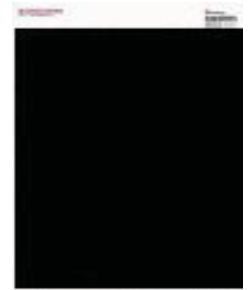


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# Bringing the night sky to city folks

M Luna and M Nova shine bright in the heart of nature and the city centre



**LEFT** Launched in 2020 during the pandemic, M Luna achieved a take-up rate of 98%.

**ABOVE** Sitting on 8.09 acres, M Nova is planned to be a mixed development with three blocks of serviced residences.



**H**IGH-rise living is not uncommon for urban dwellers. As the cost of land soars in metropolitan regions such as Kuala Lumpur, most property developers are persuaded to go vertical in their construction of homes.

This has broadened opportunities for many Malaysians who want to live in prime locations. While many bathe in the prospect of owning a piece of the concrete jungle, it is just as important – arguably more salient – to ground oneself in nature, shaking off the whirl of the city.

Fusing the best of both worlds, property developer Mah Sing Group Bhd curated its M Luna and M Nova serviced apartments for young urban families and professionals as part of its luxury-meets-affordability M Series high rises in Kepong.

A haven for modern families wanting to lead an active lifestyle, M Luna is just 50m away from the manicured greenery of Kepong Metropolitan Park and less than 10km from Forest Research Institute Malaysia and Bukit Lagong Forest Reserve.

What's more, it is easily accessible via the Middle Ring Road 2, Duta-Ulu Kelang Expressway and North-South Expressway and has dedicated shuttle bus services to three train stations – MRT and KTM lines – that are less than a 4km radius away.

Staying true to its tagline Reinvent Spaces. Enhance Life, the group is committed to creating practical yet quality designed living spaces, which is further cemented by founder and group managing director Tan Sri Leong Hoy Kum's belief in innovation as the key to keeping the business going.

## Enhancing your modern lifestyle

Prepare to be over the moon as M Luna offers practical family-sized layouts from two- to four-bedroom units with built-ups of 700 sq ft, 850 sq ft or 1,000 sq ft. Scheduled to be completed by 2024, the selling price starts at RM385,000.

With a gross development value (GDV) of RM705mil, this sliver of Eden is limited to 1,672 units spanning 5.47 acres of land and standing tall with two 57-storey towers boasting tastefully designed architecture and natural landscaping.



**RIGHT**  
M Nova will enjoy a large captive market as the land straddles the well-established neighbourhoods of Kepong, Taman Selayang Jaya, Batu Caves, Bandar Menjalara, Segambut, Taman Seri Gombak and Sentul.

Step into a world of luxury beginning with the grand entrance, which is secured with multi-tier security and CCTV surveillance in common areas.

Residents will be privy to green features such as the rainwater harvesting system for the landscape, LED lighting in common areas, as well as charging stations for electric vehicles. Meanwhile, residents can utilise a dedicated express car park ramp for ease and comfort.

M Luna can also save residents money with its north-south facing orientation. This reduces heat build-up in units which means less energy is needed to cool down homes. Even the bathrooms are naturally ventilated.

Keeping young urban families and professionals in mind, M Luna offers over 35 facilities to its residents so there is something for everyone to enjoy. This includes a facility deck, decked with fun-filled amenities such as an infinity pool, jacuzzi, barbecue area, children's playground, futsal and basketball court as well as a jogging path among others.

The majority of the facilities can be found on level 8, which is divided into seven areas such as the splash zone, active zone, meadow zone, social zone, wellness zone, indoor zone and ground floor.

Health enthusiasts will be enthralled to know that there is a fully fitted gym with world-class equipment from Technogym, an Italy-based company, offering equipment and digital technologies for fitness, sport and health.

M Luna aims to give residents the ease of daily conveniences and enrich their well-being by creating a perfect spot to foster togetherness and a wholesome lifestyle.

## Bright new star

Based on the success of M Luna with its current take-up rate at 98%, Mah Sing has officially opened the sales gallery for its bright new star in the same neighbourhood, namely M Nova.

It is the third project from the group's 2021 land acquisition, after M Serenyum in Salak Tinggi and M Astra in Setapak.

Sitting on 8.09 acres, M Nova straddles the well-established neighbourhoods of Kepong, Taman Selayang Jaya, Batu Caves, Bandar Menjalara, Segambut, Taman Seri Gombak and Sentul.

With an estimated GDV of approximately RM790mil, M Nova is planned to be a mixed development with three blocks of serviced residences as well as 11 units of retail lots and one drive-through retail store.

The new shining star will feature residential unit layouts from two- to four-bedroom units with built-ups of 700 sq ft, 850 sq ft or 1,000 sq ft. Its indicative selling price is RM318,000.

Interested homebuyers are encouraged to visit M Nova's fully furnished show units and scale models displayed at the sales gallery in Taman Wahyu, Kepong, which opens daily from 10am to 6pm.

For more information on M Luna, visit [www.mahsing.com.my/m-luna/](http://www.mahsing.com.my/m-luna/). Alternatively, visit <https://www.mnova.com.my> or call 03-6259 6188 to find out more about the M Nova. 📍

**FUSING THE BEST OF BOTH WORLDS, PROPERTY DEVELOPER MAH SING GROUP BHD CURATED ITS M LUNA AND M NOVA SERVICED APARTMENTS FOR YOUNG URBAN FAMILIES AND PROFESSIONALS AS PART OF ITS LUXURY MEETS AFFORDABILITY M SERIES HIGH RISES IN KEPONG**

