

Headline	Upscale residences for vibrant lifestyle
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# Upscale residences for vibrant lifestyle

Integrated luxury development in Jalan Bangsar offers serviced apartments, office buildings and retail space plus access to Mid Valley City

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DO THE words “lively”, “excitement”, “connectivity” and “integration” come to mind when you think of something “vibrant”?

That’s how property developer SP Setia Bhd characterises KL Eco City’s latest project, ViiA Residences.

These new serviced apartments within a 10.1ha leasehold land of the Central Business District offers residents convenient living.

Located in Jalan Bangsar, ViiA Residences boasts 326 units of 1, 1+1, 2 and 3 bedrooms with built-up sizes between 650sq ft and 1,300sq ft.

With a GDV of RM450mil and an average of RM1,600 per sq ft, the units are priced from RM1mil onwards.

Except for the one-bedroom unit, the other three variants come with basic furnishings such as kitchen cabinet, oven, hood and hob, refrigerator, washing machine cum dryer, air-conditioner and master bedroom wardrobe.

Interestingly, the facilities are also on different levels of the 40-storey building to promote different pockets of relaxation for residents to recharge and unwind.

Level 1 features a children’s playground, followed by a private lounge and an audiovisual (AV) room on the third level.

There are rock formations at Level 22 for rock climbing while the top-most level has a 25m infinity sky pool, steam and sauna room, a pool lounge, BBQ area, gourmet kitchen, a yoga deck, dance studio and gym.

Besides that, adjoining the ViiA apartments is the upcoming 252-room ViiA Hotel where residents can enjoy all-day dining.

What sets ViiA Residences apart from the rest is its vibrancy, said KL

Eco City Sdn Bhd divisional general manager Tony Ling.

“KL Eco City is an integrated development with grade A office buildings spanning over three million sq ft of prime office space and a 300,000sq ft retail hub and mall.

“This offers a vibrant and active lifestyle for those who want to be surrounded by entertainment, business, shopping and commerce, and are constantly on the move.

“The luxurious residences are targeted at high-income young professionals, smaller families and private investors who seek high returns from rental and capital appreciation in the future,” explained Ling.

It is even convenient for those at ViiA who own businesses and want to open their office within KL Eco City so they won’t waste travelling time, he said.

He added that because connectivity is key, residents will be able to access The Gardens and Mid Valley City via a pedestrian link bridge.

Additionally, there will be a two-tier internal road system designed to provide multiple entries and exit points around KL Eco City development.

“We want to ensure an efficient and smooth traffic circulation. That being said, we have built six ramps and bridges to access KL Eco City from the Federal Highway, New Pantai Expressway (NPE), Jalan Bangsar and Jalan Maarof.

“Also ongoing is the RM30mil integrated transport hub that will house the existing Abdullah Hukum LRT station and a new KTM Komuter station. Connecting these two stations will help ease travel for who need to make the change from KTM to LRT, or vice versa,”

Ling pointed out.

SP Setia offers the build-then-sell (BTS) scheme whereupon signing the Sale and Purchase Agreement (SPA), 10% deposit is paid.

There are no progressive billings like loan interest from construction period until the completion of the property, towards which the balance of 90% will be paid.

Unless the building is certified completed and developer issues the invoice of the balance of purchase price, the banks will not disburse the loan.

Ling highlighted that for investors, timing is good for them when it comes to this scheme as the balance is only paid four years later,

which by then the offices would have been ready and in operation.

“Opportunities like this are hard to come by because buyers only need to pay 10% upfront instead of 20% or 30%.

“The Setia 10:90 Scheme offers an opportunity for one to enjoy the benefits of owning a prime property investment that otherwise would require a much larger upfront investment,” he commented.

On another note, young buyers may find it hard to get approvals from banks for their loans, and sometimes are only able to get up to 70%.

Now they only need to come up with 10% first, and have four years to save so there is enough to cover the remaining 20%, he explained.

ViiA Residences is expected to be launched by the end of the month, and is slated for completion in 2020.

For details, visit [www.klecocity.com.my](http://www.klecocity.com.my) or email [klecocity@spsetia.com.my](mailto:klecocity@spsetia.com.my)

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KL Eco City is a mixed development, spanning across 10ha.



The top-most level boasts an infinity sky pool, steam and sauna room, a pool lounge, BBQ area, gourmet kitchen, a yoga deck, dance studio and gym.

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Ling with a model of the ViiA Residences in Jalan Bangsar.



There will also be a two-tier internal road system design that provides multiple entry and exit points around KL Eco City development. At the same time, there will be six ramps and bridges to access KL Eco City from the Federal Highway, New Pantai Expressway (NPE), Jalan Bangsar and Jalan Maarof.