

# BUILDING MORE THAN HOMES

PKNS's Ixora Residences is a strategic addition to the Antara Gapi township



An artist impression of Ixora Residences that appeals as a modern contemporary design with a tropical atmosphere.

Every successful township begins with a vision. While quality homes form its foundation, careful planning, connectivity and a growing community bring life to a development that turns a neighbourhood into a thriving place to live.

This vision lies at the heart of Ixora Residences, the latest landed residential development by Perbadanan Kemajuan Negeri Selangor (PKNS). Located in Phase 1, Section 6A of Antara Gapi in Serendah, Ixora is more than another collection of terrace homes. It is a strategic addition to the township, designed to strengthen Antara Gapi's long-term growth while meeting the evolving lifestyle needs of today's home owners.

With a gross development value (GDV) of RM62.7mil, the development comprises 90 double-storey terrace homes on a 9.01-acre leasehold residential site. But beyond the numbers lies a larger ambition. PKNS envisions creating a modern residential community that contributes to the continued transformation of Antara Gapi.

## Strengthening a township

Every new residential phase plays an important role in shaping the future of a township. As more families make the township their home, demand naturally increases for commercial activities, community facilities, educational institutions and public services. This growing residential population creates opportunities for businesses to flourish while encouraging further investment in infrastructure and amenities.

Over time, this contributes to building a more vibrant, self-sustaining township where residents can enjoy the convenience of living, working and accessing daily necessities within a well-planned environment.



An artist's impression of how Ixora Residences' interior look with natural ventilation, daylight and surrounding views, producing interiors that feel bright, airy and welcoming.

The benefits extend beyond Antara Gapi itself. Given its proximity to Hulu Yam, Batang Kali, Rawang and Kuala Kubu Bharu, the development is also expected to support broader economic activity across the surrounding region, particularly within the Sungai Chik sub-district. Increased residential growth can increase demand for local businesses, retail outlets, food and beverage operators, essential services as well as boost employment opportunities. This indirectly creates positive long-term value for the neighbouring communities.

## Antara Gapi emerging as a residential destination

Antara Gapi is steadily emerging as a destination for homebuyers seeking locations that strike the right balance between connectivity, affordability and quality of life.

Situated within easy reach of the Lebuhraya KL-Kuala Selangor (LATAR) Expressway (exit Tanjung Malim), Guthrie Corridor Expressway, Rawang Bypass and the Rawang-Tanjung Malim Federal Road, the township offers convenient access to surrounding towns and major employment centres while allowing residents to enjoy a quieter suburban environment away from city congestion.

Public transportation options such as the SMART Selangor bus service and KTM Serendah station further improve mobility for commuters.

Daily conveniences are equally accessible. International Islamic University Malaysia (UIA Gombak), primary and secondary schools, grocery stores, eateries, police and fire stations, Lotus's hypermarket and AEON shopping mall are all located within the surrounding area, ensuring residents have access to the essential amenities that support modern living.

Combined with ongoing township development, these

advantages continue to enhance Antara Gapi's appeal as an increasingly attractive residential address.

## Homes designed around modern living

Supporting this township vision is a collection of homes that reflects the way families live today. Ixora embraces a modern contemporary design with a tropical atmosphere, creating homes that prioritise comfort, practicality and timeless appeal. The architectural planning carefully considers natural ventilation, daylight and surrounding views, producing interiors that feel bright, airy and welcoming.

The development offers three layouts to cater to different household needs. Corner units (Type A and A1) provide 1,872.57 sq ft, end units (Type B and B1) offer 1,708 sq ft while intermediate units (Type C and C1) feature 1,725 sq ft. Every home comes with four bedrooms and three bathrooms, providing generous accommodation for growing families or multi-generational households.

Inside, the open-plan layout creates flexible living spaces that can evolve alongside home owners' changing lifestyles. The absence of cross beams across the main living area enhances the sense of openness while making future renovations easier. High ceilings on both floors further improve spatial comfort and natural airflow.

Wide parking spaces accommodate two vehicles comfortably while the ground-floor bathroom incorporates a gentle no-drop ramp to provide easier accessibility for elderly residents and wheelchair users.

## Sustainability for long-term living

Ixora homes are designed to be future-ready, incorporating a range of ESG-inspired features that encourage environmental sustainability while enhancing

residents' daily comfort. Passive design strategies improve natural ventilation and lighting, reducing energy consumption. Solar lighting systems, rainwater harvesting facilities and dual-flush sanitary fittings further promote efficient resource management.

Environmentally sensitive building materials and anti-roach floor trap covers complete the development's practical sustainability features, demonstrating how thoughtful design can contribute to healthier, responsible and more efficient homes.

## Opportunity to grow with the township

As Antara Gapi continues to mature, home owners at Ixora will have the opportunity to become part of a growing community from its early stages.

Adding to its appeal is PKNS's Why Beli Ixora Sekarang campaign, running until December 2026. Purchasers can enjoy attractive special discounts.

Priced from RM588,000 with expected completion in November 2026, Ixora presents an attractive opportunity for first-time buyers, young families and upgraders seeking a spacious landed home within a township poised for continued growth.

Ixora Residences represents more than a housing development. It reflects PKNS's broader commitment to creating well-planned communities that support sustainable township growth, improve connectivity and contribute to regional economic development.

By combining contemporary homes, thoughtful planning and a strategic location within the growing Antara Gapi township, Ixora offers home owners not only a quality place to live today but also the opportunity to be part of a community with a promising future. Interested buyers can visit [www.pkns.gov.my](http://www.pkns.gov.my) or <https://pknsixora.com.my/> to find out more.



An impression of the open-plan layout which allows flexible living spaces to evolve alongside home owners' changing lifestyles.