

Living amidst high society

The icing on the property cake gets an extra layer of eye candy as prominent personalities sashay into the Mont' Kiara neighbourhood

By Yvonne Yoong

Fancy renowned shoe-designer Datuk Jimmy Choo, Singapore's actress-cum-songstress Fann Wong or local fashion designer Bernard Chandran as your neighbours? Then Tiffani by i-ZEN, the latest highrise residence in Kuala Lumpur's Mont' Kiara area that combines luxury and uniqueness to match the lifestyles of the rich and famous, may just pique your interest.

Explaining the features of the project, Ireka Land Sdn Bhd (ILSB) chief operating officer Irene Tan said owners have a choice of interior designs - contemporary or modern classic - professionally penned by award-winning Malaysian design firm Axis Network Design Consultants in consultation with Index Design and Cynosure Design of Singapore.

Tan said attention to detailing and pleasing aesthetics has been stressed upon, which is exemplified by the use of mirrors to conceal built-in shelves.

"Every woman's desire of having a luxurious walk-in wardrobe has also been fulfilled by the layout of the bedrooms," she said, adding that all units will be furnished with designer kitchens and built-ins, and equipped with Broadband connectivity as well as modern security features.

Developed by ILSB's main-board parent Ireka Corp Bhd (ICB) in collaboration with Singapore-based CapitaLand Ltd, one of the largest property companies in Asia, Tiffani by i-ZEN will boast 399 units housed in three towers: Kallista, Radiant and Ideale.

The project, with a Gross Development Value (GDV) of RM350 million, is sited on freehold land in Jalan Duta Kiara and will house typical units ranging from 815sq ft to 3,729sq ft.

At the top will be an 8,011sq ft penthouse in the Kallista tower that will have its own private pool offering breathtaking views.

ICB executive director Lai Voon Hon said this luxury residential project is "among the best condominiums in the world" and has "taken off on a high note" with half of the units sold during pre-launch exercises.

Quick Take

Type	Three-tower condominium
Name	Tiffani by i-Zen
Total no. of units	399
Availability	200 (50%)
Built-up area/rooms	From 815sq ft / from one bedroom and one bath
Price range	From RM390,000
Facilities	Swimming and wading pools, tennis and squash courts, gym, multi-purpose hall, playground
Services	24-hour security, Broadband connectivity, concierge
Car-parking/allocation	913 bays / 1 bay per unit
Monthly maintenance	RM0.30psf (inclusive of sinking fund)
Est. loan repayment	Based on 80% margin, 7.15% interest, repaid over 30 years = RM2,230 monthly
Completion date	Q4, 2009
Developer	Ireka Land Sdn Bhd
Contact	03 6201 8822 / www.i-zen.com.my

Given the response, ICB has set its sights on attaining 70 per cent sales within the next three to four months.

According to Lai, a unit in Tiffani by i-ZEN is a sound investment decision as it has the potential to appreciate by 10 per cent per annum.

Pointing to ICB's previous venture in the area, i-ZEN@Kiara II, Lai said its buyers have experienced an average capital gain of 35 per cent within three years, while in terms of rent, "RM15,000 for a 6,500sq ft unit was the highest we have received".

On the buyers of Tiffani by i-ZEN, he said they include discerning international investors from Europe, Middle East and East Asia, who are attracted by the design and location.

The facilities in the project will include The Sanctuary, a lushly landscaped 4,000sq ft courtyard that will allow residents to unwind in nature's surroundings complete with tennis courts, children's nursery area, as well as a swimming pool.

On the 27th floor of the Kallista tower, there will also be a clubhouse and an infinity-edge pool.

Prices for a unit at Tiffani by i-ZEN are pegged between RM390,000 and RM4.6 million, or an average value of RM470psf, while to maintain the facilities and common services, an introductory rate of RM0.30psf will be levied.

In terms of car-parking, one bay will be provided for

units of less than 1,000sq ft and two for those of more than 1,600sq ft. Units above 2,700sq ft will have three bays and penthouses will have four.

ICB has tied-up with Ascott International, a member of The Ascott Group, to offer corporate leasing of the units on the behalf of owners.

Construction on Tiffani by i-ZEN has already started and should be completed by the end of 2009.

Two show suites of 3,700sq ft are on display at the site.

Tiffani by i-ZEN is poised to be a jewel in Ireka Corp's crown.



Ireka Corp's Lai says that 50 per cent of the units in Tiffani by i-ZEN have already been taken up in pre-launch sales.



The lanai provides seamless interaction between the indoor and outdoor spaces.