

Green living in the heart of Nilai

HEALTH and wellness are integral parts of daily living and many people have realised the importance of living in an environment that is surrounded by lush greenery. This was the inspiration behind Rimbun Kasia in the town of Nilai in Negri Sembilan.

"Rimbun Kasia is an integrated living environment that is built amid green surroundings and spans 35.6 acres (14.4ha). This is Ireka Development Management Sdn Bhd's second development in Nilai.

"It encompasses five residential parcels and one commercial parcel, which will be a lifestyle hub," says Lai Voon Hon, its president and chief executive officer.

All five residential parcels are gated, guarded and have their own facilities. In addition, these parcels are connected to a 2.3-acre (0.93ha) central park with a lake at the centre as its main feature.

Rimbun Kasia was conceptualised to promote community living within green surroundings.

Each residential parcel in Rimbun Kasia will have a unique identity and characteristics that cater to a specific target market.

"The first residential parcel that will be launched before the end of this year is called dwi@Rimbun Kasia, which will encompass courtyard-inspired homes.

"The courtyard homes are a low-rise condominium development designed around a courtyard, which has a sustainable eco design. The subsequent parcels to be launched over the next two to three years are the town villas and lifestyle condominiums," says Lai.

Ireka ensures that each residential parcel in Rimbun Kasia contains a range of important features – it must be green, should promote a healthy lifestyle and encourage sustainability.

Lai says that as a strong advocate of sustainability, Ireka will be incorporating specially designed stationary bicycles in dwi@Rimbun Kasia to generate power to water some of the outdoor plants.

Ireka's strong belief in sustainable development also means that Rimbun Kasia will be launched phase by phase to



An artist's impression of the Rimbun Kasia development in Nilai.

avoid overbuilding. "If the demand for a phase is slow, we will defer the launch of the next phase as we do not want to overbuild. We have maintained this policy throughout all our developments in Mont Kiara and now will do so in Nilai," he says.

Promoting healthy living

The lush surroundings of Rimbun Kasia are intended to attract a population that prioritises healthy living, the outdoors and nature, with each residential parcel designed to cater to a specific target market.

"For instance, the courtyard homes at dwi@Rimbun Kasia are aimed at a younger market because of the size of the units.

"The town villas are larger than the courtyard homes and are more suited to a mature family or an older population who enjoy the outdoors and green living," says Lai.

He adds that not all the residential parcels have been designed yet but says that all parcels will be self-contained.

He envisages each parcel to have a gym, a swimming pool and other

Nilai is located strategically in the golden triangle of the Southern Growth Corridor, which encompasses Putrajaya, Cyberjaya and Sepang, where KLIA and KLIA2 are located. This is why Nilai has become one of the fastest growing suburbs outside Kuala Lumpur and it is expected to be granted city status soon.



Lai Voon Hon is the president and chief executive officer of Ireka Development Management Sdn Bhd.

sports facilities, depending on the type of the parcel. Each parcel will also have its own property management.

To encourage residents to spend more time outdoors, Ireka designed the central park and the lake to anchor the Rimbun Kasia development.

The lure of Nilai

"We were attracted to Nilai

because it is a beautiful suburb in the outskirts of Kuala Lumpur. It is very green, which is conducive to healthy living," Lai says.

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Nilai is also only 30km away from Kuala Lumpur. It has an extensive road and infrastructure network and many main highways connect to it.

In addition, the Express Rail Link in Salak Tinggi and the nearby KTM commuter station make accessibility to Nilai more convenient and easy.

Nilai has also emerged as one of the country's education hubs with a vast number of world-class educational facilities in the vicinity, including Nilai University, Manipal University, INTI University, Epsom College in Malaysia, University Sains Islam Malaysia and the upcoming Xiamen University.

According to a study carried out by the Ho Chin Soon Research Group that specialises in property information, there is a student population of 35,000 within a 7km radius of the Rimbun Kasia site.

This has given Nilai a dynamic economy and led to an increase in its population.

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The Ireka advantage

Purchasing a property from Ireka assures buyers that they are purchasing a property from a well-known name in the industry – one that is renowned for developing luxury and branded homes in Malaysia, most notably the i-Zen collection.

"We assure our customers that we are giving them a product that is of high quality. All our developments thus far have high capital appreciation.

"This speaks volumes about our quality, our level of innovation and our emphasis on sustainable development. We are very proud of this and we are now bringing this advantage to Nilai," says Lai.



The central park and the lake anchor the Rimbun Kasia development