

# Rehda Youth tours Naza TTDI's Mitec and TTDI Ascencia

BY ETHEL KHOO

**T**he Malaysia International Trade and Exhibition Centre (Mitec), the country's largest exhibition space with a gross floor area of 1,518,357 sq ft, is all set to receive visitors.

Construction of Mitec, the first component of the 30-hectare KL Metropolis master development, started in October 2015 and was completed in December last year.

To get a feel of the place, the Real Estate and Housing Development Association Youth Malaysia (Rehda Youth) organised a study tour, comprising 47 developers and architects, to Mitec in Jalan Duta and Taman Tun Dr Ismail (TTDI) Ascencia in Jalan Damansara on March 22.

Both projects are developed by Naza TTDI Sdn Bhd.

Welcoming the guests, Naza TTDI executive director Idzham Hashim spoke about the four main objectives in the development of KL Metropolis.

"Firstly, it is to create a dedicated hub to enhance the country's position as the preferred business tourism destination in the region. Secondly, it is to create a conducive environment where local and foreign businesses connect to shape collaborations and partnerships.

"Thirdly, it is to create a sustainable development through environmental efficiency and pedestrian transit connectivity. Last but not least, it is to build a world-class environment for working, living and business," he says.

He says Mitec will be one of the main venues for the Southeast Asian (SEA) Games and the Ninth Association of Southeast Asian Nations (Asean) Para Games to be held in August and September respectively.

On TTDI Ascencia, Idzham said it has recently received the Quality Assessment System in Construction Certificate with a score of 81 marks. He gives all the credit to the people who are responsible for the 36-storey serviced apartment building.

Mitec, which sits on 13 acres in the heart of KL Metropolis, has a net area of 774,129 sq ft and net exhibition space of one million sq ft. It also includes a

car park with 1,782 bays. The gross development value (GDV) of the exhibition centre is RM650 million.

The building is designed like a rubber seed, paying tribute to the rubber industry's contribution to Malaysia's economic growth.

RSP Architects Sdn Bhd director Ahmad Farid says the design signifies promise, dynamism and continuity.

"The seed represents a promising future for Malaysia's trade and the dynamic form reflects the vibrant economic development of the country. The seamless design portrays the continuity of the business relationship with local and international investors," Ahmad says.

He adds that the building has three main components.

"The first component and the main feature is the concourse. The second is the exhibition halls and the third is the services."

Mitec will feature 11 exhibition halls, nine organiser rooms, three VIP rooms, three media centres, 10 meeting and breakout rooms, one restaurant and five cafes across three levels.

The height of the first level is 15m. The second and third levels are 12m and 36m respectively.

Ahmad says Mitec is the first building in Malaysia to have a 15m tall escalator, which is quite an achievement.

He adds that the first level can accommodate a maximum load of 50kN/sq m.

"This is about five tonnes, which is about the weight of a military tank. This is why Malaysia External Trade Development Corporation (Matrade) will hold a military exhibition here this year. This is another achievement for Mitec."

The maximum load capacity for the second and third levels are 20kN/sq m and 10kN/sq m respectively.

The exhibition halls in levels one and two are between 3,234 and 12,960 sq m while on level three, they are between 4,320 and 12,960 sq m.

The building can accommodate up to 47,700 visitors (theatre-style seating) and 28,300 visitors (banquet style) at any one time.

**TTDI Ascencia**

Sitting on 0.87 acre in Jalan Damansara and Jalan Damansara Bypass, TTDI Ascencia is a freehold condominium designed by GDP Architects Sdn Bhd. Launched in 2013 with a GDV of RM142 million, it was completed last October. It has a current take-up rate of 90%.

It is poised to be a new landmark within the established community of Taman Tun Dr Ismail.

According to architect Hasnan Hussian, TTDI Ascencia has 154 residential units, which are separated into five boxes.

The podium of the building forms a solid platform to balance the vertical tower, and solid frames anchor the boxes.

The units, with built-ups ranging from 524 to 2,309 sq ft, start from RM934,000. The layout types include studio, 1-bedroom, 1 + 1 bedroom, 2 + 1 bedroom and penthouse.

Two of the 36 levels feature facilities such as swimming and wading pools, an open hall area, a barbeque area, gymnasium and playground. The development also has 234 parking bays.

The TTDI mass rapid transit station (MRT) is located beside the building. It is also accessible via New Klang Valley Expressway (NKVE), SPRINT Highway and Jalan Damansara.

## **MET 1 Residences**

Apart from Mitec, KL Metropolis is divided into eight precincts, namely Met 1, Met 2, Met 3, Met 5, Met 6, Met 7, Met 8 and Met 9.

MET 1 Residences, soft-launched last November, has garnered 60% bookings to date.

The 4.3-acre leasehold serviced apartment, with a GDV of RM1.29 billion, is located in Jalan Duta. It is expected to be completed in 48 months starting from the date stated in the sales and purchase agreement.

The 59-storey MET 1 Residences comprises 616 units, with built-ups ranging from 650 to 3,200 sq ft. The selling price is RM910 psf and layout types include 1 + 1 bedroom, 2-bedroom, 2 + 1 bedroom, dual key and a penthouse. There will be 1,146 parking bays.

A planned MRT Line 3 station will be located in KL Metropolis and the development is also accessible via Jalan Kuching, Duta Ulu Kelang Expressway (DUKE), NKVE and SPRINT Highway.

Pedestrian walkways will connect the development to an 8.5-acre central park, which is 500m away, the 2,000,000 sq ft MET 3 lifestyle megamall, Mitec and the Segambut Komuter station. E



The 47 developers and architects who joined the REHDA Youth study tour of Mitec and TTDI Ascencia developed by Naza TTDI

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