

EdgeProp.my

# Destination: Malaysia

A great place to own a property



Complimentary copy.  
Not for sale.



## RESIDE IN KL'S TOP INTEGRATED CITY

Sunway Velocity is at the heart of it all, surrounded by an endless array of urban conveniences. Located in one of KL's most vibrant and liveable integrated cities, this transit-oriented development has been meticulously planned with covered access to modern amenities as well as direct links to several MRT and LRT stations.



*New Phase*  
**LAUNCHING SOON!**



Direct link to  
**3 MRT & 2 LRT**  
stations



Dual key  
option from  
**678 - 915 sq. ft.**



High rental  
yield of up  
to **6%\***

## CONVENIENCE AT YOUR DOORSTEP

Scan for  
VR Tour



3 MRT &  
2 LRT Stations



Sunway  
Velocity Mall



Sunway Medical  
Centre Velocity



Sunway Velocity  
Hotel



Sunway College  
@ Velocity



2-acre  
Central Park

**Sunway Velocity TWO Sales Gallery**

**+ 6017 964 0700**

\*T&Cs apply

### SUNWAY VELOCITY TWO SALES GALLERY

Sunway Velocity TWO Sales Gallery, Jalan Peel,  
55100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.



Sunway Property



sunwayproperty

SunwayVelocityTWO.com

Developer: Sunway Velocity Two Sdn Bhd (926309-U) • Address: The Property Gallery, Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan • Type: Service Apartment • Developer's License: 19512-2/02-2022/0192 (L) • Validity Period: 28 Feb 2020 till 27 Feb 2022 • Advertising Permit: 19512-2/02-2022/0192 (P) • Validity Period: 28 Feb 2020 till 27 Feb 2022 • Building Plan Approval No: BPU305C20191478 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Tenure: Leasehold (expiry 11/03/2117) • Expected Date of Completion: Dec 2023 • Encumbrances: • Total Units: Tower C – 467 units, Tower D – 584 units • Price: Tower C – RM498,000 (Min) – RM1,434,000 (Max), Tower D – RM775,000 (Min) – RM1,434,000 (Max) • Bumiputera Discount: 5% • Disclaimer: The information contained herein is subject to change without notification as may be required by relevant authorities or the developer's consultants and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are Artist's Impression only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Consultants and/or relevant approving authorities.

# Destination: Malaysia

## Contents

### Chapter 1

<b>Why choose Malaysia?</b>	<b>4</b>
More bang for your buck	5
Ease of property purchase	7
Tropical weather and disaster-free land	8
Low cost of living, high quality of life	9
Easy to adapt and fit in	10
Safe country	11
Fascinating culture and delicious food	12
Quality education	13
Quality healthcare services	14

### Chapter 2

A fertile land for economic growth	17
------------------------------------	----



### Chapter 3

<b>Where to look?</b>	<b>22</b>
KL city centre: Where the action is	24
Damansara Heights: The Beverly Hills of Malaysia	26
Cyberjaya: Model smart city	30
Desa ParkCity: KL's most liveable community	32
Mont'Kiara: Expats' darling	34
Johor Bahru: A residential hot spot next to Singapore	37
Penang Island: Pearl of the East	40

### Chapter 4

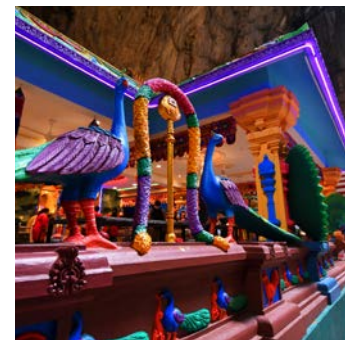
What to do before you buy?	42
----------------------------	----

### Chapter 5

Malaysia My Second Home	44
-------------------------	----

### Chapter 6

<b>Thrilling treats &amp; tracks</b>	<b>48</b>
Must-try foods	51
Must-visit places	55



Useful contact numbers to have in Malaysia	58
--	----

### Advertorial

Maker of sustainable cities — Sunway Property	20
The epitome of luxury at DC residensi	28



# Destination: Malaysia

PUBLISHED IN JUNE 26, 2020 BY



The Edge Property Sdn Bhd  
(1091814-P)  
Level 3, Menara KLK,  
No 1 Jalan PJU 7/6, Mutiara  
Damansara, 47810 Petaling Jaya,  
Selangor, Malaysia

## MANAGING DIRECTOR/ EDITOR-IN-CHIEF

Au Foong Yee

## EDITORIAL

*Contributing Editor*  
Sharon Kam

*Assistant Editor*  
Tan Ai Leng

*Copy Editors*  
James Chong, Arion Yeow

*Writers*  
Chin Wai Lun, Rachel Chew,  
Natalie Khoo, Chelsey Poh

*Photographers*  
Low Yen Yeing, Suhaimi Yusuf,  
Mohd Izwan Mohd Nazam,  
Sam Fong, Haris Hassan

*Art Director  
and Illustrator*  
Jun Kit

## ADVERTISING & MARKETING

*Advertising & Marketing  
Associate Account Director*  
Heidee Ahmad (+6019 388 1880)

*Senior Account Manager*  
Ian Leong (+6012 359 1668)  
Cecilia Too (+6012 319 7666)

*Marketing Support  
& Ad Traffic*  
Madeline Tan (+603 7721 8218)  
Email [marketing@edgeprop.my](mailto:marketing@edgeprop.my)

PRINTED BY  
Ultimate Print Sdn. Bhd.  
No. 2, Jalan Sepana 15/3,  
Seksyen 15, 40200 Shah Alam,  
Selangor

This magazine is published  
with the June 26, 2020 issue  
of [EdgeProp.my](http://EdgeProp.my)



A beach  
on one of  
the many  
pristine  
islands  
of Sabah,  
Malaysia.

# Preface

**B**lessed with natural beauty, a multi-cultural society, hardly any natural disasters and relatively low-cost of living

for a good quality of life, Malaysia certainly has a lot going for it.

Many foreigners who have taken the step to relocate or to reside here have found that it is a great place to live, work, retire and even invest in.

This publication strives to provide compelling reasons for real estate investors and those looking for a second home, to make that step and be a property owner in this charming part of the world.

There may be some restrictions for foreign property buyers but rest assured that your rights are protected. With the exception of the Malaysia My Second Home (MM2H) scheme, a foreign buyer can only purchase residential property of at least a certain price depending on the property type and where the property is located.

There is a general minimum price set by the respective state or federal territories in which the

property is located ranging from as low as RM350,000 for any residential property in Sarawak to almost RM2 million for a landed home on Penang Island.

A foreigner is also not allowed to acquire low-to-medium cost residential homes as defined by the respective state authorities, properties built on Malay Reserved lands, and bumiputera-quota units.

Beyond that, a foreigner is allowed to own any type of property in Malaysia, even those with freehold status thus making it a good deal and a relatively easy ownership process.

Included within these pages are introductions to a few preferred areas for foreign property buyers in the country; the criteria and requirements for MM2H applications, some reminders on what prospective foreign buyers should do in their hunt for a property in Malaysia; and of course, we also want you to know what Malaysians are passionate about — their food!

Have a good read and get in touch with us at [editor@edgeprop.my](mailto:editor@edgeprop.my).



# DC

DAMANSARA  
HEIGHTS

— Kuala Lumpur, capital of Malaysia —

## Acquiring a luxurious home has never been easier

Our distinguished masterpiece offers top-notch facilities and comfort as well as attractive features such as free maintenance, an incomparably low booking fee and a tastefully furnished interior to make luxury living all the more convenient for you.

## Luxurious Freehold Residences

Built-up size: 904 sq.ft. - 2,982 sq.ft.



**FREE  
MAINTENANCE**



**6 MONTHS  
0% INTEREST\***



**FULLY  
FURNISHED**



**LOW  
BOOKING FEE\***



**0%  
INSTALLMENT\***



**FREE  
MM2H**



**FREE  
TOUR**

\*terms and conditions apply



LIVING ROOM

GET IN TOUCH WITH US NOW

✉ [stevanie@guocoland.com](mailto:stevanie@guocoland.com)  
✉ [maxloo@guocoland.com](mailto:maxloo@guocoland.com)

☎ +6016 336 6923  
🌐 [damansaracity.com.my](http://damansaracity.com.my)

A prestigious development brought to you by :



**GuocoLand**

A Member of the Hong Leong Group





## Chapter 1

# Why choose Malaysia?

What's there to love about Malaysia? Why is it highly favoured as a country to buy a home or reside in? Here are nine good reasons.





**M**alaysia’s capital city, Kuala Lumpur (KL) is the largest city in the country. Naturally, housing prices in this metropolis is the highest in the nation. Interestingly, though KL’s comprehensive infrastructure is just as good as, if not better than some of its counterparts in the Asian region, its housing price is comparatively low.

According to CBRE’s Global Living 2019 report that covered housing markets in 35 cities worldwide, KL’s average housing price was at US\$119,738 (about RM485,872) per unit whereas the top three cities with the highest average housing price on the list — Hong Kong, Singapore and Shanghai — recorded an average house price of US\$1.24 million, US\$874,372 and US\$872,555 respectively (see Table 1). On per square foot (psf) basis, the housing prices in the three cities were US\$2,091 psf, US\$1,063 psf and US\$714 psf respectively. In contrast, it is not difficult to find a house in KL priced between RM500 and RM600 psf(or around US\$118 and US\$142psf).

The only caveat for foreigners is there is a minimum purchase price for the properties they intend to buy. The Malaysian federal government in October 2019 proposed in its Budget 2020 to lower the minimum purchase price for foreigners from RM1 million to RM600,000 for unsold and existing high-rise properties in urban areas in the federal territories. However, land matters in the country are under the purview of the respective state governments, hence you would need to confirm the minimum price in the 13 different states and three federal territories before making a buying decision.

The low price does not mean low quality though, as most of the homes in Malaysian cities are well-built, spacious, close to amenities and easily accessible by road. In fact, high-rise homes priced above RM600,000 are considered mid-luxury for the majority of Malaysians.

According to the Savills Prime Index: World Cities Report, KL was the cheapest city in 2019 to buy a luxury home among the 28 cities covered in the survey. You just had to pay US\$280 psf for a premium residence compared to, for instance, Hong Kong where it cost a whopping US\$4,610 psf.



# More bang for your buck

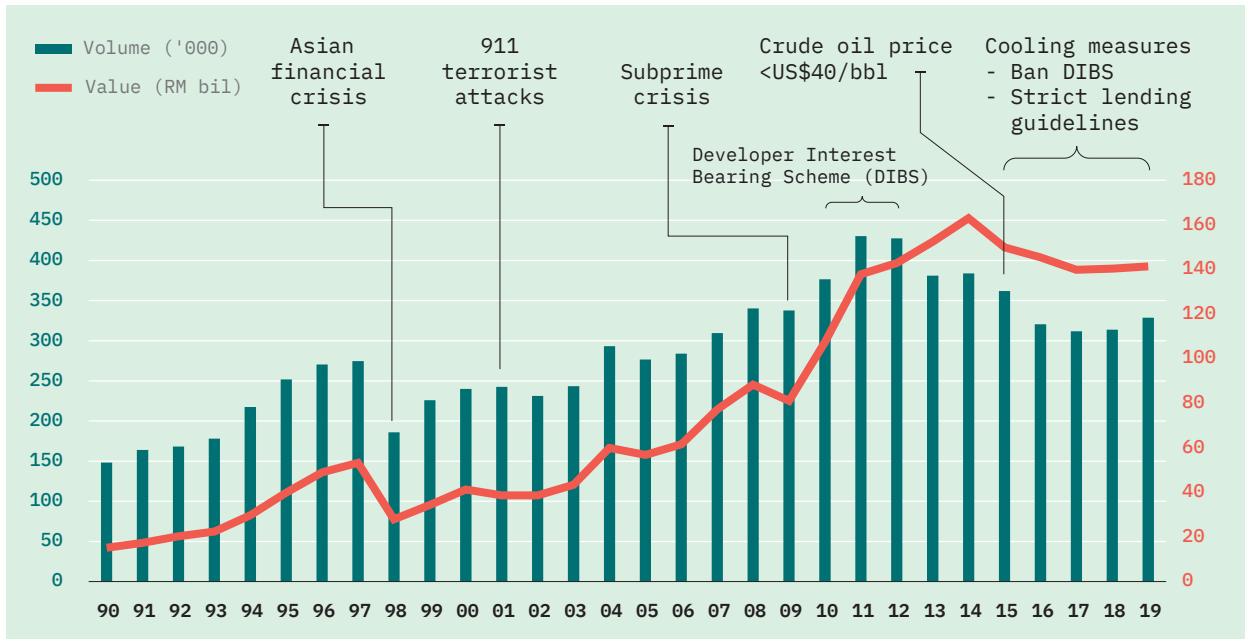


**Table 1**  
Average property prices in 35 cities (2019)

Rank	City	Average property price (US\$)
1	Hong Kong	1,235,220
2	Singapore	874,372
3	Shanghai	872,555
4	Vancouver	815,322
5	Shenzhen	680,283
6	Los Angeles	679,200
7	New York	674,500
8	London	646,973
9	Beijing	629,276
10	Paris	625,299
<b>32</b>	<b>Kuala Lumpur</b>	<b>119,738</b>
33	Bangkok	106,383
34	Ho Chi Minh City	103,057
35	Istanbul	97,396

Source: Global Living 2019 report by CBRE

**Chart A**  
Property volume and value (1990-2019)



### Safe haven for long-term investment

As at 1Q2020, the Malaysian population stands at 32.73 million, with 70% aged between 15 and 64. With the working population forming the greater part of the populace, the housing demand and price growth could be supported in the long term as many Malaysians still place homeownership as one of their life priorities.

Property transaction volumes and values have been steadily rising over the past three decades, with significant rebounds after every global financial crisis.

Of note was a property boom in the years 2010 to 2012, when the average selling price for condominiums in KL city centre shot up to RM1.22 million in 2010, from RM500,000 in 2001 — a jump of 145%.

To prevent excessive speculative activities that may disrupt a sustainable price growth of the property market, the Malaysian government then implemented cooling measures, hence prices have remained stable in recent years (See Chart A).

Source:  
National  
Property  
Information  
Centre  
(NAPIC)



# 2 Ease of property purchase

**M**alaysia has no restrictions to the transfer of capital to and from other countries. Banks operating in the country are also eager to lend to foreigners. Nevertheless, get a good lawyer and real estate agent to help navigate the dos and don'ts of foreign property purchase in Malaysia.

For those who want to retire or stay long-term in Malaysia, they could go for the Malaysia My Second Home (MM2H) programme.

MM2H allows eligible applicants to buy a home in Malaysia at a lower-than-the-stipulated-foreigner minimum purchase price in some states and stay here on a 10-year Social Visit Pass. They can also bring along their spouses and unmarried children below the age of 21.

Other benefits and incentives include children's school enrolment, as well as business and investment opportunities.

Applicants need to be earning a monthly income of at least RM10,000. Depending on age group, requirements for liquid assets range between RM350,000 and RM500,000. Thirdly, you also need to open a fixed deposit account in

Malaysia with an amount between RM150,000 and RM300,000.

A portion of the fixed deposit could be withdrawn later to buy a car or a house, pay for medical insurance or children's education expenses. MM2H holders could even enjoy a margin of finance for house loans of up to 80%.

One of the key things MM2H participants such as Hongkongers for instance, like about the programme is that Malaysia's fixed deposit interest rate is generally higher than Hong Kong.

Application numbers, according to an MM2H agent, has spiked since the second half of 2019. More and more property buyers are looking to stay long term in Malaysia compared to before, when buying for investment was a more common reason.

"It is true that property price appreciation in Malaysia is not comparable to Hong Kong. But nowadays, capital appreciation is not the sole reason for people to invest.

"They also want to move their money to safe havens that enjoy stable returns. Fixed deposit and property rental yield in Malaysia, for instance, are able to fulfil that requirement," the agent said.

**Chart B**  
MM2H approvals (2002–2018)

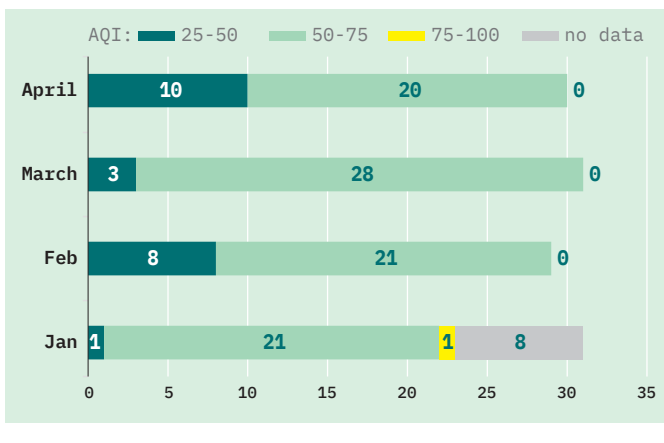


Source: MM2H Centre; Ministry of Tourism, Arts and Culture Malaysia



# 3 Tropical weather and disaster-free land

**Chart C**  
KL air quality as at April 30, 2020



**Notes**

- AQI rate of 0-50: good air quality, 51-100: moderate air quality, 101-150: unhealthy for sensitive groups, 151-200: unhealthy, 201-300: very unhealthy, >300: hazardous air pollution

Source: The World Air Quality Index (AQI) project

**G**eographically, Malaysia is located in a stable region that bypasses the Pacific Ring of Fire and major typhoon paths.

Lying close to the Equator, the land enjoys a warm and humid climate with frequent rainfalls throughout the year. Temperatures vary within a comfortable range of around 23°C to 32°C. Due to its summery atmosphere and ample rainfall, greenery could be seen all year round.

The only setback is the occasional flash floods in urban areas; while during the monsoon season, the country prepares itself for floods in low-lying areas. Other than that, Malaysia is relatively free of natural disasters the likes of earthquakes and volcanoes.

Air quality in the country is generally good apart from the seasonal haze caused by forest clearing locally and in a neighbouring country (see Chart C).

Its tropical climate makes possible various outdoor recreational activities on and in the many beaches, hills, waterfalls, forest reserves, parks and numerous other natural attractions the country is blessed with.



# 4 Low cost of living, high quality of life

**Table 2**  
Rail public transportation fees in the Klang Valley in 2020

Train line	Highest fare in cash (RM)
MRT Sungai Buloh-Kajang line	6.40
LRT Kelana Jaya line	6.10
LRT Ampang line	4.90
Monorail	4.10

Source: MyRapid official portal

The main cities and towns in the country are modern and offer ample amenities. Clean water and electricity are a given except in remote places off the grid. There are more than enough conveniences especially in the KL metropolis such as shops, malls, hospitals and clinics, schools and public transportation. Regular meals in KL are around RM15 to RM20, while parking fees and public rail transportation fares across the Klang Valley are rather reasonable (see Tables 2 and 3). You could indeed live very comfortably without breaking the bank.

According to InterNations' Expat City Ranking 2019 report, KL ranks second in the cost of living index, which indicates how satisfied expats are with the local cost of living.

It was also placed second in the Finance & Housing Index, which asked survey participants about their financial situation and whether it was easy for them to obtain a house in the city. In the housing sub-index, KL seized the top spot with 86% of survey respondents believing that houses are affordable and it is easy to find housing as an expat in the city.

InterNations is the world's largest expat community with over 3.5 million members. The survey recorded responses from more than 20,000 expatriates.

**Table 3**  
First-hour parking rates at top shopping malls in Kuala Lumpur, Hong Kong and Singapore in 2020

Kuala Lumpur	First-hour parking rate
KLCC	RM5
Pavilion KL	RM3
Hong Kong	First hour parking rate
Elements	HK\$22 (approximately RM11.52)
IFC Mall	HK\$15 to HK\$28 (approximately RM7.85 to RM14.65)
Singapore	First hour parking rate
ION Orchard	SGD2.56 to SGD2.67 (approximately RM7.72 to RM8.05)
Marina Bay Sands	SGD7.49 to SGD8.56 (approximately RM22.57 to RM25.80)

Source: Internet



# 5 Easy to adapt and fit in

**Table 4**  
12 Asian Cities in  
Expatriate City Ranking 2019

Global ranking	Cities
1st	Taipei
<b>2nd</b>	<b>Kuala Lumpur</b>
3rd	Ho Chi Minh City
4th	Singapore
20th	Bangkok
26th	Tokyo
33rd	Jakarta
43rd	Shanghai
52nd	Hong Kong
60th	Beijing
63rd	Seoul
73rd	Yangon

Source: InterNations

**Table 5**  
KL's performance

Index	Performance
Quality of Urban Living	44th
Getting Settled	1st
Urban Work Life	26th
Finance and Housing	2nd
Local Cost of Living	2nd
Happiness Level	82%

Source: InterNations

Overall, InterNations has ranked KL as the second best city for expats in the world in 2019 (see Tables 4 and 5). The report ranks 82 cities around the world based on five areas of expat life — Quality of Urban Living, Getting Settled, Urban Work Life, Finance & Housing and Local Cost of Living.

According to the survey, expats find it easy to blend in with the culture, the food and the people, as language is not a problem if you can speak English.



## Low language barrier

Whilst Bahasa Malaysia or the Malay language is the national language, English is very widely employed in Malaysia. EF Education First's EF English Proficiency Index 2019 rated KL city "very high" in English proficiency, while the whole country was rated "high". In terms of English proficiency, Malaysia ranked 26th among 100 countries covered by the index.

As Malaysia is a multi-racial country made up mainly of three ethnic groups — Malay, Chinese and Indian, many Malaysians of Chinese descent also speak Mandarin and various Chinese dialects such as Hokkien, Cantonese and Hakka while many Malaysian Indians speak Tamil.

For most foreigners, language would not be a problem for communication in daily life, school, work or when seeking professional advice in Malaysia. One would be able to easily find someone who would be willing to help when in trouble.

## Modern living

Internet is a must in modern lifestyle. According to the Internet Users Survey 2018 by the Malaysian Communications and Multimedia Commission (MCMC), coverage of 3G and LTE network in Malaysia achieved 96.2% and 92.0% respectively in 2018. The country will also commercially roll out 5G technology.

E-commerce, e-hailing and e-wallets are gaining traction in Malaysia, among many other innovative concepts and technologies.

# 6 Safe country



**Table 6**  
Global Peace Index 2019

Rank	Country
1	Iceland
2	New Zealand
3	Portugal
4	Austria
5	Denmark
6	Canada
7	Singapore
8	Slovenia
9	Japan
10	Czech Republic
11	Switzerland
12	Ireland
13	Australia
14	Finland
15	Bhutan
16	Malaysia
17	Netherlands
18	Belgium
19	Sweden
20	Norway

Source: Institute for Economics & Peace (IEP)

**Table 7**  
GPI of Asia Pacific countries and territories

Rank	Country	Overall rank
1	New Zealand	2
2	Singapore	7
3	Japan	9
4	Australia	13
5	Malaysia	16
6	Taiwan	36
7	Indonesia	41
8	Mongolia	42
9	Laos	45
10	Timor-Leste	48
11	South Korea	55
12	Vietnam	57
13	Cambodia	89
14	Papua New Guinea	98
15	China	110
16	Thailand	117
17	Myanmar	125
18	The Philippines	134
19	North Korea	149

Source: Institute for Economics & Peace (IEP)

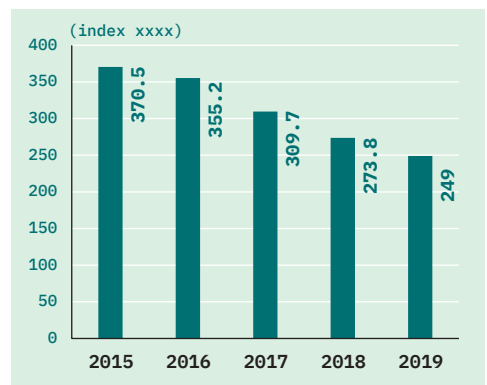
Malaysia was ranked the 16th most peaceful country in the world and fifth in Asia Pacific (see Tables 6 and 7) in the Global Peace Index (GPI) 2019.

The GPI, which ranks 163 independent states and territories based on their level of peacefulness, is produced by the Institute for Economics and Peace (IEP). The index uses three thematic domains to measure the state of peace, namely the level of Societal Safety and Security, the extent of Ongoing Domestic and International Conflict as well as the degree of Militarisation.

Domestically, the latest data from Department of Statistics Malaysia (DOSM) and Royal Malaysia Police showed that the crime index ratio per 100,000 population for Malaysia has been constantly improving. The index dropped to 273.8 in 2018, compared to 309.7 in 2017 and 355.2 in 2016 (see Chart D).

In 2019, the national crime index rate has improved with the number of crime cases dropping to 249 cases for every 100,000 population.

**Chart D**  
Crime Index Ratio per 100,000 population



\*2019 data based on statement by Inspector-General of Police

Source: DOSM, Royal Malaysia Police





# Fascinating culture and delicious food

**Table 8**  
Festivals and celebrations in Malaysia

Festivals and celebrations	Celebrated by
Chinese New Year	Chinese
Christmas	Christians
Deepavali	Hindus
Gawai Festival	Dayaks and Ibans in Sarawak
Hari Raya Aidilfitri	Muslims
Hari Raya Haji	Muslims
Hungry Ghost Festival	Chinese
Kaamatan Harvest Festival	Kadazan-Dusuns in Sabah
Malaysia Day	All Malaysians
Mid-Autumn Festival	Chinese
National Day	All Malaysians
Prophet Muhammad's Birthday	Muslims
Thaipusam	Hindus
The Dragon Boat Festival	Chinese
Wesak Day	Buddhists

**M**alaysia is a multi-ethnic and multi-cultural country. Ethnic groups include Malay, Chinese, Indian and numerous indigenous groups.

The second largest group is the Chinese, which makes up 22.8% of the Malaysian population, according to the demographic data by the Department of Statistics Malaysia.

While Islam is the official religion, non-Muslims have the freedom to choose their own religions. Malaysia's cultural diversity and religious tolerance allow various festivals to be celebrated with public holidays nationwide. Such diversity makes Malaysia a unique country (see Table 8).

Each group has practised and preserved their respective traditional cultures, but no doubt there are overlapping influences too, especially in the aspect of food.

Malaysia is a food paradise that offers both traditional cuisines of the different races as well as dishes that have been inspired by its diversity. The three different ethnic groups have brought in distinctive cooking styles, leading



For must-try foods, read **Chapter 6**.

to a great number of choices.

On the other hand, more and more restaurant brands from overseas such as mainland China and Hong Kong for instance, have found business opportunities in Malaysia, hence creating a myriad of options for Chinese food and Hong Kong-style dishes. In major cities, the country takes on a more cosmopolitan feel and all sorts of cuisines from around the world abound.

You must also not forget that Malaysia produces some of the best durians in the world. The “king of fruits” has stolen the hearts of many from around the world despite its thorny look and overpowering smell.

# 8 Quality education

**Table 9**  
**Some international schools**  
**in Malaysia**

Schools	Location
Alice Smith School	Bukit Petaling, KL
Austin Heights Private & International Schools	Taman Mount Austin, Johor Bahru
Australian International School Malaysia	Seri Kembangan, Selangor
Garden International School Malaysia	Mont'Kiara, KL
Idrissi International School	Setia Alam, Selangor
IGB International School	Sungai Buloh, Selangor
Kingsgate International School	Seri Kembangan, Selangor
Mont'Kiara International School	Mont'Kiara, KL
Nexus International School Malaysia	Presint 15, Putrajaya
Prince of Wales Island International School	Balik Pulau, Penang
St Joseph's Institution International School Malaysia	Tropicana Indah, Petaling Jaya, Selangor
Tenby Schools Ipoh	Ipoh, Perak
The British International School of KL	Bandar Utama, Petaling Jaya, Selangor
The International School @ ParkCity	Desa ParkCity, KL
The International School of KL	Ampang Hilir, KL

Source: Internet

**T**here are high quality international schools in the country especially in KL, Selangor, Johor Bahru and Penang.

The multiracial community and the level of English proficiency in Malaysia are two of the factors that make education in Malaysia attractive as many expatriate families want their children to learn how to live in an international community and make friends from around the world.

Malaysia is also a draw for those looking for quality education at a reasonable cost. In Hong Kong for instance, school fees and various tuition fees could come up to a large amount, with which you could pay for good quality education in international schools in Malaysia.

It is not uncommon for Malaysian parents themselves to send their children to the local international schools to enable their children to further their studies overseas. Similarly, parents from other South East Asian countries as well as Hong Kong see Malaysia as a place to prepare their young children for higher education in the West later.

Student life in Malaysia is also considered more relaxed and balanced without too many extra tuition classes and extracurricular activities.

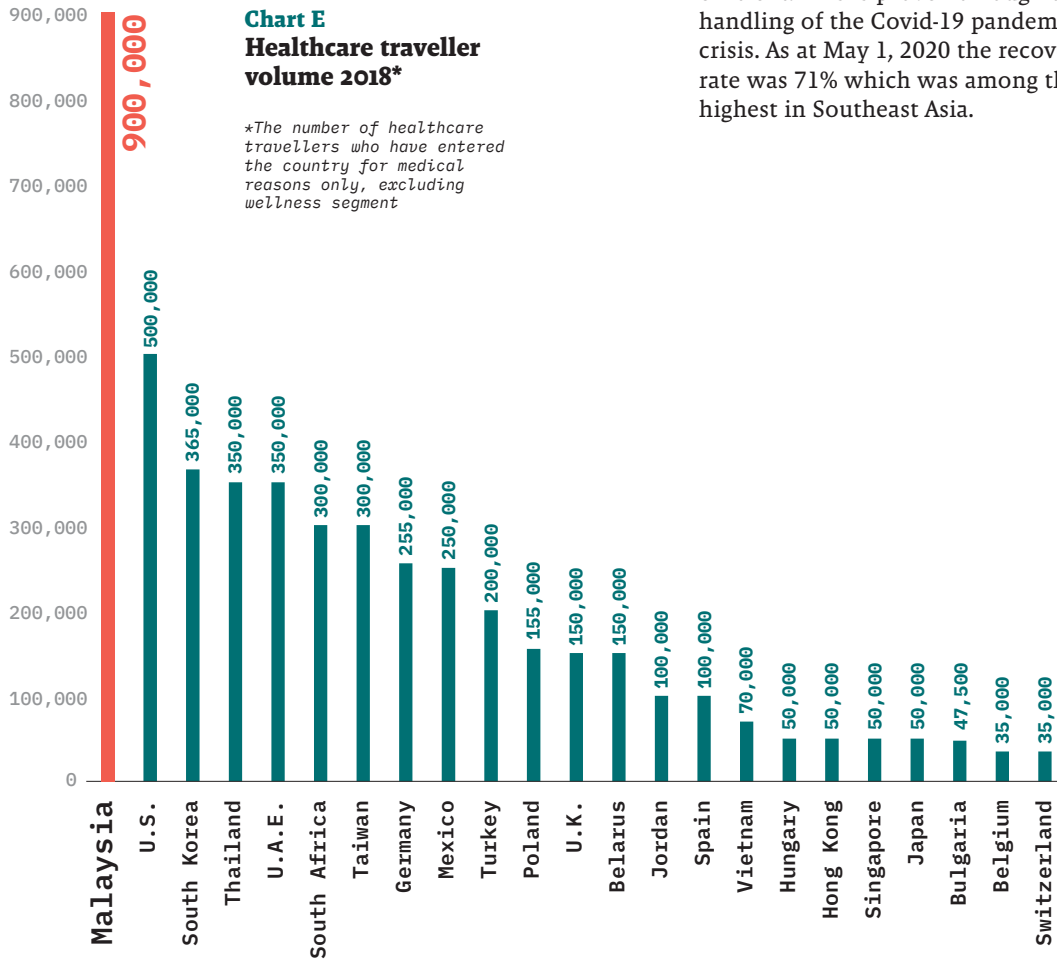


# 9 Quality healthcare services

Good quality medical facilities and services have made Malaysia one of the most attractive medical tourism destinations within the Asia Pacific region. The country was ranked the world’s top healthcare travel destination by volume in 2018 by the International Medical Travel Journal in its Global Market Report 2018 (see Chart E).

According to a news report, the 2019 International Living Annual Global Retirement Index has also ranked Malaysia first in the Best Healthcare in the World category, with a score of 95 out of 100, thanks to its world-class healthcare services and sophisticated infrastructure.

The healthcare system of the country is well-established and efficient. This is proven through the handling of the Covid-19 pandemic crisis. As at May 1, 2020 the recovery rate was 71% which was among the highest in Southeast Asia.



Source: Medical Tourism Facts and Figures 2018, International Medical Travel Journal



## Strength of Malaysia's healthcare system



### High quality and safety standard

Quality and safety standards in private hospitals are benchmarked against the world's best, and are closely monitored by the Ministry of Health (MoH).



### Affordably priced

MoH regulates ceiling rates for healthcare treatments according to the MoH Medical Fee Schedule 13 of the PHFS Act 1998, to ensure services remain realistically affordable. Compared to the US, patients save up to 60-80% in cost in Malaysia.



### Easy accessibility

Malaysia is home to more than 200 private hospitals (excluding dental clinics and health and wellness centres) linked by convenient transportation systems. Waiting time for appointments, consultations and treatments with specialists are usually very short.



### Muslim-friendly

Malaysia is also known for its Muslim-friendliness. All hospitals serve only halal menus and provide prayer facilities. Porcine-free medical products, such as sutures and vaccines are also available.



### Ease of communication

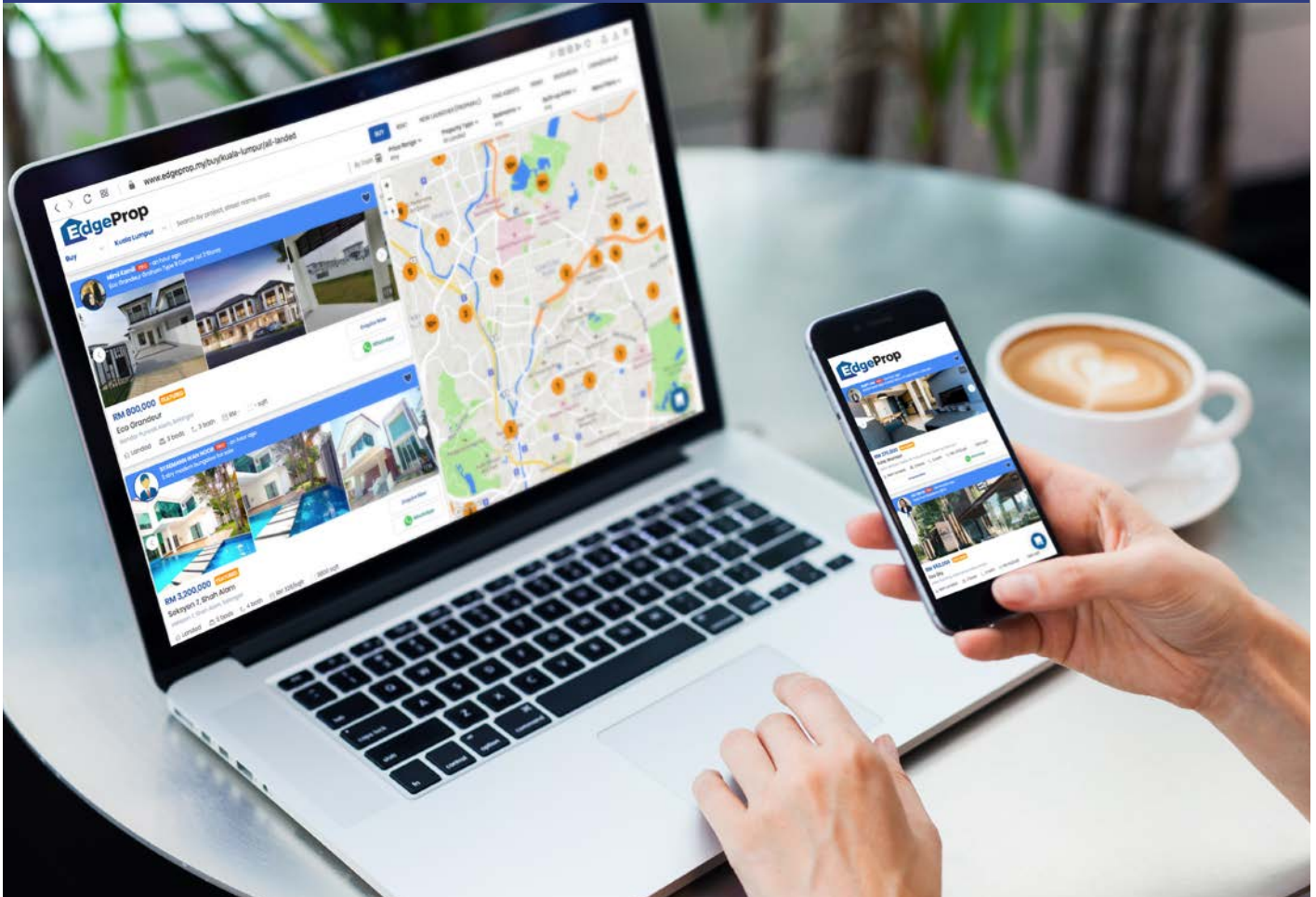
The proficiency in English, coupled with multilingual doctors makes the healthcare system friendly to patients across Asia and from all over the world.

Reference:  
Malaysia  
Healthcare  
Chronicles  
2009-2019 report  
by Malaysia  
Healthcare Travel  
Council (MHTC)  
under MoH



The site for serious homebuyers

Looking for residential and commercial properties in Malaysia? Discover new properties updated every minute by EdgeProp PRO Agents on **EdgeProp.my**.



Visit **www.EdgeProp.my** to access our most loved features:

- ▶ Exclusive listings & new launches
- ▶ Daily breaking news & videos
- ▶ Find homes near MRT/LRT stations
- ▶ Home finder / for sale by owner services
- ▶ Recently transacted data & done deals
- ▶ PropMall (new launches)



## EdgeProp App

Scan to download Malaysia's favourite property app!

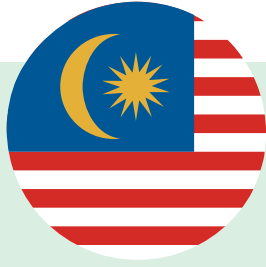


## CONTACT US

Editorial [editor@edgeprop.my](mailto:editor@edgeprop.my)

Advertising & Marketing [marketing@edgeprop.my](mailto:marketing@edgeprop.my)

Negotiator & Customer Advisory Service [support@edgeprop.my](mailto:support@edgeprop.my)



## Chapter 2

# A fertile land for economic growth



**M**alaysia is a charming country that enjoys a warm and comfortable climate. The country has two main regions separated by the South China Sea — Peninsular Malaysia on the east and Malaysia Borneo on the west. The former consists of 11 states and two federal territories (Kuala Lumpur (KL) and Putrajaya) while there are two states and one federal territory (Labuan) in East Malaysia.

In the olden days, Peninsular Malaysia's strategically located west coast made it a popular stop-by hub for merchant ships. After centuries of exposure to global trade and international influences, the country has developed into a multiracial country embracing multiple cultures.

According to the Department of Statistics Malaysia

(DOSM) the country's population stood at 32.73 million as at the first quarter of 2020.

From 2010 to 2019, Malaysia has achieved an average annual GDP growth of 4.8% and a GDP per capita of US\$10,941 per person. It boasts low unemployment rates which has stayed below 3.5% since 2010 and stands at 3.3% in 2019.

The Malaysian economy has grown at a steady pace despite various global headwinds. The GDP in 4Q2019 grew 3.6% to RM369.9 billion (see *Chart 1*). The full year 2019 GDP growth stood at 4.3%, lower than 4.7% in 2018, but higher than neighbouring countries like Thailand (3.5%) and Singapore (2.4%). The sustained GDP growth supported local house price growth which has been holding up well (see *Chart 2*).



Malaysia's 2020 GDP growth, however, is expected to decline sharply mainly due to the Covid-19 pandemic that rocked the entire world. Other contributing factors include the global oil price slump and trade tensions between China and the US. The country's central bank projects growth to be between -2% to 0.5% in 2020. In 1Q2020, the GDP posted 0.7% growth from a year ago, the worst quarterly outcome in over a decade.

The overall deceleration of the domestic economy in 1Q2020 was in tandem with the sluggish global economic performance as countries all over struggled to keep their economies running while containing the virus spread.

As an open and diverse economy, Malaysia is not immune to global uncertainties, but healthy economic fundamentals are expected to buffer the impact.

According to the World Bank, Malaysia's five-year (2014-2018) average foreign direct investment (FDI) net inflow was around 3.2% of its GDP.

DOSM's data showed that Malaysia has recorded a total FDI inflow of RM32.6 billion in 2018, with Hong Kong being the highest contributor from Asia. About 50.2% of the FDI was invested in the services sector (including financial and insurance, wholesale and retail trade businesses) and manufacturing sector (47.4% of the FDI) with the remaining in construction (2.3%) and agriculture (0.2%).

In terms of ease of doing business, the World Bank's "Doing Business Report 2020" ranked Malaysia 12th among 190 economies, above countries like Australia (14th), Thailand (21st), Japan (29th) and China (31st).

In a 2019 report published by the World Economic Forum, Malaysia was ranked 27th out of 141 countries in the Global Competitiveness Index 4.0. It was also the highest ranked among developing countries in Asia. The index measures national competitiveness based on institutions, policies and factors that determine the level of productivity.

Moving forward, economic catalysts can be expected in the form of the various proposed mega infrastructure and commercial developments such as the 640km East Coast Rail Link (ECRL), a major infrastructure project between China and Malaysia, aimed to enhance the connectivity between major towns in Pahang, Kelantan and Terengganu and Port Klang on the Straits of Malacca.

In the southern state of Johor, the proposed Johor Bahru-Singapore Rapid Transit System (RTS) is expected to have the capacity to transport 10,000 commuters an hour in one direction during peak periods. It will ease the traffic congestion on the Johor Causeway where 254,000 people commute daily and on the Second Link where another 113,000 people cross daily between Johor and neighbouring Singapore.

Meanwhile, the governments of Malaysia and Singapore are still in talks regarding the proposed 350km-long KL-Singapore High Speed Rail (HSR) project which could reduce travel time between Singapore and KL to around 90 minutes.

Chart 1: GDP — value added and annual percentage change

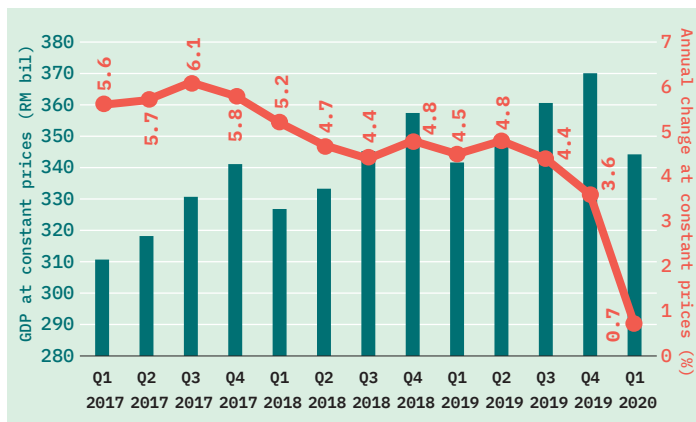
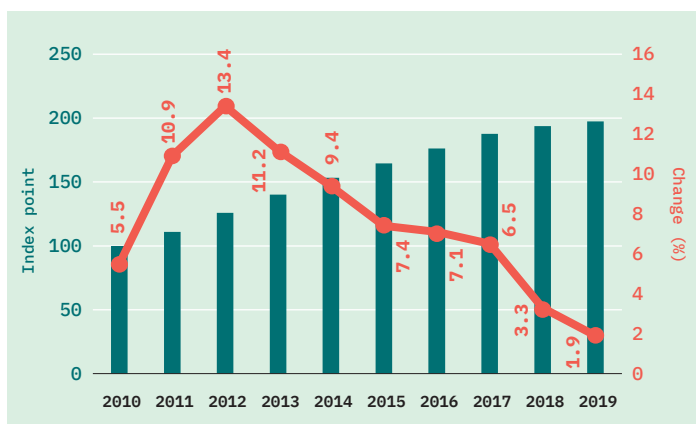


Chart 2: Malaysian House Price Index



## Ripe time to buy properties

After the Malaysian housing property market boom around 2011, the government imposed cooling measures including stricter lending policies and raising the minimum property price for foreign buyers. The market has, since 2017, slowed down considerably in terms of transactions while overall housing price growth has also moderated. In response, the federal government has, in Budget 2020, announced a reduction of the minimum price for foreign property buyers from RM1 million to RM600,000 for high-rise residences in urban areas, and state authorities are encouraged to follow suit.

According to the Valuation and Property Services Department (JPPH), the average house price was RM426,155 in 2019, slightly up from RM421,368 the previous year, based on preliminary estimates. In Peninsular Malaysia, homes in the capital KL have the highest average price at RM785,214, followed by Selangor RM489,171, and Penang at RM438,100. In terms of rental yields in urban areas of KL and Selangor, anything above 4% is considered good. Capital growth performance depends on various factors including the location and the property type, but historically, there has been at least 5% capital appreciation annually in property hot spots.

*“Malaysia was ranked 27th out of 141 countries in the Global Competitiveness Index 4.0. It was also the highest ranked among developing countries in Asia.”*

The Covid-19 pandemic and economic downturn in 2020 have spooked the market and sellers are now more willing to bring down their asking prices. Prospective residential property buyers are spoilt for choice both in the primary and secondary markets. Developers are offering rebates and freebies for the new homes they have built while there are more motivated sellers in the latter; not to mention that the Malaysian Ringgit has weakened against major currencies such as the greenback, resulting in lower buying cost for certain foreign buyers. Besides, interest rates as at mid 2020 are at its lowest in over a decade as the Central Bank had cut the Overnight Policy Rate to help the economy weather the impact of the pandemic.

Also putting pressure on pricing is the housing overhang which has accumulated over the years. According to the JPPH, some 30,664 units of unsold completed homes worth RM18.82 billion were recorded in 2019. There were also 72,692 unsold units under construction and 16,774 unsold units yet to start construction.

All in all, to foreigners and expatriates who want to live or invest in residential property here, there is no better time to buy.



# Maker of sustainable cities

**M**aster Community Developer Sunway Property has long-adopted a unique business strategy based on its diverse strengths and capabilities.

The build-own-operate (B-O-O) ethos has been steadily upheld to be in line with the property developer's goal to drive Malaysia and even the world towards progress with no one left behind.

As one of the top property developers in Malaysia and a part of the Sunway Group, Sunway Property has six key competencies:

1. Land bank acquisition,
2. Master planning and design,
3. Construction and supply chain management,
4. Marketing and sales,
5. Property investment and business operators,
6. Real estate investment trust (REIT) and REIT management.

All these key competencies allow Sunway Property to execute its B-O-O model successfully.

Under this model, it retains a 30% to 50% stake in the assets in its various townships in Malaysia. This offers sustainability as it can continuously recycle capital and manage the integrated townships to deliver growth for the community.

The B-O-O model was first adopted at the developer's flagship 800-acre integrated Sunway City Kuala Lumpur, Malaysia's first Green Township. It is made up of seven components that are all built, owned and operated by the Sunway Group — university (education), medical centre (health care), shopping mall (retail), hotels (hospitality), multi-park attractions (leisure), offices and residences.

This award-winning development is



Sunway City is a 800-acre integrated development comprising of a university (education), medical centre (healthcare), shopping mall (retail), hotels (hospitality), multi-park attractions (leisure), offices and residences.

served by Malaysia's first elevated Bus Rapid Transit (BRT) also built and operated by Sunway.

Next was the 1,350-acre Sunway City Ipoh development in the state of Perak which is set against a backdrop of lush greenery and imposing limestone hills. The township also comprises hospitality, retail, leisure and education business components. The development of the township based on the B-O-O model has improved the infrastructure in the area, created employment opportunities and supported tourism growth in Ipoh.

Over in Penang, Sunway has developed commercial shops, a hotel and a mall in Seberang Jaya. A new full-fledged Sunway Medical Centre Seberang Jaya is currently under construction as well as an expansion of the 1 million sq ft Sunway Carnival Mall. In Bukit Mertajam on the mainland of

Penang is a master-planned Sunway Wellesley development comprising Wellesley Uptown as a commercial hub. Residences and more future developments are in the pipeline. On the island, there is the upcoming Sunway Valley City, a 25-acre integrated development in Paya Terubong with proposed components of commercial retail shops, serviced apartments, offices, a hotel, a rehabilitation hospital, a shopping mall and an education institution.

Meanwhile, Sunway Iskandar is Sunway's largest township in Malaysia. Spanning across 1,800 acres of land with a GDV of RM30 billion, the township is located strategically with seamless connectivity to Singapore and Johor. Balanced between city and nature, over forty percent (40%) is designated as green space, making it a truly Nature's Capital City. No matter where you are in Sunway Iskandar, you will always be connected to nature via water bodies, eco-parks and green corridors.

Sunway Iskandar is crafted into six beautiful precincts (The Lakeview, The Parkview, The Riverside, The Capital, The Marketplace and The Seafrent), the township aims to be the next Sunway City. Each precinct is designed to reflect a self-sustaining integrated city with convenient amenities.

The first phase which was developed in the township is the Lakeview precinct

The 1,350-acre Sunway City Ipoh development in the state of Perak comprises hospitality, retail, leisure and education business components.





featuring the Sunway International School, Sunway Citrine Hub, Sunway Citrine Lakehomes, Emerald Lake Garden, Events Gallery and a Nursery. The commercial and residential developments were designed to capture the timeless beauty of nature such as the 20-acre Emerald Lake Garden, a doorstep away to The Seafront precinct and close to 7km Pendas River within a well-thought infrastructure.

## Sunway Velocity

Sunway Property is also currently developing Sunway Velocity and Sunway Velocity TWO, located only 3.8 km from Kuala Lumpur city centre.

Not only are the two projects easily accessible through major roads and highways such as Jalan Tun Razak, the NPE, MEX and KL-Seremban Highway, they are transit-oriented developments as they are connected to three MRT (mass rapid transit) stations (Cochrane, Maluri and the upcoming Chan Sow Lin station) and two LRT (light rail transit) stations (Taman Maluri and Chan Sow Lin).

The 23-acre Sunway Velocity is an integrated development comprising residential, commercial, health care, education and retail components with sprawling public spaces. Sunway Velocity is the only integrated development of its kind within the area and will transform the KL South skyline.

Comprising 1,009 residential units, all the units at Sunway Velocity have been fully sold.

Among the key components of Sunway Velocity is the 1.4 million-sq ft Sunway Velocity Mall which is 99% occupied with key tenants such as AEON MaxValu Prime, TGV, Parkson, Uniqlo and many more. The mall opened in December 2016 and attracts over 1.1 million visitors a month which increases up to 1.3 million visitors during festive periods.

Meanwhile, the 355,500 sq ft Sunway Medical Centre here has been operating since Sept 2019 with 240 beds, 77 out-patient specialists clinics, six operation theatres, five delivery suites and nursing facilities. At the same time, Sunway College has also launched its new campus here offering both full-time and part-time modes of study. Courses that are offered include Certified Accounting Technician (CAT), Certificate in Finance, Accounting and Business (CFAB), Professional Papers of



The 23-acre Sunway Velocity is an integrated development comprising residential, commercial, health care, education and retail components with sprawling public spaces.



**Cheah: The priority for us in the next decade is to harness technological developments to maximise value in environments built for growth that progresses people, enterprise, and innovation.**

ACCA as part time courses, Diploma in Accounting, and Diploma in Finance. The new campus has a 3,500 student capacity.

Sunway Velocity also features the V Boulevard and V Park. V Boulevard is a pedestrian-friendly, vehicle-free deck at Level 1 connecting all components of Sunway Velocity. Not only is it lined with a great selection of al fresco dining and retail shops, it is surrounded by lush greenery. In addition to V Boulevard, there are link bridges that connect the development to all five MRT & LRT stations. These link bridges are all installed with CCTVs and stationed with auxiliary police personnel. Serving as the green lung of Sunway Velocity is the two-acre V Park, a central park covered with manicured landscaping, water features, a jogging track and sitting area equipped with various park facilities to promote a healthy lifestyle.

Following the success of Sunway Velocity, Sunway Velocity TWO elevates city living to a whole new vibrant level. This development comprises three phases on 8.5 acres with a total GDV of RM2 billion and is directly connected to the comprehensive amenities in Sunway Velocity, including the mall and medical centre.

The development will consist of four residential towers and two commercial [towers]. Two residential towers were launched in 2018 and 2019 with a 100% take up rate, while the residential tower in phase 2 (467 units) with a GDV of

RM384 million is set to launch this year.

The residences at Sunway Velocity TWO have dual-key option units that give owners the option of renting out part of the unit or for their own multi-generational living. Residents get to enjoy modern and comprehensive facilities such as an infinity pool, a co-working space, rooftop terrace and many more.

## Building standards

Not only is Sunway building homes and enriching lives, it is also working to develop its own Sunway Sustainable Building Standard by 2020 as a best practices guide for building, owning and operating buildings in a sustainable and energy-efficient manner. This will serve to help its team in meeting sustainability-related goals, standards and commitments.

"We are at the convergence point of five major trends — rapid urbanisation, technological advancements, demographic shifts, climate change and economic power shifts. These trends represent an exciting opportunity for city-makers like us who can build, own and operate entire cities and have businesses such as education and health-care because we can put that all together to engineer the right urban solutions for better cities," says Sunway Bhd property division managing director Sarena Cheah.

"The priority for us in the next decade is to harness technological developments such as artificial intelligence, internet of things, big data, and 5G to maximise value in environments built for growth that progresses people, enterprise, and innovation while minimising the challenges such as housing affordability, congestion, and property maintenance," she adds.

**SUNWAY<sup>®</sup>  
PROPERTY**

Master Community Developer

## Chapter 3

# Where to look?

Generally, it would be wise for prospective foreign property buyers to shortlist a property in the major cities and suburbs where living conveniences are close at hand. Amenities, accessibility, the community and the living environment are factors to be considered when choosing the right place to own a property be it to live in, invest in or both.

Some places have long been favoured by expatriates and you can begin your search in these locations such as Kuala Lumpur city centre, Mont’Kiara, Damansara Heights and Desa ParkCity — all within the capital of Kuala Lumpur (KL).

Beyond KL, there are the more laid back cities including Johor Bahru, the capital of the southern state of Johor just across from Singapore; and Penang Island which boasts the Unesco World Heritage Site of George Town.

And do not forget, it is always a good idea to come over to Malaysia and visit the areas you have shortlisted before making any decision. Good luck in your search!









## ❁ KL city centre

# Where the action is



**T**here is no doubt that Kuala Lumpur city centre (KLCC) boasts the country's most premium real estate, thanks to it being the entertainment, commercial and business focal point of Malaysia's capital.

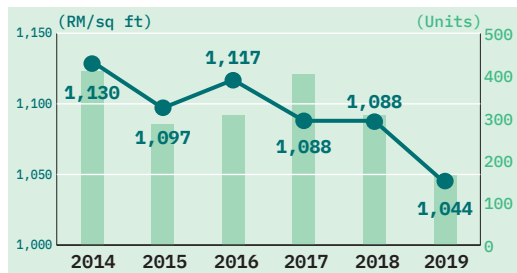
The city centre is also home to the country's tallest skyscrapers, such as KL Tower and Petronas Twin Towers as well as the newly completed The Exchange 106.

The Exchange 106 is the business centre benchmarked against signature edifices in major international financial centres, such

as London's Canary Wharf and The Shard, as well as New York's Freedom tower and Shanghai IFC. The soaring structure is also part of the metropolis' new financial district — Tun Razak Exchange.

According to the Council on Tall Buildings and Urban Habitat, as of 2019, KLCC hosts over 1,900 completed high-rise buildings and is listed as the 10th city in the world with the most buildings above 100m tall. No wonder one of the greatest lures for property buyers from all over the world is the city's skyline.

### KLCC average transacted price psf and volume of non-landed homes



Besides the Petronas Twin Towers, other attractions at KLCC include several shopping malls such as Suria KLCC and Avenue K, numerous international hotels, as well as entertainment and lifestyle outlets.

Just a stone's throw away at Jalan Imbi, Jalan Sultan Ismail and Jalan Raja Chulan are the country's main shopping hub housing numerous malls, shops and restaurants that cater to all ages and nationalities.

Accessibility is a breeze here with public transports including the monorail, the light rail transit (LRT), the mass rapid transit (MRT), the KTM Komuter train, buses and if you prefer to walk, the 1.173km elevated pedestrian walkway that connects Pavilion KL mall located at the Bukit Bintang shopping strip, to KL Convention Centre in KLCC.

Located just 3.8km from KLCC are two notable transit-oriented developments being developed by Sunway Property. Sunway Velocity and Sunway Velocity TWO are connected to three MRT stations and two LRT stations. As integrated developments, they offer a comprehensive mix of residential, commercial, health care, education and retail components.

Meanwhile, east of the city centre is Ampang Hilir, an ideal location for serene living, yet close to all the action. It lies just 3km away from the Petronas Twin Towers and is home to



KLCC is a haven for luxury high-rise residences that present spectacular city skyline views.

a number of embassies and high commissions hence it has been dubbed KL's Embassy Row. It consists mainly landed homes, low-rise apartments and luxury condominiums.

Catering to the many expatriate families living in Ampang Hilir are international restaurants, private hospitals and medical centres, neighbourhood shopping malls, public parks as well as the KL International School.

Property prices in Malaysia have always been known to be among the lowest in South East Asia. This is true as the focus remains on raising homeownership among Malaysians amidst cooling measures that have reduced the demand and moderated the prices of luxury homes.

EdgeProp.my data showed that the average transacted price for KLCC's non-landed homes stood at RM1,044 psf in 2019, a slight drop of 4% from 2018. The average transacted price was hovering at RM1,088 psf in 2017 and 2018 after peaking at RM1,117psf in 2016.

The most transacted projects in KLCC over the period of 2017 to 2019 were The Oval (RM1,039 psf), Soho Suites KLCC (RM1,271 psf) and Hampshire Residences (RM1,030 psf).

Located opposite the KLCC Park, The Oval is a 40-storey luxury condominium developed by GuocoLand Malaysia. The freehold two-tower development only houses 70 units per tower.

### Most transacted non-landed residential projects in KLCC (2017 to 2019)

Project name	Average transacted price (RM)	Average transacted price (RM/psf)	No. of units
The Oval	4.7 mil	1,039	56
Soho Suites KLCC	933,712	1,271	56
Hampshire Residences	1.6 mil	1,030	55



## ✿ Damansara Heights

# The Beverly Hills of Malaysia

**S**ome say Damansara Heights or Bukit Damansara in Kuala Lumpur is the most coveted high-end address for Malaysians. Positioned on the hills in quiet surroundings, yet close to the heart of the capital city of the country, it is also dubbed the Beverly Hills of Malaysia.

Damansara Heights is just 5km to the west of Kuala Lumpur city centre and well connected by roads and highways such as Jalan Maarof, Jalan Damansara, Jalan Duta, Jalan Semantan, North-South Expressway and the Sprint Expressway.

The accessibility of the area has been enhanced in recent years with the completion of the mass rapid transit (MRT) line that began operations in 2017, placing two stations within its area, namely Pusat Bandar Damansara and Semantan stations.

The exclusive upscale housing area is filled with mansions and bungalows, terraced houses and condominiums.

One of the nation’s top private schools — Cempaka International School and Malaysia’s private university HELP University — are part of the neighbourhood.

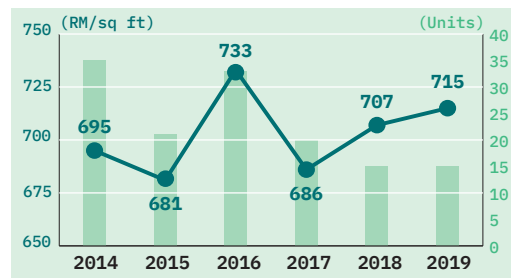
It is also home to offices of multinational corporations, embassies, regulatory bodies and government departments, as well as a mall and high-end cafes and restaurants. Also boasting a Damansara Heights address are the National Palace and the National Science Centre.

Damansara Heights is supported by comprehensive amenities such as restaurants and eateries, banks, a medical centre and shopping malls such as Damansara City Mall. The mall is part of the 8.5-acre freehold iconic Damansara City transit-oriented (TOD) development by premier developer GuocoLand Malaysia Bhd. Another component of Damansara City is DC Residensi, a luxury high-rise residential project featuring exclusive facilities.

Housing prices in the affluent area have been holding steady. According to data by



**Damansara Heights average transacted price psf and volume of non-landed homes**



Damansara Heights is supported by comprehensive amenities such as restaurants and eateries, banks, a medical centre and shopping malls.

EdgeProp.my, in 2019, non-landed homes in Damansara Heights were transacted at an average price of RM715 psf, a slight increase of 1.1% from RM707 psf recorded in 2018. The price in 2019 has grown 4.99% from 2015.

Among the most popular non-landed projects on the secondary market recorded over the years 2017 to 2019 were Desa Damansara, Sri Murni and Damansara Villa.





Above: The accessibility of the area has been enhanced in recent years with the completion of the mass rapid transit line that began operations in 2017

Left: Housing prices in the affluent area have been holding steady.

**Most transacted non-landed residential projects in Damansara Heights (2017 to 2019)**

Project name	Average transacted price (RM)	Average transacted price (RM/psf)	No. of units
Desa Damansara	RM1.6 mil	RM822	20
Sri Murni	RM1.4 mil	RM668	11
Damansara Villa	RM956,800	RM504	10

Desa Damansara is a freehold low-density luxury condominium that is more than a decade old which has seen the likes of bankers and ministers making it their home. It has only 114 units with built-ups ranging from 1,615 sq ft to 1,900 sq ft. The average transacted price from 2017 to 2019 was RM822 psf or RM1.6 million.

Meanwhile, Sri Murni is a low-rise freehold condominium located at the fringe of Damansara Heights and closer to the city centre. The 27-year-old project is well maintained and is one of the most popular projects in the vicinity. Over the past three years, a total of 11 units of Sri Murni changed hands, recording an average price of RM668 psf or RM1.4 million.

Damansara Villa is also a low-density project, which is located at the top of a hill and surrounded by landed homes. It gives residents unobstructed views of the surrounding areas.

Damansara Villa was completed in 1993 and houses only 52 units spread over eight storeys. The average transacted psf price recorded between 2017 and 2019 was RM504 psf or RM956,800.



The 8.5-acre Damansara City development has a total gross development value of RM2.5 billion.



**D**amansara Heights is a matured enclave located on the fringe of Kuala Lumpur's central business district and has long been one of the most coveted addresses among the well-heeled in the country.

Home to expatriates and the who's who in Malaysia, Damansara Heights is often referred to as the Beverly Hills of Malaysia. It is easy to see how the approximation came about – this affluent neighbourhood is located on a hillside enveloped by greenery and wrapped in exclusivity.

Serving its discerning population is among the best restaurants, bakeries and cafes in town. In and around the area are also corporate offices, gourmet shops, public and international schools, hospitals and malls. The international schools in the vicinity include the Mont' Kiara International School, Cempaka International School and Gardens International School while medical centres such as Pantai Hospital Kuala Lumpur and Global Doctors Hospital are all within a 5km radius.

For the longest time, there has been no new residential developments in Damansara Heights until Damansara City emerged, stamping the area with a stunning new landmark. The 8.5-acre freehold Damansara City is a transit-oriented (TOD) development which has a total gross development value of RM2.5 billion. One

# The epitome of luxury at DC Residensi

component of the integrated development by premier developer GuocoLand Malaysia Bhd is DC Residensi, Damansara Heights' latest and poshest residences.

## The most exclusive TOD in town

Besides DC Residensi which comprises 370 opulent serviced residences spread across two towers, Damansara City is also made up of the 200,000 sqft DC Mall and the first luxury hotel in the neighbourhood Sofitel Damansara City as well as two corporate towers housing the Hong Leong Group headquarters and multinational offices such as Dentsu Aegis Network and British American Tobacco.

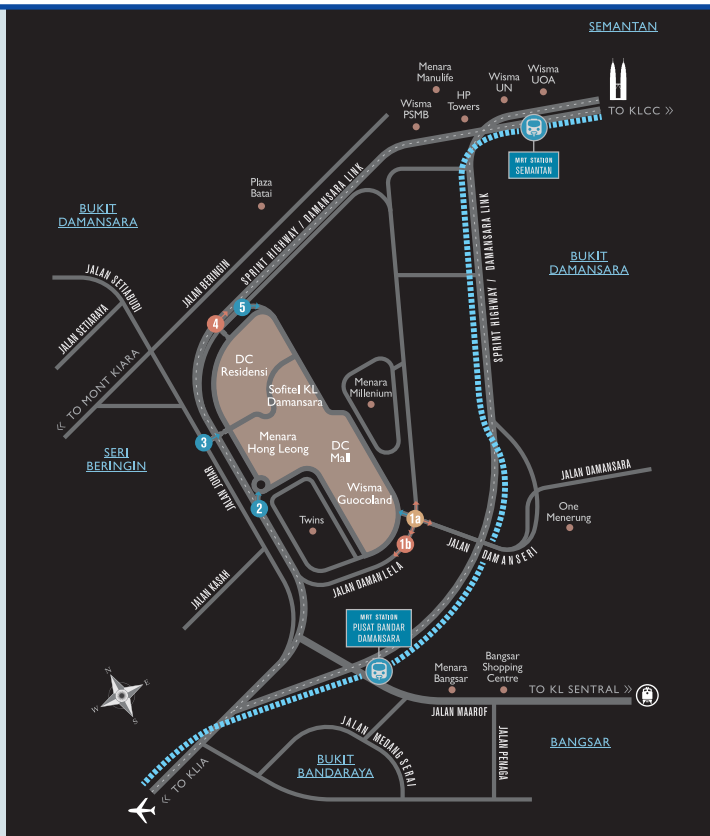
Damansara City's location offers its residents the distinction of a Kuala Lumpur address along with the conveniences of

the city centre, but sans the hustle and bustle of the metropolis.

Residents are well connected by major highways to the rest of the Klang Valley via the SPRINT Highway, Penchala Link and New Klang Valley Expressway, among others. For those who prefer public transport, it is just a 400m walk to the Pusat Bandar Damansara Mass Rapid Transit Station via a covered walkway from Damansara City.

From there, it is just two stations to KL Sentral – the country's largest transportation hub, where the light rail transit (LRT) to KLCC or KL city centre is just seven stations away.

This TOD will certainly allow you to live, work and enjoy life at its best in one of the most well-connected suburbs in the Klang Valley.



GuocoLand is offering purchasers of DC Residensi a fully-furnished unit package with tasteful interior design and loose furniture.

## Exquisite facilities for the elite

Residents at DC Residensi will be pampered by DC Residensi's first-class provisions which include a private cinema room, an Olympic-length swimming pool which uses salt water instead of chlorinated water, plus a gym and an aqua gym to promote a healthy lifestyle among its residents. There are also outdoor cabanas and other spaces for a dose of relaxation and fresh air.

GuocoLand has also thoughtfully prepared two barbecue stations and private dining rooms at the facilities' deck for residents who like to host parties but want to keep their homes as their own private sanctuaries away from prying eyes.

Homeowners will also get to enjoy exclusive concierge service, a welcome lounge that greets them every time they come home and even a well-designed drop-off zone.

DC Residensi serviced residences offer nine layout choices that come either partially or fully furnished in two distinct interior design styles.

To save new home owners the hassle of renovation works and to source for furniture and fittings on their own, GuocoLand is offering purchasers of DC Residensi a fully-furnished unit package with tasteful interior design and loose furniture. All homeowners need to do is to pack their belongings and move in once they get their keys. Prices start from RM1.6 million for such a fully-furnished unit.

All units in DC Residensi also come with the most prestigious brands in kitchen and bathroom fittings and appliances including Poggenpohl, GessiEmporio, Catalano and Miele.

DC Residensi units have built-ups ranging from 904 sq ft to 2,982 sq ft, to cater to households of various sizes from couples to multi-generational families. There are also a limited number of penthouse units sized at 4,400 sq ft.

There are only nine residences on each floor of the 28-storey towers, and selected units have the privilege of their own private lift lobbies.

The best thing about living the high life at DC Residensi is that you get to wake up every morning and start your day marvelling at the fantastic KL city skyline and the aerial view of Damansara Heights and its surroundings.

## An established regional developer

Not to forget the fact that the serviced residences are part of Damansara City, where major commercial components of the development are managed and owned by GuocoLand Malaysia which is listed on the Main Market of Bursa Malaysia. It is the property arm of the Hong Leong Group, one of the most successful conglomerates in Asia. Guoco Group Limited, an entity under the Hong Leong Group, is listed on the Hong Kong Stock Exchange.

GuocoLand Malaysia is a subsidiary of Singapore-based GuocoLand Limited, a regional property player listed on Singapore Exchange Securities Trading Limited since 1978 with operations in Singapore, China, Malaysia and Vietnam. It has since expanded beyond Asia into the new markets of the United Kingdom and Australia through a strategic partnership with Eco World Development Group Berhad in Eco World International Berhad in 2017.

Besides Damansara City, GuocoLand Malaysia's other significant projects include master-planned township Emerald Rawang, luxury condominium The Oval Kuala Lumpur, transit-oriented development Emerald 9 as well as PJ City corporate hub in Petaling Jaya. It also has a portfolio of property investment assets through Tower Real Estate Investment Trust which owns Menara HLA and HP Towers located in Kuala Lumpur City Centre and Damansara Heights respectively.

So choose only the best for you and your family and own a home among the creme de la crème of Malaysia at DC Residensi, Damansara Heights.

- For more information on the project, please log on to [damansaracity.com.my](http://damansaracity.com.my).
- To get in touch with us, please contact +6016 336 6923 or e-mail to [maxloo@guocoland.com](mailto:maxloo@guocoland.com) or [kennygoh@guocoland.com](mailto:kennygoh@guocoland.com).





## ✿ Cyberjaya

# A model smart city

**S**panning 2,800 hectares and situated 40km south of Kuala Lumpur is Cyberjaya, Malaysia's global technology hub which is home to over 2,300 start-ups, small and medium enterprises and tech giants.

Envisioned to be the Silicon Valley of Malaysia when it was first introduced by Malaysia's former Prime Minister Tun Dr Mahathir Mohamad in the late 1990s, Cyberjaya today is bustling with activities beyond technology.

Rapid development has taken place in Cyberjaya for the past two decades. There are more than just a Science Park and Multimedia Super Corridor (MSC) Malaysia-status companies, but also quite a number of corporate buildings, commercial hubs, residential zones as well as other amenities supporting its growth

towards an all-round township, such as a 400-acre green lung, sports centre, F&B, banks and international schools, universities and colleges.

Adding to Cyberjaya's advantage is its location adjacent to Putrajaya, the administrative capital of Malaysia, which is poised to replace KL as the administrative capital. Dubbed an intelligent or smart city, Cyberjaya has also been curated as a garden city, where 38% of the area is reserved for green spaces. Meanwhile, Putrajaya's public transport system hub — Putrajaya Sentral also serves the community in Cyberjaya.

Having been planned as a liveable smart township in Greater KL since its conception, Cyberjaya is a display ground of many forward-thinking elements. Among them are tree-lined pathways linking various zones,

Cyberjaya is located adjacent to Putrajaya, the administrative capital of Malaysia.





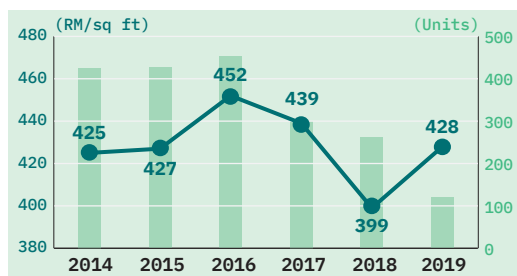
structures designed and built to adapt to ever-changing technology, place-making spaces like urban parks and event streets, eco-friendly and green features such as pedestrian and cycling tracks, density control via building-height controls as well as traffic flow and public transport system strategies.

Despite an almost 40km distance, Cyberjaya is in fact only 20 minutes' drive away from KL, thanks to the dedicated highway built for Putrajaya — KL-Putrajaya Highway — which started operating in 2007, shortening the journey from Putrajaya and Cyberjaya to the city centre.

Besides that, Cyberjaya is also served by the South Klang Valley Expressway as a shortcut to Port Klang, the main sea gateway into Malaysia.

Residents in Cyberjaya and Putrajaya also commute in and out of the areas from the Express Rail Link (ERL) station that connects KL International Airport with the heart of the city.

#### Cyberjaya average transacted price psf and volume of non-landed homes



According to the official website of Cyberjaya, there are more than 100,000 residents in Cyberjaya as at 2017. To cater to the housing needs of the growing population, many housing projects have been launched and developed over the years.

There are more retail shops, medical centres, shopping malls as well as education institutions added into the area to support essential living in Cyberjaya.

It is also worth noting that Cyberjaya could be the most education-centric hub in the southern region of Greater KL. Among the international schools, colleges and universities located there are ELC International School, Multimedia University, Kirkby International College, Cyberjaya University College of Medical Sciences and LimKokWing University of Creative Technology.

One of the few Korean international schools in Malaysia — Korean School of Malaysia — is also located in Cyberjaya, which has attracted more and Korean families to move there, not to mention it has always been a popular address for expats as it houses many multi-national corporations and a green environment.

According to EdgeProp.my data, the average transacted price for a residential property in Cyberjaya is about RM428 psf in 2019, about 7% up from RM399 psf in 2018.

Many of the new housing projects here are gated and guarded communities with common facilities such as linear parks and community halls. Units with built-ups of at least 1,900 sq ft are selling at just over RM1 million.

Above: Rapid development has taken place in Cyberjaya for the past two decades.



# ❁ Desa ParkCity

## KL's most liveable community

**P**arkCity Holdings recorded many “firsts” when it launched the 473-acre freehold township development called Desa ParkCity in Kepong, Kuala Lumpur in 2002.

The developer, a subsidiary of Samling Group from Sarawak, introduced the first gated-and-guarded strata landed homes community in the decades-old town of Kepong.

Desa ParkCity is also the first master-planned township development in the country featuring complete amenities for its residents such as an international school, a medical centre, a club house, a church, a Chinese temple, recreational parks, sports centre, offices and commercial hubs as well as 20 residential projects, living up to its slogan of being KL's most liveable community.

It is a self-contained township, centred on the ideals of good, wholesome living, where its residents are able to foster family, neighbourhood and community ties.

One of the most popular dog-friendly parks in the city is located in this township. Many dog lovers bring their pets to the Central Park which features a lake, for some outdoor fun during weekends.

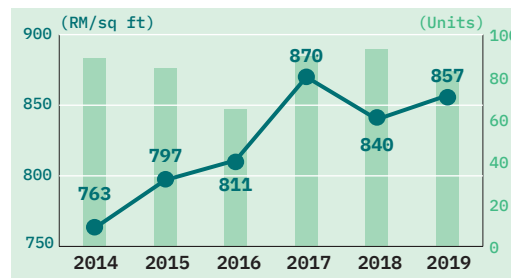
Desa ParkCity has won multiple awards including the FIABCI World Prix d'Excellence Award 2019 and EdgeProp Malaysia's Responsible Developer Award at EdgeProp Malaysia's Best Managed Property Awards 2019.

Aside from the 13.9-acre central lake park, there are another two landscaped parks within the township called the East Park and the West Park, which are dog-free zones.

Its two retail hubs — The Waterfront and Plaza Arkadia — boast many restaurants, grocers and educational facilities, among others.

Although its retail hubs and parks are open to the public, security is of the utmost priority at Desa Parkcity. Many security features have been planned from the very beginning, for example, there are only two entrances into

**Desa ParkCity average transacted price psf and volume of non-landed homes**



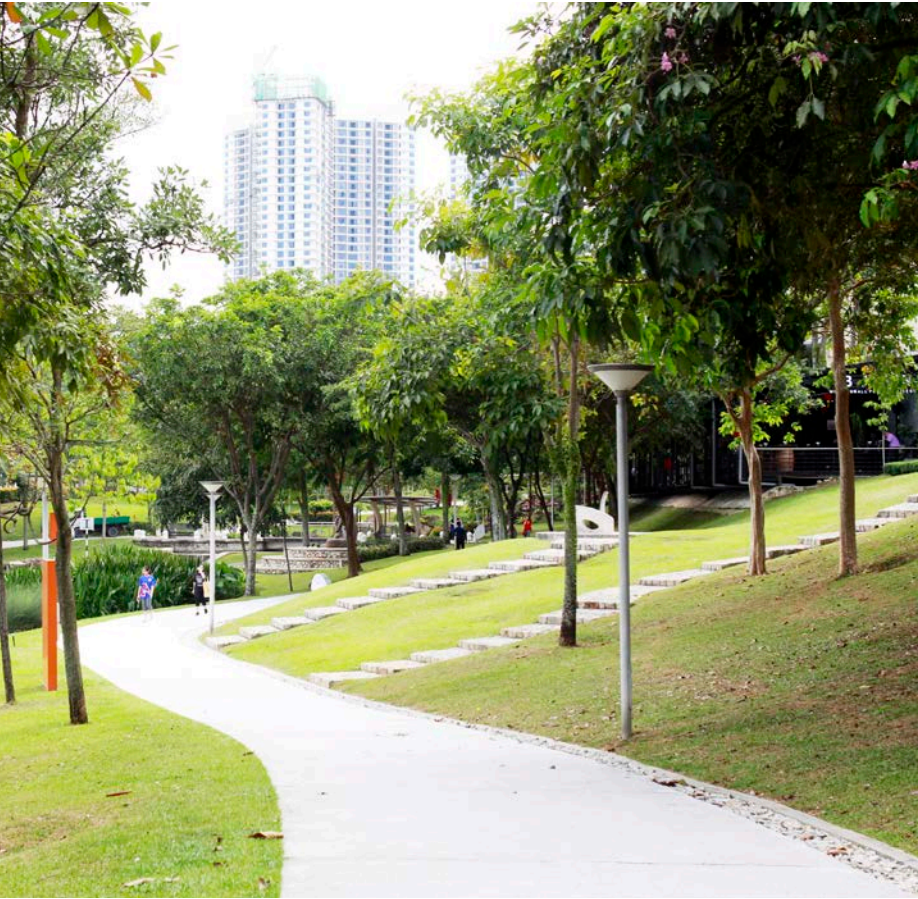
the township, all with boom gates and guarded by professional trained auxiliary police who are also found on duty around the entire development.

Those who want to enter into the various residential areas within the township will have to go through a second security checkpoint at each project.



The self-contained township is centred on the ideals of good and wholesome living.





## Strategic location

Sandwiched between the high-end enclave of Mont'Kiara and the suburb of Petaling Jaya, Desa ParkCity is considered one of the best locations in Kuala Lumpur in terms of accessibility, given that it is only 15km away from the Kuala Lumpur city centre via several roads and highways including the Duta-Ulu Klang Expressway 2 and the New Klang Valley Expressway.

The township is also less than 6km away from the Damansara-Puchong Highway which leads to the city centre of Petaling Jaya within 15 minutes.

Being close to established areas like Kepong

The Central Park is one of the rare pet-friendly parks in KL.



### Most transacted non-landed residential projects in Desa ParkCity (2017 to 2019)

Project name	Average transacted price (RM)	Average transacted price (RM/psf)	No. of units
One Central Park	1.37 mil	RM966	81
The Northshore Gardens	1.34 mil	RM833	41
The Westside II	1.23 mil	RM802	39

town, Petaling Jaya and Mont'Kiara means easy access to myriad amenities including the world's fourth-largest shopping mall, 1 Utama Shopping Centre 8km away, two upcoming MRT (mass rapid transit) stations within a 5km radius, plus several international, primary and secondary schools within a 10km radius.

There are also markets, neighbourhood shopping malls, banks, public hospitals and commercial hubs just within a leisurely 10 to 15 minutes' drive away. It is no wonder that Desa ParkCity is one of the most sought-after developments in the country.

## Housing prices

International buyers and tenants like Desa ParkCity for its green and low-density environment compared with expatriate hotspots such as Mont'Kiara and Bangsar which are more crowded and busier. Hence, Desa ParkCity tends to attract expats with families or foreigners who want to make Malaysia their home.

EdgeProp.my data shows that from 2015 to 2019, there were easily more than a hundred residential properties transacted annually. In 2019, homes at Desa ParkCity recorded an average transacted price of RM857 psf.

Transactions at high-rise luxury condominiums One Central Park, The Northshore Gardens and The Westside II made up the bulk of sales in the development over the period from 2017 to 2019.

The 45-storey One Central Park lies next to the Central Park overlooking the lake. It is designed in such a way that residents here would feel like they were living within the park. Units here were transacted at an average price of RM966psf or RM1.37 million.

The Northshore Gardens enjoys panoramic views of parklands, lakes, hills and the city skyline. The 40-storey park-fronting condominium was completed in January 2011. Over the period from 2017 to 2019, units here recorded an average transacted price of RM833 psf or RM1.34 million.

Meanwhile, The Westside II fronts the West Park and is further away from the commercial hub, offering a quieter environment. The average transacted price of The Westside II units over the same period was about RM802 psf or RM1.23 million.



## ❁ Mont’Kiara

# Expats’ darling

**C**arved out of a rubber estate, Mont’Kiara has become one of the most sought-after international enclaves in Kuala Lumpur for its quality high-end condominiums, offices, shopping conveniences and international schools.

Enhancing its allure is that it lies just 10km northwest of KL city centre and is 15 minutes’ drive from the satellite city of Petaling Jaya, Selangor.

The township is located right next to the intersection of four expressways — New Klang Valley Expressway, North-South Expressway Northern Route, Duta-Ulu Klang Expressway and Sprint Expressway, giving residents easy access to major towns in the Klang Valley.

The nearest public transport station in Mont’Kiara is Segambut KTM Komuter station 10 to 15 minutes’ drive away, as well as the Bukit Kiara MRT Station, which is located 7km away. There are however, buses provided by Mont’Kiara’s master developer, UEM Sunrise Bhd, to ferry residents from point to point within the suburb.

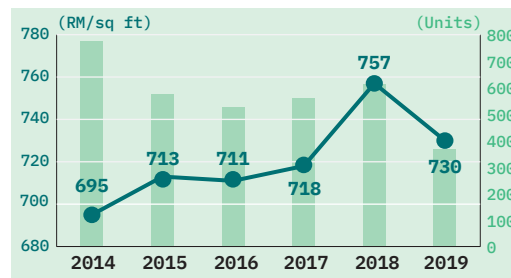
Furthermore, Mont’Kiara has been designed to be a walkable neighbourhood, an element that has drawn expatriates from all over the world. In terms of safety and for its residents’ peace of mind, UEM Sunrise has also put in place security features such as street CCTVs and its own auxiliary police team to patrol the neighborhood. There is also a police station in Mont’Kiara.

### A nexus of international schools

Mont’Kiara is one of the most popular education-oriented expatriate property hot spots in the Klang Valley because of the international school choices available such as Mont’Kiara International School of KL — a top-rated International Baccalaureate World School using the



**Mont’Kiara average transacted price psf and volume of non-landed homes**



American Curriculum, and the Garden International School that was founded in 1951 as the first British international school in Malaysia. There is also the French international school in Mont’Kiara called Lycée Français de Kuala Lumpur. On top of that, there are several international pre-schools in Mont’Kiara.

Adding to its appeal are retail offerings in the area such as Plaza Mont’Kiara, 1 Mont’Kiara mall and Solaris Mont’Kiara offering loads of shopping, conveniences and F&B choices.

**CONTINUES ON PAGE 36**

Mont’Kiara is one of the most sought-after international enclaves in Kuala Lumpur.



Mont'Kiara lies just 10km from KL city centre.



One of the neighbourhood malls in Mont'Kiara.

**FROM PAGE 34**

From 2015 to 2019, Mont'Kiara had recorded at least 300 residential property transactions yearly with prices holding steady despite the overall soft property market in the country during that period. According to EdgeProp.my data, the average transacted price of non-landed homes in Mont'Kiara was RM730 psf in 2019, down from RM757 psf in 2018 but up from RM718 psf in 2017.

Most of the transactions between 2017 and 2019 were from high-rise residential projects SENI Mont'Kiara (132 units), Residensi 22

(121 units) and Arcoris Residences @ Arcoris Mont'Kiara (100 units). The latter two were developed by UEM Sunrise.

SENI Mont'Kiara is a luxury condominium featuring a 2,000 sq ft art gallery, hence the name seni which means “art” in the Malay language; and a lush 5-acre garden by designer Karl Princic. The project consists of two 40-storey towers and two 12-level blocks housing only 605 units in total. The average transacted price from 2017 to 2019 was RM787 psf or RM2.5 million.

Meanwhile, Residensi 22 comprises four blocks of 38 storeys each. The high-end condominium lies across the road from Garden International School. It was completed in 2018, making it one of the latest completed projects in Mont'Kiara. Its average transacted price was RM826 psf or RM1.7 million in 2019.

Arcoris Mont'Kiara is an integrated development consisting of a retail podium, hotel, SoHos, business suites and serviced residences. Some 97 serviced residences at Arcoris Residences in the development changed hands between 2017 and 2019 at an average transacted price of RM1,060 psf or RM947,142.

**Most transacted non-landed residential projects in Mont'Kiara (2017 to 2019)**

Project name	Average transacted price (RM)	Average transacted price (RM/psf)	No. of units
SENI Mont'Kiara	2.5 mil	787	132
Residensi 22	1.7 mil	826	121
Arcoris Residences	947,142	1,060	100



*“Mont'Kiara has been designed to be a walkable neighbourhood, an element that has drawn expatriates from all over the world.”*



SOLARIS  
**parq**

RESIDENSI

**PRESTIGIOUS URBAN PARK LIVING  
IN KUALA LUMPUR'S PREMIER  
INTERNATIONAL ENCLAVE**

Award-winning residences in the  
Solaris Dutamas-Mont'Kiara area  
—home to many, preferred by expats.

**LOCATION**  
Only 11km to KLCC

**AMENITIES**  
International education hub:  
Garden International School  
Retail and commercial:  
Publika Shopping Gallery  
Solaris Mont'Kiara

Enquire today!

View 360 show unit

#bookfromhome



uemsunrise.com

BEST  
INTERNATIONAL  
APARTMENT  
2018 - 2019



**UEM**  
**SUNRISE**

A member of UEM Group

*Find your  
Happy*



## ✿ Johor Bahru

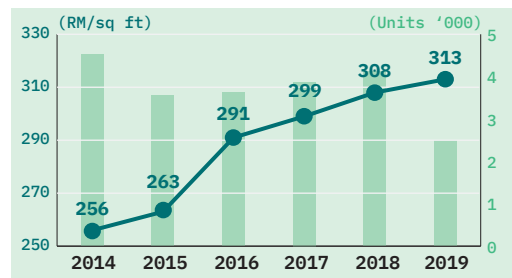
# Residential hot spot next to Singapore

**T**o foreigners, the state of Johor could easily be the most familiar state in Malaysia after Kuala Lumpur, as Singapore — one of the strongest economies in Asia — lies just across the Johor Straits. Although Johor Bahru, the capital city of Johor is only 36km away from downtown Singapore via the Johor-Singapore Causeway, property prices in Johor Bahru are far lower than in Singapore due to currency differences and the cost of living. Furthermore, real estate on the island republic is expensive as land is limited.

It is not surprising therefore that many Singaporeans and foreigners working in Singapore have chosen to own a property in Johor Bahru.

Johor Bahru is a vibrant city and while the city centre is growing vertically, massive new township projects are coming up on the fringes of the city centre. Of note is the new city adjacent to it called Iskandar Puteri, formerly known as Nusajaya. Emerging townships within it offer both high-rise residences as well as landed homes within well-planned communities that come with ample amenities and landscaped surroundings. Of note is the 1,800-acre

**Johor Bahru average transacted price psf and volume of non-landed homes**



Sunway Iskandar township being developed by Sunway Property. Over 40% of the development is designed as green spaces.

Iskandar Puteri is one of the five flagship zones of the Iskandar Malaysia economic corridor and was declared a city in November 2017. It is home to Kota Iskandar, the state administrative centre. Also located here are theme parks including Legoland and an education hub called EduCity which features several international schools and higher learning institutions such as University of Southampton Malaysia

Massive new developments are coming up on the fringes of Johor Bahru city.







Campus, Multimedia University, University of Reading Malaysia, Newcastle University Medicine Malaysia, Raffles University Iskandar and Marlborough College Malaysia.

Iskandar Puteri is located only 18km away from the Malaysia-Singapore Second Link. In the works are major infrastructure projects such as the Electrified Double Track Gemas-Johor Bahru, which is targeted to be operational in October 2021. It is estimated to reduce travel time between KL and Johor Bahru to

Above:  
Property prices in Johor Bahru are far lower than in Singapore.

Below:  
Medini City in Iskandar Puteri.

three hours and 30 minutes. There is also the Bus Rapid Transit (BRT) system project where high-capacity buses will connect Johor Bahru to Tebrau in the east, Skudai in the north and to Iskandar Malaysia. The service is targeted to commence in the first quarter of 2022.

Meanwhile, the Johor Bahru-Singapore Rapid Transit System (RTS) Link has been given the green light to proceed. There are also hopes for the suspended KL-Singapore High Speed Rail (HSR) to get back on track.

**Most transacted non-landed residential projects in Johor Bahru city centre (2017 to 2019)**

Project name	Average transacted price (RM)	Average transacted price (RM/psf)	No. of units
Palazio	243,256	423	196
Lake View Suites	302,875	396	168
Apartment Bukit Saujana	186,608	180	130

**Good time to buy**

In 2020, the Johor state government has reduced the threshold from RM1 million to RM600,000 for foreigners to purchase new completed high-rise residences in Johor. The limited time special offer is to reduce the unsold ready stock in the market.

Although generally there is more supply than demand in certain segments in the market, Johor Bahru residential property prices have overall, been rising steadily over the past few years.

According to EdgeProp.my data, Johor Bahru city centre recorded an average residential property transacted price of RM495,435 or RM313 psf in 2019, a slight increase of 2.5% from RM483,169 or RM308 psf in 2018.

It outperforms the entire Johor Bahru district, which recorded an average residential property transacted price of RM456,722 or RM297psf in 2019, an increase of 3.6% from RM440,808 in 2018.

High-rise residential property projects located in Johor Bahru city centre have also seen a steady price growth over the past five years. In 2019, high-rise residential projects recorded an average transacted price of RM343 psf, an increase of 4.2% year-on-year from RM329 psf.





# ESTUARI

PUTERI HARBOUR

NATURE-INSPIRED PARK LIVING

## LUXURIOUS HOME IN ISKANDAR PUTERI ACROSS SINGAPORE



- 2  
 House Size:  
 3,032 sq. ft.  
 Land Size:  
 1,350 sq. ft.
- 5  
 Bedrooms
- 5  
 Bathrooms
- 1  
 Garden
- 2  
 Car Parks

Furnished homes price starts from  
**HKD3.2m - HKD7m**

**Freehold**

Strategically connected to **major highway**  
- **Singapore Malaysia Second Link**  
- **30 mins to Marina Bay Sands Singapore**

**24-hour Security**

More than **10 Thematic Gardens**

Surrounding **amenities**

- **Educational Institutes :**  
Raffles American School  
Marlborough College Malaysia
- **Healthcare Facilities :**  
Gleneagles Medini Hospital  
Columbia Asia Hospital
- **Attractions :**  
Legoland® Malaysia  
Iskandar Malaysia Studios



Revs/venstar/ie

instagram.com/revs\_sunrise



THE ALL-STAR AWARDS  
TOP RANKED DEVELOPERS  
OF THE YEAR



THE ALL-STAR AWARDS  
TOP RANKED DEVELOPERS  
OF THE YEAR



THE EDGE  
Outstanding Property CEO  
Award 2018



THE EDGE  
Top Property  
Developers Awards  
2019



MSWG  
PROPERTY CONSULTANTS



SGBC  
SINGAPORE GREEN BUILDING COUNCIL



GREEN  
PROPERTY AWARDS  
2019

+607 277 3788

+6019 725 3700

www.uemsunrise.com



A member of UEM Group

Find your  
Happy



## ✿ Penang Island

# Pearl of the East

Penang has been listed among the best retirement destinations in the world.



**A**n array of delectable local street food, a heady melting pot of colourful cultures, a UNESCO World Heritage-listed ancient town with well-preserved pre-war and colonial buildings, plus golden sandy beaches, a charming hill resort and botanical gardens — all these have made Penang Island one of Malaysia’s best-known tourist destinations.

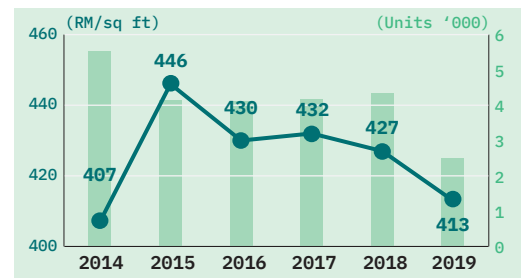
Located on the Malacca Strait off the north-western coast of Peninsular Malaysia, Penang Island is separated from Penang mainland by the Penang Strait.

Given its tropical island feel, leisurely vibe and the casual lifestyle of its people, Penang has been listed among the best retirement destinations in the world.

International Living, an online resource for retirees worldwide, has named Penang one of the seven best retirement destinations in 2019 for its affordable cost of living, high quality of life, good healthcare facilities, nation’s friendliness, low language barrier as well as its stable economic and political environment.

The online publication also estimated that a

**Penang Island average transacted price psf and volume of non-landed homes**



couple could live well in Penang on a monthly budget of US\$1,620 (RM7,006) including for accommodation and daily living expenses, which is considered fairly affordable in Asia.

Dubbed the Pearl of the Orient, the historical core of Penang’s capital city George Town was declared a Unesco World Heritage Site in 2008 for its unique architectural and cultural townscape. George Town contains one of the largest collections of pre-war buildings in Southeast Asia.

The state also boasts various natural

attractions such as the popular beaches in Batu Ferringhi and Tanjung Bungah, the colonial hill retreat of Penang Hill and the country's oldest botanical garden — the Penang Botanical Gardens.

Penang is also regarded as the Silicon Valley of the East. It is one of the largest economies in Malaysia and has one of the lowest unemployment rates in the country.

Besides tourism, the backbone of Penang's economy is manufacturing. The Bayan Lepas Free Industrial Zone is the main electronics manufacturing hub within Malaysia. It is also home to several international high-tech firms such as Dell, Intel, Sony and Seagate.

Since 2017, the services sector has overtaken the manufacturing sector as the main contributor to the state's economy, thanks to its medical centres, international schools and universities, tourist spots and F&B sector.

Spanning 113 sq m, Penang Island is the fourth largest island in Malaysia. However, it is the most densely populated island in the country with about 700,000 people.

On Penang Island, the minimum price for foreign residential property purchases (as of June 2020) was RM1.8 million for landed homes and RM800,000 for high-rises

Properties on Penang Island offer wide choices and strong capital appreciation. Some of the most exclusive seafront condominium projects in the country are located here with prices as high as above RM10 million per unit.

Among the upcoming developments on the



island is Sunway Valley City, a 25-acre integrated development with hotel, residences, a mall, hospital and education institution.

In 2019, the average transacted price for residential property on Penang Island was RM413 psf, down 3.27% from RM427 psf in 2018 and 7.39% from RM446 psf in 2015.

Nonetheless, the housing market has been active over the past few years, recording at least 2,500 transactions annually since 2014 until 2019.

Penang offers a tropical island feel with a leisurely vibe.





# What to do before you buy



Are you thinking of buying a residential property in Malaysia? Be it as a holiday home or second home or a place to spend your retirement or for investment, if you have done your research, you would find that Malaysia is certainly worth considering for its many positive attributes.

Here are a few reminders that will ensure a smooth and safe journey in hunting for a property in Malaysia.

### **1** Do thorough research on property types

One of the biggest mistakes when buying property overseas is in not conducting thorough research on the local market to make an informed decision.

In the context of Malaysia, there is a wide range of property types to choose in various locations. However, this also means that one has to spend time looking for a home that best fits their preferences and budget.

In general, homes in urban areas are mostly high-rises such as apartments and condominiums that offer in-house facilities such as swimming pool, gymnasium and other lifestyle features depending on how high-end the project is.

On the other hand, if you prefer landed homes, they come in the form of terraced houses, semi-detached and bungalows in the suburbs. Landed homes are usually more spacious and if you choose to live in a gated and guarded community, many of them offer a tranquil and green environment.

These homes are a perfect choice for families as they get to enjoy their own outdoor spaces.

One should be aware of the type of title and ownership of the property that he or she is buying into as they could affect the financing margin of the mortgage, the legal protection as a buyer and owner and even the amount of utility charges the owner would need to pay for the property.

For instance, find out the difference between residential-titled properties which are meant for pure residential usage and commercial-titled residential properties such as serviced residences. The latter could be subject to higher utility charges due to its classification.

It is also worth noting that there are two main types of property ownership titles in Malaysia, namely freehold and leasehold.

As the name suggests, freehold is an ownership of real estate where the owner has no time limit to his or her period of ownership.

Leasehold, on the other hand, is subject to an ownership period that ranges from 30, 60, 99 to up to 999 years. If the owners wish to extend the period of ownership before it expires, he or she is required to apply and request for an extension from the respective state authorities and pay a premium.

Generally, one would want to look for projects that have easy access to amenities such as malls, public transport, schools, hospitals and others.

Equipped with all the information found, shortlist a few locations and properties. It is advisable to visit the country and inspect the selected neighbourhoods and properties physically before making the final purchase decision.

## 2 Find out the requirements for foreign buyers

A foreigner buying a property in Malaysia also needs to pay attention to the local rules and regulations that govern the purchase of property. For instance, a foreigner may need to get the state's approval to buy a home in a particular state and pay a tax for it.

In Malaysia, the federal government has stated a minimum purchase price of RM1 million (US\$233,699 as at June 19, 2020) on the acquisition of residential properties by foreign interests, which means that a foreign buyer is only allowed to purchase a home that is priced above RM1 million in the country. The minimum purchase price for completed high-rise homes sold by developers in urban areas have been lowered to RM600,000 in 2020. However, this only serves as a guideline as each state government in Malaysia will have its own minimum purchase price and property types that are allowed to be purchased by foreign citizens as determined by the respective state authority.

Also off limits to foreign buyers are properties on Malay Reserved land and those labeled as Bumiputera units.

There are set criteria and requirements as well if one chooses to participate in the **Malaysian My Second Home** programme.

A property buyer also has to consider the miscellaneous costs that need to be paid on top of the property selling price. These include stamp duty on the Sale and Purchase Agreement or Memorandum of Transfer.

Price tier	Stamp duty as at May 2020 (% of property price)
First RM100,00	1
Next RM400,000	2
RM500,001–RM1,000,000	3
More than RM1,000,000	4

For those looking to buy a property for investment especially for capital gains, one will have to take note of the latest Real Property Gains Tax (RPGT) rates on property disposal.

Date of disposal	Individual (non-citizen)
Disposal within 3 years of acquisition	30%
Disposal in the 4th year	30%
Disposal in the 5th year	30%
Disposal in the 6th year after acquisition	10%

## 3 Check out financing packages

In Malaysia, there are many financial institutions that a property buyer can apply for a mortgage. According to the Central Bank of Malaysia, there are 18 foreign banks of the total 26 commercial banks in the country.

As the terms of financing are likely to be different in a foreign country, it is advisable to get in touch with the banks to find out the best loan package and even obtain an indicative offer before you commit to a property purchase.

On top of that, get your proof of income, source of funds for the down payment and related information ready in order to ensure a smooth loan application process.

Also not to be overlooked is to find out the foreign-exchange rates of the country that you intend to purchase a home as you will likely transfer a large sum of funds to pay for the initial cost of purchasing the property such as the down payment.

It is best to consult professionals about the exchange rate before you pay as it will affect your cost of buying, especially during volatile times.

## 4 Get help from the professionals

Buying a property abroad is not an easy thing especially if one is not familiar with the home buying process and there is a language barrier in the selected country. So, why not seek help from local realtors?

Realtors in Malaysia usually charge a commission of up to 3% of the sale price of the property for their service, according to the Malaysian Institute of Estate Agents (MIEA).

Besides helping their clients to find the right home, experienced realtors are able to provide contacts of bankers and lawyers that they have been working closely with and thus make the process easier.

But before engaging any professionals, make sure they are registered persons.

Real estate agents and negotiators in Malaysia are regulated under the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP) and hence they must be registered with the Board before they can operate. If in doubt, conduct a search at BOVAEP's website at [www.lppeh.gov.my](http://www.lppeh.gov.my) or call during office hours at +603 2288 8815/16/17 to check.

Meanwhile, lawyers in Peninsula Malaysia are regulated by the Malaysian Bar ([www.malaysianbar.org.my](http://www.malaysianbar.org.my), +603 2050 2050) and those in East Malaysia are governed by the Sabah Law Society ([sabahlawsociety.org](http://sabahlawsociety.org), +6088 232 662) and the Advocates Association of Sarawak ([www.sarawak-advocates.org.my](http://www.sarawak-advocates.org.my), +082 448077).



## Chapter 5

# Malaysia My Second Home

### Financial requirements

Applicants aged below 50 years are required to show proof of liquid assets worth a minimum of RM500,000 and offshore income of at least RM10,000 per month. Applicants must provide certified copy(s) of the latest three months statements of their Current Account as financial proof of a monthly credit balance of at least RM500,000.

For applicants aged 50, they must submit financial proof of above RM350,000 in liquid assets and offshore income of at least RM10,000 per month. They must provide certified copy(s) of their Current Account's latest three months' statement with a monthly credit balance of at least RM350,000. For government pensioners, they can show proof of pension receipt of at least RM10,000 per month.

#### Upon approval, those aged below 50 years old must:

- Open a fixed deposit account of RM300,000 which after a period of one year, they can withdraw up to RM150,000 for approved expenses related to house purchase, education for children in Malaysia and medical purposes.
- Maintain a minimum balance of RM150,000 from the second year onwards and throughout their stay in Malaysia under the programme.

#### Upon approval, those aged 50 years old and above must:

- Open a fixed deposit account of RM150,000 which after a period of one year, they can withdraw up to RM50,000 for approved expenses related to house purchase, education for children in Malaysia and medical purposes.
- Maintain a minimum balance of RM100,000 from the second year onwards and throughout their stay in Malaysia under the programme.

The Malaysia My Second Home (MM2H) visa programme is implemented by the Malaysian government to welcome foreigners who wish to reside in Malaysia. Successful applicants are allowed to stay in the country for a period of up to 10 years using a multiple-entry social visit pass which is renewable.

The programme is open to citizens of all countries recognised by Malaysia regardless of race, religion, gender or age. Applicants are allowed to bring their spouses and unmarried children below the age of 21 as dependants.

### Medical insurance



Approved participants and their dependants must also possess valid medical insurance coverage that are applicable in Malaysia. Exemptions may be given to participants who face difficulty obtaining medical insurance due to their age or medical condition.

### Security bond (for direct application only)



Applicants applying directly with MM2H Centre are required to fulfill the security bond condition, which ranges from RM200 to RM2,000.

### Personal bond (for application through agent)



Licensed MM2H companies are required to provide the personal bond for their clients once their MM2H application has been approved.





# How to apply

## Step 1 Fill in application form

Fill in the application forms online on the MM2H Check N' Track system at [mm2honline.motac.gov.my](http://mm2honline.motac.gov.my).

## Step 2 Submit application

Once the forms are completed, download and attach them together with the required documents. Applicants can engage an appointed MM2H agent to assist them in submitting their application. For those who apply directly, they can submit their application to:

**MALAYSIA MY SECOND HOME (MM2H) CENTRE (for Peninsular Malaysia)**  
Ministry of Tourism and Culture Malaysia,  
Level 1, No. 2, Tower 1, Jalan P5/6,  
Presint 5, 62200 W.P. Putrajaya,  
Malaysia  
Tel: +603 8891 7424 / +603 8891 7427/  
+603 8891 7434 / +603 8891 7439  
Fax: +603 8891 7415  
Email: [mm2h@motac.gov.my](mailto:mm2h@motac.gov.my)

**SABAH**  
**Department of Immigration, Sabah**  
Aras 1-4, Block B, Kompleks Pentadbiran  
Kerajaan Persekutuan Sabah, Jalan UMS,  
88300 Kota Kinabalu, Sabah, Malaysia  
Tel: +6088 488700  
Fax: +6088 488800

**SARAWAK**  
**ONE STOP AGENCY**  
Public Relations,  
ICT Unit and Sarawak / Malaysia My Second  
Home Programme "One Stop Agency"  
Ministry of Urban Development & Tourism  
Level 2, Bangunan Baitulmakmur,  
Medan Raya, Petra Jaya,  
93050 Kuching, Sarawak, Malaysia  
Tel: +6082 319313 / 309  
Fax: +6082 441277 / 5311  
Email: [carolcty@sarawaknet.gov.my](mailto:carolcty@sarawaknet.gov.my)

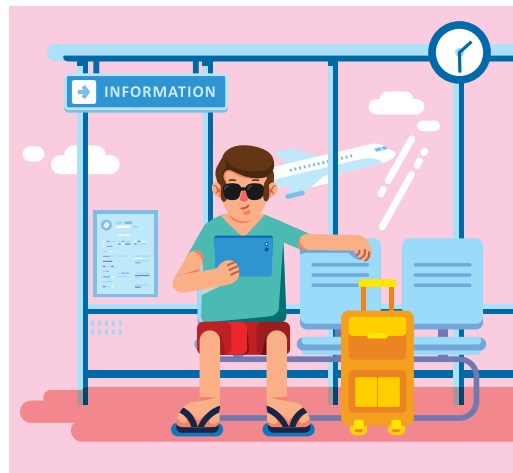
## Step 3 Receive conditional approval letter

Conditional approval letters will be issued to approved applicants by the Immigration Unit of MM2H Centre.

## Step 4 Visit Malaysia

After receiving the conditional approval letter, approved applicants must:

- open the required fixed deposit account in any bank in Malaysia for at least a one-year period on an auto renewal basis
- purchase medical insurance in any insurance company in Malaysia or medical insurance that is applicable in Malaysia
- obtain medical report from any private hospital or registered clinic in Malaysia



## Step 5 Submit remaining documents

Submit the remaining documents (see below) to the Immigration Unit of MM2H Centre, together with fixed deposit certificate, medical insurance policy and medical report.

# How to apply

## Step 6 Collect visa

The approved applicant can now collect the Malaysia My Second Home Visa which will be given according to the validity of their passport (maximum 10 years).

### Documents required

- Letter of Application
- A copy of the main applicant's resume which includes the following information
- Academic qualification
- Working experiences
- Skills or expertise acquired
- A copy of the MM2H Application Form from each applicant and dependant
- Three copies of the Social Visa Pass Application Form (Form IM. 12)
- One original copy — downloaded from the MM2H website or obtained from the Immigration Department of Malaysia
- Two photocopies of the form from each applicant and dependant
- Four passport-sized photographs in colour from each applicant and dependant
- A copy of the passport or travel documents (all pages) from each applicant and dependant with the pages with personal particulars certified. A copy of the previous passport from each applicant and dependant is required if the applicant or dependant(s) has renewed his or her passport within the last 12 months.
- Letter of Good Conduct (LGC) from the relevant government agencies
- Police Department or Security Agencies from applicant's country of origin or domicile country;
- Embassy or Consulate of the applicant's country of origin in Malaysia or in other country;
- Ministry of Foreign Affairs of Malaysia (Eligible only for applicants who have resided in Malaysia for more than one year. Application can be made via e-Consular System at [www.kln.gov.my](http://www.kln.gov.my)).
- Self-declaration on applicant or dependant's health conditions — form can be downloaded from the MM2H website
- Certified copy of Marriage Certificate (if accompanied by spouse)
- Certified copy of Birth Certificate or legal documents (if accompanied by children/adopted children/step children/parents)
- Letter of Confirmation from Medical Specialist or General Practitioner (if accompanied by disabled children above 21 years old)
- Statutory Declaration by principle applicant to bear all expenses and financial requirements of dependants during their stay in Malaysia
- Certified copy(s) of latest three months' bank statement or other related financial document(s) to indicate the financial capability to support their stay in Malaysia
- Latest three months certified copies of pay slip or income statement (if employed) or pension slip, etc
- Authorisation letter by applicant for Malaysia My Second Home Centre to verify the applicant's financial documents, job and salary with the relevant parties



### Notes

- Application forms can be downloaded from [www.mm2h.gov.my](http://www.mm2h.gov.my)
- Where original documents are not in English, translation must be done by a qualified translator
- Dependant refers to spouse and children aged below 21 years old and not married, parent(s) aged 60 years old and above
- All documents enclosed with the present application become the property of the Malaysia My Second Home Centre.

### For more information, please contact

**Malaysia My Second Home**  
Ministry of Tourism and Culture  
Level 1, No. 2, Tower 1,  
Jalan P5/6, Presint 5,  
62200 W.P. Putrajaya, Malaysia

#### MM2H inquiries

Tel: +603 8891 7424  
Email: [mm2h@motac.gov.my](mailto:mm2h@motac.gov.my)

#### Application Status/ Bank Confirmation

Tel: +603 8891 7115,  
+603 8891 7430

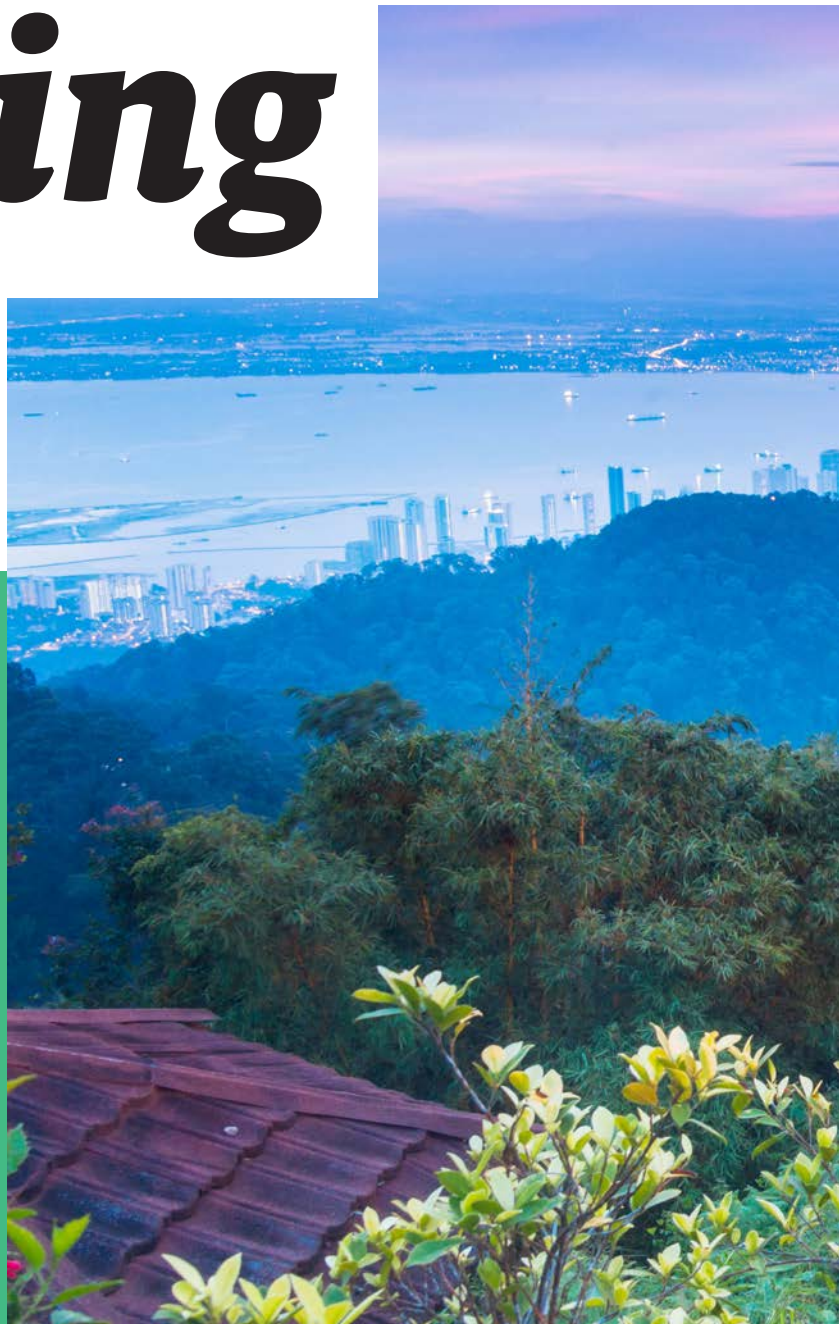
#### Termination withdrawal

Tel: +603 8891 7421  
Fax: +603 8891 7415



# Thrilling treats & tracks

Malaysia has been at the crossroads of several cultures for the longest time. Centuries of trade and colonialism have coloured the country's canvas with a kaleidoscope of cultural influences and traditions from various parts of the world. These elements have been deftly interwoven into the fabrics of the society to form a beautiful tapestry called Malaysia.



### ✿ **Countless gastronomical delights**

The joy of the Malaysian food culture is the sum of its many scrumptious parts. It is not limited to just a single type of cuisine. The major ethnic groups – Malay, Chinese and Indian – each with its own robust flavours, have contributed to the melting pot of the Malaysian food culture, while retaining their own distinct fares, making the nation a fertile ground to grow many a prolific food blogger. In fact, foodie-ing is one of the favourite pastimes in the country.



The view from Penang Hill on Penang Island.



### \* Nature in abundance

Bestowed with a tropical climate and largely bordering the sea, Malaysia is among the best places for eco-tourism. Spend some time outdoors to hike the numerous hills and mountains, walk through jungles and forests or take a dip in serene waterfalls. Love the ocean? Embark on island-hopping trips and diving expeditions or just take a leisurely stroll along the beach – there is always one not too far away.

### \* History and culture aplenty

Explore and learn more about the extensive history and the manifold cultures that Malaysia boasts of in its famed UNESCO heritage sites in Malacca and George Town, Penang or even in the vibrant capital city of Kuala Lumpur, where you will also find some of the most-pictured landmarks including the Petronas Twin Towers.

Regardless your taste or your interest, one thing's for certain, there is always something for everyone in Malaysia.





## Nasi lemak

If asked to name a Malaysian dish, nasi lemak would probably be among the first uttered. What will initially make your mouth water is the fragrance from the rice, having been cooked with coconut milk and pandan leaves. Commonly packed in banana leaves, the combination with eggs, anchovies, peanuts and a mandatory dash of spicy paste called sambal makes nasi lemak a favourite breakfast meal among locals. For a more hearty fill, you can top them with rendang chicken or beef, sambal cuttlefish or curry potatoes. As a testament to its popularity, some culinary artists have even incorporated the nasi lemak flavour into burgers, cakes and ice creams too.



## Satay

Satay is another local signature. The marinated meat of either chicken, beef or mutton on skewers made of coconut midribs being grilled over charcoal fire is hard to resist. Paired with a thick and flavourful peanut sauce, one stick is never enough. Slightly charred but still tender and juicy, the barbecued bites are served with freshly cut cucumber and onion, as well as ketupat (rice dumplings packed in woven palm leaves).

# *Must-try* FOODS

## Char kway teow

This popular Southeast Asian noodle dish consists of flat rice noodles stir-fried (over very high heat) in soy sauce with blood cockles, eggs, shrimps and beansprouts topped with chives. Sometimes, Chinese sausage is added as well. The high heat contributes to the slightly charred aroma known as “wok hei” or the breath of the wok. A waft of this tempting smell is enough to send stomachs rumbling. The best char kway teow is said to be by a roadside in Penang, a place known as a global street food destination.





## Banana leaf rice

Originating from South India, the banana leaf rice has become a Malaysian novelty. A typical serving consists of rice, choices of meats, assorted vegetables, lentils and papadum (thin, crispy chickpea crackers with cumin seeds) — topped with a generous amount of curry gravy served on a banana leaf. Expect robust flavours from the herbs and spices used.



## Ipoh beansprouts chicken

A famed dish from Ipoh, Perak features chicken poached in boiling water before being dunked in cold water to stop the cooking process and to retain the juicy and smooth texture of the meat. It is then served with succulent and crunchy beansprouts that have been quickly blanched and drizzled with soy sauce, sesame oil and white pepper. The meal is not complete if not accompanied with a bowl of “hor fun” or rice noodle soup.

## Roti canai

Roti canai is a flatbread of Indian influence. The forming process is an interesting spectacle as the dough with added ghee is oiled, kneaded, flattened, tossed, spun, stretched and folded repeatedly before being pan fried into a flaky texture. It is usually eaten with dal, fish or chicken curry. For extra tastes, you can order your roti with margarine, eggs, onions or sardine. If you want it sweet, roti canai can be topped with sugar, condensed milk, bananas or Milo powder — another favourite malt chocolate drink that is popular with Malaysians.



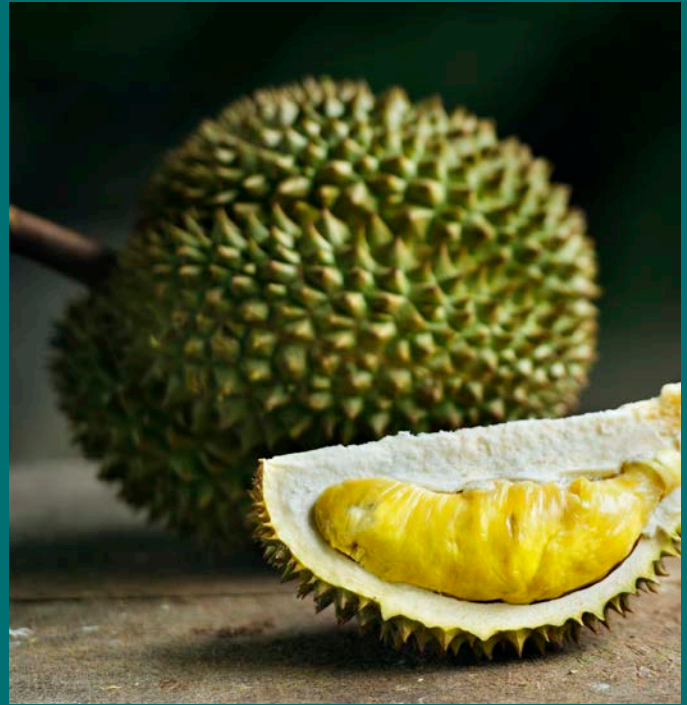


## Bak kut teh

The literal translation means “meat bone tea” in the Chinese Hokkien dialect. However, tea is actually not part of the ingredients of this aromatic broth of various Chinese herbs simmered with pork ribs or meat chunks. Other common additions to the soup include offal, mushrooms and deep-fried tofu puffs. Make sure you try the strips of lightly salted fried dough or youtiao to be dipped in the soup.

## Durians

Dubbed the “king of fruits”, the durian is a sought-after delicacy both by locals and foreigners. Among them, the native-grown Musang King commands one of the highest premiums compared to other durian breeds. This small-seeded durian variety has a golden-yellowish thick flesh packing a strong flavour that is sweet with a bitter tinge. Coupled with its custard-like texture and creaminess, it is in top demand come the durian season.



## Cendol

A bowl of cendol is splendid especially during a hot and sweltering day. This iced sweet dessert consists of green worm-like rice flour jelly strands, coconut milk and palm sugar syrup served on a bed of shaved ice. Sometimes, other ingredients are added, ranging from red beans, grass jelly, glutinous rice or even durian.





# Batu Caves

Gombak, Selangor

Batu Caves is a limestone hill which takes its name from the river Sungai Batu that flows past the hill. It is a must-go at least once for locals and tourists and is one of the most popular Hindu shrines outside of India. The temple's 272 steps were given a makeover in August 2018, sporting an extraordinary colour scheme with every step painted a different colour tone. Another eye-catching feature is the 140-ft statue of Lord Murugan, the Hindu god of war, which is said to be the tallest in the world.



## UNESCO World Heritage Sites

Melaka and George Town, Penang were both inscribed as the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site on July 8, 2008. According to UNESCO, both the cities have developed over 500 years of trading and cultural exchanges between the East and West in the Straits of Malacca. The historic cities are also said to constitute a unique architectural and cultural townscape without parallel anywhere in East and Southeast Asia.



# *Must-visit* PLACES



## Cameron Highlands

### Pahang

It was established by the British colony circa 1880s as a refuge from the heat of the lowlands and comprises a string of townships such as Kampung Raja, Tringkap, Brinchang, Tanah Rata and Ringlet. Cameron is famed for its serene and tranquil environment. Tea plantations are a ubiquitous sight here. Among them, the Boh Sungei Palas Tea Estate stands out as it offers a sublime tea-themed experience with its cafes, tea factory and store nestled among the cantilevering tea bushes — as far as the eye can see.



## Langkawi Geopark Island

### Kedah

Made up of a cluster of 99 islands, it is located on the north-western part of Peninsular Malaysia on the Andaman Sea. In the main town of Kuah you can stock up on chocolates and alcoholic drinks which are cheaper than elsewhere in the country because of the island's duty-free status. Beyond the town are quaint Malay villages set against paddy fields, amazing beaches, hills and mountains, waterfalls and forests. On June 1, 2007, Langkawi Island was given World Geopark status by UNESCO. You could also bring the family to visit the 200-over marine and freshwater species at the Underwater World Langkawi Aquaria or take an exhilarating cable car ride at Langkawi Cable Car, also known as Langkawi SkyCab, to the peak of Machinchang Mountain and walk on the suspended SkyBridge.



## National parks

©A.CANVAS.OF.LIGHT@FLICKR



### Kinabalu Park

#### Sabah

Located on the west coast of Sabah, Malaysian Borneo, Kinabalu National Park is the first UNESCO World Heritage Site in Malaysia. The national park was gazetted in 1964 to protect Mount Kinabalu, the tallest mountain in the country (pictured), and its flora and fauna which makes up one of the richest collections of biodiversity in the world. Standing at 4,095m above sea level, the mountain is home to more than 6,000 species of plants, 300 species of birds and 100 mammalians. To climb the mountain, you need to get a summit-climbing permit by Sabah Parks. Only a limited number of permits are given out daily.

### Taman Negara National Park

#### Pahang

The park in Peninsular Malaysia encompasses three states — Pahang, Kelantan and Terengganu. Its 130-million-years-old virgin rainforest is perfect if you love the outdoors and nature. Go camping, jungle trekking, walking on the world's longest canopy walkway, visit an Orang Asli settlement or see if you are brave enough to go for a night jungle walk and encounter some wildlife! Fitness challengers can try to scale Gunung Tahan, the highest mountain in Peninsular Malaysia, located here.

A photograph of the Petronas Twin Towers in Kuala Lumpur, Malaysia. The two towers are the central focus, connected by a skybridge. They are surrounded by other modern buildings and greenery. In the foreground, there is a large, shallow pool of water with people standing in it. A waterfall is visible on the left side of the image.

## Petronas Twin Towers

### Kuala Lumpur

The 88-storey or 451.9m tall Petronas Twin Towers completed in 1996 is the tallest twin towers in the world. It stands as one of Malaysia's most iconic buildings and architectural marvels. Visitors can begin their tour with interactive displays which showcase the journey of the twin towers' inception to completion, take a walk at the Skybridge (the bridge which connects the two towers) and drink in a magnificent view of the KL city skyline from Level 86.



# Useful contact numbers to have in Malaysia



**Malaysia My Second Home (MM2H) Centre (Peninsular Malaysia)**  
● +603 8891 7424 / 7439 / 7451

**MM2H One Stop Agency, Sarawak**  
● +6082 319313 / 309

**Department of Immigration, Sabah**  
● +6088 488700

**Ministry of Foreign Affairs of Malaysia / Wisma Putra Helpline**  
*Office hours:*  
8.30 am - 5.30 pm  
+603 8000 8000

*After office hours*  
+603 8887 4570



## Emergency

**Police, ambulance and Fire and Rescue Department**  
● 999 (From mobile phone dial 112)

**Tourist Police**  
● +603 9235 4999



## Selected embassies and high commissions in Malaysia

**Australian High Commission**  
+603 2146 5555 (*General*)  
+603 2146 5616 (*Visa*)

**Embassy of The People's Republic of China**  
● +603 2141 6732  
(*Protocol and administration*)  
● +603 2176 0888 / 2164 5250  
(*Visa / passport*)  
● +603 2164 5301 (*Consular*)  
● +603 2142 8685 (*Political*)  
● +603 2148 5936 (*Cultural*)

**Embassy of Japan**  
+603 2177 2600

**British High Commission**  
*Main Office and consular section*  
● +603 2170 2200  
*Visa Section*  
● +603 2164 9323

**Embassy of the Republic of Korea**  
● +603 4251 2336

**High Commission of the Republic of Singapore**  
● +603 2161 6277

**High Commission of India**  
● +603 6205 2350 / 2351 / 2352 / 2353 / 2354



## Flight information and enquiries

**Kuala Lumpur International Airport (KLIA) and KLIA2**  
● +603 8777 8888

**Sultan Abdul Aziz Shah Airport (Subang Airport)**  
● +603 7845 1717

**Penang International Airport**  
● +604 252 0252

**Senai International Airport**  
● +607 599 4500





Scan QR code to WhatsApp agent

Are you a registered agent? Talk to our friendly consultant for a customized solution to reach >500,000 unique visitors monthly. Email [support@edgeprop.my](mailto:support@edgeprop.my) or contact Stanny at +6012 538 1687 to find out more.



**RM2,230,000**

**SS 19, Subang Jaya, Subang Jaya, Selangor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,000 sq ft **Land size:** 5,000 sq ft  
**Bed:** 5 **Bath:** 4



**Judy Chan** **PRO** (REN 00827)  
KIKLAND PROPERTIES (E (3) 1749)  
+6012 201 9077



**RM5,880,000**  
**Banting, Selangor**

**Type:** Agriculture land **Tenure:** Freehold  
**Land size:** 217,800 sq ft



**Judy Chan** **PRO** (REN 00827)  
KIKLAND PROPERTIES (E (3) 1749)  
+6012 201 9077



**RM25,000,000**  
**Hicom Glenmarie, Subang, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 29,000 sq ft  
**Land size:** 72,000 sq ft



**Judy Chan** **PRO** (REN 00827)  
KIKLAND PROPERTIES (E (3) 1749)  
+6012 201 9077



**RM4,800,000**  
**The Ridgewood, Desa ParkCity, Kuala Lumpur**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 4,500 sq ft **Land size:** 5,015 sq ft  
**Bed:** 5 **Bath:** 5



**Scott Lee** **PRO** (PEA 1193)  
CORNERSTONE XSTATE SDN BHD (E (1) 1851)  
+6012 216 1987



**RM2,250,000**  
**K Residence, KL City, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,500 sq ft **Bed:** 4 **Bath:** 4



**Abby Chew** **PRO** (PEA 1804)  
MAXLAND REAL ESTATE AGENCY (E (3) 0769)  
+6012 201 0846



**RM10,000,000**  
**Plaza Sentral, KL Sentral, Kuala Lumpur**

**Type:** Office **Tenure:** Freehold  
**Built-up:** 9,917 sq ft



**Abby Chew** **PRO** (PEA 1804)  
MAXLAND REAL ESTATE AGENCY (E (3) 0769)  
+6012 201 0846



**RM3,800,000**  
**Casaman, Desa ParkCity, Kuala Lumpur**

**Type:** Terraced House **Tenure:** Freehold  
**Built-up:** 4,437 sq ft **Land size:** 2,805 sq ft  
**Bed:** 5 **Bath:** 5



**Scott Lee** **PRO** (PEA 1193)  
CORNERSTONE XSTATE SDN BHD (E (1) 1851)  
+6012 216 1987



**RM2,417,000**  
**Aria Luxury Residence, KLCC, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,502 sq ft **Bed:** 3 **Bath:** 3



**Meifen Low** **PRO** (REN 06451)  
ONE WSM PROPERTY SDN BHD (E (1) 1823)  
+6012 653 0714



**RM1,980,000**  
**Solok Mahkota 1B, Klang, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,017 sq ft **Land size:** 6,619 sq ft  
**Bed:** 6 **Bath:** 5



**Thomas Thi** **PRO** (REN 31138)  
WEREG PROPERTIES (E (3) 1867)  
+6016 260 2880



**RM5,900,000**  
**Petaling Jaya Commercial City, Petaling Jaya, Selangor**

**Type:** Commercial house  
**Tenure:** Leasehold **Built-up:** 9,400 sq ft  
**Land size:** 9,901 sq ft



**Eric Choo** **PRO** (REN 18563)  
KIM REALTY (E (3) 0211)  
+6019 662 3960



**RM2,500,000**  
**Uptown Residences, Petaling Jaya, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,207 sq ft **Bed:** 5 **Bath:** 5



**William Tan** **PRO** (PEA 1315)  
IQI REALTY SDN BHD (E (1) 1584)  
+6014 313 1931



**RM3,390,000**  
**Beranang, Selangor**

**Type:** Agricultural land **Tenure:** Freehold  
**Land size:** 3.2 acres



**William Tan** **PRO** (PEA 1315)  
IQI REALTY SDN BHD (E (1) 1584)  
+6014 313 1931



 EdgeProp.my

Destination:  
**Malaysia**

**A great place to own a property**