

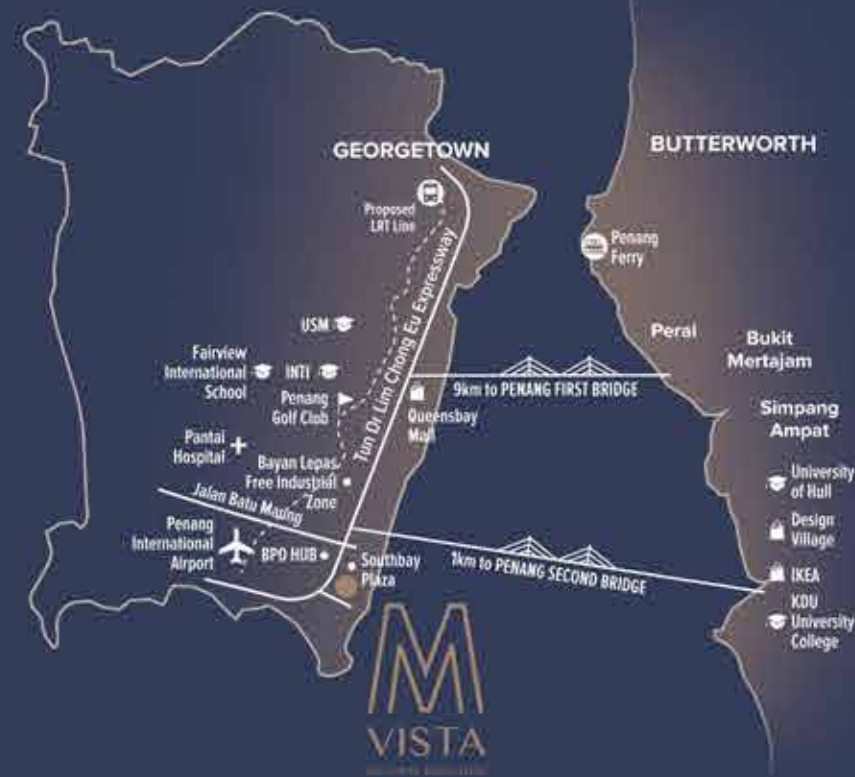
Nestled in the midst of Southbay, M Vista is surrounded by an elite billion-dollar township with a thriving community. It is located a mere stone's throw to Penang's lifestyle mall, healthcare and education facilities, and other world-class amenities.



M Vista is easily accessible through the 2<sup>nd</sup> Penang Bridge that boasts swift traffic dispersion. With close proximity to the Bayan Lepas International Airport and its position within the economic triangle and upcoming TMP, M Vista proves to be an excellent investment prospect for the coming decade.

## LIVE IN THE HEART OF PROSPERITY

THE ECONOMIC TRIANGLE OF BAYAN LEPAS - BATU KAWAN



**MahSing**  
Reinvent Spaces. Enhance Life.

**SALES GALLERY**  
No. 1, Southbay City, Jalan Permatang Damar Laut,  
11960 Bayan Lepas, Penang, Malaysia.

**604 291 3109**  
[www.m-vista.com.my](http://www.m-vista.com.my)

Vienna View Development Sdn. Bhd. (1728499-H) (a wholly-owned subsidiary of Mah Sing Group Berhad) No. 1, Southbay City, Jalan Permatang Damar Laut, 11960 Bayan Lepas, Penang, Malaysia. Tel.: 604-628 8188 Fax: 604-628 8189  
M Vista @ Southbay City - Developer License No. 18228-2/2017-2018/0668/1 - Validity Period: 30/10/2017 - 30/10/2019 - Advertising & Sales Permit No. 18228-2/10-2018/0668/1 - Validity Period: 30/10/2017 - 30/10/2019 - Approving Authority: Majlis Bandaraya Pulau Pinang - Building Plan Approval No. MBMP/03C/PB/668/1/1/1 - Type of Property: Serviced Apartment - Total Units: 237 - Land Encumbrances: Pledge Lending Investment Bank Berhad - Expected Date of Completion: Dec 2020 - Land Tenure: Freehold - Selling Price: RM (M)384,000 (min), RM117,570 (max) - THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

## RESORT LIVING IN AN URBAN SETTING



FREEHOLD



ONLY 237  
UNITS



5 UNIQUE  
LAYOUT  
CHOICES



RIDE ON  
THE GROWTH  
HOTSPOT



GATEWAY  
TO 2<sup>ND</sup> PENANG  
BRIDGE



CLOSE TO  
BAYAN LEPAS  
INTERNATIONAL  
AIRPORT

## ISLAND ADDRESS. REMARKABLE VALUE.

A stunning balance between prime location, lifestyle amenities and luxurious living spaces.



IMAGINATION



SELECTION



EXPLORATION



RELAXATION

M Vista is a new standard for sustainable luxury real-estate in Batu Maung. It blends life-enhancing benefits such as low-density living, affordable price range and seamless connectivity – with luxurious, modern facilities.

The 237-unit, freehold serviced apartment is conceived by one of Malaysia's leading property developers, Mah Sing, who brings a rich 20-year history and proven track record of completing prime residential projects.

# EXHAUSTIVE

## MODERN AMENITIES

Significant value supplements an already outstanding urban residence

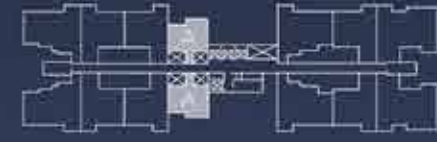
The facilities podium at M Vista is a generous palette of experiences. In between swimming pools and a yoga square, residents may elevate their health and fitness by indulging in some time at the gym. From the peace of surrounding manicured gardens, breathtaking vistas can be appreciated at the viewing deck. This is a place with something for everyone.



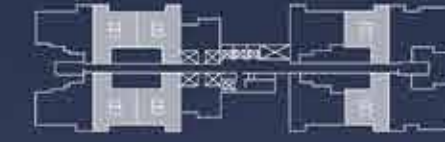
M Vista offers five unique layouts that range from 536 sq.ft. to 1,201 sq.ft.. Each unit type carefully caters to a specific stage of life – be it for bachelors, newlyweds, expanding families or retirees.

The living spaces are characterised by modern designs that equally emphasise utility and style. Residents can expect the fine interior finishes and quality structural builds that are a hallmark of Mah Sing.

TYPE **A** UNIT SIZE 536 sq.ft. STUDIO



TYPE **B** UNIT SIZE 841 sq.ft. ROOMS 2 + 1



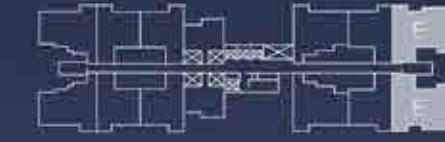
TYPE **C** UNIT SIZE 1,022 sq.ft. ROOMS 3



TYPE **D** UNIT SIZE 973 sq.ft. ROOMS 3



TYPE **E** UNIT SIZE 1,201 sq.ft. ROOMS 3 + 1



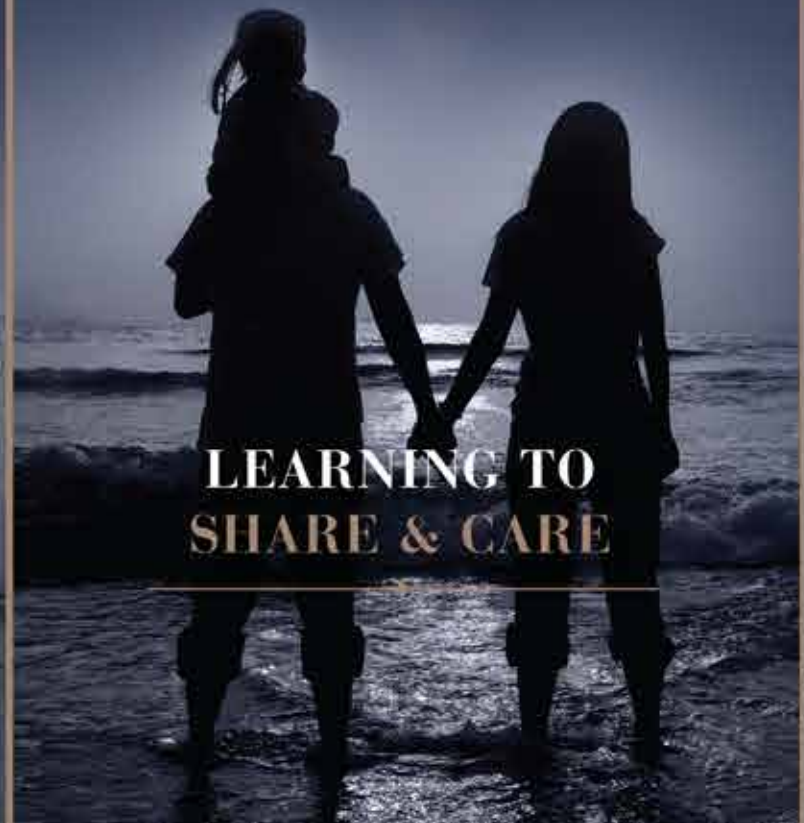
YOUR HUMBLE BEGINNING



THE BEST RELATIONSHIP BECOMES A PARTNERSHIP



WELCOME A NEW SMILE



LEARNING TO SHARE & CARE



WHEN YOU REALIZE LOVE & LEGACY ARE INSEPARABLE