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DANGA UTAMA SET TO BECOME NEW BUSINESS HUB

unique design and prime location boost sales

JOHOR BAHRU (Monday– 15th Nov 2010): Danga Utama, a new commercial property project in Skudai, is set to become the new urban centre for businesses hoping to cash in on the boom in Iskandar Malaysia

The RM240 million developments is just a stone's throw from the Iskandar Malaysia corporate offices in Danga Bay.

The 18-acre (17-ha) site is strategically located near Sutera Mall along Jalan Skudai/Jalan Sutera Danga and flanked by Sungai Skudai - one of Johor's most important rivers which connects to Danga Bay.

The location right smack in the heart of a major commercial and residential catchment area is also a mere 10-minute ride from the city here.

The developer - Teras Hijaujaya Sdn Bhd – is owned and managed by the same people behind the hugely successful Danga Bay waterfront properties here.

“Phase 1 of Danga Utama will showcase shop offices in modern and contemporary designs, including six lots of six-storey tower blocks,” said company chief executive officer Dato' Lim Kang Hoo.

Lim, who is also the CEO of Danga Bay Sdn Bhd, said Danga Utama was a fast tract development with construction due to start by the end of the year.

He said the project would be big on public amenities, including a direct access to the site via Jalan Skudai and dual-carriageways for internal traffic movement.

In all, there will be 129 units of three-storey shop units with mezzanine floors and six tower blocks under Phase 1. Site clearing is now in progress.

Prices of the shop offices start from RM1.358 million for a standard unit measuring 22 x 80 ft. The take up rate has been strong with nearly 90-per cent of the units already snapped up.

The towers blocks, designed for corporate offices, offer excellent frontage along Jalan Skudai and Jalan Sutra. Prices of the six towers range from RM6.1 million to RM11 million each.

Lim said under Phase 2 of the development, elegant features would be incorporated into the master plan to evoke the Venetian spirit of relaxation and entertainment, amidst a sparkling waterway (Sungai Skudai).

“We will add a touch of Venice in the architecture and design with most of the commercial, leisure and entertainment activities centered on the Sungai Skudai,” said Lim.

The master plan will feature scenic pedestrian walkways along the river with ample open spaces for people to relax and enjoy, with alfresco dining and entertainment design elements.

Also coming up under Phase 2 are several condominium blocks and exciting new riverfront commercial property developments.

A dedicated jetty would also be built to facilitate the operation of a water taxi, ferry or river cruise service from Sungai Skudai to Danga Bay and beyond to Singapore in the future.

Sungai Skudai is one of the rivers to be rehabilitated by the Federal Government as part of the RM330 million budgets under the 10th Malaysia Plan. This would involve the dredging, widening and complete clean-up of the river, including a comprehensive river beautification programmed.

Ends

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