

As Greater KL takes its place as the center of development activities, it is inevitably spreading out and the south of Klang Valley is no exception, more particularly, the town of Nilai located in Negeri Sembilan. This fast growing town has been a new place for people seeking a comfortable lifestyle, one not constrained to high-rises alone but also spacious landed properties.

An example of this comfortable living, perfect for the family is at Kasia Greens, a secure residential enclave spread across 17.43 acres of freehold land. Developed by Meadowfield Sdn Bhd, a wholly-owned subsidiary of Ireka Group of Companies, Kasia Greens bestows upon its residents a contemporary suburban lifestyle amidst a lush green environment.

Targeted to launch in November 2012, this gated community holds 56 units of three-story Superlink homes and 86 units of two-story terrace homes. It also holds a two-acre landscaped garden complete with a playground and jogging track providing for a healthy and relaxing family living. Meticulously planned, its wide roads will also minimize the possibility of traffic and parking congestion at the same time, giving a pleasant streetscape.

The 24 ft by 75 ft terraces come with a built-up of 2,286 sq ft. You'll find that the front porch is wide enough to fit two cars and these homes boast an open layout to the living quarters, dining area and even kitchen. The rooms are all fitted with large windows and sliding doors to allow for more natural lighting and cool breeze to enter – keeping energy use minimal. When

preparing meals, the separate wet and dry kitchens will keep things less messy and if a larger kitchen is needed, there is space at the back to expand.

The terraces four-plus-one bedrooms can easily accommodate a family and each has its own en-suite bathrooms. Its spacious master bedroom provides enough space for not only the bed but also a study area and space for a walk-in wardrobe – there should not be any hassle organizing your clothes anymore. A room located on the ground floor is also great for visiting guests or for the elderly.

For families who require a more spacious option, there are of course the 24 ft by 75 ft, three-story Superlink homes which have a built-up between 3,184 and 3,334 sq ft. These come in three variants – intermedi-

Kasia Greens

The best of comfortable suburban living in Nilai



The two-acre landscape garden provides for healthy outdoor activities.

ate, end, and corner lots, each with five-plus-one rooms and each has an open sky terrace on the third floor, better improving natural ventilation and lighting within the home.

On top of similar features as the terrace homes, the Superlink homes present its dwellers with two family lounge areas – one with a double-volume ceiling giving it a grand ambience. The other one comes with an en-suite bathroom, allowing the versatility to convert it from a bedroom to a home office. Homeowners will also be able to enjoy a much larger room with the Junior Suite which has a walk-in wardrobe space and study area.

Kasia Greens may be built with families in mind, but with several prominent higher education institutions such as Nilai University, INTI International University and University Sains Islam Malaysia (USIM) within its vicinity, there are chances that students would find these homes a suitable choice. After all, Kasia Greens is located in the heart of Nilai's educational hub.

The town of Nilai in Negeri Sembilan has been rapidly growing in the past few years, with more develop-

How to get there?

- GPS Coordinates – N2.823459, E101.774165
- 10 minutes drive from Nilai Toll exit via KL-Seremban Highway and KL-Putrajaya Highway (MEX)
- 20 minutes from KLIA and LCCT
- Public Transportation – Nilai Sentral Bus Terminal, Nilai KTM Komuter, Salak Tinggi ERL station

ments and townships opening up. Due to its accessibility to several main highways and its proximity to Putrajaya, the Kuala Lumpur International Airport (KLIA) as well as KL City via the KTM Komuter, this town has been forecasted by many to be a hotspot as the development radius of Greater KL expands.

Not only that, it is well connected to major population centers via a network of highways. Getting into KL City takes just over half an hour via the KL-Seremban Highway in good

Why buy here?

- Comfortable low-density living
- Spacious open layout with en-suite bathroom for all bedrooms
- Separate wet and dry kitchens
- Double volume ceiling for lounge area (3-story Superlink only)
- Large windows, sliding doors and sky terrace (3-story Superlink only) allow good natural lighting and ventilation
- 2-acre landscape park with playground and jogging path
- Secured perimeter boundary fence
- Nearby amenities – Nilai Square Commercial Centre, Giant & Tesco Hypermarkets, NCI Hospital, Nilai Spring Golf & Country Club, Sepang International F1 Circuit, Nilai International School, Nilai University, INTI International University, USIM

traffic conditions and frequent travelers would find it a breeze to get to the Kuala Lumpur International Airport (KLIA) or the LCCT, taking no more than 25 minutes. For those dependent on public transportation, Nilai is also well serviced with the Nilai Sentral Bus Terminal, the Nilai KTM Komuter station and the Salak Tinggi ERL Station.


Nilai town has also grown commercially with more shopping malls setting up here, including the Nilai Square Commercial Centre and the Giant and Tesco Hypermarkets. Residents here will also be well served with much needed amenities including NCI Hospital, while the Nilai Spring Golf & Country Club and the Sepang F1 Circuit nearby complete the entertainment aspect.

It is no secret there is value in Nilai. At present, the town offers the best of suburban lifestyle, the serenity of a low-density community, green living, commercial conveniences, and excellent accessibility. Seizing this potential, Kasia Green has become a perfect example of value in Nilai, attracting people near and far with its gorgeous and comfy homes.



KASIA GREENS

- Located at Taman Desa Kasia, Nilai
- 17.43 acres, Freehold
- Target Launch – November 2012
- 142 Units
 - 56 units of 3-Story Superlink Homes
 - 86 units of 2-Story Terrace Homes
- 2-Story Terrace Homes – Lot size – 24' x 75', Built-up – 2,286sf, 4+1 rooms
- 3-Story Superlink – Lot size – 24' x 75', Built-up – 3,184 to 3,334sf, 5+1 rooms
- Holds a 2-acre landscaped park

 **How to buy?**



• For more information on Kasia Greens and Ireka Group of Companies, call +603 6203 0020 or +603 6411 6388 or visit www.kasiagreens.com.my