

Giverny Walk and Tangerine Suites in Sunsuria City open for sale

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Sunsuria Bhd's Giverny Walk and Tangerine Suites are open for sale. Giverny Walk is a shopoffice development while Tangerine Suites is a high-rise. Both are located in Sunsuria City, a 525-acre, RM10 billion freehold township in Salak Tinggi, Sepang.

Launched four years ago, the township is home to Xiamen University Malaysia, where more than 4,000 students are enrolled to date, says Sunsuria chief operating office Simon Kwan.

"It started operations two years ago and every September, there will be about 500 to 600 students from China coming here," he adds.

The developer has handed over two commercial projects — Bell Avenue and Jasper Square — where Starbucks, 7-Eleven, Subway, Baskin Robins and Secret Recipe, among others, will be opening soon.

"We work together with the retailers, and it is important that they are there not just as investors. Of the 40 over retailers that have bought commercial units in Sunsuria City, about 60% to 70% will set up their businesses there," says Kwan.

Giverny Park, a 14-acre central park incorporating five acres of green space and a 9.2-acre lake, has been completed in the township and opened to the public. The facilities include a green amphitheatre, event plaza, outdoor fitness, children play area, and jogging and cycling track.

"After spending more than RM10 million, we want people to come and experience the park and the space we have created. When we started the township, this is what we envisioned and today, it has become a reality. This is proof that we deliver what we envision," says Kwan.

Giverny Walk

Giverny Walk, which sits on a 4.71-acre parcel, will offer 33 units of 2 and 3-storey shopoffices. Kwan says the shopoffices will face Giverny Park and the amphitheatre.

The development is part of Monet Residences, which comprises three phases of landed residential units and two phases of high-rises. The landed residential phases — Monet Lily, Money Springtime and Monet Gardens — have been launched. The high-rises will be unveiled at a later date.

The names Monet Residences and Giverny Walk were inspired by French impressionist painter Claude Osar Monet and his artworks. Kwan explains that the painter drew inspiration from his house and garden in Giverny. "We imitated the park and its components to set up that kind of environment," Kwan explains.

The built-ups of the dual frontage shopoffices range from 2,826 to 5,411 sq ft, with selling prices start at RM1.9 million.

"At least 80% will be food and beverage because of the location, with the others being service-based business such as clinics, convenience stores, banks and bicycle shops," says Kwan.

"Monet Residences is mainly residential and only this small part is commercial. There will be at least 10,000 households and only 33 units of shopoffices. It will be very sustainable. Additionally, as it is close to the park, it is a very family-oriented area."

Kwan says people can see the potential and many have shown interest even though the market may not be very bullish currently.

The ratio of commercial to residential prod-



An artist's impression of Giverny Walk, which comprises 33 units of 2 and 3-storey shopoffices



Above: Giverny Park has been completed

Below: Tangerine Suites is among the most affordable developments in the township



ucts is 10% or 15% to about 80% "so that there is a balance", he explains. "Whatever we sell in the market, it is important that the buyers get a good return on their investment."

Tangerine Suites

Named after the fruit — a hybrid of the mandarin orange — Tangerine Suites will have 778 serviced apartments spread over four towers on a 6.58-acre parcel. Built-ups range from 550 to 936 sq ft and selling prices start at RM250,000.

The project is right for the current market sentiment as it is very affordable, says Kwan.

"On a psf basis, this is one of the most affordable products in Sunsuria City. The government did not impose any requirement on us to build affordable housing and the land is costly, but we wanted to give something back to the community," he says. "Sunsuria City is not just for people who earn above-average incomes."

The architecture and landscaping of Tangerine Suites will have an Oriental flavour. "It is more towards Asian Chinese culture ... a deviation from our French theme," says Kwan.

He explains that the decision to name the de-

velopment after the tangerine is because the fruit symbolises prosperity, luck and happiness. "Also, Xiamen University Malaysia is a Chinese university although the medium of instruction is 100% English except for Chinese Studies and Chinese Traditional Medicine. We wanted something that had to do with the orient."

Tangerine Suites will be located adjacent to the upcoming Horizon Village Outlets and face the Putrajaya-Cyberjaya Expressway, which is in the process of being widened, says Kwan.

Update on Sunsuria City

Bell Avenue, Jasper Square and Giverny Park have already been completed and Monet Lily — the first phase of Monet Residences — will be ready by June or July. This phase comprises 211 two-storey terraced houses and more than 90% have been sold to date.

Other ongoing projects are Bell Suites, The Olive, Monet Springtime and Monet Garden. Bell Suites and The Olive are high-rises while Monet Springtime will offer terraced houses and Monet Garden, townhouses.

Of the 525 acres in the township, 220 acres remain undeveloped. Sunsuria is looking to launch a mixed-use development and high-rise soon.

"There could be more launches, depending on the market. We want Tangerine to first have a take-up of about 60% to 70%, and only then will we move on to another project," says Kwan.

The average take-up rate of the projects launched is above 95%, he notes.

Sunsuria City is an integrated township that embodies three key guiding principles — smart, liveable and sustainable.

"Many young people believe in this vision. This township is a place where you can bring up your young family," Kwan says, adding that aside from the university, there are plans for schools in the vicinity.

He says Sunsuria believes in creating a home, not just a house. "The park makes the township more liveable. Small residential components will have their own clubhouse and gardens, and small features like a jogging track. We encourage community interaction."

The township is linked to an exit from the Putrajaya-Cyberjaya Expressway, which is connected to the North-South Central Link Expressway. Sunsuria City is also located next to the Salak Tinggi Express Rail Link.

Kwan says the township is less affected by the current slow property market than projects in other locations.

"This is why we are still focusing on products like Giverny Walk, priced at more than RM1 million. This is a different range, not as affordable. Tangerine Suites is more for first-time homebuyers ... We want to provide the opportunity for people to come to the township, and now is the right time as Giverny Park is ready," he adds.

"Whatever we envisioned four years ago, we are delivering slowly, piece by piece. We want to assure people that we deliver what we promised." **E**



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