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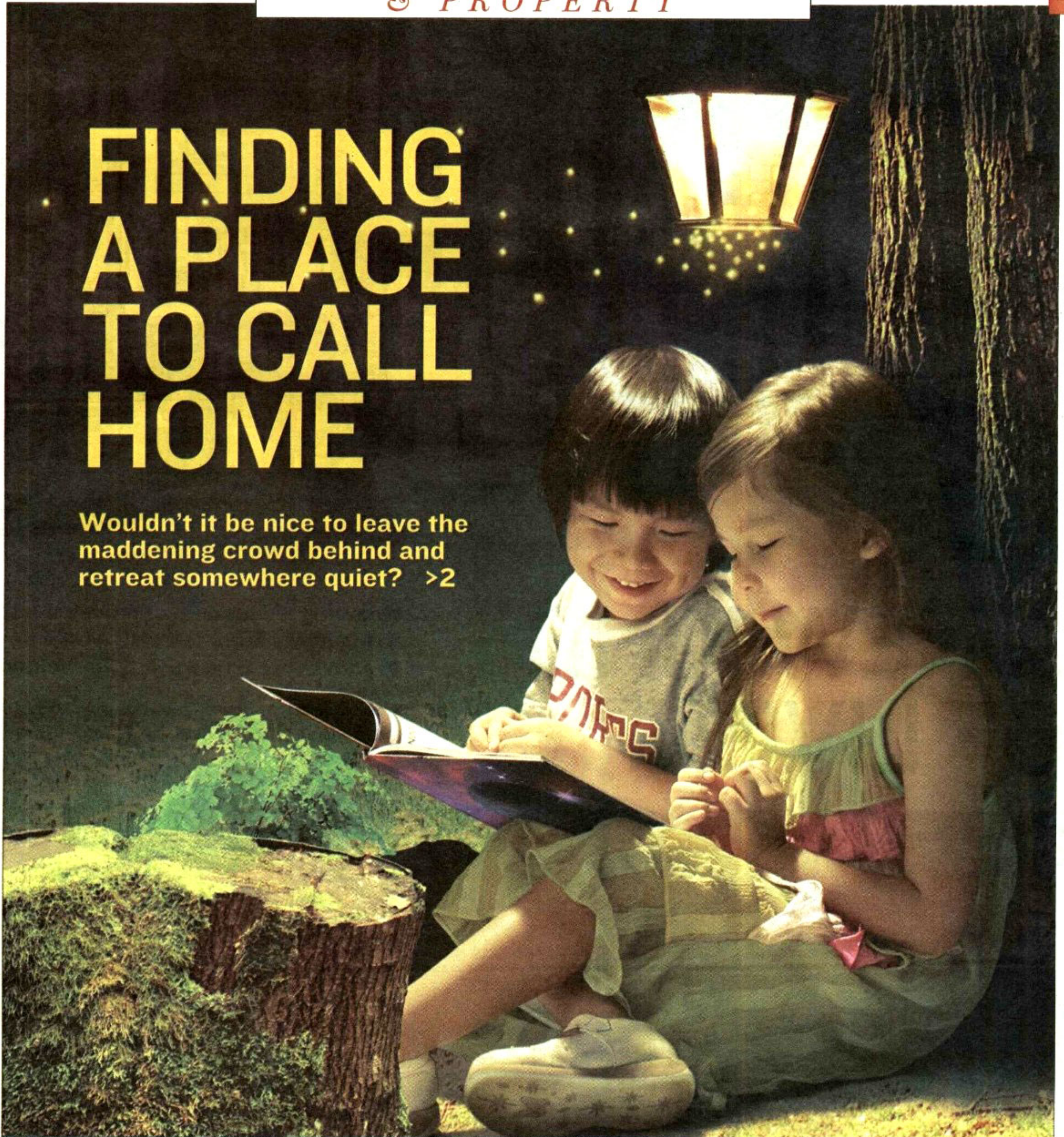
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HOUSING & PROPERTY

FINDING A PLACE TO CALL HOME

Wouldn't it be nice to leave the maddening crowd behind and retreat somewhere quiet? >2



TWIN PALMS
SUNGAI LONG

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A mere 20 minutes from KLCC . . . leave the maddening crowd behind . . . easy access . . . SILK Highway . . . find out what dreams are made of — these were the silky selling points of Twin Palms Sungai Long in its video presentation and just the kind of place where you could imagine your children escaping into a world of fun and fantasy, with their doting parents in tow.

Set against a panoramic 126 acres of greenery, parted into two parcels by the SILK Highway, Twin Palms Sungai Long is a prestigious residential enclave that beckons to be discovered by city folk who wish for a quiet resort-type retreat, but don't want to be far removed from urban conveniences.

Both parcels of land are linked by an underground tunnel that runs beneath the highway. The first parcel is occupied by 229 bungalows, while the second has 66 superlink homes and 308 semi-detached villas.

All these homes were designed by renowned award-winning Malaysian and Singaporean architects chosen by developer Fabulous Range Sdn Bhd (a member of the Singapore Stock Exchange-listed Lum Chang Group).

With nine phases in total — Tsara, Westiara, Indica, Naria, Palmyra, Areca, Latania, Maya and Sierra (each first letter makes up the name "Twin Palms") — the freehold development is a stand alone project



A NEW KIND OF LIVING

Enjoying urban conveniences while living away from the city would be a dream come true for any homebuyer.



(From top) Areca Type A, Areca Type B and (left) the Palmyra superlink homes.

that retains much of the area's original topography of undulating hills and vales.

"What we wanted to create was a home where you could leave all your worries behind and just focus on having a great time with the family," said Fabulous Range Sdn Bhd executive director Cham Kooi Joo.

"We took about two years to come up with this concept." Residents of the 24-hour

gated and guarded development will wake up to fresh air from the acres of beautiful landscaped surroundings. If you crave for a dip, some hillside bungalows even come with a lap pool.

In a nutshell, Twin Palms Sungai Long is a canvas of rain-trees, ornamental palms, flowering shrubs and herbs that hug gentle slopes and line sparkling

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streams. It's a truly magical place as you can also go on short jungle treks and climb up to the observation deck for a view of the entire development.

It is ideal for discerning homebuyers who appreciate a home-sweet-home kind of feeling, living in a secured neighbourhood with no qualms about the children running about freely.

The first to be launched will be Phase IA of Palmyra's double-storey superlink homes and Phase IB of Areca's three-storey semi-detached villas.

The smallest Palmyra unit has a built-up area of 2,827sq ft and it goes up to 3,423sq ft. The units occupy plots measuring 26' x 80' (intermediate), 32' x 80' (end lot) and 35' x 80' (corner lot). Prices begin at RM595,000. There are 4+1 bedrooms in each unit, along with a column-free car porch with enough space to park two cars side by side.

Areca, on the other hand, will have two designs: Type A and Type B.

Type A units will have built-up areas ranging from 3,642sq ft to 4,387sq ft, and occupy lots that are 40' x 80' (intermediate, 4+1 rooms) and 55' x 80' (corner, 5+1 rooms).

Type B units will be slightly bigger with built-up areas of 3,907sq ft to 4,669sq ft, and occupy lots that are 40' x 80' (intermediate, 5+1+1 rooms), 40' x 80' (B2 and B2 end, 6+1 rooms) and 56' x 80' (corner, 5+1 rooms).

The price for the semi-Ds begins at RM929,000.

Facilities

Technology is an inseparable part of Twin Palms Sungai Long, so all units are actually "smart homes" equipped with broadband facilities (ready telephone and Internet connection), VoIP service and CCTV monitoring.

Of course, no luxury home-stead will be complete without common amenities, and Twin Palms Sungai Long is no exception.

In the The Orinoco Clubhouse you will find saunas, spa-like Jacuzzis, a multipurpose hall, an infinity pool, wading pool, children's pool, glass-lined gymnasium, poolside café, BBQ/ games area, reading room, convenience kiosk, function lawns and base-ment carpark.

Meant for the exclusive enjoyment of Twin Palms Sungai Long residents, The Orinoco Clubhouse is as much for leisure and relaxation as it is a statement of design. The building is an artistic blend of bold lines and sinuous curves, rich textures and lavish materials.

The Orinoco Clubhouse was conceptualised by Eco ID, whose resort architecture has received accolades from as far as the Maldives.

There are two famous golf courses in the vicinity — the Sungai Long Golf & Country Club and the Saujana Impian Golf & Country Club.

There will be "early bird" discounts of RM35,000 for Areca



(Above) The Orinoco Clubhouse will have pools, Jacuzzi, gym and a multipurpose hall among other things. (Left) Twin Palms in whole.

SERVING FAMILIES

homes and RM25,000 for Palmyra during the launch period (there was a soft launch for Twin Palms Sungai Long on Sept 29).

Twin Palms Sungai Long is Lum Chang Group's flagship luxury residential project in Malaysia.

"Future developments will also carry the name 'Twin Palms'," said Fabulous Range Sdn Bhd general manager George Fong.

Currently, Lum Chang is also working on Twin Palms Kemensah, a 30-acre freehold residential development behind Zoo Negara with 128 units of three-storey bungalows that have large built-ups beginning at 5,000sq ft.

"We have not fixed the price, but it will be very high-end. The upper floor will have an outdoor terrace. We are waiting for the

approval of the building plans," Fong said.

Palmyra's design

The conceptualisation of Palmyra's design as well as its implementation was a collaboration between Atelier 8 (design consultant) and Arkitek Jim Poh (project architect).

The houses are seen as a solution that meets the needs and challenges of urban family-loving people, rather than a mere aesthetic issue of architectural finesse.

The main purpose of the design was to address and preempt potential challenges faced by conventional link houses. Many link houses in the market today focus on superficial aspects of the property, like

façade, form and catch-phrases, while the core values such as habitability, practicality, homeliness and family-bonding, are not given much priority.

Superficial values excite people momentarily but only core values truly serve purchasers.

Atelier 8 gave Palmyra strong design elements by introducing more natural light and ventilation into every unit, with enhanced visual linkages to help to address the above highlighted issues.

The emphasis on both visual enhancement and inhabitants' needs within the house also add "vibrancy" to the living environment, enhancing its homely ambience.

Yeo Eng Ming, the Principal Consultant of Atelier 8, holds a Bachelor of Engineering (Architecture Department) degree from the Yokohama National University. Having had an illustrious career in renowned architectural firms in Tokyo, New York and Kuala Lumpur, Yeo has dabbled in numerous residential, public, commercial and industrial developments and won design competitions in Japan and Malaysia, such as the Open design Competition for the World Forum Logo organised by Temporary Centre, Japan (first prize) and the Open Design Competition for the Proposed Archway at the Kuala Lumpur International Airport (KLIA) (first prize).

The developer

Lum Chang was one of the earliest developers to build high-end projects in Kuala Lumpur. These include The Forum Luxury Condominium in Jalan Tun Razak, Damansara Villa Luxury

Condominium, Wickham Manor and the Kuala Lumpur Golf & Country Club (owned by Sime Darby since 1996).

The group handed over the certificate of fitness for occupation for all its LamanSeri Homes (88 terrace houses and 24 semi-detached houses) in Shah Alam last June.

Its Suria 618 project in Section 27, Shah Alam (near LamanSeri), comprising 66 double-storey terrace homes with a single-entry and exit point, has also been handed over. Both projects were completed six months ahead of schedule.

In Singapore, Lum Chang is a name Singaporeans are familiar with. Founded in Singapore, the group continues to build firmly on its legacy and has come a long way since its humble beginnings.

The diversified group, comprising 33 companies and 11 associated companies involved in hotel and serviced apartments, property and development and construction, was given the credit for adding "spice" to the megapolitan's mass concrete jungle.

The group has built and developed famous "national-level" monuments like the Paragon shopping mall, the National University of Singapore, the National Library, the Singapore Marriott Hotel and Bugis Junction.

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