



\* Artist Impression only

**LIMITED  
24 UNITS**  
Lifestyle  
Retail Lots



**Jiran**  
MORI • RAWANG

**SCIENTEX**<sup>®</sup>  
healthy, friendly & happy ...

# Be in the centre of a bustling commercial hub

Experience the vibrant energy of Jiran@Mori Residences 2. This bustling hub in Rawang is the burgeoning neighborhood in the area, making it the most sought-after address in Northern Kuala Lumpur/Klang Valley. Join this thriving community, where your business can grow and immerse itself in the lively atmosphere.



## 10,000

Estimated residents  
within 1km of JIRAN



## 129k

 Estimated population

in surrounding townships



Affluent township

**Taman Scientex, Kota Emerald,  
Tamansari, Templer Residence,  
Taman Anggun 1, 2 & 3**



Amenities

**Aeon Mall, Lotus's Hypermarket,  
McDonald's, Proton 5S Center,  
Honda 4S Center, Anggun City,  
Straits International School**



Coming soon

**Knewton International School,  
Selgate Hospital, Uniqlo, Starbucks**



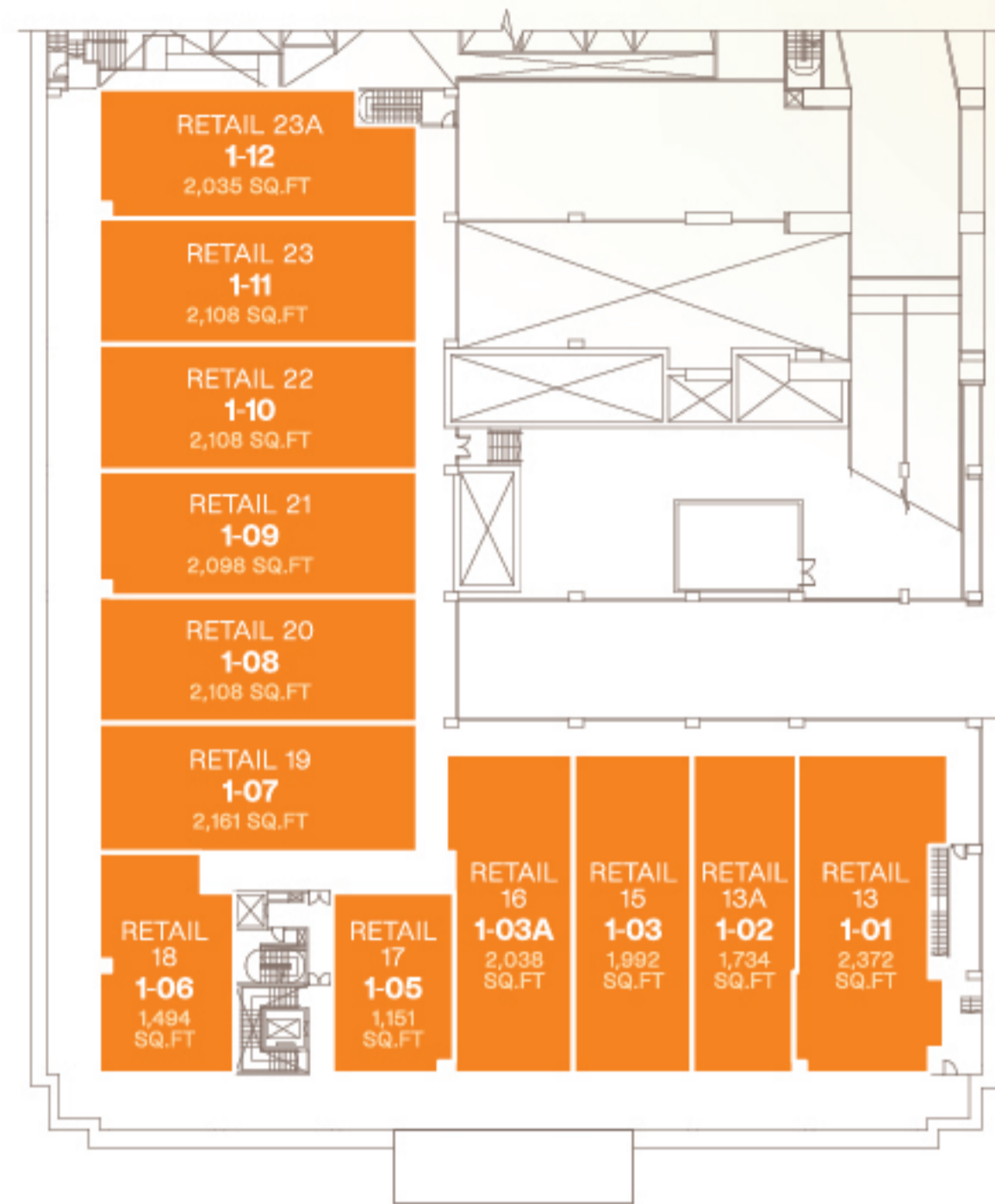
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# Floorplan

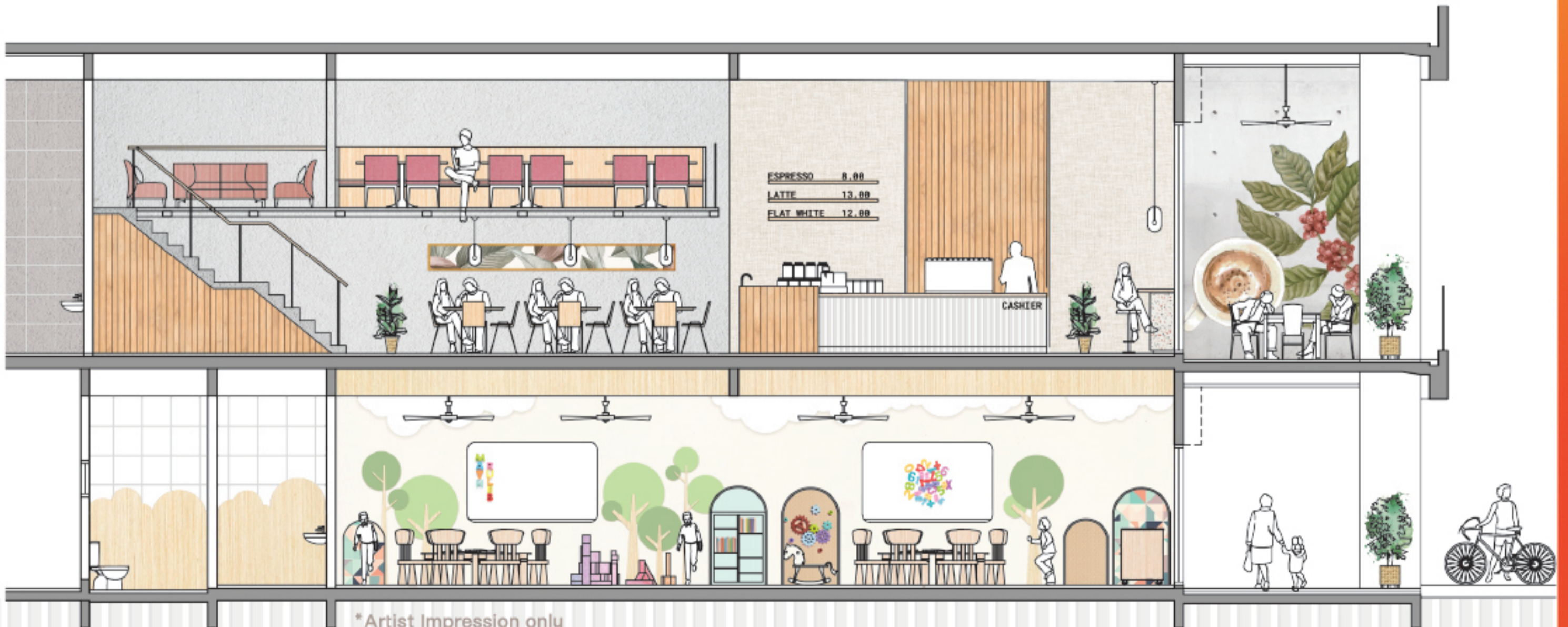
## GROUND FLOOR



## FIRST FLOOR



## Dynamic • Flexible • High-Potential



Prime Location with Main Road Frontage and High Visibility.



Spacious Units Designed for Alfresco Settings with Wide Walkways.



Extended Ceiling Height on First Floor Units for Mezzanine Creation.

# Venture into your next business move

Uncover limitless opportunities and embark on a new business journey with Jiran@Mori Residences 2. This exceptional commercial hub provides everything you need to flourish. With a substantial customer base, exciting activities, and convenient highway access, Jiran@Mori Residences 2 is the ultimate choice for your business in Rawang.

**Convenience** | **Easy Access**  
by visitors & residents

## Connecting Major Highways

North-South Expressway  
Guthrie Corridor Expressway  
LATAR Expressway  
Jalan Rawang – Bestari Jaya

## Accessibility

**5-min** to Rawang Toll Plaza  
**25-min** to Kuala Lumpur  
**17-min** to Sg. Buloh Toll Exit  
**30-min** to Damansara Toll Exit



[WWW.MORIRESIDENCES.COM.MY](http://WWW.MORIRESIDENCES.COM.MY)

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VISIT US  
**SCIENTEX RAWANG  
SALES GALLERY**  
Persiaran Anggun, Sungai Bakau,  
48000 Rawang, Selangor.

Mori Residences Sales Gallery  
 Mori Residences, Scientex Rawang  
 moriresidences

OPENING HOURS  
Monday to Friday 9AM – 6PM  
Saturday, Sunday 10AM – 6PM  
& Public Holidays  
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