

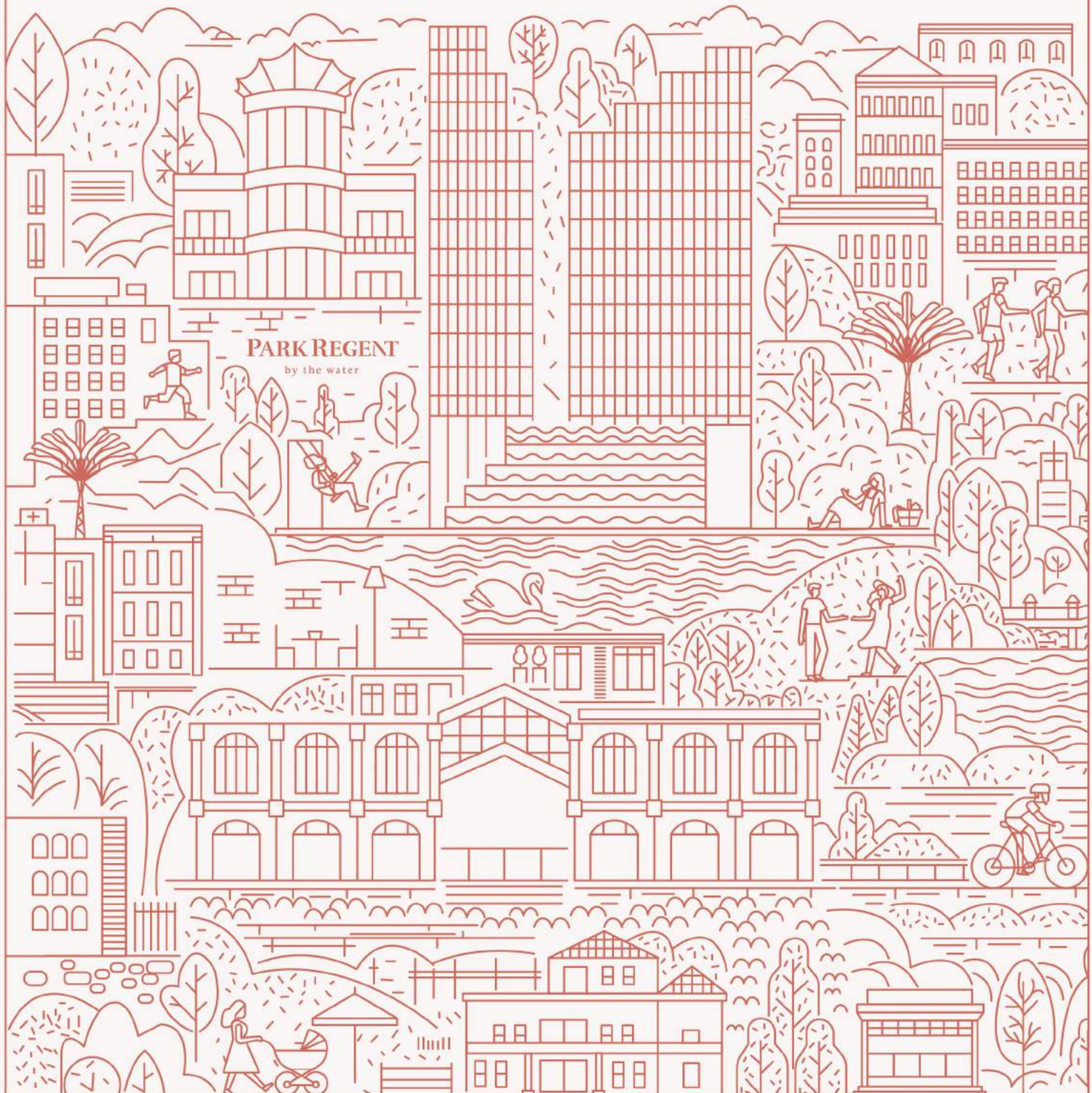
Parklife

NEWSLETTER OF DESA PARKCITY

OCT 2019
EXCLUSIVE EDITION

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A PARK REGENT'S SPECIAL



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PARKLIFE

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EDITOR'S MESSAGE

What contribution – grand or modest, private or public – do you have to make to the greater good of all? Is it a project or idea of your own design, or something that already exists that you fervently want to advance? Does it involve working alone, or with a team? How will your world – and the world – be different or better if you share it? What fears come up? What inspiration is lighting your way?



For me, the greater good involves the heart. It is not by chance that the word “heart” is attached to “wholehearted” and “put your heart into it.” When we reflect upon it, we see that where other people are involved, we have to open our hearts and minds to understand their situation and put ourselves in their shoes.

Each and every one of us has a “work of heart” to offer, some contribution to make that serves the greater good - and brings us satisfaction and fulfillment. There is something that we do that lights us up, and that light shines on all who come into contact with us. This is the domain where there is no competition. Or as Oscar Wilde famously said, “Be yourself. Everyone else is taken.”

Imagine tasks at the office are performed half-heartedly. A chef cooking for the sake of filling the tummy. A teacher teaching without correcting mistakes. Or a doctor prescribing medication without a thorough check-up. So much that we do in a day involves putting our heart into them. It would take only a little more time to be done right, and when we finish them in good spirit, we feel good inside.

I have found that if we have been doing the best we can from day one, we are in a better position to concentrate upon the greater good. If the main event itself is too large for the time allowed, we may still rough out the project and give detailed concentration only to its most important phases. More we cannot do.

I feel this inner joy is a sure indication that we are on the right track when we have done the best we can.

Twenty years ago, we stepped on a quarry site with a brand new vision for a place that will serve for the greater good of the nearby community. We had no idea how far we’d come. All we knew is we had a work of heart to share, and the richness of our lives today -- the things we’ve experienced, places we’ve been, people we’ve met and lifelong friends we’ve made -- all stemmed from that choice to share it.

Today at Desa ParkCity, there’s new works of heart on the horizon that build on the old and cover new territory. There’s nothing that gives us more joy and satisfaction than to witness the works of greater good coming into fruition. You will hear more about these as things unfold. May we all continue to put our hearts into all that we do for the greater good.

KC Chong, Chief Marketing Officer

“

Do well the smallest duty, and when the day
is done, there will be no regrets, no time
wasted. Then joy will come.

”

Katherine Tingley



AN AWARD WINNING MASTERPLANNED TOWNSHIP, A TRIBUTE TO KL WEST



Creating a Homely Sense of Belonging in a World-class Township

It is hard to believe that two decades ago, this year's "World Gold Winner in Master Plan Category" awarded by Fiaabei Prix D'Excellence recently was a barren granite quarry site. Described as one of Kuala Lumpur's most liveable townships, the 473-acre self-contained Desa ParkCity has set the benchmark by combining a community-centric culture, seamless connectivity, state-of-the-art security, elegant landscapes, and countless lifestyle treasures.

A SANCTUARY WHICH BRINGS KL WEST TOGETHER WITH ITS MODERN COUNTRYSIDE APPEAL.

Seeing the Bigger Picture

Situated right next to the border of Petaling Jaya but still well within the Federal Territory of Kuala Lumpur, KL West consists of a few upper-middle class suburbs including Hartamas, Mont Kiara and Damansara.

Back then when mixed-use townships were a new, ground-breaking concept, the vision was crystal clear- to create a thriving and sustainable township with a strong sense of identity and belonging. A self-sustaining enclave that not only serves its residents, but also the community.

After considering the wants and needs of the community, a radical reconceptualization of the stereotypical township model was implemented, reinterpreting every element. The first envisioned at a new urbanist community in Malaysia was born.

This resulted in 36 residential and commercial phases rooted in the five pillars - family, neighbourhood, community, connectivity and convenience, which upon close adherence has over the years garnered Desa ParkCity the reputation as "KL'S MOST LIVEABLE COMMUNITY".



It's in the Little Things

Upon entry into Desa ParkCity, all corners and elements cohesively come together, creating a conceptually consistent look and feel. The emphasis on visual harmony meant the team has to work with the existing environment instead of each precinct competing for attention.

Families of different sizes, traits and abilities are catered for through a myriad of residences, and elements of live, learn, work and shop are seamlessly integrated for the ultimate doorstep convenience. Instead of houses, homes are built by thoughtfully incorporating elements that elevate the living experience.

REFINED FEATURES AT DESA PARKCITY

To innovate and improve, developments are constructed in the most creative manner to add joy into daily living.

- Lush streetscape and landscapes.
- A dog-friendly Central Park.
- Lepironia reed forming a natural safety barrier around the lake.
- Mini roundabouts that eliminate the need for traffic lights.
- Shady canopy of trees that make walking and jogging more pleasurable.
- An on-site nursery and organic waste compost centre.
- Back lanes transformed into linear parks.





A Well-rounded Lifestyle

Desa ParkCity is strategically located in the west of Kuala Lumpur – where major highways such as LDP Highway, the Middle Ring Road 2, the Penchala Link, NKVE and elevated Duke connect Desa ParkCity to all the key locations in the city and its surroundings.

A drive around the gated and guarded grounds of the well-planned township reveals that business is bustling at The Waterfront, and Plaza Arkadia is fast becoming a favourite haunt for folks from all over Klang Valley. Weekend bazaars and monthly farmers' market pull crowds from near and far with unique product offerings.

A world-class township is incomplete without the important elements of healthcare and education. The completion of ParkCity Medical Centre and The International School @ ParkCity further enhances Desa ParkCity's repertoire as the most sought-after neighbourhood by not only locals, but expatriates as well.

Safety and Sustainability

The environment matters. It is well understood that when Mother Nature is looked after and treated with respect, great things are achievable. Desa ParkCity was designed to celebrate and respond to the land's natural ecology, to create a safe community that interacts with the environment.

An abundant of opportunities are created for residents to live outdoors more, including walking trails that connect with neighbouring communities. Auxiliary police keep a watchful eye 24 hours a day, thus it's not uncommon to see young children scooting back home from school on their own.



SUCCESS LIES IN EVOLVING

Desa ParkCity is consciously designed to revive the sense of community, reform the built environment and raise the quality of life through the art of placemaking. It is where respect for the land and each other is the norm, residents actively contribute and participate in the community, resulting in a heart-warming sense of pride which even visitors can see and feel.

Desa ParkCity's success, most notable in its tremendous appreciation value. However, what's more rewarding is the satisfaction of its residents in being part of a model township which will last for generations. As Desa ParkCity moves to new frontiers, it remains devoted to providing the highest quality of holistic modern lifestyle, and welcoming both locals and expatriates into the world of luxury living. An enduring tribute to Kuala Lumpur West.

Thriving as a Well-connected Community within a Prime Address



Desa ParkCity is all about delivering the dynamic urban community lifestyle of a modern KL resident. It offers excellent connectivity to the delights of the city's wider urban centres while boasting a metropolitan feel, making it an attractive abode for locals and expats alike. Living here is about enjoying urban life without sacrificing that neighbourhood feel of togetherness, by engaging in meaningful interactions between families, neighbourhoods and the community, connecting you to any types of conveniences within a close proximity.

THE STATE OF INTERCONNECTIVITY



Bangsar

Known among the locals as KL's unofficial café district, Bangsar pulls her crowd from near and far. This affluent residential suburb is home to Bangsar Village, Bangsar Shopping Centre I and II, and an exciting nightlife and upscale boutiques.

Distance:

16km

Travel time:

25 minutes

Get there:

Lebuhraya Damansara-Puchong (LDP) and SPRINT highway

Mont Kiara

One of the most vertically dense neighbourhoods in the Klang Valley, Mont Kiara is also a popular hotspot for expatriates to call home. This is where you will find some of the finest grocers, bakeries, restaurants and international schools.

Distance:

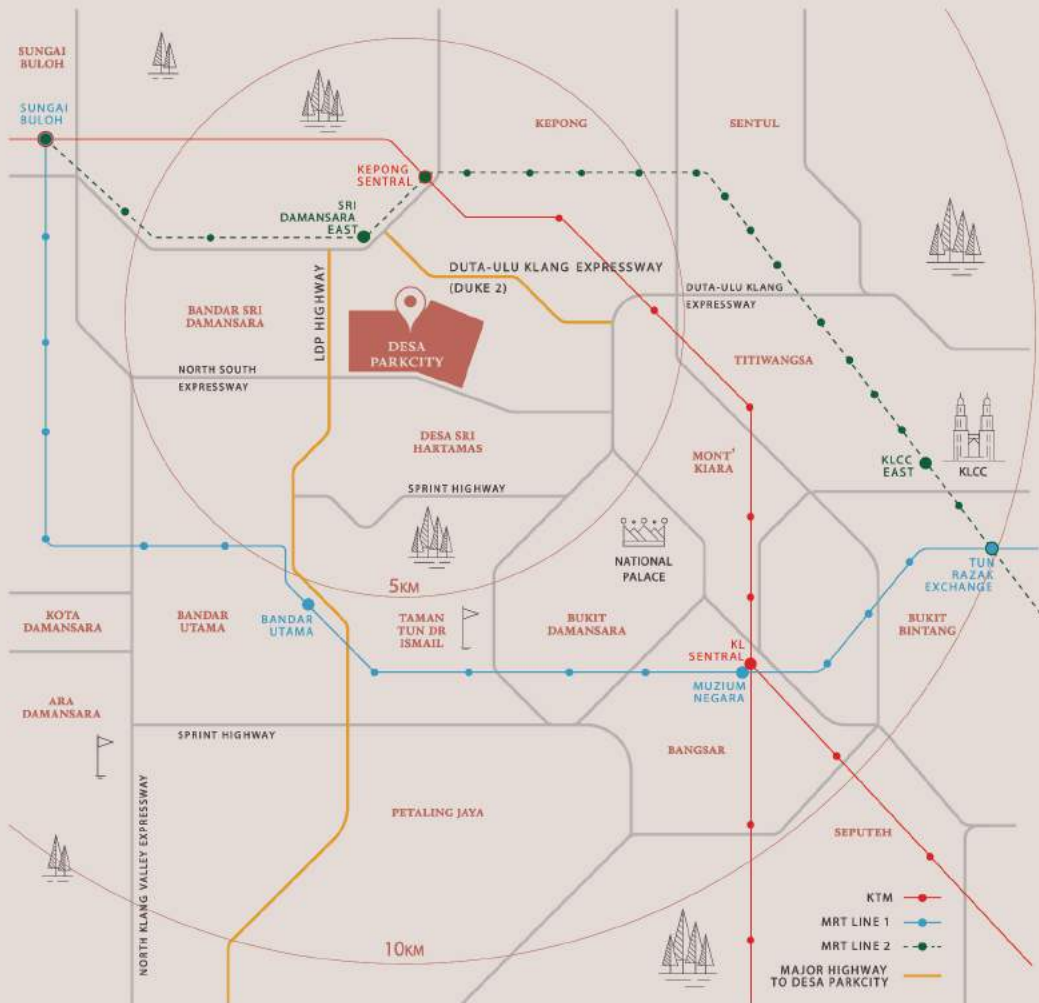
11km

Travel time:

20 minutes

Get there:

Lebuhraya Damansara-Puchong (LDP), SPRINT highway and Penchala Link



Kuala Lumpur City Centre

Suria KLCC, Pavilion, Avenue K and Lot 10 are among the shopping havens that litter the city centre. Besides shopping, soak up the local history and culture at places like Petaling Street, Central Market and Masjid India.

Distance:

18km

Travel time:

30 minutes

Get there:

DUKE expressway and Duta expressway

Hartamas

Divided into Desa Sri Hartamas and Sri Hartamas, there's plenty to eat and do here. There's a disproportionate number of Japanese and Korean restaurants there, plus unique eateries and coffee places. Publika is not far away from here too.

Distance:

10km

Travel time:

15 minutes

Get there:

Lebuhraya Damansara-Puchong (LDP) and Penchala Link

Damansara Heights

Also known as Bukit Damansara, this exclusive neighbourhood is hilly, green and serene, dotted with hidden treasures in terms of cool bars and posh restaurants. Check out Plaza Batai for a line-up of more goodies to eat and drink.

Distance:

13km

Travel time:

20 minutes

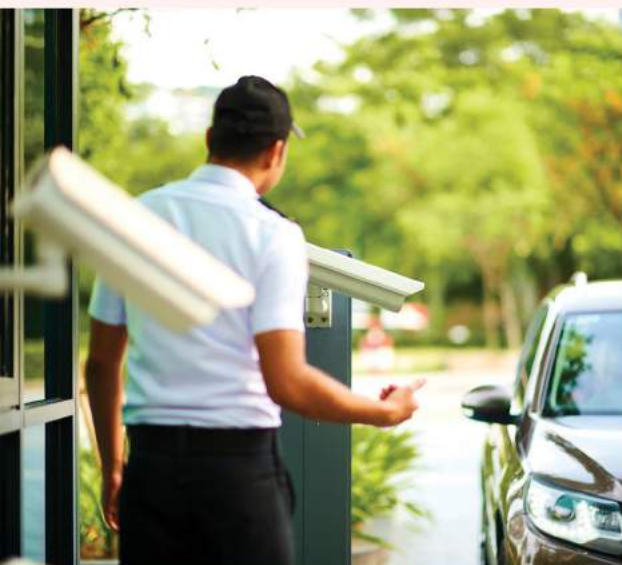
Get there:

Lebuhraya Damansara-Puchong (LDP) and Penchala Link



BEST OF LIVING AT DESA PARKCITY

Would anyone want to stay in their home for a life-time? Well if the environment they lived in was a supportive one, if neighbours were friends, conveniences well thought out; if the environment could be described as refreshing and its people as a strong 'community', then the answer would surely be yes. Desa ParkCity's community-centric philosophy has been irresistible to many over the years, and ParkCity recently spoke to some of the residents to see what got them moving from various parts of the Klang Valley to Desa ParkCity.



RESIDENT'S INTERVIEW

RL

DIALOGUE WITH
Ron Lee, 62

Mr. Ron Lee, 62, is a semi-retired Singaporean businessman who bought his new home through the Malaysia My Second Home programme (MM2H) at One Central Park Condominium, Desa ParkCity.

WHY CALL DESA PARKCITY HOME

Security is one of the main reasons that made me decide to live in Desa ParkCity. They provide one of the best security measures among township developments in Kuala Lumpur. Desa ParkCity also provides pedestrian friendly links to The Central Park, the neighbourhood mall, school and more. I also like the lush streetscape and landscape.

ON LIVING IN A MULTI-NATIONAL COMMUNITY

The communities consist of many different nationalities such as British, Chinese, Korean, Japanese and many more. They are all friendly people which create a friendly multinational community environment. To me This is the hallmark of a well-balanced community.

EXPERIENCE COMING HOME AFTER A LONG DAY

If I am back home around 6.00 to 7.00 pm, I will go to the gym at the ParkCity Club which has all my favourite exercise equipment. In the evening, I love to hang out at one of the food outlets or pubs at either the Waterfront or Plaza Arkadia. I hardly leave Desa ParkCity once I'm back home.

LEADING AN ACTIVE LIFESTYLE

I go for morning runs or jogs practically every day within the Central Park to maintain a healthy lifestyle. I even go for a swim occasionally during the weekends.

OPINION ON THE SECURITY MEASURES

Desa ParkCity is a truly secure environment for residents, with its 24/7 central security unit consisting of the auxiliary police, patrol cars, manned guard houses and more. Controlling the entry and exit access of the development by limiting entries to just two access point is a smart idea. The auxiliary policemen are very disciplined and well-mannered too.

YEAR AND VALUE APPRECIATION OF PROPERTY PURCHASE

I purchased One Central Park Condominium @ Desa ParkCity during its official launch in 2012. I believe the value of my property has appreciated at least 10% from the observation of sub-sales transaction history.

SUGGESTIONS FOR IMPROVEMENT

In general, Desa ParkCity has everything I need. Maybe, the Management can introduce more health-based activities to the communities such as morning line dancing, cooking courses and more.



DIALOGUE WITH
Joanne Lai, 38

A home maker with 3 children of age 4, 10 and 12, Madam Joanne Lai, 38, and her husband are among the many residents who send their children to study at The International School @ ParkCity. The family has been staying in Desa ParkCity for 4 years.

WHY CALL DESA PARKCITY HOME

We fell in love with the lush and green environment with beautiful landscaping and streets lined with plenty of shady trees, which brings the area to life with fresh air and encourages walkability. Besides that, the township offers a wide range of amenities that provide convenience to the resident such as cafes, restaurants, supermarket, school and hospital.

EXPERIENCE COMING HOME AFTER A LONG DAY

I feel relaxed almost immediately after entering Desa ParkCity after a long day, as I drive pass the lush streetscapes, pristine lake and serene parks. I feel very refreshed, and I love being awakened by the birds chirping at the break of dawn as they welcome a new day.

CHILDREN SCHOOLING AT THE INTERNATIONAL SCHOOL @ PARKCITY

Yes, my children love going to the school as they provide various exciting events such as International Day, Book Week and many more. The school is amazing as it caters for multinational students from all over the world, creating cross-cultural interactions and an opportunity for the students to understand each other's unique backgrounds.

ACTIVITIES FOR THE CHILDREN AT PLAZA ARKADIA

We go for yoga and dancing classes and join soft workout sessions at Yome & Flow at Block Hutton @ Plaza Arkadia.

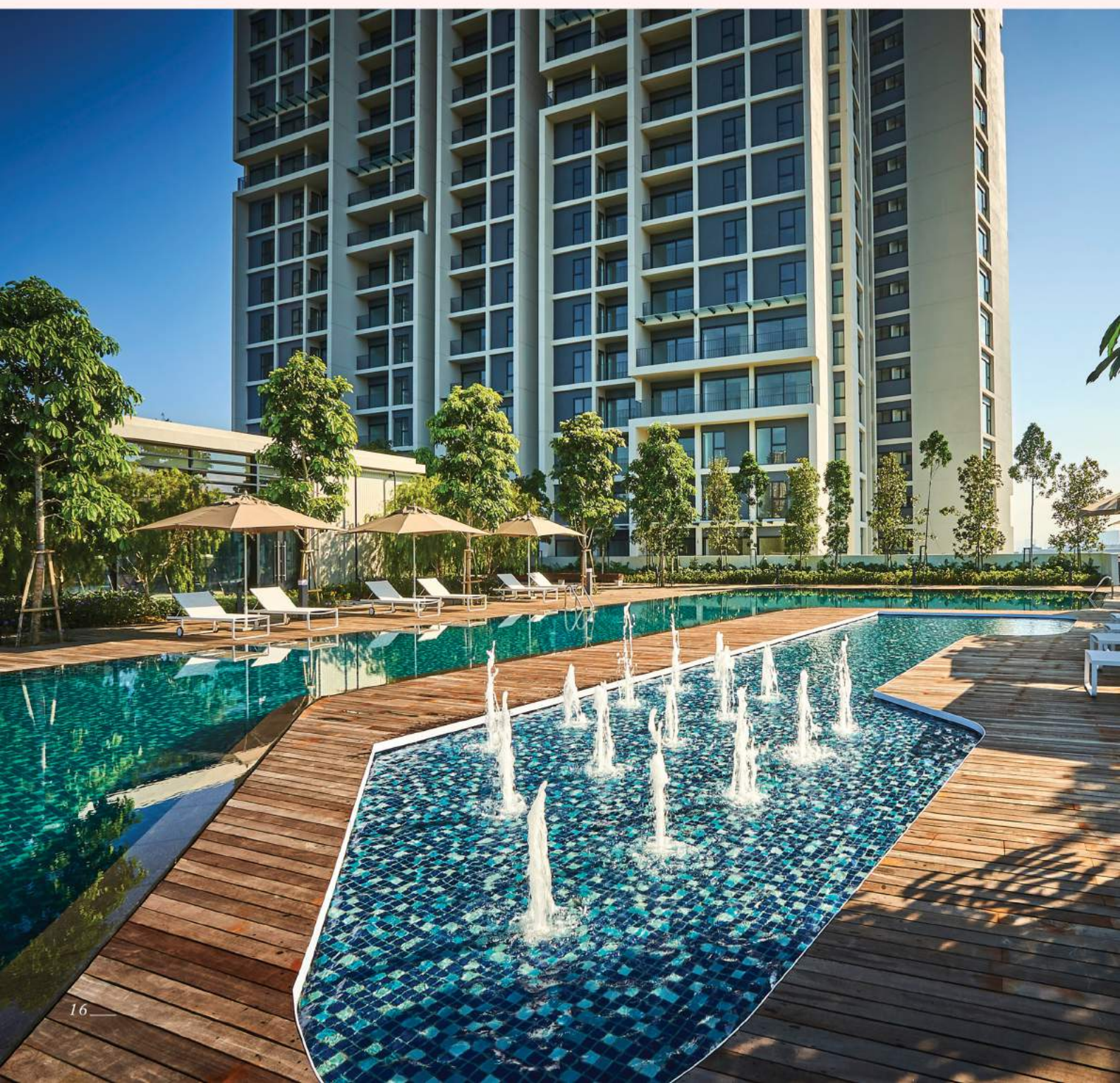
ACCESSIBILITY

It's strategically located which allow us to easily travel to KL city or Petaling Jaya using the 2 major expressways (LDP & DUKE).

SUGGESTIONS FOR IMPROVEMENT

I would like to enhance the dog-friendly Central Park, especially securing the Dog Unleash zone with fencing. Also, to probably install more rubbish bins around the pedestrian paths to maintain optimal cleanliness.





KO

DIALOGUE WITH
Kwee Ong, Lim

Outdoor enthusiast Mr. Kwee Ong Lim loves Desa ParkCity for its well-organised amenities and refreshing landscapes. As a retiree at 64, Mr. Lim spends ample time outdoors and leads an active lifestyle, besides fulfilling his duty as a doting husband and father in his home at Westside 3.

WHY CALL DESA PARKCITY HOME

It's a combination of the things that matter, the beautiful landscape and greenery, the convenience of the commercial stores, the excellent security measures. These things make Desa ParkCity a very attractive neighbourhood to reside in.

ACCESSIBILITY WISE

Accessibility is easy – it's only a few minutes from the LDP highway, 5 minutes from Taman Menjalara where the neighbourhood eateries are, and just a stone's throw away from major highways leading to the city. Everything we need is around us and within reach.

HOW IS LIVING IN DESA PARKCITY DIFFERENT COMPARED TO YOUR PREVIOUS HOME

While we will miss our old neighbourhood (we've lived there for 25 years, after all), Desa ParkCity is safer and a more vibrant place to live in. The architectural designs are more current, in keeping with modern trends. Even the landscaping is tip top. Everything is well-maintained, the entire place looks new even after many years.

ON DESA PARKCITY'S RETAIL VARIETY

There is no shortage of convenience for residents and visitors to enjoy at Desa ParkCity. My family and I are spoilt for choice with a medley of local and international cuisines which we enjoy almost every weekend. There are also pet stores, a bank, hair salons, supermarkets, clinics- basically everything we will ever need is right at home.

WHEN DID YOU PURCHASE YOUR PROPERTY AT DESA PARKCITY?

The property was purchased in 2017 and since then, the property value has appreciated.

FAVOURITE HANGOUT SPOT AT DESA PARKCITY

The Waterfront is my favourite post-workout hangout spot because it's a nice place to grab coffee while enjoying the view of the lake. Plus, there are lots of pets and their owners going about, bringing much cheer to the place.

HOW DO YOU FIND THE PET-FRIENDLY CENTRAL PARK? DO YOU HAVE PETS?

It's very lively and fun. After all, who doesn't love cute animals? Yes, we have a pet rabbit at home and she's also been to the park several times in the past.

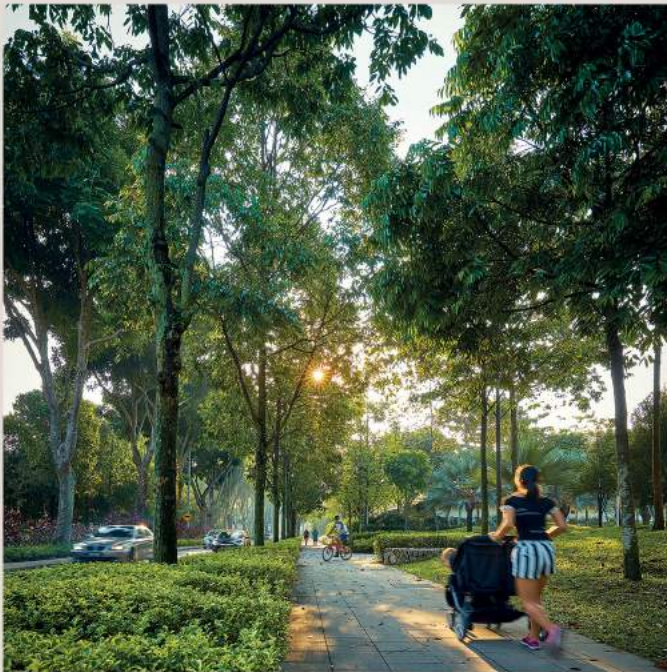




If things were done right from day one, everyone wins. But carving homes out of a quarry was no walk in the park. It came down to thoughtful planning, careful budgeting and listening to what people want and need to fulfil their desires for a place to call home.

The Desa ParkCity team took great care of our quality and detailing to realise the vision to create one of the best community living spaces in the Klang Valley, where a community can live safe and sound surrounded by every convenience they need. In fact, there are many reasons why these aspirations could be adapted as guidelines for master planning today.

Given the complexities of building on rocky quarry land, Desa ParkCity has shown what it is like to optimise land usage and existing capital to achieve one of the most liveable communities today, spurring the rise in popularity of affluent gated-and-guarded residential communities in Malaysia.



LOOKING
BACK TO MOVE
FORWARD

Tackling the 473-acre ex-quarry mine with 2 high capacity crushing plants located in the vicinity of Bandar Menjalara was not an easy feat. Deemed too rocky for development, the challenge was to craft a master plan concept which gives the people what they asked for - western urbanism and a revival of the old way of communal living in the villages and kampung where there would be plenty of opportunities for people to interact.

It took about six years of hard toil and much sweat, where almost every sen earned was ploughed back to build up the infrastructure and public amenities right up to the nitty gritty details of choosing the right shady trees to create the safe and walkable tree-lined neighbourhoods.

Nadia Parkhomes was the first residential project launched in 2002, one of the first landed residential parcels to be regulated under the landed Strata Title Act, of which ParkCity was instrumental in its approval. The iconic 13-acre Central Park was completed in 2005, while The Waterfront, The ParkCity Club and The SportsCenter opened their doors to residents and the public in 2008.

Since then, Desa ParkCity has come a long way. The more recent education, healthcare and commercial components, The International School @ ParkCity, ParkCity Medical Centre and Plaza Arkadia, were completed in 2011, 2012 and 2017 respectively. What required driving out before, are located right at their doorstep today, much to the delight and convenience of the residents.

When fully completed, Desa ParkCity will boast 7,500 residential units spread among 30 parcels, of which 4,068 housing units are completed and 2,177 housing units are under construction. The partially completed and ParkCity TownCentre includes The Breezeway, Plaza Arkadia, The International School @ ParkCity and a ParkCity Medical Centre, with two upcoming condominiums and one commercial development in the pipeline.

The success of any development is certainly a case of opportunity coming to the one who is best prepared and on the lookout for it. With so much more under way, the future of Desa ParkCity is an incredibly exciting one. The interesting challenge for Desa ParkCity is to stay relevant in times where disruptive innovations are all around the corners. One can confidently concur that if Desa ParkCity sticks to fulfilling demands in the most humane way like it already has, there's not much to lose.



CORNERSTONE XSTATE



About Yau Long:

• Managing Director of Cornerstone Xstate • Started out as a real estate agent in Desa ParkCity in 2005 • Key projects throughout the Klang Valley as well as covering residential areas mainly in both Desa ParkCity and Mont Kiara • Received numerous prestigious awards including Top Real Estate Negotiator of the Year, Million Dollar Real Estate Rooftop Achiever, Outstanding Leader, Influential Leader, Influential Individual and many more.

Wong Yau Long brings fourteen years of experience in property with Cornerstone Xstate, attributing his success to cultivating a culture of entrepreneurial thinking and sparking innovation. One to never rest on his laurels, Yau Long sheds light and shares valuable insights on investing in Desa ParkCity. His intimate knowledge of 'KL's Most Liveable Community', and his experiences of having lived here fuels his enthusiasm and desire to make his home, your home.



Key factors in ensuring a successful property investment:

A developer who is truly committed in developing products that will bring lucrative returns and handsome profits to its customers. For example, they will invest in product development as a whole – this goes beyond designing rooms or interior decorating per se. It is rare to find a developer committed to such things because it is cost prohibitive but when you do, you know the property is worth investing in.

Look also at the value developers can provide against price points before investing. This ensures greater capital appreciation and rental demand in property development. Among the key values in investment are quality finishing, masterplan, amenities/ facilities as well as security. Few can give you the security that Desa ParkCity offers. Landscaping does seem trivial, but it is able to transform a sparse cold space into a warm liveable place where people call home.

It is also important to have a reputable real estate agent as an affiliate or a business partner, where you can get first-hand insights on good deals before a project even hits the market, sound advice and credible knowledge on current market demands as well as the type of residential units that today's market is searching for. Last but not least, the branding of the product must be solid and steadfast.

Appreciation rate for properties in Desa ParkCity over the past 5 years:

Properties in Desa ParkCity generally enjoys steady growth and positive appreciation, with an average appreciation rate of 7 to 10 percent. Current observations suggest an upward trend with a continual stream of new projects in the pipeline. There are certain Desa ParkCity products in my own portfolio that have achieved appreciation values beyond the 100% mark, especially the Southlake property I bought in 2012 for RM1.2 million, which is now valued at over RM2.5 million within a period of just 8 years. That is on average more than 10% appreciation per annum!

Average percentage of annual rental return in Desa ParkCity:

Desa ParkCity enjoys good tenancy take-ups, and at times, the supply cannot keep up with the demand! The annual rental return for entry-level property here is about 3 to 6 percent per annum. Although rental yield varies with different projects, the overall appreciation rate is strong, dynamic and robust. Also, condominium projects generally enjoy a much higher rental yield as compared to landed properties such as bungalows. In Cornerstone Xstate, we have successfully rented out 3000 to 4000 units in Desa ParkCity over the years.

High rise living in Desa ParkCity is different from others because:

ParkCity has successfully created an ideal living environment where people can truly call home – a real haven or sanctuary for residents and neighbourhood communities. It's the overall sense of luxury blended with top notch security and door step convenience which creates the sense of belonging of a home in a tranquil ambience. In other words, when you invest in a high-rise unit here, you are essentially investing in the entire development and also its community. This is what sets Desa ParkCity apart from the competition.

Reasons Desa ParkCity is irresistible to investors:

As a self-contained community township with one of the lowest crime rates in the country, Desa ParkCity offers absolute convenience in connectivity as well as in its assortment of F&B outlets, retail establishments, commercial complexes, medical centres and academic institutions. So far, every development in Desa ParkCity has never failed to appreciate in value, more than 95% of our clients have seen profitable returns or are happy staying in Desa ParkCity. Many have even continued to upgrade their properties all the way up to The Mansions. These factors make this development irresistible to investors.

Advice to those looking to invest in Desa ParkCity:

Cited as one of the best developments you can find in town, and perhaps in all of Malaysia, Desa ParkCity combines the convenience of modern living in a countryside paradise. Plus, having won so many top property awards, there is certainly no excuse not to invest in Desa ParkCity!

A PARK REGENT'S SPECIAL



LIVING BY THE
WATER

Bye Bye Blues

There are reasons why some of us love taking long showers, a cool dip in the pool or day dreaming about the next beach vacation right after coming back from one. One of it is purely biological- water makes up nearly 70% of our bodies and constitutes over 70% of our heart and brains. This deep biological connection has been shown to trigger an immediate response in our brains when we're near water. In fact, the mere sight and sound of water can induce a flood of neurochemicals that promote wellness, increase blood flow to the brain and heart and induce relaxation.

Blue mind science – the study of aquatic environments' health benefit – could offer the cure for your blues, for free. Here are some benefits backed by scientific studies on how living by the water is a boon to longevity and happiness, and a showcase of some of the world's top waterfront properties.



According to a 2017 American Psychological Association report on stress and technology, just under half of all adults and 90% of young adults have become “constant checkers,” engaging with screens and social media all the time, resulting in vastly increased levels of stress.

Spending time in and by oceans, rivers, lakes, waterfalls, fountains, and even showers can counter that. Warding off depression and anxiety created by the relatively recent technological changes, almost all of the senses are engaged—sight, smell, hearing, and touch, and this physical immersion in reality makes us feel better, even though we sometimes imagine we can’t part with our phones for even a moment. Getting in, on, or near the water also improves moods.

A POWERFUL MENTAL-HEALTH TONIC
AND MOOD-BOOSTER



LIVING BY THE WATER

Sleep better

Exposure to water helps the body and mind relax. This is one of the reasons why many people choose to invest in a sound machine, white noise, or a water feature in their homes to be able to get a good night's sleep. Living near water has more benefits that investing in these toys. This is because the air is already purified hence giving you a reason to clear your mind from any distractions or stressors you might have. It also helps you enjoy good quality and uninterrupted sleep all night long. This enables you to wake up feeling energized and rejuvenated.

Improves white blood cell count

Trees and any plants near a water body are known to release phytoncides in the air. These chemicals are known to not only help brain cells relax but also elevate production of white blood cells. Increased white blood cell counts mean one thing, your body will be able to take on various infections, hence a serious immune booster.

Sight for sore eyes

When water is your backyard, your privacy and seclusion is vast. Instead of viewing your neighbour, you can look out into stunning water views. Water bodies also provide habitats for many different forms of beautiful wildlife including fishes, birds and insects.

A rewarding investment

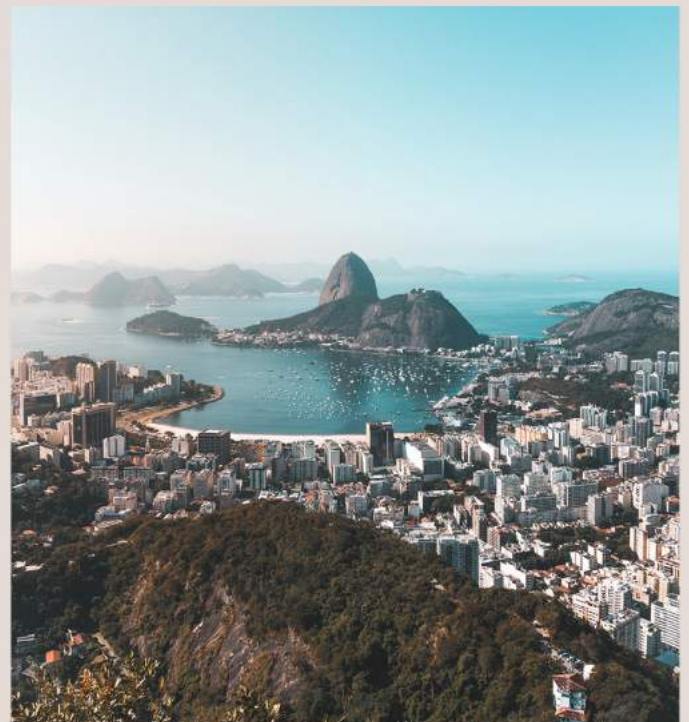
Waterfront houses also accounts for a significant value in terms of investment. As the waterside properties are normally scarce to find, this allows them to retain their value over a longer period as compared to properties in the city hub. Along with its excellent resale values, it can also be used for rental purposes. Whether it's lakefront, riverside or beachfront, people want to rent waterfront homes for the same reasons that you want to buy one.

Breathe fresh air

Ever wondered why most people seek fresh air when faced with a difficult situation? Water releases negatively charged ions into the air, which not only helps you to breathe fresh air but also gets rid of toxins from the air around. With positive ions and toxic compounds eliminated from the equation, breathing fresh air that has been exposed to water helps improve the body's capacity to absorb oxygen with ease, which again enhances serotonin levels and alertness.

Strengthens the immune system

The air around water bodies is rich in moisture and oxygen. Breathing oxygen-rich air makes the conditions right for decreased stress and relaxation, hence a strengthened immunity. A stronger immunity is vital for it helps fight disease, illnesses, and other health conditions that might put us down. Improved immunity is one of the benefits people living near water benefit from, hence never really think or worry about.





PARK REGENT ARTIST SERIES



CHRISTOPHER
LEE

—
Serie
Architects,
UK +
Multiply
Architects,
SG
—

London-based Christopher Lee, the co-founder of Serie Architects has risen to become one of the most celebrated and well-respected architects working today. Since 2013, Serie has been collaborating with Multiply Architects of Singapore, working on projects in South East Asia. His architectural work is widely recognized and covers extensive ground ranging from the museums, educational facilities, residences and public utilities. But unlike the indistinguishable cookie cutter monstrosities that litter the built environment, one of his latest works, our very own Park Regent, structurally rises above any predictable style.

Christopher's ability to masterfully blend space and light in subtle forms has turned him into a central figure in the discussion of contemporary sustainable design. It also comes as no surprise that his work has garnered him wide acclaim, and Desa ParkCity's latest gem, Park Regent, is another architectural feat of which designed by Serie + Multiply – a joint venture between London-based Serie Architects and Singapore-based Multiply Architects.

The Design Brief:



Like all buildings in Desa ParkCity, the design brief outlined that the residence is to be 'of its place', which is achieved through site-specific extensive research. By this I mean that the finished building should look like it belongs in the street and neighbourhood and facilitate the idea of 'community' that is the core of Desa ParkCity. A sanctuary that highlights the beauty and benefits of living next to the Central Lake.



Park Regent's relationship with the waterfront:

For us, it was important that the different spaces in the buildings relate to one another as well as to the extended site. With this in mind, a sense of flow can be seen and felt at Park Regent with the cascading levels in both towers, the cascading water and greenery features, optimising views and mirroring the gentle lapping waters of the Central Lake next door.

Incorporating environmental and social sustainability:

The focus on communal spaces throughout the development includes green space at Park Regent. The way the towers are positioned is intentional in framing the development's green space together with the Central Park. It lends a feel of an expansive green lung, a feature that residents will appreciate and is beneficial for wildlife as well. Park Regent has incorporated sustainable measures which aided in successfully obtaining the Green Building Index certification.

Incorporating touches of luxury:

Luminosity is as integral to its spatial experience as porosity is integral to urban experience, so natural light and ventilation are played up a lot too. The Lantern Lobby shows intricate cut-out louvres which crown the front of Park Regent, giving the building character and adds a touch of artsy elegance. The residential units of 'bungalows in the sky' are spacious abodes with things like large balconies and private lifts with access to multiple roof gardens and open portico.

The architectural features you are particularly proud of:

The overall composition and the experience of the spaces. The Lakeside Blue and Parkland Green were very important to us. They are intended as a garden of aqueous and botanical charm, that will tempt people to linger on in them, where neighbours turn into friends with the intention to evoke emotion and conversations among residents, we incorporated nooks and corners for residents to interact and bond, such as the Lawn Cascades and Vertical Garden Cascades.





THE HEIGHT OF LAKE SIDE

Park Regent, a new 5.6-acre vertical haven is set to make waves in the Kuala Lumpur West skyline with its exclusive resort-style living.

An inaugural joint venture between CapitaLand and ParkCity, Park Regent will be brought to life by award-winning world-class Serie Architects, UK + Multiply Architects, Singapore, celebrity interior designer Peter Tay and Coen Design International as landscape consultants to create a residence that is in complete harmony with its surroundings.

Park Regent is envisioned as a dream home for nature lovers in the city to connect with their families and recharge whilst enjoying the tranquil greenery of its surroundings. A true celebration of its sumptuous waterfront location, Park Regent marries beautiful views, breath-taking interiors, unbeatable amenities and great connectivity to create the city's finest lifestyle location. Park Regent lets you get swept up in the cozy current of lakefront living and immersed in all that Klang Valley has to offer.

LUXURY

AN UNPARALLELED SENSE OF WARMTH AND COMFORT

Uniquely special as it affords residents both the tranquillity and privacy of being tucked away in a secluded and serene setting, Park Regent articulates its creator's creative genius with its staggered levels divided among the two towers to maximise surrounding views.

Park Regent offers an atmosphere of unforgettable style and sophistication in all of its 505 units. A crystal clear edifice of glass mirrors the shimmering splendour of the Central Lake. Large, inviting windows welcome light and beauty into inspired luxury spaces. Spacious balconies offer room to relax and enjoy the views at this exclusive waterfront paradise.

Oozing major opulence, the interior spaces are made to impress. Accents of glamour are articulated through expansive spaces cleverly laid out to make practical sense, including large master bedroom with cabinetry that afford open-plan walk-in wardrobes and his and hers basins. The light from the outdoor terrace illuminates, a temptation to open the large sliding glass doors and take in the surrounding million dollar views.

Exquisite taste thoughtfully appointed

The kitchens offer desirable features and functional kitchen designs, fitted with the latest accessories. Around every corner, behind every door, these brilliantly designed spaces remind you that Park Regent is a homely retreat like no other.

Large balconies are a defining feature of the larger units at Park Regent. These vast, breezy spaces are a gracious continuation of the home, with glass balustrades to further connect the residence with the grand expanse of nature beyond.

Situated ideally between city and water, floor-to-ceiling windows frame views to treasure—whether it face the Central Park, Lake, ParkCity Town Centre, KL City, or the lush hills.







A LAKESIDE SANCTUARY LIKE NO OTHER

From the moment you arrive, the Lantern Lobby impresses. The hanging louvres of cut-out art form guides your attention from the porte-cochère through a double-height lobby awash in natural wood, past the lift lobby, straight to the Cadenza Cascades.

The Lakeside Blue and Parkland Green are large pristine areas of elevated tropical paradise, with two beautiful and luxuriously appointed levels of amenities, coupled with gorgeous views of the Central Lake.

A dense array of indigenous planting—from towering palms to sculptural vertical gardens from the Grand Lawn to the Rooftop Gardens—creates a sense of privacy and grandeur for those arriving home.

Every aspect of the design in Lakeside Blue—including the use of materials, the soft undulating façade, the flow of its interiors—is in constant dialogue with the Central Lake. The Grand Waterfall Cascades situated at the Parkland Green lends a magical sense of mythical wonder, as it's a scene straight out of a fairy tale.

Park Regent offers an incredible array of amenities to fit your modern urban lifestyle, including a hotel-inspired mini theatre, a private dining room and an elegant multipurpose hall that make it easy to show your friends and family world-class hospitality.

WELCOME TO



THE NEXT LEVEL IN LUXURY LIVING

Park Regent's lifestyle cannot be defined through its sophisticated aesthetics alone. It is more a way of life: effortless modern living and a community full of vigour. It is experienced both outdoors, through texture and natural materials, and indoors, through spaces that extend the home. The transition has never been more seamless: from city, to home, to lakeside. Here, the cadence of life's elixir – water, sets the pace for a waterfront lifestyle lived in full.

WHAT'S GOOD IN THE 'HOOD

Variety is the main ingredient in today's recipe for urban happiness, and nearby Menjalara and Kepong Baru are full of it – if you know where to look. Located just a stone's throw away from Desa ParkCity, here are some unique food places for you and your family to explore.

01

KTZ Kepong

A regular haunt among Kepong folks especially during warm evenings, KTZ Kepong will cool you down with its signature shaved ice with fruits dessert. Try the top selling Mango Loh, topped with fresh mango puree, sago pearls and mango cubes. Don't miss out the tong suis and dim sums too.



Address:
Stall 17, Jalan Besar,
Kepong Baru,
Kuala Lumpur.

Opening hours:
Open daily from 11.30
am to 11.30pm

02

Ah Yee Curry Mee

Dishing out slurpy goodness for the past two decades, Ah Yee Curry Mee specialises in curry mee and chee cheong fan. Top up your chee cheong fan with plump and juicy braised mushroom and shredded pork for a satisfying breakfast. Prawn mee and wan tan mee are also offered here.



Address:
Jalan Kepong Baru,
Kepong, 40150 Kuala
Lumpur (Opposite
Surau Taman Kepong).

Opening hours:
6.30am to 2pm,
closed on Mondays



F&B

01 — 05

ENTERTAINMENT
& LEISURE

06 — 10

03

Nasi Lemak Jalan Antoi

In a good nasi lemak, it's the sambal that makes or breaks the meal, and Nasi Lemak Jalan Antoi has got it down to a perfection. Expect a long queue if you arrive any time after 5pm, so go early to enjoy the sambal sotong, curry chicken and more to enjoy with the fluffy coconut rice.

Address:
48, Jalan Antoi 1,
Kepong Baru,
Kuala Lumpur.

Opening hours:
Open daily from
7pm to 10pm

05

Ka Ka Bak Kut Teh

Bak Kut Teh may have its roots in the royal town of Klang, but Kepong is putting up a strong fight! Soak up your rice with the fragrant yet flavourful broth accompanied by fall-off-the-bone pork and yao char kuey. Not a big fan of the herbally goodness? The claypot pork curry would definitely appeal to your taste buds.

Address:
Jalan Kepong,
Taman Kepong,
52100 Kuala Lumpur.

Opening hours:
Open daily from
4.30pm to 4.30am

08

The Joke Factory, Solaris Dutamas

Founded by Harith Iskander, the funny man crowned as the Godfather of Malaysian Standup Comedy, expect nothing less than laughing until you cry at stand-up comedy performed by seasoned and up-and-coming comedians.

Address:
Publika, 27, Level
G3, Block C5, Jalan
Dutamas 1, Solaris
Dutamas, 50480
Kuala Lumpur.

Opening hours:
Varies according to
events

04

Rojak Siti & Cendol



Rojak Siti and Cendol has been around for 17 years, dishing out grated cucumber and jicama, hard-boiled egg and a confetti of fritters doused in the mildly spicy and sweet signature peanut sauce. Ask for extra coconut fritter. The portion is generous enough as a lunch meal.



Address:
Jalan 1/62B, Taman
Menjalara, Kepong,
Kuala Lumpur.

Opening hours:
12pm to 6pm,
closed on Fridays

06

Indoor sky diving and flowboarding at AirRider and FlowRider, One Utama

Thrill seekers rejoice! Skydiving without the plane is now possible at AirRider, and it's kid-friendly. Try flowboarding at FlowRider, a technique combining surfing, snowboarding, wakeboarding and skateboarding that's suitable even for those who can't swim.

Address:
One Utama E, 1 Lebuhraya
Bandar Utama, Petaling
Jaya 47800

Opening hours:
Open daily from
10am to 10pm

09

Movies on a bean bag at TGV BEANIE, One Utama

Get your supply of drinks and snacks and sink into spacious beanbags at the BeaniePlex, where each beanbag accommodates two person for a unique movie experience. Designed for privacy and comfort, just make sure you don't fall asleep!

Address:
Level 3, Old Wing,
1 Utama Shopping
Centre

Opening hours:
10am to 2am

07

Escape Room

Say no to boring weekends and get your adrenaline rushing with this interactive and immersive puzzle game for the whole family. If you're a fan of horror, check out Hauntu at The LINC, KL, another immersive haunted house experience.

Address:
2-01(ii), eCurve
Shopping Mall,
Jalan PJU 7/3,
Mutiar Damansara
47810 Petaling Jaya.

Opening hours:
Open daily from
10am to 10pm

10

Sip and paint at Art & Bonding, Desa Sri Hartamas

Mix art, fun and a lot of bonding time with friends, family or your significant other with a free drink. Who knows, it might just lead you to painting regularly and becoming an artist in your own right. Do call and book a place before you head over.

Address:
22-3 Jalan 25/70a,
Desa Sri Hartamas,
50480 Kuala Lumpur

Opening hours:
Tuesday to Sunday,
12pm to 12 am,
closed on Mondays





THE PARK

GREEN AND GLORIOUS

Parks are a tangible reflection of the quality of life in a community, and people saw its importance since the times of ancient civilisation. The Egyptians created the rather exotic-sounding Hanging Gardens of Babylon, the Greeks added public gardens, as meeting and market places protected within city walls. The Romans continued to make public meeting popularised today as the public park.

Besides being a powerful mood-booster and mental-health tonic, well-maintained, accessible parks and recreation facilities are key elements of a strong, safe, family-friendly community. When people come together in a community garden or park, they get to know one another, play with each other, trust one another, and look out for one another. Many parks around the world today represent a slice of its city's rich history and capture the essence of its people's rich culture.

The Central Park, Desa ParkCity, Kuala Lumpur



THE 13-ACRE CENTRAL PARK IN THE DESA PARKCITY TOWNSHIP WELCOMES BOTH HUMAN VISITORS AND FOUR-LEGGED FURRY ONES. AS ONE OF THE FEW SPOTS IN THE CITY WHICH WELCOMES AND CATERS FOR PETS, IT HAS BECOME THE PARK FOR DOG OWNERS WHO REGULARLY BRING THEIR FURKIDS HERE FOR A ROMP IN THE SUN.

It's pure delight to see dogs of all sizes congregate- from Rottweilers, bulldogs and huskies to adorable Shih Tzus, terriers and poodles. While dogs rule the roost, people have come along with their pet cats and birds as well, making the park a lively menagerie on the weekends.

Dogs have to be on a leash for safety reasons, and owners need to clean up after their pets. Waste disposal bag dispensers and rubbish bins are located around the park for convenience.

After playing in the lush greenery with a lake and jogging tracks, the animal visitors are welcome to join their humans for a meal at the many chic cafés in the park, followed by a spot of retail therapy at the shops. While most of these outlets are pet-friendly, do ask about their policy and how to manage your pet while dining or shopping.

The Central Park is particularly busy on weekend mornings and evenings, where the monthly Pet Bazaar is held at the lakefront. For those who come without pets, do visit the social organisations which sometimes set up stall at the bazaar with rescue animals for adoption.

The Central Park of Desa ParkCity is located at 5, Persiaran Residen, Desa Park City, Kuala Lumpur, or simply look for The Waterfront at Desa ParkCity. It is opened from 6am to 11pm daily to the public, and access is free.



Some other well-known parks overseas:

Royal Botanic Gardens, Melbourne

Treasured as a natural heritage with its stunning vistas, tranquil lakes and biodiversity, the Royal Botanic Gardens is a sanctuary just moments away from the city. Black swans, bellbirds and kookaburras call it home, so do a diverse collection of plants including camellias, succulents and cacti, roses, herbs and perennials. The Children's Garden is for little ones to frolic with plant tunnels they can crawl through, rocks to climb and a bamboo forest perfect for a game of hide and seek.

Luxembourg Garden, Paris

Heirloom apples, an apiary and a greenhouse growing orchids and roses are just some of the attractions at the Luxembourg Garden, which was created upon the initiative of Queen Marie de Medici in 1612. Surprisingly, it's split into two garden quarters; the French Gardens and the British Gardens. Dotted with 106 statues over 25 hectares, it attracts visitors of all ages including children, where they can enjoy puppets, rides and slides, or play a game of chess and remote control boats.

Central Park, New York City

Sandwiched between the Upper West Side and Upper East Side of Manhattan, New York, this park is one of the grandest in scale (at 341 hectares) and is probably one of the most heavily featured parks in American movies. Among its must-visit attractions include the Central Park Zoo, the tree-line, paved straight pathway called the Mall and the Bethesda Terrace and Fountain. Just recently, the Belvedere Castle which has stood in Central Park since 1872, has recently reopened after a 15-month renovation.

PARK REGENT

by the water



PERFECT. IN EVERY WAY.

Equally beautiful and functional, these elegant homes at Park Regent feature outstanding park and city views, refined fittings and luxuries rarely offered these days. Experience luxury and comfort the moment you enter Park Regent, the newest homes in award winning Desa ParkCity.



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SHOW UNITS OPEN FOR VIEWING
THE SHOW GALLERY, 5 PERSIARAN RESIDEN
DESA PARKCITY, 52200 KL, MALAYSIA.

A Joint Development by
PARKCITY **CapitaLand**

Developer: Cloudnet Sdn. Bhd. (134343M) • Property Type: Condominium • Developer's License No.: 19702/1573221/15661 • Validity Period: 03 July 2019 - 02 July 2021 • Advertising & Sales Permit No.: 19702/1573221/15661 • Validity Period: 03 July 2019 - 02 July 2021 • Approving Authority: DBK • Building Plan Approval No.: BP/11/08C/2019/0602 • Expected Date of Completion: July 2023 • Tenure of Land: Freehold Tenure • Land Encumbrances: Charged to Hong Leong Bank Berhad • Total No. of Units: 90 units (Tower A: 30 units, Tower B: 60 units) • No. of Units by Type: Type A: 30 units, Type B: 30 units, Type C: 30 units, Type D: 30 units, Type E: 30 units, Type F: 30 units, Type G: 30 units, Type H: 30 units, Type I: 30 units, Type J: 30 units, Type K: 30 units, Type L: 30 units, Type M: 30 units, Type N: 30 units, Type O: 30 units, Type P: 30 units, Type Q: 30 units, Type R: 30 units, Type S: 30 units, Type T: 30 units, Type U: 30 units, Type V: 30 units, Type W: 30 units, Type X: 30 units, Type Y: 30 units, Type Z: 30 units • Selling Price by Type: Type A: RM450,000 (one), RM475,000 (two), RM500,000 (three), RM525,000 (four), RM550,000 (five), RM575,000 (six), RM600,000 (seven), RM625,000 (eight), RM650,000 (nine), RM675,000 (ten), RM700,000 (eleven), RM725,000 (twelve), RM750,000 (thirteen), RM775,000 (fourteen), RM800,000 (fifteen), RM825,000 (sixteen), RM850,000 (seventeen), RM875,000 (eighteen), RM900,000 (nineteen), RM925,000 (twenty), RM950,000 (twenty-one), RM975,000 (twenty-two), RM1,000,000 (twenty-three), RM1,025,000 (twenty-four), RM1,050,000 (twenty-five), RM1,075,000 (twenty-six), RM1,100,000 (twenty-seven), RM1,125,000 (twenty-eight), RM1,150,000 (twenty-nine), RM1,175,000 (thirty), RM1,200,000 (thirty-one), RM1,225,000 (thirty-two), RM1,250,000 (thirty-three), RM1,275,000 (thirty-four), RM1,300,000 (thirty-five), RM1,325,000 (thirty-six), RM1,350,000 (thirty-seven), RM1,375,000 (thirty-eight), RM1,400,000 (thirty-nine), RM1,425,000 (forty), RM1,450,000 (forty-one), RM1,475,000 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