

# MRT deck at Sunway Nexis SoHo

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PETALING JAYA: Sunway Integrated Properties Sdn Bhd launched Sunway Nexis SoHo suites at its Sunway Nexis project in Kota Damansara last month. Sunway Nexis is located 80m from the proposed Sungai Buloh-Kajang Line MRT (mass rapid transit) Line 1 station and will be linked to the station via an MRT deck.

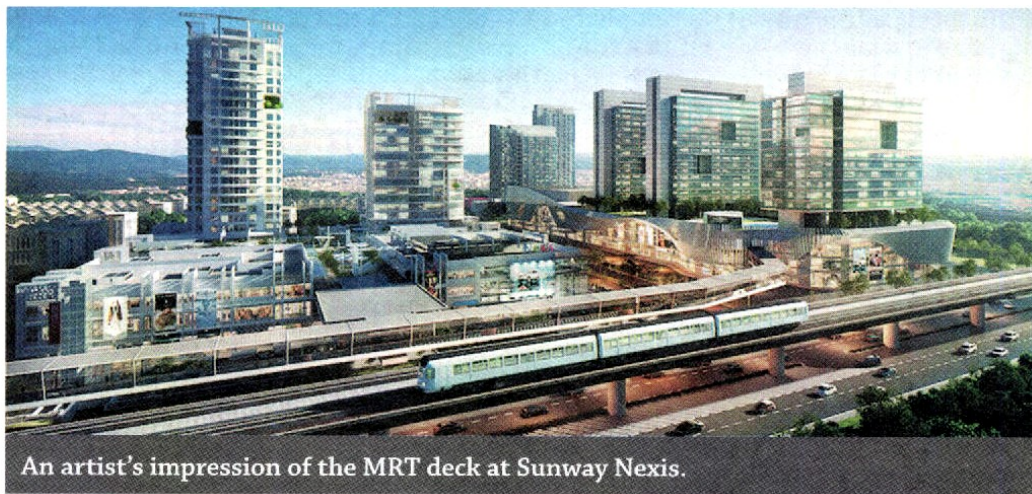
The 147 SoHo suites are housed within a 20-storey building at Sunway Nexis which also offers three-storey retail shops and office units in a 13-storey building. The overall project is 85% taken up so far.

The SoHo suites have built-ups ranging from 872 to 936 sq ft while duplex units are from 1,636 to 1,690 sq ft. The prices for the SoHo units range from RM802,200. It has garnered a take-up rate of 70% so far.

Meanwhile, the 49 retail shops are from 4,133 to 8,718 sq ft with prices from RM4 million while the 113 office units range from 925 to 1,722 sq ft and tagged at RM700,000 onwards.

Built on 5.83 acres (2.36ha) of leasehold land with an estimated gross development value of RM500 million, Sunway Nexis is located next to Sunway Giza mall. It will have two levels of basement parking.

The SoHo suites' launch on Oct 3 featured a talk by MRT Corp strategic communications and public relations director Amir Mahmood Razak who spoke about the current MRT project and how it benefits the



An artist's impression of the MRT deck at Sunway Nexis.

Kota Damansara township and its 250,000-strong population.

The new MRT deck at Sunway Nexis aims to provide easy, convenient and comfortable access for business owners, residents, employees as well as customers to the development, said the developer in a recent statement.

"With eight units per floor, adjoining SoHo units can be easily merged to form larger units. E-marketers, traders, IT services and consultancy businesses will find these the ideal workspaces complete with the latest technology," it added.

According to Sunway Integrated Properties managing director — property development, Malaysia, Ho Hon Sang, its property

projects in the Kota Damansara area such as Sunway Giza, Dataran Sunway, Sunway Opal and Sunway Challis have enjoyed strong capital appreciation.

"Sunway Giza retail units have appreciated in value by 105% since their launch in 2007 while the Dataran Sunway shop offices have appreciated by 170% since 2004. Sunway Challis townhouse prices have appreciated by 117%," Ho said, adding that this is a result of well-planned facilities and infrastructure, comprehensive security features and their prime locations.

Sunway Integrated Properties is part of listed property and construction group Sunway Bhd.