



[www.mvertica.com.my](http://www.mvertica.com.my)

**Home You Can Afford**



CLASSIC  
ADDRESS  
ALL-NEW  
COMMUNITY



## LIFE IN THE CAPITAL

SITUATED ON AN ESTABLISHED ADDRESS ALONG JALAN CHERAS AND 4.5KM TO KLCC - THE ALL-NEW M VERTICA IS A RARE, AFFORDABLE LUXURY BUILT OVER 11.25 ACRES - HOSTING A COMMUNITY OF PRACTICAL-SIZED UNITS DESIGNED FOR THE CONTEMPORARY URBAN FAMILIES. FACING THE FANTASTIC SKYLINE OF KL CITY CENTRE, THE ADDRESS FEATURES THE LARGEST FACILITIES DECK WITH LUSH LANDSCAPING, WHICH WEAVES BETWEEN IMPOSING RESIDENTIAL TOWERS - THE TALLEST IN THE DISTRICT.

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## PRIME LOCATION

Not only is M Vertica located close to KL's financial centre and shopping district, the address is surrounded by matured city neighbourhoods with proximity to established amenities, ranging from local and international schools to retail and F&B establishments such as Velocity Mall (800m), TREC, MyTown and IKEA (2.5km).

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## PART OF THE NEW SKYLINE

Being the residents of the tallest residential towers in the Cheras district - over 50 storeys in height - you are practically part of the new city skyline.



## PRICELESS PANORAMA

The design of the place is carefully positioned so that every unit enjoys unobstructed view of Kuala Lumpur city centre's iconic skyline.

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## CONNECTIVITY & LINKAGES

Be empowered with swift mobility - the efficient Maluri MRT-LRT interchange station is only a brief stroll away through a covered walkway, while there is excellent accessibility to networks of highways and roads, including a dedicated ramp from Jalan Cheras.

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Your address comes with KL's largest landscape-and-facilities deck for a high-rise. At 4.5 acres, your community space hosts elaborate garden landscaping and over 40 exclusive facilities, including rarely-offered big sports court such as for futsal and tennis.

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LARGEST  
PODIUM DECK



GROUND FLOOR

- GROUND FLOOR
- 1. MAIN ENTRANCE
  - 2. SECOND ENTRANCE
  - 3. GRAND DROP OFF

- SPORT AVENUE
- 4. OPEN LAWN WITH SEAT
  - 5. FUTSAL COURT
  - 6. TENNIS COURT
  - 7. BASKETBALL COURT
  - 8. RESTING TERRACE



PODIUM LEVEL

- ACTIVE ZONE
- 9. MAZE GARDEN
  - 10. SENSUAL TRAIL (REFLEXOLOGY)
  - 11. STRUCTURE PLAYGROUND
  - 12. WATER SPLASH
  - 13. PAVILION
  - 14. ENDULATION OPEN LAWN & PLAZA
  - 15. BBQ & PICNIC
  - 16. HERBS & FARMING GARDEN
  - 17. NATURAL MOUND PLAYGROUND
  - 18. OUTDOOR FITNESS
  - 19. JOGGING TRACK
  - 20. BICYCLE TRACK
  - 21. BICYCLE RACK

- PASSIVE ZONE
- 22. YOGA DECK
  - 23. HEALTH FITNESS
  - 24. CHESS PLAY
  - 25. TEA GARDEN
  - 26. FRAGRANCE GARDEN
  - 27. SITTING LOUNGE
  - 28. VIEWING DECK

- AQUA ZONE
- 29. WADING POOL
  - 30. LEISURE POOL
  - 31. POOL DECK
  - 32. INFINITY POOL
  - 33. SUNDECK
  - 34. JACUZZI

- CLUB HOUSE
- 35. GYM ROOM
  - 36. MULTIPURPOSE COURT
  - 37. BADMINTON COURT



MASTERPLAN



# INNOVATIVE FEATURES

M Vertica is a community driven by innovation for better quality and effectiveness. This includes automated waste disposal chamber system, CCTV and 24-hour security augmented by community app with real-time notices, panic button and intercom.



# FAMILY-FRIENDLY LAYOUT

Each unit as efficient floorplan layouts that reduces redundancy, maximises the use of space and unlock valuable practicality for the urban families. Priced at an affordable range, truly a luxury you can afford.

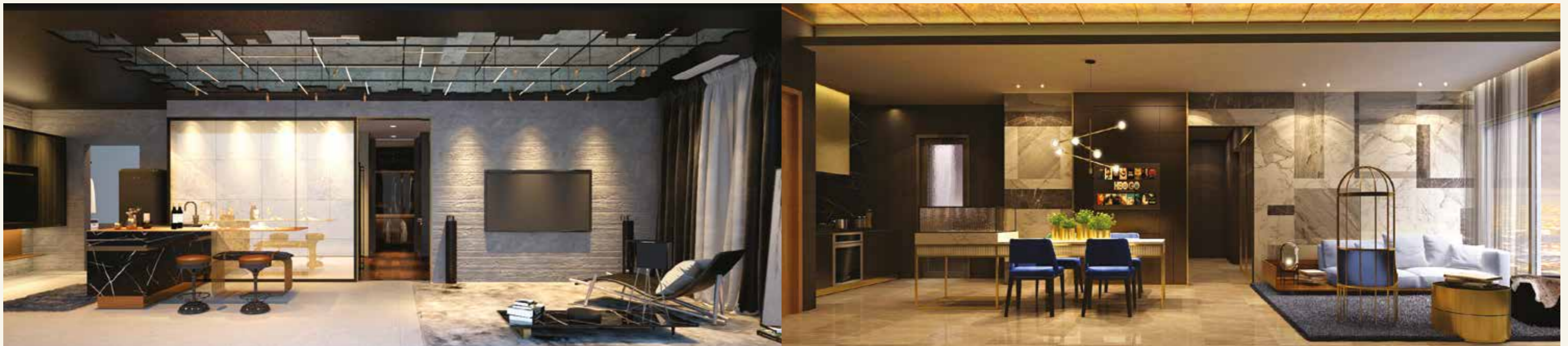
## FAMILY-SIZED SUITES

Selling price from RM450,800

TYPE  
.....  
**A**  
850 SQ.FT.  
3-BEDROOMS



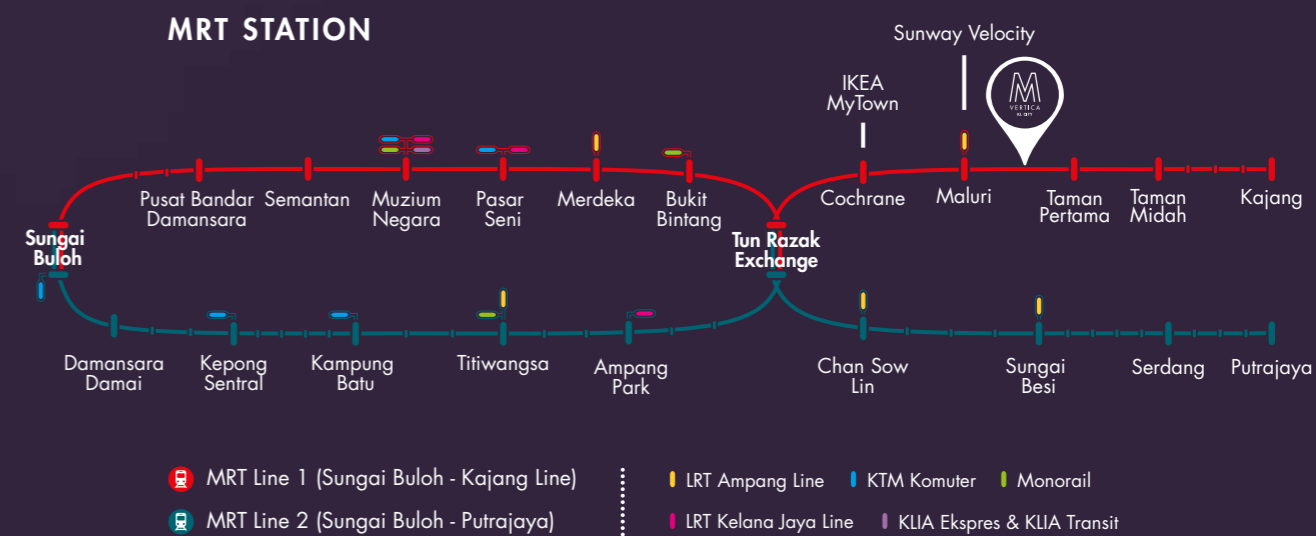
TYPE  
.....  
**B**  
1,000 SQ.FT.  
4-BEDROOMS





# STRATEGIC LOCATION

-  Covered walkway to Maluri LRT & MRT Interchange  
500m
-  Walking distance  
Aeon Maluri
-  800m  
Velocity Mall
-  1 MRT Stop  
IKEA Cheras
-  1 MRT Stop  
MyTown
-  2 MRT Stops  
TREC KL
-  3 MRT Stops  
Bukit Bintang
-  4.5 km  
Suria KLCC



Mah Sing Group Berhad was listed on the Main Board of Bursa Malaysia in 1992 and ventured into property development in 1994. It is Malaysia's leading property developer at the forefront of building quality homes and prime commercial projects in strategic locations.

Mah Sing currently has 47 residential, commercial and industrial properties in Kuala Lumpur and Klang Valley, Penang, Johor and Sabah.

The Group has proven its versatility with a diverse range of projects, from medium to high-end landed and high-rise residential properties to Grade A office buildings, retail projects, SoHo and industrial projects.

For more than two decades, Mah Sing has continuously created iconic developments that have won over 150 domestic and global awards for company performance, corporate governance, product design, concept, innovation and quality. The Group was voted as iProperty People's Choice Award 2017, ranked Top 10 in The Edge's Top Property Developers Awards 2017 and honoured with The Starproperty.my's The All-Star Award as one of the Top Ranked Developer of The Year 2017.

Our commitment to build a strong bond with the community has led us to set up our charity arm, Mah Sing Foundation to aid and benefit the less privileged.

**MahSing**  
Reinvent Spaces. Enhance Life.

**603 9226 9918**

Cordova Land Sdn Bhd (1150490-P) (A wholly-owned subsidiary of Mah Sing Group Berhad) | Wisma Mah Sing, Penthouse Suite 1, No. 163 Jalan Sungai Besi, 57100 Kuala Lumpur | Tel: +603 9221 6888  
Developer Licence No: 19318-1/02-2020/0167(L) • Validity Period: 14/02/2018 – 13/02/2020 • Advertising & Sales Permit No: 19318-1/02-2020/0167(P) • Validity Period: 14/02/2018 – 13/02/2020 • Approving Authority: DBKL • Building Plan Reference No: BP 52 OSC 2017 3733 • Expected Date of Completion: March 2023 • Land Tenure: Leasehold (14/08/2116) • 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 • Land Encumbrance: Mortgage (Maybank Islamic Berhad) • Total Tower A Units : 808 • Total Tower B Units: 685 • Tower A & Tower B Built-up : 850sf and 1,000sf • Tower A & Tower B Min Price: RM 500,280 • Max Price: RM 744,480 • No of car park per unit: 1 or 2 unit  
The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken preparing this material the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer.