



# Final phase at VERVE Suites KL South to be unveiled this weekend

BY NATALIE KHOO

KUALA LUMPUR: For those who want to own a piece of VERVE Suites KL South along Old Klang Road in Kuala Lumpur, this is probably your last chance to do so as the final phase of the development comprising 45 Small-office Home-office (SoHo) units will be open for sale this coming weekend.

Bukit Kiara Properties Sdn Bhd group managing director Datuk NK Tong told TheEdgeProperty.com the SoHos have a total gross development value of RM56 million and come in four design themes, namely the New York Loft, Urbane Chic, Cloud Nine and Black Diamond.

Housed over four podium levels (Level 1U, 2, 3 and 3A), the SoHos consist of studio, 2-bedroom, 3-bedroom and dual-key units ranging from 517 sq ft to 1,776 sq ft in size, with prices from RM722,600 to RM1.78 million.

"The beauty of the dual-key units is that it gives home owners the flexibility of staying in one and renting out the other, or staying in both, or staying in one and working in the other," Tong offered.

The fully designer-furnished units are expected to be completed by next year and will come fit-



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Residents will be able to enjoy the facilities on the 10,000 sq ft Vercadicos Sky Bridge, located on Level 13A and 15, which features a sky gym, sky kitchen and theatre. Other available facilities are at the pool deck and recreational deck on Level 2 and 3A, spanning some 17,500 sq ft and 15,000 sq ft respectively, which offer a hot spa pool, garden canopy, reading pods and swimming pool.

"Being located on the podium floors allows the SoHo occupants

to access the swimming pool and garden directly," Tong said.

As the units are commercial-titled, they can also be used as a registered address for an office, he added. Meanwhile, the service charge is RM0.51 inclusive of sinking fund.

"Old Klang Road is a very established area that is well connected to both KL city and Petaling Jaya. Frequent travellers can use the New Pantai Expressway, which connects them to the Kuala Lumpur International Airport. Other highways include the East-West Link Expressway, Maju Expressway and KL-Seremban Highway.

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"There are also a lot of amenities in the area including medical centres such as Taman Desa Medical Centre and Pantai Hospital Kuala Lumpur, as well as eateries such as myBurgerLab, Old Tricycle Yong Tau Foo and Le Pont Boulangerie," said Tong.

VERVE Suites KL South also comprises 321 serviced suites spread over two towers and three retail lots on the ground floor. The first tower was handed over in Sep-

tember last year and has seen an occupancy rate of 86% to date, while the second tower is expected to be handed over in a few months' time.

"Quality is very important for us. We have our own project management team who supervises the construction process. For our first tower, we achieved a quality score of 73%. We are targeting an even higher score for the second tower. For us, that is an unquantifiable unique selling point we offer to our home owners — peace of mind," said Tong.

Current occupants of the first tower are made up of more than 10 nationalities, with 60% of them being tenants.

According to Tong, rentals at VERVE Suites KL South have been doing well, averaging RM3 to RM5 psf.

"Based on data from TheEdgeProperty.com, the average rental of non-landed properties in Mont'Kiara ranges from RM1.80 to RM3.60 psf except for VERVE Suites Mont'Kiara, which is between RM5 and RM6 psf.

"VERVE Suites KL South has already surpassed that value and I believe that the development commands the highest rental on a psf basis in Old Klang Road," said Tong.