



MORI RESIDENCES[®] 3
Scientex Rawang

A New Class of Condo



Artist Impression Only

How is MORI Achieved



Always More

With Mori Residences, you will always spend less to get more. Simply because we focus on the things that matters most to you and your family.



Designing Long-term Value

Mori homes are carefully designed to give you a peace of mind. Our products are practical and timeless, creating better value over time.



Build A Better Tomorrow

The way of Mori is a sustainable way of life. Building your future with GreenRE homes, quality assured by QClassic (CIDB).



Artist Impression Only



Artist Impression Only



Thoughtfully Designed Spaces for Modern Living



872 - 1,066
sq. ft.



3 - 4
Bedrooms



2 - 3
Carparks



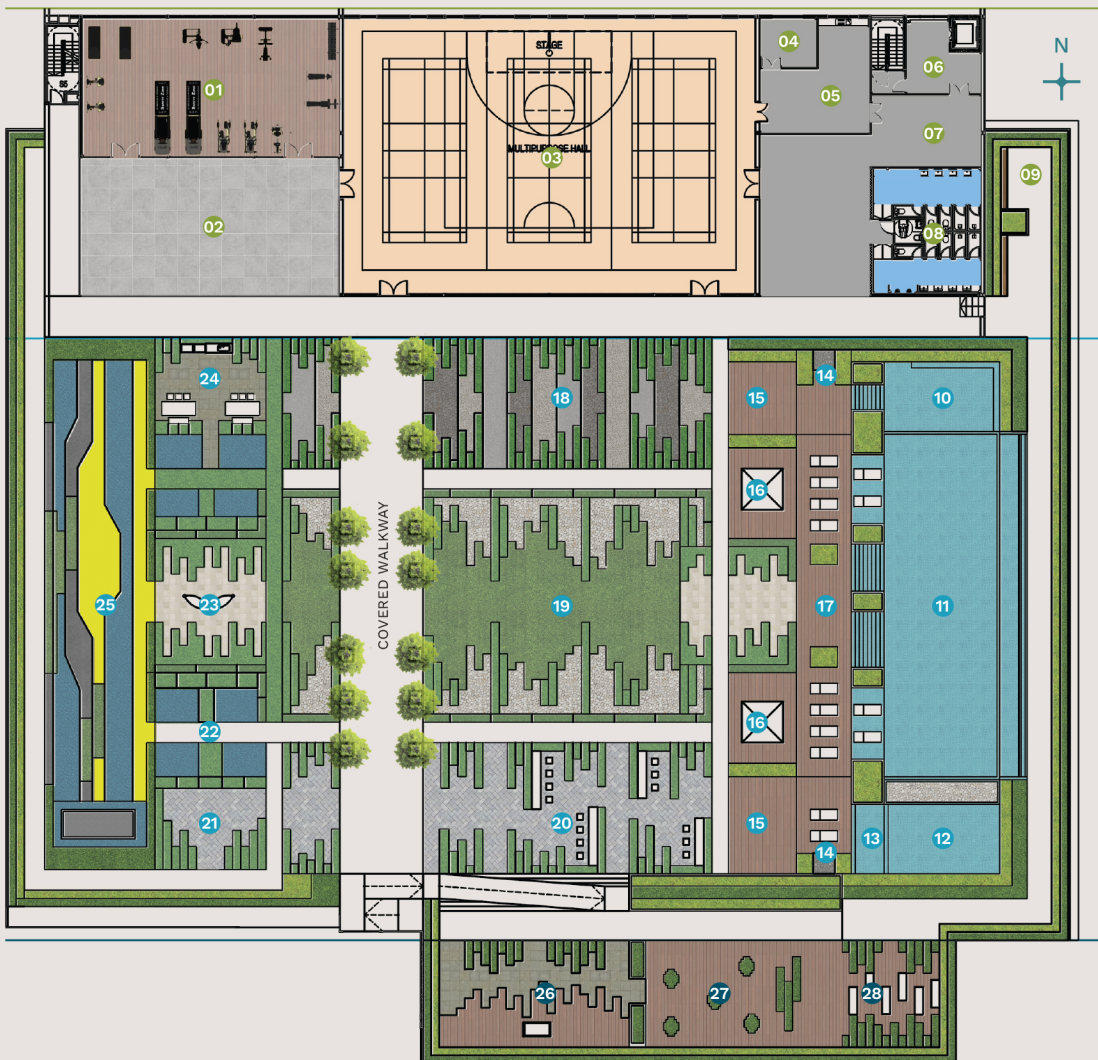
28
Facilities



24/7
Security



NKVE, LATAR,
NSE



INDOOR WELLNESS

- 01 GYMNASIUM
- 02 SEATING LOUNGE
- 03 MULTIPURPOSE HALL
- 04 STORE
- 05 PREPARE AREA
- 06 FIRE LOBBY
- 07 LOBBY
- 08 TOILET
- 09 VIEWING CORNER

OUTDOOR WELLNESS

- 10 AQUA POD
- 11 LAP POOL
- 12 WADING POOL
- 13 BABY POOL
- 14 OUTDOOR SHOWER
- 15 OUTDOOR LOUNGE
- 16 CABANA
- 17 POOL DECK
- 18 REFLEXOLOGY
- 19 OPEN LAWN
- 20 CO-WORKING SPACE
- 21 FRAGRANCE GARDEN
- 22 OUTDOOR GYM
- 23 HAMMOCK GARDEN
- 24 BBQ AREA
- 25 PLAYGROUND

QUIET ZONE

- 26 SEATING SWING
- 27 SEATING AREA
- 28 YOGA DECK

OUTDOOR DINING



Dine with a view — perched at the pinnacle of elegance. Perfect for a quiet escape or a lively gathering with friends under the stars.

CO-WORKING SPACES



Work and connect in a space where inspiring views meet modern functionality — your ideal workspace above it all.

ACTIVE WELLNESS



Elevate your lifestyle in the Active Zone, designed for fitness and vitality. Whether it's jogging, yoga, a game of pickleball, or a fresh-air workout, it's your space to move and thrive.

Breathe Life Into Your Space



FLEXIBLE SPACES



SUSTAINABLE LIFESTYLE

Each living space is carefully planned to create a comfortable and functional environment that complements modern lifestyles.

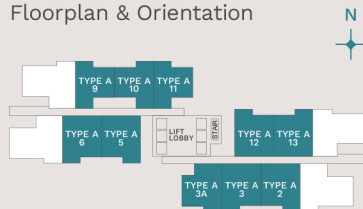
Harmonious Living

TYPE A | 872 Sq. Ft.

3 Bedrooms | 2 Bathrooms

2 Carparks

Floorplan & Orientation



Artist Impression Only

Holistic Living

TYPE B | 1,066 Sq. Ft.

🛏️ 4 Bedrooms | 🚿 2 Bathrooms

🚗 2-3 Carparks

Floorplan & Orientation



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 approved by Jabatan Bomba dan Penyelamat Malaysia Internal Doors – Timber flushed / metal / glass / louvred / 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 approved by Jabatan Bomba dan Penyelamat Malaysia 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/AA	TYPE B/BA		TYPE A/AA	TYPE B/BA
MASTER BATH			ELECTRICAL INSTALLATION		
Wash basin c/w tap	•	•	Lighting point	15	19
Water closet c/w hand bidet	•	•	Ceiling fan point	5	6
Shower c/w tap	•	•	13A Switched socket outlet	13	15
BATHROOM 2			Air-conditioning point	4	5
Wash basin c/w tap	•	•	Water heater point	2	2
Water closet c/w hand bidet	•	•	Door bell point	1	1
Shower c/w tap	•	•	Distribution board	1	1
KITCHEN SINK WITH TAP	•	•	Fiber wall socket	1	1
YARD					
Bib tap for washing machine	•	•			



THE PERKS OF PARKSIDE LIVING

Nature's restorative power rejuvenates the mind and body.

Easy access to outdoor recreation and a healthier lifestyle.

Family-friendly spaces for children to play safely.

Enhanced mental well-being with peaceful living environment.

Breathe easy with improved air quality.

Boundless Potential & Growth



Method to measure and evaluate the workmanship quality of a building based on Construction Industry Standard.



Green building certification to promote sustainability in the Malaysian property sector.

SCIENTEX
RAWANG

WWW.MORIRESIDENCES.COM.MY/MORI-3

DEVELOPER
SCIENTEX PARK (M) SDN. BHD.
(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
 moriresidences

OPENING HOURS
Monday to Friday 9AM - 6PM
Saturday, Sunday 10AM - 6PM
& Public Holidays
E moriresidences@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 (A) • Tempoh Sah: 22/05/2023 - 21/05/2029 • No. Permit Iklan & Jualan: 6331-25/02-2028/0108(N)-(S) • Tempoh Sah: 05/02/2025 - 04/02/2028 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Selangor • No. Kelulusan: BIL17/DLM MPS 3/2-1371/3253(PB/B) • Pegangan Tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Tarikh Dijangka Siap: Feb 2029 • Jenis Rumah: Pangsapuri Servis • Jumlah Unit: 498 Unit • Bilangan tingkat: 42 tingkat • Unit Komponen Bebas: 448 unit • Harga Minimum: RM 454,200.00 • Harga Maksimum: RM 647,100.00 • Jenis A/AA: 872 k.p.s, 2 Bilangan Pakir lot/Unit • Jenis B/BA: 1,086 k.p.s, 2-3 Bilangan Pakir lot/Unit • Unit RMM: No Unit: 50 unit • Harga Minimum: RM 300,000.00 • Harga Maksimum: RM 300,000.00 • Jenis A1/A1A: 872 k.p.s, 2 Bilangan Pakir lot/Unit • Diskaun untuk Bumiputera: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

