

# Hua Yang unveils new flagship development in Klang Valley

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February 27, 2018 16:51 pm

PUCHONG (Feb 27): Hua Yang Bhd has unveiled Aviary Residence, the first phase of its Puchong Horizon flagship development in the Klang Valley.

Situated on a 6.14-acre leasehold plot, Aviary Residence comprises 902 serviced apartments across two towers of 36 and 37 storeys each, with an estimated GDV of RM505.2 million.

The built-ups of serviced apartments will range from 753.5 sq ft to 1,076.4 sq ft, with prices starting from RM450,800.

The unveiling of Aviary Residence will mark Hua Yang's first launch in 2018. The developer has identified the Klang Valley as one of its key regions and also currently one of the largest contributors to its total revenue, accounting for 24% as of 3QFY18, said Hua Yang chief financial officer Joe Tan.

The developer has another ongoing development in the Klang Valley — Astetica Residences in Seri Kembangan.

A soft launch will be held this weekend (March 3 and 4) for Aviary Residence at the Puchong Horizon sales gallery, ahead of its official launch in April.

Tan added that Aviary Residence will offer over 20 facilities, including a 50m Olympic-sized pool, wading pool, gymnasium, yoga arena, jogging track and cafeteria.

In terms of landbank, the developer has about 455 acres of undeveloped land in Malaysia with a total GDV of RM4.5 billion, where Tan said Hua Yang is always on the lookout for landbanking opportunities.

“We have purchased the land in Kajang last year [read the news here] and we are always on the lookout, especially when it comes to the key regions that we are present — the Klang Valley, Ipoh, Johor and Penang,” he told reporters at a media preview of Aviary Residence today.

The 19-acre freehold land between Kajang and Bandar Baru Bangi is earmarked for a mixed-use project.

In a statement, Hua Yang CEO Ho Wen Yan said that, taking into consideration of the need for affordable housing in Malaysia, the developer is confident that the project will be well received by homebuyers.

“Beyond the price of a home alone, we understand that buyers consider multiple factors when making a purchase, such as accessibility and connectivity, amenities in the surrounding area as well as facilities offered within the development.

“It is with this sentiment that we developed Puchong Horizon, and we strongly believe that offerings like these, which are strategically located and feature facilities that cater to the contemporary urban lifestyle, will be well received by first-time homebuyers and upgraders,” he said.

The entire 29.21-acre Puchong Horizon has an estimated GDV of RM2.2 billion, and will be developed over three phases, comprising serviced apartments, SoHo (Small Office-Home Office) units and commercial lots. Aviary Residence is Phase 1A.

Puchong Horizon is accessible via Lebuhraya Damansara-Puchong, Jalan Puchong Intan, Persiaran Puchong Permai as well as other major highways such as the Shah Alam Expressway, South Klang Valley Expressway, Maju Expressway and Putrajaya-Cyberjaya Expressway.

The development is also a short drive away from Puchong Perdana and Puchong Prima LRT stations and is surrounded by amenities such as supermarkets, educational institutions and healthcare facilities.