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Clearwater was conceptualised by Malaysian Dian Lee, the 20-something eldest daughter of Country Heights Holdings founder Tan Sri Lee Kim Yew, and Singaporean Sim Boon Yang, a founding partner of architectural firm Eco-id (interviewed in 'Designer', August issue).

The pair had a meeting of minds when they were introduced two years ago at the Metropolitan hotel in Bangkok, for which Eco-id was the lead design consultant. Lee is a fan of the hotel's Glow organic restaurant and the Como Shambhala spa, and the two soon found they shared interests that evolved into a common vision.

"Both Boon and I are very creative and we clicked. We shared this idea of a holistic residential community and creating a lifestyle-concept residence, although this is an overused term," says Lee, who graduated in 2005 from RMIT University in Melbourne, where she majored in Professional Communication and Marketing. "I'm a spa freak, so I wanted to bring this aspect to my home, instead of having to drive to a spa at the end of a long working day."

Clearwater is the first property development for both Sim, the architect for the project, and Lee, who "stumbled upon" a joint-venture opportunity for the 0.5-hectare site, which today features a stunning 4,600sqft, double-storey showflat.

"After Boon flew up to KL and came up with the concept, we then went to look for investors," Lee said. "The first six months were stressful, finding backers, especially as we were doing something 'outside the box'. Since then, it has gone very well and people like the fact it's unusual."

Clearwater is certainly distinctive in each of its 'live, work and play' components. The play aspect is embodied by the Clearwater Wellness Club, which will include a detox centre, gym, yoga studio and spa.

"All of our partners have this healthy lifestyle," Lee says. "Many condos have a gym but they're usually for residents only. We'll have professional, full-time staff, as ours will be a membership-based club, which will benefit from the fact it's located on top of an office building."

The 'work' aspect is provided by the accompanying offices, set to be extensively upgraded to match the high-end appearance of the new residence. As well as three levels of parking for the residence, with two spaces per unit, there will be three levels of parking for office tenants, which at night can become available for guests.

The 'live' aspect, the residence itself, features an interesting array of layouts within its 18 storeys, including studios, 'Superpads' with outdoor jacuzzis, double-storey 'Lofts', and penthouses with a plunge pool on the balcony. "The designs are truly innovative, and the Superpad design is unique because of outdoor jacuzzi," Lee says. Furthermore, every shower can become a steam room, also reputedly a first in Malaysia.

Floors five to nine feature the 25 one-bedroom units and 20 one-bedroom 'Superpads', ranging from 826-1,316sqft, as well as the 10 two-bedroom units (1,703-1,728sqft), which include a study and maid/utility room.

The 42 Lofts (1,459-2,489sqft), each with two-three bedrooms and a maid's room, are located on levels 10-13a, while the 11 penthouses (1,784-4,735sqft) occupy the top three storeys.

Prices for the units range from RM648,000 to RM5.5 million, with prices per square foot ranging from RM762-957psf for the one and two-bedroom units, to RM823-1,023psf for the Lofts and RM1,078-1,144psf for the penthouses.

Lee believes the relatively high prices for a condo not located in the KLCC area is due not only to the project's quality and facilities but also its location in the exclusive Damansara Heights area, where Clearwater is the first condo of its kind in an area made up of high-end bungalows and landed properties. The area will also house the King's new palace, which has a reputed construction cost of RM500 million.

"Damansara Heights is like the Beverly Hills of KL. It's an exclusive neighbourhood, with many government officials living in the area, and prices are going up," Lee says. "There are popular areas nearby, like Mont' Kiara and Bangsar, but Damansara is the most high end, the equivalent of Bukit Timah in Singapore."

Clearwater is a major venture for Sim but more so for the young Lee, who has taken a major step up the business ladder from interning for her father's company during semester breaks. And she's not done yet. "We're now looking at other places to develop, including the Klang Valley, south Malaysia and beach destinations in Thailand."