

# The BUZZ

**SPB** SELANGOR  
PROPERTIES  
BERHAD  
Passion for Excellence

ISSUE 04  
NOVEMBER 2016

PP18874/09/2015(034308)



A SECRET  
NOW  
REVEALED

## AIRA RESIDENCE

KL's best kept secret  
now revealed

## KENNY HILLS BAKERS

The well kept Gem  
of Bukit Tunku

## SELAYANG MULIA

At SPB, we put people  
at the heart of everything we do

# CONTENT



# 04 /

## AIRA RESIDENCE



# 06 /

## KENNY HILLS BAKERS



# 08 /

## SPB GIVES BACK

- 03 / MESSAGE FROM CHIEF OPERATING OFFICER
- 04 / AIRA RESIDENCE: KL'S BEST KEPT SECRET
- 06 / KENNY HILLS BAKERS
- 08 / SPB GIVES BACK



---

**MESSAGE**  
*FROM*  
**CHIEF  
OPERATING  
OFFICER**

---

*Dear Valued Residents,*

---

Last month, was an exciting month for us at Selangor Properties. We launched the long awaited AIRA Residence and the response was encouraging. AIRA Residence is nestled amongst the matured green of Damansara Heights on Jalan Batai. The exclusive and luxury development with just 105 units now released feature the most stunning views of Kuala Lumpur city skyline. AIRA Residence was designed with meticulous attention to detail by three international awards winning designers.

This issue will also feature our well kept gem, Taman Tunku Apartments. It was developed in 1960 and has been around ever since. The development is located in the tranquil and lush green residential enclave of Taman Tunku. For those of you who take your pastries and coffee seriously, you should make your way to Kenny Hills Baker located in Taman Tunku. This local patisserie is well known for their pastries and coffee and I am sure you will not disappointed with the variety of pastries being offered here.

Serving and showing compassion to the marginalized has always been our mantra. We have recently set up an educational centre in one of our developments – Selayang Mulia. This centre provides extra classes for students who will be sitting for major examinations – UPSR, PT3 and SPM. Through this centre we hope that students are able to do well in their exams. I leave you with this quote from Albert Schweitzer “The purpose of human life is to serve and to show compassion and the will to help others.”

I hope that you will enjoy reading this issue of The Buzz.

Warmest regards,

**Chong Koon San**  
Chief Operating Officer

# AIRA RESIDENCE

*The Epitome of Luxury Living*



Casting a luxurious presence on the crest of Jalan Batai in Damansara Heights, AIRA Residence is a stunning collection of 105 luxury condominium by Selangor Properties Berhad (SPB). Located in the city's most coveted neighbourhood, this exclusive development features the most stunning views of Kuala Lumpur City Centre. Ranging from 2,679sf to 7,730sf in sizes, the premium residence provides owners the indulgence of space suited with designer fittings, fixtures and high quality finishing.

The interior design philosophy behind AIRA Residence comes from the inspiration to create a harmonious integration of the Western spatial placement with the East-Asian way of life. The use of natural light and clear sight lines add a stylish yet comfortably

homely aesthetics to the place. Natural materials such as natural stone and grey oak have been chosen by renowned interior designer Piet Boon for its interior as he believed they will age beautifully and create a timelessness to the overall design. Various aspects of the home have been meticulously crafted to reflect a timeless modernity to suit the cosmopolitan lifestyle of its owners while at the same time providing a refuge from the urban life.

According to Alen Nikolovski from Aedas Architecture, the design concept of AIRA Residence aimed at blurring the boundary between outside and inside, creates a seamlessness that enables residents to enjoy the homely atmosphere and tranquillity of the exterior at the same time. The intended living spaces



*Dry Kitchen*

can be opened up completely to the extensive balcony, therefore extending the living space beyond. Franklin Po of Tierra Design is a firm believer of creating full integration between architecture and its landscape. At AIRA Residence, he has created a sophisticated sense of design that is timeless, blending different gardens together to create a complete sense of quiet elegance where residents will enjoy coming home to.

One of the most unique features of AIRA Residence is the bespoke nature of the development where buyers are given the flexibility to incorporate personal touches to their home from an array of options provided by SPB. They can select from a range of optional packages covering interior palettes, designer furnishings, luminaires, smart home systems, Bang & Olufsen TV and stereo systems, home safe and Piet Boon designed Entertainment Cabinetry.

Taking safety and security of the building and its residence to the highest level, the premise is equipped with a technologically-advanced security system designed by leading experts with intercom connections from each unit to the lobby lounge and a 24-hour surveillance and monitoring. A private lift lobby provides direct access from each unit to the spacious parking area with private garages that can accommodate three luxury vehicles. The garage is also equipped with built-in storage, power outlets and lighting.

Coming home to AIRA Residence after a busy day will give you a sense of warmth as a team of friendly concierge welcomes you into the elegant reception area with friendly concierge. The spacious reception area where the AIRA lounge is located provides the perfect venue for group meetings or social get-togethers with concierge service around the clock. Besides the lobby lounge, residents can relax in the company of good friends at The Off-side Lounge (a sports lounge and bar) watching their favourite sports programme or just enjoying a good chat. For fitness enthusiasts ready to work up a good sweat, the Power House gymnasium boasts state-of-the-art

facilities for both cardiovascular and strength training while the infinity pool provides an alternative for an equally good workout or a relaxing dip while enjoying the cooling breeze.

Residents will enjoy hosting parties and entertaining their guests at the Coterie which is fully equipped with modern kitchen facilities or revel at the panoramic views of the city at the lavishly landscaped, 360-degree rooftop viewing deck. For those who enjoy being surrounded by the serenity of lush greenery, the Tranquillity Gardens and Ponds is an oasis of calmness to unwind and for meditation purpose.

This development aims to be an exemplar in sustainable development by achieving a 'Silver' rating under the Malaysian Green Building Index (GBI) system. The development fully incorporates a concern for the environment complete with green initiatives to cultivate a healthy living for its residence such as a rain harvesting system, bio-ponds, energy efficient lighting, usage of low volatile organic paints, the incorporation of electric car charging facilities and the utilisation of low-e glass to minimise the access of light and heat.

AIRA Residence is designed with a vision to create elegant timelessness with meticulous level of craftsmanship tinted with urban charisma. This architectural excellence is orchestrated by three award-winning international design firms – Interior Designer: Studio Piet Boon; Architect: Aedas; and Landscape Architect: Tierra Design. For more information, please visit [www.airaresidence.com](http://www.airaresidence.com).



*Infinity Pool*



*Tranquillity Garden*



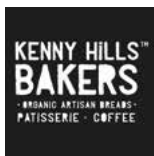
*Porte Corche*



Mr. Au,  
the owner of  
Kenny Hills Bakers  
& Kenny Hills Bistro

## THE WELL KEPT GEM OF BUKIT TUNKU

*Kenny Hills Bakers,  
the Artisanal Style Bakery*



Tucked away in the quiet suburban area of Bukit Tunku, Kenny Hills Bakers is gaining much fanfare after opening its doors one and a half year ago. According to owner Au Tai Hon, Kenny Hills Bakers was supposed to be his retirement pet project – a nice little cosy bakery with his favourite coffee so that he could hang out with good friends. “I really didn’t expect it to take off”, shared Au.

Although a former TV commercial and film maker, Au has dabbled in the food and beverage business previously, having co-founded the popular Yogitree restaurant at the Gardens which has now seized operation. A self-confessed foodie, Au continued searching for opportunities and stumbled upon Craft Bakers in Solaris Dutamas where the owner was closing down his business and returning to England. He bought over the business lock, stock and barrel, and even hired the highly skilled bakers.

When it came to selecting a location for his new venture, Au was particularly careful. He knew that Kenny Hills Bakers would be a niche patisserie, so a commercial area was out of the question. Finally, he chose Bukit Tunku, formerly known as Kenny Hills. According to Au, Kenny Hills is in fact the perfect location. “We are familiar with this area because my wife grew up here and now we live just 10 minutes away. More importantly, we didn’t see any bakery around, so it’s a good start,” explained Au.

Kenny Hills Bakers sells Europeans style breads which are denser in texture. The baked goods are hand-crafted and made fresh daily in-house using organic stone-milled flour. Customers are spoiled for choice from a selection of ciabatta, baguettes, sourdough loaves,



croissants, scones, tarts, pies, cakes and many more. It is arguably the only bakery in town that uses imported specialty flours. More than that, gluten free breads are available once a week and must be pre-order.

The patisserie has become a favourite joint for Bukit Tunku folks and customers who travel from other parts of the town to have a taste of the delectable breads and pastries. In the span of six months, Kenny Hills Bakers has garnered a loyal following through word of mouth. It even attracted customers as far as Singapore, whom courted Au with the idea of starting a similar bakery down south. Au said, “I want to keep Kenny Hills Bakers as it is – friendly, cosy and warm as I do not wish over-commercialise it. Our products may be slightly more expensive but our customers understand that they are paying for superior quality. We do our best to keep the prices affordable as we saw our customer base moving towards the younger people, who pack the place during weekends. Of course we have a lot of families too, with a fair share of expats.”



Being more of a community joint, Au is close to his customers and he listens to their feedback. He has received overwhelming requests to expand the menu to include local favourites on top of baked goodies. Au too agreed and decided it was time to upsize his business. So he took over the corner lot and kicked off Kenny Hills Bistro.

Opened in September, the bistro is also fast becoming a favourite hangout. It sits about 40 pax and caters to private parties in the evening as well. Although serving authentic, local comfort food, the unique touch similar to Kenny Hills Bakers is not lost. The nasi lemak is a healthier version with basmati rice, the chicken rice uses organic free range chicken and the sourdough pizza uses natural unbleached flour, to name a few. In addition, Hong Kong master roaster Chef Chan, a dear friend of Au works his magic on the signature roast duck rice, a crowd favourite. Au promised that there will be more exciting dishes being added to the menu very soon.

With the Bistro taking off well and the bakery with its steady clientele, Au has no further plans at this moment. He still thinks that it was more of a pure chance that his businesses turned out so well. “Were we really clever or that business savvy? I don’t think so. I believe what got me this far was my passion and genuine intention to serve honest-to-goodness food, and the rest just fell into the right places, said Au.”



*Kenny Hills Bakers*

Lot I-1B, Taman Tunku, Off Langgak Tunku, Bukit Tunku, Kuala Lumpur.  
 Open daily from 8:00am to 7:00pm  
 Contact us • 603 6206 4111  
 Visit its Facebook page at [www.facebook.com/kennyhillsbakers](http://www.facebook.com/kennyhillsbakers)

*Kenny Hills Bistro*

Lot H-1, Taman Tunku, Off Langgak Tunku, Bukit Tunku, Kuala Lumpur.  
 Open on Tuesday - Sunday from 11:30am to 5:00pm; 6:30pm to 10:00pm  
 Contact us • 603 6206 8111  
 Visit its Facebook page at [www.facebook.com/kennyhillsbakers](http://www.facebook.com/kennyhillsbakers)



*The Angus Beef Brisket Rendang*



*The Bistro's Burger*



*Crowd-Pleasing Rendition of Roast Duck Rice*



*The Sicilian*

# SPB GIVES BACK



Selayang Mulia Low Cost flats

SMLC comprising of 744 units of flats and 44 units of shop lots were completed and handed over to purchasers in 2008. Over the years, the conditions of the flats have deteriorated. Being a developer that prides itself in providing residents with a good living environment, upgrading works were made to the lifts and staircase railing in order to ensure the safety of our residents. In addition to that, street lamps were also installed. We aim to improve the overall environment and well-being of SMLC.

We have always believed that education plays an integral part in developing the young and shaping one's future for a better life and in view of this, an educational center was developed to cater to students who will be sitting for major examinations in year 2016. Experienced teachers were invited to tutor the students. In addition, the staff of SPB had also raised funds internally to purchase stationery sets, folders and workbooks as a token of encouragement for the students. To date, there are 40 students that are attending the tuition classes.

In months to come, we will be organising youth programs and we aim to introduce vocational centers for women to enhance their skills.

At SPB, we put people at the heart of everything we do.



**SELANGOR  
PROPERTIES  
BERHAD**

**Selangor Properties Berhad** (5199-X)  
Level 2, Block D, Kompleks Pejabat Damansara  
Jalan Dungun, Damansara Heights  
50490 Kuala Lumpur Wilayah Persekutuan, Malaysia  
Phone : +603 - 2094 1122 Fax : +603 - 2095 0150

[www.selangorproperties.com.my](http://www.selangorproperties.com.my)

**PUBLISHED BY**

**Keruan Jaya Sdn Bhd** (309054-K)  
(a subsidiary of Selangor Properties Berhad )  
Level 2, Block D, Kompleks Pejabat Damansara  
Jalan Dungun, Damansara Heights  
50490 Kuala Lumpur Wilayah Persekutuan, Malaysia  
Phone : +603 - 2094 1122 Fax : +603 - 2095 0150

**PRINTED BY**

**Akitiara Industri Sdn Bhd**  
183, Jalan TPP1/3 Taman Industri Puchong  
47100 Puchong, Malaysia