



# IFP ADVISORS GROUP

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IFP Ventures & Property Management Services (002568446-K)

Updated by Fazreen  
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## LISTING OF LANDED PROPERTIES FOR SALE

No	Property Type	Land Tenure	Location/City	Project Name	LA (sq ft)	BU (sq ft)	MP(RM)/O P(RM)	Bedrooms	Baths	Notes
1	TYPE A 2-Storey Bungalow	Freehold	Precint 16 Putrajaya	<b>Danau Suria</b>	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	<b>Danau Suria</b>	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	<b>Danau Suria</b>	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	<b>Danau Mutiara</b>	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	<b>Danau Mutiara</b>	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	<b>Danau Mutiara</b>	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	<b>Danau Mutiara</b>	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	<b>Tiara Titiwangsa</b>	6,000		2.5M			KLCC View Pool
9	2-Storey Terrace houses	Freehold	Taman Bunga Ros, Klang	<del>Rosa 68</del>	20" x 55"	1,245	550K –	4	3	Easy access to KESAS Highway Enclosed, guarded community BD
<b>SOLD</b>										
10	2-Storey Terrace houses	Freehold	Taman Kundang, Jaya, Selangor	<b>Azalea Homes</b>	22" x 70"	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	7500	5 M	6 + 1 (inclusive 1 on 3 <sup>rd</sup> 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	4601	3 M	6	6	
16	Apartment	Freehold	Upper Ukay Height, Ampang		20037	32950	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)		3730373		115 M			Strategic located within Cyberjaya

18	Land Lot PT 56009 & PT 56010	Freehold	Persiaran Prima Saujana	<b>Saujana Kajang / Mutiara Heights Condominium Development</b>	5.98 Acres (360 units apartment)		36 M			Main Block with 370 units of condominium 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/sq ft			
20	Land (Agriculture) with DO	Freehold	Jalan Pantai Dalam		8.668 Acres (Total: 377578 sq ft)		450/sq ft			
21	Suites		Kampung Baru	<b>Safuan Suite</b>	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	<b>Kuah Sentral</b>	4000 sqm		100M			Buy and leased back for 5star Hotel using Wonder stones
23	Land		Besut, Terengganu	<b>Bukit Beruang Resort</b>	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	<b>Dinar Hotel Development</b>	44797 sq ft / 1.0283 976 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/sq ft			
27	Land – Lot 27, 28 & 29		Pulau Gedung, Seberang Perai		15.535 Acres		60.00/sq ft			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/sq ft			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					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	600	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 90 years balance	Section 13, Shah Alam	Greenville KGSAAS	15, 154	4000	2.3M	4 + 1	4	G&G, Near golf club, mixed with expatriate. Leasehold		
2.	Semi-detached House	Freehold	Sri H	<b>SOLD</b>				5+1	5	MCL		
3.	Semi-detached House	Freehold	Sri H									
4.	Semi-detached House	Freehold	Dutamas					Changkat Kiara Rimbun	7400	3650	4M	5+1
5.	Semi-detached House	Freehold	Ampang, 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			
7.	Bungalow	Freehold	Jalan Pelangi, Kajang	Country Heights Kajang	20376	6500	4.5M	5+1	5			
8.	1 ½ Storey Bungalow	Leasehold	Section 6, PJ		7900	2900	2.6M (Rent:5k)	5	3			
9.	Bungalow	Freehold	Kampung Tunku, PJ		9360	5000	2.4M	5	5			
10.	Bungalow	Freehold	Jalan Meringin, Taman Bukit Meringin	Bukit Meringin, Kajang	9149	5500	2.2M	6	4			
11.	Bungalow	Leasehold	Jalan Air Molek 2	Taman Tasik Titiwangsa	9353	6078	4.5M	6+1	7			
12.	Bungalow	Leasehold	Lorong Chan Chin Mooi Satu	Taman Tasik Titiwangsa	9950	5500	2.2M	6	4			
13.	Bungalow	Leasehold	Jalan Air Molek 1	Taman Tasik Titiwangsa	7300	5500	4.9M	5+1+1+1	5			

## 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	Near Mont Kiara	BOUGAINVILLA CONDO	-	1049	200K	3	2	Reno, PF	
3	Condominium	Damansara Hgt	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	Dutamas	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	DIAMANT KIARA	-	1600	3.2M	4+1	4		
11	Penthouse	Segambut	<b>SOLD</b>					4+1	4	
12	Penthouse	Mont Kiara						4+1	4	
13	Penthouse	Mont Kiara					Hartamas Regency	-	2445	1.2M
14	Serviced Residence	Sri Hartamas	URBANE SERVICE APARTMENT	-	1060	750K/690K	2	2	PF	
15	Serviced Residence	Jln Kuching off Jalan Sultan Ismail	THE REGALIA RESIDENCE							
16	4 Storey Penthouse Condominium	Vivaldi, Desa Seri Hartamas	-	-	9924	5.5M (Rent: 25K)	2+1+1+3		Own lift, swimming pool, 6 parking lots	
17	Indah Chempaka Studio Apartment (Blok D)	Taman Chempaka	-	-	680	295k Nego (Rent: RM1100-1300)	1	1	In front of LRT station Taman Chempaka Top floor @level 4 with KLCC view 1 covered parking lot Fully grilled Guarded & gated area	



18	Indah Chempaka Studio Apartment	Taman Chempaka	-	-	680	380K Nego	1	1	In front of LRT station Taman Chempaka Top floor @level 4 with KLCC view 1 covered parking lot Fully grilled 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 Private Elevator and private pool
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		Strategic location from KLCC twin towers and located within Kuala Lumpur Golden Triangle.

**\*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)	<b>2 Hampshire</b>	2,440	10,000	3 + 1	4 + 1 powder room	<ul style="list-style-type: none"> <li>➤ High floor (nice view)</li> <li>➤ Fully furnished</li> <li>➤ Newly repainted &amp; like brand new</li> </ul>
2	Condominium	Setiawangsa	<b>Seri Maya (Havana Condo)</b>	1,400	3,000	3	2	<ul style="list-style-type: none"> <li>➤ Fully furnished, newly repainted</li> <li>➤ High floor with KLCC Tower &amp; City Landscape views.</li> <li>➤ Immediately available</li> </ul>
3	Studio suite condo	Jln Kuching of Jln Sultan Ismail	<b>The Regalia Residence</b>	600	2,500	1 living room, 1bed room	1	<ul style="list-style-type: none"> <li>➤ High floor with KLCC view</li> <li>➤ Fully-furnished with many extras; Home Stereo system, 6 in 1 micro wave &amp; grill oven, air fryer, 47 inches 3D TV &amp; etc</li> <li>➤ High speed broadband internet/wifi (8mbps)</li> <li>➤ Android tv box with 179 channels</li> </ul>
4	3-Storey Super Penthouse	Sunway Vivaldi, Mont Kiara	<b>Sunway Vivaldi</b>	10,000	18,000	6+1	5+1	<ul style="list-style-type: none"> <li>➤ Panoramic view of Kuala Lumpur skyline.</li> <li>➤ Impeccable view of the KLCC Petronas Towers.</li> </ul>

**\*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**