



IFP ADVISORS GROUP

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IFP Ventures & Property Management Services (002568446-K)

Updated by Asyraf
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LISTING OF LANDED PROPERTIES FOR SALE

No	Property Type	Land Tenure	Location/City	Project Name	LA (sf)	BU(sf)	MP(RM)/OP (RM)	Bedrooms	Baths	Notes
1	TYPE A 2-Storey Bungalow	Freehold	Precint 16 Putrajaya	Danau Suria	6544-6842	4852	4.5M	6	7	TYPE-A (11 Units) Private Pool Private Balcony Brand New from Developer ("BD")
2	TYPE B 2 ½ -Storey Bungalow	Freehold	Precint 16 Putrajaya	Danau Suria	4557-5898	4,456	3.8M – 4.0M	6	7	TYPE-B (4 Units) Private Pool Private Lift BD
3	TYPE C 2 ½ -Storey Bungalow	Freehold	Precint 16 Putrajaya	Danau Suria	3932 - 6421	4220	3.5M – 4.2M	6	6	TYPE-C (8 Units) BD
4	TYPE A 2 ½ Storey Semi- Detached	Freehold	Precint 16 Putrajaya	Danau Mutiara	4,317	4,218	2.3 M-2.7M	4+1	4+1	TYPE- A (38 Units) Private Pool Private Lift Private Balcony BD
5	TYPE B 2 ½ Storey Zero-Lot Bungalow	Freehold	Precint 16 Putrajaya	Danau Mutiara	3,909	4,218	2.3 M-3.2M	4+1	4+1	TYPE-B (20 Units) Private Pool Private Lift Private Balcony BD
6	TYPE C 2 ½ Storey Zero-Lot Bungalow	Freehold	Precint 16 Putrajaya	Danau Mutiara	4,563	5,154	2.3 M-3.2M	4+1	6	TYPE-C (14 Units) Private Lift Private Balcony BD

7	TYPE D4 2 ½ Storey Bungalow	Freehold	Precint 16 Putrajaya	Danau Mutiara	7,843	4,218	2.3M-3.2M	4+1	5	TYPE-D4 (6 Units) Private Pool Private Lift Private Balcony BD
8	Bungalow	Freehold	Tiara Titiwangsa	Tiara Titiwangsa	6,000		2.5M			KLCC View Pool
9	2-Storey	Freehold	Taman Bunga Ros, SOLD	Rosa 68	20'' x 55'' sq ft	1,245	550K – 670K	4	3	Easy access to KESAS Highway Enclosed, guarded community BD
10	2-Storey	Freehold	Taman Wangkang, Sungor SOLD	Azalea Homes	22' x 70' sq ft	2,069	600K	4	3	Accessible via NKVE, Guthrie Corridor and LATAR highway. BD
11	Large Villa	Leasehold 99 years expiring August 17, 2068	Taman Tasik Titiwangsa		9795.16	8503.49	8 M	6	6	Pool 8 camera CCTV system Auto gate PABX system for internal house calls and access points Unifi internet Fully alarmed
12	Land	Freehold	Mukim Bachang Melaka Tengah, Melaka		4 acres		36.00 sq ft			Near to Coop Mart Hypermarket and Melaka Plaza Sentral
13	Sea View Building Plot	Freehold	Langkawi, Kedah			9353.84	500,000			Infrastructure provided: electricity, drainage, water, road, all permissions and certificates Suit either permanent living and/or private holiday rental
14	3-Storey Bungalow	Freehold	Bukit Tiara, Taman Billion Cheas		9365 sq ft	7500 sq ft	5 M	6 + 1 (inclusive 1 on 3 rd floor)	9	9 cars can be parked at the porch Guard house Big Fish/Koi pond and

										rock garden CCTV and guarded
15	2-Double Storey Bungalow	Leasehold with Lot 16619 (middle house) until April 2078 and Lot 16617 until July 2098	Taman Tiara Titiwangsa		6000 sq ft	4601 sq ft	3 M	6	6	
16	Apartment	Freehold	Upper Ukay Height, Ampang		20037 sq ft	32950 sq ft	34,597,500	Unit No.1 – 3 Unit No.2 – 4 Unit No.3 – 3 Unit No.4 – 4 Unit No.5 – 3 Unit No.6 – 4 Unit No.7 – 2 Unit No.8 – 4 Unit No.9 – 3 Unit No.10 – 3 Unit No.11 – 2	Unit No.1 – 3 Unit No.2 – 4 Unit No.3 – 3 Unit No.4 – 4 Unit No.5 – 3 Unit No.6 – 4 Unit No.7 – 2 Unit No.8 – 4 Unit No.9 – 3 Unit No.10 – 3 Unit No.11 – 2	Accessible via AKLEH Green ‘in-city’ apartment- full city views Gym Pool Internal lift Securitized car park
17	Land Lot 45287 & Lot 48298	Freehold	Persiaran Multimedia (next to D’Pulze)		373037 3 sq ft		115 M			Strategic located within Cyberjaya
18	Land Lot PT 56009 & PT	Freehold	Persiaran Prima Saujana	Saujana Kajang / Mutiara Heights	5.98 Acres		36 M			Main Block with 370 units of condominium

	56010			Condominium Development	(360 units apartment)					and 33 Storey 3 Block of Exclusive Duplex (with each block 6 units Duplex)
19	Commercial Land	Leasehold	South Klang Valley Expressway (SKVE) – behind Petronas Station		1.75 Acres (total LA: 76186 sq ft)		420 per sq ft price			
20	Land (Agriculture) with DO	Freehold	Jalan Pantai Dalam		8.668 Acres (Total: 377578 sq ft)		450 per sq ft price			
21	Suites		Kampung Baru	Safuan Suite	1400 sqm		150M			Malay Reserve Development in the heart of prime are of Kuala Lumpur at Kampung Baru. Can imposed using Wonder Stones- Buying RM50M value
22	Land	Long term lease	Kuah sentral, Langkawi	Kuah Sentral	4000 sqm		100M			Buy and leased back for 5star Hotel using Wonder stones
23	Land		Besut, Terengganu	Bukit Beruang Resort	6.9 acres		5M			Together with the concept design proposal including the option of arrangement of the turnkey contractor to build the resort with no payment upfront & with a bullet payment
24	Land		500 meter from pantai Chenang	Dinar Hotel Development	44797 sq ft / 1.02839 76 acre		8M			Comes with approved DO, approved conversion for development, Muslim boutique friendly

									concept hotel & simple and cozy, exclusive effect, create relax environment, warm colour.
25	Land & Administration office building & Incubator center		Tunjang along Jalan Kuala Krai, Kelantan		Administration office Building – (200' x 200' x 5 storey) Incubator center- (70'x20'x15 unit)		Land- 10M Administration office Building- 50M Incubator Centre- 5.25M & Infrastructure preparation- 4.75M		Whereby proposal was put up to develop the KMSV
26	Land – Lot 7684		Paya Terubong		39.363 Acres		45.00 psf		
27	Land – Lot 27, 28 & 29		Pulau Gedung, Seberang Perai		15.535 Acres		60.00 psf		Proposed development data: 1. 10 blocks of 4 storey chalet (400 units) 2. single storey bungalow type chalet (20 units) 3. single storey semi-D type chalet (20units)
28	Land – Lot 514, 521, 522 and 538		Batu Ferringhi		17.143 Acres		90.00 psf		Sea front beach suitable for chalets or lowrise hotels
29	Lot 1069, 1070, 1071, 1074, 1076 and 1147		Jalan Sultan Ahmad Shah, Georgetown		18,958 sq ft				Lot 1069 – 3221 sq ft double storey terrace house Lot 1070 – 3207 sq ft double storey terrace

										house Lot 1071 – 3161 sq ft double storey terrace house Lot 1074 – 425 sq ft store Lot 1076 – 441 sq ft store Lot 1147- 8503 sq ft open space beach front
30	2 ½ Storey Bungalow	Leasehold	Titiwangsa		10,000 sq ft	600 sq ft	4M nego	6+1	5	

LISTING OF LANDED PROPERTIES FOR SALE (SECONDARY MARKET)

No	Property Type	Tenure	Location/City	Project Name	LA (sf)	BU(sf)	MP(RM)/OP(RM)	Bedrooms	Baths	Notes
1.	Semi-detached House	Leasehold	Section 13, Shah	Greenville KGSAAS	15, 154	4000	2.3M	4 + 1	4	G&G, Near golf club, mixed with expatriate. Leasehold
										SOLD
2.	Semi-detached House	Freehold	Sri Hartamas	SERENE KIARA	3600	3800	3.0M	5+1	5	MCL
										SOLD
3.	Semi-detached House		Hartamas	SERENE KIARA		5070	3.3M			
										SOLD
4.	Semi-detached House	Freehold	Dutamas	Changkat Kiara Rimbun	7400	3650	4M	5+1	4	Reno, FF, Corner
										SOLD
5.	Semi-detached House		Ulu Kelang	Beverly Heights	3200	4500	2.5M	7	8	3-sty, G&G, Club House
6.	2-storey Bungalow	Freehold	Kiara Hills, Mont Kiara	Kiara Hills	8,231	6,197.76	6.5M	6	4	

LISTING OF NON-LANDED/ STRATA PROPERTIES FOR SALE

No	PropertyType	Location/City	Project Name	LA (sf)	BU(sf)	MP(RM)/OP(RM)	Bedrooms	Baths	Notes
1	Condominium	Mont Kiara	KIARAMAS AYURIA	-	2002	1.18M	3+1	4	FF
2	Condominium	Mont Kiara	BOUGAINVILLA CONDO	-	1049	200K	3	2	Reno, PF
3	Condominium	Damansara Tinggi	Desa Damansara	-	2900	2.35M	4+1	3	Duplex
4	Condominium	Mont Kiara	CASA KIARA	-	1248	550K/530K	3+1	3	
5	Condominium	Mont Kiara	Mont Kiara Meridin	-	2513	1.15M	4+1	5	
6	Condominium	Hartamas	Sutramas luxury condominium	-	1356	620K/580K	3+1	2	
7	Condominium	Mont Kiara	DAMAI CONDO	-	3165	1.8M	4+1	4	
8	Condominium	Mont Kiara	Mont Kiara Pelangi	-	1390	530K	3	3	
9	Condominium	Mont Kiara	MERIDIN	-	4500	2.4M	5+1	5	FF
10	Penthouse	Mont Kiara	HIJAUAN KIARA	-	4600	3.2M	4+1	4	
11	Residence	Mont Kiara	MENARA DUTA 2	-	2691	600K/550K	4+1	4	
12	Penthouse	Mont Kiara	KIARAMAS AYURIA	-	4000	2.6M	4+1	4	
13	Residence	Hartamas	Hartamas Regency	-	2445	1.2M	5+	5	FF
14	Residence	Hartamas	URBANE SERVICE APARTMENT	-	1060	750K/690K	2	2	PF
15	Serviced Apartment	Jln Kuching off	THE REGALIA RESIDENCE	-	-	-	-	-	-
16	Penthouse Condominium	Hartamas	-	-	9924	5.5M (or rental 25K)	2+1+1+3	-	Own lift, swimming pool, 6 parking lots
17	Indah Chempaka Studio Apartment (Blok D)	Taman Chempaka	-	-	680	295k neg (rent: RM1100-1300)	1	1	In front of LRT station Taman Chempaka Top floor @level 4 with KLCC view 1 covered parking lot Fully grided Guarded & gated area
19	Condominium	Jalan Pantai, Bangsar	ZEHN CONDOMINIUM	-	1,900	1,388,000	3+1	3+1	-
20	3-storey Super Penthouse	Sunway Vivaldi, Mont Kiara	SUNWAY VIVALDI	-	10,000	5,300,000	6+1	5	Panoramic View of Kuala Lumpur Skyline

21	Condominium	Mercu Summer Suites, KLCC, Kuala Lumpur	MERCU SUMMER SUITES		Block B - High Floor @ 609 sf Block B - High Floor @ 454 sf Block B - High Floor @ 866 sf Block B - High Floor @ 713 sf	Block B - High Floor @ 609 sf ~ RM670K Block B - High Floor @ 454 sf ~ RM500K Block B - High Floor @ 866 sf ~ RM950K Block B - High Floor @ 713 sf ~ RM784K	Those of 866 sf and 713 sf are of 2 rooms compared to the smaller ones studio units	Private Elevator and private pool Strategic location from KLCC twin towers and located within Kuala Lumpur Golden Triangle.
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***subject to final confirmation**

LISTING OF PROPERTIES FOR RENT

No	Property Type	Location/City	Project Name	BU(sf)	RP(RM)	Rooms	Baths	Remarks
1	Condominium	Persiaran Hampshire (Near KLCC)	2 Hampshire	2,440	10,000	3 + 1	4 + 1 powder room	<ul style="list-style-type: none"> ➤ High floor (nice view) ➤ Fully furnished ➤ Newly repainted & like brand new
2	Condominium	Setiawangsa	Seri Maya (Havana Condo)	1,400	3,000	3	2	<ul style="list-style-type: none"> ➤ Fully furnished, newly repainted ➤ High floor with KLCC Tower & City Landscape views. ➤ Immediately available
3	Studio suite condo	Jln Kuching of Jln Sultan Ismail	The Regalia Residence	600	2,500	1 living room, 1bed room	1	<ul style="list-style-type: none"> ➤ High floor with KLCC view ➤ Fully-furnished with many extras; Home Stereo system, 6 in 1 micro wave & grill oven, air fryer, 47 inches 3D TV & etc ➤ High speed broadband internet/wifi (8mbps) ➤ Android tv box with 179 channels
4	3-Storey Super Penthouse	Sunway Vivaldi, Mont Kiara	Sunway Vivaldi	10,000	18,000	6+1	5+1	<ul style="list-style-type: none"> ➤ Panoramic view of Kuala Lumpur skyline. ➤ Impeccable view of the KLCC Petronas Towers.

***All properties are subject to availability and not final.**

Note:

SD : strata development
G&G : gated and guarded
MCL : Malay Customary Land
LA (sf) : Land Area (square feet)
BU (sf) : Build up (square feet)
Reno : renovated

MP (RM) : Market Price (Ringgit Malaysia)
OP (RM) : Offer Price
PF : Partially Furnished
FF : Fully Furnished
BD: Brand New

Thank you.
For IFP ADVISORS GROUP

YASNI BIN MOHAMAD YUSOF