



Splendid space and views

Left The Awan show house has views of Kemensah Forest Reserve in Melawati

Right The double-volume living room in Awan opens up the space and lets in plenty of natural light

Bottom The living, dining and kitchen area in the Daun show house that can be opened to the outdoors easily

Bottom right The exterior of the Daun show house with a cantilevered room above the open balcony where one can wine and dine while looking out to the forest reserve



THE VIEW OF Kemensah Forest Reserve's lush jungle and limestone mountain ridges in the distance takes one's breath away. This vista is what the owners of Nadayu Melawati's 21 luxury bungalows will get to see every day.

Developed by Nadayu Properties Bhd (formerly know as Mutiara Goodyear Development Bhd), the freehold luxury bungalows make up Phase One of the development that will be a guarded community. The bungalows are part of the 80-acre Nadayu Melawati project in Melawati, Kuala Lumpur, that will be developed in six phases.

With completion targeted for June this year, the luxury bungalows come in four designs and carry names such as Awan (cloud), Bayu (breeze), Cahaya (light) and Daun (leaf).

They are built in a single-loading layout, which means no home will look into another. The average price is RM6.5 million while the size of the land is generous, ranging from 7,000 to 9,000 sq ft.

To give potential buyers an idea of the living space, Nadayu Properties built two show units in the Awan and Daun designs. The former has a Chinese/Peranakan feel while the latter is contemporary. The built-up of the Awan homes is from 6,784 to 7,110 sq ft



while it is 6,720 sq ft for the Daun homes. Nine Awan and two Bayu units are up for sale.

The Awan design features a 3-storey home with a double-volume living room while the Daun design has an extra floor, making the homes four storeys high.

The two houses on show look boxy, but apparently this was deliberate in order to optimise space. As you approach the units, you see water features equipped with water pump and filtration system for ornamental fish lovers — a standard feature of all the bungalows in Phase One.

You also enter these homes through massive doors that are 9.5ft high and 8ft wide. If you think they would be extremely heavy to push open, think again. Built from composite materials similar to those found in your car's dashboard, these sturdy doors are custom-made for the developer and cannot be found elsewhere. Moreover, on the frames of the doors are LED lights that switch on automatically when the doors are opened — certainly beats fumbling in the dark for the light switch.

The luxury bungalows also display plenty of glass, allowing the interior to be bathed in natural light. This cuts down the use of artificial lighting, hence saving electricity.

Other standard features are a lap pool, air cond units throughout the home, smart home system, security alarm, rain water harvest tank, high ceiling and compressed marble tiles in the living room. The staircase, meanwhile, is some 5ft wide and has glass railings that come in stainless steel banisters. For those unable to take the stairs, there is the lift, which is another standard feature.

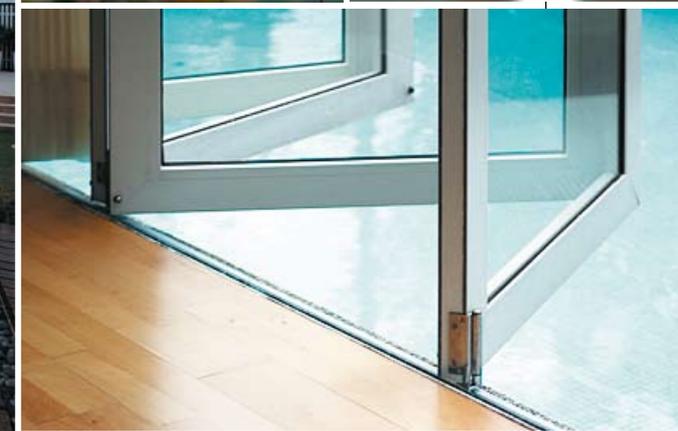
One thing that you will only find in the Awan design is a sliding wall panel that opens up the house from the driveway for an extra-large entrance.

Type Awan homes come with 6+1 bedrooms and Daun with 5+1. All bedrooms come with an attached bathroom and timber flooring. The pièce de résistance has to be the master bedroom — with a 15ft high ceiling, this room is the size of a small apartment! The walk-in wardrobe is huge whilst the bathroom comes fitted with a bathtub cum Jacuzzi and a 15ft high rain shower.

Both designs also boast floor to ceiling height flexible sunscreens with louvres for ventilation and added privacy in the master suite.

Throughout the two units, the developer showcases how the spaces can be converted or adapted for different functions, such as into a yoga room, gym or AV room. Some of the bathrooms can also be converted into a sauna or steamroom. Such flexible use of space is the result of the rectangular room layouts where there are 'no dark corners' making every space usable, are among the selling points of Nadayu Melawati's luxury bungalows.

As one stands looking out at the jungle and mountain ridges beyond, the Kuala Lumpur city centre seems far away. However, it is only about 20 minutes away via Middle Ring Road 2, as are amenities around Taman Melawati like supermarkets, specialist hospitals and international schools. For the owners of the luxury bungalows, this is bliss indeed.



Far left The master bedroom in both show houses features 15ft high ceilings and sunscreens to control the amount of light into the room

Left The master bathroom has a bathtub for a luxurious soak

Above The Awan home looking calm and serene at night

Above right Some of the architectural details that Nadayu Properties has included in the homes



FAST FACTS ABOUT NADAYU MELAWATI'S LUXURY BUNGALOWS

- There are 21 of them
- They are called Awan, Bayu, Cahaya and Daun
- The Bayu homes are sold out
- Prices start at RM5.9 million
- The built-ups start at 7,000 sq ft
- The maintenance fee is about RM1,000 a month to help upkeep common areas like the roads and landscaping
- There is electrified perimeter fencing for added security thus giving the homeowners peace of mind

For more details, visit Nadayu Galleria, 1 Persiaran Nadayu 1, Taman Nadayu, Hulu Kelang, 68000 Ampang, Selangor. Or you could call (603) 4147 888 or visit www.nadayumelawati.com.