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**KUALA LUMPUR:** Mah Sing Group Bhd's latest affordable development, M Luna, is set to be launched early next year.

Potential buyers will be able to check out the layouts of the M Luna units when the developer launches its sales gallery in Taman Wahyu here on Wednesday.

Designed with the "luxury you can afford" concept, the serviced apartment is targeted at young professionals, young couples and buyers looking to start a family, especially those in their late 20s, who are buying their first house.

The project is located behind Mont Kiara 2, beside the Kepong Metropolitan Park. It is also close to the Forest Research Institute Malaysia.

Units facing the north will enjoy the scenic view of the Bukit Lagong Forest Reserve and Genting Highlands while units facing south will be facing the majestic skyline of Kuala Lumpur, with skyscrapers such as the Petronas Twin Towers, Kuala Lumpur Tower, the Exchange 106 and the Merdeka 118 Tower.

Chief operating officer Yeoh Chee Beng said M Luna would consist of two towers of 860 units and 812 units respectively, both 57 stories high.

He added that there are over 35 facilities that were specially crafted for the home buyers which ensure quality living.

"The property is going to be north-south facing, which is the eco-facing directions with less heat, shielded from direct sunlight and at the same time, residents get to enjoy natural skylight," he said.

While M Luna is not a Green Building Index certified development, Yeoh said Mah Sing played its role as a responsible developer to be nature-friendly, with facilities such as electric vehicle charging stations.

Even the bathrooms for each unit are designed to be naturally ventilated, including the corridors of the apartment.

There will also be a rainwater harvesting feature which will be used for the landscaping in the development so that it is self-sustaining.

"We feel that it's our duty to be able to

# Mah Sing to launch M Luna early next year

## The project sales gallery to open on Wednesday



**Affordable luxury:** Yeoh showing an artist's impression of the entrance to the M Luna project. Yeoh says Mah Sing is playing its role as a nature-friendly responsible developer.

design things that are friendly to the environment. We will also bring upon the stream pneumatic waste management centralised garbage disposal system

"With this system, there is minimum noise, 90% less smell and definitely cleaner," he said.

The system extracts the waste into a cen-

tral garbage collection area away from the residence when a certain weight is accumulated.

For security, there will be a QR code system in place to register visitors or contractors.

In terms of accessibility, Yeoh said M Luna is in the middle, with a 20-minute drive to the Kuala Lumpur city centre and Bukit Bintang

and 10 minutes to 1Utama and Mutiara Damansara.

As for public transport, Mah Sing will also provide free shuttle services for its M Luna residents for the last mile connectivity to the nearest MRT and KTM stations.

The Metro Prima MRT station is 3.3km away, the Kepong Baru MRT station is 3.5km away while the Taman Wahyu KTM station is 4km away.

Among other facilities in M Luna are a seven-lane Olympic-sized infinity pool, a gym with Technogym equipment and six lifts serving each block.

Asked on how the M Luna would fare in light of the current overhang in the property market, Yeoh said Mah Sing is confident that M Luna would attract a good take-up rate.

"The property market may not be as vibrant as before but what we put in place today, any new developments that come up so far, 75% of what we have in hand are all in the affordable range.

"So far we have done successfully well. We are confident that we will be able to do equally well despite our current market situation," he said.

There will be three built-up sizes for M Luna - 700 sq ft (two bedrooms), 850 sq ft (three bedrooms) and 1,000 sq ft (four bedrooms), with an indicative selling price from RM385,000.

The project is expected to be completed by 2023.

The developer has received more than 2,500 registrations from potential home buyers indicating their interests.