

Headline	Good response to project due to its strategic location		
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Good response to project due to its strategic location

HUA Yang Bhd showcased the newest development phases in their Bandar Universiti Seri Iskandar (Busi) project recently.

The project is one of their premier township developments in Perak spreading over a 314ha area, saw its first two phases, Ceria 1 and Lavendar 1, launched last year.

Group assistant general manager Tony Ng said in view of the positive response received from the first two phases, they planned to launch three new phases this year.

"The newest phase, Ceria 2, which was launched in May this year and D'ecolake in September, have both experienced a positive take-up rate as well.

"The Lavendar 2 phase is currently open for registration and will be launched soon," he said recently.

He added that these three phases have a total of 518 units with a total gross development value (GDV) of RM141mil.

"The project is expected to take advantage of the significant population increase in surrounding areas.

"The area is well-connected, with direct access from the Ipoh-Lumut highway, and is one of the fastest growing townships in Perak.

"We are optimistic that these new phases will meet the requirements of new buyers," said Ng.

Ceria 2 comprises 180 single-storey terrace houses with a built-up area of 990 sq ft and a lot size of 24' x 65'.

The phase has an estimated GDV of RM36mil, with pricing for the units beginning from RM175,800 onwards.

As for D'ecolake, it features a gated community concept and consists of 32 semi-detached units with a built-up area of 2,478 sq ft with a lot size of 40' x 80', and 25 bungalow units each with a built-up area of 2,886 sq ft with a lot size of 60' x 90'.

The phase embraces the concept of a green environment landscaping and with units overlooking the natural eco-lake.

Prices start from RM588,800 onwards, with an estimated GDV of RM31mil for the phase itself.

Lavendar 2, which will be launched soon, comprises 281 double-storey link houses with a built-up area of 1,540 sq ft and a lot size of 22' x 70'.

With an estimated GDV of RM74mil, prices for the units start from RM244,800 onwards for this phase.



Vast area: The team from Hua Yang Bhd with a scale model of the Bandar Universiti Seri Iskandar project at their office.