

ITS CENTRAL LOCATION, WONDERFUL AMENITIES
AND GLOBAL COMMUNITY ARE WHAT PUT MONT'
KIARA IN A DIFFERENT LEAGUE FROM THE REST,
AS ELIZABETH SOONG DISCOVERS

Address of **distinction**

– they had strong purple contrasting with a kind of silver, glossy background in the interiors. From experience, the older group tend to love whitish, ivory schemes coordinated with natural elements such as timber, as light colours sort of comfort their eyesight as it gets weaker with age.”

If you think that white is passé when it comes to decorating, don't be quick to dismiss this rather plain colour as it is making a cool comeback. “At the recent Milan furniture fair, I noticed the trend was heading towards the modern classic, where white reigns supreme, with accents of vivid colours such as in the fabrics being used,” says Pei San. This is great news indeed for those who are not comfortable using loud shades on their walls. But to prevent your white décor from looking too stark, “splashes of colour can be used on curtains, cushions, sofa, accessories and sometimes even plants,” she suggests.

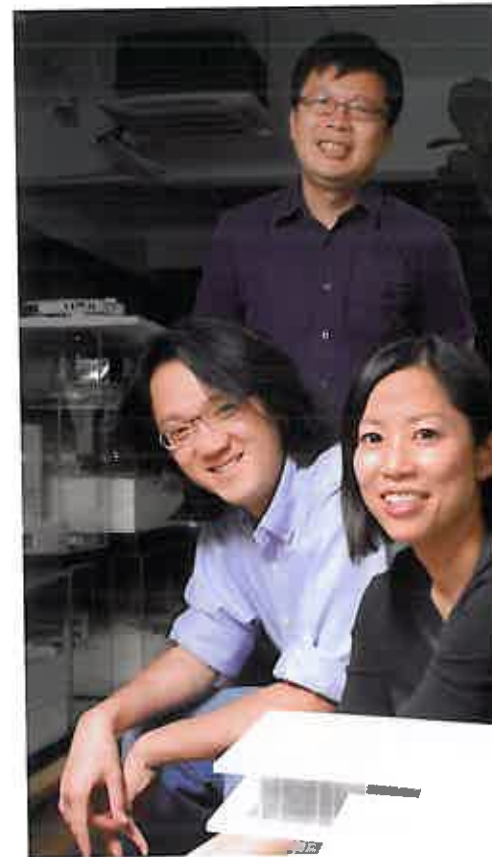
While decorating one's home is a personal expression, living spaces can further be enhanced and personalised with proper space planning and ergonomic considerations. As a designer whose philosophy is “design should always bring people together”, Pei San, with her background in interior architecture, works very closely with architects David Chan and Chan Mun Inn of Design Collective Architecture Network Sdn Bhd to create living spaces that revolve around the owner's living habits. David explains, “From the architect's point of view, the architect must be able to fully explore the potential of the land that the client had bought. The other part is incorporating ergonomic solutions into living spaces, where the ID will determine the requirements of the



homeowner so they can fully utilise it. Take a husband and wife for example. At night when they go to sleep, the husband will want to read a book beforehand but the wife will want to sleep first. However, she'd still want him beside her. So what do you do? He can switch on a reading light, take a book out of the built-in shelf, read for 15 minutes, then after that, quietly turn off the light, put the book back on the shelf and go to sleep. All these to me spell good ID, regardless of what colour, what materials and all that.”

Pei San adds, “The last thing we want is to impose our own taste and liking to the design, that's why we go through an ongoing dialogue with the client throughout the project so we'll roughly know what are their directions. That means you keep on developing rather than only sticking to one style or concept.”

While a good long chat over coffee allows designers and clients to get to know each other better, earnest designers will often go the extra mile to ensure the house they design is in sync with their clients' individual needs. “Sometimes people may not tell you what's right, but being human by nature, we're very good at telling you what's wrong. So normally we will go to the client's existing premises and they'll go, ‘you know, the parking is really horrendous’, and so on and so forth. So with that, we'll know what to improve,” says David. “What's frustrating is that sometimes the clients do not know what they want until they see it,” adds Pei San. “However, what's rewarding is when the project is completed and the result is as what you've planned and the client is very happy about it.”



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TOP RIGHT: A mix of Chinese and modern Baines elements prevent the room from looking stark; David Chan, Chan Mun Inn and Wong Pei San. The spatial quality of this terrace home is enhanced with lots of white and neutral tones.



When you look at Mont' Kiara now, it's hard to believe that the area used to be a rubber plantation in the early 1990s. But over the past decade, Mont' Kiara has blossomed to become one of Klang Valley's property hotspots, a thriving township that boasts an international community with an estimate of about 50 nationalities residing here. Due to this massive global community, Mont' Kiara radiates a sophisticated and cosmopolitan aura unlike any other place in Malaysia, perhaps somewhat more akin to Tribeca, one of Manhattan's hottest and priciest of neighbourhoods.

As a self-contained township, Mont' Kiara seems to have it all – no wonder expatriates and middle-to-upper class Malaysians are drawn to it. Its strategic location and easy access to major highways – NKVE, Sprint Expressway via Penchala Link and Kerinchi Link, LDP and DUKE – are major plus points, enabling the residents to reach Bandar Utama, Mutiara Damansara, Bangsar and KL city centre in about 10 minutes. Mont' Kiara is an ideal and safe neighbourhood to raise a family in, as there are a number of international and local schools in the vicinity, and the National Science Centre is within reach. The proximity of equestrian and golf clubs further elevated Mont Kiara's status. Residents can also enjoy a wide range of facilities and shopping conveniences such as supermarkets, banks, boutiques, bakeries, cafés and restaurants. All are easily within reach at these swanky hubs: Solaris Mont' Kiara, Plaza Mont' Kiara, Sri Hartamas Shopping Centre and Desa Sri Hartamas.

The newly completed 1 Mont' Kiara is set to "excite" the neighbourhood even further. Situated directly across Plaza Mont' Kiara, the 1 Mont' Kiara encompasses a five-storey state-of-the-art retail mall that offers approximately 350,000 sq ft of gross retail podium

space, as well as a 20-storey office tower and a 34-storey block of designer office suites. The neighbourhood mall aims to offer the residents and the surrounding areas a one-stop shopping and dining destination – the social hub of the community. The mall will hold a variety of outlets covering fashion, home furnishings, electronics, fitness, health and beauty. The mall's pièce de résistance is the 6,000 sq ft atrium with ETFE (ethylene tetrafluoroethylene) roofing that allows natural light to illuminate the atrium. There will also be a pedestrian-only boulevard with al fresco cafés and a rooftop patio with greenery.

Gourmet supermarket Village Grocer is set to be the anchor tenant, offering the widest selection of choices from the freshest greens and fine wines to imported meats and fruits. Being a people-friendly grocer, Ong Kim Too, Managing Director of Village Grocer Group of Companies, is confident that Village Grocer will be able to meet the residents' needs and give customers value for money. "Village Grocer emphasises on freshness," says Ong. "A lot of our fresh produce are airflown from Australia and the US. Our regular ones from Perth leave around 4 or 5pm and reach KL around 10pm. This means it only takes less than half a day for the produce to reach our store." According to him, KL-lites are very lucky as seasonal fruits are available all year round. "During summer, we get the summer fruits from Australia, like peaches and nectarine. When it's off season during winter, then we get it from the States." If you're a sushi lover, take note as Village Grocer is also planning to open a bigger

As a self-contained township, Mont' Kiara seems to have it all – no wonder expats and affluent Malaysians are drawn to it



Luxury investment

Located at the heart of luxury and lifestyle, condominiums in Mont' Kiara are among the highly sought after properties in KL, which makes them excellent for investment. Ang happens to live in the neighbouring Sri Hartamas, and he can vouch for the convenience, safety and superb road access to the area, adding that owning a property in Mont' Kiara is a good investment. "When it comes to property investment, it's always about location, and I don't think you can go wrong with the Mont' Kiara address. I have been living here for the past eight years and have seen property prices doubled in that time."

With the abundance of luxury-styled condos in the hills and valleys of Mont Kiara, those planning to move here or invest in a property are certainly spoilt for choice. One of the hottest properties in the area is Kiaraville, conveniently located opposite Solaris Mont' Kiara, about a 5-minute walk away. Situated on one of the highest points of Mont Kiara, the beautifully designed freehold condo

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1 Mont Kiara is bound to be a one-stop shopping and dining destination; Ong Kim Too thinks that Village Grocer will do well at Mont Kiara. Kiaraville is one of the hottest properties in Mont Kiara

PREVIOUS PAGE: The night scene of Solaris Mont' Kiara is vibrant and exciting

sushi counter to accommodate the large number of Japanese expatriates here.

Another notable tenant that will be opening soon is Tony Roma's restaurant, famed for its succulent ribs, chargrilled steaks and BBQ chicken, not to mention an impressive list of special cocktails, mocktails, wines and beverages. "This will be our largest Tony Roma's in Malaysia with an external 'Romarita Bar', the first of its kind for the brand. It will also be the

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first Tony Roma's in Malaysia to feature Hoegarden on the tap," says George Ang, Group CEO of Grand Politan Sdn Bhd. Ang believes that Tony Roma's will fit right into the Mont' Kiara populace, which are mostly young professional families, well-travelled professionals and expatriates. Looking to provide a specialised service to Mont' Kiara residents, "we will launch a Call & Pick Up service where customers can call us and pick up whatever they ordered at a certain time of their choosing. We are also looking into delivery within the area but this will be next year."

If you're new to the area, you might want to pick up a directory booklet initiated by expat British resident Martin Munnelly which features a complete listing of shops, dining outlets, schools, clinics and even the fire and police department. The directory is available at the Ireka Development Management Sdn Bhd Office, Tel: 6203 6688.





Wong and Dato' Jimmy Choo have each purchased a unit here.

Dato' Jimmy feels that Tiffani i-ZEN has met all his expectations and he's very satisfied living here. "The environment is soothing and relaxing and it is so accessible. The development is well thought off and the maintenance is well executed. I chose this development because I had confidence in the developers and they did not disappoint." He adds, "I initially thought that this neighbourhood is mainly occupied by western foreigners but I was surprised to find such a good mix of nationalities living here, including Malaysians. It is an indication of its liveability and that it meets the needs of diverse cultures. It is a vibrant mix of local, east and west that creates a unique community. It is wonderful to see the assimilation of these various cultures."

commands panoramic views of KL's city skyline. Befitting a refined lifestyle where culture meets art, two larger-than-life modern bronze sculptures by renowned artist and sculptor Eng Tay are located at the entrance, creating an avant-garde entry statement with its curved background wall.

One of Kiaraville's residents, American Joel Heaney, is happy and content living here and he's got a list of reasons why. "The in/out flow of residents seems to be less often; congestion and air quality is much better here; shopping and procuring the necessities are a much more pleasant experience. We could cross the street to Solaris Mont' Kiara for breakfast with the children and then head back to the condo for the park or swimming – it really is a family friendly complex." He also adds, "I enjoy watching my children as they experience and learn real time from a broad range of events and people – it teaches how small and connected we really are. The residents here are indeed an international group with varied experience." Another resident, Aaron Loo is a banker who moved here because of its central location, its proximity to his office and the variety of retail and lifestyle-related outlets.

Another hot property on the list is the ultra-luxurious Tiffani i-ZEN, also located near Solaris. Built and designed by award-winning designers, each lavish unit comes fully-fitted with ample walk-in wardrobes, spaciouly designed kitchens with high-quality home appliances and air-conditioning – thoughtful touches for the homeowners' pleasure and convenience. At the lobby, a concierge is there to warmly welcome residents and visitors. The condo offers such exclusive privacy that even celebrities such as Dato' Bernard Chandran, actress Fann

Located on a more secluded and elevated part of Mont' Kiara is Kiaramas Ayuria, a resort-style luxury development. 410 units are spread across three 35-storey blocks and three 2-storey low-rise blocks on a sprawling 9.155 acres of freehold land. This two-year-old condo remains a popular choice as all the units are spacious, pleasant and comfortable with high-quality finishes. One of the unique selling points in this property is its swimming pool, a 520-foot long landscaped water feature that meanders around the towers, somewhat similar to Sunway Lagoon. Residents Richard and



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RIGHT: The swimming pool at Kiaramas Ayuria features a children's wading pool, hot water spa, lush greenery and more. Tiffani i-ZEN's interiors are spaciouly and thoughtfully designed. Dato' Jimmy Choo is happy and content at Tiffani i-ZEN



Sally Wong, who live on Block A's 32nd floor, chose this place for the panoramic views of the city. "During Chinese New Year, we get to enjoy the fireworks from KLCC right on our balcony. And it gets windy at night so we don't even need to turn the air-con on." At Kiaramas Ayuria, the rooms, kitchens, dining rooms are well positioned, while the master bedrooms include a walk-in wardrobe. A standard unit owner is provided with two car park bays while penthouse and duplex units come with three car park bays.

Garden in the sky

Another piece of development set to make waves in the property market is the Icon Residence Mont' Kiara, the latest exciting project by Mah Sing Group. Drawing inspiration from Mediterranean cliffside resort towns, its state-of-the-art architecture is unlike anything we've seen before in this part of the world, featuring three iconic tower blocks that are interspersed with scenic landscapes, water features and connecting bridges – with this unique concept of "garden terraces in the sky", homeowners can enjoy the lushness of nature even when perched high above on this magnificent structure.

Designed by internationally renowned architects from International Design Studio in Singapore, Icon Residence Mont' Kiara comprises three low density towers, each floor accommodating only two to four units. The units come partially furnished with designer kitchen cabinets, built-in wardrobes for the master bedroom, branded appliances including refrigerator, dishwasher, washing machine, clothes dryer, stove and hood, as well as air-condition units using the VRF method. Each unit is a corner lot, ensuring privacy, and range in size from 875 to 2,697 sq ft. There are also six penthouses that range from 4,200 to 4,436 sq ft and come with private swimming pools. According to Teh Heng Chong, Chief Operating Officer of Mah Sing Group, "We have approximately 225 different designs so nearly every unit is different."

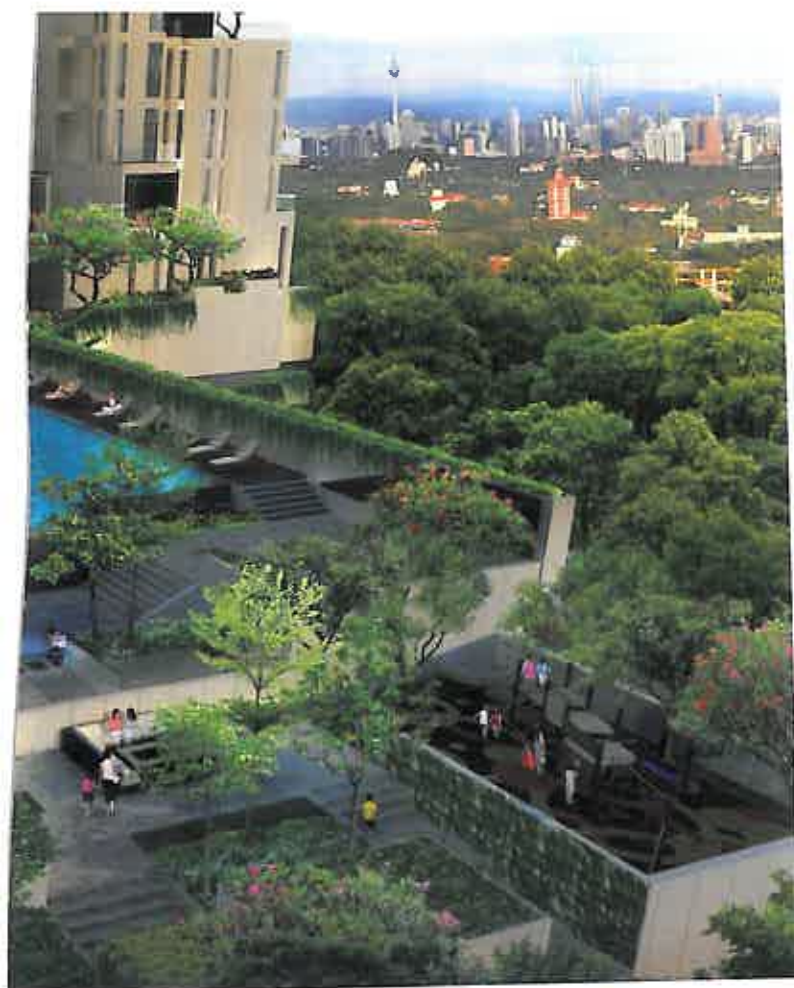
Apart from cutting-edge 24-hour

The concept of "garden terraces in the sky" allow homeowners to enjoy nature even when perched high above on this magnificent structure



CLOCKWISE FROM TOP LEFT: Icon Residences Mont' Kiara feature a resort-like feel: The units are partially furnished with much-needed necessities. Residents can enjoy a breathtaking view of the city while having a dip in the pool. An iconic structure on the city skyline

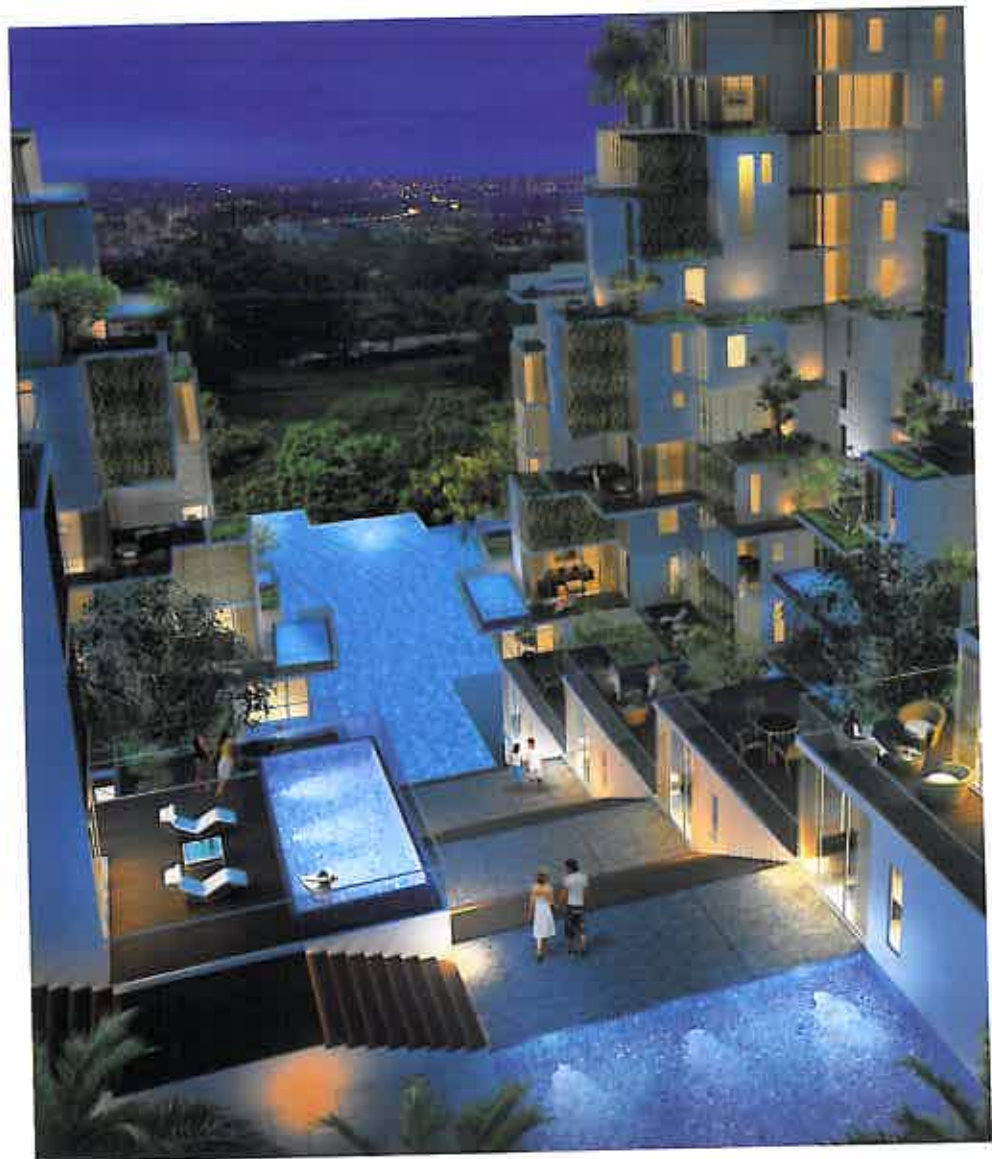




security, the building will be equipped with an infinity swimming pool, gymnasium, health paths and an eco garden. The roof top gardens atop each tower will afford the residents breathtaking views of Kuala Lumpur and Mont' Kiara. In addition, Icon Residence Mont' Kiara will also be Green Building Index (GBI) and Green Mark compliant with energy saving benefits.

Mah Sing intends to position Icon Residence as a collector's item with 260 units available. The response to the project was tremendous, as proven by the over 6,000 registered applicants during their three-day public preview in July 2010. Teh states, "The target buyers' demographics show that they are sophisticated and well travelled. They buy the project because the design and concept ignites a passion for the product. Over the weekend, over 70 per cent of Icon 1 was booked and we decided to introduce Icon 2 which was initially planned to be launched overseas."

Nestled between Persiaran Dutamas and the Duta-Ulu Klang Expressway (DUKE) and just a stone's throw away from Mont'Kiara and Sri Hartamas, Icon Residence Mont' Kiara is conveniently located next to the upcoming MATRADE Centre. Like its namesake, Icon Residence Mont' Kiara will stand tall as an iconic beacon on KL's city skyline, setting a benchmark for luxury resort-style living. ¹



HAVE YOU BEEN TO LATELY ?

Ground Floor

■ Tableware



Royal Bone China . Royal Porcelain.
Convex Studio. Schott Zwiesel. Ego. WNK

First Floor

■ Outdoor Furniture



Dedon. Shelta

Second Floor

■ Modern Furniture



Sintesi. Softline. Pedrali. Convex Furniture

Next Door

■ Vintage Furniture & Sofa Beds



Halo Asia. Innovation



■ Retail

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