> PHASED-IN

Making tracks to the Triangle

Now, almost everyone can afford to live within KL's golden hub, courtesy of 231TR

By Chris Prasad

Young urban professionals keen to acquire a brand new home within Kuala Lumpur's elite Golden Triangle district can now do so for around RM1,600 a month if they buy into the 231 TR Serviced Suites.

Taking shape on a 34,630sq ft freehold site along Jalan Tun Razak, the RM90 million high-end serviced apartment project has on offer 195 units priced from RM262,888 – a fraction of the seven-digit tags of other residential developments in the vicinity.

Based on this price and a 90 per cent loan margin repaid over 30 years, the loan instalment implies those earning around RM5,000 a month can call the project home when it is ready by 2009.

Developed by Urban Delta Sdn Bhd as a 20-storey single tower offering spectacular views of the nearby Petronas Twin Towers as well as the rolling greens of the Royal Selangor Golf Club, the units will come in 11 layout options ranging from a 498sq ft studio to a 1,088sq ft three bedroom apartment to suit various budgets and ownership needs.

All units will come with air-conditioners, broadband Internet and centralised Astro cabling, while those sized 773sq ft and above will be partially furnished with wardrobes and designer kitchen cabinets, complete with hob and hood.

According to Yip Loong Heng, managing director of Urban Delta, although 231 TR is competitively priced, buyers can be assured that the project will be of a standard expected of an elite address.

"Our primary buyers are young executives who want a taste of exclusive living within the heart of the city," said Yip. "What we have done is made this possible at a comparatively reasonable price, without any compromise on quality."

Buyers can look forward to functional layouts and fine finishing at 231 TR.

He added that residents can look forward to facilities such as an indoor pool, jacuzzi, fully-equipped gym, function room, cafeteria and laundrette.

"We will also provide a three-tier security system with smart card access points, CCTV cameras and an intercom system at the main entrance, car-parking bays and lift lobby," Yip said.

To upkeep the services and facilities, he said the monthly maintenance charge is expected to be equivalent to around RM0.40 per square foot, inclusive of a RM0.05psf contribution to the sinking fund.

A separate charge of RM60 a month will be levied to occupy one of 231 TR's 245 parking bays, which will be allocated on the basis of one bay per unit.

Yip believes that price and location will be the project's main selling points and is "confident that it will see quick appreciation, considering its position, quality and lifestyle offering."

"It is also a place foreigners looking for a second home will should consider, since it is so near the KLCC and the shopping precinct of Bintang Walk," he said.

Since 231 TR was offered by way of private invitation in October last year, 40 per cent of its units have already been spoken for. To entice more buyers, the developer will bear the loan interest during the construction period.

Quick Takes

Type	Highrise serviced apartments
Name	231 TR
Total no. of units	195
Availability	117
Built-up area (range)	From 498sq ft to 1,088sq ft
Price range	From RM262,888 to RM660,602
Facilities	Indoor wimming pool, gym, jacuzzi, laundrette, cafeteria, function room
Services	24-hour security, house keeping, internet, Astro
Car-parking/allocation	245 bays/ 1 bay per typical unit
Monthly maintenance	RM0.35psf + RM0.05 (sinking fund)
Loan repayment	Based on 90% margin and 7.15% interest repaid over 30 years = RM1,597 monthly
Completion date	2009
Developer	Urban Delta Sdn Bhd, A subsidiary of YWC Engineers and Constructors Sdn Bhd
Contact	03-2166 6231