



KLCC Splendour

Ampersand: An oasis amid bustling Kuala Lumpur City Centre

Proving that it would not tolerate skyrocketing property prices and a property bubble, the Hong Kong government introduced the Buyer's Stamp Duty (BSD) and the Special Stamp Duty (SSD) at the end of 2012, and recently doubled the stamp duty for second home purchasers and foreign nationals. Given market uncertainties where should smart investors place their money in 2013?

Investors are looking to safeguard wealth and yield potentially high returns from emerging markets in the region, particularly Malaysia, where the market is the strongest it's been in five years. Regional price lows, high capital appreciation potential and strong rental yields make Malaysia an investment hotspot. Foreign direct investment is healthy, GDP growth is high and a British-based legal framework make it an attractive location, particularly the capital, Kuala Lumpur; the MM2H programme ensures a 10-year renewable visa. Asia Homes predicts prices in KL will rise between 5 and 15 percent in 2013.

Why Kuala Lumpur?

As the capital, KL is the most modern and developed city in the country, with modern high-rises and world-class hotels, and outstanding local and international cuisine and retail and an appealing low cost of living. The government recently announced a high-speed rail connecting to Singapore, fuelling its property growth. Investors have enjoyed consistently good returns on their investments as the city's growing expatriate population pushes up demand for residential property. Property prices have risen by between 15 and 30 percent over the last five years, but remain about 10 percent of Hong Kong's for 100 percent of the area purchased. Mortgages for foreigners are up to 80-85 percent home value for first two properties in Malaysia.

Price and Rental

Current prices in Kuala Lumpur City Centre range between MYR1,000 and over MYR2,000 per square foot. The strong rental market averaged approximately MYR4 per square foot in the KLCC area in 2012 reflecting yields between 4 and 6 percent — higher than Hong Kong or Singapore.

Upscale residences will continue to attract expatriate tenants from multi-national corporations. Asia Homes HK Consultancy's Gabriel Choi recommends buying luxury condominiums around MYR1,000 per square foot, which provide good capital growth and potentially higher yields.

Ampersand Condos in KLCC

Choi points to IJM Land's low-density, luxury condominium Ampersand, right in the heart of KLCC and in close proximity to the CBD and the Golden Triangle. Situated on the tree-lined streets of Jalan Kia Peng, where privacy, space and intimacy work in perfect balance. A sophisticated, modern-tropical aesthetic ensures ample outdoor living space that also takes full advantage of the surrounding greenery to provide an urban sanctuary.

Jalan Kia Peng is regarded as one of the city's most prestigious enclaves, and Ampersand is walking distance to entertainment, shopping, dining and five-star hotels in Bukit Bintang, and even closer to the Suria Twin Towers, the Pavilion mall and KL Convention Centre. It's unsurprising Ampersand attracted many foreign CEOs and high-level managers as tenants.



Ampersand



IJM LAND

ASIA HOMES
YOUR ASIA PACIFIC PROPERTY PARTNER



info

About IJM Land

IJM Land Berhad is the property development arm of IJM Corporation Berhad (IJM), one of the Malaysia's largest construction and infrastructure groups. IJM Land's success can be attributed to its strong belief in creating global communities through the delivery of high quality products and contemporary green neighbourhoods. IJM is one of Malaysia's largest property developers and currently holds a land bank exceeding 10,000 acres and Gross Development Value exceeding MYR20 billion to be realised over the next 20 years. It has established strong footprints in Malaysia with an operating history spanning more than 30 years.

About Asia Homes and views from CEO Gabriel Choi

Asia Homes (HK) Consultancy Ltd helps to capitalise on opportunities in the market by recommending potential property development projects, both for investment and owner-occupancy. Asia Homes was set up to cater for the needs of Hong Kong people investing in the Asia-Pacific region. CEO Gabriel Choi believes the Kuala Lumpur market will continue to attract Hong Kong investors for the country's political and economic stability in addition to cultural familiarity. Malaysia my second home is also an advantage for those looking at the long term staying and retirement.



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**Exhibition : March 23-24,
10am to 5:30pm Suite 1202
One Peking, 1 Peking Road,
Tsim Sha Tsui**

CEO Living – Urban Tropics in Kuala Lumpur City Centre

KL Tower

Petronas Twin Towers

★ **HIGHSPEED RAIL LINK TO SINGAPORE IN 90 MINS BY 2020**

Pavilion KL

Ampersand @Kia Peng

1/10 HK Price
HK Island HK25,000 (PSF) V.S. KL City Centre (AMPERSAND) HK2,500 PSF

- 10% REBATE & RENTAL GUAR ANTEE AT 5% P.A. FOR 1YEAR (OPTION TO UTILISE AS PART OF DOWNPAYMENT) FOR THE FIRST 5 UNITS ONLY
- AFTER 15% REBATE PRICE FROM HK 6.7M for 2613 SQ FT (HK2,552 PSF)
- UP TO 80% MORTGAGE FINANCING
- 7 MINS WALK TO PAVILION & KLCC
- TOTAL 71 UNITS LOW DENSITY, TOP 10 LUXURY CONDO IN KLCC JALAN KIA PENG
- FREE 4-6 CAR-PARK BAYS

TOTAL SAVING > HK\$ 1,350,000

15% OFF listed Price PLUS Massive Savings of
* Legal Fee (Loan + S&P)
* Stamp Duty for Loan & Memorandum of Transfer
* State Consent
FREE

EXHIBITION

March 23 - 24 (Sat&Sun)
SUITE 1202, 12/F, ONE PEKING
1 Peking Road, TST
10am - 5:30pm
Malaysia My Second Home (MM2H) info available

R.S.V.P. cocktail for Squarefoot Readers
23rd March 6:30pm - 8pm

31017183



RECOMMENDED UNITS:

Unit Number	Built Up Area (Sq. Ft.)	Original Price (HK\$)	Discount Price (HK\$)	Discount PSF (HK\$/Sq. Ft.)
C / L8 / 3A (Duplex)	4,700	14,089,500	11,982,450	2,594
A / L5 / 02 (Duplex)	5,384	16,747,000	14,234,950	2,619
C / L7 / 02	2,732	8,279,500	7,037,575	2,575
C / L3A / 3A	2,613	7,847,000	6,669,950	2,552
B / L3 / 02	3,224	9,834,500	8,359,325	2,593



Prices correct at time of publication. Actual price in Malaysian Ringgit, MYR 1 = HKD 2.5 Our consultants work exclusively in relation to properties outside of Hong Kong and are therefore not licensed under the Estate Agents Ordinance to deal with Hong Kong properties.