

Upmarket homes for social elites

The Astana Villa has nine different and innovative designs



Mohd Khairuddin: "If you are looking for exquisite and exclusive homes with a prestigious address in Kuantan, Astana Villa is the perfect choice."

ASTANA Villa, an upmarket residential property project, is located in the vicinity of Astana Golf Club in Bandar Indera Mahkota, about five kilometres from Kuantan.

Developed by Pasdec Corporation Sdn Bhd (PCSB), a wholly-owned subsidiary of Pasdec Holdings Bhd (PASDEC), Astana Villa is located in an elite enclave,

as the development is not far from Istana Abdul Aziz where Pahang Tengku Mahkota Tengku Abdullah Sultan Ahmad Shah and his family reside.

Set amidst the natural surroundings of the Astana Golf Resort, this upscale project offers premium bungalows with innovative designs.

According to PASDEC chief executive

A double-storey semi-detached house by PASDEC.



officer Mohd Khairuddin Abdul Manan, Astana Villa's latest products offer nine modern architectural designs of one-and-half storey bungalows on plots ranging from 800sq m (8,621sq ft) to 1,127sq m (12,131sq ft).

"The build-up area is of 229sq m (2,466 sq ft) at the price of RM582,888, upwards."

"If you are looking for an exclusive home with a prestigious address in

Kuantan, Astana Villa is the perfect choice. It will complement the lifestyle of people of high social class and with excellent taste," said Mohd Khairuddin.

He added that Astana Villa residential units enjoy the convenience of many amenities within the vicinity.

They include schools, public and private institutes of higher learning such as the International Islamic University Malaysia (IIUM), as well as recreational facilities at the nearby Taman Bandar.

PCSB has another prestigious project — Bandar Putra — a new integrated township in Tanjung Lumpur.

Bandar Putra is being built on a strategic location on 440 acres of freehold land, just five minutes from Kuantan by car.

Mohd Khairuddin said the development of Bandar Putra was progressing well and it was now at its second phase.

He added that it was launched in February 2008 and the first phase of Bandar Putra comprised 441 units of linked and semi-detached houses.

"The first phase is 90% complete and the area is complemented by a superb, recreational green lung.

"Bandar Putra is an innovative township and is set to provide a healthy and conducive living environment for modern individuals and families," Mohd Khairuddin added.

He also said due to overwhelming response from buyers, PCSB was to launch another 38 units of semi-detached houses comprising 14 units of back-to-back models and 24 units of side-by-side models. The selling price is from RM365,740 upwards.

The semi-detached units offer a maximum built-up of about 225sq m (2,425 sq ft) with five bedrooms and five bathrooms.

In conjunction with Chinese New Year

(CNY), Mohd Khairuddin said Pasdec Putra Sdn Bhd (a wholly-owned subsidiary of PCSB) has launched a promotion which offers a cash rebate of RM3,888 for linked-houses and RM5,888 for semi-detached units.

"The offer is valid from now until Feb 28," he added.

Pasdec Putra is principally involved in property development.

It also would have its own commercial centre called Putra Business Centre (PBC) consisting of 106 units of shop and office lots.

The project was launched in June last year and was progressing on schedule. It has been getting equally good response from buyers, he added.

"Strategically located along the Kuantan-Pekan-Pantal Sepat dual carriageway, PBC is set to be a thriving commercial centre that will serve the needs of not only residents in Bandar Putra but that of neighbouring areas," he added.

He also said the opening of the Kuantan-Pekan-Pantal Sepat dual carriageway in Oct last year would further boost PBC's growth.

The scenic Pantal Sepat, which was earmarked for development under the East Coast Economic Region master plan, was expected to contribute to the market growth potential of the area.

"Entering the market this year is another 318 units of residential products with RM100mil worth of Gross Development Value."

"The entire development, with a total of 3,300 residential and commercial properties, is expected to be completed by 2017," Mohd Khairuddin said.

"The public is invited to visit the PCSB office and view the models at Tanjung Lumpur. For details, call 09-5513 288. PCSB sales office is located at second floor of Terung Complex. Call 09-513 5189 or 09-513 9194.

Gong Xi Fa Cai

FROM ALL OF US AT THE ZON
"MAP FOUR LUNAR NEW YEAR OF TIGER FILL WITH
BLOSSOM WISHES OF PROSPERITY, LUCK, PEACE & HEALTH"

LEIFUS GARDEN (Sat 11)

"EAT-ALL-U-CAN" SPECIAL PROMOTION
14.9.28.9

Lunch @ RM49.00 + per person
Dinner @ RM50.00 + per person

REUNION DAY SPECIALS
Leifus Garden (Sat 11)

13/2 for Lunch & Dinner

- REUNION Set @ RM398nett (5-7 persons)
- WISHFUL Set @ RM386nett (8-10 persons)
- HAPPINESS Set @ RM488nett (11-15 persons)
- FORTUNE Set @ RM1188nett (16-19 persons)

Free 1 bottle of festive wine for every table for 10 persons.
* 20% discount for Wines & Liquors.

• Sat 11 Pepper (Sat 11)

Buffet Dinner
Adult RM42.00 +
Child RM42.00 +
* Includes a bottle of festive wine for every 2 dining table.

Valentine's Day Candle Light Dinner
RM238 + per couple
4 course western set dinner and a bottle of sparkling wine

Leifus Garden (Sat 11)

SAU GONG SETS
15.1-15.2

- SUCCESS Set @ RM688nett
- HARVEST Set @ RM638nett
- PROSPERITY Set @ RM688nett

* Free 1 bottle of festive wine for every table for 10 persons.
* Free 1 bottle of 101 festive whiskey and soft drinks for every 3 set bookings.

Leifus Garden (Sat 11)

SEASON FESTIVE SETS
14.2-28.2

- LUCKY Set @ RM268+ (3-4 persons)
- WEALTH Set @ RM436+ (4-5 persons)
- LONGEVITY Set @ RM638+ (6-10 persons)

* Free 1 bottle of festive wine for every table for 10 persons.
* 20% discount for Wines & Liquors.

Sat 11 Pepper (Sat 11)

CHINESE NEW YEAR BUFFET SPECIAL
14.2 & 15.2

- HOT TEA - Adult RM38.00 + Child RM17.50 +
- DINNER - Adult RM42.00 + Child RM38.00 +

the ZON

Agency (101st)

101st

For reservations, please call: 07-221 9999 ext. 5020
or e-mail: info@zonhotel.com.my

Astana Villa Sdn Bhd (271-11-14)

28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Artist's impression of the Putra Business Centre.