



*The*  
**MAISON**  
**23**

3-STOREY TERRACED HOUSE

TAMAN BUKIT MANDARINA • CHERAS

a joint development between Platinum Victory & Mason Six

# The MAISON 23

Nestled in a welcoming neighborhood, Maison 23 offers just 23 residences with a touch of sophistication. Spacious homes designed for multigenerational living provide private green spaces and ample room for both togetherness and individual moments. Modern design ensures every family member thrives. Live your story here.

LOT DIMENSION

Starting from  
20' x 75'

BUILT- UP AREA

3,063 – 4,032 sqft

NO. OF BEDROOMS

7

NO. OF BATHROOMS

5



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Generational  
Homes

Located  
Next to  
Taman  
Connaught

23  
Exclusive  
Residences

Walking  
Distance to  
Educational  
Institution

Discover the perfect blend of  
refined living and family harmony



### Spaces Designed for Togetherness, Across Generations.

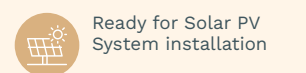
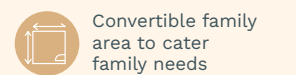
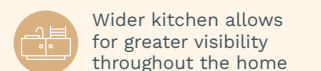
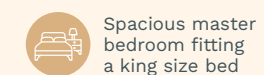
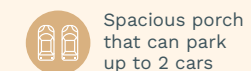
The Maison 23 offers spacious homes perfect for families. Live comfortably under one roof with plenty of space for everyone. Modern features cater to multigenerational living, creating a haven for families of all sizes. Make memories that last at The Maison 23.



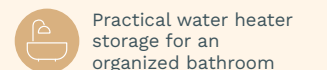
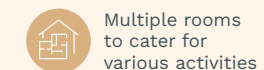
Effortless movement throughout  
the home.



A flexible layout for personalisation  
& function.



A haven for laughter, learning, and  
lasting happiness.



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## A Community Designed for You

The Maison 23 transcends mere housing; it's a meticulously planned haven fostering a vibrant community spirit.

### Spacious Homes

Designed for multigenerational living, fostering togetherness and individual moments of peace.

### Cozy Outdoor Yard

A serene space for relaxation within your home.

### A Close-knit Community

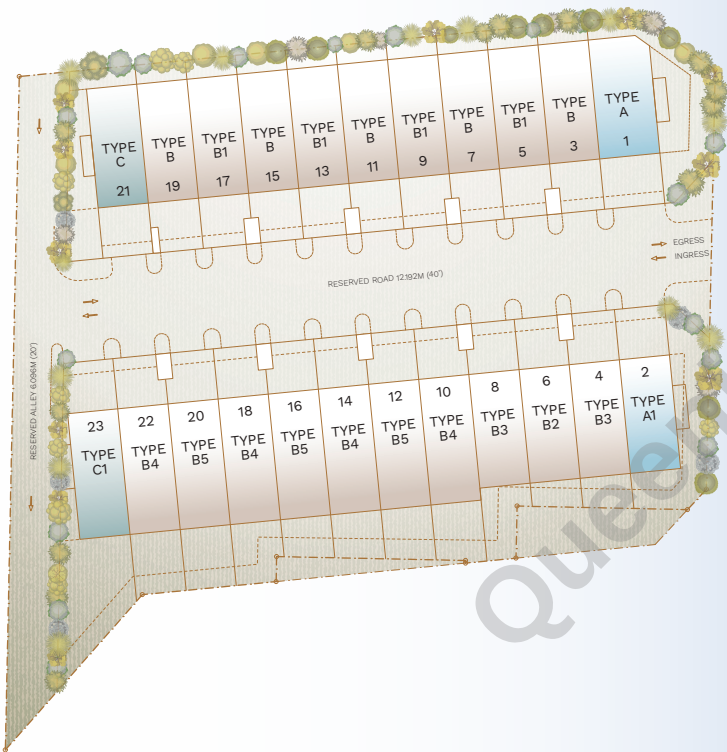
Where families connect and friendships blossom.

### Everyday Essentials at Your Doorstep

Schools, shops, and parks all within walking distance.

### Effortless Exploration

Explore the city with ease via nearby highways and public transportation.



| LOT NO | TYPE | LOT AREA<br>m <sup>2</sup> | FLOOR AREA<br>ft <sup>2</sup> | LOT NO | TYPE | LOT AREA<br>m <sup>2</sup> | FLOOR AREA<br>ft <sup>2</sup> |
|--------|------|----------------------------|-------------------------------|--------|------|----------------------------|-------------------------------|
| 1      | A    | 286                        | 4032                          | 2      | A1   | 238                        | 3288                          |
| 3      | B    | 139                        | 3193                          | 4      | B3   | 145                        | 3063                          |
| 5      | B1   | 139                        | 3193                          | 6      | B2   | 140                        | 3063                          |
| 7      | B    | 139                        | 3193                          | 8      | B3   | 161                        | 3063                          |
| 9      | B1   | 139                        | 3193                          | 10     | B4   | 173                        | 3350                          |
| 11     | B    | 139                        | 3193                          | 12     | B5   | 168                        | 3350                          |
| 13     | B1   | 139                        | 3193                          | 14     | B4   | 164                        | 3350                          |
| 15     | B    | 139                        | 3193                          | 16     | B5   | 159                        | 3350                          |
| 17     | B1   | 139                        | 3193                          | 18     | B4   | 172                        | 3350                          |
| 19     | B    | 139                        | 3193                          | 20     | B5   | 175                        | 3350                          |
| 21     | C    | 211                        | 3418                          | 22     | B4   | 175                        | 3350                          |
| 23     | C1   | 274                        | 3561                          |        |      |                            |                               |

## TYPE A

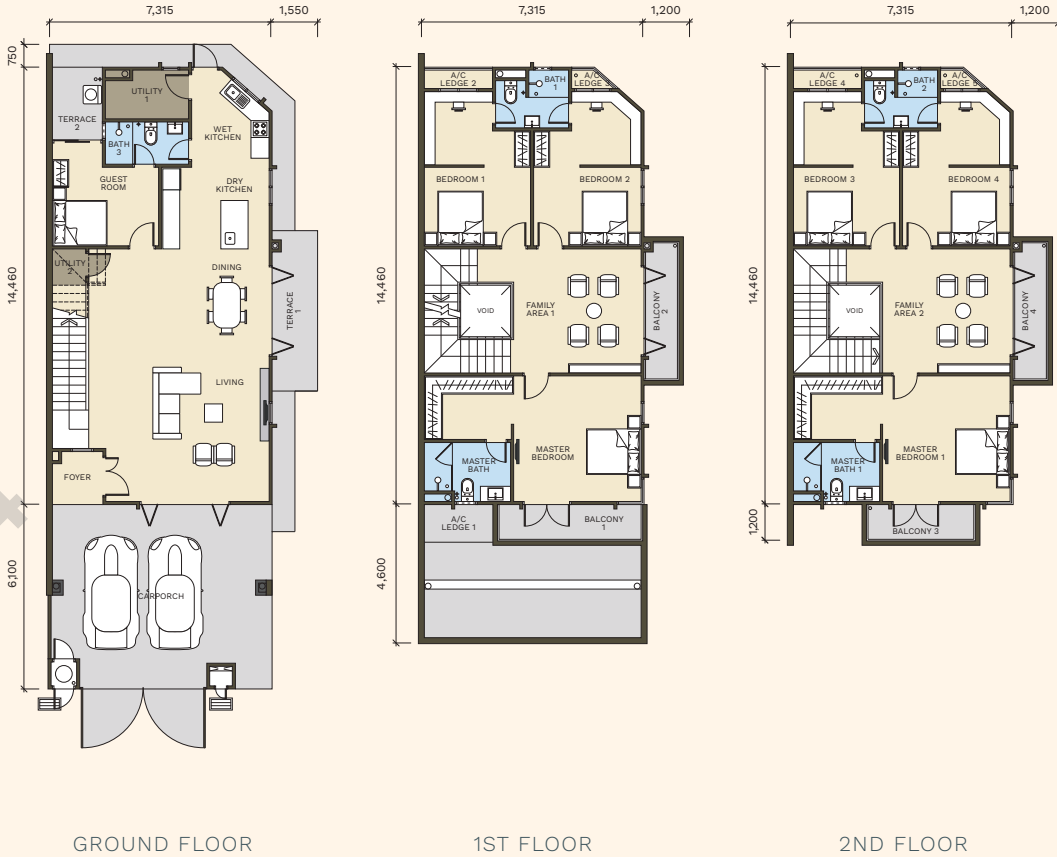
### CORNER LOT

LOT SIZE  
24' x 75'

BUILT-UP AREA  
4,032 sqft

BEDROOMS  
7

BATHROOMS  
5



## TYPE A1

### CORNER LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,288 sqft

BEDROOMS  
7

BATHROOMS  
5



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TYPE  
B&B1

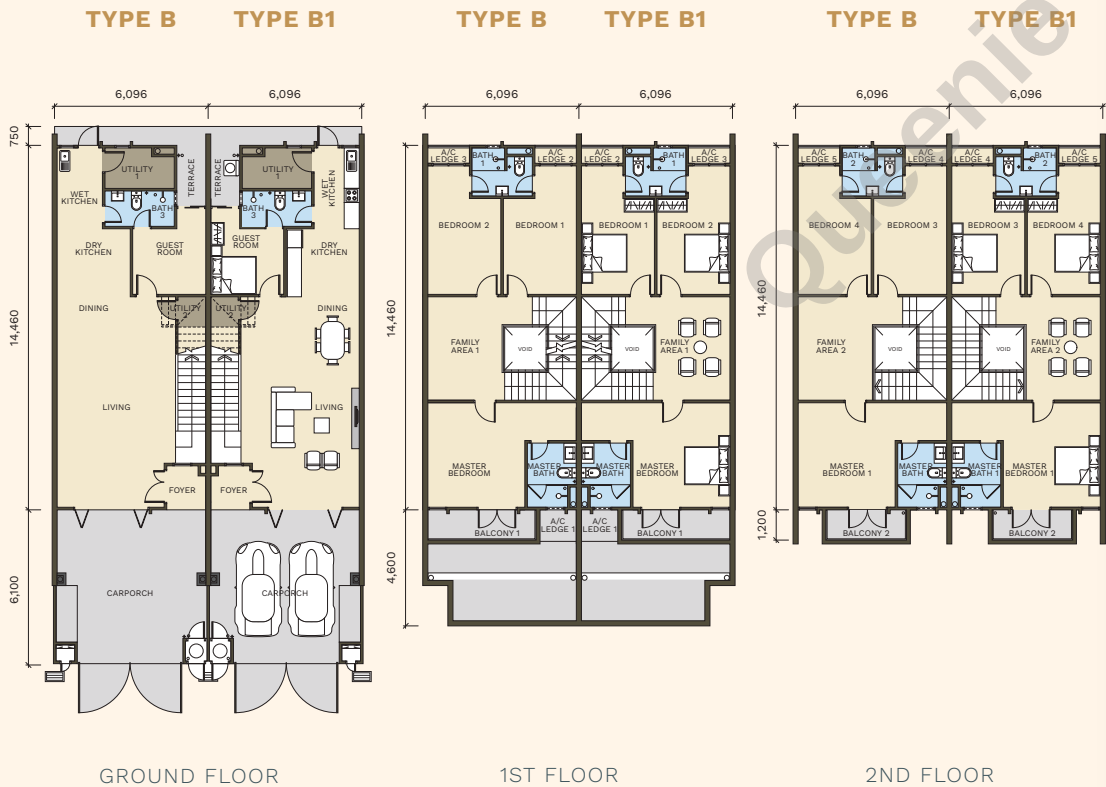
INTERMEDIATE  
LOT

LOT SIZE  
20' x 75'

BUILT-UP AREA  
3,193 sqft

BEDROOMS  
7

BATHROOMS  
5



TYPE  
B2&B3

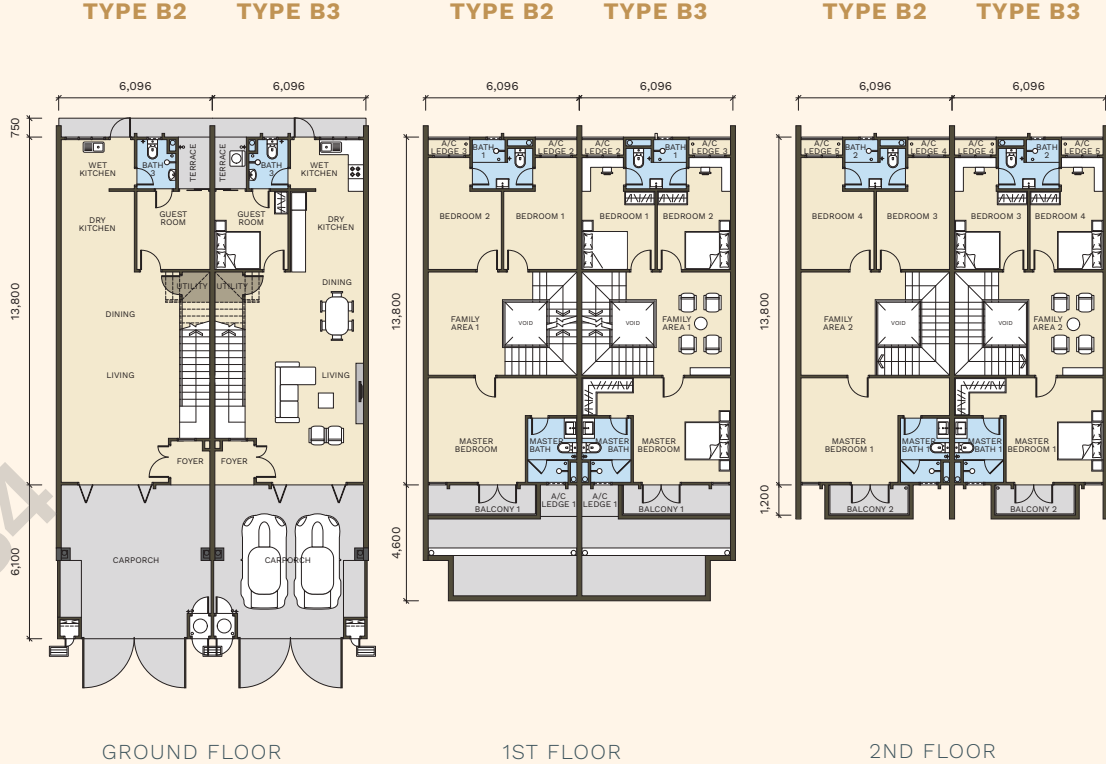
INTERMEDIATE  
LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,063 sqft

BEDROOMS  
7

BATHROOMS  
5



TYPE  
B4&B5

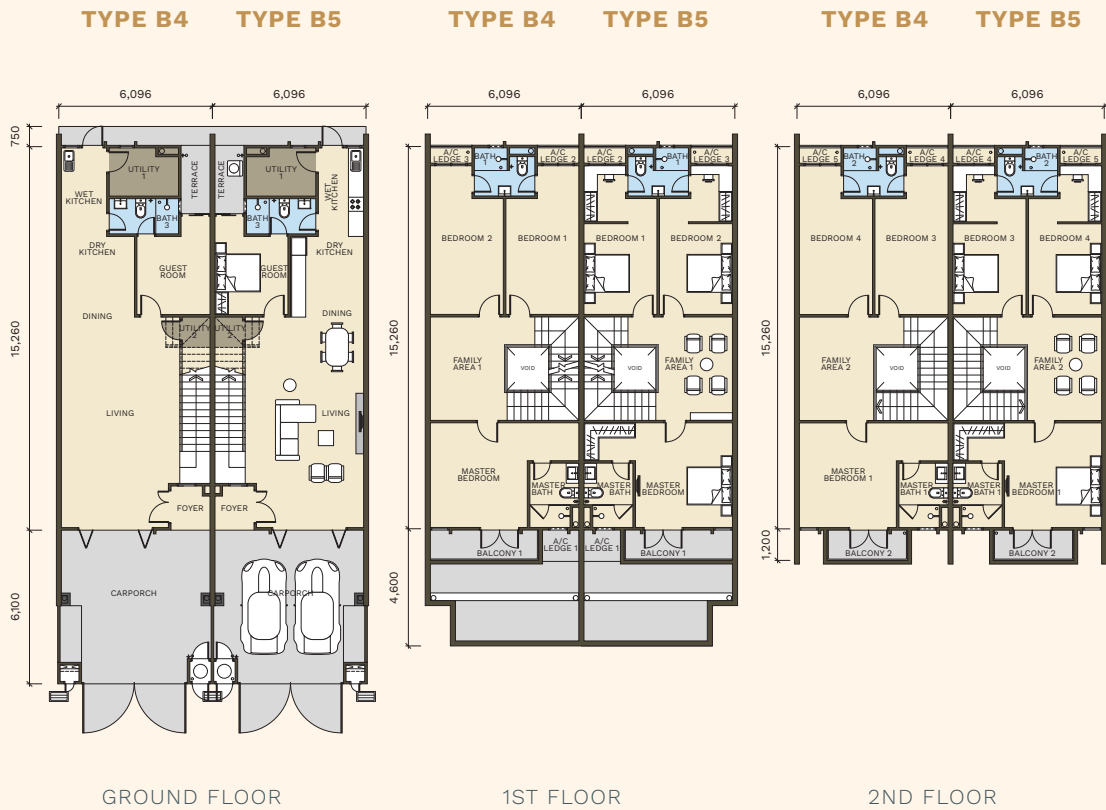
INTERMEDIATE  
LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,350 sqft

BEDROOMS  
7

BATHROOMS  
5



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TYPE C

END LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,418 sqft

BEDROOMS  
7

BATHROOMS  
5



TYPE C1

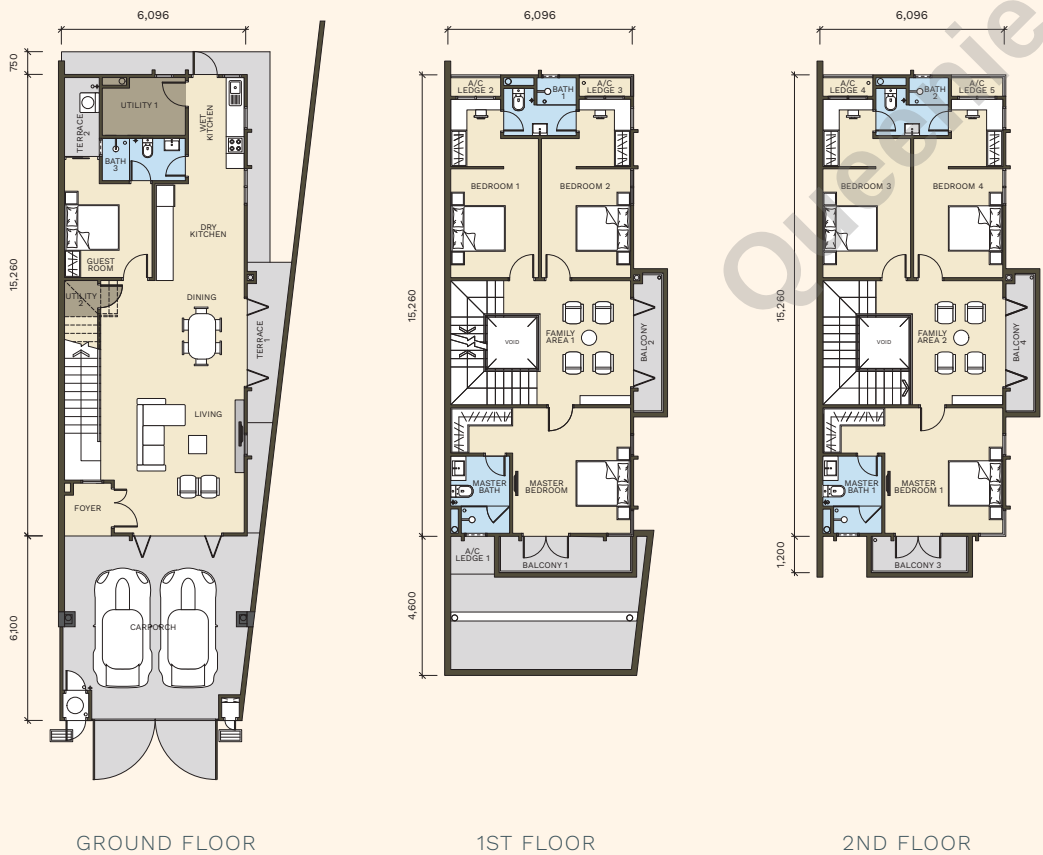
END LOT

LOT SIZE  
20' x VARIES'

BUILT-UP AREA  
3,561 sqft

BEDROOMS  
7

BATHROOMS  
5



Specifications

|                           |                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------|
| Structure                 | Reinforced Concrete Frame                                                                |
| Walls                     | Reinforced Concrete / Quality Bricks                                                     |
| Roofing                   | Reinforced Concrete Slab / Metal Roof Decking                                            |
| Roof                      | Reinforced Concrete Structure                                                            |
| Ceiling Finishes          |                                                                                          |
| Living/Dining             | Skim Coating with Paint                                                                  |
| Bedrooms                  | Skim Coating with Paint / Plaster Board Ceiling                                          |
| Bathrooms / Foyer         | Plaster Board Ceiling                                                                    |
| Other Areas               | Skim Coating with Paint                                                                  |
| Windows                   | Powder Coated Alum. Framed Glass Windows / Powder Coated Adjustable Glass Louvre Windows |
| Doors                     |                                                                                          |
| Main Entrance             | Decorative Timber Door                                                                   |
| Living/Balcony            | Powder Coated Alum. Framed Glass Door / Sliding Folding Glass Door                       |
| Bedrooms / Utility        | Flush Door                                                                               |
| Bathrooms / Kitchen       | Flush Door                                                                               |
| Locks                     | Quality Locksets                                                                         |
| Floor Finishes            |                                                                                          |
| Living/Dining/ Kitchen    | Porcelain Tiles                                                                          |
| Bedrooms / Family         | Laminated Composite Flooring                                                             |
| Staircase                 | Laminated Composite Flooring                                                             |
| Bathrooms / Utility       | Porcelain Tiles                                                                          |
| Foyer / Terrace / Balcony | Porcelain Tiles                                                                          |
| Car Porch / Apron         | Porcelain Tiles                                                                          |

|                            |                                                            |
|----------------------------|------------------------------------------------------------|
| Wall Finishes              |                                                            |
| Toilets                    | Porcelain Tiles to Ceiling Height                          |
| Kitchen                    | Porcelain Tiles to 1.5m Height                             |
| Other Areas                | Cement & Sand Plaster with Paint / Skim Coating with Paint |
| Fencing                    | 1.8m Height Reinforced Concrete & Brick Fencing            |
| Sanitary Installation      |                                                            |
| Unit Types                 | A, A1, B, B1, B2, B3, C, C1                                |
| Water Closet               | 5 nos.                                                     |
| Wash Basin                 | 5 nos.                                                     |
| Shower Point               | 5 nos.                                                     |
| Kitchen Sink               | 1 no.                                                      |
| Bib Tap                    | 7 nos.                                                     |
| Paper Roll Holder          | 5 nos.                                                     |
| Electrical Installation    |                                                            |
| Unit Types                 | A, A1, B, B1, B2, B3, C, C1                                |
| Lighting Points            | 48 nos.                                                    |
| Ceiling Fan Points         | 10 nos.                                                    |
| 13A Switched Socket Outlet | 37 nos.                                                    |
| Air Cond. Power Point      | 11 nos.                                                    |
| Water Heater Power Point   | 5 nos.                                                     |
| Door Bell & Chime Point    | 1 no.                                                      |
| S.M.A.T.V. Points          | 1 no.                                                      |
| Fibre Wall Socket          | 1 no.                                                      |
| Int. Telephone Trunking    | Concealed Conduit                                          |

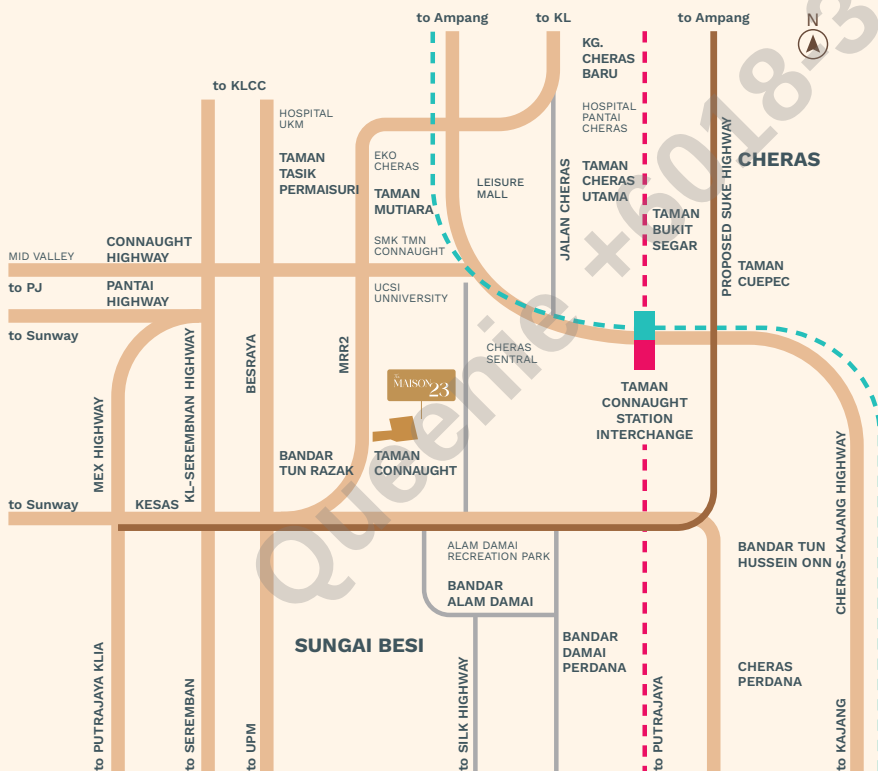
All information, specifications and plans contained herein are subject to amendments as may be required by the authorities or developer's project consultants.

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## Modernity Rooted In Familiarity

Nestled in Cheras, Maison 23 thrives in a vibrant tapestry of cultural heritage and modern living. Established neighborhoods offer a charming feel, while an abundance of family-friendly restaurants, conveniences, and lifestyle amenities cater to your everyday needs. Effortless connectivity to the Klang Valley via highways and public transport makes exploring the city a breeze.



### Shopping Mall & Commercial

- 1.5 KM Cheras Sentral Mall
- 1.6 KM IKON Connaught
- 2.9 KM EkoCheras Mall
- 3.3 KM Cheras Leisure Mall
- 4.1 KM Econsave Taman Midah

### Education Institutions

- 1.6 KM UCSI University
- 1.9 KM Kensington Education
- 3.6 KM SMK Seri Mutiara
- 4.3 KM SJK(C) Taman Connaught
- 4.2 KM SMK Taman Connaught

### Medical Centres

- 2.8 KM Laurent Bleu Medical Clinic
- 4.4 KM Hospital Pantai Cheras
- 5.5 KM Hospital UKM
- 6.2 KM UMH Medical Clinic
- 8.2 KM Columbia Asia Hospital

- MRT Sg. Buloh to Kajang Line 1
- MRT Sg. Buloh to Putrajaya Line 2

Developer

**PV M6 SDN BHD** 1391279-U

K-2-2, Block K, Solaris Mont Kiara,  
No. 2, Jalan Solaris, Mont Kiara, 50480 Kuala Lumpur.

Joint Venture with

**PLATINUM VICTORY**  
Creating Magical Moments

**mason six**

Developer: PV M6 Sdn Bhd Address: K-2-2, Block K, Solaris Mont Kiara, No. 2, Jalan Solaris, Mont Kiara, 50480 Kuala Lumpur Tel No.: 03-64207807 Developer's Licence No.: 30837/12-2029/0280(N) Validity Period: 16/12/2024 - 15/12/2029 Sales & Advertising Permit No.: 30837-1/02-2027/0165(N)-(L) Validity Period: 26/02/2025 - 25/02/2027 Building Plan Approval Authority: Dewan Bandaraya Kuala Lumpur Building Plan Approval No.: BP 52 OSC 2024 0232 (20) Tenure of Land: Leasehold Expected Date of Completion: December 2026 Restriction in Interest: The land shall not be transferred, leased or changed without prior approval by the State Authority Name of Local Authority (PBT): Dewan Bandaraya Kuala Lumpur Land Encumbrance: Maybank Berhad Type of Development: Terrace House Selling Price: RM 1,775,000.00 (min) to RM2,550,000.00 (max) Bumiputera Discount: 5%

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