





A domain for inspired living  
that's set to breathe new life  
into wholesome urban living.  
KL's new community rising,

A Fresh  
Chapter  
Begins.



LUXURY *You*  
CAN AFFORD



# — AMONGST PARKS & THE SKYLINE

Sited in the heart of the metropolis, yet nestled amongst breathtaking parks, tranquil lakes and forest reserve, all just minutes away - this is the home and springboard for discerning urban families to experience the best this city has to offer.

*Inspire* the journey ahead,

WELCOME TO  
— M NOVA.





DESIGNED FOR COMFORT

# INTEGRATED LIFESTYLE

## EMPOWERMENT

Designed for comfort, integrated with technology and rich in exclusive facilities and retail - a residence irresistibly affordable for all its premium experiences.



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



Easy Accessway to  
Community Kindergarten  
& Nursery



Automated Waste  
Collection System





## FACILITIES PLAN

Curated For All In The Family



### LEVEL 7

- BBQ Area
- Amphitheatre
- Changing Room
- Pavilion & Dining Area
- Hammock Garden
- Family Outdoor Deck
- Therapeutic Garden
- Bio-Pond
- Cabana
- Multipurpose Lawn
- Maze Garden
- Swimming Pool
- Spa & Kid's Pool
- Pool Deck
- Shallow Water Area
- Wading Pool
- Playground Area
- Ping Pong Play Area
- Kid's Running Track
- Kid's Cycling / Scooter Track
- Outdoor Fitness Area
- Bench & Bicycle Parking
- Reflexology Garden
- Jogging Track
- Multipurpose Hall
- Badminton Court
- Laundry Room
- Shop
- Management Office
- Co-working Space
- Reading Room
- Games Room
- Gym

### GROUND FLOOR

- Nursery
- Kindergarten
- Surau
- Mailroom
- Parcel Room
- E-hailing Pick Up & Drop-off

## FLOOR PLANS

# AFFORDABLY SIZED, GENEROUS IN COMFORT

Serviced Apartments

TYPE  
**A**

SIZE  
**700 sf.**

2 Bedrooms

2 Bathrooms



TYPE  
**B**

SIZE  
**850 sf.**

3 Bedrooms

2 Bathrooms

TYPE  
**C**

SIZE  
**1,000 sf.**

4 Bedrooms

2 Bathrooms







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. When you have a home right in the heart of it all, everything is accessible no matter if you are going to work, study or leisure. Among others, you have the option of the MRR2-Jalan Kuching interchange, which is less than 1km away, DUKE (5.5km) or North-South Expressway (8km).

# A BEACON IN THE CITY



Reinvent Spaces. Enhance Life.

**MahSing**



**THE EDGE**  
Top Property  
Developers Awards  
2022



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

**03 6259 6188**  
[mnova.com.my](http://mnova.com.my)

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Developer Licence No: 11202/11-2026/1503(A) - Validity Period: 10/11/2016 to 09/11/2026 - Advertising & Sales Permit No: 11202-4/08-2026/0898(A)-(S) - Validity Period: 08/08/2023 to 07/08/2026 - Approving Authority: DBKL - Building Plan Reference No: BP U1 OSC 2022 2433 - Expected Date of Completion: February 2028 - Development Name: Residensi M Nova - Type of Property: Suite Apartment - Land Encumbrance: OCBC Bank (Malaysia) Berhad - Land Tenure: Leasehold - Lease Term: 99 Years - Restrictions: The Land cannot be transferred, leased or mortgaged without any consent from the Land Committee of Kuala Lumpur, Federal Territory - Tower A: 624 unit - Min Price: RM466,560 - Max Price: RM672,960 - Tower B: 624 unit - Min Price: RM514,560 - Max Price: RM722,160 - Total unit: 1,248 - Accessory Parcel: 1 or 2  
THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.