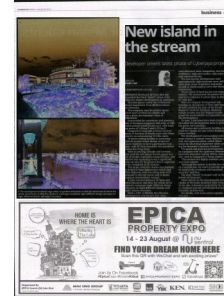


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New island in the stream

Developer unveils latest phase of Cyberjaya project

story by
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PROPERTY developer SP Setia Bhd has launched the third "island" phase of its Setia Eco Glades development in Cyberjaya.

The new phase called Isle of Kamares draws inspiration from Mediterranean architecture.

The company says the project spans 13.69 acres of Setia Eco Glades and has a gross development value of RM242mil.

Surrounded by waterways and greenery, Isle of Kamares comprises 240 units of villa suites priced at RM550 per sq ft, with built-up areas of 1,414sq ft and 1,521sq ft.

Designed to resemble a resort environment, it features 20 blocks, each with three storeys accommodating 12 villa suites.

"A never-ending holiday is something that all people would dream of and we want residents to have a permanent holiday," said SP Setia executive vice-president Datuk Koe Peng Kang.

With its pricing, concept and location, Koe said the new phase would appeal to a lot of people, especially young families, and that he was expecting to see a significant take-up rate for the project that is expected to be completed in 36 months.

The larger Setia Eco Glades development is linked to Maju Expressway (MEX) and Elite Highway, with travelling time of 20 minutes to the city centre and to Kuala Lumpur International Airport.

A joint venture between SP Setia and Setia Haruman Sdn Bhd, the whole development comprises eight different design concepts on eight different islands with eight artistic fountains.

With a GDV of RM3bil, the 268-acre development will feature link villas,

semi-detached units, bungalows, low-rise residences, high-rise condos, villa suites and commercial lots.

The low-density development with approximately eight units per acre, will have large areas of gardens and parks as well as clubhouses to serve the whole community.

"Every piece of land has its own characteristics. We understand the nature of land and try to enhance it rather than to disrupt it," said Koe.

With the original development site housing an abundance of flora and fauna, SP Setia enlisted the help of the **Forest Research Institute Malaysia**, Malaysia Nature Society and Zoo Negara to safeguard the local wildlife for relocation in the development.

To date, 1,500 trees have been transplanted within the development area to preserve the green surroundings.

All homes and community facilities in Setia Eco Glades are also Green Building Index certified.

The development's surrounding waterways feature a natural water filtration system, the Lepironia plant, which filters water by absorbing impurities while creating the beautiful Lepironia Gardens.

The gated-and-guarded development will be equipped with the AgilFence Perimeter Intrusion Detection System (PIDS), which is also used at Singapore's Changi Airport.

"The sensors are highly sensitive yet prevent false alarms.

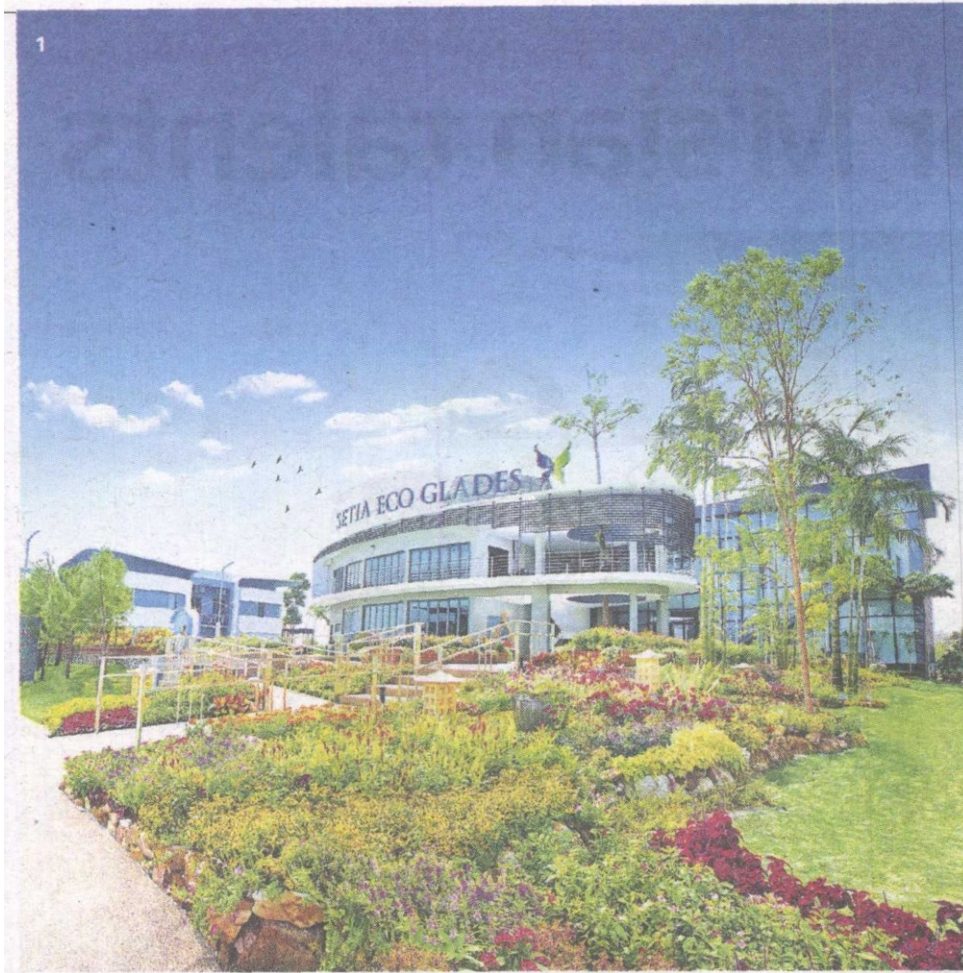
"Although the system is double the cost of a normal one, we want to provide peace of mind to the residents with excellent security," said Koe.

The next "island" to launch will be the Jewels of Grasmere.

Other islands in the development include Glades of Westlake modelled after China's Xi Hu, Isle of Botanica inspired by the beauty of nature and Isle of Fantasia featuring futuristic architecture.

For details, visit www.setiaecoglades.com.my.

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