

# i-City unveils world's first AI Living

New development to integrate embodied intelligence into homes

By R. RAJ

**PETALING JAYA:** For generations, our collective vision of the future was defined by The Jetsons – a world of whirring robot butlers and homes that anticipated our every whim.

While we might not have flying cars in the driveway just yet, the “machine-assisted” lifestyle has quietly graduated from far-fetched fantasies in morning cartoons to our actual homes.

In today's artificial intelligence (AI) empowered landscape, the property industry's age-old obsession with “location, location, location” could be facing a technological coup.

People aren't just looking to buy a spot on the map anymore; they're buying into an ecosystem where convenience and advancement are pillars of their everyday lives.

At i-City in the state capital of Selangor, this shift is taking physical form through AI Living, a residential tower designed to be the first of its kind globally.

I-Bhd chairman Tan Sri Lim Kim Hong noted the tower is one cog in the developer's AI and robotics residential development master plan, which will see RM1bil channelled into integrating advanced technologies across the i-City township.

“When i-City began over 20 years ago, the idea of a ‘digital city’ was shaped by technologies of that era. At that time, digital largely meant connectivity like broadband infrastructure, data centres and smart buildings,” he said.

“Today, digital transformation has entered a new phase. AI and robotics are no longer back-end tools – they are becoming operating layers of the economy.”

Lim added that AI Living represents the next stage of i-City's evolution, from a digital city to an AI-and-robotics-enabled ecosystem.

“This means designing homes and urban infrastructure that are compatible with AI and robotics from the outset,” he said, adding that they are establishing a new benchmark for intelligent, human-centric living through the convergence of AI, robotics, well-



(From left) Deputy Tourism, Arts and Culture Minister Chiew Choon Man, Chang, Agibot founder, chairman and chief executive officer Deng Taihua and Lim during the launch of the AI World Experience Centre at i-City on Jan 13.

ness innovation and a scalable Robots-as-a-Service (RaaS) model.

Lim shared that the AI Living tower is well-positioned to be the world's first AI and robotics residential tower.

“By developing the world's first AI and robotics residential tower as a real-world testbed and commercialisation platform for humanoid robotics, we are accelerating the integration of embodied intelligence into everyday residential life.”

Slated for completion in 2030, the 500-unit tower is engineered for a future where humans and robots with embodied intelligence exist in a single, fluid environment.

It aims to move the needle from simple housing to an intelligent habitat, changing the fundamental aspects of how a modern home is designed, operated and valued.

Science, Technology and Innovation (Mosti) Minister Chang Lih Kang praised i-City's AI and robotics residential development master plan for bringing advanced technology closer to the community while building public confidence

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Chang Lih Kang

in AI and robotics capabilities.

“It was great to see the children, students and families trying out AI technology for themselves. It is clear that AI is no longer something strange or scary. It has already become a part of our lives,” he noted on his social media accounts after officiating the opening of i-City's AI World Experience Centre (AIWEC) last month.

“When people are given the opportunity to explore, experiment and understand technology, confidence will come naturally. This is where talent begins to emerge and more future opportunities can be created.

“Technology is not just about being sophisticated or advanced – it must be close to the people, help

our youth move forward and ensure that progress is shared and enjoyed together.”

## Built for robotics

Across much of the global residential market, technology remains an afterthought.

Most modern smart homes are essentially traditional apartments wearing digital masks, relying on smart locks, sensors and apps layered onto buildings never designed for intelligent systems.

AI Living treats intelligence as part of the building's DNA, being conceived from the ground up as an AI-and-robotics-native residential environment.

While most urban residents are

used to seeing machines like robot vacuum cleaner discs, the tower will deploy a full spectrum of humanoid robots powered by embodied AI.

The development is set to be powered by a strategic alliance with Agibot Innovation (Shanghai) Technology Co Ltd, a leading Chinese humanoid robotics and embodied intelligence company.

The partnership is also the Shanghai-based firm's first major overseas deployment, with 100 humanoid robots already delivered for the AIWEC, which officially opened last month.

As a result, rather than retrofitting gadgets onto conventional apartments, the structure is being built specifically to accommodate robotics, automation and AI-driven services as core elements.

The tower will serve as a hub where embodied intelligence is embedded strategically and structurally into the architecture.

Its residential layouts, circulation paths, service zones and digital infrastructure are planned to support domestic robots as essential neighbours that help the home function, rather than mere high-tech gadgets.

“This is not about adding technology into homes. It is about designing homes that assume AI and robotics will be present – permanently,” said SA Architects Malaysia director Tony Mak. His firm is the primary architect for i-City's AI residential development master plan.

“At AI Living, robotics are treated not as gadgets but as functional occupants within the residential ecosystem. It is designed to allow robots to operate naturally within the home, just like a human would.”

This integration addresses the most valuable modern commodity: time. By delegating menial tasks to AI-powered robots, from floor maintenance and laundry logistics to elderly and child care, the technology acts as a silent, round-the-clock concierge.

These applications are designed to reduce the invisible labour of adulthood, allowing residents to reclaim hours previously spent on chores.

In terms of the units at AI Living, I-Bhd is aiming for a price point that mirrors its Hill10 Residences above DoubleTree by Hilton at i-City.



I-Bhd stated that the goal is to have the humanoids transition from being novelties to functional members of the AI Living community.

child supervision and companionship services.

The third layer focuses on wellness and longevity, as residents can monitor key health indicators, such as heart rate and blood pressure, through an AI Wellness application. Over time, aggregated data would allow AI systems and compatible robotics to provide personalised recommendations relating to

nutrition, activity patterns and lifestyle optimisation.”

He added that this approach aligns with the developer's broader vision of embedding wellness and longevity into the core of its future residential environments.

“AI Living is not about humans adapting to machines. It is about designing environments where machines support human wellbeing,” he said.

## Lowering the high-tech wall

**PETALING JAYA:** A mainstay issue for advanced technological adoption is usually the high entry barriers preventing consumers from keeping pace with rapid innovation.

I-Bhd has revealed that at its new development, AI Living, this is solved by shifting the ownership of technology from the individual to the infrastructure.

With the residential tower set to have humanoid robots as functional members of its community, and the broader i-City township as a whole by 2030, the goal is to make these services more accessible for residents.

The collaboration with the Chinese robotics company, Agibot, which is providing the humanoid robots for the development, enables I-Bhd to offer these services through a Robotics-as-a-Service (RaaS) model.

“Domestic robots are no longer

a distant concept – they are becoming part of everyday life and something people can realistically come home to today,” said Agibot Asia-Pacific marketing director Jason Liu.

Through the RaaS model, the tower will treat the robots as a functional and optional utility that residents can lease, enabling them to tap into world-class automation services without the added maintenance stress.

This will apply to robots such as the Agibot A2 series, a full-sized humanoid robot designed for guided interactions, and the Agibot X2 series, which are compact, agile humanoid robots capable of natural interaction and navigating complex home environments.

The model also allows the developer to offer these robots at costs comparable to traditional domestic helper services.

The heartbeat of this integration

is the i-City SuperApp, which will act as an all-in-one digital platform for i-City's entire AI ecosystem.

The app will also act as the main platform for communication with the humanoid robots, allowing residents to seamlessly schedule robotic services, like floor cleaning or grocery deliveries, transforming the township into a responsive, on-demand ecosystem.

I-Bhd non-independent non-executive director Datuk Eu Hong Chew said that, at its core, AI Living is fundamentally about improving the quality of life for residents rather than showcasing advanced technologies.

“The first layer is practical, as robotics can take over routine household tasks such as cleaning, reducing reliance on traditional domestic labour models,” he said.

“The second layer addresses demographic trends, like ageing populations and dual-income households, where robotics options extend to elderly assistance, monitoring support,