



MORI RESIDENCES **2**
— Scientex Rawang —

ENERGETIC. BALANCED. INSPIRED

SCIENTEX[®]

healthy, friendly & happy ...

The way of *Mori*

This philosophy captures the essence of valuing the simple pleasures, living with the essentials and to simply breathe in a personalised space, all at your own pace.



Always More

Living the Mori way means to always uncover the value of the essentials. Discover a lifestyle that's always within your means with low-maintenance costs and flexible layouts for ever-changing needs.



Simplicity by Design

Cleverly simple but effortlessly practical. Walk into a green-certified home that is evergreen for your comfort with a minimum of 3 bedrooms and 2 car parks.



Focus on Essentials

Attentive attention is given to even the smallest details, resulting in a living experience that's wholesome and complete.



Create Long-term Value

The Mori way looks beyond the horizon with a carefully crafted masterplan and layout planning, priming Mori properties to be a choice investment for homeowners.



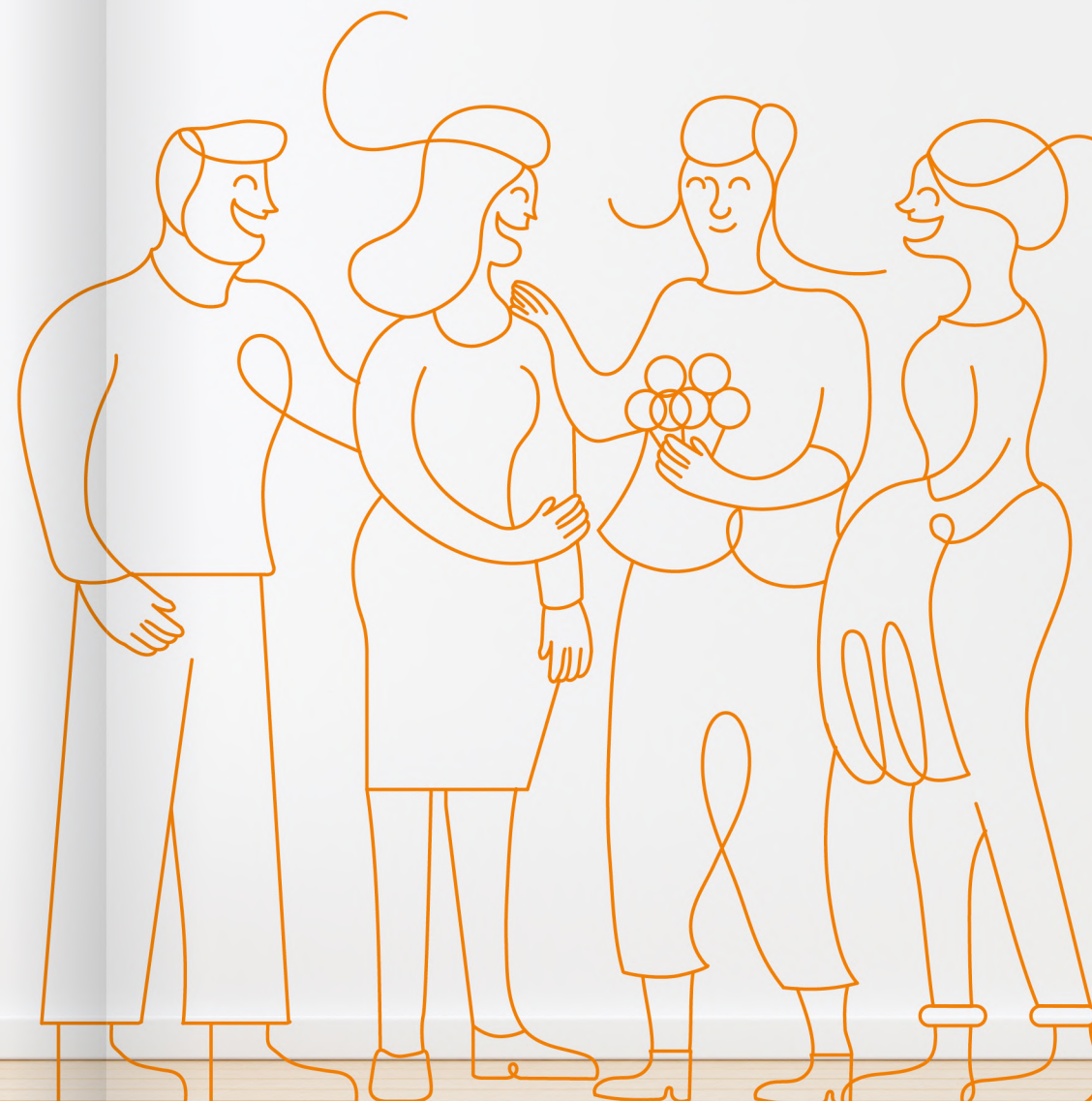
Build a Better Tomorrow

As generations come and go, the Mori way remains in more Mori properties for Malaysians to attain homes that are always and ever affordable.

Wake up energized to conquer a new day.
Go to work and seize life's opportunities.
Come home to where your energy comes
full circle to revitalize yourself with life's
pleasures.

Here, Mori always has more to offer you.

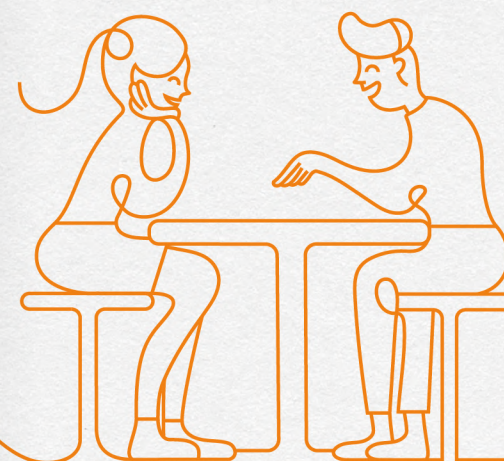
Always More
at
MORI 2





Live More

In just one high-rise, embrace a new lifestyle that has its peaks and valleys of energy. Breathe in and take in the fresh green air of Rawang, splash into the swimming pool or have a laid back session with the family. Take your slice of life however you like – all within the comfort of home.



LEVEL 10 FACILITIES PODIUM

FITNESS YARD

- 01 Yoga Deck
- 02 Outdoor Gym
- 03 Covered Walkway
- 04 Basketball Court
- 05 Garden Lounge
- 06 Gymnasium
- 07 Dance Studio
- 08 Relaxation Lounge
- 09 Courtyard

KIDS' ADVENTURE PLAYGROUND

- 10 Outdoor Playground
- 11 Indoor Playground
- 12 Reading Room

SERENITY LAWN

- 13 Golf Putting
- 14 Maze Garden
- 15 Jogging Path

SOCIAL STYLE

- 16 Open Lawn
- 17 Plaza
- 18 Reflexology Path
- 19 Badminton Court
- 20 BBQ Area
- 21 Changing & Shower Room
- 22 Preparatory Area
- 23 Seating Garden
- 24 Patio
- 25 Lookout Point
- 26 Hammock Garden
- 27 Store

AQUA PLAY

- 28 Aqua Pool
- 29 Lap Pool
- 30 Shallow Pool
- 31 Wading Pool
- 32 Pool Cabana
- 33 Sun Shelf

PASSIVE Zone LEVEL 41 – 46

Slow life down at the Rooftop Skypark and breathe as you indulge in the relaxing ambience.



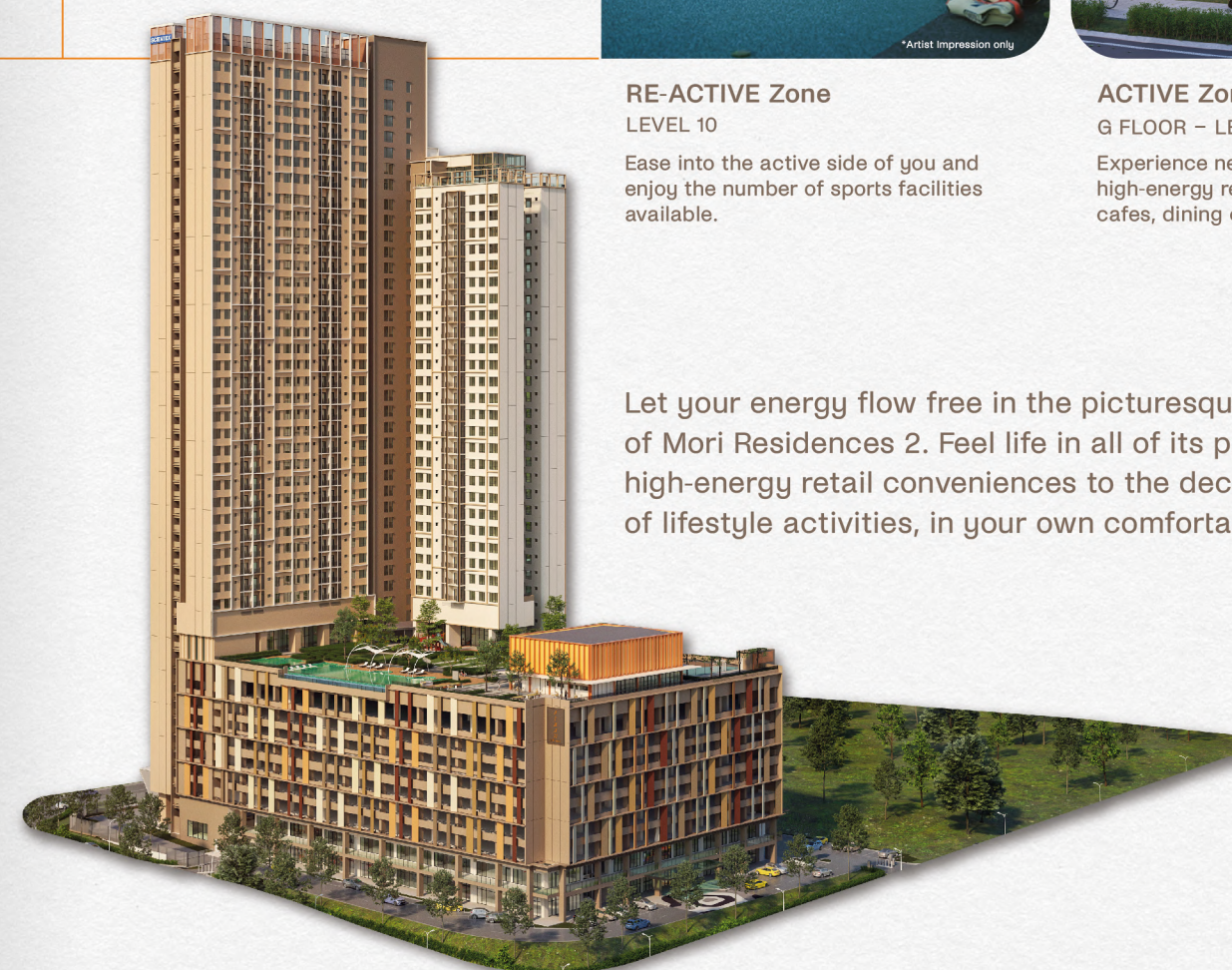
RE-ACTIVE Zone LEVEL 10

Ease into the active side of you and enjoy the number of sports facilities available.

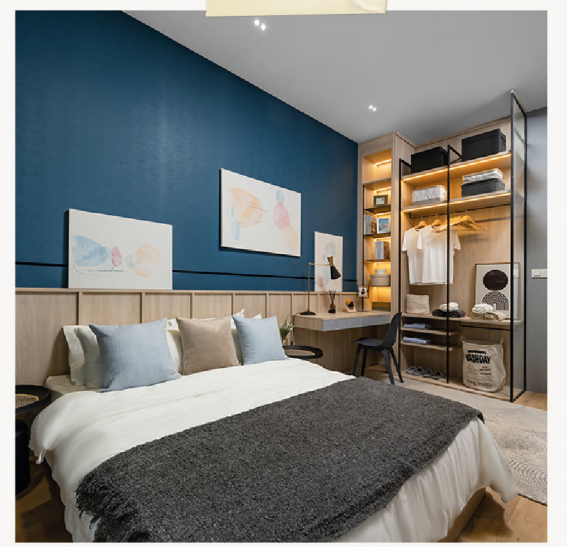
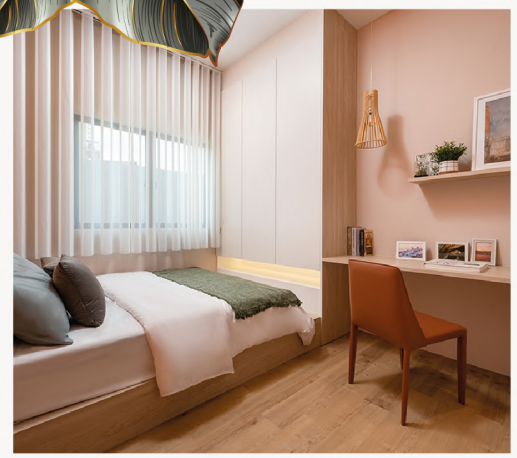
ACTIVE Zone G FLOOR – LEVEL 2

Experience never-ending excitement in high-energy retail stores that feature cafes, dining options and more.

Let your energy flow free in the picturesque settings of Mori Residences 2. Feel life in all of its paces, from high-energy retail conveniences to the deceleration of lifestyle activities, in your own comfortable space.

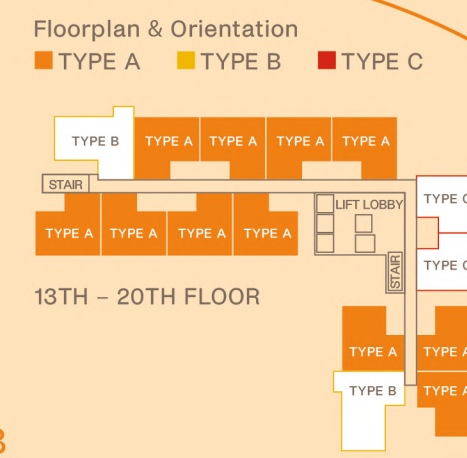


Spaces to Live More



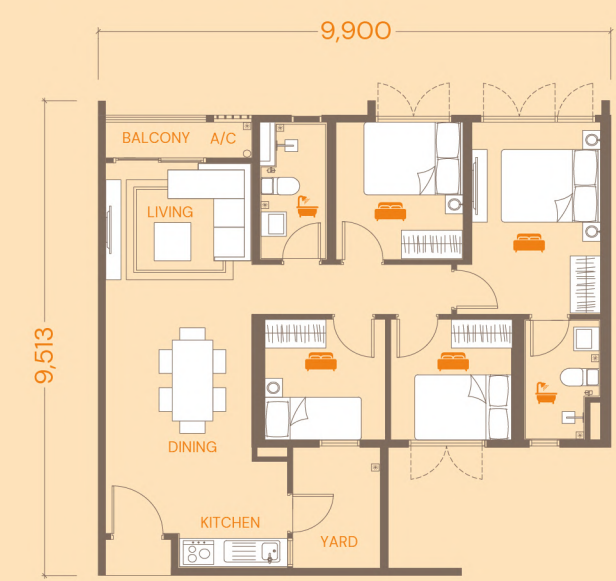
More Freedom

Precisely drawn out, thoughtfully executed living spaces that optimize the flow of energy throughout every corner of the house.



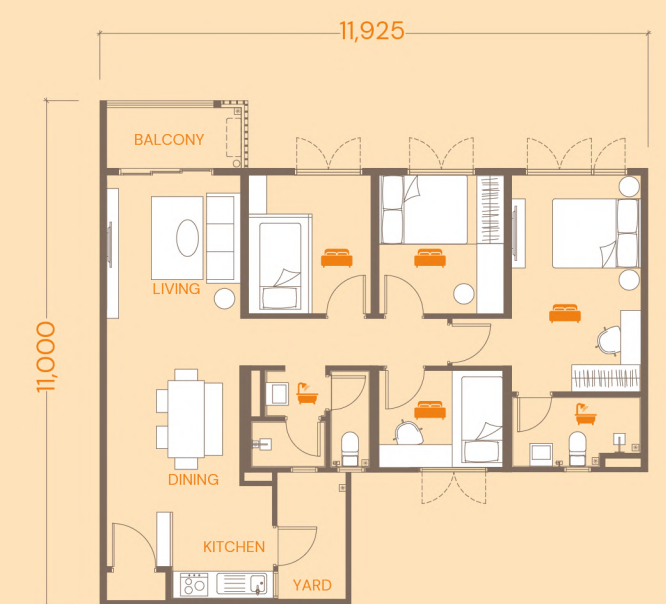
TYPE A

888 Sq. Ft.
 4 Bedrooms | 2 Bathrooms



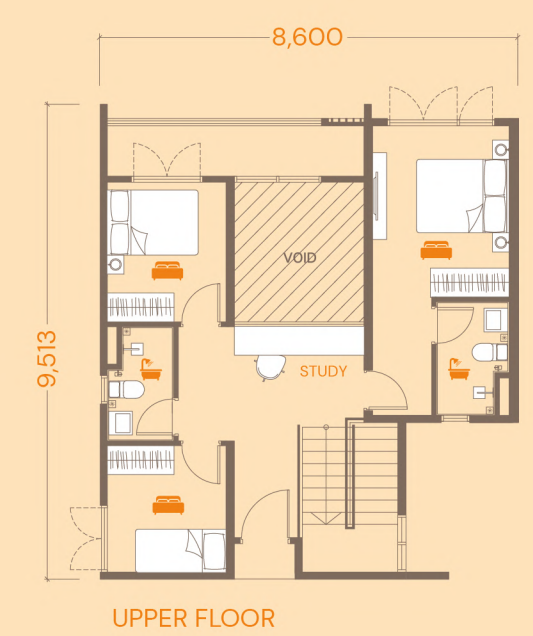
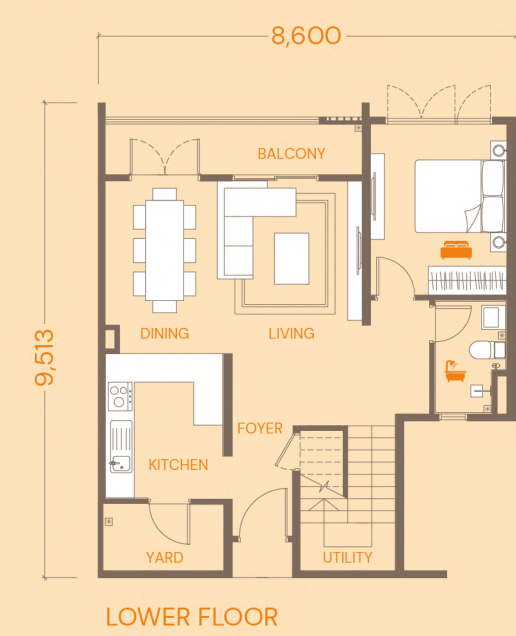
TYPE B

1,065 Sq. Ft.
 4 Bedrooms | 2 Bathrooms



TYPE C DUPLEX

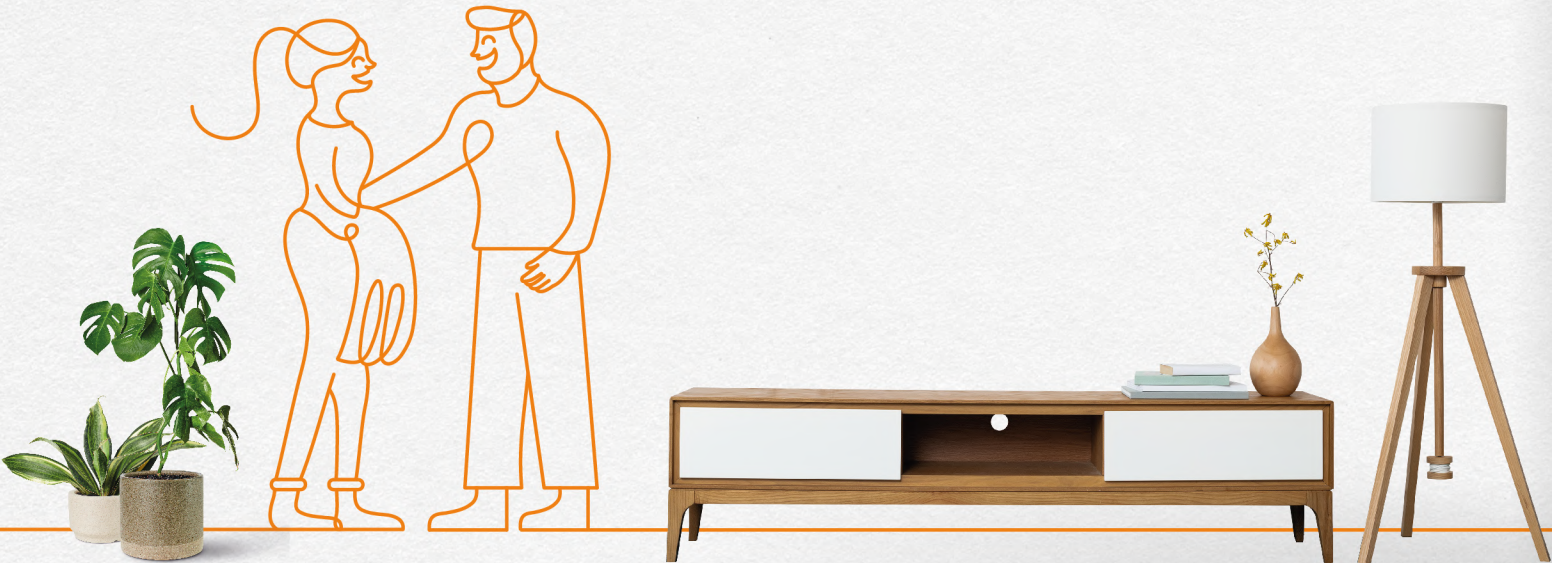
1,429 Sq. Ft.
 4 Bedrooms | 3 Bathrooms



Specifications

STRUCTURE	: Reinforced concrete
WALLS	: Reinforced concrete / brickwall / reinforced wall panel / masonry where applicable
ROOFING	: Reinforced concrete flat roof
CEILING	: Generally skim coat / plaster and paint finish to soffit of concrete slab except where covered by ceiling boards or boxed up ceiling in the unit where applicable Ceiling boards to bathrooms, kitchen and where applicable
WINDOWS	: Aluminium / metal-framed glass / frameless glass / adjustable glass louvers / metal louvered screens where applicable
DOORS	: Main Entrance – Fire-rated door Internal Doors Timber-flushed / metal / glass / louvered / painted door or combination Aluminium-framed sliding door with glass where applicable or any other door where applicable Sliding / folding door where applicable
LOCKS	: Main Entrance – Locksets / ironmongery Internal Doors – Selected locksets / ironmongery
FLOOR FINISHES	: Selected tiles to living, dining, bedrooms, bathrooms, kitchen, balcony, yard and where applicable Selected tiles / cement render to other areas
WALL FINISHES	: Internal – Skim coat / plaster and paint Kitchen – Selected tiles / skim coat and paint where applicable up to ceiling height. 1500mm high wall tiles to kitchen wall All Bathrooms – Selected tiles up to ceiling height

	TYPE A	TYPE B	TYPE C		TYPE A	TYPE B	TYPE C
MASTER BATH				ELECTRICAL INSTALLATION			
Wash basin c/w tap	2	2	3	Lighting point	16	19	28
Water closet c/w hand bidet	2	2	3	Ceiling fan point	6	6	6
Shower c/w tap	2	2	3	13A Switched socket outlet	13	14	14
				15A Switched socket outlet	-	-	-
				Air-conditioning point	5	5	6
KITCHEN SINK WITH TAP	1	1	1	Exhaust hood point	1	1	1
				Water heater point	2	2	3
				Door bell point	1	1	1
YARD				Distribution board	1	1	1
Bib tap for washing machine	1	1	1	Fiber wall socket	1	1	1



More Convenience

Mori Residences 2 is never too far from the centers of creature comforts such as Petaling Jaya and Damansara. Get around, indulge and return easily with its well-established connectivity.



SCIENTEX[®]

RAWANG

WWW.MORIRESIDENCES.COM.MY/PHASE-2

DEVELOPER

SCIENTEX PARK (M) SDN. BHD.

(265710-D) (A Subsidiary of Scientex Berhad)

No. 9, Persiaran Selangor, Seksyen 15,
40200 Shah Alam, Selangor Darul Ehsan.

VISIT US

**SCIENTEX RAWANG
SALES GALLERY**

Persiaran Anggun, Sungai Bakau,
48000 Rawang, Selangor.



Mori Residences Sales Gallery



Mori Residences, Scientex Rawang



mori residences

OPENING HOURS

Monday to Friday 9AM – 6PM

Saturday, Sunday 10AM – 6PM
& Public Holidays

E rawangproperty@scientex.com.my

Pemaju: Scientex Park (M) Sdn Bhd (265710-D) • Alamat Pemaju: No. 9, Persiaran Selangor, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan, Malaysia • No. Lesen Pemaju: 6331/05-2028/0855/R • Tempoh Sah: 22/05/2023 - 21/05/2028 • No. Permit Iklan & Jualan: 6331-22/07-2028/0769/N-(S) • Tempoh Sah: 04/07/2023 - 03/07/2028 • Pihak Berk kuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Selangor • No. Kelulusan: BIL(16)DLM.MPS 3/2-1371/3031(PB/B) • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: Nov 2027 • Jenis Rumah: Pangsapuri Servis • Jumlah Unit: 489 Unit • Bilangan Tingkat: 48 Tingkat • Unit Komponen Bebas: No. Unit: 439 Unit • Harga Minimum: RM424,930.00 • Harga Maksimum: RM1,088,560.00 • Bilangan Parkir: Jenis A/AA/B/BA: 2 Lot/Unit • Jenis C/CA: 3 Lot/Unit • Jenis P1/PIA/P2: 4 - 6 Lot/Unit • Luas Binaan: Jenis A/AA - 888 k.p.s • Jenis B/BA - 1,066 k.p.s • Jenis C/CA - 1,429 k.p.s • Jenis P1/PIA - 1,776 k.p.s • Jenis P2 - 1,803 k.p.s • Unit RSKU: No. Unit: 50 Unit • Harga Minimum: RM 250,000.00 • Harga Maksimum: RM 300,000.00 • Bilangan Parkir: 2 Lot/Unit • Luas Binaan: Jenis A2/A2A/A3 - 763 k.p.s • Jenis A1/A1A - 888 k.p.s • Diskaun untuk Bumiputera: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

