



ADORA

Wangsa Melawati

PROJECT BRIEF

M
ADORA
Wangsa Melawati

M Adora is a place where serenity, both in body and mind, comes naturally because we've taken care of all the little things which make day to day living inspired, convenient and enjoyable.

CONCEPT

A D O R E
|
A D O R A
|
G I F T

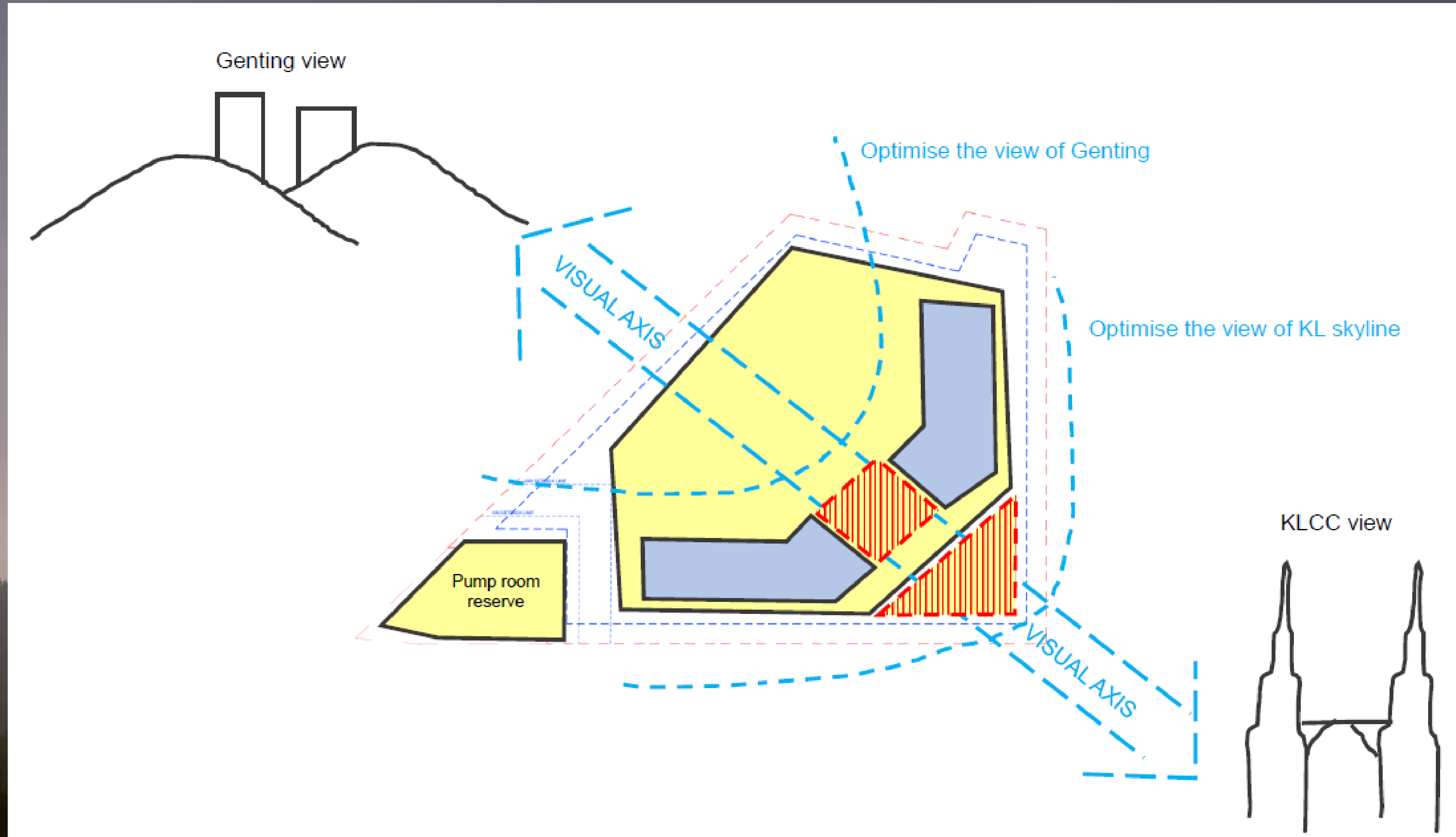
The name ADORA comes from the word - “Adore” or a “Cherished gift”.

It conveys your intention of ‘gifting’ your family an enjoyable lifestyle, one which is simple yet sophisticated.

ARCHITECT CONCEPT



Inspired by a Balinese temple gateway, we've arranged the towers in such a way that you'll be able to enjoy both the serene mountain range and vibrant city skyline views.



LANDSCAPE CONCEPT

A **reflective pool** is included for you to appreciate the wonderful peaks during sundown.

LANDSCAPE CONCEPT

We bring the mountains closer to you by providing a lush green environment in our facility podium.

With the communal spaces provided (BBQ area, seating alcoves and open lawn), you can spend quality time with your loved ones without having to travel far.

LOCATION

WANGSA MELAWATI

It is dubbed as the Hollywood of Malaysia.

A popular choice among the local celebrities and politicians.

Malls, malls, and more malls

Melawati Mall, Wangsa Walk Mall, Alpha Angle Shopping Centre and Setapak Central Mall. New addition: KL East Mall.

Connectivity

Well connected in terms of road network (DUKE, MRR2, AKLEH).

Upcoming Setiawangsa Pantai Expressway (SPE) to be completed in 2020.

Nature Enclave

Bukit Tabur (part of Klang Gates Quartz Ridge), Zoo Negara

WANGSA MELAWATI

Food Galore

Mouth watering selections including Kung Fu Ramen, Jibby East Restaurants, Restaurant Vanggey, Restaurant New Heong Kee (Beggars Chicken), Warisanku by Manor KL, Chi Fan KL, Mei Keng Fatt Seafood, Kari Kepala Ikan Rampai, etc.

Potential education hub

Best options within its proximity when comes to educational institutions, be it primary schools (SK and SJK(C)), secondary schools, or even tertiary educational institutions (colleges and universities).



TAMAN
SETAPAK INDAH

AEON C


Wangsa Maju
LRT


TAR
University
College


Melawati
Mall

Small mall with a
cinema & food court


Zoo Negara

UKOTA

99 Speedmart
Taman Sri Rampai


Sri Rampai
LRT


Wangsa Walk
Mall

ON BIG W


ADORA
Wangsa Melawati

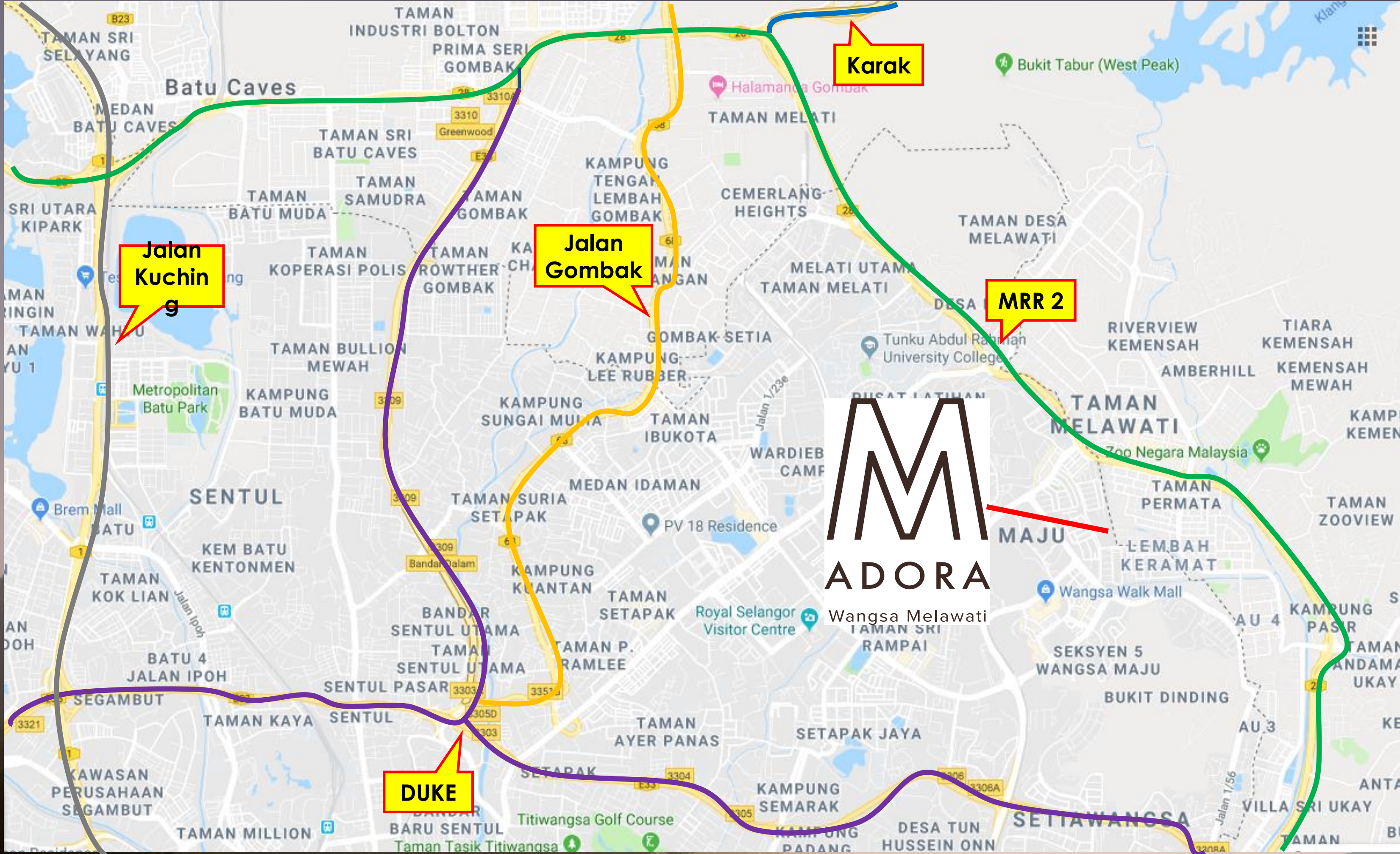
Jalan AU 5

Jalan 34/26

SETAPAK JAYA


AEON BIG
Mall

HIGHWAY ACCESSIBILITY



UPCOMING: SETIAWANGSA PANTAI EXPRESSWAY (SPE)



Provide an alternative route for road users with improved and more efficient traffic dispersal system KL

To complement and relief peak hour congestion on existing arterial roads and expressways

To improve connectivity with existing expressways and public rail transportation systems such as the KTM, LRT and MRT lines.

Length: 29.8 km

Carriage Way: Dual-two carriageway (4 lanes)

Number of Interchanges: 7

Number of ramps: 2

Expected Completion Date: 2020

NEARBY AMENITIES



SHOPPING MALL

Wangsa Walk Mall	1.3km
Aeon Big Wangsa Maju	1.5km
Melawati Mall	1.6km
Aeon Alpha Angle	1.9km
KL East Mall	3.2km
Setapak Central Mall	3.8km



EDUCATION

Fairview International School	1.9km
TAR College	2.6km
Sri Utama International School	3.0km
SMK Taman Seri Rampai	3.1km
SJK(C) Wangsa Maju	3.7km
UTM Kuala Lumpur	5.9km



RECREATION

Zoo Negara	2.4km
Klang Gates Quartz Ridge	4.5km



HEALTHCARE

Columbia Asia Hospital	4.3km
Gleneagles Hospital	5.7km



PUBLIC TRANSPORT

Sri Rampai LRT Station	1.8km
Wangsa Maju LRT Station	2.2km

THE DEVELOPMENT



M

ADORA

Wangsa Melawati

PROJECT INFO

PROJECT

M Adora

DEVELOPER

Maxim Heights Sdn Bhd
(a wholly-owned subsidiary
of Mah Sing Group Berhad)

LOCATION

Jalan Wangsa
Melawati 1, Wangsa
Melawati

TYPE OF PROPERTY

Condominium

PROJECT SIZE

4.5 acres

LAND TITLE

Residential

NO OF TOWERS

2 Towers

NO OF STOREYS

31 Storeys

NO OF UNITS

Tower A – 378 units (14 units/floor)
Tower B – 299 units (11 units/floor)
Total: 677 units

BUILT UP AREA

Type A – 850 sqft (3 bedrooms)

Type B - 1,000 sqft (3+1
bedrooms)

Type C - 1,200 sqft (4 bedrooms/ Dual
Key)

ACCESSIBILITY

9km to KL City Centre

MRR2 (800m)

DUKE

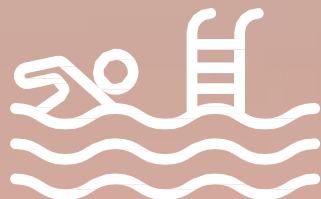
AKLEH

Setiawangsa Pantai Expressway (SPE) (Ready at
2020) Sri Rampai LRT Station (1.8km), with
covered walkway to Wangsa Walk Mall (800m)

PROJECT'S USP



Cantilevered, glass-walled gymnasium (with a ladies-only section) equipped with Technogym facilities



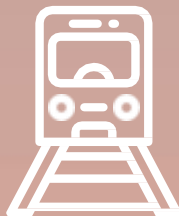
Olympic length Horizon Pool



Sky bridge offering breathtaking views



KL City skyline or scenic mountain view



Shuttle service to Sri Rampai LRT Station



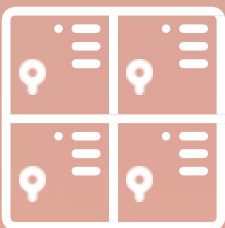
Multi-tiers security system



Automated waste collection system



Dedicated express carpark ramp



Parcel lockers



Storage space for selected units at carpark level



Sustainable development with green features



QLASSIC assessment



CANTILEVERED, GLASS-WALLED TECHNO-GYM



EQUIPPED WITH WORLD CLASS GYM FACILITIES

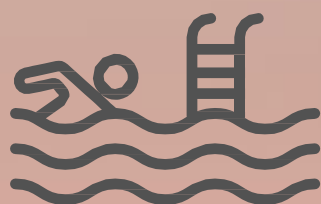
TO PERFECT YOUR ACTIVE LIFESTYLE ONLY AT
M ADORA

Technogym is not only the fitness brand of choice amongst leading fitness clubs and hotels, it also provides world class sports performance and solutions to over 3,000 international educational institutes, elite PGA Tour Players and the Internal Olympic Committee's Olympic House.

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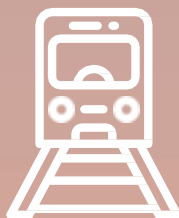
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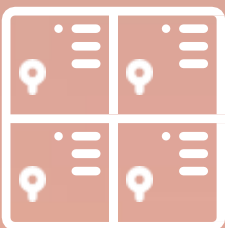
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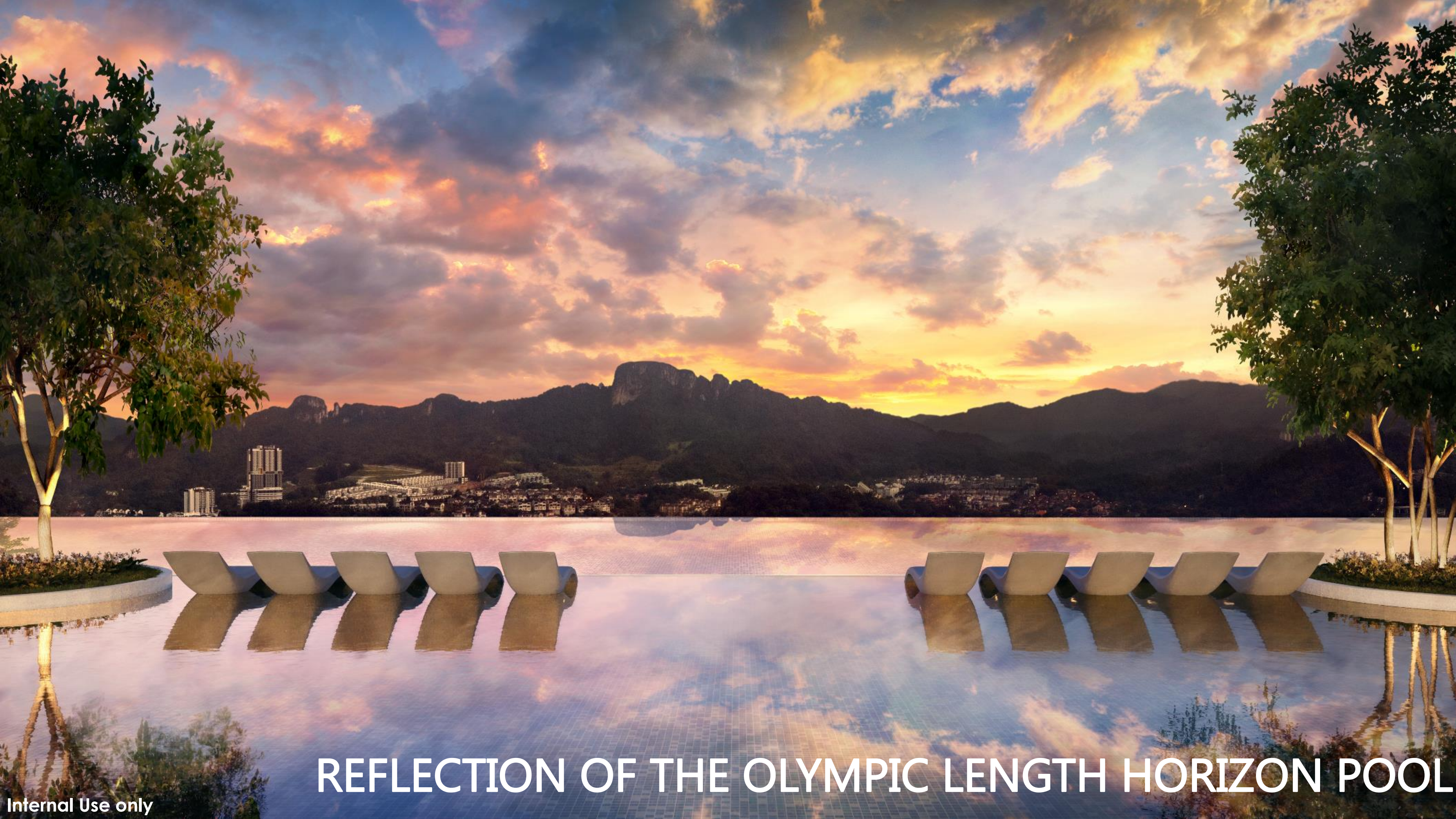
Storage space for selected units at carpark level



Sustainable development with green features



QLASSIC assessment

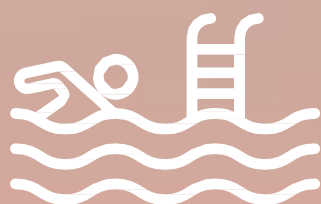


REFLECTION OF THE OLYMPIC LENGTH HORIZON POOL

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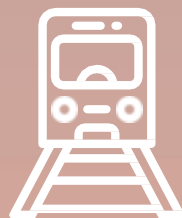
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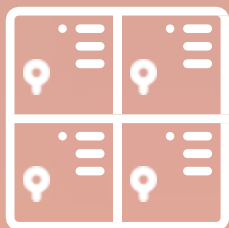
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QLASSIC assessment



SUSPENDED SKY BRIDGE OFFERING BREATHTAKING VIEWS



KL CITY SKYLINE VIEW



MOUNTAIN VIEW

360° Aerial View

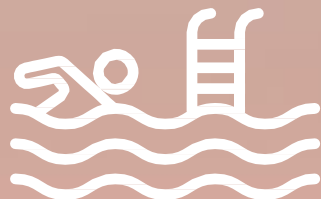


[Click here for 360 Aerial View](#)

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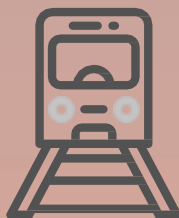
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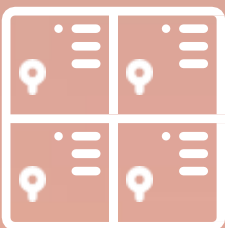
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Sustainable development with green features



QLASSIC assessment

SHUTTLE SERVICE TO SRI RAMPAI LRT STATION

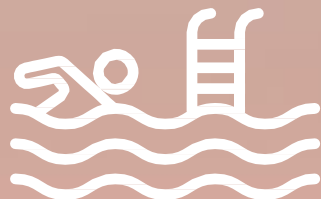
- Enhanced connectivity & convenience for owners
- 6 stations away from KLCC



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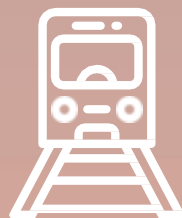
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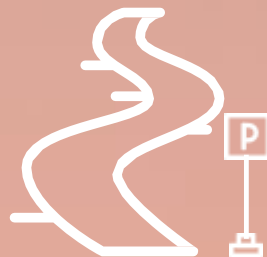
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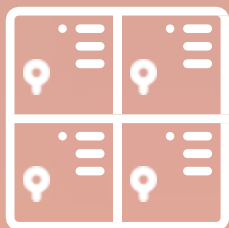
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QLASSIC assessment



SECURITY

Gated & guarded with multi-tiered security system

- Perimeter fencing with CCTV
- Security guardhouse
- 24/7 Security patrol
- Lift lobby – residents only lobby access
- Elevator to designated floor only

SMART COMMUNITY



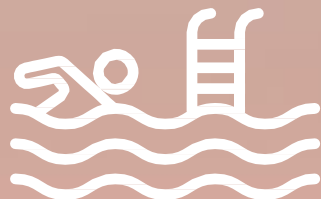
- Facility reservation
- Guest registration
- Application for renovation and contractor
- Scheduled update of construction progress
- Tenant management
- Home improvement & maintenance services
- Live chat with Mah Sing



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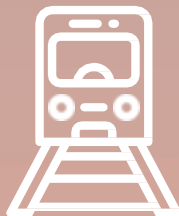
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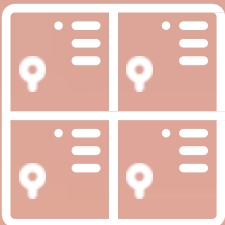
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Sustainable development with green features

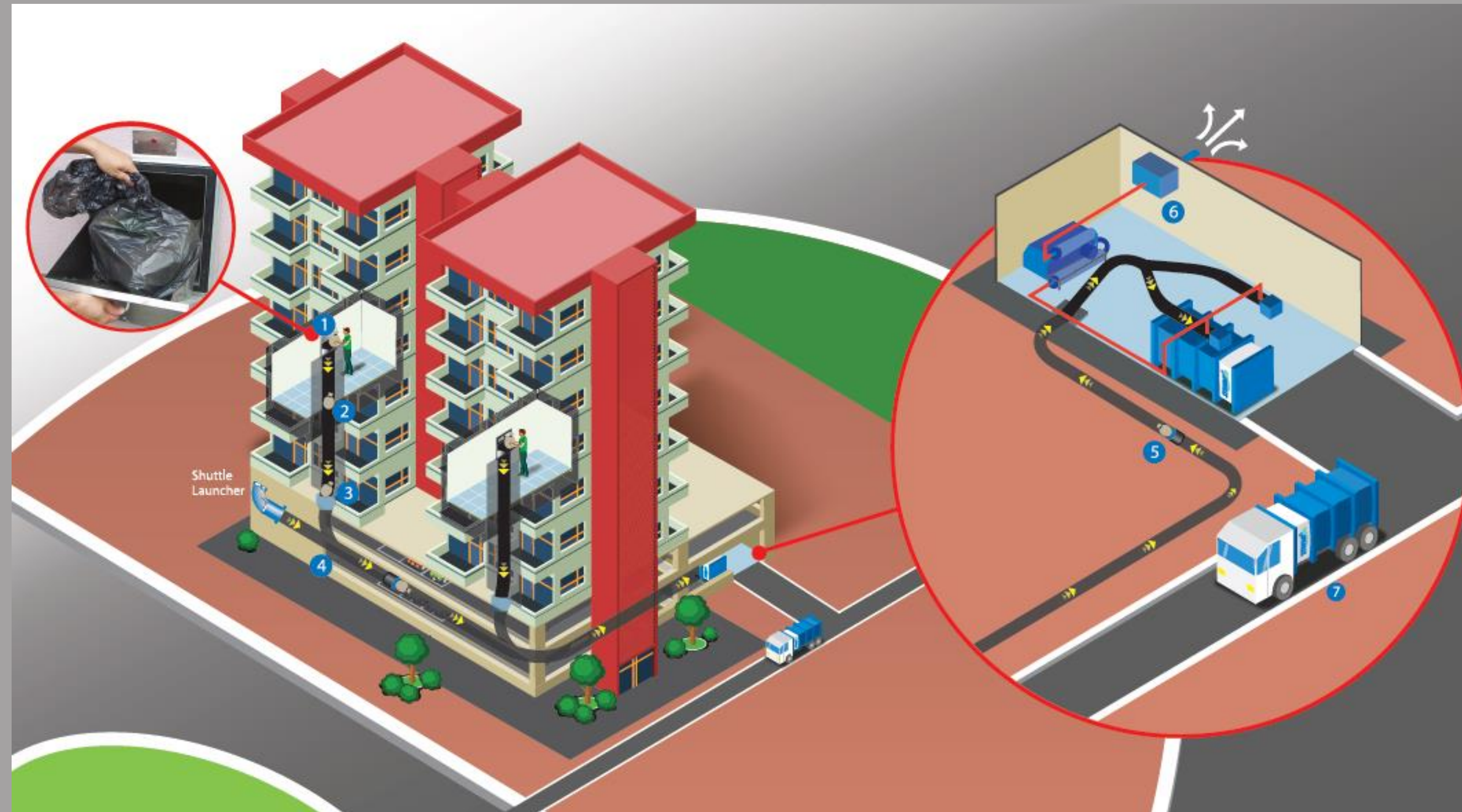


QLASSIC assessment



AUTOMATED WASTE COLLECTION SYSTEM

- An innovation that collects and transports garbage in a fully sealed system efficiently
- No foul smell at the corridor
- No lift being occupied for garbage transportation.
- The garbage thrown by owners will be transported through a fully sealed chute at high speed to a sealed container at ground floor, all done automatically.

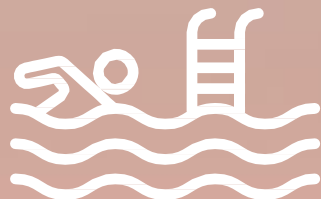


- 1 Waste is discarded into volumetric control hopper doors
- 2 Waste drops down the chute
- 3 Waste is stored in a temporary storage space above a discharge valve
- 4 Waste is sucked periodically in the waste transport pipe
- 5 The shuttle is launched through the pipe periodically, which sweeps waste into the sealed container
- 6 The air is passed through an air filtration system before it is released to the environment
- 7 The container is picked up for waste disposal to a landfill or waste treatment facility

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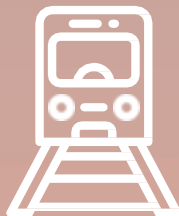
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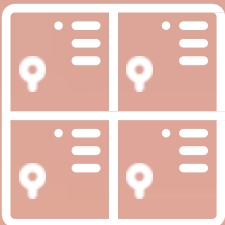
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Parcel lockers



Storage space for selected units at carpark level



Sustainable development with green features



QLASSIC assessment

DEDICATED EXPRESS CARPARK RAMP

Ramp	Inbound	Outbound
First Ramp	Ground Floor > 1 st Floor > 2 nd Floor	5 th Floor > 4 th Floor > 3 rd Floor
Second Ramp	2 nd Floor > 3 rd Floor > 4 th Floor	3 rd Floor > 2 nd Floor > 1 st Floor
Third Ramp	4 th Floor > 5 th Floor	1 st Floor > Ground Floor

Resident-only route 

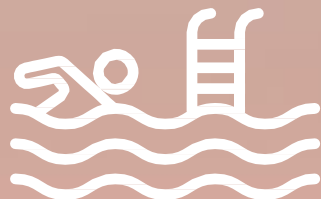
Resident/Visitor route 



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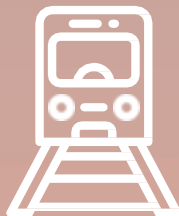
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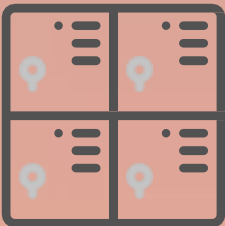
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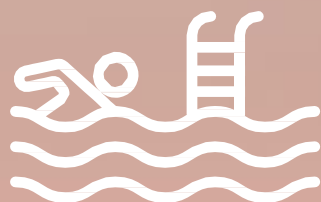


Accessible 24/7
+
Private
+
Secure
+
Convenient

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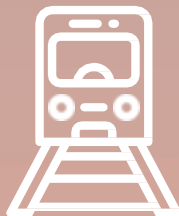
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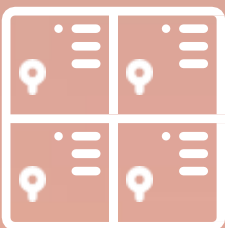
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Sustainable development with green features



QLASSIC assessment

ACCESSORIZED STORAGE SPACE FOR SELECTED UNITS

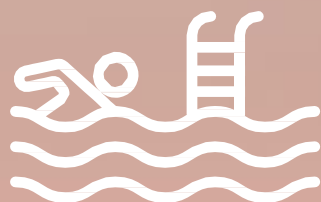
Additional space
of 37sf – 73sf
accessorized
parcel at carpark
level.



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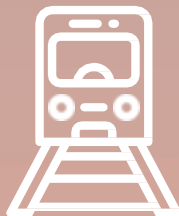
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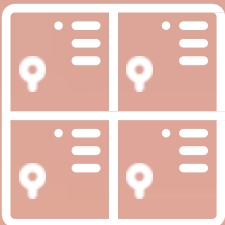
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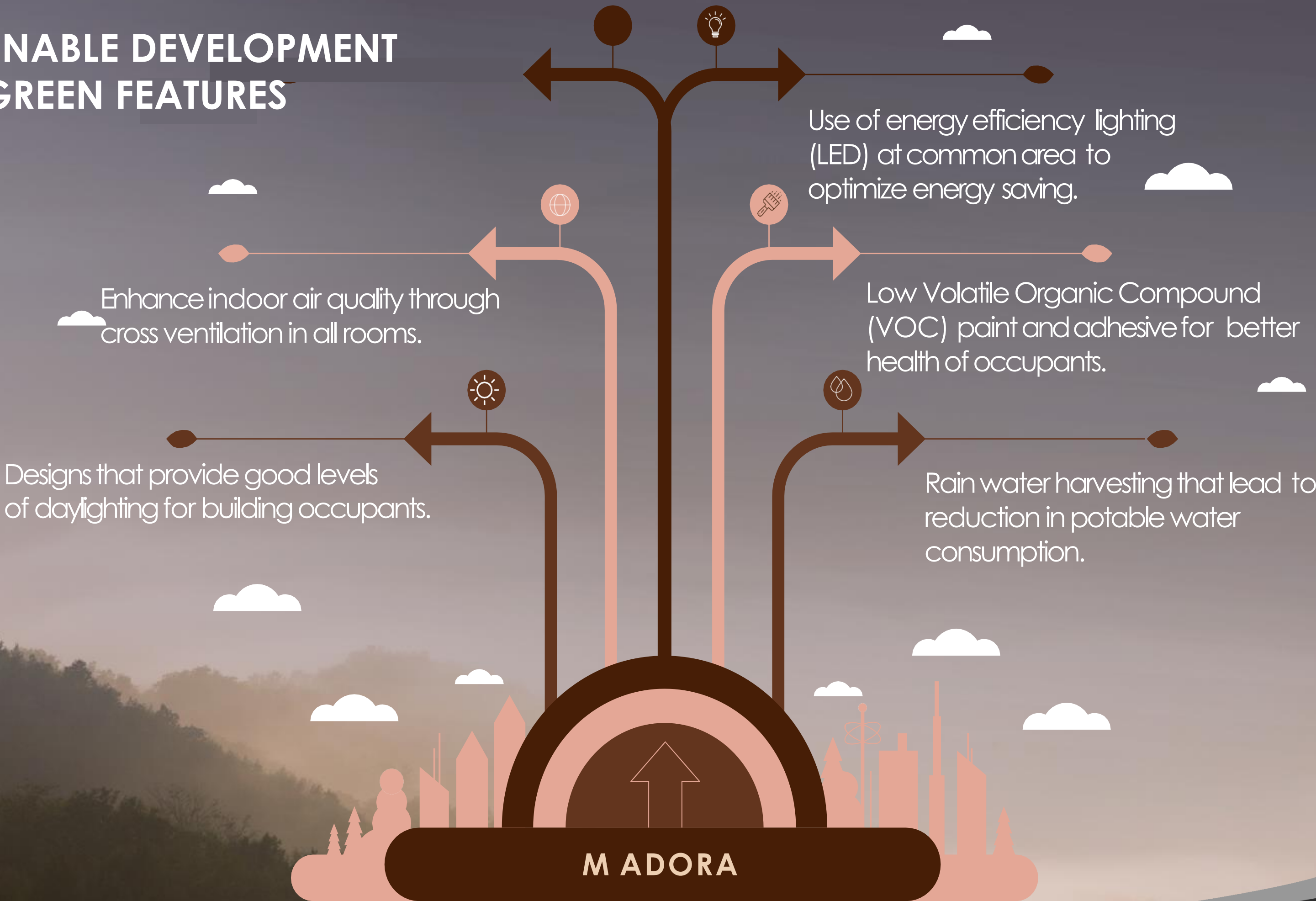
Sustainable development with green features



QLASSIC assessment



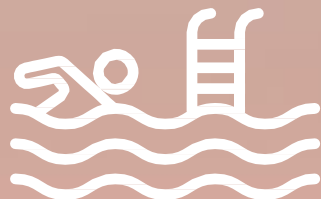
SUSTAINABLE DEVELOPMENT
WITH GREEN FEATURES



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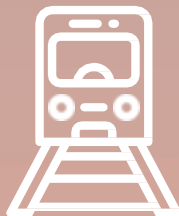
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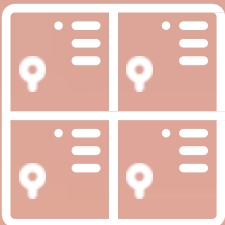
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QLASSIC assessment

QLASSIC ASSESSMENT



M Adora's quality of workmanship will be assessed with QLASSIC

- Measure and evaluate the workmanship quality based on Construction Industry Standard.
- Enable the quality of workmanship between different projects to be objectively compared through a scoring system.
- Rectification and correction carried out after the assessment won't be rescored. "Doing Things Right the First Time and Every Time".
- Mah Sing Top 3 projects with highest QLASSIC score:
 1. The Loft Penang (83)
 2. Icon City Package 5 (82)
 3. D'sara (79)
- Average QLASSIC score for Mah Sing projects: 76 (2019)
- National Average QLASSIC score: 74

FACILITIES PLAN

35 EXCLUSIVE FACILITIES

Ground Floor

- Open lawn
- Walkway
- Seating alcoves
- Grand entrance
- Porte Cochere
- Guest waiting lounge
- Car wash area

1st Floor

- Kindergarten
- Nursery
- Surau

6th Floor

- Half Basketball court
- Games room
- Co-working space
- Laundry

7th Floor

- Horizon pool
- Island Jacuzzi
- Kids water play
- Sunken lounges
- Cabanas
- Bridge
- Children playground
- Adora seating
- Green open lawn
- Outdoor gym
- Reflexology path
- Hammock garden
- Herbs garden
- Trellis & BBQ area
- Family pavilion
- Gym
- Multipurpose hall
- Pre-function area
- Badminton court

29th Floor

- Sky bridge
- Sky deck

FACILITY FLOOR PLAN

Legend:

- 1. Open lawn
- 2. Walkway
- 3. Seating alcoves
- 4. Grand entrance
- 5. Porte Cochere
- 6. Horizon pool
- 7. Island Jacuzzi
- 8. Kids water play
- 9. Sunken lounges
- 10. Cabanas
- 11. Bridge
- 12. Children playground
- 13. Adora seating
- 14. Green open lawn
- 15. Outdoor gym
- 16. Reflexology path
- 17. Hammock garden
- 18. Herbs garden
- 19. Trellis & BBQ area
- 20. Family pavilion
- 21. Gym
- 22. Multipurpose hall
- 23. Pre-function area
- 24. Badminton courts
- 25. Guest waiting lounge (GF)
- 26. Car wash area (GF)
- 27. Kindergarten (L1)
- 28. Nursery (L1)
- 29. Surau (L1)



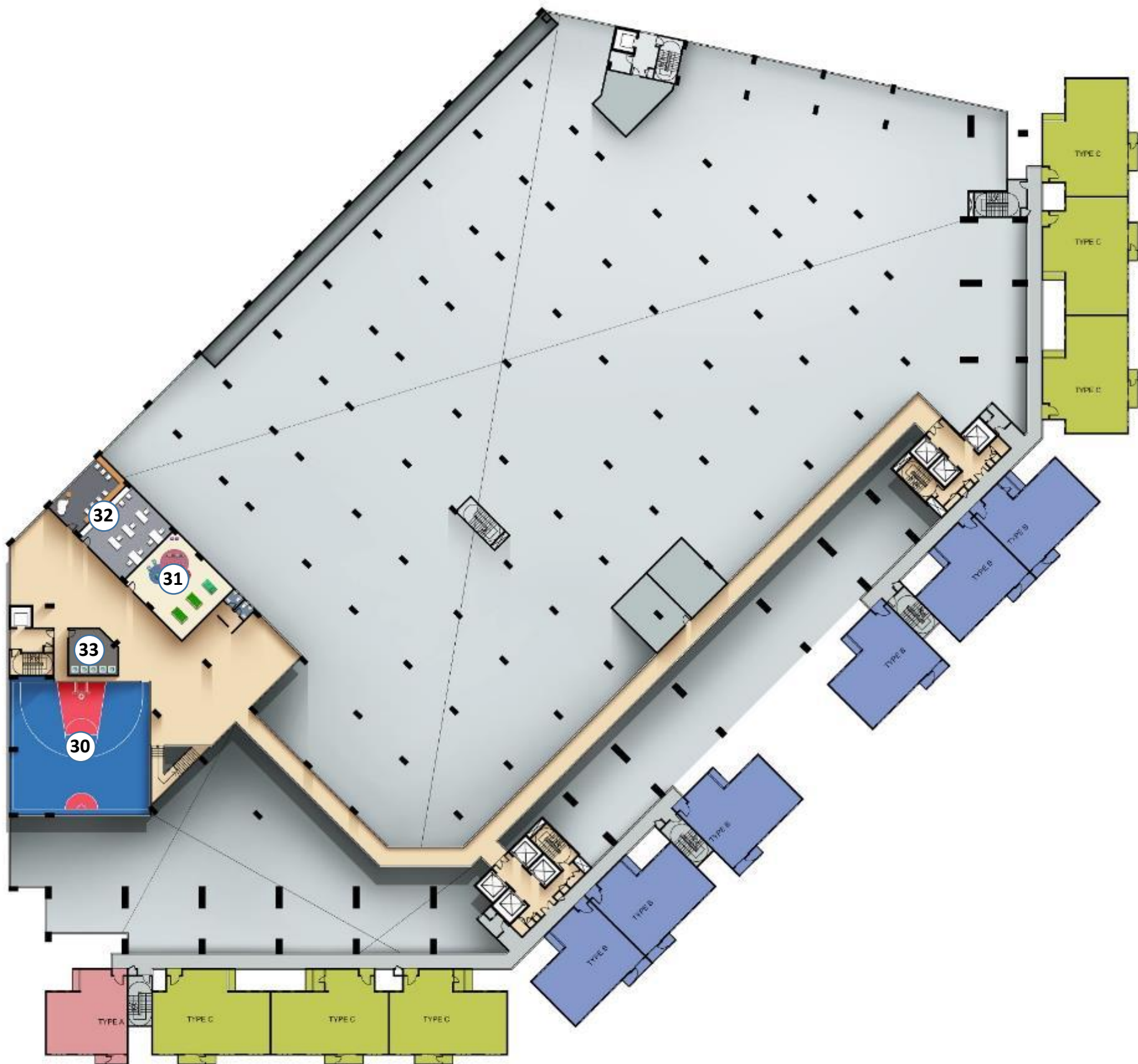
Ground
Floor

7th
Floor

FLOOR PLAN

Legend:

- 30. Half Basketball court
- 31. Games room
- 32. Co-working space
- 33. Laundry

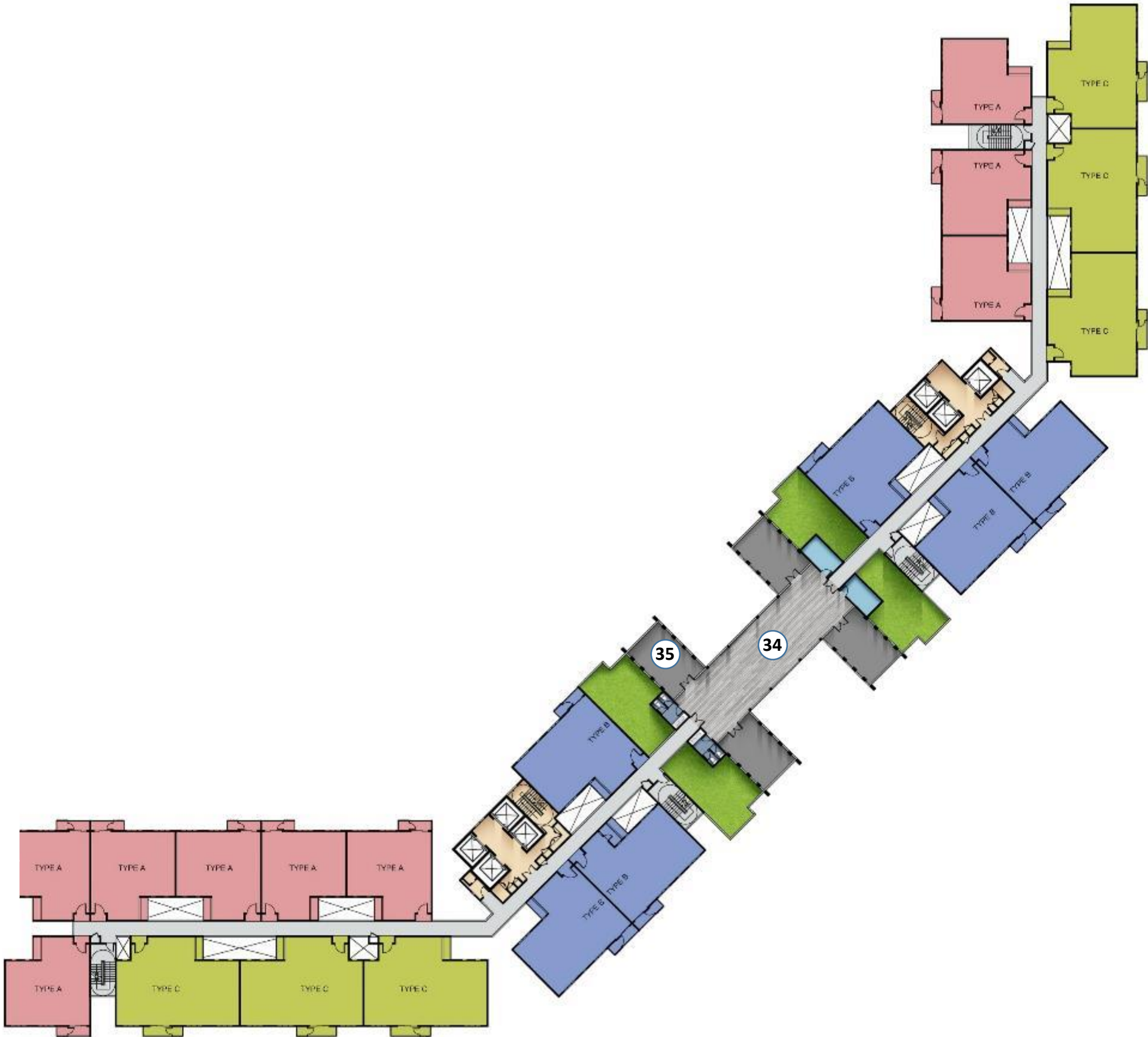


6th
Floor

FLOOR PLAN

Legend:

- 34. Sky bridge
- 35. Sky deck



29th
Floor



CHILLING WITH A VIEW





A HEALTHY LIFESTYLE

Internal Use only



LUSH OPEN LAWN

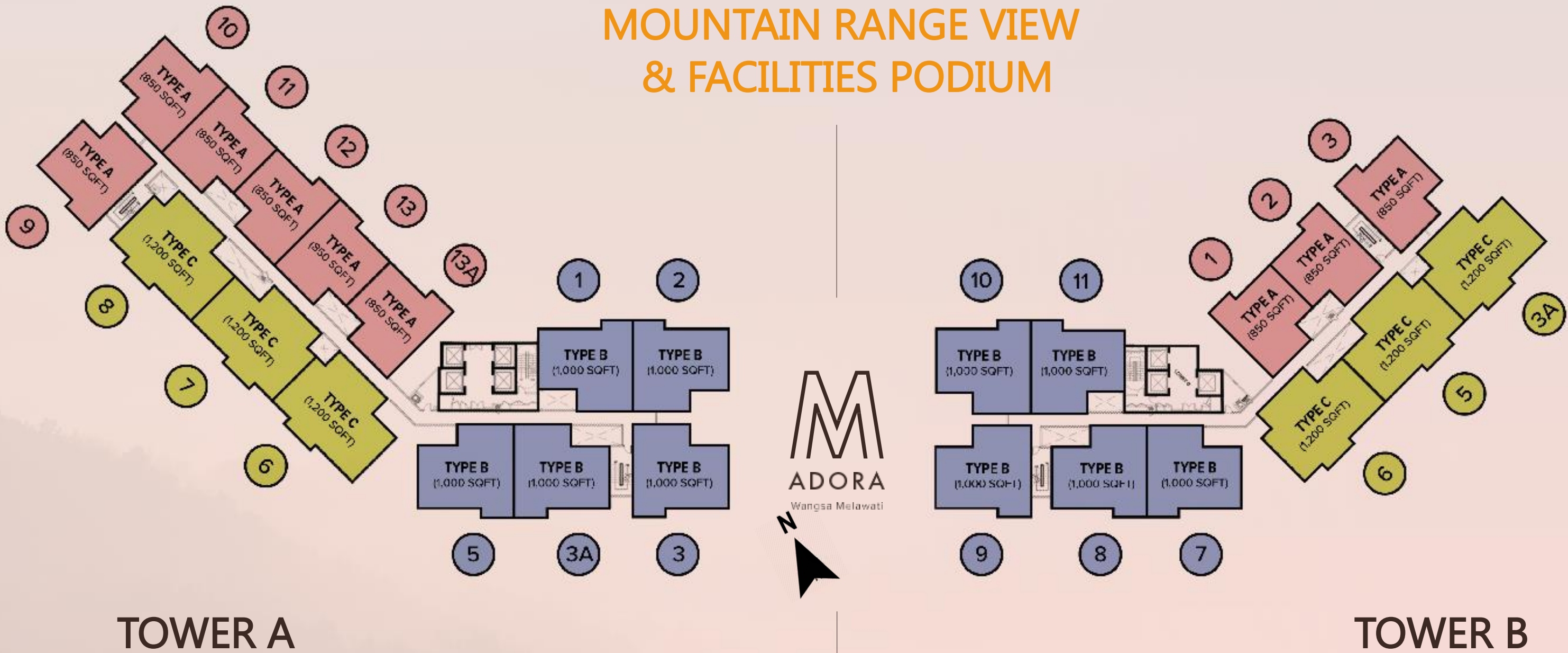


MULTI-GENERATIONAL FACILITIES PODIUM

FLOOR PLANS, UNIT LAYOUT & SPECIFICATION

LAYOUT PLANS

MOUNTAIN RANGE VIEW & FACILITIES PODIUM



KL CITY SKYLINE VIEW

PRODUCT COMPOSITION

Tower A (14 units / floor)	Built-up (sqft)	No. of units	Percentage (%)
Type A	850	150	40
Type B	1,000	131	34
Type C	1,200	90	24
Type A/G	873	5	1
Type B/G	1,023	2	1
Total		378	100

Tower B (11 units / floor)	Built-up (sqft)	No. of units	Percentage (%)
Type A	850	72	24
Type B	1,000	132	44
Type C	1,200	90	30
Type A/G	873	3	1
Type B/G	1,023	2	1
Total		299	100

FLOOR PLAN

TYPE A

850SF
3 BEDROOMS
2 BATHROOMS



TYPE A



Non-customizable walls

Customizable walls

FLOOR PLAN

TYPE B

1,000SF
3+1 BEDROOMS
2 BATHROOMS



- Non-customizable walls
- Customizable walls

FLOOR PLAN

TYPE C

1,200SF
4 BEDROOMS
DUAL KEY

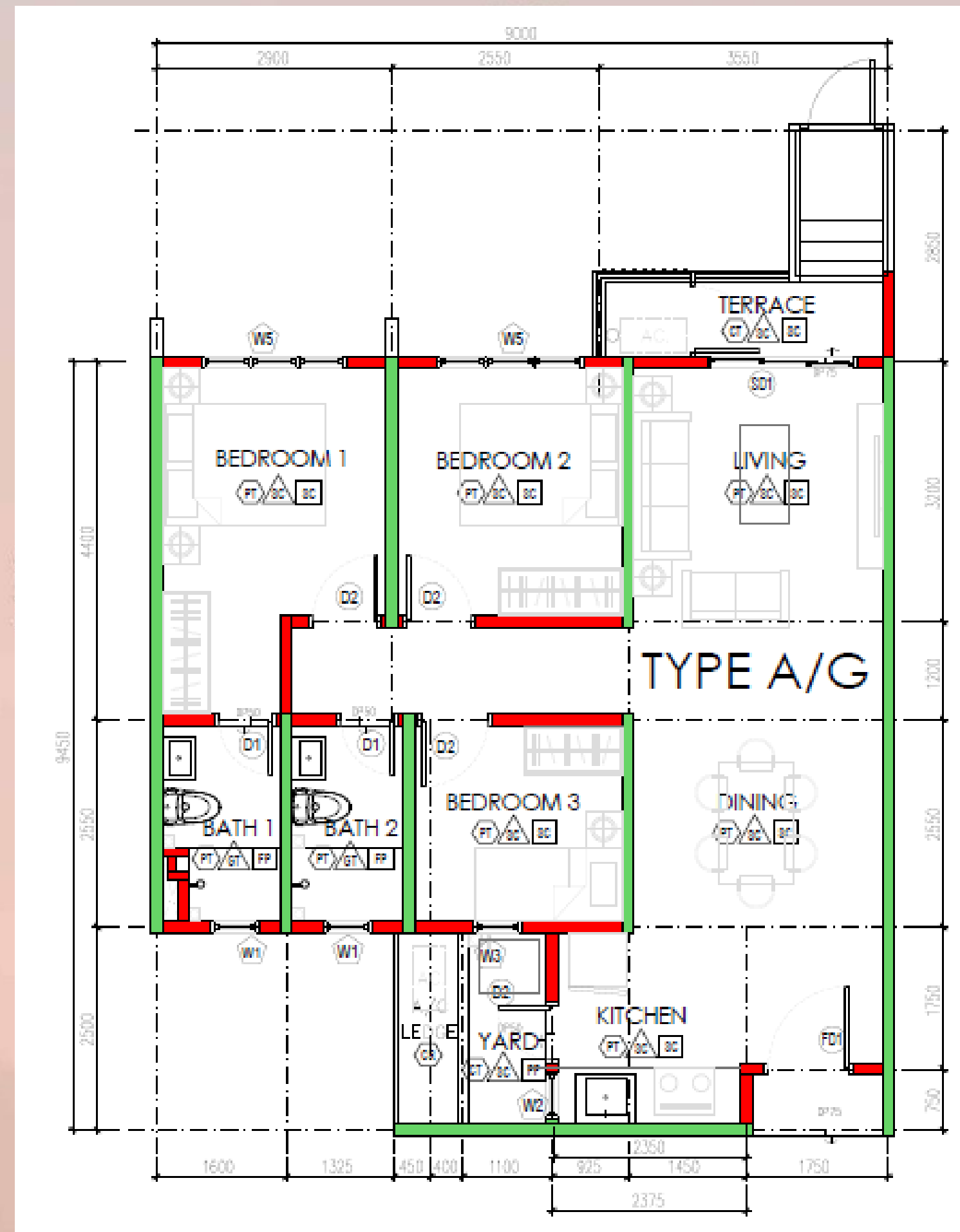


- Non-customizable walls
- Customizable walls

FLOOR PLAN

TYPE A/G

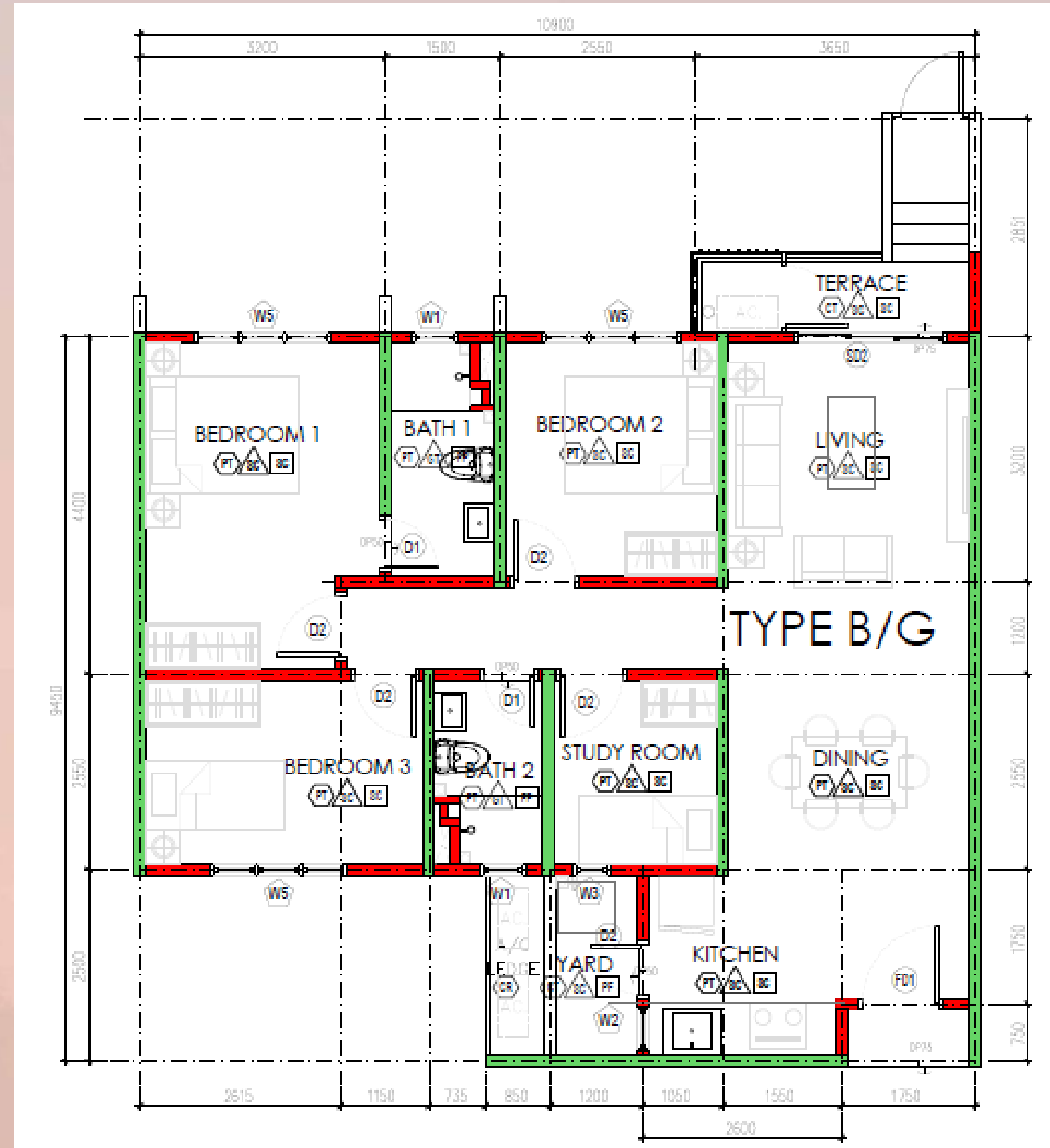
873SF
3 BEDROOMS
2 BATHROOMS



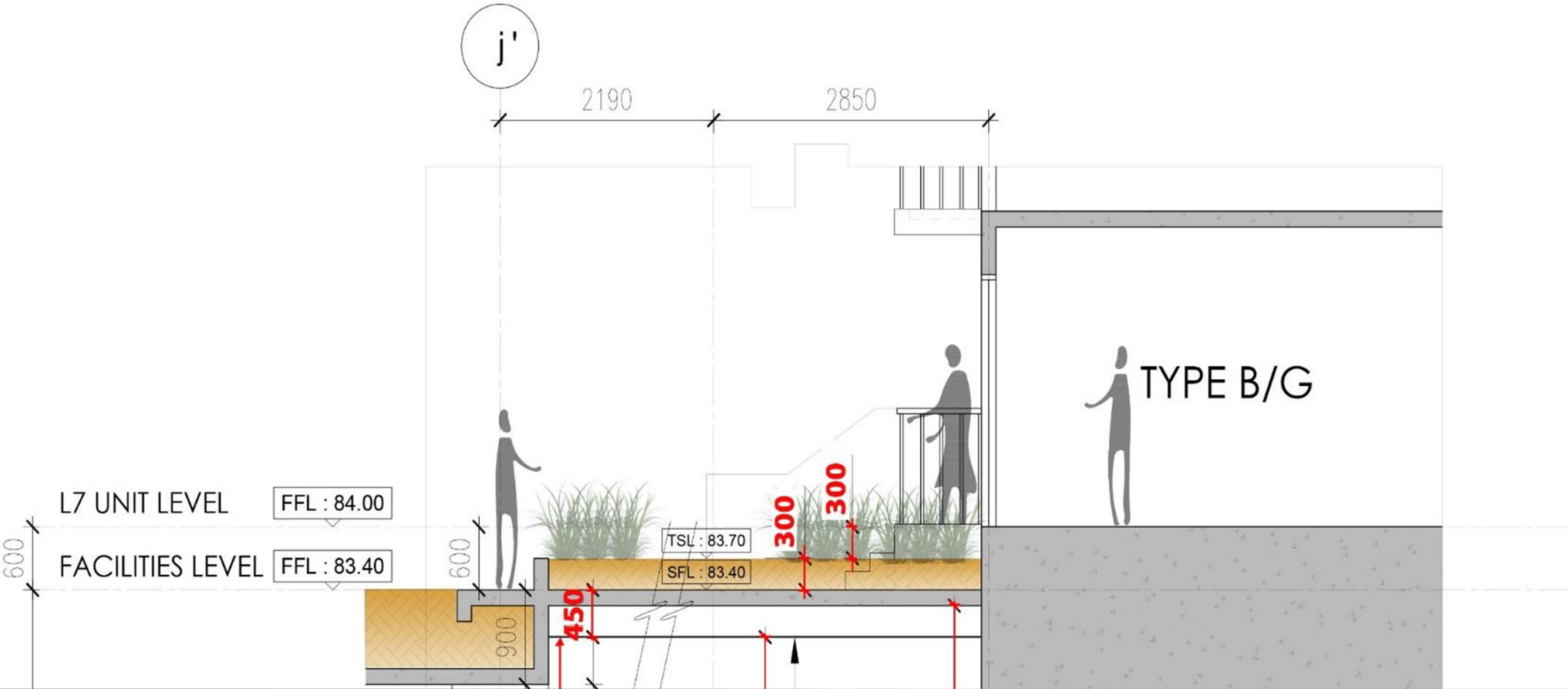
FLOOR PLAN

TYPE B/G

1023SF
3+1 BEDROOMS
2 BATHROOMS



LEVEL 7 FLOOR STRUCTURE



DETAILED BUILDING SPECIFICATION

No	Area	Materials
1.	Structure	Reinforced Concrete
2.	Roof	Reinforced Concrete
3.	Wall	Brick wall/ reinforced concrete
4.	Windows	Aluminium framed window
5.	Doors	Main Entrance : Fire rated door Bedrooms : Timber flush door Others : Timber flush door/ Aluminium Framed Sliding Door

DETAILED BUILDING SPECIFICATION

Flooring:

No	Area	Materials
1.	Entrance Foyer	Tiles
2.	Living & Dining Area	Tiles
3.	All Bedroom	Laminated timber flooring
4.	All Bathroom	Tiles
5.	Kitchen	Tiles
6.	Balcony	Tiles
7.	Yard (where applicable)	Tiles
8.	Air condition ledge (where applicable)	Cement render

DETAILED BUILDING SPECIFICATION

Wall Finishes:

No	Area	Materials
1.	External	Plaster & paint
2.	Living, Dining, Bedroom	Plaster & paint
	Kitchen	Tiles up to 1500mm Height
3.	Bathroom	Tiles to Ceiling Height
4.	Balcony & A/C ledge (where applicable)	Plaster & paint
5.	Yard	Plaster & paint

Ceiling Finishes:

No	Area	Materials
1.	Entrance Foyer	Skim coat
2.	Living, General (where applicable)	Skim coat
3.	Bedroom, Dining, Kitchen	Skim coat
4.	Bathroom	Water resistant board
5.	Balcony & A/C ledge (where applicable)	Skim coat
6.	Corridor	Plaster ceiling

PRICE

PRICE RANGE TABLE - TOWER A

Type	Built Up (sf)	No. of Units	Net Price to Purchaser (after 13% rebate)					
			Minimum Price (RM)	Minimum PSF (RM)	Maximum Price (RM)	Maximum PSF (RM)	Average Price (RM)	Average PSF (RM)
A	850	150	493,116	580	517,476	609	506,027	595
B (with Storage)	1,000	68	594,036	594	607,956	608	600,670	601
B (No Storage)	1,000	63	578,376	578	590,556	591	584,535	585
C (3 Car Parks)	1,200	83	702,786	586	715,836	597	709,453	591
C (2 Car Parks)	1,200	7	671,466	560	672,336	560	671,963	560
A/G	873	5	506,166	580	511,386	586	507,210	581
B/G	1,023	2	587,946	575	593,166	580	590,556	577