

# YTL LANDMARKS

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Designed by masters,  
built as masterpieces.



**danau**  
PUCHONG

# A LIFE WELL CONNECTED



Modern liveability is one of the defining principles that drives our efforts at YTL Land, but what does that mean in an ever-evolving and rapidly expanding urban landscape?

Certainly comfort, security, self-sufficiency, convenience and an ideal living environment are elements that enhance our quality of life. However, as our surroundings become more populous and congested, and our urban habitat continues to expand its perimeters, a sense of lifestyle freedom becomes more and more prevalent as a key desire.

Our freedom of movement defines how we engage and interact with our environment. It determines our convenience to engage with work and leisure, access to work and essential services, as well as the quality time afforded to family and friends. From this perspective, connectivity and accessibility have become

important components of any living proposition. As such, it is a vital consideration behind any development we envision.

As the Klang Valley evolves to embrace an integrated transit system to make the city more liveable, we are mindfully poised to leverage on its potential by focusing on opportunities that benefit from its nexus of networks.

Already our developments in Sentul East and Sentul West have benefitted from the enhanced accessibility of the new MRT Putrajaya Line. Two new MRT stations, the Jalan Ipoh station and Sentul Barat station, complement the existing LRT and KTM stations in the vicinity. Similarly, new developments in the pipeline are strategically placed to offer convenient access to train stations and encourage greater use of the rail system.

This is a philosophy that stems from our understanding that modern liveability is more than providing an environment that enhances your life. It is also about allowing you to enjoy the freedom, comfort and time to achieve your own lifestyle aspirations.

Dato' (Dr) Yeoh Seok Kian  
Managing Director  
YTL Land & Development Berhad

# A NEW OPPORTUNITY TO LIVE BY THE LAKESIDE BECKONS



The idyllic prospect of living by a calm lakeside is a rare enough opportunity on the overall Malaysian landscape, let alone within the country's ultra urbanised Klang Valley region.

Yet, YTL Land brought this idea to life years ago with a vision to transform a former mining pool site into an exquisite lakeside residential haven. Today, the award-winning Lake Edge in Puchong enjoys the stature of being one of the most prominent residential landmarks in a commercially vibrant and highly sought-after district, offering a utopian escape of lush greenery and lakeside calm for the many residents who call the luxury enclave home.

YTL Land is now extending a taste of rare lakeside living to a broader audience of lifestyle aspirants, particularly those who appreciate an enhanced quality of life, calm surroundings and excellent connectivity at incredible value.

Danau Puchong (cover image) is a new high-rise development that is poised to resonate with upgraders, young families and first-time buyers, given its ideal setting beside a serene lake, its strategic position close to Puchong's central commercial hub, excellent accessibility, as well as the hallmark comforts of space, greenery and design synonymous with the YTL Land brand.

Situated in the vicinity of Lake Edge, two blocks of 32-storey towers will house spaciouly designed one-, two-, and three-bedroom units. All units at Danau Puchong will feature a unique indoor-outdoor living experience, taking full advantage of wide openings to welcome fresh air, natural light and a lakeside atmosphere into the comfort of your personal space.

Living areas are seamlessly expanded to connect with the outdoors where a panoramic view makes the tranquillity of the lake and the sparkle of the urban skyline a centrepiece of daily life.

At the master bedroom, a similar experience inspires residents to begin each day with a stunning vista, the glow of the morning sun and the cool waterside breeze. Overlooking serene waters and the pulse of urban surroundings, a bird's eye view from home is a constant reminder that the best of both worlds awaits below.

Communal areas feature a lush atmosphere, providing quiet and restful escape from the hectic pace of urban surroundings. Textures of green are intricately woven into open spaces to create an environment that is both calm and aesthetically pleasing.

Residents can enjoy a refreshing dip in the infinity-edge pool while soaking in a picturesque view of the neighbouring lake or the enveloping Puchong skyline. Other lifestyle facilities include a wading pool, gymnasium, BBQ area, basketball court and playground.



*The outdoors surrounded by lush greenery and calming breeze creates a sanctuary to capture the essence of tranquil moments.*

Strolls along verdant walkways will become part of a daily routine, while lush nooks and green pavilions tempt with the promise of quiet time for reflection. Open green play areas are specifically crafted to allow children to engage with the outdoors, and thrive in healthy and safe surroundings.

Ideally, Danau Puchong is a serene escape that can be enjoyed without sacrificing a host of conveniences that make an urban lifestyle appealing. The immediate vicinity offers a trove of commercial, entertainment and institutional amenities to facilitate a thoroughly modern lifestyle.

Nearby retail centres, banks, schools, eateries and medical facilities in the matured neighbourhood adequately provide for daily needs, yet excellent connectivity adds to this appeal, offering ease of access to other key urban centres within the Klang Valley.

Ideally, Danau Puchong is a serene escape that can be enjoyed without sacrificing a host of conveniences that make an urban lifestyle appealing.

Strategically placed between the LRT Pusat Bandar Puchong station, just 800m away, and the LRT IOI Puchong Jaya station, residents can enjoy access to the LRT Sri Petaling Line which offers seamless connectivity to Klang Valley's integrated rail transit network.

Meanwhile, proximity to a network of interconnected highways enables quick access to popular hotspots such as Subang, Sunway, Bukit Jalil, Cyberjaya, Putrajaya and KLIA. Additionally, a proposed link may soon enhance this convenience, making travel to USJ Subang Jaya an almost effortless journey.

At Danau Puchong, comfort is having the best of metropolitan living at your doorstep, the calm of green surroundings, and the serenity of a stunning lake as your backdrop.

To find out more about this enticing project, or to register your interest, visit [danaupuchong.com.my](http://danaupuchong.com.my).



# MRT PUTRAJAYA LINE AN ADDITIONAL BOON FOR SENTUL



*Photo by Abdul Razak Latif*

The changing face of Sentul has already had a transformational impact on the neighbourhood's overall profile and the social well-being of the community. Our efforts to modernise its appeal, while preserving its heritage and natural beauty have rejuvenated the relevance of a locale that boasts a strategic position with convenient proximity to city centre itself.

Along with this, infrastructure enhancements to Sentul's existing rail tracks and stations in recent years have turned a historical railway town into a dynamic transport hub, complementing the strategic appeal of its city location.

The much-awaited completion of Phase 2 of the MRT Putrajaya Line in March this year promises to further elevate its prominence and enhance its socio-economic development. Today, Sentul is served directly by a MRT line, two LRT lines and a KTM commuter line, all seamlessly integrated into Klang Valley's 555-km rail network, envisioned to support sustainable mobility in the context of improving productivity and quality of life.





*The Sentul Barat MRT station further enhances the 'connectivity' appeal of the Sentul neighbourhood, which is already well-served by two LRT lines and a KTM Komuter line.*

In its entirety, the MRT service is a crucial component of the Klang Valley Integrated Transit System masterplan which provides a backbone for the entire network of rail transit in the region and fulfilling the 'missing link' that gives Greater KL a synergy of interconnected transit lines.

The MRT Putrajaya Line is a major landmark towards achieving this goal. The 57.7-km alignment with 36 operational stations now makes Sentul directly accessible from Kwasa Damansara in northern Klang Valley to Putrajaya Sentral in the far south with relative ease at reduced travel times.

A train ride by MRT to the airport is not only quick but affordable too. A trip from downtown KL to KLIA and KLIA2 costs less than RM15 via an interchange to KLIA Transit at Putrajaya Sentral. This compares favourably with an airport bus from KL Sentral to either airport which typically costs RM12 per ticket.

Global experience indicates that such similar large-scale infrastructure projects have had a rejuvenating impact on older parts of cities. This is the case for Sentul, where improved connectivity to the suburbs, major cities, essential services, central business districts and commercial hubs redefine what it means to live in, work at or visit Sentul.

As a catalyst for such an outcome, the MRT Putrajaya Line stretches from Kwasa Damansara through key settlements and employment sites such as Sri Damansara, Kepong, Jalan Ipoh, Sentul, Kuala Lumpur General Hospital, Kampung Baru, KLCC, Tun Razak Exchange, Kuchai Lama, Seri Kembangan and Cyberjaya before its terminus at Putrajaya Sentral.

Market watchers have earmarked Sentul as one of the key beneficiaries of enhanced rail connectivity, adding to its prime city location and the transformative impact of successful rejuvenation initiatives. As such, Sentul is poised to rapidly capitalise on the added benefits of MRT accessibility, creating a sustainable and efficient mobility network that benefits residents and visitors alike.

The MRT is also anticipated to be a catalyst to property developments in the vicinity of its line and stations. According to head of research and consultancy of Zerin Properties, Roja Rani Applanaidu, as a general rule of thumb, residential properties located within 500 metres from stations and linked to the station areas through proper planning may appreciate up to 30% while commercial properties are likely to achieve higher appreciation rates of up to 50%, especially if located within close proximity to interchange stations.



*The Jalan Ipoh MRT station is within walking distance from The Maple at Sentul West and Sang Suria Condominium.*



Properties in Sentul are expected to see the “MRT effect” on demand and pricing, reaping the benefits of a highly accessible urbanised neighbourhood that already houses award-winning icons such as The Fennel, The Maple, d6 and d7, among others. Notably, attractions such as Sentul Depot and Sentul Pavilion have established Sentul’s profile as an event destination, while The Kuala Lumpur Performing Arts Centre is a popular cultural attraction.

Furthermore, easy access to KL’s new financial centre and commercial hubs makes Sentul an attractive alternative as a business address, making the many modern and unique office developments already taking shape on the landscape an even more enticing prospect.

A sustainable transit network and increased visitation to the vicinity will mean that Sentul will be able to share its unique appeal to a larger audience, which in turn would ultimately entice more lifestyle seekers, business operators and savvy retailers to make the neighbourhood their home.

# SENTUL PAVILION HOSTS GLITZY WEDDING AFFAIR



Celebrating the resurgence of the wedding industry following three years of Covid 19 pandemic stagnation, high-end wedding dressmaker 23 Wedding Luxe debuted its much-anticipated collection in January this year.

To showcase its stunning bridal gowns in a gala high fashion event, 23 Wedding Luxe found an ideal venue in Sentul Pavilion, where a breath-taking glasshouse setting and exquisite interior space provided an appropriately magical environment for the occasion.

Uniquely encased in high glass walls, Sentul Pavilion invites the grandeur of its verdant park surroundings to be a part of the interior experience, where guests at the glitzy wedding affair enjoyed a spectacular ambience while being treated to an extravagant fashion show.

Approximately 100 guests attended the exclusive invitation-only event, which included a guest list of industry professionals, influential socialites and celebrities.



*Sentul Pavilion provided a magical setting for 23 Wedding Luxe's glitzy bridal gown showcase.*





*The vast glass-encased main hall comfortably accommodated a grand catwalk area and over 100 seated guests, including celebrities, social influencers and prominent fashionistas who enjoyed the unique indoor-outdoor ambience.*

Guests were first hosted at The Foyer at the entrance of Sentul Pavilion for a pre-event cocktail, a spacious welcome area with a mezzanine level and bar, large enough to host smaller scale events on its own.

The Hall, which is the vast main event area with towering glass walls provides a sense of borderless space, effortlessly accommodating a fashion runway as well as spacious seating arrangements.

Guests witnessed a showcase of exceptional wedding designs inspired by traditional, classic, romance and glamour influences, while enjoying an outdoor experience within indoor air-conditioned comfort.

Also making the 23 Wedding Luxe fashion extravaganza outstanding was the fact that it was fully casted by Asian-only models, and featured a special guest appearance by social media influencer and internet sensation, Christinna Kuan.

The event marked the first large-scale fashion show by Wei Li, founder and designer of 23 Wedding Luxe, following the Covid-impacted period. It was also the first time it partnered Sentul Pavilion as the official venue sponsor.

To make enquiries about Sentul Pavilion, visit [sentulpavilion.com.my](http://sentulpavilion.com.my) or call +603 4041 0822.



*The open and 'limitless' feel of Sentul Pavilion perfectly captured the grandeur and the luxurious theme of the event.*

YTL LANDMARKS

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