



M
NOVA

Inspire the journey ahead,

WELCOME TO
M NOVA.

PROJECT INFORMATION



PROJECT

M NOVA @ Kepong

DEVELOPER

**Myvilla Development
Sdn Bhd**

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

LOCATION

Kepong

TYPE OF DEVELOPMENT

Mix Development

TOTAL LAND SIZE

8.09 acres

LAND TENURE

Leasehold

LAND TITLE

Commercial

BUILT-UP SIZE (SF)

Type A 700sf (2-BR)
Type B 850sf (3-BR)
Type C 1,000sf (4-BR)

NO. OF TOWERS

3

NO. OF UNITS /STOREY

Tower A : 624 units
(33 Storeys)
Tower B : 624 units
(33 Storeys)
Tower C : TBC

TOTAL NO. OF UNITS

**1,248 units (A & B)
+ Retail 11 units
+ 1 Retail drive thru**

CAR PARK

1 - 2 car park per unit

SELLING PRICE

Indicative selling
price from
RM 318,000

STRATEGIC LOCATION

A BEACON IN THE CITY

Located at a matured neighbourhood with complete amenities, surrounded by malls, hospitals, local and international schools, lakes and parks – and with the KLCC just a short drive away (12.9km) – life at M NOVA is certainly full of inspiration.



HIGHWAYS / PUBLIC TRANSPORT



No matter you are going from home to work, study or leisure, M NOVA is right in the heart of it all.



NEARBY RECREATIONS



Nestled amongst breathtaking parks, tranquil lakes and forest reserve, all just minutes away.



1.9_{km}



**Kepong
Metropolitan Park**
Over 95 hectares of
parkland and lake

6.7_{km}



FRIM
Tropical forest
reserve and trails –
Green Lung Of KL

8_{km}



**Metropolitan
Batu Park**
280 acres outdoor
recreational park
near Kepong

NEARBY SHOPPING MALL & MARKET PLACES



Pasar Borong Selayang	1.1km
NSK Selayang	2.7km
Selayang Mall	4km
Giant Hypermarket	4.2km
Tesco Extra Selayang	6.8km
Brem Mall	7km
Aeon Mall Metro Prima	7.3km



NEARBY SCHOOLS



SMK Seri Selayang	3.8km
SMK Taman Selayang	3.9km
SMK Kepong	5.5km
St. Mary's School Kuala Lumpur	5km
Mun Choong Chinese Primary School	6km

HEALTHCARE



UiTM Medical Faculty Selayang Campus	3.7km
Hospital Selayang	4km
Taipei TCM Medical Center	6.5km

UNIQUE SELLING POINTS



Just 1.9km to the beautiful lake of Kepong Metropolitan Park



Shops and F&B, including a drive-thru unit



Uniquely landscaped facilities-deck that offers something for everyone in the family



Optimised for health - natural ventilation, energy efficient and safe materials



Grand Entrance ushers in a sense of exclusivity



Dedicated e-Hailing Pickup Point



Multi-tier Security Access



EV Charging Stations



Delivery Parcel Lockers



Dedicated Express Car Park Ramp



Automated Waste Collection System

FACILITIES PLAN

2.55 acres of well-being and recreational facilities curated for all in the family

Level 7

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



Ground Floor

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

FLOOR PLANS

TYPE

A

SIZE



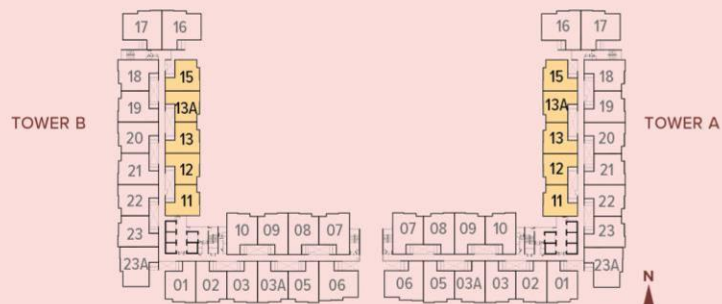
700 sf.



2 Bedrooms



2 Bathrooms



5 UNITS PER FLOOR IN EACH TOWER.



FLOOR PLANS

TYPE

B

SIZE



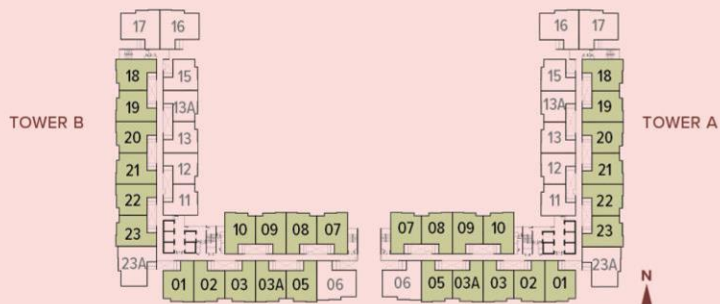
850 sf.



3 Bedrooms



2 Bathrooms



15 UNITS PER FLOOR IN EACH TOWER.



FLOOR PLANS

TYPE

C

SIZE



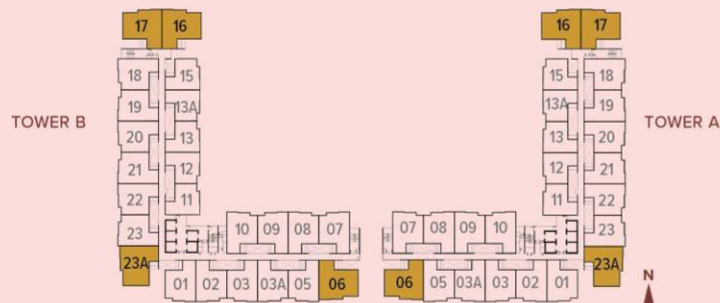
1,000 sf.



4 Bedrooms



2 Bathrooms



4 UNITS PER FLOOR IN EACH TOWER.





M
NOVA
Kepong

FACADE

Strictly for internal circulation only

Artist's impression only



Strictly for internal circulation only

FACADE

M
NOVA
Kupong

WADING
POOL

Strictly for internal circulation only

Artis Kemping only

M NOVA

Kepong


THANK YOU

MahSing

THE **EDGE**
*Top Property
Developers Awards*
2021

StarProperty
AWARDS
2021 REAL ESTATE
DEVELOPER
STARPROPERTY
ALL-STARS AWARD

BCI ASIA
AWARDS 2021
TOPTEN
DEVELOPERS 2021

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

Reinvent Spaces. Enhance Life.

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