



UEM Land to launch Symphony Hills Phase 1

By Sharen Kaur

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UEM Land Holdings Bhd is launching phase one of Symphony Hills, a RM1 billion five-year residential project in Cyberjaya, and is confident demand will be strong.

In fact, it expects to sell all 122 superlink houses, townhouses and town villas that will be launched this weekend. Prices range from RM1 million to as much as RM2.3 million per unit.

Managing director Datuk Wan Abdullah Wan Ibrahim is optimistic of strong sales judging from the demand shown by both locals and expatriates in the Klang Valley, especially in Cyberjaya.

"We feel Symphony Hills is hitting the market at the right time. There is Maju Expressway improving connectivity between

Wan Abdullah
at one of the
Symphony
Hills houses

Cyberjaya and Kuala Lumpur.

"Cyberjaya has announced several new international firms coming on board. These include Fortune 500 companies, which will spur demand for new housing. Cyberjaya is going to fly," he said.

Symphony Hills will feature 450 houses. The project will showcase the connected intelligent community (CIC) concept of state-of-the-art technology and high-speed fibre optic infrastructure.

UEM Land is partnering Mesiniaga Bhd and Cisco Malay-

sia to develop Symphony Hills, which is the first residential development for the company outside of Nusajaya in Johor.

Each house at the 98ha Symphony Hills will have strata landed status, allowing residents to maintain certain aspects of the project from landscaping to security.

The project, which will be certified green, will also have a floating clubhouse incorporating green technology for rainwater harvesting.

"Although the prices are steep, our margins are very me-

diocre. We won't get 30 per cent to 40 per cent margin, but the satisfaction will come from being the first developer here to offer such a community.

"A lot of budget is being planned on the ICT (information and communications technology) component. We believe in value. We will make decent margins in the next few phases once we have delivered the first batch of houses," he said.

UEM Land wants to buy more land in Cyberjaya, Kuala Lumpur, Penang and Kota Kinabalu to expand.

