

HOTdeal

SOLD

ADDRESS: Taman Kinrara, Puchong
TYPE: 1-storey link house
SIZE: 1,400 sq ft (land area)
TENURE: Leasehold
PRICE: RM145,000
SALE CONCLUDED BY:
 Victor Lim
 iProp Realty Sdn Bhd
TEL: 012-283 0890



The motivating factor in the sale of this property is its price, which was below the asking price of RM155,000, the agent says.

This was despite the owner having extended the kitchen at a cost of RM15,000. The agent adds that amenities can be found at Bandar Kinrara, which is a short drive away.



3



2

ON THE MARKET

ADDRESS: Taman Puncak Jalil, Phase 4, Bukit Jalil
TYPE: 2-storey terraced house
SIZE: 1,400 sq ft (built-up)
TENURE: Leasehold
PRICE: RM210,000
HANDLED BY:
 Steven Chong
 Oriental Realty
TEL: 012-281 8866/
 019-333 3877



The agent says this unit is a hot deal because there are not many 2-storey terraced

Nilai needs a boost

by **Laura Lee**
 propertyplus@thesundaily.com

KUALA LUMPUR: With no major infrastructure projects and other developments, this year's property market outlook for Nilai, Negri Sembilan remains stable or somewhat lacklustre. Weak demand is the main factor for the outlook, which is similar to last year's.

CH Williams Talhar & Wong Sdn Bhd Seremban branch director Ku Fuziah says growth prospects for Nilai this year are at about the same level as 2004, judging by the transacted prices for all the subsectors: residential, industrial, office and retail.

Describing the pace of development as "very slow", she believes that more impetus is required to spur growth in Nilai, which is one of the three towns in the state that were gazetted as "The Greater Klang Valley" last year under the national structure plan. The other two are Port Dickson and Labu.

Nilai, which lies between Seremban and Kuala Lumpur, is largely identified with education, information communications technology, high-tech industries and services.

Ku Fuziah tells *theSun* that the Nilai 3 Wholesale Centre has made some impact since

it commenced in 2001 due to aggressive marketing by the developer, Pemaju Perumahan Sungei Ramal (NS) Sdn Bhd (PPSR).

By offering subsidised rentals and converting this industrial park into a wholesale centre, Ku Fuziah says its enterprising owner and chairman of PPSR, Wong Ah San, managed to turn the venue into a thriving business centre. Another commercial project, Melati Square, has been renamed Nilai 1 to become a similar wholesale centre.

A check with PPSR, a wholly owned subsidiary of the Hatia Group, shows that all 400 outlets measuring 2,000 sq ft to 3,000 sq ft each at the Nilai 3 Wholesale Centre are fully occupied. The centre has been billed the largest such centre in Malaysia.

PPSR assistant administrative manager Low Giok Lian says the rental for these units range from RM1,200 to RM1,500 a month, while the maintenance fee is RM250 a month.

With the wholesale centre designated as a tourist destination by the state government, she says the venue attracts 10,000 visitors during weekdays and 40,000 to 60,000 people during weekends.

At its peak, the wholesale centre received between 60,000 and 80,000 visitors, adds Low.

In the vicinity is a Sunday car market where new and used cars are sold.

One of the key developers in Nilai is Negara Properties Bhd with its 680-acre Nilai Impian freehold township project and the Nilai Utama Enterprise Park, which is

PICTURES BY ATAN



The Dillenia superlink garden homes

occupied mainly by light industries.

Besides introducing the Growhomes concept here, Negara Properties launched the Balinese-inspired Sanda bungalows last weekend. The bungalows come with five bedrooms and four bathrooms and are priced from RM384,888 to RM552,888.

The units have a land area of 5,000 sq ft to 12,137 sq ft and built-up of 2,238 sq ft. A 10% discount is applicable for the bumiputera lots. The spacious layout of the bungalows can accommodate six cars. Next in the pipeline for Negara Properties is the Antasari series, a similar gated community like the Sanda series.

Under the Growhomes concept, Negara Properties makes it easier for house owners to increase the built-up areas of the homes.

It has also completed its 1- and 2-storey Jasmine and Ixora Growhomes units. It also recently relaunched its Lily 2-storey bungalows with improved designs. Totalling 18 units, the Lily units are priced from RM338,888 to RM398,888.

The developer is also building 116 units of Dillenia superlink garden homes priced from RM180,888 to RM269,988. These homes include 74 units with courtyard design, 28 units with double-frontage design and 14 basic units.



One of the outlets at the Nilai 3 Wholesale Centre