

Property Phased-In
Residential: From RM2.7 million

Cubist's cosy charm

Lum Chang going to wow the crowd at tomorrow's launch of its unique green bungalows in Twin Palms Kemensah

By S.C. Cheah

Innovative property developer Lum Chang Group is astonishing the Klang Valley's high-end residential development scene with the very unique bungalows in its **Twin Palms Kemensah** gated-and-guarded enclave.

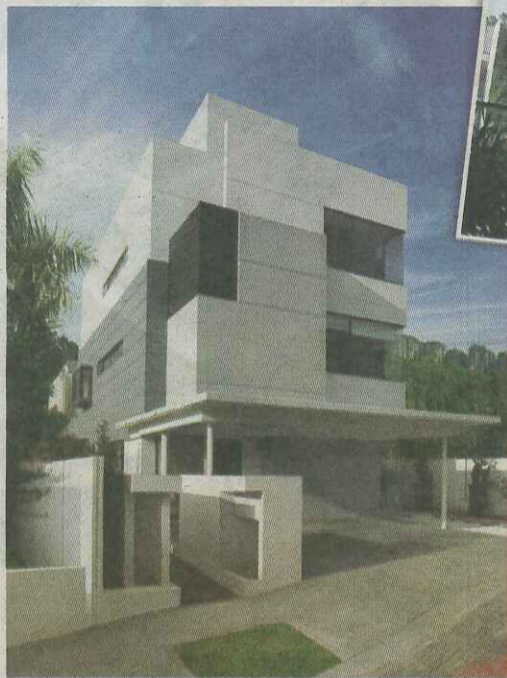
Series B of its Cubist bungalows features living and dining areas on the first floor overlooking a large atrium at the stairwell of the three-storey villa.

The cosy living room flows into the long dining-cum-dry kitchen area that have been tastefully furnished in the show bungalow.

This "open concept" coupled with use of tall glass panels not only allows for cross ventilation and maximum natural lighting, it also allows residents to literally say "Hi!" to their family members or guests whether they are coming up the stairs, peeping out of one of the bedroom windows or are gathered in the living and dining areas.

This bungalow has to be viewed to be appreciated! Some prospective purchasers invited for private previews gasped when touring through it and to some, it was love at first sight.

Series B, one of three designs with a contemporary flair, has a stepped-up concept from the car-porch to the large family area and master bedroom at the rear that opens out to a lanai



and landscaped garden complete with water features.

"We have taken a bold step by introducing something unique and never seen before," said Lum Chang director Cham Kooi Joo about the Cubist design.

"For example, the triple-volume stairwell is very unique and something not many residences have.

"The architect put in a lot of thought during the designing process and the result is a design that is better appreciated from the inside as there are many hidden jewels, open spaces

and cosy corners within the house.

"We are providing top-notch quality in terms of design, security, landscaping and materials. For instance, the flooring will be made of solid timber and marble and the railing for the staircase will be glass and stainless steel ... we are also giving

a solar water heater and Jacuzzi among others.

"Going into the sales launch tomorrow, we are confident of our products, especially since they are competitively pegged at around RM2.7 million."

On the Kemensah area which is off the Middle Ring Road II highway, this upmarket neighbourhood, Cham said, is becoming a property hotspot because of its close proximity to the Kuala Lumpur City Centre (KLCC) locality as evidenced by the many high-end residential schemes being launched in Kemensah.

Lum Chang's architect Yeo Eng Ming of Atelier 8 is no stranger to unique designs. He is also responsible for the company's winning designs in Laman Seri @ Section 27 Shah Alam and the first phase of Twin Palms Sungai Long comprising the Palmyra superlink homes.

According to Yeo, houses in the Klang Valley, be they apartments or luxury upmarket landed units, are mostly built within an urban context due to rapid urban-



Residents will be able to enjoy magnificent views of the Quartz Ridge.



The Series B design of the Cubist Bungalow.



The Series A (above) and Series C designs.



The living and dining areas in Series B are positioned around the three-storey atrium that has become the central core of the house.

sation and land scarcity.

"For many homeowners, a resort lifestyle is a mere dream as there are rarely any such residential developments of this kind available," he said, adding that in designing the Cubist bungalows, the approach was to "look inwards".

"This inward-looking concept increases privacy, fosters family bonding and interaction," he said.

"It was achieved by taking the rather radical move of locating the staircase in the middle of the house instead of putting it on one side to maximise space as is the convention.

"By doing so, a central core and three-storey void has been created which has become the house's centre of gravity ... all the visual and moving experiences around it add to its vibrancy.

"This core also enhances the habitability and individuality of the rooms and spaces around it because of the natural lighting as well as the physical and visual linkages.

"Furthermore, it frees the rooms and spaces from being interrupted by human

traffic, thus improving the sense of cosiness.

"A 1.8m-wide gallery on each floor also enables the corridor and walls to be given an additional function - as a storage space with cabinets or display shelving according to the owners' desires."

The external appearance with its minimal openings is also not merely cosmetic.

"It also helps reduce solar radiation while the openness within the three-storey structure induces natural lighting and ventilation, thus fulfilling the basic requirements for going green," said Yeo.

This 30-acre freehold Twin Palms Kemensah comprises only 42 units of three-storey bungalows planned in the current phase, of which 25 (each with six-plus-one bedrooms and six-plus-one bathrooms in built-up sizes of 4,600sq ft to 5,000sq ft) have been tagged at between RM2.7 million and RM3.96 million.

Besides its three-storey staircase atrium, other signature features include a quiet retreat at the top floor patio and two master bedrooms.

QuickTake — CUBIST bungalow, Twin Palms Kemensah

Type	Bungalow
Total no. of units	42
Land area	50ft x 90ft / 50ft x 100ft / From 4,500sq ft to 8,159sq ft
Built-up area/rooms	From 4,770sq ft to 5,981sq ft / 4 + 1 / 5+1 bedrooms
Price range	From RM2,706,000
Loan repayment	Based on 80% margin, 4% interest repaid over 25 years = RM11,426 monthly
Completion date	2012
Maintenance charges	RM600/month
Packages	Early bird discount RM50,000 Free 1 year maintenance charges
Developer	Venus Capital Corporation Sdn Bhd (A member of Lum Chang Group)
Contact	03-4102 6822 / www.lumchang.com.my