

Aussie concept for Amverton Park

AMJ Properties to build 190 bungalows over five phases

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DID you know that a nice Australian-inspired residential development is coming up in Shah Alam?

Called Amverton Park, this 30-acre freehold development by A & M Realty Bhd, is within the established neighbourhoods of Bukit Rimau, Kota Kemuning, Kemuning Utama and Berjaya Park.

As this project is part of the company's 150-acre Bukit Kemuning Golf & Country Resort, residents have a "green lung" in the form of an 18-hole golf course next door.

The developer AMJ Properties Sdn Bhd, a subsidiary of A & M Realty, will build 190 bungalows (with individual titles) over five phases. It has built three show bungalows and two more are constructed at the site.

Purchasers can choose from five designs for Phase 1- Alfresco, Grandieur, Maestro, Pavillion and Vista with features like big window panes, 20 feet front lawn, alfresco terrace, double volume ceiling in the living area, sliding glass doors, 8ft-high doors, attached bathrooms and walk-in wardrobes in the bedrooms.

The price? Only RM1.5mil to RM2.8mil for a

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STEVEN NG

dream home of 4,100 sq ft to 7,000 sq ft built-up and land size of 5,400 sq ft to 15,000 sq ft. About 80% of the 36 bungalows launched under Phase 1 had been sold, some to its golf club members.

Although the facade has the contemporary modern look, many aspects of the interior layout are reminiscent of Australian homes. There are features like a spacious dry kitchen that opens out to the dining area and which in turn, opens into a large alfresco terrace, reflecting the Aussie love for the outdoors.

"Once the foldable doors to the terrace are opened, you extend your dining area outdoors, and have a barbecue party," said Steven Ng, A & M Realty Bhd executive director.

Ng, who is the third son of the company's

founder and executive chairman Datuk Ng Thiam Hock, spent nine years studying in Perth (he graduated at the age of 19 in 1999 with a Bachelor of Commerce degree, majoring in finance and marketing from the University of Western Australia).

He is eager to introduce Australian lifestyle into home designs.

Ng said buyers would get a complimentary A & M Lifestyle membership card entitling them to enjoy golf, clubhouse, hotel and dining privileges.

Like Australian homes, there will be no fences or walls to separate the houses in the gated community, but there will be a small gate towards the rear garden for privacy. It also has the Australian "Green Street" concept where utility cables and drains are underground.

Amverton Park will have a gross development value (GDV) of RM330mil.

Senior marketing manager Thang Ah Hong said 20 more bungalows under Phase 2 would be launched in September.

It's Amverton brand is also extended to a high-end two-tower condominium called Amverton Kiara in Kuala Lumpur that might be launched in the third quarter this year. The 2,500 sq ft to 4,000 sq ft unit would be priced around RM750 psf to RM800 psf. One tower will have penthouses at the top while the other will have a sky lounge with swimming pool and entertainment area.



Steven Ng

Each floor will have a mix of unit sizes so that one can buy say a 4,000 sq ft unit and a 2,500 sq ft adjoining unit and create a door between them. "Buyers can have one large unit of about 7,000 sq ft, a mansion in the sky," said Ng, adding that the project with RM500mil GDV, is 160 metres above sea level overlooking Mont' Kiara.

The company with interests in property development, hotels, plantations and investments, plans to develop a 27-hole golf course on its 2,000-acre land on Carey Island.