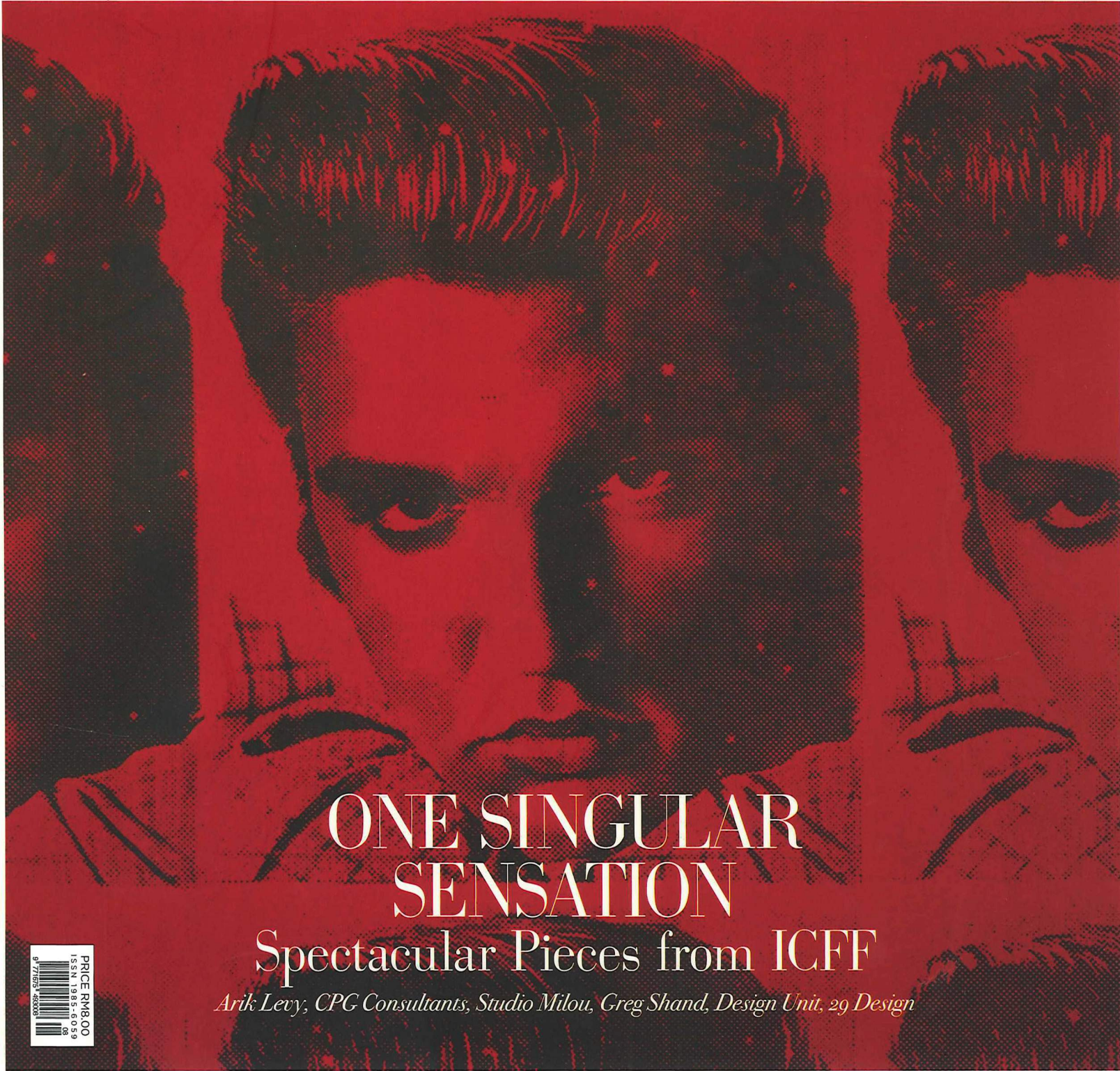


Room

design • architecture • passion

Hang Tight The Amazing Cantilevered House In KL **An Address for Heritage**
Launching National Gallery Singapore **A Village Lantern** Indian Heritage Centre
A Swinging '60s Icon Returns Centre Point London



ONE SINGULAR SENSATION

Spectacular Pieces from ICFF

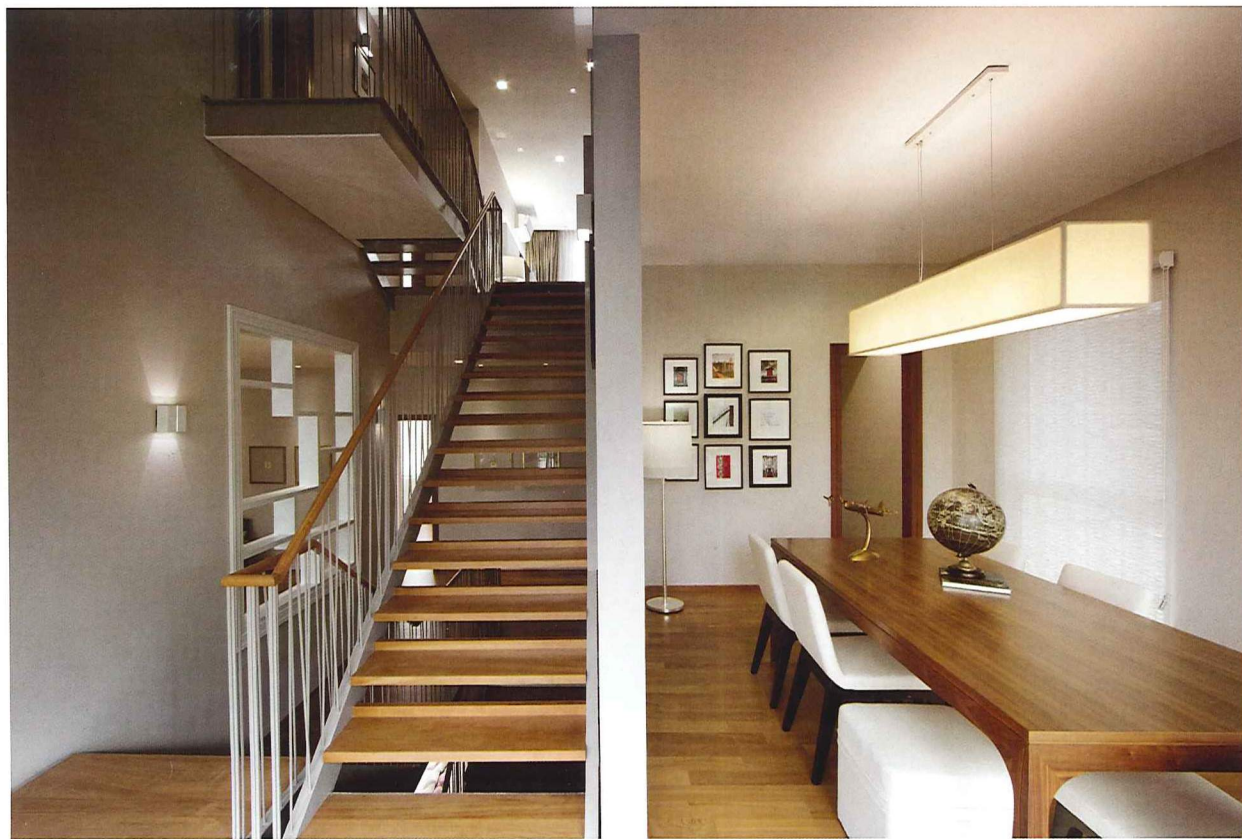
Arik Levy, CPG Consultants, Studio Milou, Greg Shand, Design Unit, 29 Design





LEGACY COMES HOME

Created for multi-generation families, Park Manor villas have the space, design, and facilities that would accommodate the owners' requirements in the decades to come.



(This page) Every floor in each villa is created as a zone where spaces for specific functions can be created. The layout ensures smooth flow from one floor to another for consistency and a seamless feel. (Previous page) The living rooms in the villas are fitted with large windows and are never deprived of views and natural light. (Opposite page) Despite their generous space, the rooms exude warmth and familiarity owing to proportion and layout.

Park Manor, Sierramas

Strata Villas
Built Up 5,470 -
6,980 sq. ft.
Land Area 3,821 -
5,231 sq. ft.

FREEHOLD

Completing by
end 2015

The future is foremost in the minds of enlightened developers, although they address it in many different ways. Some developers focus on the preservation of design integrity and thus employ state-of-the-art construction technology and advanced materials. Others ensure the provision of flexible spaces within the development that can be converted as needs arise in the future. There are also those who calibrate their input according to how humans are likely to live in the decades to come.

Residences for multi-generational families are making a comeback. Besides the obvious economic objectives they fulfil, preservation of family values, traditions and filial ties are best secured in houses that can accommodate more than one generation. Demand for such housing arrangements in urban areas, where options have tended towards nuclear families' requirements, is said to be on the rise.

One such development results from a joint venture by developers Tan & Tan Developments Berhad and KL-Kepong Property Holdings Sdn Bhd. Founded in 1971, Tan & Tan has grown into a leading property developer in Malaysia, with a portfolio consisting of condominiums, landed properties and gated communities, commercial and residential buildings, including hospital development. Tan & Tan built the first hotel apartment in Malaysia, and has earned the distinction as the country's pioneer of condominium living.



Named Park Manor, the freehold residential project is currently under construction in Klang Valley – at Sierramas in the Sungai Buloh section of Selangor – which gives it a unique location with privacy and seclusion yet close proximity through convenient road network to urban hubs. Sierramas is the first gated community in Malaysia that was built by Tan & Tan.

Park Manor comprises forty-one ultra-spacious villas with floor areas ranging from 5,470 square-feet to 6,980 square-feet. The villas come in five- and six-bedroom configurations laid out in three storeys that are connected by both stairs and internal lifts. Among the unique features of the development are the ample living/family areas located on every floor. These ample spaces support shared family activities but with flexibility for creating private nooks and intimate corners as well as entertainment spaces.



Among the dominant architectural elements of the villas are the full-height windows that make for simulated indoor-outdoor living by bringing in the broad vistas of landscaped lawns and paths that meander through trees and plantings. These floor-to-ceiling fenestrations emphasise the height of the ceiling and the generous proportions of the rooms.

The idea of a house that will remain relevant to future and evolving usages is at the core of the Park Manor development. Its ample spaces can be easily zoned into generational use with enough square-footage where shared family activities can be organised. The generous space also functions as reserved space for future needs including new additions to the family or their shifting lifestyle interest. Areas can be reconfigured into additional bedrooms along with the expansion of the family, or converted into a speciality room to accommodate new hobbies, vocations or functions.





(Below) The master suite is set up with full amenities ranging from en-suite bath, walk-in closet and enough floor space to accommodate a small lounging/entertainment area opposite the bed. The grounds of the property are planted with shade trees and ornamental plants between pedestrianised paths and access roads. (Opposite) The rooms have the flexibility that ensures they can be transformed to suit different requirements. In this space, a quiet reading room or an intimate entertainment zone can be set up.



The layout comprising stacked floors provides a natural division that the family can use to allocate private spaces. Each floor can serve to indicate a domain for one generation, and where rooms can be organised accordingly. With the installation of an internal lift, accessibility barriers are eliminated. Meanwhile, the ground floor is designed for the elderly with its own access from the room to the private garden.

Every villa has a layout that allows graceful transitions from one room to another and presents a coherence that is further enhanced by unifying motifs and elements. In the show unit created by C'arch Architecture + Design, with interiors by PDI Design & Associates Sdn Bhd, the narrow palette of neutral colours helps amplify this. The villa is approached through the covered porch which adjoins the parking lot. The solid timber panelled main entrance doors open into the foyer with marble floors and tall ceilings. Every villa is laid with marble flooring in living, dining and guest room, as well as in the dry kitchen, foyer, powder room

and master bath. (Teak floors are used in all bedrooms, as well as the study and family areas.)

All villas are fitted with an internal lift with a four-person capacity, and Mitsubishi inverter air-conditioning units in living, dining, family rooms and bedrooms, except the maid's room. Other standard utilities include stainless rainwater and water tanks, centralised solar panels for hot water in the wet and dry kitchens, and maid's room, as well as high-speed broadband facility.

The gated community is being developed in a 7.88-acre plot with pedestrianised zones. On it will be constructed exclusive facilities, including a clubhouse, an ornamental pavilion, a children's wading pool and an adult pool fitted with a 25-metre lap lane.

Park Manor villas are notable for many things, not least of which is the way they are designed to accommodate multi-generational occupants. This safeguards the development's flexibility to address the future requirements of its occupants. ■

STRATA VILLA



PARK MANOR SIERRAMAS

New at Sierramas: an Exclusive Collection
of 41 Ultra-spacious Luxury Family Villas.



Actual Photo of Show House

A SECURE GATED
COMMUNITY WITH
EXCELLENT ACCESS

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IGB & ELC
International Schools

.....
Jaya Grocer & other
shopping amenities

.....
25 mins drive to the
KL city centre via
NKVE & DUKE

.....
Upcoming Sungai
Buloh MRT station

Introducing **Park Manor**, a unique 7.88-acre walkable neighbourhood of leafy streets and tropical woodlands that is designed to meet the needs of your extended family.

Our 3-storey villas which range from **5,470 sq ft** to **6,980 sq ft** offer between 5 - 6 bedrooms with en suite bathrooms, generous living spaces, as well as a private lift.

Beautiful landscaped paths offer easy access to an exclusive Clubhouse and the entire grounds are discreetly monitored, creating a lavish yet secure family environment.



Experience The Luxury.
Visit Our Brand New Show House.

ENQUIRIES



TAN & TAN DEVELOPMENTS BERHAD
(An IGB company) (13042-H)

MARKETING & SALES GALLERY
5th Floor, The Gardens South Tower
Mid Valley City, Lingkaran Syed Putra
59200 Kuala Lumpur, MALAYSIA

DEVELOPED BY

Kumpulan Sierramas (M) Sdn Bhd
(202326-W)

A joint venture between
Tan & Tan Developments Berhad and
KL-Kepong Property Holdings Sdn Bhd

017 361 2266 / 017 357 2266
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No. Lesen Pemaju: 5877-4/05-2017/592 (03/05/2012 - 02/05/2017) No. Permit Pengiklanan & Jualan: 5877-4/2014/2013(08) (14/8/2014 - 13/8/2015) Tarikh jangka
Slap: Disember 2015 Jumlah Unit: 41 unit Jenis A - 10 unit (3 Tingkat) Jenis B - 21 unit (3 Tingkat) Jenis C - 3 unit (3 Tingkat) Jenis D - 3 unit (3 Tingkat)
Jenis E - 4 unit (3 Tingkat) Pelan Bangunan Diluluskan Oleh: Majlis Perbandaran Selangor No. MPS.11/3/8/1114 Bebanan Tanah: Tiada Pegangan Tanah: Bebas
Harga Minimum: RM3,970,000 Harga Maksimum: RM5,240,000