



QUALITY DEVELOPMENTS



Eco Forest Entrance.

# Boomtown Semenyih

SHAREN KAUR & KHAIRUL ASHRAF KAMMED

**S**EMENYIH is one of the most rapid growth areas in Greater Kuala Lumpur or the southern corridor of the Klang Valley.

Semenyih, in the Hulu Langat district in Selangor, is popular with day trippers because of its eco-tourism offerings.

It has plenty of areas for recreational activities, such as a weekend hike on Broga Hill or a picnic at the Sungai Tekala waterfalls.

More than 10 years ago, it would probably have taken you about 45 minutes to an hour to reach Semenyih from Kuala Lumpur city centre, especially when you use the old Kajang-Semenyih bypass.

Things have changed today! The little Semenyih town that used to be a sleepy hollow is no longer how it used to be. There are more roads and highways as well as interchanges connecting it to other major towns and cities, including Kuala Lumpur.

There's also more traffic because of new developments in the area. New housing and commercial developments have taken Semenyih by storm.

There was a time when the prices of landed houses were just below RM130,000 but today, the prices of sub-sale residential properties have quadrupled from the initial figures.

Big developers like Eco World Development Group Bhd, MKH Bhd, SP Setia Bhd, UEM Sunrise Bhd and Kueen Lai Group of Companies as well as China's Country Garden have been buying up land in Semenyih.

Based on a recent census by the Kajang Municipal Council, the current population in Semenyih is at 92,491. The council also expects Hulu Langat district to have a population of more than one million, from 738,067 currently, in the next few years as more residential developments take place.



Located nearby Eco Forest is UniVillage which provides accommodation for students of the Nottingham University Malaysia Campus.



The road leading to Eco Forest with scenic view of the mountain.

## STRONG CHINESE INTEREST IN SEMENYIH

Country Garden, through its property arm Country Garden Properties Sdn Bhd, is developing Diamond City — a 104ha Spain-inspired township located across the University of Nottingham Malaysia campus.

This premium township offers spacious homes with built-up areas of between 2,385sf and 8,681sf and has attracted many buyers since its launch in 2014.

The whole development will have 450 houses comprising 120 units of linked houses, 272 bungalows and 23 mansions.

The linked houses, with built-up area of 2,385 sq ft and 2,650 sq ft, are priced from RM900,000 each.

The bungalows range from 3,333 sq ft to 3,657 sq ft, and are priced from RM1.3 million to RM1.4 million.

The mansions, ranging from 5,560 sq ft to 8,681 sq ft, are priced from RM3.9 million to RM5.5 million.

Phase One (40.4ha) of the township (launched June 2014) is slated for completion next year. This phase has two-storey terraced houses, bungalows and mansions.

The Chinese developer, which has built luxury serviced apartments as well as commercial, leisure and entertainment properties across 23ha of freehold land in Danga Bay, Iskandar, Johor, since 2014, launched the first parcel of Phase Two in the middle of last year.

This parcel features 60 units of two-storey terraced houses with built-ups ranging from 1,862 sq ft to 2,097 sq ft. Prices for the units start

The Chirpy Tree will be one of Eco Forest's landmark in its central park.

