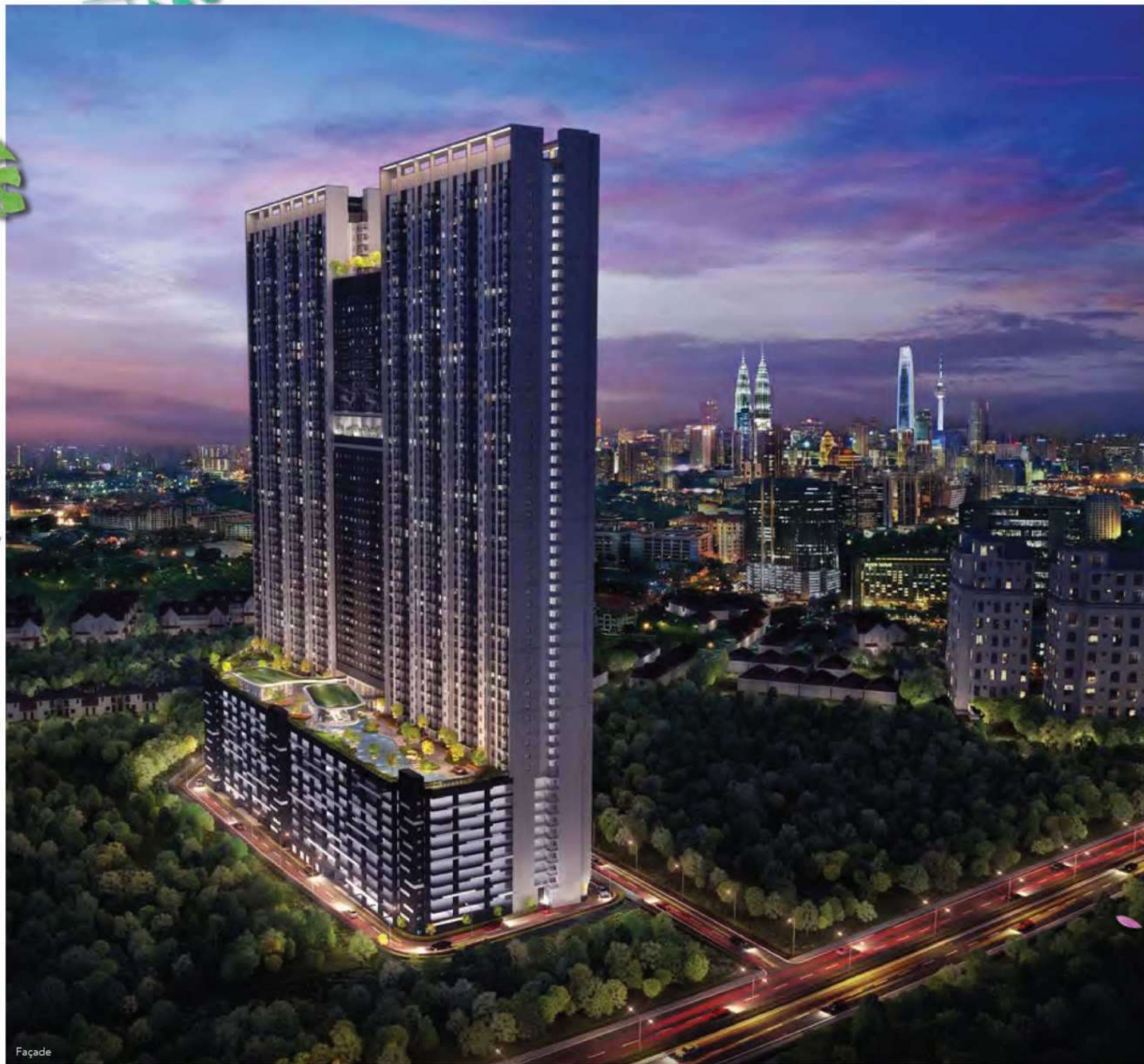




MTM
ARISA
SENTUL, KL CITY



Green, in its many
shades and wonders



Façade

CHAPTER one

“There’s something special about the way nature blend so seamlessly here.”



BEYOND THE FOLIAGE, A DOORWAY OPENS

Unique places aren’t hard to come by in this day and age, but finding a place where you can truly belong and feel connected to is a true rarity.

M Arisa is where your search and your journey reach its poetic conclusion. Embrace being a natural part of it all, and this nature-rich dwelling embraces you in return.

And then you think to yourself
“This is it”.



02 CHAPTER two

“This isn’t a tropical hideaway, but it certainly feels like it.”

The defining characteristics of M Arisa are filled with greens worth envying, carefully crafted into a functioning “urban oasis” spread across 2.7 acres.



CHAPTER **three**

AN URBAN FOREST, STRETCHING INTO THE CITY SKYLINE

Adding a rich touch of green to the city skyline is M Arisa's vertical urban forest landscapes that create a truly holistic living environment for residents and guests alike.



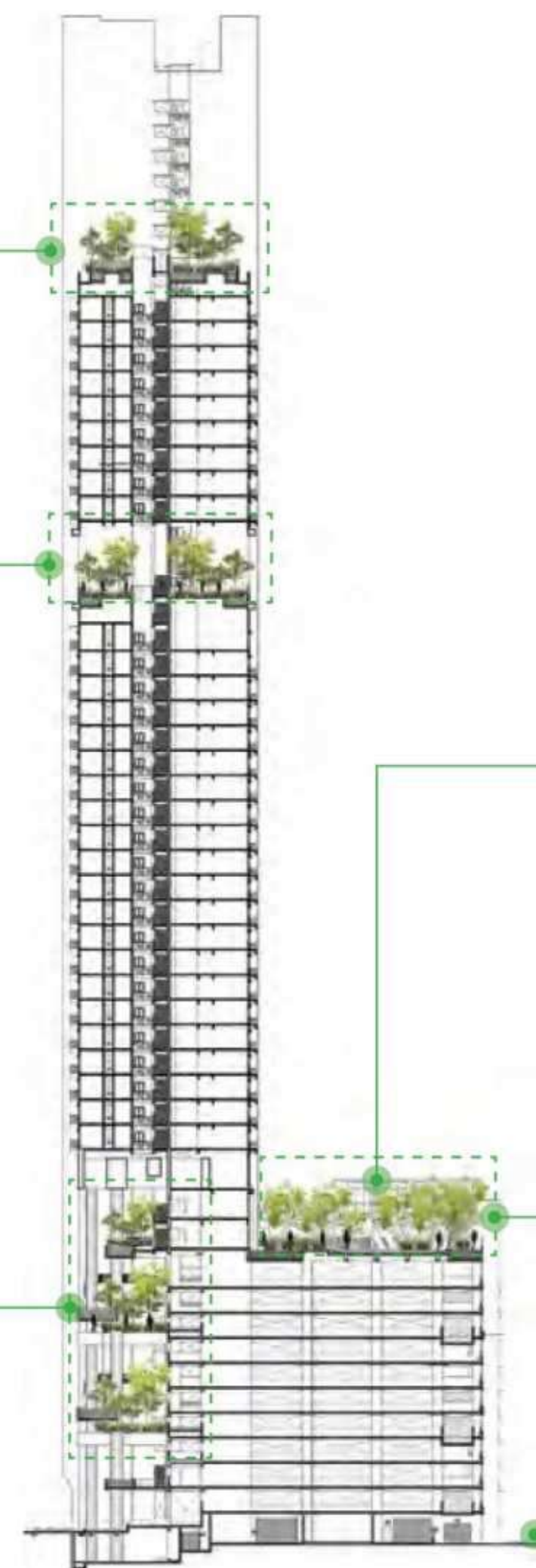
Multi-Level Sky Garden (Level 1-10)



Rooftop Sky Garden (Level 49)



Sky Garden (Level 36)



“Up, up here we go.
Where you'll stop,
only you will know.”



Sky Gym (Level 11)



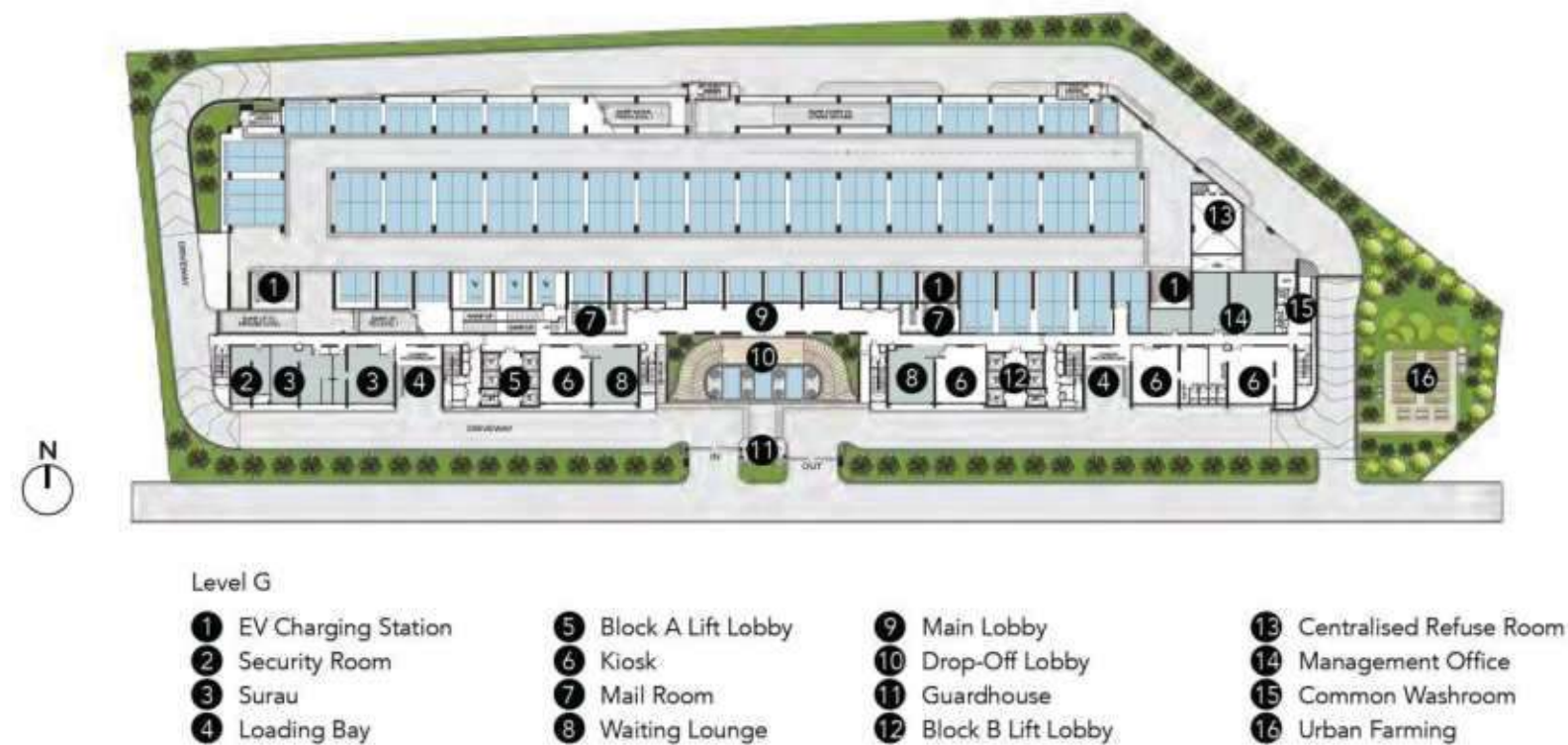
Main Facilities Podium (Level 10)



Urban Farming (Level G)

On the **Ground Floor**

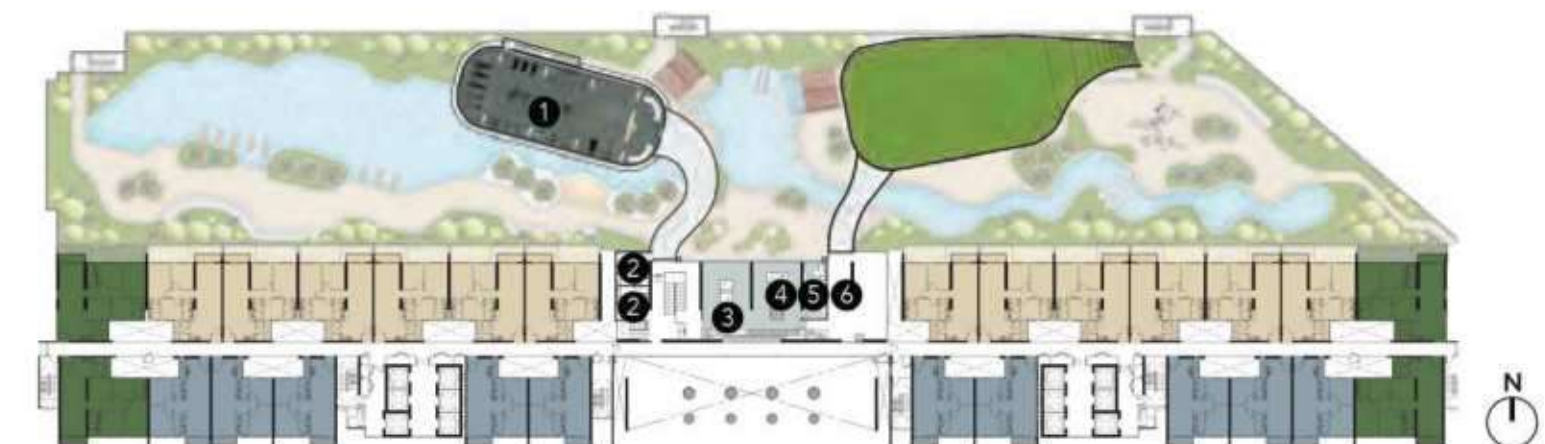
URBAN FARMING



Let your green fingers do the talking at M Arisa's charming urban farming area, which adds an extra touch of greenery to the landscapes while fostering closeness among the community.

On the **10th & 11th Floor**

MAIN FACILITIES PODIUM



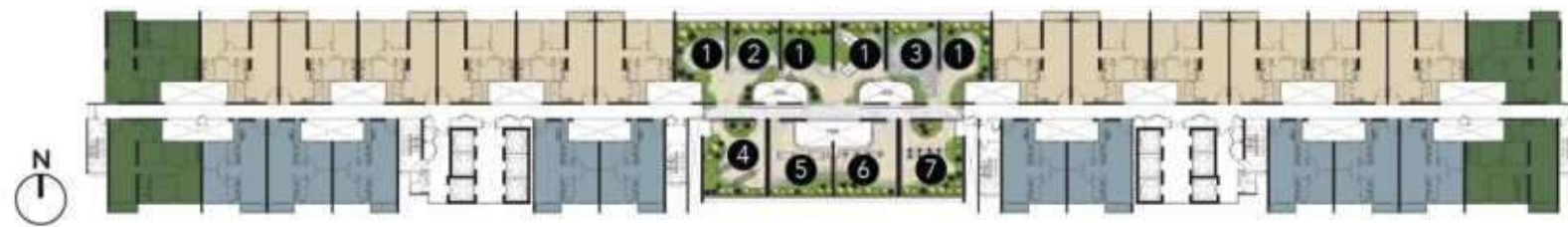
Our facilities podium, spread across 2 floors, is inspired by the most idyllic tropical wetlands, sculpted into a distinctly modern atmosphere that sits majestically against an urban backdrop.

It is an escape that evokes the emotions of a true piece of paradise.



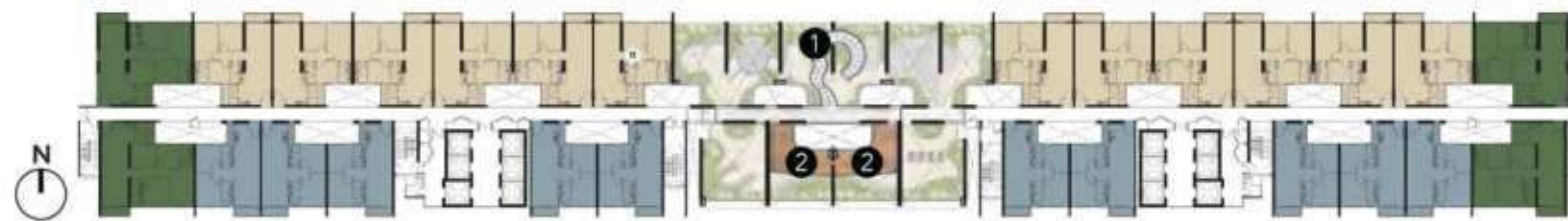
On the 36th & 37th Floor

SKY GARDEN



Level 36

- 1 Chillax Terrace
- 2 Cargo Net Play
- 3 Relax & Chill Area
- 4 Hammock Garden
- 5 Swing Lounger
- 6 Climbing Rope
- 7 Sky Yoga Deck



Level 37

- 1 Spiral Sky Stair
- 2 Sky Viewing Deck



Level 36 Cargo Net Play



Level 36 Swing Lounger

SUN SALUTATIONS

The sky garden deck here brings serenity and a sense of discovery to the community at M Arisa, serving gentle reminders for time in the outdoors. Whether you choose to dive into the pages of a book or seek balance in sun salutations, this realm of wellness on these 2 floors will prove to be a perfect host.

TO PAUSE OR TO PLAY

Opportunities for energy and respite are available in equal abundance here. Take a breather while you relax in the multiple nooks or exercise at the designated landscaped areas.

On the 49th Floor

ROOFTOP SKY GARDEN



Level 49

- 1 BBQ Area
- 2 Pavilion & Picnic Area
- 3 Common Washroom
- 4 Sky Terrace

THE ROOFTOP RENDEZVOUS

M Arisa is, in essence, a vertical neighbourhood, and built into it are elements that bring people - neighbours - closer. Not just to each other, but to their respective social circles.

The rooftop sky garden is designed intentionally to be a setting for calm conversations over fine food and drink.

MADE FOR NOTHING

The most fulfilling experience when there is little to do, is to do nothing at all. The most amazing moments and experiences can be found when letting time slow down and savouring ever second of it.



Level 49 BBQ Area



Level 49 Rooftop Sky Garden



04 CHAPTER four

“ External beauty finds its way in and livens the interior spaces here. ”



OF WALLS, WINDOWS AND WARMTH

Like a true sanctuary, the dwellings here at M Arisa are tailor-made for modern home-seekers. They have a natural ability to cocoon its occupants, brought to life by a refreshing openness and optimised spatial expressions.



Making Plans for Life

TYPE A 550 sq.ft.
1 BEDROOM
1 BATHROOM



TYPE B 665 sq.ft.
1+1 BEDROOM
1 BATHROOM



TYPE C 708 sq.ft.
2 BEDROOMS
2 BATHROOMS



TYPE C1 802 sq.ft.
2 BEDROOMS
2 BATHROOMS



TYPE D 878 sq.ft.
3 BEDROOMS
2 BATHROOMS



TYPE E 1,025 sq.ft.
4 BEDROOMS
2 BATHROOMS

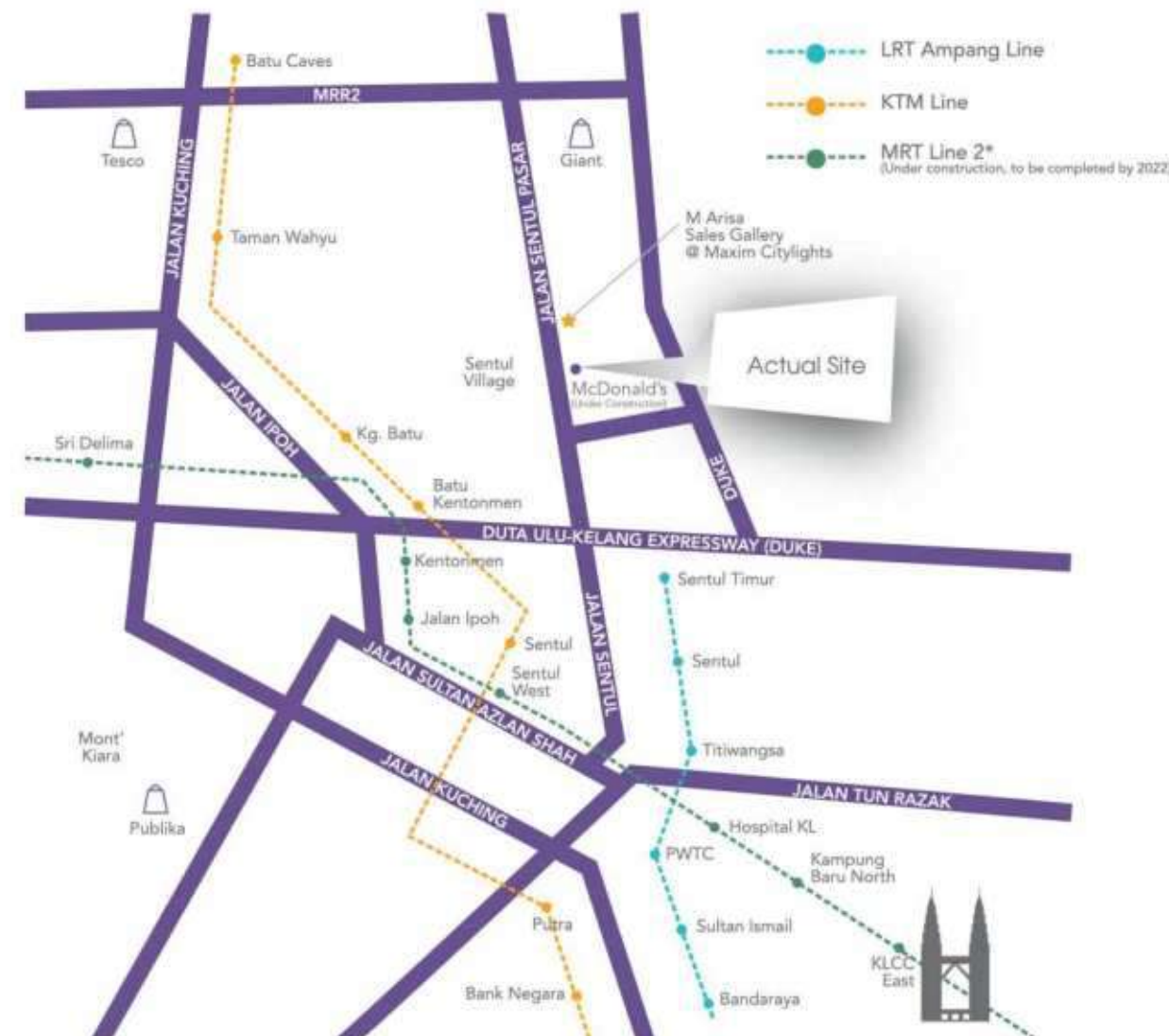


Key Plan



CHAPTER **five**

“On foot or on wheels,
everything is just
on the way.”



Highways		Education	
DUKE Highway	1.5km	Pre-School	
MRR2	5.6km	Taska Ana	2km
Karak Highway	7.5km	Tadika Judea	3km
Train Stations		Primary School	
LRT Sentul Timur	2.4km	SJK (C) Sentul Pasar Peng Ming	1km
KTM Sentul	2.6km	SJK (C) Sentul Pasar	1km
KTM Kampung Batu	2.8km	Sek Keb Sentul 1	1.8km
KTM Batu Kentonmen	3.7km	Sek Keb Sentul 2	1.8km
		Religious Primary School Sentul Pasar	2km
		SK Convent Sentul 1	2km
Medical		SK Convent Sentul 2	2km
Sentul Medical Centre	4km	SJK (C) Sentul	3km
KPJ Tawakkal Specialist Hospital	5km	SK Methodist Sentul	3km
Kuala Lumpur General Hospital	5.5km	SRK Bandar Baru Sentul	3km
Shopping			
Sunway Putra Mall	5.5km		
Giant Hypermarket Batu Caves	6km		
Setapak Central	6.5km		
Publika Shopping Gallery	7km		
		Secondary School	
		Wesley Methodist School KL (International)	3km
		SMK Batu Muda	3km
		Convent Sentul Secondary School	3km
		College & University	
		Pusat Latihan Inovvasi SKALI	1.5km
		Taska Permat Bestari (Nursery School)	2km
		Silambam ASIA	3.6km
		Kuala Lumpur Business School (KLBS)	3.7km
		International Islamic College	4km
		Tunku Abdul Rahman University College	6.5km

MahSing

Reinvent Spaces. Enhance Life.

OVER TWENTY FOUR
24
YEARS
OF EXPERIENCE

QUALITY & CARE
IN EVERY LITTLE DETAIL

OVER 50 PROJECTS
50
PROJECTS
THROUGHOUT MALAYSIA

Our Vision

At Mah Sing, we believe that excellence is achieved by upholding the basic principles that our company is built upon. These statements are at the very core of everything that we do and are what will continue to set our course for the future as a company.

Our Mission

We aim to achieve a culture of innovation and collaboration through:



Empowering our people towards personal & professional growth through continuous learning.



Anticipating future market trends and providing the right solutions.



Promising to deliver quality in all that we do.



Caring for the people, the community and the environment.

“We want to recreate,
innovate and push
boundaries.”

MahSing

THE EDGE
Top Property
Developers Awards
2018

starproperty.my
AWARDS 2019
THE ALL-STAR AWARD
TOP MARKED DEVELOPERS
OF THE YEAR

BCI ASIA
AWARDS 2019
TOP TEN
ASIAN-OWNED FIRMS

M Arisa Sales Gallery
G-07, Maxim Citylights Sentul,
No.25 Jalan Sentul Paser, 51000 KL.
Show units open daily from 10am-6pm

03 9212 8310
m-arisa.com.my

Project Name: Residential M Arisa Pelangi • Developer: Cosmoworld Housing Development Sdn Bhd [194333-T] • Registered Address: Wisma Mah Sing, Penthouse Suite 1, No.163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03 9221 8888 • Developer's License No: 19228/02-2028/04199(R) • Validity: 22/02/2023-21/02/2028 • Advertising Permit No.: 19228-2/02-2024/0433(R)-01 • Validity: 22/02/2023-21/02/2024 • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP UT CSC 2019 1858 • Expected Date of Completion: July 2024 • Land Encumbrances: HSBC Malaysia Berhad • Land Tenure: Freehold • Type of Property: Serviced Apartment • Tower A- Type A: 87 Units, Min RM439,400 – Max RM487,500, 1 Car Park ; Type B: 30 Units, Min RM535,600 – Max RM578,500, 1 Car Park ; Type C: 275 Units, Min RM555,100 – Max RM620,100, 1 Car Park ; Type D: 30 Units, Min RM622,700 – Max RM669,500, 1 Car Park ; Type E: 276 Units, Min RM674,700 – Max RM761,800, 1/2 Car Parks ; Type F: 101 Units, Min RM756,600 – Max RM819,000, 1/2 Car Parks • Tower B- Type A: 87 Units, Min RM445,900 – Max RM487,500, 1 Car Park ; Type B: 30 Units, Min RM538,200 – Max RM579,500, 1 Car Park ; Type C: 275 Units, Min RM562,900 – Max RM620,100, 1 Car Park ; Type D: 30 Units, Min RM624,000 – Max RM669,500, 1 Car Park ; Type E: 276 Units, Min RM677,300 – Max RM791,700, 1/2 Car Parks ; Type F: 101 Units, Min RM785,200 – Max RM830,700, 1/2 Car Parks • This advertisement has been approved by Jabatan Perumahan Negara.

Reinvent Spaces. Enhance Life.