

2025

**PROPERTY  
PLUG** *Weekly*

**14/4 - 21/4**

**Residential Edition**

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## **Are transit-oriented developments (TODs) foolproof investments?**

**(Source: EdgeProp, April 16, 2025)**

### **What's going on?**

Transit-oriented developments (TODs) in the Klang Valley, built near public transit systems, are seen as future-proof investments due to their convenience and access to mobility.

### **What does it mean?**

The EdgeProp team analysed six TOD projects completed between 2017 and 2022 to track their price trends. Two projects, Far East (Kuchai Lama) and Parkland Residence (Cheras), showed steady price growth. However, four others had fluctuating prices, with some even dipping below their launch prices despite being close to transit hubs. While TODs offer convenience and potential, factors such as location, project quality, and surrounding development still matter.

### **Why should I care?**

If you're eyeing a TOD for your next home or investment, it is essential to research price trends and other factors before making a decision.

## **Property scams on the rise**

**(Source: TheStar, April 20, 2025)**

Property scams are on the rise in Malaysia. From fake rental listings to impersonators posing as registered agents, scammers are becoming more convincing, some even create false documents and listings to lure victims. Recent cases saw students and locals losing thousands in advance payments.

Homebuyers should always verify agent licenses (blue for REAs, red for RENs), avoid deals that seem too good to be true, and check listings through official platforms like BOVAEA.

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## **Malaysia goes luxe on global stage**

**(Source: TheStar, April 20, 2025)**

Malaysia is quickly becoming a hot spot for Chinese high-net-worth individuals hunting for luxury homes. In 2024, it jumped to 4th place globally for enquiries on properties over US\$5 million. What's driving the surge? A mix of attractive property prices, strong education options, lifestyle perks, and improved visa policies like the updated MM2H programme.

With its affordability compared to places like Singapore, and cultural familiarity, Malaysia is now a serious contender on the global luxury property map.

## **YouthFest 2025: Buying property in your 20s is more achievable than what you think, experts say**

**(Source: EdgeProp, April 20, 2025)**

At YouthFest 2025, young Malaysians gained practical insights into homeownership, financial planning, and navigating social expectations. Experts highlighted that with options like progressive billing and clear financial goals, property ownership isn't just for the wealthy.

The event also explored important mindset shifts: letting go of FOMO, steering clear of high-risk investments, and staying focused on what truly matters to you. With the right mindset, financial clarity, and a plan that suits your lifestyle, buying a home is within reach.

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## **Prime Penang properties worth up to RM400 mil for sale**

**(Source: EdgeProp, April 15, 2025)**

A rare slice of Penang's heritage is up for grabs — 39 charming terraced houses on Bangkok Lane, shophouses near Jalan Burma, and even land close to Gurney Drive are now open for tender. These freehold properties are valued between RM300–400 million.

While restoration costs could be high, these are unique opportunities for buyers seeking cultural significance, strong rental yields, or strategic redevelopment in Penang's bustling areas.

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**IF YOU HAVE ANY QUESTIONS OR NEED PROPERTY ADVICE,  
WE'RE HERE TO HELP AND WOULD LOVE TO HEAR FROM YOU.**

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