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Bina Puri Holdings Bhd

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**MONT KIARA NORTH**

# Laman Villa offers luxury lifestyle

**SHAREN KAUR**

**L**ANDED properties and sky villas are highly sought-after in Mont Kiara due to their high capital appreciation. But with scarcity of land in Mont Kiara, one can't find such new projects as developers are moving to Mont Kiara North (Segambut Dalam) to build them.

There is Laman Villa, which is jointly developed by Bina Puri Holdings Bhd and Northwest Holding Sdn Bhd through a joint venture (JV) company Bina Puri Norwest Sdn Bhd.

The luxury housing project consists of Garden Villa and Sky Villa with a gross development value of RM115 million and sits on a 1.35ha of sloped freehold land with a nice view of Mont Kiara.

Garden Villa comprises 22 units of three- and four-storey landed villas, while Sky Villa is a low density condominium development with 20 units.

The landed villas were launched in 2014 with 15 units having been sold mostly to Malaysians, said Bina Puri Properties Sdn Bhd chief operating officer Lee Tong Leong.

He said the company is selling the remaining seven villas in the gated community at between RM3.6 million for a three-storey villa and RM4.9 million for a four-storey villa.

"When we launched the villas in 2014, they were selling at about RM850 per square feet (psf). The price has since increased to about RM900 to RM930 psf.

Connectivity is key here. Compared to three years ago, accessibility to various parts of Kuala Lumpur and Selangor have improved significantly," Lee told NST Property.

He said Bina Puri Properties is offering a special package comprising an interest free and deferred payment scheme for the seven villas, with built-ups from 3,921 to 5,459 sq ft.

"Most high-profile buyers can only get 70 per cent margin as they own more than two properties. With our special package, home buyers just have to place 10 per cent down payment and they can move in. The balance 20 per cent will work out as deferred payment over two years. This way anyone can buy and own the villa," said Lee.

Each unit comes with a lift, three parking bays and a covered central driveway for homeowners to drive directly to their units. There is also a small clubhouse built at a cost of RM2 million and which includes a swimming pool, function room, gymnasium and other amenities.

Lee said the company will be launching Sky Villa next year. The units, with built-up ranging from 1,645 to 1,880 sq ft, will be priced between RM1.7 million and RM2 million (RM1,100 psf).

"The selling price is on par with market price. We are targeting upgraders because they are sizeable units. There are only 20 units. So we believe we will be able to sell them within a year."

**LEE TONG LEONG**  
Bina Puri Properties Sdn Bhd CEO

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*A completed unit in the luxury Laman Villa development.*  
BINA PURI PIC