

Price from
RM2.7 millionEstimated monthly
ownership cost
RM12,600GPS coordinates
3°13'9.3"N, 101°45'42.5"E

Lum Chang's Cubist bungalows a big hit

Purchasers hail mould-breaking design

By S.C. Cheah

I have a confession to make. I went to see "her" again after many months and felt like staying a bit longer to explore "her" more fully from front to back, top to bottom.

Like a well-endowed beautiful lady, the Cubist three-storey bungalows at Twin Palms Kemensah in Selangor's suburb of Kemensah in Ulu Klang is very alluring, not so much for its contemporary boxy facade, but its interior layout that is truly one-of-its-kind. The main attraction is its unconventional, mould-breaking design.

Like all its high-end developments in Malaysia and Singapore, the Lum Chang group has created another masterpiece with its three Cubist bungalow designs, each boasting triple volume stairwells that are very spacious, impressive and practical.

The show bungalows have to be inspected in order to fully appreciate them.

The Cubist bungalows between 4,770sq ft and 5,981sq ft of space really flaunt their size to the fullest with large spaces including balconies to enable homeowners to enjoy panoramic views of Kuala Lumpur's lovely Bukit Tabur crystal range.

As Twin Palms Kemensah is located on elevated ground near the foothills of this beautiful mountain range, the sight of the greenery is one to behold!

The Cubist design is unique thanks to Lum Chang's collaboration with Atelier8, a KL-based architectural firm that is making waves on the home design scene.

In the four-plus-one bedroom series B Cubist bungalow with 4,786sq ft, for instance, a large stairwell is in the centre of the house with almost all rooms gravitating around it. The idea behind this layout is to foster family bonding and at the same time, provide a spacious feel.

The stairwell also offers excellent cross ventilation and cross vision as it allows residents on the lowest level to see those on the first level (where the living, dining and kitchen are located) as well as those on the floor above.



Most of the bungalows will have a splendid view of the Bukit Tabur crystal range.

A long corridor or "gallery" on all three levels can be turned into an art gallery with nice pictures or paintings.

This bungalow design comes with two master bedrooms, one at ground level featuring a jacuzzi and study at the rear and another on the topmost level.

In the series C design with 4,938sq ft of space, there is also a gallery area on three levels fronting a central triple volume stairwell but its living and dining rooms open onto an expansive backyard garden.

The first master bedroom on the first level opens out onto a balcony while the second master bedroom, on the top floor, has a sundeck adjoining the family hall.

Although each Cubist design has different layouts, all have top quality finishing and features as standard. These include marble and solid timber Asia Walnut flooring, glass railings for the staircases and balconies, solar water heaters, smart security systems and remote controlled autogates.

The freehold, gated-and-guarded residential enclave comprises 128 units of 50ft wide bungalows accommodating four-plus-one- or five-plus-one bedrooms.

To be developed over two phases, the first with 42 units (of which 25 have been opened for sale) are pegged



The living and dining areas of the series C type are bright and breezy thanks to the ingenious layout and ample use of glass.

from RM2.7 million to RM3 million and attract a monthly maintenance charge of RM600 that covers provision of services such as round-the-clock security and upkeep of common facilities such as the perimeter CCTV system, two playgrounds, landscaped jogging and exercise area, 200m linear park, gazebo and barbecue pit.

Lum Chang general manager George Fong said some of the purchasers are from the Kemensah Heights and neighbouring areas who are upgrading.

"We have a purchaser who has been shopping around for the past two years ... he happened to pass by our development and was so impressed that he bought a home on the spot," he said, adding that "people feel confident with the Lum Chang name".

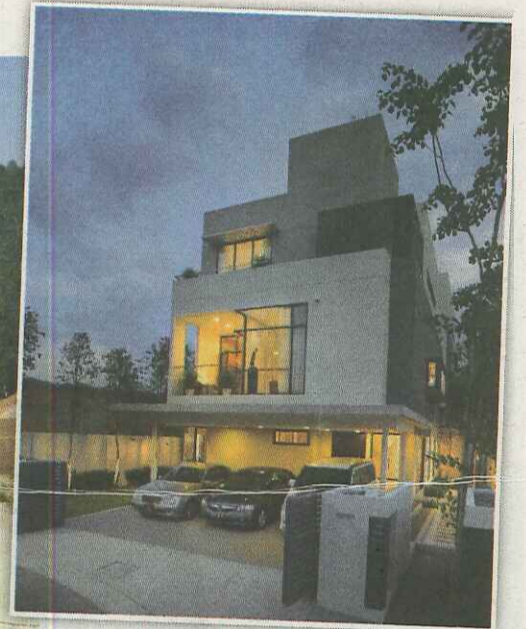
Twin Palms Kemensah is

located in an increasingly affluent area neighbouring several other new upmarket developments and is just off the

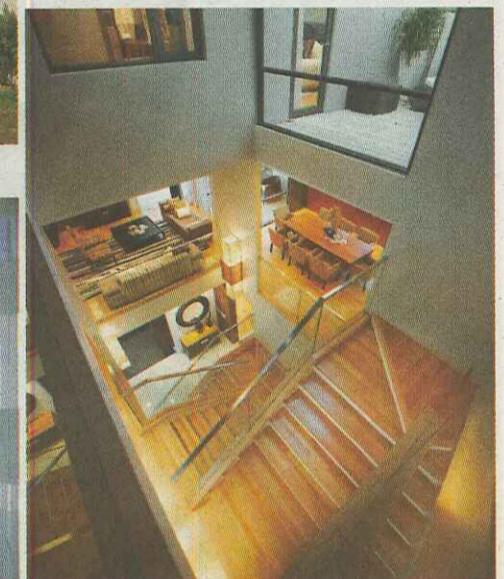
Middle Ring Road 2.

It can be accessed via the Shah Alam Expressway, the Ampang-KL Elevated

Highway and the Duke Highway, which conveniently links it to Mont' Kiara and Petaling Jaya beyond.



The series B show bungalow.



The impressive triple volume stairwell that promotes cross ventilation and cross vision.

QuickTake – Twin Palms Kemensah

Type	3-storey bungalows called Cubist
Total no. of units	128 units
Launching now	25 of 42 units in Phase 1A Phase 1A consist of 3 designs (Series A, B and C)
Built-up area/rooms	Land dimensions: 50ft x 90ft / 50ft x 100ft Built up: 4,770sq ft to 5,981sq ft (4+1 / 5+1 bedrooms with en suite bath)
Price range	From RM2.7 million
Facilities	Round-the-clock security, perimeter CCTV system, two playgrounds, landscaped jogging and exercise area, 200m linear park, gazebo, barbecue pit
Monthly maintenance	RM600
Est. minimum loan repayment	Based on 90% margin, 4.4% interest, repaid over 30 years = About RM12,000 monthly
Completion date	2012
Developer	Venus Capital Corporation Sdn Bhd (a member of Lum Chang group)
Contact	03-4102 6822 / www.lumchang.com.my