The MAISON O

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

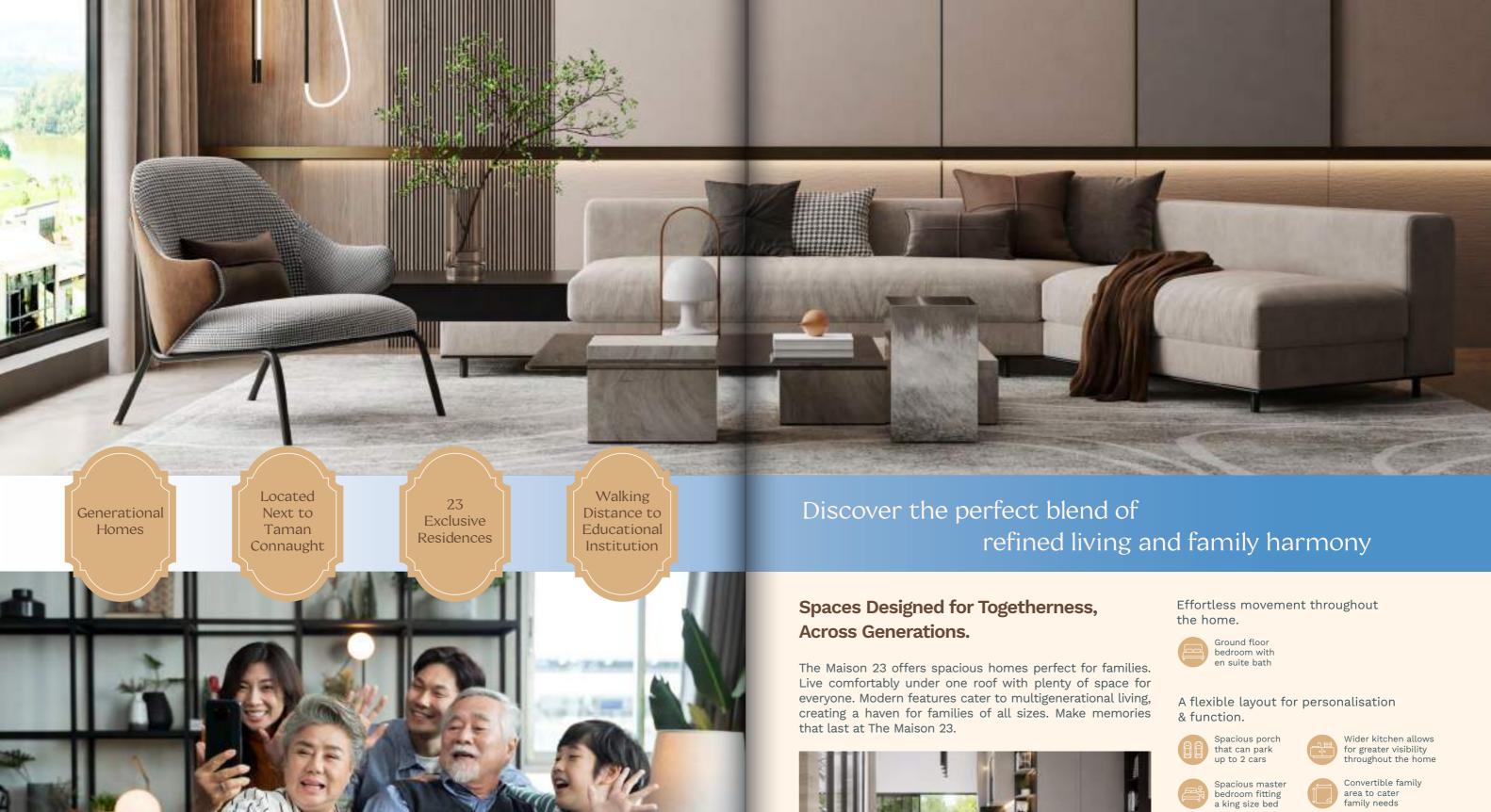
7

NO. OF BATHROOMS

5













Dedicated EV charger isolator point



Ready for Solar PV System installation

A haven for laughter, learning, and lasting happiness.



Multiple rooms to cater for various activities



Practical water heater storage for an organized bathroom



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

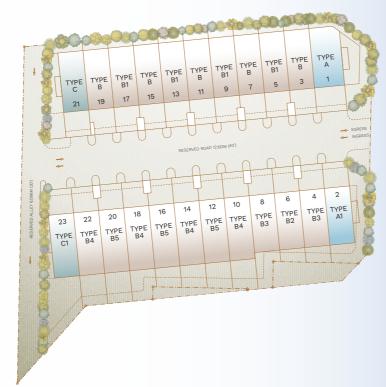
Where families connect and friendships blossom.

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 m² | FLOOR AREA ft ² | LOT NO | TYPE | LOT AREA m² | FLOOR AREA ft² |
|--------|------|----------------|-------------------------------|--------|------|----------------|-------------------|
| 1 | А | 286 | 4032 | 2 | A1 | 238 | 3288 |
| 3 | В | 139 | 3193 | 4 | В3 | 145 | 3063 |
| 5 | B1 | 139 | 3193 | 6 | B2 | 140 | 3063 |
| 7 | В | 139 | 3193 | 8 | В3 | 161 | 3063 |
| 9 | B1 | 139 | 3193 | 10 | B4 | 173 | 3350 |
| 11 | В | 139 | 3193 | 12 | B5 | 168 | 3350 |
| 13 | B1 | 139 | 3193 | 14 | B4 | 164 | 3350 |
| 15 | В | 139 | 3193 | 16 | B5 | 159 | 3350 |
| 17 | B1 | 139 | 3193 | 18 | B4 | 172 | 3350 |
| 19 | В | 139 | 3193 | 20 | B5 | 175 | 3350 |
| 21 | С | 211 | 3418 | 22 | B4 | 175 | 3350 |
| 23 | C1 | 274 | 3561 | | | | |

TYPE



CORNER LOT

LOT SIZE

24' x 75'

BUILT-UP AREA

4,032 sqft

BEDROOMS

7

BATHROOMS

5



CORNER LOT

LOT SIZE

20' x VARIES'

BUILT-UP AREA

3,288 sqft

BEDROOMS

7

BATHROOMS

5







GROUND FLOOR 1ST FLOOR 2ND FLOOR







GROUND FLOOR

1ST FLOOR

2ND FLOOR

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TYPE B&B1

INTERMEDIATE LOT

LOT SIZE

20' x 75'

BUILT-UP AREA 3,193 sqft

BEDROOMS

BATHROOMS

5



TYPE B2&B3

INTERMEDIATE LOT

LOT SIZE

20' x VARIES'

BUILT-UP AREA

3,063 sqft

BEDROOMS

BATHROOMS 5



TYPE B4&B5

INTERMEDIATE LOT

LOT SIZE

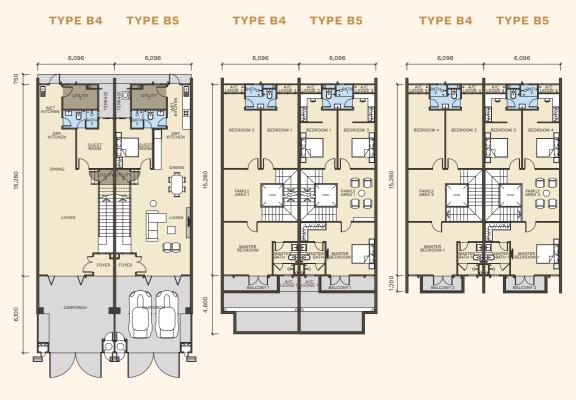
20' x VARIES'

BUILT-UP AREA 3,350 sqft

BEDROOMS

BATHROOMS

5



GROUND FLOOR 1ST FLOOR 2ND FLOOR

END LOT

LOT SIZE

20' x VARIES'

BUILT-UP AREA

3,418 sqft

BEDROOMS

1

BATHROOMS

5

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FND LO

LOT SIZE

20' x VARIES'

BUILT-UP AREA

3,561 sqft

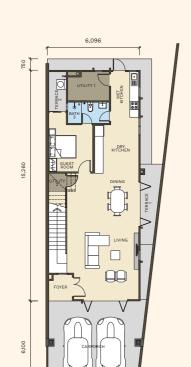
BEDROOMS

7

BATHROOMS

5









GROUND FLOOR 1ST FLOOR 2ND FLOOR

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 | | |

| Wall Finishes | |
|---------------|---|
| oilets | 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 |
| | |

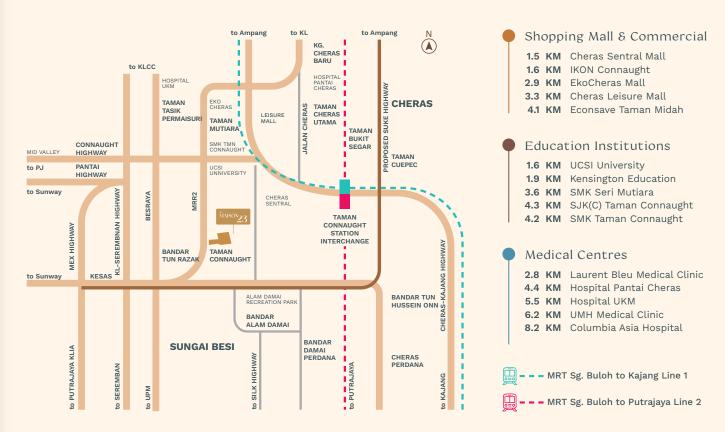
All information, specifications and plans contained herein are subject to amendments as may be required by the authorities or developer's project consultants.





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.



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





Developer: FV MS Sdn Bird Address: K-2-2, Block K, Solaris Mont Kiara, No. 2, Jalan Solaris, Mont Kiara, Solaris Montal Montal