

# NEW LAUNCHES

# 2025

The most sought-after guide for property buyers and investors, featuring new and upcoming launches, is now available.

Brought to you by



# Your Ultimate Guide to Upcoming Residential Developments



There are more than 800 upcoming new and developing projects across **Selangor, Kuala Lumpur** and **Seremban**. At EdgeProp, we understand that buying a home or making an investment is one of the most significant decisions you'll make. This guide is designed to help you make informed choices with confidence.



## ► Plan ahead and tap into the best opportunities

Finding the right home can feel overwhelming. This report offers an overview of each project - including pricing, locations, and completion timelines - to help simplify your decision-making process.



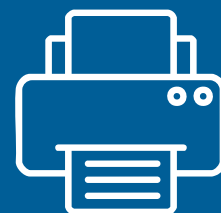
## ► Comprehensive guide to new projects

Whether you're a first-time buyer, looking to upgrade, or seeking an investment property, this report provides insights into projects completing between 2025 to 2029 across Selangor, Kuala Lumpur and Seremban.



## ► Need extra guidance?

Download the new EdgeProp app for the full list of projects detail and location, or contact EdgeProp Concierge for personalised assistance.



Visualise and plan your next move!

Print out the new launch map included in this report and seize the best opportunities.

# CONCIERGE

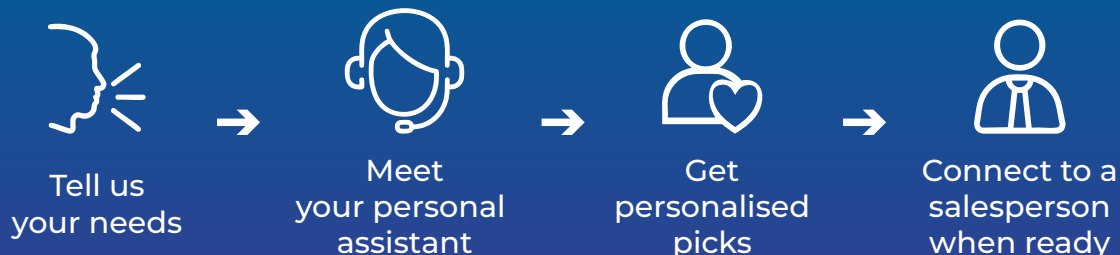
By  

Helping you get  
your dream home.  
Personalised, and  
stress-free.



Concierge is provided **FREE** for **START** members!

Here is how it works



## Why use EdgeProp Concierge?

### NEUTRAL & UNBIASED

We are not tied to any agency or commission.  
Our recommendations are always in your best interest.

### SAVE YOUR TIME

Skip the endless scrolling.  
We do the research so you can focus on what matters.

### EXPERT INSIGHTS

Our Concierge provides comprehensive project details and neighbourhood analysis, giving you the confidence to make informed decisions.



**Get started today!**



# Market shifts in Malaysia central region’s property market (2025–2028)

The central region’s property market, comprising Kuala Lumpur, Selangor and Negeri Sembilan is undergoing a shift towards affordable housing.

While KL and Selangor gear up for urban high-rise developments, Negeri Sembilan, specifically Seremban, is emerging as the region’s new growth hot spot because of its increasing supply of more affordable landed homes.

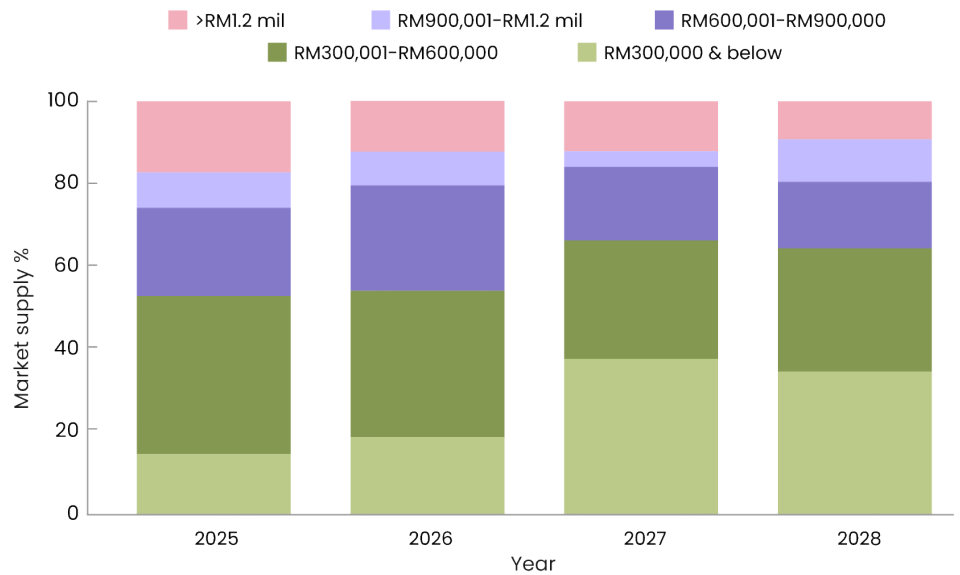
## Our key findings

### KL and Selangor

- In 2025 alone, there will be 290 new residential projects scheduled for completion in KL and Selangor.
- Based on data as of Dec 31, 2024, affordable housing (RM300,000 and below) is projected to account for 34.5% of new supply in 2028, up from 14.5% in 2025, while high-end projects (above RM900,000) are making up smaller shares (see Chart 1).
- Landed property launches number only 39 in 2027, compared to 189 in 2025, as at end-2024.

Chart 1

A significant increase in the supply of affordable housing projects is anticipated after 2026 in KL and Selangor.



- In KL, a sizeable number of planned high-rise projects within the mid-range (RM300,000–RM600,000) can be found in Petaling and Batu districts.

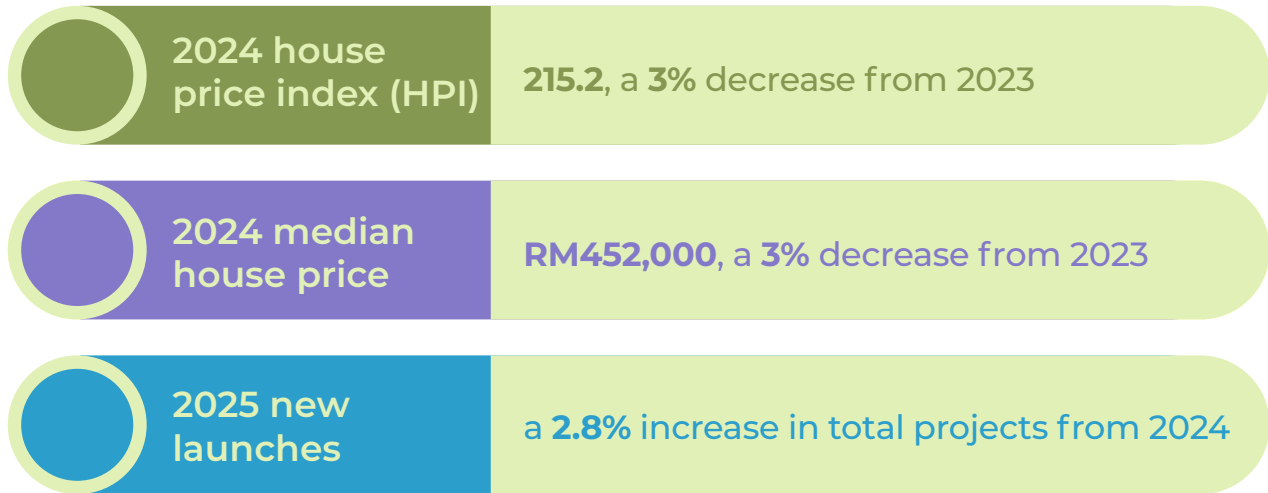
### Negeri Sembilan

- Seremban has the highest number of planned developments in Negeri Sembilan, accounting for 92 of the 150 upcoming projects. A majority of them are landed projects.
- New launches in Seremban are up 50% from 24 projects in 2024 to 36 in 2025.

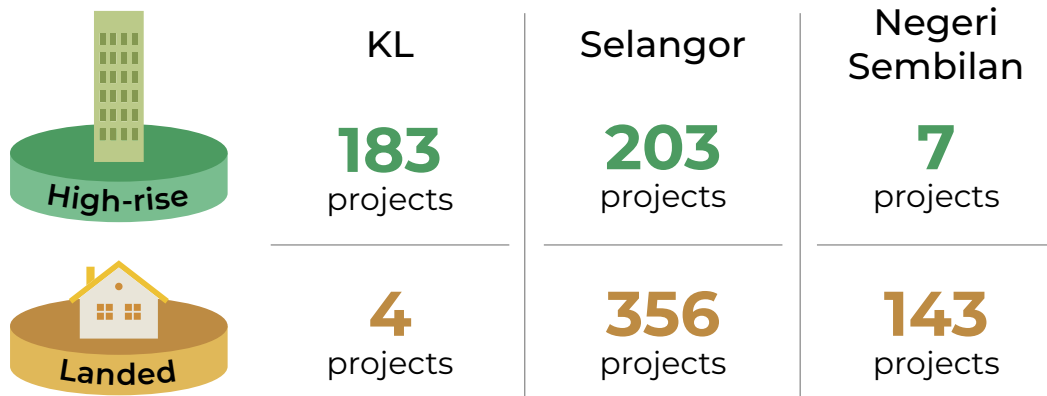




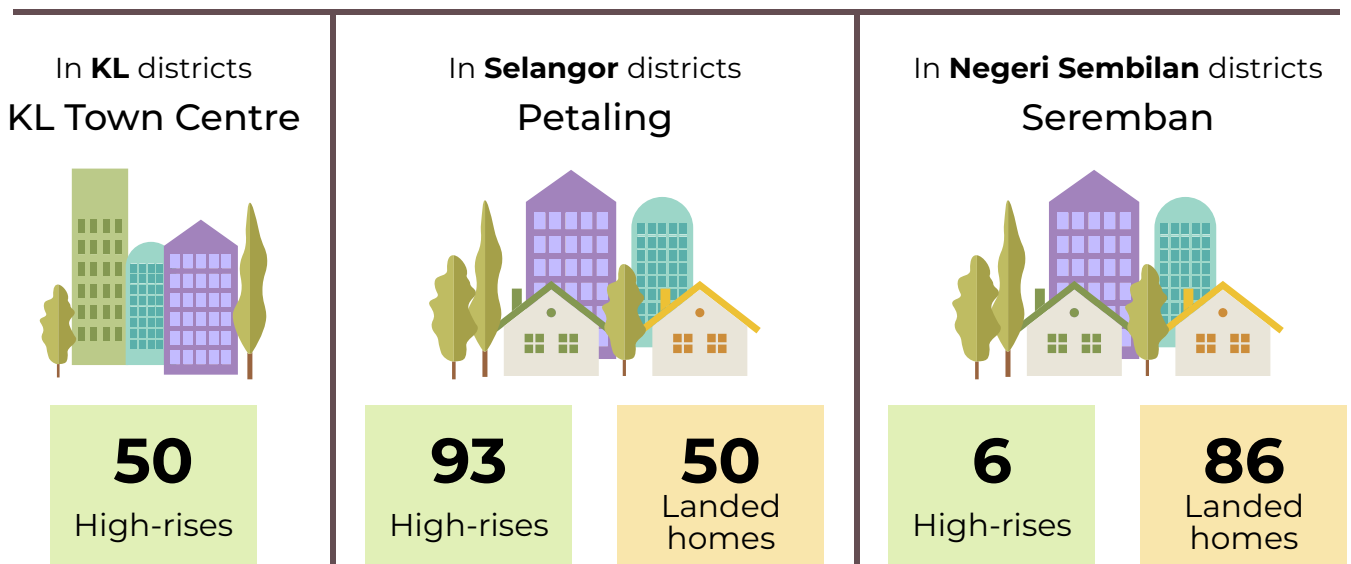
## KL and Selangor overview



## Total new launches by area (2025–2028)



## Areas with the most new launches (2025–2028)



- 2 Introducing our report
- 4 Overview
- 7 New launches map
- 11 KL analysis

## KL districts property launches

- 13 KL Town Centre
- 17 Batu
- 19 Ampang
- 19 Hulu Kelang
- 21 Kuala Lumpur
- 22 Petaling
- 26 Setapak

- 27 Key costs to consider when buying properties from developers

## 30 Selangor analysis

### Selangor districts property launches

- 33 Gombak
- 35 Hulu Langat
- 37 Hulu Selangor
- 38 Klang
- 41 Kuala Langat
- 43 Kuala Selangor
- 45 Petaling
- 52 Sabak Bernam
- 53 Sepang

## 58 Seremban analysis

### Negeri Sembilan districts property launches

- 60 Seremban

- 65 Government incentives for first-time homebuyers

- 66 How to choose the right home loan

BUILT FOR *Generations*

SkyWorld®



Light



Nature



Air &  
Water



Community



**Papyrus North Kiara**  
Dutamas, KL

- From RM1,041,600
- From 1,140 sq ft
- Freehold
- High-rise
- Completion year: 2028

Kerjaya Prospek Property

**Tuan Heritag3 Residency**  
Jalan Ipoh, KL

- From RM527,300
- From 820 sq ft
- Freehold
- High-rise
- Completion year: 2028

cpi

**Vox Residence @Sentul**  
Setapak, KL

- From RM523,200
- From 667 sq ft
- Freehold
- High-rise
- Completion year: Sep 2028

Kerjaya Prospek Property

**Pavonia Worldwide**  
Bukit Bandaraya, Shah Alam

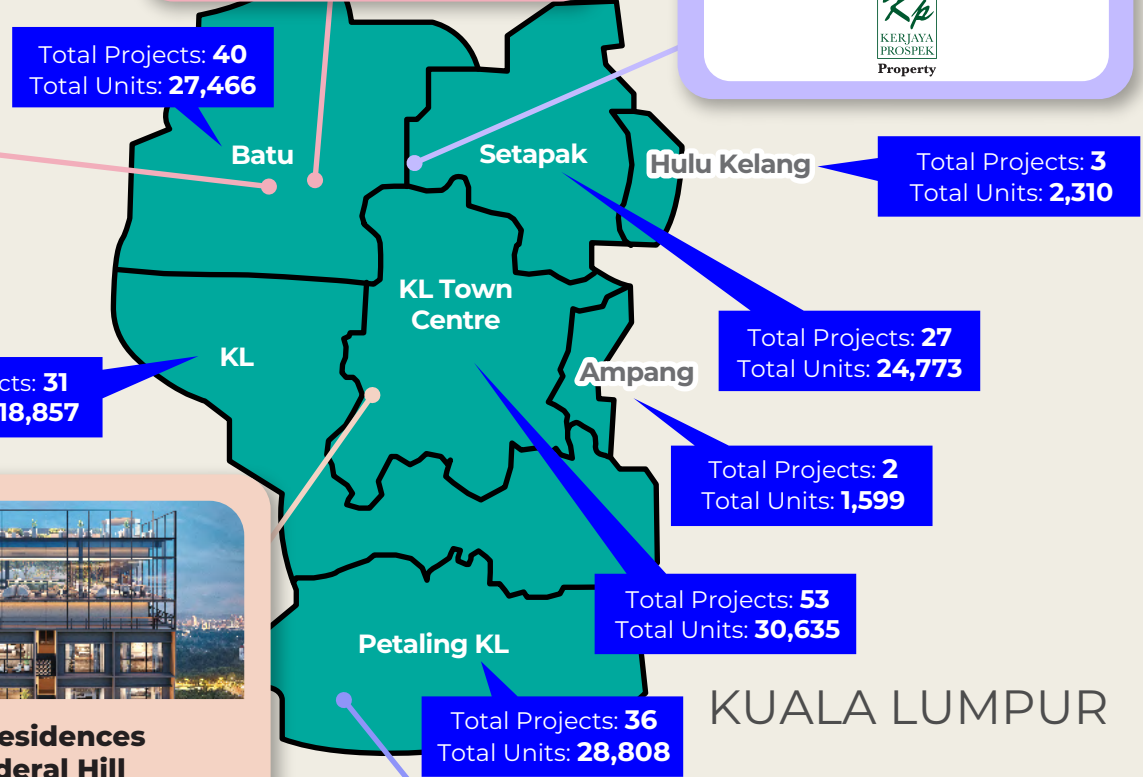
- From RM962,000
- From 1,475 sq ft
- Leasehold
- Landed
- Completion year: Q4 2026

Worldwide Holdings

**Oskar Residence**  
Seremban, Negeri Sembilan

- From RM555,000
- From 1,300 sq ft
- Freehold
- Landed
- Completion year: Q2 2026

Forest Property



**Parkside Residences @ Setia Federal Hill**  
Jalan Bangsar, KL

- From RM665,000
- From 463 sq ft
- Leasehold
- High-rise
- Completion year: 2030

Setia

**The Kingswoodz @ Bukit Jalil**  
Bukit Jalil, KL

- From RM485,875
- From 474 sq ft
- Leasehold
- High-rise
- Completion year: 2028

EXSIM  
NEW AGE INGENUITY

**Sejati Residences**  
Cyberjaya, Selangor

- From RM1,119,100
- From 2,525 sq ft
- Freehold
- Landed
- Completion year: Jun 2027

PARAMOUNT PROPERTY  
The People's Developer™

**Suria Heights**  
Seremban, Negeri Sembilan

- From RM778,888
- From 2,500 sq ft
- Freehold
- Landed
- Completion year: Dec 2026

MATRIX

SkyWorld  
**HEALTHY HOME**



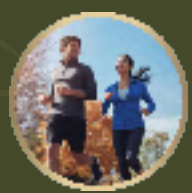
**Light**  
Warm, energy-efficient homes with an abundance of natural light.



**Nature**  
Enjoy fresh air, thermal comfort and water-efficient features.



**Air & Water**  
Sustainable spaces inspired by nature and greenery.



**Community**  
Get active and build connections with our wellness-focused social spaces.





# EdgeProp is better with the app.

## Here's why:

### ✓ Largest new-project database

Discover over 2,000 upcoming projects in Malaysia.

### ✓ Instant AI + human assistance

Get instant AI answers backed by human concierge support.

### ✓ Personalised property search

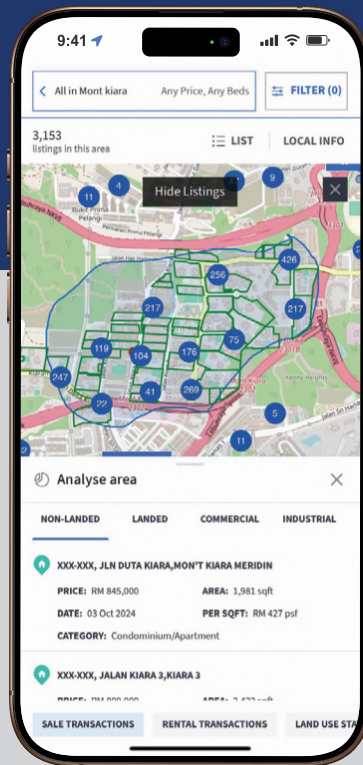
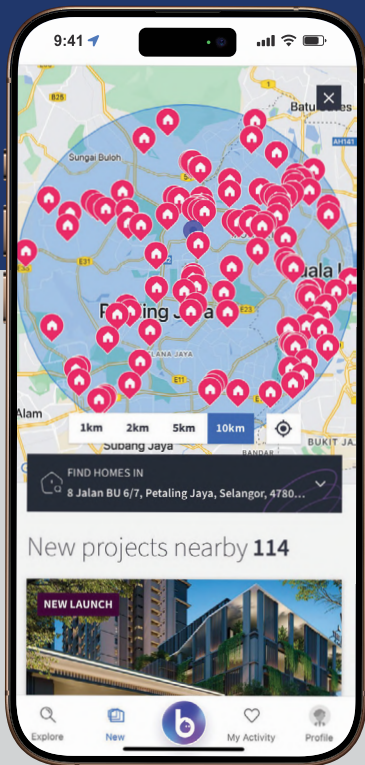
Set your commute preference and lifestyle needs.

### ✓ Granular location data

Access updated traffic, transactions, rentals, and amenities.

### ✓ Verified auction listings

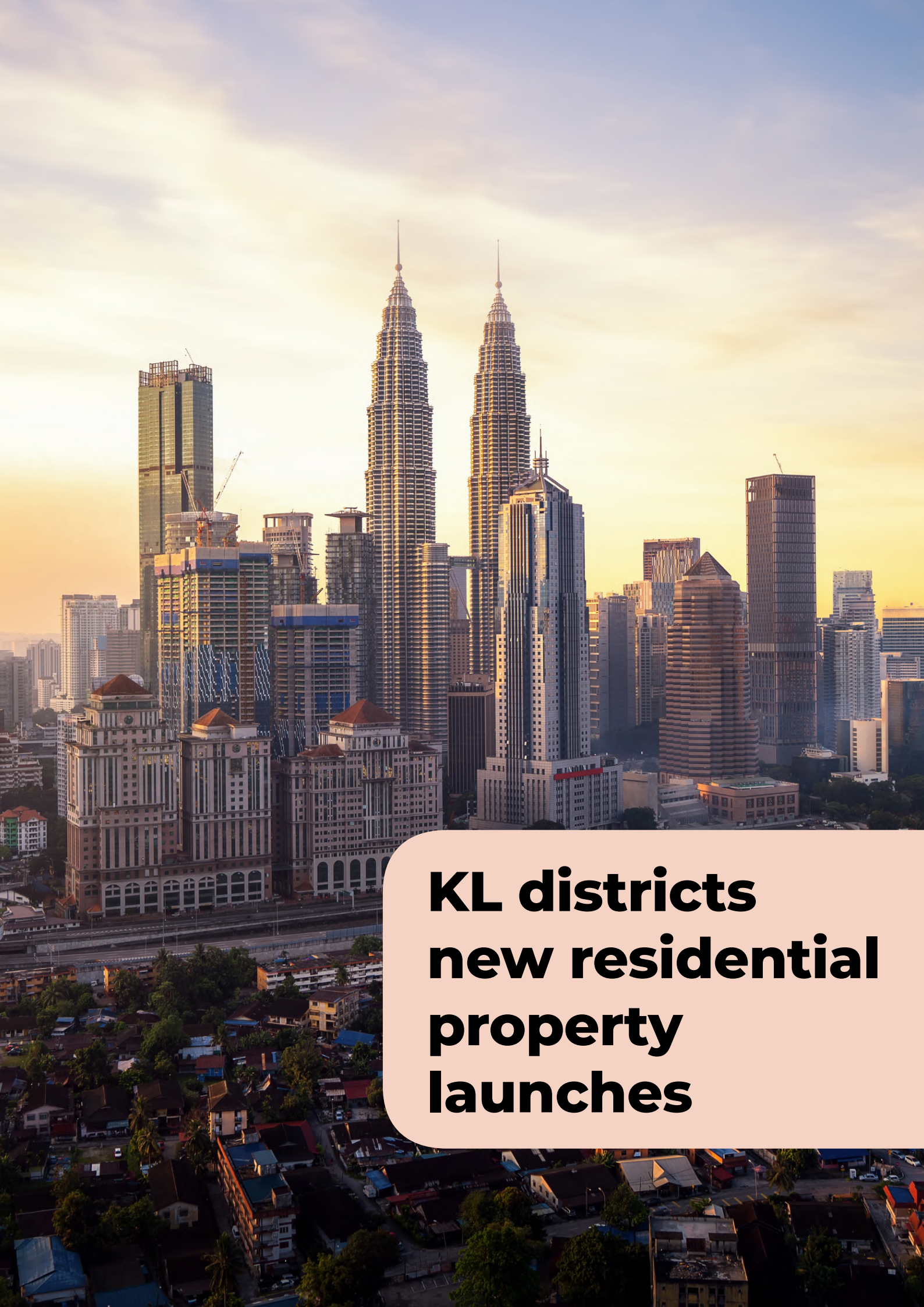
Find fresh auctions straight from banks.



## EdgeProp Malaysia



Your dream home is just a tap away! Download the app today!



**KL districts  
new residential  
property  
launches**

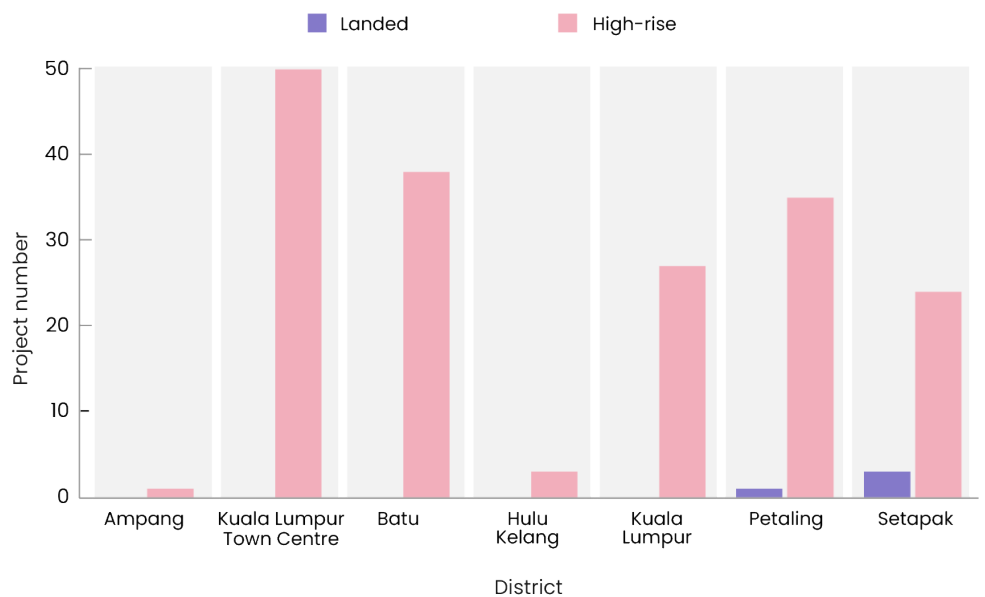


# There are 187 new launches from 2025 to 2028 in Kuala Lumpur

Overall supply of new launches located within the Federal Territory of Kuala Lumpur remains low compared to Selangor. However, there will be an increase in new launches between 2025 and 2028, compared to the 2021–2024 period. Don't hold your breath for landed projects though, as so far, there are only four in the entirety of KL (see Chart 1).

Chart 1

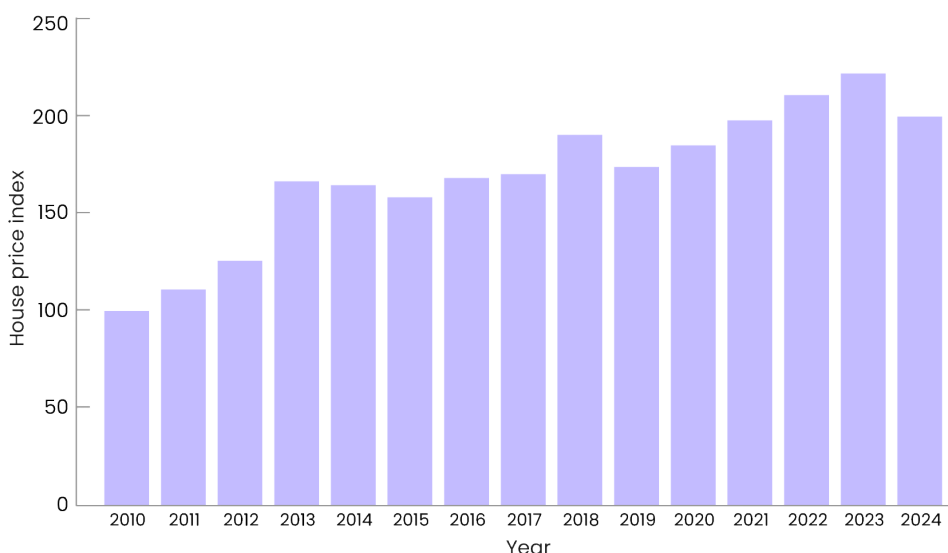
97.8% of KL are new launches from 2025 to 2028, are high-rises.



**💡** The high number of new launches at 50 (see Chart 1) in KL Town Centre (encompassing KLCC, Bukit Bintang and Chow Kit) presents ample potential investment opportunities for those looking to capture the rental or expat market in this area.

Chart 2

2023/2024 saw the largest y-o-y % decrease in KL's house price index since 2018/2019.



KL property prices have traditionally been the highest in Malaysia, with median residential property prices doubling since 2010 (RM270,000), and continuing on an upward trend since 2019 (see Chart 2).

However, it took a 10% dip from 2023 to 2024 in the house price index (HPI) to RM540,000. The potentially softening prices present a golden window of opportunity for homebuyers to capitalise on.

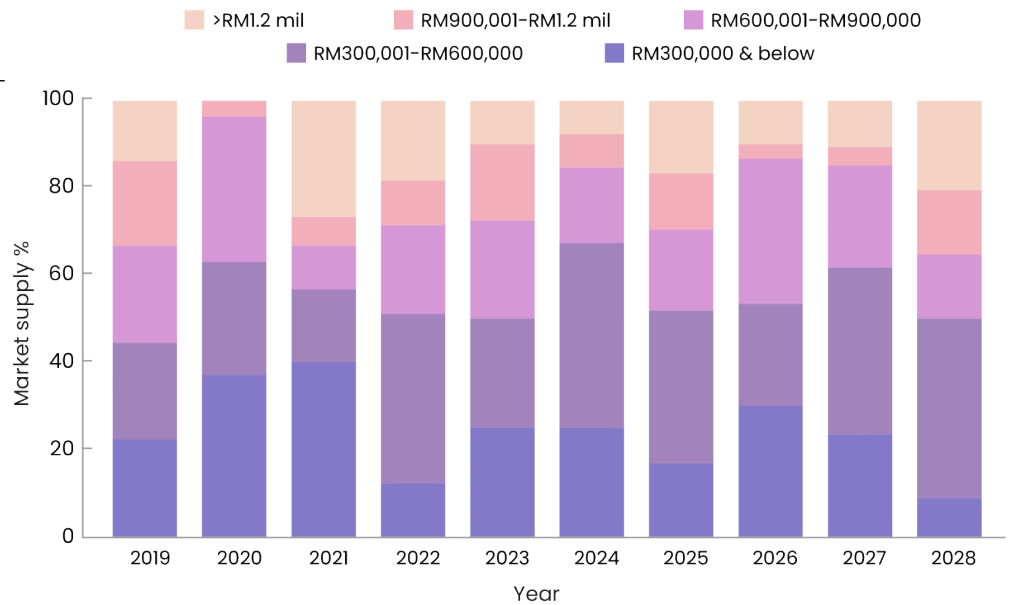


KL homebuyers could have some optimism as a majority of new launches for the next three years (35.2% in 2025, 38.3% in 2027, and 41.2% in 2028) fall within the attainable RM300,001–RM600,000 price range (see Chart 2).

Additionally, 30% of new launches in 2026 are priced RM300,000 and below, the highest percentage since 2021 (40%).

Chart 3

2025 sees a y-o-y jump in high-end and luxury projects to 29.6% against overall new launches.

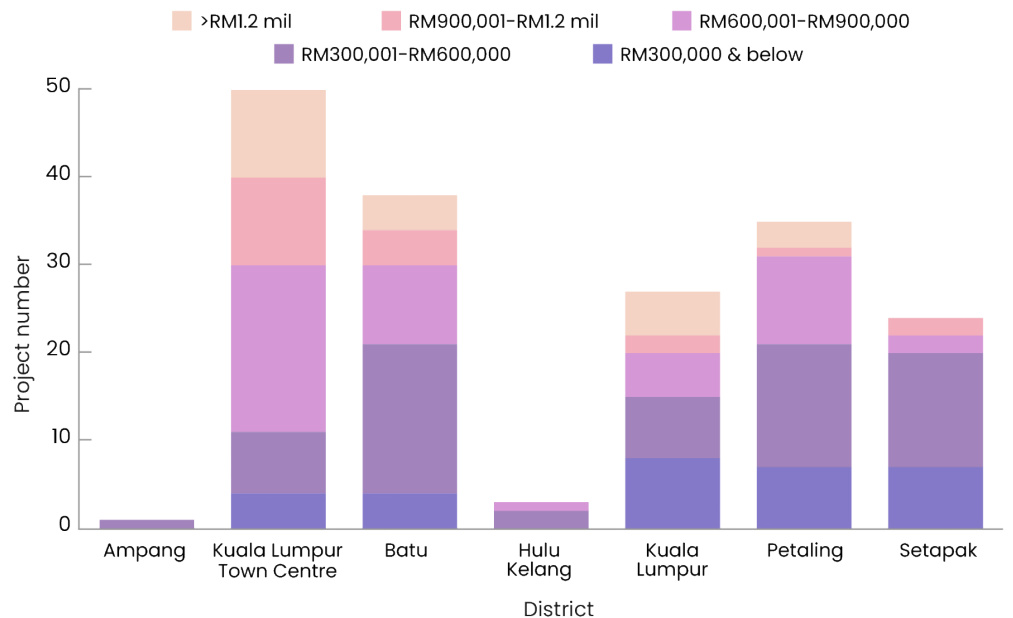


**💡** The Batu district, comprising established towns such as Mont’Kiara, Sentul, Kepong, and Selayang, may be a good area to look for a new home in the next few years. With the second highest overall number of upcoming new launches at 39 (from 2025 to 2028), and the highest number (17) of new launches priced from RM300,001 to RM600,000 (refer Chart 4), there is a healthy supply of budget-friendly new launches for those in M40.

**💡** Surprisingly, a majority (64%) of new launches in KL Town Centre are below the RM1 million price point (see Chart 4). If you can stretch your budget to RM600,001–RM900,000, there may be a chance for you to stay in the city, or snap up an investment property without breaking the bank.

Chart 4

Majority of new launches between 2025-2028 in KL Town Centre are priced RM600,001–RM900,000.





There are a total of **54** new **high-rise** projects in **KL Town Centre, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Residensi Akasia Jubilee	UDA Accord Development Sdn Bhd	2025	494	Apartment	NA	300,000
Pitta Residences	Beaks Development Sdn Bhd	2026	1,168	Condominium	859	300,000
PPAM	Silver Field Land Sdn Bhd	2026	913	Apartment	850	150,000
Residensi Max @ Jalan Ipoh	Butirjaya Maxim Development Sdn Bhd	2026	818	Apartment	NA	300,000
<b>RM300,001-RM600,000</b>						
CORE Residence @ TRX	Core Precious Development Sdn Bhd	2025	287	Serviced apartment	NA	390,035
Sedang Cemerlang Sdn Bhd	Sedang Cemerlang Sdn Bhd	2025	175	Small-office Home-office (SoHo)	NA	435,000
Trion 2 @ KL	Binastra Land Sdn Bhd	2025	600	Serviced apartment	NA	483,759
KL 48	BCM Holdings Sdn Bhd	2027	1,700	Serviced apartment	650	505,800
Residensi Armani Kg Baru 1	Golden Armani Sdn Bhd	2027	387	Serviced apartment	NA	448,400
Skyline KL	LTS Skyline Sdn Bhd	2027	591	Serviced apartment	NA	422,200
Eko Titiwangsa	Ekovest Land Sdn Bhd	2027	500	Serviced apartment	690	434,700
Platinum Mira Residences	Pavilion Integrity Sdn Bhd	2028	698	Serviced apartment	NA	596,440
<b>RM600,001-RM900,000</b>						
38 Bangsar Residence	One JSI Development Sdn Bhd	2025	278	Serviced apartment	NA	686,999
Agile Embassy Garden	Skyline Embassy Sdn Bhd	2025	432	Serviced apartment	NA	825,000
Axon Bukit Bintang	AK Star Sdn Bhd	2025	853	Serviced apartment	NA	708,000
Duta Park Residences	Malton Development Sdn Bhd	2025	536	Serviced apartment	957	692,000
Sunway Belfield	Sunway Belfield Sdn Bhd	2025	880	Serviced apartment	NA	630,000
Sunway Velocity 2	Sunway Velocity Two Sdn Bhd	2025	1,051	Serviced apartment	NA	657,000
Armani Residence, Raja Uda	Armani Development Sdn Bhd	2026	450	Serviced apartment	456	700,000
Est8 @ Seputeh (Residensi Estetik 8)	Titian Sama Sdn Bhd	2026	804	Serviced apartment	NA	637,200
Majestic Residence	Majestic Luxe Sdn Bhd	2026	478	Serviced apartment	459	675,800
Orion Residence	Orion Tower Sdn Bhd	2026	298	Serviced apartment	491	693,000
River Park Bangsar South	Kumpulan Gapadu Sdn Bhd	2026	880	Condominium	NA	744,000
Riveria Sentral	Riveria City Sdn Bhd	2026	752	Serviced apartment	NA	717,250
Times Square 2	Berjaya Times Square Sdn Bhd	2026	629	Serviced apartment	488	688,000
Tun Razak 2 Residence (TR2 Residence)	Quantum Density Sdn Bhd	2026	918	Serviced apartment	NA	621,600
Swnk Houze	BBCC Development Sdn Bhd	2026	441	Serviced apartment	463	805,200
Skyline KL	LTS Skyline Sdn Bhd	2027	518	Serviced apartment	NA	682,800
The Lantern Bangsar	CDC Asset Management	2027	180	Serviced apartment	561	814,000
Lofthill Residence	Lofthill Development Sdn Bhd	2028	653	Serviced apartment	610	865,000
Sunway Velocity 3	Sunway Velocity Three Sdn Bhd	2028	1,604	Serviced apartment	843	774,000
Parkside Residences @ Setia Federal Hill	Setia MF SFH Development Sdn Bhd	2030	693	Serviced apartment	463	665,000
<b>RM900,001-RM1.2 million</b>						
Agile Embassy Garden	Skyline Embassy Sdn Bhd	2025	432	Serviced apartment	NA	1,015,000
Agile Bukit Bintang (Residensi Agile Delima)	Agile Tropicana Development Sdn Bhd	2025	185	Serviced apartment	NA	1,025,820
Alfa Bangsar	Sri Seltra Sdn Bhd	2025	178	Serviced apartment	NA	965,000
Skyton Residence	GBD Development Sdn Bhd	2025	178	Serviced apartment	NA	1,026,300
TRX Residences	LQ Residential 1 Sdn Bhd	2025	896	Serviced apartment	NA	915,800

SETIA  
FEDERAL HILL

KL'S  
NEW GREAT  
NEIGHBOURHOOD

*The Most Anticipated  
Development in Bangsar*

Stay Together. Stay Setia  
livelearnworkplay

Call 6017 671 1794

Setia Federal Hill Sdn Bhd 200001002605 (505210-V)  
Setia International Centre, Lot 215, Pantai Baru  
Jalan Bangsar, 59200 Kuala Lumpur, Malaysia  
T 603 2283 2255 E [setiafederalhill@spsetia.com](mailto:setiafederalhill@spsetia.com) W [www.setiafederalhill.com](http://www.setiafederalhill.com)

Setia



Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Verdura @ Bangsar Hill Park	Bangsar Hill Park Development Sdn Bhd	2025	812	Condominium	917	928,000
Est8 @ Seputeh (Residensi Estetik 8)	Titian Sama Sdn Bhd	2026	17	Serviced apartment	NA	1,099,200
Hugoz Suites @ KL City Centre	Armada Istimewa Sdn Bhd	2028	320	Serviced apartment	323	915,515
Talisa @ Bangsar Hill Park	Bangsar Hill Park Development Sdn Bhd	2028	802	Condominium	917	914,000
Picasso Residence	Premier De Muara Sdn Bhd	2029	472	Condominium	NA	1,150,260
<b>Above RM1.2 million</b>						
8 Conlay	Damai City Sdn Bhd	2025	498	Serviced apartment	NA	2,233,000
Conlay by E&O	Patsawan Properties Sdn Bhd	2025	491	Serviced apartment	742	1,242,000
CORE Residence @ TRX	Core Precious Development Sdn Bhd	2025	413	Serviced apartment	NA	2,205,007
Aetas Seputeh	Ardent Residence Sdn Bhd	2028	126	Condominium	3,531	4,152,800
Branniganz Suites @ Bukit Bintang	Lembaran Beruntung Sdn Bhd	2028	269	Serviced apartment	495	1,283,975
Dawn KLCC	Dawn Land Sdn Bhd	2028	492	Serviced apartment	550	1,270,000
Kyliez Suites @ KL City Centre	Exsim Avenue Sdn Bhd	2028	126	Serviced apartment	484	1,272,705
Menara Sutera Indah (Hanaz Suites @ KL City Centre)	Sunrise Charm Sdn Bhd	2028	98	Serviced apartment	323	1,316,175
The Ashwood	Paramount Property (Cityview) Sdn Bhd	2028	354	Condominium	1,381	1,823,333
The Ophera	Sime Darby Property (KLGCC Resort) Sdn Bhd	2028	150	Condominium	NA	5,166,960
Menara Berkembar Ta	Ta First Credit Sdn Bhd	2029	857	Serviced apartment	NA	1,976,400
Pavilion Square KL	Armani Hartajaya Sdn Bhd	2029	960	Serviced apartment	504	1,319,000



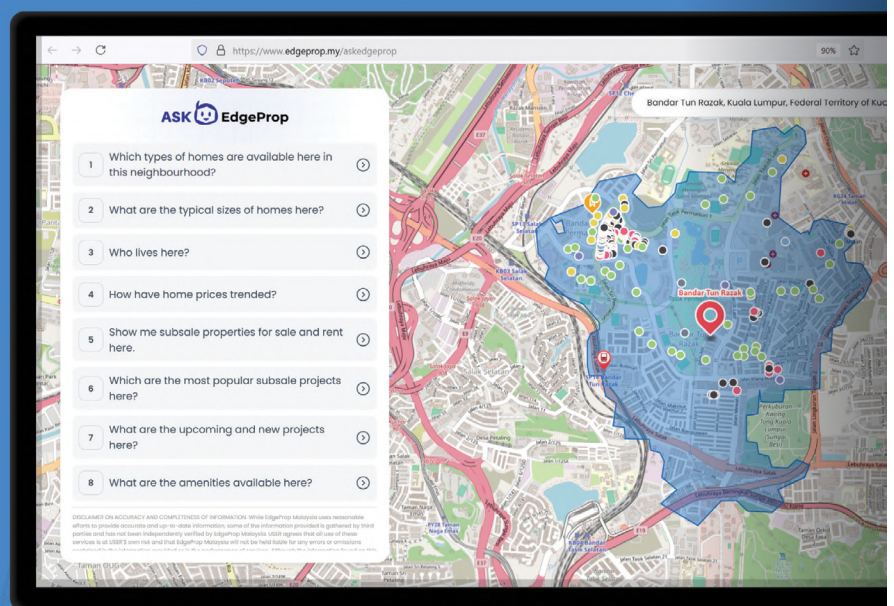
We'll assist you with any enquiries!

ASK  EdgeProp

Get the full picture of any neighbourhood in just one click!



Powered by Buddy



Ask Edgeprop now! [www.EdgeProp.my/askedgeprop](https://www.EdgeProp.my/askedgeprop)



# SETIA FEDERAL HILL

*Unveiling the First Chapter*

# PARKSIDE RESIDENCES



SCAN THE QR CODE  
TO FIND OUT MORE

Stay Together. Stay Setia  
**livelearnworkplay**

**Call 6017 671 1794**

Setia Federal Hill Sdn Bhd 200001002605 (505210-V)  
Setia International Centre, Lot 215, Pantai Baru  
Jalan Bangsar, 59200 Kuala Lumpur, Malaysia  
T 603 2283 2255 E [setiafederalhill@spsetia.com](mailto:setiafederalhill@spsetia.com) W [www.setiafederalhill.com](http://www.setiafederalhill.com)

**Setia**





There are a total of **40** new **high-rise** projects in **Batu, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Armani Residence @ Bukit Lanjan	Golden Armani Sdn Bhd	2025	149	Condominium	NA	300,000
Residensi Laman Sari	Best Silver Development Sdn Bhd	2025	1,000	Condominium	NA	300,000
Vista Harmoni Residences	Klasik Ikhtiar Sdn Bhd	2026	250	Condominium	851	90,000
Penchala 188 Residency	GDP X Properties Sdn Bhd	2027	188	Condominium	800	300,000
<b>RM300,001–RM600,000</b>						
Arunya @ KL North	KLN Land Sdn Bhd	2025	631	Serviced apartment	743	478,174
Baron Residence @ Lake City	Lake City Development Sdn Bhd	2025	506	Serviced apartment	NA	346,666
Mega Legacy	Mega Legacy (M) Sdn Bhd	2025	870	Serviced apartment	NA	567,000
M Luna	Vienna Home Sdn Bhd	2025	1,672	Serviced apartment	NA	427,310
Savvy @ Riana Dutamas	368 Segambut Sdn Bhd	2025	921	Serviced apartment	722	487,160
The Era@ Duta North	JKG Central Park Sdn Bhd	2025	467	Serviced apartment	645	490,900
Tuan Zegacy	CPI City Sdn Bhd	2025	596	Serviced apartment	862	443,200
Kysa	Infra Park Sdn Bhd	2027	812	Condominium	1,050	330,000
LSH Sentul Ria	Lim Seong Hai Holdings Sdn Bhd	2027	268	Serviced apartment	700	479,000
Residensi ZIG	Mega Legacy (M) Sdn Bhd	2027	1,126	Serviced apartment	449	402,960
99 Residence, KL North (Residensi Legenda 99)	Inter Sky Development Sdn Bhd	2028	1,214	Serviced apartment	735	597,685
Amira Residences	Cheras Hong Soon Land Sdn Bhd	2028	690	Condominium	923	487,300
Mlima Kiara	Infra Park Sdn Bhd	2028	896	Condominium	1,050	330,000
M Nova	Myvilla Development Sdn Bhd	2028	624	Serviced apartment	700	466,560
M Zenya	Star Residence Sdn Bhd	2028	619	Serviced apartment	762	598,560
Tuan Heritag3 Residency	TNJ Development Sdn Bhd	2028	1,269	Serviced apartment	820	568,300
TuJu Residences	Distinctive World Sdn Bhd	2028	932	Serviced apartment	710	477,750
Bamboo Hills Residence	Concord Housing Development Sdn Bhd	2029	1,762	Serviced apartment	603	543,400
<b>RM600,001–RM900,000</b>						
Baron Residence @ Lake City	Lake City Development Sdn Bhd	2025	1,077	Serviced apartment	NA	659,468
Park Place	Perdana Parkcity Sdn Bhd	2025	537	Condominium	1,076	855,000
The Era @ Duta North	JKG Central Park Sdn Bhd	2025	489	Serviced apartment	645	691,900
Vista Harmoni Residences	Klasik Ikhtiar Sdn Bhd	2026	205	Condominium	851	750,000
Armani Residence, Kepong	Magna Park Sdn Bhd	2027	306	Serviced apartment	754	603,200
Miranda Hill, North Hill	Freedom Estates Sdn Bhd	2027	552	Condominium	943	892,400
Noora @ Desa ParkCity	Perdana ParkCity Sdn Bhd	2027	1,156	Serviced apartment	520	628,000
SkySanctuary 2	SkySanctuary Development Sdn Bhd	2027	830	Condominium	1,200	701,800
Solasta Dutamas	Kar Sin Bhd	2027	1,159	Serviced apartment	NA	824,500
Tangen Residences	Angkasa Armada Sdn Bhd	2027	413	Condominium	1,033	659,000
<b>RM900,001–RM1.2 million</b>						
The Fiddlewoodz @ KL Metropolis	Ivory Interpoint Sdn Bhd	2026	679	Serviced apartment	NA	1,025,760
Arte Solaris	Solaris Ceria Sdn Bhd	2028	170	Serviced apartment	814	988,000
Kiaramas Dedaun	Kiaramas Development Sdn Bhd	2028	436	Condominium	1,389	1,115,100
Papyrus North Kiara	Yakin Land Sdn Bhd	2028	454	Condominium	1,140	1,041,600
<b>Above RM1.2 million</b>						
Allevia Mont'Kiara	Allevia Sdn Bhd	2025	294	Condominium	1,703	1,575,800
Bon Kiara	BON Estate	2027	410	Condominium	2,081	1,623,000
Pavilion Mont'Kiara	Kekal Kirana Sdn Bhd	2027	341	Condominium	1,001	1,466,000
The MINH Mont'Kiara	Laser Tower Sdn Bhd	2027	496	Condominium	1,607	1,609,770





# Don't Miss Out! Limited Units Available!

Show Unit Ready For Viewing



Artist's Impression Only

## Price from RM460k\*



Freehold



3 Bedrooms



Semi-Furnished



2 Bathrooms



820 sq.ft.



CREATING  
PERFECTION  
THROUGH  
INNOVATION

Developer :

**TNJ Development Sdn Bhd**

A wholly owned subsidiary of CPI Land Sdn Bhd

B 0 1A-08, Level 8, Menara 2,  
No. 3 Jalan Bangsar, KL Eco City,  
59200 Kuala Lumpur

Sales Gallery Operation Hour  
9am - 9pm Everyday (Including Public Holiday)



## 010 700 7700

cpiland.com

\*T&Cs applied



There are a total of **2** new **high-rise** projects in **Ampang, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,001-RM600,000</b>						
Menara The Suite	Bellajade Sdn Bhd	2027	655	Small-office Home-office (SoHo)	NA	421,762
Chancery @ Jalan Ampang	Radium Development Bhd	2028	944	Small-office Home-office (SoHo)	NA	583,700



There are a total of **3** new **high-rise** projects in **Hulu Kelang, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,001-RM600,000</b>						
SkySierra Residency	SkySierra Development Sdn Bhd	2025	360	Condominium	800	471,520
The Vesta Residences	SkySierra Development Sdn Bhd	2027	1,001	Serviced apartment	715	463,000
<b>RM600,001-RM900,000</b>						
SkySierra Residency	SkySierra Development Sdn Bhd	2025	949	Condominium	800	624,960



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**







TUAN  
**HERITAG3**  
RESIDENCY

**Don't Miss Out!**  
**Limited Units Available!**



Artist's Impression Only

**Show Unit Ready For Viewing**

**Price from RM460k\***

\*T&Cs applied



**CREATING  
PERFECTION  
THROUGH  
INNOVATION**

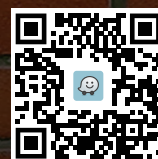
Developer :

**TNJ Development Sdn Bhd**

A wholly owned subsidiary of CPI Land Sdn Bhd

B 0 1A-08, Level 8, Menara 2,  
No. 3 Jalan Bangsar, KL Eco City,  
59200 Kuala Lumpur

Sales Gallery Operation Hour  
9am - 9pm Everyday (Including Public Holiday)



**010 700 7700**

[cpiland.com](http://cpiland.com)





There are a total of **33** new **high-rise** projects in **Kuala Lumpur, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Alamanda Residence @ Bangsar South	Picoland Sdn Bhd	2025	678	Apartment	NA	300,000
Residensi Dutamas Dahlia	Continum Land (Malaysia) Sdn Bhd	2025	359	Apartment	900	300,000
Amansuri Residences	Kirana Kemajuan Sdn Bhd	2026	803	Condominium	NA	275,000
LSH Segar (Residensi Laman Segar Hijau)	Astana Setia Sdn Bhd	2026	440	Apartment	NA	300,000
PPAM	Silver Field Land Sdn Bhd	2026	913	Apartment	NA	90,000
Alamanda Residences, Kepong	Cemerlang Positif Sdn Bhd	2027	400	Serviced apartment	800	300,000
Levia Residence	Matrix Concepts (Cheras) Sdn Bhd	2027	778	Condominium	767	300,000
Radium Adesa (Desa East Residences)	Fitrah Resources Sdn Bhd	2027	1,218	Apartment	800	300,000
Residensi Akasia Raya	UDA Accord Development Sdn Bhd	2028	702	Apartment	810	300,000
<b>RM300,001–RM600,000</b>						
Ixora Residence @ Ari Permaisuri	Dwitasik Sdn Bhd	2025	321	Condominium	NA	577,467
Nexus Taman Pertama	MKH Development Sdn Bhd	2025	507	Serviced apartment	660	519,000
Laurel Residence @ Bangsar South	Sunny Uptown Sdn Bhd	2026	1,260	Serviced apartment	NA	450,000
LSH Segar (Residensi Laman Segar Hijau)	Astana Setia Sdn Bhd	2026	435	Condominium	NA	540,000
Arte Star	Suriamega Development Sdn Bhd	2027	846	Small-office Home-office (SoHo)	452	396,000
Danau Desa Residences	Axis Milestone Sdn Bhd	2027	310	Serviced apartment	456	438,000
Residensi Hana	Natural Domain Sdn Bhd	2027	299	Serviced apartment	682	571,200
Permaisuri Q Complex	Dwitasik Sdn Bhd	2028	216	Serviced apartment	702	531,000
Platinum Saujana Violet 2 (PSV2)	Pembinaan Serta Hebat Sdn Bhd	2028	1,500	Apartment	947	512,000
Radium Residences	Radium Global Sdn Bhd	2028	988	Serviced apartment	658	569,000
<b>RM600,001–RM900,000</b>						
SkyVogue Residences @ Taman Desa	SkyVogue Development Sdn Bhd	2025	333	Condominium	1,085	656,000
Nestree Residences @ Nestville	Picoland Sdn Bhd	2026	637	Condominium	NA	732,000
Khaya Residence (Menara Emas Bangsar)	Bayu Mantap Sdn Bhd	2027	795	Serviced apartment	630	877,000
Riana Trees Residences	IJM Land Bhd	2027	336	Condominium	900	838,000
Residensi Oak	Berjaya Hartanah Berhad	2028	350	Condominium	NA	854,000
The Atas	Kaisar Maxim Sdn Bhd	2028	624	Condominium	1,156	808,000
M Aspira	Mah Sing Properties Sdn Bhd	2028	1,613	Serviced apartment	706	624,960
<b>RM900,001–RM1.2 million</b>						
Pavilion Damansara Heights	Impian Ekspresi Sdn Bhd	2025	1,314	Serviced apartment	452	1,042,360
Sunway Alishan Residences	Sunway Alishan Sdn Bhd	2025	240	Condominium	1,216	1,104,000
<b>Above RM1.2 million</b>						
Cedar Bukit Damansara	Satin Magic Sdn Bhd	2025	70	Condominium	NA	4,834,564
Jendela Residences	Sime Darby Property (KLGCC Resort) Sdn Bhd	2026	520	Serviced apartment	1,324	1,430,800
The Peak (Residensi 18 Teruntung)	Damansara Peak Sdn Bhd	2026	54	Condominium	3,455	6,578,000
One Eleven Menerung	BRDB Developments Sdn Bhd	2027	111	Serviced apartment	NA	2,255,150
The Ophera (Residensi Opera)	Sime Darby Property (Golfhome) Sdn Bhd	2028	150	Condominium	3,079	5,166,960



There are a total of **35** new **high-rise** projects in **Petaling, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Residensi Sateria	Pembinaan Serta Hebat Sdn Bhd	2026	3,500	Apartment	NA	150,000
The Harmony (Residensi Riamas)	Kunci Muhibah Sdn Bhd	2026	646	Apartment	NA	230,000
Vierra Residence	Fajarbaru Land Sdn Bhd	2026	1,604	Condominium	NA	300,000
Residensi Wilayah Madani	Coneff Corporation Sdn. Bhd	2027	1,010	Apartment	902	200,000
Serina Residence	Amber Homes Sri Petaling Sdn Bhd	2027	661	Apartment	829	300,000
Residensi Andalan	BKSP Autoworld Sdn Bhd	2028	823	Condominium	808	300,000
Residensi Suria Madani	Mah Sing Properties Sdn Bhd	2028	800	Apartment	800	200,000
<b>RM300,001–RM600,000</b>						
JRK Convena	Twinwood Development Sdn Bhd	2025	332	Serviced apartment	NA	451,800
Kuchai Sentral	Altimas Sdn Bhd	2025	981	Serviced apartment	NA	430,092
Trion @ KL	Binastra Land Sdn Bhd	2025	1,344	Serviced apartment	689	474,412
The Rosewoodz @ Bukit Jalil	Jalilmax (OUG) Sdn Bhd	2025	329	Serviced apartment	NA	586,700
The Harmony (Residensi Riamas)	Kunci Muhibah Sdn Bhd	2026	766	Apartment	NA	550,000
Ambience Residence (Residensi Ambien)	Faithview Resources Sdn Bhd	2027	482	Serviced apartment	668	448,230
Aster Hills	UOA Development	2027	575	Serviced apartment	846	573,000
Maxim Risen	Builtamont Development Sdn Bhd	2027	1,236	Serviced apartment	NA	321,000
Ren Residences	Gaya Kuasa Sdn Bhd	2027	630	Condominium	920	537,000
Skyline Kuchai	L & T Realty Sdn Bhd	2027	897	Serviced apartment	NA	507,800
The Connaught One	UEM Land Bhd	2027	677	Serviced apartment	452	419,860
Gen Starz	Majestic Gen Sdn Bhd	2028	360	Serviced apartment	650	593,000
Riverville Residences 2	Alzac Development Sdn Bhd	2028	2,660	Serviced apartment	807	441,000
The Kingswoodz @ Bukit Jalil	Exsim Jalil Link Sdn Bhd	2028	592	Serviced apartment	495	485,875
<b>RM600,001–RM900,000</b>						
Emerald Hills, Alam Damai	GLM Emerald Hills (Cheras) Sdn Bhd	2025	786	Condominium	NA	770,000
The Maple Residences	WCT OUG Development Sdn Bhd	2025	940	Condominium	808	643,000
D'ivo Residences @ Old Klang Road 608	Konsortium Exsim Development Sdn Bhd	2026	299	Serviced apartment	NA	782,400
Aurum Residence	Amber Homes Sri Petaling Sdn Bhd	2027	661	Condominium	1,071	729,500
Ayanna Residences	BKSP Autoworld Sdn Bhd	2027	333	Condominium	1,178	806,000
Ren Residences	Juta Asia Corporation Sdn Bhd	2027	630	Condominium	920	656,700
PSV1 @ Platinum South Valley	Pembinaan Serta Hebat Sdn Bhd	2027	500	Apartment	946	615,600
Veladaz Residences @ Bukit Jalil	Exsim Bukit Jalil City Sdn Bhd	2027	508	Serviced apartment	1,012	892,860
Oak Residences	Berjaya Hartanah Bhd	2028	350	Condominium	882	854,000
The Kingswoodz @ Bukit Jalil	Exsim Jalil Link Sdn Bhd	2028	966	Serviced apartment	495	709,780
<b>RM900,001–RM1.2 million</b>						
Sunway Flora Residences	Sunway Flora Sdn Bhd	2027	748	Condominium	1,055	1,080,000
<b>Above RM1.2 million</b>						
The Maple Residences	WCT OUG Development Sdn Bhd	2025	342	Condominium	NA	1,262,700
Pavilion Bukit Jalil	Regal Path Sdn Bhd	2028	453	Serviced apartment	1,201	1,744,450
ASA Residence	AK SP Sdn Bhd	2028	324	Condominium	1,673	1,279,000



# SkyWorld®



BUILT  
FOR  
*Generations*



# SkyWorld HEALTHY™ HOME



At SkyWorld, we believe that a healthy home is the foundation of a thriving life. That's why we craft homes that seamlessly blend timeless design with sustainability, creating vibrant spaces where families can grow and flourish together.

Discover the possibilities of better living at  
[skyworld.my/healthyhome](https://skyworld.my/healthyhome)



SkyWorld  
Healthy Home



There is a total of **1** new **landed** project in **Petaling, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>Above RM1.2 million</b>						
Vila Setara	Pembangunan Jujur Sejiwa Sdn Bhd	2026	63	Terrace	4,226	2,606,080



We'll assist you with any enquiries!

EdgeProp presents

**YOUTH**  
**FEST** 2025

**BE PART**  
**OF THE**  
**CONVERSATION**

COMING SOON

Dive into two days of game-changing dialogues and live performances.

Register now



There are a total of **24** new **high-rise** projects in **Setapak, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
MH Platinum 2	MH Platinum Sdn Bhd	2025	1,810	Serviced apartment	663	284,830
Seruni Residence	Amber Homes Land Sdn Bhd	2025	700	Apartment	NA	295,000
Vista Danau Kota	Platinum Victory Development Sdn Bhd	2025	910	Apartment	810	300,000
Berlian 2 Residence, Setapak	Monisprings Development Sdn Bhd	2027	263	Condominium	901	265,000
J.Satine Residensi Wilayah	Jayyid Land Sdn Bhd	2027	3,600	Apartment	800	300,000
Padang Residence @ Kota Semarak	59 Inc Sdn Bhd	2027	620	Serviced apartment	785	300,000
Residensi Max II	Prominent Maxim Sdn Bhd	2028	604	Condominium	801	300,000
<b>RM300,001-RM600,000</b>						
Edgewood (Residensi SkySanctuary 1)	SkySanctuary Development Sdn Bhd	2025	960	Condominium	865	471,000
M Arisa Pelangi	Cosmowealth Housing Development Sdn Bhd	2025	1,598	Serviced apartment	NA	321,100
Alaia Titiwangsa	Black Lotus Development Sdn Bhd	2026	436	Serviced apartment	635	533,000
Altris Residence	Beverly WM Sdn Bhd	2026	551	Serviced apartment	NA	421,010
Curvo Residences	Curvo Development Sdn Bhd	2026	830	Condominium	952	564,000
Sfera Residence Wangsa Maju	MCL Land (Malaysia) Sdn Bhd	2026	494	Serviced apartment	541	497,800
J.Satine Residensi Wilayah	Jayyid Land Sdn Bhd	2027	661	Small-office Home-office (SoHo)	546	426,400
Padang Residence @ Kota Semarak	59 Inc Sdn Bhd	2027	606	Serviced apartment	785	580,800
M Astra	Nova Century Development Sdn Bhd	2027	1,426	Serviced apartment	850	558,960
PV 22 Residences	Platinum Victory Development Sdn Bhd	2028	2,082	Serviced apartment	490	373,000
M Azura	Jastamax Sdn Bhd	2028	1,140	Serviced apartment	700	534,960
MH Platinum 3	MHP3 Sdn Bhd	2028	1,688	Serviced apartment	650	414,700
Milla Residence	Beverly WM Sdn Bhd	2029	1,406	Serviced apartment	657	549,260
<b>RM600,001-RM900,000</b>						
d'Brightton, Titiwangsa	Lakaran Ceria Sdn Bhd	2025	720	Condominium	NA	636,000
Vox Residence @Sentul	Kerjaya Property Sdn Bhd	2028	587	Serviced apartment	667	523,200
<b>RM900,001-RM1.2 million</b>						
Sunway Artessa	Sunway Artessa Sdn Bhd	2025	468	Condominium	NA	1,023,511
KL East: The Reya	Sime Darby Property (KL East) Sdn Bhd	2028	480	Condominium	1,350	1,089,050

## LANDED



There are a total of **3** new **landed** projects in **Setapak, Kuala Lumpur**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>Above RM1.2 million</b>						
d'Brightton, Titiwangsa	Lakaran Ceria Sdn Bhd	2025	46	Terrace	NA	1,646,000
KL East: East 57	Sime Darby Property (KL East) Sdn Bhd	2025	57	Terrace	1,350	2,248,666
Puncak Wangsamias	Low Keng Huat Bhd.	2025	30	Semidee house	3,709	3,177,000



# Key costs to consider when buying properties from developers

As you embark on your journey to buying a new property, it's essential to understand the various costs involved beyond the purchase price. Here's a breakdown of the key costs you can expect:

## Legal fees

A sum is charged by lawyers to handle the legal aspects of your property purchase, including drafting contracts and overseeing the transfer of ownership (memorandum of transfer—MOT) in Malaysia. They are calculated based on the property's purchase price.

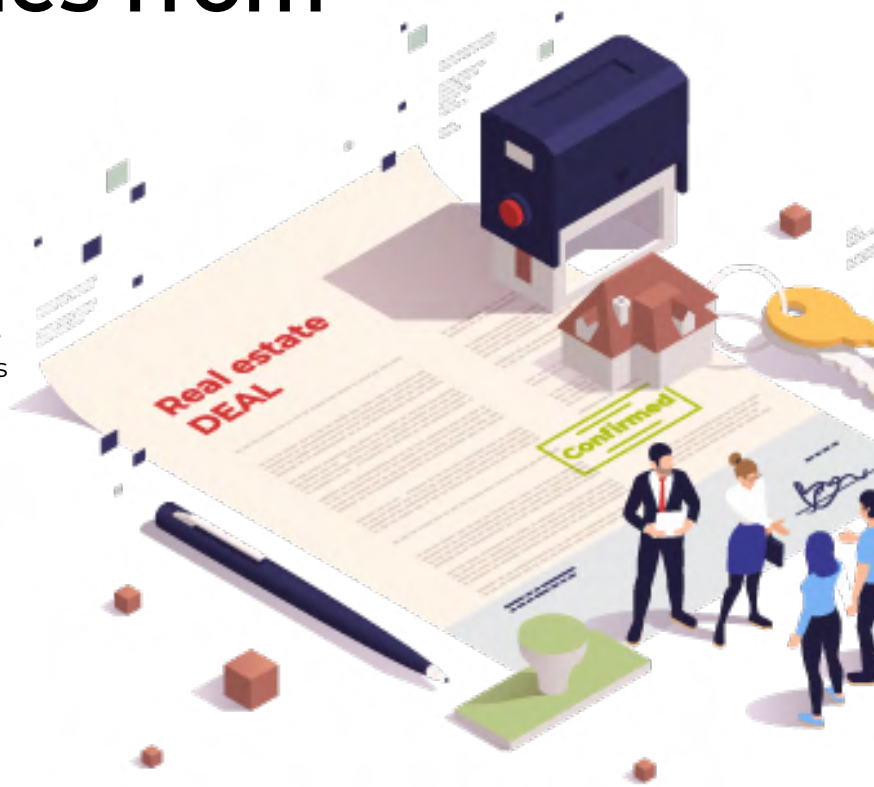
The legal fee rates in Malaysia are as follows:

Price tier	Legal fee (% of property price)
First RM500,000	1%
Next RM500,001–RM1 million	0.8%
Next RM1,000,001–RM3 million	0.7%
Next RM3,000,001–RM5 million	0.6%
Next >RM5 million	0.5%

For example, if you are purchasing a RM600,000 property, the legal fees will be calculated as follows:

$$\begin{aligned} \text{First } & \left\{ \text{RM}500,000 \times 1\% = \text{RM}5,000 \right. \\ \text{Next } & \left\{ \text{RM}100,000 \times 0.8\% = \text{RM}800 \right. \\ \hline \text{Total legal fees: } & \underline{\underline{\text{RM}5,800}} \end{aligned}$$

Some developers may offer to absorb the legal fees for their homebuyers as part of their sale packages.



We'll assist you with any enquiries!

### Stamp duty

Stamp duty is a government tax imposed on various legal documents, including property transactions. The amount of stamp duty you'll need to pay depends on the property's purchase price.

The key components of the stamp duty are:

- Sale and purchase agreement (SPA): a nominal fee of RM10
- Loan agreement: a flat rate of 0.5% of the total loan amount
- MOT: based on a tiered system, with higher rates for more expensive properties (refer table below):


Price tier	Legal fee (% of property price)
First <b>RM100,000</b>	<b>1%</b>
Next <b>RM100,001–RM500,000</b>	<b>2%</b>
Next <b>RM500,001–RM1 million</b>	<b>3%</b>
Next <b>&gt;RM1 million</b>	<b>4%</b>

The MOT is a legal document that officially transfers ownership of the property from the developer to you. To finalise the transfer, the MOT must be stamped and approved by the Inland Revenue Board (LHDN).

For example, if you're purchasing a RM600,000 property, the stamp duty fees on MOT will be calculated as follows:

$$\begin{aligned} \text{First} & \left\{ \begin{array}{l} \text{RM100,000} \times 1\% = \text{RM1,000} \\ \text{RM500,000} \times 2\% = \text{RM10,000} \end{array} \right. \\ \hline \text{Total legal fees:} & \quad \underline{\underline{\text{RM11,000}}} \end{aligned}$$

The Malaysian government offers stamp duty exemptions for first-time buyers of homes valued at RM500,000 or less. It's important to note that this exemption is currently valid until the end of 2025 and can change with future budget updates.



All **START** members  
will be rewarded with



when you sign up for  
**AFFIN Home Step Fast-i**

Not a **START** member yet? Sign up now to claim your rewards!



**START NOW**  





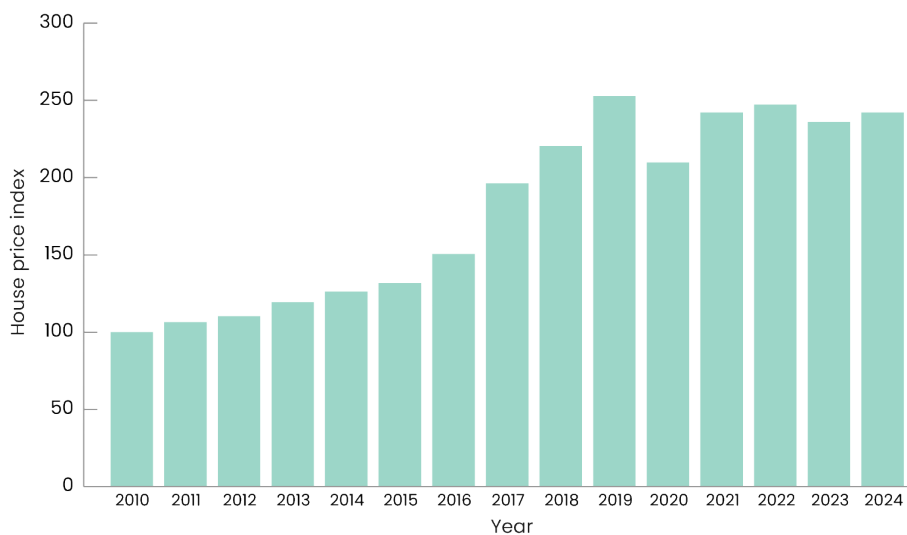

**Selangor districts  
new residential  
property launches**



# Selangor's property market: a decade of growth, pandemic-induced dip and recent stabilisation

Chart 1

The house price index in Selangor experienced a recovery in 2024, increasing by 2.5% to reach 242.1.

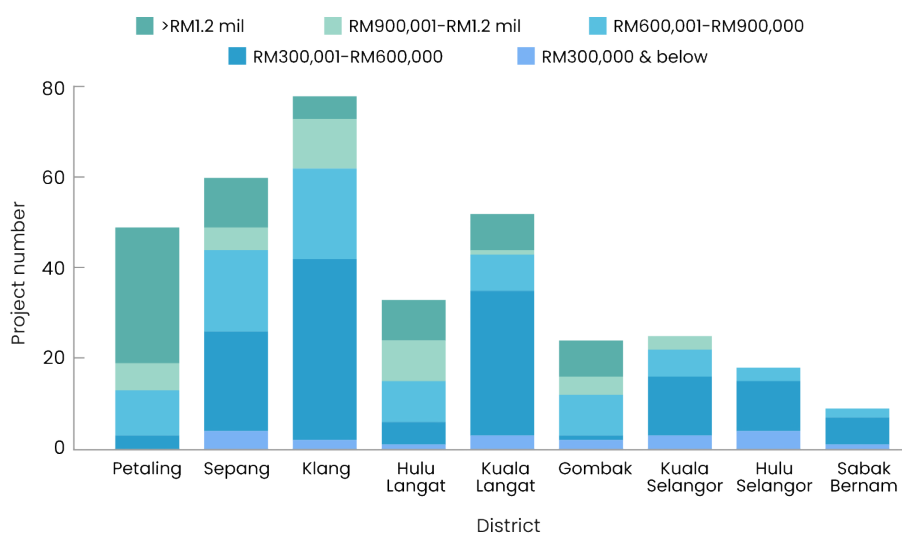


Based on data from the National Property Information Centre (Naptic), the house price index (HPI) for Selangor, a key indicator of regional growth, has experienced significant fluctuations over the past 15 years. Using 2010 as the base year (index: 100), the HPI steadily increased, reaching an impressive 252.8 in 2019 (median price of RM470,000) (see Chart 1).

However, the Covid-19 pandemic caused a sharp 17% decline in 2020. The market rebounded strongly in 2021 but slowed down in the following years, even experiencing a decline in 2023. As of 2024, the index showed signs of recovery, increasing by 2.5% to reach 242.1, with an average transacted price of RM450,000.

Chart 2

Most of the new landed property launches in Selangor during 2025–2028 are projected to be priced between RM300,001 and RM600,000.



## Klang, Kuala Langat, Sepang: hot spots for mid-range landed homes

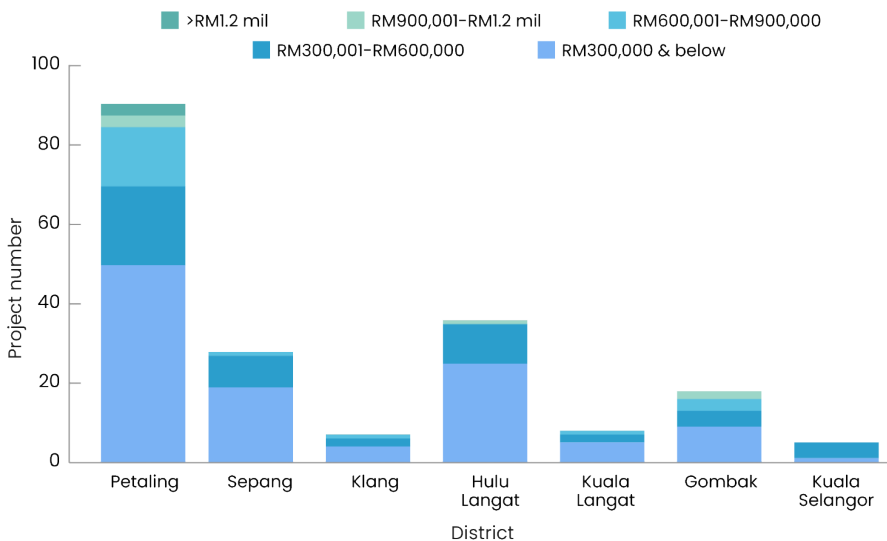
Selangor is projected to witness 559 new housing launches from 2025 to 2028. This includes 356 landed housing projects (townhouse, terrace, cluster, semidee and detached) and 203 high-rise developments (apartment, condominium, serviced apartment and small-office home-office (SoHo)).



- Klang appears to have the largest supply of landed properties, with particularly abundant options for homebuyers seeking properties within the RM300,001–RM600,000 price range (see Chart 2).
- High-end (RM900,001–RM1.2 million) and luxury (above RM1.2 million) landed homes are primarily concentrated in the Petaling district, catering to affluent buyers.
- Landed homes priced RM300,000 and below are scarce and primarily confined to Sepang, Kuala Langat, Kuala Selangor and Hulu Selangor.

### Selangor’s high-rise market: Affordable living in Petaling, Hulu Langat, Sepang

**Chart 3**  
More high-rises priced RM300,000 and below will be available in Selangor (2025-2028).



- Petaling dominates the affordable high-rise market with 51 projects (see Chart 3), offering a wide range of options for first-time homebuyers seeking urban homes priced RM300,000 and below.
- Petaling also leads in the mid-range (RM300,001–RM600,000) and upper-mid-range (RM600,001–RM900,000) segments with 20 and 16 projects respectively, providing more choices for those seeking upgraded amenities and larger spaces.

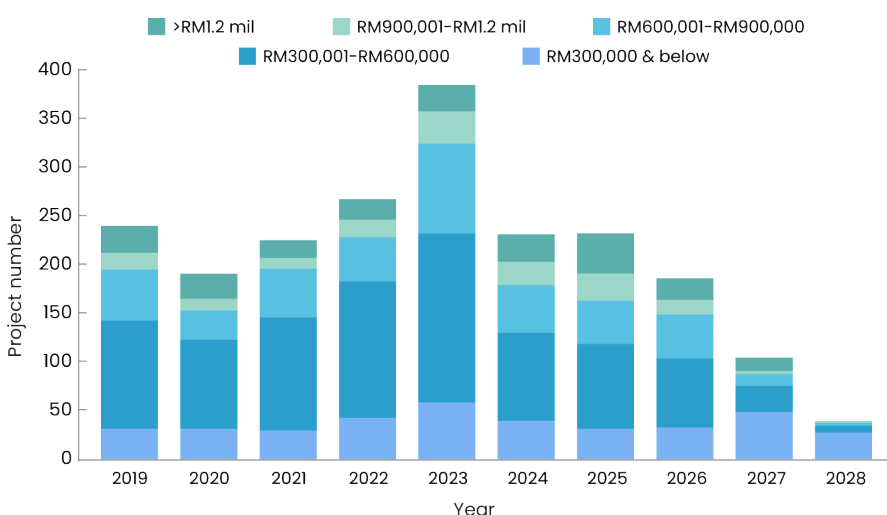
The Selangor property market is experiencing significant shifts. New launches peaked in 2023 with 383 projects, likely fuelled by the economic recovery following the post-pandemic period. Supply then normalised in 2024 with 230 projects (see Chart 4).

In 2025, new launches will see a slight increase to 231 projects, followed by a decline to 185 in 2026. While data for 2027 and 2028 is limited, early indications suggest a challenging period for new launches. So far, only 104 and 39 projects are anticipated in 2027 and 2028 respectively, but these numbers may increase nearer the dates.

What looks certain for now is a considerable supply for the RM300,000 and below category in 2027, at 48 projects.

### 2025: a moderate year for Selangor launches

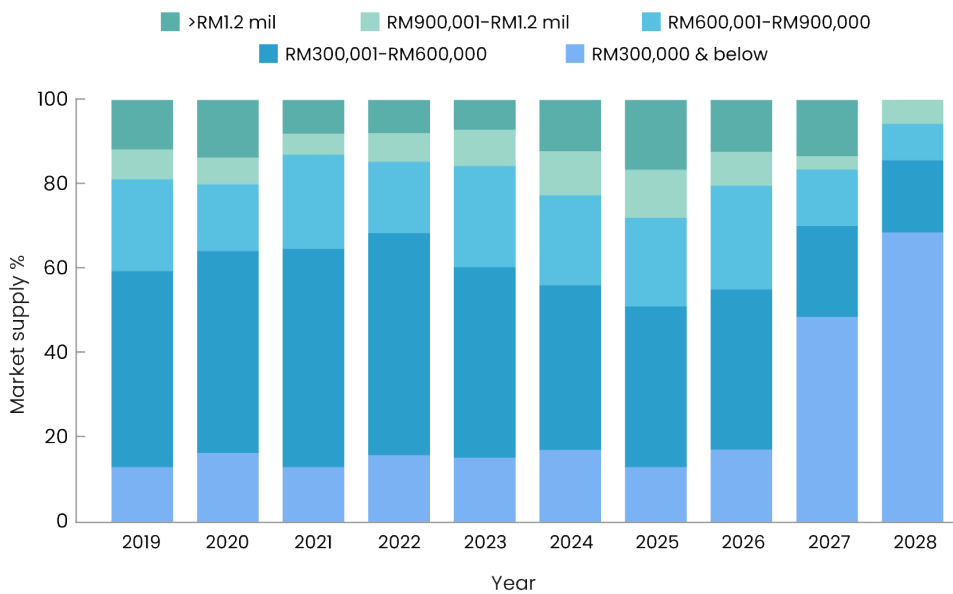
**Chart 4**  
More affordable housing supply in 2027



## High-end segment gains momentum in 2025

Chart 5

Mid-tier (RM300,001–RM600,000) launches have been declining since 2022.



### Did you know?

- Since 2022, the market share of mid-tier properties (RM300,001–RM600,000) has been steadily declining from approximately 50% to 38% in 2025 (see Chart 5).
- On the other hand, the market share of properties priced above RM600,000 (RM600,001–RM900,000, RM900,001–RM1.2 mil and above RM1.2 mil) has seen significant growth, rising from 32% in 2022 to 49% in 2025.

In terms of distribution of the price category of housing projects, between 2019 and 2024, the mid-tier segment encompassing properties priced between RM300,001 and RM600,000 dominated the market consistently, accounting for the largest share (40%–50%) of new launches (see Chart 5).

In the same period, affordable housing options priced RM300,000 and below maintained a steady presence (12%–16%), while the premium (RM600,001–RM900,000) and luxury (above RM1.2 million) segments exhibited varying degrees of growth.

Looking ahead, the market is poised for significant change. A temporary dip in affordable housing supply is anticipated in 2025, followed by a

resurgence in 2026. Conversely, the mid-tier segment appears to face decreasing supply. The premium and luxury segment (RM900,001–RM1.2 million and above RM1.2 million) is projected to experience steady growth with a total of 27.9% of market share in 2025, a 5.3% increase compared to last year.

Early indicators for 2027 and 2028 point towards a remarkable surge in affordable housing projects. Driven by government policies aimed at improving housing affordability and a growing developer focus on this segment, affordable housing is projected to dominate the market, accounting for a substantial portion of new launches in the coming years.







There are a total of **20** new **high-rise** projects in **Gombak, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Bayu Residensi @ Seri Temenggung	Rexpoint Resources Sdn Bhd	2025	1,240	Serviced apartment	NA	250,000
168 Park Selayang	168 Park Selayang Sdn Bhd	2026	477	Serviced apartment	559	294,000
Astrum Ampang	Astrum Ampang Sdn Bhd	2026	2,072	Serviced apartment/Small-office Home-office (SoHo)	226	230,000
Mori Residences	Scientex Park (M) Sdn Bhd	2026	638	Condominium	872	250,000
Pangsapuri Amansiara	Touchstone Development Sdn Bhd	2026	1,308	Apartment	906	200,000
Pangsapuri Selangorku @ Sari	Pinggir Mentari Sdn Bhd	2026	200	Apartment	NA	180,000
Residensi Mori 2 Scientex Rawang	Scientex Park (M) Sdn Bhd	2027	489	Serviced apartment	763	250,000
Residensi Nuria	Warisan Rajawali Sdn Bhd	2027	275	Apartment	850	200,000
Bayu Selayang Heights	Bayu Melati Sdn Bhd	2028	990	Serviced apartment	558	270,000
Gaia Residences	Bandar Serai Development Sdn. Bhd.	2028	500	Condominium	550	250,000
<b>RM300,001–RM600,000</b>						
Trinity Wellnessa	Trinity Wellnessa & Enlivea Development Sdn Bhd	2025	463	Condominium	1,119	563,888
Lea By The Hills	Jelang Vista Sdn Bhd	2026	344	Condominium	NA	598,800
Perdana Park	Rawang Lakes Sdn Bhd	2026	206	Apartment	850	372,900
E Park Residence	Junttan Marketing (M) Sdn Bhd	2027	144	Condominium	NA	588,800
Selayang Mutiara Residensi	Shiya Development Sdn Bhd	2027	260	Condominium	NA	576,667
<b>RM600,001–RM900,000</b>						
Astoria Ampang	Xtreme Meridian Sdn Bhd	2025	506	Condominium	NA	672,000
Bayu Ceria	Trinity Wellnessa & Enlivea Development Sdn Bhd	2028	737	Condominium	1,008	615,000
Residensi Hana	Warisan Rajawali Sdn Bhd	2028	297	Serviced apartment	958	772,250
<b>RM900,001–RM1.2 million</b>						
Melawati: Park One	Sime Darby Property (KL East) Sdn Bhd	2026	234	Apartment	1,027	914,400
Aman @ Sierramas	Suria Kapital Development Sdn Bhd	2028	540	Condominium	1,184	917,800



We'll assist you with any enquiries!

EdgeProp.my

Unlock property insights in seconds with **Buddy!**

Use **Buddy**, your **AI-powered property assistant**, to make smarter decisions on your next home or investment.



How have transacted prices in Pavilion Residence evolved over the years?

What is the average transacted price for Pavilion Residence?

How many units in Pavilion Residence were transacted in 2024?

Unlock the power of property data today. Try Buddy now! [edgeprop.my/buddy](https://edgeprop.my/buddy)



There are a total of **24** new **landed** projects in **Gombak, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Dedaun	Semai Meranti Sdn Bhd	2027	213	Townhouse	1,000	200,000
Setia Eco Templer Fasa 1B	Setia Eco Templer Sdn Bhd	2027	388	Townhouse	700	220,000
<b>RM300,001–RM600,000</b>						
Scientex Kundang Jaya	Scientex Park (M) Sdn Bhd	2025	275	Terrace	1,625	564,879
<b>RM600,001–RM900,000</b>						
Acacia Park Phase 5A & 5B, Block 5	Rawang Lakes Sdn Bhd	2025	201	Terrace	1,619	600,620
Idaman Mutiara	Peranan Serimas Sdn Bhd	2025	68	Terrace	1,754	680,000
Myra Gardens	Myra Gardens Sdn Bhd	2025	91	Terrace	1,654	839,500
Panora	Semai Meranti Sdn Bhd	2025	247	Terrace	NA	780,800
Puteri Ariana	Perbadanan Kemajuan Negeri Selangor	2025	72	Terrace	1,980	649,000
Residensi Serai	Little Resources Sdn Bhd	2025	37	Terrace	1,453	605,000
Kirana 1-A3	Gamuda Land (Botanic) Sdn Bhd	2026	215	Terrace	1,593.07	835,800
Kirana Phase 1-A2	Gamuda Land (Botanic) Sdn Bhd	2026	286	Terrace	1,593	772,800
Puteri Ariana 2	Perbadanan Kemajuan Negeri Selangor	2026	72	Terrace	1,786	688,600
<b>RM900,001–RM1.2 million</b>						
Blooming Residence	GLM Emerald West (Rawang) Sdn Bhd	2025	161	Terrace	1,786	1,025,000
Jasmin	Pinggir Mentari Sdn Bhd	2025	173	Terrace	NA	987,850
Templer Residence	Pura Development Sdn Bhd	2025	245	Terrace	1,786	1,184,467
Taman Selayang Permata	Oxford Shield Sdn Bhd	2026	21	Terrace, semidee	2,411	950,000
<b>Above RM1.2 million</b>						
19trees	SDB Properties Sdn Bhd	2025	222	Terrace	2,508	1,498,800
Danau Flora	Bandar Serai Development Sdn Bhd	2025	270	Terrace	2,346	1,216,800
Danau Simfoni	Bandar Serai Development Sdn Bhd	2025	94	Semidee, detached	2,812	2,270,160
Diami	Temokin Development Sdn Bhd	2025	24	Terrace	3,207	1,750,000
Jimbaran	Setia Eco Templer Sdn Bhd	2025	74	Terrace, semidee	2,194	1,485,000
Sierra Hijauan	Sierra Ukay Sdn Bhd	2026	20	Semidee, detached	3,537	3,133,800
Sierra Hijauan Fasa 2E	Sierra Ukay Sdn Bhd	2026	25	Semidee, detached	3,537	3,033,800
Sierra Hijauan Fasa 2H	Sierra Ukay Sdn Bhd	2026	78	Terrace	2,329	1,803,800



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**





There are a total of **40** new **high-rise** projects in **Hulu Langat, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Metro Cheras	Alzac Realty Sdn Bhd	2025	670	Serviced apartment	904	250,000
Mirai Residences	MKH Property Ventures Sdn Bhd	2025	1,496	Serviced apartment	578	298,000
Pangsapuri Selangorku Sena	Garuda Wira Development Sdn Bhd	2025	477	Apartment	800	180,000
Residensi Adelia 3	Trans Loyal Development Sdn Bhd	2025	1,321	Condominium	1,045	250,000
Residensi Adelia 4	Trans Loyal Development Sdn Bhd	2025	1,320	Condominium	1,045	250,000
Residensi Topaz	Segi Prisma Sdn Bhd	2025	379	Apartment	NA	100,000
Traders Park	SCP (Balakong) Sdn Bhd	2025	602	Serviced apartment	NA	270,000
Pandan Utama 2	Amal Mawar Sdn Bhd	2026	24	Apartment	762	247,500
Residensi Suasana Aman	Zoom Development Sdn Bhd	2026	372	Apartment	1,000	250,000
Residensi Bukit Tiara	Apollo Dynasty Sdn Bhd	2026	596	Condominium	900	200,000
Residensi Emas	Premium City Development Sdn Bhd	2026	1,494	Serviced apartment	NA	270,000
Residensi Jernih Kajang	Daksina Harta Sdn Bhd	2026	1,605	Serviced apartment	NA	270,000
Residensi Parkland @ Kajang 2	Parkland Central Sdn Bhd	2026	999	Serviced apartment	550	250,000
Residensi Selangorku Begonia	Trans Loyal Development Sdn Bhd	2026	933	Condominium	1,085	250,000
Residensi Selangorku Oleander	Trans Loyal Development Sdn Bhd	2026	1200	Condominium	1,045	250,000
Idaman Bayu	Trans Loyal Development Sdn Bhd	2027	1,176	Apartment	1,045	250,000
Residensi Jed	Hao Chuang Holdings Sdn Bhd	2027	1,254	Serviced apartment	730	270,000
Residensi Selangorku Seri Sempurna	Jian Wei Development Sdn Bhd	2027	123	Condominium	NA	250,000
Residensi Selangorku Vista Idaman	Kevo Bina Sdn Bhd	2027	260	Apartment	1,000	275,000
Residensi Tiara Vista	Kueen Lai Villa Sdn Bhd	2027	662	Condominium	852	180,000
Rumah Selangorku Jenis E Khas	Ba Urus Bina (M) Sdn Bhd	2027	1,044	Apartment	1,001	250,000
Emerald 9 Cheras	Glm Emerald Square (Cheras) Sdn Bhd	2028	810	Serviced apartment	NA	250,000
Gaya Residency	MKH Property Ventures Sdn Bhd	2028	494	Serviced apartment	551	270,000
Riang	Eco Majestic Development Sdn Bhd	2028	999	Serviced apartment	550	250,000
Residensi Anja	USJ One Avenue Sdn Bhd	2028	504	Serviced apartment	894	270,000
Residensi Naluri	Danau Saujana Sdn Bhd	2028	733	Serviced apartment	600	275,000
Se.duduk	Eco Terraces Sdn Bhd	2028	1,220	Serviced apartment	1,000	270,000
<b>RM300,001–RM600,000</b>						
Bukit Ampang Permai	Wangsa Keringat Development Sdn Bhd	2025	660	Apartment	958	551,415.60
Bukit Hatamas	Jiwa Mewah Sdn Bhd	2025	172	Apartment	861	439,200
Residensi Armani Sg Long	Grand Golden Development Sdn Bhd	2025	271	Apartment	900	495,000
Intanaria 3	Perbadanan Kemajuan Negeri Selangor	2026	200	Apartment	906	399,000
Residensi Bukit Palma 3	Keb Land Sdn Bhd	2026	260	Apartment	930	438,460
Caladia	Knowledge Vision Sdn Bhd	2027	762	Serviced apartment	904	477,250
Residensi Dedaun	UDA Land Sdn Bhd	2027	341	Apartment	850	394,800
Residensi Hijauan Bayu	Basic Development Sdn Bhd	2027	288	Condominium	NA	454,400
Residensi Nova	Seri Nova Land Sdn Bhd	2027	325	Condominium	NA	454,000
Residensi Suria Idaman	Iwajib Estate Sdn Bhd	2027	380	Apartment	967	481,000
Residensi Bukit Perdana	Hexxon Development Sdn Bhd	2028	866	Condominium	1,000	447,000
You City III	OSK Property	2028	800	Condominium	678	431,820
<b>RM900,001–RM1.2 million</b>						
Residensi Bayu 3	Wangsa Keringat Development Sdn Bhd	2027	300	Apartment	1,180	1,088,750





There are a total of **35** new **landed** projects in **Hulu Langat, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Taman Puncak Saujana	Lotus Megaview Sdn Bhd	2025	60	Detached, semidee, terrace, townhouse	2,325	100,000
<b>RM300,001-RM600,000</b>						
Diamond Residence B5	Mayland Venue Sdn Bhd	2025	201	Detached, terrace, townhouse	NA	432,688
Mutiara Hills, Semenyih	Boustead Balau Sdn Bhd	2025	90	Terrace	1,603	576,000
Birchpark	Eco Majestic Development Sdn Bhd	2026	355	Terrace, townhouse	1,012	508,200
Residensi Bayu	Bangsar Heights GLC Sdn Bhd	2026	176	Townhouse	1,115	443,000
Taman Seri Kenanga	K2 Ventures Sdn Bhd	2026	22	Semidee	871	395,000
<b>RM600,001-RM900,000</b>						
Aderyn	Setia Alamsari Sdn Bhd	2025	114	Terrace	1,689	747,000
D'cendana 3 @ Bandar Tasik Kesuma	Kontan Emas (M) Sdn Bhd	2025	145	Terrace	1,819	628,000
Goodview Heights	Sin Heap Lee Development Sdn Bhd	2025	124	Terrace	2,163	878,000
Intrika	Symphony Hills Sdn Bhd	2025	124	Terrace	1,915	701,800
Desa Budiman	Pujangga Development Sdn Bhd	2026	44	Terrace	1,797	829,500
Intrika 2	Symphony Hills Sdn Bhd	2026	114	Terrace	1,915	710,800
Mutiara Hills	Boustead Balau Sdn Bhd	2026	113	Terrace	1,528	609,000
Nova Mutiara	Vista Nova Development Sdn Bhd	2026	36	Terrace	2,023	699,000
Taman V Aurora	Lestari Ihsan Sdn Bhd	2026	95	Terrace	1,582	790,000
<b>RM900,001-RM1.2 million</b>						
36 Serene Grove	Trans Loyal Development Sdn Bhd	2025	36	Semidee	3,024	1,068,000
Candela	Sustain Visions Sdn Bhd	2025	25	Terrace	2,561	1,199,000
Chorus	Setia Ecohill 2 Sdn Bhd	2025	99	Terrace	2,080	967,000
Goodview Heights 2	Sin Heap Lee Development Sdn Bhd	2025	116	Terrace	2,680	1,050,500
Kajang 2 Presint 3 (Akina)	Petik Mekar Sdn Bhd	2025	171	Terrace	1,776	977,500
Kajang East - Precinct 1 (Fasa 3B)	Aliran Perkasa Sdn Bhd	2025	27	Terrace	1,851	1,192,100
Annya Kajang 2 Presint 3	Petik Mekar Sdn Bhd	2026	171	Terrace	1,776	986,720
Bandar Seri Putra-Senja Gardens	Bangi Heights Development Sdn Bhd	2026	72	Terrace	2,142	1,140,000
Residensi Lambaian Dua	Layaran Pintas Sdn Bhd	2026	64	Terrace	NA	946,800
Taman Pandan Perdana	Charm Properties Sdn Bhd	2027	6	Terrace	NA	1,180,000
<b>Above RM1.2 million</b>						
Arawani	Knowledge Vision Sdn Bhd	2025	151	Cluster, semidee, detached	2,927	1,752,000
Damaran	Setia Mayuri Sdn Bhd	2025	34	Semidee	2,285	1,475,000
Indica Bungalow	Fabulous Range Sdn Bhd	2025	24	Detached	3,444	2,685,800
Taman Taming Indah 2	Tanming Properties Sdn Bhd	2025	157	Semidee	4,165	2,250,000
Cheerywood	Eco Majestic Development Sdn Bhd	2026	68	Terrace	2,531	1,491,000
Indica	Fabulous Range Sdn Bhd	2026	34	Detached	3,444	3,088,618
Nova Nadira	Seri Nova Properties Sdn Bhd	2026	42	Terrace	2,691	1,280,000
Reineville	Setia Ecohill Sdn Bhd	2026	40	Semidee	2,615	1,478,000
The Courtyard @ Cheras	Medan Damai Sdn Bhd	2026	62	Terrace	2,734	1,380,990
Noblegate	Eco Majestic Development Sdn Bhd	2028	266	Semidee, detached, terrace	4,200	1,324,000





There are a total of **19** new **landed** projects in **Hulu Selangor, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Ion Belian Garden	NCT Platinum Sdn Bhd	2025	265	Terrace	1,453	250,000
Taman Rasa Utama	Sin Heap Lee Development Sdn Bhd	2025	178	Terrace	947	200,000
Desa Serindit	THL Holdings Sdn Bhd	2026	30	Terrace	1,108	268,000
Lagenda Ardea	Blossom Eastland Sdn Bhd	2027	831	Terrace	900	250,000
<b>RM300,001–RM600,000</b>						
Amber 1 @ Bukit Sentosa	Leo Vista Sdn Bhd	2025	67	Terrace	1,463	372,000
Koi Park Residences @ Antara Gapi	Biz Link Property Sdn Bhd	2025	67	Terrace	2,325	570,800
Laman Lentera, Kuala Kubu Bharu	Irama Setia Sdn Bhd	2025	37	Terrace	1,722	590,000
Ligamas Residence Semi-D	Ligamas Sdn Bhd	2025	30	Semidee	1,313	462,365
Mawar Gardens 2	Setiatiwi Land Sdn Bhd	2025	79	Terrace	1,786	408,000
Taman Bukit Chandang	Gasing Mega Development Sdn Bhd	2025	32	Terrace	2,012	460,000
Amber 2 @ Bukit Sentosa	Leo Vista Sdn Bhd	2026	79	Terrace	1,463	452,000
Amber 3 @ Bukit Sentosa	Leo Vista Sdn Bhd	2026	67	Terrace	1,485	494,000
Desa Rening Jaya	Ikatan Bendera Sdn Bhd	2026	30	Semidee	1,001	480,650
Taman Belida	ASC Construction & Development Sdn Bhd	2026	48	Terrace	2,357	564,300
Taman Saffron	Setiatiwi Development Sdn Bhd	2026	91	Terrace	1,808	450,000
Selindung Daun	Ringgit Muhibbah Sdn Bhd	2027	179	Terrace	NA	544,200
<b>RM600,001–RM900,000</b>						
Sari Alamanda @ Rawang	Amalan Setar (M) Sdn Bhd	2025	224	Terrace	1,668	666,050
Ixora	Perbadanan Kemajuan Negeri Selangor	2026	90	Terrace	1,711	646,800
Mas Residence	YPS Development Sdn Bhd	2026	44	Terrace	1,840	640,059



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**





There are a total of **9** new **high-rise** projects in **Klang, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
The Tresor	Vibrantline Sdn Bhd	2025	356	Serviced apartment	952	270,000
Interpoint	CB Land Sdn Bhd	2027	356	Serviced apartment	593	270,000
Residensi Lestari 1	Dunia Lestari Sdn Bhd	2027	356	Apartment	1,000	250,000
The Riva Residences	Vibrantline Sdn Bhd	2027	356	Serviced apartment	953	270,000
Pangsapuri Berkeley Avenue (B)	Berkeley Sdn Bhd	2028	652	Serviced apartment	NA	270,000
<b>RM300,001–RM600,000</b>						
Pangsapuri Adenia	Gabungan Efektif Sdn Bhd	2025	356	Apartment	915	375,000
Rain Tree Residence	Khoo Soon Lee Realty Sdn Bhd	2028	356	Serviced Apartment	926	557,000
<b>RM600,001–RM900,000</b>						
Arinna, Kemuning Utama	Paramount Property Development Sdn Bhd	2025	356	Condominium	NA	615,294
Pangsapuri Bayu Idaman	Bayu Prospektif Sdn Bhd	2027	260	Condominium	NA	608,000

## LANDED



There are a total of **82** new **landed** projects in **Klang, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Gamelan	Sime Darby Property (Bukit Raja) Sdn Bhd	2025	154	Townhouse	1,500	200,000
Rumah Bandar Topaz	Malayapine Estates Sdn Bhd	2027	276	Townhouse	1,000	210,000
<b>RM300,001–RM600,000</b>						
Kampung Jawa	Tanjung Sinarjaya Sdn Bhd	2025	26	Terrace	904	498,000
Laelia 1	I & P Kota Bayuemas Sdn Bhd	2025	98	Terrace	1,571	600,000
Mio Spring	Gamuda Land (T12) Sdn Bhd	2025	22	Terrace	925	320,000
Taman Bukit Delima	Total Happy Home Sdn Bhd	2025	30	Terrace	1,528	418,000
Taman Damai	Yonliy Housing Development Sdn Bhd	2025	72	Terrace	1,743	600,000
Taman Dato' Harun 7	Kenting Development Sdn Bhd	2025	44	Terrace	1,076	348,700
Taman Dato' Harun 9	Duta Gabungan Sdn Bhd	2025	30	Terrace, semidee	1,140	380,000
Taman Desa Putera Klang	Bina Impian Holding Sdn Bhd	2025	26	Terrace	1485	588,000
Taman Imam Yusof 5	Rumah Permai Sdn Bhd	2025	91	Terrace	1,022	343,000
Taman Kelana	Lian Hoe Realty Sdn Bhd	2025	59	Terrace	1,033	473,000
Taman Lombong Timah 2	Primo Development Sdn Bhd	2025	46	Terrace	1,097	436,000
Taman Meru Makmur 3 (Desaville 3)	MSN Development Sdn Bhd	2025	29	Terrace, semidee	1,076	488,000
Kampung Nelayan, Telok Gong	Lian Harp Development Sdn Bhd	2025	30	Terrace	904	430,000
Taman Perepat Indah	Atheneum Park Sdn Bhd	2025	42	Terrace	1,539	494,340
Taman Persiaran Masjid Sultan 7	Perkasa Tulen Sdn Bhd	2025	30	Semidee	1,173	392,223
Taman Saujana Meru	Setia Jutamas Sdn Bhd	2025	30	Detached, terrace	958	498,000



Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Taman Sejati (Kota Raja) Rumah Bandar @ Amverton Links	Innocentral Sdn Bhd	2025	100	Townhouse	980	548,000
Taman Seri Pagi 8	Etaway Harmony Sdn Bhd	2025	48	Terrace	871	478,000
Taman Seri Pinang	Pine Well Development Sdn Bhd	2025	29	Semidee, detached	936	420,000
Taman Sungai Pinang	Wa Hectare Properties Sdn Bhd	2025	27	Semidee, detached	2,615	416,000
Taman Tok Muda Sejahtera	V2 Development Sdn Bhd	2025	69	Terrace	1,020	400,000
Desa Bukit Nilam	Asdamai Sdn Bhd	2026	24	Terrace	1,541	595,000
Nanas Residence	PNG Development Sdn Bhd	2026	37	Terrace	1,194	355,800
Residensi Perintis Satu	Perintis Satu Sdn Bhd	2026	39	Terrace	1,894	599,900
Taman Dato Harun 8	Nikmat Makmur Sdn Bhd	2026	28	Semidee	1,173	440,000
Taman Desa Bukit Permata	Lebar Kencana Development Sdn Bhd	2026	24	Terrace	904	460,000
Taman Desa Intan	KB Goh Development Sdn Bhd	2026	30	Terrace	1,044	438,000
Taman Desa Kencana	Prima Inspirasi Development Sdn Bhd	2026	30	Terrace	1,044	470,000
Taman Desa Permai	Simas-D Sdn Bhd	2026	45	Terrace	1,765	588,000
Taman Harmoni Utama	Tanjung Sinarjaya Sdn Bhd	2026	44	Terrace	936	498,000
Taman Imam Jaafar 1	Bentuk Mewah Development Sdn Bhd	2026	24	Terrace	958	430,000
Taman Imam Yusof 4	Simfoni Desiran Sdn Bhd	2026	43	Terrace	861	348,000
Taman Orkid	Bundar Jaya Sdn Bhd	2026	24	Terrace	1,765	558,000
Taman Perigi Nenas	Bebas Wajah Sdn Bhd	2026	25	Terrace, semidee	914	383,000
Taman Sementa Permai	Upaya Park Development Sdn Bhd	2026	58	Terrace, semidee	861	358,000
Taman Sungai Kembong	Upaya Park Development Sdn Bhd	2026	30	Terrace, semidee	1,054	360,000
Taman Tan Sri Dato' Mohammad Taib 2 (Indahville 4)	MSN Development Sdn Bhd	2026	46	Terrace	1,065	370,000
Taman Tok Muda Berjaya	V2 Development Sdn Bhd	2026	46	Terrace	1,020	407,000
Taman Wira Permai 8	Apex Point Development Sdn Bhd	2026	39	Terrace	1,614	600,000
Impiana 52	Klang Baiduri Sdn Bhd	2027	52	Townhouse	966	438,000
Lot 5054	Masmuran Properties Sdn Bhd	2027	44	Terrace	NA	396,000
<b>RM600,001-RM900,000</b>						
Lena Residence	Visi Sejati Sdn Bhd	2025	76	Terrace	1,976	761,800
Taman Arcadia Impian	Bina Impian Property Sdn Bhd	2025	36	Terrace	1,571	608,000
Taman Citra Kasih	Metro Nuri Sdn Bhd	2025	22	Semidee	1,313	662,000
Taman Desa Meru	Johawaki Development Sdn Bhd	2025	32	Terrace	1,733	722,222
Taman Impian Cahaya 2	Ehsan Wangi Development Sdn Bhd	2025	22	Semidee	2,055	840,000
Taman Khalid Al-walid 3	Rumah Permai Sdn Bhd	2025	24	Terrace	1,800	650,000
Taman Meru Makmur 3	Kiara Hartawan Sdn Bhd	2025	23	Semidee, detached	1,130	753,888
Taman Shah Bandar 2	Koperasi Serbaguna Anak-Anak Selangor Bhd (Kosas)	2025	24	Terrace	1,571	705,000
Taman Seri Andalas	Raya Baiduri Sdn Bhd	2025	44	Terrace	1,776	620,000
Laelia 2	I & P Kota Bayuemas Sdn. Bhd.	2026	48	Terrace	1,626	798,000
Taman Bunga Raya	Ralis Group Sdn Bhd	2026	26	Terrace	1,560	688,102
Taman Desa Putera	KTL Properties Sdn Bhd	2026	23	Terrace	1,657	640,000
Taman Hijrah 3	Bina Impian Property Sdn Bhd	2026	67	Terrace	1,474	650,900
Taman Idaman Jiwa 1	SD Geodesi Sdn Bhd	2026	48	Terrace	1,689	753,690
Taman Kapar Indah	Hasil Menang Sdn Bhd	2026	44	Semidee	1,173	718,000
Taman Melati 4	Kenting Development Sdn Bhd	2026	32	Terrace	2,378	839,900
Taman Mesra	Achievers Duta Development Sdn Bhd	2026	21	Terrace	1,420	631,000
Taman Saga 3	Bundar Jaya Sdn Bhd	2026	48	Cluster, terrace	1,151	700,000
Taman Seri Mewah 3	Estinia Hardware Sdn Bhd	2026	47	Terrace	1,722	610,000



Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Taman Sungai Bertek	Ideahome Development Sdn Bhd	2026	27	Terrace, semidee	1,980	883,000
Taman Tulip 5	Idaman Ekspres Sdn Bhd	2026	45	Terrace	1,668	679,800
Laelia 3	I & P Kota Bayuemas Sdn Bhd	2027	83	Terrace	1,850	838,000
<b>RM900,001–RM1.2 million</b>						
Casira 3 (Siri 1)	Sime Darby Property (Bukit Raja) Sdn Bhd	2025	120	Terrace	1,700	1,035,888
Casira 3 (Siri 2)	Sime Darby Property (Bukit Raja) Sdn Bhd	2025	108	Terrace	1,700	1,043,888
Casira 3 (Siri 3)	Sime Darby Property (Bukit Raja) Sdn Bhd	2025	118	Terrace	1,700	1,051,888
Ferrous 2	I & P Alam Impian Sdn.bhd.	2025	136	Terrace	1,894	937,556
Nadira 3	Sime Darby Property (Bukit Raja) Sdn Bhd	2025	139	Terrace	2,088	1,173,888
Serai 168	Paragon United Sdn Bhd	2025	62	Terrace	2,077	998,800
Seri Resi PH3A - Dahlia & Daniel	Neu Estates Sdn Bhd	2025	64	Semidee	1,872	1,086,000
Adira (Siri 1)	Sime Darby Property (Bukit Raja) Sdn Bhd	2026	109	Terrace	1,915	1,160,888
Adira (Siri 2)	Sime Darby Property (Bukit Raja) Sdn Bhd	2026	138	Terrace	1,915	1,168,888
Adira (Siri 3)	Sime Darby Property (Bukit Raja) Sdn Bhd	2026	82	Terrace	1,915	1,176,888
Taman Sejati Kehijauan @ Amverton Links	Innocentral Sdn Bhd	2026	68	Terrace	2,400	1,118,000
<b>Above RM1.2 million</b>						
Bandar Bestari	Khoo Soon Lee Realty Sdn Bhd	2025	102	Cluster, semidee	2,518	1,512,500
Taman Sejati Kehijauan @ Amverton Links	Innocentral Sdn Bhd	2025	57	Terrace	2,691	1,283,000
Broad Leaf (Phase 2)	BCB Development Sdn Bhd	2026	42	Semidee	NA	2,279,000
Luxura Designer Link Villas	Gamuda Land (Kemuning) Sdn Bhd	2026	26	Terrace	2,713	1,951,800
Broadleaf (Alam Kemuning)	BCB Development Sdn Bhd	2027	28	Semidee, detached	NA	2,418,000
Lanai Lakeside	Sime Darby Property (bukit Raja) Sdn Bhd	2029	72	Link Bungalow, Semidee	4,211	2,223,888



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**





There are a total of **8** new **high-rise** projects in **Kuala Langat, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Pangsapuri Idaman BSP	Seribu Baiduri Sdn Bhd	2025	1312	Apartment	NA	250,000
Adiwarna	Naluri Wijaya Sdn Bhd	2027	180	Condominium	NA	245,000
Quayside Plaza	Gamuda Land (Kemuning) Sdn Bhd	2027	465	Serviced apartment	550	250,000
Rimba Utara Residensi	Gamuda Land (T12) Sdn Bhd	2027	462	Serviced apartment	550	250,000
CDB Arcadia Residences	Saujana Permai Development Sdn Bhd	2028	630	Serviced apartment	NA	268,000
<b>RM300,001–RM600,000</b>						
BSP Sutera	Seribu Baiduri Sdn Bhd	2025	421	Apartment	850	561,000
KR7	Kemajuan Masteron Sdn Bhd	2028	269	Serviced apartment	NA	472,300
<b>RM600,001–RM900,000</b>						
The Parque Residences	Eco Sanctuary Sdn Bhd	2025	401	Condominium	1,065	655,500

## LANDED



There are a total of **56** new **landed** projects in **Kuala Langat, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Bandar Mahkota Banting - Rsku D'mahkota	Ace Dynamite Sdn Bhd	2025	110	Terrace	1,033	245,000
Taman Mamanda	SLS Properties Sdn Bhd	2025	29	Terrace	1,797	20,000
Taman Seri Dagang 3	L-Max Development Sdn Bhd	2026	30	Terrace	1,024	300,000
<b>RM300,001–RM600,000</b>						
Bandar Mahkota Banting	Horizon L&L (Sel) Sdn Bhd	2025	208	Terrace	820	499,290
Taman Amanah 5	Raya Baiduri Sdn Bhd	2025	23	Terrace	1,765	432,000
Taman Bentara 16	Raya Baiduri Sdn Bhd	2025	57	Detached, Terrace	1,194	403,529
Taman Bentara 17	Raya Baiduri Sdn Bhd	2025	27	Semidee, detached	1,700	570,588
Taman Bentara @ Jalan Merpati	Kenting Development Sdn Bhd	2025	23	Terrace	1,926	513,500
Taman Bentara @ Jalan Puyuh	Kenting Development Sdn Bhd	2025	64	Terrace	1,915	509,500
Taman Changgang Indah	Wismadu Property Development Sdn Bhd	2025	28	Terrace, semidee	1,119	445,000
Taman Changgang Jaya	Alamanda Damai Development Sdn Bhd	2025	30	Semidee	1,594	500,000
Taman Langat Idaman	GI Standard Builders Sdn Bhd	2025	30	Terrace, semidee	936	374,000
Taman Langat Utama	Garden Green Land Sdn Bhd	2025	64	Terrace	850	420,000
Taman Langat Utama 2	Mewahome Development Sdn Bhd	2025	30	Terrace, semidee	1,194	487,500
Taman Mawar	ECR Development Sdn Bhd	2025	22	Terrace	904	430,000
Taman Merbah	Prima Inspirasi Development Sdn Bhd	2025	51	Terrace	828	348,000
Taman Nakhoda	Orkid Majujaya Sdn Bhd	2025	27	Terrace	914	439,900



We'll assist you with any enquiries!



Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Taman Seri Maju	Kenting Development Sdn Bhd	2025	30	Terrace, semidee	1,345	452,400
Taman Sri Kandi Jalan Sukepi	Pioneer Promenade Sdn Bhd	2025	29	Semidee, detached	1,194	530,000
Akasia 2 @ Taman Manggis Jaya	Avantex Development Sdn Bhd	2026	48	Terrace	1,254	588,000
Cheritera Residensi	Apex Point Development Sdn Bhd	2026	34	Terrace, semidee	1,646	560,000
Scientex Jenjarom	Scientex Jenjarom Sdn Bhd	2026	224	Terrace	1,625	555,500
Taman Amanah	PG Realty Sdn Bhd	2026	54	Terrace, semidee	1,582	533,334
Taman Bentara Jalan Balam 4/46	Excellane Housing Development Sdn Bhd	2026	22	Terrace	1,194	526,000
Taman Bentara 18	Raya Baiduri Sdn Bhd	2026	53	Terrace	1,905	572,800
Taman Bentara	Adly Development Sdn Bhd	2026	30	Semidee, detached	958	390,000
Taman Ilham	Zuihong Holdings Sdn Bhd	2026	27	Terrace	796	349,000
Taman Jenjarom Permai	Meswara Development Sdn Bhd	2026	22	Cluster, terrace, semidee	925	430,000
Taman Langat Utama 3	Pluto Valley Sdn Bhd	2026	73	Terrace, semidee	790	387,800
Taman Nilam	Scenery Land Ventures Sdn Bhd	2026	26	Terrace	2,691	490,000
Taman Nuri Indah	Ecoview Property Sdn Bhd	2026	30	Terrace, semidee	882	410,000
Taman Satria	555 Property Sdn Bhd	2026	30	Terrace, semidee	775	458,850
Taman Seri Changgang 1	Jejak Muhibah Sdn Bhd	2026	30	Terrace, semidee	861	410,000
Taman Seri Putra (PT43115)	Jugra Mulia Development Sdn Bhd	2026	30	Terrace, semidee	1,593	530,000
Taman Srikandi	900 Property Sdn Bhd	2026	25	Terrace	807	440,000
Taman Baiduri	Anvil Land Sdn Bhd	2027	29	Terrace	NA	420,000
Taman Seri Changgang 3	Orkid Majujaya Sdn Bhd	2027	45	Terrace	NA	512,400
<b>RM600,001–RM900,000</b>						
Rivera Garden @ Jenjarom	Avantex Properties Sdn Bhd	2025	48	Terrace, semidee	1,754	645,900
Taman Bestari	Chin Nam City Development Sdn Bhd	2025	27	Terrace	2,120	628,000
Taman Cempaka @ Banting	Fabulous House Sdn Bhd	2025	30	Terrace, semidee	2,174	626,800
Taman Desa Jarom	Meswara Development Sdn Bhd	2025	24	Cluster, semidee	1,840	698,000
Taman Intan	Achievers Zahir Bina Sdn Bhd	2025	41	Terrace	1,012	650,000
Taman Melati	Era Impian Development Sdn Bhd	2025	55	Terrace	1,540	680,000
Taman Seri Bunut	Syarikat Mahatani Sdn Bhd	2025	26	Detached, terrace	1,797	644,450
Taman Seri Bunut Banting	I Land Development Sdn Bhd	2025	47	Terrace, semidee	1,593	650,000
<b>RM900,001–RM1.2 million</b>						
Bay Street	Gamuda Land (T12) Sdn Bhd	2026	300	Cluster, terrace	1,785	1,094,340
Mori Pines	Gamuda Land (T12) Sdn Bhd	2028	624	Terrace	1,785	1,094,340
<b>Above RM1.2 million</b>						
Avela	Bandar Rimbayu Sdn Bhd	2025	136	Terrace	2,400	1,385,800
Bohemia	Eco Sanctuary Sdn Bhd	2025	116	Cluster, semidee	NA	1,767,600
Gemala Residences	Tropicana Aman Sdn Bhd	2025	116	Terrace	2,400	1,540,800
Hana Residences	Tropicana Aman Sdn Bhd	2025	130	Semidee, detached	4,004	2,338,800
The Waterlily at Wetlands Estates	Gamuda Land (T12) Sdn Bhd	2025	57	Detached	3,343	3,443,760
The Toman Banting	Nusa Valley Development Sdn Bhd	2026	29	Semidee, detached	4,628	1,300,000
Bay Street	Gamuda Land (T12) Sdn Bhd	2027	324	Cluster, terrace	NA	1,223,040
Taman Kiambang	Gamuda Land (T12) Sdn Bhd	2027	124	Semidee	2,600	2,257,840
Anthea @ Rimbayu	Bandar Rimbayu Sdn Bhd	2028	180	Link Bungalow, semidee	1,920	3,327,800



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**





There are a total of **5** new **high-rise** projects in **Kuala Selangor, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Pangsapuri Idaman Perdana	Kemudi Ehsan Sdn Bhd	2028	1,048	Apartment	1,000	250,000
<b>RM300,001-RM600,000</b>						
Pangsapuri Duta Perintis	Shah Alam 2 Sdn Bhd	2025	316	Apartment	850	310,000
Melodi Perdana	Kemudi Ehsan Sdn Bhd	2026	642	Apartment	NA	419,900
Residensi Alea	Oib Properties (CV) Sdn Bhd	2026	364	Apartment	NA	442,678
Residensi Daffodil	Shah Alam 2 Sdn Bhd	2028	354	Apartment	850	442,000

## LANDED



There are a total of **25** new **landed** projects in **Kuala Selangor, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Saujana Perdana	Kelana Kualiti Sdn Bhd	2025	178	Townhouse	NA	250,000
Taman Intan Jaya	Dk Binajaya Sdn Bhd	2025	25	Terrace	828	290,000
Rumah Selangorku Iris 1	Klk Park Homes Sdn Bhd	2026	154	Terrace	1,022	250,000
<b>RM300,001-RM600,000</b>						
Caledonia	KLK Park Homes Sdn Bhd	2025	151	Terrace	1,506	591,000
Ritma Perdana	Kemudi Ehsan Sdn Bhd	2025	1,151	Terrace, townhouse	914	488,000
Rumah Teres 2 Tingkat (24' X 74')	Sejati Inti Sdn Bhd	2025	36	Terrace	2,088	558,000
Taman Aman Baiduri	Tanjong TTS Development Sdn Bhd	2025	29	Semidee, detached	1,453	546,840
Taman Arowana Fasa 1	Paramount Ventures Sdn Bhd	2025	248	Terrace	1,130	387,097
Taman Belibis	Success Apex Development Sdn Bhd	2025	37	Terrace	1,151	381,100
Taman Kuala Selangor Utama	Johan Credit & Leasing Sdn Bhd	2025	44	Terrace	1,991	580,000
Taman Seri Mengkuang	Kenting Development Sdn Bhd	2025	79	Terrace	1,175	341,800
Taman Seri Rumbia	Unjur Padu Sdn Bhd	2025	30	Terrace	1,097	350,000
Desa Kerayong Indah	Dimensi Jayamas Sdn Bhd	2026	100	Detached	1,173	588,500
Taman Bayan Nuri	CKY Mega Development Sdn Bhd	2026	30	Terrace	958	389,000
Taman Siantan	CKY Mega Development Sdn Bhd	2026	50	Terrace	958	365,000
Hamlet @ The Meadows	Duta Asiana Sdn Bhd	2027	219	Terrace	1,087	430,500
<b>RM600,001-RM900,000</b>						
Adenia, Puncak Bestari 2	Worldwide Holdings Bhd.	2025	107	Terrace	1,797	791,700
Taman Idaman	Harp Soon Construction Sdn.bhd.	2025	30	Semidee	1,302	680,000
Lemuni	Worldwide Property Management Sdn Bhd	2026	147	Terrace	1,410	710,700
Serai @ SBRC	Elmina Equestrian Centre (Malaysia) Sdn Bhd	2026	112	Terrace	1,506	654,220



Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Wellington Garden	Paragon Pinnacle Sdn Bhd	2026	605	Terrace	1,651	781,200
Avisa Residences - Phase 1	Tropicana Alam Sdn Bhd	2027	431	Terrace	1,915	814,800
<b>RM900,001–RM1.2 million</b>						
Bandar Seri Coalfields	KL-Kepong Country Homes Sdn Bhd	2025	237	Terrace	1,959	995,760
Norton Garden	Paragon Pinnacle Sdn Bhd	2025	376	Terrace	NA	1,052,400
Presint 6B1	KL-Kepong Country Homes Sdn Bhd	2025	128	Cluster	2,012	1,194,960



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**







There are a total of **95** new **high-rise** projects in **Petaling, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Idaman Bukit Jelutong	Nadi Emery Sdn Bhd	2025	854	Apartment	NA	250,000
One Equine	Enso Development Sdn Bhd	2025	1,391	Serviced apartment, Small-office Home-office (SoHo)	452	233,800
Pangsapuri D' Ruby	Trans Loyal Development Sdn Bhd	2025	418	Apartment	NA	250,000
Prestige Residence	Utuh Aspirasi Sdn Bhd	2025	725	Serviced apartment	602	270,000
Residensi Embun Damai @ D'Quince Residences	Momentumace Sdn Bhd	2025	1,310	Serviced apartment	900	270,000
Residensi Heliks	Eupe PJ South Development Sdn Bhd	2025	500	Serviced apartment	NA	270,000
Residensi Maya Ara	Sime Darby Property (Ara Damansara) Sdn Bhd	2025	351	Serviced apartment	764	270,000
The Pulse Residence & The Pulse	BSC Land Development Sdn Bhd	2025	579	Serviced apartment	818	270,000
Casa Jasmine	Mentari Parkville Sdn Bhd	2026	400	Apartment	1,000	270,000
Hana	Eco Ardence Sdn Bhd	2026	500	Serviced apartment	548	270,000
Idaman Cahaya 2	Idaman Kukuh Sdn Bhd	2026	872	Apartment	1,000	250,000
Pangsapuri Mesra	Hayat Abadi Sdn Bhd	2026	96	Apartment	1,001	250,000
Residensi Rimbun Perkasa	Momentumace Sdn Bhd	2026	1,450	Serviced apartment	NA	270,000
Residensi Senuri	Angkasa Senuri Sdn Bhd	2026	521	Serviced apartment	550	270,000
Residensi Avantro	Boon Koon Commercial Sdn Bhd	2026	842	Serviced apartment	550	250,000
Seiring	Moi Development Sdn Bhd	2026	264	Serviced apartment	565	270,000
Soho Amantara	Halcyon Amantara Sdn Bhd	2026	270	Small-office Home-office (SoHo)	450	230,000
Sunway d'hill Residences	Sunway PKNS Sdn Bhd	2026	976	Serviced apartment	829	270,000
Temasya Prisma	Temasya Development Co. Sdn Bhd	2026	216	Serviced apartment	NA	270,000
Dian 2 Residences	CPI Land	2027	748	Serviced apartment	550	270,000
Grand Damansara	Grand Global Heights Development Sdn Bhd	2027	330	Serviced apartment, Small-office Home-office (SoHo)	NA	230,000
Idaman Cahaya 1	Idaman Kukuh Sdn Bhd	2027	568	Apartment	1,000	250,000
Nadi 1 @ Eco Ardence	Trans Loyal Development Sdn Bhd	2027	1,019	Condominium	1,045	250,000
Nadi 2	Trans Loyal Development Sdn Bhd	2027	959	Condominium	1,045	250,000
Pangsapuri Azalea	Berjaya Tagar Sdn Bhd	2027	402	Apartment	900	250,000
Pangsapuri Harmoni TWL	Tinta Kaca Development Sdn Bhd	2027	715	Apartment	800	150,000
Pangsapuri Seri Berlian	Win Global Builder Sdn Bhd	2027	400	Apartment	1,000	240,000
Prestige Residence (Block B)	Utuh Aspirasi Sdn Bhd	2027	725	Serviced apartment	600	270,000
Putra Heights: Damayan Residences	Sime Darby Property (Bukit Raja) Sdn Bhd	2027	1,428	Serviced apartment	838	250,000
Residensi Alam Armani	Armani Alliance Sdn Bhd	2027	338	Serviced apartment	NA	270,000
Residensi Alora	USJ Citypoint Sdn Bhd	2027	492	Serviced apartment	568	270,000
Residensi Armani Setia Alam 1	Armani KPF2 Development Sdn Bhd	2027	648	Serviced apartment, Small-office Home-office (SoHo)	NA	230,000
Residensi Newurban	Newurban Sdn Bhd	2027	922	Serviced apartment	553	270,000
Residensi Sini	Spectrum 88 Sdn Bhd	2027	500	Serviced apartment	NA	270,000
Residensi Teja	Sime Darby Property (Subang) Sdn Bhd	2027	271	Serviced apartment	550	270,000
The Atera	Aneka Sepakat Sdn Bhd	2027	756	Serviced apartment	NA	270,000
The Loop Residences	Glomac Al Batha Sdn Bhd	2027	980	Serviced apartment, Small-office Home-office (SoHo)	450	230,000
Alia	Mori Park Sdn Bhd	2028	812	Serviced apartment	550	270,000
Amanora Residences	Anvil Kevo Sdn Bhd	2028	376	Serviced apartment	635	270,000

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Astrum Shah Alam	Astrum Shah Alam Sdn Bhd	2028	858	Serviced apartment	570	270,000
Idaman Kwasa Damansara	Nadi Emery (KKD) Sdn Bhd	2028	834	Apartment	1,000	250,000
Residensi Akasia	Stack Builder Sdn Bhd	2028	963	Apartment	1,023	288,000
Residensi Damai	Sime Darby Property (Bukit Raja) Sdn Bhd	2028	308	Serviced apartment	550	250,000
Residensi Danau	Pakatan Perakbina Sdn Bhd	2028	428	Serviced apartment	556	270,000
Residensi Kamelia	Sri Damansara Sdn Bhd	2028	602	Serviced apartment	553	250,000
Residensi Kanopi	Sime Darby Property (City of Elmina) Sdn Bhd	2028	499	Serviced apartment	550	270,000
Residensi M Terra	Supreme Springs Sdn Bhd	2028	999	Serviced apartment	550	250,000
Residensi Rimba Flora	Darul Dinasti Sdn Bhd	2028	535	Serviced apartment	739	270,000
Sentral Elit	HCK Bestari Sdn Bhd	2028	774	Serviced apartment	550	270,000
SJ7 : Hype Residences	Sime Darby Property (SJ7) Sdn Bhd	2028	961	Serviced apartment	700	250,000
The WYN Residences	Forward Victory Sdn Bhd	2028	1,055	Serviced apartment	550	250,000
<b>RM300,001-RM600,000</b>						
Central Tower (Becentral, Hill12)	City Centrepoint Sdn Bhd	2025	986	Serviced apartment	635	516,050
Meta City	Villamas Metacity Sdn Bhd	2025	462	Serviced apartment	450	450,000
Mutiara Hilltop Puchong	Ehsan Armada Sdn Bhd	2025	496	Apartment	1,040	500,000
Pangsapuri Opal	Trans Loyal Development Sdn Bhd	2025	431	Apartment	NA	335,000
Residensi Advana	Perbadanan Kemajuan Negeri Selangor	2025	232	Apartment	NA	388,000
Residensi Tropicana Intan	Tropicana Temokin Sdn Bhd	2025	271	Apartment	850	568,000
Verando Residence	Masteron Sdn Bhd	2025	528	Condominium	861	509,800
Myara Park	PD Myara Park Sdn Bhd	2026	255	Serviced apartment, Small-office Home-office (SoHo)	850	530,900
Residensi Dwitara	BH Builders Sdn Bhd	2026	439	Condominium	847	399,000
Aurora Residence	Permodalan Masteron Sdn Bhd	2027	364	Serviced apartment	570	389,500
Damansara Livista	Sri Damansara Sdn Bhd	2027	700	Serviced apartment	690	537,800
Edusentral	Global Activate Sdn Bhd	2027	378	Serviced apartment	660	428,000
Kondominium Bayu Jalil (The Jalil)	Union United Development Sdn Bhd	2027	437	Condominium	751	426,000
Pangsapuri Nadayu 801	Taipanika Development Sdn Bhd	2027	288	Apartment	1,033	554,000
Pinnacle SJ	Pinnacle Homes SJ CBD Sdn Bhd	2027	941	Small-office Home-office (SoHo)	525	461,800
Residensi Foresthill	Foresthill Damansara Land Sdn Bhd	2027	618	Apartment	NA	399,000
Residensi Pinnacle Ara Damansara	Pinnacle Armani Ad Sdn Bhd	2027	1,225	Serviced apartment	585	433,800
Residensi Tujuh	Kwasa Sentral Sdn Bhd	2027	573	Serviced apartment	550	494,000
Simfoni Residensi	Quaver Sdn Bhd	2027	684	Serviced apartment	NA	555,000
Southplace 2 Shoppes & Residences	Tropicana Metropark Sdn Bhd	2027	553	Serviced apartment	583	506,000
<b>RM600,001-RM900,000</b>						
D'Cosmos	Momentumace Sdn Bhd	2025	402	Serviced apartment	1,097	751,120
Mahogany Residences	Asian Pac Holdings Bhd.	2025	281	Condominium	905	641,000
Tropicana Gardens	Tropicana Indah Sdn Bhd	2025	630	Serviced apartment	559	846,000
Alira @ Tropicana Metropark	Next Delta Sdn Bhd	2026	340	Serviced apartment	NA	716,800
Kaia Heights	Sunrise Alliance Sdn Bhd	2026	407	Condominium	838	688,800
Kondominium Tuai Timur	Suntrack Development Sdn Bhd	2026	330	Condominium	1,109	601,800
Kondominium Montez	Senandung Raya Sdn Bhd	2026	436	Condominium	NA	706,800
Residensi Armani	Golden Armani Sdn Bhd	2026	315	Condominium	990	702,900
Dataran Sentral (D'Terra Residences)	Mightyprop Sdn Bhd	2027	767	Serviced apartment	NA	749,870
Dataran Sentral (D'Tessera Residences)	Mightyprop Sdn Bhd	2027	671	Serviced apartment	1,100	899,140
Kondominium Linari	Linari Damansara Sdn Bhd	2027	496	Condominium, townhouse	NA	784,000
Pangsapuri Vista Lavender	Uni Vista Sdn Bhd	2027	540	Apartment	860	608,000

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Pangsapuri Anggerik	Sin Hee Yang Property Management Sdn Bhd	2027	100	Apartment	NA	620,000
Rio City	Flora Development Sdn Bhd	2027	632	Serviced apartment	850	665,500
Ativo Annexe (Residensi Damansara Avenue 1)	Indo Aman Bina Sdn Bhd	2028	1,268	Serviced apartment	554	650,000
Residensi Amika	Next Delta Sdn Bhd	2028	468	Serviced apartment	883	838,800
<b>RM900,001–RM1.2 million</b>						
Dataran Sentral (D'Clover Residences)	Mightyprop Sdn Bhd	2027	593	Serviced apartment	NA	918,500
Residensi Rimbun Saujana	Saujana Development Sdn Bhd	2027	336	Condominium	1,173	1,055,800
Triara	Sime Darby Property (Ara Damansara) Sdn Bhd	2028	292	Condominium	1,507	1,174,940
SJCC East One	Sime Darby Property Berhad	2029	926	Condominium	682	1,000,000
<b>Above RM1.2 million</b>						
Residensi Aetas Damansara	One Residence Sdn Bhd	2025	226	Condominium	2,098	1,977,800
Kondominium Stellar Damansara	OCR Land Development Sdn Bhd	2026	88	Condominium	2,028	1,896,800
Putra Heights: The Serenade	Sime Darby Property (Bukit Raja) Sdn Bhd	2026	122	Condominium	1,500	1,350,000
The Residences	Sime Darby Property (Bukit Raja) Sdn Bhd	2029	15	Condominium	7,212	1,350,000



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**







There are a total of **51** new **landed** projects in **Petaling, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,001–RM600,000</b>						
Elysium	Imperial Land Sdn Bhd	2025	34	Terrace	1,600	558,000
Laman Desa Utama	Desajasa Utama Sdn Bhd	2025	30	Terrace	900	450,000
Laman Alam Murni	Bentuk Mewah Development Sdn Bhd	2026	48	Townhouse	NA	520,000
<b>RM600,001–RM900,000</b>						
Aman Putri	PPC Glomac Sdn Bhd	2025	24	Terrace	2,261	872,000
Amare	Paksi Gagah Sdn Bhd	2025	106	Terrace	2,292	872,999
Ember	Eco Ardence Sdn Bhd	2025	376	Cluster, townhouse	NA	840,650
Residensi Harmoni	Chinling Development Sdn Bhd	2025	24	Townhouse	1,356	880,000
Elmina Ilham Tiga	Sime Darby Property (City of Elmina) Sdn Bhd	2026	303	Terrace, townhouse	1,150	675,000
Residensi Ara Simfoni	Jia Simfoni Sdn Bhd	2026	30	Townhouse	NA	687,000
Taman Puchong Prima	HYK Land and Development Sdn Bhd	2026	41	Terrace	2,142	883,000
Residensi Kuarza 22	Irama Sanubari Sdn Bhd	2027	326	NA	1,539	750,600
Residensi Dedaun Rimba	YTL Damansara 3 Sdn Bhd	2027	264	Terrace, townhouse	1,396	870,600
Rumah Bandar Cora Plus 2	Haus Plus KL Sdn Bhd	2028	50	Townhouse	650	657,400
<b>RM900,001–RM1.2 million</b>						
Encorp Cahaya Alam	Must Ehsan Development Sdn Bhd	2025	56	Terrace	2,411	1,141,000
Ilham Residence 2	Sime Darby Property (City of Elmina) Sdn Bhd	2025	277	Terrace	1,668	995,000
Taman Puchong Tekali	Pacific Grandland Sdn Bhd	2025	63	Terrace	2,249	1,024,000
Elmina Hijauan 9A	Sime Darby Property (City of Elmina) Sdn Bhd	2026	93	Terrace	2,000	1,085,000
Elmina Hijauan 9B	Sime Darby Property (City of Elmina) Sdn Bhd	2026	99	Terrace	2,000	1,089,000
Pavonia Worldwide	Worldwide Holdings Berhad	2026	126	Terrace	1,475	962,000
Taman Greenhill	Eng Han Property Sdn Bhd	2026	20	Semidee	2,329	1,148,000
<b>Above RM1.2 million</b>						
Arundina	S P Setia Eco-Projects Management Sdn Bhd	2025	48	Semidee	2,833	1,922,798
Bandar Kinrara	Perumahan Kinrara Bhd.	2025	34	Terrace	2,206	1,356,000
Bandar Setia Alam	Bandar Setia Alam Sdn Bhd	2025	102	Terrace	2,378	1,220,000
Bukit Amverton	Unik Sejati Sdn Bhd	2025	64	Semidee	3,401	1,722,000
Casa Sutra Setia Alam Fasa 2C	Welloyd Properties Sdn Bhd	2025	43	Detached	3,702	2,550,000
Elmina Hijauan Tujuh (Fasa A)	Sime Darby Property (City of Elmina) Sdn Bhd	2025	131	Terrace	2,368	1,281,000
Elmina Hijauan Tujuh (Fasa B)	Sime Darby Property (City of Elmina) Sdn Bhd	2025	185	Terrace	2,475	1,330,000
Elmina Hijauan Lapan (Fasa A)	Sime Darby Property (City of Elmina) Sdn Bhd	2025	88	Semidee	3,067	2,068,000
Elmina Hijauan Lapan (Fasa B)	Sime Darby Property (City of Elmina) Sdn Bhd	2025	80	Semidee	3,035	2,021,000
Jia	Hayat Abadi Sdn Bhd	2025	159	Terrace	2,486	1,395,800
Phase 19A2 Robin Cove	Bandar Eco-Setia Sdn Bhd	2025	32	Detached	4,004	4,641,000
Robin Cove	Bandar Eco-Setia Sdn Bhd	2025	32	Detached	4,101	4,725,000
Residensi Polo	Mayang Tiasa Sdn Bhd	2025	95	Semidee, detached	4,154	3,614,800



We'll assist you with any enquiries!



**PAVONIA**  
WORLDWIDE

@ Bukit Bandaraya, Shah Alam

# 2-STOREY TERRACE HOMES

NOW OPEN FOR SALES



NESTLED WITHIN A  
MATURED TOWNSHIP



2KM TO TAMAN NEGARA  
BOTANI SHAH ALAM



SUSTAINABLE  
ENVIRONMENT



MODERN  
LIVING



A Prestigious Development by



Pemaju: Puncak Bandaraya Sdn. Bhd | Alamat: Mercu Worldwide, No. 7, Persiaran Sukan, Laman Seri Business Park, Seksyen 13, 40100 Shah Alam, Selangor | No. Telefon: 03-5526 2525 | No. Lesen Pemaju: 30863/09-2029/0206(N) | Tarikh Sah Laku: 24/09/2024 - 23/09/2029 | No. Permit Iklan & Jualan: 30863-1/11-2026/1046(N)-(L) | Tempoh Sah Laku: 19/11/2024 - 18/11/2026 | Pegangan Tanah: Pajakan | Tarikh tamat tempoh: 10/07/2110 | Dijangka Siap: Oktober 2026 | Pihak Berkuasa (PBT) yang meluluskan: Majlis Bandaraya Shah Alam (MBSA) | No. Pejan Bangunan: MBSA.BGN.600-3/4/57 | Jenis Pembangunan: Teres 2 Tingkat | Bilangan Unit: 126 Unit | Harga Jualan: (1,058,200) - (1,620,300) | Sekatan Kepentingan: Tanah Ini Tidak Boleh Dijual, Dipajak, Digadai Atau Dipindahmilik Dengan Apa Cara Sekalipun Melainkan Dengan Kebenaran Pihak Berkuasa Negeri.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Taman Puchong Legenda	Huges Development Sdn Bhd	2025	75	Terrace	3,164	1,653,000
The Rafflesia	Saujana Triangle Sdn Bhd	2025	24	Semidee	3,659	3,456,600
Arundina Fasa 2B	S P Setia Eco-Projects Management Sdn Bhd	2026	48	Semidee	2,495	1,935,500
Forestree	Bandar Eco-Setia Sdn Bhd	2026	19	Detached	4,146	5,916,000
Le Jardin	Bandar Setia Alam Sdn Bhd	2026	72	Cluster	2,820	1,887,000
Nova Hijauan	Premier Green Sdn Bhd	2026	32	Semidee	3,153	1,606,500
Ridge View Link Villa	IJM Properties Sdn Bhd	2026	37	Terrace	1,948	1,280,240
Seraiya By The Hill	Seraiya Hill Sdn Bhd	2026	33	Semidee, detached	3,315	2,480,000
The Rafflesia @ Hill 4	Saujana Triangle Sdn Bhd	2026	22	Semidee	3,875	3,763,600
26 Ara Ville	Aroma Vision Sdn Bhd	2027	26	Townhouse	NA	2,329,800
Duta Villa	Bandar Setia Alam Sdn Bhd	2027	68	Gated house	3,675	2,060,000
Elmina Ridge 1 (Fasa A)	Sime Darby Property (City of Elmina) Sdn Bhd	2027	102	Terrace	2,260	1,588,888
Elmina Ridge 1 ( Fasa B)	Sime Darby Property (City of Elmina) Sdn Bhd	2027	126	Cluster, semidee	2,734	2,071,888
Lakeside Residences - Keys 2	Glomac Alliance Sdn Bhd	2027	56	Semidee	3,315	2,668,000
Lakeside Residences Semi Detached - Keys	Glomac Alliance Sdn Bhd	2027	42	Semidee	3,315	2,500,000
Residensi Daya	TSR Development Sdn Bhd	2027	35	Semidee, detached	2,450	2,657,000
Senja Residence	Earth Pavilion Sdn Bhd	2027	83	Detached, terrace, semidee	3,398	1,942,350
Elmina Green Six	Sime Darby Property (City of Elmina) Sdn Bhd	2028	255	Terrace	2,170	1,174,000



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**







**PAVONIA**  
WORLDWIDE

@ Bukit Bandaraya, Shah Alam

## 2-STOREY TERRACE HOMES

NOW OPEN FOR SALES



FLEXIBLE  
SPACE



LIMITED TO  
ONLY 126 UNITS



LAND AREA :  
1,475SF - 4,079SF



BUILT-UP AREA :  
1,866SF - 2,115SF



A Prestigious Development by



Pemaju: Puncak Bandaraya Sdn. Bhd | Alamat: Mercu Worldwide, No. 7, Persiaran Sukan, Laman Seri Business Park, Seksyen 13, 40100 Shah Alam, Selangor | No. Telefon: 03-5526 2525 | No. Lesen Pemaju: 30863/09-2029/0206(N) | Tarikh Sah Laku: 24/09/2024 - 23/09/2029 | No. Permit Iklan & Jualan: 30863-1/11-2026/1046(N)-(L) | Tempoh Sah Laku: 19/11/2024 - 18/11/2026 | Pegangan Tanah: Pajakan | Tarikh tamat tempoh: 10/07/2110 | Dijangka Siap: Oktober 2026 | Pihak Berkuasa (PBT) yang meluluskan: Majlis Bandaraya Shah Alam (MBSA) | No. Pejan Bangunan: MBSA.BGN.600-3/4/57 | Jenis Pembangunan: Teres 2 Tingkat | Bilangan Unit: 126 Unit | Harga Jualan: (1,058,200) - (1,620,300) | Sekatan Kepentingan: Tanah Ini Tidak Boleh Dijual, Dipajak, Digadai Atau Dipindahmilik Dengan Apa Cara Sekalipun Melainkan Dengan Kebenaran Pihak Berkuasa Negeri.



There are a total of **9** new **landed** projects in **Sabak Bernam, Selangor**.

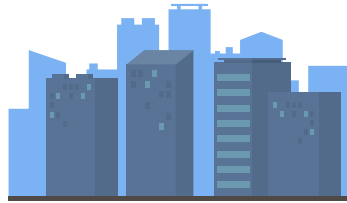
Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Taman Air Manis	GSM Sdn Bhd	2025	60	Terrace	1,001	250,000
<b>RM300,001–RM600,000</b>						
Taman Bentara Sabak Bernam	Hup Ye Development Sdn Bhd	2025	21	Terrace	904	339,000
Taman Kenanga	Jaya Kini Development Sdn Bhd	2025	62	Terrace	882	310,900
Taman Sakura	Larisan Maju Sdn Bhd	2025	52	Terrace, semidee	1,496	313,000
Taman Arowana 2	Majukee Hartanah Sdn Bhd	2026	60	Cluster, terrace, semidee	2,271	482,484
Taman Gelama	Capaian Semarak Sdn Bhd	2026	28	Semidee	2,613	388,000
Taman Pertama @ Sabak Bernam	The 1 Platinum Development & Management Sdn Bhd	2026	46	Terrace	1,593	498,888
<b>RM600,001–RM900,000</b>						
Eco Harmoni	Clir Development Sdn Bhd	2026	24	Terrace, semidee	2,238	626,800
Taman Suria	Seloka Muhibah Development Sdn Bhd	2026	22	Detached, terrace, semidee	1,980	675,800



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**





There are a total of **30** new **high-rise** projects in **Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Arena Residences	Pilihan Teraju Sdn Bhd	2025	406	Serviced apartment	NA	250,000
Casa Embun	Ecolake Residence Sdn Bhd	2025	482	Serviced apartment	550	250,000
Horizon Suites	Horizon L&L Sdn Bhd	2025	369	Small-office Home-office (SoHo)	NA	230,000
Mira	Aspect Potential Sdn Bhd	2025	908	Serviced apartment	NA	250,000
Anya Residences	Aspect Potential Sdn Bhd	2026	750	Serviced apartment	NA	250,000
Idaman Melur	Idaman Living Sdn Bhd	2026	1,448	Apartment	NA	250,000
Pangsapuri Kita Sejati	Kita Sejati Sdn Bhd	2026	1,054	Serviced apartment	602	270,000
Arena Residences 2	Pilihan Teraju Sdn Bhd	2027	344	Serviced apartment	1,001	250,000
Casa Embun @ Cybersouth	Ecolake Residence Sdn Bhd	2027	505	Serviced apartment	1,000	250,000
Dua Meranti Residensi	Touchstone Land Sdn Bhd	2027	750	Condominium	NA	211,250
Idaman Sari	Idaman Aktif Sdn Bhd	2027	513	Apartment	1,022	250,000
Pangsapuri Skyria	Astana Modal (M) Sdn Bhd	2027	608	Serviced apartment	600	250,000
Tod Residences 1	Lush Development Sdn Bhd	2027	601	Serviced apartment	NA	250,000
The Chapter	Sunsuria City Sdn Bhd	2027	610	Small-office Home-office (SoHo)	450	230,000
The VYBE @ Techzone	MKN Embassy Development Sdn Bhd	2027	574	Small-office Home-office (SoHo)	450	199,900
Amora Residensi @ Warisan 9	Mitrajaya Warisan Sdn Bhd	2028	594	Serviced apartment	NA	250,000
M Sinar	Southville City Sdn Bhd	2028	500	Serviced apartment	550	270,000
Myra Dahlia	Maxilux Properties Sdn Bhd	2028	480	Serviced apartment	600	250,000
Nara at Shorea Park	Aspect Potential Sdn Bhd	2028	709	Serviced apartment	560	250,000
Pangsapuri Putra Idaman	OIB Properties (CV) Sdn Bhd	2028	502	Apartment	1,002	250,000
Residensi Impiana	Initial Force Sdn Bhd	2028	668	Serviced apartment	904	200,000
<b>RM300,001-RM600,000</b>						
Lakefront Residence @ Cyberjaya	Lakefront Residence Sdn Bhd	2025	606	Condominium	1,324	488,800
Myra Cove	Myra Land Sdn Bhd	2026	279	Condominium	877	521,300
Myra Putri	OIB Properties (CV) Sdn Bhd	2026	310	Apartment	904	393,690
Promenade Cyberjaya	Promenade World Sdn Bhd	2026	349	Condominium	936	558,800
Residensi Alam Impian	Biz Link Land Sdn Bhd	2026	96	Apartment	1,604	465,800
Rimbawan Residensi - Phase 2B	De Centrum Land Sdn Bhd	2026	517	Condominium	NA	577,000
Lakefront Residence	Lakefront Residence Sdn Bhd	2028	606	Condominium	958	509,800
Monet Meadow	Sunsuria City Sdn Bhd	2028	603	Condominium	900	520,000
<b>RM600,001-RM900,000</b>						
Tasik Residensi	Samik Corporation Sdn Bhd	2025	370	Condominium	NA	993,000







There are a total of **61** new **landed** projects in **Sepang, Selangor**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Serenia Amalia 5	Sime Darby Property (Serenia City) Sdn Bhd	2026	68	Townhouse	1,000	200,000
Greenwoods Amaria @ Salak Perdana	Paramount Property (Sepang) Sdn Bhd	2027	538	Townhouse	1,000	250,000
Residensi Iris Selangorku	Oasis Garden Development Sdn Bhd	2027	178	Townhouse	1,023	200,000
Taman Jenderam Damai	De One Development Sdn Bhd	2027	68	Townhouse	1,000	250,000
Taman Setia Tropika	Petaling Garden Sdn Bhd	2027	420	Townhouse	NA	250,000
<b>RM300,001-RM600,000</b>						
Desa Mutiara Salak	Detik Jitu Sdn Bhd	2025	21	Semidee, detached	1,162	498,000
Dua Ruby Parkhomes	Kayumanis Properties Sdn Bhd	2025	153	Terrace	1,937	495,500
Greenwoods Seraya @ Salak Perdana	Paramount Property (Sepang) Sdn Bhd	2025	260	Townhouse	1,400	555,412
Kita Mekar	Koleksi Sigma Sdn Bhd	2025	1,162	Terrace, townhouse	925	419,900
Kita Mesra	Seloka Sinaran Sdn Bhd	2025	646	Terrace, townhouse	1,094	470,000
M Senyumia	Oasis Garden Development Sdn Bhd	2025	262	Terrace	1,550	546,000
Taman Jenderam Sutera	Perumahan Cergas Jaya Sdn Bhd	2025	126	Terrace	1,959	555,000
Taman Salak Cemara	Mika Development Sdn Bhd	2025	37	Terrace	1,194	444,000
Taman Salak Idaman	Perumahan Maju Jaya Sdn Bhd	2025	20	Terrace	1,400	405,000
Taman Vista Impian	DV Homes Sdn Bhd	2025	41	Terrace	900	435,000
Taman Warisan Hijauan	Arah Angkasa Sdn Bhd	2025	47	Terrace	1,044	540,000
Desa Anugerah	Pancaran Teraju Sdn Bhd	2026	24	Terrace	1,252	395,000
Desa Karisma	Denai Hijauan Sdn Bhd	2026	48	Terrace	1,087	409,800
Taman Desa Restu	Mountain Bridge Sdn Bhd	2026	24	Terrace	2,583	575,000
Taman Intan Baiduri	Lingjaya Corporation Sdn Bhd	2026	40	Terrace	1,011	491,000
Taman Jenderam Lestari (J2 Residence)	MSN Ecoland Sdn Bhd	2026	80	Terrace	1,094	490,000
Taman Meranti Aman	Burnaby Property Development Sdn Bhd	2026	86	Townhouse	NA	374,000
Taman Salak Bakti	Bentuk Mewah Development Sdn Bhd	2026	40	Terrace	1,151	450,000
Taman Topaz	Puncak Wahyu Sdn Bhd	2026	60	Terrace	1,955	580,000
Daun Villa	Jade Classic Sdn Bhd	2027	418	Terrace, townhouse	2,264	578,000
Kita Bestari	Seloka Sinaran Sdn Bhd	2027	817	Terrace, townhouse	1,094	569,900
Nemesia Residence	Zestrans Sdn Bhd	2027	281	Townhouse	1,760	422,112
<b>RM600,001-RM900,000</b>						
Aneka 43 @ Taman Desa Utama, Kajang	Fine Access Sdn Bhd	2025	43	Terrace	1,937	685,000
Keruing Residen (M3 Residence)	Msn Development Sdn Bhd	2025	50	Terrace	1,894	705,000
Saujana Klia	Magical Sterling Sdn Bhd	2025	60	Terrace	1,496	769,000
Taman Platinum (Residensi Agate)	WD Development Sdn Bhd	2025	63	Terrace	1,776	680,574
Taman Sentosa Impian	HHR Development Sdn Bhd	2025	39	Detached, terrace, semidee	2,475	750,000
Taman Semarang Intan	Kenting Development Sdn Bhd	2025	23	Terrace	1,980	774,000
Taman Semarang Tropika	Kamso Sdn Bhd	2025	48	Terrace	1,743	640,000
Taman Warisan Cemerlang	Martell Development Sdn Bhd	2025	62	Terrace	1,862	688,000



We'll assist you with any enquiries!

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Calla	Petaling Garden Sdn Bhd	2026	117	Terrace	NA	775,000
Desa Restu 3	Mountain Bridge Sdn Bhd	2026	26	Terrace	2,497	666,000
Taman Ametis Damai	Dengkil Maju Sdn Bhd	2026	27	Terrace, semidee	2,540	898,000
Taman Ara Saujana	Sunny Mode Sdn Bhd	2026	59	Terrace	1,646	785,000
Taman Desa Utama	Fine Access Sdn Bhd	2026	43	Terrace	2,023	753,500
Taman Salak Budi	Perumahan Sehati Sdn Bhd	2026	20	Detached	1,506	770,000
Taman Sekata Vista	CCH Synergy Sdn Bhd	2026	50	Terrace	1,765	638,250
Aludra Residensi	Perbadanan Kemajuan Negeri Selangor	2027	218	Townhouse	1,072	610,500
Aurelia	Pilihan Teraju Sdn Bhd	2027	386	Townhouse	1,711	702,000
Greenwoods Senna	Paramount Property (Sepang) Sdn Bhd	2027	368	Townhouse	1,700	711,000
<b>RM900,001–RM1.2 million</b>						
Astella Phase 1	Astana Modal (M) Sdn Bhd	2025	76	Terrace	2,023	1,036,260
Astella Phase 2	Astana Modal (M) Sdn Bhd	2025	79	Terrace	2,034	1,045,350
Serenia Anisa 1	Sime Darby Property (Serenia City) Sdn Bhd	2025	206	Terrace	1,948	1,131,888
Serenia Anisa 2	Sime Darby Property (Serenia City) Sdn Bhd	2025	202	Terrace	1,948	1,147,888
Lyra Residensi	Worldwide Holdings Bhd.	2026	182	Terrace	1,819	996,600
<b>Above RM1.2 million</b>						
16 Sierra	Lush Development Sdn Bhd	2025	121	Terrace	2,346	1,796,000
Abadi Heights	Abadi Man Nien Sdn Bhd	2025	56	Cluster	3,422	1,368,000
Dahlia	Bukit Hitam Development Sdn Bhd	2025	43	Cluster, terrace	2,518	1,432,560
Isadora	Setia Safiro Sdn Bhd	2025	89	Terrace	1,540	1,452,100
Myra Saujana	OIB Properties (PRV) Sdn Bhd	2025	28	Semidee	3,433	1,495,109
Sejati Lakeside 2	Utropolis Sdn Bhd	2025	112	Semidee	2,400	1,775,412
Setia Marina Glade 7	Setia Eco Glades Sdn Bhd	2025	100	Detached, terrace, semidee	2,210	1,876,500
Erica Residence	Bukit Hitam Development Sdn Bhd	2026	68	Semidee	3,390	2,396,900
Sejati Residences	Paramount Property (Cjaya) Sdn Bhd	2027	170	Terrace	2,525	1,286,965
Senai	Prestij Permai Sdn Bhd	2027	341	Terrace	1,948	1,211,800
Sierra 5	Lush Development Sdn Bhd	2027	272	Townhouse	1,950	1,488,000

EdgeProp.my

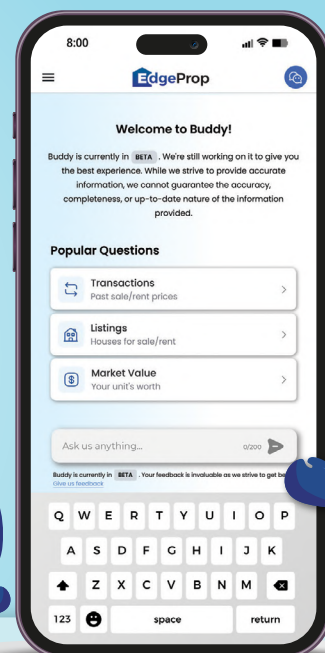
# Hi, I'm Buddy, your property assistant.

Get real-time, data-backed answers fast!

- ✓ Discover the real market value of properties in your area.
- ✓ View current listing prices and past transactions in seconds.



Stop guessing and ask Buddy your property questions:  
[www.EdgeProp.my/buddy](https://www.EdgeProp.my/buddy)



Sejati

RESIDENCES  
CYBERJAYA



FREEHOLD

Actual Show Unit

## DISCOVER LIMITED EDITION HOMES THAT BRING THE BEST OF PARK LIVING

Make your home at Sejati Residences, an award-winning address that's surrounded by the best amenities. Strategically located in the heart of Cyberjaya, your tranquil abode is never far from the pulse of city life. From world-class education to great workplaces, lifestyle malls to lush parks, your every need is conveniently close by. Experience pure bliss living in a private community amidst 6 lush parks with outdoor recreational facilities for all ages. Comprising only 170 well-appointed homes, this exclusive limited edition collection is crafted for inter-generational living with spaces that bring the family closer together.



LATEST PHASE | 22' x 50' | 22' x 55' | 22' x 70'

Freehold 3-Storey Park Homes with built-up from 2,267 sq.ft. - 2,854 sq.ft.  
5 Bedrooms with 5 En-Suite Bathrooms

VISIT OUR SHOW UNIT TODAY TO DISCOVER MORE!



Scan to visit  
our website

[ParamountPropertyMalaysia](#) [paramountpropertymy](#) [Paramount Property Malaysia](#)

Paramount Property Gallery @ Sejati Residences  
Paramount Property (Cjaya) Sdn Bhd 201001009472 (894102-T)  
B-03-09, Tamarind Square, Cyberjaya

03 2727 7517  
paramountproperty.my

PARAMOUNT  
PROPERTY

The People's Developer™

Pemaju : Paramount Property (Cjaya) Sdn Bhd 201001009472 (894102-T) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar 26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Pemaju : 2223/19-2027/1170(A) • Tempoh Sah : 18/10/2022 - 31/10/2027 • No. Permit Iklan & Jualan : 1223/48/06-2027/0575(A)-S) • Tempoh Sah : 26/6/2024 - 25/6/2027 • Pihak Berkuasa Kelulusan Pelan Bangunan : Majlis Perbandaran Sepang • No. Kelulusan : MP-Sepang 600-342/220 (11) • Bebanan Tanah : Tidak • Pegangan Tanah : Hak Milik Kekal • Tarikh Dijangka Siap : June 2027 • Jumlah Unit : 170 • Jenis Rumah : 123 Unit Rumah Teres 3 Tingkat (Type A), 35 Unit Rumah Teres 3 Tingkat (Type B) & 12 Unit Rumah Teres 3 Tingkat (Type C) • Luas Binaan : Rumah Teres 3 Tingkat (Type A) - 2,267 k.p.s, Rumah Teres 3 Tingkat (Type B) - 2,525 k.p.s & Rumah Teres 3 Tingkat (Type C) - 2,854 k.p.s • Harga Minimum & Maksimum : 123 Unit Rumah Teres 3 Tingkat - RM1,286,965 (min) - RM1,621,845 (maks), 35 Unit Rumah Teres 3 Tingkat - RM1,452,220 (min) - RM1,896,465 (maks) & 12 Unit Rumah Teres 3 Tingkat - RM1,605,860 (min) - RM1,785,375 (maks) • Diskaun untuk Bumiputera : 7% • Sekatan Kepentingan : Tanah ini boleh dipindahmilik, dipajak atau digada setelah mendapat kebenaran Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





**Negeri Sembilan  
districts  
property new  
launches**

# Negeri Sembilan’s property boom: Seremban takes centre stage

Negeri Sembilan, a central Malaysian state, is experiencing a surge in property demand, with Seremban emerging as a key focus for new launches from 2025 to 2028 (see Chart 1).

Of the approximately 150 projects across the state, most are concentrated in Seremban and primarily consist of landed homes. Seremban’s promising growth and abundant land availability have fuelled a pipeline of 92 upcoming

Chart 1

There will be 150 new projects in Negeri Sembilan from 2025 to 2028, 95% of them are landed.

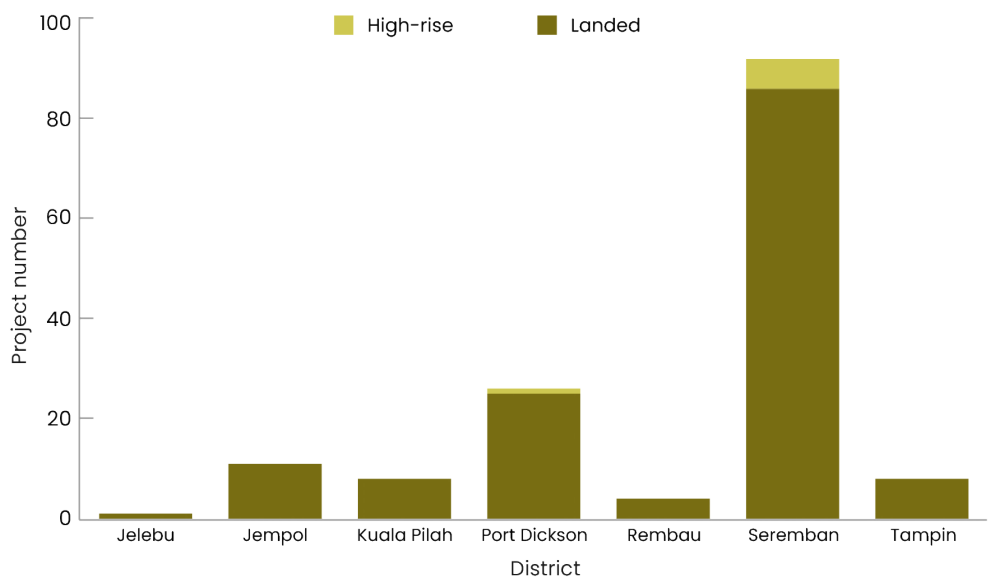
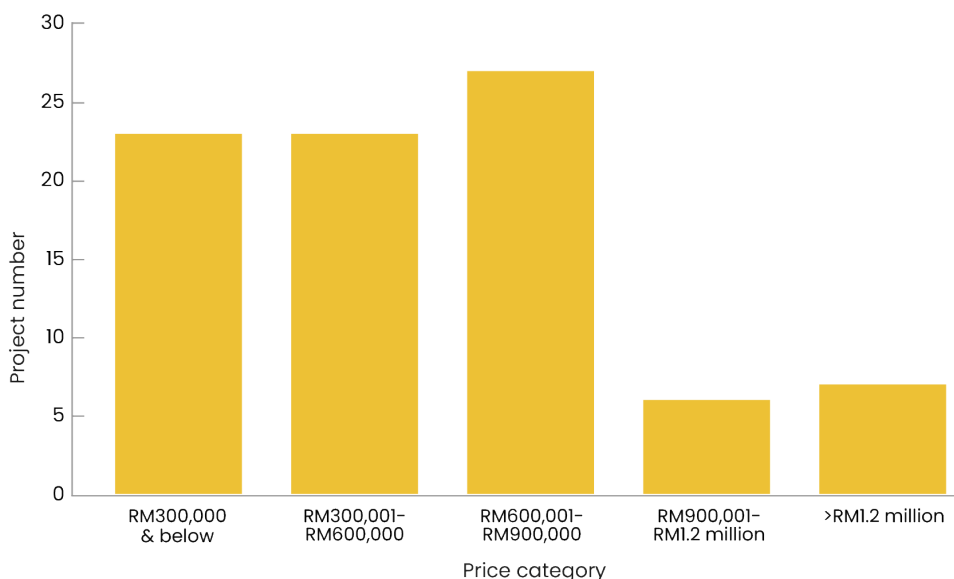


Chart 2

A significant portion of the projects is priced RM900,001 and below in Seremban.



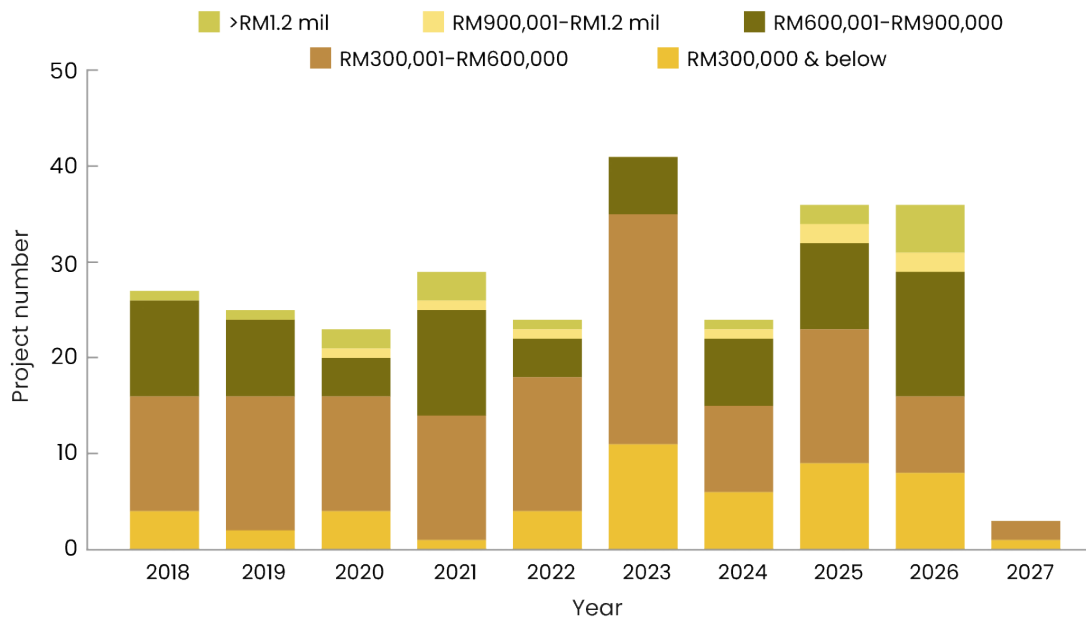
projects, comprising 86 landed developments and six high-rises.

The majority of Seremban projects are priced RM900,001 and below (see Chart 2), offering a diverse selection priced below RM300,000, RM300,001–RM600,000 and RM600,001–RM900,000.

The RM600,001–RM900,000 price bracket is particularly active, with 27 new projects currently in development.

Chart 3

There will be 36 new projects coming up in 2025, which is 50% more than last year.



Most projects launched in 2025 in Seremban fall within the price range of RM300,001 to RM600,000, and the majority are landed homes.

Similar to Kuala Lumpur and Selangor, Seremban experienced a surge in economic activity following the post-pandemic reopening in 2023. This coincided with a peak in property supply, reaching 41 projects.

While the market normalised and supply decreased in 2024, consistent rising demand has driven a 50% increase in new projects in 2025, from 24 to 36. This strong demand is expected to continue in 2026, with the same number of projects as 2025. As of end-2024, only three projects have been identified for 2027, but this number may increase in the future. RM600,000, and the majority are landed homes.







There are a total of **6** new **high-rise** projects in **Seremban, Negeri Sembilan**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Tinta Residensi	Dynamic Age Construction Sdn Bhd	2025	300	Apartment	NA	293,000
<b>RM300,001-RM600,000</b>						
Ara Nilai Impian	Smart Budget Economy Sdn Bhd	2026	224	Apartment	NA	444,000
Pangsapuri Perkhidmatan Residensi Universiti	Putra Nilai Development Sdn Bhd	2026	292	Serviced apartment	NA	339,900
Arena Seremban	Karisma Perwira Sdn Bhd	2027	195	Serviced apartment	NA	303,500
Pangsapuri Perkhidmatan Ehsan Widuri	Ehsan Bumi Sejahtera Sdn Bhd	2027	242	Serviced apartment	NA	386,900
Residensi Klia	Premier Consortium Sdn Bhd	2027	306	Serviced apartment	NA	475,800

## LANDED



There are a total of **86** new **landed** projects in **Seremban, Negeri Sembilan**.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
<b>RM300,000 &amp; below</b>						
Irama Sendayan 2A	Mge Development Sdn Bhd	2025	213	Terrace	1,055	225,000
Iringan Bayu	Aspect Synergy Sdn Bhd	2025	200	Terrace	NA	80,000
Oskar Residence	Sunrise MCL Land Sdn Bhd	2025	77	Terrace	1,001	250,000
Scientex Seremban	Scientex Park (M) Sdn Bhd	2025	93	Terrace	1,141	225,000
Seri Negeri	Bidara Camar Sdn Bhd	2025	22	Terrace, semidee	1,281	249,999
Taman Ara Bayu	Homecity Realty Sdn Bhd	2025	97	Terrace	1,163	250,000
Taman Arowana	Tuah Hartamas Development Sdn Bhd	2025	515	Terrace	936	110,000
Taman Bakti YNS	Primuncak Development (Labu) Sdn Bhd	2025	112	Terrace	NA	80,000
Taman Cempaka Perdana	Multiplex Land Sdn Bhd	2025	137	Terrace	861	80,000
Taman Penaga Mewah	Azza Mewah Development Sdn Bhd	2025	53	Terrace	893	80,000
Tiara Sendayan (Precinct 14C3-A)	Matrix Concepts (Ns) Sdn Bhd	2025	206	Terrace	1,055	225,000
Bukit Eka Precinct 10	Matrix Concepts Sdn Bhd	2026	237	Terrace	1,055	225,000
Laman Sendayan (Presint 3)	BSS Development Sdn Bhd	2026	250	Townhouse	NA	80,000
Sena Parc Homes	Bright Term Sdn Bhd	2026	80	Terrace	NA	80,000
Taman Baiduri	Bidara Camar Sdn Bhd	2026	26	Terrace, semidee	840	250,000
Taman Bukit Cerana	Keb Resources Sdn Bhd	2026	74	Town house	NA	250,000
Taman Harapan Bayu	Agrotage Properties Sdn Bhd	2026	137	Terrace	NA	225,000
Taman Nusa Seri Cengal 2 & Taman Nusa Seri Cengal 3	Multiplex Development Sdn Bhd	2026	571	Terrace	861	80,000
Taman Setia Bukti	Paradigm Connection Sdn Bhd	2026	26	Terrace, semidee	1,119	249,999
Taman Warisan Mewah	Azza Mewah Development Sdn Bhd	2026	289	Townhouse	NA	225,000
Taman Jemerlang Indah	Era Baru Sdn Bhd	2026	28	Terrace	NA	250,000
Taman Bukit Enstek	New Times Development Sdn Bhd	2027	297	Terrace	NA	110,000
Taman Gadong Jaya	MJ Capital Sdn Bhd	2027	77	Terrace	NA	NA
<b>RM300,001-RM600,000</b>						
Bukit Eka Precinct 3A	Matrix IBS Sdn Bhd	2025	275	Terrace	1,604	360,000



# BAYU SUTERA

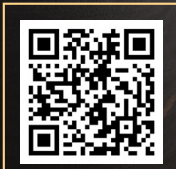
BANDAR SRI SENDAYAN

## Contemporary *smart* Living

Discover the new Elonia homes in Bayu Sutera, featuring advanced smart technology for ultimate comfort and convenience. Located in the lively Bandar Sri Sendayan, these homes offer a luxurious, modern lifestyle and enhance daily living in a vibrant community.

### ELONIA III

- Double Storey Link Homes
- 4 Bedrooms & 4 Bathrooms • 20' x 70' • 2,315 sq.ft.



Scan here for more information

*Nurturing Environments, Enriching Lives*

Land Owner:  
**BSS DEVELOPMENT SDN BHD**  
200501012592 (889688-X)



Developed by:  
**BSS DEVELOPMENT SDN BHD**  
200501012592 (889688-X)  
A Subsidiary of  
**MATRIX CONCEPTS HOLDINGS BERHAD**  
199801042342 (4141542)

Head Office:  
Wisma Matrix, No.57, Jalan Tun Dr. Ismail,  
70200 Seremban, Negeri Sembilan D.K. Malaysia  
T: +606 764 2688 F: +606 764 4388  
Matrix Galleria @ d'Tempat  
71190 Bandar Sri Sendayan, Negeri Sembilan D.K. Malaysia  
T: +606 792 2888 F: +606 792 2878  
GPS Coordinate Code: 2,674820, 101,863722

**1800 88 2688**  
[www.bayusutera.com](http://www.bayusutera.com)  
Bayu Sutera



Bayu Sutera (Precinct 4a-3) • No. Lesen Pemaju : 10613/11-2028/1282(A) • Tempoh Sah : 19/11/2023 – 18/11/2028 • No. Permit Iskan : 10613-56/03-2025/0278(A)-(L) • Tempoh Sah : 16/03/2023 – 15/03/2025 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pejan Bangunan Dijuluskan oleh : Majlis Perbandaran Port Dickson • No. Rujukan : MPPD.431/20/202101(21) • Tarikh Dijangka Siap : March 2026 • RTDT (Elonia III) - 128 Unit, RM 697,888 (Min) - RM 1,198,898 (Max) • Sokatan-Sekatan Kopingtangan : Tanah yang dibermilki ini tidak boleh dipindahmilki, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultants. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Artista's Impression



Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Bukit Eka Precinct 3B	Matrix IBS Sdn Bhd	2025	155	Terrace	1,604	360,000
Irama Sendayan 2C	MGE Development Sdn Bhd	2025	283	Terrace	1,572	360,000
Nada Embun	Cengkam Kota Sdn Bhd	2025	140	Terrace	2,067	598,000
Pristine Premier	THP Enstek Development Sdn Bhd	2025	51	Terrace	1,658	571,295
Sekata Sri Mawar	PTT Development Sdn Bhd	2025	40	Terrace	1,647	510,000
Taman Jade	Mega 3 Housing Sdn Bhd	2025	10	Terrace	2,949	495,400
Taman Nada Embun	Cengkam Kota Sdn Bhd	2025	271	Terrace	1,119	440,000
Taman Nilam Sari (Fasa 2)	Mega 3 Housing Sdn Bhd	2025	103	Terrace	2,347	461,000
Taman Rashidah Utama 2	Aneka Hartamas Development Sdn Bhd	2025	11	Detached	1,819	528,104
Tiara Sendayan (Precinct 14A2)	Matrix Concepts (NS) Sdn Bhd	2025	8	Terrace	1,819	400,000
Tiara Sendayan (Precinct 14B2)	Matrix Concepts (NS) Sdn Bhd	2025	11	Terrace	1,819	400,000
Tiara Sendayan (Precinct 14C1)	Matrix Concepts (NS) Sdn Bhd	2025	82	Terrace	2,002	557,888
Tiara Sendayan (Precinct 14C2)	Matrix Concepts (NS) Sdn Bhd	2025	153	Terrace	2,002	557,888
Tiara Sendayan (Precinct 14C3-B)	Matrix Concepts (NS) Sdn Bhd	2025	130	Terrace	1,572	400,000
Arina Ainsdale 1	Sime Darby Property (Ainsdale) Sdn Bhd	2026	118	Terrace	NA	NA
Bukit Eka Precinct 8A	Matrix Concepts Sdn Bhd	2026	368	Terrace	1,604	405,000
Felora	THP Hartanah Sdn Bhd	2026	31	Terrace	1,410	409,000
Felora 2	THP Hartanah Sdn Bhd	2026	55	Terrace	NA	500,000
Oskar Residence	Sunrise MCL Land Sdn Bhd	2026	283	Terrace	1,300	555,000
Iringan Bayu - Aleria	Aspect Synergy Sdn Bhd	2026	212	Terrace	1,948	576,800
Taman Nilam Sari	Mega 3 Housing Sdn Bhd	2026	95	Terrace	NA	461,000
Taman Nusa Seri Cengal 1	Multiplex Development Sdn Bhd	2026	221	Terrace	1,195	359,000
<b>RM600,001-RM900,000</b>						
Desa Mayang Sari	Botanic Acres Development Sdn Bhd	2025	53	Terrace	25,941	718,000
Emilia 1	Sime Darby Property (Nilai) Sdn Bhd	2025	47	Terrace	1,776	683,888
Emilia 2	Sime Darby Property (Nilai) Sdn Bhd	2025	27	Terrace	1,776	683,888
Emilia 2 (Fasa 2)	Sime Darby Property (Nilai) Sdn Bhd	2025	27	Terrace	1,776	683,888
Emilia 3	Sime Darby Property (Nilai) Sdn Bhd	2025	57	Terrace	1,776	795,888
Forest Heights, T10 Fasa 2	Sunrise MCL Land Sdn Bhd	2025	211	Terrace	1,819	681,802
Irama Sendayan 2B	MGE Development Sdn Bhd	2025	89	Terrace	2,142	619,999
Nada Alam	Sepang Cemerlang Sdn Bhd	2025	34	Terrace	2,626	740,000
Suasana Ainsdale (Fasa 1)	Sime Darby Property (Ainsdale) Sdn Bhd	2025	50	Terrace	1,755	672,888
Suasana Ainsdale (Fasa 2)	Sime Darby Property (Ainsdale) Sdn Bhd	2025	65	Terrace	1,755	672,888
Sutera (Phase 1)	Seremban Two Holdings Sdn Bhd	2025	204	Terrace	1,948	870,980
Taman Sena	Bright Term Sdn Bhd	2025	162	Terrace	2,067	660,000
Bukit Eka Precinct 4	Matrix Concepts Sdn Bhd	2026	262	Terrace	2,250	734,888
Bukit Eka Precinct 8B	Matrix Concepts Sdn Bhd	2026	196	Terrace	2,142	640,888
Bukit Eka Precinct 9A	Matrix Concepts Sdn Bhd	2026	160	Terrace	NA	615,888
Bukit Suria Rumah Teres (LH-P1)	BSS Development Sdn Bhd	2026	76	Terrace	2,500	806,999
Emilia Lakeside 1	Sime Darby Property (Nilai) Sdn Bhd	2026	100	Terrace	1,300	780,888
Emilia 4	Sime Darby Property (Nilai) Sdn Bhd	2026	42	Terrace	1,776	876,888
Irama Sendayan 2D	MGE Development Sdn Bhd	2026	144	Terrace	2,142	650,999
Pearl 2	THP Enstek Development Sdn Bhd	2026	32	Detached, semidee	1,905	764,700
Suasana Ainsdale 2 (Fasa 8B1)	Sime Darby Property (Ainsdale) Sdn Bhd	2026	49	Terrace	1,755	780,888
Suasana Ainsdale 2 (Fasa 8B2)	Sime Darby Property (Ainsdale) Sdn Bhd	2026	49	Terrace	1,755	780,888
Suasana Ainsdale 2 (Fasa 8B3)	Sime Darby Property (Ainsdale) Sdn Bhd	2026	59	Terrace	1,755	780,888
Suasana Ainsdale 2 (Fasa 8B4)	Sime Darby Property (Ainsdale) Sdn Bhd	2026	43	Terrace	1,755	780,888
Taman Santalia Villa	Life Chapter Sdn Bhd	2026	16	Semidee	1,582	726,000





# SURIA HEIGHTS

BANDAR SRI SENDAYAN

## LIVE A LIFE UNRUSHED

**Introducing Suria Heights,** an exciting new residential development strategically located in the prime area of Bandar Sri Sendayan. Spanning 116 acres of freehold land, Suria Heights is a secured enclave offering modern terraces, cluster homes, and semi-detached residences, all equipped with smart home features for enhanced convenience and connectivity.

At its heart lies a 4.6-acre lake park, providing serene spaces for relaxation, recreation, and family bonding. With outstanding connectivity to major highways, Suria Heights perfectly balances suburban tranquility, modern living, and sustainability.



A Variety of Homes to suit Every Lifestyle



Sustainable Living with Smart Home Features



Secured Enclave



Picturesque Lake Park



Strategic Location



## 2-STOREY CLUSTER HOMES

35' x 70 - 80' • 4 • 5

Nurturing Environments, Enriching Lives

Artist's Impression

Land Owner:  
**BSS DEVELOPMENT SDN BHD**  
200501012590 (6892339X)



Developed by:  
**BSS DEVELOPMENT SDN BHD**  
200501012590 (6892339X)  
A Subsidiary of:  
**MATRIX CONCEPTS HOLDINGS BERHAD**  
199601042262 (41461541)

Head Office  
Wisma Matrix, No.57, Jalan Tun Dr. Ismail,  
70200 Seremban, Negeri Sembilan D.K. Malaysia  
T +606-792-2868 F +606-792-4288  
Matrix Galleria @ d'Tempat  
FF 12653, Jalan Pusat Dagangan Sendayan 1  
71950 Bandar Sri Sendayan, Negeri Sembilan D.K. Malaysia  
T +606-792-2868 F +606-792-2876  
GPS Coordinate Code 2.674820, 101.863722

**1800 88 2688**  
www.suriaheights.com.my



• Bukit Suria Rumah Kluster (CH-P1) • No. Lesen Pemaju : 10613/11-2028/1282/A • Tempoh Sah : 19/11/2023 - 18/11/2028 • No. Permit Iklan : 10613-61/11-2026/1071(N)-L • Tempoh Sah : 25/11/2024 - 24/11/2026 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Dikuluskan oleh : Majlis Bandaraya Seremban • No. Rujukan : MBS/S.KB/108/24 (B) • Tarikh Dijangka Siap : Disember 2026 • Jenis RKDT : 56 Unit, RM 1,126,979 (Min) - RM 1,692,364 (Max) Sekatan-Sekatan Kepentingan : Tanah yang dibrimilik ini tidak boleh dipindahtukik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

Project name	Developer	Completion year	Total units	Type	Starting size (sq ft)	Starting price (RM)
Taman Seri Sentosa	North Elegance Land Sdn Bhd	2026	12	Semidee	1,776	896,000
Taman Seroja Indah 2	Housecoff Sdn. Bhd	2026	19	Detached, semidee	1,711	660,000
<b>RM900,001–RM1.2 million</b>						
D Venea Residence 3, Taman Bandar Senawang	Park Properties Sdn Bhd	2025	60	Detached, terrace, semidee	2,282	903,888
Taman Bukit Kepayang Fasa L	GUH Properties Sdn Bhd	2025	114	Terrace	2,497	965,599
Bukit Suria Rumah Kluster	BSS Development Sdn Bhd	2026	56	Cluster	2,814	1,126,999
Taman Nada Alam	Selang Cemerlang Sdn Bhd	2026	37	Terrace	2,885	970,000
Taman Nuri Indah	Continental Land Sdn Bhd	2026	8	Semidee	NA	1,066,780
Vila Bukit Negeri	Goodmode Builders Sdn Bhd	2026	38	Detached	2,121	968,000
<b>Above RM1.2 million</b>						
Hijayu 2 (Resort Villa)	BSS Development Sdn Bhd	2025	14	Detached	6,835	3,667,221
Taman Bukit Kepayang - Fasa H	GUH Properties Sdn Bhd	2025	28	Semidee	3,240	1,903,399
Hijayu 2 (Resort Villa 2)	BSS Development Sdn Bhd	2026	20	Detached	6,835	4,127,221
Mantap Bumimas Sdn Bhd	Mantap Bumimas Sdn Bhd	2026	13	Detached	NA	1,678,947
S2 Heights Nova	Seremban Two Holdings Sdn Bhd	2026	70	Detached, semidee	3,326	2,294,136
Taman Mutiara Zaitun	Silauan Minda (M) Sdn Bhd	2026	9	Detached	NA	1,288,000
Vio Banjarmasin	Seremban Two Holdings Sdn Bhd	2026	40	Detached	51,194	4,564,560



**Interested in finding a home?**  
Send your enquiries and get personalised assistance.

**Your Property Concierge**



# Government incentives for first-time homebuyers

Name	Info	Offerings for homebuyers	Key terms & conditions
House Credit Guarantee Scheme (SJKP)	RM12.8 billion allocated for 57,000 homebuyers in 2025.  Available for homes developed on wakaf land.	Available for homes valued up to RM500,000  More than 100% guaranteed coverage on financing amount obtained, including: • Principal financing amount • MRTA/ MRTT • LTHO • Solicitor's fees • Valuation fee	All named parties on the SPA: • Must be first time homebuyers • Must be Malaysian citizens aged 18 and above • Must have monthly income not exceeding RM11,000
SJKP MADANI	Financing tenure of up to 35 years/up to the tenure of loan financing (whichever date is earlier).  2 generation financing allowed.  For fixed term loans/term-financing-i only.	Available for homes valued up to RM360,000  Up to 120% of house purchase price including: • 100% of the house purchase price • 20% of the house purchase price for additional costs (MRTA/ MRTT, LTHOT, solicitor's fee, valuation fee, renovation costs, and home furnishing & fittings)	Joint financing is allowed.  Applicable for new launches (completed/under construction), subsale, or auction residential properties, but it must be owner occupied.
SJKP 'Step Up Financing' scheme	Up to RM5 billion in government guarantees specifically for first time homebuyers.	Lower loan repayments for the first 5 years after purchasing the property.	Concrete set of terms & conditions yet to be announced.
Individual tax relief for first time homebuyers	Income tax relief to be granted on interest payments for home loans.	Homes priced up to RM500,000: RM7,000 tax relief per year  Homes priced from RM500,001 to RM750,000: RM5,000 tax relief per year.	Must be the tax payer's first residential property to claim.  SPA must be dated between Jan 1, 2025 and Dec 31, 2027.  Tax relief claimable for 3 years of assessment, from the first year housing loan interest is paid.

## RUMAWIP (RESIDENSI WILAYAH)

For middle-income earners born/residing/working in Federal Territories of KL, Putrajaya, Labuan.

House prices are capped at RM300,000 per unit.

- Malaysian citizen, aged 21 and above.
- Monthly household income not exceeding RM10,000 for singles, or RM15,000 for married.
- 1 project per applicant only. couples.

## RUMAH SELANGORKU

For middle income residents and workers living in Selangor.

4 types of properties available: A,B,C,D.

- Malaysian citizen. aged 18 and above.
- Minimum household income for Rumah Selangorku Type A must not exceed RM3,000.
- Types B, C, and D allow RM3,001 up to RM10,000 monthly household income.

## PRIMA

Initiative to plan, develop, and build affordable housing for middle income groups.

Homes priced between RM100,000 and RM400,000.

Free application and no legal fees.

- Malaysian citizen, aged 21 and above, with an individual or combined monthly household income of RM2,500 to RM15,000
- Can only be purchased as a first or second home.



We'll assist you with any enquiries!



# How to choose the right home loan

Choosing the right property is meaningless if you can't find the right home loan to finance it. So, pay attention to these factors when shopping for a home loan.

## Key terms to know

- **Loan-to-Value (LTV) ratio:** compares the amount being borrowed to the appraised value of the property. The higher the LTV ratio, the higher the risk to the bank. A higher LTV might mean higher interest rates too, which is important to keep in mind when looking for the right mortgage.
- **Debt Service Ratio (DSR):** a method used by banks to determine if you can pay off the loan you are applying for. DSR is calculated by dividing your existing total monthly commitments + loan amount you are applying for, against your net income. A financially healthy DSR should be within 30–40%. You can also use your DSR to help you plan financially ahead of time to determine how much you can afford to take out on a home loan.
- **Lock-in period:** a period of time during which you will be forced to pay a penalty for cancelling, converting, or fully settling your loan early. Lock-in periods typically range 2–5 years, with a penalty charge of up to 5% of the original loan amount. The lock-in period is counted from the date the bank makes out the first payment to your vendor, and not the date of signing the loan agreement. Try to negotiate for the shortest lock-in period possible.
- **Withdrawal options:** some loans allow the borrower to make additional payments towards the loan (see below), and as such, this allows

the borrower to also withdraw the extra funds contributed to the loan, in case of an emergency. However, depending on the type of housing loan, withdrawing the additional payments can incur extra costs.

## Short spiel on home loan rates

Before figuring out which loan is your right fit, you also need to know how banks charge interest on your borrowings. Essentially, interest rates on home loans are split into two parts:

1. **Standardised base rate (SBR)**
2. **Spread rate**

The SBR is based on the overnight policy rate (OPR) set by Bank Negara Malaysia (BNM). This is the benchmark interest rate that banks and financial institutions pay when lending or borrowing money to each other overnight, and is considered the common interest rate for home loans. As such, SBRs are affected by an increase or decrease in the OPR. The current OPR has been set by BNM at 3%.

The spread rate is the interest that the bank charges you as its profit for lending you money. This will differ from bank to bank, or even loan plans within the same bank. Adding the SBR to the spread rate gives you the final interest rate on your home loan.

$$\begin{array}{l} \text{Eg:} \\ \text{Current SBR} \\ \text{(based on OPR)} \end{array} + \begin{array}{l} \text{Spread} \\ \text{rate of} \end{array} = \begin{array}{l} \text{Effective} \\ \text{lending rate of} \end{array}$$
$$3\% + 1\% = 4\%$$

## Types of home loans

Now, there are a number of schemes offered by every bank to cater to different repaying preferences. Let us break down the main types of home loans available.



We'll assist you with any enquiries!

	What	Advantages	Best for	Take note
Conventional/ fixed rate	<p>It comes with a fixed repayment schedule, with monthly instalments that stay the same throughout the loan period.</p> <p>The maximum loan period is 35 years, and interest rates will depend on market conditions at the time of the loan application.</p>	<p>No need to worry about increases in monthly financial commitments.</p> <p>Some banks will offer lower interest rates in return for the added certainty of monthly repayments.</p>	<p>Borrowers who earn fixed monthly income over a long period of time.</p> <p>Also good for parties who have a tighter budget, as the predictability of each payment amount and lower interest rates can make financial planning easier.</p>	<p>Any advance payments made will be considered pre-payments for future months, but will not reduce the principal or loan interest.</p> <p>Cannot withdraw the money once pre-payment is made, unless with the bank's approval.</p> <p>Some banks will impose penalties for early repayment of loans.</p>
Flexi	<p>Loan repayments are made through a current account, allowing borrowers to make advance payments that can reduce the principal loan amount.</p> <p>Additional payments made can be used to lower interest and shorten loan tenure.</p>	<p>Can make advance loan payments and withdraw the additional payments, as long as there is sufficient balance left in the account.</p> <p>No need to notify the bank or pay processing fees when doing so.</p> <p>Making advance payments into the loan account reduces loan interest.</p> <p>Regularly banking in substantial extra sums to the loan account, with minimal withdrawals, can lead to a shortened loan tenure.</p>	<p>Borrowers looking for a cost-effective way to pay off their home loans faster.</p> <p>Borrowers who are likely to come into additional amounts of cash occasionally e.g. business owners</p> <p>Borrowers who want the flexibility of being able to bank in and withdraw cash put towards their loan at any time.</p>	<p>Subject to a fixed monthly fee of around RM5 to RM10.</p> <p>Most Malaysian banks do not offer this type of loan, making it hard to shop around for the best interest rates.</p> <p>Interest rates are often higher than those of fixed rate loans.</p>
Semi-flexi	<p>Similar to flexi loans, except it is not tied to a current account.</p> <p>The main difference is that additional funds can be withdrawn or deposited, but you need to notify the bank beforehand, and get their permission to do both.</p>	<p>Additional payments made towards loan amount will reduce the principal and interest rates, allowing you to pay off your loan faster.</p> <p>Can withdraw additional funds if necessary.</p> <p>More widely available than a flexi loan.</p>	<p>Borrowers with changeable income, or earn commissions on top of their existing salary.</p> <p>Borrowers who want to make advanced payments and reduce their loan tenure and interest without additional costs or penalties from the bank.</p>	<p>May be charged a processing fee for withdrawing any cash used to make additional payments.</p> <p>Like flexi loans, higher interest rates might be charged, but as semi-flexi loans are more widely available, it is easier to shop for better interest rates.</p>
Islamic home financing	<p>There are multiple types of Islamic home financing options. The most common include:</p> <p>Musarakah Mutanaqisah — acquiring the property with the bank in a joint partnership agreement. The bank then starts with a 90% holding of the property, which you will gradually “buy out” with each payment, decreasing the bank's share, until the loan is completely paid off.</p> <p>Bai Bithaman Ajil (BBA) — where the bank buys the property on your behalf, and sells it back to you for the original price plus a profit.</p>	<p>Has fixed rates, and fixed monthly repayments</p> <p>Islamic-based SBRs are also adjusted to the OPR. Unlike conventional loans, it is capped at a ceiling rate (maximum profit an Islamic finance provider can earn).</p> <p>No lock-in periods. Some banks may even give a rebate for early settlement.</p> <p>20% discount on stamp duty.</p>	<p>While Islamic home financing is geared towards Muslims, non-Muslims can also apply. However, banks will not approve the loan if your occupation is considered non-halal.</p> <p>Similar to the conventional/fixed rate loan, it is a good option for those who want more predictability in planning their finances and budget.</p>	<p>Calculation methods vary from each bank, so take your time to shop for the right loan.</p> <p>Islamic housing loans require more documents than conventional loans and may incur higher legal fees.</p> <p>Less easy to restructure or refinance in case of default.</p> <p>Islamic loan agreements are less transparent than conventional ones in terms of costs for early settlements, late payments, or defaults.</p>

# Look out for our guide to Penang new launches next!

Interested in being featured?  
Contact us here:

**EDITORIAL**  
[editor@edgeprop.my](mailto:editor@edgeprop.my)

---

**ADVERTISING & MARKETING**  
[marketing@edgeprop.my](mailto:marketing@edgeprop.my)

---

**NEGOTIATOR & CUSTOMER  
ADVISORY SERVICE**  
[support@edgeprop.my](mailto:support@edgeprop.my)

Brought to you by

