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# Sanctuary lifestyle at Parque Residences

Gated and guarded project offers the best of nature and resort-style facilities



by Joseph Wong

**PROPERTY** developer Eco World Development Group Bhd's latest phase of its RM8 bil 125ha Eco Sanctuary in Kota Kemuning, Shah Alam resonates with the whole develop-

ment's low-density, modern-day luxury living.

Called the Parque Residences, the gated and guarded 1,088-unit project offers the best of nature and features resort-style facilities amidst a green setting.

About 40% of this development will be kept green compared to Eco Sanctuary's Monterey and Terraza projects, which offer about 20 to 30%, says Eco Sanctuary general manager Ho Kwee Hong.

"We are keeping the density low at about 40 units per acre. About 12 acres (4.8ha) of the project will be left green so it will have that resort feel to it," she tells **FocusM**.

The lake, which is part of the 4.8ha greenery, takes up 0.8ha and will be one of the focal points of the development, which has a gross development value (GDV) of RM730 mil.

Designed by Singaporean architectural firm Ong and Ong Pte Ltd, there are essentially four types of units for Parque Residences, says Ho. The smallest is 516 sq ft and comprises 66 units while there are 132 units at 721 sq ft and 731 sq ft.

These are the one-bedroom units which come with kitchen, dining and living areas, and a bathroom.

There are 262 of the 925 sq ft and 979 sq ft units, which are the 1+1 and two-bedroom variants with two bathrooms. Only the 979 sq ft unit has the luxury of a bathtub in this category.

The units that are more than 1,300 sq ft are the 2+1 and three-bedroom variants, totalling 134 or 22% of the total 1,088 units. There are four different designs of the 1,302 sq ft, 1,356 sq ft and 1,388 sq ft units.

"We also have a limited number of units with the dual-key feature," Ho says.

Every unit, she says, is designed with a balcony, which allows owners to look at the lush green surroundings. Bigger units come with two parking bays while smaller ones are allocated only one.

"Residents can buy an additional parking spot at a discounted price of about RM20,000," says Ho, adding that the developer had taken into account the fact that many households these days have more than one car.

Noting that the price of phase one apartments range from RM400,000 to RM985,000, she expects more buyers to opt for the 925 sq ft and 979 sq ft units which are targeted at the older generation who prefer a resort-style dwelling to retire in.

The homes and access to the units have been designed with wider lanes. There are even minute features that people normally do not notice but which are crucial to those who are wheelchair-bound, Ho says.

She says the project should appeal to those in the empty-nest stage, who no longer need a big place to house a family, but at the same time want one or two spare bedrooms for visiting children or grandchildren.

"The smaller units are also suitable for newly-weds and starter families. It is something they can afford and at the same time enjoy what Parque Residences has to offer," she says, adding that residents can expect all the amenities one would expect at a resort.

The project will be built in two phases with the first three blocks being constructed together with several facilities including the lake.

Block A comprises 21 storeys while Blocks B and C are 25-storeys high.

"Our emphasis is on the greenery, so while the car-park is above ground, you will notice that the tops of the car parks have greenery on them.

"We have made specifications in the design to allow for real grass to be grown in these areas. For others, we will use synthetic grass but most of the areas will comprise real ones," says Ho.

She says most of the facilities will also be constructed under phase one which has a GDV of RM380 mil, and is expected to be completed by 2018.

Indoor facilities include the 12,000 sq ft clubhouse, multi-purpose hall/entertainment room, gymnasium, steam room, multipurpose court, surau, café, spa, laundry space, child care centre, management office and mini mart.

A jacuzzi, gazebo, yoga deck, barbecue pits, gravel beach, reading area, swimming pool, kids' pool and slides, futsal court, basketball court, children's playground, jogging and cycling track, and outdoor gymnasium complete the outdoor facilities.

## Low maintenance fee

Maintenance fee is only 25 sen per sq ft. "We are able to keep the maintenance so low because the project is designed to be a low-maintenance one. Despite the size of the property, we won't need to do much to upkeep the greenery.

"The clearing of the land has been completed and piling works are set to start," Ho says.

Phase two, with a lower GDV of RM350 mil, will begin once sales for phase one reaches 70-80%.

"There is nothing like Parque Residences in the area that offers residents a similarly low density," says Ho, adding that most condominium projects tended

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to have higher density and are usually more closely “packed” on a smaller parcel of land.

One purchaser says the low density was one of the reasons he opted for the project. “The amount of greenery is impressive. It has an airy feel to it. And the project doesn’t look like it contains 1,088 units,” she says.

Parque Residences promises a rejuvenating haven that is modern yet close to nature at its finest, says Ho.

Seamless integration between landscaping, architectural design and wholesome community living formed the basis of this development’s master plan, and complements Eco Sanctuary’s

overall plan as a “modern day sanctuary” with a green approach, she says.

### Healthier lifestyle

EcoWorld president and CEO Datuk Chang Khim Wah, when first unveiling Eco Sanctuary, promised that the “eco” emphasis of the project lies not just in the higher percentage of green spaces that’s provided, but also a healthier lifestyle.

Engaging the expertise of the Forest Research Institute of Malaysia, EcoWorld acquired an inventory of 1,263 trees of 80 species for the development.

Some mature trees that were originally in Eco Sanctuary were also transplanted, she says, adding that this is why some areas already had mature trees.

Eco Sanctuary had previously seen two earlier launches – Monterey and Terraza – that included semi-detached units, zero-lot bungalows, bungalows and terraced villas.

Monterey had a GDV of RM650 mil and is located on a 27.5ha parcel while Terraza, with a GDV of RM440 mil, occupies 19.4ha.

Parque Residences, like the first two projects, will have the 10ft perimeter fencing installed with CCTV, which has become a standard feature of Eco World developments.

In fact, many of the sought after features in Eco World’s developments will be apparent in Parque Residences, says Ho. **FocusM**



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