Star Special

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FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2025

FIABCI
INTERNATIONAL REAL ESTATE FEDERATION

2025

WORLD PRIX D'EXCELLENCE AWARDS

LAGOS, THE FEDERAL REPUBLIC OF NIGERIA

12 JUNE 2025 (THURSDAY)

This Prestigious Real Estate Award is awarded to real estate projects that embody excellence in all disciplines in its creation.

Living in nature's nurturing embrace

Seremban's wetland park provides functional ecological system and recreational space

NATURE is a wonderful thing that transcends mere visual delight. It enriches people's lives in profound ways.

Around the world, there is a growing emphasis to integrate green spaces within residential developments to nurture human well-being.

A prime example in Malaysia is the 22-acre Wetland Park at the heart of OSK Property's 1,717-acre Iringan Bayu sustainable township in Seremban, Negri Sembilan.

More than just a token landscaping feature, it is a thriving and self-sustaining ecosystem that aids biodiversity while affording residents a place to rejuvenate the senses and nourish the soul.

When one feels the healing power of nature, they forge deep emotional connections and would be inspired to adopt more eco-friendly lifestyles to protect it.

This is testament to OSK Property's innovative approach to placemaking, according to its chief executive officer Ong Ghee Bin.

"We believe that a home is more than just four walls. It's an environment that enhances well-being, fosters connections and supports every stage of life.

"Our developments are designed to be safe, inclusive and walkable, with ample green spaces and access to amenities that promote physical and mental health," he shared.

This was why the Wetland Park became a key feature of the masterplan. It was about building a lifestyle that values wholesome living and promotes a sense of environmental stewardship.

These factors contributed to the development winning the Environmental Category of FIABCI-Malaysia's prestigious Malaysia Property Award™ 2024.

Now, it has also earned global recognition with a Gold Award in the same category of the FIABCI World Prix d'Excellence Awards 2025.

This brought the company's ever-growing list of domestic and international accolades to over 150, underscoring its commitment to quality, innovation and sustainable development.

Besides FIABCI and FIABCI-Malaysia, OSK Property has also garnered citations from The Edge Property Excellence Awards, StarProperty Awards and the Malaysia Developer Awards.

"Each accolade marks a validation of our long-term vision – to create not just developments, but communities that thrive economically, socially and ecologically.

"These achievements are also a reflection of our teams' dedication and our stakeholders' trust," Ong continued.

The Iringan Bayu Wetland Park is a thriving ecosystem that brings the wholesome wonders of nature to everyday life.

OSK Property CEO Ong Ghee Bin.

Uplifting the soul

Iringan Bayu Wetland Park was born from a desire to make nature an integral component of residents' daily lives.

Instead of a regular water retention pond, the developer saw an opportunity to create a nature reserve that doubled up as a recreational space.

Completed in December 2019, it was filled with carefully curated native flora – many of which are endangered species. This in turn attracted wildlife like birds and beneficial insects.

Today, the park is a "living" ecosystem that brings the best of nature right to residents' doorsteps. It is also open to the public, as nature is meant to be shared by all.

Pathways meander around the landscape and lead to viewing decks where one can gaze upon vast expanses of lush greenery, punctuated by colourful blooms.

The water reflects dramatic interplays with the sky, interrupted occasionally by birds and insects fluttering about. Cooling breezes gently caress everything and everyone around.

Indeed, that was what inspired Iringan Bayu's name. One is sure to notice the fresher air and cooler micro-climate here.

This makes it ideal for healthy pursuits. Jogging and cycling trails enable residents to stay fit and energised, while open spaces allow the hosting of educational activities and gatherings.

There are also 24 art sculptures and installations scattered around the area. Besides bird-spotting, residents can also engage in sculpture-spotting.

It all adds up to a more wholesome quality of life – where one can spend cherished moments with loved ones, in total harmony with nature.

"These are key considerations when we plan townships. By integrating parks, cycling lanes, playgrounds, community spaces and green corridors into the urban fabric, we build places that are familiar yet forward looking – with a balance of comfort, functionality and sustainability.

"We also focus on long-term safety and liveability by embedding climate-resilient infrastructure and nature-based solutions," Ong pointed out.

The Wetland Park has trails and lookout points where one can try spotting the 24 art sculptures among the greenery.

Natural rejuvenation

Wetland parks are among nature's most effective tools for mitigating climate change in urban environments.

They filter pollutants, replenish groundwater and act as carbon sinks – all of which are critical in urban settings where concrete typically dominates.

At Iringan Bayu Wetland Park, the carefully selected wetland plants serve as a biological water management system.

Their roots absorb and store pollutants from rainwater and other aquatic sources, significantly cleaning up murky water before it flows into nearby rivers.

More importantly, the wetland also retains stormwater. This not only mitigates flooding risks but also reduces the need for extensive stormwater drainage infrastructure.

Compared to a typical flood retention pond, the wetland features allowed the developer to increase green surface area by 55%, further strengthening the area's ecological and social value.

Plants are a natural air purifier. They absorb pollutants and sequester carbon, helping to improve air quality as well as reducing carbon footprints and ambient temperatures.

The cooler environment cuts down the need for artificial cooling inside homes, translating to lower energy consumption and more sustainable lifestyles.

"Iringan Bayu Wetland Park is not a conventional landscaped park. It's a functional ecological system that provides real and measurable benefits to human living.

"What sets it apart from other green spaces is its multi-faceted role in managing stormwater and floods while simultaneously improving air quality and cooling the micro-climate, supporting biodiversity and above all else, serving as a vital recreational space for the community.

"It avoided the carbon cost of hard engineering and instead worked with the land's natural contours and water flows.

"It's a great example of how natural systems can be harnessed to help address environmental concerns and at the same time, enrich people's daily lives," Ong highlighted.

Positive outcomes

The Wetland Park further reduced energy dependency by being 100% off-the-grid through the use of solar-powered lighting.

The area has also seen a marked rise in bird and insect species, reaffirming its contribution to biodiversity.

With habitat loss and species endangerment very real concerns across the globe, it is heartening to know that here in Iringan Bayu, nature is healing.

That would not be possible without the right community mindset. Which is why OSK Property also implemented educational programmes such as guided tours on the ecosystem, workshops on sustainable practices and school trips focused on conservation.

Ong said these not only fosters increased awareness but also inspires the next generation to appreciate and safeguard precious natural environments and resources.

The provision of walking and cycling paths also encourages people to spend time outdoors and engage with one another in eco-conscious pursuits.

"By designing a space that people can engage with daily – whether through a morning jog or weekend walk – we reconnect them with nature in ways that restore both the environment and human well-being.

"In today's urbanised world, this kind of integrated, multi-benefit green space is no longer a luxury, it's an essential component for resilient, liveable cities.

"This approach supports Malaysia's national climate goals and aligns with global sustainability frameworks like the UN's Sustainable Development Goals (SDGs).

"Iringan Bayu Wetland Park is a testament to how development and environmental stewardship can go hand-in-hand and why OSK Property is committed to replicating similar solutions across future projects," Ong said.

All homes in Iringan Bayu have access to the Wetland Park, making it an excellent option for those seeking a retreat cocooned from the hustle and bustle of city life.

Seremban enjoys close proximity to urban centres in the Klang Valley, yet retains lots of natural surroundings. This confluence of serenity and convenience offers the best of both worlds.

Most of the buyers here are first-time homeowners, retirees and those relocating from more urban areas. Offerings cater to a broad market and range from mid-range homes to premium residences. The price points ensure accessibility while maintaining exclusivity.

"The development exemplifies our commitment to innovation, sustainability and enhancing quality of life.

"This prestigious FIABCI award is a glowing endorsement of our vision of not just building homes, but building better futures for all," Ong added.

OSK PROPERTY

IRINGAN BAYU®
SEREMBAN

Thank You

for being a part of our journey and
for elevating us to where we are today.

HONOURING NATURE WITH SUSTAINABLE PROGRESS

SCAN TO DISCOVER THE WONDERS OF IRINGAN BAYU WETLAND PARK

We are deeply honoured to be named a World Gold Winner at the FIABCI World Prix d'Excellence Awards for Iringan Bayu Wetland Park in the Environmental Category. This global recognition affirms our unwavering commitment to sustainable development and our vision of a future where nature and community thrive in harmony.

At OSK Property, we believe in Making Ordinary Extraordinary. This award is a powerful reminder that with care, creativity, and intention, we can build more than just spaces, we can create meaningful impact for generations to come.

Making Ordinary Extraordinary

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The Light Collection IV is designed as a world-class statement in luxury and lifestyle.

Each residence comes with uninterrupted panoramic views that can be admired from every corner of the property.

Radiant era of waterfront living

Creating new standard in luxury with homes amid marine setting in Penang

AN ABSOLUTE showstopper designed as a world-class statement in luxury and lifestyle, The Light Collection IV is the epitome of par excellence with its impeccable waterfront homes.

This coveted address has taken waterfront living to an entirely new level with its commanding presence, refined elegance and chic sophistication right next to the iconic Penang Bridge.

Inspired by the traditions and beauty of the Pearl of the Orient, the masterpiece by IJM Land Berhad features 19 water villas and three blocks of condominiums.

Each residence comes with uninterrupted panoramic views that can be admired from every corner of the property. The pristine vistas are effortlessly framed through seamless indoor-outdoor living.

Cutting-edge design meets unparalleled luxury where every single detail is meticulously curated to exceed even the most discerning buyer's expectations.

Its strategic location in The Light Waterfront Penang itself gives its head-turning landmark prominence while its close proximity to The Light's manifold commercial city, entertainment, dining and business attractions completes the perfect work-live-play fulfilment.

The last in the magnificent five of The Light Collection residential series, The Light Collection IV truly shines in every aspect of 21st century waterfront living experience.

Indeed, every day here is an invitation to the extraordinary where every moment is a harmonious celebration of light, space, water and greenery to evoke beauty and relaxed luxury.

Embrace an enviable and aspirational lifestyle with this international address that is similar to that of other iconic waterfront developments in the world.

The Light Collection IV also boasts an extensive list of 'firsts' in Penang, setting new standards in innovation, technology and sustainability, particularly in land reclamation and construction.

And fresh from winning the prestigious Malaysia Property Award™ 2024 (Housing Residential Low Rise Category) by FIABCI-Malaysia, it went on to the global stage to take home the illustrious FIABCI World Prix d'Excellence Awards 2025 (World Gold Winner) for the same category, marking a consecutive win for IJM Land in the category following last year's recognition for Saujana Duta, an elite hilltop residential enclave in Seremban 2.

The water villas are designed for unrivalled living in splendour by the sea.

The ultimate in waterfront living

Rooted in Penang's rich maritime heritage and cultural diversity, The Light Collection IV embodies a heartfelt tribute to the island's legacy while providing the finest waterfront lifestyle for its residents.

IJM Land chief executive officer Datuk Tony Ling Thou Lung said the vision was to develop an exclusive and low-density enclave that encapsulated Penang's unique sense of place and connection, without compromising on access to essential services and facilities.

"The focus was on creating an eminently liveable environment, resulting in only 20 units per acre with 4.86 acres of prime freehold land dedicated to 43 premium shared facilities within a car-free residential zone.

"Drawing inspiration from the state's historic kongsi (clan houses), The Light Collection IV is laid out to mimic this traditional formation – residences are placed among a wealth of recreational, social and cultural spaces to encourage interaction and socialisation.

"This draws people out from their homes and into the greater community, creating opportunities where strangers become neighbours and neighbours become friends," he added.

In homage to the pivotal role the sea played in Penang's meteoric rise, the project integrates the essence of the ocean into everyday life and features its crowning glory – the revolutionary marine sanctuary and waterways, the first of its kind within a residential development in Malaysia.

The embodiment of a lofty ideal which is to preserve and nurture the country's coastal heritage, the famed marine sanctuary and waterways connect residents with their stunning surrounds by bringing the maritime lifestyle right to their doorstep.

The undertaking was immense, the challenge daunting. To build this vibrant and thriving ecosystem, many elements had to be engineered and done right the first time.

Precise engineering efforts were required to create a marine environment that replicated the complexities of a natural aquatic ecosystem.

A home to dazzle

Every home, be it a condominium unit with spiral staircase and rooftop garden or a water villa with a private marina, is designed for unrivalled living in splendour by the sea.

Perched on stilts above water and with gorgeous views of the harbour, the water villas epitomise waterfront luxury at its finest. Serenity, spaciousness and good light prevail in every space and room.

Crafted as a collector's item, the homes transcend traditional real estate, emerging as distinct masterpieces that fuse architectural brilliance, historical significance and sheer exclusivity.

This architectural approach not only enhances the villas' visual appeal but also draws inspiration from the jetties' adaptive construction, built to withstand tidal changes while offering a one-of-a-kind living experience high above the water.

Another rare privilege is having one's own private pontoon where the owner's yacht can be a visible showpiece in front of his home. Cast a line, set off on sunset cruises at a moment's notice or simply enjoy the serene backdrop of the water, they are all for the resident to cherish.

As for the condominiums, the design optimises space within a five-storey height limit in a three-block arrangement, creating a sense of spaciousness with diverse layouts ranging from single-storey units to double-storey lofts.

The 79 residences are a shining example of how luxury living embracing sustainability can work wonders for the environment while pampering discerning homeowners.

The Light Collection IV is also a green home, where fresh air, trees and clean water are an integral part of the day-to-day living.

The home embraces sustainability, is carbon-reducing, water and energy-saving, and has the best indoor air quality.

Residents are safety-assured within a double-gated, security-guarded community with everything that The Light Waterfront Penang has to offer being steps away.

Positioning Penang for world recognition

Part of a grand 152-acre masterplan along Penang's eastern coastline, The Light Collection IV has introduced an unprecedented lifestyle experience, setting a new standard for luxury and innovation.

By creating an over-the-water landmark, IJM Land has transformed this stretch of coastline into a global masterpiece that has propelled Penang into the limelight, and by extension Malaysia as well.

This is elevated further by the seamless link to The Light Waterfront Penang's comprehensive infrastructure and commercial hubs, and easy accessibility to the Bayan Lepas Free Trade Zone.

Its strategic location offers the right balance between value retention and growth.

With its freehold status and the upcoming The Light City masterplan, The Light Collection IV is poised to enhance its value by capitalising on the area's future development potential.

Once all these plans become reality, imagine the magnetic pull of worldwide interest and dynamic life into The Light and Penang, which is one of South-East Asia's hottest destinations for live, work and play enthusiasts as well as investors.

THELIGHT
WATERFRONT
PENANG

Distinctively
IJM

CROWNED ON THE WORLD STAGE

The Light Collection IV is the World Gold Winner at the 2025 FIABCI World Prix d'Excellence Awards.

Majestically poised along the coastline of Penang Island, this visionary development defines modern luxury and architectural brilliance. With mesmerising sea views and an architecture that balances bold form with quiet elegance, The Light Collection IV represents more than just a residence. It is a masterpiece of space, light, and intention.

This prestigious global recognition, reserved for the world's most exceptional real estate achievements, affirms our uncompromising commitment to excellence. From Malaysia to the world, this is not just a win. It is a landmark moment for what we stand for: to continually elevate the standards of residential development through innovation to create a brighter future for all.

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The tower's entrance signage and grand drop-off area.

The glass cube entrance and landscape illuminated at night.

A beacon of corporate prestige

Iconic tower in KL combines futuristic design with transit-oriented concept

EVERY major city around the world has its own iconic landmarks and districts. And in Kuala Lumpur, one address rises above all others.

Combining futuristic design with a transit-oriented concept, TSLAW Tower represents the pinnacle of modern architectural innovation and urban sophistication.

Strategically nestled at the crossroads of the famous Bukit Bintang shopping haven and world-class Tun Razak Exchange (TRX) financial hub, this record-setting and state-of-the-art 48-storey commercial structure brings a whole new paradigm to corporate spaces.

When completed in 2021, it was not only a remarkable addition to the Malaysian capital's urban skyline but also a symbol of the city's unlimited potential.

Every feature within the RM350mil development was thoughtfully-designed to maximise business performance and create an inspiring and enriching environment for workers.

The tower is also Green Building Index (GBI) compliant, reflecting the modern emphasis on sustainability and environmental responsibility.

These outstanding factors saw it bestowed with the Malaysia Property Award™ (Office Category) 2024 by FIABCI-Malaysia last year.

Global recognition has now ensued at the FIABCI World Prix d'Excellence Awards 2025 – with TSLAW Tower winning World Gold in the Office Category.

The iconic building by TSLAW Land now stands as a powerful statement for ambitious businesses seeking a prestigious corporate address in the thriving heart of the city.

TSLAW Tower's glass facade creates dramatic interplays with the sky and urbanscape.

Visionary design

Skyscrapers may be a dime a dozen in Kuala Lumpur but few are as visually-striking as TSLAW Tower.

TSLAW Land turned to advanced technologies and cutting-edge aesthetics to conceptualise a structure that is majestic yet in harmony with the urban sprawl.

The tower's sleek, monolithic form is sheathed in grey-tinted, crystalline glass. This creates dynamic and ever-changing interplays with the sky and surrounding environment, all day and night.

Within the stunning facade are 33 levels of versatile, grade A office spaces which overlook the nearby Royal Selangor Golf Club and the Kuala Lumpur City Centre skyline.

These are adaptable and allow for a variety of uses in line with contemporary business needs and sit above eight storeys of parking facilities, four private club floors and one retail floor on the ground level.

A tree-lined, stone-paved porte-cochere and a glass cube entry portal ensure a strong street presence and contextual connectivity, while seamlessly linking the tower to surrounding amenities.

There is also a landscaped urban plaza fronting Jalan Utara and TRX. This has F&B outlets and open areas for various activities.

TSLAW Tower is also recognised by the Malaysia Book of Records as the first and only building in the country with a 360° LED facade display.

TSLAW Group executive director Law Wai Cheong said this unique feature transformed the tower into a nocturnal beacon, turning static architecture into an ever-changing digital canvas.

Blending form with function, the dynamic display envelops the entire exterior facade including the glass cube portal, porte-cochere and landscape.

"Through colour-changing effects and a vibrant programmable display, all kinds of captivating visual narratives can be created for special events, occasions and seasons.

"This can be seen during celebrations such as National Day and Christmas every year. And more recently, during the visit of Chinese president Xi Jinping.

"It not only uplifts the building's unique architecture but also establishes a compelling dialogue with the urban environment, setting new standards in architectural illumination," Law shared.

TSLAW Tower's interior design mirrors its external sophistication. Luxurious features embody corporate prestige, solidifying its identity as a premier business address.

Employees' well-being are taken care of through carefully-curated amenities designed to foster social interaction, enrich the overall work experience and create an environment that supports collaboration, creativity and community.

Among current amenities are a spa for rejuvenation and wellness, a gym for better health, a beauty clinic for self-care needs and several cafes for meals, meetings and relaxation.

There are also dedicated private clubs that host networking, social and leisure activities – all of which create a sense of belonging.

The retail level also houses several fine dining restaurants, attracting a well-heeled clientele and contributing to a refined yet lively ambience every evening.

Championing sustainability

TSLAW Tower achieved a GBI score of 55%, surpassing the required threshold of 50% and demonstrating the developer's commitment to sustainability.

Key features include the use of energy-efficient LEDs for its 360° facade display. This also incorporates automated data processing for real-time analytics to enhance energy efficiency.

The dynamic visuals that adorn the exterior not only create a visually appealing attraction every night but also contribute towards an eco-friendly cityscape.

Meanwhile, the choice of a reflective facade goes beyond aesthetic appeal. It is actually to improve energy efficiency.

The use of low-emissivity glass maximises views and allows natural light in while minimising heat gain. This reduces energy demand due to less need for artificial lighting or cooling.

And where these are needed, energy-efficient fixtures are employed alongside intelligent building management control systems to optimise performance. Rainwater harvesting is also used for irrigation of greenery.

"By blending contextual sensitivity with our holistic approach to environmental stewardship and seamless connectivity, we have created a visually striking, strategically located and environmentally conscious landmark that set new standards for corporate architecture in Kuala Lumpur," Law continued.

Seamless convenience

With modern urban vehicular commutes being increasingly characterised by gridlock, access to public transportation becomes paramount.

As a Transit-Oriented Development (TOD), TSLAW Tower is in close proximity to public transport amenities. This not only reduces reliance on private vehicles, but also affords easy access to anywhere in the Greater Klang Valley.

The tower is less than 100 meters' walking distance (with covered walkways) to the TRX MRT Station, a cross-platform interchange.

There is also convenient pedestrian integration with neighbouring developments – with pathways that lead directly to TRX and further on towards Bukit Bintang.

The tower has dual access via Jalan Delima and Jalan Kemuning, and is located adjacent to major roads such as Jalan Tun Razak, Jalan Bukit Bintang, SMART Tunnel and MEX Highway.

With TRX set to become Kuala Lumpur's most important central business district (CBD), TSLAW Tower's location is unrivalled.

The tower is the first phase of a greater mixed development that would eventually include multiple residential and office towers, a hotel and a unique upscale retail experience.

These would all be interconnected via a series of sky bridges, allowing for easy foot access.

Upon completion, the visionary masterplan will epitomise modern urban living – where luxury, lifestyle and convenience are all within easy reach.

"TSLAW Tower stands as a testament to meticulous urban planning and innovative design in Kuala Lumpur's dynamic landscape.

"From overcoming complex challenges in town planning, integrating with crucial infrastructure like MRT lines, to enhancing urban aesthetics through thoughtful landscaping and enriching amenities, every aspect of the tower reflects our commitment to sustainability, functionality, and safety.

"Coupled with a prime location that offers unrivalled prestige, it is a new benchmark for business addresses," Law added.

TSLAW Land is the boutique property arm of the renowned TSLAW Group which is also involved in the steel, mining and investment industries.

Driven by a mission to elevate good locations into exceptional destinations, the Kuala Lumpur-based developer takes great pride in incorporating what people want and desire into its projects.

Its impressive portfolio includes other landmark TOD projects such as Skyline KL, Skyline Kuchai and Skyline Embassy.

FIABCI WORLD PRIX D'EXCELLENCE AWARDS

WORLD GOLD WINNER (OFFICE CATEGORY)

TSLAW TOWER

OUR FIRST WORLD GOLD AWARD

Winning the first Gold FIABCI Prix d'Excellence Awards is a proud milestone for all of us at TSLAW LAND. It reflects the dedication, passion, and teamwork that drive everything we do. We are truly thankful for the recognition and even more so for the continued support from our customers and stakeholders. This support and recognition encourage us to keep moving forward to creating better spaces, innovating better products, and rejuvenating developments for our customers and the industry.

MALAYSIA PROPERTY AWARD™ 2024
OFFICE CATEGORY

A Project by

TSLAW LAND

The semi-detached factories are perfected for flexibility and practicality.

The cutting-edge design ensures effortless and seamless future expansions and upgrading of the premises.

Unlocking future growth

Joy of working, thriving within a park beckons at industrial hub in Selangor

The versatile 4-in-1 Open Plan concept optimises space for multi-usage

NOUVELLE Industrial Park @ Kota Puteri is a gold mine of opportunities and potential with its leading-edge industry standard and unrivalled location in Selangor.

Envisioned as the home to a vibrant and dynamic industrial community like no other, expand your business footprint and access new markets in this industrial park of choice by EXSIM.

Touted as a place where lifestyle and innovation meet for both business and the workforce, the well-designed flexible-use factories are set amidst lush landscaping offering the joy of working within a park environment.

The epitome of sustainable design and the finer features of today's contemporary factories, EXSIM has once again outdone itself with this benchmark undertaking.

With the promise of being one of the most connected industrial hubs in northern Selangor, businesses here are assured of premium connectivity to key infrastructure and everything that matters.

And to further seal its position as the next-generation industrial precinct, Nouvelle Industrial Park @ Kota Puteri has been recognised with the illustrious 2025 FIABCI World Prix d'Excellence Awards (World Gold Winner) in the Industrial Category.

"Winning our second FIABCI World Prix d'Excellence Awards is not just a recognition, it is a milestone and a reaffirmation of our passion to be innovative in everything we do.

"It reinforces our commitment to continuously innovate and evolve our products to cater to market demands while embedding sustainability, design excellence and community impact at the heart of what we do," said Corporate Affairs & Branding director Michelle Siew.

She said the global honour would further fuel their drive for excellence, pushing boundaries to create inspiring spaces with sustainable developments in uplifting communities and shaping a better future.

"The key strength of Malaysia's real estate industry lies in its versatility. The market has consistently demonstrated the ability to adapt and evolve to meet the diverse and changing needs of both local and international buyers," she added.

The first FIABCI World Prix d'Excellence Awards was bestowed upon The Rainz @ Bukit Jalil (World Silver Winner) in the Residential High-Rise Category in 2023.

Nouvelle Industrial Park @ Kota Puteri had also recently won the acclaimed Malaysia Property Award™ 2023 (Industrial Category) by FIABCI-Malaysia.

A stage for trades and dreams

Nouvelle Industrial Park @ Kota Puteri offers 102 units of three-storey semi-detached factories spread across approximately 51 acres of land in three phases.

Perfected for flexibility and practicality, the units come with a primary double-volume space to accommodate a wide range of light and medium industrial and commercial needs, alongside office space on the upper floors.

The versatile 4-in-1 Open Plan concept and spacious column-free layout optimises space for different purposes such as corporate offices, showrooms, warehouses and factories.

Each unit feature a 39ft high ceiling for maximum space utilisation, a 40ft front loading bay, and the flexibility to upgrade floor loading and electricity capacity.

Ultimately, every element is to house multiple type of tenants by catering to individual customisation and the owners' preferred specifications, as well as to meet industrial expectations.

In short, it provides the versatility of having an all-in-one factory, office and showroom in a secured environment.

The cutting-edge design ensures effortless and seamless future expansions and upgrading of the premises.

With their aesthetically pleasing facade of flat roofs and large glass panels, the factories range in size from 8,005 sq ft to 12,048 sq ft on land areas of 11,900 sq ft to 34,450 sq ft.

Nouvelle Industrial Park @ Kota Puteri is surrounded by a network of major highways including the New Klang Valley Expressway (NKVE) and North-South Highway, a cache of existing key infrastructure and amenities, and a thriving community of established businesses.

Companies here stand to benefit from smooth operations towards accelerated efficiency and real growth, and the immediate appreciation of their investments.

A healthy work-life balance

Embodying the new-age approach to the industrial industry, Nouvelle Industrial Park @ Kota Puteri is adorned with green features such as rainwater harvesting and translucent roofing.

With EXSIM's sustainable design standards, a 35,000 sq ft lush landscape named Central Park enhances the distinct green ambience that also features a jogging track and badminton court.

The verdant landscaping offers the joy of working within a park environment as well as to encourage a strong sense of community within companies.

This holistic concept is to promote a healthy work-life balance in an innovation and sustainability-driven enclave while setting a new benchmark for industrial spaces in the neighbourhood.

EXSIM's ninth industrial project under its Nouvelle Industrial Park series, Nouvelle Industrial Park @ Kota Puteri is poised to pave the way for the optimum economic growth of the community.

Building the future

Established in 2008, the success story of EXSIM is a remarkable one. From humble beginnings, the company has gone on to redefine industry standards with its distinguishable works.

With the vast expertise and experience of the founding Lim brothers, EXSIM draws its strength from a dynamic multi-faceted team driven by a shared vision of excellence.

A strong believer in continuous innovation, EXSIM places emphasis on functionality, for when beauty meets practicality, the results will always be extraordinary.

Nature has always taken centre stage in all of EXSIM's projects.

Environmental awareness coupled with exemplary lifestyle living is core to the developer.

The above is well reflected in the company's motto 'New Age Ingenuity' that champions the reinvention of living spaces for the 21st century urbanite – one step into the future but at the same time a step back to nature.

The vision and mission set for the team are to inspire ingenuity and motivate them to strive towards building lifestyles with environmental, social and governance elements to cement a legacy of excellence for generations to come.

Nature is the starting point from which everything else progress in every EXSIM project, with the key message of respecting, revitalising and giving credit to Mother Nature.

Sustainability is another fundamental criteria, with all projects aligned with Malaysia's Green Building Index (GBI) and GreenRE requirements.

This is to foster green living, working and social environments in support of the country's 2050 net-zero carbon emission target.

Spurred by its success, EXSIM aims to grow its foothold as a game-changer in the industry and spread its brand beyond Malaysia.

It currently has unveiled 51 developments across the country, with the focus on strategic locations, unique components and fostering vibrant communities.

FROM VISION

TO VICTORY

FIABCI World Prix d'Excellence Awards 2025

WORLD GOLD WINNER

Industrial Category

Nouvelle Industrial Park @ Kota Puteri

EXSIM

[200901032054 (875164-W)]

exsim.com.my

Recognising world-class real estate

Prestigious awards for nine M'sian properties among 26 across the globe

TWENTY six of the world's finest property developments, including nine from Malaysia, emerged triumphant in the 2025 FIABCI World Prix d'Excellence Awards.

The 12 World Gold and 14 World Silver winners are from Malaysia, Hungary, Singapore, Taiwan, Australia, Indonesia, United Kingdom and Brazil.

The five World Gold winners from Malaysia are I-Santorini (Affordable Housing), Nouvelle Industrial Park @ Kota Puteri (Industrial), The Light Collection IV (Residential Low Rise), Iringan Bay Wetland Park (Environment) and TSLAW Tower (Office).

The World Silver Malaysian winners are Hyatt Centric Kota Kinabalu (Hotel), SkyLuxe on the Park Residences (Residential High Rise), Sentul Works (Office) and Setia Eco Templer - Amantara (Residential Low Rise).

Regarded as the "Oscars of Real Estate", this unique award is given to real estate projects that embody excellence in all disciplines involved in their creation.

Winners are recognised for showcasing distinction in architecture, sustainability, community engagement and ethical business practices, which are an affirmation of the FIABCI ideal of providing society with optimal solutions to its property needs and helping make the world a better place to live, work and enjoy.

Introduced in 1992, the Award rewards projects based on overall merit, representing outstanding achievement. Winning projects earn the right to display the coveted World Prix d'Excellence Awards' logo.

Additionally, winners gain access to FIABCI's international platform, connecting them to an extensive network spanning more than 80 countries and over 120 professional organisations worldwide.

Judging is done in two stages, first, by judges from FIABCI chapters around the world, then followed by an Oversight Panel.

Both are made up of experienced real estate professionals and experts in their respective fields.

The stringent multi-layered judging process helps to ensure high integrity of the award, of which money cannot buy.

The FIABCI World Prix d'Excellence Awards transcend mere beauty, they celebrate projects that rise above the ordinary, a testament to innovation, vision and excellence.

FIABCI World president Ramon Riera Torroba.

FIABCI World Prix d'Excellence Awards committee president Laszlo Gonczi.

The much coveted Gold trophy and Silver trophy (right) which will be accorded to a total 26 winners this year.

Embodiment of perfection

FIABCI World president Ramon Riera Torroba said the Award has stood as a global standard of excellence in real estate for over three decades and going strong.

"Long recognised as the world's finest property achievement, the Award goes far beyond aesthetics or functionality. These are developments that embody innovation, sustainability and community impact - projects that give back to the environment and society in meaningful and lasting ways," he enthused.

To maintain such high standards, he said the distinguished panel of judges' expertise and impartiality ensure that every submission is evaluated with the utmost consideration.

"Their work reflects FIABCI's broader mission; to respond to the evolving property needs of communities around the world and to promote best practices in every corner of our industry.

"Each year, we are inspired by the incredible diversity and quality of projects submitted. From affordable housing to environmentally responsible developments, from heritage restoration to innovative commercial spaces, the award categories reflect the dynamic and multifaceted nature of real estate.

"These awards not only recognise achievement but also encourage a global culture of excellence, creativity and resilience in our industry," he said, adding that despite global challenges, the increasing participation of new chapters in the Award signals a growing sense of unity, strength and potential across the industry.

"Let us continue to celebrate and elevate the best that our profession has to offer, while honouring the dedicated professionals who are shaping the future of real estate, one project at a time," he concluded.

Celebration of the exceptional

FIABCI World Prix d'Excellence Awards committee president Laszlo Gonczi said the Award has grown into one of the most respected competitions in international real estate.

"Early on, national chapters in Brazil, Malaysia, Singapore and later Hungary, initiated their own local real estate competitions with the aim of sending their national winners to compete on the global stage.

"Their success inspired many other countries to follow suit, leading to the establishment of around 20 national competitions whose champions now represent the majority of our international entries," he elaborated.

He said developers from countries without national competitions are welcome to enter directly. In fact, some of these direct entries have sparked the creation of local chapters in their home countries.

The credibility of the Award lies in its rigorous standards, transparent processes and high professional criteria. Each year, 65 to 70 experts from over 35 countries access the entries.

Every project is evaluated by judges with a strict rule that no judge may evaluate a category in which their country has a submission.

Laszlo said to date, 37 countries have earned gold or silver medals, a reflection of the Award's truly global reach.

Evaluation criteria are comprehensive, covering development concept, architectural quality, construction, financial and sales performance, sustainability and social impact.

Here, quality outweighs size, a place where David can truly defeat Goliath!

"Winners include both iconic landmarks and exceptional projects by lesser-known developers. This competition is more than a contest, it is a global forum for professional growth and knowledge-sharing.

"This year's competition has once again upheld an exceptional standard.

"Many outstanding projects went unawarded, yet each represents the dedication and creativity of the teams behind them and contributes meaningfully to their communities," he said.

World Prix Secretariat secretary Dr Yu Kee Su said this year's awards presentation ceremony and gala dinner, to be held in conjunction with the 75th FIABCI World Real Estate Congress, marks a significant milestone.

"For the first time, the congress will take place in the African region, hosted in the vibrant city of Lagos in the Federal Republic of Nigeria," he said, adding that "as we applaud these extraordinary projects, let us also look toward the future."

He said the real estate industry is constantly evolving and embracing emerging trends is vital to staying ahead.

"We must continue to integrate sustainability practices, prioritise smart and adaptable technologies and design spaces that enhance well-being, all these principles aligned with the criteria of the Award.

"Innovation and sustainability are the driving forces of progress. By embracing these advancements, we not only shape a brighter future for our communities but also contribute to a more resilient and dynamic world."

About FIABCI

FIABCI is the French acronym for "Fédération Internationale des Administrateurs de Biens-Conselis Immobiliers" or the International Real Estate Federation.

Founded in Paris, France in 1948, FIABCI signifies the original international association of associations devoted to all real estate specialties and activities.

It has built an enviable reputation as the authentic voice of international real estate multi-disciplinary and is represented in the United Nations (UN) and regional bodies like European Union (EU) and North American Free Trade Agreement (NAFTA).

The federation membership categories include universities with real estate departments, public sector, multinational corporations, national companies, individuals, real estate professors and students.

It's currently operated in 83 countries with 45 national and multinational chapters, 90 national associations comprising over 2,300 individual members, 107 public institutions and academic members, 120 professional organisations that encompasses 1,000,000 real estate professionals worldwide.

FIABCI represents every discipline in the real estate industry links with real estate professionals worldwide. Its activities are spread over the Africa and Near East, Americas, Asia Pacific and Europe regions.

FIABCI
World GOLD Winner
FIABCI World Prix d'Excellence Awards

I-SANTORINI

LUXURY MEETS AFFORDABILITY

BY IDEAL PROPERTY GROUP

AFFORDABLE HOUSING CATEGORY

CREATING A LEGACY OF EXCELLENCE

Ideal Property Group proudly reaffirms its commitment to excellence, once again setting the Gold standard in property development!

We are deeply grateful to announce that our I-Santorini development has been recognized as a World Gold winner at the 2025 FIABCI World Prix d'Excellence Awards, marking our second consecutive year receiving this prestigious honor following our Queens Residences Q1 development's recognition in 2024.

Standing as an architectural landmark on Penang Island, I-Santorini draws inspiration from the timeless charm of the Greek islands, bringing affordable luxury to Tanjong Tokong. This Mediterranean-inspired development exemplifies our commitment to creating distinctive living spaces that blend international sophistication with local sensibilities.

These consecutive international recognitions reflect the exceptional dedication of our team, the continued support of our valued residents, and the trust placed in us by future homeowners. We extend our sincere appreciation to the esteemed FIABCI judging panel for acknowledging our commitment to quality and design excellence.

As we celebrate this milestone, we remains steadfast in delivering high-quality, high-value homes. Our current developments include Maldives Residences and Ideal Venice Residences, while Lucerne Residences is on track for completion in the third quarter of 2025.

We look forward to reaching new milestones, strengthened by the continued support of our valued customers, stakeholders, and business partners.

IDEAL
CREATING LEGACY
超越时尚 ▪ 缔造典范
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Queens Residences Q1
World Gold Winner in 2024
Residential Mid Rise Category
FIABCI World Prix d'Excellence Awards

I - Santorini
World Gold Winner in 2025
Affordable Housing Category
FIABCI World Prix d'Excellence Awards

2025 FIABCI World Prix d'Excellence Awards
LIST OF WORLD GOLD WINNERS

I-SANTORINI

CATEGORY
AFFORDABLE HOUSING

I-Santorini
Malaysia

Taoyuan Social Housing
Zhonglu 3 Residences

CATEGORY
AFFORDABLE HOUSING

Zhonglu 3 Residences
Taiwan

IRINGAN BAYU
SEREMBAN

CATEGORY
ENVIRONMENTAL

Iringan Bayu Wetland Park
Malaysia

W BUDAPEST

CATEGORY
HERITAGE

W Budapest Hotel
Drechsler Palace
Hungary

pullman
HOTELS AND RESORTS
SINGAPORE HILL STREET

CATEGORY
HOTEL

Pullman Singapore Hill Street
Singapore

Nouvelle Industrial Park
KOTA PUTERI

CATEGORY
INDUSTRIAL

Nouvelle Industrial Park
@ Kota Puteri
Malaysia

LIGET BUDAPEST

CATEGORY
MASTER PLAN

Liget Budapest Project
Hungary

TSLAW
TOWER

CATEGORY
OFFICE

TSLAW Tower
Malaysia

雲林溪
YUNLIN RIVER

CATEGORY
PUBLIC INFRASTRUCTURE/
AMENITIES

Yunlin Stream Landscaping
Taiwan

SAPPHIRE
BY THE
GARDENS

CATEGORY
RESIDENTIAL HIGH RISE

Sapphire by The Gardens
Australia

METRODOM
RIVER

CATEGORY
RESIDENTIAL MID RISE

Metrodom River
Residential Park
Hungary

THE LIGHT COLLECTION IV

CATEGORY
RESIDENTIAL LOW RISE

The Light Collection IV
Malaysia

2025 FIABCI World Prix d'Excellence Awards
LIST OF WORLD SILVER WINNERS

CITRALAND
CIBUBUR

CATEGORY
AFFORDABLE HOUSING

CitraLand Cibubur
Indonesia

杉林森呼溪

CATEGORY
ENVIRONMENTAL

Ka-Zuo-Liao Creek
Eco-Protection
Taiwan

A.A. Maramis Building

CATEGORY
HERITAGE

A.A. Maramis Building
Indonesia

HYATT CENTRIC
KOTA KINABALU

CATEGORY
HOTEL

Hyatt Centric Kota Kinabalu
Malaysia

THE CLAN
HOTEL
SINGAPORE

CATEGORY
HOTEL

The Clan Hotel
Singapore

mindman

CATEGORY
INDUSTRIAL

Mindman Peimen Plant
Taiwan

CHELSEA
WATERFRONT

CATEGORY
MASTER PLAN

Chelsea Waterfront
United Kingdom

SENTUL
WORKS

CATEGORY
OFFICE

Sentul Works
Malaysia

Ankeng Light Rail Transit

CATEGORY
PUBLIC INFRASTRUCTURE/
AMENITIES

Ankeng Light Rail Transit
Taiwan

SKYLUXE
ON THE PARK
BUKIT JALIL

CATEGORY
RESIDENTIAL HIGH RISE

SkyLuxe on the
Park Residences
Malaysia

EZ PARQUE DA CIDADE
by UNSTUDIO

CATEGORY
RESIDENTIAL HIGH RISE

EZ Parque da Cidade
Brazil

WATERFRONT CITY

CATEGORY
RESIDENTIAL MID RISE

Waterfront City
Hungary

ONE
DRAYCOTT

CATEGORY
RESIDENTIAL MID RISE

One Draycott
Singapore

SetiaEcoTempler
THE LEGEND OF NINE CREEKS

CATEGORY
RESIDENTIAL LOW RISE

Setia Eco Templer – Amantara
Malaysia