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Aetas Damansara in Tropicana 55% taken up

BY **CHUNG YING YI**
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Aetas Damansara in Tropicana Golf & Country Resort, Damansara, has achieved a take-up rate of 55% since its launch on Dec 15 last year. The high-end condominium is jointly developed by MCT Bhd and Philippine-based real estate firm Ayala Land, Inc.

“As it is a low-density project (in an area with a low supply of high-rise buildings), we anticipate a healthy demand for Aetas Damansara regardless of current market conditions. The project will appeal to young corporate executives, retirees, empty nesters, multigenerational families as well as the immediate community in the vicinity of Tropicana,” says MCT CEO Teh Heng Chong in an email.

Sitting on a 1.76-acre leasehold parcel, Aetas Damansara has a gross development value of RM564 million and will comprise two 47- and 48-storey towers with 226 residential units in total. Priced from RM1.9 million, the units will come in 3+1- or 4+1-bedroom layouts and built-ups of 2,098 to 3,273 sq ft. There will also be two exclusive 6,071 and 6,114 sq ft 5+1+1-bedroom penthouses. The development is expected to be completed in 2Q2025.

Teh notes that Aetas Damansara targets the affluent market segment, which will not be adversely affected by the pandemic. “In fact, the pandemic has brought upon a realisation for the need or appreciation of wide, open areas within the home, where people can indulge in indoor recreational activities. Working from home has also become a new normal, thus having sufficient space in the home for this function would be an advantage.”

MCT sales and marketing director Chee Kok Keong explains that “Aetas” means “lifetime” or “junction of life” in Latin, and the project is positioned as a development where a fine home is the start of endless possibilities to last a lifetime. “We also emphasise the design and space requirements [of the units] to enable the cultivation of family values, where multigenerational living can be incorporated,” he says.

The development has a 24-hour, multi-tier security system, CCTV monitoring, visitor management system, access control checkpoint, access card system and perimeter intrusion detection system.

Chee says units at Aetas Damansara will have open living spaces and dining areas between 7m and 7.6m



Teh: Working from home has also become a new normal, thus having sufficient space in the home for this function would be an advantage



Chee: We also emphasise the design and space requirements [of the units] to enable the cultivation of family values



Aetas Damansara will comprise two 47- and 48-storey towers with 226 residential units in total

wide, an expansive scenic balcony, a multifunctional serving kitchen, as well as laminated glass in bedrooms for increased safety and reduced noise transmission. “In addition, some of the units are designed to provide multigenerational rooms, with a wheelchair-friendly bathroom and spacious bedroom to ensure the comfort of senior citizens. The units facing west will have a view of the Tropicana Golf & Country Resort, while those facing east will have a view of KLCC and Petaling Jaya.”

There will be a total of 742 parking bays and each unit will be entitled to at least three, whereas the penthouses will have five parking bays. “Some units will have a personal storage space and storage compartment in the parking lot,” says Chee.

The facilities will be on level nine and include a 25m infinity pool, pool lounge, an outdoor spa pool, activity deck, open lawn, a gymnasium, family seating and picnic deck, an al fresco pavilion and a function hall. The maintenance fee is 45 sen psf a month.

Aetas Damansara is near Strand Mall, 1 Utama Shopping Centre, The Starling Mall, Giant Hypermarket Kota Damansara, St Joseph’s Institution International School, SMK Bandar Utama Damansara 3, SEGi University Kota Damansara, Alpha Specialist Centre, Kelana Jaya Medical Centre, Tropicana Golf & Country Resort and Bandar Utama Golf Course. It is also easily accessible via the New Klang Valley Expressway, Sprint Expressway and Damansara-Puchong Expressway. ■

HAPPENINGS

The Asia Economic and Entrepreneurship Summit

Date: Sept 30 (Thursday)

Time: 8.30am to 5pm

Venue: InterContinental Hotel, Jalan Ampang, Kuala Lumpur

Contact: (017) 405 0102 or (013) 757 2395

Organised annually by KSI Strategic Institute for Asia Pacific, Pacific Basin Economic Council and *China Daily*, the Asia Economic and Entrepreneurship Summit (AEES) is a leading regional economic forum that creates a meeting of minds for the government, business, civil society and thought leaders to discuss the key trends, strategic challenges and major issues affecting business and industry in Asia. It also identifies business and investment opportunities in key economic sectors and the new growth drivers in Asia amid the Covid-19 pandemic.

Archidex 2021

Date: Nov 3 (Wednesday) to Nov 6 (Saturday)

Time: 10am to 7pm

Venue: Kuala Lumpur Convention Centre

Contact: (016) 233 2773

Organised jointly by the Malaysian Institute of Architects or Pertubuhan Arkitek Malaysia (PAM) and CIS Network Sdn Bhd, this annual industry trade event will feature architects, influential speakers and exhibitors from across the region. Together with Archidex Online in a hybrid exhibition concept, the event will include architectural conferences, forums, trade talks, webinars, industry meetings, business matching, networking opportunities and awards. Admission is free.