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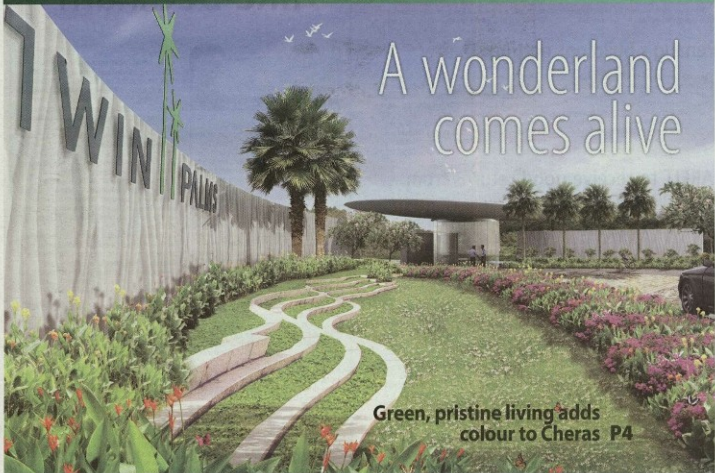
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THE STRAITS TIMES

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Property



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> PHASED-IN

Sungai Long's Wonderland coming alive

Lum Chang's Twin Palms gated-and-guarded estate set to be a true-life version of that fairy tale place

By Zuhaila Sedek

It may not be exactly the same Wonderland that Alice fell into ... but this resort-style residential development in Selangor is touted as one that'll come close to it.

Of course, it'll not have any fairy-tale creatures, but the 126-acre Twin Palms Sungai Long in Cheras will boast lots of greenery kept in pristine state, to make it a fantasy realm we'd all want to call home.

Undertaken by the Lum Chang Group, the project is being launched today on a freehold site that the company's general manager George Fong describes as "an uncut diamond".

"We're doing our very best to retain the natural beauty of the location ... that is what will make the project so special," he said.

"With Cheras emerging as a sought-after upmarket residential address, what we're doing is making Sungai Long the place to live."

In that respect, within Twin Palms' gated-and-guarded confines will be a 4.75-acre landscaped linear park that will also hold a recreational pond, as well as 603 landed homes with a gross development value of RM800 million, made up of 221 bungalows, 308 semi-detached villas and 66 superlinks.

To be built in nine phases, Fong said "each phase will

bear the name of a palm tree specie".

Tale of the TWIN

And just how did Twin Palms get its name? Fong said "TWIN" was taken from the initials of the last four phases

— the Tsara, Westlira, Indica and Naria (three-storey bungalows). The 221 units (41 Tsara, 50 Westlira, 60 Indica and 70 Naria) will come with five bedrooms and contemporary Zen-inspired designs created world-renowned Singapore-based architectural firm Eco ID.

The Tsara slated for launch in the first quarter of next year will contain between 4,500sq ft and 5,000sq ft of built-up space and is expected to be tagged at the RM1.8 million mark.

Among its highlights will be imported wood and stone finishes, while some hillside units will have a private lap pool and jacuzzi.

Story of the PALMS

For the second part of the project's name, Fong said "PALMS" make up the initials of the first five phases that are being launched today:

Palmyra, Arecia, Latania, Maya and Sierra.

Lum Chang executive director Cham Koo Joo said these will contain residential units of the semi-detached and superlink variety.

The 66 Palmyra superlinks

will each boast five bedrooms and spacious built-up areas ranging from 2,827sq ft to 3,423sq ft, and are priced from RM595,000.

For the Arecia, Latania, Maya and Sierra semi-detec villas, they will have between five and seven bedrooms fashioned from 3,202sq ft to 6,266sq ft, and start from RM529,000.

Cham said the larger villas would be ideal as three-generation homes.

Sanctuary in your backyard

Contrasting with the natural backdrop will be Twin Palms' state-of-the-art connectivity and security, made up of high-speed broadband and Voice-Over-Internet-Protocol systems as well as round-the-clock CCTV monitoring.

"We'll also have an observation deck overlooking the entire project," said Fong.

On the recreational front, he said residents will be "embraced in exclusivity" at the Onixco Clubhouse where there will be an infinity pool, wading pool, children's pool and playground, saunas, a gym,

poolside café, BBQ centre, multi-purpose ball, games area, reading room and function lawns.

Even before today's launch, 40 per cent of the Palmyra superlinks were spoken for, following a preview for invited guests in June.

The Twin Palms site can be accessed either via the Kajang-Silk Highway or the Cheras-Kajang Highway, and is close to two well-known golf courses, the Sungai Long Golf & Country Club and the Saujana Impian Golf & Country Club.

Other nearby landmarks are Universiti Kebangsaan Malaysia, a Tesco hypermarket, Jusco shopping centre and the Plaza Phoenix shopping mall.

Work on the project is scheduled to start next month and full completion is slated for the end of 2009.

For more information, call 03-2171 2222 or surf to www.twinpalms.com.my

Sungai Long is "an uncut diamond", says Fong (left), accompanied by Cham.



Quick Take

Type	Double-storey superlinks
Phase/name	Phase 1/ Palmyra
Total no. of units	66
Availability	40 (60%)
Dimension/land area	From 26ft x 80ft/ 2,080sq ft
Built-up area/rooms	From 2,827sq ft/ 5 bedrooms
Price range	From RM595,000
Cost of extra land	NA
Monthly maintenance	1 year free maintenance
Loan repayment	Based on 80% margin, 7.15% interest, repaid over 25 years = RM3,402 monthly
Completion date	Sep-09

Type	Semi-detached villas
Phase/name	Phase 1/ Arecia
Total no. of units	118
Availability	NA
Dimension/land area	From 40ft x 80ft/ From 3,202sq ft
Built-up area/rooms	From 3,642sq ft/ 5 bedrooms to 6 bedrooms
Price range	From RM529,000
Cost of extra land	NA
Monthly maintenance	1 year free maintenance
Loan repayment	Based on 80% margin, 7.15% interest, repaid over 25 years = RM5,312 monthly
Completion date	Sep-09
Developer	Lum Chang Group
Contact	03-2171 2222 / www.twinpalms.com.my



World-renowned architectural firm Eco ID designed the clubhouse to take care of the social and recreational desires of the residents.

Keeping things as natural as possible is Twin Palms' strategy to making it the next high-end residential spot of Cheras.