

Property It's all about aesthetics

Project features natural light, high ceilings and well-placed windows



By VIJENTHI NAIR
vijenthi@cityscapes.com.my
Photos by FAHMAN GHANI

HIGH ceilings offer a sense of spaciousness and the perception of a bigger area is always a major attraction for buyers.

HR Group managing director Y. H. Tan said this key feature is one of the many attractions of the recently launched The Court Service Apartment@Central Residence, which is set to draw in young professionals, given its strategic location in Sungai Besi, Kuala Lumpur. The development features 365 units in total.

"Design is an important point to sell to our target group. The ceilings are 3.2m-high compared to the standard measurement at approximately 2.7m. This gives an airy feel to the space and we also want to allow natural light to stream in through the full glass panel windows," said Tan.

"Our construction costs increased by more than 30% because we wanted to adhere to the Green Building lades. We have increased the number of windows, opposed to just building walls, to let in as much natural light as possible. But this



Highs The living room of The Court Service Apartment's show unit.

has increased the building cost as window materials such as aluminium and glass plus workmanship are expensive.

"We also want to have as many green areas as possible and that is why we have pocket gardens on every fourth floor. There are two swimming pools, a large pool on the sixth floor and a sky pool on the roof-top garden," he said.

Tan explained that The Court is the second phase of Central Residence. The first phase — Central Soho and Shop Office — was launched last October.

"The sales period for each phase is between three and six months. However, 80% of units in the first phase were booked in the first month and it has won three awards at the Asia Pacific International Property Awards this year.

"The project is a success mainly because of

its location which is 10 minutes away from the city centre, facing the Sungai Besi Highway. So, if you travel from KLCC to here, you don't have to pass through a single traffic light.

"Given its location, we also plan to provide shuttle services to the places such as KLCC, and other key points in between, so people can forget about driving. For this area, we are the first to initiate a shuttle service," Tan said.

The Court Service Apartment@Central Residence is a freehold property. The units, ranging between 845 sq ft and 1,122 sq ft, are going for between RM499,000 and RM700,000, with most selling at over RM500,000. The project is developed by Yak Tung Group which is managed by HR Group. For details, call 03-2053 1988 or visit the sales gallery at Level 11, Bangunan KWSP, Jalan Raja Chulan, KL.

MY DIAMOND
Summer Breeze...
The Curve MY DIAMOND Jewelry Fair
25 May - 3 Jun 2012

FREE
MY DIAMOND Pearl Earring
with purchase of
RM600 and above

FREE
MY DIAMOND Charm Tote Bag
with purchase of RMI500

Click 'LIKE' on MY DIAMOND Page
to receive an **ADDITIONAL 5%** on your purchase!

www.mydiamond.com.my

© 2012 HRG



Appealing to the younger generation:
Tan with a model of The Court Service Apartment.