FIABCI
INTERNATIONAL REAL ESTATE FEDERATION
MALAYSIA

Malaysia Property Award™ 2025

To Recognise Excellence In Real Estate Development

EXSIM

NEW AGE INGENUITY

A hallmark of distinction

THE Malaysia Property Award™ 2025 (MPA), organised by FIABCI-Malaysia, once again takes centre stage in honouring the nation's most outstanding property developments and visionary leaders who have redefined excellence across the built environment.

Now in its 33rd edition, this prestigious award continues to stand as the benchmark of achievement in Malaysia's real estate landscape, recognising developers who have not only raised the bar in design, innovation and sustainability but have also demonstrated social responsibility and resilience in the face of evolving market challenges.

Widely regarded as one of the most distinguished accolades in the property sector, MPA strongly reflects FIABCI-Malaysia's commitment to raising standards of professionalism and inspiring continuous improvement among developers.

This year's event features 10 categories, with a total 20 awards presented, including the highly coveted Property Man and Property CEO, celebrating exceptional leadership and transformative contributions to the industry.

The other categories are Affordable Housing (Super High Rise/High Rise/Landed), Environmental, Master Plan (Commercial/Housing), Mixed-Use Development, Office, Residential (Commercial Residential Super High Rise/ Commercial Residential High Rise/Housing Residential Super High Rise/Housing Residential High Rise/Housing Residential Low Rise/Housing Residential Landed), Retail Up To 500,000 Sq Ft and Sustainable Development.

All project award recipients will go on to represent Malaysia at the FIABCI World Prix d'Excellence Awards 2026, to be held during the 76th FIABCI World Real Estate Congress, where they will compete with global peers for international acclaim.

Kudos to the Malaysia Property Award™ 2025 organising committee for a job well done.

Integrity at its core

True to its reputation for transparency and impartiality, the MPA judging process remains one of the most rigorous in the region. The award procedures, rules and regulations are adhered to, enforced and executed without fear or favour.

Every participating project undergoes a seven-to-eight-month evaluation involving multiple layers of assessment, from preliminary eligibility checks, site inspections and jury reviews to independent judging and final validation.

The final stage of judging is by the Independent Judges formed by respected members of society and industry captains, and not related to FIABCI-Malaysia (its National Committee members including the President are not allowed to be appointed as Independent Judges).

The multi-tiered process ensures that only developments meeting the highest standards of design excellence, innovation and sustainability earn the coveted recognition.

Evaluators and judges, comprising senior professionals and industry experts, volunteer their time and expertise while adhering to a strict code of ethnics.

The selection of the final winner of each category is based on the highest final total score from the Evaluator, Jury Members and Independent Judges. It is then confirmed by the Independent Auditor.

All assessments are conducted independently and no award is given if none of the projects in a category achieves at least 75% of the total score.

Raising the bar in a changing landscape

FIABCI-Malaysia president Dr Yu Kee Su commended the winners for their remarkable dedication, creativity and commitment to excellence.

"MPA continues to be a beacon for our industry, spotlighting the visionaries who transform challenges into opportunities.

"The winners exemplify the spirit of resilience and innovation that will define the next era of property development in Malaysia," he said.

He emphasised that as the country moves towards the aspirations outlined in the 13th Malaysia Plan (RMK13), the property sector must continue to align with national goals for sustainability, smart living and community empowerment.

"We must strive to innovate responsibly, integrating green technologies, digitalisation and inclusive design to create developments that serve both people and the planet.

"It is only through this balance that we can build a future-ready property landscape."

Dr Yu said this year's Award carries a particularly profound meaning as it coincides with the Golden Jubilee of FIABCI-Malaysia, themed "50 Years of Commitment – Looking Back, Moving Forward" to advancing professionalism, integrity and global connectivity within the industry.

"For half a century, FIABCI-Malaysia has been the bridge linking Malaysian real estate practitioners with the international property community, fostering knowledge exchange, promoting best practices and nurturing leadership that transcends borders."

He said MPA is a benchmark of excellence, a catalyst for innovation and a recognition of those who lead with purpose and vision.

FIABCI-Malaysia president Dr Yu Kee Su commends the winners for their remarkable dedication, creativity and commitment to excellence

Organising chairman Chia Tee says MPA stands as a shining testament to the passion, innovation and dedication that define the real estate industry.

Each winning project tells a story of perseverance and creativity, of individuals and teams who have transformed challenges into opportunities, and who view property development not merely as business, but as a responsibility to shape communities and improve lives.

"As we look ahead to the future, our industry faces new frontiers – sustainability, digital transformation, affordability and resilience against global uncertainties.

"In this evolving landscape, FIABCI-Malaysia remains steadfast in its mission to champion responsible development and to cultivate a next-gen leaders who will continue to uphold the values of excellence and ethnics that this Award represents.

"To all winners, your success is an inspiration to the entire industry. May you continue to set new standards, explore new possibilities and build legacies that will endure for generations to come.

"Together, let us continue to elevate Malaysia's property sector to greater heights, one that is innovative, inclusive and globally respected," he enthused.

A call for purpose-driven development

Organising chairman Chia Tee highlighted that this year's entries reflected the industry's growing emphasis on ESG principles, urban regeneration and community-focused design.

"We are seeing a positive shift towards developments that go beyond aesthetics and profitability.

Developers are now prioritising environmental stewardship, energy efficiency and liveability. These are not trends, they are imperatives for the future," he said.

He added that the MPA stands as a shining testament to the passion, innovation and dedication that define the real estate industry.

It serves not just as a platform for recognition, but also as a forum for knowledge exchange and industry transformation.

Since its inception, he said, the Award has honoured excellence by highlighting those who have gone above and beyond in creating developments that redefined the skyline, uplifted communities and improved quality of life.

"By celebrating these achievements, we encourage the entire industry to push boundaries, adopt best practices and collaborate towards a sustainable and inclusive built environment."

He said over the past five decades, FIABCI-Malaysia has been instrumental in nurturing an ecosystem that values integrity, sustainability and global perspectives.

The MPA, as one of the main flagship initiatives, continues to embody these ideals by recognising those who lead the industry forward.

Chia said the judging process for the Award is rigorous and transparent, involving experienced professionals who assess entries based on a wide range of criteria, such as architectural and construction excellence, environmental sustainability, innovation, security and safety, and overall contribution to nation-building.

"Behind every winning project is a story of vision, perseverance and collaboration, stories that deserved to be told and remembered.

"To our esteemed winners, your achievements are indeed an inspiration!

"You have demonstrated that true success in property development lies not only in profit but in purpose, not only in architectural but in vision, not only in construction but in creating legacies.

"Your work enhances the beauty and functionality of our nation and serves as a benchmark for future generations of developers and industry professionals.

"As we move into the next chapter of Malaysia's property journey, may this Award continue to motivate all of us to pursue excellence, embrace innovation and contribute meaningfully to the sustainable growth of our nation," he concluded.

A legacy that inspires

Since its inception in 1992, the MPA has honoured hundreds of exemplary projects and leaders who have set the benchmark for quality and innovation.

Over the decades, it has evolved into a symbol of trust, credibility and excellence, inspiring developers to pursue higher standards in every facet of their work.

MPA is now a brand unto itself, recognising outstanding developments that best embody distinction in all aspects of their creations.

As FIABCI-Malaysia celebrates its 50th Golden Jubilee, the 2025 edition of the Award carries even greater significance, a testament to half a century of leadership, collaboration and commitment to shaping a respected property industry.

The distinguished panel of Independent Judges.

The coveted real estate trophy

SINCE 1992, the Malaysia Property Award™ (MPA) has honoured the outstanding developments and dynamic people who have shaped the real estate landscape with exceptional masterpieces.

The respected and sought-after recognition is the gold standard that every developer yearns for, a platform that showcases projects demonstrating excellence across all disciplines, including architecture, development, community benefits and environmental impact.

The MPA is held in such high esteem because of its rigorous multi-tiered evaluation and judging process that has ensured the integrity and transparency of the Award through the decades.

Without fear or favour

The stringent evaluation process and judging criteria are independently conducted in an overall manner by evaluators, jury members and independent judges.

Everyone involved is dedicated to maintaining the highest standards of excellence to reflect the Award's impregnable reputation. As with every year, competition is tough with the top-notch submissions.

The panel of distinguished jury and judges indeed had their hands full.

This year, two international Independent Judges – Robert Marie Co Sy from the Philippines and Gillian Tay from Singapore joined the judges.

Past national president of FIABCI-Philippines, Robert is a distinguished real estate developer with over 20 years of experience specialising in mass housing and industrial subdivision projects.

Gillian is the KEO and Director of Christie International Real Estate Singapore, a global luxury brand specialising in high-end residential properties.

The other judges include Datuk Donald Lim Siang Chai (former Deputy Minister of Finance), Transport Expert Goh Bok Yen (director of MAG Technical & Development Consultants Sdn Bhd) and Engineer Jessica Chaw Siew Hwa (founder and managing director of JC Consult Sdn Bhd).

Also on board are Datuk Khirudin Drahman @ Hussaini (former director of Fire Safety Division, Fire and Rescue Department of Malaysia) and Datuk Ir Low Keng Kok (director of Universiti Teknologi Malaysia).

The panel of judges also consist of Prof Dr Masran Saruwono (Honorary Professor of Architecture at UiTM), Datuk Mohamad Razali Mohamad Rahim (chairman of Pelaburan MARA Bhd) and Datuk Dr Pretam Singh Darshan Singh (president of Property Real Estate Lawyers Association).

Rounding up are Prof Oo Yu Hock (president of Global Academics Research Academy Malaysia), Datuk Dr Soh Chai Hock (serves on the Panel of Experts for the Ministry of Housing and Local Government), Rita Sabrina Wong Kee Ling (legal advisor of World Federation of Fuzhou Association Ltd) and Datuk Yeo Heng Hau (former Deputy Secretary-General Ministry of Housing and Local Government).

Soar like a butterfly

A thing of beauty is a joy forever. The Butterfly that emerges from a pupa symbolises the evolution of the MPA trophy from the earlier FIABCI Property Award of Distinction.

Symbolically, the five pillars depicted on the trophy enumerate the five continents in which FIABCI holds esteemed membership from the real estate fraternity. The upward-pointing, chevron-like top represents the strong force of maturity and excellence within the industry.

The emergence of the butterfly from the cocoon signifies the hardship and struggles in the process of organising the Award, as well as the process of developing a project of excellence.

Beautiful creations do not come easy.

A pupa undergoes a long and tough battle before emerging from the tight cocoon. This stage best describes the development process of the award winning projects.

It also signifies that the best is developed in a conducive environment.

The outline of the butterfly wrapped with a gold glow symbolises the Award as a guardian angel, which upholds the quality of the development projects in the Malaysian real estate industry.

The logo is made of mainly white and gold.

The white background signifies the purity behind the intention in organising the Award while the gold is the symbol of majestic, elegance, honour and triumph.

Hence the FIABCI world, on the one Earth we have. A place of beauty and peace, just like the MPA which exemplifies inspiration from all things beautiful and peaceful.

FIABCI-Malaysia

FIABCI-Malaysia was established in 1975 with the late Datuk Yaakob Hitam as its first president.

Its objective was to foster goodwill and understanding with international organisations, and promote progress in developments through better systems.

As a non-governmental organisation, its members consist of real estate industry professionals of every discipline such as property developers, architects, surveyors, contractors, lawyers and engineers.

Spearheading the drive to foster nation building, it provides an excellent networking and knowledge sharing platform for members, allowing them to connect and exchange ideas on property development, marketing trends, new products and services.

The organisation plays a vital role in supporting the real estate industry and helping to advance the interests of its members and the sector as a whole, creating business opportunities and serving as a source of information and expertise for the public.

It works closely with governments to help shape policies and regulations, promote the adoption of best practices and standards, and provide a voice for the industry.

FIABCI-Malaysia has established itself to expand into independent and challenging horizons, leading the Malaysian industry by instilling exceptional standards.

It also helps to improve the competitiveness of members through various educational and training programmes and introduces Malaysian development advancements to the world through FIABCI World Prix d'Excellence Awards.

The MPA has been one of its greatest legacies. The award manual for evaluation and selection criteria is so well-regarded that it was requested and used as the blueprint for similar awards in other countries.

FIABCI-Malaysia has also successfully organised international events including two Asia Pacific Real Estate Congress and the highly acclaimed World Congress in 2002 and FIABCI World Real Estate Congress 2015.

The year 2005 marked a remarkable achievement for the organisation when its then president Datuk Alan Tong became the first Malaysian to helm FIABCI World in its 75 years of history.

Over the span of 50 years, FIABCI-Malaysia has built a firm foundation and proven its strength.

Moving forward, it will continue to educate and uphold its standards in every aspect as well as contributing to the growth of the Malaysian real estate industry.

At present, it is in constant effort to expand its membership to enable more networking opportunities for industry players, advance important agendas like sustainability and promote healthy competition by celebrating the successes of its members.

FIABCI

Founded in 1951 in Paris, FIABCI (Federation Internationale des Administrateurs de Bien-Conselis Immobiliers) is a worldwide business networking organisation for all professionals associated with the real estate industry.

Every real estate discipline is represented within FIABCI and its operations are spread over four principal regions – Africa, America, Asia Pacific, Europe and Near East.

Its chapters currently operate in 60 countries with 100 professional organisations and 3000 individual professionals, with a combined membership of over one million.

FIABCI reaffirms its lasting commitment to real property issues by working together with the United Nations Organisation, participating in programmes with positive impact throughout the world.

Its role in the United Nations is to make recommendations and provide advice on matters such as property rights and housing for the poor.

FIABCI also represent the world's real estate professions through its Special Consultative Status with the Economic and Social Council (ECOSOC) of the United Nations, which serves as a central forum for discussing international economic and social issues, and formulating policy recommendations.

Marking a lifetime of achievement

OSK Holdings founder and executive chairman Tan Sri Ong Leong Huat.

FOR Tan Sri Ong Leong Huat, every key handed to a new homeowner carries a story – often of sacrifice, perseverance and hope.

The OSK Holdings Bhd founder and executive chairman understands the struggles many families face in homeownership today, because their stories mirror his own.

Growing up in a family of 12 in the rubber plantations of Kampung Merbau in Ayer Tawar, Perak, life was filled with hard work and uncertainty.

Each day at the crack of dawn, he followed his father into the rubber orchard to help tap latex.

The meagre earnings allowed the family to keep a roof over their heads and food on the table.

But rather than break his spirit, those early experiences built his character. They taught him the importance of resilience, discipline, and resolve.

They also forged his conviction that owning a home is not only one of life's greatest milestones but also a dream that every Malaysian family deserves to realise.

Decades later, that philosophy would come to define his leadership of OSK Holdings, a multi-billion-ringgit conglomerate renowned for creating enduring value for people and communities.

Now, this responsible stewardship has earned him one of the nation's most prestigious honours, the Property Man 2025 award by FIABCI-Malaysia.

The Malaysia Property Award™ 2025 is bestowed only on top projects that exceed rigorous benchmarks of excellence.

Its Property Man title is the equivalent of a lifetime achievement award, reserved for individuals with exemplary vision, leadership and impactful contributions to the industry.

"Winning this accolade is truly humbling. For me, it's not just a personal honour but recognition of OSK's journey from modest beginnings to becoming a leading international developer.

"Holding the trophy hits home as it acknowledges decades of hard work, perseverance, challenges overcome, communities built and lives uplifted.

"I also extend my gratitude to the dedicated teams across OSK who bring our vision to life, our partners and banks for their trust, and our customers for believing in our developments.

"Finally, I thank FIABCI-Malaysia. This recognition motivates us to continue raising standards and improving Malaysia's property industry.

"This award is truly a celebration of collective effort, and it inspires me to keep building with purpose," a proud Ong shared.

Humble Beginnings

Ong's story is one of grit and growth. After finishing school, he worked for over a decade in the financial industry.

He saved up a nest egg and made his first entrepreneurial leap in 1982 by acquiring a small stockbroking company, which would eventually grow into OSK Investment Bank.

But his love affair with property began slightly earlier. In 1976, together with his family, he embarked on his first township project in nearby Manjung, Perak.

Covering 70 acres and comprising 780 mixed units, it was a significant undertaking for its era.

That experience kindled his belief that property creates lasting value, shaping not just skylines but also lives.

Over time, OSK's financial services and Ong's property business coalesced into a single entity.

Today, the group has assets exceeding RM12bil and employs over 1,400 staff in Malaysia and Australia.

Despite diversification into other sectors, property remains at the heart of OSK's vision.

"Communities endure long after market cycles pass," explained Ong, whose modest background allows him to relate to families working hard to own their first home.

"A home is not just a physical shelter. It's where families build their futures and where the next generation is inspired to pursue their own dreams.

"From the very beginning, I've always believed that developers carry a responsibility to house buyers, especially first-time owners who put their life savings into a property.

"This principle has guided how OSK plans and delivers projects, whether through affordable homes, integrated townships with schools and shops or green spaces that enhance quality of life.

"Our focus is not only on profit but on value creation and trust. When OSK delivers on its promises, we're not just delivering a home but cultivating relationships that last for generations.

"That, to me, should be the true purpose of being in property development," he said.

Weathering Storms

Few corporate leaders have endured and triumphed over as many economic storms as Ong.

Over his career, he has navigated four major events: the 1985 Pan-Electric crisis, the 1997 Asian financial crisis, the 2008 global financial crisis, and the COVID-19 pandemic. Each carried a lesson.

"Every storm teaches you something new. The key to survival is prudence and discipline.

"From my financial background, I learned early on to maintain low gearing, preserve cash and never overstretch beyond your means," he said.

This conservative approach ensured that the company was always able to honour its commitments to banks, suppliers, and customers, strengthening its reputation for integrity.

"Trust is built in difficult times," continued Ong, who also described downturns as opportunities.

Typically, this is when land becomes affordable. With prudent planning, a company can position itself optimally for the next cycle.

"For example, during the Asian financial crisis, while many retreated, we strengthened our landbank and prepared for recovery.

"Each crisis demanded resilience and foresight, but the principle remained the same: protect the company's foundations, safeguard stakeholders and emerge stronger when the tide turns. And it inevitably will," he shared.

This philosophy has not only kept OSK afloat but helped it thrive, emerging stronger with each recovery.

Expanding Horizons

Under Ong's leadership, OSK Property has grown into a name synonymous with quality and sustainability, with landmark developments across Malaysia and Australia.

Its boldest international venture came in 2017 with Melbourne Square, a transformative five-acre mixed-use precinct in Southbank within Melbourne's CBD.

Conceived as an international flagship, its first phase delivered over 1,000 apartments across two towers, complemented by a retail podium anchored by Woolworths Supermarket, alongside Nido Childcare Centre and a 3,745sqm public park.

Completed in 2021 with a 99% take-up rate, Melbourne Square sets a new benchmark for Malaysian developers abroad.

Building on this success, OSK launched BLVD in 2023, the project's second phase.

This 74-storey tower offers 591 apartments with extensive lifestyle amenities such as swimming pools, co-working spaces, wellness zones and private dining lounges.

Despite a challenging economic climate, the project has drawn strong interest.

Construction began in 2024, with completion targeted for 2028.

Together, Melbourne Square's multi-phase precinct carries a gross development value (GDV) of AUD3bil (approximately RM8.23bil).

Future stages will add more residential towers, retail components, and potentially build-to-rent offerings.

OSK's next Australian project, Queensbridge Place, also in Melbourne, is valued at AUD1.5bil and is set to become one of the city's most significant urban regeneration undertakings.

Back home, OSK continues to enrich local communities with townships and developments that blend liveability with long-term value.

The 2,600-acre Bandar Puteri Jaya in Sungai Petani, for one, has grown into one of Kedah's largest communities, while Harbour Place in Butterworth has become a household name.

The 1,700-acre Iringan Bayu in Seremban, Negri Sembilan, features a Wetland Park recognised at the FIABCI World Prix d'Excellence Awards 2025 earlier this year, underscoring OSK's dedication to sustainability and green spaces.

Klang Valley projects like Shorea Park in Puchong and Ryan & Miho in Petaling Jaya, as well as TimurBay Seafront Residence in Kuantan, Pahang, further illustrate OSK's versatility across lifestyle segments.

Other notable undertakings such as Taman Putri Kulai in Johor, Mont Callista in Sungai Petani, D'Majestic in Kuala Lumpur, and Mirage by the Lake and Pan'gaea in Cyberjaya reflect the developer's signature blend of thoughtful design, connectivity, and quality craftsmanship.

Looking once more at his Property Man award, Ong quipped, "I believe the best is yet to come!"

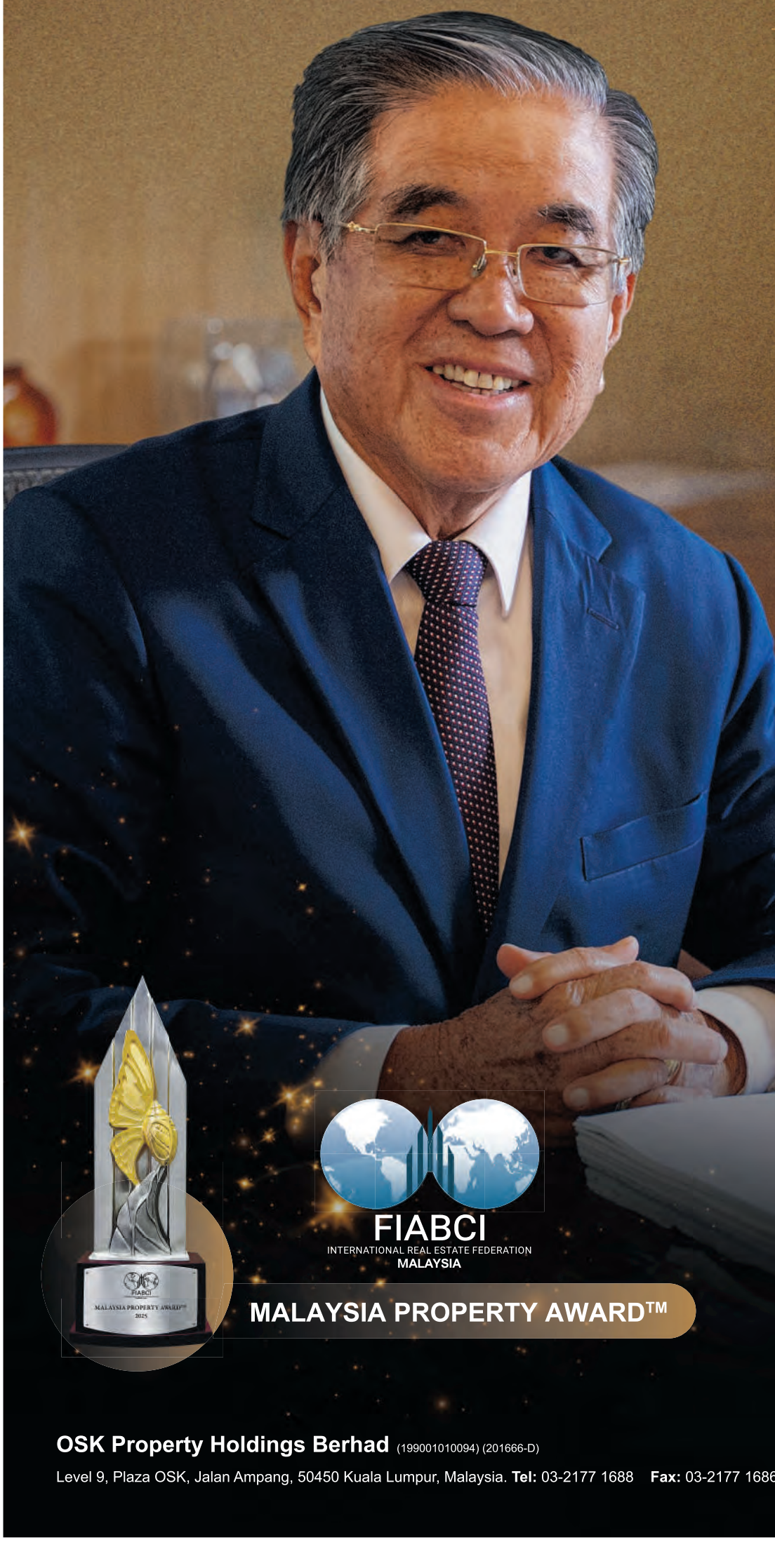
From the rubber fields of Perak to the high-rises of Melbourne, Ong's journey stands as a powerful reminder that success is built, not inherited.

His story is one of discipline, foresight and faith in hard work; his legacy one of communities built on trust and endurance.

"Financial markets rise and fall. But the homes we build, the lives we touch, those are what truly last," Ong said.

OSK's award-winning Iringan Bayu Wetland Park in Negri Sembilan.

PROPERTY MAN 2025



Property is not just about building homes, it is about building communities, creating sustainable growth, and leaving a lasting legacy for generations to come.

At OSK Property, we remain committed to shaping vibrant townships and developments that enhance the lives of Malaysians.

Tan Sri Ong Leong Huat
Founder & Executive Chairman,
OSK Holdings Berhad

FIABCI
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MALAYSIA

MALAYSIA PROPERTY AWARD™

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OSK

Elmina Lakeside Mall: Redefining retail as a sustainable retail-tainment destination

ELMINA Lakeside Mall by Sime Darby Property Berhad is where leisure, entertainment and retail converge to meet the evolving needs of modern consumers.

Located in the City of Elmina, an award-winning wellness-oriented township in Shah Alam, the mall is envisioned to redefine commercial real estate and the retail scene in Malaysia with its unique "Mall in a Park, Park in a Mall" concept.

Designed with an open and fluid layout, Elmina Lakeside Mall seamlessly blends indoor and outdoor spaces, inviting shoppers to immerse themselves in lush greenery and natural light while enjoying a refreshing and elevated retail experience.

Beyond shopping, this innovative 'retail-tainment' destination serves as a social and recreational hub that brings people together through community events, leisure activities and cultural experiences.

It is a space where families, friends and neighbours can connect, unwind and create meaningful moments.

The mall is the first milestone in the Elmina City Centre masterplan, where it plays a pivotal role in realising the township's vision of achieving 15-minute walkability across all precincts, providing residents with convenient access to daily needs, leisure and lifestyle experiences within a short distance from home.

Embracing a biophilic design approach, Elmina Lakeside Mall seamlessly integrates nature with built structures to create a low-carbon, open-air and neighbourhood-centric retail environment.

With direct access to the 35-acre Urban Park, the mall makes green spaces an integral part of the retail experience, offering a destination that adapts to changing retail dynamics and community needs.

Its innovative concept was recognised at the Malaysia Property Award™ 2025 by FIABCI-Malaysia, where the mall won in the Retail Up To 500,000 Sq Ft Category.

The accolade not only elevates the company's brand but also reaffirms its forward-thinking approach to building resilient township aligned with its long-term sustainability ambitions.

The developer sees real estate as a catalyst for shared prosperity and the recognition has further strengthened its resolve to build thriving and resilient communities, not just for today, but for generations to come.

The mall is the first of its kind "retail-tainment" destination with a unique identity.

The tenant mix combines daily essentials with lifestyle and wellness offerings.

The future of experiential retail

Sitting within a 52-acre retail park, Elmina Lakeside Mall goes beyond the conventional shopping model by blending retail, dining, leisure, culture and community-driven activities into one immersive experience.

Set against the backdrop of Shah Alam's greenery and art-rich environment, its single-floor, open-air layout comprises nine blocks of single and double-storey buildings offering 214,000 sq ft of retail space, anchored by Jaya Grocer and Harvey Norman as key tenants.

The visitor experience at Elmina Lakeside Mall is thoughtfully curated around connection and enjoyment with 49 of the outlets dedicated to food and beverage.

At the heart of the mall lies a vibrant lakeside dining precinct, where alfresco cafes and restaurants turn ordinary meals into memorable experiences.

The tenant mix combines daily essentials with lifestyle and wellness offerings, creating a holistic retail environment that caters to diverse needs. This is further complemented by drive-through options for popular brands such as Ediya Coffee, Nak Nak and Burger King, offering convenience to visitors.

The mall's achievement of full occupancy within eight months of its opening reflects its immediate appeal to a vast community of 870,000, which is projected to grow to one million over the next decade.

Designed not as an isolated island of commerce but as a natural extension of the neighbourhood's fabric, its seamless link to the Central Park and its network of jogging and cycling paths invites residents to leave their cars behind.

This encourages a safe and pleasant walk or bike ride from nearby homes, integrating daily errands with an active, wellness-driven lifestyle while also promoting the surrounding environments for people to appreciate and admire.

The true heartbeat of Elmina Lakeside Mall, however, is its community.

The placemaking features, including indoor and outdoor event spaces totalling 6,800 sq ft, food truck plaza, cycling tracks, football fields and lakeside promenade, serve as a vibrant stage for local life and a thriving incubator for local enterprises.

A thoughtfully curated calendar of events, from school programmes to bustling weekend artisanal markets, fosters a unique ecosystem of year-round engagements.

Beyond the storefronts, Elmina Lakeside Mall blends harmoniously with its natural surroundings, inviting discovery at every turn.

Visitors can wander through Malaysia's first Outdoor Art Museum (Elmina Outdoor Sculpture Museum) and a floating amphitheatre that provides a stunning stage for community performances or simply a tranquil spot for a lakeside picnic.

Even the children's play area – the iconic Tiger Playground – tells a story, offering a whimsical space for fun while creating a poignant connection to the critically endangered Malayan Tiger.

The mall's lakeside promenade also doubles as an active wellness zone, hosting activities like morning fitness sessions and community bazaars that bring people together, cementing its role as a proactive partner in the neighbourhood's health and happiness.

Accessibility and inclusivity are woven into every detail. Wide, shaded walkways, barrier-free layouts and design elements like ramps preserve the natural topography in ensuring effortless experience for everyone.

Ultimately, Elmina Lakeside Mall is a testament of Sime Darby Property's approach to focus on a new vision for retail – one where commercial vitality is deeply intertwined with community integration.

It stands not just as a place to shop, but as a dynamic, community-centric hub designed to support lifestyle, culture and genuine human connection.

Sustainability and new technology

Sustainability is embedded into the project's DNA. Elmina Lakeside Mall has achieved GreenRE Silver Certification, with its Sales Gallery awarded GreenRE Platinum, underscoring Sime Darby Property's commitment to environmental stewardship.

During the planning stage, a strong focus was placed on minimising environmental impact through strategic design, infrastructure integration and responsible material selection.

There were minimal earthworks during development to preserve the terrain's natural topography by leveraging on the existing landform.

The landscaping features over 2,161 mature trees, 118,000 shrubs and 20,000 aquatic plants, complemented by cascading stormwater ponds that function as water basins and natural bio-filters, enhancing biodiversity while cooling the environment.

The development is future-ready with solar PV-ready rooftops, water-efficient fittings, LED lighting, bicycle-friendly access and 16 EV charging bays to support sustainable mobility and energy efficiency.

These features align with Sime Darby Property's Net Zero 2050 roadmap and commitment to low-carbon development.

City of Elmina

With a masterplan spanning 40 years, the future-ready City of Elmina is envisioned with wellness and liveability at the crux of all its urban forms and designs.

An embodiment of Sime Darby Property's sustainability goals, the 6,500-acre integrated township comprises residential, commercial, industrial and the 300-acre Elmina Central Park.

Complemented by the 2,700-acre Bukit Cherakah Forest Reserve, the masterpiece consists of five townships; Elmina East, Elmina West, Denai Alam, Bukit Subang and Elmina Business Park.

With its humble beginnings as one of Malaysia's oldest oil palm plantations, it is also home to the Emina Rainforest Knowledge Centre (ERKC) and Elmina Living Collection Nursery (ELCN).

The mall as well as the Elmina Outdoor Sculpture Museum were officially launched by Sultan of Selangor, Sultan Sharafuddin Idris Shah, on Jan 11 in a prestigious ceremony.

The event marked a significant milestone in the evolution of the City of Elmina as a premier sustainable township, celebrating the seamless integration of retail, community spaces and public art within a thoughtfully master-planned environment.

And as part of its long-term sustainability vision, the developer has also committed to maintaining the Central Park through a 21-year leaseback arrangement with the state government, ensuring the park remains self-sustaining and vibrant for future generations.

Visionary developer

As a trusted brand with an impressive track record of over 50 years, Sime Darby Property's evolution from a traditional property developer into a real estate company is a reflection of its purpose; to be a value multiplier for people, businesses, economics and the planet.

By integrating its development, investment and asset management capabilities, the company continues to deliver sustainable growth while keeping environmental responsibility at the core of its business strategy.

This has enabled the company to create developments that not only meet market needs but also enhance quality of life and foster vibrant, resilient communities.

A core part of this transformation has been the strengthening of its investment & asset management portfolio, which grew 29% in revenue and more than doubled its profit in FY2024.

Today, this growing portfolio manages 4.7 million sq ft of assets, including Elmina Lakeside Mall, KL East Mall and KLGCC Mall, the company's third wholly-owned mall, alongside high-value industrial assets and hyper scale data centre leases.

ELMINA
LAKESIDE MALL

WINNER
Malaysia Property Award™ 2025
ELMINA LAKESIDE MALL
WINNER FOR RETAIL CATEGORY,
UP TO 500,000 SQ. FT.

Thank You for Making This Win Possible.

Redefining Retail with the "Mall-in-a-Park, Park-in-a-Mall" concept.

Sime Darby Property is deeply grateful to have received recognition at the prestigious Malaysia Property Award™ 2025 for our efforts in creating sustainable and inclusive spaces that benefit the community through Elmina Lakeside Mall.

This recognition would not have been possible without the trust, collaboration, and continued support of our communities and stakeholders, for which we are deeply thankful.

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City of ELMINA

Sime Darby Property

New adventure with nature awaits every day at IJM Rimbayu

An aerial view of the development.

Robin is designed around an 8.63-acre network of green spaces.

AN AWARD-WINNING residential development within an award-winning township, Robin @ IJM RIMBAYU by IJM Land Berhad gives space, freedom and nature back to families looking to embark on their happily ever after.

Spanning 47.83 acres in the Fauna precinct of the IJM Rimbayu township in Selangor, Robin redefines affordable landed living with thoughtfully planned homes that integrate nature, wellness and community.

Embracing the township's DNA while adding its own 'Parkland Living' identity, Robin was designed to reimagine neighbourhood living, where life is simple and carefree with tree-lined streets and close-knit communities.

Rooted in IJM Rimbayu's FIABCI World Prix d'Excellence Awards 2017 Gold Winner master plan, Robin combines affordability with intentional design to deliver sustainability, biodiversity and a true sense of belonging.

Robin is more than just a home, it embodies a renewed way of living that supports a greener and healthier lifestyle.

The development is master planned around 8.63 acres of land dedicated to a community farm, tropical orchard, pocket parks and woodlands.

Reflecting IJM Rimbayu's promise that great townships are thoughtfully grown, not just built, this green network forms walkable corridors that reconnect residents with nature while maintaining ecological balance within the precinct.

Marking a planning milestone in residential development, Robin is recognised with the prestigious Malaysia Property Award™ 2025 in the Housing Residential Landed Category.

IJM Land chief operating officer Datuk Chai Kian Soon said the company's success in landed housing stemmed from its long-term township vision, design excellence and community-centric philosophy.

"We don't view our projects as isolated developments, but as part of a growing ecosystem that matures and appreciates in value over time. Our approach combines strong masterplanning, environmental sensitivity and an understanding of evolving lifestyle needs.

"Each precinct, whether in IJM Rimbayu, Seremban 2, Alam Suria or Penang, is designed to foster belonging, sustainability and quality living," he said, adding that the accolade has further affirmed their belief that true excellence is not just about beautiful homes, but about creating places where families can build their future, grow together and thrive as a community.

A legacy for generations to come

The goal was to create a wellness-focused, community-oriented development that balances aspiration and affordability targeting first-time buyers and apartment upgraders.

Certified with GreenRE Bronze for long-term liveability, it has innovation and smart design woven into every aspect of the neighbourhood, creating a resilient, future-ready environment.

A natural continuation of a master plan that has earned international acclaim, Robin offers individually titled landed homes in a guarded enclave with exclusive resident-only facilities.

The project consists of 615 double-storey link homes categorised into Type A (177 units), Type B (333 units) and Type C (105 units), with built-ups ranging from 1,535sq ft to 2,009sq ft.

Type A is compact and ideal for young families, Type B is versatile to meet evolving lifestyles while Type C (intermediate unit garden-homes) caters to multigenerational living.

Each home is thoughtfully conceived to prioritise spatial flow, natural comfort and multigenerational adaptability in enhancing the way families live, grow and thrive.

The emphasis is on natural light, cross-ventilation and flexible spatial planning, creating functional homes that will remain comfortable, resilient and relevant for generations.

Parkland-inspired planning

Designed around an 8.63-acre network of green spaces, owning a home here is like owning your very own pocket of nature.

Residences are intimately connected to the greenery that surrounds and recreational amenities are seamlessly woven into the neighbourhood fabric.

True to Robin's Parkland Living identity, the green lung is thoughtfully designed to support wellness, foster connection, promote biodiversity and encourage outdoor enjoyment.

The feeling of always being in touch with nature is not a privilege, but a given with amenities such as a tropical orchard, a community farm, camping and picnic site, a 2.5km jogging and cycling track, basketball, badminton and futsal courts.

A first-of-its-kind initiative by the developer, the 0.6-acre orchard blends a 100% organic fruit farm with the charm of a neighbourhood park.

It offers a nostalgic, nature-rich space where families can gather, elders can reminisce, and everyone can enjoy the simple pleasures of life under fruit-laden trees.

A shared green space where residents grow herbs and vegetables, the community farm promotes sustainable living and healthy habits.

The green lung is thoughtfully designed to support wellness, foster connection, promote biodiversity and encourage outdoor enjoyment.

(Below) The dedicated camping and picnic area offers a unique way to embrace outdoor living.

The dedicated camping and picnic area offers a unique way to embrace outdoor living.

Designed to enrich daily living, there are also kite-flying fields, The Woodlands (form ecological corridors and green buffers within the development), outdoor par course with exercise stations, reflexology paths and fitness nodes.

These are not just amenities, they are anchors of a lifestyle rooted in wellness, community and everyday joy.

The green infrastructures also doubles as social and wellness spaces, aligning environmental and human sustainability, and reinforcing Robin's parkland living philosophy.

Robin's greatest success lies not in sales charts, but in the lives quietly flourishing within it. The development was designed to nurture connection, not just between homes and parks, but between people.

Beyond the immediate precinct, Robin residents also get to enjoy seamless access to a wide array of township-level facilities within IJM Rimbayu. This integrated network of amenities ensures they experience a holistic and self-sufficient lifestyle, blending suburban peace with urban-level convenience.

An iconic social hub and community landmark, The ARC is a 60,000sq ft semi-indoor event space that comfortably accommodates up to 10,000 people.

This self-sustaining lush green centrepiece features a green roof, a reflecting canal and a large communal plaza. It has garnered multiple accolades for its excellence in placemaking, landscape architecture and green design.

The Club is a lifestyle hub with sports and wellness facilities while The Linear Park is a 6.3-acre recreational green spine featuring thematic gardens, eco-learning trails and inclusive play zones that reflect IJM Rimbayu's commitment to sustainability, wellness and community connection.

Other lifestyle conveniences include Starbucks, McDonald, The Quayside Mall, Lotus Superstore, Ikea pop-up store and Oasis International School (Kuala Lumpur).

Robin also enjoys excellent connectivity with accessibility via Lebuhraya Shah Alam (Kesas), Lebuhraya Kemuning-Shah Alam, Expressway Lingkaran Tengah (Elite), South Klang Valley Expressway (SKVE) and West Coast Expressway (WCE).

The township nature perfected

IJM Rimbayu began as a bold transformation in 2012, reclaiming 1,879 acres of former agriculture land and reimagining it as a future-ready, award-winning township.

Today, IJM Rimbayu is a flourishing address with 4,459 homes across 14 phases and 11 active communities, and supported by commercial hubs like Blossom Drive, Blossom Square, Uptown and Promenade.

The master planned township continues to grow with ROAM, a first-of-its-kind retail and office space and District 28 featuring premium semi-detached shop offices with main road frontage.

Every precinct reflects a chapter in this evolving masterplan and represents not only infrastructure excellence but also intentional placemaking that promotes harmony between built form and nature.

A township to shape your life, the development is a living blueprint where iconic amenities, green innovation and neighbourhood spirit grow together.

IJM Rimbayu not only stands as IJM Land's fastest growing flagship township but also as one of the most sought after addresses and key growth catalyst in southern Selangor.

IJM RIMBAYU

Distinctively IJM

Robin @ IJM Rimbayu has won the **Malaysia Property Award™ 2025 in the Housing Residential Landed category**. This proud moment reflects our enduring dream to build homes where communities flourish and sustainable living takes root.

At the heart of this vision is a pioneering community orchard, a 100% organic fruit farm seamlessly blended with the charm of a neighbourhood park. Designed for all ages, it offers a nostalgic, nature rich space where families gather, elders reminisce and neighbours connect under fruit laden trees.

Planted early to grow alongside the homes, the orchard is ready from day one, becoming a living space where sustainability and community naturally come together.

Discover your dream home in an award winning township where community and sustainability thrive.

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MALAYSIA

Winner
Malaysia Property Award™ 2025
Housing Residential Landed Category

We have won,
Let's gather under the trees.

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IJM LAND
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(Left) A striking view of the Twin Towers above Sri Petaling, with the KL-Seremban Highway in the foreground. (Top right) An illuminated facade featuring celestial-inspired patterns that glow against the cityscape. (Bottom right) A rooftop infinity pool overlooking the skyline, framed by one of the tallest crowns.

A stellar icon redefining the city skyline

EVERY once in a while, a development comes along that truly lives up to its name – one that shines brighter, stands taller and redefines modern urban living.

Amid Kuala Lumpur's ever-evolving skyline, 8th & Stellar has emerged as an icon of distinction, a place where lifestyle, location and luxury align.

Conceived by Chin Hin Group Property (CHGP), this signature mixed-use development was designed to meet the aspirations of today's urban dwellers seeking a complete live-work-play environment.

It thoughtfully blends residential, commercial, office, and lifestyle components into one vibrant destination within the thriving township of Bandar Baru Sri Petaling.

Strategically located on a 2.19-acre freehold tract along Jalan Naga Emas, the development features two majestic towers atop a podium of retail lots and leisure amenities.

The West Wing soars 43 storeys and houses elegant serviced apartments, while the East Wing has 29 storeys of stylish duplex loft residences and prime corporate offices.

Transit connectivity is also part of the allure. The development is just 679m away from the Taman Naga Emas MRT station while being conveniently accessible via several major highways such as the KL-Seremban Highway, KESAS, NPE, MRR2 and MEX.

With mature neighbourhoods such as Happy Garden, OUG, Bukit Jalil and Kuchai Lama in the vicinity, residents will find themselves embedded in a well-rooted community.

Completed in 2024, 8th & Stellar now stands as a symbol of architectural innovation and refined sophistication.

It represents a contemporary response to the growing need for space-efficient and multi-functional urban environments, all guided by a contextual, community-sensitive approach.

These qualities culminated in its recognition as the winner of the Commercial Residential Super High Rise category at the prestigious Malaysia Property Award™ 2025 by FIABCI-Malaysia.

Group managing director Datuk Wira Chiau Haw Choon described the accolade as an affirmation of 8th & Stellar's status as one of Klang Valley's most distinctive landmarks.

It embodies CHGP's long-standing vision of being the most admired, respected and sought-after property brand in creating spaces for first-time home owners.

More than a structure, 8th & Stellar embodies architectural innovation through the integration of sustainable and customer-focused design.

"It redefines modern living through its fusion of functionality, aesthetics, and community-centric spaces befitting its stellar name," Chiau said of the development, which also houses the company's corporate headquarters.

Celestial vision

From its very conception, 8th & Stellar was meant to make a bold architectural statement – one that harmoniously blended form, function and futurism.

Anchored in the theme of "Tranquility in the Bustling City," its design process drew upon modernist ideals to create spaces that were both serene and dynamic.

Transparency, material honesty and parametric expression guided every aesthetic decision, all converging to sculpting a distinctive building crowned with rhythmic, hierarchical form.

Architects turned to the night sky and were inspired by the timeless allure of the cosmos, an ever-present reminder of beauty, mystery and infinite possibility.

Perforated metal panels adorned with star-like patterns were strategically placed across the facade and backlit at night, transforming the building into a shimmering canvas that evoked celestial constellations. The LED nodes were meticulously arranged to mirror real star formations.

This interplay of light and structure not only heightens visual intrigue but also reinforces 8th & Stellar's conceptual essence – a dialogue between architecture and astronomy.

Elsewhere, the podium adopted clean horizontal lines and a material palette of exposed concrete, aluminium panels and clear glazing. This provides visual grounding for the towers above.

The arrival sequence unfolds through a generous, high-ceiling lobby defined by minimal detailing, natural textures and filtered daylight.

Residents, workers and guests alike will find a pleasing transition from urban hustle and bustle, to an air of calm sophistication. Lush landscaping and tranquil water features offer serene pockets for reflection, inviting one to pause, breathe, and reconnect.

As daylight pours into the soaring interior spaces, the architecture also reveals its thoughtfulness. Open layouts frame panoramic vistas, turning Kuala Lumpur's skyline into a living artwork.

Externally, vertical fins and columns form rhythmic compositions that echo the building's modular grid while offering shade and depth. Alternating sequences of reflective glass panels and perforated metal screens introduce a play of texture and transparency, while balancing openness with intimacy.

"The landscaping for 8th & Stellar was conceived as an extension of its bold architectural identity – transforming the ground plane into a dynamic canvas that balances aesthetics, function, and experience.

"Reflecting the building's angular, modernist facade, the landscape design embraces geometric precision while introducing softness through greenery and texture.

"It serves as both a visual and functional counterpart to the architecture, offering verdant sanctuaries and connective outdoor spaces that encourage leisure, wellness, and community interaction.

"We sought to balance corporate sophistication with homely warmth, setting the stage for life to not only unfold effortlessly but also evolve into a truly stellar experience," Chiau said of the project.

Live, work, play

8th & Stellar's West Wing houses 522 stylish serviced apartments from Levels 10 to 42, with five different layouts including dual-key options for multi-generational living. The East Wing offers 138 units of duplex lofts from Levels 10 to 16, as well as corporate offices from Levels 18 to 29.

These residences are bookended by two levels of lifestyle amenities – one that anchors, another that inspires.

On Level 9, the aptly named Lifestyle Deck was designed to rejuvenate body and mind.

Families can spend quality time at the infinity wading pool with floating island, or gather around the interactive playground and basketball court.

For those seeking wellness and balance, the deck also has a jogging track, reflexology path, linear garden, outdoor fitness area, as well as dedicated yoga, qi gong and tai chi decks – all interwoven with serene resting lounges shaded by greenery.

Majestically perched atop the Sky Facilities on Level 43 rises one of Kuala Lumpur's highest crowns – a striking architectural beacon that commands its surroundings. This collection of breezy, elevated spaces features an infinity pool and Jacuzzi, each set against sweeping panoramic views of the city.

A sunken deck, party terrace, barbecue pavilion, snack bar and event patio enables joyful moments under the stars, while a badminton court, multi-purpose hall, games room, fully-equipped gym and co-working space caters to varying pursuits.

To promote sustainable living, PowerBee EV charging stations are also installed at the basement and Level 8.

These are complemented by Kärcher car wash station – which uses high-pressure washing, vacuum system and eco-friendly flooring – a first for the Sri Petaling area.

"It supports the nation's efforts in transitioning towards cleaner, low-emission mobility and reflects our conscientious approach to urban living," Chiau shared.

Conscientious construction

8th & Stellar was developed with a steadfast commitment to sustainability and embedded eco-conscious practices throughout every phase of its lifecycle.

It incorporated various green innovations such as a rainwater harvesting system, stormwater management and the use of aluminium formwork to reduce material waste.

Eco-friendly construction materials such as Knauf gypsum ceiling boards, Keshun waterproofing, low-VOC paints, and melamine-faced chipboard (MFC) cabinets were used to minimise impact.

Other key features include automated vehicle licence plate recognition (LPR) access system for smooth ingress and egress, as well as the i-Ruma app which revolutionises property management and allows residents to access everything from their phones.

Seamless connectivity

Tedious traffic commutes are often the bane of modern city life. At 8th & Stellar, residents have a more efficient transit option.

As the project is linked by a covered walkway to the Taman Naga Emas MRT station, they can get to and from the development to almost anywhere in the Greater Klang Valley via rail links and interchanges.

The walkway is a CSR initiative to enhance accessibility for both residents and the public, supporting the vision of sustainable urban living.

Nearby places of interest include Pavilion Bukit Jalil (5.7km) Terminal Bersepadu Selatan (6.7km), Mid Valley (9km), Cheras Ikea and Velocity Mall (10km), TRX (11km), Puchong IOI Mall (14km) and KLCC (15km).

8TH & STELLAR

- SRI PETALING, KL -

A STELLAR ICON RISES IN THE CITY

THANK YOU

We are proud to share that 8th & Stellar has been awarded the Commercial Residential Super High-Rise Award at the Malaysia Property Award™ 2025 — a recognition made possible by the trust and support of our customers and community.

At Chin Hin Group Property, we believe a home is more than walls and structure — it is where life takes shape, memories are made, and meaning truly resides. This milestone reflects our continued pursuit of excellence: crafting spaces that inspire connection, elevate everyday living, and embody our philosophy — New Ideas for a New Generation.

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Redefining sustainable urban living

DRAWING inspiration from the grandeur of a stage curtain, M Oscar by Mah Sing Group Berhad is a striking architectural statement that unveils a new standard of living.

This distinctive development embodies the opening of a new chapter in life that is filled with promise and opportunity.

The concept of unveiling reflects its intention to create a space where residents can embrace elevated living with comfort, sophistication and style.

Located in Sri Petaling, Kuala Lumpur, this unique condominium seamlessly blends modern convenience with sustainability and excellent connectivity.

A component of the highly successful M Series, M Oscar is named after a "celebration" theme in conjunction with Mah Sing's Silver Jubilee year, inviting residents to be part of the celebration of living.

And true to its name and just like the Academy Awards, commonly known as the Oscars, M Oscar clinched the prestigious Malaysia Property Award™ 2025 by FIABCI-Malaysia in the Housing Residential High Rise Category.

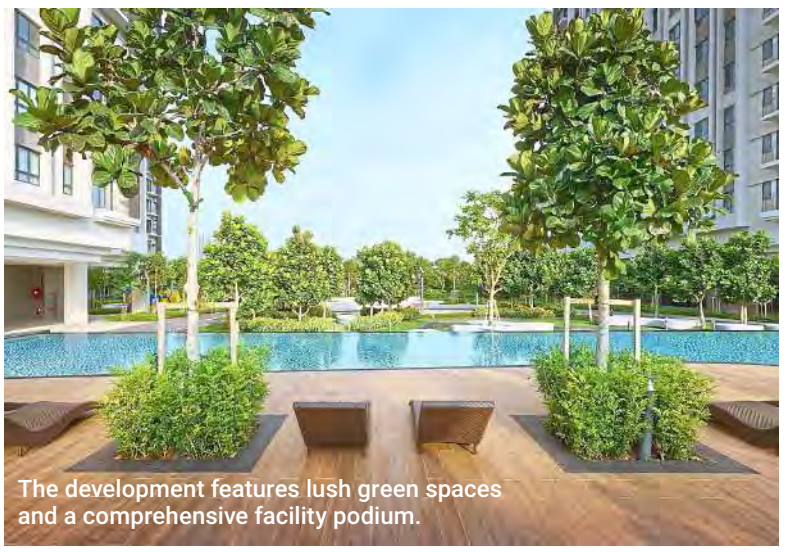
The accolade is a further testament of the Group's commitment to creating residences that balance liveability with sustainability while setting new benchmarks in quality, safety and community engagement.

Unwavering dedication to innovation and excellence has earned Mah Sing over 300 distinguished domestic and international recognition, solidifying its reputation as a leader in sustainable and community-driven developments.

Each project is an exemplification of the Group's focus in creating transformative spaces that enrich communities, enhance liveability and cater to evolving market needs.

The accolades include The Edge Best Managed & Sustainability Awards 2025, BCI Asia Top 10 Developers Award, StarProperty Real Estate Developer Awards 2024 and PropertyGuru Asia Awards Malaysia 2025.

Verdant landscape surrounds M Oscar's Facility Deck for serene escapes.



The development features lush green spaces and a comprehensive facility podium.

An address to elevate your lifestyle

Perched 100m above sea level in a matured neighbourhood of Sri Petaling, the freehold M Oscar has transformed 4.63 acres of land into a dynamic community.

Comprising 910 exclusive units across twin towers, the development integrates thoughtful design, environmental stewardship and lifestyle convenience to deliver a home that is modern, sustainable and future-ready.

The residences are crafted with a deep understanding of the evolving needs of modern communities.

Practical, well-optimised layouts maximise space and usability, ensuring optimal comfort and convenience.

With its north-south orientation, lush green spaces and a 2.7-acre comprehensive facility podium, M Oscar offers residents the best of suburban living while still being connected to the heart of Kuala Lumpur.

A testament to harmony and balance, the architecture is inspired by the natural landscapes of canyon, stars and water in shaping an environment that feels both aspirational and grounded.

The canyon-inspired entrance and drop-off lobby welcome residents home with grandeur; the brilliance of the stars above and the resonation of the Starlight Walk to inspire a community of the young and rising; while the water element mirrors the beauty of wetlands and meandering streams to bring the serenity of nature into an urban setting.

With built-ups ranging from 708 sq ft to 1,198 sq ft (dual key), the residences are north-south oriented to optimise natural daylight and cross ventilation.

The facility podium, separating the two towers, provides a resort-like environment for residents to interact and rejuvenate.

These vibrant community spaces are ideal to encourage connection, engagement and a true sense of belonging.

There are 12 distinct Facility Zones with over 35 facilities to cater to diverse lifestyle and recreational needs, including a dedicated urban farming, 50m Olympic-length lap pool, amphitheatre, co-working space, Blooming Garden, LED Starlight Walk, gourmet kitchen, games room, KTV room, indoor & outdoor gym, kids' play area and a 700m jogging track.

Residents are always on-the-go and to cater to these modern lifestyles are a Grab food locker, dedicated food and parcel delivery rooms, vending machines and an upcoming convenience store.

This thoughtfully designed environment offers the perfect equilibrium of elevated comfort, community connection and natural tranquility to all who call M Oscar home.

M Oscar is truly the epitome of affordable excellence with its smart design, strategic planning and high-quality living spaces that are accessible to a broad spectrum of buyers.

Green living and biodiversity

Sustainability is at the heart of M Oscar's design with 55% of the land area dedicated to green spaces, creating a natural sanctuary amid Kuala Lumpur's bustling cityscape.

To further enhance biodiversity, close to 1,000 trees were strategically planted throughout the site and along the S-curved driveway, of which early planting were carried out during the construction stage to allow ample time for root establishment and canopy growth.

Of these, more than 65% are native species, selected for their adaptability to local soil and climate conditions. Native trees require less maintenance and ensure long-term ecological stability.

Importantly, over 10% of the trees belong to species listed on the International Union for Conservation of Nature (IUCN) Red List of Threatened Species, contributing to global conservation efforts.

In addition, over 25% of plantings are nectar and bird-attracting species, providing ecological support for local wildlife and enhancing urban biodiversity.

This careful strategy also contributes to the reduction of the urban heat island effect, lowering ambient temperatures and improving residents' comfort.

Residents get to enjoy the calming presence of rich flora, adding a touch of nature to their everyday lives.

This commitment to biodiversity extends beyond the community walls, contributing to a healthier environment for generations to come.

And to promote greener mobility, M Oscar provides electric vehicle (EV) charging bays with provision of a total 36 additional charging points on each car park floor.

There is also a dedicated shuttle van service to connect residents directly to nearby MRT stations, reducing reliance on private vehicles and lowering carbon emissions.

Other sustainable features include an automated waste collection system, solar shading architectural design and recycling facilities throughout the facility floor to foster a responsible community.

Smart features and energy efficiency

M Oscar integrates energy and resource efficiency, both from a social and ecological perspective, fostering a more satisfactory living environment and supporting a sustained asset value over time.

A German-engineered facade lighting dimmer system reduces electricity consumption by up to 75%, significantly lowering maintenance costs for residents.

Indoor air quality is safeguarded through advanced sensors that monitor the air quality in real time, ensuring a healthy living environment. Complemented by open ventilation design, residents enjoy fresher indoor spaces with reduced dependence on mechanical systems.

Water conservation and rain harvesting systems further reduce reliance on piped supply, ensuring plant vitality even during dry seasons and promoting long-term sustainability.

Prime location

M Oscar sits within a well-established neighbourhood, offering seamless connectivity to key destinations.

As a well-connected community, it provides easy access to essential amenities, transport networks and vibrant lifestyle hubs, ensuring convenience in daily life.

It is strategically situated approximately 800m from the MRT Taman Naga Emas station, complemented by a dedicated shuttle van service, 9km from Mid Valley City and 13km from Kuala Lumpur City Centre.

Designed to enhance mobility and interaction, residents will spend less time commuting and more time engaging with their community, making it an ideal choice for modern living.

Mah Sing is constantly finding ways to supplement the project's strategic location, with value added services to further aid in residents' mobility.

A lasting legacy

Today, M Oscar is more than a completed residence. It is a vibrant community shaped by sustainability, safety and quality design.

With expansive green spaces, biodiversity initiatives and sustainable technologies, the project represents a forward-looking model of urban development.

Completed with a strong emphasis on quality and safety, the development achieved an impressive 85% QLASSIC score, reflecting superior workmanship and adherence to industry standards.

The timely completion and smooth handover highlight Mah Sing's efficiency and reliability.

Every detail, from design to delivery, reinforces its reputation as a trusted developer with over three decades of experience.

By blending modern architecture with ecological responsibility, M Oscar demonstrates how a development can be both functional and future-ready.

Guided by the ethos 'Reinvent spaces. Reimagine life', Man Sing is committed to crafting communities that seamlessly integrate people's needs with the environment.

This philosophy goes beyond brick and mortar, it is about shaping lifestyles, fostering social connections and building spaces that stand the test of time.

By continuously pushing boundaries, embracing new technologies and understanding the evolving needs of urban living, the Group is not just developing properties, it is shaping the future.

With every project, Mah Sing remains steadfast in its vision to create spaces that inspire, uplift and redefine the way people live, work and play.

M™
OSCAR
Sri Petaling, KL

CELEBRATING INNOVATION, SUSTAINABILITY, AND COMMUNITY

Mah Sing Group Wins Malaysia Property Award™ 2025

Mah Sing Group proudly announces that our flagship hilltop development, **M Oscar in Sri Petaling,** has won the **Malaysia Property Award™ 2025 – Housing Residential High Rise Category.**

Rising 100 metres above sea level, M Oscar exemplifies sustainable urban living with over 55% green spaces, more than 1000 trees including endangered species, and eco-friendly innovations such as a **rainwater harvesting system, Automatic Waste Collection System, EV charging facilities and a community-centric My MahSing App.** Designed with a north-south orientation for natural light and ventilation, it minimises energy use and enhances comfort.

M Oscar achieved an impressive **QLASSIC score of 85%**, reflecting superior build quality and attention to detail. Complemented by a 2.7-acre elevated facilities podium, it fosters wellness, recreation, and community living.

This recognition reaffirms Mah Sing's vision to shape Malaysia's urban future with quality, innovation, and sustainability.

Mah Sing Group – Building Sustainable Communities, Shaping Tomorrow.

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Mindful approach to masterplanning

SET across 1,342 acres in Rawang, Selangor, Gamuda Gardens demonstrates how a masterplan grounded in engineering, ecology and social intent can regenerate degraded land into a living, sustainable township.

Its success lies not in the speed of delivery, but in the precision of planning – an approach that begins by listening to the land, respecting its character and designing around its natural topography.

"Every piece of land has a story to tell. Our role is to listen first, understand its contour, water flows and ecological memory before deciding what to build.

"This philosophy has guided every decision in the development of Gamuda Gardens. We designed with the land, not against it," said Gamuda Land chief operating officer Wong Siew Lee.

Mindful and innovative planning has given the township a distinct personality and a strong sense of identity and belonging, earning Gamuda Gardens the prestigious Malaysia Property Award™ 2025 in the Housing Master Plan Category.

From an abandoned rubber estate to a thriving township – Gamuda Gardens brings nature, families and community together.

Leveraging the existing hilly terrain for the gravity-fuelled Skyline Luge Kuala Lumpur, the first of its kind in Malaysia, it transforms Gamuda Gardens into a regional destination hub.

(Below) Cycling paths and pedestrian walkways throughout the township support a low-carbon lifestyle.

Working with the land and not against it

A former rubber estate marked by uneven terrain and depleted soil, Gamuda Land made a deliberate choice to work with the land's contours instead of reshaping them for convenience.

The masterplan's spine follows a natural depression that collects surface runoff, now transformed into a 50-acre Central Park with five cascading lakes and a connected system of wetlands.

This decision was not aesthetic alone. By preserving the valley as a hydrological corridor, the masterplan integrates natural stormwater management, flood mitigation and groundwater recharge to reduce reliance on hard infrastructure.

The upfront investment to complete the park before any homes were built exemplifies a planning philosophy where liveability and resilience precede commercial gain.

The lakes and green infrastructure were engineered to mimic natural hydrology.

Water is filtered through constructed wetlands and bioswales before re-entering the system – a practical demonstration of how landscape and engineering can jointly deliver ecological performance.

Data-guided ecological regeneration

Under the Gamuda Parks Biodiversity Policy, the township's environmental recovery was both deliberate and data-driven.

Baseline biodiversity studies informed the Advanced Tree Planting (ATP) programme, where over 193,000 trees from 96 native species were propagated and acclimatised in on-site nurseries.

This ensured root maturity and local adaptation before planting.

Miyawaki reforestation methods were applied selectively to accelerate canopy growth and restore soil health, creating microhabitats that now support returning fauna species.

Within a decade, biodiversity monitoring data shows measurable improvements in canopy density, bird species diversity and ambient temperature regulation across the township.

What was once a depleted plantation now functions as a living, self-sustaining urban environment that cools, filters and regenerates – proof that ecological design and urban development need not be mutually exclusive.

Framework for sustainable urban systems

Beyond landscape and hydrology, the township's physical framework was structured around human-scaled mobility and low-carbon infrastructure.

A 68km network of interconnected cycling and pedestrian paths forms a green mobility network, linking homes, schools and commercial areas without the needs for vehicles.

The masterplan integrates transit-oriented principles with feeder connectivity to KTM Kuang, electric shuttle routes and future-ready provisions for autonomous vehicles.

Homes are charger-ready for electric vehicles (EV) and built with solar-ready features to reduce retrofit costs and enable the shift toward renewable energy.

Gamuda Gardens is certified as a 4-Diamond township under Malaysia's Low Carbon Cities Framework (LCCF) by Malaysian Green Technology and Climate Change Corporation (MGTC) – targeting a 30% carbon reduction by 2030 versus business-as-usual.

Progress is audited annually across five measurable domains: urban transport, energy, water, waste and planning.

Gamuda Land remains the only Malaysian developer to conduct continuous LCCF performance tracking at township scale, making sustainability a quantifiable, engineering-led discipline rather than a slogan.

Phasing with purpose

Phasing in Gamuda Gardens was executed with intent. The Central Park was completed first to establish ecological maturity and community identity before the launch of its residential precincts.

Village Homes introduced low-density landed living while GAIA Residences provided vertical options for younger households, both within walkable reach of green and commercial amenities.

The Waterfront Village beside the Central Park was planned as the township's first social nucleus, integrating F&B, retail and community spaces overlooking the lakes.

This early activation ensured social vibrancy from day one, rather than waiting for population catch-up.

The subsequent Gardens Square expanded the masterplan with daily conveniences, anchored by Lexel International School by Taylor's Education Group – a model partnership where shared facilities from the township's clubhouse reduce the school's capital outlay, translating into more accessible tuition fees for residents.

To the north, Gamuda Luge Gardens leverages the site's natural slopes for Malaysia's first Skyline Luge attraction, transforming natural topography into a tourism asset while creating new employment opportunities.

The upcoming Atrium commercial hub with its visibility along major corridors, continues this principle of layered activation – each precinct designed to reinforce the township's social, economic and ecological resilience.

Long-term commitment to stewardship

Gamuda Gardens' impact extends beyond its borders.

The township has catalysed growth in northern Rawang, generating over 3,200 jobs, and uplifting local infrastructure through developer-funded projects including the widening of Jalan Lagong, upgrades to the Rawang Selatan Interchange and flood mitigation along Sungai Serai.

"Town-making is never finished. What defines a well-masterplanned township is not only about how it begins, but how it endures and how the systems we put in place continue to serve people and the environment long after the last home is built," said Wong.

Redefining nature-led urbanism

Gamuda Gardens exemplifies a new paradigm for Malaysian town-making, one that integrates hydrological design, biodiversity restoration and community-centric urbanism into a coherent masterplan.

It shows how engineering precision and ecological empathy can coexist – how a degraded site can evolve into a thriving ecosystem and how design rooted in place can create long-term social and environmental value.

The township stands today as a living proof that when we listen to the land, plan with intent and build with respect, we create not just homes but habitats that endure.

GAMUDA LAND

GAMUDA GARDENS

FIABCI MALAYSIA

Winner
Housing Master Plan

When we get the places right, the town works

There are elements that make a town work.
The home place. The work place.
The play place. The shopping place.
The park place. The learning place.

In Gamuda Gardens
one of the key organising elements are the beautiful lakes.
Being by the waterfront is the sense of place we want for our town.

A place where you can ride your bike to the town centre.
A place where you can walk along the trails
that let you escape into the beauty of nature.

We're creating a place where
town and country living come together in harmony.
It's our way of connecting you with the community,
with nature and with yourself.

A thoughtfully masterplanned township where nature, community,
and sustainable design come together to create balanced, connected living.

Waterfront Village

Gardens Wellness

Lexel International School by Taylor's

Gardens Square

FunPark

Atrium

Skyline Luge

Sincere™ Responsible Original

Bandar Serai Development Sdn Bhd
[201301020260 (1050090-W)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1,
Bandar Gamuda Gardens,
48050, Kuang, Selangor.

FIABCI WORLD PRIX D'EXCELLENCE AWARDS
ENVIRONMENTAL & MASTERPLAN CATEGORY

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Explore the Masterplan

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Redefining affordable luxury

IN AN era where comfort often comes at a premium, Residensi Aman Bukit Jalil is a soaring reminder that luxury is dictated by design rather than price.

The development redefines what affordable living can be, offering families not just a place to stay, but quality homes built upon the ideals of comfort, community and ingenious design.

Every detail, from spatial planning to sustainable construction and lifestyle features, reflect a vision of making stylish living more accessible.

This groundbreaking premise has earned it recognition – with a win in the "Affordable Housing Super High Rise" category of Malaysia Property Award™ (MPA) 2025 by FIABCI-Malaysia.

For developer Gaya Kuasa Sdn Bhd, a subsidiary of Pesona Metro Holdings Bhd, the milestone represents more than a trophy, especially as it was their first attempt in what is regarded as the top honours of real estate.

"Winning the MPA on our first go is not just a profound honour but a glowing endorsement of our business philosophy – Comfort and Sustainable Living for Everyone.

"With the super high-rise segment being hugely competitive, it validates our dedication to setting new benchmarks in affordable housing," said director Wie Hock Kiong.

"Residensi Aman Bukit Jalil proves that affordability doesn't mean compromise.

"With the right design principles, thoughtful planning, and uncompromising quality, we delivered homes that feel premium yet remain accessible."

Despite being a relatively new name in the industry, the award proves Gaya Kuasa's ability to deliver superior quality in design, functionality and modern living.

"This pivotal achievement significantly boosts our credibility, reinforces consumer trust and positions our Aman brand for the international stage," Wie said.

Set against the vibrant urban fabric of Bukit Jalil, this award-winning development stands as both a statement of purpose and a blueprint for the future – one where affordability and aspiration are no longer at odds, but in perfect harmony.

Experience the pinnacle of modern living at Residensi Aman Bukit Jalil, set in an amenity-rich corner of Bukit Jalil.

Multi-tiered shrubbery frames the infinity pool reminiscent of the hanging gardens of Babylon (above). The single-loaded corridor layout (below) creates brighter and airier living environments.

Gaya Kuasa director Wie Hock Kiong.

A vision realised

Nestled on a 5.62-acre site off the Bukit Jalil Highway, Residensi Aman Bukit Jalil defies the conventions of standard affordable housing.

It was conceived not as a cost-driven project, but as a design-led sanctuary that prioritises comfort, convenience, long-term liveability and the embrace of nature.

There are two 42-storey blocks housing a total of 1,260 units. At 900sq ft, each three-bedroom, two-bathroom unit exceeds the standard RUMAWIP affordable housing requirement by 100sq ft.

Coupled with large windows and a balcony, it offers spaciousness and unmatched value at a price point of RM300,000.

Little wonder that it was sold out within six months.

Wie said they brought together several key features rarely found meshed in the affordable segment – ingenious design, premium amenities, community focus, convenience and connectivity.

The towers were deliberately oriented on a north-south axis, a strategy to minimise solar heat gain and maximise cross-ventilation, allowing every home to remain naturally cool and bright, reducing energy dependence and improving daily comfort.

"Furthermore, we used a single-loaded corridor layout which promotes cross-ventilation and maximises natural light, creating brighter and airier living environments within.

"Even internal areas like kitchens and yards feature dedicated vent blocks to ensure continuous airflow while maintaining privacy," he pointed out.

This thoughtfulness extends to internal floor plans. The master bedroom and its ensuite master bath are on one side of the unit, while the second and third bedrooms are on the other side, separated by the living, dining and kitchen areas.

"This physical separation reduces noise and traffic, a crucial consideration in multi-generational living.

"It effectively creates two distinct zones between the primary suite and secondary bedrooms so they feel like separate wings, affording privacy for different occupants.

"Meanwhile, the central and open-layout common areas create an inviting space for family bonding, meals and socialising," Wie shared of the user-centric design.

On the exterior, integrated air-conditioning ledges keep facades uniform and clutter free, while durable PU metal railings and powder-coated aluminium door frames add sophistication.

Gaya Kuasa also turned to the modern Industrialised Building System (IBS) to precast window frames, which streamlined construction and installation processes.

The towers' in-and-out architectural form lends further depth and elegance.

A restrained palette of beige and grey tones complements the clean lines, resulting in contemporary aesthetics that elevate the development far above those of typical affordable housing.

Installation and maintenance considerations were also factored in. Concealed air-conditioning conduits ensure a clean aesthetic while simplifying installation.

Meanwhile, exposed water supply pipes, neatly aligned in pre-determined sleeves, negates the need for wall-hacking and makes maintenance a breeze.

Elevated lifestyle

Wie said they dedicated significant space to curating a truly exceptional living experience through the development's resort-style amenity deck.

"This would rival many high-end condominiums in the Klang Valley and are meant to be vibrant social hubs catering to every generation and lifestyle," he continued.

The centrepiece is a luxurious infinity pool framed by lush greenery that feels like an oasis straight out of a private resort.

Fitness enthusiasts can take advantage of the comprehensive indoor and outdoor gyms, while wellness seekers can unwind along the reflexology path or in the reading pavilion.

For families, there is a children's wading pool, playground, and barbecue area, providing ample opportunities for recreation and bonding. The expansive, multi-purpose hall has three indoor badminton courts and can easily double as an elegant event space complete with preparatory area.

For daily convenience, the ground level includes a convenience store, nursery, kindergarten, prayer room, laundry room, barber services, and the management office.

A dedicated e-hailing drop-off area with glass canopy ensures comfortable pick-ups and drop-offs in any weather.

The eight-storey parking block is separated from residential areas to minimise noise, while a two-tier security system, with guarded access and card-controlled lift lobbies, ensure peace of mind.

Unrivalled convenience

Residensi Aman Bukit Jalil's location in a vibrant, amenity-rich corner of Bukit Jalil brings a premier lifestyle right to residents' doorstep.

Everything is within easy reach, starting with education institutions such as the Tzu Chi International School, SK Bukit Jalil and SMK Bukit Jalil for families with children.

Also in close proximity are International Medical University (IMU), Taylor's University and Sunway University.

Comprehensive, world-class healthcare is just minutes away, with private facilities such as Columbia Asia Hospital – Bukit Jalil, Sunway Medical Centre and Subang Jaya Medical Centre, as well as government ones like Hospital Canselor Tuanku Muhriz UKM and Hospital Kuala Lumpur.

The upcoming KL Wellness City – an integrated healthcare and wellness hub anchored by International Hospital @ KL Wellness City (KLIH) – is also slated to open its first phase by early 2026.

For international shopping, dining and lifestyle experiences, there is the iconic Pavilion Bukit Jalil with over 1.8 million sq ft of retail space.

Also nearby is the 80-acre Bukit Jalil Park, 165-acre Bukit Jalil Golf and Country Resort with 18 holes and National Stadium Bukit Jalil, the largest in South-East Asia with a capacity of 87,500.

Connectivity is seamless via major arteries such as KESAS Highway, Bukit Jalil Highway, MEX Highway, LDP Highway and North-South Expressway.

The nearby Alam Sutera LRT Station is an alternative for those who prefer a more sustainable, car-light lifestyle.

Nature and sustainability

Residensi Aman Bukit Jalil's philosophy of comfort and sustainability also extends to its meticulous landscaping.

As residents drive up Jalan Jalil Impian, they are welcomed home by lush, cascading greenery, softening the site's edges and creating a wholesome, green arrival experience.

On the facilities deck, multi-tiered shrubbery frames the infinity pool, giving it the appearance of a miniature hanging garden of Babylon.

Pockets of greenery also envelop pedestrian walkways and drop-off areas, while a green corridor splits the residential towers and carpark block.

This commitment to green living is also sustainable, with low-maintenance softscape species chosen to minimise the need for excessive watering, fertilisers and pesticides.

The eco-conscious approach reduces overall upkeep costs while supporting responsible landscape practices.

Altogether, they turn the project into a living masterpiece – one that celebrates a balance between thoughtful design and nature, turning modern urban living into an expression of comfort, sustainability and enduring beauty.

RESIDENSI
Aman Bukit Jalil

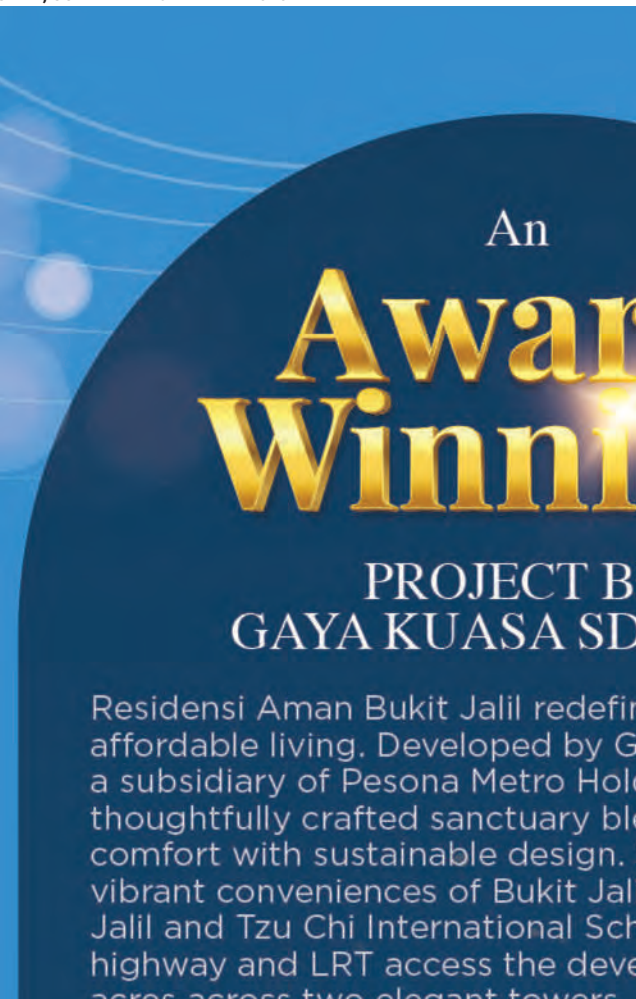
An
Award Winning
PROJECT BY GAYA KUASA SDN BHD

Residensi Aman Bukit Jalil redefines the meaning of affordable living. Developed by Gaya Kuasa Sdn Bhd, a subsidiary of Pesona Metro Holdings Bhd, this thoughtfully crafted sanctuary blends modern comfort with sustainable design. Set amidst the vibrant conveniences of Bukit Jalil from Pavilion Bukit Jalil and Tzu Chi International School to seamless highway and LRT access the development spans 5.6 acres across two elegant towers.

Every detail, from the north-south building orientation to single-loaded corridors and timeless architectural form, reflects ingenuity and generosity in design. Residensi Aman Bukit Jalil is where comfort, community, and sustainability come together truly a home that defies the norms of affordable living.

Experience the pinnacle of modern living at Residensi Aman Bukit Jalil

where two residential towers rise in a vibrant, amenity-rich corner of Bukit Jalil.



WINNER
OF MALAYSIA PROPERTY AWARD™
'AFFORDABLE HOUSING SUPER HIGH RISE'

FIABCI MALAYSIA

PM PESONA METRO

GAYA KUASA SDN BHD
(A Subsidiary of PESONA METRO HOLDINGS BERHAD)

THE EDGE MALAYSIA
Affordable Urban Housing Excellence Award 2024

Malaysia's heritage and future

Merdeka 118, standing tall over the Kuala Lumpur skyline, incorporates elements of the country's heritage such as the Minangkabau-inspired interior reception area (left).

GLISTENING in the tropical sun, Merdeka 118 is more than a jewel on the Kuala Lumpur skyline – it stands as a symbol of Malaysia's ascent into the future.

Soaring 678.9m into the sky, its crystalline facade is inspired by patterns found in Malaysian songket, symbolising the nation's rich heritage.

Merdeka 118 is not only the tallest building in the country and South-East Asia, but also the second tallest in the world after Dubai's Burj Khalifa.

With 118 storeys within, the tower marks a new chapter in Malaysian engineering and architectural innovation.

It was conceived as the centrepiece of a mixed-use development that has Grade A office spaces, luxury hospitality, curated retail, residences and public attractions within one integrated development.

The site along Jalan Hang Jebat, adjacent to the historic Stadium Merdeka and Stadium Negara, imbues it with deep national significance.

Together with the tower's name, it forms a powerful bridge between Malaysia's momentous declaration of independence in 1957 and its contemporary global ambitions.

This bold synthesis of heritage, modernity and environmental responsibility saw it winning both the Office and Sustainable Development categories of the Malaysia Property Award™ 2025 by FIABCI-Malaysia.

For PNB Merdeka Ventures Sdn Bhd chief executive officer Datuk Tengku Ab. Aziz Tengku Mahmud, the accolades underscore their unwavering commitment to excellence and sustainability.

"It reaffirms Merdeka 118's position as a benchmark for responsible, inclusive and forward-thinking development.

"Winning not just one but two awards is a testament to the passion and dedication of everyone involved in realising a landmark that embodies progress, innovation and national pride," he shared.

Tengku Ab. Aziz said it also positions the tower as a world-class destination that would contribute meaningfully to the nation's economic and cultural landscape.

"Merdeka 118 is more than just the second tallest tower in the world. It's a powerful symbol of Malaysia's heritage and unity.

"Its spire was inspired by the iconic sight of our first Prime Minister, the late Tunku Abdul Rahman, raising his hand to proclaim Merdeka! on Aug 31, 1957.

"The tower's distinctive design incorporates a mix of diamond-shaped facets inspired by traditional Malay songket patterns.

"It is a tribute to Malaysian cultural diversity and heritage.

"This allows Merdeka 118 to stand out globally as both an architectural and iconic landmark, one that celebrates progress while honouring national history and identity," he continued.

A towering vision

Strategically located in the heart of Kuala Lumpur, the Merdeka 118 precinct connects three key commercial nodes – KLCC, KL Sentral and the Tun Razak Exchange (TRX).

This forms a powerful new business corridor, positioning it as the epicentre of infinite possibilities.

The master plan spans 40 acres and integrates modern development with heritage conservation.

Half of the site was dedicated to Stadium Merdeka and Stadium Negara, both gazetted as National Heritage sites in 2005 and fully restored by 2008 at a cost of RM13 million.

Today, they are once again key venues for concerts, sporting events and more.

The Merdeka 118 tower reached structural completion in December 2023 and comprises several key components, which are opening in phases.

The office spaces will be home to leading firms and corporations – including PNB's own corporate headquarters.

Taking the uppermost floors is Malaysia's only Park Hyatt.

Opened recently in August, Park Hyatt Kuala Lumpur offers luxurious accommodation with unrivalled views of the city.

Topping the tower is The View at 118, which will be South-East Asia's highest observation deck and the city's newest attraction, opening in the second quarter of 2026.

"The journey to completing Merdeka 118 was filled with both logistical challenges and rewarding triumphs," Tengku Ab. Aziz highlighted.

"Building one of the world's tallest structures, adjacent to two heritage stadiums, demanded precision engineering, careful planning and coordination, as well as rigorous safety standards.

"Seeing the tower now completed and standing proudly over Kuala Lumpur's skyline brings an immense sense of pride, not just for PNB Merdeka Ventures as an organisation, but for the nation as a whole, because it represents what Malaysians can achieve through vision, determination and unity."

At the tower's podium, the upcoming 118 Mall is poised to bring a new dimension to urban retail.

A seven-storey, glass-domed shopping destination with over 800,000sq ft of net lettable space, it is slated for completion in the third quarter of 2026.

Surrounding the area is Merdeka Boulevard at 118, a four-acre linear park, complementing Masjid Al-Sultan Abdullah, which opened earlier in January 2024.

Coming up are Look at 118, which will house the Merdeka Textile Museum, a curated cafe, gift shop and rooftop lookout, and purpose-built childcare centre Little M.

Future phases will add residential components – the Oakwood Premier Kuala Lumpur serviced apartments, and the Merdeka Residences East and West Towers.

Together, these will transform the precinct into a vibrant business and lifestyle hub for residents and visitors alike.

Future-ready workspaces

For firms and brands seeking an address that embodies prestige, performance and purpose, Merdeka 118 delivers on every front.

Of the tower's approximately 3.1 million sq ft of gross floor area, some 1.6 million sq ft are premium Grade A office spaces.

The offices feature flexible layouts and state-of-the-art infrastructure to cater to the demands of various modern enterprises.

The building uses next-generation high-speed elevators, intelligent building management and energy-efficient systems to move people and optimise operational sustainability.

Merdeka 118 is also Malaysia's first mega-tall building to be LEED Platinum certified under the LEED v2009 Core & Shell rating system.

It is also on track to secure triple platinum recognition under GreenRE and Green Building Index (GBI), and WELL certification, reflecting an unwavering commitment to ESG excellence.

This was realised through deliberate design decisions, such as the use of low-emissivity glazing to minimise heat gain, advanced water management systems, underfloor air-conditioning, adaptive lighting and other intelligent technologies.

"Together, these elements enhance overall performance, optimise energy use and reduce environmental impact," Tengku Ab. Aziz pointed out.

"Beyond that, Merdeka 118's sustainability features also extend to community integration, with the overall precinct creating inclusive public spaces that foster social interaction and accessibility.

"Having an address at Merdeka 118 goes beyond simply being a place of business.

"It embodies a statement of excellence, innovation and forward-thinking."

These factors, along with the tower's stature, has led to strong leasing interest from both domestic and international firms, corporations and brands.

A lifestyle ecosystem

Merdeka 118 redefines the concept of a workplace by embedding it within a complete lifestyle ecosystem.

Beyond its office levels, the development's integrated retail, hospitality, residential and leisure components create a vertical city that never sleeps.

And all that is enabled by seamless connectivity.

The development is directly linked to the Merdeka MRT station with an underground connection to Basement 3 (B3) of 118 Mall, and integrated with nearby LRT (Plaza Rakyat and Hang Tuah stations) and monorail lines (Maharajalela and Hang Tuah stations) for easy mobility.

The new Belfield Tunnel enhances accessibility for vehicular traffic, offering direct and convenient access to the precinct from various major highways.

"More than just a remarkable architectural landmark, Merdeka 118 offers a holistic precinct experience where Malaysia's rich heritage meets the vibrancy of modern city life.

"With world-class infrastructure, premium amenities, green spaces and retail, dining and cultural attractions, it provides an inspiring and dynamic environment for today's professionals," Tengku Ab. Aziz said.

"And as the country's most prestigious business address, it elevates corporate presence, enhances brand visibility and positions companies at the centre of Kuala Lumpur's growing commercial and cultural landscape.

"Merdeka 118 is more than a skyscraper.

"It's a beacon of progress, unity and ambition – and where Malaysia's promising future takes shape."

MERDEKA 118

A VIBRANT PRECINCT FOR ALL

WINNER OF TWO MALAYSIA PROPERTY AWARD™ 2025

OFFICE CATEGORY

SUSTAINABLE DEVELOPMENT CATEGORY

merdeka118.com

@precinct118 @merdeka118 @merdeka118 @merdeka118

Branching out on affordable luxe

NESTLED amid Penang's rolling greens and breezy hills, a majestic new landmark stands out both in form and purpose.

TreeO in Sungai Ara – the first affordable development by Hunza Properties Bhd – is a refreshing redefinition of what it means to live well.

Combining thoughtful design with lifestyle amenities, skyline views and vast greenery, it proves that affordability need not come at the expense of quality, comfort or community.

Here, residents truly enjoy the luxury of space. Not just within their homes but in the communal areas around them.

From the infinity pool to shaded gardens and play areas, every corner of TreeO was designed to nurture well-being and connection.

This balance of liveability and accessibility has now earned it national acclaim – with the prestigious Malaysia Property Award™ (MPA) 2025 by FIABCI-Malaysia in the "Affordable Housing Super High Rise" category.

Group managing director Datuk Khor Siang Gin described it as validation of their long-held belief that every Malaysian deserves a home built with dignity, care and enduring value.

"For a homegrown Penang developer like Hunza, such accolades are particularly meaningful. It shows that we're not only meeting basic housing needs but setting new standards.

"This underlines our role in addressing real housing gaps especially for the lower to middle-income groups.

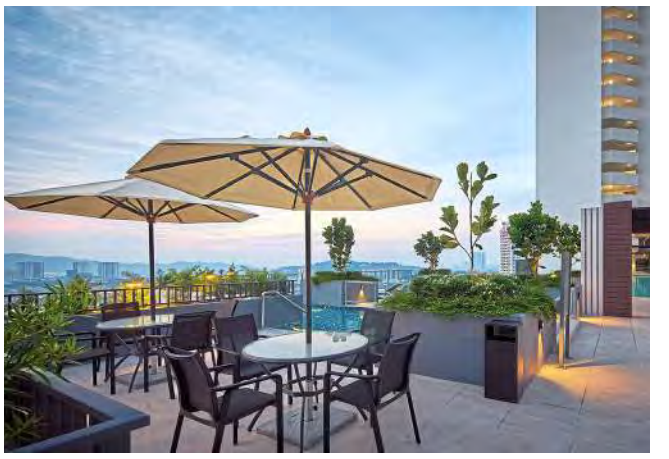
"Winning this award sends an explicit signal that our affordable housing is not token work.

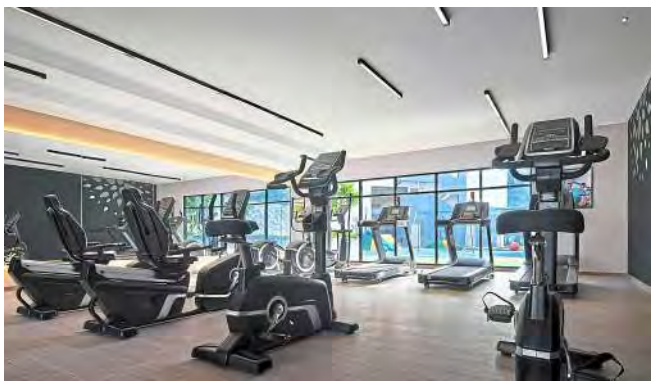
"Rather, it is meaningful development that contributes materially to Penang's housing landscape.

"Besides enhancing our credibility with stakeholders, it also shows that Hunza can deliver projects which are socially meaningful and commercially viable.

"It'll motivate our in-house teams to continue raising the bar in future developments, reinforcing the corporate culture of doing things right and never cutting corners," Khor shared.

TreeO stands tall as a new benchmark of affordable living.





Poolside seating (above) provides a serene spot to chill and chat while the well-equipped gym (below) fosters a healthy lifestyle for the community.

Elevating life

TreeO's design philosophy is encapsulated in its tagline of being "Nature's Best Sanctuary".

Notably, over 70% of the project site is dedicated to lush greenery, offering a seamless interplay of refreshing air and invigorating experiences.

Its towers are ideally positioned to capture scenic hill, city and sea vistas, while thematic gardens and landscaped recreational decks provide quiet pockets for relaxation amid nature.

This aura of tranquility – where families can unwind, children can play freely and neighbours can connect – is rare in modern urban developments, let alone an affordable one.

Notably, all 1,240 units were fully sold out shortly after construction began, during the Covid-19 pandemic – which was testament to the project's unbeatable proposition.

Bridging affordability with aspiration is TreeO's defining achievement, with its design and wide suite of resort-style amenities.

There is an infinity pool, wading pool, Jacuzzi, gymnasium, poolside lounge, games lounge, reading corner, rock-climbing wall, thematic gardens, playgrounds, barbecue areas and multi-purpose hall.

"These are not always standard in affordable projects. But what we set out to do was provide spaces that fostered a lifestyle of community and health," Khor pointed out.

Such emphasis on landscaping and communal spaces goes beyond mere aesthetics; it contributes to mental and physical well-being.

TreeO's units – all measuring 900sq ft with three bedrooms, two bathrooms and a balcony – were also designed with usability and comfort in mind.

Thoughtful attention to internal layouts and orientation maximise ventilation and natural light, ensuring that every home feels open, airy and comfortable.

The project's location in Sungai Ara also offers a good balance. It is somewhat removed enough for peace and greenery, yet comfortably close to amenities, schools and roads.

It is also close to Hunza's landmark Penang International Commercial City (PICC) mega township development in nearby Bayan Lepas – where future commercial, retail and lifestyle offerings will grow.

"TreeO delivers much more than just a roof over one's head. It offers environment, lifestyle, facilities and comfort while keeping affordability central.

"For families who might otherwise have to compromise, TreeO minimises what is sacrificed while elevating what's truly essential," Khor highlighted.

Hunza's innovative approach extends beyond bricks and mortar. Residents here are empowered by H Circle, the company's proprietary smart management platform.

It allows one to pay maintenance fees online, submit and track maintenance or repair requests, book facilities, manage visitor/guest access, receive real-time community announcements and alerts, call for emergency help and more.

These not only improve efficiency but also cultivate transparency, accountability and a sense of belonging to a modern, well-managed and forward-thinking community.

Building right

Delivering such quality within the constraints of affordable housing was no small feat.

Hunza's project teams had to cleverly balance cost efficiency with design integrity.

Key to that was value engineering – optimising materials and designs for durability and comfort without unnecessary expense. Bulk procurement and strong supplier partnerships helped control costs.

"It could've been easy to reduce features to hit a price but that risked compromising dignity or experience.

"To avoid that, we prioritised what mattered most in terms of liveability, such as natural light, ventilation, layout, green spaces and safety features. We chose to make trade-offs elsewhere rather than compromise on the fundamentals or comfort," Khor said.

Hunza's proactive engagement with regulatory authorities ensure no disruptions to the project timeline, despite TreeO being built during the Covid-19 disruption.

At a time when costs rose and supply chains strained universally, the team's strong project management and lean construction practices mitigated the challenges and ensured timely completion.

"Buyers nowadays want high-end amenities and finishes even in affordable projects, so we had to rise above expectations.

"We prioritised transparency, ensuring the show unit reflected the actual home.

"This allowed buyers to see what they were getting," Khor continued.

TreeO's most profound impact is in its social construct: By dedicating such a significant portion of its site to communal and recreational areas, Hunza fosters a sense of belonging and community spirit rarely seen in affordable projects.

This emphasis on shared spaces not only enhances well-being but nurtures connection – something increasingly precious in urban living.

It makes TreeO more than a housing development. It is a community rooted in inclusivity, balance and sustainability.

The SENYUM series

TreeO's success has strengthened Hunza's resolve to expand its affordable housing portfolio under the new SENYUM series.

It represents the company's new category of price-accessible homes built around six core values – Happiness, Affordability, Comfort, Care, Community and Quality.

Upcoming projects in this pipeline are Banyan Residensi @ Bertam, The Millennia @ Bayan Lepas and Mahsuri RMM @ Bayan Lepas.

There is also Seri Impian @ Sungai Petani in Kedah, which will notably be a landed development.

"We will continue to balance our portfolio of premium developments with mid-market and affordable offerings so different income groups are served.

"No matter the price point, all our projects place emphasis on design, sustainability and smart home features to improve quality of life," Khor stressed.

Hunza Group managing director Datuk Khor Siang Gin.

For now, Hunza continues to anchor Penang's economic transformation through PICC which integrates residential, commercial, retail, and lifestyle components into one mega township.

As the state's infrastructure projects such as the LRT network and Penang International Airport expansion takes shape, PICC will be well-poised to play a central role in enhancing connectivity, generating employment and attracting investment.

This will reinforce Penang's position as a liveable, future-ready city.

Alongside that, TreeO stands as testament to Hunza's belief that great designs belong to everyone, not just the top end of the market.

Its FIABCI award affirms that when developers build with empathy, innovation and discipline, affordability can coexist with aspiration.

"This aligns with our foundational core values of Reliability, Integrity, Greatness, Human Development and Teamwork - otherwise known as RIGHT. It's a guiding principle that drives every decision we make and every home we build," Khor added.

TREEO
BY HUNZA GROUP

MALAYSIA PROPERTY AWARD™ 2025
AFFORDABLE HOUSING
SUPER HIGH RISE

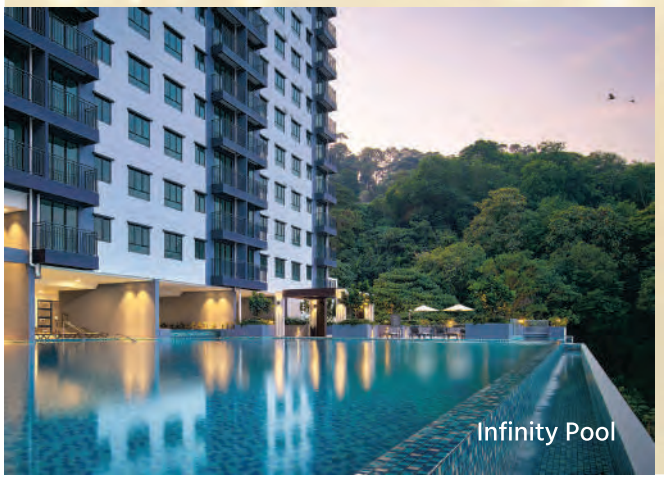
FULLY SOLD

Actual aerial view

TREEO BY HUNZA: EXCELLENCE RECOGNIZED, LIFESTYLE REDEFINED

Key features include:

- Affordable housing with " million-dollar " view
- 70% green and open space
- Multiple entry points for smooth traffic flow
- Family-oriented facilities and landscaped podiums
- Cooling hillside breeze and panoramic views


Infinity Pool

Jaccuzi

Mound Theme Playground

Malaysia Property Award™ 2011 Residential (High Rise) Category - INFINITY Beachfront Condominium

Malaysia Property Award™ 2013 Heritage Category - St. Jo's

World Silver Winner FIABCI World Prix d' Excellence Awards 2014 Heritage (Restoration / Conservation) Category - St. Jo's

Malaysia Property Award™ 2014 Property Man Dato' Seri Khor Teng Tong

Malaysia Property Award™ 2015 Retail Category - Gurney Paragon Mall

Asia Pacific Property Awards Development 2018-2019 Best Retail Development Malaysia - Gurney Paragon Mall

Asia Pacific Property Awards Development 2018-2019 Best Development Marketing Malaysia - Alila²

Asia Pacific Property Awards Development 2018-2019 Best Residential Development Malaysia - Alila²

Malaysia Property Award™ 2021 Residential (High Rise) Category - Alila²

12th Malaysia Landscape Architecture Awards (MLAA12) Project of the Year - Alila²

12th Malaysia Landscape Architecture Awards (MLAA12) Landscape Design Awards - Alila²

A Multi-Award Winning Property Developer

HUNZA

Hunza (Penang International Commercial City) Sdn Bhd
A Subsidiary of Hunza Properties Berhad

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The facades of the newly unveiled Arundina's Amethea homes, the final phase of the development now open for sale.

The swimming pool at the private club house.

The Princess Anneliese Bridge in the Central Park is a fairy tale scene.

Precinct Arundina – an urban oasis

The grand entrance into Precinct Arundina.

IMAGINE waking up each morning to invigorating breezes with the scent of orchids, surrounded by greenery. Precinct Arundina by S P Setia (Setia) offers precisely that; a development filled with nature.

Nestled within the multiple award-winning Setia Eco Park township in Shah Alam, Selangor, this sprawling 73-acre, freehold enclave redefines holistic, sustainable living.

Precinct Arundina, which has a gross development value of approximately RM745 million, comprises 430 units of two-storey semi-detached homes featuring three distinct phases: Platinum Garden (Phase 1), Gold Garden (Phase 2) and Amethyst Garden (Phase 3).

Situated close to Bukit Cerakah Forest Reserve, the low-density development of 5.86 units per acre is located within a secure gated community, with easy access to its vibrant commercial, educational and lifestyle amenities.

Precinct Arundina was coined and inspired by the Arundina Suria orchid, which is a hybrid between two Arundina species from Vietnam and India that was introduced by the Malaysian Agricultural Research and Development Institute's (Mardi) horticulture department. The semi-miniature plant is heat-tolerant, low-maintenance with flowers throughout the year, and compact-plant architecture characteristics that are reflected through the development's design and landscaping.

Driven by Setia's philosophy of creating sustainable communities and enriching lifestyles, Precinct Arundina will certainly appeal to young couples and small families in the nearby catchment areas.

This wholesome premise has earned the development top industry recognition with a win in the Housing Residential Landed category of the prestigious Malaysia Property Award™ 2025 by FIABCI-Malaysia.

Setia's general manager Desmond Ong said it underscored Project Arundina's overall excellence in concept, sustainability and community impact.

"There is a growing, lifestyle-driven demand among homebuyers who prioritise privacy, greenery and spacious layouts for multi-generational living. Precinct Arundina meets these expectations by offering an exclusive environment surrounded by nature with homes that comfortably accommodate evolving family needs.

"The development will resonate with homebuyers looking to live in a self-contained township with all-encompassing amenities," he continued.

Strategic location and accessibility

In terms of connectivity, the development is well-connected via a network of highways including the Setia Alam Highway, NKVE, LDP, Guthrie Corridor Expressway and DASH Highway. Puncak Alam, Klang, Petaling Jaya and Kuala Lumpur International Airport, are just a short drive away.

The three distinct phases – the Platinum Garden (Phase 1), Gold Garden (Phase 2) and Amethyst Garden (Phase 3), are filled with their own characters.

Each phase reflects the diverse palette and graceful form of the Arundina Suria orchid while maintaining a cohesive identity.

"The botanical influence is artfully translated into the architectural themes and landscaping of each phase, creating distinct neighbourhoods," Ong pointed out.

Each of the two-storey semi-detached homes blend form, function and finesse. The ground-floor room with an attached bathroom that is elderly-friendly and wheelchair accessible.

The flexible layouts allow homeowners to customise and renovate their spaces. Expansive windows and high ceilings are notable features as well.

Meanwhile, the units are developed with premium materials and quality finishes, an enduring hallmark of Setia's design.

"Precinct Arundina also places strong emphasis on recreational and wellness-driven spaces, ensuring that leisure and green living go together," Ong shared.

Meanwhile, the developer has a vast central park that anchors the precinct, dotted by 30 themed pocket gardens spread across the development.

There are also walking and jogging trails, children's play areas, landscaped features and more, all designed to entice people outdoors to commune with nature and their neighbours," he added.

Leisure and conveniences

At the heart of the precinct lies its private clubhouse, designed as an exclusive retreat for residents.

The clubhouse offers resort-like amenities such as swimming pools and a fully equipped gymnasium.

There are also tennis and basketball courts, a glamping lawn and versatile event spaces perfect for family or community gatherings and celebrations.

To unwind, there are family-friendly areas, all thoughtfully designed to take advantage of the tranquil environment.

"It is the social heart of the precinct, a place where neighbours become friends and weekends transform into mini holidays," Ong said.

Situated within Setia Eco Park, Precinct Arudina enjoys all the perks of a mature, award-winning township, including excellent infrastructure and amenities, as well as existing community.

The development offers a plethora of educational institutions, healthcare facilities, shopping hubs and F&B options, making daily living exceptionally convenient.

"Such factors not only make Precinct Arundina one of Shah Alam's most desirable addresses, but also highly attractive to investors," said Ong.

"Landed homes within Setia Eco Park have consistently demonstrated strong capital growth and steady sub-sale demand, driven by the enduring appeal of Setia's visionary master-planning."

"The eco-concept here goes beyond mere branding. It is thoughtfully embedded in every aspect of planning and execution, ensuring long-term sustainability and a conducive living environment.

"The scarcity of landed properties in eco-townships like this ensures price resilience and long-term value of Precinct Arundina's units. Not to mention Setia's brand reputation, proven track record and thoughtful design philosophy which further inspire strong buyer confidence," he added.

Blending sustainability

Sustainability is truly woven into every layer of Setia Eco Park, where the eco-conscious master plan includes tree preservation zones, rainwater-efficient landscaping and natural cooling through green buffers which effectively lower ambient temperatures.

The result is a township where residents can literally breathe easier – thanks to nature's own filtration system of trees, water features and open green corridors.

Eco-living is not merely a tagline but part of the Setia DNA. This can be seen in every design decision from the orientation of homes to the materials used.

"We want our communities to grow sustainably, in every sense of the word," Ong highlighted.

Meanwhile, the development's gated-and-guarded setting, complete with 24-hour security patrols and controlled access, ensures privacy and safety.

"Living in Precinct Arundina means experiencing the joys of a low-density enclave with beautifully curated landscapes.

"There is a calm atmosphere that feels secluded yet not too far detached from urban conveniences.

"The blend of open green spaces and exclusive facilities will appeal to those who value comfort, prestige and well-being."

"Ultimately, Precinct Arundina is crafted for those who know what they want and invest strategically to achieve it. Owning a home here promises elevated living within a resilient and sophisticated community," Ong added.

For those who seek a home that will remain relevant: architecturally, emotionally and economically, long after the latest trends have faded, Precinct Arundina is a testament to Setia's legacy of excellence.

For more information, please visit Setia Eco Park Sales Gallery or call 03-5030 2288.

Setia

PRESTIGE IN FULL BLOOM

Precinct Arundina at Setia Eco Park exemplifies the power of a seed of imagination that flourished in full bloom. Enveloped in lush greenery and sprawling gardens, the award-winning development exudes peace and serenity for families, and their loved ones.

Setia is proud to announce that Precinct Arundina is the award recipient in the Housing Residential Landed Category at the prestigious Malaysia Property Award™ 2025.
We accept this award with open hearts and will continue to strive for excellence.
To **everyone** who have been with Team Setia on this journey, we share this honour with you.

Precinct Arundina,
Setia Eco Park

livelearnworkplay

NO.1 14-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards 2006-2008, 2010-2013, 2016-2020 2022

19-TIME WINNER FIABCI World Prix d' Excellence Awards (Gold)

19-TIME WINNER Malaysia Property Award™

11-TIME WINNER KINCENTRIC Best Employer MALAYSIA 2021 Pioneers in Best Employers 2013 Best of the Best - Malaysia 2011 Overall Best - Malaysia

S P Setia Berhad 197401002663 (19698-X)

EXSIM secures second double win

EXSIM has outdone itself once again by taking home two prestigious Malaysia Property Award™ (MPA) 2025 by FIABCI-Malaysia for the second consecutive year.

The double win is for Millerz Square @ Old Klang Road (Mixed-Use Development Category) and The Rosewoodz @ Bukit Jalil (Commercial Residential High Rise Category).

MPA 2024 saw D'Nuri Residences @ Desa Petaling emerge triumphant in the Affordable Housing Super High Rise Category and The Arcuz @ Kelana Jaya in the Commercial Residential Super High Rise Category.

To date, the company has garnered several significant recognitions with a total of eight accolades from MPA and two FIABCI World Prix d'Excellence awards, which is the highest level of international acclaim.

"We are immensely honoured for the double win and will take this recognition as a push factor to deliver more sustainable developments nationwide.

"The acknowledgment is a depiction to the community that we are trustworthy, reliable and with strong integrity, and will serve as an inspiration for us to further raise the bar of excellence," said EXSIM Corporate Affairs & Branding director Michelle Siew.

She said each accolade marked the milestones of teamwork, collaboration and a vision realised; the accumulated efforts of a determined, unified and visionary team at EXSIM in making dreams a reality.

"We also focus on strategic locations and unique components while fostering vibrant communities.

"A strong believer in continuous innovation and functionality, we take great pride in combining form and landscape to glorify the wonders of modern architecture.

"Our development approach has also remained steadfast – when beauty meets practicality, the results will always be extraordinary," she enthused.

"This philosophy will further position EXSIM as the game changer of the industry."

(Above) The Rosewoodz @ Bukit Jalil's Passion Pool presents a space where form meets feeling.

(Left) Millerz Square @ Old Klang Road holds the distinction of being EXSIM's first mixed-use development.

Millerz Square – an urban impression reimagined

EXSIM's first mixed-use development, Millerz Square @ Old Klang Road, has transformed 6.64 acres of freehold land into a dynamic urban landmark.

Drawing inspiration from historical mills and factories that once defined the area, its bold architectural identity fuses raw industrial elements with contemporary design.

The development comprises five towers – Astor and Barrow as serviced apartments, Charlton as premium residences, Elmwood as serviced suites and the iconic EXSIM Tower office suites – all anchored by a vibrant retail podium.

Each component is thoughtfully crafted to complement one another, embodying the spirit of connection and community.

Further cementing its identity, Millerz Square @ Old Klang Road has successfully achieved an astounding 86% QLASSIC rating, reflecting exceptional workmanship, quality and attention to detail in cultivating sustainable modern living.

Elevating lifestyle and connectivity

The residential towers each feature unique facade expressions inspired by industrial motifs, complemented by landscaped decks and comprehensive premium facilities, where residents can relax amid greenery while taking in sweeping views of the city skyline.

EXSIM Tower, a 37-storey masterpiece housing EXSIM's corporate headquarters, redefines the workplace with lifestyle-driven amenities such as Sky Gym, Sky Garden, Sky Pavilion and a Business Centre with dedicated meeting facilities.

The retail podium further elevates the experience with a vibrant mix of dining, retail, wellness, fitness and education offerings.

From flagship outlets such as BilaBila Mart and Quack Quack Bakery x HWC to diverse cuisines, clinics, spas, fitness centres and an early childhood education centre, the development gathers everyday convenience and enrichment under one roof.

Enhanced by the Dasein Academy of Art as a cultural and educational presence, Millerz Square @ Old Klang Road stands as a dynamic destination serving both residents and the wider community.

Strategically located at the crossroads of Federal Highway, NPE, KESAS and KL-Seremban Highway, it is seamlessly connected with shuttle services providing added access to Mid Valley and KL Sentral.

A bold architectural expression sets the tone for a breezy destination centred on work and retail excitement.

Sustainability at its core

Recognised with GreenRE certification, the project integrates regenerative lifts, electric vehicle (EV) charging stations, energy-efficient lighting and low-VOC finishes.

Its landscaping comprising over 90% drought-tolerant plant species reduces heat loads while a rainwater harvesting system supports irrigation efficiency.

At the ground floor, a self-sustaining Eco-Pond with energy-saving circulation and eco-friendly filtration conserves water by reducing the frequency of water replacement and prevents mosquito breeding, ensuring a healthier and more sustainable environment.

EXSIM Tower's northwest-southeast orientation further maximises daylight harvesting and reduces glare, lowering energy demand and enhancing comfort.

Together, these measures position Millerz Square @ Old Klang Road as a benchmark for sustainable urban regeneration.

The Rosewoodz – a bold statement

The Rosewoodz @ Bukit Jalil is the embodiment of timeless architecture with bold contemporary twists.

Its facade, defined by clean lines and soaring forms, rises regally as a modern monolith, accentuated by striking violet-rose blocks that elevate the neighbourhood's visual landscape.

Set on 1.06 acres of freehold land in the heart of Bukit Jalil, the 31-storey serviced apartment with 329 units offers low-density exclusivity with urban vibrancy.

With layouts ranging from 771 to 1,155 sq ft in two and three-bedroom configurations, the project caters to first-time homeowners, young couples and growing families.

The development features seven podium levels, sub-basement carpark and covered walkway linking directly to Muhibbah LRT station and bus stop.

Wellness in every detail

The Rosewoodz @ Bukit Jalil presents a curated suite of lifestyle amenities designed to enrich everyday living.

From the Sky Lounge and Sky Dining to the Sky Fit, Sky Sports Arena, Passion Pool and BBQ Tavern, each facility is seamlessly integrated into lush landscaped surroundings. These vibrant yet tranquil spaces provide avenues for recreation, connection and relaxation.

Within each residence, natural tones and modern finishes create harmonious homes that are both refined and welcoming.

Living green, every day

The Rosewoodz @ Bukit Jalil.

Sustainability is central to The Rosewoodz @ Bukit Jalil, which has earned its GreenRE Silver recognition, standing as both a bold architectural statement and a sustainable urban sanctuary for modern living.

The development achieves a low Energy Efficiency Index (EEI) through the use of solar panels, high-performance LED lighting and regenerative-drive lifts.

The building envelope records an RETV of less than 25 W/m², effectively reducing heat gain and cooling demand.

Enhanced by passive design strategies such as natural ventilation and strategic shading, the development minimises carbon emissions while lowering long-term costs.

Owing to its meticulous craftsmanship and refined standards, the development has successfully achieved a QLASSIC rating of 83%, along with a five-star rating in Safety and Health Assessment System in Construction (SHASSIC).

Inspiring ingenuity, building lifestyles

At EXSIM, every venture begins with a vision to enhance lives and unlock new possibilities.

"Herewith lies a vision to inspire ingenuity and a mission to build lifestyles founded on environmental, social and governance principles, creating a legacy of excellence for generations to come," Siew elaborated.

"We also integrate arts and culture into our developments and collaborations, recognising them as essential in revitalising communities and enriching urban landscapes. Guided by this philosophy, EXSIM continues to set new benchmarks in shaping meaningful and sustainable projects. In short, we deliver what we promise."

Striving towards Malaysia's 2050 net zero carbon emissions target, EXSIM ensures that all its projects are in compliance with Green Building Index (GBI) and GreenRE certification.

This is further reflected in the implementation of green innovators and innovative landscaping leveraging on the latest technology advancements to optimise efficiency.

EXSIM believes in reimagining a thousand possibilities when developing transformative developments. Its extensive portfolio continues to redefine the hallmark of living in the Klang Valley where it has established a strong presence through a myriad of outstanding projects.

Spurred by the opulence of positive responses, the company has grown its foothold and expanded to other regions in Malaysia.

EXSIM takes pride in its rapid growth gearing up to amplify its reach across all states within the country, building on the recent successful completion of projects in Penang and Perak.

Beyond property development, EXSIM's founders have expanded their entrepreneurial vision into diverse industries, including Pentas Flora Sdn Bhd, one of Malaysia's largest incumbent providers of re-refined fuel oils and specialising in scheduled waste management.

They have also diversified into the hospitality industry with the establishment of EXSIM Hospitality Bhd, the driving force behind the revolutionary Mana Mana Hospitality brand.

Guided by its philosophy of New Age Ingenuity, the company will continue to advance its legacy as a trusted name in the industry, shaping a future defined by excellence and sustainability.

Celebrating

Consecutive Triumphs

MALAYSIA PROPERTY AWARD™ BY FIABCI-MALAYSIA 2025

MILLERZ SQUARE @ OLD KLANG ROAD

Mixed-Use Development Category

MALAYSIA PROPERTY AWARD™ BY FIABCI-MALAYSIA 2025

THE ROSEWOODZ @ BUKIT JALIL

Commercial Residential High Rise Category

EXSIM

exsim.com.my

Park Regent, by the water

A joint-development between two renowned developers and located in Kuala Lumpur's most liveable township, Park Regent is the new benchmark park living high rise residential in the capital.

Developed by Malaysia's ParkCity Group and Singapore's CapitaLand Development, the landmark project within the established masterplan of Desa ParkCity marks another milestone for the multi award-winning township.

From its prime location at the water's edge of The Central Park, stunning views of the township plus quick access to nearby amenities such as The Waterfront neighbourhood mall, Park Regent presents a trifecta few other properties here can match.

The development serves as a seamless connection from urbanity to parks, lakeside and home, where the cadence of greens and water shape a distinct identity, enclosing Park Regent in exclusivity and privacy for a refined park living lifestyle.

Enjoy residences of unparalleled stature, where flawless elegance, exquisite finishes and bespoke design shape a truly exceptional living experience.

And by introducing the benchmark of grand scale living, Park Regent is awarded the prestigious Malaysia Property Award™ 2025 in the "Housing Residential Super High Rise Category".

"This joint-development reflects our shared commitment to creating lasting value by bringing together the combined experience, expertise and proven track record of two major property developers in the region," said ParkCity Group chief executive officer Datuk Joseph Lau.

He said the Group is known for its signature of creating spaces to life, and life to communities, while CapitaLand is well positioned at the forefront of Malaysia's real estate sector.

The vision of ParkCity is all about building sustainable addresses with ever-evolving spaces to complete the lives of its communities.

Its philosophy is guided by the three master brand pillars of diverse communities, seamless connectivity and thoughtful conveniences.

CapitaLand aspires to be the developer of choice, committed to creating quality spaces for work, live and play through sustainable and innovative solutions.

Its well-established real estate development capabilities span various asset classes including integrated developments, retail, office, lodging, residential, business parks, industrial, logistics and data centres.

"Winning this award is a proud moment for CapitaLand and our partner ParkCity.

"It celebrates our strong collaboration and dedication to crafting homes that inspire and reflects our commitment to excellence in creating vibrant communities," said CapitaLand (Singapore) chief executive officer Mr. Ronald Tay.

Redefining urban living

Thoughtfully integrating modern comforts, functionality and community-focused design, Park Regent represents a shared vision to deliver an innovative, sustainable living environment that goes beyond conventional expectations.

It was conceived to redefine urban living by highlighting the value of space, privacy and connection to nature, qualities often missing in high-density city developments.

A place where residents enjoy the luxury of idyllic living enriched by nature and curated amenities within walking distance, the development is sited on 5.6 acres of prime land neighbouring The Central Park and the signature Central Lake.

Striking an impressive pose in the vibrant heart of Desa ParkCity, the two stunning cascading residential towers feature 505 freehold units ranging from 872 to 4,887 sq ft.

Available are a myriad of "Sky Bungalows", each almost similar in size to a double-storey landed home, on a single plate floor.

The unique and spacious built-up sizes offer dual aspect view layout that comes with double balconies opening out to the breathtaking vista beyond.

Embracing its terrain, the nature-inspired design seamlessly integrates lake and park views into the living space.

Park Regent offers a sense of exclusivity while maintaining a strong community vibe.

Premium units are crafted with their own private lift lobby and dedicated storage rooms.

Defined by open-plan living, the homes are north and south-oriented to maximise natural light and cross ventilation.

Designed for equal measures of tranquility and convenience, these exquisite residences are the embodiment of comfort and harmony, perfectly balancing style with liveability.

The intention to create a series of cascading spaces is to seamlessly connect the development to its landscaped environment, most importantly, the relativity of the project concept with the Central Park and Lake.

The grand entrance to Park Regent welcomes you home with a great sense of arrival. The entrance is fronted by an inviting and elegant lobby crafted in the form of a lanterned atrium, with intricate latticed metalwork and atmospheric lighting that enchants from day to night.

Setting the next benchmark

Park Regent offers a sense of exclusivity while maintaining a strong community vibe.

Its most groundbreaking concept lies in the integration of biophilic design principles, creating community living that nurtures wellness, connectivity and a deep sense of belonging.

The generous spaces, landscaped buffers and extensive communal spaces create both moments and opportunities for interaction among residents.

In keeping with the vision of fostering community and wellness, the development integrates lush greenery, pedestrian-friendly walkways and shared facilities to encourage social connection within a holistic environment.

Through this, it has successfully demonstrated that residential high-rise living in an urban context can deliver both comfort and community, while nurturing a deeper connection to nature.

"Having lived in several of Desa ParkCity's landed precincts, we have always appreciated the strong sense of community here," said residents Greg and Nancy Poarch.

Residents Greg and Nancy Poarch are living it up at Park Regent.

"As empty nesters, moving to Park Regent feels like home in a new way, a home that offers both comfort and the serenity of being close to the park."

Park Regent's outstanding amenities, forming inspiring yet functional spaces both indoors and outdoors, are designed to connect, relate and rejuvenate among luxuriant green surroundings, while serving as the extension of your home.

Facilities include a gymnasium, Sky Gardens, Resident's Club, mini theatre, private dining, infinity pool and multipurpose hall.

The recreation deck forms a virtual and contiguous green space to The Central Park.

The vertical landscape of roof gardens overlooking a park within a park is yet another remarkable feature.

A simple and spacious lawn with cascading waters as a background, it is true green living at your doorstep.

Over 55% of the site is green and water spaces to capture carbon and mitigate urban heat island effect, while 82.9% of existing trees were transplanted before construction and reintroduced around the completed development.

An address that stands the test of time and an extraordinary living experience.

Desa ParkCity

From a barren quarry mine, the 473-acre Desa ParkCity has become one of Kuala Lumpur's most liveable townships, a truly self-contained enclave centred on the ideals of good, wholesome living.

The masterplanned township of Desa ParkCity is regarded by many as an innovative, imaginative and successful model for a lively, safe, sustainable and healthy community, paving the way for a township that grew and evolved to become home to multiple generations and international communities.

A highly walkable neighbourhood, it boasts abundant greenery and excellent connectivity via various highways (LDP, DUKE, MRR2, Penchala Link and NKVE) to all parts of the Klang Valley and beyond.

Every retail and commercial offering within the township is designed to add value and enhance the well-being of communities, while complementary facilities such as education, healthcare and club house see to it that lives are lived to the fullest.

As of today, 26 out of the total 35 phases of residential and commercial have been completed.

The township is a true embodiment of a perfect sanctuary, a holistic and self-sustainable enclave to foster valuable family, neighbourhood and community ties.

PARK REGENT

by the water

Setting The Benchmark for Park Living

Inspired by its lakefront surroundings and The Central Park, Park Regent offers a refined lifestyle that nurtures well-being, nestled at the heart of Desa ParkCity – Kuala Lumpur's Most Liveable Township.

WINNER OF
MALAYSIA PROPERTY AWARD™ 2025
By FIABCI Malaysia

Housing Residential Super High Rise Category

Cloudvest Sdn Bhd (1246363-M)

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parkcityholdings.com.my

A Joint Development By

DESA PARKCITY KUALA LUMPUR | PARKCITY® CapitaLand

A model of sustainable urban transformation

Emerald Business Park overlooking Central Lake Park at Crest @ Austin.

WM SENIBONG Sdn Bhd has won the Malaysia Property Award™ (MPA) 2025 by FIABCI-Malaysia under the Environmental category for its groundbreaking rejuvenation work at Crest @ Austin in Johor Baru.

It marks the second win for WM Senibong, after its Johor Baru development Senibong Cove won the same category in 2015 for conserving and rehabilitating a mangrove ecosystem.

Crest @ Austin, a freehold township in Mount Austin, has quickly become one of the state's most vibrant neighbourhoods, known for its urban lifestyle and bustling experiences.

Both townships stand out for the way they balance progress with preservation – a testament to WM Senibong's enduring commitment towards the environment and sustainability.

The 371-acre Crest @ Austin was designed around three core ideas – community, connectivity and conservation.

Over six phases, it will feature over 8,000 units of residences, shop offices, serviced apartments and commercial plots.

Since its maiden launch in 2020, the project has already generated more than RM2.2bil in gross development value (GDV).

At its heart is the 20-acre Central Lake Park, a green lung that was once a neglected site.

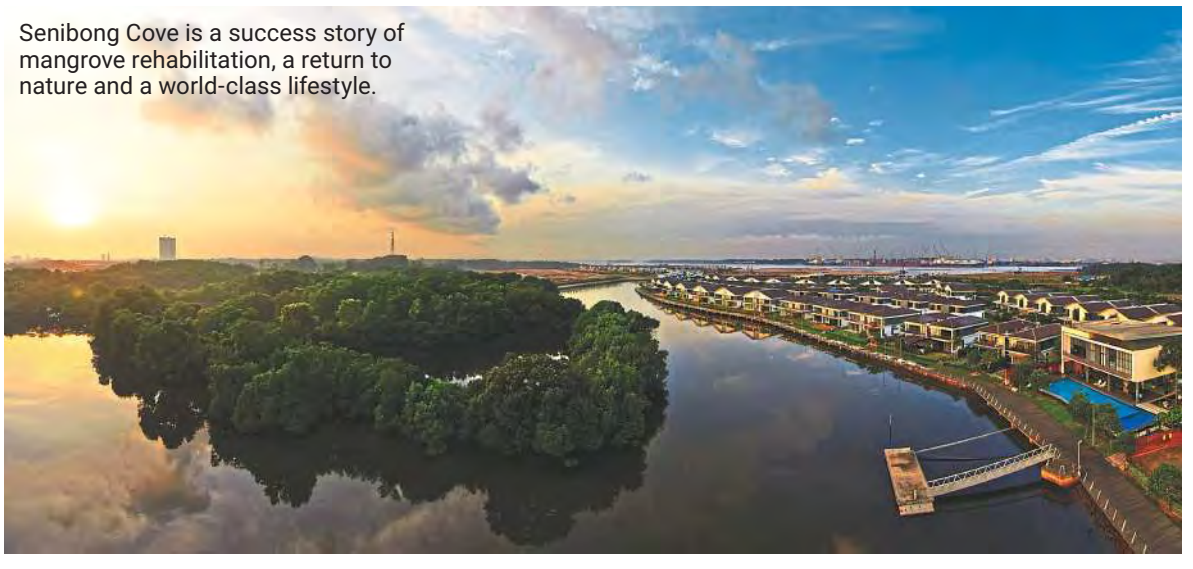
It serves both ecological and social purposes. It rehabilitated the river ecosystem while offering residents scenic walking paths, gardens and lakefront spaces for recreation.

The integration of nature into urban life reflects WM Senibong's broader philosophy of placemaking – creating spaces that encourage wellness, foster community and protect the environment.

The Mount Austin site was a wasteland following a failed project. A detention pond once intended as a flood mitigation feature was polluted and foul-smelling. The vandalised sewage plant leeched untreated wastewater directly into drains and rivers.

North Park.

Sapphire Lake Park.



Senibong Cove is a success story of mangrove rehabilitation, a return to nature and a world-class lifestyle.

"Despite disruptions caused by the pandemic, we formulated and implemented an even more ambitious RM20mil rehabilitation plan," Quay said of efforts that involved essential groundwork and a technically advanced exercise in smart engineering and sustainable water management.

The result is a self-sustaining, functional and resilient ecosystem, the greenery and water bodies naturally cooling the surroundings and creating a comfortable micro-climate.

As the environment healed, biodiversity returned. Fish and other aquatic life re-emerged in the waters, while birds and other small creatures began to repopulate the landscape.

Tree-lined walkways, tranquil gardens, gazebos, solar lighting and a continuous 7km jogging and cycling track were added.

Central Lake Park is also linked via green connectors to the 12-acre North Park which has outdoor gyms, an observation deck and amphitheatre, and the 2.8-acre Sapphire Park with another pond.

Together, they establish a living green corridor that encourages wellness, social connection and biodiversity recovery.

"This exemplifies how normally utilitarian infrastructure can be re-imagined into multi-functional environmental assets that harmonise ecology and urban living," Quay highlighted.

"Great things happen when you work with nature rather than against it."

Crest @ Austin's residential offerings comprise terrace homes, cluster homes, semi-detached homes and linked bungalows with sustainable design and integration of greenery.

Anchoring it is Emerald Business Park, an integrated precinct comprising modern shop offices, neighbourhood retail mall and serviced apartments, some of it set by the lakefront.

But what truly sets it apart is the continuous maintenance of Central Lake Park to ensure its natural wonders endure for generations to come, and outreach efforts with residents and shop owners on the importance of grease trap installation, proper waste disposal and water conservation habits.

"By instilling communal responsibility with rehabilitation, nature with urban life and environmental stewardship with placemaking, Crest @ Austin sets new benchmarks for sustainable township design," Quay stressed.

"At WM Senibong, sustainability is not an afterthought, it is part of our DNA.

"From design to construction and long-term management, we embed ESG principles in every phase."

This ethos continues with WM Senibong's other ongoing master-planned development The Kews, and the upcoming Centennial ParcVista, both in Johor.

WM SENIBONG

TRANSFORMING WASTELAND INTO A LAKE PARK SANCTUARY

CREST@AUSTIN
Honoured For Environmental Excellence

WM Senibong is proud to be recognised at the Malaysia Property Award™ 2025, Winner in the Environmental Category, for the remarkable transformation of Mount Austin through our 371-acre master-planned community, Crest@Austin. This recognition marks a meaningful milestone in our ongoing journey towards sustainability — a testament to our belief that true progress happens when development and nature thrive together.

Back in 2019, when WM Senibong took on one of Johor Bahru's most challenging sites — an abandoned project with a neglected, vandalised landscape, we set out to create a place where people and the environment could coexist in balance. Today, that land has grown into a vibrant community, alive with families, green spaces, and renewed energy. Guided by WM Senibong's enduring philosophy - From Vision to Reality - Crest@Austin now stands as a thriving model of resilience, a legacy of harmony between people and the environment.

Our Signature Projects:

SENIBONG COVE · crest @AUSTIN · THE KNOWS · Centennial ParcVista

Restoration of Lunchoo River using EM Mudballs

4.2-acre mangrove preserved by WM Senibong for wildlife conservation

Winner Environmental Category

Malaysia Property Award™ 2025
Crest@Austin

Our Most Notable Awards:

World Silver Winner (Master Plan Category)
FIABCI World Prix d'Excellence Awards 2016
Senibong Cove

Rising Star & Transformation (Special Awards)
FIABCI x StarProperty Malaysia Developer Awards 2024
Senibong Cove

Best Commercial Landscape Architectural Design
PropertyGuru Asia Awards Malaysia with iProperty 2022
Emerald Business Park, Crest @ Austin

Winner Environmental Category
Malaysia Property Award™ 2015
Senibong Cove (Lunchoo River)

*Along with more than 30 titles won to date

WM SENIBONG

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Malaysia Property Award™ 2025

President and organising committee call on winners, bearing good news

Making quality homes within reach for everyone

IN KUALA Lumpur's ever-evolving skyline, few developments stand out for their clarity of purpose as much as SkyAwani 5 Residences.

Conceived by SkyWorld Development Group, a name synonymous with visionary undertakings, it is a bold affirmation that affordability need not mean compromise.

At a time when rising costs and dwindling urban land have made quality housing increasingly elusive, the project offers a refreshing proposition – one that combines comfort, practicality and sustainability at a price point that is accessible to most Malaysians.

Strategically located in Sentul, it is the latest chapter in a series that has continually raised the bar for affordable housing by redefining expectations of design, liveability and community. This vision of attainable quality has not gone unnoticed.

SkyAwani 5 Residences emerged triumphant in the prestigious Malaysia Property Award™ 2025 by FIABCI-Malaysia, winning the Affordable Housing High Rise category.

Group chief executive officer Lee Chee Seng said it was not just another milestone in SkyWorld's journey to "Make Living Better" but affirmation of their enduring belief that everyone deserves a quality home.

"The SkyAwani series was founded on the principle that quality living should be accessible to all Malaysians, regardless of price point.

"This recognition underlines the fact that affordability and excellence can truly coexist," he shared.

With the win, SkyAwani 5 Residences joins a growing list of SkyWorld developments honoured in the MPA, as well as its global extension the FIABCI World Prix d'Excellence Awards.

The latter is often regarded as the top honours of real estate and has also been bestowed on earlier projects such as SkyAwani 2 Residences, SkyAwani 3 Residences and SkyLuxe on the Park Residences.

"Building on our experience, refinement and deep understanding of customer needs and market demands, SkyAwani 5 Residences embodies our mission to continuously push boundaries in design, quality and liveability.

"Every SkyWorld development, across all market segments, carries our enduring DNA of quality, wellness and community.

"They are homes that people are genuinely proud to own," Lee continued.

Lee: The SkyAwani series was founded on the principle that quality living should be accessible to all Malaysians.

(Above) A unique 'tree house' offers a calming retreat. (Right) The Sky Lounge high above the city is the perfect, tranquil escape.

SkyAwani 5 Residences standing tall amid the Kuala Lumpur skyline.

SkyWorld Healthy Home

Each SkyWorld project is built on the four principles of Light, Nature, Air and Water, as well as Community.

SkyAwani 5 Residences carries this "SkyWorld Healthy Home" principles proudly, combining thoughtful design with human-centred functionality.

Conceptualised during the pandemic years, it responds to evolving lifestyles and working needs. SkyWorld recognised that post-pandemic living demanded more flexibility, comfort and connection to nature, even in a high-rise setting.

Each of the 615 units, priced at RM300,000, features a practical "dumbbell" layout to maximise spatial efficiency and minimise wasted circulation area.

The homes all come with three bedrooms, two bathrooms, a balcony and even a utility room, a thoughtful touch for families needing space to store items like strollers, bicycles and more.

Passive design strategies like optimal building orientation allow generous natural lighting and cross-ventilation, while shading elements ensure cooler temperatures within.

This creates a more comfortable living environment without over-reliance on energy-hungry systems. Such small yet significant considerations are what collectively elevate SkyAwani 5 Residences beyond the typical expectations of affordable housing.

Together, these factors allowed the development to achieve a QLASSIC score of 84%, as certified by CIDB.

Purposeful amenities

Spread across SkyAwani 5 Residences are amenities that mirror the needs of modern urban families. These meaningful spaces promote wellness, connection, and joy.

At the ground level, a basketball court and children's playground encourage outdoor activity and neighbourly interaction. The Tree House Pavilion serves as a charming retreat for parents and children alike, an imaginative play zone enveloped in greenery that will spark both creativity and bonding.

Up on the Level 8 facilities deck, SkyWorld has curated a vibrant communal hub featuring an infinity pool, children's pool and fully equipped gym.

Recognising the growing need for flexibility and work-life balance, SkyWorld also incorporated co-working spaces where residents can engage in remote and hybrid work comfortably.

The multi-purpose hall offers a versatile space for celebrations, fitness classes, community meetings and everything in between. This is available for rent at minimal cost.

Lee chimes in, "The on-site mini mart has proven rather popular with its wide range of everyday essentials from fresh produce to pantry staples and even medical, cleaning and personal care items, which are restocked frequently."

These practical considerations reflect SkyWorld's sensitivity to the rhythms of modern urban living – ensuring residents have everything they need right at their doorstep.

Crowning the development is the rooftop Sky Lounge, a serene and breezy elevated space where residents can unwind and enjoy panoramic vistas of the Kuala Lumpur skyline.

Sustainable quality

SkyAwani 5 Residences is more than a home, it is also a statement about the kind of urban future Malaysia can aspire to.

Over 30% of the site is dedicated to landscaped and green spaces, from rooftop sky gardens to shaded tree-lined pathways that soften the urban environment.

Rainwater harvesting systems, energy-efficient fixtures and passive cooling strategies lower water and electricity consumption, generate long-term savings and promote environmental responsibility.

Notably, SkyAwani 5 Residences holds the distinction of being Malaysia's first affordable housing project to offer electric vehicle (EV) charging stations.

This forward-thinking move was officially endorsed by Dr Zaliha Mustafa, Minister in the Prime Minister's Department (Federal Territories), who saw it as testament to SkyWorld's leadership in sustainable urban innovation.

"It underscores how sustainability is integrated not merely as an afterthought, but as a fundamental value across all SkyWorld developments," Lee emphasised.

Residents also benefit from the convenience of the SkyWorld Connects app, a digital platform that streamlines payments, facility bookings, and communication with the management team.

This integration of smart technology ensures seamless living, giving residents both convenience and control over their home environment.

While many associate affordable housing with compromise, SkyWorld's approach turns that assumption on its head.

SkyAwani 5 Residences was built to rigorous quality standards, reflecting the company's consistent pursuit of construction excellence, in this case employing modular building methodologies, durable materials, and precise workmanship.

At a maintenance fee of just RM0.30 per square foot, the development ensures long-term sustainability without burdening homeowners.

SkyWorld's philosophy is clear – focus on the "must-have" facilities that enhance daily life while avoiding unnecessary frills that inflate cost and maintenance.

The result is a home that feels premium yet remains within reach, proving that thoughtful design, structural integrity and lifestyle quality need not be the preserve of high-end offerings alone.

Foray north

SkyAwani 5 Residences is not an isolated success story but part of a broader movement within SkyWorld to reshape Malaysia's urban housing landscape.

This long-term commitment is reflected in the company's upcoming RM13bil development in Penang, a collaboration with the state to deliver over 35,000 units of high-rise affordable housing across two prime plots on the mainland - 34 acres in Seberang Jaya and 161.5 acres in Batu Kawan.

Introducing a new benchmark for affordable housing, this development will become Penang's first residential project built using PPVC (Prefabricated Prefinished Volumetric Construction) technology.

It will feature a mix of Rumah Mampu Milik and Rumah Bakat MADANI units, priced between RM225,000 and RM420,000, all thoughtfully designed around SkyWorld's proven Healthy Home principles.

Features such as vertical schools, green corridors, pay-per-use clubhouse facilities and a 10-year maintenance fee cap show how the company is extending its ethos of sustainable, family-friendly living to more communities nationwide.

"While the market offers many mid-range and high-end offerings, there remains a clear shortage of well-planned, high-quality options within the affordable range.

"In the past, young families and professionals could still find homes that were centrally located, well-built and within reach. Today, such opportunities are increasingly limited.

"Through such initiatives, SkyWorld plays a vital role in bridging this gap by developing homes that are safe, sustainable and conducive to modern living - thus enabling more Malaysians to achieve meaningful homeownership," Lee pointed out.

The first phase, SkyWorld Pearlmont, has already been launched in Seberang Jaya. Another upcoming phase in Batu Kawan will be launched soon.

The overall project will span around 10 years. It is targeting a QLASSIC build quality score of 85%.

Summing it up, he added, "For us, it's not just about developing buildings. It's about shaping communities, improving quality of life and supporting Malaysia's vision for inclusive urban growth."

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