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Title : Bina Puri Norwest's Laman Vila development to be more accessible

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Bina Puri Norwest's Laman Vila development to be more accessible

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KUALA LUMPUR: Residents of Bina Puri Norwest Sdn Bhd's (BPN) Laman Vila development in Segambut next to Mont'Kiara can expect to have better and smoother accessibility in the future.

The RM108 million Laman Vila is jointly developed by Bina Puri Holdings Bhd and Norwest Holdings Sdn Bhd. The development comprises 22 garden villas and a condominium block.

BPN has been in close contact with the Kuala Lumpur City Hall (DBKL) on what can be done about the uneven road leading to the project, said Ng Keong Wee, executive director of Bina Puri Properties Sdn Bhd, during a press conference recently.

"DBKL has plans to upgrade the road but that has yet to be revealed," he added. "I'm not sure about when it will be done. It could be in another few years. But there are definitely plans for it."

Ng said the development will have direct access to Desa ParkCity via a road that will be built once the adjoining development is completed.

A unique feature of the project is the solar panels atop the houses and condo block in which energy will be sold directly back to the grid.

The energy that is sold back to Tenaga Nasional Bhd (TNB) will amount to about RM30,000 per month. Bina Puri will use the money to pay for all maintenance costs for up to 10 years so homeowners will not have to do so during the period.

"People are worried about maintenance charges, especially when it is a gated-and-guarded community," said Ng. "But with the solar panels installed, the renewable energy from them that will be sold back to the national grid solves the problem of maintenance. That is one of our main selling points and has already attracted many buyers," he said.

To date, BPN has sold 11 of the 22 garden villas on offer. There will be two types of villas, of three and four storeys, as well as eight condo units. The condo units have not been launched yet.

Each garden villa has its own lift. The built-up area of the villa ranges from 3,921 to 5,459 sq ft. The 3-storey unit is priced at RM3 million, while the 4-storey unit is RM4 million. Each unit comes with three parking bays and a covered central driveway that enables easy access to the units.

The condo block consists of two penthouse suites and six regular units. The built-ups of the regular condo units and penthouse suites are 3,446 sq ft and 6,133 sq ft respectively. The regular condo unit is priced at RM2 million, while the penthouse costs RM5 million.

Other amenities include a clubhouse, swimming pool, gym, landscaped garden and a children's playground. Laman Vila is set to be completed by April 2015.

Bina Puri is currently working on such projects as Opus @ Kuala Lumpur, which is situated near Stadium Merdeka, and Rivo City in Brickfields.

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