



NEXT STATION: MRT LINE 2

下一站：捷运2号线（购屋指南）

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Kanyin[®]
PUBLICATIONS



NOTES

1. The asking and renting prices are collated from various online property websites. While the latest transaction prices from LPPEH were used. All figures have been averaged and all anomalies adjusted to reflect a balanced price.
2. Not all unit layouts are included in the list and only the typical layout is included. The lists is only to be used as a guideline to help the user get a general idea of the unit sizes in the development.
3. The asking prices are to be used as a guideline only and we do not promise to deliver any property at the stated prices as market prices are subject to change from time to time. Although the maps will be updated periodically, due to timing issues the maps will have some lag with market forces.
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2. 并非所有单元布局都包含在列表中，此列表仅包括典型的布局。此列表仅用作指南，以帮助用户掌握开发中单位的大小概念。
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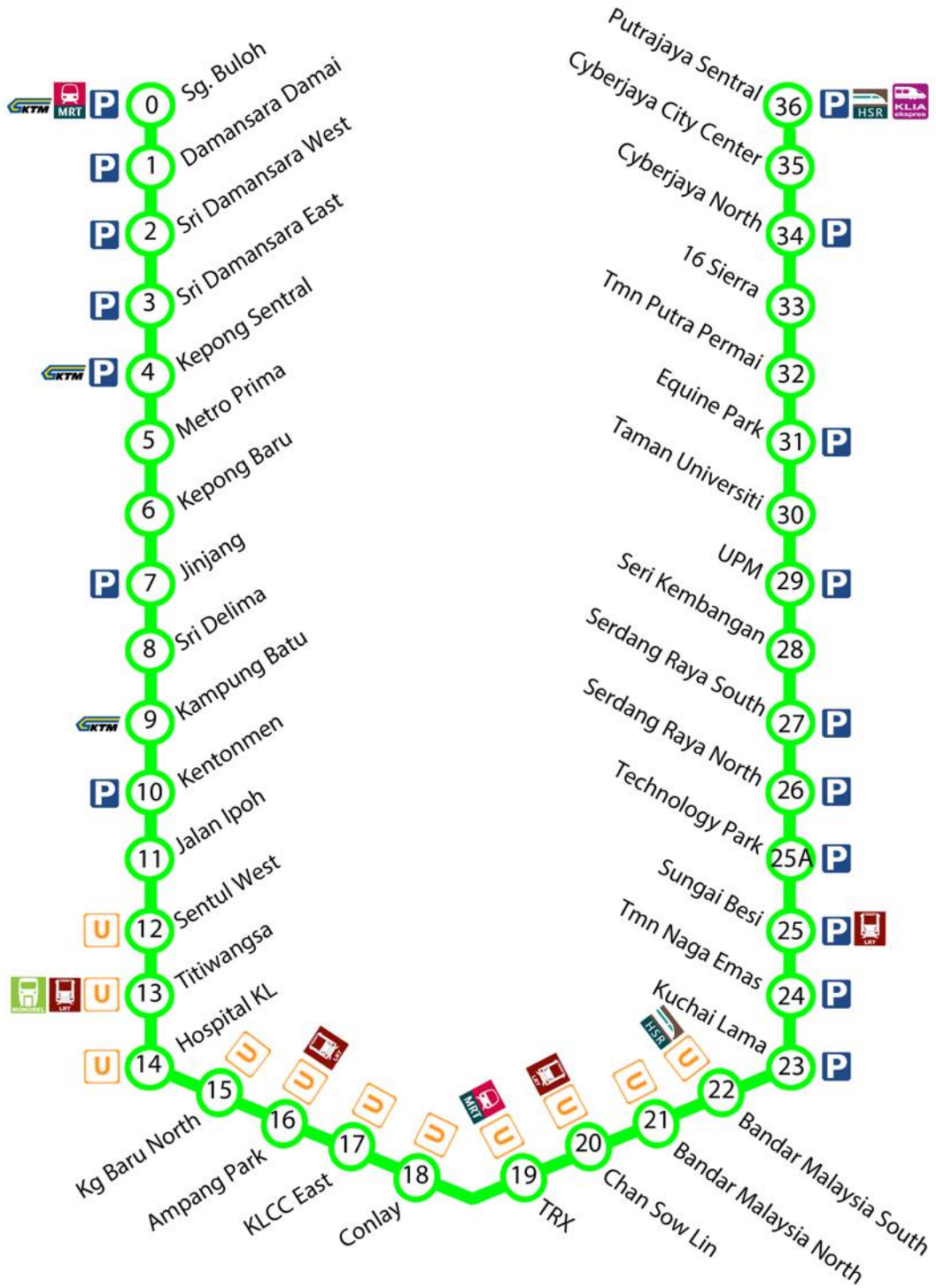
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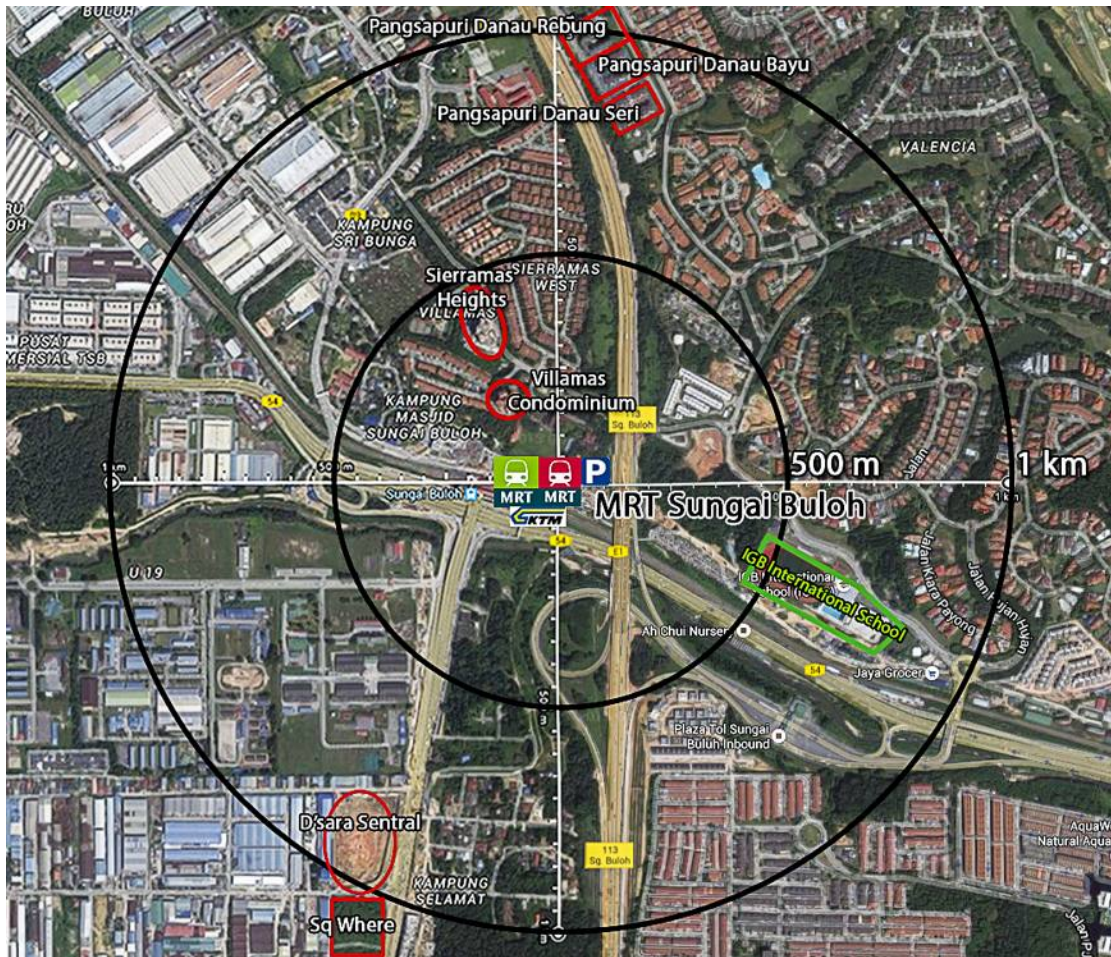











MRT Line 2
Sungai Buloh to Putrajaya Sentral

MRT LINE 2 STATION MAP



00 MRT Sungai Buloh





- | | | | |
|---|-----------------|---|---------------------|
|  | MRT LINE 1 |  | UNDERGROUND STATION |
|  | KTM STATION |  | PARK AND RIDE |
|  | LRT STATION |  | MONORAIL STATION |
|  | MRT LINE 2 |  | LRT LINE 3 |
|  | HIGH SPEED RAIL | | |

00 MRT Sungai Buloh

<u>Project Name</u>	<u>Location</u>	<u>Tenure</u>	<u>Size</u>	<u>Layout</u>	<u>Asking Price</u>	<u>Transacted Price</u>	<u>Mthly Rent (RM)</u>	<u>Gross Yield</u>	
<u>Pangsapuri Danau Rebung</u>									
Pangsapuri Danau Rebung (walk up)	Tmn Valencia	Leasehold	650 sf	3r 2b	80,000	80,000	750	11.25%	
<u>Villamas Condominium</u>									
Villamas Condominium	Sierramas	Leasehold	1268 sf	3+1r 2b	636,000	537,000	1,900	3.58%	
Villamas Condominium	Sierramas	Leasehold	2560 sf	4+2r 3b	1,150,000	n/a	4,000	4.17%	
<u>D'Sara Sentral</u>									
D'Sara Sentral	Sungai Buloh	Leasehold	388 - 5386 sf	under construction (TBC 2019) - check with developer for latest prices					
<u>Pangsapuri Danau Bayu</u>									
Pangsapuri Danau Bayu	Tmn Valencia	Leasehold	750 sf	3r 2b	260,000	144,000	1,000	4.62%	
<u>Pangsapuri Danau Seri</u>									
Pangsapuri Danau Seri	Tmn Valencia	Leasehold	850 sf	3r 2b	365,000	231,000	1,050	3.45%	
<u>Sierramas Heights</u>									
Sierramas Heights	Sierramas	Freehold	1259 sf	3r 2b	888,000	n/a	3,800	5.14%	
Sierramas Heights	Sierramas	Freehold	1281 sf	3r 2b	n/a	510,000	3,000	n/a	
Sierramas Heights	Sierramas	Freehold	1378 sf	3r 2b	881,000	n/a	4,500	6.13%	
Sierramas Heights	Sierramas	Freehold	1389 sf	3r 2b	1,180,000	n/a	3,500	3.56%	
Sierramas Heights	Sierramas	Freehold	1432 sf	3r 2b	1,250,000	n/a	n/a	n/a	
<u>SqWhere</u>									
SqWhere	Sungai Buloh	Leasehold	549 - 1044 sf	under construction (TBC 2018) - check with developer for latest prices					

01 MRT Damansara Damai









- | | | | |
|---|-----------------|---|---------------------|
|  | MRT LINE 1 |  | UNDERGROUND STATION |
|  | KTM STATION |  | PARK AND RIDE |
|  | LRT STATION |  | MONORAIL STATION |
|  | MRT LINE 2 |  | LRT LINE 3 |
|  | HIGH SPEED RAIL | | |

01 MRT Damansara Damai

Project Name	Location	Tenure	Size	Layout	Asking Price	Transacted Price	Mthly Rent (RM)	Gross Yield	
Apartment Harmoni									
Apartment Harmoni (walk up)	Damansara Damai	Freehold	650 sf	3r 2b	97,000	78,000	600	7.42%	
Suria Apartment									
Suria Apartment (walk up)	Damansara Damai	Leasehold	574 sf	3r 2b	100,000	103,000	600	7.20%	
Suria Apartment (walk up)	Damansara Damai	Leasehold	711 sf	3r 2b	187,000	136,000	750	4.81%	
Suria Apartment (walk up)	Damansara Damai	Leasehold	926 sf	3r 2b	165,000	n/a	1,000	7.27%	
Suria Apartment (walk up)	Damansara Damai	Leasehold	1155 sf	3r 2b	200,000	n/a	1,200	7.20%	
Suria Apartment (walk up)	Damansara Damai	Leasehold	1221 sf	3r 2b	220,000	130,000	1,300	7.09%	
Suria Apartment (walk up)	Damansara Damai	Leasehold	1359 sf	3r 2b	240,000	NA	1,450	7.25%	
Impian Apartment									
Impian Apartment (walk up)	Damansara Damai	Leasehold	675 sf	3r 2b	165,000	117,000	700	5.09%	
Apartmenten Bayu									
Apartmenten Bayu (walk up)	Damansara Damai	Leasehold	710 sf	3r 2b	225,000	183,000	900	4.80%	
Apartmenten Bayu (walk up)	Damansara Damai	Leasehold	850 sf	3r 2b	285,000	217,000	1,000	4.21%	
Apartmenten Permai									
Apartmenten Permai (walk up)	Damansara Damai	Leasehold	675 sf	3r 2b	190,000	161,000	650	4.11%	
Apartmenten Permai (walk up)	Damansara Damai	Leasehold	700 sf	3r 2b	220,000	n/a	700	3.82%	
Residensi Suasana									
Residensi Suasana	Damansara Damai	Leasehold	1015 - 1451 sf	under construction (TBC 2019) - check with developer for latest prices					
Vista Apartment									
Vista Apartment (walk up)	Damansara Damai	Leasehold	650 sf	3r 2b	128,000	126,000	750	7.03%	
Vista Apartment (walk up)	Damansara Damai	Leasehold	1150 sf	4r 3b	225,000	n/a	n/a	n/a	
One Damansara									
One Damansara	Damansara Damai	Leasehold	986 sf	3r 2b	420,000	420,000	1,300	3.71%	
One Damansara	Damansara Damai	Leasehold	1012 sf	3r 2b	450,000	413,000	1,400	3.73%	
One Damansara	Damansara Damai	Leasehold	1396 sf	4r 3b	535,000	550,000	1,550	3.48%	
One Damansara	Damansara Damai	Leasehold	1422 sf	4r 3b	580,000	580,000	1,600	3.31%	
One Damansara	Damansara Damai	Leasehold	1550 sf	3r 2b	480,000	570,000	n/a	n/a	
Park Avenue									
Park Avenue	Damansara Damai	Leasehold	884 sf	3r 2b	350,000	355,000	1,150	3.94%	
Park Avenue	Damansara Damai	Leasehold	1150 sf	4r 2b	450,000	400,000	1,300	3.47%	
Park Avenue	Damansara Damai	Leasehold	1210 sf	4r 2b	398,000	450,000	1,300	3.92%	
The Zizz									
The Zizz	Damansara Damai	Leasehold	751 - 1774 sf	under construction (TBC 2019) - check with developer for latest prices					
The Sphere									
The Sphere	Damansara Damai	Leasehold	525 - 3836 sf	under construction - check with developer for latest prices					
Apartment Lestari									
Apartment Lestari	Damansara Damai	Leasehold	650 sf	3r 2b	100,000	95,000	700	8.40%	
Indah Condominium									
Indah Condominium	Damansara Damai	Leasehold	750 sf	3r 2b	210,000	228,000	850	4.86%	
Apartment Saujana									
Apartment Saujana	Damansara Damai	Leasehold	658 sf	3r 2b	90,000	110,000	600	8.00%	
Apartment Saujana	Damansara Damai	Leasehold	700 sf	3r 2b	200,000	141,000	700	4.20%	
Apartment Saujana	Damansara Damai	Leasehold	750 sf	3r 2b	220,000	n/a	700	3.82%	
Apartment Saujana	Damansara Damai	Leasehold	850 sf	3r 3b	235,000	220,000	850	4.34%	

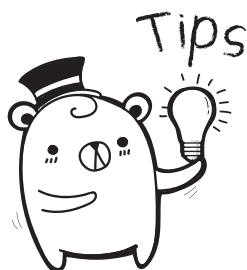
01 MRT Damansara Damai (Con't)



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01 MRT Damansara Damai (Con't)

<u>Project Name</u>	<u>Location</u>	<u>Tenure</u>	<u>Size</u>	<u>Layout</u>	<u>Asking Price</u>	<u>Transacted Price</u>	<u>Mthly Rent (RM)</u>	<u>Gross Yield</u>
Armanee Condominium								
Armanee Condominium	Damansara Damai	Leasehold	1645 sf	4r 3b	600,000	560,000	1,600	3.20%
Armanee Condominium	Damansara Damai	Leasehold	1727 sf	4r 3b	635,000	627,000	1,800	3.40%
Armanee Condominium	Damansara Damai	Leasehold	2008 sf	4r 3b	688,000	600,000	2,000	3.49%
Armanee Condominium	Damansara Damai	Leasehold	2098 sf	4r 3b	650,000	678,000	2,300	4.25%

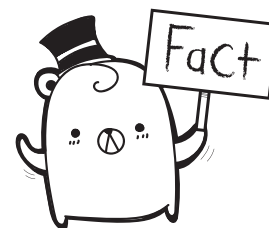


Remember to plan your finances accordingly when buying a home, remember to allocate enough budget for legal fees, stamp duty and other miscellaneous expenses.

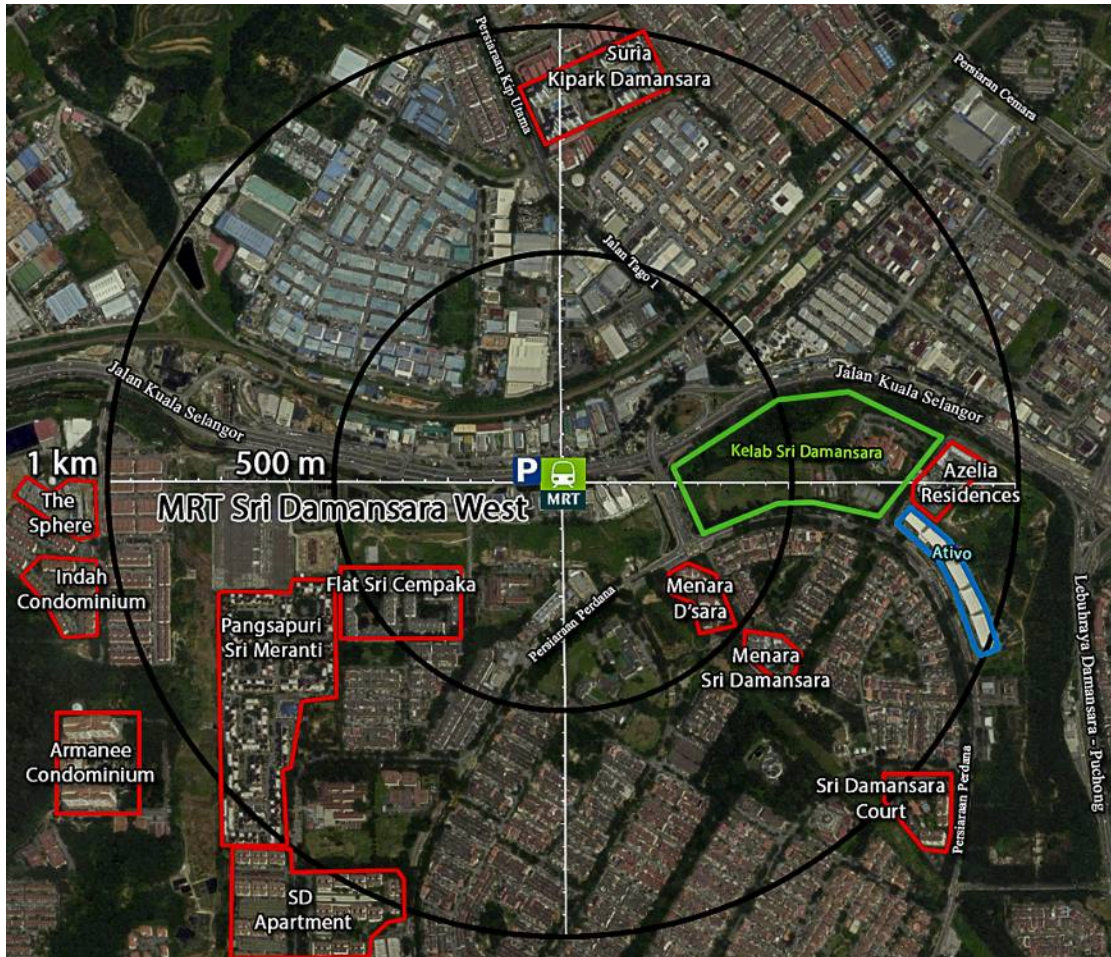
请记住在购买房屋时相应地规划财务，请记得为法律费用，印花税和其他杂项费用分配足够的预算。



There are full exemptions on stamp duty for first time home buyers for houses valued at a maximum of RM 300,000 for the period of Jan 2017 – Dec 2018.

2017年1月至2018年12月期间，首次置业者在购买不超过30万令吉的房屋时，可获得全额免税。



02 MRT Sri Damansara West

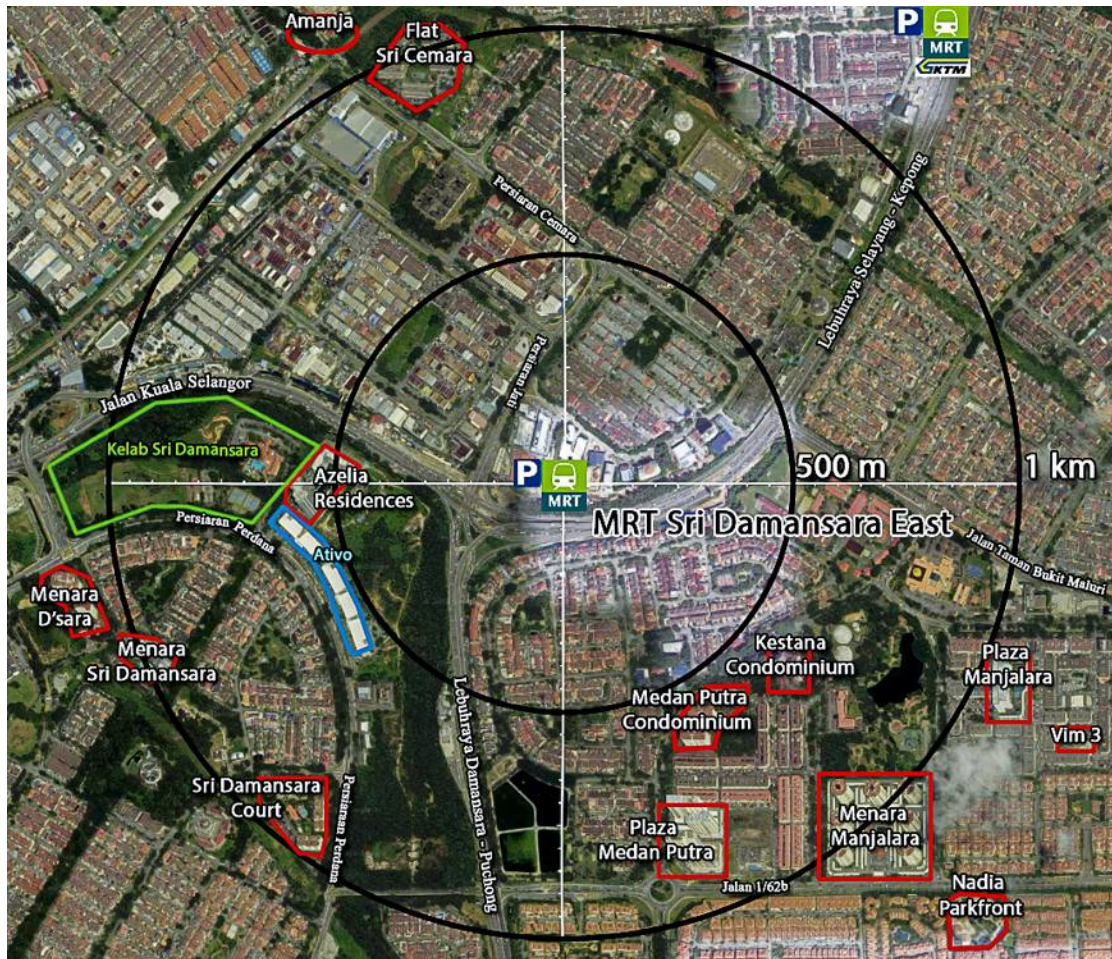







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02 MRT Sri Damansara West

<u>Project Name</u>	<u>Location</u>	<u>Tenure</u>	<u>Size</u>	<u>Layout</u>	<u>Asking Price</u>	<u>Transacted Price</u>	<u>Mthly Rent (RM)</u>	<u>Gross Yield</u>	
<u>Suria Kipark Damansara</u>									
Suria Kipark Damansara	Taman KIP	Freehold	976 sf	3r 2b	350,000	356,000	1,100	3.77%	
<u>The Sphere</u>									
The Sphere	Damansara Damai	Leasehold	525 - 3836 sf	under construction - check with developer for latest prices					
<u>Indah Condominium</u>									
Indah Condominium	Damansara Damai	Leasehold	750 sf	3r 2b	210,000	228,000	850	4.86%	
<u>Armanee Condominium</u>									
Armanee Condominium	Damansara Damai	Leasehold	1645 sf	4r 3b	600,000	560,000	1,600	3.20%	
Armanee Condominium	Damansara Damai	Leasehold	1727 sf	4r 3b	635,000	627,000	1,800	3.40%	
Armanee Condominium	Damansara Damai	Leasehold	2008 sf	4r 3b	688,000	600,000	2,000	3.49%	
Armanee Condominium	Damansara Damai	Leasehold	2098 sf	4r 3b	650,000	678,000	2,300	4.25%	
<u>Flat Sri Cempaka</u>									
Flat Sri Cempaka	Bandar Sri Damansara	Freehold	624 sf	2r 1b	110,000	100,000	n/a	n/a	
<u>Pangsapuri Sri Meranti</u>									
Pangsapuri Sri Meranti	Sri Damansara West	Freehold	650 sf	3r 2b	125,000	120,000	600	5.76%	
<u>SD Apartment</u>									
SD Apartment	Sri Damansara West	Freehold	694 sf	3r 1b	280,000	235,000	800	3.43%	
SD Apartment	Sri Damansara West	Freehold	786 sf	3r 2b	280,000	271,000	900	3.86%	
SD Apartment	Sri Damansara West	Freehold	811 sf	3r 2b	350,000	275,000	1,000	3.43%	
<u>Menara D'sara</u>									
Menara D'sara	Sri Damansara West	Freehold	916 sf	3r 2b	430,000	360,000	1,300	3.63%	
Menara D'sara	Sri Damansara West	Freehold	1025 sf	3r 2b	445,000	400,000	1,500	4.04%	
<u>Menara Sri Damansara</u>									
Menara Sri Damansara	Sri Damansara West	Freehold	1044 sf	3r 2b	480,000	430,000	1,400	3.50%	
Menara Sri Damansara	Sri Damansara West	Freehold	1050 sf	3r 2b	480,000	n/a	1,400	3.50%	
Menara Sri Damansara	Sri Damansara West	Freehold	1064 sf	3r 2b	480,000	n/a	1,400	3.50%	
<u>Sri Damnsara Courts</u>									
Sri Damansara Courts	Sri Damansara West	Freehold	893 sf	3r 2b	415,000	393,000	1,100	3.18%	
Sri Damansara Courts	Sri Damansara West	Freehold	900 sf	3r 2b	440,000	n/a	1,200	3.27%	
<u>Azelia Residence</u>									
Azelia Residence	Sri Damansara West	Freehold	614 sf	1r 1b	580,000	550,000	1,800	3.72%	
Azelia Residence	Sri Damansara West	Freehold	969 sf	2r 2b	730,000	752,500	2,200	3.62%	
Azelia Residence	Sri Damansara West	Freehold	1345 sf	3+1r 2b	905,000	895,000	2,500	3.31%	
Azelia Residence	Sri Damansara West	Freehold	1356 sf	3r 2b	895,000	910,000	2,600	3.49%	
Azelia Residence	Sri Damansara West	Freehold	1905 sf	4r 4b	1,215,000	1,300,000	3,600	3.56%	
Azelia Residence	Sri Damansara West	Freehold	2110 sf	4r 4b	1,350,000	1,247,350	3,600	3.20%	
Azelia Residence	Sri Damansara West	Freehold	2831 sf	4r 4b	1,780,000	n/a	5,000	3.37%	
Azelia Residence	Sri Damansara West	Freehold	3702 sf	5+1r 5b	2,350,000	n/a	8,000	4.09%	

03 MRT Sri Damansara East

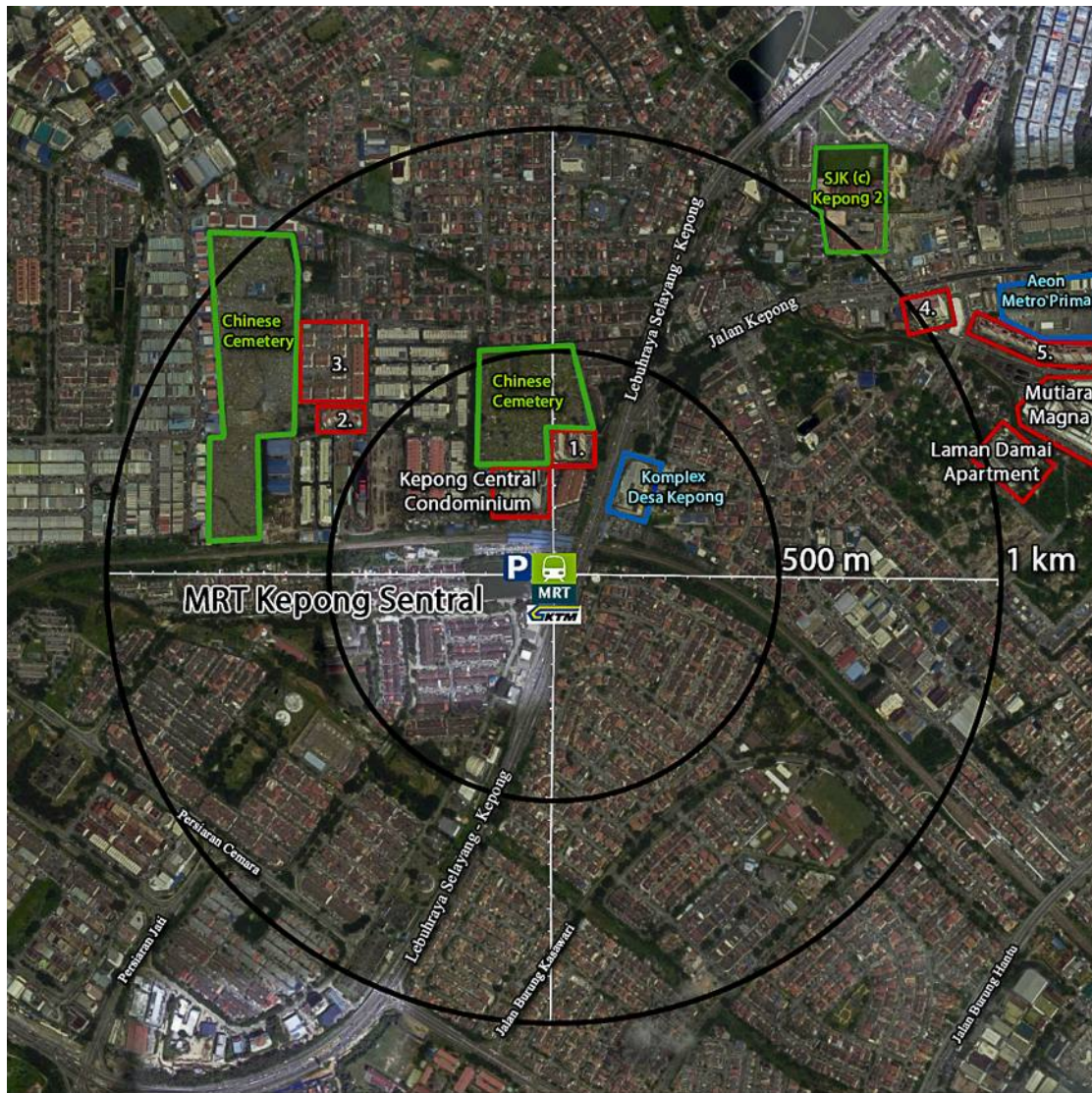


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|---|-----------------|---|---------------------|
|  | MRT LINE 1 |  | UNDERGROUND STATION |
|  | KTM STATION |  | PARK AND RIDE |
|  | LRT STATION |  | MONORAIL STATION |
|  | MRT LINE 2 |  | LRT LINE 3 |
|  | HIGH SPEED RAIL | | |

03 MRT Sri Damansara East

Project Name	Location	Tenure	Size	Layout	Asking Price	Transacted Price	Mthly Rent (RM)	Gross Yield
Amanja								
Amanja	Bandar Sri Damansara	Freehold	791 - 2396 sf	under construction (TBC 2018) - check with developer for latest prices				
Flat Sri Cemara								
Flat Sri Cemara (Walk Up)	Bandar Sri Damansara	Freehold	614 sf	2r 1b	95,000	85,000	700	8.84%
Azelia Residence								
Azelia Residence	Sri Damansara West	Freehold	614 sf	1r 1b	580,000	550,000	1,800	3.72%
Azelia Residence	Sri Damansara West	Freehold	969 sf	2r 2b	730,000	752,500	2,200	3.62%
Azelia Residence	Sri Damansara West	Freehold	1345 sf	3+1r 2b	905,000	895,000	2,500	3.31%
Azelia Residence	Sri Damansara West	Freehold	1356 sf	3r 2b	895,000	910,000	2,600	3.49%
Azelia Residence	Sri Damansara West	Freehold	1905 sf	4r 4b	1,215,000	1,300,000	3,600	3.56%
Azelia Residence	Sri Damansara West	Freehold	2110 sf	4r 4b	1,350,000	1,247,350	3,600	3.20%
Azelia Residence	Sri Damansara West	Freehold	2831 sf	4r 4b	1,780,000	n/a	5,000	3.37%
Azelia Residence	Sri Damansara West	Freehold	3702 sf	5+1r 5b	2,350,000	n/a	8,000	4.09%
Menara D'sara								
Menara D'sara	Sri Damansara West	Freehold	916 sf	3r 2b	430,000	360,000	1,300	3.63%
Menara D'sara	Sri Damansara West	Freehold	1025 sf	3r 2b	445,000	400,000	1,500	4.04%
Menara Sri Damansara								
Menara Sri Damansara	Sri Damansara West	Freehold	1044 sf	3r 2b	480,000	430,000	1,400	3.50%
Menara Sri Damansara	Sri Damansara West	Freehold	1050 sf	3r 2b	480,000	n/a	1,400	3.50%
Menara Sri Damansara	Sri Damansara West	Freehold	1064 sf	3r 2b	480,000	n/a	1,400	3.50%
Sri Damansara Courts								
Sri Damansara Courts	Sri Damansara West	Freehold	893 sf	3r 2b	415,000	393,000	1,100	3.18%
Sri Damansara Courts	Sri Damansara West	Freehold	900 sf	3r 2b	440,000	n/a	1,200	3.27%
Kestana Condominium								
Kestana Condominium	Bandar Menjalara	Leasehold	969 sf	3r 2b	380,000	360,000	1,300	4.11%
Kestana Condominium	Bandar Menjalara	Leasehold	980 sf	3r 2b	380,000	364,500	1,300	4.11%
Medan Putra Condominium								
Medan Putra Condominium	Bandar Menjalara	Leasehold	820 sf	2+1r 2b	430,000	n/a	1,400	3.91%
Medan Putra Condominium	Bandar Menjalara	Leasehold	914 sf	3r 2b	410,000	400,000	1,500	4.39%
Medan Putra Condominium	Bandar Menjalara	Leasehold	970 sf	3r 2b	440,000	n/a	1,600	4.36%
Medan Putra Condominium	Bandar Menjalara	Leasehold	1076 sf	3+1r 2b	490,000	341,000	1,600	3.92%
Plaza Medan Putra (Avelon & Beverly)								
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	458 sf	Studio 1b	288,000	220,000	1,200	5.00%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	803 sf	2+1r 2b	380,000	380,000	1,200	3.79%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	822 sf	3r 2b	390,000	416,000	1,200	3.69%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	852 sf	3+1r 2b	390,000	399,000	1,200	3.69%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	909 sf	3+1r 2b	420,000	430,000	1,200	3.43%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	918 sf	3+1r 2b	425,000	418,000	1,200	3.39%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	945 sf	3+1r 2b	455,000	409,000	1,300	3.43%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	960 sf	3+1r 2b	430,000	445,000	1,300	3.63%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	981 sf	3+1r 2b	425,000	420,000	1,300	3.67%
Plaza Medan Putra (Avelon & Beverly)	Bandar Menjalara	Freehold	1056 sf	3+1r 2b	470,000	475,000	1,400	3.57%
Menara Menjalara								
Menara Menjalara	Bandar Menjalara	Freehold	986 sf	3r 2b	442,000	455,000	1,500	4.07%
Menara Menjalara	Bandar Menjalara	Freehold	1076 sf	3+1r 2b	485,000	475,000	1,600	3.96%
Plaza Menjalara								
Plaza Menjalara	Bandar Menjalara	Leasehold	960 sf	3r 2b	590,000	577,000	2,200	4.47%
Plaza Menjalara	Bandar Menjalara	Leasehold	1162 sf	3r 2b	645,000	618,000	2,400	4.47%
Plaza Menjalara	Bandar Menjalara	Leasehold	1260 sf	3r 2b	705,000	607,000	2,600	4.43%
Vim 3								
Vim 3	Bandar Menjalara	Leasehold	480 - 960 sf	under construction (TBC 2018) - check with developer for latest prices				
Nadia Parkfront								
Nadia Parkfront	Desa Parkcity	Freehold	635 sf	Studio 1b	570,000	n/a	1,800	3.79%
Nadia Parkfront	Desa Parkcity	Freehold	1184 sf	3r 2b	865,000	820,000	2,600	3.61%
Nadia Parkfront	Desa Parkcity	Freehold	1432 sf	3r 2b	1,250,000	1,255,000	2,800	2.69%

04 MRT Kepong Sentral



- 1. Puncak Desa Apartment
- 2. Ria Apartment
- 3. Sri Ehsan Apartment
- 4. Casa Prima Condominium
- 5. Plaza Metro Prima



MRT LINE 1



UNDERGROUND STATION



HIGH SPEED RAIL



KTM STATION



PARK AND RIDE



MRT LINE



LRT STATION



MONORAIL STATION



LRT LINE 3

04 MRT Kepong Sentral

<u>Project Name</u>	<u>Location</u>	<u>Tenure</u>	<u>Size</u>	<u>Layout</u>	<u>Asking Price</u>	<u>Transacted Price</u>	<u>Mthly Rent (RM)</u>	<u>Gross Yield</u>
<u>Sri Ehsan Apt</u>								
Sri Ehsan Apt	Taman Sri Ehsan	Freehold	840 sf	3r 2b	245,000	234,000	950	4.65%
Sri Ehsan Apt	Taman Sri Ehsan	Freehold	856 sf	3r 2b	262,000	n/a	950	4.35%
<u>Ria Apartment (Sri Ehsan)</u>								
Ria Apartment (Sri Ehsan)	Taman Sri Ehsan	Freehold	915 sf	3r 2b	313,000	313,000	1,200	4.60%
<u>Puncak Desa Apartment</u>								
Puncak Desa Apartment	Taman Sri Ehsan	Leasehold	650 sf	3r 2b	110,000	96,500	700	7.64%
Puncak Desa Apartment	Taman Sri Ehsan	Leasehold	821 sf	3r 2b	200,000	190,000	800	4.80%
<u>Kepong Central Condo</u>								
Kepong Central Condo	Taman Desa Jaya	Leasehold	962 sf	3r 2b	303,000	260,000	1,200	4.75%
Kepong Central Condo	Taman Desa Jaya	Leasehold	967 sf	3r 2b	350,000	n/a	1,200	4.11%
Kepong Central Condo	Taman Desa Jaya	Leasehold	1098 sf	3r 2b	380,000	n/a	1,300	4.11%
<u>Casa Prima Condo</u>								
Casa Prima Condo	Metro Prima	Leasehold	1150 sf	3r 2b	460,000	458,000	1,700	4.43%
Casa Prima Condo	Metro Prima	Leasehold	1290 sf	3r 2b	495,000	498,000	1,700	4.12%
Casa Prima Condo	Metro Prima	Leasehold	1460 sf	4r 2b	590,000	520,000	1,800	3.66%
<u>Plaza Metro Prima</u>								
Plaza Metro Prima	Metro Prima	Leasehold	1010 sf	3r 2b	395,000	n/a	1,300	3.95%
Plaza Metro Prima	Metro Prima	Leasehold	1150 sf	3r 2b	425,000	n/a	1,400	3.95%
Plaza Metro Prima	Metro Prima	Leasehold	1330 sf	4r 2b	485,000	n/a	1,700	4.21%
<u>Mutiara Magna</u>								
Mutiara Magna	Metro Prima	Leasehold	650 sf	3r 2b	177,000	121,000	700	4.75%
Mutiara Magna	Metro Prima	Leasehold	700 sf	3r 2b	175,000	152,000	700	4.80%
<u>Laman Damai (Li Garden)</u>								
Laman Damai (Li Garden)	Taman Kepong	Freehold	650 sf	3r 2b	210,000	202,000	800	4.57%

05 MRT Metro Prima



- 1. Casa Magna
- 2. Sinar Magna
- 3. Suria Magna
- 4. Pelangi Magna
- 5. Mutiara Magna
- 6. Laman Damai
- 7. Plaza Metro Prima
- 8. Casa Prima Condominium
- 9. Taman Indah Perdana Apartment
- 10. Vista Magna



MRT LINE 1



UNDERGROUND STATION



HIGH SPEED RAIL



KTM STATION



PARK AND RIDE



MRT LINE



LRT STATION



MONORAIL STATION

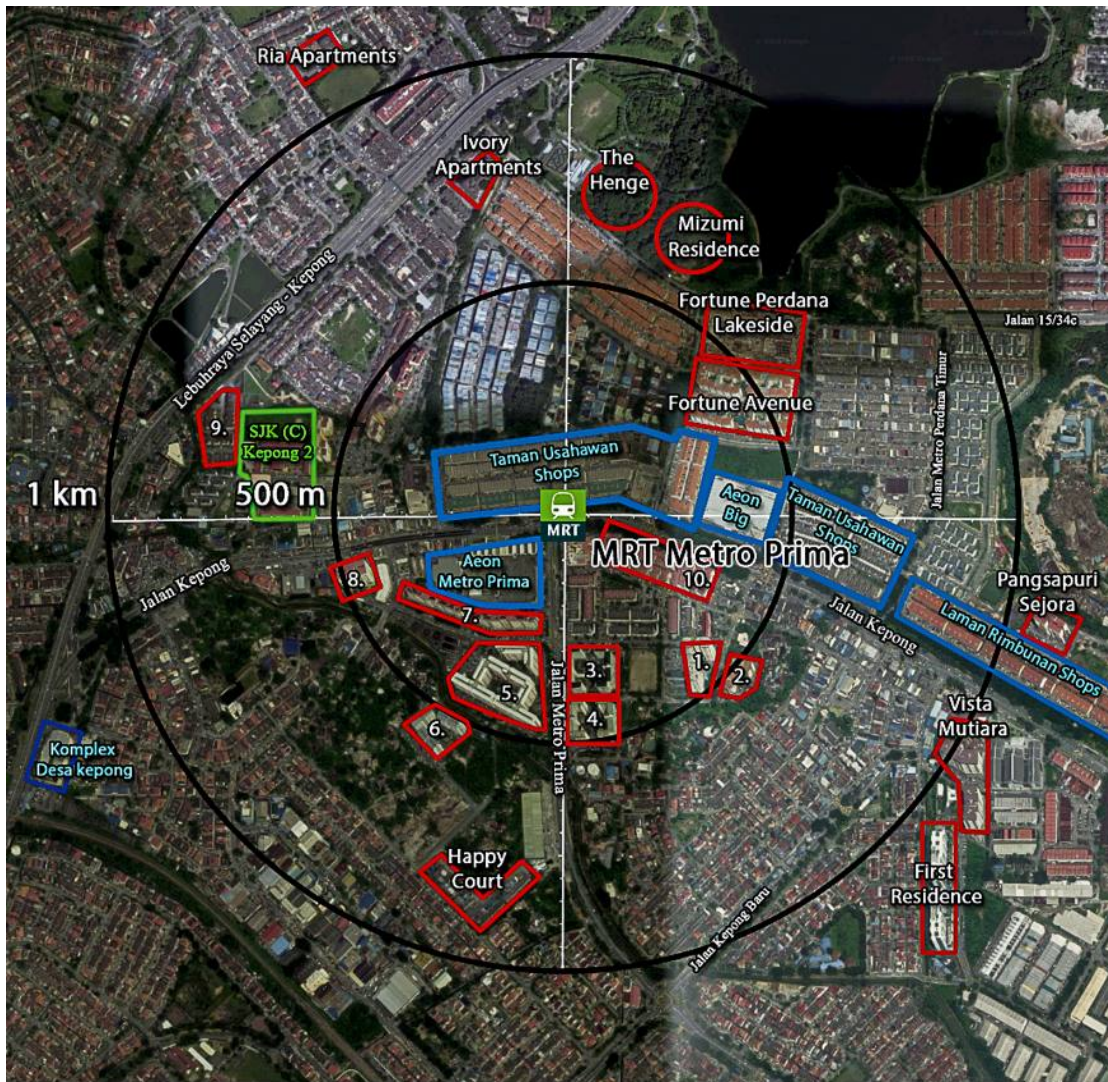


LRT LINE 3

05 MRT Metro Prima

Project Name	Location	Tenure	Size	Layout	Asking Price	Transacted Price	Mthly Rent (RM)	Gross Yield
<u>Ria Apartment (Walk Up)</u>								
Ria Apartment (Walk Up)	Taman Daya	Leasehold	880 sf	3r 2b	385,000	n/a	850	2.65%
<u>Ivory Apartment</u>								
Ivory Apartment	Kepong Perdana	Leasehold	836 sf	3r 2b	185,000	185,000	800	5.19%
<u>Fortune Perdana Lakeside</u>								
Fortune Perdana Lakeside	Metro Perdana	Leasehold	1027 - 2400 sf		Just completed, Vacant Possession End 2016			
<u>Fortune Avenue</u>								
Fortune Avenue	Taman Usahawan	Leasehold	1137 sf	3r 2b	505,000	458,000	1,500	3.56%
Fortune Avenue	Taman Usahawan	Leasehold	1159 sf	3r 2b	525,000	480,000	1,500	3.43%
Fortune Avenue	Taman Usahawan	Leasehold	1174 sf	3r 2b	540,000	540,000	1,600	3.56%
Fortune Avenue	Taman Usahawan	Leasehold	1239 sf	3r 2b	545,000	450,000	1,600	3.52%
Fortune Avenue	Taman Usahawan	Leasehold	1954 sf	4+1r 3b	740,000	n/a	2,000	3.24%
<u>Taman Indah Perdana Apt</u>								
Taman Indah Perdana Apt	Metro Prima	Leasehold	860 sf	3r 2b	180,000	n/a	850	5.67%
<u>Casa Prima Condo</u>								
Casa Prima Condo	Metro Prima	Leasehold	1150 sf	3r 2b	460,000	458,000	1,700	4.43%
Casa Prima Condo	Metro Prima	Leasehold	1290 sf	3r 2b	495,000	498,000	1,700	4.12%
Casa Prima Condo	Metro Prima	Leasehold	1460 sf	4r 2b	590,000	520,000	1,800	3.66%
<u>Plaza Metro Prima</u>								
Plaza Metro Prima	Metro Prima	Leasehold	1010 sf	3r 2b	395,000	n/a	1,300	3.95%
Plaza Metro Prima	Metro Prima	Leasehold	1150 sf	3r 2b	425,000	n/a	1,400	3.95%
Plaza Metro Prima	Metro Prima	Leasehold	1330 sf	4r 2b	485,000	n/a	1,700	4.21%
<u>Vista Magna</u>								
Vista Magna	Kepong	Leasehold	855 sf	3r 2b	360,000	345,000	1,100	3.67%
<u>Mutiara Magna</u>								
Mutiara Magna	Metro Prima	Leasehold	650 sf	3r 2b	177,000	121,000	700	4.75%
Mutiara Magna	Metro Prima	Leasehold	700 sf	3r 2b	175,000	152,000	700	4.80%
<u>Suria Magna</u>								
Suria Magna	Metro Prima	Freehold	650 sf	3r 2b	145,000	145,000	750	6.21%
<u>Pelangi Magna</u>								
Pelangi Magna	Metro Prima	Leasehold	725 sf	3r 2b	205,000	144,000	1,000	5.85%
<u>Casa Magna</u>								
Casa Magna	Metro Prima	Leasehold	950 sf	3r 2b	395,000	393,000	1,300	3.95%
Casa Magna	Metro Prima	Leasehold	980 sf	3r 2b	380,000	325,000	1,300	4.11%
Casa Magna	Metro Prima	Leasehold	1004 sf	3r 2b	390,000	336,000	1,300	4.00%
<u>Sinar Magna</u>								
Sinar Magna	Metro Prima	Leasehold	850 sf	3r 2b	350,000	265,000	1,000	3.43%
Sinar Magna	Metro Prima	Leasehold	900 sf	3r 2b	380,000	n/a	1,000	3.16%
<u>The Henge</u>								
The Henge	Taman Metropolitan	Leasehold	1100 - 1300 sf	under construction (TBC 2019) - check with developer for latest prices				
<u>Mizumi Residence</u>								
Mizumi Residence	Taman Metropolitan	Leasehold	901 - 1027 sf	under construction (TBC 2020) - check with developer for latest prices				

05 MRT Metro Prima (Con't)



- | | |
|------------------|----------------------------------|
| 1. Casa Magna | 7. Plaza Metro Prima |
| 2. Sinar Magna | 8. Casa Prima Condominium |
| 3. Suria Magna | 9. Taman Indah Perdana Apartment |
| 4. Pelangi Magna | 10. Vista Magna |
| 5. Mutiara Magna | |
| 6. Laman Damai | |



MRT LINE 1



UNDERGROUND STATION



HIGH SPEED RAIL



KTM STATION



PARK AND RIDE



MRT LINE 2



LRT STATION



MONORAIL STATION



LRT LINE 3

05 MRT Metro Prima (Con't)

<u>Project Name</u>	<u>Location</u>	<u>Tenure</u>	<u>Size</u>	<u>Layout</u>	<u>Asking Price</u>	<u>Transacted Price</u>	<u>Mthly Rent (RM)</u>	<u>Gross Yield</u>
Laman Damai (Li Garden)								
Laman Damai (Li Garden)	Taman Kepong	Freehold	650 sf	3r 2b	210,000	202,000	800	4.57%
Happy Court								
Happy Court	Taman Kepong	Freehold	650 sf	2r 1b	210,000	167,000	750	4.29%
Happy Court	Taman Kepong	Freehold	700 sf	3r 2b	200,000	n/a	750	4.50%
Pangsapuri Sejora								
Pangsapuri Sejora	Laman Rimbunan	Leasehold	657 sf	3r 2b	185,000	n/a	900	5.84%
Vista Mutiara								
Vista Mutiara	Jalan Kepong	Leasehold	986 sf	3r 2b	383,000	380,000	1,300	4.07%
Vista Mutiara	Jalan Kepong	Leasehold	1001 sf	3r 2b	470,000	428,000	1,500	3.83%
Vista Mutiara	Jalan Kepong	Leasehold	1109 sf	3r 2b	470,000	465,000	1,500	3.83%
Vista Mutiara	Jalan Kepong	Leasehold	1121 sf	3r 2b	510,000	n/a	1,600	3.76%
Vista Mutiara	Jalan Kepong	Leasehold	2024 sf	4r 4b	765,000	n/a	2,000	3.14%
First Residence								
First Residence	Kepong Baru	Leasehold	930 sf	3r 2b	575,000	455,000	1,800	3.76%
First Residence	Kepong Baru	Leasehold	1001 sf	3r 2b	498,000	n/a	1,700	4.10%
First Residence	Kepong Baru	Leasehold	1030 sf	3r 2b	620,000	n/a	1,600	3.10%
First Residence	Kepong Baru	Leasehold	1076 sf	3r 2b	605,000	607,000	2,000	3.97%
First Residence	Kepong Baru	Leasehold	1109 sf	3r 2b	625,000	n/a	2,200	4.22%
First Residence	Kepong Baru	Leasehold	1186 sf	3r 2b	650,000	638,000	2,200	4.06%
First Residence	Kepong Baru	Leasehold	1361 sf	4r 3b	785,000	635,000	2,300	3.52%
First Residence	Kepong Baru	Leasehold	1450 sf	4r 3b	820,000	675,000	2,100	3.07%

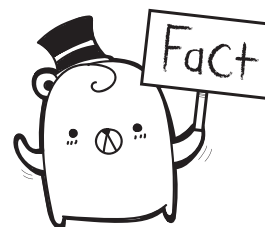


Tips

When buying a property, demographic factors are often overlooked, knowing the geographical population, income level, class and preferences will help you understand your future tenant better, and to assess if you are able to handle them.

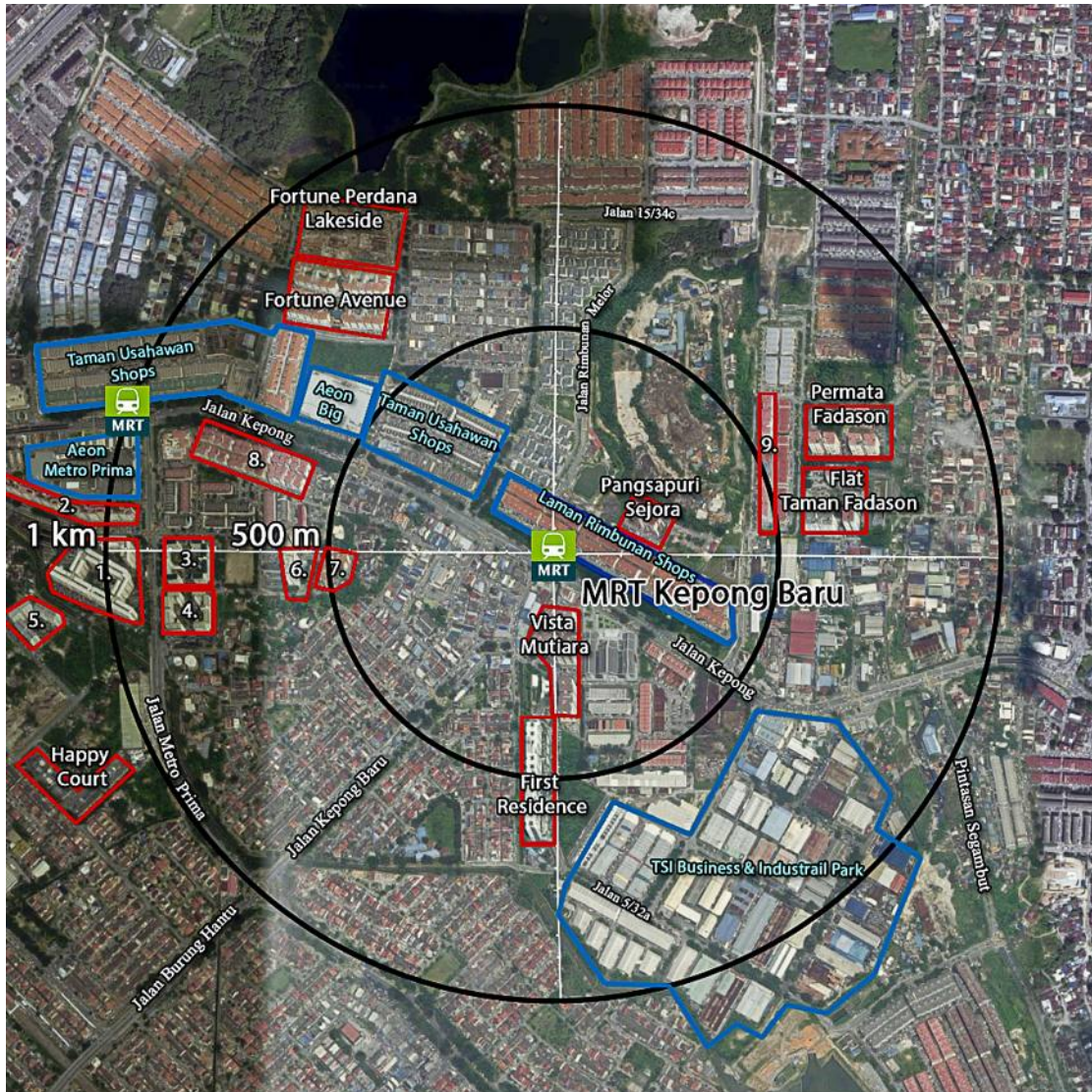
在购买房产时，人口因素往往被忽视，了解当地地理人口，收入水平，阶级和偏好将有助于您更好地了解未来的租户，并评估您是否能够处理他们的一些问题。

The lower income demographic usually consist of blue collar workers, pink collar workers, students, and people working shift based jobs. The higher income demographic usually consist of working professionals, white collar workers, ex-pats and business owners.












低收入群通常包括蓝领和粉领阶层、学生和轮班工作者，而高收入群则通常包括了白领阶层，外籍人士和自营者。

06 MRT Kepong Baru



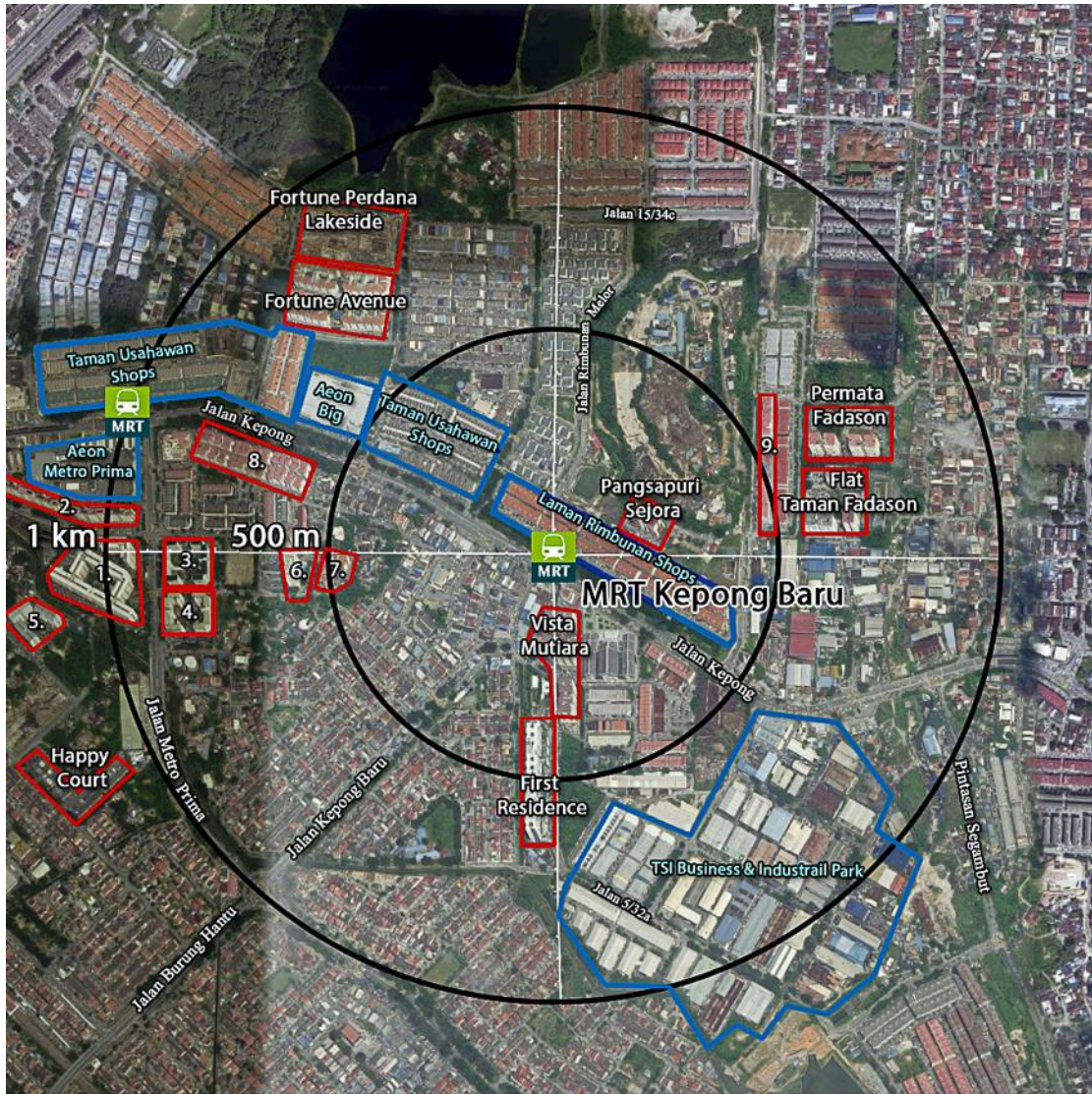
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|----------------------|------------------------------|
| 1. Mutiara Magna | 6. Casa Magna |
| 2. Plaza Metro Prima | 7. Sinar Magna |
| 3. Suria Magna | 8. Vista Magna |
| 4. Pelangi Magna | 9. Fadason Service Apartment |
| 5. Laman Damai | |

 MRT LINE 1	 UNDERGROUND STATION	 HIGH SPEED RAIL
 KTM STATION	 PARK AND RIDE	 MRT LINE
 LRT STATION	 MONORAIL STATION	 LRT LINE 3










06 MRT Kepong Baru

Project Name	Location	Tenure	Size	Layout	Asking Price	Transacted Price	Mthly Rent (RM)	Gross Yield
Fortune Perdana Lakeside								
Fortune Perdana Lakeside	Metro Perdana	Leasehold	1027 - 2400 sf		Just completed, Vacant Possession End 2016			
Fortune Avenue								
Fortune Avenue	Taman Usahawan	Leasehold	1137 sf	3r 2b	505,000	458,000	1,500	3.56%
Fortune Avenue	Taman Usahawan	Leasehold	1159 sf	3r 2b	525,000	480,000	1,500	3.43%
Fortune Avenue	Taman Usahawan	Leasehold	1174 sf	3r 2b	540,000	540,000	1,600	3.56%
Fortune Avenue	Taman Usahawan	Leasehold	1239 sf	3r 2b	545,000	450,000	1,600	3.52%
Fortune Avenue	Taman Usahawan	Leasehold	1954 sf	4+1r 3b	740,000	700,000	2,000	3.24%
Vista Magna								
Vista Magna	Kepong	Leasehold	855 sf	3r 2b	360,000	345,000	1,100	3.67%
Plaza Metro Prima								
Plaza Metro Prima	Metro Prima	Leasehold	1010 sf	3r 2b	395,000	n/a	1,300	3.95%
Plaza Metro Prima	Metro Prima	Leasehold	1150 sf	3r 2b	425,000	n/a	1,400	3.95%
Plaza Metro Prima	Metro Prima	Leasehold	1330 sf	4r 2b	485,000	n/a	1,700	4.21%
Mutiara Magna								
Mutiara Magna	Metro Prima	Leasehold	650 sf	3r 2b	177,000	121,000	700	4.75%
Mutiara Magna	Metro Prima	Leasehold	700 sf	3r 2b	175,000	152,000	700	4.80%
Laman Damai (Li Garden)								
Laman Damai (Li Garden)	Taman Kepong	Freehold	650 sf	3r 2b	210,000	202,000	800	4.57%
Suria Magna								
Suria Magna	Metro Prima	Freehold	650 sf	3r 2b	145,000	145,000	750	6.21%
Pelangi Magna								
Pelangi Magna	Metro Prima	Leasehold	725 sf	3r 2b	205,000	144,000	1,000	5.85%
Casa Magna								
Casa Magna	Metro Prima	Leasehold	950 sf	3r 2b	395,000	393,000	1,300	3.95%
Casa Magna	Metro Prima	Leasehold	980 sf	3r 2b	380,000	325,000	1,300	4.11%
Casa Magna	Metro Prima	Leasehold	1004 sf	3r 2b	390,000	336,000	1,300	4.00%
Sinar Magna								
Sinar Magna	Metro Prima	Leasehold	850 sf	3r 2b	350,000	265,000	1,000	3.43%
Sinar Magna	Metro Prima	Leasehold	900 sf	3r 2b	380,000	n/a	1,000	3.16%
Happy Court								
Happy Court	Taman Kepong	Freehold	650 sf	2r 1b	210,000	167,000	750	4.29%
Happy Court	Taman Kepong	Freehold	700 sf	3r 2b	200,000	n/a	750	4.50%
Pangsapuri Sejora								
Pangsapuri Sejora	Laman Rimbulan	Leasehold	657 sf	3r 2b	185,000	n/a	900	5.84%
Vista Mutiara								
Vista Mutiara	Jalan Kepong	Leasehold	986 sf	3r 2b	383,000	380,000	1,300	4.07%
Vista Mutiara	Jalan Kepong	Leasehold	1001 sf	3r 2b	470,000	428,000	1,500	3.83%
Vista Mutiara	Jalan Kepong	Leasehold	1109 sf	3r 2b	470,000	465,000	1,500	3.83%
Vista Mutiara	Jalan Kepong	Leasehold	1121 sf	3r 2b	510,000	437,500	1,600	3.76%
Vista Mutiara	Jalan Kepong	Leasehold	2024 sf	4r 4b	765,000	690,000	2,000	3.14%
First Residence								
First Residence	Kepong Baru	Leasehold	930 sf	3r 2b	575,000	455,000	1,800	3.76%
First Residence	Kepong Baru	Leasehold	1001 sf	3r 2b	498,000	n/a	1,700	4.10%
First Residence	Kepong Baru	Leasehold	1030 sf	3r 2b	620,000	n/a	1,600	3.10%
First Residence	Kepong Baru	Leasehold	1076 sf	3r 2b	605,000	607,000	2,000	3.97%
First Residence	Kepong Baru	Leasehold	1109 sf	3r 2b	625,000	n/a	2,200	4.22%
First Residence	Kepong Baru	Leasehold	1186 sf	3r 2b	650,000	638,000	2,200	4.06%
First Residence	Kepong Baru	Leasehold	1361 sf	4r 3b	785,000	635,000	2,300	3.52%
First Residence	Kepong Baru	Leasehold	1450 sf	4r 3b	820,000	675,000	2,100	3.07%

06 MRT Kepong Baru (Con't)

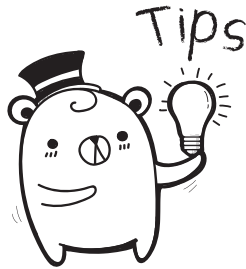


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|----------------------|------------------------------|
| 1. Mutiara Magna | 6. Casa Magna |
| 2. Plaza Metro Prima | 7. Sinar Magna |
| 3. Suria Magna | 8. Vista Magna |
| 4. Pelangi Magna | 9. Fadason Service Apartment |
| 5. Laman Damai | |

 MRT LINE 1	 UNDERGROUND STATION	 HIGH SPEED RAIL
 KTM STATION	 PARK AND RIDE	 MRT LINE
 LRT STATION	 MONORAIL STATION	 LRT LINE 3

06 MRT Kepong Baru (Con't)

<u>Project Name</u>	<u>Location</u>	<u>Tenure</u>	<u>Size</u>	<u>Layout</u>	<u>Asking Price</u>	<u>Transacted Price</u>	<u>Mthly Rent (RM)</u>	<u>Gross Yield</u>
Fadason Service Apartment								
Fadason Service Apartment	Kepong	Leasehold	1300 sf	3r 2b	405,000	394,000	1,250	3.70%
Permata Fadason								
Permata Fadason	Kepong	Leasehold	700 sf	3r 2b	184,500	187,000	650	4.23%
Flat Taman Fadason								
Flat Taman Fadason	Kepong	Leasehold	650 sf	3r 2b	120,000	133,000	730	7.30%



Tips Apart from good supporting infrastructure, the level of service and efficiency of the stations are important to encourage usage of the MRT lines.

除了有良好的基础设施支持之外，车站的服务水平和效率对鼓励使用MRT lines也很重要。

During peak hours, the frequency of the MRT service is expected to be once in every 3-4 minutes, while the frequency of the shuttle bus service is expected to be once in every 10-15 minutes.

在高峰时段期间，MRT服务的频率预期为每3-4分钟一次，而短程来回巴士服务的频率预期为每10-15分钟一次。

