PUBLISHED EVERY FRIDAY

ECGEPIOD.MY

FRIDAY, FEBRUARY 12, 2021 . ISSUE 3155/2020 . PP19055/06/2016(034530)

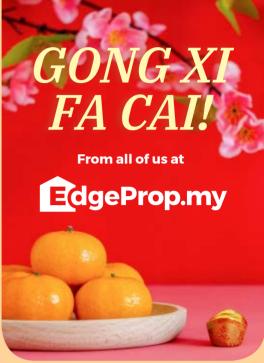
E-WEEKLY

At Home | 05 with Eunice | FEATURE

Turning 'CNY must-have items into festive decor pieces







Klang Valley's MOST-SEARCHED locations online

Pandemic and economic challenges are not stopping property bargain hunters. EdgeProp.my's data identifies five top locations property seekers checked out last year. Where are they and what's so special about these addresses? Find out on Pages 10 to 13.









EdgeProp.my

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EdgeProp.my E-weekly is published by The Edge Property Sdn Bhd.

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Bina Darulaman to turn hotel units into serviced apartments

After operating for almost 15 years, BDB Hotels located in Bandar Darulaman, Jitra, Kedah will change its operations from a hotel to serviced apartments when its operating licence ends.

Bina Darulaman Bhd Group (BDB) chief operating officer and vice-president 2 Mohd Sobri Hussein said the change of operation model is an initiative to weather the current challenges faced by the hospitality industry due to the Covid-19 pandemic.

"Previously, BDB Hotels offered accommodation rooms and chalets to our customers but this new concept will see 72 apartments being opened for sale or rented to the public who are interested to buy and lease them out," he said in a statement on Feb 9.

Chin Hin Group Property to launch RM3.73b worth projects

Chin Hin Group Property Bhd (CHGP) aims to unveil RM3.73 billion in gross development value (GDV) from on-going and future developments in the next two years.

In a media statement on Feb 8, the company revealed that it will be spending approximately RM268 million to acquire 81.9 acres of land for the development of five different property projects situated in the Klang Valley.



CHGP executive director Chiau Haw Choon (pictured) said the company will be expanding their portfolio to various growth corridors in the Klang Valley such as Serendah, Bandar Kinr-

Construction work value shrinks 14.2% in 4Q20



The value of construction work done shrank by 14.2% year-on-year (y-o-y) to RM31.7 billion in the fourth quarter of last year, according to the Department of Statistics Malaysia (DOSM).

In a statement on Feb 10, DOSM chief statistician Datuk Seri Dr Mohd Uzir Mahidin said all subsectors are seeing decline in construction activities, except for special trades activities subsector, which recorded a growth of 29.3% y-o-y.

The civil engineering subsector dipped 25% y-o-y; residential buildings subsector declined by 10.9% and nonresidential buildings subsector dropped 6.3%.

Having said so, the civil engineering subsector remained dominant with the biggest share of the value of

construction work done, at 39.6%, followed by non-residential buildings (27.5%), residential buildings (25.4%) and special trades activities (7.4%).

The private sector continued to lead construction activity with a 55.7% share or RM17.7 billion of the total value of construction work done.

For the full year, the value of construction work contracted by 19.4% to RM117.9 billion from RM146.4 billion

Meanwhile, the Building Material Cost Index (BCI), excluding steel bars, for almost all regions in Peninsular Malaysia increased by between 0.1% and 2.0% for almost all building categories in Jan 2021 compared with the previous

ara, Bangsar South and Cyberjaya.

Proposed developments include townships, serviced apartments, mixed-use developments and offices.

Oriental Interest to buy land in Klang for RM64m

Oriental Interest Bhd (OIB) is eyeing to acquire a piece of land measuring 59,745 sq m in Klang for RM64.31

The group said the acquisition of the freehold land from Gabungan Efektif Sdn Bhd would complement its existing development around the Klang Valley.

"The proposed acquisition is also in line with the group's overall plan to increase its land bank in strategic areas (where the group can leverage its extensive experience in building mixed-use developments), given the opportunities available in the current market condition," the group said in a filing with Bursa Malaysia on Feb 9.



Malaysia 2020 wholesale, retail sales values fall 5.9%

Malaysia's wholesale and retail trade contracted by 5.9% for the whole of 2020 — a historical low, according to the Department of Statistics Malaysia (DOSM) report on the Performance of Wholesale and Retail Trade for Dec 2020.

During the month under review, wholesale and retail trade declined by 0.3% year-onyear (y-o-y) to RM115.5 billion, said Chief Statistician Datuk Seri Dr Mohd Uzir Mahidin.

In a statement on Feb 9, he said retail trade declined 2% y-o-y or RM0.9 billion to RM46.8 billion in Dec 2020, while

wholesale trade also recorded a decrease of RM0.3 billion or 0.6% y-o-y to RM55.3 billion.

On the other hand, he said motor vehicles continued to record positive growth with an increase of RM0.9 billion or 7.4% y-o-y to RM13.4 billion.

Mohd Uzir said the negative growth in Dec 2020's retail trade was due to a decline in retail sales of non-essential products, namely retail sales in specialised stores (-6.4%), household goods (-4.1%), cultural and recreation goods (-4.9%), and information and communication equipment (-0.9%).



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Covid-19: Will daily confirmed cases continue to fall?



HOTLINES

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For more information, go to

CPRC Telegram channel at

https://t.me/cprckkm
For queries on the Restricted

Movement Control Order,

call 03-8888 2010.

Data from the World Health Organization (WHO) showed that the number of global new Covid-19 cases is decreasing. With a total of 3.1 million new cases recorded last week, it was a 17% decline compared to the previous week and also the lowest figure since the week of Oct 26, 2020.

In Malaysia, daily confirmed cases are also trending down as the reinstatement of the movement control order (MCO 2.0) has borne the desired results in curbing the infection rate, according to Health Director-General Tan Sri Dr Noor Hisham Abdullah.

He noted that the number

of cases could reach a plateau by week four of the MCO if the public continued to follow the strict standard operating procedures (SOP).

Meanwhile, with Chinese New Year (CNY) around the corner, the SOPs have been relaxed even more as the National Security Council (MKN) allows visitation of up to 15 family members within 10km of the same district to gather for family reunions on Feb 11.

At the same time, all retailers are now permitted to resume operation while dine-ins are now allowed but limited to two customers per table. This is to ensure the sustainability of these operations, said Senior Minister Datuk Seri Ismail Yaakob on Feb 9.

However, the government's decision to shorten the 10-day quarantine period to three days for ministers returning from official overseas visits has sparked the public's concern. Nevertheless, Dr Noor Hisham stressed that this could only be done if the ministers fulfilled certain criteria.



Govt confident of reducing jobless rate to 3.5%

The Government is confident of meeting its unemployment rate target of 3.5% in 2021, despite the current Movement Control Order 2.0 in force, as its initiatives to reduce joblessness in the country have taken into account the new normal.

Following the second National Employment Council meeting earlier on Feb 9, which was held virtually, the Prime Minister's Office estimates more than 160,000 new jobs will be created in 2021, based on committed investment.

The Government also welcomed the Federation of Malaysian

Manufacturers and SME Association of Malaysia's offer to assist the Government in addressing the rise in unemployment through initiatives announced in Budget 2021, especially in terms of upskilling and digitalisation.

It said the NEC Special Task Force has rolled out a strategy to address issues of unemployment and mismatch in jobs via the matching of human capital to industry needs, increasing high-skilled job opportunities, and to strengthen cooperation between academics and industry.



Seoul to test pet cats, dogs for infection

The South Korean capital city will test pet cats and dogs for Covid-19 if they display symptoms of an infection, Yonhap reported Feb 8.

Seoul metropolitan government disease control official, Park Yoomi, told the news agency that such tests can be conducted near the pet's home "by a team of health workers, including a veterinarian".

Park explained that animals

"exhibiting symptoms, such as fever, coughing, breathing difficulties and increased secretion from the eyes or nose, will be subject to the test".

Pets found to be Covid-19 positive can be quarantined at home for 14 days without the need to be sent to isolation as there is no evidence Covid-19 can be transmitted to humans from an animal.

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The self-sustaining city

Your True esort LIFESTYLE Crisantha @ Resort Homes

Bandar Sri Sendayan is a self-sustaining township which is located within the Greater Klang Valley Conurbation in Seremban. Sitting on 6,000 acres of freehold land, the township, which is a part of the Malaysia Vision Valley plan, is a masterstroke that combines residential, commercial, institutional and leisure elements in a well-balanced blend of lifestyle and living.

And at its core lies Crisantha, Resort Homes, which is strategically located within the flourishing heart of Bandar Sri Sendayan, where the residents are living in the very epicenter of it all with retail, entertainment, health care, and education close by



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From the home at its heart.

Crisantha @ Resort Homes is a pristine and understand freehold neighborhood within the larger Resort Homes development. Set amidst anrestful oasis with an airy ambience and a unique sense of serenity, the streets are lined with trees, with pockets of greenery placed throughout the area.

Crisantha features modern façade and architecture, complemented by premium finishings - laminated floorboard on the first floor for all bedrooms and family areas. Typical homes comes with a land size of 24'x70' and a generous built up of 2,863 sq.ft. that features flexible layouts of gracious spaces. With even the smallest details being looked at to ensure that your home is a testament to luxury, its open plan concept means that there is ample of room space for the entire family to work and play. For those who fancies to chill at their very own private garden, the Type B spells out loud with layouts featuring an extra lawn space at the rear of the unit sprawling across around 20ft of

The neighbourhood offers more than just homes, it also comes complete with community facilities such as a pavilion, BBQ plaza, jogging track, playground, multipurpose court, viewing deck, and residents able to enjoy the facilities with complete peace of mind, as there is a 24/7 security presence. With an access card operated boom gate, voice intercom system, and an additional magnetic & vibration sensor in each house on the very slim chance of an unwelcome visitor, the residents can breathe easy knowing that they and their families are well looked after.

From lifestyle to living.

Covering an area of 6.33 acres, Seremban's premier clubhouse, d'Tempat Country Club, lies a mere 1km away. The icing on the top of the cake is that residents also get to enjoy the complimentary clubhouse membership which features among other exciting attractions such as an Olympic sized swimming pool, a gym, badminton, tennis and squash courts, a 10 lane bowling alley, aqua gym and many more.

In addition to this, what is being billed



as the largest entertainment venue in Negeri Sembilan is here at Bandar Sri Sendayan. The Sendayan X-Park offers a range of exciting activities like go-carts, a paintball arena, BMX tracks and a golf driving range.

If you should find yourself low on necessities, the Sendayan Merchant Square is just as close, with three departmental stores - Mydin Hypermarket Seremban 2, AEON Seremban 2 and Tesco Seremban 2 - just a short trip away.

Finding a good school for your children is one less thing to worry about when you live here, as the township is close to several educational institutions which cater to the younger ones right up to high schools. Matrix Global Schools, not only offers the Cambridge Syllabus, but also accepts pre-school, primary and secondary-level students. Also close by are SMK (Felda) Seri Sendayan, SJK (T)Bandar Sri Sendayan, SJK(C)Bandar Sri Sendayan, SMK Bandar Baru Sri Sendayan, and for those seeking higher education Nilai University and INTI International University, are only 30 minutes away.

And finally when it comes to your wellness and wellbeing, Columbia Asia Hospital, KPJ Seremban Specialist Hospital and Hospital Tuanku Ja'afar Seremban are all a very short distance away from home.

From the city to beyond.

Living here means being connected to

the world. With the North-South Expressway (NSE), Seremban-Port Dickson Highway around the bend both the Port Dickson Waterfront and the KL City Centre are a breezy drive away. And if you wish to go even further, the KLIA Linkage gets you to Kuala Lumpur International Airport in only 30km.

From the head to the heart.

Matrix Concepts Holdings Berhad (Matrix) is the developer of Bandar Sri Sendayan, the idea going straight from the heads of the developers to the hearts of the residents. The township's features of a green landscape, as well as the schools, recreational and other facilities.

Matrix created a benchmark for themselves; to nurture the environment, enrich lives by caring about, and developing, the community, to provide the best education for future generations and to diversify into sustainable property investments.

Bandar Sri Sendayan ticks all these boxes. From education to recreation, this township is just a short distance away. Another amazing feature of Bandar Sri Sendayan is the 26 acre Sendayan Green Park, which has been designed to bring residents together in an open area.

This township has evolved from the concepts of environment, convenience and lifestyle, all designed to improve as time goes on.



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At Home with Eunice

BY RACHEL CHEW

With the financial impact of the Covid-19 pandemic, many of us may have tight budgets to decorate our homes for Chinese New Year (CNY) this year. However, we should not skip the trimmings as every new year symbolises a new beginning, and a fresh start is what we need the most for the Year of Ox after a rough Year of Rat in 2020.

So, let Eunice Teo, who is a certified member of the American Institute of Floral Designers (AIFD), together with EdgeProp Malaysia, kindle your artsy side to create some new decor trends, all from the comfort of your home through a sixepisode Facebook Live mini-series called 'At Home with Eunice'.



by EdgeProp.my, sponsored by Matrix Concepts Holdings Bhd, and supported by Nippon Paint Malaysia and Amtrol Flower Natalie Khoo, the mini-series is live-streamed on EdgeProp.my Facebook page every Tuesday 8pm starting from Feb 9, 2021.

Eunice Teo, who is the principal of Amtrol Flower Designing, was also the evaluator of AIFD and the mastermind behind the beautiful flower creations



The gold and orange colours could highlight the feel of CNY.

t Home with Eunice is presented in worldwide-blockbuster movie *Crazy Rich Asians*.

In the first episode of the series on Feb 9, she shared six CNY-themed decor pieces by using what are readily available in most homes.

"Sustainability and recycling are what I have in on the red CNY stickers on the or-Designing. Hosted by EdgeProp.my writer mind when thinking about the designs. It has to be something that everyone can easily get from the home and garden, doable and full of meaning as we are doing it to welcome the new year," Teo noted.

Work magic using Mandarin orange skin

Mandarin oranges are one of the must-have items at home during CNY. While enjoying the fleshy citrus, the peel could be used as the main material, together with green leafy plants or vegetables like leek or white cabbage, to create some festive decorations.

The trick is, instead of peeling the mandarin oranges, we could cut off the top part of the oranges, take out the flesh and just use the peels as

For the first piece, Teo tied a few leeks together with a red ribbon so they can stand straight in a shallow bowl. Then pin the top part of the orange

peels on the four sides of the red ribbon to symbolise incoming prosperity from all four directions.

To add some colours, just put ange peels and ta-da, a simple leek "bouquet" will soon light up your living room or dining area.

The mandarin orange skin shells are for the second piece, together with any green leaves from the garden.

Teo picked up leaves of different textures and shapes - spiky, waxy and soft - and grouped them together into a wide bowl to create the contrast and different lines. The final touch of the piece is to pick two bigger leaves and spray them into gold colour to elevate the value of the piece. Then fix the empty mandarin orange shells in the middle of the greens with sticks (or toothpicks) for the final touch.

"This is the piece for someone who prefers greens to flowers. The gold and orange colours could highlight the feel of CNY. The mandarin orange peels will also give off a pleasant citrus smell in your home," she shared.

CONTINUES NEXT PAGE →



The leek "bouquet".





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EdgeProp.my presents f Live At Home with Eunice



← FROM PREVIOUS PAGE

A beautiful

living area.

yet functional

bamboo piece

to decorate the

Ngaku is more than chips

The third and fourth CNY-theme arrangements used arrowhead bulbs, which is also the first try for Teo. She believes it is a good element to use as arrowheads are in season during CNY.

"Arrowheads have to make it through the winter before they burst to sprout in the spring. It is only available during CNY and I think it brings a very good meaning behind. I have never tried to make an arrangement with arrowheads but I think it is worth trying," she shared.

soaked some arrowheads for about 10 days to let them sprout with greenish leaves.

"My grandparents used to grow arrowheads in a small bowl during CNY. Many may not be aware they can grow when soaked in water. I wish to reproduce the plant by growing more in this recycled chocolate container," she said.

She also suggested lifting the square container with a tall box to create lines, as well as adding in some small flower bulbs made of raffia string and gold wire to create a different level and line for the piece.

If you happen to have a long rectangular-shape plate at home, the second arrowhead decor piece will definitely suit you.

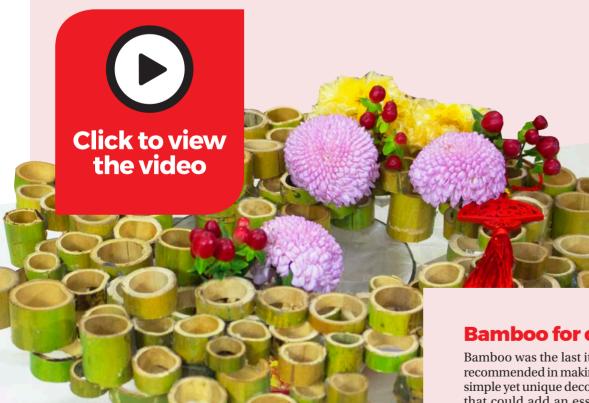
Just skew some arrowheads using sticks or toothpicks and lay them on a long plate filled with a little fresh water. Then tie some red ribbons over the plate to add some festive colours to the arrangement.

By sticking through them and laying them flat By reusing a square chocolate container, Teo on the plate, I can make sure that the sprouts will follow the light and grow upwards to create phototropism. With this, it will create an interesting line for this piece when the stem and leaves are all growing upwards while the arrowheads lay flat. I hope this piece could remind all of us to never stop trying to break through the challenges we are facing right now," Teo said.



In every episode of "At Home with Eunice", Eunice Teo will be giving out the decor pieces created for the series to the lucky audiences who tune in and post their questions or comments during the session.

The next episode, which goes live on Feb 16, 2021, will be using vegetables as the decorative theme. Stay tuned!





Bamboo for character

Bamboo was the last item Teo flexibility reminds us to always recommended in making some simple yet unique decor pieces that could add an essence of nature to our living areas.

"In Chinese culture, bamboo symbolises strength, mainly due to its resilience; and if it is gifted to someone, it means you wish that person a strong and prosperous life. Its strength teaches us to stand upright and its adapt to the most challenging circumstances," said Teo.

By sawing the bamboo into small pieces and gluing them to the cover of a plastic chocolate box to form an irregular shape, we could create a simple and nice plate to decorate in the living area.

To add some colours, Teo said some fresh flowers like yel-

low or pink chrysanthemums would light up the piece, or we could also make some flowers using colourful raffia strings to decorate the bamboo plate.

For the last decor piece, Teo also used sawn bamboo but in bigger pieces. They were glued in irregular forms. Teo inserted plastic bags into the bamboo and used it as a vase for fresh flowers.



At Home with Eunice

Episode 2

Come explore creative ideas and new decor trends from the comfort of your home with Malaysia's **Eunice Teo** of *Crazy Rich Asians* fame!

At Home with Eunice is a brand new FB Live lifestyle show on the "How to..." of exciting and sustainable decor.

In the second episode of the six-part series by EdgeProp Malaysia,
Eunice will work her magic on vegetables you see in the kitchen every day such as long beans, French beans, okra, chilli and eggplant!



Amtrol Flower Designing

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EUNICE TEO
is a member of the
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Floral Designers (AIFD).
She single-handedly curated
all the floral arrangements
you see in the worldwide
blockbuster movie
Crazy Rich Asians.



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FOREIGN NEWS

Two strata office floors at Suntec Tower 2 going for RM232m

BY TIMOTHY TAY / **EDGEPROP SINGAPORE**

SINGAPORE: Two floors of strata offices at Suntec Tower 2 have been put up for sale via an Expression of Interest (EOI) exercise by Cushman & Wakefield.

The office spaces are located on the sixth and 11th floors and lobbies and restrooms. each has a strata floor area of about properties is S\$76 million which translates to an average price of S\$2,642 psf (RM8,063 psf) on the strata area.

The office units on the two floors are currently leased to multinational corporations which will provide the incoming purchaser with an immediate rental income. The properties can be purchased jointly or separately, says Cushman & Wakefield.

Suntec City is an integrated, mixed-use development with five Grade-A office towers, a mega retail March 10.

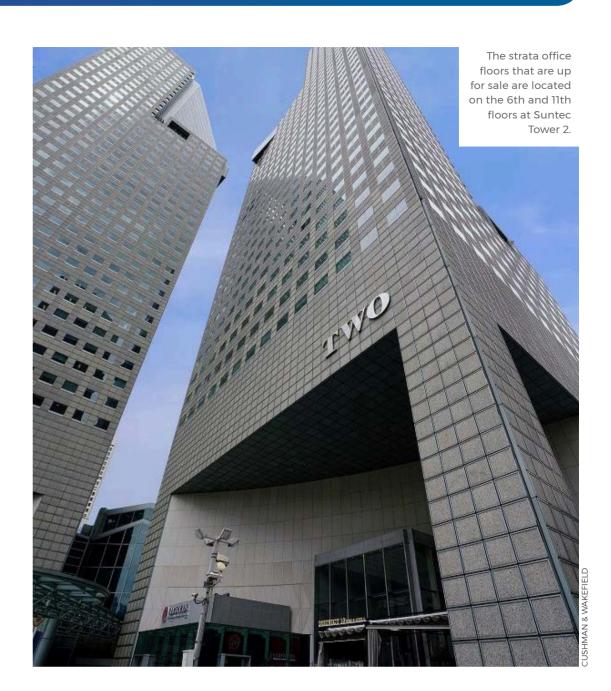
podium that spans all towers, as well as a world-class convention and exhibition centre. The development is centrally located and has direct access to the Promenade, Esplanade, and City Hall MRT stations.

Suntec Tower 2 is undergoing asset enhancement works for the entrance ad reception areas, lift

'Strata offices in Suntec City are 14,381 sq ft. The guide price for the highly sought after due to the asset's convenient location, column-free layout, wide spectrum of amenities at its doorstep," says Shaun Poh, executive director of Capital Markets at Cushman & Wakefield.

> He adds that "given Suntec's stellar reputation as a Grade A commercial development that consistently attracts the very best MNCs to set up shop, investors are always on the look out to acquire such prime

The EOI exercise will close on







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BY TAN AI LENG

Shah Alam, Petaling Jaya, Cheras, Klang and Puchong...

No, they are not the daily report on Covid-19 new clusters. In fact, far from such infamy, these were the five most-searched locations in the Klang Valley on EdgeProp.my in 2020.

Interestingly, all the five were also the most searched locations on the portal in 2019 – but in a different sequence. While Shah Alam remained at the top spot in 2019, it was followed by Cheras, Petaling Jaya, Puchong and Klang.

Top-searched areas in the Klang Valley

2019		202	2020	
1	Shah Alam	1	Shah Alam	
2	Cheras	2	Petaling Jaya	
3	Petaling Jaya	3	Cheras	
4	Puchong	4	Klang	
5	Klang	5	Puchong	

Source: EdgeProp Research

The reality is, good times or bad times, property buyers are always on the prowl for attractive deals.

Following the prolonged movement control order that started from March 18 last year, we have been adjusting life to the new normal. Online shopping – including for properties — is gaining momentum.

Still, caution was the order of the day and this was reflected in the fewer transactions recorded.

In the first three quarters of 2020, a total of 204,721 properties valued at RM103.15 billion changed hands. This was a 16% and a 22% dip in transaction volume and value respectively from 2019, according to data from the National Property Information Centre (NAPIC) which is under the Finance Ministry's Valuation and Property Services Department (JPPH).

Back to the top five mostsearched locations by property enthusiasts; what is so special about them?

For a start, all the five are highly-populated matured areas with proximity to amenities. They also boast easy accessibility and offer robust business activities.

How did these areas fare in terms of property price trend? Which projects in the five areas shine? Read on to find out.

The locations with the MOSTCLICKS N 2020 ARE...



ALL PICTURES BY LOW YEN YEING | EdgeProp.my

he state capital of Selangor Klang Valley in 2020. Since it became the capital city of the state of Selangor in 1963, its boundaries have expanded from 41.69 sq km to 290.3 sq km consisting of 56 Sections.

From oil palm and rubber plantations into a modern industrial city, Shah Alam today is also a top choice for young families and professionals to live in, especially those who work in the western corridors of the Klang

Shah Alam can be accessed by major highways including the Federal Highway, Shah Alam Expressway (KESAS), Guthrie Corridor Expressway (GCE), New Klang Valley Expressway (NKVE), North-South Expressway Central Link (ELITE) and Kemuning-Shah Alam Highway (LKSA). These highways connect Shah Alam to Kuala Lumpur International Airport (KLIA) and Sultan Abdul Aziz Shah Airport.

For rail public transportation, Shah Alam Station in Section 19, and Batu RM374 and RM219 psf respectively. Tiga Station in Section 13.

The state capital was once perhas topped the list again as ceived as a Malay area due to large the most-searched area in the tracts of Malay reserve land here, but it has become more multi-racial over the years. Coupled with new housing projects that target young homebuyers, commercial activities have grown and Shah Alam is becoming more vibrant and diverse.

> Terraced houses are the most transacted residential properties in Shah Alam between 2012 and 2018. The area has seen over 1,000 terraced houses changing hands every year.

> Although the transaction volume shrank to three digits from four digits previously, Shah Alam has remained one of the most sought-after locations by property buyers.

> In 3Q20, some 148 terraced houses and 59 condominiums were sold. A total of eight semidees and three bungalows also changed hands during the same period.

Terraced houses in Shah Alam transacted at an average price of RM365 psf while condominiums av-Alam is served by the Keretapi Tanah eraged RM352 psf. Transaction prices Melayu (KTM) that stops in Shah for semidees and bungalows averaged

CONTINUES NEXT PAGE →

in Shah Alam in 3020

Most transacted projects

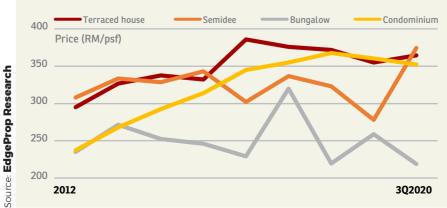
PROPERTY TYPES	PROJECTS/AREAS
Terraced house	Elmina West
	Taman Sri Muda
	Denai Alam
Semidee	Sri Damai
	Section 13
	Section 30
Bungalow	Kemuning Utama
	Section 30
	Section 7
Condominium	Taman Bunga Raya
	Residensi Hijauan
	Pangsapuri Indah

Most expensive projects in Shah Alam (in terms of psf selling price) in 3Q20

Source: EdgeProp Research

J 1		
PROPERTY TYPES	PROJECTS/AREAS	SELLING PRICE (RM/PSF)
Terraced house	Elmina West @ Denai Alam	498
	Ken Rimba	449
	Kemuning Greenhills	442
Semidee	Alam Impian	481
	Kemuning Greenhills	440
	Kemuning Utama	427
Bungalow	Bukit Rimau	410
	Kemuning Utama	389
	Section 7	257
Condo-	Suria Jaya e-SoFo	656
minium	Menara U	654
	i-Residence	597
Source: EdgeProp Research		

Shah Alam: Residential property price trend





← FROM PREVIOUS PAGE

Petaling Tava

STIMATED LAND AREA: 97.2 SQ KM **ESTIMATED POPULATION: 632,479**

SOURCE: PETALING JAYA CITY COUNCIL

eveloped in the 1950s, Petaling Jaya (PJ) was created as the satellite city to relieve the overpopulation faced by Kuala Lumpur. The former was subsequently granted city status in 2006.

Surrounded by KL to the east, Sungai Buloh to the north, Shah Alam and Subang Jaya to the west and Puchong to the south, it makes PJ one of the most preferred addresses for homebuyers and business owners.

Over the years, the urbanisation process has transformed PJ, making it the home of many business hubs in the Klang Valley, such as SS2, Bandar Utama, Damansara Uptown, Kelana Jaya, Mutiara Damansara and Ara Damansara.

PJ has access to the national highway system — North-South Expressway via Kota Damansara, Damansara and Subang. Internally, it also has highways that connect the major business hubs in PJ and the Klang Valley such as LDP, Sprint Expressway and Federal Highway.

Sultan Abdul Aziz Shah Airport (or Subang Airport) and Subang Skypark are also located in PJ, which offer domestic flights and some international flights as well as chartered flights services.

Terraced houses and condominiums are the most transacted property types in the residential segment. In 3Q20, some 70 terraced houses were sold while the condominium segment saw 33 transactions. During the same period, eight semidees and 11 bungalows changed hands.

The robust demand has supported the price growth of residential properties in PJ. However, there aren't any new landed property launches in recent years due to land scarcity. Hence, property buyers who are keen in buying landed properties have been eyeing secondary properties in the older parts of PJ, such as SS2, SS3 and Section 17.

In terms of pricing, average transaction prices of residential properties in PJ are the highest among the five most-searched locations.

of RM470 psf while the selling price of condominiums averaged RM451 psf. Transaction prices for semidees and bungalows averaged RM368 and RM283 psf respectively.

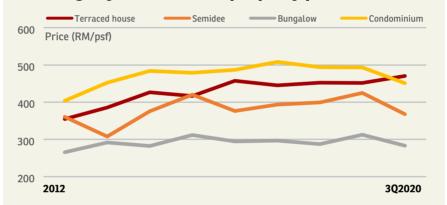
Most transacted projects in Petaling Jaya in 3Q20

PROPERTY TYPES	PROJECTS/AREAS	
Terraced house	SS 2	
	SS 3	
	Section 17	
Semidee	Section 5	
	SS 3	
	SS 21, Damansara Utama	
Bungalow	SS 3	
	Section 5	
	SS 1	
Condominium	1120 Park Avenue	
	Tropicana City Tropics	
	Akasia	
Source: EdgeProp Research		

Most expensive projects in Petaling Jaya (in terms of psf selling price) in 3Q20

(to the county price) a Can			
PROPERTY TYPES	PROJECTS/AREAS	SELLING PRICE (RM/PSF)	
Terraced house	Taman SEA	654	
	Taman Megah	639	
	SS 21, Damansara Utama	612	
Semidee	Section 17	649	
	SS 21, Damansara Utama	612	
	Taman Megah	489	
Bungalow	Section 11	374	
	SS 3	354	
	Section 17	335	
Condominium	Seventeen Residences	868	
	Tropicana City Tropics	746	
	Ameera Residences	649	
Source: EdgeProp Research			

Petaling Jaya: Residential property price trend



Average transaction prices

of residential properties in PJ

Source: EdgeProp Research

Property buyers who are keen in buying landed homes have been eyeing secondary properties in the older parts of Petaling Jaya.





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Most expensive projects in Cheras (in terms of psf selling price) in 3Q20

31		
PROPERTY TYPES	PROJECTS/AREAS	SELLING PRICE (RM/PSF)
Terraced	Tiara Hill	996
house	Bukit Tiara	940
	Taman Cheras Utama	613
Semidee	Taman Bukit Segar	504
	Suria Villa	381
	Taman Alam Damai	378
Bungalow	Taman Cheras (Yulek Heights)	297
	Kampung Cheras Baru	143
Condo- minium	V Residence Suites @ Sunway Velocity	1,039
	Shamelin Star Serviced Residences	721
	EkoCheras	688
Source: EdgeProp Research		

Most transacted projects in Cheras in 3Q20

PROPERTY TYPES	PROJECTS/AREAS	
Terraced house	Bandar Mahkota Cheras	
	Taman Bukit Hartamas	
	Taman Muda	
Semidee	Suria Villa	
	Taman Alam Damai	
	Taman Bukit Segar	
Bungalow	Kampung Cheras Baru	
	Taman Cheras (Yulek Heights)	
	Taynton View	
Condo- minium	Residensi PR1MA Alam Damai	
	V Residence Suites @ Sunway Velocity	
	Suasana Lumayan	
Source: EdgeProp Research		

Cheras: Residential property price trend Terraced house Condominium 500 Price (RM/psf) 400

No 3.

Cheras

ordering Ampang to the north and Kajang to the south, Cheras is one of the oldest residential areas in KL with parts of it located in Selangor.

Location is Cheras' biggest advantage as the KL portion of Cheras is about 6km from KL city centre. It also offers various housing choices that meet different buyers' needs and budgets.

Starting as a residential area, Cheras has evolved into a business, education and entertainment centre for city dwellers. The opening of Ikea Cheras and Mytown Shopping Centre as well as Sunway Velocity have created more vibrancy to this old residential area in KL.

In terms of connectivity, it has easy access to major highways such as the Middle Ring Road 2 (MRR2), Cheras-Kajang Expressway (Grand Saga), East-West Link and the Smart Tunnel.

Furthermore, its massive size means several LRT (Ampang-Sri Petaling line) and MRT (Sungai Buloh-Kajang line) stations serve the area, making commuting convenient. Hence, getting in and around it can be a breeze. Notably, the Bandar Tasik Selatan (BTS) Rail interchange in the district is linked to KLIA via the ERL Expressway. And this route only takes a short 20-minute journey.

Overall, property buyers preferred highrise residential properties in Cheras over other property types. This could be due to lack of landed housing choices in the area and the psf respectively.

The robust port

manufacturers and e-commerce players to set up their plants

or warehouse

facilities in the **Roval Town**

activities in Klang have attracted

ESTIMATED LAND AREA: 24.2 SQ KM ESTIMATED POPULATION: 188.390

SOURCE: DEPARTMENT OF STATISTIC MALAYSIA



high-rise residential segment offers more affordable and lifestyle choices for young homebuyers or investors.

In 3Q20, Cheras has recorded 154 condominium transactions, while 102 terraced houses, nine semidees and three bungalows have changed hands during the review period.

Property prices in Cheras remained steady. Supported by strong demand, the transaction price for condominiums averaged RM383 psf in 3Q20. Average transaction price for terraced houses was RM410 psf, while semidees and bungalows averaged RM476 psf and RM234

No 4.

Source: EdgeProp Research

200

2012

ESTIMATED LAND AREA: 573 SQ KM ESTIMATED POPULATION: 842,146

he Royal Town of Klang is the former capital of Selangor state. It is well-known for its shipping port — Port Klang — one of the busiest container ports in the world and the second biggest port in Southeast region.

Furthermore, the Carey Island development, which aims to make Port Klang a maritime centre and cargo logistic hub as well as a plan to have a cargo station for the East Coast Rail Link (ECRL) alignment, will be the future catalyst for Klang.

The robust port activities have also attracted manufacturers and e-commerce players to set up their plants or warehouse facilities in the Royal Town, which has also spurred the residential property demand in Klang.

Klang is connected to most of the highways — KE-SAS, Federal Highway and NKVE — and it is accessible via coastal roads from Banting and Sepang (to the south) as well as Kuala Selangor and Sabak Bernam (to the north). Several KTM Komuter stations are located within Klang as well.

Klang's residential property transactions have remained robust over the years, especially in the terraced house segment. EdgeProp.my data showed that from 2012 to 2019, over 1,500 landed houses changed hands every year.

However, transaction volume dipped last year with 309 landed homes transacted in the first nine months in 2020 (282 terraced houses; 16 semidees and 11 bungalows); and some 37 condominiums (including serviced apartments) changed hands in the review period.

In terms of pricing, Klang's average prices are relatively lower than the other four most-searched spots. Average psf selling price for terraced houses in Klang stood at RM287; RM276 for semidee; RM249 for bungalow and RM250 for condominium in 3Q20.

PROPERTY TYPES | PROJECTS/AREAS

Most transacted projects

3Q2020

in Klang in 3Q20

Terraced house	Taman Sentosa
Terracea mouse	Bandar Putera 2
	Dandar Futera 2
	Taman Klang Utama
Semidee	Canary Garden @ Bandar Bestari
	Taman Aman Perdana
	Taman Sejati
Bungalow	Taman Eng Ann
	Taman Sri Andalas
	Laman Kehijauan @ D'Laman Greenville
Condominium	Perdana Villa
	Taman Sentosa
	Amazing Heights

Source: EdgeProp Research

Source: EdgeProp Research

Most expensive projects in Klang (in terms of psf selling price) in 3Q20

PROPERTY TYPES	PROJECTS/AREAS	SELLING PRICE (RM/ PSF)
Terraced houses	The Parque Residence @ Eco Santuary	608
	Taman Jasa	447
	Sejati Kehijauan	437
Semidee	Canary Garden @ Bandar Bestari	502
	Laman Kehijauan @ D'Laman Greenville	458
	Bandar Parklands	341
Bungalow	Laman Kehijauan @ D'Laman Greenville	517
	Taman Aman Perdana	250
	Taman Eng Ann	247
Condo-	Orchis Apartment	350
minium	Pelangi Heights	300
	Vista Indah Putra	281

Bungalow Condominium Price (RM/psf) 300 250 200

Source: EdgeProp Research

2012 3Q2020

CONTINUES NEXT PAGE →



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No 5.

Puchong

ESTIMATED LAND AREA: 51.71 SQ KM ESTIMATED POPULATION: 400,000

SOURCE: DEPARTMENT OF STATISTICS MALAYSIA

he former mining town surrounded by Putrajaya, Subang Jaya and Bukit Jalil, Kuala Lumpur has transformed into one of the major commercial hubs in the Klang Valley and also one of the favourite spots for business owners and property buyers.

Easy accessibility is its greatest advantages as Puchong is well connected to other business hubs in the Klang valley via major highways — LDP, KESAS and SKVE.

For the wage earners working in KL city centre or other places, the Ampang-Sri Petaling LRT also has several stations in the area, making it an ideal place for people who are looking for accommodations close to public transportation.

Terraced houses and condominiums (including serviced apartments) are the most transacted residential properties in Puchong. In first three quarters of 2020, a total of 91 terraced houses and 56 condominiums changed hands,

For the first nine months last year, Puchong recorded one semidee and two bungalow transactions, according to EdgeProp. my data.

In terms of pricing, all residential property types in Puchong have enjoyed steady growth from 2012 to 3Q20.

In 3Q20, terraced houses in Puchong averaged RM439 psf, while condominiums transacted at an average price of RM339 psf. The average psf selling price for semidees and bungalows were RM479 and RM403 respectively.

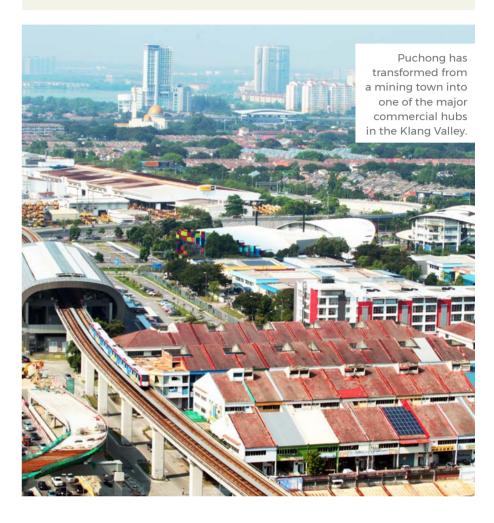
Most transacted projects in Puchong in 3Q20

PROPERTY TYPES	PROJECTS/AREAS
Terraced house	Taman Putra Prima
	Bandar Puchong Jaya
	Taman Puchong Utama
Semidee	Taman Mutiara Indah
	Amanria Residence
	Bandar Bukit Puchong
Bungalow	Bandar Bukit Puchong
	Kampung Batu 14
	Taman Meranti Jaya
Condominium	Taman Putra Perdana
	Vista Millennium Condominium
	Koi Kinrara Suites
	Source: EdgeDron Desearch

Most expensive projects in Puchong (in terms of psf selling price) in 3Q20

PROPERTY TYPES	PROJECTS/AREAS	SELLING PRICE (RM/PSF)
Terraced house	D'Island Residence	616
	Taman Denai Puchong	567
	Lakeside Residences	503
Semidee	Bandar Bukit Puchong	445
	Taman Mutiara Indah	343
Bungalow	Bandar Bukit Puchong	709
	Kampung Batu 14	94
Condominium	Solace Service Apartment @ Setiawalk	515
	Casa Tropika	480
	280 Park Homes	425
	Source: EdgeProp	Research

Puchong: Residential property price trend Terraced house Semidee Bungalow Condominium Price (RM/psf) 200 2012 302020



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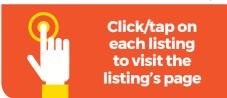






Commercial

Residential



Properties for sale and rent



RM5,000,000

Jalan Tualang, Bangsar, Kuala Lumpur

Type: Bungalow Tenure: NA Built-up: 6,000 sq ft Land size: 6,700 sq ft Bedroom: 6 Bathroom: 5

Abelard Toh (REN 42752)



RM1,580,000

Suasana Bukit Ceylon, Bukit Bintang, Kuala Lumpur Type: Condominium Tenure: Freehold

Built-up: 1,582 sq ft Bedroom: 3 Bathroom: 3

Abelard Toh (REN 42752)



RM435,000

Seasons Garden Residences, Setapak, Kuala Lumpur

Type: Condominium **Tenure:** Leasehold **Built-up:** 770 sq ft **Bedroom:** 3 **Bathroom:** 2

Ahlan Property (REN 03689)



RM245,000

Bandar Baru Salak Tinggi, Sepang, Selangor

Type: Residential land **Tenure:** Freehold **Land size:** 4,064 sq ft

Ahmad Suhaili (REN 16724)



RM1,100,000

Jalan Presint 10A2, Putrajaya, Selangor

Type: Residential land **Tenure:** Freehold **Land size:** 9,300 sq ft

Ahmad Suhaili (REN 16724)



RM395.000

Tiara Duta, Ampang, Selangor Type: Condominium Tenure: Leasehold Built-up: 998 sq ft Bedroom: 3 Bathroom: 2

Christine Peter (REN 38005) CID REALTORS SDN BHD (E (1) 1855)

**** +6018 462 8818

SOLD FOR

RM4.1 mil (RM548 psf)

Bungalow at Tropicana Golf & Country Resort, Petaling Jaya, Selangor



of Arden Estates Sdn Bhd (+6017 5952 833) When: Sept 2020



RM995,000

Bandar Baru Sri Petaling, Sri Petaling, Kuala Lumpur

Type: Terraced house Tenure: Leasehold Built-up: 3,000 sq ft Land size: 2,080 sq ft Bedroom: 5 Bathroom: 4

Chris Lim (REN 20985)



RM3,900,000

Subang Heights, Subang Jaya, Selangor

Type: Bungalow Tenure: Freehold Built-up: 6,117 sq ft Land size: 5,300 sq ft Bedroom: 6 Bathroom: 7

Chua Gs (REN 01131)

Noteworthy •Land area:

- 7,470 sq ft; Built-up: 6,000 sq ft • Leasehold
- Semi-furnished
- Private swimming poolAmenities: Medical
- Amenities: Medical centre and hospital, international school and colleges, shoplots, shopping malls
- Easy access via New Klang Valley Expressway (NKVE) and Damansara-Puchong Expressway (LDP)

Developed by Tropicana Corp Bhd, Tropicana Golf & Country Resort is a luxury residential project in a gated-and-guarded community. Residents can enjoy beautiful green views of the golf course and a quiet living environment.

According to Allison Lee of Arden Estates Sdn Bhd, the buyer was looking to upgrade from an apartment to a bungalow house for his growing family. The buyer had viewed over 20 houses before settling down with this 20-year-old bungalow, which he refused to view at all at first.

However, he and his family were surprised by the tip-top condition of the newly refurbished house and after a few negotiations on price, the deal was concluded at RM4.1 million, much lower than

RM5.2 million.

The buyer also liked the overall design with the

the original asking price of

the overall design with the pool being in the centre of the house and the house's location itself being more private, making it an ideal environment for the family and children to grow up in.

According to EdgeProp Research, Tropicana Golf & Country Resort recorded an average transaction price of RM2.43 million or RM526 psf from a total of four transactions in 2020.

As at January 2021, a total of 78 units of landed residences in Tropicana Golf & Country Resort were listed for sale in EdgeProp. my with an average asking price of RM4.9 million or RM644 psf. Meanwhile, seven units were listed for rent with an average asking price of RM8,357 or RM1.37 psf.



RM15,000,000

Damansara Heights, Kuala Lumpur Type: Bungalow Tenure: Freehold Built-up: 8,000 sq ft Land size: 30,000 sq ft

Bedroom: 5 Bathroom: 5

Elaine Chong (REN 09348)

POLYGON PROPERTIES SDN BHD (E (1) 1714) \$\\$+6019 441 4013



RM6,600,000

Jalan Ampang, Kuala Lumpur Type: Bungalow Tenure: Freehold Built-up: NA Land size: 13,121 sq ft

Elaine Chong (REN 09348)





RM670,000

Casa Indah 2, Tropicana, Selangor Type: Condominium Tenure: Leasehold Built-up: 1,215 sq ft Bedroom: 3 Bathroom: 2

Elaine Kow (REN 04363)
REAPFIELD PROPERTIES (PUCHONG) SDN BHD
(E (1) 0452/8) +6017 225 0683



RM3,200,000

Bandar Tun Hussein Onn, Batu 9, Cheras, Selangor

Type: Bungalow Tenure: Freehold

Built-up: 6,000 sq ft Land size: 8,015 sq ft

Bedroom: 8 Bathroom: 6

Elvie Ho (REN 22102)

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

**** +6012 303 3788



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RM748,888

Seremban Garden, Seremban, Negeri Sembilan

Type: Terraced house Tenure: Freehold Built-up: 3,164 sq ft Land size: 1,870 sq ft Bedroom: 4 Bathroom: 4

Emily (REN 25882)

GS REALTY SDN BHD (E (1) 1307)

**** +60117 270 1603



RM1,800,000

M-City Residence, Ampang, **Kuala Lumpur**

Type: Condominium Tenure: Freehold Built-up: 1,920 sq ft Bedroom: 4 **Bathroom:** 5

Fadhli Ag (REN 20922)

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3) **L** +6013 356 2895



RM1.890.000

Banyan Close, Bangi, Selangor

Type: Bungalow Tenure: Freehold Built-up: 4,580 sq ft Land size: 8,500 sq ft **Bedroom:** 5 **Bathroom:** 6

Fauzi Abdol (REN 24224)

NILAI PROPERTIES REALTY SDN BHD (E (1) 1545/2) **** +6016 231 7687



RM840,000

Saffron Hills @ Denai Alam, Shah Alam, Selangor

Type: Terraced house Tenure: Freehold Built-up: 2,500 sq ft Land size: 1,650 sq ft **Bedroom:** 4 **Bathroom:** 3

Fauzi Abdol (REN 24224)

NILAI PROPERTIES REALTY SDN BHD (E (1) 1545/2) **** +6016 231 7687



RM3.463.000

Plaza Sentral, KL Sentral, **Kuala Lumpur**

Type: Office Tenure: Freehold **Built-up:** 4,073 sq ft

Henry Chin (E1833)

PROPERTY EXPRESS (E (3) 1205)

**** +6012 377 8306



RM2,790,000

Garden Residence, Cyberjaya, Selangor

Type: Bungalow Tenure: Freehold **Built-up:** 4,376 sq ft **Land size:** 4,800 sq ft **Bedroom:** 6 Bathroom: 5

Ikhwan Arbain (REN 31788)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2) **** +6014 372 5971

RENTED FOR

RM4,500/mth (RM4 psf)

Serviced apartment at Nadi Bangsar Service Residence, Bangsar, Kuala Lumpur



Noteworthy

• Built-up: 1,098 sq ft

• Two bedrooms; two

• Facilities: Swimming

room, children's playground, gourmet kitchen

• Amenities: Shopping

malls, medical centre, international school, restaurants,

pool, gym, game

Tasteful interior

• Freehold

Concluded by: Caren Wong PRO (PEA 2467) of Esprit Estate Agent Sdn Bhd (+6016 282 3223) When: Nov 2020

Developed by Hap Seng

Land, Nadi Bangsar Service

Residence was completed

back in 2017 with a total of

416 units ranging from 441

According to Esprit

Estate Agent Sdn Bhd real estate agent Caren Wong,

the low-density Nadi Service

Residence has always been

The unit has a unique

layout, and there is only one

She deemed that it was a

good deal because the unit's

a popular choice, given its

such unit in every floor.

sq ft to 1,130 sq ft.

good location.



RM6,700,000

Q Sentral, KL Sentral, Kuala Lumpur

Type: Office Tenure: Freehold **Built-up:** 4,100 sq ft

Henry Chin (E1833)



market rental rate used to be 20% higher before the movement control order (MCO) kicked in in March 2020. The property-investor landlord agreed to reduce

to secure this two-year tenancy.

the asking monthly rental

"It is also a tastefully

that the tenant can move in hassle-free. The tenant loved the unit at first sight," Wong noted, adding that the high-floor unit also offers a spectacular city view from the balcony. Data from EdgeProp

designed and spacious unit

Research show that five units of Nadi Bangsar Service Residence changed hands in 2019 at an average transaction price of RM941,000 or RM1,330 psf, while two transactions were recorded in 2020 so far at an average transaction price of RM870,000 or RM1,136 psf.

As at Jan 2021, 23 units were listed for sale on EdgeProp.my with an average asking price of RM1.15 million or RM1,370 psf.

Meanwhile, 53 units were looking for tenants at an average asking monthly rental of RM3,739 or RM4.81 psf.



RM1,180,000

Elmina East @ Denai Alam, Shah Alam, Selangor

Type: Terraced house Tenure: Freehold **Built-up:** 2,605 sq ft **Land size:** 3,786 sq ft Bedroom: 5 Bathroom: 5

Ikhwan Arbain (REN 31788)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2) **** +6014 372 5971



RM529,888

Taman Tiara East. Semenvih. Selangor

Type: Terraced house Tenure: Freehold Built-up: 2,146 sq ft Land size: 1,680 sq ft Bedroom: 4 Bathroom: 3

KK Sah (REN 23736)

TOTAL REALTY SDN BHD (E (1) 1572) **** +6016 637 5097



Bandar Sunway, Semenyih, Selangor Type: Terraced house Tenure: Freehold

Built-up: 1,988 sq ft Land size: 1,950 sq ft **Bedroom:** 4 **Bathroom:** 3

KK Sah (REN 23736)

TOTAL REALTY SDN BHD (E (1) 1572)

4+6016 637 5097



RM450,000

****+6012 396 6456

Kemensah Villa Condominium. **Taman Melawati, Selangor**

Type: Condominium Tenure: Freehold Built-up: 1,221 sq ft Bedroom: 3 Bathroom: 2

Nik Adnan Bin Nik Hussein (REN 10320) REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)



RM410,000

Residensi Lili. Nilai. Negeri Sembilan

Type: Condominium Tenure: Freehold Built-up: 735 sq ft Bedroom: 3 Bathroom: 2

Noor Azhar Mohd Supian (REN 47196)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)

**** +6019 261 8251

Properties for sale and rent









RM650,000

Berjaya Park, Shah Alam, Selangor Type: Terraced house Tenure: Freehold Built-up: 1,400 sq ft Bedroom: 4 **Bathroom: 3**

Sonia Soh (REN 32743)

THE ROOF REALTY SDN BHD (E (1) 1605)

****+6017 285 2220



RM850,000

Naza TTDI Alam Impian. Shah Alam, Selangor

Type: Terraced house Tenure: Freehold Built-up: NA Land size: 1,700 sq ft Bedroom: 5 Bathroom: 4

Sonia Soh (REN 32743)

THE ROOF REALTY SDN BHD (E (1) 1605) **** +6017 285 2220



RM8,000,000

Agarwood Tree Plantation, Raub, Pahang

Type: Agricultural land Tenure: Freehold Land size: 18 acres

SP Lee (REN 40386)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452) **** +6018 382 9338



RM1,300,000

Taman Tun Dr Ismail. **Kuala Lumpur**

Type: Semidee house Tenure: Freehold Built-up: 2,000 sq ft Land size: 1,800 sq ft **Bedroom:** 4 **Bathroom:** 3

Swiss Tan (REN 15900)

IQI REALTY SDN BHD (E (1) 1584/4)

**** +6013 228 8881



RM6,500,000

Bukit Bangsar, Bangsar, Kuala Lumpur

Type: Bungalow Tenure: Freehold **Built-up:** 23,500 sq ft **Land size:** 10,200 sq ft Bedroom: 10 Bathroom: 10

Swiss Tan (REN 15900)

IQI REALTY SDN BHD (E (1) 1584/4) ****+6013 228 8881



RM510.000

D'Aman Residence, Puchong, Selangor

Type: Condominium Tenure: Leasehold Built-up: 950 sq ft Bedroom: 3 Bathroom: 2

Thomas Chong (REN 13470)

IQI REALTY SDN BHD (E (1) 1584)

**** +6016 245 9179



RM850,000

D'Island Residence, Puchong, Selangor

Type: Bungalow Tenure: NA Built-up: 3,400 sq ft Land size: 1,760 sq ft **Bedroom:** 6 Bathroom: 6

Thomas Chong (REN 13470)

IQI REALTY SDN BHD (E (1) 1584)

****+6016 245 9179



RM1,880,000

Jalan Teratak, Bukit Jelutong, Selangor

Type: Terraced house Tenure: Freehold Built-up: 3,246 sq ft Land size: 4,131 sq ft **Bedroom:** 6 **Bathroom:** 6

Winny Su (REN 00355)

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



RM855.000

Prima Avenue 1, Cyberjaya, Selangor

Type: Terraced house Tenure: Leasehold Built-up: 2,227 sq ft Land size: 1,680 sq ft Bedroom: 5 Bathroom: 5

Zamshary (REN 02402)

NILAI PROPERTIES REALTY (E (3) 1479) ****+6019 219 2072



RM740,000

Jalan Teras Jernang, Bangi, Selangor

Type: Semidee house Tenure: Freehold Built-up: 2,500 sq ft Land size: 3,264 sq ft Bedroom: 5 Bathroom: 4

Zamshary (REN 02402)

NILAI PROPERTIES REALTY (E (3) 1479)

**** +6019 219 2072



RM680.000

Bandar Botanic, Klang, Selangor

Type: Terraced house Tenure: Freehold Built-up: 1,650 sq ft Land size: 1,650 sq ft Bedroom: 4 Bathroom: 3

YY Lee (REN 23739)

KKLAND PROPERTIES (E (3) 1749)

**** +6012 392 2227



RM2.680.000

Jalan Setia Nusantara, Setia Eco Park, Selangor

Type: Bungalow Tenure: Freehold Built-up: 4,400 sq ft Land size: 5,248 sq ft **Bedroom:** 5 Bathroom: 6

Veronica Ong (REN 32833)

HARTAMAS REAL ESTATE (MALAYSIA) SDN BHD

(E (1) 1439) **\$\\$\\$+6012 273 2570**



RM550,000

Sauiana Sutera. Seremban. Negeri Sembilan

Type: Terraced house Tenure: Freehold Built-up: 2,311 sq ft Land size: 1,651 sq ft Bedroom: 4 Bathroom: 3

Zulkarnain Nasution (REN 46418)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2) ****+6017 937 9732



RM900.000

Taman Bukit Jaya, Ulu Kelang, Selangor

Type: Terraced house Tenure: Leasehold Built-up: 3,800 sq ft Land size: 1,400 sq ft Bedroom: 6 Bathroom: 3

Zulkarnain Nasution (REN 46418)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2) **** +6017 937 9732



RM950,000

Precinct 11, Putrajaya, Putrajaya

Type: Terraced house Tenure: Freehold Built-up: 3,287 sq ft Land size: 1,650 sq ft Bedroom: 4 Bathroom: 3

Zuraini Zallin (PEA1699)

RESCOM REALTY (VE (3) 0244) **** +6019 663 1526



RM630,000

Alam Sari, Bangi, Selangor

Type: Terraced house Tenure: Freehold Built-up: 2,420 sq ft Land size: 1,650 sq ft Bedroom: 5 Bathroom: 4

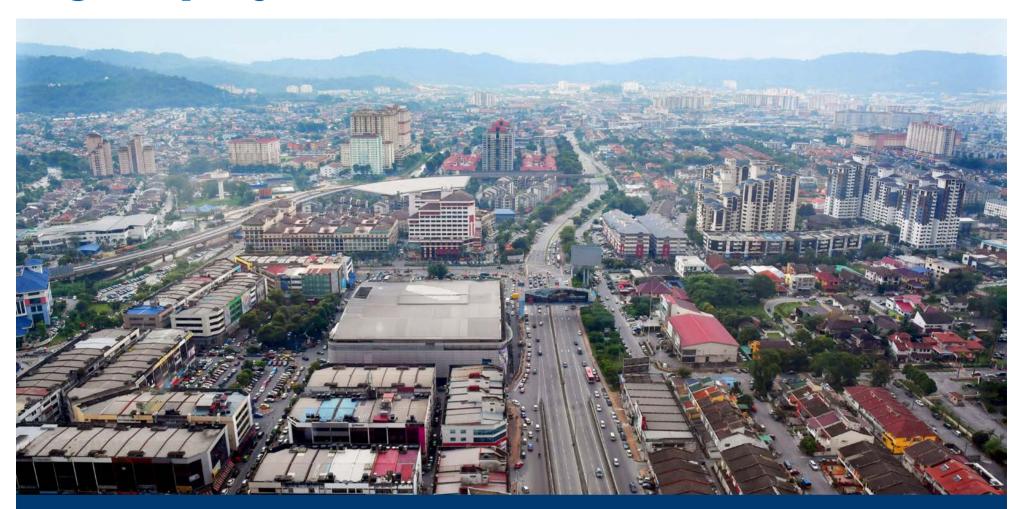
Zuraini Zallin (PEA1699)

RESCOM REALTY (VE (3) 0244)

****+6019 663 1526

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