



View from the top

More and more, residential developments are offering astute buyers an experience, rather than just somewhere to lay their heads



Above: Designed by BEP Akitek Sdn Bhd and developed by Aseana Properties Limited, in collaboration with CapitaLand, SENI Mont' Kiara combines an appreciation of art with a focus on lifestyle living. Situated on the highest point of the Mont' Kiara enclave, residents enjoy views back towards the Kuala Lumpur city skyline. The development is close to major arterial routes, three international schools, sporting facilities and entertainment complexes.

Aspiring to a certain lifestyle used to mean reaching for the unobtainable. Now, thanks to modern developers, lifestyle living is no longer the domain of the privileged few.

The days of city apartments and country homes are past. Consumers want the benefit of an urban location with the advantages of living in the country, as offered by SENI Mont' Kiara, says Lai Voon Hon, president and CEO of Ireka Development Management, development manager for Aseana Properties.

"SENI Mont' Kiara is located at the highest point of the Mont' Kiara enclave, and set within

3.56ha of landscaped grounds designed by renowned landscape architect Karl Princic.

"Responsible for the landscape design of some of Asia's best-known luxury resorts, Karl has envisaged an island concept in which each tower block rises from its own water pool – an oasis bordered by tropical plants and, further out, by the greater city.

"The idea of the development as an oasis works on several levels, and begins as you drive through the entrance, becoming increasingly personalised as you approach and finally enter your own front door," says Lai.

Private, semi-private and public areas come together to provide residents with a holistic lifestyle, including, in a first for a residential project, a permanent art gallery.

"Seni means art in the Malay language," says Lai. "And, just as there are different brush strokes to a great painting, there are many factors to a premium development.

"When we developed the concept for these residences, we aimed for the characteristics of a masterpiece – something that is rewarding, inspiring and enduring."

Residences are available in six spacious



Above: The first residential development in Malaysia to house a permanent art gallery, SENI Mont' Kiara comprises two 40-storey tower blocks – labelled Van Gogh and Picasso – and two 12-storey towers – labelled Monet and Dali.

Left: Renowned landscape architect Karl Princic has devised an island concept in which each tower block rises from water pools at its base. Further swimming pools and water features complete the design.



Right: Facilities include a fully equipped gymnasium with rooftop tai chi station. There are also two Olympic-length swimming pools, tennis and squash courts, children's playground, nursery, spa, jogging track and sculpture garden. Also on site is a mini-mart and café-restaurant for the enjoyment of residents and their guests.



designs of either three or four bedrooms. Built-up areas range from 218m² to 345m² for apartments and 465m² to 834m² for penthouses. Each apartment has its own private lift lobby, and in most cases, three parking bays.

"SENI Mont' Kiara sets a new standard for quality living, offering fully fitted kitchen appliances, cabinetry, water heaters and air conditioning in every unit," says Lai. "Residents can also expect wardrobes for all bedrooms and luxurious shower fittings."

Coupled with Mont' Kiara's established infrastructure and proximity to prestigious

schools, clubs and shopping districts, these added amenities – consistent with luxury property brand i-ZEN's 5S Principles of Style, Service, Security, Sophistication and Soul – will ensure the final release of apartments in Picasso block will sell quickly, says Lai.

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Above left: Artistic sensibilities are to the fore – interior designer Angelena Chan of Index Design chose a palette of richly accented materials, lush fabrics and chic colours for this show apartment.

Above: As with the rest of the apartment, the family room features sleek, contemporary lines and a modern, international aesthetic.