

Headline	Mah Sing's M Luna to be launched in second quarter		
MediaTitle	The Edge		
Date	30 Mar 2020	Color	Full Color
Section	City & Country	Circulation	25,910
Page No	CC6	Readership	77,730
Language	English	ArticleSize	971 cm <sup>2</sup>
Journalist	N/A	AdValue	RM 16,847
Frequency	Weekly	PR Value	RM 50,541

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# Mah Sing's M Luna to be launched in second quarter

**M**ah Sing Group Bhd's latest offering in Kepong — M Luna — is due to be launched in the second quarter this year. It was opened for registration of interest in October last year, and the sales gallery was officially launched in December last year.

"As a responsible property developer, we always give our customers' needs the highest priority in everything that we do. M Luna is one of our many projects that are designed in such a way that they are affordable without compromising on quality, while providing our customers an enhanced living experience," says CEO Datuk Ho Hon Sang.

Sitting on a 5.47-acre leasehold parcel, the RM705 million M Luna is the developer's second residential project in Kepong after Lakeville Residence in Taman Wahyu, which was launched four years ago and is 99% sold to date. Lakeville Residence comprises six residential blocks and 10 two-storey shops.

Located strategically close to the Forest Research Institute Malaysia and adjacent to the 253-acre Kepong Metropolitan Park, M Luna will offer homeowners views of the Bukit Lagong Forest Reserve, Ho says.

"Luna" means "moon" in Latin and is also the name of the Roman goddess of the moon. The project name was inspired by the expression "romantic things happen by the lake under the full moon" and that a "full moon brings about a family reunion", the developer explains. The Kepong Metropolitan Park boasts a 170-acre lake.

M Luna will have 1,672 serviced apartments



Above: Mah Sing founder and group managing director Tan Sri Leong Hoy Kum with guests and senior management at the launch of the sales gallery

Right: (from left) Yeoh, Ho, Malaysia's special envoy to China Tan Kok Wai, Leong and Kepong MP Lim Lip Eng

Below: Artist's impression of M Luna



in two 57-storey towers. Tower A will have 860 units and Tower B, 812, with built-ups that range from 700 to 1,000 sq ft, and two to four-bedroom layouts.

All units will come with air conditioning units and water heaters, and the bathrooms are designed to be naturally ventilated.

The indicative selling price starts at RM385,000 and the estimated maintenance fee is 30 sen psf.

All units will be north-south orientated while the common corridors will have natural cross ventilation.

Low volatile organic compound paint will be used and express car park ramps incorporated for the convenience of residents.

Other features include a pneumatic waste management centralised garbage disposal system, rainwater harvesting system for landscaping, two electric vehicle charging stations, LED lighting in all common areas and a multi-tier security system.

A 2.5-acre deck will offer 36 facilities, including a swimming pool, children's playground, futsal/ basketball court, Jacuzzi, amphitheatre, barbecue area and reflexology path.

Mah Sing chief operating officer Yeoh Chee Beng says M Luna is designed based on a "luxury you can afford" concept and is targeted at first-time homebuyers, upgraders, working professionals, young couples and young families.

"This bodes well for its overall theme, which

celebrates the union of families and serenity of living," he adds.

He says M Luna is located in a prime area with mature surrounding neighbourhoods. Various lifestyle amenities are easily available and the development has many access points and transport channels.

Within a 3km radius of the development are the established neighbourhoods of Kepong, Taman Selayang Jaya, Batu Caves, Bandar Menjalara, Segambut, Taman Seri Gombak and Sentul, while KLCC is 14km away.

Nearby amenities include six public schools, among them SMK Kepong, St Mary's School Kuala Lumpur and SK Intan Baiduri. There are also hospitals and healthcare facilities such as the UTM Medical Faculty and Taipei TCM Medical Centre as well as shopping malls, including Aeon Big Kepong and Selayang Mall.

The development is 3.3km away from the upcoming Metro Prima mass rapid transit 2 (MRT2) station and 4km to the Taman Wahyu KTM station. The MRT2 line is targeted to start operations in 2021.

M Luna is accessible via Jalan Kepong, Jalan Kuching, Jalan Ipoh, the Middle Ring Road 2 (MRR2), and Duta-Ulu Kelang Expressway. There are plans to improve the infrastructure in the vicinity by constructing a road and two interchanges linking Jalan Kepong to the MRR2.