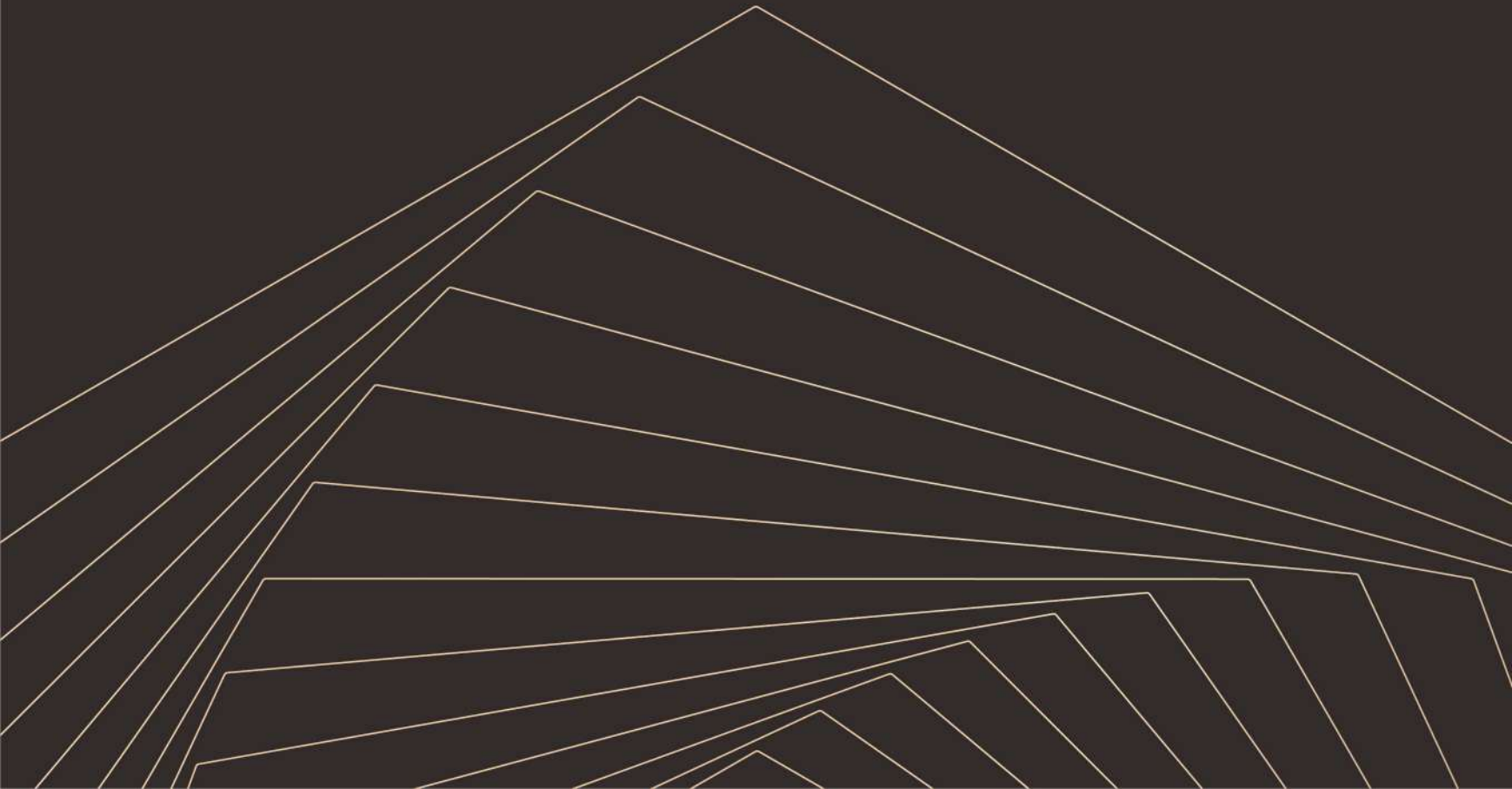




OSCAR

Off Kuchai Lama, KL



A JEWEL AMONGST  
THE STARS

FREEHOLD RESIDENCE



Artist's impression only

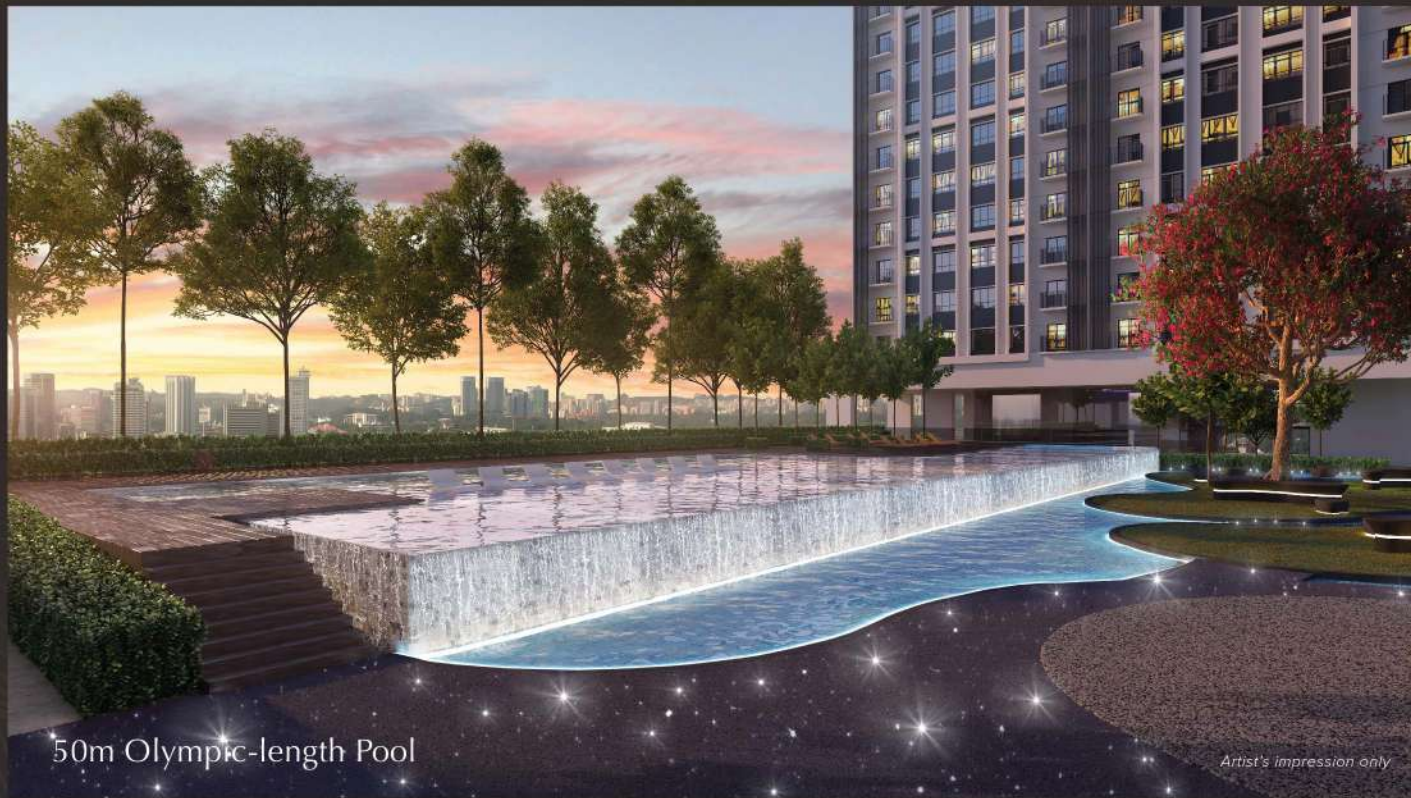
Elevated Living  
100m above Sea  
Level

All Units  
North-South  
Orientation

2.7 Acres  
Facilities  
Podium

2 to 4 Car Parks  
per Unit

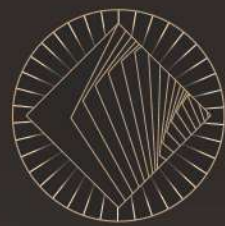
Approximately 800m to MRT2 with Shuttle Service Provided



50m Olympic-length Pool

Artist's impression only

An enclave inspired by two kind of legacies.  
**One etched by nature,**  
**and the other you are about to carve.**



## CANYONS

Your arrival home is always ushered by stately entrance statement and lobby design, inspired by the likes of canyons carved over the millennia.



## STARS

Not only a community of the young and rising - from the window, you can literally marvel at the brilliance of stars above and beneath your abode.



## WATER

The landscaping of common facilities and play areas are an urban rendition of nature inspired by wetlands and meandering streams.



Artist's impression only



Drop-off Lobby

Artist's impression only



Co-working Space/Reading Room

Artist's impression only



Grand Lobby

Artist's impression only



BBQ Pavilion with Blooming Garden

Artist's impression only

# FACILITIES PODIUM (7th Floor)



KL CITY FACING (NORTH TOWER)

SRI PETALING FACING (SOUTH TOWER)

- |                          |                             |                                     |
|--------------------------|-----------------------------|-------------------------------------|
| 1. The Piazza            | 13. Outdoor Gym             | 25. 100m Starlight Walk             |
| 2. Blooming Garden       | 14. Oscar Stage             | 26. Co-working Space / Reading Room |
| 3. BBQ Pavilion          | 15. Amphitheatre            | 27. Meeting Rooms                   |
| 4. Yoga / Tai Chi Deck   | 16. The Stream              | 28. The Gardening                   |
| 5. Multi Purpose Hall    | 17. The Island              | 29. Community Farming               |
| 6. Pre-function Area     | 18. Children Pool           | 30. Community Hangout Deck          |
| 7. Table Tennis Room     | 19. 50m Olympic-length Pool | 31. Children Play Room              |
| 8. Gym Room              | 20. Sunken Sun Lounger      | 32. Games Room                      |
| 9. Water Features        | 21. Sunset Deck             | 33. KTV Room                        |
| 10. Honeycomb Playground | 22. Leisure Pool            | 34. Gourmet Kitchen                 |
| 11. The Forest           | 23. Jacuzzi                 | 35. Gourmet Lounge                  |
| 12. Reflexology Path     | 24. Jogging Track           |                                     |

## TYPE A

708 sf.  
Bedrooms 2  
Bathrooms 2



## TYPE C

1,096 sf.  
Bedrooms 4  
Bathrooms 2



## TYPE B

895 sf.  
Bedrooms 3  
Bathrooms 2



## TYPE D

1,198 sf. (Dual Key)  
Bedrooms 4  
Bathrooms 3

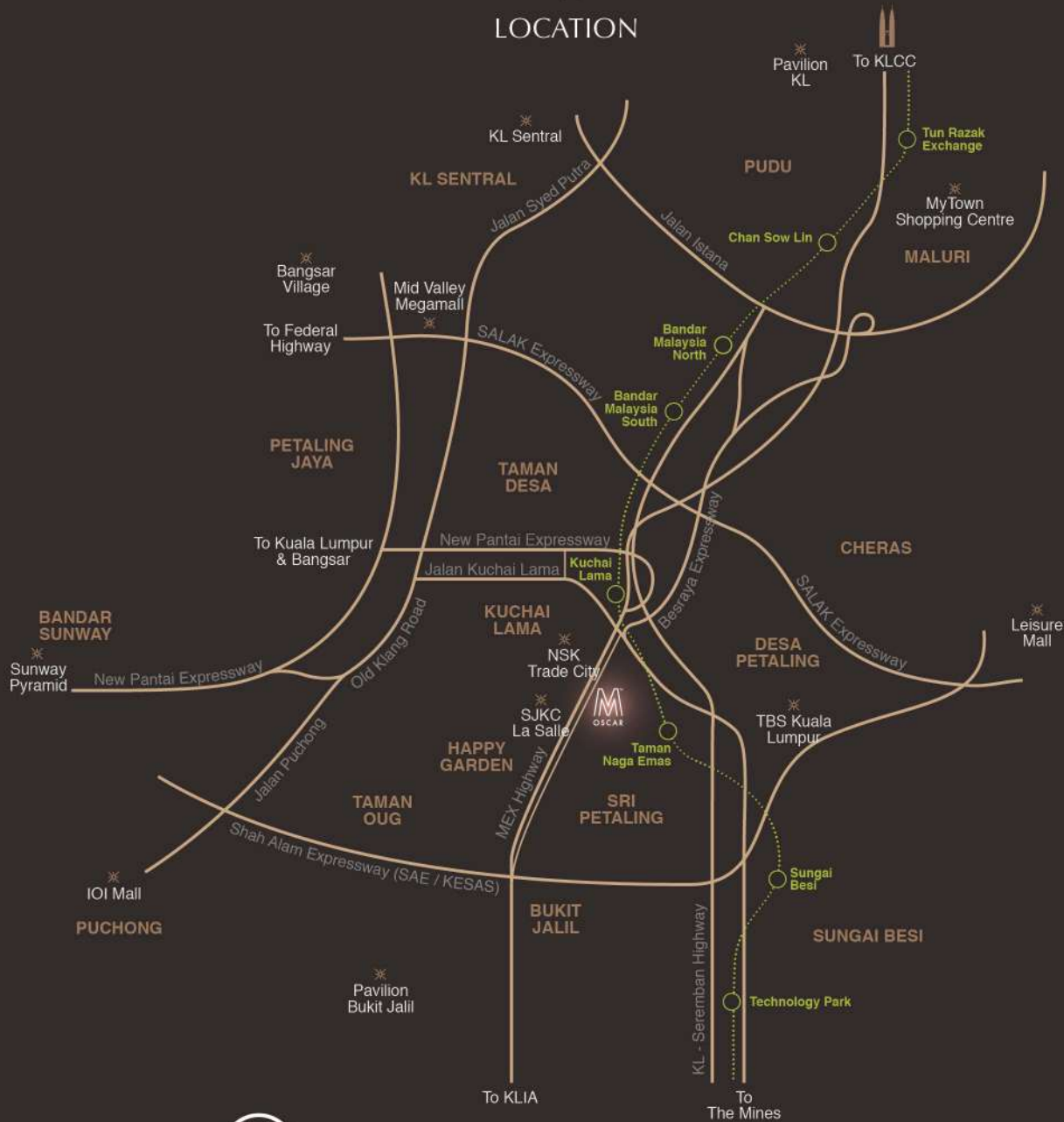


Breakable Wall

(North Tower Only)

A rare chance to own a new address in a matured KL suburb with established amenities, strategically located off Kuchai Lama, next to Happy Garden and Sri Petaling. Approximately 800m from an MRT2 Station with Shuttle Service provided, only 9km from Mid Valley City and 13km from the city centre.

## LOCATION



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

**Reinvent Spaces. Enhance Life.**

**MahSing**

**THE EDGE**  
Top Property  
Developers Awards  
2019

**StarProperty**  
AWARDS  
2020  
REAL ESTATE DEVELOPER  
EXCELLENCE  
THE SKYLINE AWARD

**BCI ASIA**  
AWARDS 2019  
**TOPTEN**  
DEVELOPERS 2018

**M Oscar Sales Gallery (Official)**  
Proceed to Car Park: LG1  
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**

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.: 5911-31/09-2021/0876(L) • Validity: 27/09/2019 - 26/09/2021 • Advertising Permit No.: 5911-31/09-2021/0876(P) • Validity: 27/09/2019 - 26/09/2021 • 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.