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How to keep germs and viruses out of your home. See Pages 4 and 5.

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## Sungai Buloh Hospital to be developed into infectious disease hospital

In light of the current COVID-19 outbreak in the country, the Sungai Buloh Hospital will be developed into a hospital dedicated to treating patients of infectious diseases.

Sungai Buloh Hospital Infectious Disease consultant Dr Suresh Kumar Chidambaram said this would ensure facilities will fully be in place to tackle any possible outbreaks in the future.

Currently, the fourth and fifth floors of the hospital have been designated for COVID-19 patients with 112 beds each while the third floor with a 14-bed Intensive Care Unit (ICU) has been dedicated to seriously ill patients requiring oxygen and intensive care.

## WHO labels COVID-19 a 'pandemic'

The World Health Organization has called the new coronavirus outbreak a pandemic on March 11, 2020, issuing a grim warning that the global spread and severity of the illness was due to "alarming levels of inaction", reported AFP.



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## LAUNCHES + EVENTS



### International Women's Day Celebration

**Date:** March 15, 22 & 29 (Sun)

**Time:** 1pm to 5pm

**Venue:** Setia Sky Seputeh

Sales Galleria, No 1, Jalan

Taman Seputeh 1, Taman

Seputeh, Kuala Lumpur

**Contact:** (03) 2276 5252

S P Setia Bhd invites the public to celebrate International Women's Day with a line-up of fun activities such as a beauty makeover workshop, a clean eating workshop and chocolate tasting sessions.

### UtroKids Workshop

**Date:** March 14 (Sat)

**Time:** 11am to 11pm

**Venue:** Utopolis Marketplace, Jalan Kontraktor U1/14,

## Zuraida returns to work at KPKT

Zuraida Kamaruddin reported to work on March 11 once again as Housing and Local Government (KPKT) Minister.

She was the minister holding the same portfolio under the Pakatan Harapan government but this time around, she is part of the brand new cabinet of Prime Minister Tan Sri Muhyiddin Yassin.

"This time, the focus will be on the National Cleanliness Policy we launched last year, the waste-to-energy (WTE) project and development of waste parks," she told reporters after clocking in at KPKT in Putrajaya.

"I have gained a lot of experience over the last 22 months as a minister. I am thankful I have been given the chance to continue leading this ministry," Zuraida said.

In an earlier statement, Zuraida



said the ministry will continue to implement the strategies and programmes that have been planned prior to the recent change of government including housing programmes, urbanisation as well as those involving the fire and rescue services, to further improve the quality of living.

"The efforts which I have put in will continue. I will stay committed

to serve the rakyat, to ensure all Malaysians benefit from the initiatives rolled out by KPKT," she said.

Zuraida stressed that the low-income group, particularly the B40 group, will not be left out, as they will benefit from initiatives implemented through the public and private sector collaboration.

"I hope all stakeholders will continue to support us. I believe all these efforts by KPKT would directly benefit the rakyat," said Zuraida.

Under the previous federal administration, KPKT had rolled out various housing and community policies such as the National Community Policy or Dasar Komuniti Negara and the National Housing Policy, and was streamlining the various agencies involved in affordable housing.

The number of cases across the globe has risen to more than 124,000 with 4,500 deaths, including a spike in fatalities in Iran and Italy in particular.

Although the majority of cases have been in China where the outbreak first emerged in December 2019 and the number of new infections has steadied in the country, hotspots have emerged in Italy, Iran and Spain.

### IJM Corp secures RM530m construction contract in TRX

IJM Corp Bhd has won a RM530 million contract for the construction of The Exchange TRX's residential component in Tun Razak Exchange (TRX). IJM Corp said the contract

was awarded to its wholly-owned subsidiary IJM Construction Sdn Bhd, by LQ Residential 1 Sdn Bhd, a joint venture between international property and infrastructure group Lendlease and TRX master developer TRX City Sdn Bhd.

IJM Construction will undertake the superstructure works of two blocks of serviced apartments known as TRX Residences. The two towers of 53 and 57 storeys each, will have 443 units and 453 units respectively.

### MRT SSP line over 70% complete

Construction of the Mass Rapid Transit (MRT) Sungai Buloh-Serdang-Putrajaya (SSP) Line has achieved

more than 70% project completion following the successful breakthrough of an underpass tunnel below the Kuala Lumpur-Seremban Expressway near Sungai Besi.

MRT Corp Sdn Bhd SSP Line project director, Datuk Amiruddin Ma'aris said the breakthrough, which took place on March 7, marked the completion of excavation works for the second of two tunnels, located between 4.7m and 5m beneath the busy expressway after the first tunnel breakthrough was achieved on Feb 25.

In a statement on March 11, he said phase one of the SSP Line between the Kwasa Damansara and Kampung Batu MRT stations should begin operations by the middle of 2021, and the rest of the line by 2022.

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Shah Alam, Selangor  
**Contact:** (03) 5021 7847  
UtroKids presents LEGO LearnToLearn Workshop at Utopolis Marketplace. Explore the LearnToLearn sets and practise sorting and categorising bricks in multiple ways.

### Modern Home Fair

**Date:** March 27 to 29

(Friday to Sun)

**Time:** 10.30am to 9pm

**Venue:** Mid Valley Exhibition

Centre, Mid Valley City,

Kuala Lumpur

**Contact:** (03) 7772 6132

Visit the expo for all your home furnishing needs as there will be 350 exhibitors offering good deals on various categories of home furnishing items and services as well as home improvement services and ideas.

### Wilderness Survival Camp

**Date:** March 14 & 15 (Sat & Sun)

**Time:** 10am to 8pm

**Venue:** Sunway Citrine, Sunway Iskandar, Persiaran Medini 3,



Bandar Medini Iskandar,

Iskandar Puteri, Johor

**Contact:** (07) 509 6575

Let your kids experience the great outdoors at the Wilderness Survival Camp at Sunway Citrine Hub. They will have a hand at building a Scout Tower, Balancing Bridge, Friction Bridge and Camp Table while learning basic scouting and survival skills such as compass reading and knot tying.

### Jade Hills Triumph in the Sky

**Date:** March 14 & 15 (Sat & Sun)

**Time:** 11am to 7pm

**Venue:** Jade Hills Experience Gallery, Persiaran Jade Hills Utama, Jade Hills, Kajang, Selangor

**Contact:** (011) 1722 5687  
Join Gamuda Land for an exclusive helicopter ride and enjoy the breathtaking views of Jade Hills. You will also get to experience flight simulators, inflatable castle, giant board games, food trucks and other fun activities.

### Nada Seruni Cendol Durian Fest

**Date:** March 15 (Sun)

**Time:** 10am to 6pm

**Venue:** Nada Seruni Sales

Gallery, Jalan Angsana, Desa

Bukit Gelugor, Negeri Sembilan

**Contact:** (012) 780 0787

Time to "balik kampung". Drop by Seri Pajam Development's Nada Seruni sales gallery for durian cendol and find out more about their upcoming single-storey houses in the township.







## TOP PROJECT SALES PERFORMER 2019



DESMOND SIN BETH LIM PATSY TEH KEVIN ONG OLIVIA FOO CS WONG VEN TEE RAYMOND LEE THAM WAI KIEN SHAWN LEONG



SK CH'NG SEAN TEO ALLEN YEOW DAVIS TEY RENEW WOO ADRIAN SEOW TAN JING YI BRANDON OOI KEVIN LOW CHEW WEI LOONG

## TOP SUBSALES PERFORMER 2019



JEFFERY LIM ASTER NG CITTA CHENG MICHAEL LAM RITA LOH EDISON GAN ALICIA SOO ANSON LOW MELISSA LOW JOE ER

## TOP PROJECT SALES ROOKIE 2019



BRANDON OOI CATHERINE WONG ELAINE LIEW CHRIS LIEW HUGO CHAN JOHN TEH CHRISTINE PHANG MEIGI CHIN SELIN KOW BERNARD MOK

## TOP SUBSALES ROOKIE 2019



STEV YAP JACK BOO VICTOR WOO KENNETH TEO SAMMI HOOI

## TOP HEAD OF TEAM 2019



ADRIAN SEOW JOEL LOW TONY YAP

## TOP GROUP HEAD OF TEAM 2019



TONY YAP JAYBEE CHONG ADRIAN SEOW

## TOP RECRUITER AWARD 2019



NICHOLAS CHOO

## PATEK PHILIPPE GENEVE WINNER



ASHLEY TAN (TOP LEADER) CS WONG (TOP AGENT)

## INTERNATIONAL OUTSTANDING AWARD 2019



YOUSAF IQBAL (CANADA) OMER ALI KHAN (DUBAI) SHAN SAIED (MALAYSIA) BOBBIE FRANCO (PHILIPPINES) SOMSAK CHUTISILP (THAILAND) LILY CHONG (AUSTRALIA)



CHANDY MANN (CAMBODIA) NGUYEN THANH TRUNG (VIETNAM) NGUYEN NGOC THIEN AN (VIETNAM) NGUYEN MINH THU (VIETNAM) DREW VENTURINA (PHILIPPINES) KEN LIZARDO (PHILIPPINES)

## LEADER APPRECIATION AWARD 2019



AARON SIOW CHEN TSE PING CALVIN LAW SUNNY LEOW MELISSA SZE DAVE CHONG LARRY LEONG VICTOR LIM

## INTERNATIONAL BRANCH - TOP SALES PERFORMER 2019



HONG VO XUAN PHUONG (VIETNAM) WASANA MEETHAM (THAILAND) BURHAN SARWAR (DUBAI) MUDASSAR ASLAM (DUBAI) MELANIE P. CASTRO (PHILIPPINES) PUTH CHANTHA (CAMBODIA)

## HIGHEST UNIT CLOSER AWARD 2019



DESMOND SIN

## TOP REGIONAL PROJECT PERFORMER 2019 - CENTRAL REGION -



OLIVIA FOO CS WONG VEN TEE RAYMOND LEE THAM WAI KIEN

## TOP REGIONAL PROJECT PERFORMER 2019 - PENANG -



DESMOND SIN BETH LIM PATSY TEH KEVIN ONG SK CH'NG

## TOP REGIONAL PROJECT PERFORMER 2019 - IPOH -



EUGENE CHAN ANGELA CHEN ALAN CHAN MAY LEE CHEONG KWEI FOONG

## TOP REGIONAL PROJECT PERFORMER 2019 - JOHOR -



LIOW YI CHUIN MAGGIE THU SELIN KOW SANDRA TAN CONNIE LEE

## TOP REGIONAL PROJECT PERFORMER 2019 - MELAKA -



BONG BEE LAN WESLEY TAN YENE TAN MARIA MD YUSUP SITI HAFIZAH

## TOP REGIONAL PROJECT PERFORMER 2019 - KOTA KINABALU -



STEVE CHEN TIFFANEY LIEW ELAINE LIEW CHRIS LIEW REGGIE LEE

## TOP REGIONAL PROJECT PERFORMER 2019 - KUCHING -



JAVIN TIEW BERNARD MOK CHIN KHIM KEE ANTHONY HSU VINCENT VOON

## TOP REGIONAL SUBSALES PERFORMER 2019 - CENTRAL REGION -



JEFFERY LIM CITTA CHENG MICHAEL LAM

## TOP REGIONAL SUBSALES PERFORMER 2019 - PENANG -



ASTER NG ANSON LOW YC TANG

## TOP REGIONAL SUBSALES PERFORMER 2019 - IPOH -



NICHOLAS POH VIVIANE LAI JODIE KUAN

## TOP REGIONAL SUBSALES PERFORMER 2019 - JOHOR -



KELVIN LEE STANLEY SIANG ADELIN LEE

## TOP REGIONAL SUBSALES PERFORMER 2019 - MELAKA -



WESLEY TAN JAFFE THEN MOHD SUHAIMI

## TOP REGIONAL SUBSALES PERFORMER 2019 - KOTA KINABALU -



JOEL LOW SUZANNA CHONG MUI THIEN STEV YAP

## TOP REGIONAL SUBSALES PERFORMER 2019 - KUCHING -



VICTOR LO SIM HONG HUI HENRY CHOO



Asia's Global Real Estate Partner



## COVER STORY

BY RACHEL CHEW

**T**he year 2020 began with the emergence of a new bug — the now infamous novel coronavirus or COVID-19, which has caused global panic and heightened vigilance because of the unprecedented speed of its transmission.

As of March 11, more than 110,000 cases have been recorded worldwide while the death toll has increased close to 4,300 or 3.6% of the total cases, surpassing the toll from the SARS epidemic of 2002 and 2003.

In Malaysia, there were 149 confirmed COVID-19 cases as at March 11, with 26 of them having fully recovered and been discharged.

While the virus seems to have raged less fiercely in Malaysia compared to other countries, the recent surge of cases here certainly has made it pertinent for greater measures to be taken not just by the government but every denizen.

“The golden rule of COVID-19 prevention and all other viruses is to take care of your personal and home hygiene at all times, not only during an outbreak,” Infection Control Association of Malaysia president Prof Dr Norayati Abd Majid tells EdgeProp.my

She highlights that personal hygiene such as washing and drying hands regularly, covering the nose and mouth when coughing and sneezing as well as wearing face masks when sick are all very basic practices.

Unfortunately, people only take these steps diligently when serious outbreaks happen.

“During outbreaks like what is happening now, public awareness on personal and home hygiene increases but beware of being overly-cautious or being too extreme.

“If you adopted incorrect hygiene practices, you could end up worse than not taking any preventive action at all,” Norayati explains.

For example, she has observed that some people wear a face mask in the car even when they are driving alone.

“It is not necessary to wear masks when you are in a secluded area like in your car because the function of the mask is to prevent droplets in a public place. Moreover, a mask that has been used for an extended period of time or a moist mask may actually be easier for germs and viruses to attach to in a crowded place,” Norayati shares.

In other words, when a mask is not used properly, or if it is not removed and disposed of correctly, it will raise the risk of infection instead.

An effective face mask, Norayati notes, should cover the nose and mouth snugly with no gaps between the face and the mask. “The best way to test if you are well protected by the mask is to feel for any air flowing out from the side when you have the mask on. If yes, it means there is a chance you could breathe in germs and viruses through the gaps,” Norayati points out.

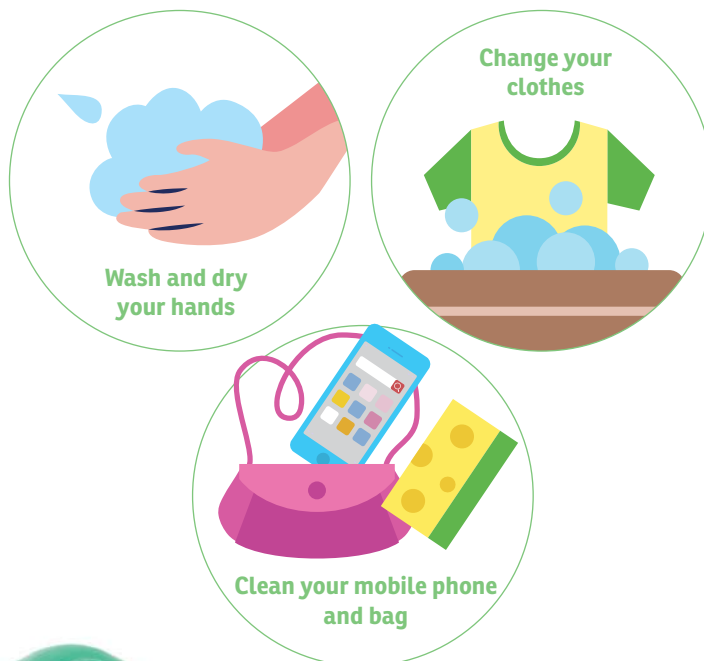
Other than being vigilant about personal hygiene, home hygiene and cleanliness are equally important to protect you and your family from diseases.

To keep your home and family safe from germs, Norayati offers a few tips.

# Keeping GERMS at bay

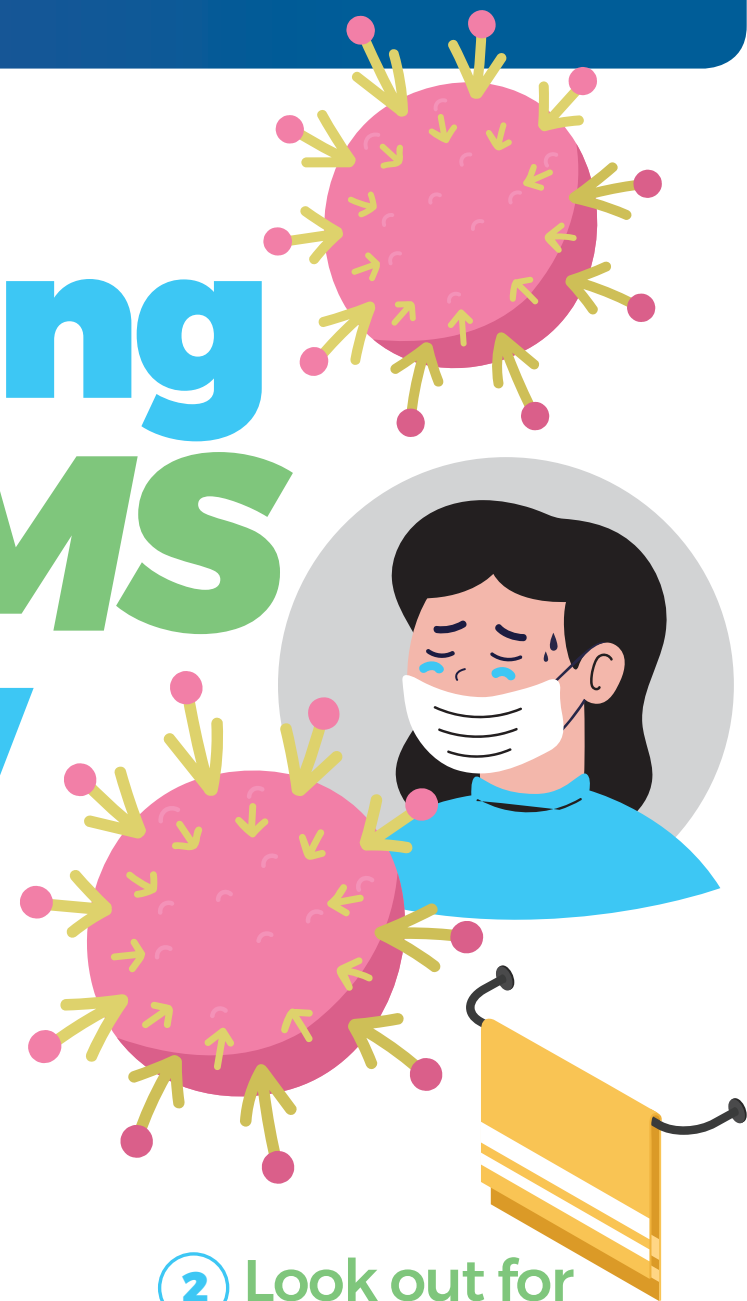
## 1 Clean yourself first

Coming home from work with dust and sweat could mean that viruses have followed you back. Therefore, the first things to do when you step into the house, especially before touching your children or elderly parents, are to:



“The golden rule of COVID-19 prevention and all other viruses is to take care of your personal and home hygiene at all times, not only during an outbreak.”

— Prof Dr Norayati



## 2 Look out for blind spots

How often do you clean the door knobs in your house? What about window handles and wardrobe doors? Do you know that these spots are some of the most frequently-touched fittings and furniture, which also means they could harbour more germs than other fixtures in your home?

During a virus outbreak, clean these items more frequently with household disinfectants.

## 3 Keep your kitchen and toilet dry

Wet and shady spots are the favourite hangouts for bacteria and viruses. While you can't bring sunlight to every corner of your home, you can at least keep them dry at all times and allow fresh air to flow through regularly, especially in the kitchen where food is prepared.

Besides disinfecting the flooring, countertops and utensils after use, it is also important to clean dishcloths and sponges regularly by soaking them in hot water before washing and sun-drying them.

As for toilets, make it a habit to cover the toilet bowl with the lid before flushing to avoid germs such as *difficile* — a toxin-producing bacterium which can cause illness — from splattering beyond their boundaries.

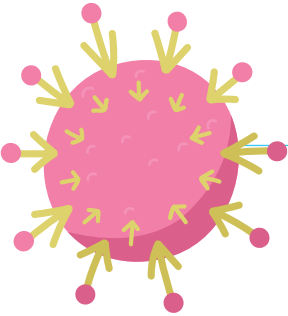
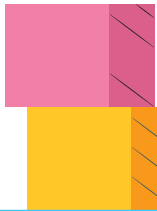
Wet clothes or towels should also not be left hanging around in the toilet especially if the air-circulation is poor.





4 Don't forget your kids' toys

If you have young children at home, do not neglect the importance of sanitising their toys at least once a day. After washing off the dirt and dust from the toys, spray each item with child-safe sanitisers and allow them to dry before keeping them away.

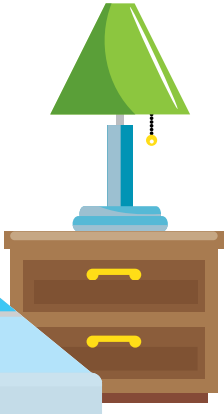


5 Disinfect the patient's room

If you have a patient at home, you need to clean the patient's room thoroughly after he or she has recovered. Do not skip cleaning items such as the curtains, bed sheets, pillows or even carpets. Each item needs to be separately cleaned and disinfected because some viruses can survive for a few days on surfaces.

If the illness is caused by an airborne transmission, it is advisable to even clean the ceiling fan and sanitise all the furniture in the room with disinfectants.

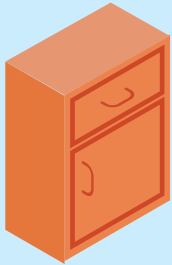
Another tip would be to minimise the furnishing in the patient's room from the very start, to lower the risk of viruses lingering on in the room.



Make your own home disinfectant

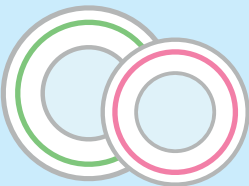
Mix household bleach (5.25% sodium hypochlorite) with water for an inexpensive and effective disinfectant.

By mixing different amounts of bleach with water, you can make disinfectants of various levels from low, intermediate to high, the latter of which is the most potent.



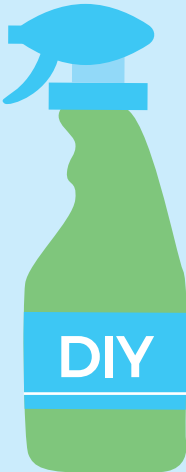
For washroom and furniture surfaces, especially during disease outbreaks

1:50 household bleach solution — mix 20ml bleach with 1,000ml water

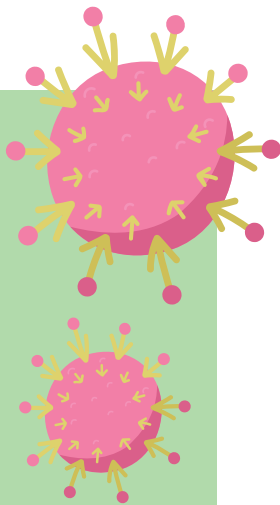


For toys, dishes, utensils and food-contact surfaces

1:500 household bleach solution — mix 1ml bleach with 500ml water



Myths on virus prevention measures



Myth #1

Hand sanitisers are better than soap

That's not true. While hand sanitisers are popular because they do not need rinsing after use, soap is cheaper and equally effective in killing germs and viruses. That is, as long as the soap is fresh and well-kept in a clean container. Old soap bars and those kept in dirty containers may become hotbeds for bacteria, which will subsequently be transferred to the human body when the soap is not rinsed off properly.



Myth #2

All hand sanitisers are safe for human use

Not really — the main ingredient of hand sanitisers is alcohol, which will completely evaporate in less than a minute. However, do not attempt to smell the hand sanitiser before it evaporates, especially those with a fancy scent, as it may contain chemicals that may harm your health or even be flammable.

The Ministry of Health advises using hand sanitisers containing at least 60% to 95% alcohol. High alcohol content, however, could dry out the skin on your hands, which in turn makes it vulnerable to germs.

According to Infection Control Association of Malaysia President Prof Dr Norayati Abd Majid, it is not so much the amount of alcohol in the solution but more importantly, its proper use. Make sure you rub every inch of your hands with it, especially the nail gaps.



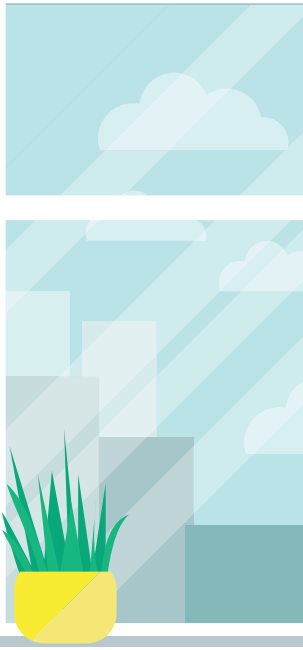
Myth #3

Stay in and close the windows

COVID-19 is a highly transmissible disease and it is thought to be airborne. The public is advised to avoid crowded places and stay away from people who show symptoms such as coughing or sneezing.

However, it doesn't mean people have to stay indoors with their windows closed all the time because indoor air quality plays a crucial role in preventing germs and bacteria.

While products such as air filters, air purifiers and some air-conditioners have the ability to kill germs and destroy viruses, you should not fully rely on them because natural air flow and sunlight are key in keeping indoor air fresh. In addition, such equipment also needs to be regularly cleaned and disinfected.







# First strata landed homes in Bandar Bukit Mahkota to be unveiled

BY RACHEL CHEW

BANGI: Lion Group Property will be introducing the first strata landed residential development in Bandar Bukit Mahkota in Bangi, Selangor soon with a gross development value of RM76 million.

Dubbed Serimba Terrace, the project sits on an 8.71-acre freehold site next to a public lake park. The project will have only 97 double-storey terraced houses with built-up sizes ranging from 2,214 sq ft to 2,289 sq ft. The indicative selling price is from RM738,000.

"Serimba Terrace will be developed on the remaining 50-odd acres of land we have in Bandar Bukit Mahkota. It is also the last landed homes to be offered here. Future projects (in Bandar Bukit Mahkota) being planned are high-rise projects such as condominiums and serviced apartments," Lion Group Property general manager Eddie Wong told EdgeProp.my.

As the first gated-and-guarded strata landed residential project in Bandar Bukit Mahkota, there will be a security surveillance perimeter CCTV with anti-climb fencing system, 24-hour security system and single-entry entrance with guard post while facilities for residents include a gym, basketball courts and linear park. The 15ft linear park replaces the traditional back lane, thus providing an extra and safe space for recreation.

"We have also chosen to build a basketball court and parks instead of a swimming pool because it goes with our main design concept, which is to create a serene fami-



LOW YEN YEING | EdgeProp.my

An artist's impression of Serimba Terrace.

(From left) Wong, Cheng and Lion Group Property Marketing and Sales assistant manager L. C. Soo



ly-friendly living environment for our buyers," Lion Group Property project general manager Serena Cheng Hui Ya shared.

Besides the parks and court, there will also be a nature-inspired children playground featuring a tree house, indoor and outdoor gyms and jogging track, which require little maintenance and attention in the long run.

"As it is a strata project, the buy-

ers are the ones who will maintain and upkeep the project in the future. Thus, we have planned and designed the project with sustainable and easy maintenance in mind," said Wong.

In addition, the Bukit Mahkota Clubhouse located just a stone's throw away from the project site also allows Serimba Terrace residents to be members to enjoy facilities such as swimming pool,

multipurpose hall, tennis court, children's playground and lounge. The club house is owned and operated by Lion Group.

## Multi-generation living

Serimba Terrace units come in two layout choices with both offering five bedrooms and four bathrooms suitable for multi-generation living.

"These homes are aimed at owner-occupiers and families, hence the spacious built-ups and low-density environment. To suit our target buyers, we have fully-extended kitchens to reduce the hassle and cost of renovation.

"All units also come with a dedicated laundry area as well as an additional small room adjacent to an en-suite bedroom on the ground floor, which allows the buyer to turn the space into a children's study, playroom, maid's room or even as storage space," Wong explained.

Located in the heart of Bandar

Bukit Mahkota, the project is within easy reach of numerous amenities such as schools, colleges and universities, F&B outlets, medical centre, hypermarket, banks and commercial hub. It has direct access to all major destinations in the Klang Valley via the North-South Highway.

"Bandar Bukit Mahkota is a very mature area that is running out of development land, hence high-rise residential projects have mushroomed here over the past few years, thanks to the rising housing demand from the local growing population and the popularity of the area south of Kuala Lumpur," Wong noted.

He described Bandar Bukit Mahkota as a housing area with mostly mid- to high-end landed homes owned by professionals and families who can afford lifestyle living.

"We have received over 600 registrations of interest since we opened for registration about two months ago. Some people even came to the sales gallery wanting to place a deposit before we officially opened (the sales gallery).

"So we are not worried about the general current soft market in the country. We believe our project is an outstanding one as it is the first gated-and-guarded stratified landed property that emphasises extensive security features and community living in Bangi. We believe this project caters to market needs here," said Wong.

Serimba Terrace is expected to be launched sometime in April this year and slated for completion in early 2023.

# PEHAM suggests further OPR cut if COVID-19 persists

BY CHIN WAI LUN

PETALING JAYA: Another Overnight Policy Rate (OPR) cut could be carried out to prop up the domestic market and stimulate the property industry, said Persatuan Perunding Hartanah Muslim Malaysia (PEHAM) president Ishak Ismail.

In welcoming Bank Negara Malaysia's decision to lower the OPR on March 3 by 25 basis points to 2.5% from 2.75%, the second time in three months, the association of Muslim real estate consultants said the rate cut is a brilliant move to spur the economy and the property market.

However, should the present COVID-19 and economic slowdown persisted, another revision of the OPR could be feasible, Ishak told EdgeProp.my.

"Perhaps in 3Q2020, if the situa-

tion did not improve, the OPR could be revised once again to preserve the competitiveness of the economy and maintain price stability," suggested Ishak.

He said the OPR reduction presents first-time homebuyers or young working adults the opportunity to own a home as it translates into lower monthly instalments.

"It will have a profound impact on an individual's ability to purchase a home and improve demand," he explained, adding that commercial banks should also provide more attractive loan schemes as well to encourage spending.

He added that existing homeowners can also refinance [their properties] at a reduced rate with the lower base rates put in place by several banks nationwide.

In terms of demand, Ishak noted that there has been a spike in property sale enquiries since the



PEHAM

Ishak: OPR cuts will definitely reduce cost of living while businesses such as hotels and malls could see lower operating costs and improved margins.

announcement of the cut.

"PEHAM members have received a lot of enquiries from clients on their waiting lists - those who have got their loans rejected

due to insufficient income. They have been advised to resubmit their loan applications.

"The response is significant. We really have observed that this OPR reduction will benefit the homebuyers. Hence, we also advise prospective buyers to check with the banks on their loan eligibility, while those who want to refinance to check for better repayment rates.

"OPR cuts will definitely reduce the people's burden and cost of living while businesses such as hotels and malls could see lower operating costs and improved margins with the rate reduction," offered Ishak.

PEHAM also commended the government's move to introduce the Economic Stimulus Package 2020 which included incentives to spur local consumption and to assist those affected by the COVID-19 outbreak.

"Once again, this will lead to an

increase in domestic demand and consumer spending. I am very supportive of this stimulus package," said Ishak.

He also called on real estate agents and negotiators to produce more quality listings which can help homebuyers to make informed decisions in choosing the right properties.

"Quality listings refer to three criteria. Firstly, the price of the property must be about or lower than the market value. Secondly, the location must be clear, besides being strategic. Lastly, loan eligibility - with the increase in demand from the OPR cut, agents must be ready to ensure the loan eligibility of prospective homebuyers and guide them on securing loans.

"This way, [the agents] can also close more deals and help clear the number of unsold property units," he said.





To real estate agents — Have you just concluded an interesting deal?  
We would love to hear from you! Contact us at [editor@edgeprop.my](mailto:editor@edgeprop.my)

## DONE DEALS

## SOLD FOR

**RM2.2 million** (RM912.50 psf)**Condominium unit, SENI Mont'Kiara, Kuala Lumpur**

**Concluded by: James Lai** (PEA 1933)  
of Property Hub Sdn Bhd  
(+6016 311 6092) **When:** August 2019



DONE DEAL

## Noteworthy

- Built-up: 2,411 sq ft
- Freehold
- High-floor unit
- Fully furnished
- Sold with tenancy agreement
- 3 bedrooms and 5 bathrooms
- Facilities: Art gallery, tennis court, pool deck, water pavilion, Jacuzzis, Olympic-sized swimming pools
- Nearby amenities: Shopping malls, international schools, medical centre, commercial hub and offices

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The high-rise features an art gallery, lush landscaping based on an island concept, and facilities such as two Olympic-sized swimming pools and tennis court, just to name a few.

There are also international schools, shopping malls, medical centres, F&B outlets and offices within a 5km radius of the project. The project is well connected by several highways such as the North-South Expressway, Duta-Ulu Kelang Expressway and Penchala Link.

Real estate agent James Lai from Property Hub Sdn Bhd who concluded the deal said the sellers were investors based in Kuantan, Pahang, who were renting out the unit to an expatriate.

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"The existing tenancy was the key reason the new owner took up the unit as it offered instant rental income once the transaction was completed," he shared.

The sellers wanted to cash out and use the money for their next investment.

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There were also 55 rental listings with an average asking rental of RM10,500 per month or RM3.17 psf.

## RENTED FOR

**RM1,800/mth** (RM2.18 psf)**Serviced apartment, Maxim Residences, Cheras, Kuala Lumpur**

**Concluded by: Low Chee Hoong** (REN 22437)  
Reapfield Properties (+6012 318 8473)  
**When:** December 2019



DONE DEAL

## Noteworthy

- Leasehold
- Built-up: 825 sq ft
- 2 bedrooms and 2 bathrooms
- Fully furnished with built-in kitchen, cabinet and wardrobes in both bedrooms
- Facilities: Children's playground, wading pool, infinity pool, gym, barbecue area and yoga deck
- Close to the Taman Connaught MRT station; shopping centres such as Cheras Sentral, Leisure Mall, EkoCheras Mall; medical centres such as Pantai Cheras Medical Centre, UKM hospital; and education facilities such as UCSC College

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The leasehold serviced apartments have built-ups ranging from 619 sq ft to 1,082 sq ft.

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Low noted that units at Maxim Residences are popular for rental, especially those that come with nice furnishing as

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"The new tenant really liked that this unit was furnished with good quality furniture. There were many enquiries for this unit but he was the first to contact me," Low shared.

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There were 28 sale listings with an average asking price of RM489 psf or RM440,976 as of January, 2020 while there were 39 rental listings asking for an average rent of RM1.94 psf or RM1,763 a month. The indicative rental yield is around 4.91%.

## SPOTLIGHT



Stand a chance to win AEON vouchers when you make an enquiry for any properties in Shah Alam by 22 March 2020.



Commercial



Residential

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Shah Alam

is

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#AreaOfTheWeek

**RM18,500,000****Off Jalan Bukit Kemuning, Shah Alam, Selangor**

**Type:** Industrial land **Tenure:** Freehold  
**Land size:** 4 acres

**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)  
☎ +6019 317 7060

**RM3,100,000****Seksyen 7, Shah Alam, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 7,432 sq ft **Land size:** 9,100 sq ft  
**Bedroom:** 6 **Bathroom:** 4

**Izzah Rohaizad** (REN 10356)

WEISE INTERNATIONAL PROPERTY CONSULTANTS  
SDN BHD (VE (I) 0241) ☎ +6017 422 2179

**RM1,900,000****Jalan Pendamar, Shah Alam, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 2,880 sq ft **Land size:** 6,480 sq ft  
**Bathroom:** 2

**Charles Chua** (REN 02154)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (I) 0452)  
☎ +6012 282 0823

**RM8,167,500****Puncak Alam, Shah Alam, Selangor**

**Type:** Commercial land **Tenure:** Freehold  
**Land size:** 1.5 acres

**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)  
☎ +6012 690 8291

**RM1,890,000****Kemuning Utama Permai, Shah Alam, Selangor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,900 sq ft **Land size:** 4,000 sq ft  
**Bedroom:** 6 **Bathroom:** 5

**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)  
☎ +6019 317 7060

**RM1,180,000****Seksyen 7, Shah Alam, Selangor**

**Type:** Residential land **Tenure:** Leasehold  
**Land size:** 9,085 sq ft

**Mohd Syam** (REN 15084)

JUSTE LAND (E (3) 0205)  
☎ +6013 639 6454

**RM750,000****Denai Alam, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,500 sq ft **Land size:** 2,123 sq ft  
**Bedroom:** 4 **Bathroom:** 4

**Winnie Su** (REN 00355)

TECH REALTORS PROPERTIES SDN BHD (E (I) 1492)  
☎ +6017 298 1800



# Shah Alam

## EdgeProp.my's #AreaOfTheWeek

Shah Alam today is also a top choice for young families and professionals to live, especially those who work in the western corridors of the Klang Valley.

### QUICK TAKES ON SHAH ALAM

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in 2019: **3,963 units**

#### Most popular areas

1. Seksyen 7
2. Alam Impian
3. Denai Alam

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## SPOTLIGHT



## Properties for sale and rent



Commercial



Residential



Click/tap on  
each listing  
to visit the  
listing's page

**RM1,600,000****Impian Emas, Bangsar, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,125 sq ft **Bedroom:** 3 **Bathroom:** 3

**Winnie Su** (REN 00355)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)  
☎ +6017 298 1800

**RM8,167,500****Puncak Alam, Shah Alam, Selangor**

**Type:** Commercial land **Tenure:** Freehold  
**Land size:** 1.5 acres

**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)  
☎ +6012 690 8291

**RM795,000****Semenyih, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 2,047 sq ft **Land size:** 4,699 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Zax Hussain** (REN 32913)

IREAL PROPERTY SDN BHD (E (1) 1747)  
☎ +6018 363 5251

**RM690,000****Mutiara Merdeka, Ampang, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,730 sq ft **Bedroom:** 5 **Bathroom:** 4

**Angelia Kong** (REN 03495)

FIRST REALTORS AGENCY (E (3) 0788)  
☎ +6017 292 3977

**RM27,000/mth****Tropicana Gardens Office, Kota Damansara, Petaling Jaya, Selangor**

**Type:** Office **Tenure:** Leasehold  
**Built-up:** 5,400 sq ft  
**Ann Soh** (REN 03232)  
METRO REC SDN BHD (VE (1) 0376/1)  
☎ +6018 369 8650

**RM630,000****Millerz Square, Jalan Klang Lama, Kuala Lumpur**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 660 sq ft **Bedroom:** 1 **Bathroom:** 1

**Carmen Teoh** (REN 27223)

IQI REALTY SDN BHD (E (1) 1584)  
☎ +6012 303 3133

**SOLD FOR**  
**RM2.2 million** (RM912.50 psf)

**Condominium unit, SENI Mont'Kiara, Kuala Lumpur**

**Concluded by:** James Lai (PEA 1933)  
of Property Hub Sdn Bhd  
(+6016 311 6092) **When:** August 2019

**DONE DEAL**

**Noteworthy**

- Built-up: 2,411 sq ft
- Freehold
- High-floor unit
- Fully furnished
- Sold with tenancy agreement
- 3 bedrooms and 5 bathrooms
- Facilities: Art gallery, tennis court, pool deck, water pavilion, Jacuzzis, Olympic-sized swimming pools
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There were also 55 rental listings with an average asking rental of RM10,500 per month or RM3.17 psf.

**RM560,000****SS 15, Subang Jaya, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,600 sq ft  
**Bedroom:** 5 **Bathroom:** 2

**Anna Liew** (REN 00932)

STANWELLS REALTY SDN BHD (E (1) 1586)  
☎ +6012 239 2631

**RM988,000****Residential Suites @ M City, 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

**RM18,500,000****Off Jalan Bukit Kemuning, Shah Alam, Selangor**

**Type:** Industrial land **Tenure:** Freehold  
**Land size:** 4 acres

**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
☎ +6019 317 7060

**RM1,620,000****9 Bukit Utama, Bandar Utama, 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

**RM1,246,140****USJ, Selangor**

**Type:** Residential land **Tenure:** Leasehold  
**Land size:** 5,418 sq ft

**Eugene Koo** (REN 00311)

I-PROP REALTY (USJ) SDN BHD (E (1) 0452/2)  
☎ +6017 212 3948

**RM5,500,000****Damansara Heights, Kuala Lumpur**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 8,000 sq ft **Land size:** 9,000 sq ft  
**Bedroom:** 6 **Bathroom:** 7

**Eugene Yap** (REN 12217)

FOCUS ESTATE AGENCY SDN BHD (E (1) 1751)  
☎ +6012 625 9888





## Properties for sale and rent

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**RM298,000**

### Residen Mutiara, Country Homes, Rawang, Selangor

**Type:** Townhouse **Tenure:** Freehold  
**Built-up:** 1,043 sq ft **Land size:** 1,220 sq ft  
**Bedroom:** 3 **Bathroom:** 2

**Firdaus Bin Samuri** (REN 25246)

LEGACY REAL PROPERTY SDN BHD (E (I) 1925)

+6019 337 7358



**RM2,800/mth**

### Riana Green East, Wangsa Maju, Kuala Lumpur

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,109 sq ft **Bedroom:** 3 **Bathroom:** 2

**Fong Tan** (REN 38422)

REAL ESTATE FINDERS (MY) SDN BHD (E (I) 1516)

+6012 370 9874



**RM12,000,000**

### Bukit Bandaraya, Bangsar, Kuala Lumpur

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 3,500 sq ft **Land size:** 6,609 sq ft  
**Bedroom:** 3 **Bathroom:** 6

**Ian Tang** (REN 22803)

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

+6018 278 3154



**RM3,100,000**

### Seksyen 7, Shah Alam, Selangor

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 7,432 sq ft **Land size:** 9,100 sq ft  
**Bedroom:** 6 **Bathroom:** 4

**Izzah Rohaizad** (REN 10356)

WEISE INTERNATIONAL PROPERTY CONSULTANTS

SDN BHD (VE (I) 0241) +6017 422 2179



**RM18,472,000**

### Jalan Sentul Pasar, Sentul, Kuala Lumpur

**Type:** Agricultural land **Tenure:** Freehold  
**Land size:** 80,314 sq ft

**James Lee** (REN 11088)

LEADERS REAL ESTATE (E (3) 1204)

+6010 773 0073



**RM5,900,000**

### Bukit Gita Bayu, Seri Kembangan, Selangor

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 8,000 sq ft **Land size:** 11,300 sq ft  
**Bedroom:** 8 **Bathroom:** 7

**Joanne Soh** (REN 13124)

CBD PROPERTIES SDN BHD (E (I) 1197)

+6012 297 6506



**RM1,900,000**

### Jalan Pendamar, Shah Alam, Selangor

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 2,880 sq ft **Land size:** 6,480 sq ft  
**Bathroom:** 2

**Charles Chua** (REN 02154)

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

+6012 282 0823



**RM950,000**

### Anggerik Doritis, Kota Kemuning, Selangor

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,200 sq ft **Land size:** 2,625 sq ft  
**Bedroom:** 4 **Bathroom:** 3

**Kheng Fatt** (REN 04422)

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

+6012 329 6931



**RM750,000**

### Casa Tropicana, Tropicana, Selangor

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,420 sq ft **Bedroom:** 4 **Bathroom:** 3

**Laura Teh** (REN 02734)

REAPFIELD PROPERTIES SDN BHD (E (I) 0452)

+6019 221 9830



**RM1,890,000**

### Kemuning Utama Permai, Shah Alam, Selangor

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 3,900 sq ft **Land size:** 4,000 sq ft  
**Bedroom:** 6 **Bathroom:** 5

**Chris Chiam** (REN 27288)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (I) 0452/2)

+6019 317 7060

#### RENTED FOR

**RM1,800/mth** (RM2.18 psf)

#### Serviced apartment, Maxim Residences, Cheras, Kuala Lumpur



**Concluded by:** Low Chee Hoong (REN 22437)

Reapfield Properties (+6012 318 8473)

**When:** December 2019

**DONE DEAL**



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**RM3,000/mth**

### Windows on the Park, Batu 9 Cheras, Selangor

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,685 sq ft **Bedroom:** 4 **Bathroom:** 3

**Jessica Tung** (REN 05827)

PROPNEK REALTY SDN BHD (E (I) 1800)

+6012 381 7783



**RM855,000**

### Villa Astana, Kajang, Selangor

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 2,940 sq ft **Land size:** 2,145 sq ft  
**Bedroom:** 5 **Bathroom:** 4

**Justin Lee** (REN 32527)

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

+6016 618 9568



## SPOTLIGHT

Properties for **sale** and **rent**

Commercial



Residential

Click/tap on  
each listing  
to visit the  
listing's page**RM780,000****D6 Sentul East, Sentul, Kuala Lumpur****Type:** Office **Tenure:** Freehold  
**Built-up:** 1,100 sq ft**Lim Chee Leng** (PEA1158)

REJEY PROPERTIES (E (3) 0255)

☎ +6016 336 0661

**RM1,200/mth****Vista Komanwel A, Bukit Jalil, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,122 sq ft **Bedroom:** 3 **Bathroom:** 2**Livien** (REN 14087)

GRIFFIN PROPERTIES (E (3) 1792/1)

☎ +6012 421 5350

**RM3,280,000****Putra Hill, Bukit Rahman Putra, Selangor****Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 8,000 sq ft**Bedroom:** 4 **Bathroom:** 7**Louis Thin** (E1960)

RICH VALLEY PROPERTIES (E (3) 1735)

☎ +6012 306 0177

**RM738,000****Kiara Residence 2, Bukit Jalil, Kuala Lumpur****Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,276 sq ft **Bedroom:** 4 **Bathroom:** 3**Low Chee Hoong** (REN 22437)

REAPFIELD PROPERTIES SDN BHD (E (1) 0452/9)

☎ +6012 318 8473

**RM400,000****Meru, Klang, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,721 sq ft **Land size:** 1,300 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Mohd Hazli Aziz** (REN 35744)

IW PROPERTIES (E (3) 1334/1)

☎ +6012 666 0984

**RM1,180,000****Seksyen 7, Shah Alam, Selangor****Type:** Residential land **Tenure:** Leasehold  
**Land size:** 9,085 sq ft**Mohd Syam** (REN 15084)

JUSTE LAND (E (3) 0205)

☎ +6013 639 6454

**RM1,820,000****Bungaraya Kondominium, Saujana Subang, Saujana, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 2,980 sq ft**Bedroom:** 4 **Bathroom:** 4**Neoh Eng Kim** (REN 32881)

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

☎ +6016 208 6331

**RM435,000****Casa Tiara, Subang Jaya, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 800 sq ft **Bedroom:** 3 **Bathroom:** 2**Philip CK Ong** (REN 32684)

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

☎ +6016 220 0780

**RM1,150,000****Telok Panglima Garang, Selangor****Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 2,821 sq ft **Land size:** 3,252 sq ft  
**Bedroom:** 5 **Bathroom:** 5**Susan** (REN 34104)

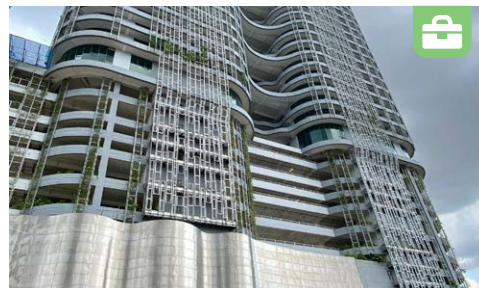
CHESTER PROPERTIES SDN BHD (E (1) 1321/15)

☎ +6019 210 9848

**RM1,099,000****Taman Impian Indah, Sungai Buloh, Selangor****Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 2,464 sq ft **Land size:** 4,000 sq ft  
**Bedroom:** 5 **Bathroom:** 5**Terence Yap** (REN 10998)

GS REALTY SDN BHD (E (1) 1307)

☎ +6012 232 9042

**RM200,000/mth****Bandar Utama, Selangor****Type:** Office **Tenure:** N/A  
**Built-up:** 34,000 sq ft**Victor Lim** (REN 09135)

CBD PROPERTIES SDN BHD (E (1) 1197)

☎ +6019 280 2788

**RM2,000/mth****SS2 Petaling Jaya, Selangor****Type:** Terraced house **Tenure:** N/A  
**Built-up:** 2,000 sq ft **Land size:** 1,540 sq ft  
**Bedroom:** 4 **Bathroom:** 3**Vivienne Ng** (REN 04563)

REAPFIELD PROPERTIES (TAMAN SEA) SDN BHD

(E (1) 0452/9) ☎ +6017 338 8859

**RM603,888****Cantara Residences, Ara Damansara, Selangor****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 646 sq ft **Bedroom:** 1 **Bathroom:** 1**Wenda Tee** (REN 31380)

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

☎ +6013 348 9163

**RM750,000****Denai Alam, Selangor****Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,500 sq ft **Land size:** 2,123 sq ft  
**Bedroom:** 4 **Bathroom:** 4**Winny Su** (REN 00355)

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

☎ +6017 298 1800

**RM32,670,000****Pulau Indah Industrial Park, Port Klang, Selangor****Type:** Land **Tenure:** Leasehold  
**Land size:** 16 acres**Yong Hao Sit** (REN 09622)

REGIONAL REAL ESTATE (E (3) 1274)

☎ +6012 690 8291

**RM815,000****Bangsar Puteri, Bangsar, Kuala Lumpur****Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,100 sq ft **Bedroom:** 2 **Bathroom:** 2**Ann Soh** (REN 03232)

METRO REC SDN BHD (VE (1) 0376/1)

☎ +6018 369 8650