

PHASE 2

OPEN FOR SALE



A NEW
ERA OF LIVING
IS NOW *HERE*



MI
LEGASI
SEMENYIH

FREEHOLD

DISCOVER HARMONY, WHERE LIFE FLOWS NATURALLY.

Nestled within 500 acres of undulating FREEHOLD land where the stunning Broga Hill graces the horizon — despite its breathtaking expanse, M Legasi is thoughtfully masterplanned to cradle a close-knit community.



FREEHOLD



Guarded
Community



GreenRE
Certified



Security
Patrolling



A Walkable Enclave Carefully
Orchestrated Using The
"15-minute City" Principle



Individual Title



Retail & Lifestyle Hub
with Zen Garden and
Aquatic Pond



13-acre Central Park
with Interconnected
Water Bodies.



Bicycle Paths &
Walkways Surround
The Township



Resort-like Wide
Driveway Leading
into M Legasi

MASTERPLAN

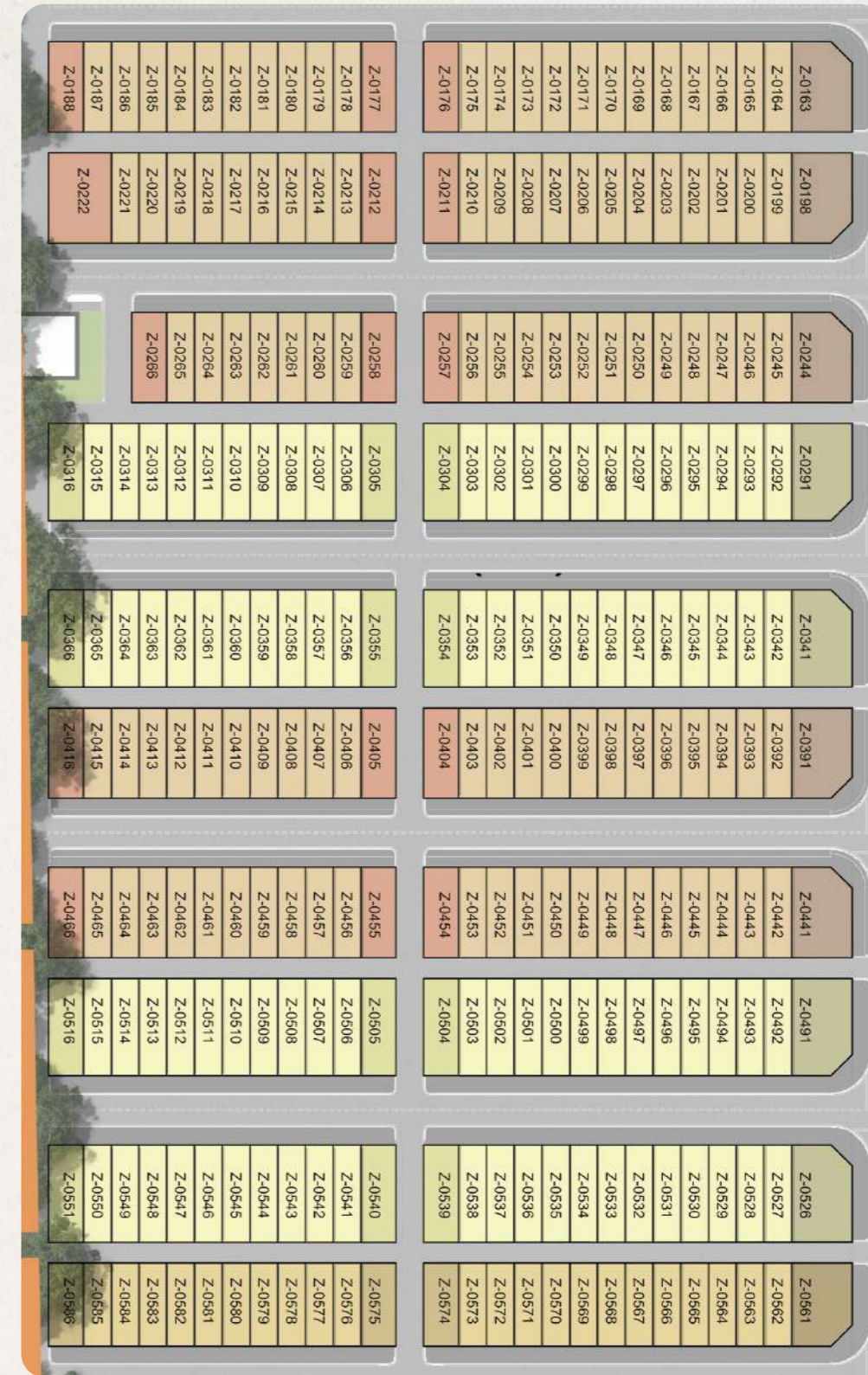
500-acres of land — Weaving a Timeless Legacy.

PRECINCT IMPIRA

Phase 2 — Site Plan



IMPIRA



TYPE ASTRADIA - 20' x 60'

- End Lot
- Intermediate Lot
- Corner Lot

TYPE ASTRADIA - 20' x 65'

- End Lot
- Intermediate Lot
- Corner Lot

TYPE HARMONIA - 20' x 70'

- End Lot
- Intermediate Lot
- Corner Lot

Artist Impression only. All drawings & information are subject to changes as directed by the relevant authorities or the developer's architect.

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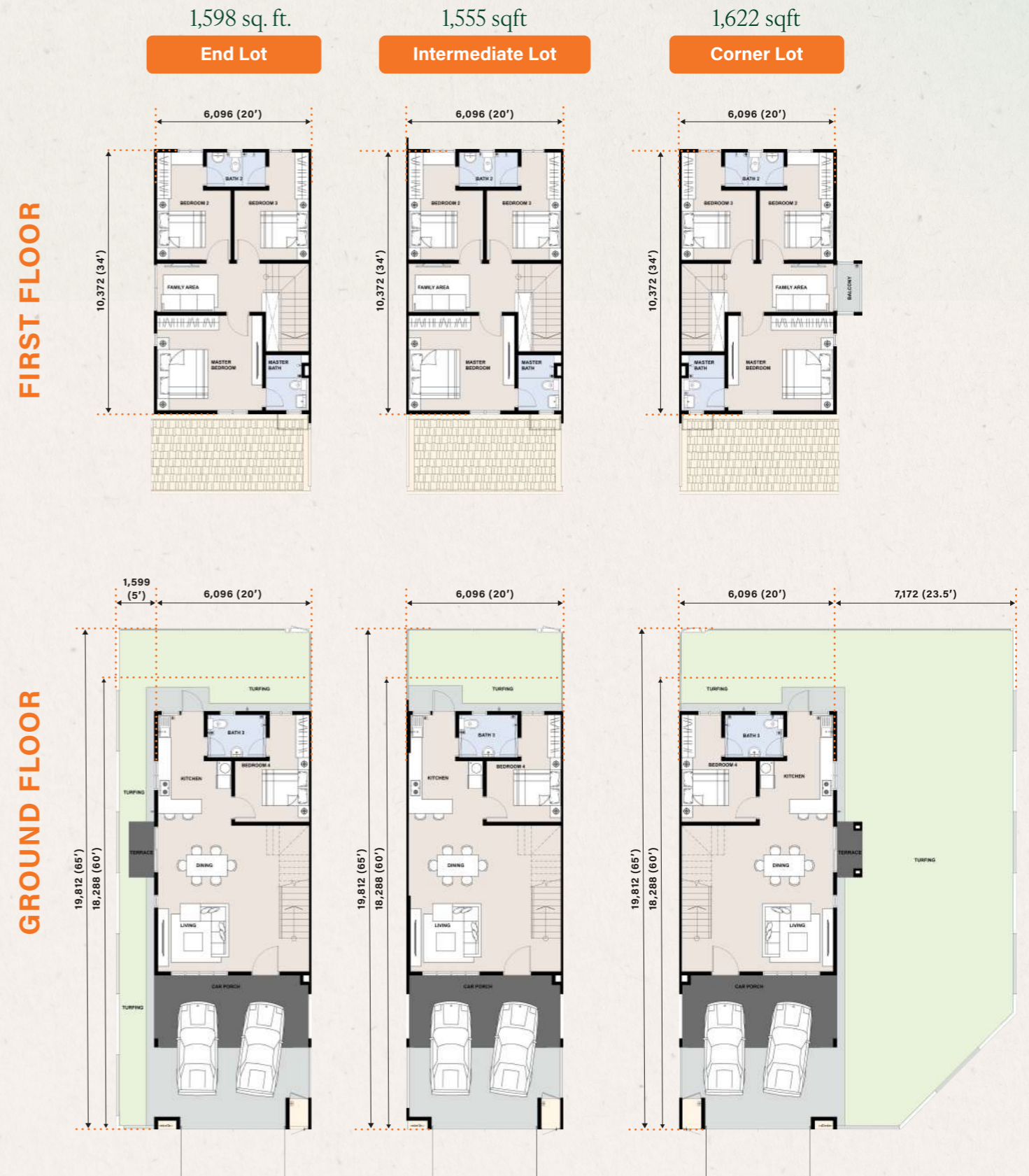
TYPE A ASTRADIA

— 20' x 60' & 20' x 65'



FLOOR PLAN

20' x 60' & 20' x 65' | 4 Bedrooms, 3 Bathrooms



- Customisable Open Plan
- North-South Orientation
- Ground-Floor Guest Suite
- Generous Bedrooms
- Thoughtful Layouts
- Naturally-ventilated Bathrooms
- Extending Home-living Outdoors
- Spacious ground-floor bathroom with enhanced accessibility, ideal for elderly
- Grand 2.4m main doorway for an impressive welcome

Artist Impression only.

All drawings & information are subject to changes as directed by the relevant authorities or the developer's architect.

TYPE A ASTRADIA – 20' x 60' | SPECIFICATIONS

STRUCTURE : Reinforced Concrete

WALL : Brickwall / Reinforced Concrete Wall

ROOF COVERING : Concrete Roof Tiles

ROOF FRAMING : Metal / Lightweight Steel Truss

CEILING : Skim Coat / Plaster Ceiling

WINDOWS : Aluminium Frame Glass Window

DOORS

a) Entrance : Flush Door

b) All Bedrooms : Flush Door

c) All Bathrooms : Flush Door

d) Terrace (For End and Corner Units Only) : Aluminium Frame Sliding Glass Door

e) Kitchen : Flush Door

IRONMONGERY : Selected Lockset

WALL FINISHES

a) All Bathrooms : Ceramic Tiles up to 1500mm height / Plaster / Skim Coat & Paint
Ceramic Tiles up to ceiling height (Feature Wall)

b) Kitchen : Porcelain Tiles up to 1500mm height (Selected Wall) / Plaster / Skim Coat & Paint

c) Others : Plaster / Skim Coat & Paint

FLOOR FINISHES

a) Living, Dining, Kitchen : Porcelain Tiles

b) All Bedrooms : Porcelain Tiles

c) Staircase, Family Area : Porcelain Tiles

d) All Bathrooms : Ceramic Tiles

e) Car Porch : Porcelain Tiles

f) Terrace (For End and Corner Units Only) : Ceramic Tiles

g) Balcony (For Corner Units Only) : Ceramic Tiles

h) Driveway, Apron : Broom Brush Concrete / Cement Render

SANITARY AND PLUMBING FITTINGS

a) Kitchen Sink with Tap : 1 no.

b) Pedestal W.C. : 3 nos.

c) Wash Basin : 3 nos.

d) Soap Holder : 2 nos.

e) Toilet Roll Holder : 3 nos.

f) Shower Rose : 3 nos.

	TYPE A (ASTRADIA)		
	Corner Unit	Intermediate Unit	End Unit
a) Light Point	16	14	14
b) 13A Power Point	13	13	13
c) Fan Point	4	4	4
d) TV Point	1	1	1
e) AC Point	2	2	2
f) Water Heater Point	2	2	2
g) Door Bell Point	1	1	1
h) Fibre Wall Socket	1	1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING : Provided

GATE : M.S. Gate

FENCING : Chainlink Fencing / M.S. Grill and Low Wall with Plaster & Paint

TURFING : Spot Turfing

TYPE A ASTRADIA – 20' x 65' | SPECIFICATIONS

STRUCTURE : Reinforced Concrete

WALL : Brickwall / Reinforced Concrete Wall

ROOF COVERING : Concrete Roof Tiles

ROOF FRAMING : Metal / Lightweight Steel Truss

CEILING : Skim Coat / Plaster Ceiling

WINDOWS : Aluminium Frame Glass Window

DOORS

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c) Staircase, Family Area : Porcelain Tiles

d) All Bathrooms : Ceramic Tiles

e) Car Porch : Porcelain Tiles

f) Terrace (For End and Corner Units Only) : Ceramic Tiles

g) Balcony (For Corner Units Only) : Ceramic Tiles

h) Driveway, Apron : Broom Brush Concrete / Cement Render

SANITARY AND PLUMBING FITTINGS

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b) Pedestal W.C. : 3 nos.

c) Wash Basin : 3 nos.

d) Soap Holder : 2 nos.

e) Toilet Roll Holder : 3 nos.

f) Shower Rose : 3 nos.

	TYPE A (ASTRADIA)		
	Corner Unit	Intermediate Unit	End Unit
a) Light Point	16	14	14
b) 13A Power Point	13	13	13
c) Fan Point	4	4	4
d) TV Point	1	1	1
e) AC Point	2	2	2
f) Water Heater Point	2	2	2
g) Door Bell Point	1	1	1
h) Fibre Wall Socket	1	1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING : Provided

GATE : M.S. Gate

FENCING : Chainlink Fencing / M.S. Grill and Low Wall with Plaster & Paint

TURFING : Spot Turfing

TYPE B HARMONIA

— 20' x 70'



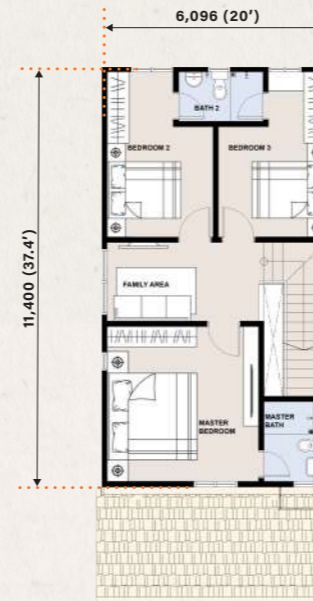
FLOOR PLAN

20' x 70' | 4 Bedrooms, 3 Bathrooms

FIRST FLOOR

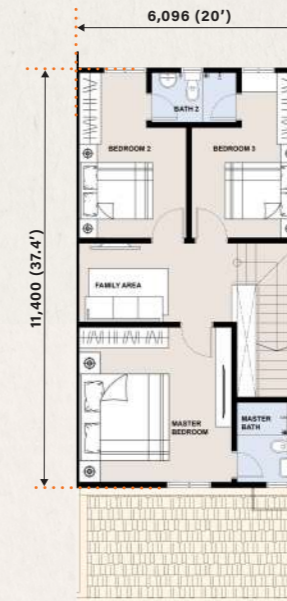
1,733 sqft

End Lot



1,686 sqft

Intermediate Lot



1,759 sqft

Corner Lot

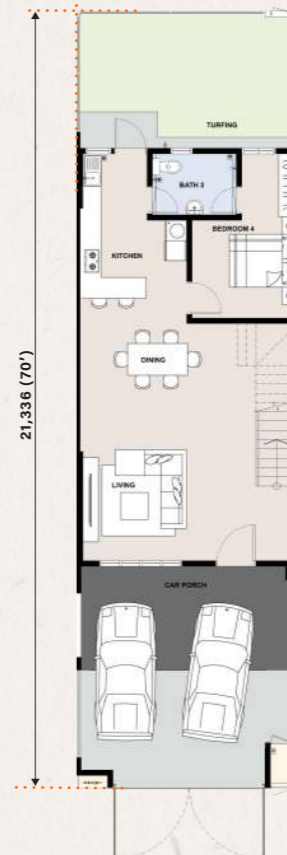


GROUND FLOOR

1,599 (5')
6,096 (20')



6,096 (20')



6,096 (20')
7,172 (23.5')



- Customisable Open Plan
- North-South Orientation
- Ground-Floor Guest Suite
- Generous Bedrooms
- Thoughtful Layouts
- Naturally-ventilated Bathrooms
- Extending Home-living Outdoors
- Spacious ground-floor bathroom with enhanced accessibility, ideal for elderly
- Grand 2.4m main doorway for an impressive welcome

TYPE B HARMONIA – 20' x 70' | SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Brickwall / Reinforced Concrete Wall
ROOF COVERING	: Concrete Roof Tiles
ROOF FRAMING	: Metal / Lightweight Steel Truss
CEILING	: Skim Coat / Plaster Ceiling
WINDOWS	: Aluminium Frame Glass Window
DOORS	
a) Entrance	: Flush Door
b) All Bedrooms	: Flush Door
c) All Bathrooms	: Flush Door
d) Terrace (For End and Corner Units Only)	: Aluminium Frame Sliding Glass Door
e) Kitchen	: Flush Door
IRONMONGERY	: Selected Lockset
WALL FINISHES	
a) All Bathrooms	: Ceramic Tiles up to 1500mm height / Plaster / Skim Coat & Paint Ceramic Tiles up to ceiling height (Feature Wall)
b) Kitchen	: Porcelain Tiles up to 1500mm height (Selected Wall) / Plaster / Skim Coat & Paint
c) Others	: Plaster / Skim Coat & Paint
FLOOR FINISHES	
a) Living, Dining, Kitchen	: Porcelain Tiles
b) All Bedrooms	: Porcelain Tiles
c) Staircase, Family Area	: Porcelain Tiles
d) All Bathrooms	: Ceramic Tiles
e) Car Porch	: Porcelain Tiles
f) Terrace (For End and Corner Units Only)	: Ceramic Tiles
g) Balcony (For Corner Units Only)	: Ceramic Tiles
h) Driveway, Apron	: Broom Brush Concrete / Cement Render

SANITARY AND PLUMBING FITTINGS	
a) Kitchen Sink with Tap	: 1 no.
b) Pedestal W.C.	: 3 nos.
c) Wash Basin	: 3 nos.
d) Soap Holder	: 2 nos.
e) Toilet Roll Holder	: 3 nos.
f) Shower Rose	: 3 nos.

ELECTRICAL INSTALLATION

a) Light Point			
b) 13A Power Point			
c) Fan Point			
d) TV Point			
e) AC Point			
f) Water Heater Point			
g) Door Bell Point			
h) Fibre Wall Socket			

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING

TYPE B (HARMONIA)			
Corner Unit	Intermediate Unit	End Unit	
17	15	15	
13	13	13	
4	4	4	
1	1	1	
2	2	2	
2	2	2	
1	1	1	
1	1	1	

GATE	: M.S. Gate
FENCING	: Chainlink Fencing / M.S. Grill and Low Wall with Plaster & Paint
TURFING	: Spot Turfing

Idyllic LOCATION

Accessibility via Major Highways:

	LEKAS	Kajang SILK	SKVE	PLUS
	(12km)	(26km)	(38km)	(46km)



Shopping Centre

1. Setia EcoHill Mall (5km)
2. Billion Shopping Centre Semenyih (12km)
3. IOI City Mall (26km)

Education

- Primary**
1. SJK (C) Ton Fah Eco Majestic (4km)
 2. SK Bandar Rinching (6km)
 3. SK Semenyih (7km)
 4. SJK (C) Sin Ming (7km)
 5. SJK (C) Kampung Baru Semenyih (7km)
- Secondary**
6. SMK Bandar Rinching (5km)
 7. SMK Engku Hussain (8km)
- International**
8. Tenby International School @ Setia Ecohill (6km)
 9. Kolej Tuanku Ja'afar (KTJ) (9km)
 10. Maverick International School Semenyih (11km)
 11. New Era University College (16km)
 12. German-Malaysian Institute (GMI) (28km)
 13. Nexus International School (30km)

Universities

14. Mara Japan Industrial Institution (3km)
15. University of Nottingham, Malaysia (7km)
16. University Tenaga Nasional (UNITEN) (24km)
17. University Kebangsaan Malaysia (UKM) (27km)

Hypermarket

1. Lotus's Semenyih (5km)
2. Jaya Grocer (6km)
3. ST Rosyam Mart (6km)
4. Econsave Semenyih (7km)
5. Pasaraya Besar CLC (7km)
6. Mydin Wholesale Hypermarket (12km)
7. Lotus's Kajang (19km)

Medical

1. Kajang Hospital – GOV (15km)
2. Kajang Plaza Medical Centre (16km)
3. KPJ Kajang Specialist Hospital (19km)
4. Hospital Pakar An-Nur (19km)
5. Hospital Islam Az-Zahrah (23km)
6. Hospital Serdang (25km)
7. Sungai Long Specialist Hospital (26km)
8. Columbia Hospital Cheras (27km)

Park

1. Adventure Park (4km)
2. Setia Ecohill Parks (5km)
3. South Creek (7km)
4. Wau Park (9km)

Hiking

1. Broga Hills (5km)

Golf

1. Semenyih Lake Country Club (8km)
2. Impian Golf & Country Club (21km)
3. Bangi Golf Resort (21km)
4. Bukit Unggul Country Club (22km)
5. Danau Golf UKM (DGUKM) (25km)

SCAN THE QR CODE
FOR MORE INFO



Reinvent Spaces. Enhance Life.

MahSing



 **M Legasi Show Village**
Jln Kesuma 8, Bandar Sri Kesuma,
43500 Semenyih, Selangor

03 9212 33 55
m-legasi.com.my

Developer: Mestika Bistari Sdn. Bhd. (199401005217 (290896-D)) • Registered Address: Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03-9221 6888 • Developer License No.: 30897/10-2029/0240(A) • Validity: 25/10/2024 - 24/10/2029 • Advertising Permit No.: 30897-2/08-2027/0695(N)-(L) • Validity: 22/08/2025 - 21/08/2027 • Authority Approving Building Plan: Majlis Perbandaran Kajang • Building Plan Reference No.: Bil(23)Jim.MPK2/P/20/2025 • Expected Date of Completion: August 2028 • Land Encumbrances: Gadaian (Malayan Banking Berhad) • Land Tenure: Freehold • Restriction of Interest: NIL • Property Type: 2 Storey Terrace Homes • Phase 2 • Type A (20' x 60') • 26 units • Selling Price: (Min) RM785,220.00 - (Max) RM1,057,770.00 • Type A (20' x 65') • 126 units • Selling Price: (Min) RM797,870.00 - (Max) RM1,084,220.00 • Type B (20' x 70') • 104 units • Selling Price: (Min) RM855,370.00 - (Max) RM1,156,670.00

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