

*The*  
MAISON  
23

3-STOREY TERRACED HOUSE

TAMAN BUKIT MANDARINA • CHERAS

a joint development between Platinum Victory & Mason Six

# The MAISON 23

Nestled in a welcoming neighborhood, Maison 23 offers just 23 residences with a touch of sophistication. Spacious homes designed for multigenerational living provide private green spaces and ample room for both togetherness and individual moments. Modern design ensures every family member thrives. Live your story here.

LOT DIMENSION

Starting from  
20' x 75'

BUILT-UP AREA

3,063 – 4,032 sqft

NO. OF BEDROOMS

7

NO. OF BATHROOMS

5



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Generational Homes

Located Next to Taman Connaught

23 Exclusive Residences

Walking Distance to Educational Institution

## Discover the perfect blend of refined living and family harmony



### Spaces Designed for Togetherness, Across Generations.

The Maison 23 offers spacious homes perfect for families. Live comfortably under one roof with plenty of space for everyone. Modern features cater to multigenerational living, creating a haven for families of all sizes. Make memories that last at The Maison 23.



Effortless movement throughout the home.

- Ground floor bedroom with en suite bath

A flexible layout for personalisation & function.

- Spacious porch that can park up to 2 cars
- Wider kitchen allows for greater visibility throughout the home
- Spacious master bedroom fitting a king size bed
- Convertible family area to cater family needs
- Dedicated EV charger isolator point
- Ready for Solar PV System installation

A haven for laughter, learning, and lasting happiness.

- Multiple rooms to cater for various activities
- Practical water heater storage for an organized bathroom

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## A Community Designed for You

The Maison 23 transcends mere housing; it's a meticulously planned haven fostering a vibrant community spirit.

### Spacious Homes

Designed for multigenerational living, fostering togetherness and individual moments of peace.

### Cozy Outdoor Yard

A serene space for relaxation within your home.

### A Close-knit Community

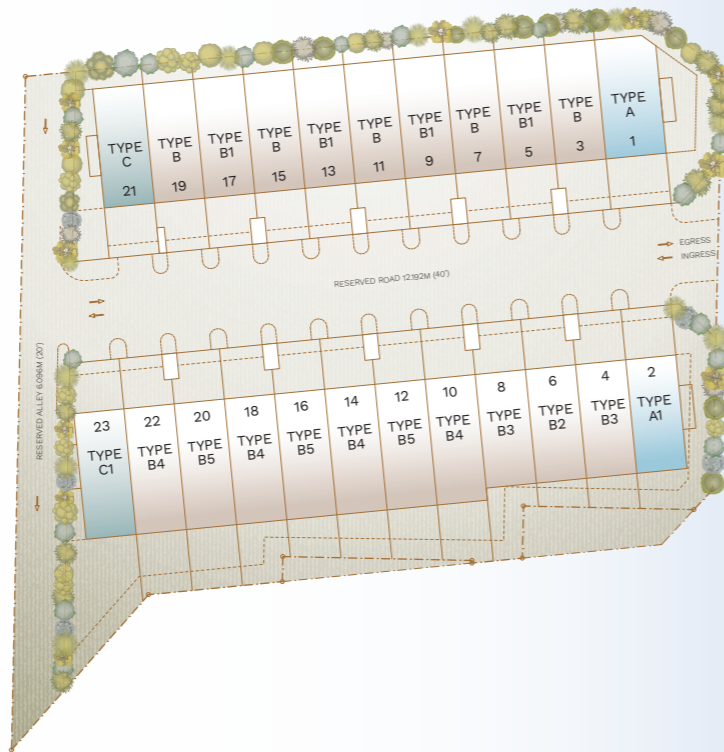
Where families connect and friendships blossom.

### Everyday Essentials at Your Doorstep

Schools, shops, and parks all within walking distance.

### Effortless Exploration

Explore the city with ease via nearby highways and public transportation.



LOT NO	TYPE	LOT AREA m <sup>2</sup>	FLOOR AREA ft <sup>2</sup>	LOT NO	TYPE	LOT AREA m <sup>2</sup>	FLOOR AREA ft <sup>2</sup>
1	A	286	4032	2	A1	238	3288
3	B	139	3193	4	B3	145	3063
5	B1	139	3193	6	B2	140	3063
7	B	139	3193	8	B3	161	3063
9	B1	139	3193	10	B4	173	3350
11	B	139	3193	12	B5	168	3350
13	B1	139	3193	14	B4	164	3350
15	B	139	3193	16	B5	159	3350
17	B1	139	3193	18	B4	172	3350
19	B	139	3193	20	B5	175	3350
21	C	211	3418	22	B4	175	3350
23	C1	274	3561				

## TYPE A

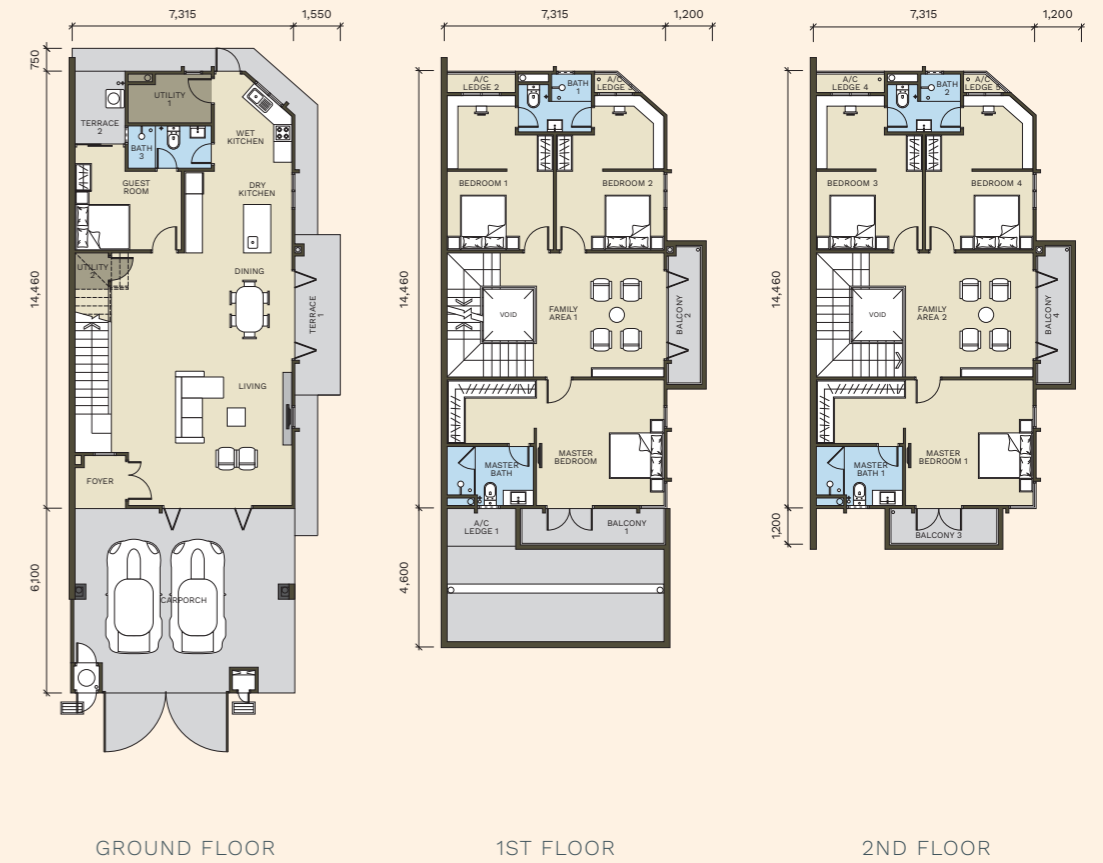
### CORNER LOT

LOT SIZE  
24' x 75'

BUILT-UP AREA  
4,032 sqft

BEDROOMS  
7

BATHROOMS  
5



## TYPE A1

### CORNER LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,288 sqft

BEDROOMS  
7

BATHROOMS  
5



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# TYPE B2 & B3

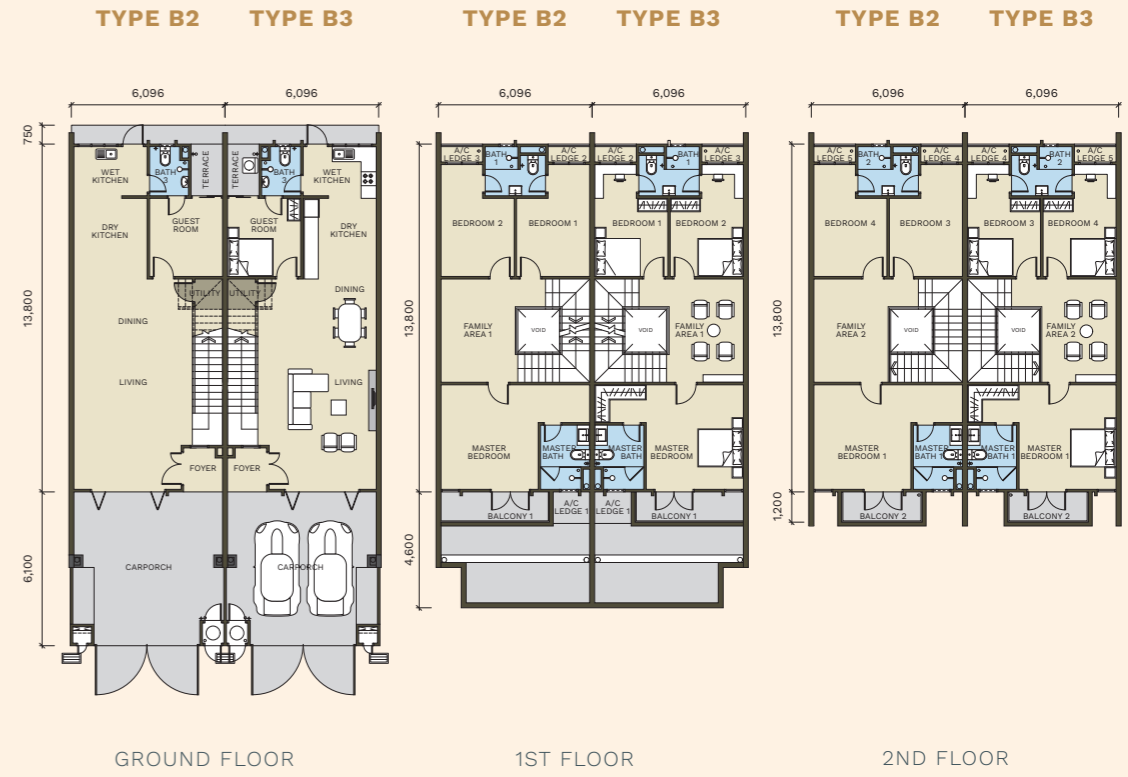
INTERMEDIATE LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,063 sqft

BEDROOMS  
7

BATHROOMS  
5



# TYPE B & B1

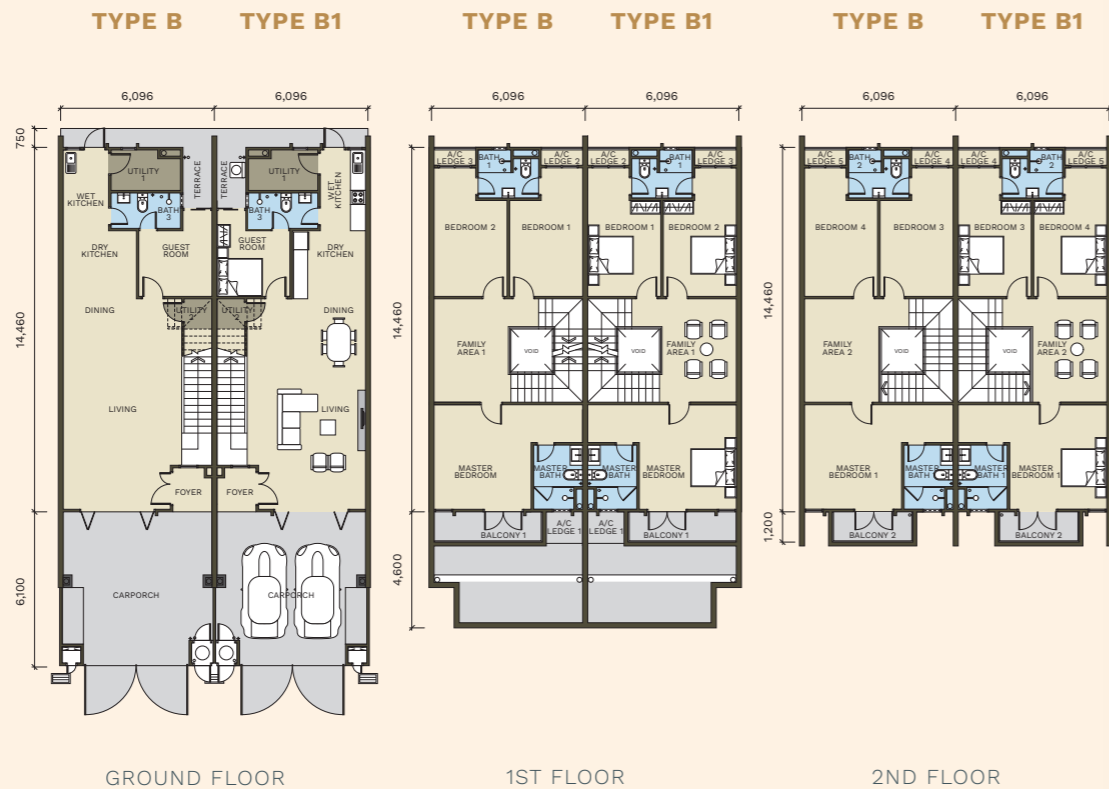
INTERMEDIATE LOT

LOT SIZE  
20' x 75'

BUILT-UP AREA  
3,193 sqft

BEDROOMS  
7

BATHROOMS  
5



# TYPE B4 & B5

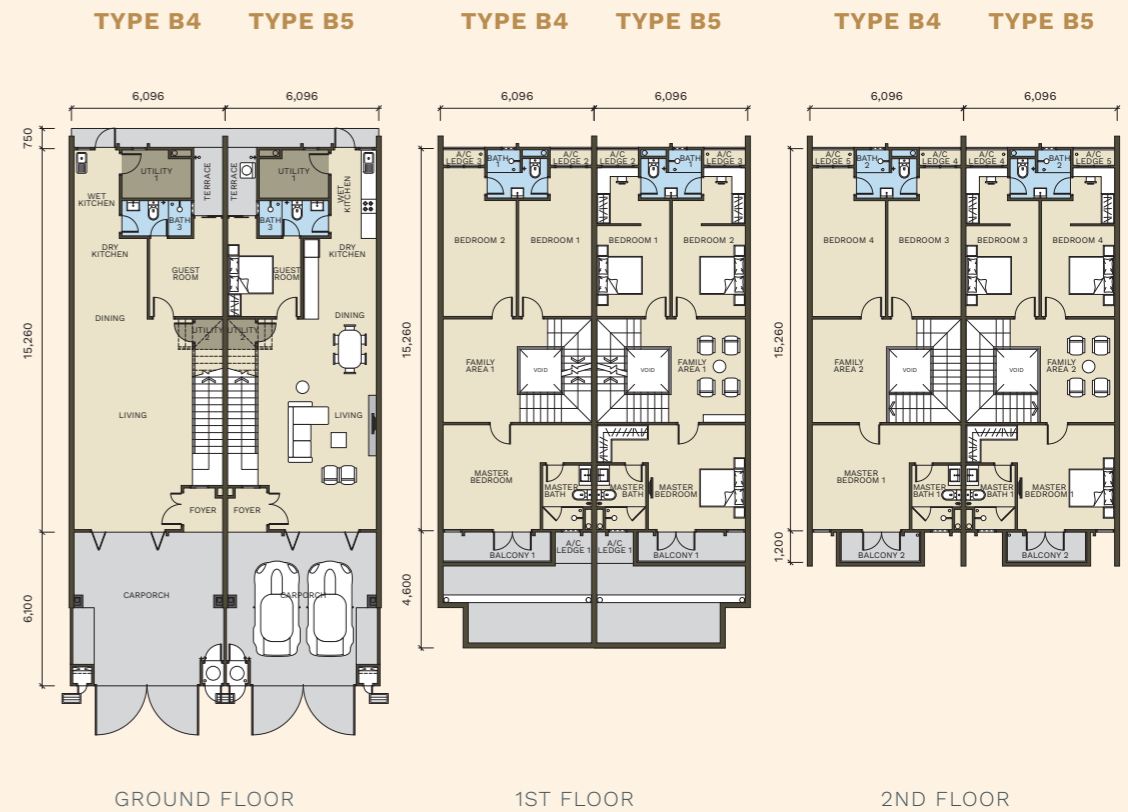
INTERMEDIATE LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,350 sqft

BEDROOMS  
7

BATHROOMS  
5



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TYPE  
C

END LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,418 sqft

BEDROOMS  
7

BATHROOMS  
5



TYPE  
C1

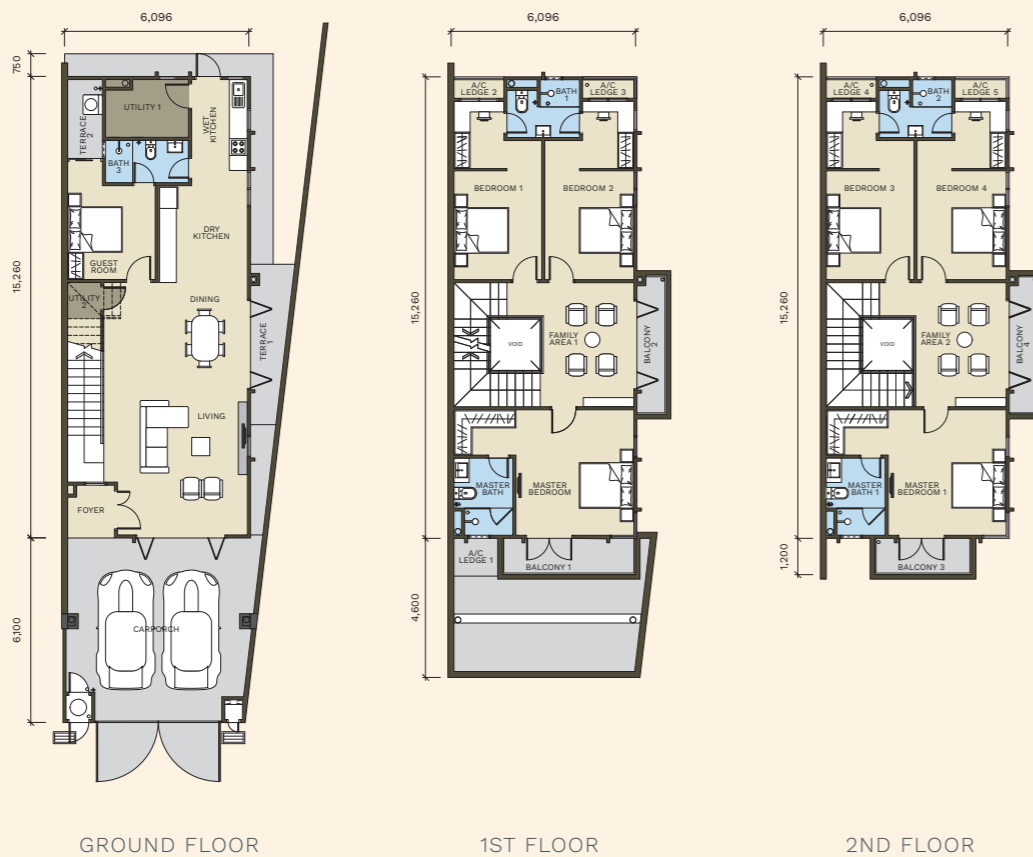
END LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,561 sqft

BEDROOMS  
7

BATHROOMS  
5



Specifications

<b>Structure</b>	Reinforced Concrete Frame
<b>Walls</b>	Reinforced Concrete / Quality Bricks
<b>Roofing</b>	Reinforced Concrete Slab / Metal Roof Decking
<b>Roof</b>	Reinforced Concrete Structure
<b>Ceiling Finishes</b>	
Living/Dining	Skim Coating with Paint
Bedrooms	Skim Coating with Paint / Plaster Board Ceiling
Bathrooms/Foyer	Plaster Board Ceiling
Other Areas	Skim Coating with Paint
<b>Windows</b>	Powder Coated Alum. Framed Glass Windows / Powder Coated Adjustable Glass Louvre Windows
<b>Doors</b>	
Main Entrance	Decorative Timber Door
Living/Balcony	Powder Coated Alum. Framed Glass Door / Sliding Folding Glass Door
Bedrooms/Utility	Flush Door
Bathrooms/Kitchen	Flush Door
<b>Locks</b>	Quality Locksets
<b>Floor Finishes</b>	
Living/Dining/Kitchen	Porcelain Tiles
Bedrooms/Family	Laminated Composite Flooring
Staircase	Laminated Composite Flooring
Bathrooms/Utility	Porcelain Tiles
Foyer/Terrace/Balcony	Porcelain Tiles
Car Porch/Apron	Porcelain Tiles

<b>Wall Finishes</b>	
Toilets	Porcelain Tiles to Ceiling Height
Kitchen	Porcelain Tiles to 1.5m Height
Other Areas	Cement & Sand Plaster with Paint / Skim Coating with Paint
<b>Fencing</b>	
	1.8m Height Reinforced Concrete & Brick Fencing
<b>Sanitary Installation</b>	
<b>Unit Types</b>	A, A1, B, B1, B2, B3, C, C1
Water Closet	5 nos.
Wash Basin	5 nos.
Shower Point	5 nos.
Kitchen Sink	1 no.
Bib Tap	7 nos.
Paper Roll Holder	5 nos.
<b>Electrical Installation</b>	
<b>Unit Types</b>	A, A1, B, B1, B2, B3, C, C1
Lighting Points	48 nos.
Ceiling Fan Points	10 nos.
13A Switched Socket Outlet	37 nos.
Air Cond. Power Point	11 nos.
Water Heater Power Point	5 nos.
Door Bell & Chime Point	1 no.
S.M.A.T.V. Points	1 no.
Fibre Wall Socket	1 no.
<b>Int. Telephone Trunking</b>	Concealed Conduit

All information, specifications and plans contained herein are subject to amendments as may be required by the authorities or developer's project consultants.



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## Modernity Rooted In Familiarity

Nestled in Cheras, Maison 23 thrives in a vibrant tapestry of cultural heritage and modern living. Established neighborhoods offer a charming feel, while an abundance of family-friendly restaurants, conveniences, and lifestyle amenities cater to your everyday needs. Effortless connectivity to the Klang Valley via highways and public transport makes exploring the city a breeze.



- Shopping Mall & Commercial**
    - 1.5 KM Cheras Sentral Mall
    - 1.6 KM IKON Connaught
    - 2.9 KM EkoCheras Mall
    - 3.3 KM Cheras Leisure Mall
    - 4.1 KM Econsave Taman Midah
  - Education Institutions**
    - 1.6 KM UCSI University
    - 1.9 KM Kensington Education
    - 3.6 KM SMK Seri Mutiara
    - 4.3 KM SJK(C) Taman Connaught
    - 4.2 KM SMK Taman Connaught
  - Medical Centres**
    - 2.8 KM Laurent Bleu Medical Clinic
    - 4.4 KM Hospital Pantai Cheras
    - 5.5 KM Hospital UKM
    - 6.2 KM UMH Medical Clinic
    - 8.2 KM Columbia Asia Hospital
- MRT Sg. Buloh to Kajang Line 1  
 MRT Sg. Buloh to Putrajaya Line 2

Developer

**PV M6 SDN BHD** 1391279-U

K-2-2, Block K, Solaris Mont Kiara,  
No. 2, Jalan Solaris, Mont Kiara, 50480 Kuala Lumpur.

Joint Venture with

**PLATINUM VICTORY**  
Creating Magical Moments

**mason**  
SIX

Developer: PV M6 Sdn Bhd Address: K-2-2, Block K, Solaris Mont Kiara, No. 2, Jalan Solaris, Mont Kiara, 50480 Kuala Lumpur Tel No.: 03-64207807 Developer's Licence No.: 30937/12-2029/0280(N) Validity Period: 16/12/2024 - 15/12/2029 Sales & Advertising Permit No.: 30937-1/02-3027/0165(N)-(L) Validity Period: 26/02/2025 - 25/02/2027 Building Plan Approval Authority: Dewan Bandaraya Kuala Lumpur Building Plan Approval No.: BP 52 OSC 2024 0232 (2). Tenure of Land: Leasehold Expected Date of Completion: December 2025 Restriction In Interest: The land shall not be transferred, leased or changed without prior approval by the State Authority Name of Local Authority (PBT): Dewan Bandaraya Kuala Lumpur Land Encumbrance: Maybank Berhad Type of Development: Terrace House Selling Price: RM 1,775,000.00 (min) to RM2,550,000.00 (max) Bumiputera Discount: 5%

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