

## Australia-inspired designs at Amverton

At RM1.7 million onwards apiece, Amverton Park's bungalows may not be exactly the cheapest around in Shah Alam but developer AMJ Properties Sdn Bhd, a subsidiary of A&M Realty Bhd, points out that they are value for money, considering their finish.

These include the use of Murobond paint (indoors and outdoors), marble finishing for the powder room downstairs and master bathroom upstairs, powder-coated aluminium folding doors, and of course their Australia-inspired designs.

The Amverton Park homes are targeted at young executives, professionals and business owners. Unveiled last year, phase one, comprising 36 units, is 80% sold, says A&M Realty executive director Steven Ng.

"Semidees in Subang, US), cost over RM1 million. At Amverton Park, you get new innovative ideas for the same price. Many people have realised this comparison," the Australia-educated Ng tells *City & Country*.

This project marks A&M Realty's foray into the high-end lifestyle residential sector in the Klang Valley. According to Ng, the Amverton series of products will be located in prime locations and will carry the hallmarks of exclusivity, comfort and security. Amverton Park, with a gross development value of RM450 million, is coming

up on a 30-acre freehold tract within the Bukit Kemuning Golf & Country Resort. The developer plans to build 190 bungalows, with individual titles, over five phases.

Open spaces, fenceless front lawns and gardens are some of the prominent features. "The layout offers room for individuality, while the generous open courtyards promote a sense of space," says Ng. Lot sizes start from 5,400 to 15,000 sq ft, while built-ups range from 4,100 to 7,000 sq ft. There are six designs to choose from — Alfresco, Vista, Maestro, Pavilion, Grandieur and Royale.

With a tagline of "Australian suburban living", Ng says it took the design team a year to come up with the concept for Amverton Park. Adopting the rudiments of Australian architecture, the team localised the plans to suit Malaysian tastes.

Although it is an open design concept, the area will be fenced up and CCTVs installed.

As Ng takes *City & Country* on a buggy ride to the show units, he points out the private road leading to the development and the boulevard for residents. "Golfers get up as early as 7am to enjoy morning walks," he says.

At present, three show units are ready — Grandieur, Maestro and Vista.

The Grandieur is a 2-storey bungalow with a double entrance



Ng: Design team took a year to come up with the concept



Amverton Park's show bungalows

hall and spacious living space. The semi-courtyard design incorporates a large terrace joining to the living area. There are five bedrooms upstairs, with individual bathrooms and walk-in closets.

The Maestro is characterised by the alfresco terrace, with space for a linear water feature. The dining area and kitchen which overlook the terrace, incorporates a corner breakfast bar. This design adopts an open concept where the kitchen, living and dining areas have no defined space. The guest room, designed with a sliding door, can double up as a study or sitting room. The first floor layout includes a master suite that

stretches the full width of the front façade.

The Vista, from the living to the dining rooms, has a more defined space. The design is distinguished by a double living room glazed on three sides. The master bedroom comes with a lounge corner and French balcony that overlooks the living space below.

Amverton Park is near to the Chinese Taipei International School, primary and secondary schools and Chung Hwa School — all of which will be ready soon. It is also close to amenities like banks, clinics, hypermarkets and convenience stores. — *By Julie Chong*