Project report: Residensi M Azura

Facts as published, each with its source. Built by Kolaboro on 13 Nov 2026 from its public data. No verdicts.

In short

Residensi M Azura is listed as off-plan in Wangsa Maju, Setapak, Kuala Lumpur, Kuala Lumpur, Malaysia, by Mah Sing Group. The handover date on record is August 2028. A permit number is published. Transparency score: 99 of 100, rank 1 of 27 in Kuala Lumpur. 5 of 11 developer claims we tested are confirmed. Last checked 12 Nov 2026.

Key facts

Developer: Mah Sing Group
source: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Location: Wangsa Maju, Setapak, Kuala Lumpur, Kuala Lumpur, Malaysia
source: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Stage: off-plan
source: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Handover on record: August 2028
source: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Permit or licence number: 30834-1/08-2027/0769(A)-(S)
source: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Price from: MYR 534,960 - 800,160
source: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Payment plan: not published

Last checked: 12 Nov 2026

Page we read: https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/

Transparency checklist

Transparency score: 99 of 100. Rank 1 of 27 in Kuala Lumpur

[x] Developer identified by legal name: Legal name: M Azura Sdn. Bhd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: 30834-1/08-2027/0769(A)-(S)

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: August 2028

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[x] Address or plot location published: Precise enough for a map pin

[~] Developer website health: answers; valid TLS certificate; domain expiry within 60 days or unknown; no lookalike-domain notice

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

13 Nov 2026: Official register checked: Malaysia KPKT TEDUH register
https://kolaboro.com/registers/

12 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/residensi-m-azura/

Sources

https://www.mahsing.com.my/projects/setapak-new-condo-m-azura/
https://www.mahsing.com.my/advertising-permits-and-developer-license/
https://teduh.kpkt.gov.my/api/projek-swasta/30834-1

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/residensi-m-azura/
Free to share under CC BY 4.0, credit Kolaboro.