

BY AIMEE CHOON
aimeechoon@starmedia.my

A self-sustaining lifestyle

After the booming success of Tiara Mutiara 1, Mutiara Johan Group is back to launch the second part of this sustainable lifestyle development with its landmark development, Tiara Mutiara 2

CONTINUING to ride on the upward crest of its success after the delivery of Tiara Mutiara 1, Mutiara Johan Group is proud to launch its latest development, Tiara Mutiara 2, located in the high-growth area of the Puchong suburb.

"I think Mutiara Johan Group itself is a niche developer. Our core competency lies in developing niche projects in prime locations around the city and in efficient design and usage of space," said Mutiara Johan Group executive assistant to managing director Lee Han Rick.

Lee added that as a developer, the Mutiara Johan Group is resilient and established, having survived three economic downturns in its lifetime.

"For a private company to have lasted this long and do the number of projects that we have, speaks volumes," Lee enthused. Tiara Mutiara 2 is situated adjacent to its predecessor, the Tiara Mutiara 1, which is now fully sold out.

The new serviced apartments located on approximately three acres of commercial freehold land will feature two blocks of 28-storey towers.

The serviced apartment units offered at Tiara Mutiara 2 will have built-ups ranging from 800 sq ft up to 1,110 sq ft, which all come with three bedrooms each.

"First of all, what sets this development apart is its location. It is our landmark project, sitting on nearly three acres of prime freehold land along Jalan Puchong and is located conveniently at the centre

of the strategic high growth region between the multiple hubs of the Central Business District (CBD). This also makes it easily accessible via major highways such as the New Pantai Expressway (NPE), Lebuhraya Damansara-Puchong (LDP), KESAS highway and the Federal Highway."

The dual-key concept

Tiara Mutiara 2 will consist of 367 units of serviced apartments, 76 of which will be dual-key units. By following this rising trend, Lee says that Mutiara Johan hopes to increase the flexibility and functionality of its development which will help buyers to make full use of the space available to them.

The dual-key concept will be implemented in the larger units of Tiara Mutiara 2, which will range in built-up ranging from 1,030 sq ft to 1,110 sq ft.

"What's good about having a dual-key unit is that the studio can be rented out separately from the main unit to help increase your rental yield as well as the usability of your unit," Lee stated.

"For example, if you have a small family, but you've bought a 1,000 over sq ft apartment, when you eventually have more children, you can take back the studio, but in the meantime you can rent out the studio apartment which will act as recurring income for yourself," he added.

The dual-key concept, Lee observed, is not new. However, what makes the dual-key units in Tiara Mutiara 2 unique is its affordability.

"You won't find any other dual-key units that offer prices like ours as we are able to keep the units small, thanks to our efficiently designed floor plans," Lee commented.

Catering to the modern urban lifestyle

Aside from the serviced apartments, Tiara Mutiara 2 will also include 25 commercial shop offices and a 30,000 sq ft area dedicated to a commercial supermarket.

Lee says that the idea behind this development is to create a self-sustaining lifestyle for the residents of Tiara Mutiara 1 and 2.

"What we are selling is a lifestyle. Tiara Mutiara 2, together with the first phase of the development creates a self-sustaining community that provides for today's urban lifestyle," Lee said adding that the wide selection of food and beverage (F&B) as well as retail outlets will provide for all the residents' needs.

Residents at Tiara Mutiara 2 will also enjoy various attractive facilities which include two swimming pools – a family pool and a lap pool as well as a gym/dance studio.



1 The soothing features of Tiara Mutiara 2 as seen in the infinity swimming pool overlooking the surrounding city area.

2 Mutiara Johan Group executive assistant to managing director Lee says even the 800 sq ft units will come with three bedrooms, so too the other larger units.

3 An artist's impression of the exterior view of Tiara Mutiara 2.

at Tiara Mutiara 2



"The building will also be ready with fibre-optic infrastructure to provide residents with high-speed internet connection," Lee added.

Security features

Although the commercial shop offices will be accessible to the public, residents at Tiara Mutiara 2 can still enjoy ample privacy and peace of mind with a three-tier security system.

"There will also be security guards on duty 24-hours a day, as well as private residential access cards and dedicated lift lobbies and round-the-clock CCTV surveillance," Lee stated.

Environmentally-friendly design

Tiara Mutiara 2 is also certified under the Green Building Index (GBI) as a result of the many environmentally-conscious measures that will be included in the project. These include a rainwater harvesting system as well as energy-

efficient light fittings paired with the development's passive green design.

Tiara Mutiara 2 will also feature an abundance of foliage provided by the linear park designed by award-winning landscape architect, Michael Lip from Malik Lip & Associates Sdn Bhd. The park will connect Tiara Mutiara 2 to Tiara Mutiara 1 with ample shading provided by its lush greenery.

Value for money

"We believe in maximising value for our purchasers, so we design the units down to every square inch so that it is as functional as possible for the purchasers," Lee opined.

He added, "In the market it'd be very hard to find an 800 sq ft apartment with three bedrooms in it. So that's one of our selling points: That you can spend so little and get a three-bedroom apartment."

According to Lee, the soft launch for Tower B of Tiara Mutiara 2 which was held in Dec 2013 saw a take-up rate of 80% for the serviced

- 4 Life is a breeze at the Tiara Mutiara 2 dual-key units.
- 5 Clean lines usher in a modern look into the Mutiara 2 showroom unit.
- 6 Cosy surroundings beckon as seen displayed at the unit.

Tiara Mutiara 2 - Shop/offices

Location:
 > Jalan Puchong, Mukim Petaling, Kuala Lumpur

Tenure of land:
 > Freehold

Shop/office:
 > 5 storey shop/office - 4 units
 > 4 storey shop/office - 10 units
 > 3 storey shop/office - 7 units
 > 1 storey shop - 3 units
 > 3 storey office - 1 unit

Total number of units:
 > 25 units

Size:
 > From 3,462sq ft to 11,302sq ft

Price range from:
 > RM2,281,000 to RM11,165,000

Nett sellable area shop/office:
 > 125,493sq ft

apartments and approximately 50% for the shop offices.

Tower A of the project was just launched on 19 April at the Tiara Mutiara 2 showroom gallery. "The launch will continue throughout today and next weekend at the sales gallery in Tiara Mutiara 1."

>> For more information on Tiara Mutiara 2, please contact 603-22878383, or log on to <http://www.tiaramutiara.com.my>

Mutiara Johan Group of Companies

No	Development	Year of completion	Expected year of completion
1	OG Business Park	1996	
2	Mutiara Puchong Business Centre	1998	
3	Menara Mutiara Majestic	1998	
4	Cheras Business Centre > Phase 1 & 2 > Phase 3 > Phase 4	1998 2008 2009	
5	Menara Mutiara Bangsar	1999	
6	Mutiara Genting	1999	
7	Villa Indah	2003	
8	Kompleks Mutiara	2001	
9	Rawang Mutiara Business Centre > Phase 1 > Phase 2 > Phase 3	2005 2007 2006	
10	Casa Mutiara	2007	
11	Binjai Residency	2007	
12	Residensi Mutiara	2011	
13	Casa Residency	2012	
Ongoing and future projects			
14	Tiara Mutiara 1		2014
15	Villa Mutiara, Bukit Tinggi > Phase 1 > Phase 2		2014 2015/2016
16	Residensi Gombak		2017
17	Tiara Mutiara 2		2017
18	The Opus, Cheras Business Centre		2017
19	Shah Alam mixed-development project		2018

Tiara Mutiara 2 - Apartments

Location: Jalan Puchong, Mukim Petaling, Kuala Lumpur

Completion: 2 blocks of 28-storey mixed development consisting of total 267 units of serviced apartments, 25 units shop/office, facilities at 8th floor and 8 levels parking of car park and 1 level of basement car park.

Tenure of land: Freehold

Land size: 2.89 acres

No of unit: Mixed - (167 units)

Type	No	Area	Units
Type A8 & A9	3	800sq ft	(38 units)
Type A2	2+1	988sq ft	(11 units)
Type A1, A3, A4 & A5	3+1	933sq ft	(42 units)
Type A7 & A11	2	1,028sq ft	(28 units)
Type A11	3	1,075sq ft	(19 units)
Type A6	2	1,118sq ft	(19 units)
Phase II - (200 units)			
Type B4	2	807sq ft	(20 units)
Type B2 & B3	3+1	900sq ft	(100 units)
Type B1, B5, B6 & B7	2+1	942sq ft	(80 units)

Total no of unit: 367

Price range: From RM448,000 onwards
 Average RM600/sq ft

Bumi discount: 5%

Max avail in one service apartment: 248,921sq ft

Total car park: 772 bays