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Hot Properties

The height of Agile living

A Chinese developer makes its entrance into the Malaysian property market with Agile Mont Kiara, a high-end, high-rise project at an affluent address

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The number of developers from China entering the Malaysian property scene has been steadily increasing in recent years, and Agile Property Holdings Ltd is one of the most recent to land on our shores. Already an established developer in its home country, it is attempting to expand its reach with Agile Mont Kiara, its debut Malaysian property project, which is a joint venture between local subsidiary Agile Real Estate (M) Sdn Bhd and PJ Development Holdings Bhd.

Wilson Ren, CEO of Agile Real Estate, believes that the time is ripe to enter the Malaysian property market.

"Kuala Lumpur is already very attractive with its impressive infrastructure. If you are looking from outside the property market, it is even more attractive now with the weakening of the ringgit," he explains during the groundbreaking ceremony for the development.

Situated in a prestigious Mont Kiara address, Agile Mont Kiara is nearby the affluent Sri Hartamas, Desa Sri Hartamas, Dutamas and Desa Park City neighbourhoods. Its location also makes it extremely accessible via major highways including the Damansara-Puchong Expressway (LDP), North-South Expressway, Sprint Highway and Duta-Ulu Kelang Expressway (DUKE).

Oasis of high-end living

Dubbed the "Oasis of Mont Kiara", the project occupies 10 acres of freehold land. Six acres will be dedicated to recreational features, including an environmental deck, which fits snugly into its profile as a green-oriented development.

At the deck area, a range of recreational and fitness facilities can be found, such as a swimming pool, children's water play area, multi-purpose room, putting green and gym for the elderly.

Other facilities include the Sky Suites, Sky Gym, Sky Lounge, Sky Pool and Sky Viewing Deck that are all housed under the semi-open-air Sky Club. The club also doubles as an entertainment and gathering lounge, where visitors can mingle and relax against a panoramic backdrop of vast greenery.

Further living up to its premise of providing a quality living environment where residents can unwind, great care has been taken to position sun lounges, day beds, hammocks, a timber seating area and trellises around the swimming pool to evoke a tranquil and serene ambience.

Moving on to the residential units, the 11 towers are partitioned into three zones. The Low Zone comprises five eight-storey blocks with unit sizes ranging from 2,142 sq ft to 5,037 sq ft. The Mid Zone features 2,131 sq ft units spread across two 18-storey blocks.

The remaining four blocks in the high-density High Zone feature units measuring 1,162 sq ft to 2,012 sq ft.

Estimated to be completed in September 2019, all 813 units will be partially furnished and designed with different layouts, including the 2+1-bedroom, three-bedroom, 3+1-bedroom and dual-key units.



(From left) Agile Real Estate COO Eric Yeo, Agile Real Estate CEO Wilson Ren, PJ Development executive director Ong Ju King and Public Bank 8th senior general manager corporate banking Chan Chew Fung at the groundbreaking ceremony for Agile Mont Kiara

For added privacy, the Low Zone and Mid Zone will feature two units to a floor while the High Zone will feature four units per floor.

Spreading its wings

Listed on the Hong Kong Stock Exchange, Agile Property develops, manages and owns commercial and hotel properties.

At present, there are more than 90 projects in its portfolio in major Chinese cities like Hainan, Shanghai, Nanjing, Guangzhou and Chengdu. These projects range from residences and townships to shopping malls and office towers as well as resorts and hotels, beachfront projects as well as golf and yacht clubs.

Agile Mont Kiara marks the first time the developer has ventured outside of China. Explaining why Kuala Lumpur was chosen as its first overseas market, Ren says, "Kuala Lumpur is a very obvious destination as the city is relatively developed in terms of its property market and has a steady growing demand for residential property."

"The location of our maiden project here at Mont Kiara, an affluent township in the heart of the Klang Valley, will allow us to showcase Agile Property's passion, not

only for the development of quality homes but also for a quality living environment," he adds.

Agile Mont Kiara enjoys the benefit of being in a mature location, with facilities including the ParkCity Medical Centre in the vicinity.

There is also a concentration of educational institutions like the Mont Kiara International School, French International School, Taylor's College Sri Hartamas and SMK Seri Hartamas nearby.

It is also a stone's throw away from recreational clubs like the Kuala Lumpur Golf & Country Club and Bukit Kiara Equestrian & Country Resort.

Retail hubs like Solaris Mont Kiara and Publika serve to fulfil the shopping and dining needs of nearby residents. The project's connectivity to major highways means residents only need to travel a short distance to the city centre and other prime suburbs such as Petaling Jaya.

The involvement of local developer PJ Development testifies to the strength of the development. Listed on the Main Board of Bursa Malaysia, its strength lies in the development and construction of high-quality residential and commercial properties.

Although PJ Development's core areas of operations are in Kuala Lumpur and the Klang Valley, the company also has business presence in Kedah, Perang and Perak to the north, Melaka and Johor in the south and Pahang on the East Coast.

Agile Property has a second project being planned in Bukit Bintang, Kuala Lumpur. Like Agile Mont Kiara, this particular project also caters to the high-end segment.

Ren says the group is keeping its options open when choosing segments to venture into and in forming partnerships.

"We want profit that we can control. Hence, we are open to all opportunities, and will consider the middle market segment. As for partners, we are selective about who we choose to work with".

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— Wilson Ren, CEO of Agile Real Estate