

WITH the prevailing economic outlook, committing big bucks to yet-to-be built condos seem mighty risky for the cautious type.

Even now, despite soft property market conditions, prices for the more desirable and newer developments in the Mont' Kiara enclave are still commanding RM600 to RM700 per sq ft or more. But for the older developments and in poorer locations, the price is "only" RM400-plus per sq ft.

But for those with a smaller budget, there are niche developments in Mont' Kiara which offer compact condo units that are relatively affordable and which offer less burdensome long-term investments.

One such development is the 305-unit i-ZEN@Kiara I developed by Aseana Properties Ltd on 0.64ha (1.6 acres) of freehold land. The fully completed condo complex, with 12 units per floor of the 35-storey building, is located at the beginning of the main access road into the core area of Mont' Kiara. The residential blocks here are integrated with the commercial and retail developments right next door.

Although launched in 2004, a few choice units have just been released for sale by the developer. According to the spokesman for Ireka Development Management Sdn Bhd, a subsidiary of Ireka Corp, this particular project was targeted at the "young and active segment".

Apparently, it was also aimed at buyers who do not need a large unit but who wish to own a stylish condo in terms of modern features and design.

Architect Foo I-Wen's firm was engaged to design the interior space. Principally, Foo's scope of work extends to the public areas of the building such as the porte cochère (drop off point) and lobby, lift lobbies, common corridors and the amenities floor, as well as the interior finish and fittings for all the units.

"Mont' Kiara had, at that time, predominantly medium- to large-sized units, with hardly any sub-1,000 square feet (90sq m) units, such as those offered at i-ZEN@Kiara I," says the management company spokesman.

"There was clearly a market for such units as there was a growing demographic of single professionals or executives who worked long hours and liked a home that was well located, did not require too much upkeep and yet trendy,



The tower block of i-ZEN@Kiara I reaches up 35 storeys high. There are 12 units per floor, serviced by three lifts for residents plus an extra service lift.

COMPACT CONDOS WITH IMPACT

Mont' Kiara homes from RM320,000



The Floating Chill-out Deck offers a stylish place to relax by the swimming pool.

BUILT UP (sq ft)	LAYOUT	SUB-SALE (RM)
804	1 room	480,000.00
868, 898 and 913	2 rooms	520,000.00
1,154	3 rooms	600,000.00
1,297	3 rooms	640,000.00
1,360	3 + 1 rooms	680,000.00
1,407	3 + 1 rooms	705,000.00

reflecting their lifestyle.

"At the same time, i-ZEN@Kiara I also appealed to investors due to the lower entry cost involved. Larger units would require a higher capital outlay while smaller units meant lower financial commitments."

Current transacted prices range from RM500 per sq ft upwards (please see table). Newly-released 493sq ft studio units are available from the developer from RM320,000.

All units are fully fitted with kitchen cabinets, designer built-in wardrobes, air-conditioners, plaster ceiling, pelmet (living and dining areas, master bedroom), framed mirrors (bathrooms), designer wash basin and shower screen (for master bathroom),

shoe cabinet and water heaters (bathrooms and kitchen).

And for those who are keener to rent a unit, another of Ireka Corp subsidiaries, i-ZEN Property Services Sdn, also offers leasing services.

Among the more popular rental units, those with an internal terrace are "hot" due to its unique design. The one-bedroom unit also has good demand due to its spaciousness and the additional powder room.

The three-bedroom 117sq m (1,297sq ft) Design 3B unit is quite popular due to the layout, where the kitchen is separated from the rest of the unit with the bedrooms tucked away in a separate corner.

This unit is a stand-alone unit



The front door opens to the kitchen in this 82sq m (913sq ft) two-bedroom unit.



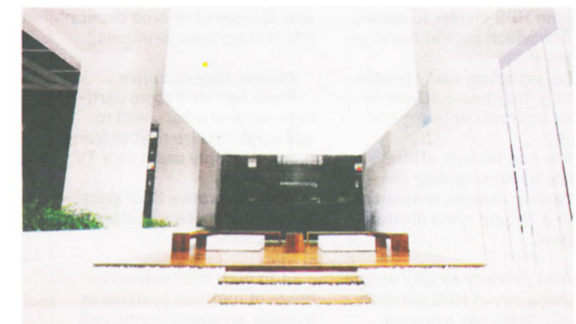
This 73sq m (804sq ft) one-bedroom unit, comes with built-in features that are "floated" and elongated to enhance linear space.

that does not share any party walls with any other unit. All units also come with external yard that allows for heavy-duty cleaning and drying of clothes.

The rental rates are for long-term leases, typically, for at least a year. It ranges from RM3.50 to RM4.70 per square foot, for typical sizes from 72.4sq m (804sq ft, one-bedroom unit) to 127sq m (1,407sq ft, 3+1 bedrooms) respectively. And for those who prefer

condos with views, nearly half of i-ZEN Kiara I units have views of KLCC but mostly at an angle. The remaining units enjoy an unobstructed view of either Sri Hartamas, Damansara Heights, Bangsar and Petaling Jaya or Mont' Kiara itself, that is, overlooking the swimming pool.

● For details, call 03-62036688 or 012-2099969. E-mail: leasing@i-zen.com.my



The condominium lobby reflects clean, modern lines and gives residents and visitors a sense of arrival at a well-managed complex.