



M

ASPIRA

Taman Desa

# PROJECT INFORMATION

## DEVELOPER

**Mah Sing Properties Sdn Bhd**

## LOCATION

**Taman Desa, KL**

## LAND TITLE

**Commercial**

## LAND SIZE

**3.70 acres**

## TYPE OF PROPERTY

**Serviced Apartment**

## LAND TENURE

**Leasehold**

## BUILT-UP SIZE

**Type A: 706 sqft (2-bedroom)**

**Type B: 855 sqft (3-bedroom)**

**Type C: 1,006 sqft (4-bedroom)**

## NO. OF TOWER

**2 Towers**

## NO. OF UNITS

**Tower A : 686 units (66-storey)**

**Tower B : 932 units (68-storey)**

**Total : 1,618 units**

## CAR PARK

**1 – 3 per unit**

**SELLING PRICE FROM RM452,000 ONWARDS**

# Location

M Aspira is ideally located in the coveted Taman Desa, a mature neighbourhood offering a wealth of amenities, schools, and lifestyle outlets. Its strategic position places popular landmarks like Mid Valley City (4.5 km) and Bangsar (6 km) just a stone's throw away.

Residents benefit from exceptional accessibility, being adjacent to major highways such as the SALAK Highway (2km), Setiawangsa-Pantai Expressway (2km), KL-Seremban Expressway (3km) and Federal Highway (4.2km). With this proximity and connectivity, the city is at your fingertips.



- Sri Petaling Line
- Kelana Jaya Line
- Putrajaya Line
- KLIA Transit

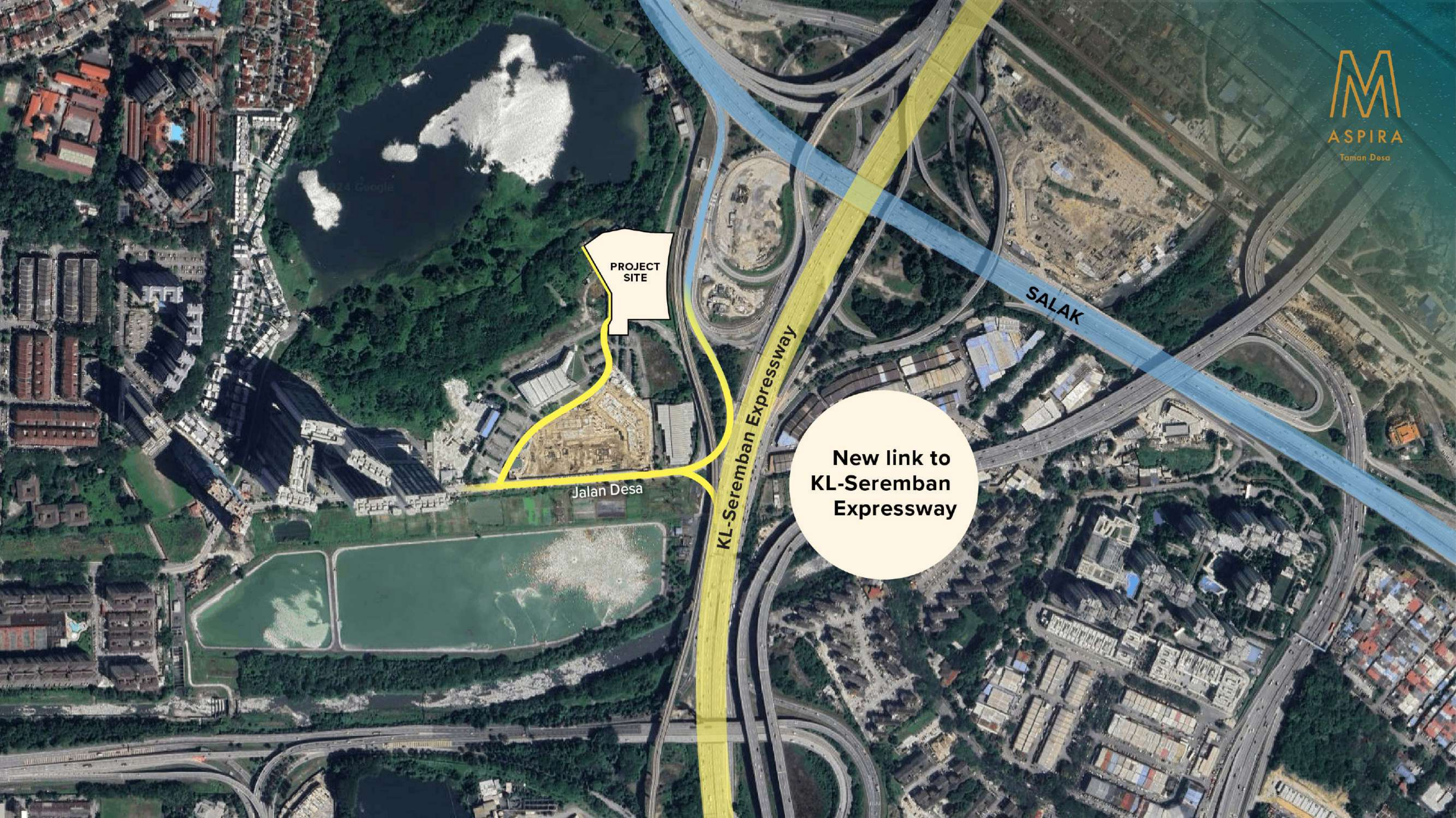
PROJECT SITE

Jalan Desa

KL-Seremban Expressway

SALAK

New link to  
KL-Seremban  
Expressway



# Amenities



## SHOPPING MALL



## SCHOOL



SMK Taman Desa	2.1km
SMK Desa Perdana	2.1km
SK Taman Desa	2.1km
Alice Smith School	7km
Universiti Malaya	7.7km
SJK(C) Kuen Cheng 2	8.2km
SJK(C) Kuen Cheng 1	8.8km
Rocklin International School	9.2km

## RECREATIONAL



Taman Rimba Bukit Kerinchi	6km
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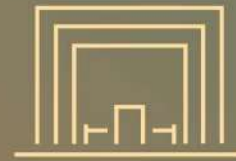
# Project Features



Strategic  
Location At  
Taman Desa



Easy Access  
To Major  
Highways



Grand  
Entrance



Sky  
Lounge  
(Tower B)



Ev Charging  
Stations



Multi-tier  
Security  
Access



GreenRE  
Certification



Automated  
Waste Collection  
System



Dedicated  
Express Car  
Park Ramp



Delivery Parcel  
Lockers

ONE OF THE LAST  
AVAILABLE LANDS FOR  
SUCH DEVELOPMENT IN  
KUALA LUMPUR.



# Green Features



**M Aspira**  
is a sustainable  
development with  
Green Feature.



Use of energy efficiency lighting (LED) at common area to optimize energy saving.



Enhance indoor air quality through cross ventilation in all rooms.



Low Volatile Organic Compound (VOC) paint and adhesive for better health of occupants.



Designs that provide good levels of daylighting for building occupants.



Rainwater harvesting that lead to reduction in potable water consumption.



Solar energy to power common area.

# Multi-Tier Security

M Aspira takes safety and security seriously in order to provide a safe and secure living environment for its residents.

- Perimeter fencing with CCTV
- Security guardhouse
- 24/7 Security patrol
- Lift lobby – residents-only lobby access
- Elevator to designated floor only
- Barrier-free access at the facility floor



# Target Markets



First time home buyers



Young working executives



Age group between 28 to 45



Young couples



Upgraders from the neighbouring areas and other states.



Young Families with kids

# Facilities

## Ground Floor

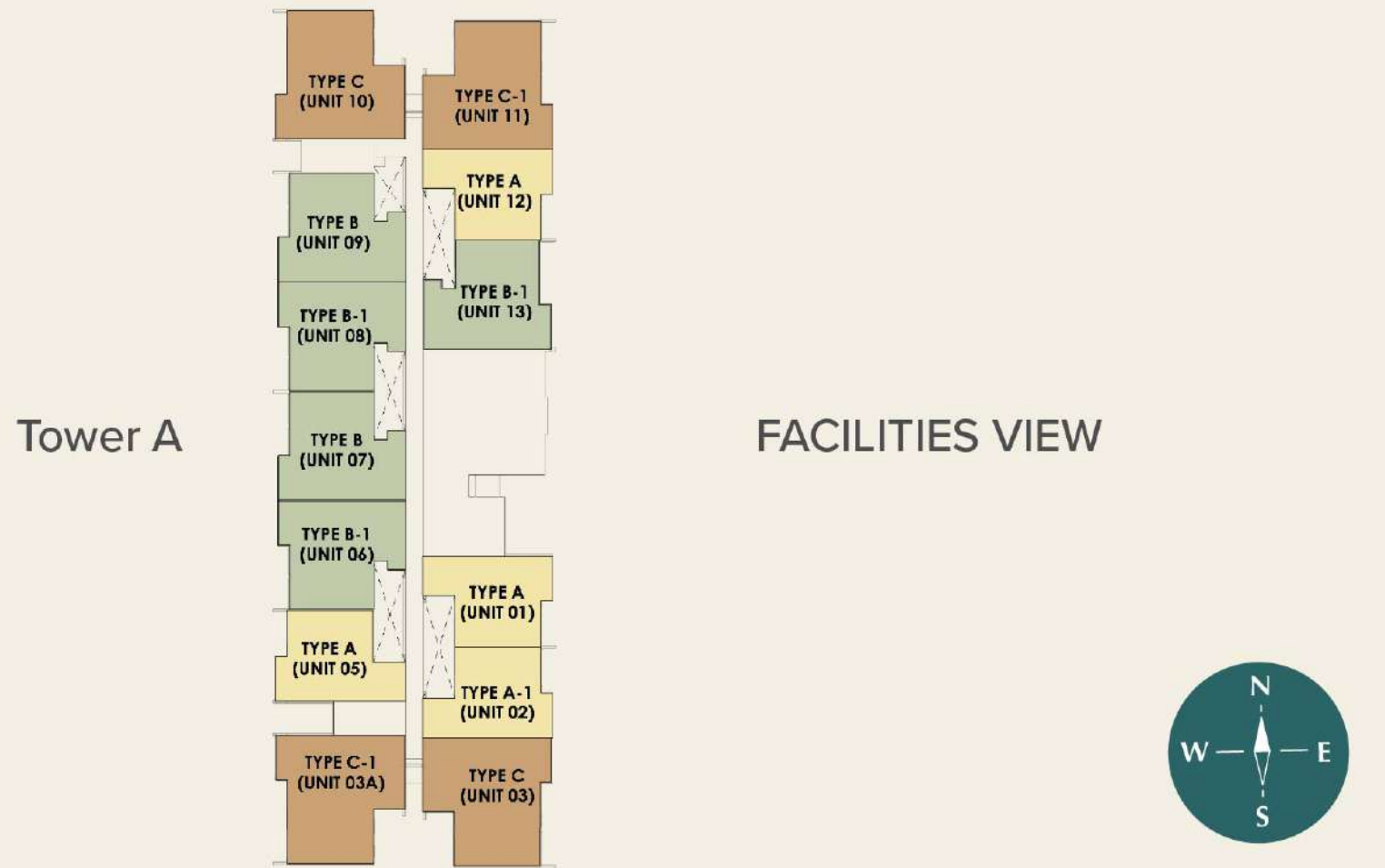
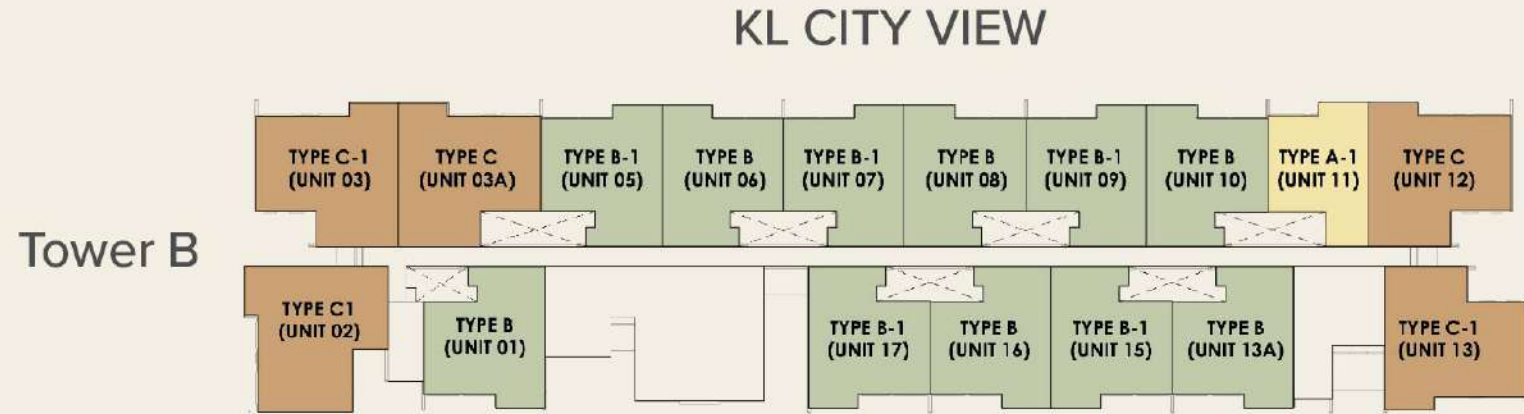
- 1 Drop-off
- 2 Entrance Lobby
- 3 Parcel Room & Mail Room
- 4 Lift Lobby (Tower A)
- 5 Nursery
- 6 Kindergarten
- 7 Retail
- 8 Management Office
- 9 Surau
- 10 Landscape Garden
- 11 Entrance Statement

## Level 13

- 1 50m Lap Pool
- 2 Children Pool / Water Play
- 3 Jacuzzi
- 4 Sun Deck
- 5 Family Deck
- 6 Floating Pavilion
- 7 Gymnasium
- 8 Multi-purpose Hall
- 9 Indoor Badminton Courts
- 10 Playground
- 11 Children's Play Room
- 12 Games Room
- 13 Hanging Shelter
- 14 Co-working Space
- 15 Gourmet Kitchen
- 16 Outdoor Lounge
- 17 Outdoor Dining
- 18 Changing Room
- 19 Viewing Deck
- 20 Glamping Area



# Floor Plans



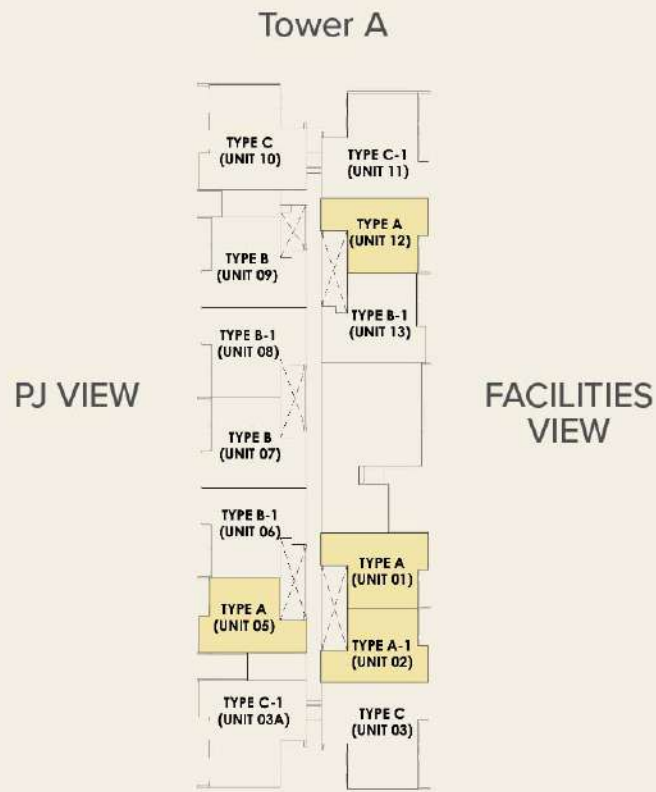
Practical layout designed for optimal functionality and efficient use of space.

- TYPE A | 706 sf. (2 bedrooms)
- TYPE B | 855 sf. (3 bedrooms)
- TYPE C | 1,006 sf. (4 bedrooms)

# Unit Plans

Type	Size	Bedrooms	Bathrooms	Balcony
<b>A</b>	<b>706 sf.</b>	<b>2</b> 	<b>2</b> 	

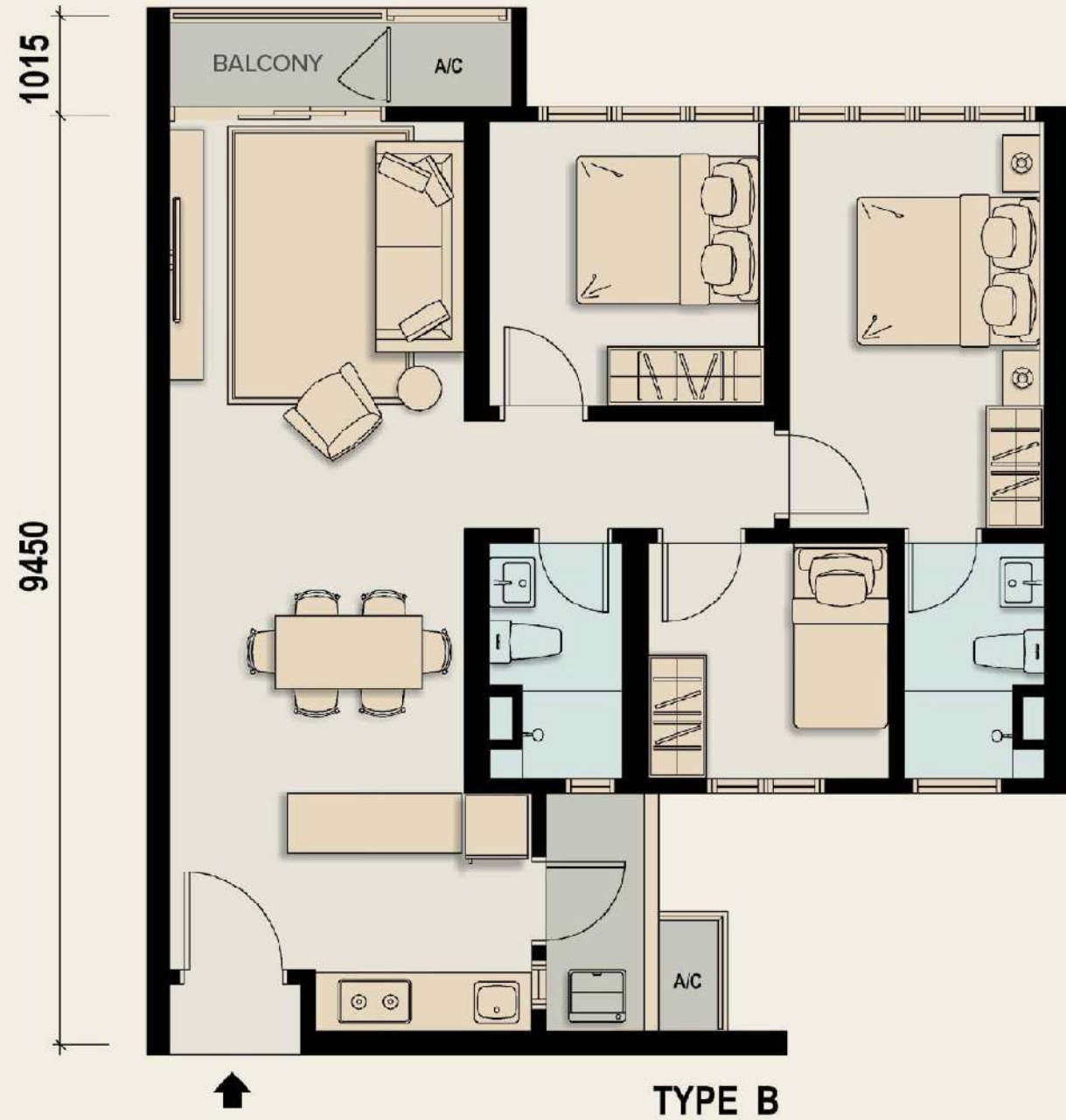
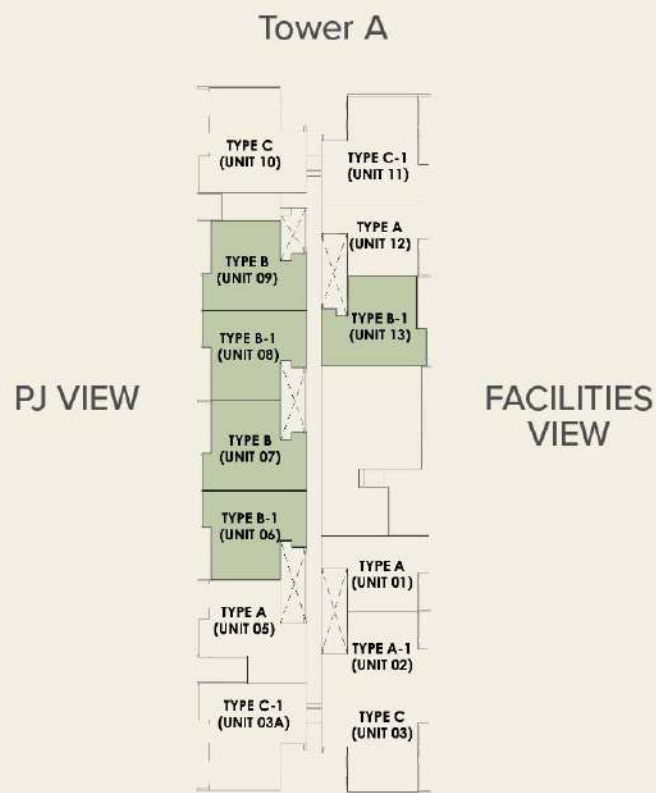
KEY PLAN



# Unit Plans

Type	Size	Bedrooms	Bathrooms	Balcony
<b>B</b>	<b>855 sf.</b>	<b>3</b> 	<b>2</b> 	

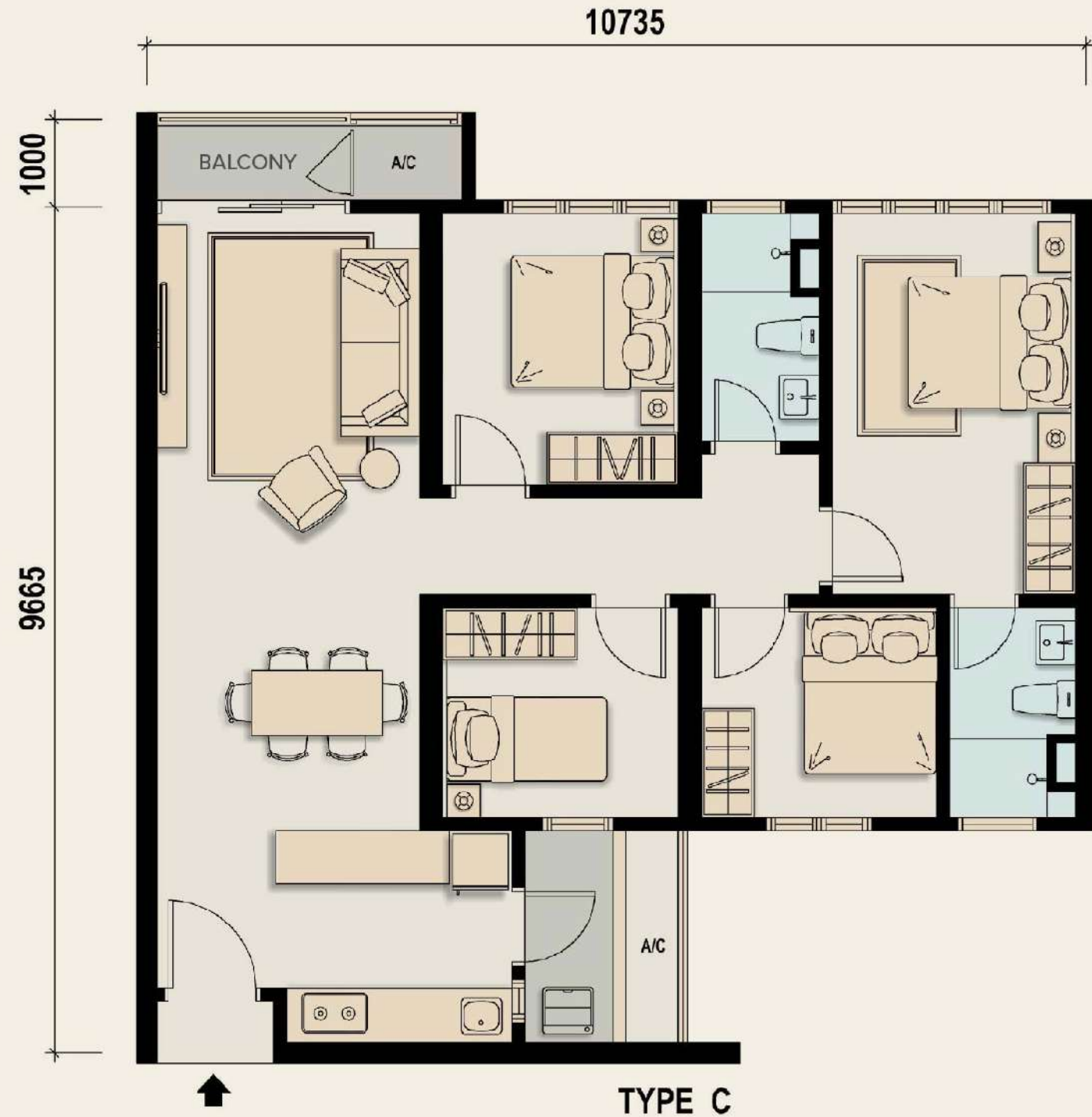
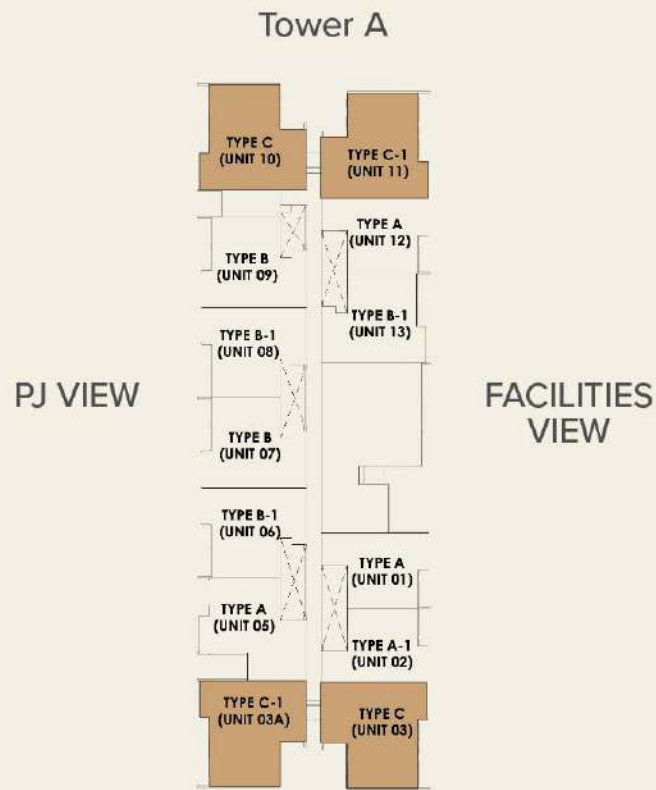
## KEY PLAN



# Unit Plans

Type	Size	Bedrooms	Bathrooms	Balcony
<b>C</b>	<b>1,006 sf.</b>	<b>4</b> 	<b>2</b> 	

## KEY PLAN







GLAMPING AREA

# KL CITY VIEW NORTH

M  
ASPIRA  
Taman Desa



# SRI PETALING SOUTH VIEW





# PETALING JAYA WEST VIEW



# CHERAS EAST VIEW



# THANK YOU



**MahSing**



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**Reinvent Spaces. Enhance Life.**

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