

MahSing



AZURA

Setapak

Project in Setapak

StarParc Point

Total 156 units
Fully SOLD
Completed in 2012



2012

Launching Year

M Astra

GDV RM 618 mil
Total 1,426 units
Fully SOLD
Targeted to complete 2027



2022

2020

2024

M Adora

GDV RM 378 mil
Total 677 units
Fully SOLD
Completed in Sept 2023



M Azura

GDV RM 508 mil
Total 1,140 units



Setapak



Accessibility

M Azura is nestled in **Setapak, Kuala Lumpur**, boasting convenient accessibility via **Jalan Tun Razak**, **Jalan Genting Kelang**, as well as the **MRR2** and **DUKE Expressways**. Residents can fully enjoy the plethora of excellent amenities in the well-established neighborhoods of **Setapak** and neighboring **Wangsa Maju**. These include a range international, national and vernacular schools, esteemed colleges, specialised hospitals, as well as bustling malls and hypermarkets – all just a stone's throw away. Existing transit stations nearby include **LRT's Sri Rampai station (1.9km)** and **Wangsa Maju station (3.3km)**.



AMENITIES

SCHOOL

Sri Utama International School	1.8km
Fairview International School	3.5km
Universiti Teknologi Malaysia (UTMKL)	3.8km
TAR University College	4.6km

HEALTHCARE

OHANA Specialist Hospital	1.9km
Columbia Asia Hospital	4.3km
KPJ Tawakkal KL Specialist Hospital	7.6km



RECREATIONAL

Taman Tasik Sri Rampai	1.7km
Kompleks Sukan Setiawangsa	2.6km
KSL Futsal Sport Centre	2.8km
Zoo Negara	4.9km
Bukit Dinding	5.7km

SHOPPING MALL

Wangsa Walk Mall	2.2km
Aeon Big Wangsa Maju	2.3km
NSK Wangsa Maju	2.4km
Giant Setapak	2.5km
Aeon Wangsa Maju	2.7km
Setapak Central	2.9km
Aeon Big Danau Kota	3.8km
Melawati Mall	4.2km
KLCC	8.0km



M Azura



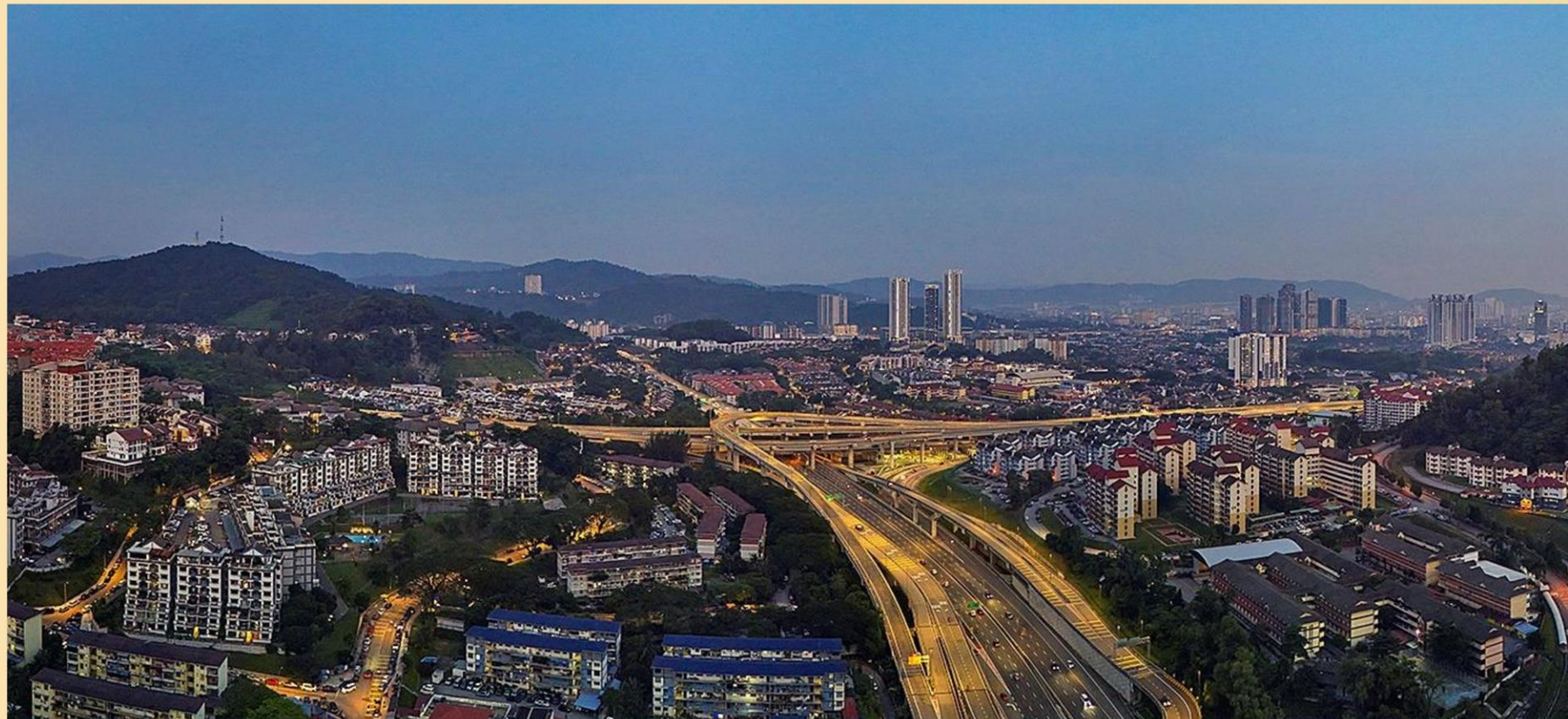
M Azura



KL City View/ South West



Mountain View/ South East



City View/ North West



PROJECT INFORMATION

PROJECT

M Azura @ Setapak

DEVELOPER

Jastamax Sdn Bhd
(A wholly-owned subsidiary of
Mah Sing Group Berhad)

LOCATION

**Lot 30228, Jalan 26/26,
Mukim Setapak,
54100 Kuala Lumpur.**

GDV

508mil

TYPE OF PROPERTY
Serviced Apartment

NO. OF TOWER
2 Tower

NO. OF FLOOR
19 units

**PROJECT
SIZE**
4.036 acres

NO. OF STOREYS
40 Storeys
(LG3A-L5: Carpark, L6: Podium,
L7-L36: Residence)

BUILT-UP AREA
Type A
700sf (2 Bedroom)
Type B
850sf (3 Bedroom)
Type C
1,000sf (4 Bedroom)

RESIDENCE PRICE
From RM 396,800

NO. OF UNITS
Tower A
570 units
Tower B
570 units
Total 1,140

Car Park
1 - 2 units

MAINTENANCE FEES
RM 0.30 (indicative)

Over 40 Facilities

Level 1

1. Drop off area
2. Mirror Walk
3. Seating Deck
4. Picnic Deck
5. Management Office
6. Parcel Room



Palm Courtyard

Level 6

7. Multipurpose/ Badminton Court
8. Pre-function Area
9. Sauna
10. Changing Room
11. Private Dining Room
12. Step Seating Terrace
13. Grand Event/ Play Lawn
14. Poolside Cabana
15. Pool Shower
16. 50m Lap Pool
17. Pool Lounge
18. Jacuzzi
19. Pool Deck
20. Pool Slide
21. Kid's Pool
22. Aqua Play
23. Playground
24. Kids Cycling Track
25. Taichi Deck / Activity Terrace
26. Outdoor Gym
27. Vitality Lounge
28. Multipurpose Social Space
29. Sitting Alcove
30. Gym
31. Skyline Seating
32. Garden Swing
33. Garden Terrace
34. Viewing Deck
35. Reflexology Path/ Garden Walk
36. Picnic Frame
37. Herb Garden
38. BBQ Pavilion & Terrace
39. Palm Courtyard

Level 6 - Upper Floor

40. Indoor Games Room
41. Co-working Room
42. Reading Room
43. Yoga Deck
44. Studio

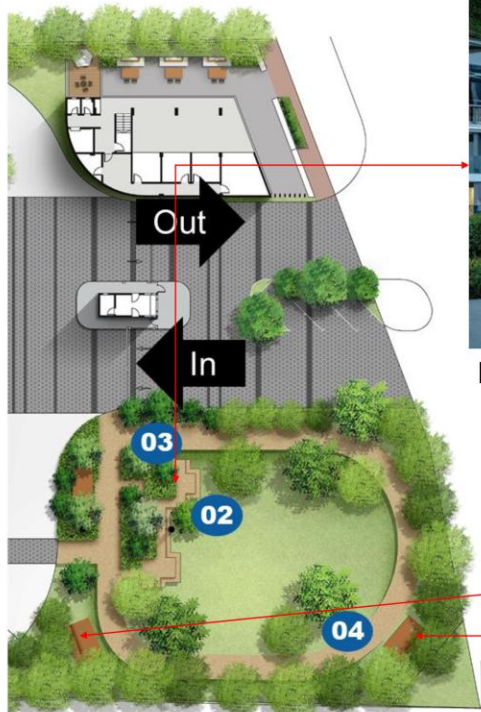


Garden Swing



Multipurpose Hall/ Badminton Court

Instagrammable Moment



Mirror Walk (2)



Picnic Deck (4)





Entrance Statement

Facilities Podium (Level 6)



7. Multipurpose/ Badminton Court
8. Pre-function Area
9. Sauna
10. Changing Room
11. Private Dining Room
12. Step Seating Terrace
13. Grand Event/ Play Lawn
14. Poolside Cabana
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LEVEL 6



**50m Lap
Pool
(16)**



**Palm
Courtyard
(39)**



A wide-angle architectural rendering of a rooftop viewing deck. The deck features a wooden plank floor and a low, light-colored concrete wall with a glass railing. On the left, there is a lush green planter area with various trees and shrubs. Three people are sitting on the deck: a man in a light blue shirt and white shorts is in the foreground, looking at a book; a woman is sitting behind him, also reading; and another person is further back, sitting on the edge of the deck. The background shows a panoramic view of a city at sunset, with a highway interchange, several high-rise buildings, and a hilly landscape under a sky with soft clouds.

Viewing Deck (34)



BBQ Pavilion & Terrace (38)



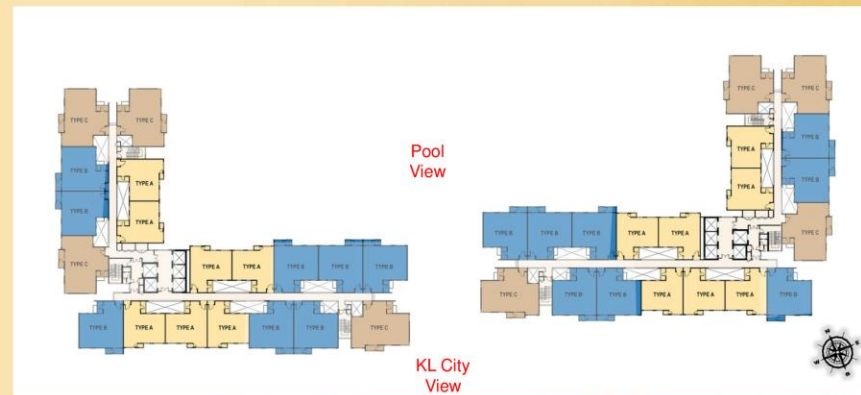
Aerial View

Unit Plan



TYPE A
700 sf
2 Bedroom
2 Bathroom

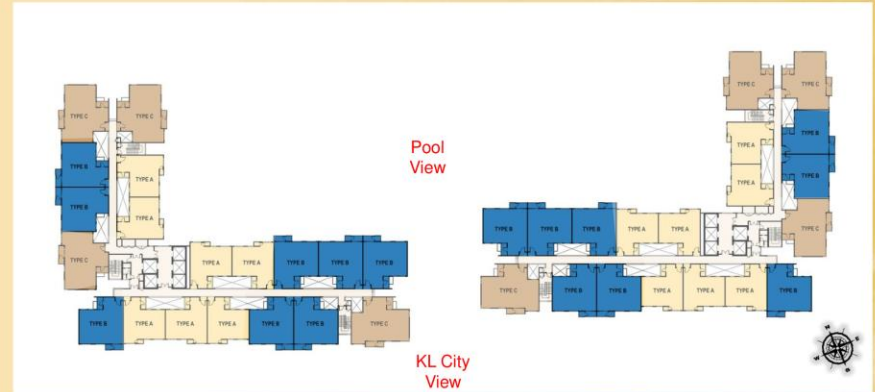
FOR INTERNAL CIRCULATION ONLY



Unit Plan



TYPE B
850 sf
3 Bedroom
2 Bathroom
Balcony

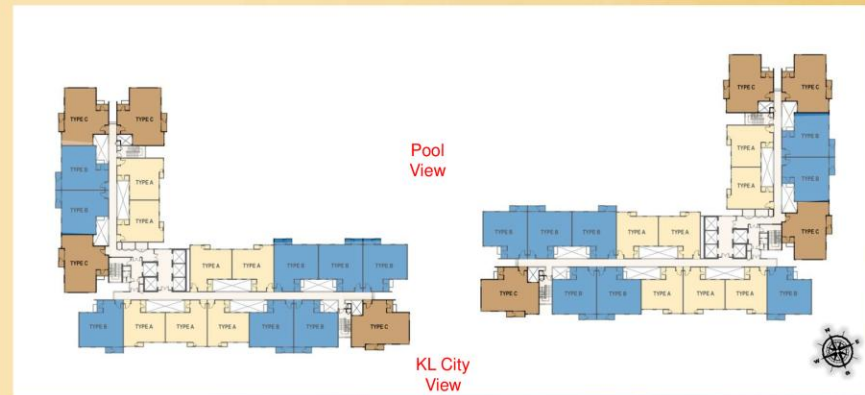


Unit Plan



TYPE C
1,000 sf
4 Bedroom
2 Bathroom
Balcony

FOR INTERNAL CIRCULATION ONLY



M AZURA TAKES SAFETY AND SECURITY SERIOUSLY IN ORDER TO PROVIDE A SAFE AND SECURE LIVING ENVIRONMENT FOR ITS RESIDENTS.

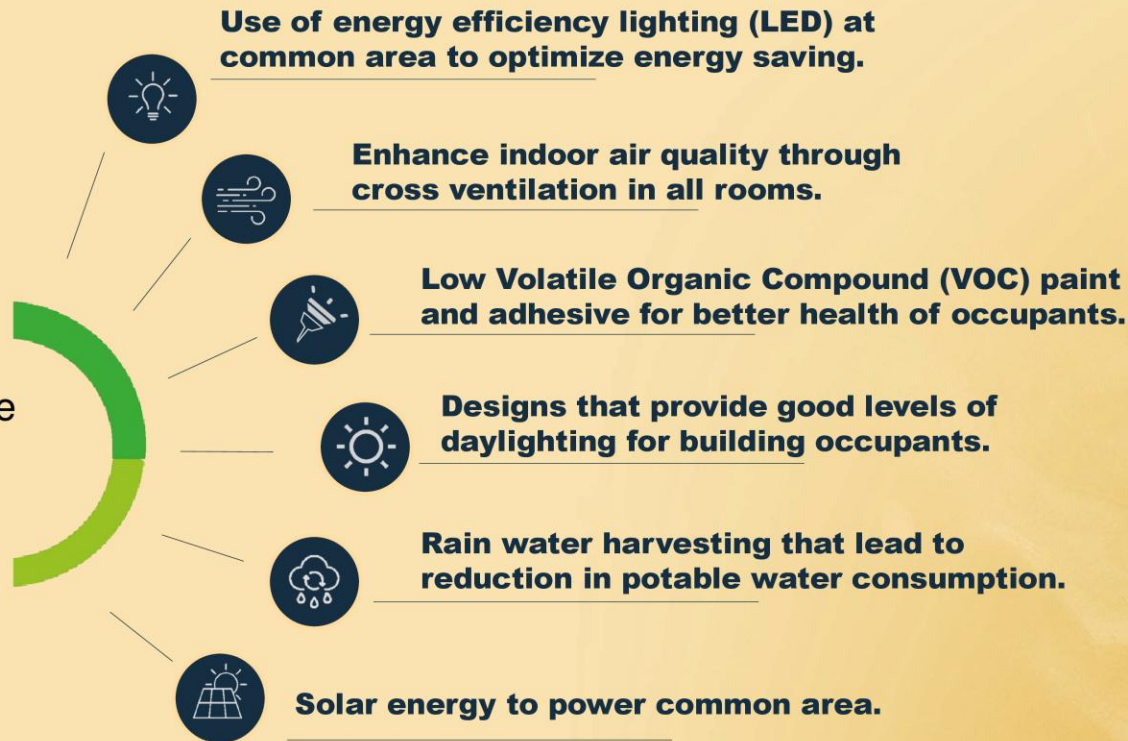
MULTI-TIER SECURITY

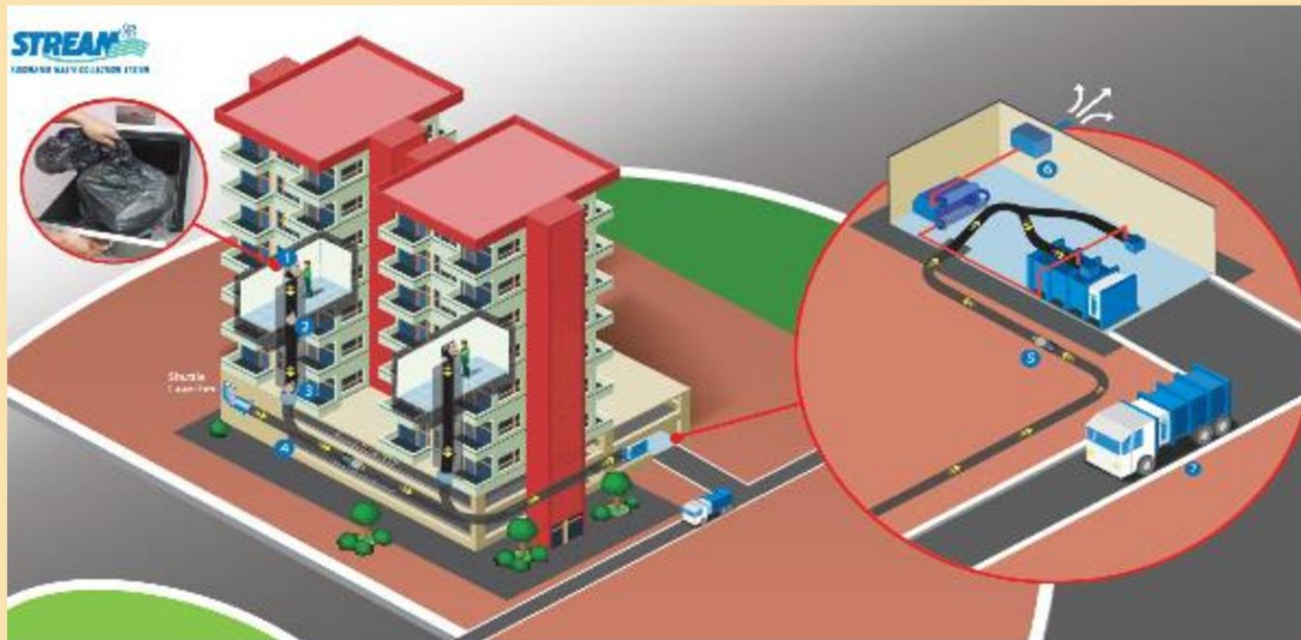
- Perimeter fencing with CCTV
- Security guardhouse
- 24/7 Security patrol
- Lift lobby – residents-only lobby access
- Elevator to designated floor only
- Barrier-free access at the facility floor





M Azura is a sustainable development with Green Feature.





- (1) Waste is discarded into volumetric control hopper doors
- (2) Waste drops down the chute
- (3) Waste is stored in a temporary storage space above a discharge valve
- (4) Waste is sucked periodically in the waste transport pipe
- (5) The shuttle is launched through the pipe periodically, which sweeps waste into the sealed container
- (6) The air is passed through an filtration system before it is released to the environment
- (7) The container is picked up for waste disposal to a landfill or waste treatment facility

AUTOMATED WASTE COLLECTION SYSTEM

- An innovation that collects and transports garbage in a fully sealed system efficiently
- No foul smell at the corridor
- No lift being occupied for garbage transportation.
- The garbage thrown by owners will be transported through a fully sealed chute at high speed to a sealed container at ground floor, all done automatically.



ELECTRICAL VEHICLE CHARGING STATIONS

the inclusion of EV chargers at M Azura aligns with our commitment to providing innovative amenities that cater to the evolving needs and lifestyles of our residents, fostering a sustainable and enriching community environment.

- Convenience
- Time-saving
- Promotes environmental sustainability
- Enhanced property value



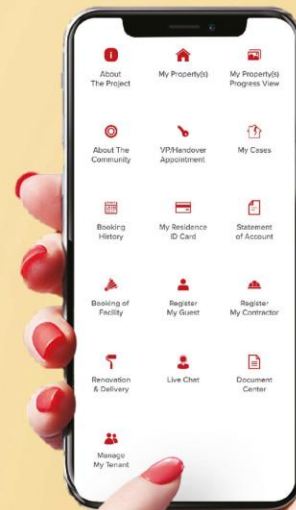


A SEAMLESS EXPERIENCE

Our Smart Community app is an all-in-one platform designed to enhance the living experience of residents in Mah Sing's properties. With its user-friendly interface and comprehensive functionality, it is an essential tool for residents looking to stay connected and informed.

SMART COMMUNITY

- Facility reservation
- Pre-register guest/ visitor
- Application for renovation and contractor
- Scheduled update of construction progress
- Tenant management
- Home improvement & maintenance services
- Live chat with Mah Sing



QLASSIC ASSESSMENT

M AZURA QUALITY OF WORKMANSHIP WILL BE ASSESSED WITH QLASSIC MEASURE AND EVALUATE THE WORKMANSHIP QUALITY BASED ON CONSTRUCTION INDUSTRY STANDARD.

Enable the quality of workmanship between different projects to be objectively compared through a scoring system.

Mah Sing project received above average QLASSIC score:

1. M Adora (85%)
2. M Oscar (85%)
3. M Aruna, Delphy (85%)
4. Meridin East Parcel 2H2 (84%)
5. The Loft Penang (83%)
6. M Vertica Phase 1 (82%) & Phase 2 (83%)



DOING THINGS RIGHT
THE FIRST TIME AND EVERY TIME

MahSing



AZURA

Setapak

THANK YOU