



Island Resort is a resort-themed development in Batu Ferringhi offering a spectacular seaview.

# MULTIPLE AWARD WINNER

## A name synonymous with prestigious development

**T**HE Year of the Rat will see developer Ivory Properties Group charting new milestones with the launching of new projects and the completion of ongoing ones.

Synonymous with mid to high-end developments, Ivory has completed projects totalling more than RM600mil to date. The company is the mastermind behind prestigious developments such as the Tanjung Park Condominium, Plaza Ivory, Palace Hill and The View Twin Towers.

Ivory has garnered much success over the years by clinching numerous awards including the Golden Bull Award for outstanding small and medium-sized enterprise for five consecutive years since 2003.

It is also the proud recipient of The Enterprise 50 Award, 4th Asia Pacific/Malaysia e-Entrepreneur Excellence Award and Business Superbrands Malaysia Status 2006.

A recent addition to the cache of awards was the Platinum Award (top 10 winner) under the Top 50 Enterprise Awards Malaysia 2007, organised by PUMM (Persatuan Usahawan Muda Malaysia).

The company's astounding performance is attributed to its unique business model, branding strategy, choice project locations and freehold status. Its excellent and innovative designs, marketing, construction and property management capabilities also play key contributing roles.

Ivory is all geared up for Chinese New Year with the introduction of three new projects, namely Island Resort, The Peak and Aston Villa. The developments will be launched at a special festive preview at Gurney Plaza (atrium area) starting today until Feb 17.

### Island Resort

Located at the famed Miami Beach in Batu Ferringhi, this condominium development is conceived by the vision to harmonise a resort-themed project with the spectacular ocean-fronting hillside setting.

It is indeed hillside living with a difference as greatest care is taken to preserve the surrounding lush greenery while changes to the existing terrain are kept to the minimal.

Response to the first phase consisting three blocks of 33-storey buildings has been very encouraging. Density is low with only four units per level on the typical floor, two units on the executive floor and one on the penthouse floor.

The condominiums are spacious and luxurious while the view is simply breathtaking. There is also a public recreational club to add to the lifestyle activities here with numerous F&B outlets, spa and sports facilities.

Strategically located near a host of public amenities and facilities, the second phase will be opened for preview at Gurney Plaza. With built-up areas ranging from 1,600 sq ft to 3,200 sq ft, the development comprises only 144 units spread across twin 35-storey blocks.

### The Peak

Nestled in the valley of Mount Erskine, all the 636 units of The Peak condominium are sea-facing. Residents also get to enjoy a 20,000 sq ft rooftop garden perched 500 feet above sea level.

Standing tall and majestic amidst lush greenery, The Peak boasts a unique architectural design with the rooftop garden linking the three blocks of 38-storey condominium.

This is yet another low density development, which is a trademark associated



The Aston Villa makes a good property investment in Bukit Mertajam.

with Ivory, with six units on the typical floor and two units on the penthouse floor. The built-up area is from 1,000 sq ft to 2,160 sq ft while the units are selling from RM288,800 onwards.

The Peak is actually the former Fettes Villa project that was abandoned more than a decade ago. Ivory has revived the development and introduced a new design concept that includes the construction of 10 commercial shop lots to service the residents.

### Aston Villa

This prime residential address comprising three-storey terrace, semi-detached and bungalow houses is situat-

ed in the centre of the trading and financial hub of downtown Bukit Mertajam.

However residents are assured of a tranquil and peaceful enclave away from the commercial activities but with all the conveniences within walking distance. There is a shopping mall and banks literally at your doorstep and the Jit Sin secondary school, one of the country's best schools, is also located in the vicinity.

Aston Villa is definitely the home for the discerning few as the properties are priced from RM423,800 for the terrace units and RM611,800 for the semi-detached. It is however the best property investment you would ever make in Bukit Mertajam considering the exclusivity and

high capital appreciation value of the houses.

The terrace houses with built-up areas of 2,850 sq ft come with five bedrooms including two master rooms while the semi-detached homes feature six bedrooms and 3,750 sq ft of living space.

Purchasers will be delighted with the fine finishes, quality fittings and exquisite design and layout of their homes. After all, Ivory will not deliver anything short of the best. The development also offers 12 units of four-storey commercial lots priced from RM888,800.

For more information and enquiries on Aston Villa, drop by its newly constructed

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