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Puchong's new pulse

Mutiara Indah brings lustre to this emerging growth corridor



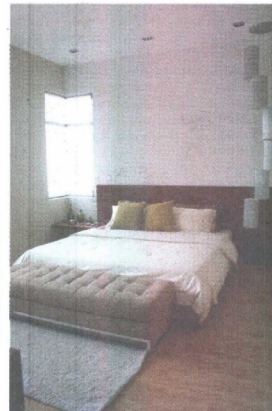
Comfort and space are fundamentals that Mutiara Indah promises, as seen in this open concept living and dining area, decked out in eye-soothing colours. At the entrance, a quaint foyer can be created to greet guests and provide storage for shoes.



The double-storey terraces sport a fashionably modern façade, highlighted by attractive colours, large windows, brick tiles and a paved porch wide enough to fit two cars. Corner units come with a glass side door that connects the garden with the living room.



In the showunit, pop culture screams off the walls in the children's bedroom, which comes with practical storage areas and a desk to ensure that homework is done.



Timber strip flooring and earthy colours bring an elegant and calming ambience into the master bedroom.

Upstairs, a cosy family living area can provide the perfect hideaway for private bonding time.

Also up for grabs



Mutiara Indah's two-and-a-half-storey link bungalows boast two master bedrooms and three bedrooms in 3,487sq ft of space.



The double-storey terrace offers three-plus-one bedrooms, and at 2,089sq ft, represents a more affordable option from RM340,600.

If you hadn't sat up and noticed what's going on in the south-eastern end of the Puchong corridor in Selangor before, you ought to do so now.

With the maturing of Putrajaya and Cyberjaya further south, the rapid development of Seri Kembangan and the completion of a network of expressways to serve the area, such as the South Klang Valley Expressway and Lebuhraya Damansara Puchong, the area is fast becoming a veritable hotspot.

Already, a few landmarks have sprouted up here, such as Giant and Tesco hypermarkets, world-class educational facilities in the form of Universiti Putra Malaysia and the Limkokwing University College of Creative Technology, and a proposed commercial venture known as Puchong Gateway.

Providing further character are a bevy of townships and gated-and-guarded enclaves

offering residential options to match almost any lifestyle aspiration and budget.

Among them: **Mutiara Indah**, an 82-acre resort-style project offering spacious green living and round-the-clock security.

Developed by Ehsan Armada Sdn Bhd, a subsidiary of public-listed Malton Bhd, Mutiara Indah has been designed to raise Puchong's lifestyle bar with its range of contemporary-design houses set amidst landscaped parks and private gardens.

Among the units it will contain are link bungalows, semi-dees and terraces of various sizes and prices.

Currently available are 24 link bungalows priced from RM732,500 and 145 terraces from RM340,600, as well as a limited number of corner-lot double-storey superlink terraces with extra land, from RM673,000.

To get a better idea of how Mutiara Indah is pushing the lifestyle benchmark, we take a peek inside its superlink showhouse built at the site:

Factfile: **Mutiara Indah**

Where:

In Puchong, Selangor. Nearby townships are Puchong Impian, Bandar Bukit Puchong and Laman Grand View. Also within the vicinity are amenities such as schools, retail malls and public transportation.

What:

A RM280 million gated-and-guarded enclave offering houses ranging from double-storey terraces and double-storey superlinks to two-and two-and-a-half-storey semi-dees and link bungalows.

Available:

Phase 2B

No. of units: 2 corner lots
Type: Double-storey superlink terraces
Dimension: 24ft x 80ft
Built-up area: From 2,399sq ft

Phase 2C

No. of units: 24
Type: Two-and-a-half-storey link bungalows
Dimension: 48ft x 70ft
Built-up area: From 3,487sq ft

Maintenance charge:

RM100 per month for Phase 2C; RM80 per month for phases 2B and 3B

Eye openers:

- Extensive landscaping
- Generous space allocated for common areas
- Gated-and-guarded perimeters with 24-hour security
- Decorative timber door entrances to houses
- Two-car-wide porches
- All rooms attached to baths
- Wet and dry kitchens

Bottom line:

Phase 2B: From RM673,000

Phase 2C: From RM732,500

Phase 3B: From RM340,600

Prices are before Bumiputera discount. Developer will absorb the legal fees for the Sale and Purchase Agreement and Deed of Mutual Covenant, as well as provide a rebate of RM20,000 for Phase 2C units and up to RM10,000 for Phase 3B units.

Moving in:

Phase 2B has been completed, while phases 2C and 3B are targeted for completion by September 2009.

Phase 3B

No. of units: 145
Type: Double-storey terraces
Dimension: 22ft x 70ft
Built-up area: From 2,089sq ft

For more information:
Call Ehsan Armada site sales office at 03-8061 0333 or surf to www.malton.com.my

