



MORI RESIDENCES

— Scientex Rawang —

Living Simplified



The Way of Mori

Encapsulating the simplicity of living, Scientex offers a life without the noise, the living without clutter and serenity with affordability. Through this, "The Way Of Mori" captures the essence of what it means to live with the essentials and valuing the simple pleasures in life, in the journey of attaining true happiness. Discover it all, at Mori Residences.



Maze Garden

Your Peace of Mind in Design

- North-South facing units
- Green RE certified
- Dedicated service lobby

A Forever Home

- Parcel delivery room & concierge
- Equipped with 3 to 5 bedroom units, choose where you work, live & play
- Constant flow of fresh air with an in-unit balcony



Main Entrance

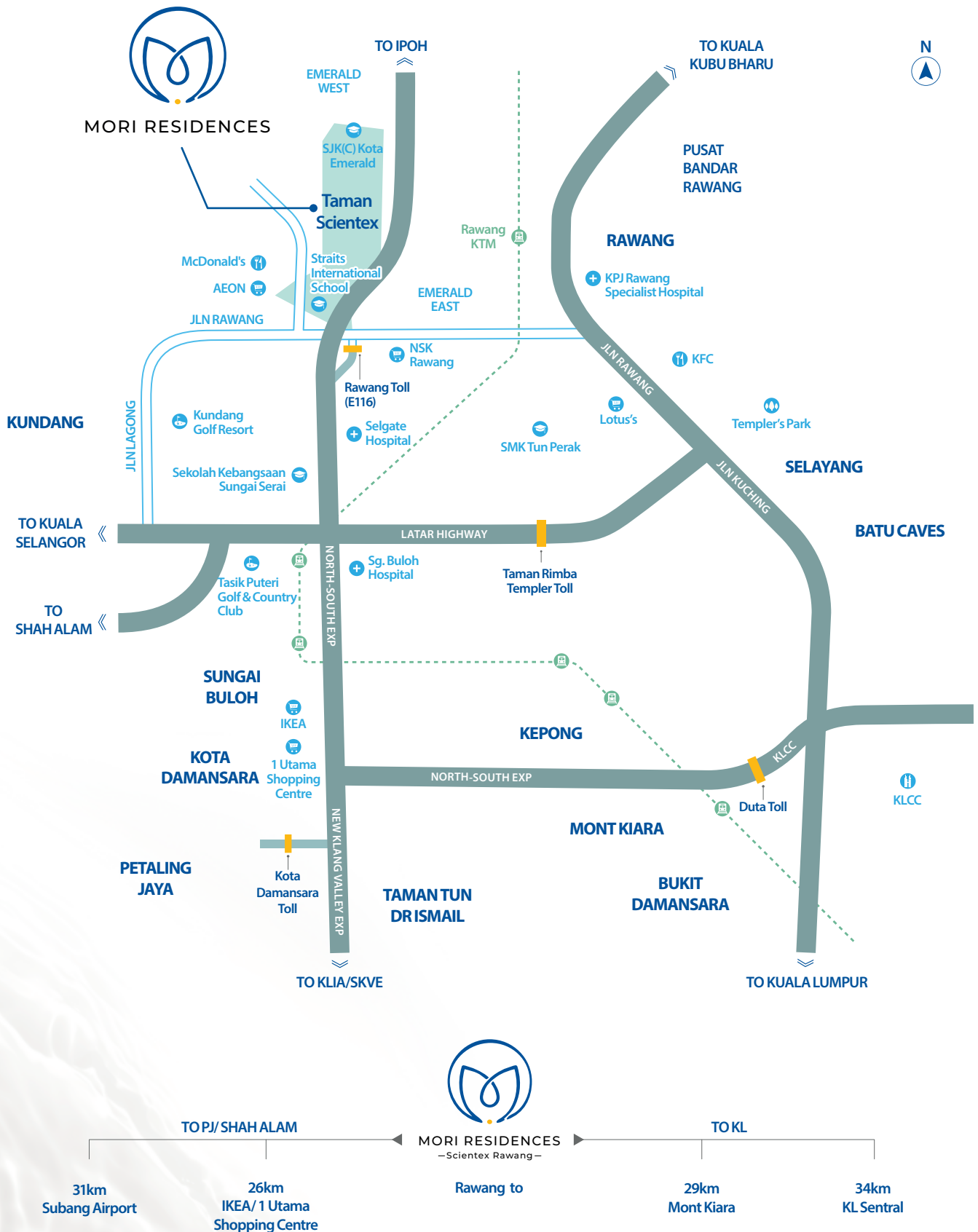


Hammock Garden

Inner Peace Within Reach

Nestled within the picturesque hills of KL North and being the only highrise in the area, Mori Residences at Scientex Rawang offers the simple life that's never too far for the occasional trips to the essentials with no compromise to the splendour of natural landscapes.

With access to highways such as the Federal Highway, NKVE, ELITE, LATAR and GUTHRIE, Mori Residences offers a location that eases you into a state of inner peace when your home welcomes your arrival.



Live Minimally, with Tranquillity

Inspired by the design approach "The Way of Mori" which emphasises the essence of happiness. Mori Residences keeps your living spaces simple with the aim to provide you with the peace of mind that will help you declutter from the noise of the city.



Master Bedroom



Study Room



Kids Bedroom

Mori gives you the space you need to unwind and savour every moment with your loved ones, all at your own pace.



Dining

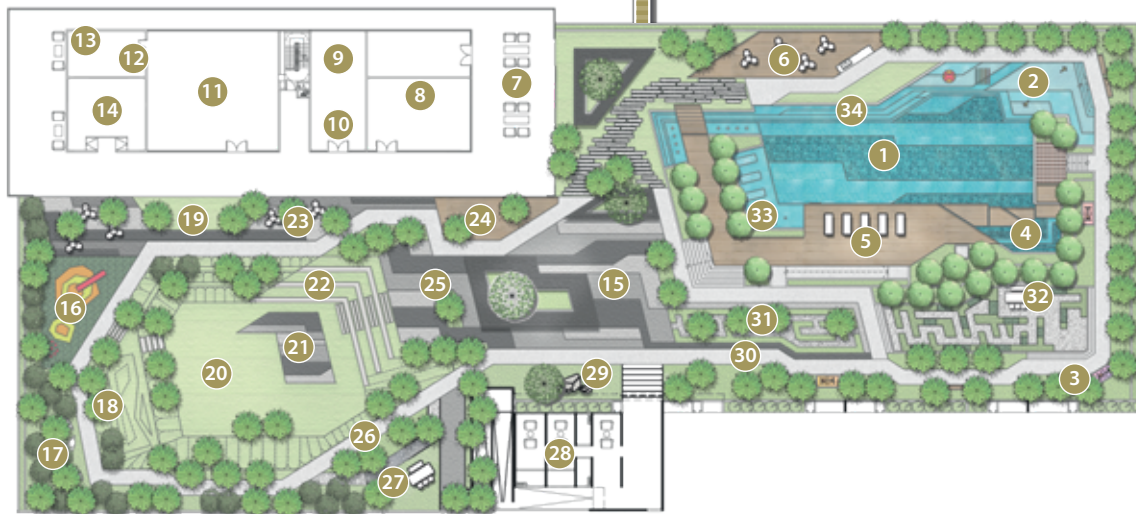
Reconnect and Unwind

Connected to an exclusive Alpine Park within lush landscapes, living the Mori way provides you with the opportunity to simply breathe and reconnect with nature. Experience serene ambience in a setting equipped with communal spaces that offer rest, relaxation and social interaction.

Alpine Park

(Accessible via CP5 or Ground)

- (A) Entrance To Alpine Park
- (B) Link Bridge
- (C) Playground
- (D) Shelter
- (E) Open Lawn
- (F) Urban Farming
- (G) Alpine Walk
- (H) Outdoor Gym
- (I) Steps
- (J) Glamping Lawn
- (K) Camp Fire Area



Facilities

(Level 10)

- | | | | | |
|-----------------------|---------------------------|------------------------|-----------------------|--------------------|
| (1) Lap Pool | (8) Gymnasium | (15) Plaza | (22) Amphitheater | (29) Rock Garden |
| (2) Children's Pool | (9) Dance Studio | (16) Playground | (23) Reading Corner | (30) Jogging Track |
| (3) Outdoor Gym | (10) Library/Reading Room | (17) Hammock Garden | (24) Yoga Deck | (31) Maze Garden |
| (4) Jacuzzi | (11) Multipurpose Hall | (18) Putting Garden | (25) Covered Walkway | (32) Garden Lounge |
| (5) Pool Deck | (12) Preparatory Area | (19) Lawn | (26) Reflexology Path | (33) Sunken Sunbed |
| (6) BBQ Area | (13) Store | (20) Open Lawn | (27) Seating Garden | (34) Water Cascade |
| (7) Relaxation Lounge | (14) Changing Room | (21) Performance Stage | (28) Seating Pod | |

Types of Layouts



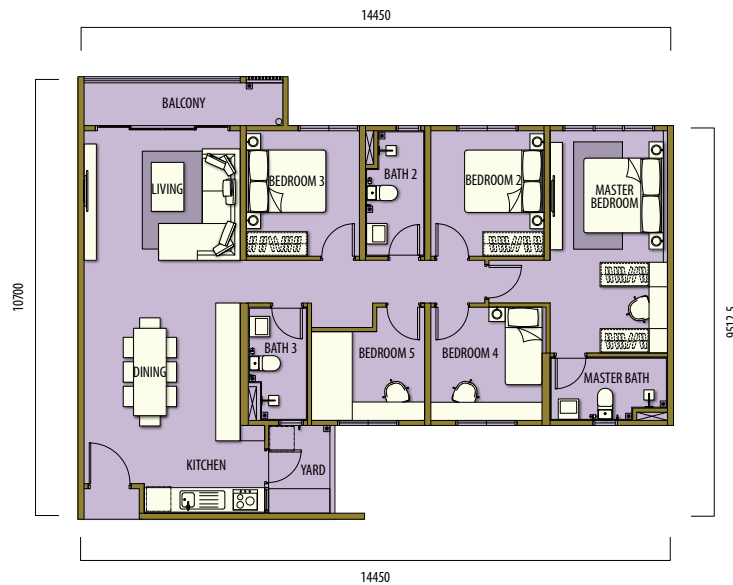
Type A

81 Sqm / 872 Sqft
3 Bedrooms / 2 Bathrooms



Type B

99.96 Sqm / 1076 Sqft
4 Bedrooms / 2 Bathrooms



Type C

124.45 Sqm / 1340 Sqft
5 Bedrooms / 3 Bathrooms



Specifications



Structure	Reinforced Concrete.
Walls	Reinforced Concrete / brickwall / 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: <ul style="list-style-type: none"> • Timber flushed / metal / glass / louvered / painted door or Combination. • Aluminium framed sliding door with glass where applicable or any other door selected by Architect 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.
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. Bathroom: Selected tiles up to ceiling height.

		TYPE A	TYPE B	TYPE C
Sanitary Wares	Wash Basin	2	2	3
	Water Closet	2	2	3
	Shower	2	2	3
	Kitchen Sink	1	1	1
Electrical Installation	Lighting Point	15	18	20
	Ceiling Fan Point	5	6	7
	13A Switched Socket Outlet	12	13	16
	Air-Conditioning Point	4	5	6
	Exhaust Hood Point	1	1	1
	Water Heater Point	2	2	3
	Door Bell Point	1	1	1
	Distribution Board	1	1	1
	Fiber Wall Socket	1	1	1



For Healthier, Friendlier and Happier Living Spaces

Driven by Scientex's vision to make affordable home ownership a reality for all, its latest creation, the Mori Residences collection will further amplify this philosophy by designing vertical communities with the singular focus in creating comprehensive and well-balanced lifestyle amenities. This unparalleled approach - The Way of Mori, will redefine value creation in home ownership experience.



010-283 2752

Scientex Rawang Sales Gallery
Persiaran Anggun, Sungai Bakau,
48000 Rawang, Selangor.

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 Mori Residences, Scientex Rawang
 moriresidences