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Living it up in One South

By Kent Tan

SERI KEMBANGAN —As space continues to diminish within inner city locales and urban centres become more and more congested, property prices will invariably rise in tandem with demand.

Home prices around the periphery of Kuala Lumpur, for example, have also been driven upwards to record highs in recent times due to a rapid rise in demand for residential property in the Klang Valley and the spillover effect of the urban sprawl. In fact, prices in areas like Puchong have doubled over the past decade.

Nowadays, industry eyes are keenly focused on the Southern Klang Valley growth corridor, where land prices are still low enough to facilitate affordable developments; but poised to see intense capital growth in the near future as urbanisation spreads southward.

Many developers have been quick to capitalise on this promise, and among them is Hua Yang Bhd, a rising star in the property development arena that has been making waves as a forward-thinking developer that targets strong growth areas. The public-listed company has also performed strongly on the stock market this year.

Among its current endeavours is the RM750 million One South mixed development located on 17.89 acres along the North-South Highway which promises to raise the profile of the once backwater neighbourhood of Seri Kembangan, Selangor.

Developed by Hua Yang subsidiary, Prop Park Sdn Bhd, One South comprises a street mall, shops, offices, serviced apartments and small office-home office (SoHo) units.

Having already launched other components within the development, it is now releasing its final residential offering in the form of Zeta Residences, consisting a limited 104 serviced apartment units priced from RM750,000.

Zeta Residences will occupy the tallest tower within One South (also the tallest in Seri Kembangan) which stands at 38 storeys.

Units are offered in a variety of types. Type A has a built-up area of 1,055sq ft

with an additional private lift lobby area measuring around 250sq ft and Type B features 1,184sq ft with an additional private lift lobby area measuring around 200sq ft. Meanwhile, penthouses on the lower floor offer 2,247sq ft of living space with private lift lobby area measuring around 230sq ft and penthouses on the upper floor feature 1,625 sq ft with private lift lobby area measuring around 175sq ft.

Interior-wise, units feature 2ft by 2ft porcelain tiles in the living and dining areas, full height wall tiling in the bathrooms, built-in hot water system and plaster ceiling, air-conditioning in all bedrooms and the living area, and a visual intercom handset and digital lockset at the main entrance for better security.

According to the developer buyers can look forward to apartments that offer modern and functional interior layouts, with ample natural lighting and great views of the city skyline. Units are designed to create a private and exclusive lifestyle ambience and each one is fashioned to represent a “bungalow in the sky” as every apartment is a corner unit with no attached neighbouring unit.

Owners of Type A and B units will have two covered parking bays, while penthouse owners get four covered parking bays.

Residents are also kept safe via a three-tiered security system comprising card access systems at the car park, lift lobby and individual floors. There is also round-the-clock CCTV surveillance.

A host of facilities are made available on Level 7 of the tower, including meeting rooms, a discussion room, nursery, children playground, function room, cafeteria, lounge or dining area, multipurpose area, mini-market, salon, laundry, multipurpose hall and Muslim prayer rooms. A water fountain as well as a viewing area and terrace on this floor will lend it a serene ambience.

Level 23 offers access to more physical activities, with a wading pool, infinity swimming pool, spa pool, sunken sundeck, pool deck, snooker and pool room, gymnasium and yoga room as well as a putting green for golfers. A sky lounge and barbeque area are also available on this floor.

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On Level 25, residents will have access to a meditation garden and leisure pavilion, while level 26 serves as a lookout point offering a panoramic view of the city skyline – with the Petronas Twin Towers and KL Tower in the picture.

The location of One South offers access to a number of shopping and lifestyle amenities, such as The Mines Shopping Mall, South City Plaza, AEON Cheras Selatan, AEON Big BTHO, AEON Taman Equine. Additionally, the upcoming Pavilion 2 at Bukit Jalil, Paradigm Mall at OUG and soon-to-be-open IOI City Mall at Putrajaya are minutes away.

The Mines Golf and Country Club, the Royal Selangor Turf Club and the Bukit Jalil National Stadium are also within convenient distance from the development.

In terms of connectivity, highways serving the area include the KL-Seremban highway, the Besraya highway, the

Puchong-Sungai Besi highway, the South Klang Valley Expressway (SKVE), the Shah Alam highway (KESAS), the New Pantai Expressway (NPE), the Kajang-Seremban highway (LEKAS), the Damansara-Puchong highway (LDP), the KL-Putrajaya highway, the Middle Ring Road 2 (MRR2), the SILK highway and the Cheras-Kajang highway.

Additionally, upcoming highways that will further catalyse the project include Kinrara-Damansara Expressway (KIDEX), Sungai Besi-Ulu Kelang Elevated Expressway (SUKE) as well as the Serdang-Kinrara-Putrajaya Expressway (SKIP) highway.

As a matured and established township, Seri Kembangan is served by public transportation facilities such as a nearby Bukit Jalil LRT, Sungai Besi LRT, KTM Serdang, Bandar Tasik Selatan Integrated Terminal and the upcoming Sungai Buloh-Serdang-Putrajaya (SSP) MRT line 2.



Zeta Residence offers 104 exclusive service apartments priced from RM750,000.