

ACCESSIBILITY ADVANTAGE

Interchange set to boost Pantai Sentral success

KATHY B

THE golden rule of property — “location, location, location” — has become almost a cliché.

But does location really matter these days, especially when some developers are building ramps or flyovers to link their developments to major roads and highways?

They understand that accessibility is critical in today's era.

In 2006, when the North Klang Valley Expressway (NKVE)-Setia Alam interchange opened, it improved accessibility to Setia Alam tremendously.

The township's developer, SP Setia Bhd had benefited with its properties selling like hot cakes during their launches.

The 7.5km toll-free linkage, which has four interchanges - Setia Alam, Setia Timur, Setia Barat and Jalan Meru — was built at a cost of RM200 million.

SP Setia's KL Eco City development in Kuala Lumpur has also benefited from six dedicated new bridges/ramps with direct connection to Federal Highway, New Pantai Expressway (NPE), Jalan Maarof and Jalan Bangsar.

An integrated rail system comprising Abdulah Hukum LRT and KL Eco City KTM, coupled with the link bridges and ramps, enables seamless connectivity to major areas like Bangsar, Mid Valley City and Damansara.

Last month, the new toll-free Pantai Sentral Interchange opened, providing vital entry and exit points from the NPE directly to Pantai Sentral Park.

Consisting of three ramps located at Kilometre 11 of the NPE, the interchange complements the local road networks in Bangsar South, Pantai Hill Park, Kerinchi and Pantai Dalam areas.

The 2.8km interchange was built by IJM Land Bhd and Amona Development Sdn Bhd — the joint developers of Pantai Sentral Park.

The interchange, involving a total investment cost of RM98 million, took 18 months to construct.

Besides the new interchange, the township is also accessible via the Lebuhraya Damansara-Puchong (LDP Highway), Federal Highway, Kerinchi Link (SPRINT Highway), MEX Highway (Maju Expressway), Jalan Kerinchi, Jalan Gasing, Jalan Pantai Dalam and Jalan Templer.

IJM Corp Bhd chief executive officer and managing director Datuk Soam Heng Choon said dur-



The Pantai Sentral Interchange is now open to traffic. IJM LAND PIC

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IJM Corp Bhd chief executive officer and managing director

ing the official opening ceremony that road users can enter the NPE directly without having to go through the Jalan Bukit Angkasa's traffic light intersection in Pantai Dalam/Kerinchi.

“The opening of the interchange is timely prior to the handover of the first phase of 211 condominium units at Pantai Sentral Park, known as Inwood Residences.

“We will welcome our first batch of residents in the first quarter of 2019 while the second phase, Secoya Residence, which comprises 243 condominium unit, is slated for completion over the next couple of months,” said Soam.

He believes the interchange will also create opportunities for development in nearby areas. Pantai Sentral Park is a mixed-use development featuring seven residential and six commercial phases.

The 23.5ha project has a gross development value of RM5.6 billion and will take another 10 to 15 years to be fully completed.