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**N**ADAYU Properties Bhd will be launching a new phase of semi-furnished apartment units called Nadayu63, nestled within the larger development of Taman Nadayu in Melawati, Selangor.

Surrounded by the lush greenery of Kemensah Forest Reserve, the riverfront development, by virtue of its strategic location, will be an idyllic home near the city.

The integrated, gated and guarded (G&G) mixed-use development will be the focus of a wholesome living experience where people can live, work and play. The project's communal lifestyle facilities complemented by the commercial blocks attached to it make this an attractive hub.

The development that comes with a total gross development value (GDV) of RM240mil will comprise 296 serviced apartments and 42 lifestyle retail units.

"Nadayu63 will feature the studio and three-bedroom units that will have built-up areas ranging from 562sq ft to 1,144sq ft while the lifestyle retail units will range between 982sq ft and 1,976sq ft," said Nadayu chief executive officer Mohd Farid Nawawi.

Two car park bays will be allocated for the three-bedroom units while the studio units will come with a single car park bay respectively.

The units will be priced from RM420,000 onwards, translating to an average price of RM750 per sq ft, which is competitive to other surrounding developments that are priced at an average of RM800 per sq ft.

At this price, Farid noted that Nadayu63 would appeal to home buyers as it presents an affordable option – being located near the city centre.

"Enquiries about Nadayu63 have been positive so far and we expect an encouraging take-up rate by the official launch slated for October.

"The number 63 from the Nadayu63 development follows Nadayu's project-naming concept that incorporates numbers in all of its projects, such as Nadayu92 in Kajang, Nadayu28 in Bandar Sunway and Nadayu290 in Penang," he added.

The project is expected to be completed in 2017.

### Gated and guarded security

"The Nadayu Melawati neighbourhood is a G&G master planned development that will see phases of new projects ranging from landed to high-rise properties being launched. Each phase will have its own security system to allow residents exclusive access that is separated from the other phases," he said.

The development will be equipped with state-of-the-art security system and perimeter fencing to ensure the safety of its residents. The four-tiered security system will feature 24-hour security patrols, closed circuit television (CCTV) surveillance cameras and a residents' card access system.

"Nadayu63 will feature a 'residents only' security entrance manned 24-hours by security guards. Only authorised residents will be granted access to their units. No one else can enter without prior clearance."

The parking levels and the lift

# Nadayu's G&G surrounded by lush greenery



1 Nadayu63's studio units will feature flexible layouts to complement the residents' lifestyle requirements.

2 The 17th floor of the development will feature a triple-volume sky lounge.

3 An artist's impression of the Nadayu63 development.

lobby will only be accessible via an access card. Once inside the lift, residents will be required to use their access card once again to go to their respective unit level. Residents from the other floors will not be able to gain access to the other levels in the development other than their own.

"This gives added security to the other units on each level. Even the facility levels on floors 8 and 17 will only be accessible via an access card," Farid said.

### Staying connected

Nadayu63 will be served by several major highways, including the Ampang – Kuala Lumpur Elevated Highway (AKLEH), the Duta – Ulu Kelang Expressway (DUKE) and the Kuala Lumpur Middle Ring Road 2 (MRR2).

"Nadayu63 is only 15 minutes away from the Kuala Lumpur city centre and will be within close proximity to various facilities and amenities surrounding Melawati. Additionally, schools, shopping malls and supermarkets as well as Zoo Negara are located nearby," he said.

Among the amenities surrounding Nadayu63 include other major education institutions such as Sekolah Kebangsaan Taman Melawati 1 and 2, International School of Kuala Lumpur, Fairview International School and Tunku Abdul Rahman University College.

There are five shopping malls and supermarkets surrounding the vicinity, such as the Aeon Big Wangsa Maju, KL Festival City Mall and Giant Hypermarket.

"The development is also within



nearby distance to several health care facilities, including Damai Service Hospital and Ampang Puteri Specialist Centre as well as recreational clubs such as K Club and Ukay Club."

### Furnished and facilitated

"All the units in Nadayu63 will be semi-furnished with quality finishes so that residents can move in immediately once the development is completed," Farid said.

Each unit will be equipped with complete kitchen cabinet and branded kitchenware systems, including oven, fridge, cooker hob and hood as well as washing machine and dryer.

The rooms will be fitted with

air-conditioning units and built-in wardrobes complete with basic lighting and ceiling fans. All the bathrooms will also be equipped with water heaters.

Nadayu63's lifestyle facilities include a swimming pool with cabana, children's playground, gym room, nursery room, multi-purpose function room and prayer rooms as well as a triple-volume sky lounge.

"We are targeting investors and business owners for our retail component to further add value to our commercial area. We welcome those from the lifestyle, food and beverage, hair salon, fitness centre, beauty centre, magazine concept store, home appliances, retail chains and mini-market businesses."

The integrated mixed-use

development allows for better convenience for serviced apartment residents whereby their lifestyle requirements are within easy reach.

Business owners from the retail component will also have an existing customer base to cater to besides the surrounding public population.

For more information, visit:

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