Frame Windows
Flooring	
Living, Dining	Tiles
Guest Room	Tiles
Utility	Tiles
Kitchen	Tiles
Yard	Tiles
Staircase	Tiles
Master Bathroom	Tiles
Bathroom 2 & 3	Tiles
Master Bedroom	Tiles
Bedroom 2 & 3	Tiles
Car Porch	Tiles
Driveway	Tiles
Wall Finishes	
Kitchen	Ceramic Tiles To 1500mm Height / Plaster & Paint
Bathrooms 1 & 2	Ceramic Tiles To Ceiling Height
Master Bathroom	Ceramic Tiles To Ceiling Height
External Wall	Paint
Internal Wall	Paint
Sanitary Fittings	
Single Bowl Single Drainer Sink	1
Pedestal W/C	3
Shower Head	3
Wash Basin	3
Toilet Roll Holder	3
Electrical Fittings	
Light Point	20
Power Point	14
Ceiling Fan Point	5
TV Point	1
Water Heater Point	1
Gate Light Point	1
Door Bell Point	1
Air-cond Point	2
Autogate Point	1
Electrical Power Supply	Single Phase
Internal Telecommunication Trunking And Cabling	
Fiber Wall Socket	1
Ironmongery	Quality Lockset
Sanitary Wares	Quality Sanitary Wares
Others	
Fencing	Masonry / R.C / Mild Steel Fence / Chain Link

TYPE AA

2-Storey Link Homes
4 Bedrooms + 3 Bathrooms

VERY

Land Area
20' x 75'

Build-up Area
2,059 sq.ft





SPECIFICATIONS

Structure	Reinforced Concrete
Walls	Masonry / R.C. Walls
Roof	Concrete Roof Tiles
Roof Framing	Roof Truss
Ceiling Finishes	Skim Coat / Plaster Ceiling
Doors Main Entrance / Rear Sliding Door Bedrooms Others	Flush Panel Door Aluminum Frame Sliding Glass Door (End Lot) Flush Panel Doors Flush Panel Doors / Louvered Door
Windows	Aluminum Frame Windows
Flooring Living, Dining Guest Room Utility Kitchen Yard Staircase Master Bathroom Bathroom 2 & 3 Master Bedroom Bedroom 2 & 3 Car Porch Driveway	Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles
Wall Finishes Kitchen Bathrooms 1 & 2 Master Bathroom External Wall Internal Wall	Ceramic Tiles To 1500mm Height / Plaster & Paint Ceramic Tiles To Ceiling Height Ceramic Tiles To Ceiling Height Paint Paint
Sanitary Fittings Single Bowl Single Drainer Sink Pedestal W/C Shower Head Wash Basin Toilet Roll Holder	1 3 3 3 3
Electrical Fittings Light Point Power Point Ceiling Fan Point TV Point Water Heater Point Gate Light Point Door Bell Point Air-cond Point Autogate Point Electrical Power Supply	20 14 5 1 1 1 1 2 1 Single Phase
Internal Telecommunication Trunking And Cabling Fiber Wall Socket	1
Ironmongery	Quality Lockset
Sanitary Wares	Quality Sanitary Wares
Others Fencing	Masonry / R.C / Mild Steel Fence / Chain Link

TYPE CC

2-Storey Link Homes
4 Bedrooms + 5 Bathrooms
CARISSA

Land Area
22' x 75'

Build-up Area
2,575 sq.ft





Artist's Impression Only

TYPE C

2-Storey Link Homes
4 Bedrooms + 3 Bathrooms

CARYA

Land Area
20' x 75'

Build-up Area
1,700 sq.ft



SPECIFICATIONS

Structure	Reinforced Concrete
Walls	Masonry / R.C. Walls
Roof	Concrete Roof Tiles
Roof Framing	Roof Truss
Ceiling Finishes	Skim Coat / Plaster Ceiling
Doors Main Entrance / Rear Sliding Door Bedrooms Others	Flush Panel Door Aluminum Frame Sliding Glass Door (<i>End Lot & Corner Lot</i>) Flush Panel Doors Flush Panel Doors
Windows	Aluminum Frame Windows
Flooring Living, Dining Guest Room Kitchen Staircase Master Bathroom Bathroom 2 & 3 Master Bedroom Bedroom 2 & 3 Car Porch Driveway	Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Ceramic Tiles Broom Brush Broom Brush
Wall Finishes Kitchen Bathrooms 1 & 2 Master Bathroom External Wall Internal Wall	Tiles To 1500mm Height / Plaster & Paint Tiles To 1500mm Height / Plaster & Paint Tiles To 1500mm Height / Plaster & Paint Paint Paint
Sanitary Fittings Single Bowl Single Drainer Sink Pedestal WC Shower Head Wash Basin Toilet Roll Holder	1 3 3 3 3
Electrical Fittings Light Point Power Point Ceiling Fan Point TV Point Electrical Power Supply	17 15 2 1 Single Phase
Internal Telecommunication Trunking And Cabling Fiber Wall Socket	1
Ironmongery	Quality Lockset
Sanitary Wares	Quality Sanitary Wares
Others Fencing	Masonry / R.C / Mild Steel Fence / Chain Link