



park 51

Full Facilities and Great Returns

Whether it's because of the great location, magnificent offerings or attractive pricing, all roads do lead to Residency@Park51...

With Petaling Jaya an important magnet for commercial and work activity, it's no wonder that Residency@Park51, with its diverse and high-quality offerings located right smack in the city centre, has been generating such heat. This condominium, part of the Park 51 mixed development in Seri Setia, has sold more than 50% of its units and registered a long list of 150 prospects since soft launching in July. The buzz has even spilled over into enquiries for its Boulevard@Park51 commercial project, yet to be launched.

A sparkling RM200 million leasehold development, Residency@Park51 offers 664 condominium units for sale, with built-up areas ranging from 662 sq ft to a massive 2,443 sq ft, and 15 layouts to choose from. The price tag – from only RM193,888 to RM704,888. This balance of great features and attractive pricing gives investors an immediate benefit of about 15% compared to similar condominiums around the area AND a potential minimum of 30% capital appreciation during vacant possession.

Generally, the larger units have proven attractive to family purchasers while investors, singles and young couples have flocked to the smaller units. The buyers are high-calibre, mainly consisting of local professionals and investors, as well as professionals currently based overseas.

Smart Pricing Strategy

Aside from the immediate price benefit of about 15%, buyers will also enjoy a healthy and sustainable capital appreciation and rental income upon completion of the entire Park 51 development. Park 51 will eventually consist of a vast tract of large shopping malls and high-end commercial developments such as Sunway PJ (a joint venture project with the Sunway Group). Residency@Park51's smart pricing strategy is aimed at generating rental returns of around 7-10%, increasing in time but geared for easy and sustainable rental income.



Complete Facilities, Quality Fittings

Residency@Park51's six-storey clubhouse is one of the largest and most comprehensive for a condominium of this range, with facilities including a fully equipped gym, exercise and aerobic rooms, saunas, swimming pools, poolside gazebos, convenience shops, laundrette, beauty shops, saloon, reflexology and physiotherapy centre, table tennis, banking hall, meeting rooms, restaurants, café and rooftop garden. With its design principles based on functionality, efficiency and value, the condominium comes with full-length glazed windows, wall-to-wall tiles and wall-to-ceiling tiles for all bathrooms, minimising maintenance

and preserving asset value. A three-tier security system provides manned guardhouse and security patrol, smart card and CCTV surveillance.

Track Record of Exceeding Expectations

The developer, Taipan Focus Sdn Bhd, is part of the Taipan Group of Companies. Group Managing Director Andrew Teok Kien Seng is a double degree holder (in civil engineering and architecture) with around three decades of experience in real-estate development and construction. With approximately 1,400 high-rise residential properties and 100 commercial properties to its name, the Group has gained a reputation for delivering projects ahead of schedule,

as in the case of its Impian Baiduri project, which was successfully completed and delivered 12 months ahead of schedule.

Magnet of Activity

"All roads lead to us" is the motto here, and no wonder – life at Residency@Park51 offers access to a wide range of amenities, from universities to hospitals, highways and public transportation. The redevelopment of the surrounding industrial sites has led to a new range of shopping and recreational amenities such as Jaya 1, 8th Avenue, 32 Square, Jaya 33, Jaya 8, PJ City Centre Shopping Mall and more. With Petaling Jaya the centre of activities, commerce, jobs, public administration, finance and

entertainment, living here will have you well-connected to all of life's needs.

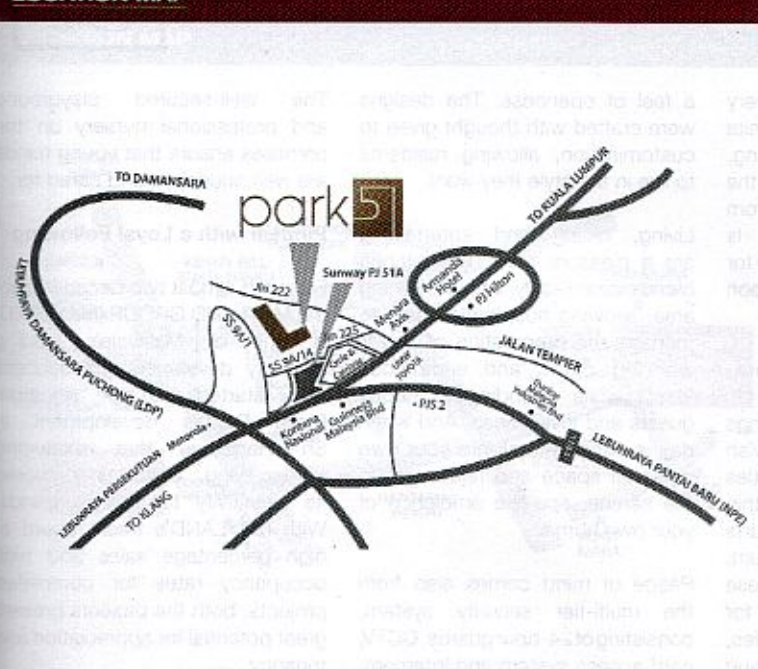
Should you still need to take a highway out of here, Residency@Park51 is less than five minutes' drive from the Federal Highway, allowing swift connectivity to the Damansara-Puchong Highway (LDP), SPRINT Highway, North-South Highway, New Pantai Expressway and North Klang Valley Expressway (NKVE).

For discerning buyers, the time to act is NOW as Residency@Park51 is offering FREE legal fees on the loan and Sale & Purchase Agreement. For more information, call 03-3371 6010 (HQ), 03-7877 3820 (Sales Gallery) or 012-255 (Marketing).



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LOCATION MAP



PROJECT LISTING

Quick Pro: NC1233
 Project Name: Residency @ Park 51
 City: Seri Setia, Petaling Jaya
 State: Selangor
 Property Type: Condominium
 Tenure: Leasehold
 Land Area: 5.6 acres
 No. of Bedrooms: 3+1
 No. of Bathrooms: 2
 Price: From RM193,888 - RM704,888
 Total Units: 664
 Est. Completed Date: 2011

Visit iProperty.com.my for more details

Developer:

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