Project report: M Zenni

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

In short

M Zenni is listed as off-plan in Southbay City, Batu Maung, Bayan Lepas, Penang, Malaysia, by Mah Sing Group. The handover date on record is September 2029. A permit number is published. Transparency score: 99 of 100, rank 1 of 12 in Penang. 4 of 10 developer claims we tested are confirmed. Last checked 12 Nov 2026.

Key facts

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

Location: Southbay City, Batu Maung, Bayan Lepas, Penang, Malaysia
source: https://www.mahsing.com.my/projects/penang-new-condo-m-zenni/

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

Handover on record: September 2029
source: https://www.mahsing.com.my/projects/penang-new-condo-m-zenni/

Permit or licence number: 12029-3/09-2028/0779(A)-(S)
source: https://www.mahsing.com.my/projects/penang-new-condo-m-zenni/

Price from: MYR 657,250 - 1,139,750
source: https://www.mahsing.com.my/projects/penang-new-condo-m-zenni/

Payment plan: not published

Last checked: 12 Nov 2026

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

Transparency checklist

Transparency score: 99 of 100. Rank 1 of 12 in Penang

[x] Developer identified by legal name: Legal name: Vienna View Development Sdn. Bhd.

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

[x] Permit or licence number published: Number published: 12029-3/09-2028/0779(A)-(S)

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

[x] Handover date published: Published: September 2029

[?] 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/m-zenni-malaysia/

Sources

https://www.mahsing.com.my/projects/penang-new-condo-m-zenni/
https://www.mahsing.com.my/advertising-permits-and-developer-license/
https://teduh.kpkt.gov.my/api/projek-swasta/12029-3

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/m-zenni-malaysia/

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