LIVE LIFE WITH A DIFFERENT POINT OF VIEW

Lakeville
RESIDENCE

NOTHING
IS BEAUTIFUL
FROM EVERY
POINT OF VIEW
- HORACE

YOU'RE OBVIOUSLY LOOKING AT IT FROM THE WRONG ANGLE

Lakeville
RESIDENCE

No matter how you look at it, life can become dull.
It's a routine of seeing the same sights and doing the same things.
Even a view as beautiful as a lake can become mundane.
At Lakeville, we give you more than just the view of the lake.
So you can live life with a different point of view.

A Smooth View

No matter how you look at it, life can become dull.
It's a routine of seeing the same sights and doing the same things.
Even a view as beautiful as a lake can become mundane.
At Lakeville, we just don't give you more than just view of the lake.
So you can live life with a different point of view.

Approximately 15-mins to KL City Centre

ACCESSIBILITY TO MAJOR ROADS

- Middle Ring Road 2 (MRR2)
- Jalan Kuching
- Duke Highway

With improved road and travel system getting from point A to point B just got smoother. Now, that's a view to look at.

Smooth travel to important locations:

To KLCC : Approximately 12.6km
To Selayang : Approximately 12.6km
To Batu Caves : Approximately 3.6km
Jalan Kepong : Approximately 3.2km

Smooth access to public amenities:

Taman Wahyu KTM
Sentral LRT
Selayang Hospital
Selayang Wholesale Market

Smooth journey to schools:

Chong Hwa Independent High School
Sekolah Jenis Kebangsaan (C) Mun Chong
Sekolah Jenis Kebangsaan (C) Lai Chee
Victoria International College Malaysia

Smooth trip back to nature:

Forest Research Institute Malaysia (FRIM)
Taman Tasik Titiwangsa
Taman Metropolitan Kepong
Templer's Park

A Distinct View

Lakeville gives you another way of looking at the traditional area of Kepong. With modern amenities that surround it such as a multitude of retail shops, train stations, hospitals and supermarkets, your view of the whole area just got broader and closer at the same time.

Overnight camping, kite-flying, jogging, shopping, dining, movie-watching, and day-dreaming. From outdoor activities to indoor amenities, all these are just minutes away from Lakeville.

A lush Templer Park is only 20 minutes away for those those who want to experience sleeping under the stars with an overnight camping trip.

Families can enjoy a day of frolicking under the sun with biking, jogging, and kite flying at the Metropolitan Garden Park which is 7km away.

Tesco Extra and a Giant Supermarket are in close proximity for those quick shopping trips or big grocery splurges.

Hours upon hours of entertainment are available at the 6-screen TGV Cinemas in AEON Metro Prima and the MBO Cinema at Brem Mall.

Get to where you want, when you want with the nearby KTM Station at Taman Wahyu about 700m away.

For an added peace of mind, the Selayang hospital is also just a few minutes away.

With nearby schools, learning is just a stone's throw away.

Meeting up with friends over coffee or having a family dinner, the numerous malls such as Selayang Mall and Brem Mall provides a place to sit down and satisfy your taste buds.

For bargain hunters, the Selayang wholesale market is a mere 5-minute drive from the development.

A Refreshing View

More than just having a different point of view, Lakeville is about a different way of life, as well. With environmentally friendly innovations and features, green living just got greener.

IN SED GRAVIDA MASSA

0m 5m 10m

landscape section

The River of Life is a charitable project that focuses on cleaning, beautification and development of the Kepong River. Under the River of Life project, water quality is expected to improve significantly from the current Class III to Class IIb, which makes it suitable for recreational use. This will mark a momentous moment that raises the prominence of Kepong and accentuates its image as a whole.

Under the River of Life project, water quality is expected to improve significantly from the current Class III to Class IIb, which makes it suitable for recreational use.

This will mark a momentous moment that raises the prominence of Kepong and accentuates its image as a whole.

Lorem ipsum
sodales ullamcorper

Lorem ipsum dolor sit amet,
consectetur adipiscing elit

Lakeville is a living space that adheres to environmental standards and is Green Building Index certified. This is what living at Lakeville is all about.

This is the ECOGREEN kind of living.

Energy Efficient
Reduced usage of air-conditioning because of thermally comfortable environment

Cost Effective
High efficiency fittings installed to reduce water bill

Organic Produce
Low VOC products and food garden for a healthier lifestyle

Guarded Community
24 hour security

Rainwater Harvesting
Rainwater is harvested and treated for more practical uses

Endless Amenities
Surrounded by dining and shopping hubs

Effortless Connectivity
Improved road and travel systems provide smoother flow of traffic

Natural Landscaping
Use of water features and garden facilities promote biodiversity and reduce heat

A Pleasant View

38 dedicated features means 38 different ways of viewing things. From the different gardens to the various recreational facilities, you can view life facing up into the sky or looking down from up high. Taste the different flavours of life at the cafe's and restaurants and feel nature in the forest facilities.

38 POINTS OF VIEW

38 dedicated features mean 38 different ways of viewing life.

1 A RELAXING VIEW
01. 50m Lap Pool
02. Wading Pool
03. Pool Deck
04. Aqua Gym

2 A TRANQUIL VIEW
05. Hammock Garden
06. Tea Garden
07. Reading Garden
08. Scented Garden

3 AN UNDISTURBED VIEW
09. Forest Pool
10. Waterfall
11. Forest Trail
12. Forest Deck
13. Forest Species Collection

4 A DELECTABLE VIEW
14. Teppanyaki Counter
15. Pizza Oven
16. Kitchen Garden
17. BBQ Pits

5 A CALMING VIEW
18. Meditation Deck
19. Reflexology Path
20. Eco Pond

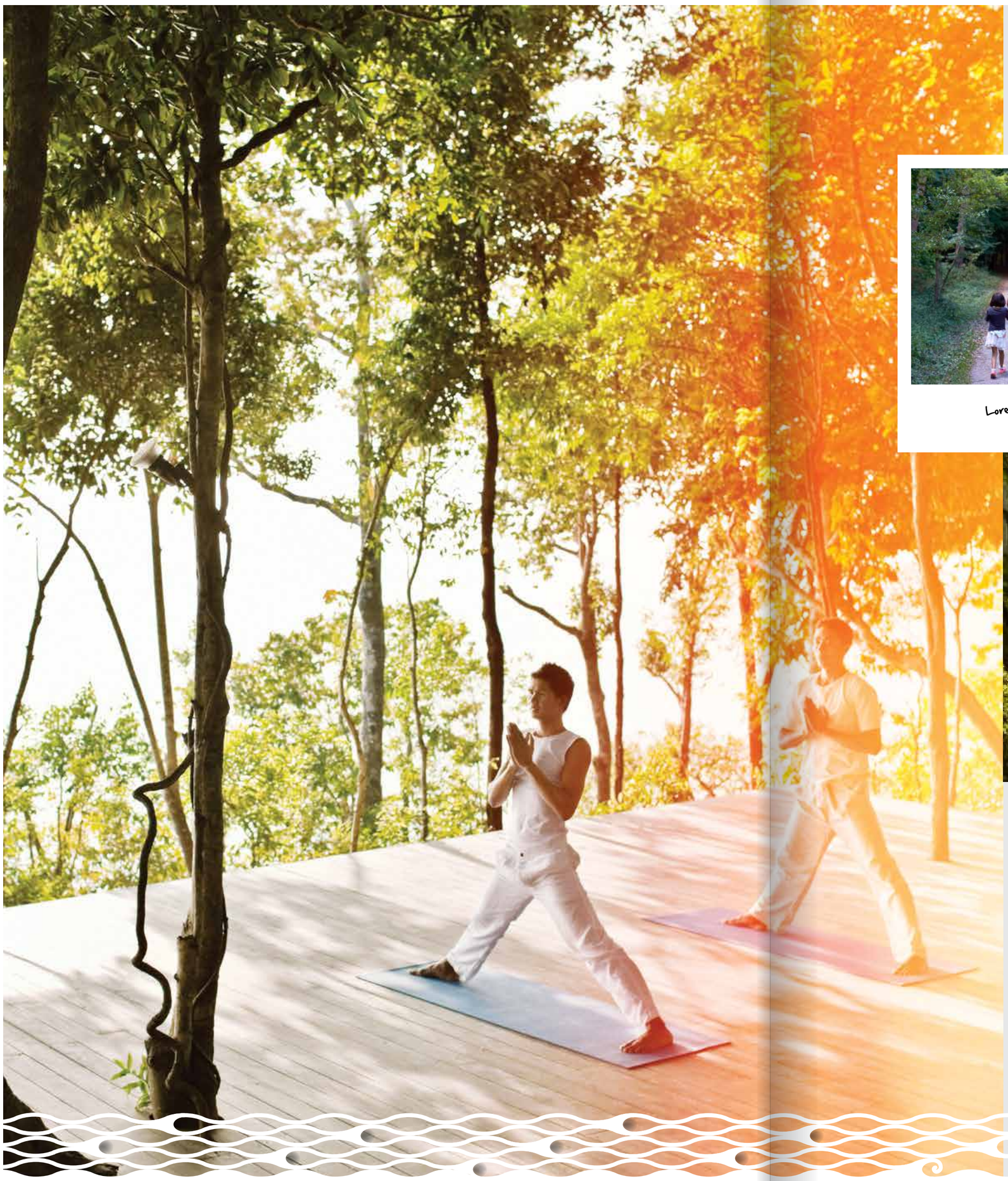
6 A PLAYFUL VIEW
21. Playground
22. Dry Fountain
23. Maze Garden
24. Island Play
25. Kick-About Lawn

7 AN EMPOWERING VIEW
26. Cabana
27. Outdoor Gym
28. Ants Tunnel
29 Grass Hill
30. Hill Side
31. Rock-Climbing Wall

8 AN INVIGORATING VIEW
32. Jogging Track
33. Multi-purpose Plaze
34. Futsal Court
35. Green Facade
36. Green Bridge

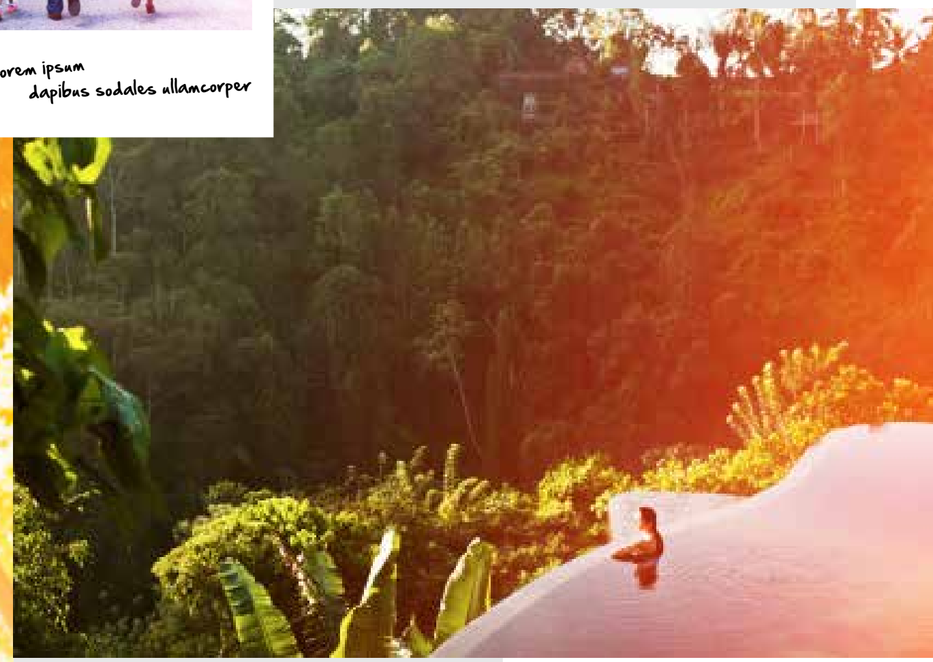
9 A MAGNIFICIENT VIEW
37. Viewing Deck

10 AN ENDLESS VIEW
38. Viewpoint Clubhouse



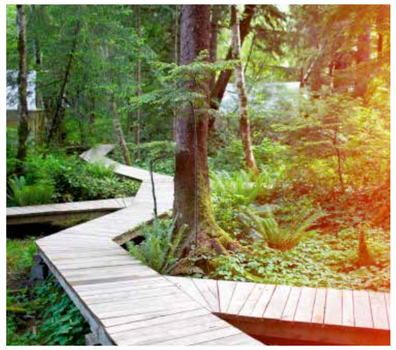
Lorem ipsum
dapibus sodales ullamcorper

At Lakeville, there is something to enjoy for everyone. With dedicated facilities that allow children to play, adults to kick their feet back and unwind and the elderly to feel reenergized.



Take a quick dip the way it was meant to be done; surrounded by nature. The first of its kind, the forest pool at Lakeville promises to be a refreshing experience for everyone.

Nestled in the middle of a manmade forest complemented by a waterfall, the view from the forest deck here is sure worth trekking through the forest trail that leads to this magnificent surprise.



Lorem ipsum
sodales ullamcorper

For the elderly, fresh Jasmine tea leaves and blooming Jasmine and Gardenia flowers fill the air with a sweet aroma is available to be picked as you relax in the several gardens that comprise this natural alcove.

Reflexology paths are also abound for an invigorating walk. Cooking areas are also available for families to use after taking a relaxing dive into the several water facilities.

Children are also free to enjoy the splendor of the various play areas such as the island play area and the playground covered by natural turf.

Lorem ipsum
dapibus sodales ullamcorper

Lorem ipsum
dapibus sodales ullamcorper

An Elevated View

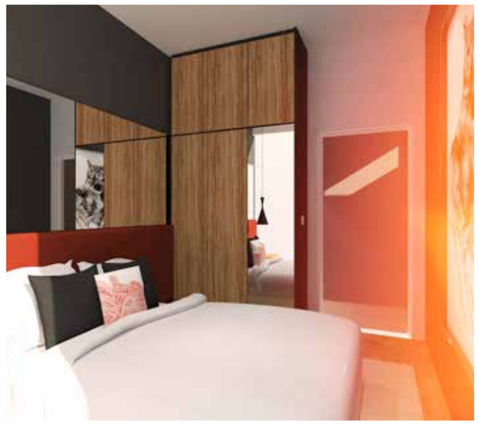
Seeing things from a higher perspective gives a different view of life and living.

TO BE REPLACED WITH
ACTUAL SHOW UNIT PHOTOGRAPHY

consectetur adipiscing elit
Lorem ipsum dolor sit amet,

In this lush 12.38-acre area rises a development that brings living and lifestyle to a higher level. Lakeville's Boutique Sky- Semi D's give the convenience of living right above the countless amenities paired with the breathing space of a Semi-D.

Lorem ipsum dolor sit amet

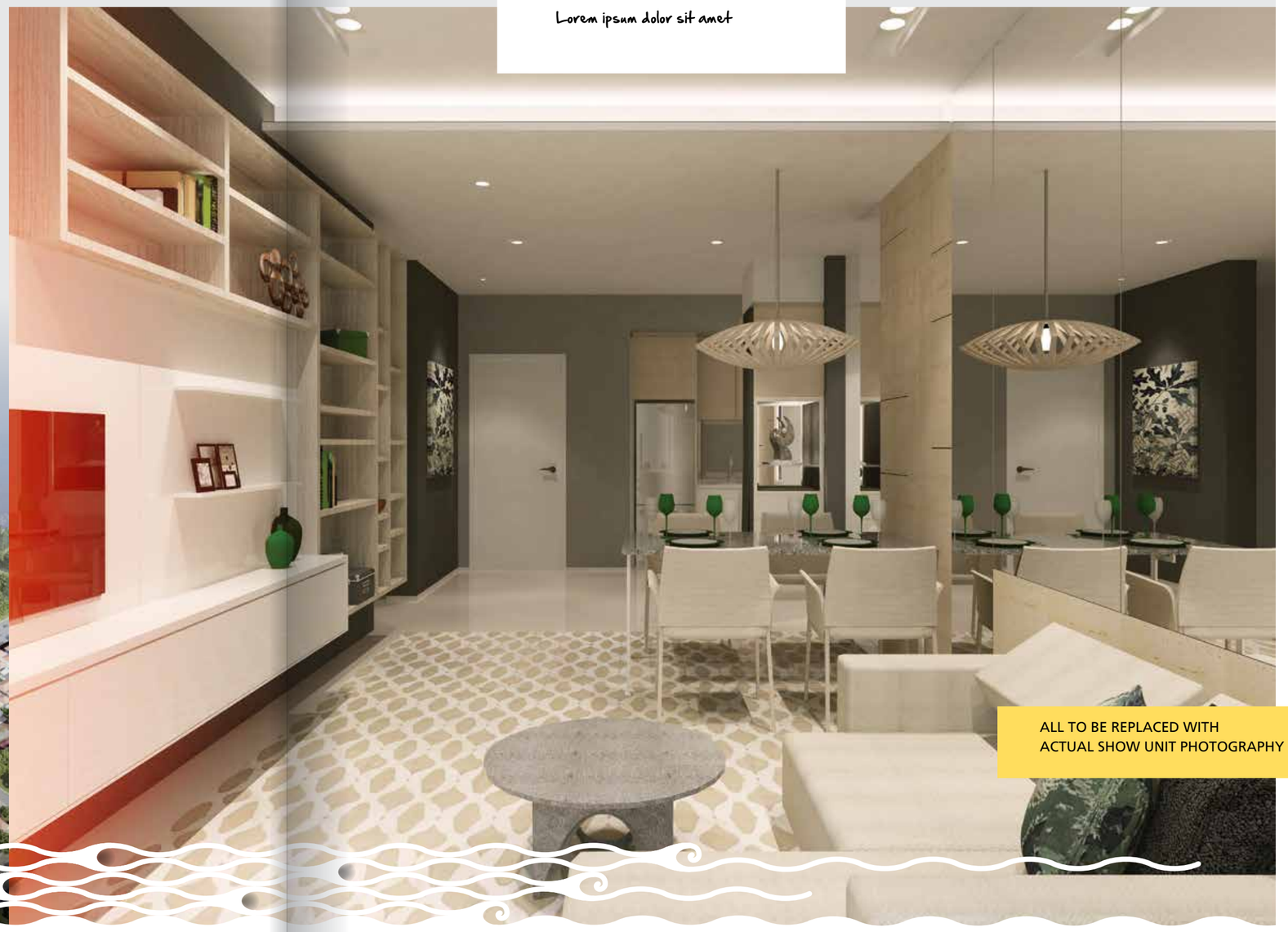


Lorem ipsum dolor sit amet,
consectetur adipiscing elit

Lorem ipsum dolor sit amet,
consectetur adipiscing elit

Lorem ipsum dolor sit amet,
consectetur adipiscing elit

The finest things in life are available with Lakeville's innovative SOFO concept. 3 and 4-storey lifestyle shops that hosts a diverse range of businesses, from F&B outlets to fashion boutiques, specialty stores, banks, to everything in between.



ALL TO BE REPLACED WITH
ACTUAL SHOW UNIT PHOTOGRAPHY

ABOUT THE DEVELOPER

Listed on the Main Board of Bursa Malaysia, Mah Sing is Malaysia's premier lifestyle developer with 18 years of property development expertise. Mah Sing is a well diversified and versatile developer with a strong branding in medium to high end landed residential properties, commercial projects including Grade A office buildings, offices, shops, retail and SoHo as well as industrial projects. The Group's 40 projects in Malaysia are focused in prime & strategic locations in Kuala Lumpur and the Klang Valley, Johor Bahru (Iskandar Malaysia) and Penang Island (North Corridor Economic Region) and Kota Kinabalu, Sabah.

Over nearly 2 decades, the Group has made continuous effort to improve our concepts, designs and also strived to create iconic buildings and developments. We have also worked hard on conceptualizing, designing and delivering quality projects to our buyers. A dedicated research team conducts in-depth study of market needs, and the ability to interpret and act on the information allows Mah Sing to identify and set new trends. We have also adopted various quality standards, and are gratified that we have won numerous property awards for our projects. More information is available on **www.mahsing.com.my**.

MAH SING GROUP
A Premier Lifestyle Developer

Enchanting Heights Sdn. Bhd. (1040958-P)
(A subsidiary of Mah Sing Group Berhad)
Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur, Malaysia
T +603-6259 6188 / +6012-291 8500 F +603-9221 8999 E lakeville.residence@mahsing.com.my
W lakeville-residence.com.my Follow us on Mah Sing Group

Developer Licence No.: 13545-1/06-2016/0568 (L) • Validity Period: 12/06/2014 – 11/06/2016 • Advertising & Sales Permit No.: 13545-1/06-2016/0568(P) • Validity Period: 12/06/2014 – 11/06/2016 • Approving Authority: DBKL • Building Plan Reference No: BP U1 OSC 2014 0204 • Expected Date of Completion: June 2018 • Developer: Lakeville Residence • Land Tenure: Leasehold (24/04/2102) • Lease Term: Remaining 88 years • The land cannot be transferred, leased or mortgaged without any consent from the Land Committee of Kuala Lumpur, Federal Territory • Land Encumbrance: Mortgage (RHB Islamic) • Total Units (Tower A): 295 • Total Units (Tower B): 327 • Built-up (Tower A): 978sf – 1,359sf • Built-up (Tower B): 978sf – 1,365sf • Tower A • Min Price: RM 688,740 • Max Price: RM 1,093,040 • Tower B • Min Price: RM 709,540 • Max Price: RM 1,194,440

For preview purpose only. Subject to authority approval. Type of Property: Serviced Apartment. This material is for registration & preview purpose only. Not to be treated as an offer for sales. The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

Exclusive Privileges:

MCLUB® Privileged Rewards

MCARE Property Support Services

A Multi-Award Winning Developer:

The Edge Top Property Developers Awards 2013 — For 4 Consecutive Years

IAIR Awards 2013 — Best Company for Leadership Property Development

Malaysia GreenTech Awards — Developer Award

Best Companies to Work For in Asia 2015

The BrandLaureate Best Brands — The BrandLaureate For 5 Consecutive Years

CONQUAS BCA, Singapore — CONQUAS-Rated

lakeville-residence.com.my