



FREEHOLD

Urban Oasis, In Perfect Tempo



Freehold



Low Density



5km to KL
City Centre



Practical Layout
(3 to 4 Bedrooms)



Multi-Tier
Security



58 Resort
Living Facilities



GreenRE Silver
Certified



Grand Statement
Entrance



2 to 4
Carparks



58 Urban Resort Living Facilities Podium

First Floor

- | | | |
|----------------------------|-----------------------------|---|
| ① Grand Entrance | ⑪ Visitor Parking | ⑳ Drop-off Lobby |
| ② Water Feature | ⑫ Security Pavilion | ㉑ Mail Room |
| ③ Bus Stop / Taxi Stand | ⑬ Parcel Room | ㉒ Waiting Lounge |
| ④ Taste @ M Aria** | ⑭ Taska* | ㉓ Disabled Toilet
Visitor Toilet (M&F) |
| ⑤ Open Lawn | ⑮ Tadika* | ㉔ Laundrette* |
| ⑥ Terrace Seating | ⑯ Bicycle Docking Bay | ㉕ EV Charging Bays |
| ⑦ Garden Path | ⑰ Grabfood Collection Kiosk | ㉖ Surau (M) |
| ⑧ Green Field | ⑱ Management Office | ㉗ Surau (F) |
| ⑨ Riders' Delivery Bay | ㉒ Retail Space* | |
| ⑩ Pedestrian Crossing Path | ㉓ Arrival Foyer | |



LG Floor

- ㉙ Car Wash Bay



* Space only

** Disclaimer: The retail space is required by the authority (DBKL) and will be surrendered back to the JMB / MC upon project handover to manage.



*Artist's Impression Only

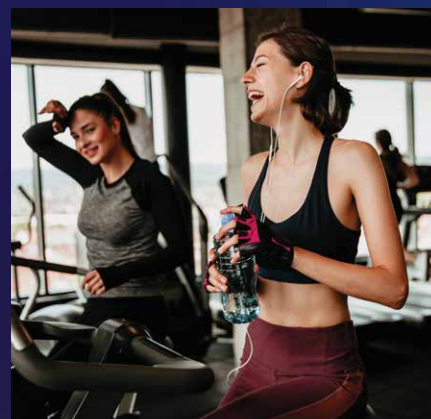


Level 7

- | | | |
|-------------------|---|-----------------------------|
| 1 Shallow Pool | 10 Gym | 19 Planter Seat |
| 2 Jacuzzi | 11 Feature Stairway | 20 Community Plaza |
| 3 Sun Lounge | 12 Changing Room (M&F) | 21 BBQ Terrace |
| 4 Sun Deck | 13 Handicap Toilet | 22 Kids' Playground |
| 5 Green Barrier | 14 Games Room | 23 Fitness Garden |
| 6 Kids Pool | 15 Store | 24 Disabled - Friendly Ramp |
| 7 Swimming Pool | 16 Pantry | 25 Jogging Trail |
| 8 Outdoor Shower | 17 Multipurpose Hall (cum Pickleball Court) | 26 Reflexology Trails |
| 9 Garden Stairway | 18 Pavilion Walkway | 27 Floral Promenade |
| | | 28 Facade Planter |

Level 8

- 29 Co-Working Space

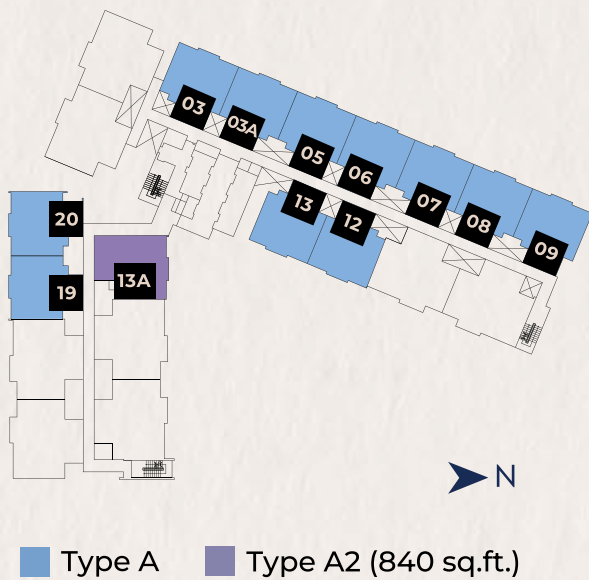




TYPE
A

3 Rooms
800 sq.ft.

2 Baths

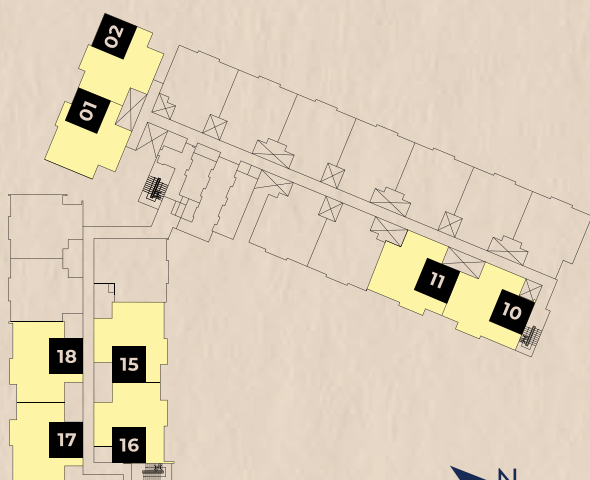




TYPE
B

4 
Rooms
950 sq.ft.

2 
Baths



A Symphony of City and Serenity

Nestled in vibrant Sentul, M Aria offers easy access to KLCC, major highways and public transport, keeping you close to work, play and the comfort of a well-established neighbourhood.



MahSing

M ARIA Sales Gallery

Lot No. 468-B (B), Block B, Rivercity, Jalan Ipoh, 51200
Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur
Show units open daily from 10:00am-6:00pm

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Developer: M ARIA SDN BHD (869086-X) (A wholly-owned subsidiary of Mah Sing Group Berhad) • Address: Wisma Mah Sing, Penthouse Suite 2, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03 – 9221 8888 • Developer's License No.: 31251/12-2030/0307(N) • Validity Period: 29/12/2025 - 28/12/2030 • Advertising & Sales Permit No.: 31251-1/01-2029/0037(A)-(S) • Validity Period: 14/01/2026 – 13/01/2029 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference Number: BP U1 OSC 2025 3414 (S) • Expected Date of Completion: January 2030 • Project Name: Residensi M Aria • Type of Property: Apartment • Land Tenure: Freehold • Land Encumbrance: Public Bank Berhad • Total Unit: 606 unit • Selling Price: Minimum RM635,000 – Maximum RM750,000 • No. of Parking per unit: 2 – 4 unit • THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT AND DEVELOPMENT INFORMATION AND APPROVAL ADVERTISEMENT CAN BE CHECKED ON PORTAL TEDUH.KPKT.GOV.MY