



Executive Summary

An Aerial View of the Subject Property



The
Subject
Property



Executive Summary

TABLE OF CONTENTS

	Page No.
1.0 PROJECT DETAILS	
1.1 Details of Land title	2
1.2 Land Area	2
1.3 Project Compositions	3
2.0 PROJECT OVERVIEW	
2.1 Introduction	3
2.2 Location	4
2.3 Site Plan	5
2.4 Target Completion Date	5
3.0 PRICING & ESTIMATED GROSS DEVELOPMENT VALUE (GDV)	5
4.0 FEATURES & FACILITIES	
4.1 Salient Features	6
4.2 Excellent Recreational & Leisure Facilities	6
5.0 TARGET MARKET	
5.1 Proposed Target Groups	7
6.0 ADDITIONAL SALIENT FEATURES OF DEVELOPMENT	7
7.0 CONTACT DETAILS	9
8.0 APPENDICES	
8.1 Artist's Impression	10
8.2 Actual Photograph Taken On Site	11



Executive Summary



Aerial View of Location

1.0 PROJECT DETAILS

1.1 DETAILS OF LAND TITLE

H.S. (D) 30760, Lot PT 42863, (Part of Master Title H.S. (D) 7815, Lot PT 12182), Mukim Dengkil, Daerah Sepang, Negeri Selangor Darul Ehsan measuring approximately 2.28 ha (5.635 acres).

Land use: Residential

Land Tenure: Freehold

1.2 LAND AREA

The project site measures approximately 5.635 acres.



Executive Summary

1.3 PROJECT COMPOSITION

Description	No of Units	Cum. Nett Floor Area
Block A :	68 units	98,944 sq ft
Block B :	68 units	98,944 sq ft
Block C :	74 units	122,598 sq ft
TOTAL :	210 units	320,486 sq ft
Shops :	3 units	2,422 sq ft
Kiosk :	1 unit	215 sq ft
Cafeteria :	1 unit	646 sq ft

2.0 PROJECT OVERVIEW

2.1 INTRODUCTION

The Gardenview Residence condominium development has been fully constructed & completed and the Certificate of Completion and Compliance (CCC) from Majlis Perbandaran Sepang (MPSep) has been issued on 20 December 2012.

Over the last two (2) years Cyberjaya has achieved high take-up rates for its residential and commercial properties. At the same time more institutions and reputable corporate players has set-up their operations here as well. Notable ones recently are SP Setia Bhd, Mah Sing Group Berhad, UEM Land Berhad, OSK Properties Sdn Bhd, Paramount Corporation Berhad, Glomac Berhad, etc who have purchased land to develop residential and commercial precincts here.

In consideration of our targeted international purchasers, who shall deem their home as a reflection of whom they are; Gardenview Residence will personify creativity in design, zany with eye catching façade as its main theme and its state of the art 3-tier security features; all these offering security, privacy and high quality of life.

Further to be inspired by its tropical resort landscapes of an eco-friendly environment, Gardenview Residence is designed brandishing an array of floor configurations and layouts – suites with practical floor plans offering a generous choice of furnishing and interior decoration options. All offerings will provide a



Executive Summary

sense of spaciousness, enhanced with well-appointed fittings complete with exquisite finishes.

The residents can expect to capture the beautiful panoramic views of lush green cityscape horizon with luxuriant landscaping from their bedroom, living room and poolside.

2.2 LOCATION

The proposed condominium development of Gardenview Residence is sandwiched between commercial development of CBD Perdana to the east and Malaysia Multimedia University (MMU) to the west. Surrounding the Gardenview Residence condo are boutique retail outlet StreetMall & Cyberjaya Bus Terminal, and sharing its eastern boundary is the ELC International School. Also located nearby are Cyberjaya University College of Medical Sciences (CUCMS), and numerous MNCs namely, HSBC, BMW, IBM, EDS, DHL, FUJITSU and EMERIO.

Gardenview Residence is well served by Persiaran Ceria, a dual carriageway located on the western side and Lingkaran Cyber Point Barat on the eastern boundary of the project.



Executive Summary

2.3 SITE PLAN



2.4 TARGETED COMPLETION DATE

4th Quarter 2012

3.0 PRICING & ESTIMATED GROSS DEVELOPMENT VALUE (GDV)

The estimated Gross Development Value (GDV) targeted for this Gardenview Residence condo development is about RM 150 million based on an average price from RM 450 per sq ft on a total saleable built up area.



Executive Summary

4.0 FEATURES & FACILITIES

4.1 SALIENT FEATURES

- 4.1.1 Low rise & low density of less than 40 FREEHOLD units per acre
- 4.1.2 Gate to gate to ELC international School, about 200 meters
- 4.1.3 Walking distance to city conveniences at CBD Perdana
- 4.1.4 Comprehensive 24-hour security with perimeter CCTV
- 4.1.5 High quality finishes from reliable contractor & award-winning developer
- 4.1.6 Spacious and practical layout & built-up areas

4.2 EXCELLENT RECREATIONAL & LEISURE FACILITIES

- 4.2.1 Internet connectivity & Astro-ready
- 4.2.2 Modern resort themed garden concept
- 4.2.3 Swimming lap pool with sundeck patios, slide, etc
- 4.2.4 Cafeteria
- 4.2.5 Themed walking/jogging path with gazebo
- 4.2.6 Children playground
- 4.2.7 Gymnasium facing swimming lap pool & deck
- 4.2.8 Tennis court
- 4.2.9 24-hour Security with CCTV and card control system.
- 4.2.10 Convenience shops
- 4.2.11 Kindergarten
- 4.2.12 Multi-purpose hall
- 4.2.13 B.B.Q. Pits
- 4.2.14 Management Office
- 4.2.15 Private room for games/ reading / library / karaoke / etc
- 4.2.16 Elegant air-con lift lobby areas
- 4.2.17 Toilets & Changing Rooms
- 4.2.18 Surau

5.0 TARGET MARKET

Gardenview Residence is poised to differentiate itself from other condo developments as its targets are the discerning high income groups as owner occupiers and astute property investors. Henceforth, its design theme and concept is geared to respond to the needs of this group by offering exclusive

privacy, security and quality lifestyle unmatched by similar other developments in the vicinity.



Executive Summary

5.1 PROPOSED TARGET GROUPS

- ❖ MNCs expatriates, management and senior staff and families
- ❖ Affluent parents of foreign students of elc International School
- ❖ MM2H prospects & foreign purchasers / investors
- ❖ Parents of foreign students studying and lecturers teaching at MMU, LUCT, CUCMS
- ❖ Employees of HP campus, Satyam's Malaysian Global Delivery/Solution Centre, DELL, WHO, HSBC, BMW, IBM, LHDN & many others
- ❖ The white collar workers in Cyberjaya
- ❖ Property investors

6.0 ADDITIONAL SALIENT FEATURES OF DEVELOPMENT

- 6.1 Hub of MSC Malaysia
- 6.2 World-class ICT infrastructure
- 6.3 Modern contemporary architectural design
- 6.4 A hi-end condominium resort themed development with quality finishes and comprehensive security system and spacious functional layouts
- 6.5 Ample covered car park bays for owners/tenants
- 6.6 24-Hour security with CCTVs and access card management system
- 6.7 Excellent accessibility with links to established network of major highways:
 - Maju Expressway (MEX) – A Dedicated Highway from KLCC to Cyberjaya, travelling time ONLY 20 mins during peak hours
 - North Klang Valley Expressway (NKVE)
 - Lebuhraya Damansara-Puchong (LDP)
 - North-South Expressway Central Link (ELITE)
 - Putrajaya Link
 - Middle Ring Road 2 (MRR2)
 - South Klang Valley Expressway (SKVE)
 - B15 State Highway
 - Express Rail Link (ERL)



Executive Summary

- 6.8 A flourishing locality with booming population (day population of about 43,000 in Cyberjaya) with a good catchment of a fast expanding expatriate work force.
- 6.9 There is also a massive consumer catchment of about 865,000 residents from Putrajaya, Kajang, Seri Kembangan, Puchong District and Dengkil District: -

High population catchments areas, namely; -

- Putrajaya (75,000)
- Dengkil (10,000)
- Kajang (295,000)
- Puchong (335,000)
- Seri Kembangan (150,000)

(Sourced from Wikipedia / Putrajaya Hldgs in March 2009)



Executive Summary

7.0 CONTACT DETAILS

CENTURY 21 ALLIANCES REALTY LIMITED

Room 2202, Keen Hung Commercial Building, 80 Queen's Road East, Wan Chai, Hong Kong.

Hong Kong

Martyn LIU, Sales Director

Tel: (+852) 9456 2587

Email: martyn@c21arl.com

Blog: http://www.c21arl.com/agent_blog.php?agent=MARTYN

Terry OR, Sales Director

Tel: (+852) 6599 1499

Email: terry@c21arl.com

Blog: http://www.c21arl.com/agent_blog.php?agent=MARTYN



Executive Summary

8.0 APPENDICES

8.1 ARTIST'S IMPRESSION



Gardenview Residence – Aerial View



Gardenview Residence – Night view



Executive Summary

8.2 ACTUAL PHOTOGRAPH TAKEN ON SITE



Gardenview Residence – Pool side



Executive Summary



Gardenview Residence – Night view at the poolside



Executive Summary



Gardenview Residence – Gazebo



Executive Summary



Type A1 – Study Room, Dry Kitchen & Living Area @ Gardenview Residence



Type A1– Master Bedroom @ Gardenview Residence



Executive Summary



Type A2- Dry Kitchen & Living Area @ Gardenview Residence



Type A2 - Living Area @ Gardenview Residence