MAISON

SUNGAI BESI

A QUIET INTELLIGENCE

A HOME THOUGHTFULLY COMPOSED.



DOUBLE VOLUME GRAND LOBBY

ARTIST IMPRESSION ONLY

The best kind of intelligence is often the kind you barely notice.



DROP OFF LOBBY

ARTIST IMPRESSION ONLY



GRAND ENTRANCE STATEMENT

ARTIST IMPRESSION ONLY

Nothing excessive. Everything considered.

- FRENCH-INSPIRED ELEGANCE
- GRAND SENSE OF ARRIVAL
- THOUGHTFUL LIVING
- CONNECTED TO EVERYTHING THAT MATTERS



MAISON SUNGAI BESI

ARTIST IMPRESSION ONLY

FACILITIES PLAN



Level 9 Level 9 Mezzanine

ACTIVE & WELLNESS

1. Swimming Pool
2. Kids Pool
3. Gym
4. Multi-Purpose Hall
25. Yoga & Dance Room
26. Mobility Training Zone
27. Massage Room
28. Celebrity Lounge

FAMILY & LEISURE

5. Kids' Toyroom
6. Kids' Playroom
7. Games Room
8. Golf Simulator
9. E-Sport
10. Theatre
11. Music Jam Room
12. Kids' Playground
29. Study Area
30. Melody Room

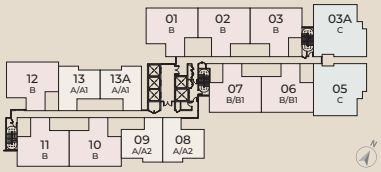
SOCIAL & WORKSPACES

13. Chateau Lounge
14. Co-Working
15. Gourmet Kitchen
16. Seating Alcove

COMMON FACILITIES

17. Surau (Male)
18. Surau (Female)
19. Laundry
20. Utility
21. Changing Room (M)
22. Changing Room (F)
23. OKU Toilet
24. Janitor Room

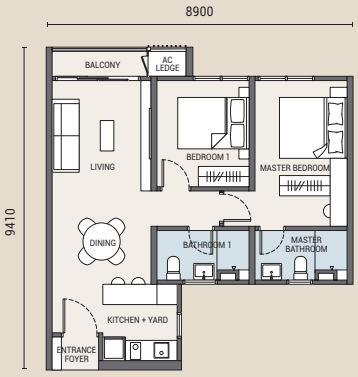
FLOOR PLAN



Type A

2 Bedrooms | 2 Bathrooms

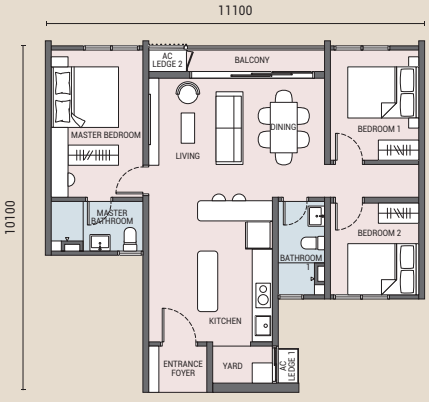
721 Sq.Ft.



Type B

3 Bedrooms | 2 Bathrooms

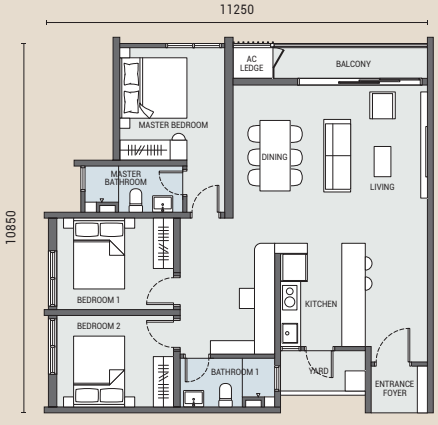
969 Sq.Ft.



Type C

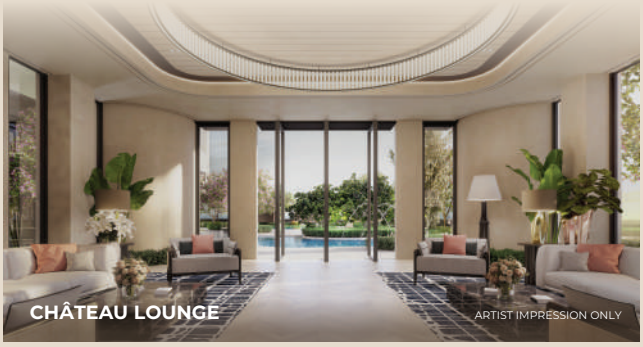
3 Bedrooms | 2 Bathrooms

1,206 Sq.Ft.





KIDS' POOL ARTIST IMPRESSION ONLY



CHÂTEAU LOUNGE ARTIST IMPRESSION ONLY



7 PILLARS OF EVERYDAY LIVING

Endless Convenience, Just One Tap Away

Concierge Mobility Corner
Strollers, Trolleys, Wheelchairs & Tyre Pump

Shuttle & Connectivity
MRT, TBS, Pavillion Bukit Jalil & Stadium Bukit Jalil

Smart Robotic Delivery
Food & Parcel Delivery to Your Doorstep

Guest Care & Experience
Escort Assistance, Companion Assistance & Visitor Support

Household Convenience
Laundry, House Cleaning, Support Tools & Air-Con Services

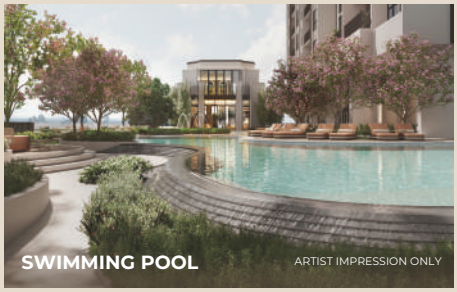
Mobility Care Hub
Car Wash, Tyre, Aircond & Maintenance Services

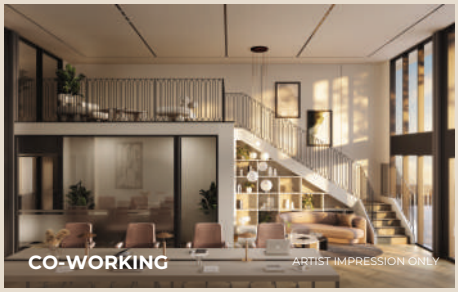
Wellness & Beauty Retreat
In-Château Beauty & Wellness Services

A Thoughful Approach To Modern Living

Smart Robotic Delivery
Convenience delivered to your doorstep.

Smart Home Ready
Neutral wiring provision for future smart home integration.







Next Ready Home!

SPECIFICATIONS

STRUCTURE
Reinforced Concrete

WALLS
Reinforced Concrete Wall / Brick Wall
(where applicable)

ROOF
Reinforced Concrete Roof

CEILING
General Skim Coat & Paint
Plaster Ceiling & Paint *(where applicable)*

WINDOWS
Aluminium Frame Glass Windows

DOORS

Main Entrance	Fire Rated Door
Others	Timber Flushed Door, Aluminium Frame Glass Sliding Door

IRONMONGERY
Quality Locksets & Accessories

WALL FINISHES

External Wall & Internal Wall	Plaster & Paint / Skim Coat & Paint
Bathrooms	Tiles Up to Ceiling Height

FLOOR FINISHES

Living / Dining	Tiles
Entrance Foyer	Tiles
Bedrooms	Laminated Flooring
Kitchen	Tiles
Bathrooms	Tiles
Terrace / Balcony	Tiles *(where applicable)*
Yard	Tiles *(where applicable)*
A/C Ledge	Cement Sand Screed

TYPE	A/A2	A1	B/B1	C
SANITARY WARES AND FITTINGS				
Water Closet	2	2	2	2
Wash Basin & Tap	2	2	2	2
Bib Tap	2	2	2	2
Shower Head	2	2	2	2
Kitchen Sink & Tap	1	1	1	1
Yard Tap	1	1	1	1
Toilet Roll Holder	2	2	2	2
ELECTRICAL INSTALLATION				
Lighting Point	13	14	16	18
Fan Point c/w Hook & Wiring	3	3	4	4
Switch Socket Outlet	14	14	16	17
Air Cond Point	3	3	4	4
Water Heater Point	2	2	2	2
Fiber Wall Socket (FWS)	1	1	1	1
SMATV Outlet	1	1	1	1
Electrical Distribution Box	1	1	1	1
Door Bell Point	1	1	1	1

All items mentioned above are subjected to variations, modifications and substitution as may be recommended by the Architect and / or the approving authorities.



Shuttle Stops

MRT Sungai Besi
Transit Connectivity

Terminal Bersepadu Selatan (TBS)
Integrated Bus Terminal

Stadium Bukit Jalil
Sports & Events

Pavillion Bukit Jalil
Shopping & Dining

Morning Peak Hours (Before 10:00 AM): Shuttle service operates between the residence, MRT Station, and TBS only.
Afternoon Onwards: Shuttle service includes additional stops at Stadium Bukit Jalil and Pavilion Bukit Jalil.

SEVENCO™
Live Extra-Ordinary

SEVENCO SYNERGY SDN BHD (202401016970 (1562820-T))

Maison Sungai Besi Sales Gallery
2-1 (First Floor), 2-2 (Second Floor),
Radin Bagus 3, Bandar Baru Sri Petaling,
57000 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur

03 8966 0777
www.maisonsungaibesi.my

Pemaju: Sevenco Synergy Sdn Bhd • Nama Pemajuan: Residensi Rimbun Sungai Besi • No. Lesen Pemaju: 31262/01-2031/0009(A) • Tempoh Sah: 08/01/2026-07/01/2031 • No. Permit Iklan dan Jualan: 31262-1/09-2029/0702(N)-(S)• Tempoh Sah: 21/09/2026– 20/09/2029• Pegangan Tanah: Pajakan 99 Tahun • Tarikh Luput Pajakan: 17/05/2125 • Bebanan Tanah: Tiada • Pihak Berkuasa Yang Meluluskan: Dewan Bandaraya Kuala Lumpur •No. Rujukan Kelulusan Pelan Bangunan: DBKL.JKB.BP S3 OSC 2026 0311 ( ) • Tarikh Dijangka Siap: October 2029 • Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • Jenis Rumah: Pangsapuri Perkhidmatan • Bilangan Unit: 537 Unit - Jenis A (148 Unit) | Jenis A1 (2 Unit) | Jenis A2 (2 Unit) | Jenis B (305 Unit) | Jenis B1 (2 Unit) | Jenis C (78 Unit) • Harga Minima: RM 565,000 • Harga Maksima: RM 957,000 • Bilangan Tempat Letak Kereta untuk Setiap Unit: 2-3 Tempat Letak Kereta •Bumi Diskaun: 5%

IKLAN INI TELAH DILULUSAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN & IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

Maklumat di sini adalah tertakluk kepada perubahan dan tidak boleh membentuk tawaran atau kontrak, dan semua paparan adalah tanggapan artis sahaja. Pemaju berhak untuk mengubah suai mana-mana bahagian atau bahagian bangunan, pembangunan dan/atau mana-mana unit sebelum siap seperti yang diarahkan dan/atau diluluskan oleh arkitek dan/atau pihak berkuasa yang berkaitan. Walaupun setiap penjagaan yang munasabah telah diambil dalam menyediakan penerbitan ini, pemaju tidak boleh dipertanggungjawabkan untuk sebarang ketidaktepatan.