



Palm trees and shady foliage
By the pool-side lawn, cobblestone courtyard
Friendly chatters & laughters
Moments of reflections, social exchanges
These are reverberations of life
In the embrace of azure horizons

M Azura

IN THE EMBRACE OF AZURE *Horizons*



Spanning four acres of prime land in the capital city, M Azura is delightfully sited between the soothing hues of the peninsula's grandest mountain range on one side, and the vibrant shades of the KL skyline on the other. While we bask in the friendly neighbourhood vibes of Setapak, we take comfort in the knowledge that the bustling city is just a whisker away.



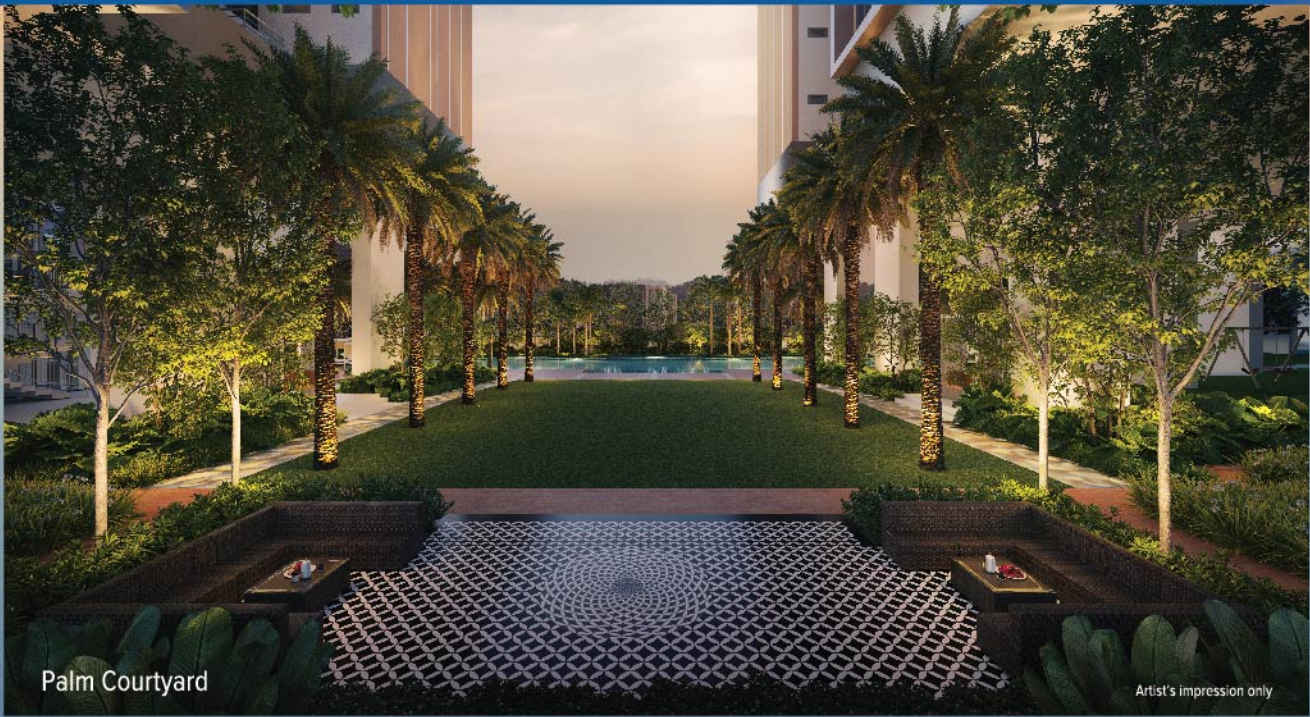
TREE-LINED *Courtyard*
& TERRACE SWINGS TO
ENJOY THE VIEW

Uniquely landscaped
facilities-deck
that offers something for
everyone in the family



BBQ Area

Artist's impression only



Palm Courtyard

Artist's impression only

MEDITERRANEAN
COURTYARD-INSPIRED
LUSH Landscaping



Viewing Deck

Artist's impression only



Swimming Pool

Artist's impression only



Garden Swing

Artist's impression only



50m Lagoon
Lap Pool



Easy Access To
Major Highway



Multi-tier
Security System



Electric Vehicle (EV)
Charging Stations



Mah Sing Smart
Community



Automated Waste
Collection System



Classic
Assessment



Silver Provisional
GreenRE Certification

FACILITIES PODIUM

LEVEL 1

- 1 Drop-off area
- 2 Mirror Walk
- 3 Seating Deck
- 4 Picnic Deck
- 5 Management Office
- 6 Parcel Room



LEVEL 6

- | | | |
|---------------------------------|-----------------------------------|----------------------------------|
| 7 Multipurpose/ Badminton Court | 19 Pool Deck | 31 Skyline Seating |
| 8 Pre-function Area | 20 Pool Slide | 32 Garden Swing |
| 9 Sauna | 21 Kid's Pool | 33 Garden Terrace |
| 10 Changing Room | 22 Aqua Play | 34 Viewing Deck |
| 11 Private Dining Room | 23 Playground | 35 Reflexology Path/ Garden Walk |
| 12 Step Seating Terrace | 24 Kids Cycling Track | 36 Picnic Frame |
| 13 Grand Event/ Play Lawn | 25 Taichi Deck / Activity Terrace | 37 Herb Garden |
| 14 Poolside Cabana | 26 Outdoor Gym | 38 BBQ Pavilion & Terrace |
| 15 Pool Shower | 27 Vitality Lounge | 39 Palm Courtyard |
| 16 50m Lagoon Lap Pool | 28 Multipurpose Social Space | 40 Camping Enclave |
| 17 Pool Lounge | 29 Sitting Alcove | |
| 18 Jacuzzi | 30 Gym | |

LEVEL 6

Upper Floor

- 41 Indoor Games Room
- 42 Co-working Space
- 43 Reading Room
- 44 Yoga Deck
- 45 Studio





FLOOR PLANS

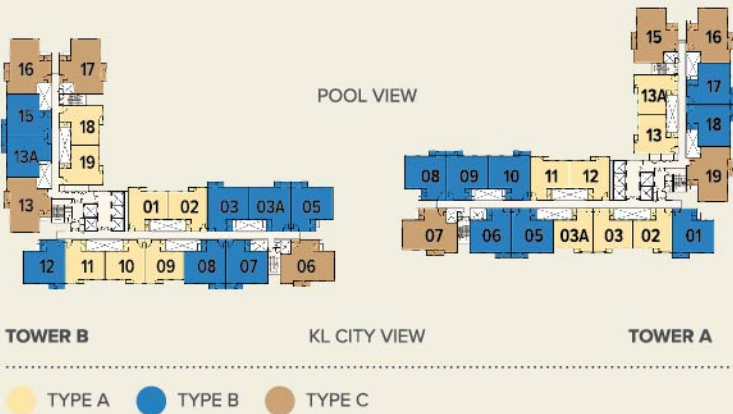
Practical layout designed for optimal functionality and efficient use of space.

Serviced Residence
2, 3 & 4 Bedrooms

For The Urban Families
700, 850 & 1,000 sf.

Type	Size	Bedrooms	Bathrooms
A	700 sf.	2	2

KEY PLAN



Type	Size	Bedrooms	Bathrooms	Balcony
B	850 sf.	3	2	1



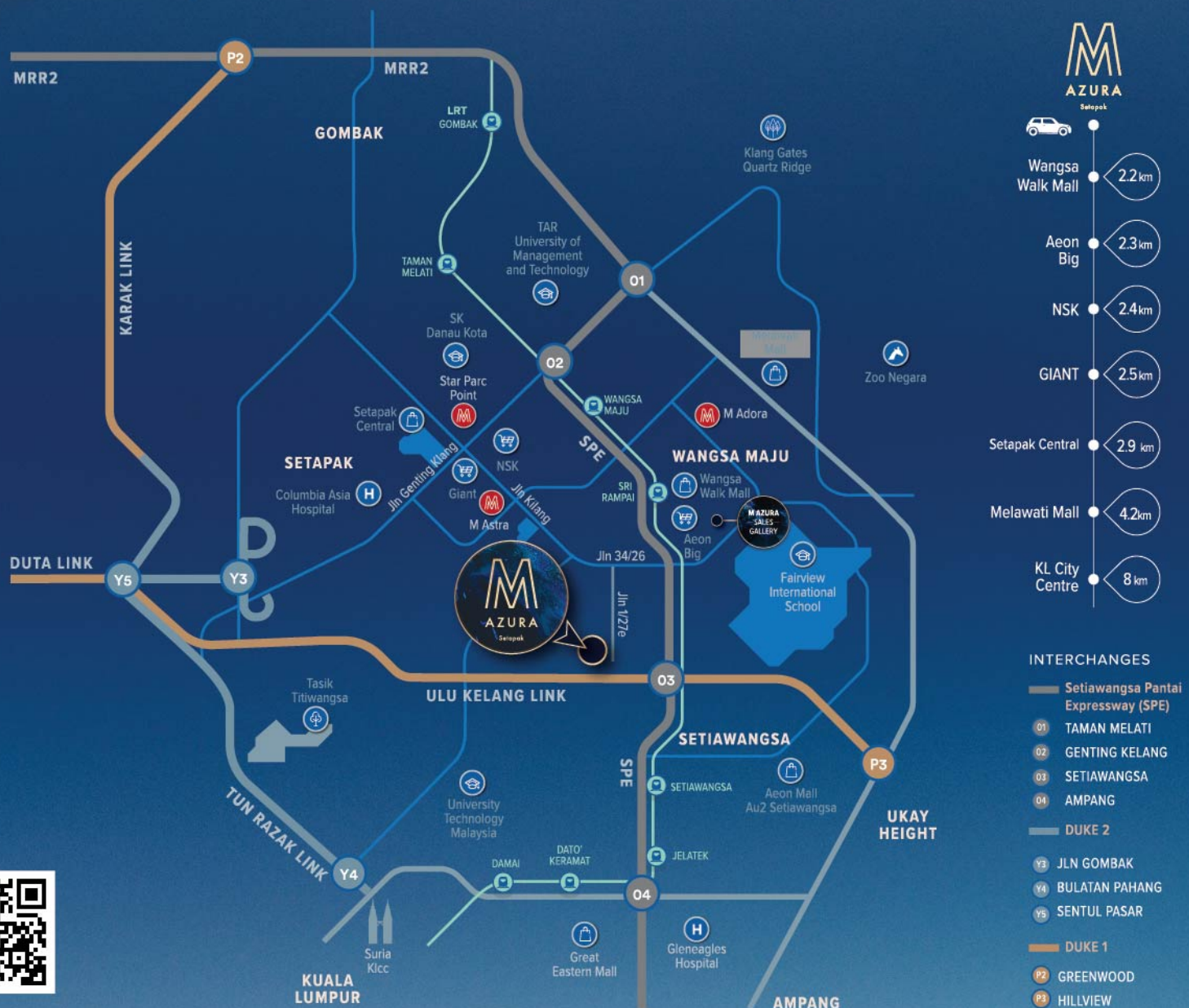
Type	Size	Bedrooms	Bathrooms	Balcony
C	1,000 sf.	4	2	1



Uncover Your Mediterranean Oasis amidst

SEAMLESS *Connectivity*

M Azura is nestled in Setapak, Kuala Lumpur, boasting convenient accessibility via Jalan Tun Razak, Jalan Genting Kelang, as well as the MRR2 and DUKE Expressways. Residents can fully enjoy the plethora of excellent amenities in the well-established neighborhoods of Setapak and neighboring Wangsa Maju. These include a range of international, national, and vernacular schools, esteemed colleges, specialised hospitals, as well as bustling malls and hypermarkets – all just a stone's throw away. Existing transit stations nearby include LRT's Sri Rampai station (1.9km) and Wangsa Maju station (3.3km).



Reinvent Spaces. Enhance Life.

MahSing

THE EDGE
Top Property
Developers Awards
2023



M Azura Sales Gallery
1, Jalan Wangsa Delima 1a, Pusat Bandar
Wangsa Maju, 53300 Kuala Lumpur.
Opens Daily: 9.30am - 6.00pm

03 9078 2899
m-azura.com.my

Jastamax Sdn. Bhd. (199601008455 (380803-X)) (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 | Fax: +603 9221 8999 | Website: m-azura.com.my | Email: m-azura@mahsing.com.my • Developer Licence No: 30834/08-2029/0176(N) • Validity Period: 14/08/2024 – 13/08/2029 • Advertising & Sales Permit No: 30834-1/08-2027/0769(N)-(S) • Validity Period: 27/08/2024 – 26/08/2027 • Building Plan Reference No: BP U2 OSC 2024 0172 (20) • Expected Date of Completion: Aug 2028 • Tower A Total Unit: 570 • Min Price: RM 534,960 • Max Price: RM 800,160 • Tower B Total Unit: 570 • Min Price: RM 534,960 • Max Price: RM 800,160 • Built-up: 700sf, 850sf and 1,000sf • Type of Property: Serviced Residences • No of Car Park per Unit: 1 or 2 unit • Approving Authority: DBKL • Land Tenure: Leasehold (Feb 2083) • 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: RHB Islamic Bank Berhad • This advertisement has been approved by National Housing Department.