

Elemental roots of the Gardenz

Hua Yang harmonises luxury and affordability in One South's third phase

By Nicholas Leong

More often than not when we think of luxury, we think of price. Luxury has always been a word associated with expensive and refined taste. A high-societal lingo for all things privileged.

But that isn't completely true as seen in Hua Yang Bhd's **Gardenz@One South Serviced Apartment** in Seri Kembangan, Selangor.

The RM160 million twin blocks of 23 storeys contain a total of 377 units that come in five designs and built-up areas from 1,020sq ft to 1,220sq ft.

"With only nine units to a floor served by three lifts, residents can enjoy a sense of exclusivity and privacy.

Price-wise, a unit is pegged below the RM500,000 mark, from only RM380,000 or RM370psf – for now.

"Each boasts a semi-dee design that is equivalent to a corner unit, modern façade, porcelain tiles for the living and dining areas, and a private garden in certain units," said Hua Yang sales and marketing manager Loh Chin Hong.

"Moreover, residents enjoy a 180-degree view of the Petronas Twin Towers at Kuala Lumpur City Centre,

Palace of the Golden Horses, Mines Lake and the Turf Club."

Loh said Gardenz will also have facilities such as a three-tier security system including 24-hour surveillance, CCTV and an audio handset for each unit, and two covered car-parking bays.

"The residents, whom we expect to be mostly young professionals, fresh graduates, young families and upgraders from the surrounding areas, will be delighted to know they'll also have access to more than 30 lifestyle facilities for relaxation after a hectic day at work.

"Relaxation and health are what Hua Yang aims to offer ... the name 'Gardenz' reflects the elemental themes of metal, wood, water, earth and fire," Loh explained.

According to him, the Kinship Garden (signifying metal) is symbolised by statuettes, sundials and wind

chimes, the perfect spot to work or study.

The Bountiful Garden (water) will feature clear pools and ponds while the Summer Garden (fire) offers the project a burst of colours and passion to stimulate healthy-flowing qi.

The Terracota Grove (earth) and the Willow Orchard (wood) both offer breezy pockets of solitude and retreat within Gardenz.

It is the third phase in the entire RM840 million One South mixed development – also the company's biggest

project in the Klang Valley – consisting of shop-offices, serviced apartments, small office-home office units and office towers spread across

16.7 acres.

For more information, call 03-8945 8878 or visit www.huayang.com.my

FACILITIES

The Gardenz features an infinity edge lap pool, wading pool, floating timber deck at the pool area; Jacuzzi; sauna and steam room; gymnasium; jogging track; two squash courts, full basketball court and floating indoor badminton courts; table tennis and a snooker room.

Through a link bridge with card access to the development's **Parc@One South Serviced Apartment**, residents will have additional access to lifestyle facilities such as the AV room or mini theater; KTV room; residents lounge; yoga and aerobics room; tuition room; reading room; WiFi room; games room; BBQ pit; function room; and reflexology paths.



LOCATION

Gardenz@One South has direct access to the KL-Seremban Highway and Besraya Highway. It is also linked to eight secondary highways including the Sungai Besi-Puchong Highway; KL-Putrajaya Highway; Silk Highway; Middle Ring Road 2; Damansara-Puchong Expressway; Shah Alam Expressway; South Klang Valley Expressway; and New Klang Valley Expressway.

It is surrounded by the Palace of the Golden Horses; Mines Lake; Turf Club; Universiti Putra Malaysia; Segi College; Tenaga Nasional University; Australian International School; and International Medical University; as well as shopping facilities such as Giant; Jusco; Carrefour; Eonsave; and the Mines Shopping Centre.



COMPONENTS

The Gardenz offers five types of units: Type A (1,220sq ft); Type B (1,185sq ft); Type C (1,050sq ft); Type D (1,020sq ft); and Type E (1,065sq ft).

PROMOTION

RM1,000 as downpayment to secure a unit. Hua Yang will bear the legal fees, stamp duty and disbursement fees on the loan agreement. First year buyers will be exempted from paying the service charge and sinking fund. The developer will also offer a RM1,000 cash voucher for every purchaser introduced.