

Style, Elegance, Comfort,
Just For You...



Just 10 minutes drive to Putrajaya/Cyberjaya



STAY AROUND THE HYPE AT BANDAR PUTRA PERMAI

Located right in the midst of the exciting matured township of Pusat Bandar Putra Permai and nestled on top of a hill, the Cahaya Permai apartments provide great views of Putrajaya and Puchong.



AND OTHERS...

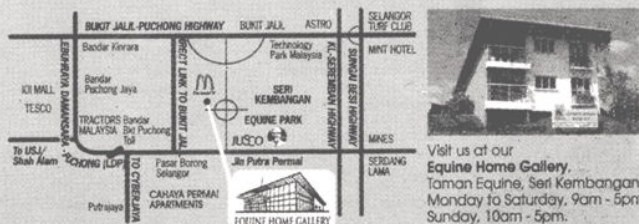
- Driv Tru Mall
- Permai Central Transport Hub • Jusco
- Serdang Hospital • Petronas • MMU
- UPM • Limkokwing University

FACILITIES

- Entertain your friends and family at the Sky Lounge
- Swimming pool and badminton court for recreational needs
- Watch your children play at the playground and landscaped park
- Kindergarten, cafeteria and shops for convenience
- Allocated car park



03 8945 7878



Another quality project by:



THE EQUINE GROUP

Developer: **TUJUAN EHSAN SDN BHD** (445280-W)
(A subsidiary of Taman Equine (M) Sdn Bhd 240534-A)
No. 1, Jalan Putra Permai 1A, Taman Equine, 43300 Seri Kembangan, Selangor.
Fax: 03-8948 1818 Website: www.equine.com.my E-mail: sales@equine.com.my
*Developer's License No.: 8218-8/01-2012/3 *Validity Date: 3/1/2007-2/1/2012 *Advertising & Sales Permit No.: 8218-8/92/2008(1) *Validity Date: 15/1/2007-14/1/2008 *Land Tenure: Leasehold 99 years expiring 27 May 2098 *No. of Units: 300 *Land Encumbrances: Charged to Malaysian Trustees Berhad *Authority Approving Building Plan: Majlis Perbandaran Subang Jaya *Ref No.: MPSU D 286-R/16937 *Expected Completion Date: January 2010 *Price: RM100,000.00 *Terms & Conditions Apply **After 7% Burnt Discount

PropertyPlus

Crest Jalan Sultan Ismail makes its debut

by **Loo Pik Kwan**
propertyplus@thesundaily.com

THE RM357 million Crest Jalan Sultan Ismail - Luxury Residences and Office Suites project in downtown Kuala Lumpur was launched yesterday with an average price of RM700 psf for the residential units.

Crest Worldwide Resources Sdn Bhd, a special-purpose vehicle set up by Rakyat BTR Capital Partners Bhd (an associate company of Bank Rakyat) to develop the project, expects the project to sell out in three months.

Its managing director Shamir Nandy (*pic*) said the project is priced affordably and is targeted at young executives and investors.

"Our site is currently valued at RM1,200 psf by independent valuers. So, if investors purchase the units today at RM700 psf, they would have already enjoyed close to double their appreciation," he said, adding that rental yields can be between 12.5% and 14%.

Located on a 1.7-acre leasehold tract behind Renaissance Hotel and at the junction of Jalan Sultan Ismail and Jalan Ampang (next to Tan & Tan Developments Bhd's 45-storey Cendana on Sultan Ismail which is scheduled for completion soon), Crest Jalan Sultan Ismail comprises a 26-storey office tower and a 44-storey residential block. The



HARIS HASSAN

two octagonal towers sit atop a six-storey podium that houses a retail level on the ground floor and five levels of parking.

With 75 office suites for sale, it has built-ups from 1,165 to 10,498 sq ft and is priced at an average of RM600 psf, or between RM640,750 and RM6.6 million. The maintenance fee has been set at RM1 psf and all are corner units.

The residential tower houses 278 serviced apartments with sizes ranging from 616 to 7,593 sq ft. Tagged at an average of RM700 psf, the maintenance fee is set at 35 sen psf.

"Since the sneak preview last December, we have received bookings of 40% and 20% for the serviced apartments and office lots, respectively," he said, adding that 60% of its purchasers are foreigners.

At the sales launch yesterday, it has locked in sales worth RM50 million.

According to its sales and marketing president Joy Nandy, an international real estate company with offices in Dubai and London has purchased five floors of the residential tower. Talks are also ongoing with a public-listed company in Singapore for an en bloc purchase of one of the towers.

The developer intends to retain the 12 retail lots while an additional 10,000 sq ft of space has been reserved for two posh, upmarket restaurants.

HOT deal

sold

ADDRESS: Jalan 11/10, Taman Rowther
TYPE: 2-storey terraced house
SIZE: Land area 20ft by 70ft/ Built up 1,750 sq ft
TENURE: Freehold
PRICE: RM348,000
SALE CONCLUDED BY: Ben Lum
Jyms Properties Sdn Bhd
TEL: 012-389 1098



The agent says this is a new unit located in a recent development project. "It comes with an attractive design and the completed access road links the development to Sentul and Gombak," he said, adding that nearby amenities include a hypermarket and a morning wet market.

on the market

ADDRESS: Kayangan Heights, Phase 2B, Shah Alam
TYPE: Bungalow land
SIZE: Land area 13,832 sq ft
TENURE: Leasehold
PRICE: RM25 psf/ RM345,800
SALES HANDLED BY: Tony Kok
Reapfield Properties (State) Sdn Bhd.
TEL: 016-323 7937

The land is in a gated and guarded development offering facilities such as a clubhouse with swimming pool, gym and a playground. There is also a school nearby. "The owner is going overseas and is looking for a quick sale. About 20 over bungalows are to be built soon by their landowners in this area," says the agent.

Disclaimer: Information on the above transactions was provided by the agent/owner named above. As the information has not been independently verified by us, please conduct your own verification if you intend to rely on it.

GOING ON

The master developer of Cyberjaya, Setia Haruman Sdn Bhd, is organising a half-day Walk the Talk program on "Steer Your Investment Goals Towards Cyberjaya" on July 31 at the Cyberjaya Community Clubhouse at 9.30am. For more details, call Pipah Mohd Nasir at 03-8312 8115 or 012-639 8053.

Visit Bukit Hitam Development Sdn Bhd's new French-inspired Ametis Terraces show home this weekend from 10 am to 5 pm at No 2, Jalan BP6/13, Bandar Bukit Puchong, Puchong. Ametis Terraces comprises 120 units of 2½-storey and 2-storey houses in Bukit Puchong. For further information call the sales office at 03-80683388 or 1-300-88-3888.

Cyans Event Management is organising the Modern Home & Property Fair '07 at the Mid Valley Exhibition Centre Halls 1 to 3. With more than 300 booths on display, the exhibition will be on until the end of

Contact us

If you have a property-related event, launch, seminar, workshop or exhibition which you wish to publicise, please write us at e-mail: propertyplus@thesundaily.com; Tel: 03-7787 9988 Fax: 03-7787 9848

the week and is open from 10.30am to 9pm. For more information, call 03-7980 4321.

The International Homebuyer & Property Investor exhibition is back for the third time. Visit the exhibition at the Kuala Lumpur Convention Centre from today till the end of the week. Opening hours are between 10am to 7pm. Organised by Keagen Group Sdn Bhd, call 03-7883 0901 for more information.