

Semidees on elevated ground

Each quartet-link home at Mutiara Indah, Puchong, is a corner unit

If you are shopping for a semi-detached home in Puchong, check out the 2- and 2½-storey units at the 82-acre leasehold Mutiara Indah.

Launched four months ago, the 32ft by 60ft semidees are the maiden offering of developer Ehsan Armada Sdn Bhd. To be built on a 22-acre plot that will be gated and guarded, only 92 of the total 186 units are now up for sale. The remaining units will be put on the market next month when the show house is ready.

The semidees have been dubbed by the developer as quartet-link semidees — because four units are linked in a cluster. The 2-storey type (114 units) have built-ups of 2,159 sq ft while the 2½-storey units (72 units) are more spacious, with 2,582 sq ft in built-up. Tagged from RM295,000 to RM660,200, 75% of the 92 units (of which 13 are 2-storey and 79 2½-storey) have been sold at press time.

Sited on elevated land, the developer says every semidee is a corner unit. They will come with features such as a security alarm system with a central monitoring system option, a water-filtration sys-

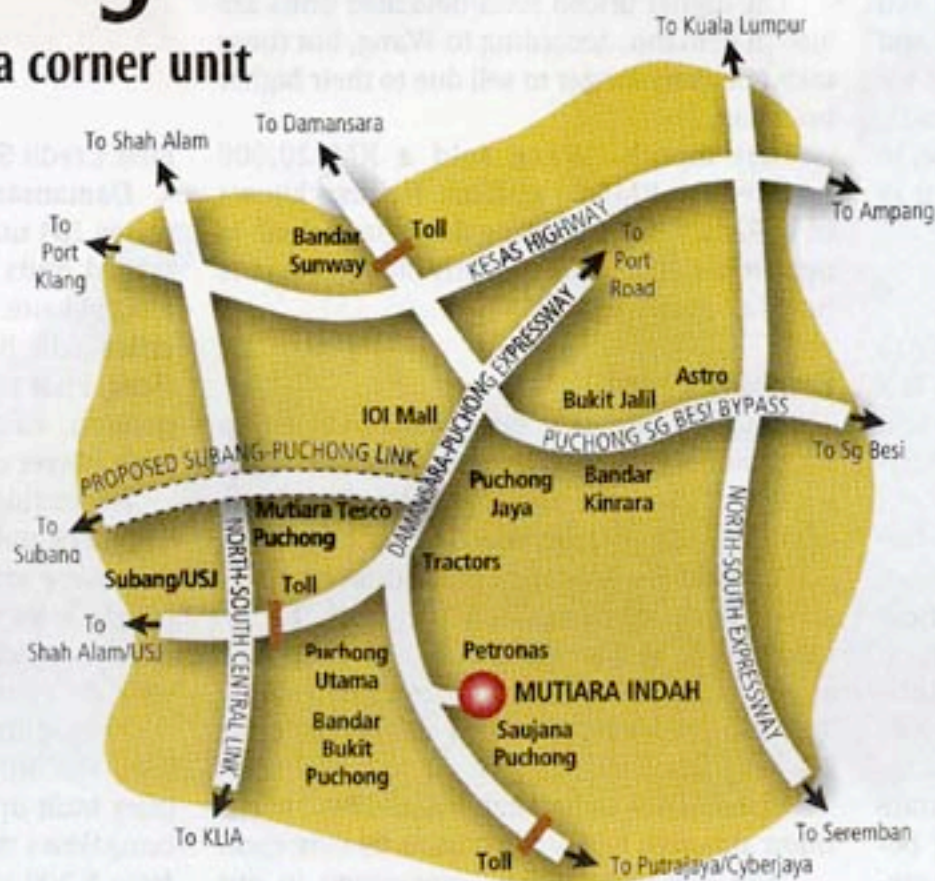
tem for the entire house, automatic main gates and motion detector lights.

Other features include wet and dry kitchens, a pergola, a north-south orientation, a wide frontage of 32ft and three parking bays. Within the gated enclave will be a three-acre landscaped park with facilities like a children's playground, picnic areas and a jogging/cycling path, says the developer.

Easy access

Mutiara Indah, with an expected gross development value of RM217 million, has been planned to house 1,120 homes and 20 shops spread over 82.44 acres of leasehold land (see table).

Besides the quartet-link semidees, the developer plans to put on the market 105 units of 20ft by 70ft link homes this month followed by 24 units of 48ft by 80ft semidees in October. The link homes have an indicative pricing of RM200,000 onwards and the semidees RM500,000 onwards. Other details are not immediately available.



On the selling points of the project, the developer says Mutiara Indah is located in the southeast of Puchong town centre, next to ongoing developments like Bandar Bukit Puchong, Saujana Puchong and Puchong Utama. Amenities in the neighbourhood include primary and secondary schools, Binary College, financial institutions, shopoffices, IOI Mall and

Tesco and Giant hypermarkets.

The development is connected to the main roads in Puchong and is accessible via highways such as the Damansara-Puchong Expressway, Shah Alam Expressway and South Klang Valley Expressway. It will be linked to Subang and USJ via the proposed Subang-Puchong Link.

Ehsan Armada is wholly owned by Malton Bhd, a property development company with interests in property investments, project and construction management and consultancy services for property development.

The Malton group is now developing several integrated residential and commercial projects in the Klang Valley and Melaka. These include Bukit Rimau township in Shah Alam, Li Villas II Condominiums in Petaling Jaya and Taman Batu Berendam Putra in Melaka. For more details on Mutiara Indah, call (03) 5122 1008.

VISUALS BY EHSAN ARMADA

Types of homes at Mutiara Indah, Puchong

PHASE	PRODUCT	NUMBER OF UNITS	GROSS DEVELOPMENT VALUE (RM MILLION)	LAUNCH DATE
1A	2-and 2½-storey quartet link semi-detached homes (32ft by 60ft)	186	63.9	April & Sept 2004
3A	2-storey link homes (20ft by 70ft)	105	19.95	Aug 2004
2C	2-storey semidees (48ft by 70ft)	24	12.0	Oct 2004
2A	2-storey quartet link semidees (32ft by 60ft)	118	41.7	March 2005
2B	2-storey superlink homes (22ft by 80ft)	19	7.25	May 2005
	2-storey superlink homes (24 ft by 80ft)	20		
1B	2-storey shops (22ft by 75ft)	20	7.8	July 2005
3B	2-storey link homes (22ft by 70ft)	148	32.6	Sept 2005
6	Low-cost apartments	250	10.5	Dec 2005
5	Medium-to low-cost apartments	125	9.0	March 2006
4	Medium-cost apartments	125	12.5	July 2006
	Total	1,140	217.2	



An artist's impression of a 2½-storey unit