

Affordable luxury with a peaceful lifestyle at Garden Villa

This low-density greenery-shrouded residential enclave offers exclusivity within your budget



An aerial view of the master plan.

In this day and age when buying a home has become a difficult dream to achieve especially for first-time homebuyers, there is hope. With Garden Villa, a low-density property development by Homecity Asia Sdn Bhd, that dream can become a reality.

Not only are the Garden Villa homes easy on wallets and purses, residents can experience the atmosphere of a quiet and peaceful life within a calm and harmonious neighbourhood.

In spite of the fact that this project involves Rumah Selangorku, it does not lack in its modern architecture. The Garden Villa townhouse is the residence of choice designed for families who crave a comfortable space for all occupants.

Located in Taman Tasik Semenyih Permai, the gated and guarded Garden Villa comprises 160 units of townhouses and 38 double-storey terraced houses. Each townhouse occupies a land size of 28ft by 80ft, while the terraced houses are built on 20ft by 70ft plots.

With an estimated gross development value of RM72mil, the freehold development is built on a 9.5-acre parcel just 3km east of Semenyih Town.

The units have built-ups of 1,000 sq ft to 1,200 sq ft with three-bedroom and two-bathroom designs. Every unit has two parking bays. Priced from RM250,000 to RM360,000, these low-density homes are extremely easy on the wallet.

Taking into consideration of the natural slope of the land, four levels of townhouses have dual access designed according to the altitude of land. This gives owners direct access to their units from parking bays by eliminating three to four levels of staircases and eliminate the need for costly elevators and other maintenance.

This design concept has managed to save over 270,000 cubic metres of soil excavation, which not only helps in achieving affordable pricing, but also supports the concept of environmental sustainability.

Super low maintenance fee

This tiny maintenance fee is achieved as the facilities provided within Garden Villa do not need much maintenance. While safety and security remain a priority, the jogging trail, badminton courts, playgrounds and outdoor fitness facilities focus on health and wellness. All these low-maintenance features translate to the current low maintenance fees of 10 sen per sq ft.

For those who believe in feng shui, having a home situated on a hill is viewed

positively. The Chinese geomancy practice to harness energy forces and establish harmony between a property and its environment favours hillside real estate.

Not only will owners of such homes command a better view given the elevation, but such a property can produce positive energy, especially if the hill is located behind the property.

This is based on the belief that positive Chi energy will pour down the hill and pass across the homes. Such is the case of Garden Villa.

Feng shui believers would be addedly pleased as the enclave is enshrouded in greenery since the trees will act as a catchment to contain positive chi within Garden Villa.

This greening also means that the community will be surrounded by nature and mountains that enveloped the project with exclusive panoramic views.

In planning, designing and creating Garden Villa, Homecity Group achieved yet another mission of creating more opportunities for many first home buyers by delivering such affordable Luxury homes. The project, which was 100% taken up over the weekend launch, is expected to be completed in April 2021.

Amenities within easy reach

In addition, residents can enjoy the infrastructure alongside a mature neighbourhood with basic amenities. Within easy reach are banks, grocery stores, shopping conveniences and petrol stations. Semenyih's fire and rescue station, post office and police station are within 5km from Garden Villa.

There are ample primary and secondary schools in the area like SJK (C) Kampung Baru Semenyih (3.8km), Sekolah Jenis Kebangsaan (C) Sing Ming (3.7km) and Sekolah Kebangsaan Semenyih (3.8km). Also to mention, the University of Nottingham is within walking distance from Garden Villa.

This location is ideal as it is away from the traffic congestion and problems of city life yet accessible to many parts of Klang Valley. Garden Villa is accessible via Jalan Broga, Jalan Semenyih, Jalan Bangi Lama and Kajang Seremban Highway.

Kajang Town is about 20 minutes away and Cheras is within half an hour. It is 45 minutes to Kuala Lumpur city, roughly the same distance to the Kuala Lumpur International Airport.

It is about 10 minutes to Broga Town, 30 minutes to Mantin and Nilai in Negeri Sembilan, while its capital Seremban is about a 40 minutes drive. 📍



The front view of the four-storey townhouses.



The enclave also houses 38 double-storey terraced units.



An aerial illustration of Garden Villa.

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Taman Tasik Semenyih

THOSE DREAMING OF A FIRST HOME AT AN AFFORDABLE PRICE WITH EASY ENTRY SHOULD THINK NO FURTHER THAN A UNIT IN GARDEN VILLA TO EXPERIENCE THE ATMOSPHERE OF A QUIET AND PEACEFUL LIFE WITHIN A CALM AND HARMONIOUS NEIGHBOURHOOD.

Garden Villa
TAMAN TASIK SEMENYIH PERMAI
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We Homecity Group are incredibly honoured to be part of StarProperty Award 2021.

In creating every possible opportunity for low and medium incomers to own a home, Affordable Luxury has always been our goal. Balancing practical building design within layout befitting the nature environment, we create a balance between lifestyle and value in a sustainable way.

This recognition of the Excellency in Starter Home Award marks another new milestone for our dedicated team and the support of our customers.

From all of us at Homecity Group, we thank you from the bottom of our hearts.



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