



THE MULIA
RESIDENCES

Rediscover what's good.

3-Storey Premium Terraces



Benefit from the architectural marvel of the past.

Our premium terraces are inspired by the kampung house – an architectural marvel from the past that tackles the Malaysian climate and societal needs incredibly well. The result, a home that welcomes and totally embraces the idea of multi-generational living.

Unique orientation – like semi-D.

All our units have an elevated staircase on the side. So even though they are all linked in a row, they don't look it. The corner and garden lots are also slightly different than the intermediates, with their own unique advantages. Do enquire for more details.



Innovative use of space.

Our homes are designed to have more space and less walls. Because walls are barriers to air-flow, and family interaction. Our vertical space planning ensures family areas are accessible easily through only one flight of steps up, or down.



4 car park bays per unit.

This many car parks are made possible by our space planning and desire to facilitate as many occupants as possible without sacrificing convenience.

Because the neighbourhood is your extended home.

A home is never complete without a neighbourhood. At The Mulia, your neighbourhood is designed as such to make you want to venture out, and by chance or by design, meet the neighbours. Apart from the friendly neighbours, you will also be greeted by a multitude of flora and fauna that comes from a beautifully landscaped environment.



Where neighbours look out for each other.

First, you have your family to look out for you. Then, you have your next door neighbours who are ever willing to lend a hand if you need them to (that's the advantage of having the opportunity to bump into them every now and then on your way down the staircase).



Community living at its best.

Our neighbourhood has many pathways, away from the traffic flow. Here is where another type of flow happens – the flow of neighbours meeting neighbours. And at certain parts, the pathways are punctuated by neighbourly spots we call 'pangkings' (gazebos). These are rest areas where games can be played, stories can be told and advice can be passed down.



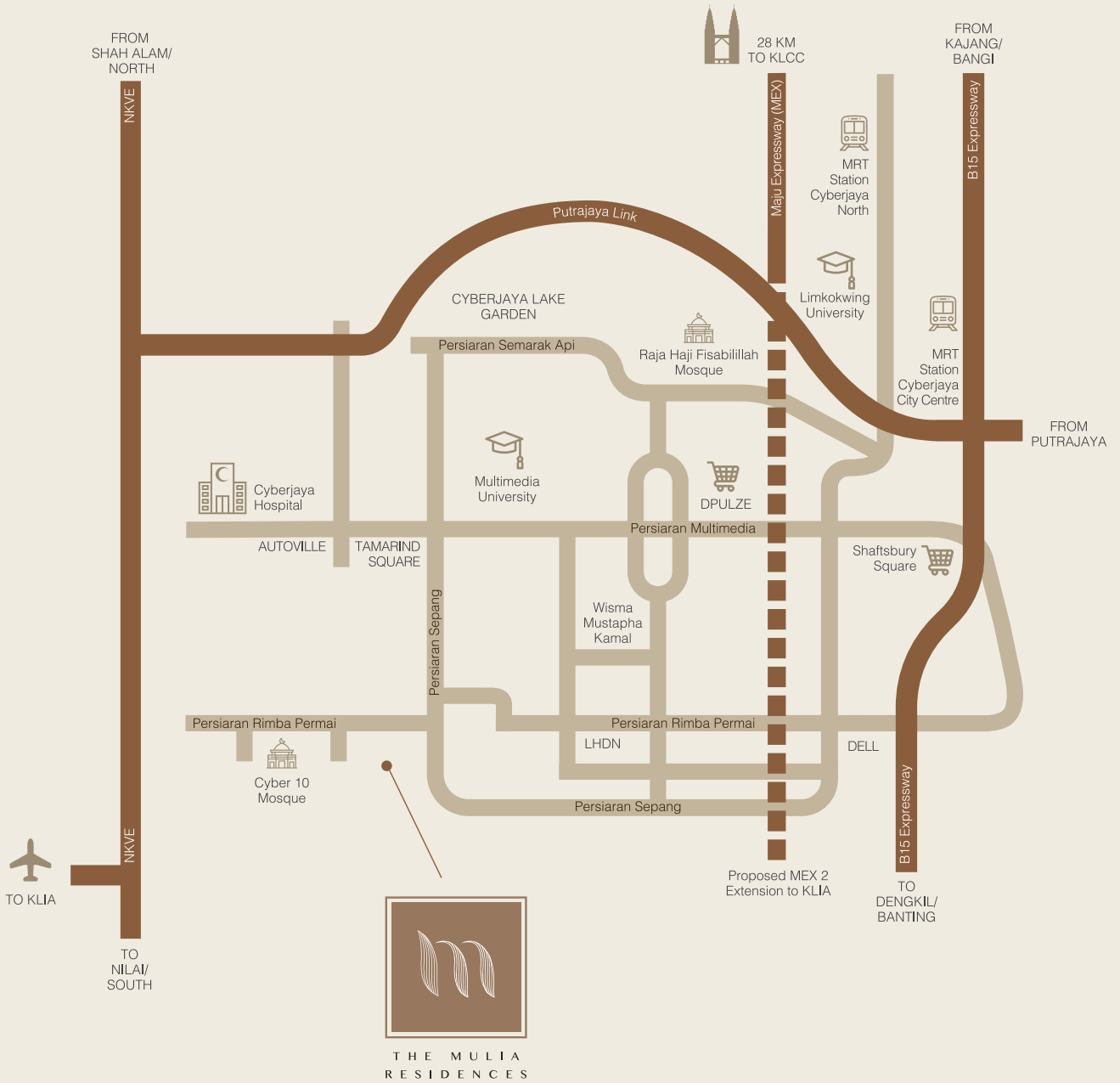
Entrance



Clubhouse



Swimming Pool and Pool Side Café



Another prestigious development by



03-8318 2080 | themuliaresidences.my

• 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