

Escape to Eden

Lum Chang, the developer of luxury homes in Singapore and Malaysia, is building up its Twin Palms brand name with a style all its own



There is a growing trend for people to upgrade to bigger and better homes away from the madding crowd and traffic snarls that have turned former dream residences into living nightmares.

Twin Palms Sungai Long in Selangor is one such lifestyle residential enclave that has drawn people from all over the Klang Valley to choose it as their future homes because of its idyllic yet close-to-the-city location.

One long-time resident of Bangsar in Kuala Lumpur found that his decision paid off handsomely – literally – when he sold his terrace house for over RM1 million and bought a RM595,000 Palmyra double-storey terrace house in Twin Palms Sungai Long.

Besides putting lots of cash into his pockets, the move also gave him access to a better quality lifestyle.

Other reasons that factored into his choice were that he “trusts Lum Chang Group the developer as it has the interest of the residents – both adults and children – at heart” as well as the top-notch security system it installed in the project.

Former residents of Bandar Utama in Petaling Jaya also found themselves pleased with their decision after cashing out of their terrace houses for a good price and moving to Twin Palms Sungai Long because they “could not stand the daily traffic” leading to their former township. Some were also fed up with the haphazard fencing-and-gating craze taking place in many unsecured housing schemes and wanted to live in a properly designed gated-and-guarded project.

When I visited the project, the first impression I received was how green and breezy Twin Palms Sungai Long is.

Located beside the SILK Highway, on the day of my visit, I had to dash off from lunch in Pekan Subang near the Sultan Abdul Aziz Shah airport some distance away. Despite a heavy downpour, I reached Sungai Long in 35 minutes via the Federal Highway, the East-West Link, the Cheras-Kajang Highway and the Kajang-SILK

Highway.

It is also conveniently accessible from the Sungai Besi and Besraya highways.

The 126-acre Twin Palms Sungai Long being developed by Fabulous Range Sdn Bhd, a member of the Lum Chang group, straddles both sides of the SILK Highway.

Coming from Cheras, you will enter a slip road just before a toll plaza and see on your left bungalow enclaves named Tsara, Westerla, Indica and Naria.

On the other side, you will enter a tunnel and be met by an impressive entrance statement complete with a guardhouse.

This larger portion of the project comprises the Palmyra terrace houses as well as semi-detached villas named Areca, Latania, Maya and Sierra.

Put together, the first letter of the names of the nine bungalow and semi-dee phases spell “Twin Palms” and are the simplified scientific names of palm trees.

The 66-unit Palmyra, launched in September 2007, has already been completed and buyers have started moving in to the units with dimensions of 26ft by 80ft and built-up areas of 2,827sq ft.

The units tagged from RM595,000 at time of launch are now worth around RM700,000.

For the Areca, about 75 per cent have been sold, with the first batch launched in October 2007 also handed over to the buyers.

Despite carrying premium price tags of between RM929,000 and RM996,000, astute investors saw them as good buys as they were smitten by the layout design of the units, the full height glazing and the spacious built-up sizes of between 3,642sq ft and 3,907sq ft that can accommodate up to six-plus-one bedrooms or three generations of a family.

Current prices for a unit start from RM1.1 million.

Those with a slightly smaller budget starting from RM906,000 and who do not need such a large house can opt for a smaller version called Aria. Now at an advanced stage of construction next to the Areca phase, the units with four-plus-

one bedrooms in between 3,223sq ft and 3,309sq ft of space spread over two levels will come with dimensions of 40ft by 80ft.

“It is Lum Chang’s philosophy to give the best to our purchasers ... we want to leave a legacy by building homes that are timeless, so that 10 to 15 years later, they still look good,” said George Fong, the company’s general manager, when asked for its mission statement.

“The playground, for instance, is the BMW of playgrounds ... it has imported quality equipment that cost around RM250,000!

“We are offering something different, yet practical ... we want to differentiate and move ahead of the pack.”

Between the playground and the project’s exclusive Orinoco clubhouse is a 500m long linear park complete with a roundish topiary garden where the plants and shrubs have been pruned to forms of animals such as rabbits, horses, elephants, peacocks and giraffes.

With exercise stations and machines around it, children can also cycle safely in this park as security surveillance made up of CCTV cameras and motion detectors are on vigilant round the clock.

The WiFi-enabled Orinoco Clubhouse situated on a hillock near the main entrance was named after the Orinoco River in the Amazon jungle in South America and features a hemispherical infinity pool, a wading pool and a poolside cafe.

For exercise, residents of Twin Palms can work out in a long, glass-lined gym overlooking the pool and the hills in the distance.

Other facilities within the project are a food and beverage outlet, children’s playroom, convenience kiosk, spa, sauna, steam and jacuzzi rooms and a multi-purpose hall for badminton, basketball and table tennis.

Certainly, in my view, this is one of the better gated-and-guarded upmarket projects in the Klang Valley and one worthy of being labelled a “Great Escape”.

S.C. Cheah is a veteran journalist with his ears and eyes fixed on the property scene. If there are projects you want him to see, email him at sccheah.nst-property@gmail.com



Fong and Lum Chang executive director Cham Kooi Joo (right).



Tsara struts its stuff

If you take advantage of Lum Chang Group’s Chinese New Year offer for the Tsara bungalows it is launching at Twin Palms Sungai Long tomorrow, you can save RM50,000.

Only 17 stylish units with 5,000sq ft of space are available, and a pair of showunits has been built at the site to show buyers the lifestyle that awaits.

Designed by award-winning and internationally-renowned architectural firm Eco-id Design Consultancy Pte Ltd of Singapore, the bungalows’ features include spacious six-plus-one bedrooms (almost all with attached bathrooms), 11ft-high ceilings, large L-shaped balconies on the top floor for panoramic views of the green surroundings and tall glass panels in the living, dining as well as some rooms on the top floor.

In terms of fittings, the units will come with top-class sanitary wares that include imported longbaths, centralised water heaters, glass railing staircases, fully-integrated security alarm

systems, solid walnut timber flooring, two-and-a-half-foot square tiles as well as ceiling-height tiles for the wet kitchen and bathrooms.

The showunits have been additionally finished with top quality fittings that include modern artworks, unique chandeliers and wallcoverings.

Because typical units will have widths of 53ft and depths of between 85ft and 100ft, they will have plenty of space for gardens, car-parking (with corner units accommodating up to six cars) and even swimming pools as an option.

“The Tsara enclave will be built on undulating terrain with a lush forest at its edge ... we see it as being the Beverly Hills of Cheras as it will be one of the most upmarket projects of its kind in the area,” said Lum Chang general manager George Fong.

“Residents will be able to come home after a hard day’s work and feel totally disconnected from outside as they will be able to unwind in a peaceful and secure lifestyle.” - S.C. Cheah

Factfile — Tsara bungalows, Twin Palms Sungai Long

WHERE:

Located at the southern corridor of the lush and hill-fringed Kuala Lumpur. Accessible via the Kajang-SILK Highway, Cheras-Kajang Highway, Grand Saga Highway and the Sungai Besi and Besraya highways.

WHAT:

Twin Palms Sungai Long is a 126-acre freehold gated-and-guarded residential enclave comprising bungalows, semi-detached villas and superlink units. Resort styled, it also accommodates the residents-only Orinoco Clubhouse as well as a landscaped linear park and 24-hour security monitoring.

CURRENT LAUNCH:

The Tsara bungalows. The 17 of 41 units available come with built-up areas starting from 5,019sq ft accommodating six bedrooms.

MAINTENANCE CHARGE:

Superlinks: RM280 per month
Semi-detached villas: RM380 per month
Bungalows: RM480 to RM600 per month

EYE OPENERS:

- Modern architectural designs.
- Big built-up areas starting from 5,019sq ft.
- Land dimensions of 53ft by 85ft/100ft and sizes as large as 9,301sq ft.
- Porches can accommodate up to six cars (corner units).
- Luxuriously finished with solid timber flooring and glass railings.
- Resort-styled environment with an all-in-one luxury living concept.
- The residents-only Orinoco clubhouse includes an infinity pool, spa-jacuzzi, glass-lined gym, poolside café, multi-purpose hall and kiosk.
- Landscaped linear park features animal shaped topiaries, viewing deck and par course for outdoor exercises.
- Comprehensive gated-and-guarded security system, with 24-hour guard patrol.

FINANCING PACKAGE:

- 1) Early bird discount of RM50,000.
- 2) Waiver on maintenance charge for the first year.

BOTTOM LINE:

Prices start from RM1.76 million.

MOVING IN:

Targeted for completion by 2012.

MORE INFORMATION:

Call 603-8733 8288

