

## Sunway Iskandar project based on earlier successes

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INTEGRATED PROJECT: Sunway Group will be developing the township on a 728ha of land near the Pendas river. NUSAJAYA: THE new Sunway Iskandar township development project near the Pendas river here will feature a natural eco-system sustainability concept. The developer, Sunway Group, will be developing the township on a 728ha of land and it will be based on the group's two previous township developments which are booming in Selangor and Perak. Speaking at the media preview of the Sunway Iskandar project, Sunway property development division (Malaysia/Singapore) joint managing director Sarena Cheah said the group was excited about the plan as it would be based on developments such as Sunway Resort City in Subang Jaya and Sunway City Ipoh. Sunway Resort City has been recognised as Malaysia's first green township, while Sunway City Ipoh has won a FIABCI Malaysia property award for the best township master plan in 2010. "We are proud of these achievements and the Sunway Iskandar development here. "Our core believe is that we do not only build properties but also create communities," she said at the preview held at the Sunway Iskandar show gallery, located next to the Second Link bridge. Cheah said the development of Sunway Iskandar will be oriented towards maintaining the surroundings' natural landscape while providing a platform for businesses and residents to co-exist harmoniously. "It will have a low-density population of approximately 120,000, and only 40 per cent of the development will be dedicated to commercial and business operations," said Cheah, adding that 40 per cent of greenery will cover the landscape of the township. She added that the project will be divided into six precincts. The first precinct, called The Lake View, is undergoing earthworks as the developer is constructing the first phase of residential and commercial buildings in an area called Citrine. "The Lake View precinct is the first township neighbourhood which is integrated in the project. "The Citrine offers 328 service apartments, 197 office suites and 51 retail units, all under one roof." Cheah said despite fears from potential house buyers that the area has few amenities because it is new, she has assured that the development would cater to the needs of residents and business operators. "The Citrine will take about three years to complete, while the Lake View precinct development will take about five years. "Both developments will start concurrently," she said. She said Sunway is also planning to build an international school, a theme park mall, hotels, a medical park, and a river park along the 7km Pendas river banks. Cheah is also confident that the project will eventually become the desired address in Nusajaya for local and foreign house buyers as it is strategically located near the Second Link bridge and only five minutes from Singapore and Legoland.

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