

# RM1,000 downpayment for Gardenz

**B**ETWEEN two highways is not usually a good place to be. Surprisingly, a trip to the One South residential-retail-commercial development located between the Kuala Lumpur-Seremban Highway and the Sungai Besi (Besraya) Highway proves the atmosphere less hectic than you'd imagine.

Located between Nouvelle Hotel (the old Mint Hotel) and the MINES toll, One South comprises a retail and office block with central covered open air walkway (along the lines Sunway Giza) facing on to the busy KL-Seremban Highway. Next to the quieter Sungai Besi (Besraya) Highway however will be a block of serviced apartments called Parc@One South and the newly launched Gardenz@One South.

This strip on which the development is located in fact houses a matured community with shoplots and restaurants, making it less of a concrete island. Look further east and you get the graceful environs of the Palace of the Golden Horses and the MINES lake, together with the palatial mansions straddling it.

This could be the view from the newly launched Gardenz towers, and if you get high enough, the Selangor Turf Club too. Alternative views are of the city and KLCC, or towards the west over the KL-Seremban highway.

These easterly views are particularly attractive considering the price. Hua Yang is offering 3 bedroom-2 bathroom units, with built-up area of 1,020-1,220 sq ft, for prices from approximately RM380,000.

For the first phase of sales, buyers get a 10% discount. That equates to about RM370 per sq ft. And it's been difficult getting new properties in Klang Valley coming under the RM380 per sq ft mark.

The soft launch for Gardenz will be tomorrow at its gallery on site. You need only put down RM1,000 downpayment to secure a purchase. The rest of the downpayment is absorbed by the developer as the discount. You would however have to pay progress interests payments on your loan while awaiting completion (estimated to take three years).

These units look pretty comfortable with full height glass windows and large tiles or wood laminate on the floor. There are nine units per floor served by three lifts.

To compare, a 1,090 sq ft unit in the nearby high-end East Lake



## FACTOID

The cheapest average price for a terrace house is in the district of Alor Gajah-Jasin, at **RM91,306**, while the most expensive is in Kuala Lumpur central, at **RM499,475**, more than five times that of the former (National Property Information Centre, as of Q1 2011)

Residence is selling on the secondary market for RM380,000. A 1,140 sq ft unit in Fortune Park, also nearby but with lower specifications, is selling for RM295,000.

Gardenz offers very ambitious plans for its amenities. Besides infinity pools, jacuzzi and gym, squash courts, steam room, bar with wi-fi, basketball court, themed gardens, AV room/mini theatre and KTV room are also being offered.

In terms of accessibility, One South enjoys direct access and exit to the KL-Seremban and Besraya highways. The developers also promise a shuttle bus service to Serdang KTM station and the Sungai Besi and Bukit Jalil LRT stations.

There is a Giant supermarket nearby in South City Plaza, which also houses the Segi College, not to mention MINES shopping centre. Nearby offices include those for Astro, Technology Park Malaysia and Sapura.

In terms of rentals, similarly sized units in East Lake are commanding RM2,400 while Fortune Park is commanding approximately RM1,750.

Hua Yang have previously developed the Symphony Heights serviced apartments in Selayang, Bandar University Seri Iskandar mixed township in Perak and Taman Pulau Indah mixed township in Skudai, Johor, among others.