

Introducing another flagship to Cyberjaya

By Gunaprasath

Setia Haruman Sdn Bhd has brought garden living to the intelligent city with the unveiling of Gardenview Residence. Sprawled over 5.63 acres of freehold land within the Central Business District (CBD), it heralds a brand new style of living in the heart of Cyberjaya, hailed as one of the premier cyber cities in the region.

The RM150 million low-density development comprises only 210 apartment suites spread over three blocks, inspired by tropical resort landscapes of an eco-friendly environment, where there are less than 40 units per acre.

Gardenview Residence consists of five garden zones – Herbal Essence, Clouds of Rainbow, Romantic Fragrance, Flames of the Forest and Linear Park – offering serenity for comfort and relaxation. This condominium has also been exquisitely designed with an array of practical floor configurations and layouts, providing interested homebuyers a wide choice of furnishing and interior decoration options.

The developer has cleverly designed the layouts for these three- to five-bedroom units that range from 1,023 sq ft to 2,885 sq ft, where all three

types of suites – end, intermediate and corners are designed in such a way that space has not been compromised.

The residences offer a sense of spaciousness, enhanced by well-appointed fittings and quality finishes.

Every suite also features a spacious balcony that opens to the living area.

Gardenview Residence also boasts comprehensive recreational facilities which include a 25m lap pool complete with sundeck patios, children's playground, a gymnasium, tennis court and themed gardens.

For residents who love to entertain, there are a fusion café, multipurpose hall and BBQ pits.

To the developer, the safety and security of its residents is top priority, hence the development boasts a modern security system with comprehensive features that include CCTVs, vehicle access card management system as well as external CCTVs that will be connected directly to the nearby police station.

Gardenview's close proximity to major highways such as Maju Expressway (MEX), B15 and ELITE Highway makes it convenient for residents to travel to Kuala Lumpur and other parts of the city. It is also

served by Persiaran Ceria, a dual carriageway to its west, and Lingkar Cyber Point Barat, on the eastern boundary of the project.

Located nearby the project are established education institutions such as the eIC International School, Multimedia University (MMU), Limkokwing University of Creative Technology, Cyberjaya University College of Medical Sciences (CUCMS) and Kirky International College.

There are also many multinational companies such as BMW, IBM, SHEL, DHL, FUJITSU, DELL, HP and EMERIO as well as boutique retail outlets, The Street Mall and the Cyberjaya Transport Terminal which are within walking distance.

The development is currently 75 per cent completed and is expected to be fully ready by mid 2012.

There will be a soft launch in December this year and units are priced from RM460,888 to RM1.3 million.

Two fully furnished show units are available for viewing at the project site.

For more information, please visit www.gardenviewresidence.com.my



Its master builder Setia Haruman creates garden living in the intelligent city



Gardenview Residence is the only residential development currently located within the Central Business District of Cyberjaya.

Injecting vibrancy

As the master developer of Cyberjaya, Setia Haruman Sdn Bhd has been entrusted to plan, design and prepare the primary infrastructure for the Cyberjaya Flagship Zone (CFZ).

The area covers 7,000 acres of freehold land consisting of the enterprise, commercial, institutional and residential zones each equipped with intelligent network services and interactive broadband services.

Undertaking all aspects of the Cyberjaya development, Setia Haruman is principally involved in planning and designing, providing basic infrastructure, marketing and selling of land parcels to investors and sub-developers where they may design their own developments subject to permitted planning guidelines. Setia Haruman also undertakes its own real estate developments, particularly the commercial and residential components.

Today, Setia Haruman is credited for the development of Cyberjaya into an intelligent city with lush natural surroundings.

Its assistant general manager for sales and marketing Liew Yeon Keong said CBD Perdana 1 consisting of retail corporate offices was completed in 2007.

Meanwhile, CBD Perdana 2 has been sold out and will be ready for occupation later this year. Setia Haruman is in the midst of negotiations with big brand names to take up space there.

He also noted that after completion of Gardenview Residence, the company will develop another flagship project at CBD Perdana 3 over the next four years.

This RM1 billion project will be an integrated commercial development in the hub of Cyberjaya of over 13.68 acres. It will consist of Digital Shopping

Mall/Supermarket, Food Court/Boutique Retail outlets, Offices and three tower blocks of 12- to 24-storey high-end SoHo suites.

This development will envelop a central boulevard area with natural landscaping and boast an amphitheater entrance statement.

"As Cyberjaya matures as a city, Centrus @ CBD Perdana 3 is set to be the main retail and commercial hub within the heart of Cyberjaya's Central Business District", said Liew.

To be completed over three phases, phase 1 which will comprise the digital mall and shopping centre, boutique retail suites and offices with standard lot sizes of about 27.5ft by 68ft and one of the three tower blocks of SoHos will begin in the first quarter of 2012.

Phase two which consists of the supermarket and foodcourt, more SoHo units and more boutique retail outlets will begin in the third quarter of 2012 whereas phase three is targeted for the last quarter of that year.

Those interested in the above developments undertaken by Setia Haruman may visit their website at www.cyberjaya-msc.com.my or call 603-8312 8080



This RM1 billion project will be an integrated commercial development in the hub of Cyberjaya.



Typical floor plan of Type A1 and type A2 of Level 2.



The development consists of high-end facilities to cater for to the needs and wants of its residents.

"With Gardenview Residence, we are able to accentuate urbane quality living in the design and its exquisite finishes using architectural language that enunciates a suave and contemporary style"

- Setia Haruman Sdn Bhd's assistant general manager, sales & marketing, Liew Yeon Keong.



"I like the ambiance of the overall development, like the themed gardens, spacious pool deck, large lap pool for good exercise and well-thought floor layouts which I believe offer good returns on investment"

- Andrew Khoo, a purchaser of Gardenview Residence.

