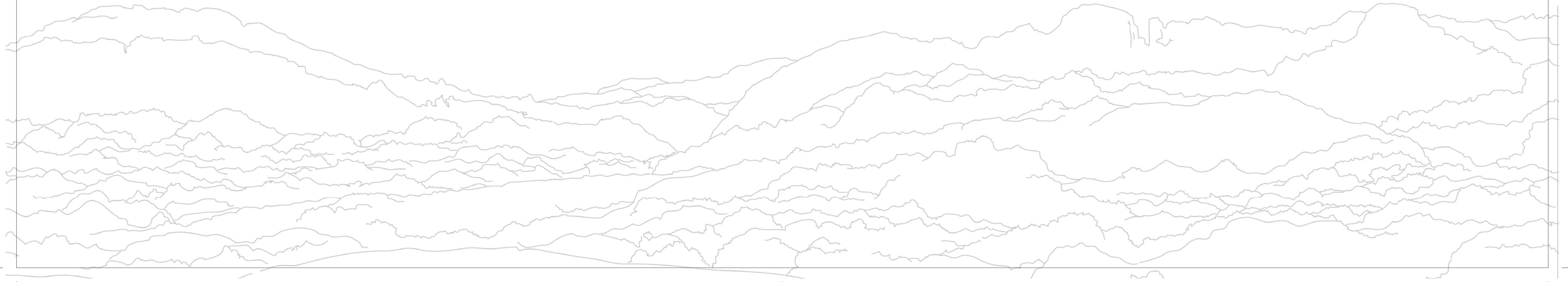


20 trees
luxury homes in melawati



20 trees

20 environments

20 experiences



live in the moment

Living at 20trees, each day takes on a natural rhythm of life.

The day begins with a greeting from your neighbours, the majestic Melawati quartz ridge in the near distance. In the afternoon, the shady sun-dappled courtyard – your own secret garden – beckons you for a quiet interlude. In the evening, gently winding roads entice you with the promise of a surprise at every turn – 20 surprises that reveal the serene heart of Nature in all her many aspects.

20trees was designed and developed to integrate and harmonise the human experience within a natural landscape. At every moment, at every turn, 20trees engages your senses and your spirit, redefining luxury by reminding you of what's truly important in life – contentment, peace of mind and joy.

actual view from site



20trees will bring you close to the essence of nature with daily offerings of sublime experiences... the rustle of leaves in the breeze, sunlight filtering through the branches, the view of clear blue skies through the treetops...

a sense of place – the landscape philosophy

As stewards of the environment, the design emphasis of 20trees is one about the environment. How can one balance between the needs of man and maintain the harmony of nature and the well being it affords us as humans? With any development, the intervention on the land is always more than we want it to be. Our response is to make a decided and responsible effort to “put back” into the environment that which was compromised in allowing us to make this land livable and enjoyable.

The “putting back” is in the form of 20 environments, 18 that are reintroduced and sustained on the property, the nineteenth environment speaks of its unforgettable location in Melawati that celebrates the panoramic offsite views to the mountains and the 20th environment is the collective product of all the environments together to create a memorable *sense of place*.

“Putting back” also means respecting Nature and providing experiences that are natural and close to our environmental hearts. These are micro environments which speak to us on the instinctive level of wanting to be in contact with Nature. Whether simply enjoying a breeze blowing through a grove of trees, the sound of trickling water, views to the panoramic mountains, gazing at the stars at night, or listening to birds, cicadas and crickets, these are all ways in which Nature has been “put back” and returned to us allowing us once more to be close to that which nurtures our soul and stays with us as a facilitator of good health and proper living.

The story of 20trees is a natural one. With eighteen micro environments and two macro environments, it is rich with a wealth of experiences. What is fundamental is that they are different but the same.

Different through function and aesthetics that provides a loaded experience for the residents, yet at the same time there are the shared elements that amalgamate the overall design thereby ensuring that the overall environment is a potent and lasting memory for the residents and guests experiencing it.

The most memorable shared element within all these micro environments is 203 sculptural acrylic rods which mark a place and tell a story that connects these environments. They are there as a contemporary “footprint” that one follows as if to have a quiet guide to take one through the development. And on it are words to describe the micro environments which one is experiencing.

Colin K. Okashimo, landscape architect / artist

pockets of tranquility

20trees was conceived to inspire a sense of inner peace that resonates with the tranquility of the natural surroundings. The realisation of this haven takes the form of 20 unique environments. Two of these are “macro” environments. The first “macro” environment is environment 19, which is the Melawati area, where 20trees is located. This quiet corner of Kuala Lumpur is exceptional not just for its peaceful, unspoilt ambience without large-scale commercial developments or high-rises, but also the magnificent quartz and granite ridge that surrounds it.

The other macro environment, environment 20, is the enclave itself, which encompasses 23 acres of gently undulating terrain that has been developed as lightly and carefully as possible in order to preserve its authentic essence.

Within 20trees, another 18 mini environments bearing such names as The Rippling Terrace, The Sacred Garden and A Meditative Pause, evoke artistic yet organic themes through landscaping and sculpture. Functional, yet so aesthetically appealing, each environment captures an aspect of the calm and serenity that blankets the entire enclave.



environment 1: the grove
Greeted by 20 mature Pulai trees each signifying the 20 environments awaiting residents and guests alike. It is an understated gesture of welcome and speaks about Nature and all it has to offer. 20 trees – 20 environments – 20 experiences.

environment 2: the grasses
Even the slightest breeze will create a wave of movement within the blades of the Pennisetum species and bring an aspect of calm to the garden. A field softens the edges and displays a texture that heightens your awareness of the natural aspects of this plant.

environment 3: good fortune
Luck comes to the prepared mind. Seek solace in this place of red crimson solitude and perhaps be enlightened by the joy of colour. The intense red of the Sealing Wax Palm and the red seeds of the Saga tree are valuable memories of an environment we can be grateful for.

environment 4: play chamber I
A family's haven, this is a place of happiness and retreat. Children may be set free in a safe and protected environment. It is a garden of delight with colours and fragrance that allows the intrigued mind to engage with Nature and in particular the favourite Hibiscus.

environment 5: the rippling terrace
There is a flutter of leaves that afford a different kind of peacefulness that prevails through the space. It is then that one realises it is the light on the pattern of the Thaumatooccus leaves that afford such beauty. There is a sea of leaves that provide this tranquility.

environment 6: bamboo black
Is that water or is it the rustle of Black Bamboo leaves? It can be deceptive and perhaps warrants more investigation. A sense of the infinite prevails when contemplating within the bamboo and its deep green and black trunks.

environment 7: the reeds
Within the geological outcrop of the earth are signs of life. Within the soft texture of the leaves are the reeds. We can feel the natural process of the land being reinvigorated.

environment 8: the pandans
Juxtaposed with the hardness of the rock forms are families of the pandans and grasses. They are congregating amongst the boulders pondering over the contemplative nature of the environment.

environment 9: the morning ferns
In the twilight hours, Tree Ferns provide textures of green that are subtle and intense with an iridescent green. Mosses grow on surfaces and provide an outdoor carpet for the ground and Ground orchids find their habitat in the smaller corners of this garden.

more surprising mini environments overleaf...



20trees will be landscaped with an extensive variety of plants – like this graceful grass from the **Pennisetum** family – that are indigenous to this region



yoga / pilates

16 meditation area

18 tennis court

gym

17 tropical tapestry

function room

jacuzzi

14 50m swimming pool

kid's crèche

15 play chamber II

11 missing form

10 the stone void

12 earth samples

13 the sacred garden

kid's pool

the clubhouse will naturally become the heart of the community as it caters to much of the recreational needs of the residents of 20trees

distilling the serenity

A number of the mini environments are concentrated at the northeast point of 20trees, where the Clubhouse is located. The Clubhouse is itself an architectural delight, as these nine (9) environments are so seamlessly integrated that they seem to spring organically from the built environments. The Water Terrace transforms the 50-metre pool that extends to an “end of the world” Jacuzzi, into a water paradise. Bamboo Yellow is where you can find the tennis courts, hidden in the midst of a bamboo grove that provides both shade and a natural barrier for the tennis balls.

Despite the organic dimensions of the clubhouse, it is still very functional as it has dedicated spaces and rooms for functions, crèche, gym, yoga / pilates, kid's pool and children play area.

- environment 10:** the stone void
A space is created through the absence of form – a form of stone. This absence of stone raises the question ‘Why is this missing? Where has it gone? What has happened?’ The pause for pondering is within an enclosure of quarried stone which is that from the site and put back into the environment.
- environment 11:** the missing form
That which was missing is found! Is it a true fit? Does it relate in more than just physical form? Does it tell us something of our own environment? Does the experience of being higher up afford a better perspective on the way in which all things should relate to each other for things to work harmoniously?
- environment 12:** earth samples
Cylinders of stone, metal and wood mark a place that signifies the ground. It is about the essence of the earth, that which we trust is safe and secure to walk upon. And some provide a strip of light at night, a series of artistically composed bars of light, a gesture of life that seems to emanate from the earth itself.
- environment 13:** the sacred garden
The Tembusu Tree is an ancient species with a uniquely pleasant fragrance when flowering. Its dark trunk grows distinctly characteristic as a majestic form meant to be enjoyed over generations, more likely your children's children.
- environment 14:** water terraces
The coolness of the water is as alluring as its color. The 50 meter long pool offers a feeling of endless calm. The color meant to further induce a feeling of peacefulness as one swims. The end water terrace is a Jacuzzi that has the feeling of being on the edge of the world. A moment to relax and take in a perspective of prospect.
- environment 15:** play chamber II
Another kid's zone that is also meant for the rest of the family to enjoy. It is a larger space having a child's pool with generously wide steps to allow for wading at different depths. The signature plant is the Mickey Mouse Plant for its flower and fruits resemble the Disney character.
- environment 16:** a meditative pause
With vast panoramic views across Melawati, what is left but to ponder over metaphysical notions of one's existence. The experience is one of passive meditative pause or perhaps yoga or Tai Chi. At night, the day bed becomes an open evening terrace that allows for star gazing and contemplating our insignificance in this universe.
- environment 17:** tropical tapestry
Large leaves, subtle use of color, varying textures of green and small flowers all create a cool and refreshing environment that speaks of a controlled and managed environment that is lit at night to intrigue and fascinate.
- environment 18:** bamboo yellow
Having the feeling of being set into the hill, it is an enclosed tennis court surrounded by yellow bamboo, allowing tennis to be played but could also be used for other functions requiring large spaces such as temporary tents for wedding functions, birthday parties, Chinese New Years, etc. Bamboo, known for its flexibility, serves a multitude of uses, enabling an environment for the solitude of two players or the congregation of many.



20trees has adapted the traditional asian courtyard home concept and reinvented it as a 760 sq ft interior 'secret' garden – spacious enough to accommodate a plunge pool

the spirit of place – the architect's philosophy

Melawati is a place of beauty that demands the respect of any architect making an intervention on such a site. A special place exists and needs to be protected. And in this place there already exists a spirit of calm and a 'feeling of the infinite' as one takes in the breathtaking vistas of the granite faced hills. The intentions are to enhance this feeling through a design process that responds to this environment.

At 20trees, the processes of the architectural design involved taking the necessary creative time to develop an understanding and appreciation for the environment where the architecture was intended to be sited. The natural topography was a serious consideration regarding an appropriate architectural form to fit into the land. A form that is sympathetic with the environment allowing it to follow the land as a series of cascading terraces acknowledging the original slope of the terrain and maximizing the panoramic views to the surrounding hills.

A clear expression of calm and repose runs throughout the architectural vocabulary of the design with the overall composition having platonic rectilinear geometry. It is an interplay of simple solid planar walls and voids as courtyards and window openings. This spirit of calm is consistent with and reinforces the overall feeling of solitude and peacefulness that Melawati is known for. The spirit of place is protected.

The use of planes as a simple expression of abstracted beauty resonates with the grounded nature of the land. The forms are embedded in the slope and the material is simple, without fuss, as is Nature itself. It is only without pretense that these forms, in this material, could exist in harmony with its environment.

A unique interpretation of the traditional courtyard house is developed with the use of a void open space within the layout of the home to facilitate cross ventilation and provide as much natural daylight into the living environment as possible. The use of low pitched concrete roofs are in contrast and are a muted response to the predominant and exuberant profiles of the clay tile pitched roofs that are too visually demanding and typically overused.

Simple things like the concept of 'floor-to-ceiling' glass panels, although not new, are distinctly different here where a railing provides a sense that one is on a balcony, offering an open dialogue that extends the living spaces and brings the environment into the home. This is architecture that breathes in the environment and is in rhythm and in tune with Nature, facilitating all the senses and enriching the residents with a feeling of being at home and at peace.

Sonny Chan, architect



an aerial perspective of 20trees. sdb properties is committed to preserving the original essence of the land by developing it as lightly and responsibly as possible

natural connections

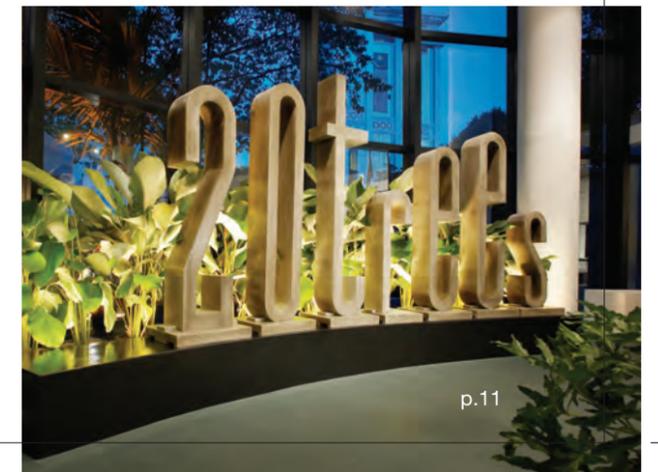
Working in synergy with nature, the environment of 20trees follows the natural contours of the land in the form of cascading terraces. This organic approach has the added benefit of ensuring that the limited edition residences and low-rise apartment blocks embedded into the slopes, all have a breathtaking view of the magnificent Melawati quartz ridge in the near distance.

The materials used to build these homes are simple and fuss-free. Yet the attention to detail is meticulous so that these materials complement the environment perfectly. Low-pitched concrete roofs were chosen over the more commonly used clay tile pitched roofs, ensuring a more subtle contrast with the natural surroundings.

Every aspect of the enclave has been designed to draw one's attention to the beauty of the natural landscape while encouraging an awareness of the present moment. Travelling along the meandering streets of 20trees, one is constantly delighted to discover that no two streets have identical profiles. In fact, each street has different types of buildings on either side.

The residences and apartments in 20trees are without question luxury homes. Yet they all bear the hallmark of sdb properties – a sense of practicality in terms of spaciousness and layout. The marriage of function and aesthetics is evident throughout the homes; every aspect right up to the quality of finish has been considered with the ideal customer's needs and ultimate satisfaction in mind.

the undulating profile of the 20trees logo is unique – it *reflects* the natural rise and slope of the terrain at this magnificent site in Melawati and how each home is uniquely positioned to create the best views of the stunning surroundings



be one with your surroundings

20trees has only 83 residences to offer – Courtyard Homes, Terrace Homes and Garden Homes. The flagship design is most definitely the Courtyard Home which was inspired by the traditional Asian courtyard home. True to its name, the Courtyard Home boasts a 760 sq ft inner garden complete with plunge pool. The spacious open-plan living spaces open directly out onto this courtyard, seamlessly melding the built and natural environments. The master bedroom has wide full-height windows with a railing that lends a sense that one is on a balcony overlooking the outdoors.

Another attractive feature of the Courtyard Home is the additional master bedroom. This second master bedroom has a separate entrance from the outside, making it a perfect guest suite.

The smaller Terrace Home also features a courtyard which at 300 sq ft offers great potential to create a personal haven. In the Garden Home, the courtyard concept has been transformed into a private garden that has been elevated a full storey above street level.

a view of the dining area and part of the designer kitchen, cleverly placed next to the courtyard for maximum light & ventilation



the spacious open-plan living area opens directly into the courtyard, merging the indoors and outdoors, flooding the interior with warm sunlight and fresh air



the 25ft wide balcony of the apartments allows a panoramic view of the magnificent Melawati quartz ridge in the near distance

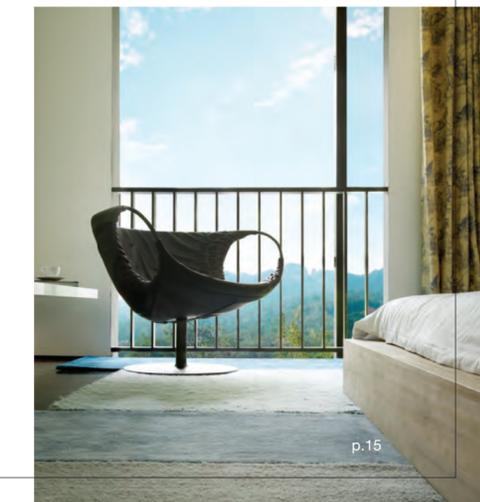
open up your perspective

The eleven luxury apartment blocks at 20trees offer a total of 118 apartment units in a choice of four different layouts, which cater to various lifestyle requirements. You will be able to choose a unit with a private lift lobby or one with direct access to the car park. Units on the ground level have their own private garden. And if you are looking for more floor space, there is the duplex penthouse with a private rooftop jacuzzi.

The low-rise apartments are also set on terraces allowing apartment dwellers to enjoy that same sense of spaciousness and airiness while feeling close to the earth as enjoyed by those living in the residences.

Each floor boasts just two units to ensure maximum privacy. In addition, the apartment buildings offer an additional level of security as the entrance and exit to each block are gated and can be accessed only with the resident's key card.

never ending views... the full height windows in the apartments also provide plenty of natural light and ventilation





the absence of columns plus lofty ceilings equals space, space, space

distinctive architectural features

At 20trees you will have the opportunity to enjoy the ultimate luxuries of space, fresh air and natural light.

- innovative flat-slab concrete roof that allows for expansive, column-free interiors while ensuring a more natural exterior profile
- extra thick, 200mm, external walls that offer superb sound and heat insulation
- interior spaces that have been designed to promote cross-ventilation and natural lighting
- full-height sliding windows that transform into picture windows and indoor balconies when fully opened
- 11-foot (3.38-metre) high ceilings in living and dining areas; bedroom ceiling heights range from 10 to 13.2 feet (3.05-4.05 metres)
- spacious interior courtyards or elevated gardens for added privacy and security
- large car porch that accommodates 4 to 6 cars



tall and wide glass sliding doors connect the designer kitchen directly to the courtyard

designs of built-ins, type of kitchen appliances and ceiling height differ from type to type



the Courtyard Home's master bathroom made more open with large yet strategically positioned windows that ensure lighting, ventilation and a view of the courtyard



the master bedroom offers generous and flexible spaces that can be transformed into your ideal sanctuary with the bonus of magnificent views

finished to perfection

Your 20trees home will require very little or even no renovation to complement your lifestyle because it comes complete with:

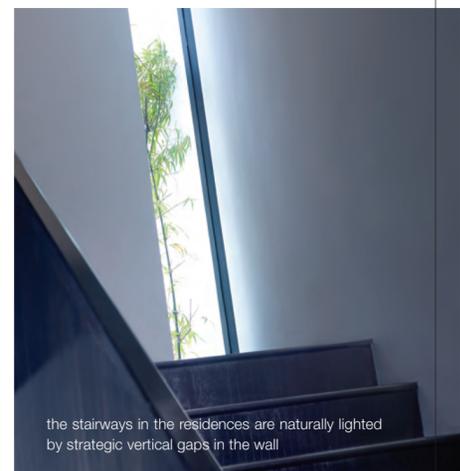
- designer landscape and streetscape
- tropically inspired clubhouse
- gated and guarded with security card access
- designer kitchens equipped with fridge, built-in oven and / or microwave, hob & hood
- spacious designer wardrobe in master bedroom
- panic button in master bedroom
- wifi-enabled
- audio intercom
- defects liability period extended to 36 months

the team

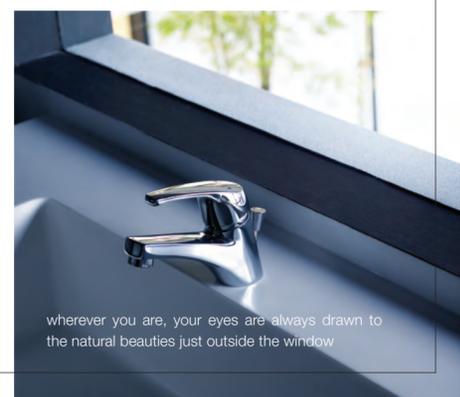
- design architect : CSYA Studio Pte Ltd
- submitting architect : IDE Architect
- landscape architect : Colin K. Okashimo & Associates
- structural consultant : Web Structures International Ltd
- geotechnical consultants : Gue & Partners Sdn Bhd
- mechanical & electrical consultants : Maunsell NVOF Sdn Bhd



warm wooden floors add a homely ambience while the louver windows bring back the character of olden-day homes



the stairways in the residences are naturally lighted by strategic vertical gaps in the wall



wherever you are, your eyes are always drawn to the natural beauties just outside the window



Wisma Selangor Dredging

creating meaningful environments

Incorporated in 1962, Selangor Dredging Berhad (SDB) was principally involved in tin mining until the 1980's.

Positioned as a quality lifestyle property company, SDB owns Wisma Selangor Dredging and Hotel Maya Kuala Lumpur, located on Jalan Ampang. Its property development activities are undertaken by sdb properties sdn bhd, developer for AmanSari, an exclusive gated community in Puchong, and Park Seven, a luxurious condominium at Persiaran KLCC.

Although sdb properties represents the new face of SDB, it remains true to the core values of setting new benchmarks, giving priority to innovation and quality. Its commitment to quality and care is established with a Defects Liability Period (DLP) that is extended to 36 months and is offered to all homes built by the Group.

Our properties have consistently been recognised as setting new benchmarks in the industry. Some of the accolades that we have won are:

- Hotel Maya Kuala Lumpur
 - Winner of Malaysian Interior Design Award (MIDA) 2005, Hotel and Restaurant Category
 - Winner of the 8th SIA (Singapore Institute of Architects) Architectural Design Awards 2006, Interior Design (Commercial) Category
 - Winner of Pertubuhan Akitik Malaysia (PAM) Interior Design Award 2006
- AmanSari
 - Winner of Malaysian Interior Design Award (MIDA) 2005, Residential Category

In line with SDB's brand promise of 'Driving Excellence, Building Lifelong Relationships', a separate division, sdb support services sdn bhd, has been set up to enhance the pleasant and hassle-free experience of buying a sdb home. This division is dedicated to facilitating remedial works during the DLP as well as attending to our customers' home enhancement and renovation needs.

We take pride in exceeding the expectations of our customers, and we believe this will differentiate us from the rest.



Hotel Maya Kuala Lumpur



Park Seven



AmanSari



MIDA Award 2005 ■ PAM Award 2006 ■ SIA Award 2006 ■ MIDA Award 2005

location



20trees is just minutes away from key destinations within the city

- via Ampang Elevated Highway and proposed Duta-Ulu Klang Expressway (DUKE)
- the Kuala Lumpur City Centre (KLCC) is 13km away
- close to Gleneagles Hospital and international schools

sdb properties sdn bhd
a selangor dredging berhad company (190055-A)

grd. south, wisma selangor dredging, 142a jln ampang, 50450 kuala lumpur, malaysia
t 6.03 2711 2288 **f** 6.03 2711 2219 **w** sdb.com.my

All images seen in this brochure are taken from the showunit of the Courtyard Home in Wisma Selangor Dredging, Kuala Lumpur. Measurements indicated are close estimates & may vary.

