

twentyfive.7 creates sense of community

K. BEGUM

THE creativity of the plan, the landscaping, amenities on the site, street scene and the environment are among the ingredients of a successful housing project.

These elements will create the sense of community that all buyers seek and are willing to pay for in a project.

For example, the master plan of twentyfive.7, a township project by Gamuda Land in the mature neighbourhood of Kota Kemuning, is well thought out.

The master plan of twentyfive.7 brings a few key elements harmoniously together - the architecture, the parks within the neighbourhood and the streets that are laid out to allow residents to walk or cycle from their houses to the town square, as well as the waterfront that anchors the entire development.

Gamuda Land chief operating officer Ngan Chee Meng said when all of these came together, the development took on its own personality so that the residents would feel a strong sense of belonging.

A key component of twentyfive.7 was the designer houses that break away from conventional designs and layout, he said at the unveiling of the township's sales gallery recently.

Featuring multi-facades and beautifully landscaped streetscapes, the houses at twentyfive.7 are specially curated to suit the needs of different consumers — from singles, couples to various types of families.

The Light House allows 70 per cent natural lighting and ventilation into its triple-volume living and dining spaces while the Flexi House is a dual-key unit allowing flexible planning for residents with many generations under one roof or those looking for rental income.

Other types include the Cubiq House, which is inspired by the SoHo-style loft living, with a bright and airy double volume living interior space. Gable House features a clean layout with a sleek facade and the Ridge House has high ceilings and functional spaces in a stylish layout.

The township includes a commercial hub called Quayside (net lettable area of 300,000 sq ft) and will feature retail and food and beverage outlets, as well as social spaces for community activities, entertainment and lifestyle performances.

Phase 1 of twentyfive.7 is expected to be launched in the third quarter of this year and comprises superlink and semi-detached houses with

built-ups from 2,120 to 3,653 sq ft and priced from RM925,000.

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NGAN CHEE MENG
Gamuda Land chief operating officer



Aw Sei Cheh (left), general manager of twentyfive.7 and Ngan Chee Meng, chief operating officer of Gamuda Land officiating the opening of twentyfive.7 Sales Gallery.

COMMERCIAL REAL ESTATE

twentyfive.7 creates sense of community

The twentyfive.7 community in San Francisco is a prime example of how a developer can create a sense of community in a new development. The community is a mix of residential and commercial space, and the developer has taken steps to ensure that the community is a place where people can live, work and play.

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Photo: The Twentyfive.7 Community in San Francisco

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Office Space
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PROPERTY PERSPECTIVES

Seize opportunity during current downturn

REIT owners have a unique chance to expand their portfolios during the current downturn. The current market is a great time to acquire properties at a discount.

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Key perspective on development of shopping centers

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FOR SALE
COMMERCIAL REAL ESTATE



Multi-facade designer houses at twentyfive.7