

MJHomes Focus



Artist's impression of the linear garden of Kiara 9 @ Mont Kiara

Message from the Group Managing Director

A Challenging Year Ahead



" We stand firm and committed to our delivery promise of the best products. "

Welcome to the 1st edition of **MJHomes Focus** - where you will be updated and connected to the on-going news on the activities in our property development division.

Last year, we have soft-launched our flagship project – **Kiara 9** in Mont Kiara, which has continued to perform well. In February 2009, we have also soft-launched our resort-themed low-rise development, **Desa Idaman Residences** - a sub-phase of the 250-acre Puchong Prima Township. Our international property venture - the **Blue Valley Golf & Country Estate** in Midrand, South Africa, a Tuscan-themed development featuring a Gary Player-designed golf course currently recorded 858 stands sold, and is expected to cross the 1000th mark by the end of 2009.

We foresee there will be many hurdles ahead for all to overcome the excessive negative market sentiments caused by the global financial crisis. We stand firm and committed to our delivery promise of the best products. We are making concerted efforts and creative ways to enhance the value proposition of our projects, especially at **Kiara 9**, being our signature upmarket project. Despite the gloomy market environment, the construction progress for all projects is ahead of schedule. While several new projects are scheduled to be unveiled soon, the actual launch will very much depend on market sentiments both locally and globally.

Our ability and experience in weathering through the past Asian Financial Crisis is proof of the group's efficient corporate governance & sound financial management. Thus, we strongly believe that during such challenging period, it can be the best time for us to grow and position our corporate brand name.

It is always our philosophy to offer unique concepts & quality finishes for our developments and I would like to take this opportunity to reaffirm our commitment to all our valued purchasers and prospects.

Thank you.

Tan Eng Piow
Managing Director



The iconic tower block of Kiara 9

KIARA 9

Our commitment to Quality & Architectural Excellence

Real estate investment in Mont Kiara is still deemed attractive in terms of prices as well as return on investment. In Malaysia, where property prices are among the lowest in the region, investing in a good value property is never a wrong decision despite the gloomy global economy. When the market rebounds, property prices in Mont Kiara is expected to soar even higher as it is one of the most sought-after addresses in Kuala Lumpur for the well-heeled and the expatriate community, and Kiara 9 offers just the right investment opportunity.

Located only 200 meters away from the acclaimed Garden International School, the 41-storey iconic tower of Kiara 9 will hold you spellbound with its sleek and contemporary architecture. In addition to the spacious condos where every unit is a corner unit, Kiara 9 is also home to 16 units of 3 ½-storey Garden Villa where every unit is accorded a private lift and a personal plunge pool on the rooftop.

This exclusive gated and guarded residential enclave offers 192 units of posh condominiums with high quality finishes and its signature workmanship that spells quality and satisfaction. Being Mitrajaya Group's 1st high-profile residential development project in the up-market Mont Kiara, buyers and potential investors can rest assured of the commitment to deliver cutting-edge designs with functional specifications. In fact, Kiara 9 has been reputed to be the only one of its kind in the Mont Kiara vicinity to offer such high quality finishes and in-depth detailing features.

Another enthralling feature is the 11-metre high cascading water centerpiece that will greet residents & visitors to this luxury haven. This work of art is in an advanced stage of structural construction and will display its full glory upon completion. The imposing Grand Lobby of the tower block boasts of a swanky 7.6-metre high ceiling height and it will be adorned with fine quality imported marble – similar to those used at the world-class Four Seasons Hotel in metropolitan Hong Kong.

Progress Tracking



Overall construction progress as of 12 April 2009. Piling works for the Garden Villas have also commenced.



The Lift Lobby of the 41-storey condo tower will be treated using premium quality marble flooring.



The 11-metre high cascading water centerpiece in its advanced stage of construction.



The 7.6 metre ceiling height at drop off point of the Main Lobby.



Columns at the Main Lobby will be treated using fine quality marble.

Prior to its soft launch, the foundation works for Kiara 9 have already been completed. As of 15 April 2009, the construction for reinforced framework has reached Level 21. The current progress rate is estimated to be at one level per week basis and by September 2009, the structural framework would have reached Level 39. Penthouses and roof top structures will be ready by end 2009. Interior finishes works like plaster ceiling works and bathroom’s marble wall installation are all progressing ahead of schedule.

Investing in Kiara 9 promises more than fine finishes. Level 7, the facilities floor, will offer endless possibilities for relaxation as well as leisure in the form of an approximately 49,400 sq. ft. recreational haven. A 2-tiered swimming pool provides a sweeping view of the city skyline while the health-conscious will find the cantilevered sky gym a refreshing change, overlooking the linear garden and villas. The luxurious finishes do not end at the Grand Lobby itself – flooring material will have a general thickness of 20mm to provide that solid feel. Premium-quality American White Oak will be appointed in all bedrooms while high grade imported marble will grace the living and dining area of the condos and garden villas.

Other than quality surfacing materials, Kiara 9 will be installed with the efficient and energy-saving Daikin air conditioner system that is known for its quality and reliability. Depending on the unit type, it will either be a single or multi-split system and for the Garden Villas the Daikin VRV II system will be installed. Another one of its more interesting feature is the Titanium Apatite Photocatalytic Air-Purifying Filter. This sunlight rechargeable filter effectively absorbs and decomposes bacteria & viruses and also breaks down mould & odour, providing a safer and healthier environment.

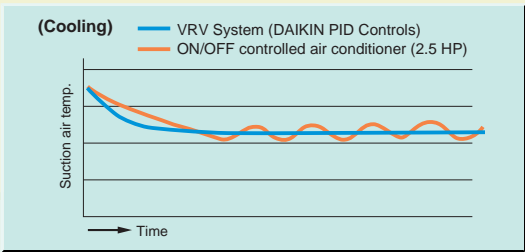
The actual show unit of the condo is expected to be unveiled in the 3rd quarter of 2009, but for now, potential investors and interested home owners are invited to visit the Kiara 9 Sales Gallery where a mock-up unit offering details on finishes as well as fittings and fixtures has been put up. For more information, please visit our **Sales Gallery** at P-1-9, Ground Floor, Block P, Plaza Damas, Jalan Sri Hartamas 1, Sri Hartamas, 50480 Kuala Lumpur, Malaysia.



JAPAN'S ADVANCED AIR-CONDITIONER COMPANY

Precision Room Temperature Control

The VRV System is an advanced system that offers convenience and comfort to end users





Energy Labelling Scheme
*Energy Efficiency Rating Award by The National Environment Agency of Singapore

Green Ticks	Energy Efficiency Rating
✓✓✓✓	Excellent
✓✓✓	Very Good
✓✓	Good
✓	Fair



Perspective of the impressive Porte Cochere and Grand Lobby.

More Progress Tracking



Interior works in progress at Type A - 2,201sq.ft. Daikin ceiling concealed air-con system will be installed for all units.



Wall marble installed at common bathroom.

Photos of Mock Up Unit



6-inch profiled coated aluminium window. Most units come with a jacuzzi.



Branded sanitary wares and quality bathroom fittings are among the standard features of this high profile development.



The dry kitchen comes fully-equipped with standard appliances as well as a hardy and practical solid surface worktop.



The master bath is treated with high quality imported marble slabs.



The double volume ceiling and cascading water feature in progress at Level P7, the recreational floor.



Desa Idaman

RESIDENCES

A tropical paradise.
Right at your doorstep.

Puchong Prima, a carefully-planned 250-acre township located in the heart of Puchong, and within easy access to PJ, KL and Subang via major expressways, is another fine example of the company's concerted effort in developing a multi-faceted township. With Desa Impiana duplexes and condominiums fully completed with CF, Mitrajaya Holdings is currently embarking on another exciting development with an equally refreshing concept – the Desa Idaman Residences – a tropical-themed 5-storey apartments with private water-theme park facilities complete with life-sized animal sculptures.

Built on freehold land, Desa Idaman is a gated and guarded residential development, and it promises never-ending fun and thrills for the whole family. The theme park offers a wide range of water recreational facilities. An adult swimming pool with gooseneck nozzles and jacuzzis, a water reflexology path, a double-loop water slide and a water playing area with shower umbrellas will provide lots of wholesome fun and healthy leisure activities for the entire family.

Residents can expect to enjoy the beautiful environment by taking a leisurely float ride in the lazy & crazy river. For your parties and private functions, a spacious clubhouse with a cafeteria and function area will be at your disposal - in addition to the BBQ pit. A par course, a childcare centre and a well-equipped gymnasium are also among other excellent facilities that will make life more pleasurable at Desa Idaman. As an experienced developer with a strong foundation, Mitrajaya offers a "build & sell" concept that gives purchasers a complete peace of mind. Construction of the whole project is in its advanced stages and Mitrajaya is currently offering Special Promotion with Easy Payment Scheme and Freebies for Purchasers.

Construction Progress & Show Unit Photos



The exterior facade of Block C - in its advanced stage of construction.



The living area of one of the show units - spaciouly laid out and beautifully done up.



An overall view of the construction progress at the site of Desa Idaman. The residents-only theme park is in its advanced stages of construction while the apartment blocks are located surrounding the theme park.

Demand for the units have been overwhelming since its soft launch in December 2008, largely due to its unique private theme park concept. There are currently 3 impressive show units open for public viewing. Drop by to have a look at the show units today and you'll be delighted to see how much thought we have put in to make this a home that you'll appreciate even more each day!



View of the dining area from the living hall of a tastefully decorated show unit.

Construction Progress & Show Unit Photos



The exterior of the Lavender Terraces with a spacious car porch and attractive facade.



Interior view of the beautifully-furnished show unit.



The dry kitchen area with its extremely functional layout.

LAVENDER TERRACES

Another notable project by the Mitrajaya Group is none other than the Lavender Terraces, also located in the township of Puchong Prima.

These double-storey terrace homes offers exceptionally practical layout with contemporary design & spacious interior. The generous ceiling height of approximately 10 ft 9 in makes it airy and cooling even on a sunny day.

Another distinct advantage of investing in Lavender Terraces would be the availability of ready amenities & conveniences in Taman Puchong Prima or the Business Centre which is just a stone's throw away. Retails shops, major banks, pharmacies & clinics, fast food restaurants, convenience stores and many more are easily available within a short distance from this development.

Priced affordably at slightly above RM300,000, Lavender Terraces is built with concealed drainage system and underground electrical and telephone cables – a feature not found in many similar developments that are priced above this level. Construction is progressing well and the project is expected to be right on track or even ahead of schedule, barring any unforeseen circumstances.

With a 20' by 70' plot, Lavender Terraces offer a relatively larger built-up area of 1,872 sq ft to 1,858 sq ft, compared to other double storey residential developments in Kuala Lumpur. Owning a spacious and functional home on freehold land and with convenient access to major commercial hubs is now within reach. Visit our show unit today!



The compounds of Desa Impiana - beautifully landscaped & well planned, offering a peaceful environment for an enhanced lifestyle.



The spacious living room of a duplex unit with the staircase in the background, leading to the 1st floor of the unit.

One of Mitrajaya Group's prime developments in Puchong Prima is undoubtedly the gated and guarded Desa Impiana project which consists of the Desa Impiana High-rise Condominiums and Desa Impiana Low-rise Duplexes.

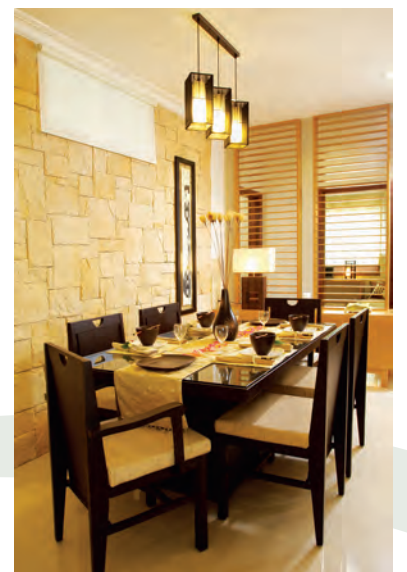
The duplexes are designed with a practical layout with 3 + 1 rooms and 3 bathrooms and they offer exclusive condo-style living with the space of a 2-storey home. Besides the spacious built-up of more than 1,860 sq ft, they are bundled with full condo recreational facilities too. Desa Impiana is just minutes away from the IOI Mall and Tesco Hypermarket in Puchong. Homeowners' convenience is given high priority above everything else, and 2 car-parking bays are allocated for every unit. Surrounded by lush landscaping and greenery, Desa Impiana Duplexes offer an affordable luxury lifestyle that is second to none.

On the contrary, the high-rise condominiums offer a contemporary condo-living lifestyle with a sense of urban comfort in an well-planned township. Among the notable features are : High ceiling height of more than 10 ft; Spacious built-up of 1,068 sq ft; A very practical and functional layout with every unit being a corner unit and not forgetting the comprehensive clubhouse leisure facilities. 6 units on each floor are served by 2 lifts, providing ultimate convenience and privacy. Providing good quality and value for money are trademarks of the Mitrajaya Group's developments, so it comes as no surprise that these condos are furnished with high quality fittings and fixtures.

Selected duplex and condominium units are still available. Discover the epitome of prime location and prime living at Puchong Prima. For more information on **Desa Idaman**, **Lavender Terraces** or **Desa Impiana**, please drop by at our **Sales Office** at **D-01-07, Pusat Perdagangan Puchong Prima, Block D, Jalan Prima 5/1, Persiaran Prima Utama, Taman Puchong Prima, 47100 Puchong, Selangor Darul Ehsan, Malaysia**. Show homes are available for viewing.



Exterior view of the completed duplexes and condo tower.



The dining area of a condo unit.



Leading the group's first foray into the international scene is the classic 300-hectare Blue Valley Golf and Country Estate in South Africa.

Located within the thriving commercial belt just off the N1 expressway between Johannesburg and Pretoria, Blue Valley is a scenic haven bursting with natural tranquility and dotted by Tuscan-themed residences complemented with commercial venues including office blocks and recreational facilities.

The 18-hole Gary Player signature golf course with the multi-million Rand clubhouse draws as a centre for sports and entertainment for the premier estate, reminiscent of the great South African outdoors.

Currently one of Africa's most successful golf courses, Blue Valley is testimony to the group's capability and expertise, providing further momentum to its international ventures.

The Blue Valley Golf and Country Estate development commenced in 1999 and is divided into 2 phases. Phase 1 of Blue Valley consists of 230 hectares surrounding an 18-hole Gary Player signature golf course and 858 residential stands of which 90% have been sold.

An additional of 70 hectares was acquired on the western side of the original 230 hectares for Phase 2 and is planned for about 500 residential stands while proclamation of the first 100 stands is expected by end of 2009 or early 2010.

Blue Valley has been recognized as a premier and exclusive residential development and has continued to attract new and resale buyers by virtue of its ideal location and attractive selling prices.



The multi-facility Clubhouse at the Blue Valley.



Some of the completed residences at the Blue Valley Golf and Country Estate.



Residences amidst a tranquil and serene environment.



Fairway-fronting properties.



A spectacular view of the well-maintained golf course.

The appreciation of land value since it was first launched in 1999 has been nothing short of remarkable. The first non-fairway stands were priced at an average of R150,000 while fairway-facing stands were around R250,000. Currently, the market selling price hovers around the R600,000 figure for non-fairway stands and the prices goes up to as high as R1,000,000 for fairway-facing stands. (1 South African Rand = Approx. 0.398 RM - as at 12 April 2009)

This spectacular estate is now ranked among the top residential developments and is among the top 100 golf courses in South Africa. The professionally-designed golf course is the main attraction for avid golfers while the serene and peaceful surroundings seem to be the main attraction for the non-golfers.

The 18-hole **Gary Player** signature design international competition standard golf course is complemented by a 4,500 square metre clubhouse complete with health and beauty spa, driving range & golf academy, chipping & practice greens, tennis and squash courts and gym complex. Only the gym is under construction and is expected to be completed by end 2009.

Paramount to any golf residential estate of this nature are the security arrangements. Blue Valley Golf & Country Estate is manned by security guards 24 hours a day, with carefully controlled access gates. Perimeters are constantly patrolled by armed response vehicles and guards, which is further enhanced by state-of-the-art monitoring system.



Stately homes in The Blue Valley Golf & Country Estate.

" The Blue Valley Golf & Country Club is a piece of hidden jewel set in the heart of busy, bustling Gauteng province - a heaven for the stressed businessman and a sanctuary for his family."



A classic example of a well-constructed property in Blue Valley.



Another fine example of a residence in Blue Valley.

A tropical paradise.
Right at your doorstep.

*It's so easy to own
a unit !
Just need to pay
RM 3,000* only
as downpayment*

A host of comprehensive leisure facilities in a private water-park.
Exclusively for residents of Desa Idaman.
Be one of the privileged few.



*Our Impressive Show Units at Actual Site
Are Now Open for Viewing.
(Open Daily from 10:00am - 6:00pm)*

You get to enjoy **SPECIAL REBATES & FREE
PACKAGES** worth more than RM35,000.

Price from RM173,800 (after 7% bumiputra discount)



- Adult Swimming Pool
- Jacuzzis & Spa
- Water Reflexology Path
- Gooseneck Nozzles
- Water Fall Feature
- Splash / Play Pool
- Five-meter High Look-out Tower with Figure '8' Double Loop Slide

- Shower Umbrellas & Bubblers
- Jumping Waters
- Oval-shaped Lazy & Crazy River for Float Rides
- Life-size Animal Sculptures with Water Spouts

- Stroll Path & Bridges
- Par Course
- Picnic Area with BBQ Pit
- Children's Playground

- Gazebo
- Clubhouse Facilities with Gymnasium
- Lobby / Function Area
- Nursery / Childcare Centre

FREEHOLD

**Gated & Guarded
with Private Water Theme Park &
Clubhouse Facilities**

Another Prestigious Project by



www.mitrajayahomes.com

For more information, please call

03-8068 2888

Weekends Contact:
012 - 920 7238

Developer : **PrimaHarta Development Sdn Bhd** Co. No. 389239-T
(A Subsidiary of Mitrajaya Holdings Berhad)

Sales Office : Pusat Perdagangan Puchong Prima, D-01-07, Blk D, Jln Prima 5/1, Persiaran Prima Utama, Tmn Puchong Prima, 47100 Puchong, Selangor Darul Ehsan, Malaysia. Fax : 603 - 8068 2866

- Developer's License : 7713-7/06-2012/705
- Validity Period : 25-06-2007 to 24-06-2012
- Advertising & Sales Permit No. : 7713-7/1131/2009(07)
- Validity Period : 05/07/2008 to 04/07/2009
- Approving Authority : MPSJ
- Reference No. : MPSJ/BGN/KW/C-9-1

- Tenure Of Land : Freehold
- Land Encumbrances : NIL
- Selling Price : RM 150,000 to RM280,000
- Expected Completion Date : August 2010
- Total Units : 540 (Block A to D & Block K = 60 units each block; Block E to J & Block L = 40 units each block)