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Modern history

A contemporary mixed-use development in historic George Town is set to celebrate – and build upon – the vibrant past of this port city

Urban renewal, while not a new concept, has certainly experienced a renaissance throughout the major cities of the world in recent years. Developers and government bodies have been working together to reinvigorate inner city locations and once again make them livable centres.

Asian Global Business is the latest developer to focus on transforming derelict urban

land into viable mixed-use sites, with a proposal to transform a disused harbourside site in Penang's capital into a combined commercial-retail-residential-hospitality sector, says chief executive Dr Noraini Abdullah.

"AGB is a privately owned company, primarily concerned with tourism and property development, with the aim of making urban environments

livable and restoring value to historic cities.

"The Rice Miller City Residences will be Penang's first in-city resort alongside the harbour, and represents a great investment in the history of this area and Penang itself."

The development will comprise a boutique hotel and two residential buildings, as well as shops, a gallery, health centre and an open-air theatre.

Above: Designed by architect Dato Richard Jong of East Design Architect for developer Asian Global Business, the Rice Miller City Residences comprises a boutique hotel, residential accommodation, commercial offices and retail stores. Complementary design throughout the precinct gives the Rice Miller City Residences its distinct feel, as well as reinforcing the brand in people's minds.



Left and above: The 1.2ha site features a number of historically significant buildings, including Wisma Kastam. As part of the project, these will be fully restored and incorporated into the overall precinct. Access and connectivity are essential elements of the design, encouraging pedestrians into the space and inviting them to contribute to the project's vibrancy.



Above: Traditional meets contemporary in the Axis Identity designed interior of this one plus one bedroom unit. A play of Peranakan-style tiles, geometric motifs and wood elements cleverly frame the space. Asian Global Business is the first company in Penang to pioneer a programme of urban redevelopment that aims to successfully merge the old with the new. Chief executive Dr Noraini Abdullah says cities need old buildings to give them character and new buildings to give them spirit.

"In total there will be 12 buildings, made up of existing structures – including the iconic Wisma Kastam, dating back to the start of the 20th century – and sympathetically designed modern buildings," says Abdullah.

"The adaptive reuse of heritage buildings lends itself to establishing a sense of time and place. In conjunction with the new buildings, this will

help to create a distinct urban identity. It is our hope that the Rice Miller City Residences project will act as a catalyst to ignite the reinvention of the entire precinct – bringing energy and life back to this part of the city."

By utilising a design that integrates built-up areas with open space across the 1.2ha site, the developer is injecting an all-important human scale

into what could otherwise have been a non-inclusive, imposing structure.

"Successful urban places ensure people feel welcome, whether they want to relax, wander, interact or just pass through," says Abdullah. "Above all, successful places value the citizen – delighting in, engaging with, and acknowledging people.

"For precisely this reason,

the Rice Miller City Residences includes garden areas, squares and promenades for the enjoyment of all. Visitors and Penang residents alike will feel welcome here."

Connectivity and access are key elements of the design. Aside from the grand entry, several secondary entrance points, or thresholds, are located around the perimeter. These encourage pedestrians

into the space, inviting them to contribute to the overall vibrancy, and establishing the Rice Miller City Residences as a convenient thoroughfare to and from other inner-city destinations.

"All of the aspects that attracted traders and settlers to George Town in the late 18th century are still here," says Abdullah. "This development aims to reactivate this historic



cultural vibrancy and give it a modern relevance."

For more information, contact Asian Global Business, 29, Room A, 1st floor, Beach Street, 10300 Penang, Malaysia. Tel: (+604) 262 3818/264 3818. KL Office tel: (+603) 2260 6818/2260 2818, or visit the website: www.agb.com.my.

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Top: A glass partition between the master bedroom and ensuite of this one plus one bedroom unit ensures the harbour view is accessible from within the suite and also creates a sense of fluidity between the spaces.

Above: Marble wall and floor tiles, along with quality fixtures and fittings in the master bathroom, continue the high-spec feel enjoyed throughout the units.



Inviting perspective

The relaxed architectural style of the 1970s has been reinvented for high-end modern living – Dedaun offers chic escapism in the heart of Kuala Lumpur

In a fast-paced world, there is nostalgia for a time when there was a more restful way of living – when architecture reflected light-filled living spaces and a warm, relaxed aesthetic. This comfortable, 1970s-style environment is now available in the heart of Kuala Lumpur.

Situated on prime freehold land, nestled in inner-city Kuala Lumpur, Dedaun is a low-rise development of 38 limited-edition residences, set in two interlocking L-shaped blocks enclosing a courtyard. Developer SDB creates niche lifestyle projects across Malaysia and Singapore.

In an area once home to graceful bungalows

with porches, plantation shutters and sprawling grounds, Dedaun brings back an understated style of living seldom seen today, says assistant sales and marketing manager Audrey Lim.

“Dedaun’s limited unit numbers and refined interiors set it apart,” says Lim. “There are only two units per floor, accessed with three lifts from each apartment’s private lobby.

“Stepping out of the lift lobby, you enter a classic forecourt – naturally lit and ventilated. From here, 1.2m-wide hand-crafted copper pivot doors open into a living room that flows into the dining area and dry kitchen.”

Above: Dedaun reflects the architectural and landscaping intent of the 1970s – when airy living spaces and strong natural connections were celebrated. Hand-crafted copper doors – commissioned especially for the development – open directly into a foyer and the open-plan interiors of each apartment. Developed by SDB Ampang, a subsidiary of Selangor Dredging Berhad, Dedaun is one of the company’s most interesting properties to date.



Above: Louvres, railed balconies, natural materials and a restrained decor palette all contribute to the 1970s charm of the development. Facilities include a function room with pantry, a gymnasium, a rooftop swimming pool and a children's wading pool. The development's high-end design and construction follows earthquake-resistant specifications.

"The span of the central living area is impressive, framed by a 3m-high ceiling, and 2.7m-wide indoor balconies that slide open to let in a cooling breeze," says Lim. "In the living space and master bedrooms, wraparound glass windows offer 270° views."

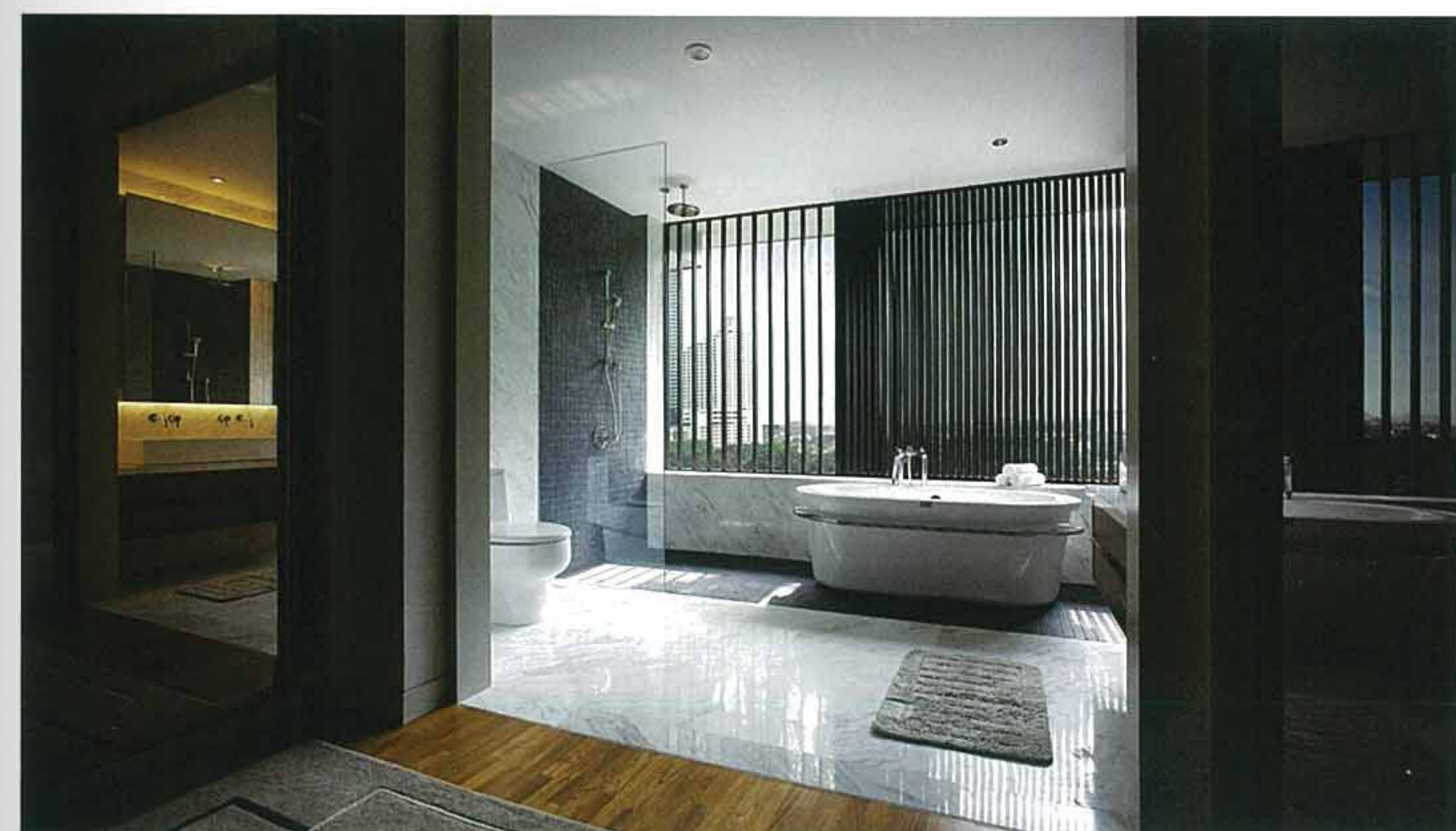
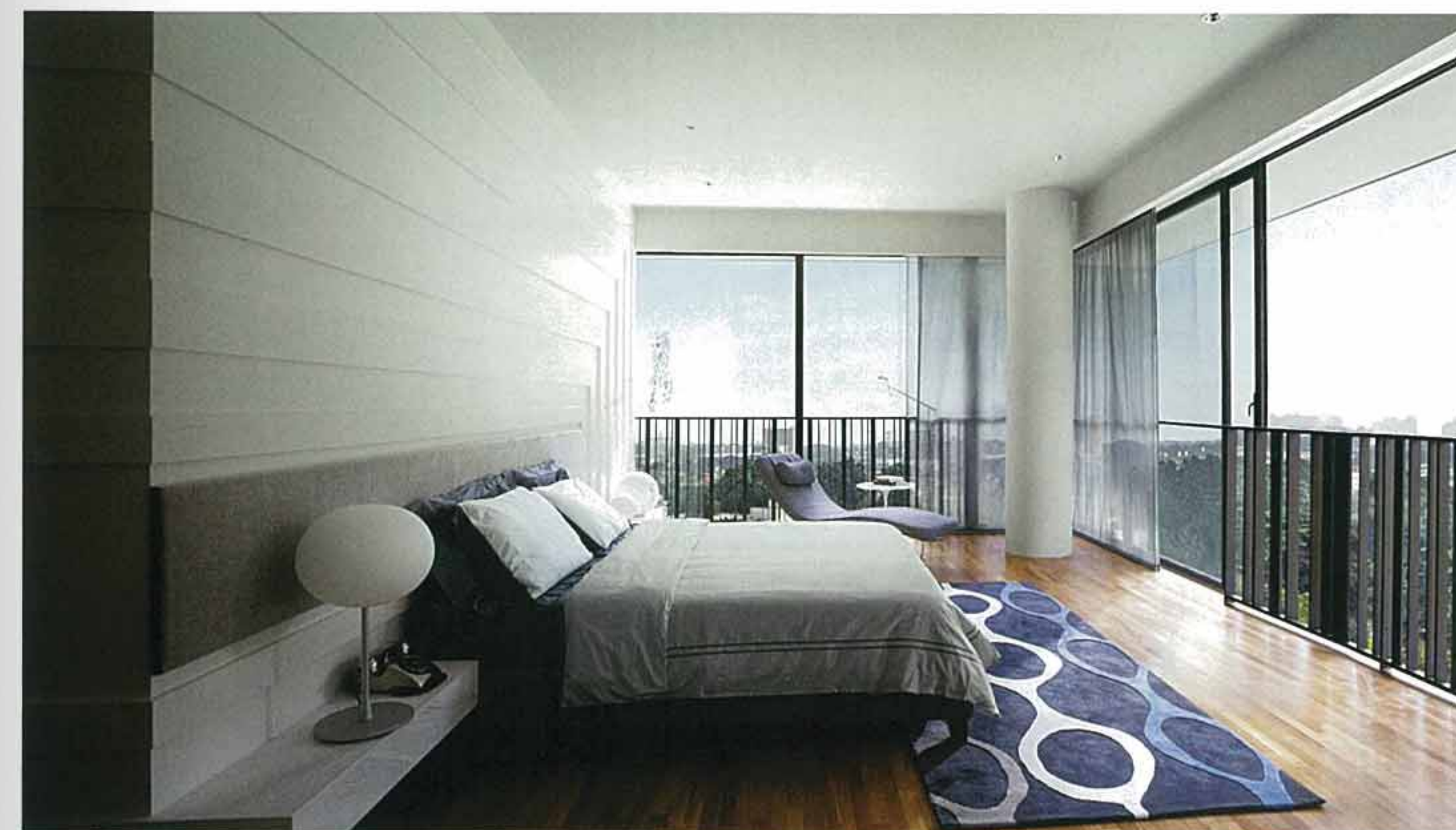
Dedaun includes three garden villas with their own private themed gardens that relate to the villa interiors. There are also three penthouses with private rooftop swimming pools and gardens with in-ground trees.

The setting is part of the Dedaun experience. Nearby amenities and attractions include the

Gleneagles Intan Medical Centre, the HSC Medical Centre, the six-level KLCC mall, and the iconic Petronas Twin Towers. The Hock Choon Supermarket, Raintree Club and The Royal Selangor Golf Club are also only minutes away.

For details and showroom availability, contact SDB Ampang, Wisma Selangor Dredging Ground South, 142a Jalan Ampang, 50450 Kuala Lumpur, Malaysia. Tel: (+603) 2144 1510/30. Or visit the website: www.sdb.com.my.

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Top left: Solid stone surfaces, wood veneers and up-to-the minute appliances are features of the dry kitchens. These are on show from the living spaces.

Above left and left: Rooms are flooded with natural light. All bedrooms come with their own ensuite bathrooms.