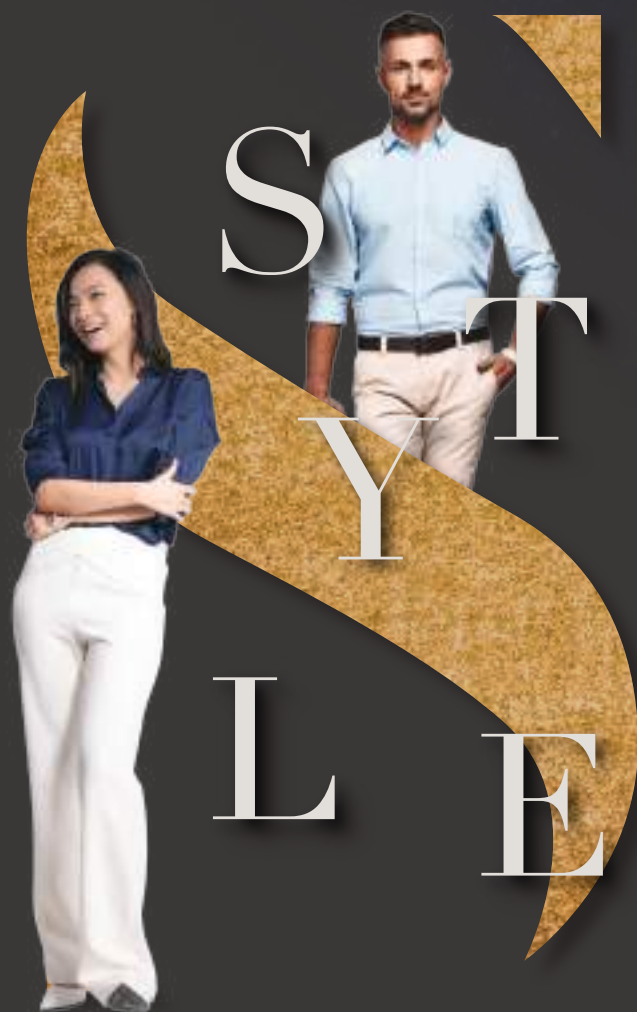




Stature In The Sky

FREEHOLD



A Cityscape Stylised With A Towering Icon

A Sense of Place

Come home to prestige and tranquillity. Exclusively private. An architectural landmark sparkling from afar.

This is M Oscar, showcasing the perfect balance of modern living with an inner city location. It attains a slower, more quiet paced alternative to its neighbouring suburbs. Such are the exceptional residences that inspire and excite, created without compromise. This is an idyllic retreat. Yours to discover.



Approx. 10km to
KL City Centre



Hilltop living
(100m above sea level)



Endless
vistas





Artist's Impression | Drop-Off Area

A First-Class Arrival Experience

—
Redefining Luxury
—

The interiors are filled with a peaceful mood where grand hotel-like comfort imparts an immediate sense of home. Magnificently bright and warmly welcoming spaces such as the lift lobby are a testament to the craftsmanship and bespoke detailing that epitomise this home place.



Triple volume height lobby



Every journey into the city skylights



Constant breeze through natural ventilation



Artist's Impression | Grand Lobby

A Playscape Amidst The Clouds

Yours To Savour

You are invited daily to bask in light and sweeping views of the endless skies. The deck is overwhelmed by a generosity of space complemented by modern, fresh and energetic amenities and facilities. Organically shaped spaces with tactile discoveries entice the residents to just spread out in comfort.



Artist's Impression | Starlight Walkway



Artist's Impression | BBQ Pavilion



Artist's Impression | Gourmet Kitchen



2.7-acre facilities podium

35+

Family-oriented relaxation & play amenities



Fully fitted with Technogym



Exquisite Finesse

Sun-Kissed Interiors

At M Oscar, there is an unprecedented fusion of architecture and interior designed to provide maximum comfort and cosiness. Each bespoke residence opens out to exaggerated volumes, modern lines, distinct styling and large windows framing the amazing skyline. All are designed to create layers of luxury and retain elegance over time.



Northern tower only (Type D)



Practical layout with 2 master suites to maximise rental return



Up to 4 car parks*
*Quantity varies



2 ensuite master bedrooms



1,198 sf.
4 bedrooms
3 bathrooms



Specifications

Structure	Reinforced Concrete			
Wall	Reinforced Concrete Wall / Brick Wall			
Roof	Reinforced Concrete			
Ceiling	Skim Coat and Paint / Plaster Ceiling			
Windows	Aluminum Frame Glass Window			
Doors	Fire-Rated Door, Plywood Flush Door, Aluminum Frame Sliding Door			
Ironmongery	Lockset			
Floor Finishes				
i. Foyer	Tiles			
ii. Living & Dining	Tiles			
iii. Bedroom	Timber Laminated Flooring			
iv. Bathroom	Tiles			
v. Kitchen	Tiles			
vi. Balcony	Tiles			
vii. Yard (Where Applicable)	Tiles			
viii. A/C Ledge	Cement Render			
Wall Finishes				
i. Internal Wall	Skim Coat / Plaster and Paint			
ii. External Wall	Plaster and Paint			
iii. Kitchen	1500mm High Wall Tiles			
iv. Bathroom	Wall Tiles to Ceiling Height			
Sanitary Installation				
i. Wash Basin				
ii. Basin Tap				
iii. Water Closet				
iv. Paper Holder				
v. Hand Bidet				
vi. Kitchen Sink				
vii. Kitchen Tap				
viii. Water Tap				
Electrical Installation	Type A	Type B	Type C	Type D
i. Lighting Point	11	13	14	16
ii. Ceiling Fan Point	1	1	1	1
iii. Air Condition Point	3	4	5	5
iv. Water Heater Point	2	2	2	3
v. 13A Power Point	12	12	14	16
vi. SMATV Point	1	1	1	2
vii. Fibre Wall Socket	1	1	1	2
viii. Electrical Distribution Board	1	1	1	1
ix. Door Bell Point	1	1	1	2

A Coveted Address

In The Heart Of Everything

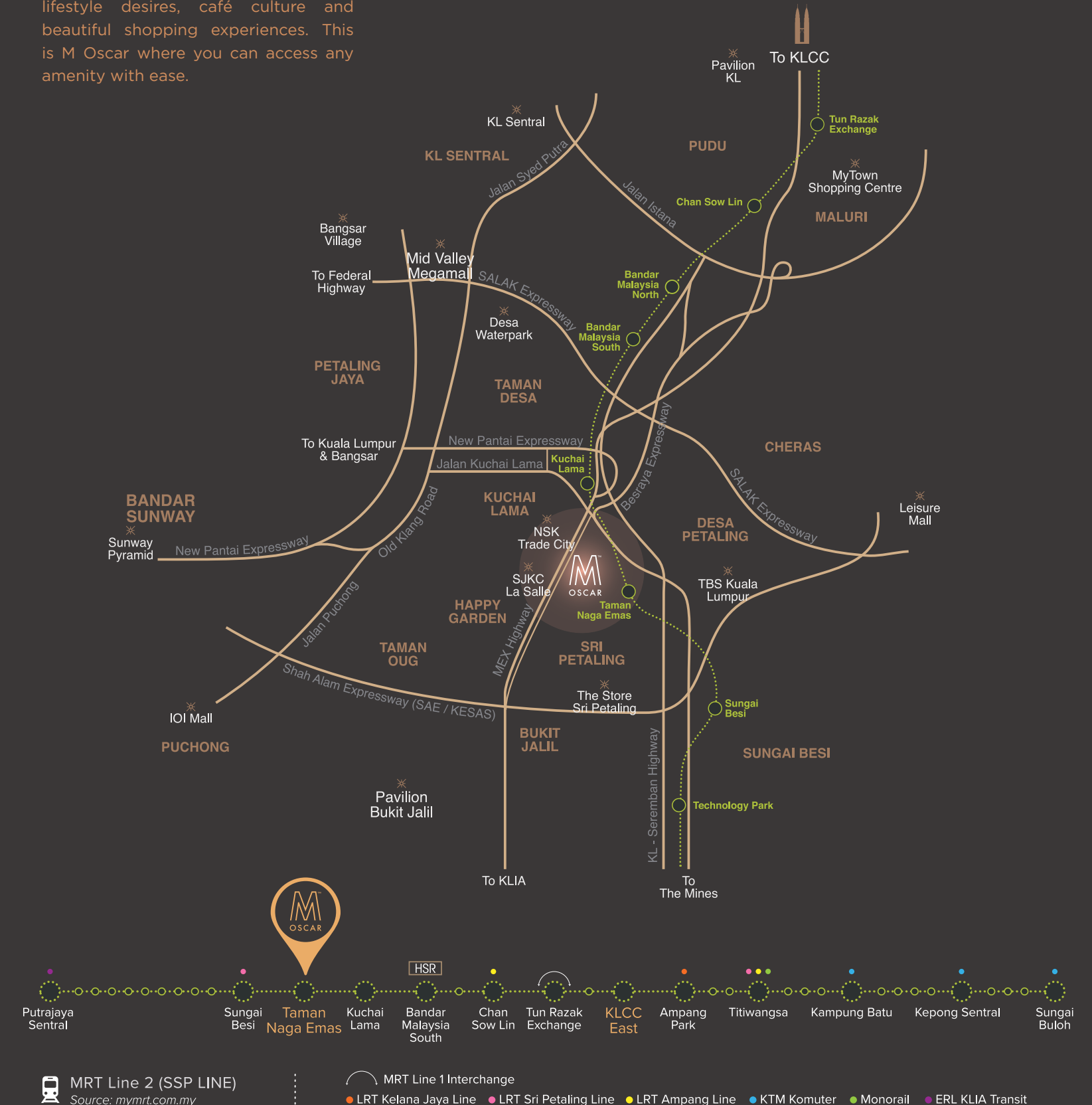


Chauffeured service to MRT2



Easy accessibility

An exclusive residential setting, close to all the conveniences, daily essentials, lifestyle desires, café culture and beautiful shopping experiences. This is M Oscar where you can access any amenity with ease.



MRT Line 2 (SSP LINE)
Source: mymrt.com.my

MRT Line 1 Interchange


LRT Kelana Jaya Line LRT Sri Petaling Line LRT Ampang Line KTM Komuter Monorail ERL KLIA Transit

MahSing

THE EDGE
Top Property
Developers Awards
2021

StarProperty
AWARDS
2020 REAL ESTATE
DEVELOPER
EXCELLENCE
THE SKYLINE AWARD

BCI ASIA
AWARDS 2019
TOPTEN
DEVELOPER 2019

 **M Oscar Sales Gallery (Official)**
LG1-3, Seri Gembira Avenue,
No 6, Jalan Senang Ria,
Taman Gembira, 58200 KL.
Sales Gallery Opens Daily: 10am - 6pm

03 9212 0426
m-oscar.com.my

Reinvent Spaces. Enhance Life.

Project Name: Residensi M Oscar Petaling • Developer: Mah Sing Properties Sdn. Bhd. (264979-M) • Registered Address: Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03-9221 8888 • Developer License No.: 5911/09-2027/1524(R) • Validity: 27/09/2022 - 26/09/2027 • Advertising Permit No.: 5911-31/09-2023/0315(R)-(S) • Validity: 27/09/2022 - 26/09/2023 • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP S3 OSC 2019 1003 • Expected Date of Completion: September 2023 • Land Encumbrance: Public Bank Berhad • Land Tenure: Freehold • Property Type: Apartment Suites • South Tower - Type A: 153 units, Min RM470,000 - Max RM710,000, 2 car parks; Type B: 186 units, Min RM600,000 - Max RM915,000, 2 car parks; Type C: 93 units, Min RM750,000 - Max RM1,100,000, 3 - 4 car parks • Price: RM470,000 (Min) - RM1,100,000 (Max) • North Tower - Type A: 190 units, Min RM510,000 - Max RM750,000, 2 car parks; Type B: 192 units, Min RM640,000 - Max RM935,000, 2 car parks; Type D: 96 units, Min RM882,000 - Max RM1,300,000, 3 - 4 car parks • Price: RM510,000 (Min) - RM1,300,000 (Max) • Total unit: 910 unit (Min RM470,000 - Max RM1,300,000) • This advertisement has been approved by Jabatan Perumahan Negara.