



M  
SINAR  
SOUTHVILLE CITY



# Southville City



**M**  
**SINAR**  
SOUTHVILLE CITY

SOUTHVILLE CITY  
ELEVATED  
INTERCHANGE

Aerial View Of Southville City | Artist's Impression

## A Thriving Freehold Destination In The Making

Southville City is 428 acres of a freehold integrated sustainable township, complemented by commercial centres, award-winning recreational park and bustling retail conveniences.

This destination is truly complete for all ages.



10-ACRE  
GREEN SANCTUARY



A WELL-BALANCED  
TOWNSHIP



SURROUNDED  
BY LIFESTYLE  
AMENITIES



SURROUNDED  
BY A COMPLETE  
INFRASTRUCTURE



RETAIL HUB WITH  
> 100 BRANDS



# Be Greeted Daily

## By Park Homes

At M Sinar, explore green sights from the comfort of your park home. Let the blissful sounds of chirping birds entice your senses in a journey of wonder.

- 5.7 ACRES OF FREEHOLD LAND
- GRAND ENTRANCE
- MULTI-TIER SECURITY
- EV CHARGING STATIONS
- RAINWATER HARVESTING
- MULTI-GENERATIONAL FACILITIES



9.62 Acres Of Vast Greenery | Actual Photo



Grand Entrance | Artist's Impression

# Embrace Nature In Your Backyard

Right across your home is Summit Park, ready for you and your loved ones to delight in its award-winning landscapes and cherish personal moments with nature.



- AWARD-WINNING SUMMIT PARK
- 100M AWAY FROM YOUR HOME
- 1,400+ TREES PLANTED
- BUILT WITH SUSTAINABLE MATERIALS
- 10.77KM WALKWAY / JOGGING PATHS
- MULTIPLE SKATE & MEDITATION AREAS
- 20+ OUTDOOR GYM ACTIVITIES
- WHEELCHAIR-FRIENDLY EQUIPMENT & WALKWAYS



# Pamper Yourself

## At The Resort Deck

Enjoy various amenities surrounded by lush landscapes, crafted for your well-being. A perfect place for you to reset, unwind & relax.



### PHASE 1

- a Guard House
- b Grand Drop-Off
- c EV Charging Stations
- d BBQ Terrace
- e Sundeck Lounge
- f Kids Pool with Playslide
- g Swimming Pool
- h Children Playground
- i Outdoor Gym
- j Outdoor Shower

- k Play Lawn
- m Lobby
- n Management Office
- o Meeting Room
- p Gym
- q Multipurpose Hall (Space only)
- r Ruang Solat
- s Mail Room
- t Toilet / Changing Room
- u Kindergarten (Space only)
- v Multipurpose Room (Space only)

### PHASE 2

- l Outdoor Lounge
- m Lobby
- s Mail Room
- w Garden Walkway
- x Co Working Space
- y Games Room

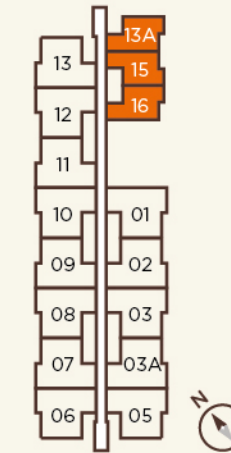
# Enjoy The Allure

## Of Park Homes

Our park home living concept is to ensure a quality where one can call home - a spacious layout, natural lighting and an airy flow all in one.

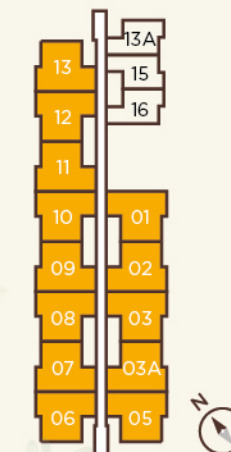
### TYPE A

- 550 sq.ft. Built-up
- 2 Bedrooms
- 1 Bathroom



### TYPE B

- 868 sq.ft. Built-up
- 3 Bedrooms
- 2 Bathrooms



# A Highly Desirable & Sustainable Destination



## SHOPPING

- KIPMall Bangi
- Lotus's Bangi
- EVO Mall Bangi
- De Centrum Mall
- IOI City Mall
- AEON Mall Nilai



## LEISURE

- Bukit Unggul Country Club
- Danau Golf Club
- Bangi Golf Resort
- Palm Garden Golf Club
- Taman Botani Putrajaya
- UniPutra Golf Club
- Nilai Springs Golf & Country Club



## HEALTHCARE

- An-Nur Specialist Hospital
- Hospital Islam Az-Zahrah
- Serdang Hospital
- KPJ Kajang Specialist Hospital
- Kajang Hospital
- Putrajaya Hospital



## EDUCATION

- Greenview Islamic Int'l School (GVIIS)
- SK Bangi
- Universiti Kebangsaan Malaysia (UKM)
- SMK Bandar Baru Bangi
- Universiti Putra Malaysia (UPM)
- Universiti Tenaga Nasional (UNITEN)
- Islamic University Selangor (UIS)

**Reinvent Spaces. Enhance Life.**

**MahSing**



**Southville City Sales Gallery**  
E-G-01, Savanna Boulevard Retail,  
Jalan Southville 2, Southville City,  
43800 Dengkil, Selangor.  
Opens Daily: 10AM - 8PM

**03 9212 0199**  
[southville-city.com/m-sinar/](https://southville-city.com/m-sinar/)

Developer: Southville City Sdn. Bhd. (788149-T) • Registered Address: Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03-9221 6888 • Developer License No.: 13425/03-2028/0360A • Validity: 02/03/2023 – 01/03/2028 • Advertising Permit No.: 13425-8/05-2027/0477(N)-[S] • Validity: 31/05/2024 – 30/05/2027 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan Reference No.: MPSepang 600-34/3/619(12) • Expected Date of Completion: June 2028 • Land Encumbrances: Hong Leong Investment Bank Berhad • Land Tenure: Freehold • Restriction of Interest: NIL • Property Type: Serviced Apartment • Phase 1 • Type A (Affordable Apartment): Total Units: 78 units • Selling Price: Block A RM270,000.00 • Type B (Serviced Apartment): Total Units: 422 units • Selling Price: Block A (Min) RM618,000.00 - (Max) RM643,000.00 • Number of Car Park: Type A: 2 units, Type B: 2 units •

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

All art renderings and photographs contained in this circular are artist's impression only. The Developer reserves the right to modify any part of parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.