

1. Practical design for the living and dining areas.
2. Full ceiling height tiles for the kitchen.
3. Spacious living hall suitable for city dwellers.



Park 51 Residency

Come home from the busy city to the relaxed haven of urban living, enjoying nature all at once. An exclusive residence at the Central Business District of Petaling Jaya, Park 51 is a diamond in one of the last few prime areas of Petaling Jaya, combining all that is associated with the convenience and exclusivity in living.

This integrated township – Park 51 embodies state-of-the-art infrastructure consisting of residences, offices, shopping centers and a clubhouse. Serving the Residency on its current menu, each block comes with different offerings. One can choose to be nearer to the center of activities of the Commercial Square or resides closer to nature further away.

Offering Block A in its current launch in May 2009, there are a few types to choose from on its serving plate. From a studio unit (built-up from 662 sq ft) to a standard unit of 3+1 (built-up of 1,143 sq ft and 1,288 sq ft) or even a penthouse unit (built-up of 3,188 sq ft), Park 51 Residency is bound to meet one's needs.

With only eight units on each floor, it gives much privacy and space to all its residents.

Residents can also enjoy the recreational facilities offered in Park 51 (see *Recreation*), and at the same time be given free membership to its prestigious Park 51 Clubhouse.

Launched in July 2008, the Residency is estimated to complete by 2012. Each unit is priced from RM286,000 and dished out in special packages (see *Special Packages*).

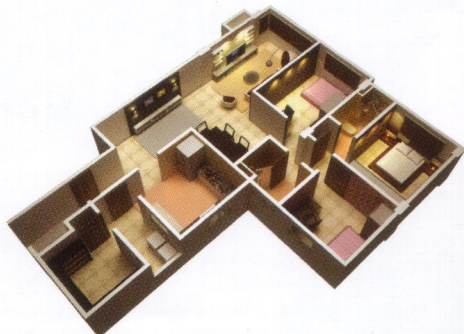
Developed by Taipan Focus Sdn Bhd, a subsidiary of the Taipan Group of Companies, Block A is currently on the plate and available for sale. Block B will be launched in July this year while Block C and D have already been sold out!

Coming up next would be its Commercial Square and the Boulevard to complete the Park 51 dream! ♦

homefinder
where property matters

吾欲苑
park 51
residency

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4. 3D image of Type A, 1,288sf.
5. Full glass windows allow natural sunlight in and panoramic view.
6. Fully tiled designer bathroom with practical shower screen.
7. Ample car park lots for residents and visitors.
8. Grand reception area at the Residency.
9. Exquisite clubhouse with 5 levels of facilities.
10. Lush designer landscape around swimming pool area.

Park 51 Residency

The last remaining pocket land at the PJ city center.

Leasehold.

Studio unit, built-up, from 662sf, 1 room, 1 bathroom.

Typical units (3+1), built-up from 1,143sf and 1,288sf, with 2 bathrooms, dry/wet kitchen.

Penthouse unit, built-up from 3,188sf, (4+1), 4 bathrooms, dry and wet kitchen.

Recreation

Theme garden.

Children playground.

Multi-purposed court.

Swimming pool.

Poolside café.

Pavilion with BBQ deck.

Designer garden.

Pergola with sitting area.

Reflexology path.

Clubhouse.

Accessibility

3 direct access points to Federal Highway.

Damansara-Puchong Expressway.

SPRINT Highway.

North-South Highway.

New Pantai Expressway.

North Klang Valley Expressway.

Accessible to mass transit facilities, LRT, KTM Commuter and Rapid Bus Service.

Special Packages

Rebate up to RM30,000 for early birds.

Free financing of interest during construction period.

Free SPA and legal fees.

Developed by Taipan Focus Sdn Bhd, one of Taipan Group of Companies.

For more information, please call 03-78773820 or 3920 (Sales Gallery) and 03-33716010 (Headquarter).



A Rare Diamond Unearthed

A prestigious investment in one of the last remaining prime areas in Petaling Jaya City Centre.

An Investment in Assurance, Prestige and Solid Returns.

Investing in Park51 is investing on assurance of mature neighbourhood.

With Park51 development size, infrastructure and accessibility, has projected to be the newest address that is primed for growth.

This promising investment has proven its solid returns. Like most Petaling Jaya properties, Park51 purchasers stand to reap a price appreciation to at least 20% almost immediately after purchase and up to 40% upon completion in two years time, despite the current economic climate. The most distinct and unique advantages are:

• SUSTAINABLE INCOME RETURN

With the rental value estimated at RM1,600 to RM1,700 which is able to cover the most monthly installment, Park51 is indeed a yield investment.

• PRESERVATION OF ASSET VALUE

Based on the statistics given below, the preservation of asset value has been very stable for Petaling Jaya properties.



Phase 1 SOLD OUT
Phase 2 Newly Launched

**Early Bird
Rebate from
RM30,000
Onwards**
ZERO financial interest
during construction
period

Assured Rental Value* in Petaling Jaya

Mid Valley Northpoint Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 1356 - 1905	From 678K - 1M	From 4,500 - 5,000++
From 2637 - 3466 (P)	From 900K - 1.8M	From 5,500 - 10,000
Ken Damansara Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
Ken 1 - From 1057 - 1200	From 180K - 290K	From 1,500 - 1,800
Ken 2 - From 1291 / 1439 - 1565	From 360K - 450K	From 2,000 - 2,500
Ken 3 - From 1057 - 1200	From 298K - 390K++	From 2,000 - 2,300
Riana Green Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 580 / 687 - 750	From 188K - 250K	From 1,200 - 1,500
From 1324 / 1400 - 1525	From 348K - 390K	From 2,000 - 2,500++
From 2287 - 3778	From 600K - 1.3M	From 3,500 - 5,000 - 9,000
Istara Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 1313	From 290K	From 2,200 - 2,500
From 1350 - 1400	From 318K - 390K	From 2,500 - 2,800

PJ 8		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 560 / 667 / 775 - 840	From 335K - 380K	From 1,800 - 2,500
From 1798 - 1948	From 500K - 700K	From 1,800 - 5,000++
From 3426	From 800K - 2.1M	From 5,000++
Casa Tropicana Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 983 - 1270	From 300K - 490K	From 1,900 - 2,500
From 1593 / 1745 / 1800 - 1850	From 400K - 700K	From 2,000 - 5,500
Dataran Prima Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 1400 / 1407 - 1588	From 308K - 380K	From 1,500 - 2,000
From 1616 - 1960	From 360K - 550K	From 1,800 - 2,200++
From 3160(P)	From 980K++	From 2,500++
Casa Damansara Condo		
Size / Type (sq. ft)	Price / Unit (RM)	Rental (RM)
From 850 / 1043 - 1057	From 220K - 320K	From 1,500 - 1,800
From 1160 - 1519	From 320K - 450K	From 1,800 - 2,800



Developed by:



Taipan Group of Companies

TAIPAN FOCUS Sdn Bhd (368001-P) No:130, Persiaran Raja Muda Musa 41100 Klang, Selangor Darul Ehsan
Tel no: 03-3371 6010 Fax no: 03-3371 5998 Website: www.taipangroup.com.my

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