

# THE AWAKENING OF KL EAST

New projects will spruce up the fringes of the city centre.

THE eastern corridor of Kuala Lumpur (KL East) is an area popular among those looking for a suburban lifestyle close to the city. This expanse holds popular towns which include Wangsa Maju, Setia Wangsa, Ampang as well as Ulu Kelang. Of late this location has attracted a number of new developments that are set to change the property landscapes here.

For many Malaysians, owning a property close to the city is something to look forward to. KL East makes this possible for property buyers as property prices here are affordable compared to those in the Kuala Lumpur city centre, despite being just a short drive away.

A popular township to the east of Kuala Lumpur is by Sime Darby Property Bhd, christened Taman Melawati. This township spans across 900 acres and is located 15 minutes from the city centre. It has matured after 40 years of development by Sime Darby, yet the innovative and blossoming township has much to offer to future buyers.

Four catalyst developments within the Melawati Urban Centre are currently under various stages of development, which upon completion will change the township's urban landscape. Efforts to revitalise the township kicked off in 2014 with Sime Darby launching Sereni Melawati – the first high-rise development for the Melawati locale.

Alongside the launch of the service apartments, the developer also launched the Melawati Corporate Centre as well as a long-awaited lifestyle component of the township named the Melawati Mall. The plan for the Melawati Mall is a 10-storey shopping lifestyle centre that will soon spark the "urbanisation" of the township.

The mall is jointly developed by Sime Darby Property and CapitalLand Mall Asia Ltd and will be in close proximity to the Islamic International University Asia Hospital, Columbia Asia Hospital, Great Eastern Mall and Alpha Aeon as well



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1. Taman Melawati's updated look once its future components are completed.

2. Taman Melawati offers a balance of resort living while being well-connected to the city.



as more than 20 banking facilities.

Sime Darby Property acting managing director Datuk Jauhari Hamidi explains, "The net lettable area (NLA) for the mall is 620,000 sq ft with a tenancy mix that is expected to include gourmet supermarkets, a cinema operator and other prominent retail outlets."

Jauhari adds, "We plan to have F&B outlets, entertainment facilities, a supermarket, fitness centre and cinema. We also plan to include a three-acre park featuring immaculately designed green spaces, water features as well as activity parcels."

Property buyers can also look out for an upcoming service apartment project that is planned for launch in 2016 that will be located next to the Melawati Mall.

Taman Melawati is easily accessible via various connecting highways including the Kuala Lumpur Middle Ring Road 2 (MRR2), Duta-Ulu Klang Expressway (DUKE), Ampang-Kuala Lumpur Elevated Highway (AKLEH), Kuala Lumpur-Karak Expressway, as well as future highways such as the Kuala Lumpur Outer Ring Road (KLORR) and the Sungai Besi-Ulu Kelang Elevated Expressway (SUEK).

Those scouting for a luxury and landed

property can look toward Verge32, located in Melawati. This property is a good bet, offering six exclusive bungalows and 26 semi-detached houses that are close to several elite residential communities.

The enclave by KGC Development (M) Sdn Bhd is located in Kemensah, among majestic hills. Unit sizes offered range between 3,375 sq ft and 4,190 sq ft and are sold from RM1.5mil. Each unit comes with several enhancements allowing future home owners to move in with ease.

Some of the extras provided include plaster ceilings in living and dining areas as well as in the bedrooms, centralised



3. The facilities deck of KL Traders Square is impressive yet buyers can own this property due to its affordable price point.

4. Residents can keep fit, jogging along the 1km path within the KL Traders Square development.

5. The five block KL Traders Square residences will stand above its commercial component.

6. KL Traders Square will soon change the skyline of booming Gombak.



solar heater system, rain water harvesting system, intercom with a display linked to the guardhouse, home alarm system with a panic button, stainless steel and tempered glass for staircase handrails, air-conditioning points with piping and quality sanitary fittings.

Some of the amenities enjoyed by this gated and guarded development include close proximity to the Wangsa Maju and Taman Melati LRT station and to established educational institutions, including the International School of Kuala Lumpur, International University of Islam, University of Tunku Abdul Rahman, Tunku Abdul Rahman College and Fairview International School.

The locale is also located close to the Columbia Asia Medical Hospital, Gleneagles Intan Medical Centre and Ampang Puteri Specialist Hospital, while residents can shop at AEON, Giant and Wangsa Walk.

Titivangsa Lake Garden is a popular recreational spot, frequented by many recreation lovers to enjoy an array of exciting activities offered at the park, including horseback riding, canoeing, boating, aqua biking, kite flying and jogging. Living close to this park would be a dream for recreation enthusiasts.

JL99 Holdings Sdn Bhd has recently turned this dream into a reality, having launched The Reach at Titivangsa, a luxury condominium project with 528

residences with built-up of 1,368 sq ft to 2,685 sq ft. The project will stand tall at 41 storeys accompanied by two 35-storey blocks and is set for completion in the fourth quarter of 2017.

Catering to a varied target group are eight different layouts, suited to the individual lifestyles of those buying into the property which include Type A, B and F units that each holds three-plus-one bedrooms with three bathrooms while



Types C, D and E will offer three bedrooms and three bathrooms. Type G and H units are suited for larger families holding four-plus-one and four bathrooms each.

The Reach offers a wide variety of facilities distributed across six floors within the property including a tennis court, gym, lap pool, children's playground, badminton court, half-basketball court, squash courts, a viewing gallery, sitting lounge, an infinity sky pool, ionizer pool, aqua gym, sauna, yoga zone, a wet deck, a pool lounge, cabanas, a hammock garden as well as a sky gym. There are 600 parking bays, a management office, multipurpose hall and a grand reception lobby.

When it comes to amenities, this project does not fall short. The list includes primary schools as well as high schools, colleges and universities, healthcare centres and banks, a wide variety of eateries and restaurants and shop lots. Near the project one can also find many gas stations as well as retail options, for example the Kuala Lumpur Festival

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