

FREEHOLD



A NEW
ERA OF LIVING
IS NOW *HERE*



MI
LEGASI
SEMENYIH

OPEN FOR SALE

DISCOVER HARMONY, WHERE LIFE FLOWS NATURALLY.

Nestled within 500 acres of undulating FREEHOLD land where the stunning Broga Hill graces the horizon — despite its breathkaing 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.

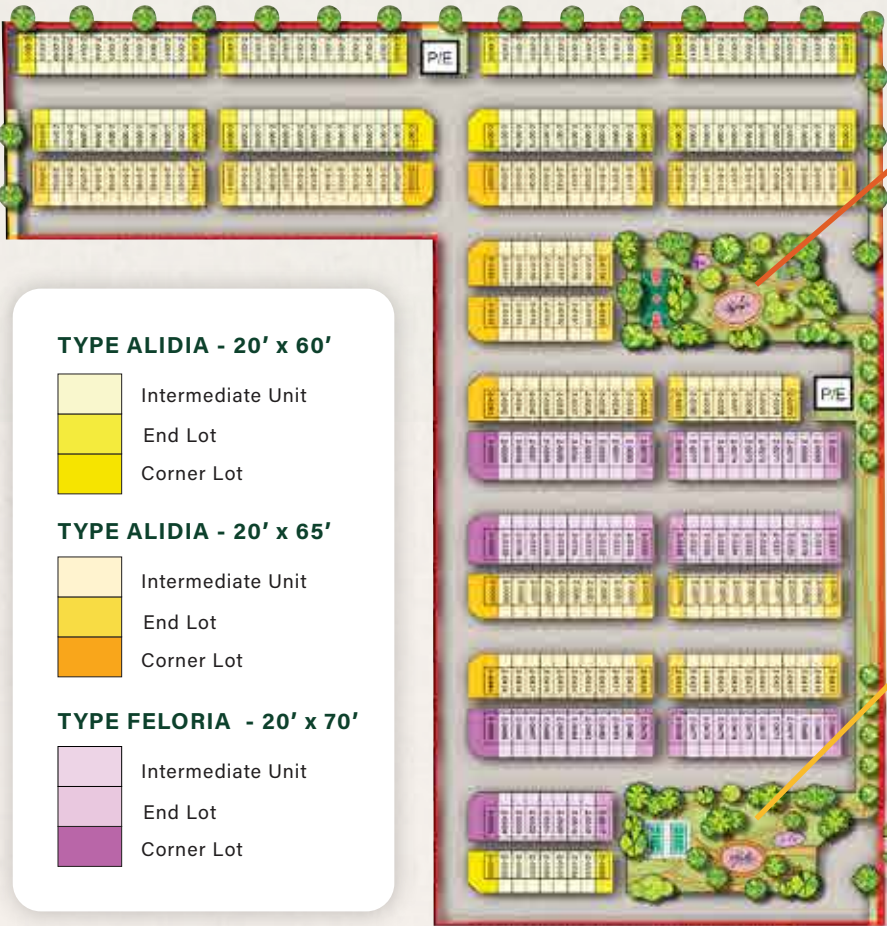


IMPIRA



PRECINCT IMPIRA

Phase 1 — Site Plan



IMPIRA Park 1

- Playscape
- Bliss Pavilion
- Breezy Torium
- Kickabout
- Play Lawn
- Parcourse
- Bike n' Go Pit Stop
- Basketball Court/ Futsal Court

IMPIRA Park 2

Badminton/Sepak Takraw Pickleball Court



TYPE A

ALIDIA

— 20' x 60' & 20' x 65'



FLOOR PLAN

20' x 60' & 20' x 65' | 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

TYPE B

FELORIA

— 20' x 70'

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

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete		
WALL	: Brickwall / Reinforced Concrete Wall		
ROOFING 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	: Ceramic Tiles up to 1500mm height (Selected Wall) / Plaster Skim Coat & Paint		
c) Others	: Plaster / Skim Coat & Paint		
FLOOR FINISHES			
a) Living, Dining, Kitchen	: Ceramic Tiles	SANITARY AND PLUMBING FITTINGS	a) Kitchen Sink with Tap : 1 no.
b) All Bedrooms	: Ceramic Tiles	b) Pedestal W.C.	: 3 nos.
c) Staircase, Family Area	: Ceramic Tiles	c) Wash Basin	: 3 nos.
d) All Bathrooms	: Ceramic Tiles	d) Soap Holder	: 2 nos.
e) Car Porch	: Porcelain Tiles	e) Toilet Roll Holder	: 3 nos.
f) Terrace (For End and Corner Units Only)	: Ceramic Tiles	f) Shower Rose	: 3 nos.
g) Balcony (For Corner Units Only)	: Ceramic Tiles		
h) Driveway, Apron	: Broombrush Concrete / Cement Render		
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	: Provided		
GATE	: M.S. Gate		
FENCING	: M.S. Grill and Low Wall with Plaster and Paint/Chainlink Fencing		
TURFING	: Spot Turfing		
ELECTRICAL INSTALLATION			
	TYPE A (ALIDIA)		TYPE B (FELORIA)
	Corner Unit	Intermediate / End Unit	Corner Unit Intermediate / 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

Notification on the TNB Cables.

The construction and installation of the cables for the electricity supplied by the TNB in the project shall be in the overhead system (supported on poles & pillars) on the land surrounding and / or within the project / housing areas as determined by the Developer. The purchaser shall be deemed to have been advised and / or notified by the developer (or its authorised representatives) on this matter and/or method and accepted to the manners stated herein upon execution of the Sale and Purchase Agreement.

Idyllic LOCATION

Accessibility via Major Highways:

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



SCAN THE QR CODE
FOR MORE INFO



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. (199401006217 (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(N) • Validity: 25/10/2024 - 24/10/2029 • Advertising Permit No.: 30897-1/04-2027/0266(N)-(L) • Validity: 07/04/2025 - 06/04/2027 • Authority Approving Building Plan: Majlis Perbandaran Kajang • Building Plan Reference No.: BIL(22)dim.MPK/2/P/46/2024 • Expected Date of Completion: April 2028 • Land Encumbrances: Malayan Banking Berhad • Land Tenure: Freehold • Restriction of Interest: NIL • Property Type: 2 Storey Terrace Homes • Phase 1 • Type A • 249 units • Selling Price: (Min) RM751,080.00 - (Max) RM984,280.00 • Type B • 81 units • Selling Price: (Min) RM801,680.00 - (Max) RM1,033,780.00 • THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. THE DEVELOPMENT INFORMATION IS ACCESSIBLE ON THE TEDUHLAPKTI.GOV.MY PORTAL.