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Cooperative
targets one million
members to drive
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UMLand to
launch more
Amber Heights
apartments

BY **CHELSEY POH**

MALURI REBORN

Several new developments in the vicinity of
Taman Maluri in Kuala Lumpur are propelling
the neighbourhood towards becoming
a vibrant retail and lifestyle hub

Bit by bit, Kuala Lumpur's Taman Maluri (commonly called Maluri), along with its surrounds, has slowly transformed from an old working class residential area into a new exciting commercial hub with ample lifestyle and local community living elements.

Covering an area of around 2.95 sq km (about 730 acres), Maluri is one of the most prominent suburban locations in KL, sitting at the border of the city centre adjacent to the Pudu and Chan Sow Lin areas.

According to Savills Malaysia managing director Datuk Paul Khong, Maluri was developed in the 1960s and was mainly a residential precinct with government quarters. Back then, its commercial components housed small businesses such as mini markets, car workshops and restaurants.

However, over the last decade, the older places in Maluri, such as along Jalan Cochrane and Jalan Peel, have seen urban regeneration activities bringing in new vitality.

"Redevelopment in this area has changed the landscape tremendously. Some single-storey houses and low-cost houses have been replaced by MRT (mass rapid transit) stations, IKEA Cheras, MyTOWN Shopping Centre and Sunway Velocity," PropNex Realty Sdn Bhd Head of International Market Matt Tian notes.

Maluri's old dame of retail is the 30-year-old AEON Taman Maluri which has recently been refurbished and expanded. But the newer malls entering Maluri are the main reasons for its renewed vitality.

Sunway Velocity opened its doors end-2016 while IKEA Cheras and the MyTOWN Shopping Centre linked to it opened in November 2015 and March 2017 respectively. NSK Trade City at Jalan Peel also opened early-2018.

The completion of the MRT Sungai Buloh-Kajang Line (MRT 1) has also given a big boost to the desirability of the properties here.

With its strategic location and new identity as a retail destination, what more could Maluri offer property investors?

CONTINUES ON PAGE 4

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The Edge Property Sdn Bhd
(1091814-P)

Level 3, Menara KLK,
No. 1 Jalan PJU 7/6, Mutiara
Damansara, 47810 Petaling Jaya,
Selangor, Malaysia

EdgeProp.my

Managing Director/Editor-in-chief
Au Foong Yee

EDITORIAL

Executive Editor Sharon Kam
Assistant Editor Tan Ai Leng
Deputy Chief Copy Editor

James Chong

Copy Editor

Arion Yeow

Senior Writer

Rachel Chew

Writers

Natalie Khoo, Shawn Ng,

Chin Wai Lun, Chelsey Poh

Art Director Sharon Khoh

Senior Designer Jun Kit

Designer Rajita Sivan

For New Launches/Events/
Press Releases/News Tips
email: editor@edgeprop.my
Tel: (03) 7721 8211 Fax: (03) 7721 8280

ADVERTISING & MARKETING

Associate Account Director,

Advertising & Marketing

Heidee Ahmad (019) 388 1880

Senior Account Managers

Ian Leong (012) 359 1668

Cecilia Too (012) 319 7666

Account Manager

Joane Tan (012) 377 2885

Marketing Support & Ad Traffic

Madeline Tan (03) 7721 8218

email: marketing@edgeprop.my

BUSINESS DEVELOPMENT

Manager

Nimalen Parimalam (014) 324 3193

AGENCY SALES

Sales Manager

Stanny Tan (012) 538 1687

PRODUCT DEVELOPMENT

& CUSTOMER ADVISORY

Senior Manager

Elizabeth Lay (012) 512 1687

Associates

Omar Nawawi (012) 537 1687

Nazrin Hakim (017) 368 6061

For enquiries and listings

email: support@edgeprop.my

Tel: (03) 7733 9000

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The Edge Malaysia

Publisher and Group CEO

Ho Kay Tat

EDITORIAL

Editor-in-chief Azam Aris

CORPORATE

Chief Operating Officer

Lim Shiew Yui

ADVERTISING & MARKETING

Chief Commercial Officer

Sharon Teh (012) 313 9056

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REITs stand out against low interest rates

Real estate investment trusts (REITs) are expected to be sought after, more so after Bank Negara Malaysia's recent cut in the overnight policy rate (OPR) by 25 basis points which resulted in lower bank deposit rates.

The OPR cut, which had an impact on Malaysian Government Securities (MGS) yields, could drive investors for alternative yielding assets, said Affin Hwang Capital Research.

"We anticipate the compression in MGS yields to drive investors to demand alternative yielding assets such as REITs, thereby rerating the sector's valuation," it added.

Currently, REITs listed on Bursa Malaysia are offering yields at above 4%, compared with banks' fixed deposit rates of below 3%.

Rakuten Trade Research vice-president Vincent Lau believes REITs would do well in a low-interest rate environment, particularly those in retail space.

Saloma Link bridges the old and new

Gone are the days when pedestrians from Kampung Baru, Kuala Lumpur had to meander through busy streets to get across to KLCC.

The iconic RM31 million Saloma Link footbridge, one of several projects under the modernisation plan of Kampung Baru, was opened to the public on Feb 5. The eye-catching new landmark in Kuala Lumpur city centre was commissioned by the Kampung Baru Development Corp (PKB) and designed by VERITAS Design Group.

Paramount ventures into Thai property development

Paramount Corp Bhd has purchased a 49% equity interest in a Bangkok-based property development company for THB60,270,000 (about RM8.44 million), marking its entry into Thai property development.

Following a ceremony on Feb 5 in Bangkok to formalise the partnership, Paramount Group CEO Jeffrey Chew said in

a statement that the company had on Jan 22 signed a share purchase agreement with Navarang Asset Co Ltd (Navarang Asset) to acquire a 49% equity stake in Navarang Charoennakorn Co Ltd (Navarang Charoennakorn).

The ceremony was attended by Paramount Property CEO Beh Chun



Chong, Navarang Asset CEO Apipu Phromyothi and chief operating officer Onkarit Phromyothi.

Under the agreement, Paramount Global Sdn Bhd (wholly-owned by Paramount) will own 49% of Navarang Charoennakorn while Navarang Asset will own the remaining 51%.

"This is Paramount's first venture

into property development outside Malaysia. Our partner Navarang Asset is a respected developer with an excellent track record in premium residential and commercial projects," Chew said.

He added that Navarang Charoennakorn would launch Na Reva, a 29-storey premium condominium project, with a GDV of THB1.3 billion (about RM172 million) on the banks of Chao Phraya River, on Feb 13.

Chew said the project is an attractive option for Malaysians looking at investing in properties overseas as condominiums in Bangkok have continued to show good yields. — *Bernama*



"The link creates a prominent physical connection between KLCC and Kampung Baru, besides boosting walkability in the city," said VERITAS Design Group principal Azril Amir Jaafar.

The 370m long footbridge begins near the Kampung Baru light rail transit station, across the

Ampang-Kuala Lumpur Elevated Highway (AKLeh) and Klang River and ends at Jalan Saloma near Menara Public Bank and the Petronas Twin Towers.

Malakat Mall eyes RM300m revenue

Malakat Mall, a new shopping mall in Cyberjaya that will start operations in March this year, targets to achieve a revenue of RM300 million in its first year of operations.

Owned by Malakat Mall Sdn Bhd, the mall signed three strategic cooperation agreements with five bumiputera companies on Feb 5, namely sports apparel and equipment

outlet, Tahan Sports; local brand name Sportsrevo owned by the former captain of the national football team Safiq Rahim; Capo Apparel; Tun Teja Salon and Beauty Centre; and traditional beauty products producer Safah Herbs.

Housing three levels of retail space, Malakat Mall offers 48 retail lots, with Raudhah Grocer as its anchor tenant.

Malakat Mall Sdn Bhd CEO Mohd Fadzil Hashim said the company was confident that the mall would successfully create a market in the bumiputera economy ecosystem through the promotion of bumiputera-owned businesses that are of high quality. — *Bernama*



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**LAUNCHES + EVENTS**

If you have any real estate-related events, email us at editor@edgeprop.my. Events listed here will also appear on www.EdgeProp.my.

**Southville City Chinese New Year Open House**

Date: Feb 8 (Sat)

Time: 11am to 4pm

Venue: Savanna Boulevard Shops @ Southville City, Jalan BBL5 2, Kajang, Selangor

Contact: (1300) 80 6888

Experience Mah Sing's Southville City CNY open house featuring performances by Malaysian singer Crystal Liew Yan Yan and singers from Astro Classic Golden Melody. Other highlights include an acrobatic lion dance, 10 Festive Drums, and Chinese dance.

MKH CNY Open House

Date: Feb 8 (Sat)

Time: 10am to 4pm

Venue: MKH Avenue Sales Gallery, A-0-1, Jalan Avenue 1A, MKH Avenue, Bandar Kajang, Kajang, Selangor

Contact: (03) 8733 0777

Stand a chance to own a new home with a RM3,888 angpow promo by MKH Bhd! Find out more at the MKH Avenue Sales Gallery open house and celebrate the Lunar New Year with lion dance performances and delicious food.

**Dessert Street at HighPark Suites**

Date: Feb 8 & 9 (Sat & Sun)

Time: 10am to 5pm

Venue: HighPark Suites, Jalan SS 6/2, SS6 Kelana Jaya, Petaling Jaya, Selangor

Contact: (03) 7886 0688

Thinking of where to go and what to do this Chinese New Year? Indulge in traditional Chinese desserts at HighPark Suites organised by Gamuda Land. There will be tarot card reading, lucky draws, games and fun workshops as well.

Shanghai Street at Gamuda Gardens

Date: Feb 8 & 9 (Sat & Sun)

Time: 3pm to 9pm

Venue: Gamuda Gardens Experience Gallery, Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens, Kuang, Selangor

Contact: (03) 9212 0440

Organised by Gamuda Land in conjunction with the Lunar New Year festive season at the scenic Gamuda Gardens, visitors could enjoy an acrobatic lion dance, a mask-changing show, an Old Shanghai CNY Bazaar, a Hamley's Pop-Up Store and more.

Chinese New Year Celebration with Guocoland Malaysia

Date: Feb 8 (Sat)

Time: 10am to 5pm

Venue: Emerald 9 Sales Gallery Cheras, Taman Cuepacs, Cheras, Selangor

Contact: (018) 222 0929

Join in the Chinese New Year festivities with lion dance performances and a 9m yee

sang hosted by Guocoland Malaysia. Other highlights include a 24 Festive Drums performance and God of Fortune mascots flash mob dance.

**Grand Opening of Sejati Lakeside Gallery and show unit**

Date: Feb 8 (Sat)

Time: 10am to 5pm

Venue: Paramount Property Gallery @ Sejati Lakeside, 1, Jalan Sejati 1, Sejati Residences, Persiaran Bestari, Cyber 9, Cyberjaya, Selangor

Contact: (03) 2727 7517

Be part of the grand opening of Paramount Property's Sejati Lakeside Gallery and show unit. Visitors and potential homeowners stand a chance to win mystery prizes and RM16,888 worth of angpows.

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Setia

Whether it's your 1st or your 91st celebration, let's celebrate together.

Throughout the years, our traditions and celebrations have evolved. Some have been forgotten in place of new ones, some have remained unchanged.

Today, there is no one way to celebrate the new year. But however you celebrate, celebrate it together.

Setia wishes you a smooth and prosperous Lunar New Year, spent close with your loved ones. Gong Xi Fa Cai.

Stay Together. Stay Setia.



Stay Together. Stay Setia
 livelearnworkplay

COVER STORY



Breathing new life into MALURI

FROM PAGE 1

Affordably-priced houses

Based on EdgeProp.my's data, most high-rise residential developments in Maluri have seen around 15% to 40% value appreciation between 2012 and 2018/2019, except Amaya Maluri and V Residence @ Sunway Velocity that have not been completed in 2012.

While many residential properties in Maluri and its fringes had seen value appreciation from 2012, prices have moderated from their peaks in 2015 with developments in Maluri generally holding up better than those on its fringe. (See Chart 1)

Property prices and rents in Maluri are generally more affordable compared with other locations within a similar distance from the city centre such as Bangsar, Brickfields, Sri Hartamas and Mont' Kiara, notes Henry Butcher (M) Sdn Bhd COO Tang Chee Meng.

Among the existing high-rise homes, units at V Residence @ Sunway Velocity have changed hands at above RM1,000 psf, setting a benchmark price for high-rise residential properties in the area. But other developments in the area have lower prices.

EdgeProp.my's listings as of November 2019 showed that older developments in the Maluri area such as Bam Villa, Manor Apartment and Casa Ria have average asking prices of RM340, RM360 and RM415 psf respectively.

Meanwhile, new developments under construction include Mah Sing Group Bhd's M Vertica, with prices starting from around RM560 psf. PropNex Realty's Tian believes that the overall

average psf price of high-rise homes in Maluri will take another few years to catch up with the transformation happening there.

"The actual value of the place has yet to be captured and fully reflected in the pricing but there is no doubt that Maluri is evolving into a mid- to high-end market," he enthuses.

Tang, on the other hand, holds a more cautious stance. He notes that while the older projects are mainly owner-occupied, the newer and smaller-sized serviced apartments sold from RM700 psf to over RM1,000 psf have attracted more investors. "I believe such projects would be more vulnerable to changes in market sentiments," he says.

For terraced houses, EdgeProp.my data as at November 2019 showed their average transacted price in 2019 at RM759,167 or RM435 psf — the highest price recorded since 2012 when the price was at RM570,864 or RM310 psf.

Meanwhile, semi-detached houses were sold at an average price of RM860,000 or RM239 psf in 2012. The price grew to RM1,480,000 or RM441 psf in 2015, then dropped to RM1,330,000 or RM344 in 2018. There was no transaction recorded in 2019.

EdgeProp.my data showed that the average asking monthly rents of old high-rise residences in Maluri range from RM1,500 to RM2,000, translating to around RM1.50 to RM2 psf. The newer properties such as Amaya Maluri and V Residence @ Sunway Velocity ask for around RM2,000 to RM3,500 rental per month or RM2.60 to RM3.60 psf.



PICTURES BY LOW YEN YEING | EdgeProp.my

Tian: With the retail and commercial components, more job opportunities are expected in Maluri and its neighbouring areas.



SAVILLS MALAYSIA

Khong: Maluri will continue to blossom, thanks to the spillover effect from the mammoth TRX development.

Timeline of major developments in and nearby Maluri

2010

- Kuala Lumpur International Financial District (KLIFD) [PROPOSAL OUTLINED]
- Klang Valley Mass Rapid Transit (KVMRT) [PROPOSAL OUTLINED]

2011

- Sungai Buloh-Kajang (SBK) MRT Line [LAUNCHED]

2012

- Tun Razak Exchange (TRX) — formerly known as KLIFD [LAUNCHED]

2015

- IKEA Cheras [OPENING]

2016

- Sungai Buloh-Kajang (SBK) MRT Line [OPERATIONAL]
- Sunway Velocity Mall [OPENING]

2017

- MyTOWN Shopping Centre [OPENING]

2018

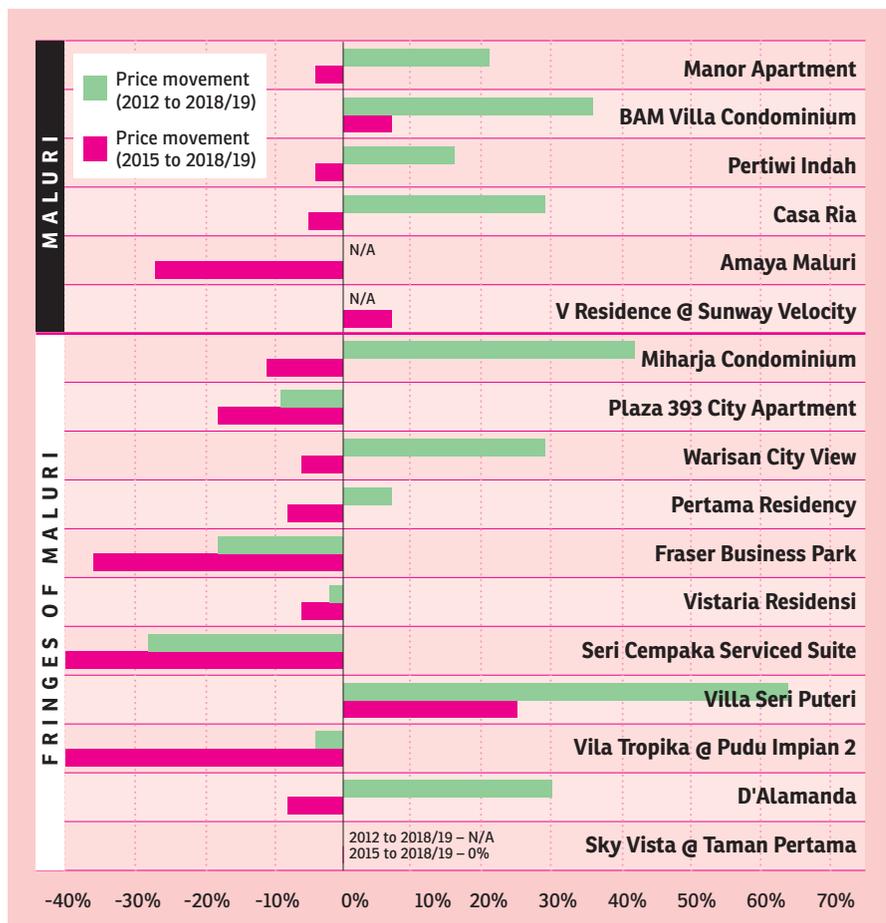
- NSK Trade City Jalan Peel [OPENING]

2019

- Sunway Medical Centre Velocity (SMCV) [OPENING]
- Sunway College @ Velocity [LAUNCHED]
- Lower zone of Exchange 106 at TRX [READY FOR OCCUPANCY]

SOURCE: SAVILLS MALAYSIA

Chart 1: Price movement of high-rise residential properties in Maluri (as at Dec 20, 2019)



SOURCE: EdgeProp.my



The Exchange 106 within the TRX area can be seen from Maluri.



A view of MyTOWN Shopping Centre and The Exchange 106 from Cochrane MRT station



Outlook

The real estate experts believe that Maluri will become a major suburban location with a strong residential demand. Why?

For one, Maluri is located close to Tun Razak Exchange (TRX), a 70-acre integrated development that is slated to be KL's new central business district and touted as Malaysia's International Financial District. "In addition to the existing infrastructure and commercial centres, Maluri will continue to blossom, thanks to the spillover from the TRX development," Khong of Savills Malaysia says.

The lower zone of office building The Exchange 106 at TRX was awarded a Certificate of Completion and Compliance (CCC) in 3Q 2019 and is ready for occupancy. The 492m tall building with 106 floors is currently the tallest building in Malaysia. Meanwhile, The Exchange Mall is slated to open in 3Q2021.

"With the addition of retail and commercial components, more job opportunities are expected, hence more residential demand," Tian of PropNex Realty says.

"Maluri would be an ideal place to reside in due to its close proximity to the KL city centre, the ample shopping malls, plenty of amenities as well as convenient public transportation and highways," Tang of Henry Butcher opines.

Within the precinct are various amenities including schools, eateries, medical centres, hotels and shopping malls. Tian points out

SAM FONG | THE EDGE



Tang: Maluri would be an ideal place to reside in due to its close proximity to the KL city centre, ample amenities and convenient public transportation.

that the area is drawing the younger generation due to the malls and convenient public transport system in the form of the Cochrane MRT as well as the Maluri MRT and LRT stations. The area also enjoys easy access to the Maju Expressway and Sungai Besi Expressway.

Going forward, the planned MRT Sungai Buloh-Serdang-Putrajaya (SSP) Line (MRT 2) passing by Chan Sow Lin and the TRX development will enhance accessibility further and bring in more traffic. Meanwhile, the Setiawangsa-Pantai Expressway (SPE) which was previously known as DUKE 3 is set to link north and south KL, thus improving Maluri's accessibility to the northern parts of the Klang Valley and the Bangsar South area.

Maluri's FOOD HERITAGE



Queen's Restaurant

Queen's Restaurant at Jalan Peel has been there since 1956. The coffee shop houses a number of stalls that are now operated by second-generation owners. Among the popular items here are the satay, mutton soup, grilled chicken wings, bao, beef noodles, pork noodles and steamed fish head.



Peel Road Nasi Lemak

Peel Road Nasi Lemak is a 40-year-old stall on the street, serving Chinese-style nasi lemak which is reasonably priced and much-loved by the locals. There is a variety of selections to go with the basic nasi lemak such as fried chicken, rendang chicken, curry chicken, wild boar curry, curry mutton, sambal squid and others.



Wah Kiow Hakka Yong Tau Foo

Operating since 1983, Wah Kiow Hakka Yong Tau Foo moved from Jalan Peel to Taman Segar, Cheras and then moved back to the Maluri area in 2016. The shop, now located at Jalan Jejaka 2, is famous for its stuffed mushrooms, oyster balls and "big meat cake".

Incoming supply

A number of new projects are coming up in the area, mainly high-rise condominiums and serviced apartments, as vacant land for development is scarce. "Depending on the project location, size, design and pricing, condominiums and serviced apartments generally enjoy satisfactory take-up rates," Tang says.

According to Khong of Savills Malaysia, from 2008 to 2012, Maluri's high-rise residential supply was flat at about 3,688 units. New supply began to appear after the completion of Amaya Maluri in 2013.

It is estimated that from 2019 to 2022, there will be around 3,000 new units coming into the market, while the completion of M Vertica slated for 2023 is expected to bring in another 3,684 units. (See Chart 2 and Table 1)

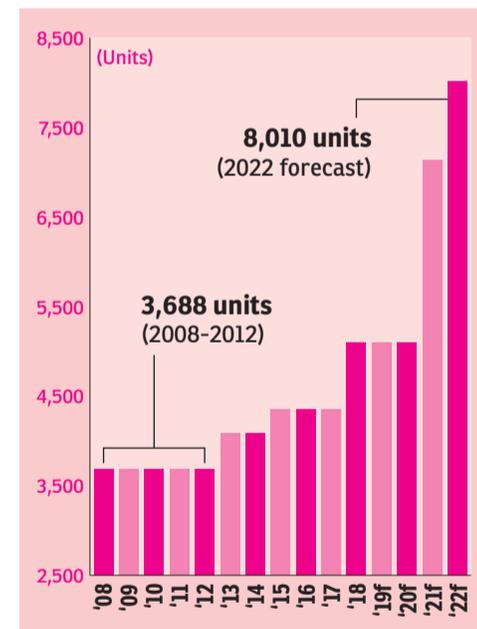
While residential supply is expected to grow beyond 2023, Khong notes that there are some pockets of government and private land available for redevelopment. Hence more developments are likely in the future.

With the sizeable number of units to be completed in the next few years, Tang says this may result in investor-owners cutting rents to attract tenants.

Traffic congestion is another issue that needs to be addressed, considering the high number of incoming supply.

He also warns that many of the new projects are mixed developments, hence investors should also be aware of the issue of maintenance fee computation for such projects — a topic that has been in the spotlight lately.

Chart 2: Cumulative supply of high-rise residential properties



SOURCE: SAVILLS MALAYSIA

Table 1: New and upcoming high-rise residential projects in and nearby Maluri

LAUNCH DATE	PROJECT NAME	DEVELOPER	NO. OF UNITS
2016	Lavile KL	Orando Realty Sdn Bhd	1,278
2017	Continew	Ibraco Bhd	510
2017	Parc 3	Eupe Corp Bhd	793
2017	UNA Serviced Apartment	Selangor Dredging Bhd	316
2018	One Cochrane Residences	Mutiara Rini Sdn Bhd (a member of Boustead Group)	448
2018	M Vertica	Mah Sing Group Bhd	3,684
2018	Sunway Velocity TWO (first phase)	Sunway Bhd	872
Under planning	illi Kuala Lumpur	Symphony Life Bhd	765
Under planning	Platinum Mira Residences	Platinum Victory Sdn Bhd	698
Under planning	The Locus @ KLCV	Brunsfeld International Group	Under planning
Under planning	Lot 16	Jakel Development Sdn Bhd	Under planning
TOTAL UNITS			>9,280

SOURCE: HENRY BUTCHER (M) SDN BHD AND RESPECTIVE COMPANIES



Cooperative targets one million members to drive housing scheme

BY SHAWN NG

PETALING JAYA: News of a tri-party partnership between Koperasi Alumni MKM Kuala Lumpur Bhd (Kopama), Kava Resources (M) Sdn Bhd and Jiangsu Provincial Construction Group Co Ltd (JPC) to build a million affordable homes for Malaysians over 10 years may have raised eyebrows but Kopama president is confident of proving sceptics wrong.

The private sector initiative echoes the government's goal to provide one million affordable homes for the rakyat. At the agreement signing ceremony between the three parties in November 2019, JPC chairman Chen Zhenhua was quoted as saying that the homes will be of good quality, priced from RM40,000 to RM300,000.

Kopama and Kava Resources have obtained approval from the Ministry of Housing and Local Government in August 2019 to develop the homes while JPC, a unit of China-based developer Greenland Holding, will be the contractor for the construction.

The development of the first 100,000 units are expected to kick off this year, Kopama president Datuk Abdul Rahim Hashim told EdgeProp.my.

Kopama was established in 2009 under the Malaysia Co-operative Societies Commission. It is involved in hospitality, recruitment agency and property development. The latter will be its main focus going forward for better returns over the long term. Its Hotel Kopama in Wangsa Maju, for instance, manages only to keep itself afloat, said Abdul Rahim.

"We have lands, (potential) buyers and a financing scheme while the developers will lend their expertise. This is why we are collaborating with Kava which has worked with JPC," added Abdul Rahim.

A check with the Companies Commis-



sion of Malaysia (SSM) revealed that Kava Resources was incorporated in December 2018 with a paid-up capital of RM1,000. It is involved in investment advisory services, sale by commission agents and brokers for buying, selling and renting real estate.

The company is helmed by Datuk Paduka Tan Thian Lai and Lyu Yongxiang, a director of Jiangsu Provincial Construction (M) Sdn Bhd, a unit under JPC. Tan could not be reached for comments.

Only for Kopama members

To own one of Kopama's affordable homes, you must first be a Kopama member, contribute to a forced savings of RM30 a month with Kopama for a period of two years, and participate in its interest-free Housing Savings Scheme or Skim Simpanan Perumahan (SSP). Launched in August 2019, SSP is akin to a rent-to-own scheme.

"We will build the home and the interested buyer will be given 30 years to pay a

monthly rent for the home, which translates into an instalment for the property. It is an interest-free instalment and no down payment is required," Abdul Rahim explained.

Once the total amount of "rents" paid meet the property price, the unit will be owned by the member — otherwise it will continue to belong to Kopama.

A new member will be required to pay a total sum of RM710 upon registration comprising a RM30 membership registration fee, the RM30 minimum monthly savings, RM100 as minimum share capital (modal saham) and RM550 as registration fee for the SSP.

"After two years, the homes would have been completed and we will give priority to those who have saved more or who have a disciplined savings record, to take part in the SSP," said Abdul Rahim.

To be a Kopama member and SSP participant, you would have to be a Malaysian citizen aged 18 to 70 years, buying your first home with a gross household income

of minimum RM2,500 and provide proof of self-employment, if applicable. Abdul Rahim explained that it is usually the self-employed who face problems getting housing loans, hence Kopama wants to help this group.

"Kopama is the first cooperative in Malaysia to come up with such a scheme. We want to help our members, especially those who face loan rejections from banks. They may have income but couldn't get a loan because of issues with CCRIS, CTOS and documentation [for proof of income], so this is where the scheme comes in," he offered.

The cooperative is currently on a massive recruitment drive to raise the number of members from the current 6,000 to one million in a year. "If we can get one million new members, we would have collected RM710 million (from their registration) and every month we will get RM30 million from the minimum monthly savings. Over two years, we would have some RM700 million (to be used to build the affordable homes)," Abdul Rahim said.

He added that 40,000 units of the affordable homes have been planned on lands owned by the cooperative, pending feasibility studies including in Selangor, Langkawi, Melaka, Seremban and Terengganu. The first four projects would be D'Syakirin Apartment and Quartz Apartment in Gombak, Selangor, and a project each in Jasin and Ayer Keroh in Melaka.

Kopama's website stated that the projects are located on freehold, Malay-reserved land and they are expected to be completed in 2023. They offer a total of 1,864 apartments with built-ups from 850 sq ft to 1,000 sq ft and indicatively priced from RM210,000 to RM300,000.

"If necessary, Kopama will acquire more lands or have joint ventures with land owners or state governments to develop the homes," said Abdul Rahim.

UMLand to launch more Amber Heights apartments

BY TAN AI LENG

PETALING JAYA: United Malayan Land Bhd's (UMLand) newest addition to its Bandar Seri Alam township in Johor Bahru has achieved 80% take-up within a month, despite weak market sentiment.

UMLand group director of townships Wong Kuen Kong said Amber Heights Apartment has seen 96 out of 120 units in Phase 1 taken up in a month after they were launched in November 2019.

"We were surprised with the performance for Amber Heights. This is very encouraging considering the slow market. It shows that affordably-priced properties still attract buyers," Wong told EdgeProp.my.

Phase 1 of the apartment project offers 120 units within a 16-storey tower. Unit built-ups are between 844 sq ft and 1,053 sq ft while selling price starts from RM288,799 to RM392,799 (for the 1,053 sq ft dual key units). The project is slated to be completed in 2022.

The strong sales have given the developer the confidence to launch the next and final



An artist's impression of Amber Heights

phase of the project on Feb 8 in conjunction with the Chap Goh Mei celebrations.

The new phase will offer another 120 units with similar built-ups. Selling prices range from RM301,800 to RM414,800 or RM350 psf on average, added Wong, who is also UMLand Seri Austin CEO.

Amber Heights is the first high-rise residential project in Bandar Seri Alam. It is a freehold, low-density project with covered

car parks, children's playground, swimming pool and sports court.

Bandar Seri Alam is located in Masai and in Flagship Zone D of Iskandar Malaysia. It was established in 1992 with an estimated GDV of RM7.45 billion and is now home to 165,000 residents.

Wong said 2,600 acres of the 3,762-acre township have been developed so far. It has easy access to main roads and the Pasir

PICTURES BY UMLAND



Wong: Affordably-priced properties can still attract buyers.

Gudang highway which connects to other major business hubs in Johor Bahru such as JB city centre, Tebrau, Pasir Gudang and Tampoi.

According to Wong, location, proximity to amenities and its maturity as an established township have supported housing demand in the township and prices of the landed homes here have climbed over the past five years.

According to EdgeProp.my, the average transacted price of Sapphire 8 double-storey terraced houses in Bandar Seri Alam with land area size of 1,539 sq ft has climbed to RM630,000 in 2018 compared with RM600,000 in 2017. Back in 2014, the price was RM555,000.

Moving forward, Wong said the company will unveil another two phases of landed homes targeted at upgraders this year, namely Topaz Residence and Phase 3C2.

Topaz Residence will offer 150 double-storey terraced houses with built-ups ranging between 2,152 sq ft and 2,177 sq ft; while Phase 3C2 will have 199 double-storey terraced houses with built-ups from 1,650 sq ft to 1,750 sq ft.

Wong noted that they will be priced affordably to cater to market needs.

HAMPTON RESIDENCES

BANDAR SERI COALFIELDS

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Artist's Impression

SEMI-D 45' X 110'

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Event Highlights:

- ▼ Acrobatic Lion Dance Performance
- ▼ Customised Magnum Ice Cream
- ▼ Flower Tea Tasting by Purple Cane
- ▼ Games & Fun

Light refreshments will be served.



Artist's Impression

SUPERLINK 26' X 90'



Artist's Impression

2-STORY BUNGALOW 60' X 110'



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Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Address: Suite 1A-1, Level 1, Menara KLK, No 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No.: 11412-7/07-2021/0569(L) • Validity Period: 05/07/2019 - 04/07/2021 • Advertising & Sales Permit No.: 11412-7/07-2021/0569(P) • Validity Period: 05/07/2019 - 04/07/2021 • Approving Authority: Kuala Selangor District Council • Building Plan Approval No.: MDKS/280/4/4/2019-1 • Expected Date of Completion: June 2021 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units: 2-Storey Superlink: 108 units (Type A: 102 & Type Aa: 6), 2-Storey Semi-Detached: 56 Units (Type B: 36 & Type B1: 20), 1-Storey Bungalow (Type C): 19 Units & 2-Storey Bungalow (Type C1): 9 Units • Property Type: Superlink, Semi-Detached & Bungalow • Authority Approved Selling Price: Superlink: RM1,161,600 (Min) - RM1,921,200 (Max), Semi-Detached: RM1,732,800 (Min) - RM2,661,600 (Max) & Bungalow: RM2,018,400 (Min) - RM3,876,000 (Max) • Bumiputera Discount: 7%

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.

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**RM59,537/mth****Tropicana Gardens Office, Kota Damansara, Selangor****Type:** Office **Tenure:** Leasehold
Built-up: 10,825 sq ft**Ann Soh** (REN 03232)METRO REC SDN BHD (VE (1) 0376/1)
+6018 369 8650**RM740,000****PJ Midtown Residence, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Leasehold
Built-up: 915 sq ft **Bedroom:** 2 **Bathroom:** 2**Carmen Teoh** (REN 27223)IQI REALTY SDN BHD (E (1) 1584)
+6012 230 3313**RM950,000****Jalan Setia Utama U13, Setia Alam, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 2,480 sq ft
Bedroom: 6 **Bathroom:** 4**Cerrine Yew** (REN 28403)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 201 3088**RM988,000****M City Residence, Jalan Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,066 sq ft
Bedroom: 2 **Bathroom:** 2**Charles Chua** (REN 02154)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 282 0823**RM1,620,000****9 Bukit Utama, Bandar Utama, Petaling Jaya, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 2,522 sq ft
Bedroom: 4 **Bathroom:** 4**Chris Tang** (REN 32877)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6018 278 9330**SOLD FOR****RM3,500,000** (RM681.73 psf)**Condominium unit, Hampshire Park, Persiaran Hampshire, Kuala Lumpur****Concluded by:** Ethan See (REN 22527)

of Affirm Plus Properties Sdn Bhd (+017-673 3650)

When: November 2019**DONE DEAL****Noteworthy**

- Freehold
- Built-up: 5,134 sq ft
- 5 bedrooms, 6 bathrooms
- Semi-furnished
- Pet-friendly condominium
- Walking distance to Avenue K Shopping Mall, Petronas Twin Towers; and KLCC and Ampang Park light rail transit (LRT) stations

Hampshire Park is located within the KLCC enclave and is within walking distance to the Petronas Twin Towers. It was developed by Tan & Tan Developments Bhd, a wholly-owned subsidiary of IGB Bhd. The freehold luxury condominium was completed in 2000, comprising just 194 units with built-up sizes ranging from 1,809 sq ft to 7,000 sq ft.

Its premium location gives it easy access to amenities and conveniences such as the KLCC and Ampang Park LRT stations as well as shopping malls such as Avenue K and Suria KLCC.

Ethan See of Affirm Plus Properties, who concluded the sale, said the buyer liked the interior design and layout of the unit and bought it for own-stay.

"The unit is renovated in a way that is akin to a duplex. With its beautiful interior design and renovated kitchen,

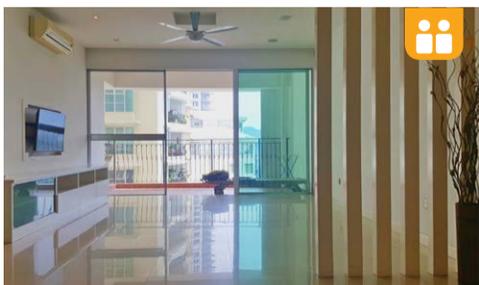
it feels like staying in a landed property - like a bungalow," See said, adding that one of the bedrooms is now converted into a walk-in wardrobe.

Moreover, he said for a development that is about 20 years old, the unit is still in good condition as the previous owner had maintained it well.

The unit also comes with six carparks, which is a rarity, said See.

Based on EdgeProp.my's data, there was only one other transaction at Hampshire Park in 2019 besides this sale. That unit was sold for RM2,550,000 or RM720 psf. In 2018, there were seven transactions with an average transacted price of RM1,917,143 or RM731 psf.

As of early January 2020, there were 12 for-sale listings with an average asking price of RM1,719,167 or RM793 psf while there were 16 rental listings with an average asking monthly rent of RM8,099 or RM2.83 psf.

**RM1,400,000****Perdana Residence 2, Selayang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 3,182 sq ft **Land size:** 1,760 sq ft
Bedroom: 6 **Bathroom:** 7**Elvie Ho** (REN 22102)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 303 3788**RM670,000****USJ 13, UEP Subang Jaya, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,180 sq ft **Land size:** 1,200 sq ft
Bedroom: 3 **Bathroom:** 3**Eugene Koo** (REN 00311)I-PROP REALTY (USJ) SDN BHD (E (1) 0452/2)
+6017 212 3948**RM3,200,000****The Troika, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,674 sq ft
Bedroom: 3 **Bathroom:** 4**Ian Tang** (REN 22803)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6018 278 3154**RM1,280,000****La Grande Kiara, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,047 sq ft
Bedroom: 4 **Bathroom:** 4**James Lee** (REN 11088)LEADERS REAL ESTATE (E (3) 1204)
+6010 773 0073**RM1,600,000****Taman Sungai Besi Indah, Seri Kembangan, Selangor****Type:** Semidee house **Tenure:** Leasehold
Built-up: 2,400 sq ft **Land size:** 5,995 sq ft
Bedroom: 4 **Bathroom:** 4**Jane Lee** (PEA2213)GRIFFIN PROPERTIES (E (3) 1792)
+6017 668 2757**RM1,350,000****Twins @ Damansara Heights, Damansara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,480 sq ft
Bedroom: 3 **Bathroom:** 5**Jennifer Yap** (REN 01757)REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)
+6012 324 0238**RM13,000/mth****Bandar Rinching Seksyen 6, Semenyih, Selangor****Type:** Factory **Tenure:** Freehold
Built-up: 13,508 sq ft **Land size:** 24,683 sq ft**Jessica Tung** (REN 05827)PROPnex REALTY SDN BHD (E (1) 1800)
+6012 381 7783

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Properties for sale and rentPro Agents, get your listings featured here! Email support@edgeprop.my or call 03-7733 9000**RM550,000****Shamelin Star, Taman Shamelin Perkasa, Cheras, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 914 sq ft **Bedroom:** 3 **Bathroom:** 2**Joanne Soh** (REN 13124)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6012 297 6506

**RM7,900/mth****K Residence, KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 2,800 sq ft **Bedroom:** 4 **Bathroom:** 3**Josephine Tan** (REN 05324)

CBD PROPERTIES (BUKIT JALIL) SDN BHD

(E (1) 1197/12)

☎ +6012 390 9498

**RM4,765,000****Le Nouvel @ KLCC, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,722 sq ft **Bedroom:** 2 **Bathroom:** 3**Justin Lee** (REN 32527)

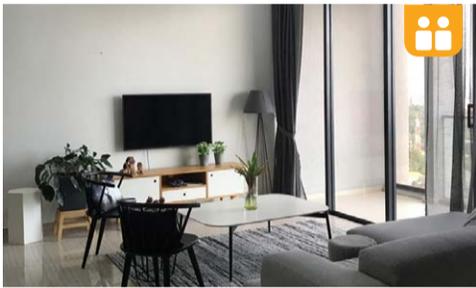
FULL HOMES REALTY SDN BHD (E (1) 1501/8)

☎ +6016 618 9568

**RM635,000****TTDI Grove, Kajang, Selangor****Type:** Terraced house **Tenure:** Freehold
Built-up: 1,400 sq ft **Land size:** 1,400 sq ft **Bedroom:** 4 **Bathroom:** 3**Juzri** (REN 35407)

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)

☎ +6016 220 6104

**RM588,000****The Elements, Ampang, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 640 sq ft **Bedroom:** 1 **Bathroom:** 1**Kelvin Tan Khai Yik** (REN 31324)

ASPIRE PROPERTIES (E (3) 1632)

☎ +6016 403 2222

RENTED FOR**RM4,600** (RM6.41 psf)**Serviced residence, Pavilion Suites, Kuala Lumpur****Concluded by:** Eugene Pang (REN 30525)
of MIP Properties Sdn Bhd (+6016-272 4228)
When: November 2019**DONE DEAL****Noteworthy**

- Built-up: 718 sq ft
- 1 bedroom and 1 bathroom
- Freehold
- Fully furnished
- Mid floor
- Facilities: Infinity pool, water jets, wading pool, gym, spa room, indoor Jacuzzi, function room
- Several shopping malls, public transportation and night life at its doorsteps

Pavilion Suites Kuala Lumpur is a high-end freehold serviced apartment right next to Pavilion Kuala Lumpur mall and facing Jalan Bukit Bintang. Pavilion Suites KL was completed in 2018 by the Pavilion Group.

Located within KL's Golden Triangle, the 51-storey, low-density development houses retail spaces, parking lots as well as 383 serviced residences spread in 38 floors.

The development is directly linked to the Petronas Twin Towers and Suria KLCC via the KLCC pedestrian bridge. It is within the Bukit Bintang shopping belt which offers top-class shopping malls such as Pavilion KL, Starhill Gallery, Lot 10 and Fahrenheit 88.

Raja Chulan and Bukit Bintang monorail stations as well as the Bukit Bintang MRT station are within walking distance from Pavilion Suites KL while the Free GO KL city

buses are also available.

Eugene Pang of MIP Properties Sdn Bhd, who found a tenant for the fully-furnished unit, said the American tenant liked that the unit came with new and good quality furniture.

"The tenant was also happy with the rental rate of RM4,600 per month, which is lower than market price," added Pang, noting that the owner is a foreign property investor.

He explained that the owner had been waiting for a tenant for six months and was willing to rent it at that price.

Based on EdgeProp.my's data, as at end December 2019, there were 40 rental listings at Pavilion Suites KL asking for an average rent of RM6,990 per month or RM8.28 psf. Meanwhile, there were 14 sale listings asking for an average price of RM2.95 million or RM3,226 psf. There was no sale transactions in 2018 and 2019.

**RM1,050,000****Surian Condominium, Mutiara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,421 sq ft **Bedroom:** 4 **Bathroom:** 3**Laura Teh** (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (1) 0452)

☎ +6019 221 9830

**RM550,000****Merchant Square, Tropicana, Petaling Jaya, Selangor****Type:** Office **Tenure:** Leasehold
Built-up: 1,776 sq ft **Bathroom:** 2**Leena Tan** (REN 28908)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

☎ +6012 322 7901

**RM230,000****Taman Suria, Setapak, Kuala Lumpur****Type:** Apartment **Tenure:** Freehold
Built-up: 682 sq ft **Bedroom:** 3 **Bathroom:** 2**Lim Chee Leng** (PEA1158)

REJEY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM1,050/mth****Gemilang Indah, Jalan Klang Lama, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 950 sq ft **Bedroom:** 2 **Bathroom:** 2**Livien** (REN 14087)

GRIFFIN PROPERTIES (E (3) 1792/1)

☎ +6012 421 5350

**RM320,000****i-SoVo @ i-City, Shah Alam, Selangor****Type:** SoVo **Tenure:** Freehold
Built-up: 501 sq ft **Bathroom:** 1**Low Chee Hoong** (REN 22437)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

☎ +6012 318 8473

**RM899,000****Prima Avenue, Dataran Prima, Petaling Jaya, Selangor****Type:** Office **Tenure:** Freehold
Land size: 2,392 sq ft **Bathroom:** 1**Lue** (REN 18679)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD (E (1) 1439)

☎ +6014 626 4929

**RM239,000****Kenaria Condo, Kajang, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 850 sq ft **Bedroom:** 3 **Bathroom:** 2**Mohd Faiz** (REN 04003)

TRUE VEST PROPERTY CONSULTANTS SDN BHD (VE (1) 0249)

☎ +6013 308 3063

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**RM330,000****Sg Merab, Bangi, Selangor****Type:** Residential land **Tenure:** Freehold
Land size: 6,000 sq ft**Mohd Syam** (REN 15084)

JUSTE LAND (E (3) 0205)

☎ +6013 639 6454

**RM2,300/mth****VIVO Residential Suites, Jalan Klang Lama, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 785 sq ft **Bedroom:** 2 **Bathroom:** 2**Philip Ck Ong** (REN 32684)

I-PROP REALTY (USJ) SDN BHD (E (1) 0990/2)

☎ +6016 220 0780

**RM1,200,000****Desa Sri Hartamas, Sri Hartamas, Kuala Lumpur****Type:** Townhouse **Tenure:** Freehold
Built-up: 1,190 sq ft **Land size:** 1,260 sq ft
Bedroom: 3 **Bathroom:** 2**Sharifah** (REN 05245)

KIM REALTY (E (3) 0211)

☎ +6012 627 9011

**RM485,000****Geo @ Bukit Rimau, Kota Kemuning, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 875 sq ft
Bedroom: 3 **Bathroom:** 2**Susan** (REN 34104)

CHESTER PROPERTIES SDN BHD (E (1) 1321/15)

☎ +6019 210 9848

**RM499,999****Kinrara Mas, Bukit Jalil, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,231 sq ft **Bedroom:** 4 **Bathroom:** 2**Terence Tih** (REN 01644)

TECH REAL ESTATE SDN BHD (E (1) 1537)

☎ +6017 668 2669

**RM372,000****Bandar Tasik Selatan, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold
Built-up: 800 sq ft **Bedroom:** 2 **Bathroom:** 2**Terence Yap** (REN 10998)

GS REALTY SDN BHD (E (1) 1307)

☎ +6012 232 9042

**RM2,500/mth****Laman Suria, Mont'Kiara, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold
Built-up: 1,037 sq ft
Bedroom: 2 **Bathroom:** 2**Vivienne Ng** (REN 04563)

REAPFIELD PROPERTIES (TAMAN SEA) SDN BHD

(E (1) 0452/9) ☎ +6017 338 8859

**RM1,500,000****Ara Hill, Ara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 2,390 sq ft
Bedroom: 5 **Bathroom:** 6**Wenda Tee** (REN 31380)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

☎ +6013 348 9163

**RM2,100,000****Kajang, Selangor****Type:** Shopoffice **Tenure:** Freehold
Built-up: 5,156 sq ft **Land size:** 1,765 sq ft
Bathroom: 3**Wennie Liew** (REN 16099)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 233 3013

**RM1,300/mth****Hyde Tower @ i-City, Shah Alam, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 556 sq ft **Bedroom:** 1 **Bathroom:** 1**Wilson Lim** (REN 29646)

ONE WSM PROPERTY SDN BHD (E (1) 1823)

☎ +6016 353 0201

**RM908,100****Cahaya SPK (Cahaya Heights), Shah Alam, Selangor****Type:** Residential land **Tenure:** Leasehold
Land size: 10,090 sq ft**Winnie Su** (REN 00355)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)

☎ +6017 298 1800

**RM840,000****Glomac Residensi, Damansara, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 1,022 sq ft
Bedroom: 3 **Bathroom:** 2**Yat Min** (REN 31294)

WTW REAL ESTATE SDN BHD (E (1) 0507/6)

☎ +6018 661 3088

**RM4,500,000****Hi-Tech 7, Semenyih, Selangor****Type:** Factory **Tenure:** Freehold
Built-up: 11,400 sq ft **Land size:** 26,000 sq ft**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)

☎ +6012 690 8291

**RM405,824****Verdi Eco-dominium, Cyberjaya, Selangor****Type:** Condominium **Tenure:** Freehold
Built-up: 700 sq ft **Bedroom:** 1 **Bathroom:** 1**Ian Tang** (REN 22803)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)

☎ +6018 278 3154

**RM1,600,000****Taman Sri Watan, Ampang Jaya, Kuala Lumpur****Type:** Bungalow **Tenure:** Leasehold
Built-up: 3,000 sq ft **Land size:** 4,068 sq ft
Bedroom: 4 **Bathroom:** 3**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (KL) SDN BHD (E (1) 0451/1)

☎ +6012 303 3788

**RM1,100,000****Cahaya Alam, Shah Alam, Selangor****Type:** Shoplot **Tenure:** Freehold
Built-up: 1,540 sq ft **Bathroom:** 2**John Oh** (REN 07002)

IQI REALTY SDN BHD (E (1) 1584)

☎ +6012 298 6266