

# PHASE 3

OPEN FOR SALE



A NEW  
ERA OF LIVING  
IS NOW *HERE*



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

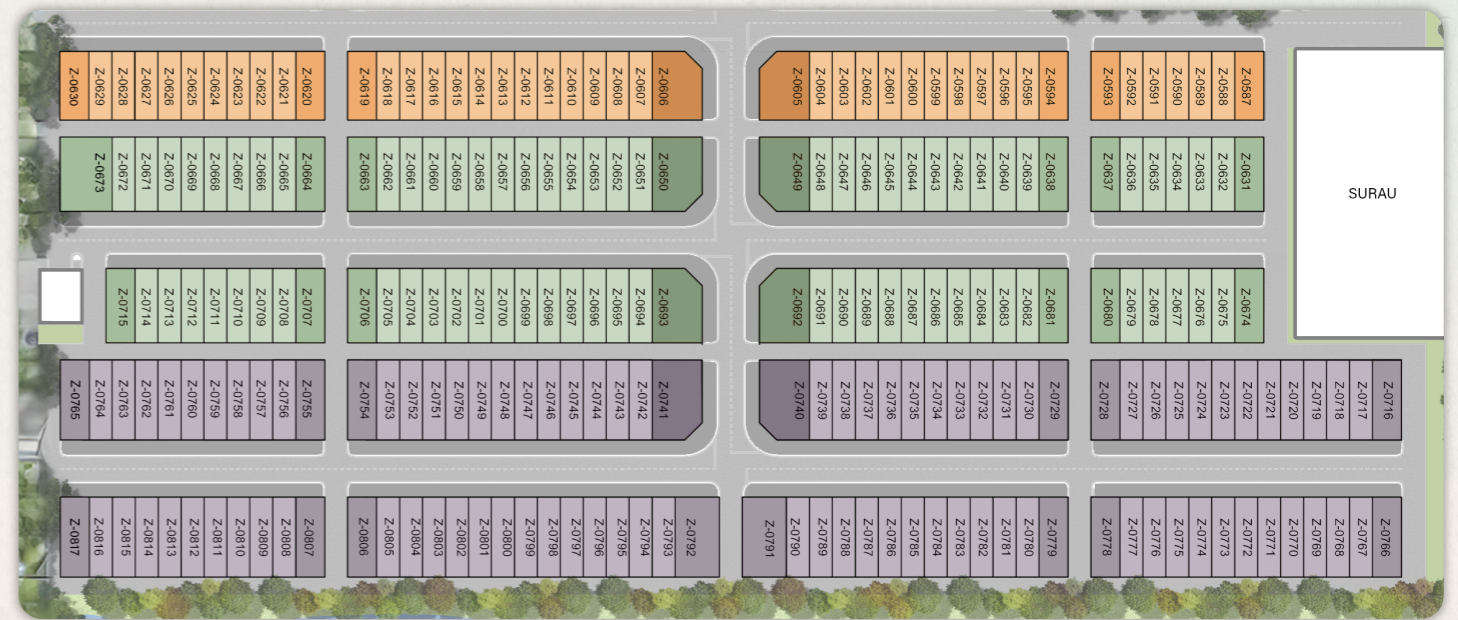
500-acres of land — Weaving a Timeless Legacy.



**IMPIRA**

# PRECINCT IMPIRA

Phase 3 — Site Plan



### Phase 3 Legend:

<b>TYPE AURORIA</b> - 20' x 60'	End Lot Intermediate Lot Corner Lot	<b>TYPE AURORIA</b> - 20' x 65'	End Lot Intermediate Lot Corner Lot	<b>TYPE ZENDIA</b> - 20' x 70'	End Lot Intermediate Lot Corner Lot
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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 AURORIA

— 20' x 60' & 20' x 65'

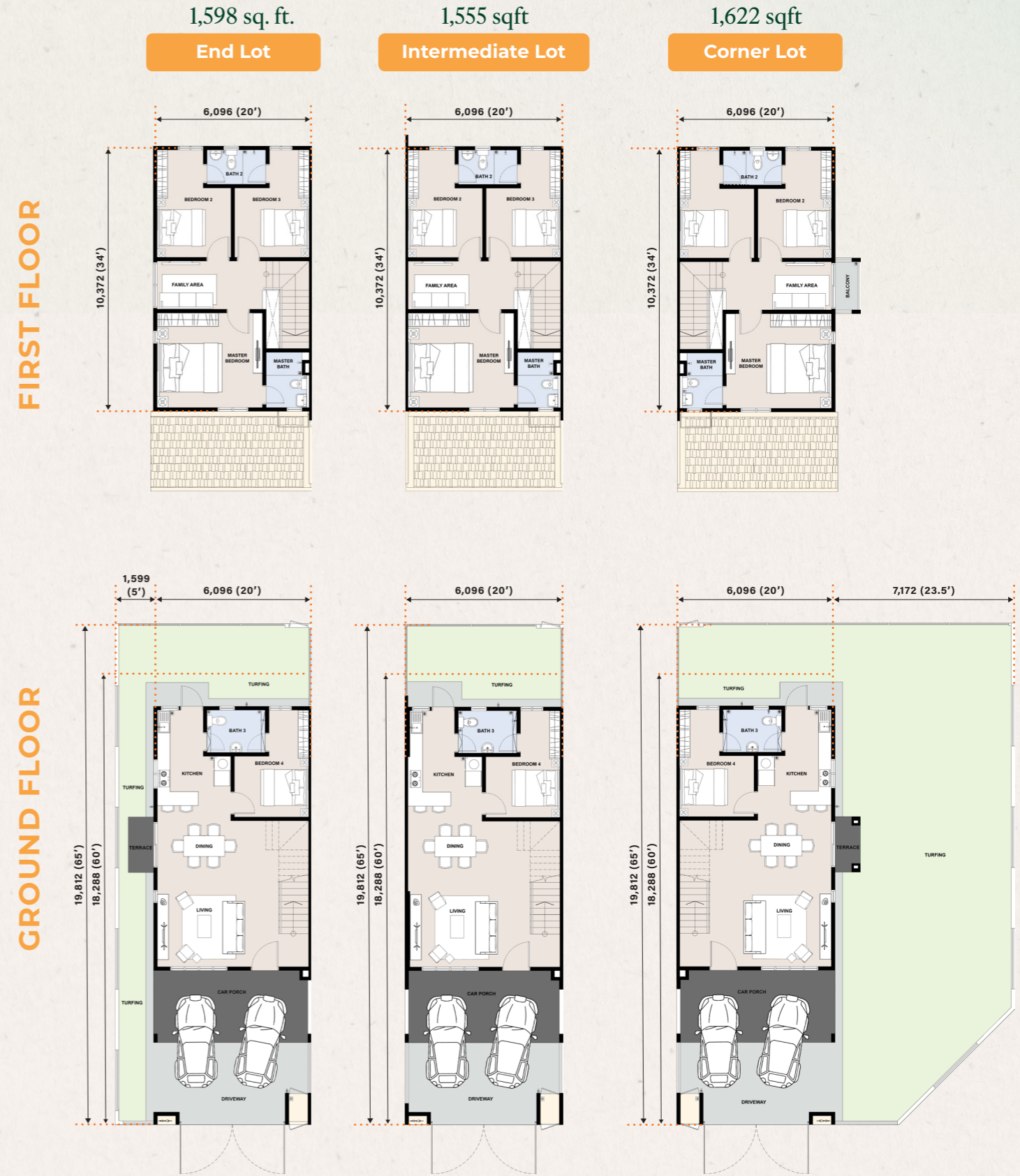


Artist Impression only.

- 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

# FLOOR PLAN

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



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# TYPE A AURORIA – 20' x 60' | SPECIFICATIONS

<b>STRUCTURE</b>	: Reinforced Concrete
<b>WALL</b>	: Brickwall / Reinforced Concrete Wall
<b>ROOF COVERING</b>	: Concrete Roof Tiles
<b>ROOF FRAMING</b>	: Metal / Lightweight Steel Truss
<b>CEILING</b>	: Skim Coat / Plaster Ceiling
<b>WINDOWS</b>	: Aluminium Frame Glass Window
<b>DOORS</b>	
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
<b>IRONMONGERY</b>	: Selected Lockset
<b>WALL FINISHES</b>	
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
<b>FLOOR FINISHES</b>	
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
<b>SANITARY AND PLUMBING FITTINGS</b>	
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 (AURORIA)		
<b>ELECTRICAL INSTALLATION</b>	<b>Corner Unit</b>	<b>Intermediate Unit</b>	<b>End Unit</b>
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 AURORIA – 20' x 65' | SPECIFICATIONS

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**TURFING** : Spot Turfing

# TYPE B ZENDIA

— 20' x 70'



Artist Impression only.

# FLOOR PLAN

20' x 70' | 4 Bedrooms, 3 Bathrooms

FIRST FLOOR

GROUND FLOOR



- Customisable Open Plan
- North-South Orientation
- Ground-Floor Guest Suite
- Generous Bedrooms
- Thoughtful Layouts
- Naturally-ventilated Bathrooms
- Extending Home-living Outdoors
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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 (ZENDIA)			
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	

<b>GATE</b>	: M.S. Gate
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# 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 6886 • Developer License No.: 30897/13-2029/0240(A) • Validity: 25/10/2024 - 24/10/2029 • Advertising Permit No.: 30897-3/09-2027/0726(N)-(L) • Validity: 02/09/2025 - 01/09/2027 • Authority Approving Building Plan: Majlis Perbandaran Kajang • Building Plan Reference No.: Bil(24)dlm.MPK2/P/21/2025 • 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 3 • Type A (20' x 60') • 44 units • Selling Price: (Min) RM769,216.00 - (Max) RM1,038,016.00 • Type A (20' x 65') • 85 units • Selling Price: (Min) RM781,536.00 - (Max) RM1,063,776.00 • Type B (20' x 70') • 102 units • Selling Price: (Min) RM844,256.00 - (Max) RM1,410,560.00

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.  
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