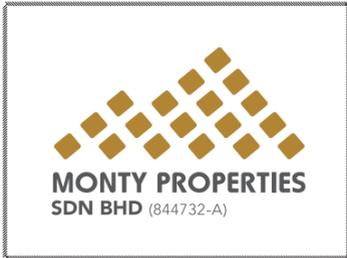




MOST CUTTING-EDGE CONTEMPORARY DESIGN

Monty Properties Sdn Bhd for Eden @ Jalil



The contemporary façade has four movable louver panels for shading enabling the residents to customise their own house frontages, creating a neighborhood with varying configuration of the screen panels and breaks away from the repetitive standard of a terrace module. The interior design are emphasised on high ceiling and windows as well as natural lighting and cross ventilation for comfort living.

CITATION

Eden @ Jalil is one of those rare developments that exemplifies that all the trappings of modern living can be achieved without sacrificing one of the most desired and valuable components most modern-day home seekers are on the lookout for... space.

Monty Property Sdn Bhd implementation of modern contemporary ideology with futuristic features, set within a spacious setting makes this project a timeless attraction, adding to the longevity of its appeal.

These days, in the pursuit of ultra modern living standards, many projects have achieved cutting-edge features at the cost of reduced space.

This year, Eden @ Jalil stands apart as one of the few managed to maximise usable space while addressing the high demands of contemporary house buyers, earning it the Most Cutting-Edge Contemporary Design award.

by KENT TAN

AS the world gets smaller and smaller, space is becoming a more and more valuable and sought-after commodity. This is especially so when it comes to shopping for a home, where population growth in urban areas have made space an expensive luxury not many can afford.

The fact that 80% of the unit were rapidly snapped up at Eden @ Jalil says much about how valuable space is, as this was one of its key attraction points.

Owning a 3,000sq ft freehold landed property in Klang Valley is a rarity in itself, but even rarer is the copious thought given to the internal layout to design to maximise usable space and the fact that this is offered at a relatively affordable average price of RM350psf.

Nested in Taman Puncak Jalil, Seri Kemangan, Selangor, the freehold development is a blend of green, spacious and comfortable living. The three-storey terraces are designed to look like semi-detached homes as well as maximise the filtration of natural lighting into the house, ventilation and wide space without sacrificing privacy.

Internally, the design emphasises on the generosity of ground floor living spaces, with high ceiling and high windows to give a spacious feel.

Currently in its first phase, the collections of 64 units boasts five-plus-one bedrooms and all bedrooms come with en suite bathrooms. All the five bathroom are equipped with Johnson Suisse bathroom products.

Adding to the attraction is the fact that the entire second floor is completely dedicated to

the master suite, with 735sq ft of bedroom space – which among the largest to be found in the Klang Valley.

“The architectural aim is to give a feel of harmony to the neighborhood, spacious and delightful living interiors, an emphasis on natural ventilation and immediate access to an open park for all 64 units,” said Ng Syh How of Design Collective Architects Sdn Bhd, the architect for Eden @ Jalil.

“Inspiration always starts off with a fundamental question: what does a home want to be? There are millions of answers out there, but none can run away from the fact that it is where our memories accumulate; it is the narrator of everyone’s life.

“This is where the idea of picture frame kicks in, the best thing in our life to keep and capture our memories. The idea of living with memories becomes a driving point where we decide to design a thin and slick “picture frame” feature to frame up the life, activities, memories behind the fabric of the house, and all of these “pictures” are to be created by each of their lifestyles,” Ng says on his inspiration behind Eden @ Jalil.

Appearance wise, the continuous screen feature in colour of dark grey stretches full height of the three storey houses was designed to shade one side of the house, breaking the continuous monotony of terrace houses and giving it a semi-detached feel.

The contemporary façade has moveable louvre panels that function as shading and cross ventilation channel for air to flow through it and an outdoor roof garden at the back of the house.

The units come with standard fittings such as nine air conditioners, home alarm system, solar water system and water pumps.

“All the equipment is readily available when residents move in and all these features have made the project unique,” says Datuk David Koh, Director of Monty Property Sdn Bhd.

“Another attractive point is Eden @ Jalil is freehold, in an area where freehold land is very limited,” added Koh.

Prices for units start from RM 1,040,000, and the developer is currently offering a 5% rebate and absorbed legal fees for sales and purchase agreement.

In term of location, it’s strategically situated at 10 minutes away from Sunway and Puchong, 15 minutes away from Putrajaya, 20 minutes away from Kuala Lumpur City Centre and 20 minutes away from Kuala Lumpur International Airport.



Datuk Koh was a lecturer at Taylor’s College before moving into property development and since 1979, he has been the Managing Director of KLS Properties Sdn Bhd, a developer of townships, residential houses, condominiums, shop offices and industrial factories



A grand entrance with 50ft wide boulevard and a cutting edge façade will greet the residents upon their arrival