

KWASA DAMANSARA

Minimal Client Brochure

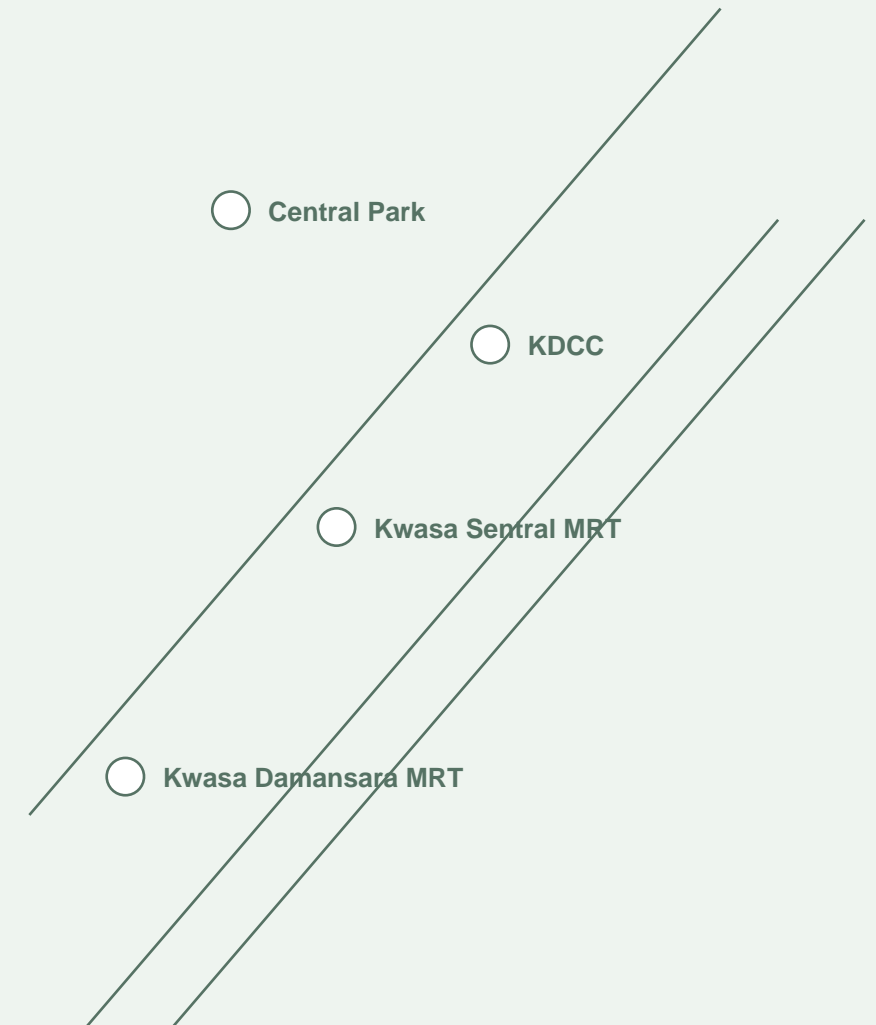
A cleaner property shortlist for clients who want the main differences, pricing bands and buying fit without reading a heavy brochure.

MRT township

High-rise options

Freehold choice

Family layouts



Prepared as a simplified viewing and discussion guide.

Quick Comparison

Use this page first. Pick by budget, tenure, size and buyer profile.

Project	Tenure	Size	From	Units	Completion	Best fit
Mosaic @ Nadayu 801	Leasehold	1,033 - 1,151 sqft	RM485k	288 units	Completed township phase / verify latest availability	practical family layouts at entry pricing
D'Evia @ EXSIM	Leasehold	657 - 1,109 sqft	RM438k Bumi / RM448k Non-Bumi	440 units	2029	compact MRT-connected homes
D'Nuri @ EXSIM	Leasehold	657 - 1,109 sqft	RM438k Bumi / RM448k Non-Bumi	440 units	2029	buyers comparing EXSIM sister options
Myra Senja	Leasehold	1,101 - 1,409 sqft	RM540k Bumi / RM563k Non-Bumi	576 units across 3 blocks	Q2/Q3 2029	larger high-rise family homes
Linari	Freehold	1,168 - 1,637 sqft	RM739k Bumi / RM792k Non-Bumi	496 units	Q2 2028	freehold, low-density green living

Prices are indicative from available source material and should be reconfirmed with the developer before booking.

Why Kwasa Damansara

Transit-led township

Two MRT touchpoints support daily commuting and future rental demand.

Growth corridor

Positioned around KDCC, central park, retail, office and lifestyle components.

Multiple buyer profiles

Compact starter units, family-sized condos, and freehold larger homes are available.

Highway access

DASH, NKVE, LDP, Guthrie Corridor and Subang Airport access strengthen regional movement.

Client talking points

- For first-time buyers: compare D'Evia, D'Nuri and Myra Senja first.
- For freehold preference: Linari is the cleanest option in this shortlist.
- For family sizing: Myra Senja and Linari offer the largest high-rise layouts.
- For budget entry: Mosaic and EXSIM options sit in the lower price bands.
- For investment framing: lead with MRT access, township growth and unit efficiency.

Mosaic @ Nadayu 801

Best for practical family layouts at entry pricing

TENURE

Leasehold

TITLE

Commercial under HDA

DEVELOPER

Taipanika Development Sdn Bhd

COMPLETION

Completed township phase / verify latest availability

TOTAL UNITS

288 units

SIZE RANGE

1,033 - 1,151 sqft

STARTING PRICE

From RM485k

MAINTENANCE

Maintenance RM0.30 psf incl. sinking fund

Key reasons to show this project

- Larger 3-bedroom formats for families
- 4 lifts per floor, 24 units per floor
- Includes smart lock, kitchen fittings and appliances

Layout snapshot

1,033 sqft 3R 3B

RM485k

1,151 sqft 3R 2B / 4R 3B

RM530k

How to position it

Lead with affordability and included fittings. Good for clients who want value and a ready-use package.

D'Evia @ EXSIM

**Best for compact
MRT-connected homes**

TENURE

Leasehold

TITLE

Commercial HDA

DEVELOPER

EXSIM

COMPLETION

2029

TOTAL UNITS

440 units

SIZE RANGE

657 - 1,109 sqft

STARTING PRICE

**From RM438k Bumi / RM448k
Non-Bumi**

MAINTENANCE

Maintenance RM0.46 psf

Key reasons to show this project

- Single 32-storey tower with resort-style facilities
- Short distance to Kwasa Sentral MRT
- Layouts from 2-bedroom to 4-bedroom options

Layout snapshot

657 sqft 2R 2B

RM438k / RM448k

958 sqft 3R 2B

RM581k / RM597k

1,109 sqft 4R 2B

RM693k / RM709k

How to position it

Lead with MRT access, compact layouts and lower entry quantum. Good for starter-home and investment conversations.

D'Nuri @ EXSIM

Best for buyers comparing
EXSIM sister options

TENURE

Leasehold

TITLE

Commercial HDA

DEVELOPER

EXSIM

COMPLETION

2029

TOTAL UNITS

440 units

SIZE RANGE

657 - 1,109 sqft

STARTING PRICE

**From RM438k Bumi / RM448k
Non-Bumi**

MAINTENANCE

Maintenance RM0.46 psf

Key reasons to show this project

- Similar pricing and layout band to D'Evia
- Compact entry layout available from 657 sqft
- Suitable for first home or rental-led purchase

Layout snapshot

657 sqft 2R 2B

RM438k / RM448k

958 sqft 3R 2B

RM581k / RM597k

1,109 sqft 4R 2B

RM693k / RM709k

How to position it

Lead with MRT access, compact layouts and lower entry quantum. Good for starter-home and investment conversations.

Myra Senja

Best for larger high-rise family homes

TENURE

Leasehold

TITLE

Commercial under HDA

DEVELOPER

Myra / developer package to verify

COMPLETION

Q2/Q3 2029

TOTAL UNITS

576 units across 3 blocks

SIZE RANGE

1,101 - 1,409 sqft

STARTING PRICE

From RM540k Bumi / RM563k Non-Bumi

MAINTENANCE

Maintenance RM0.33 psf excl. sinking fund

Key reasons to show this project

- 3 to 4-bedroom layouts with practical family sizing
- Ground-floor retail below residential blocks
- 12 units per floor with 3 lifts per floor

How to position it

Lead with bigger sizes and family practicality. Good when the client wants more rooms without jumping to premium freehold pricing.

Layout snapshot

1,101 sqft 3R 2B

RM540k / RM563k

1,253 sqft 3+1R 2B

RM612k / RM648k

1,409 sqft 4R 2B

RM688k / RM717k

Linari

Best for freehold, low-density green living

TENURE

Freehold

TITLE

Residential title

DEVELOPER

Serene Impian

COMPLETION

Q2 2028

TOTAL UNITS

496 units incl. 16 townhouses

SIZE RANGE

1,168 - 1,637 sqft

STARTING PRICE

From RM739k Bumi / RM792k Non-Bumi

MAINTENANCE

Maintenance RM0.35 psf incl. sinking fund

Key reasons to show this project

- Freehold residential title in Kwasa Damansara
- Larger 3-bedroom and 3+1-bedroom layouts
- Green sanctuary concept with townhouse component

Layout snapshot

1,168 sqft 3R 2B

RM739k / RM792k

1,353 sqft 3+1R 2+1B

RM801k / RM858k

1,637 sqft 3+1R 2+1B

RM965k / RM1.0mil

How to position it

Lead with freehold title, larger layouts and green-living appeal. Best for clients who want longer-term own-stay comfort.

Suggested Client Flow

1. Confirm buyer profile

Own stay, investment, family size, MRT need, tenure preference.

2. Shortlist 2-3 projects

Use budget and size first. Then compare tenure and completion timeline.

3. Check live package

Latest rebates, booking fee, loan package and available units can change.

4. Arrange viewing

Show the client the site context, MRT distance and floor-plan options.

Shortlist guide

LOWEST ENTRY	Mosaic / D'Evia / D'Nuri
FREEHOLD	Linari
LARGEST HIGH-RISE	Linari / Myra Senja
FAMILY PRACTICAL	Myra Senja
MRT STORY	D'Evia / D'Nuri

Reminder

All pricing, availability and promotions should be reconfirmed before client booking. This version is designed as a simple discussion brochure.