

Two projects to re-shape BM

BY DAVID TAN

davidtan@thestar.com.my

BUKIT MERTAJAM: Two multi-million ringgit mixed development schemes, one about to be completed and the other to be launched early next year, will alter the landscape and image of Bukit Mertajam.

Aston Villa, to be unveiled in 2007, comprises a block of four-storey shophouses, a three-storey pedestrian mall, and 90 high-end landed residential properties.

To be developed by Ivory Properties, the project will be located along Jalan Aston, next to the Bukit Mertajam Summit Plaza.

Ivory Properties general manager K.V. Chok said although the town had a dense population with purchasing power, it did not have high-end mixed development schemes to cater to the growing affluence of its residents.

"Bukit Mertajam town is also our choice because of its strategic location. Our business



K.V. Chok with the plan for Aston Villa

strategy is to develop in prime areas," he said.

Chok said the project's uniqueness lay in its walkway along the mall, which would resemble Bintang Walk in Kuala Lumpur.

"There will be restaurants, cafes, banking facilities and retail outlets along the mall and walkway.



Artist's impression of Maju Utama business centre

"There will be at least 100,000 sq ft of lettable retail space at both the shophouse block and the mall," he said.

The commercial units, with built-up areas of 4,500 sq ft each, will be sold at around RM650,000.

The landed residential properties comprise

three-storey semi-detached and three-storey terrace houses priced at RM320,000 and RM420,000 respectively.

Construction work is expected to start next year for completion in 2009.

The other project in Bukit Mertajam is the RM40mil Maju Utama business centre, which is about 90% completed.

Located in Jalan Maju, and developed by Belleview Group, Maju Utama comprises six blocks of 68 shop lots and offices.

Marketing and business development manager W.L. Koay said the shop lots and offices were designed to meet the needs of retail businesses and offices.

"About 90% of the units have been sold to buyers, who will be renting them out to operators of restaurants, bookstores, boutiques, specialty outlets, telecommunication companies and banks," he said.

The price of a shop office ranges from RM338,888 to RM596,888.