



THE MULIA  
RESIDENCES

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Rediscover what's good.

Rediscover what's good for the soul.

Rediscover what's good about nature.

Rediscover what's good for relationships.

Rediscover what's good for family ties.

Rediscover what's good between neighbours.

Rediscover what's good in a community.

Rediscover what's good for the next generation, and the one before.

Rediscover what's good from the past.

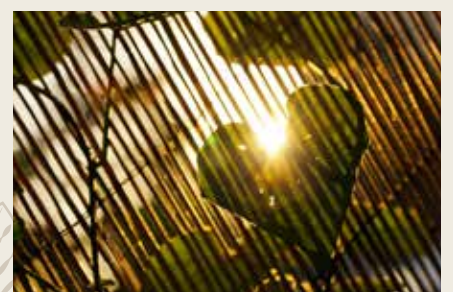
Rediscover what's good in the present.


## Rediscover what's good.

Most of us relish our childhood. And most of us would love to see our children grow up learning the same values, living life like how it used to be and create their own life stories from there. The Mulia Residences is all about providing the best possible environment for that to happen. It is the result of looking back to curate what was right back then, and reinterpreting it to suit present day needs.

A 50-acre freehold development, The Mulia Residences comprises of three phases of 3-storey premium terrace homes and 3 blocks of mid-rise premium apartment suites when it is fully completed.

Take this opportunity to be one of the first to embark on this journey to rediscover what's good.





# Dual-entrance homes for practically any permutation you have in mind.

All our homes have dual-entrances. This opens up the possibility of designating the ground floor and its entrance for either one of these purposes:

## **For your elderly parents**

Have them under your watchful care, but respect the privacy they crave for.

## **Provide personal space for your teenager**

Help your young son or daughter be independent by making them responsible for their own space downstairs.



## **Designed to promote air-flow, to naturally cool its occupants.**

All our homes maximise air-flow. So that you can enjoy a breeze inside when there's a breeze outside. This means you save on electricity because you're not totally dependent on air-cond or fans to cool you at home. This is only one of many ingenious ideas we curated from the kampung house – an architectural marvel from the past that tackles the Malaysian climate and societal needs incredibly well.



## Central Lake - water is good for the body and soul.

Open your louvred windows and the cooling breeze from the lake shall flow indoors, while you enjoy the view of the lake. Spanning almost the whole development, it spreads calm and serenity to everyone touched by it. While jogging and walking paths around it gently invite you to do something healthy.



## A well thought-out development that helps build a close-knit community.

We designed our parks to have many 'neighbourly' spots, where the whole community can converge. These are spaces where games can be played, stories can be told, advice can be passed down. One thing leads to another. You may then naturally find reasons to be neighbourly by arranging pot lucks, themed parties and the likes. The generation before us lived, and thrived, because they interacted with, cared and looked out for each other. We are bringing that back, here.

## Tropical trees, heightened moods.

Stroll under the shades of mature, tropical trees because we are replanting them here, for you to enjoy. It's not just moods that are heightened, your knowledge would increase too as you'll learn more about them.





## A place where facilities for children and elderly are not just an afterthought.

Apart from the usual, The Mulia also promotes multi-generational living by having walkways safely away from main streets. Each unit will also feature a wide bathroom to facilitate assisted living, in case it is needed.

## Gated and guarded with clubhouse facilities.

Swim in a uniquely-shaped swimming pool that spans the whole length of The Clubhouse. Or work up a sweat at the gym. Or drop by our badminton court. You can even find knick-knacks and fascinating reads at the convenience store on Level 1. Beyond just facilities, you are also assured that your family is safe in a gated and guarded strata development.



## Cyberjaya – a well-connected green city with your lifestyle in mind.

Home to around 114,000 people and more than 1,700 companies, Cyberjaya is also a green city – 48% of its land is reserved for public amenities and greenery. For your family's lifestyle needs? Drop by city malls such as IOI City Mall and DPULZE. You will also be close to schools (international and local) and many renowned colleges and universities.

It is also highly accessible:

- By bus, Cyberjaya's DTS connects to Ampang, Gombak, Bandar Tasik Selatan, Bandar Utama, Kepong, Shah Alam and Klang.
- By car, you have highways such as LDP, ELITE, SKVE, SILK and MEX.
- By train, there are the ERL and upcoming MRT 2.
- By air, the KLIA and KLIA2 will fly you to the world.



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Another prestigious  
development by



• Developer: Zen Bestari Sdn. Bhd. • Address: Wisma Mustapha Kamal, Menara 2, 02-G-01, NeoCyber, Lingkaran Cyber Point Barat, Cyber 12, 63000 Cyberjaya, Selangor Darul Ehsan • Telephone: 03-8318 2080 • Type of Development: Terrace Homes • Developer License No.: 19555-1/12-2020/01096(L) • Validity Period: 15/12/2018-14/12/2020 • Sales & Advertising Permit No.: 19555-1/12-2020/01096(P) • Validity Period: 15/12/2018-14/12/2020 • Land Tenure: Freehold • Encumbrances: Malayan Banking Berhad • Approval Authority: Majlis Perbandaran Sepang • Building Plan Approval No.: MP.SPG 600-34/2/118(10) and MP.SPG 600-34/2/115(10) • Expected Date of Completion: Feb. 2022 • Total Units: 250 • Minimum Price: RM 898,888 • Maximum Price: RM 2,038,888 • THIS AD HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT