



ASPIRA

Taman Desa

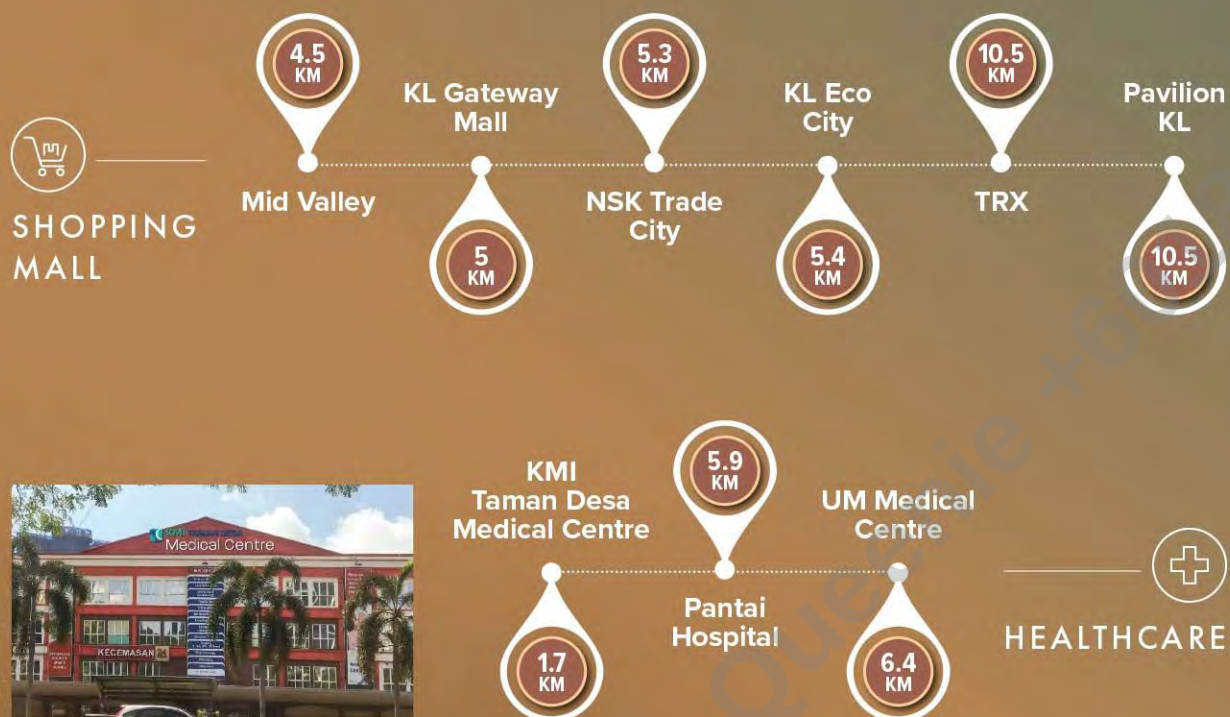
Location

M Aspira is ideally located in the coveted Taman Desa, a mature neighbourhood offering a wealth of amenities, schools, and lifestyle outlets. Its strategic position places popular landmarks like Mid Valley City (4.5 km) and Bangsar (6 km) just a stone's throw away.

Residents benefit from exceptional accessibility, being adjacent to major highways such as the SALAK Highway (2km), Setiawangsa-Pantai Expressway (2km), KL-Seremban Expressway (3km) and Federal Highway (4.2km). With this proximity and connectivity, the city is at your fingertips.



Amenities



SCHOOL

SMK Taman Desa	2.1km
SMK Desa Perdana	2.1km
SK Taman Desa	2.1km
Alice Smith International School	7km
Universiti Malaya	7.7km
SJK(C) Kuen Cheng 2	8.2km
SJK(C) Kuen Cheng 1	8.8km
Rocklin International School	9.2km

RECREATIONAL

Taman Rimba Bukit Kerinchi	6km
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Project Features



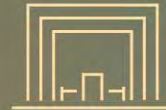
New Link To
KL-Seremban
Expressway



Strategic
Location At
Taman Desa



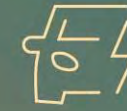
Easy Access
To Major
Highways



Grand
Entrance



Sky
Lounge
(Tower B)



23 EV Charging
Bays
(4 EV Charging
Stations)



Multi-tier
Security
Access



Silver Provisional
GreenRE
Certification



Automated
Waste Collection
System



Dedicated
Express Car
Park Ramp



Delivery Parcel
Lockers

THE LAST AVAILABLE
LAND FOR SUCH
DEVELOPMENT IN
TAMAN DESA.

Green Features



M Aspira
is a sustainable
development with
Green Feature.



Use of energy efficiency lighting (LED) at common area to optimize energy saving.



Enhance indoor air quality through cross ventilation in all rooms.



Low Volatile Organic Compound (VOC) paint and adhesive for better health of occupants.



Designs that provide good levels of daylighting for building occupants.



Rainwater harvesting - collecting and reusing rainwater for landscape irrigation.



Solar energy to power common area.

Multi-Tier Security

M Aspira takes safety and security seriously in order to provide a safe and secure living environment for its residents.

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



Target Markets



First time home buyers



Young working executives



Age group between 28 to 45



Investors



Upgraders from the neighbouring areas and other states.



Young Families with kids

Facilities (Ground Floor)

- 1 Drop-off
- 2 Entrance Lobby
- 3 Parcel Room & Mail Room
- 4 Lift Lobby
- 5 Nursery
- 6 Kindergarten
- 7 Retail
- 8 Management Office
- 9 Surau
- 10 Landscape Garden
- 11 Entrance Statement

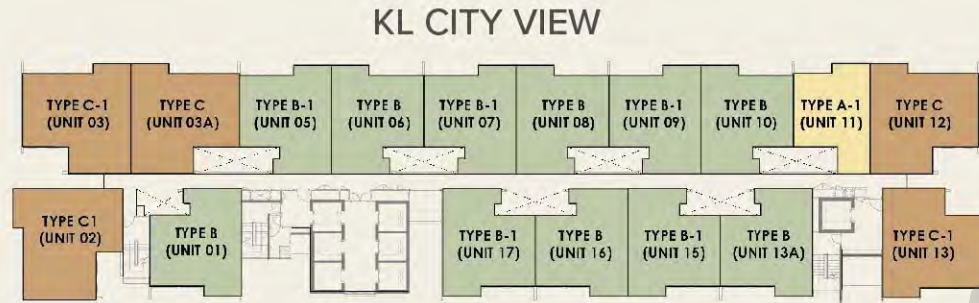


Facilities Podium (Level 13)

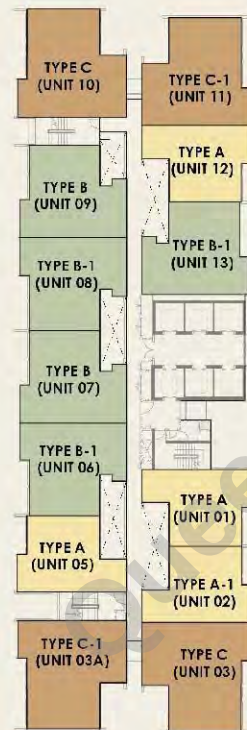
- | | |
|---|-------------------------|
| 1 50m Lap Pool | 11 Children's Play Room |
| 2 Children Pool / Water Play | 12 Games Room |
| 3 Jacuzzi | 13 Hanging Viewing Deck |
| 4 Sun Deck | 14 Co-working Space |
| 5 Family Deck | 15 Gourmet Kitchen |
| 6 Floating Pavilion | 16 Outdoor Lounge |
| 7 Gymnasium | 17 Outdoor Dining & BBQ |
| 8 Multi-purpose Hall | 18 Changing Room |
| 9 Indoor Badminton /
Pickleball Courts | 19 Viewing Deck |
| 10 Children's Playground | 20 Glamping Area |
| | 21 Covered Walkway |



Floor Plans



Tower B



Tower A



Practical layout
designed for optimal
functionality and
efficient use of space.

TYPE A | 706 sf.
(2 bedrooms)

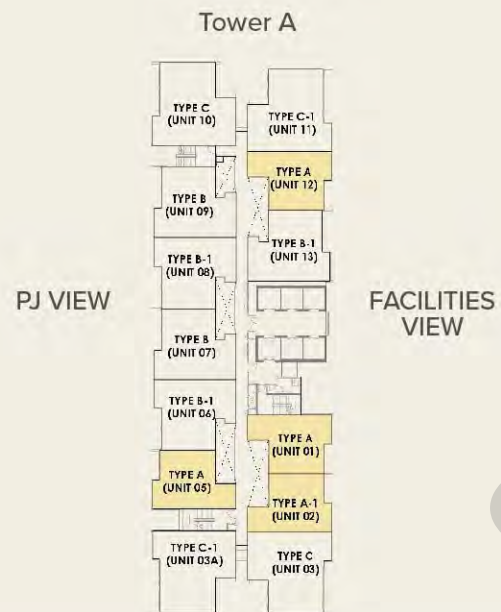
TYPE B | 855 sf.
(3 bedrooms)

TYPE C | 1,006 sf.
(4 bedrooms)

Unit Plans

Type	Size	Bedrooms	Bathrooms	Balcony
A	706 sf.	2 	2 	

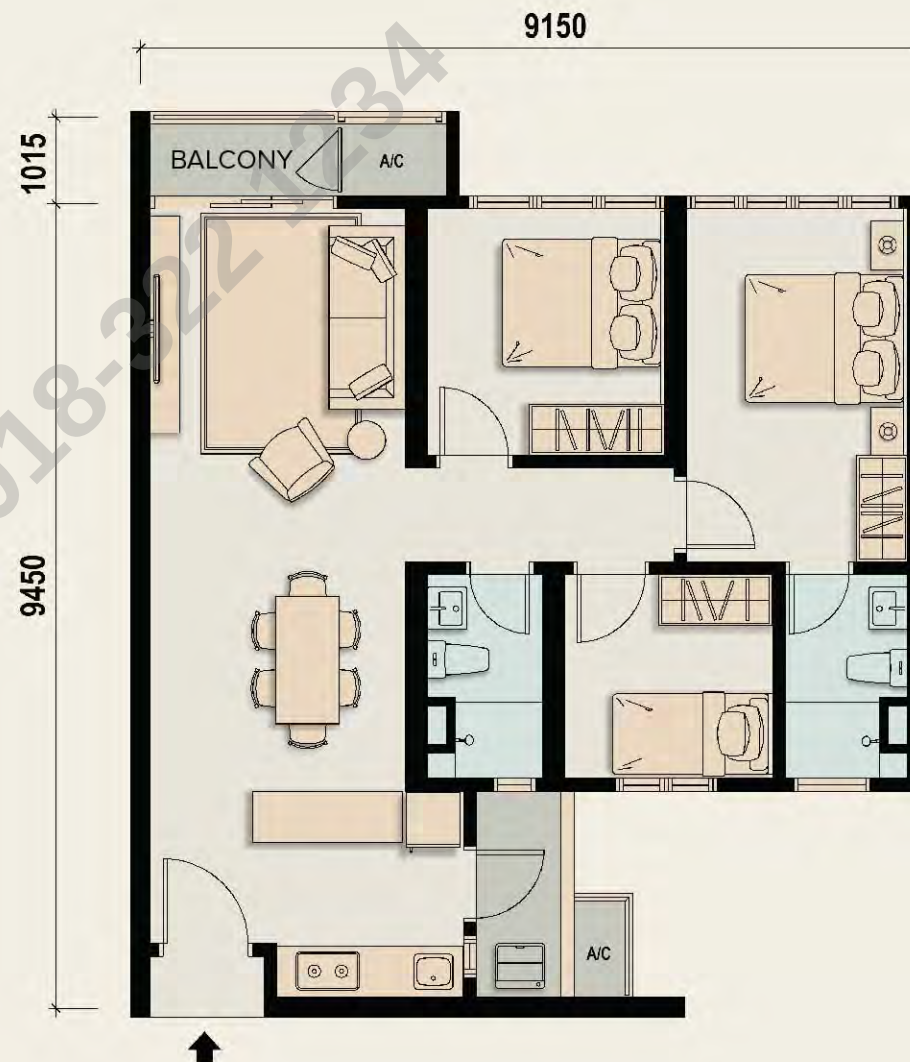
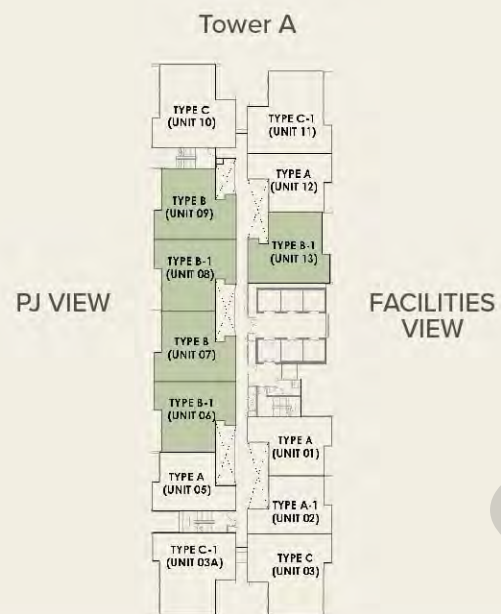
KEY PLAN



Unit Plans

Type	Size	Bedrooms	Bathrooms	Balcony
B	855 sf.	3 	2 	

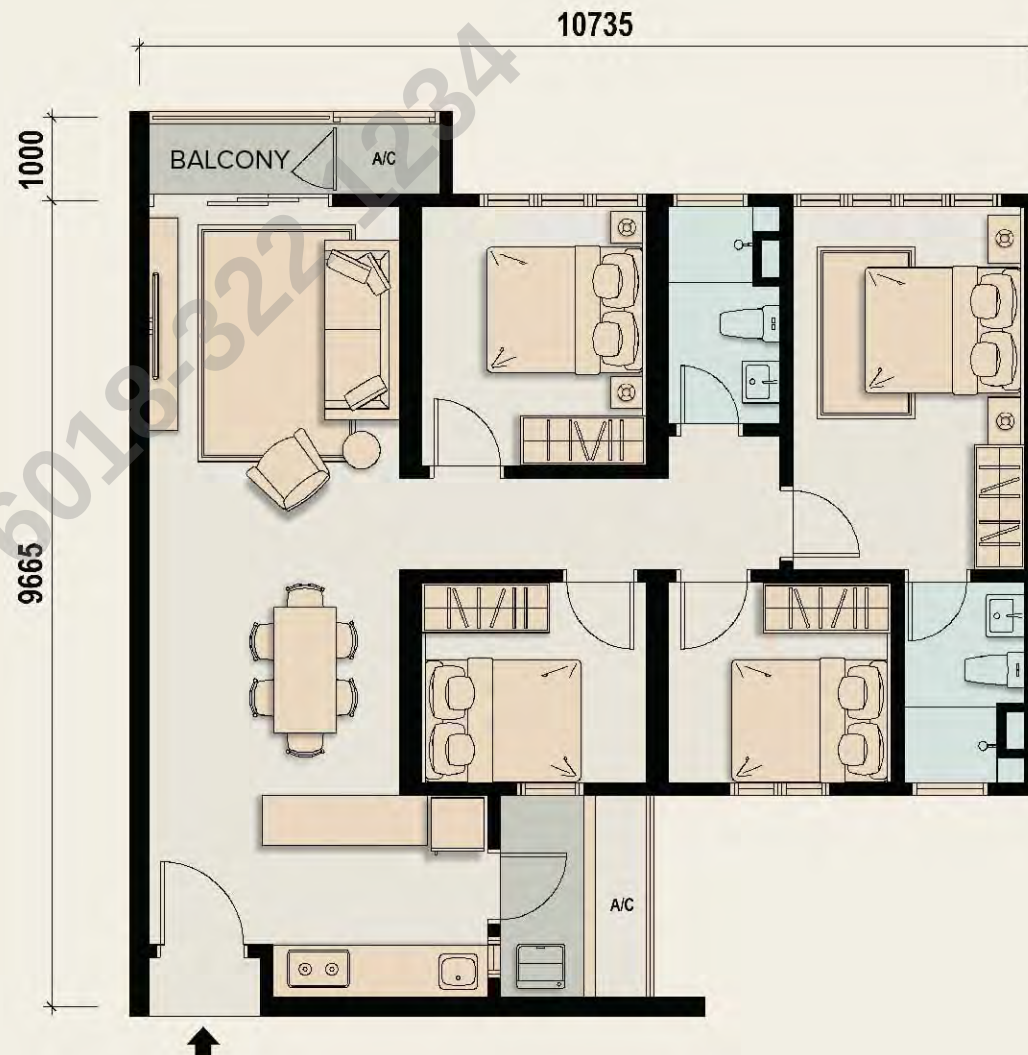
KEY PLAN



Unit Plans

Type	Size	Bedrooms	Bathrooms	Balcony
C	1,006 sf.	4 	2 	

KEY PLAN





GRAND ENTRANCE

50m LAP POOL

For internal circulation only

Artist's impression only

GLAMPING AREA

For internal circulation only

Artist's impression only



For internal circulation only



M
ASPIRA
Taman Desa

URBAN SKYLINE VIEWS

Artist's impression only



For internal circulation only

FACILITIES PODIUM

Artist's impression only



KL CITY VIEW NORTH

SRI PETALING SOUTH VIEW

PETALING JAYA WEST VIEW



CHERAS EAST VIEW

