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Jade Palace by Greenland Group

# BANDAR BUKIT MAHKOTA

With a great location and popular neighbours to boot, Bandar Bukit Mahkota is a great option if you are working outside KL & PJ.



Located at the border of Selangor and Negeri Sembilan, Bandar Bukit Mahkota is governed by the Majlis Perbandaran Kajang. Envisioned as a full service and fully-integrated township by the developer, the township is planned with gentle surroundings and a 58-acre recreational lake garden with a club house known as the Mahkota Lakeclub. The 1,320-acre township consists of mainly terraced houses, semi-detached houses, detached houses, detached plots, cluster houses, flats and shops. Sandwiched between Seri Putra and the Nilai Arab-Malaysian Industrial Park, the township is developing but big portion of the township is yet to be developed. Schools and tertiary institutions, like University Putra Malaysia, Islamic Science University of Malaysia (Universiti Sains Islam Malaysia), National University of Malaysia (University Kebangsaan Malaysia, UKM), Universiti Tenaga Nasional (UNITEN), Inti International University, Nilai University College and etc are available within a short distance from the township.

The North-South Highway is currently the main highway connecting the township, other highways / main roads to the township are such as the ELITE Highway and LEKAS Highway. Internally, Persiaran Mahkota 1 and Perisaran Mahkota 2 form a circle within the township playing a role as the main internal road within Bandar Bukit Mahkota. Currently, there is no integrated public transport system

available within the township, and the nearest train services are the Bangi KTM Station located at Pekan Bangi and Batang Benar KTM Station located in Nilai. Two stations away to the north is the Kajang KTM Station where the MRT rail line will be linked and a joint MRT station will be built and expected to be operating in year 2017.



**PROPERTY INVESTMENT DATA | Bandar Bukit Mahkota**

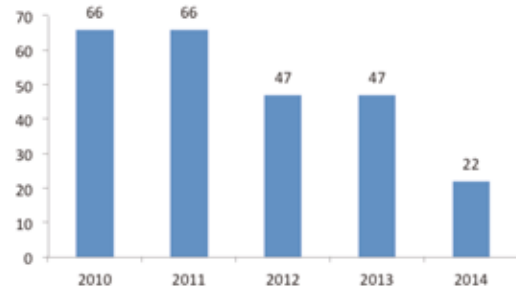
The recorded transaction prices of selected schemes within Bandar Bukit Mahkota as at November 2014 are as below:-

**LANDED HOUSES**

TYPE	STOREY	LAND AREA	YEAR	MIN (RM)	MAX (RM)	COUNT	
Cluster Houses	2	1,572 sf	2010	185,000	300,000	10	
			2011	195,000	400,000	12	
			2012	148,532	345,000	7	
			2013	155,000	550,000	9	
			2014	280,000	390,000	2	
Terraced Houses	1	1,098 sf	2010	95,000	120,000	17	
			2011	90,000	140,000	12	
			2012	100,000	170,000	11	
			2013	120,000	180,000	10	
			2014	84,000	225,000	5	
		1,195 sf	2010	98,000	130,000	6	
			2011	150,000	163,000	2	
			2012	140,000	150,000	3	
	2	1,539 sq ft	2010	110,000	400,000	8	
			2011	257,000	470,000	6	
			2012	430,000	640,000	5	
			2013	550,000	675,000	3	
			2014	465,000	630,000	5	
		1,195 sf	2010	180,000	200,000	4	
			2011	170,000	230,000	5	
			2012	160,000	245,000	3	
1,650 sf	2010	220,000	280,000	5			
	2011	200,000	335,000	11			
	2012	180,000	350,000	7			
	2013	330,000	400,000	8			
	2014	380,000	400,000	2			
	Semi-Detached Houses	1	3,197 - 4,682 sf	2010	235,000	350,000	6
				2011	266,000	360,000	10
				2012	280,000	350,000	6
2013				300,000	300,000	1	
2014				156,680	595,000	4	
2		2,580 - 3,875 sf	2010	290,000	365,000	5	
			2011	327,000	440,000	5	
			2012	255,000	510,000	3	
			2013	425,000	605,000	5	
			2014	560,000	570,000	2	

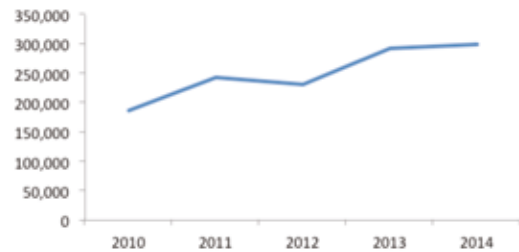
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**Amount of Transacted Units (Landed)**



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**Average Transacted Prices (Landed)**



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Landed houses in Bandar Bukit Mahkota remain at an affordable pricing level even after the extraordinary price increase throughout the past few years. Cluster houses and terraced houses with a land size up to 1,650 sf were transacted at the highest of RM400K up to November 2014 and semi-detached houses were transacted at the highest of RM605K for a size up to 4,682 sf where the state of renovation and the launching prices of the new products plays an important role in affecting the transaction prices. In terms of transaction activity, just like many other townships within Klang Valley, Bandar Bukit Mahkota shows a generally decreasing number of unit





transacted for the past few years, the unit transacted up to November 2014 has dropped to approximately 1/3 of the unit transacted in year 2010 and 2011, this is possibly due to the competition created from the new products in and outside of the township offering a higher level of facilities and security, and of course not to leave out the increasing price trend.

Merely 2 major players were noticed with their projects carried out in Bandar Bukit Mahkota. The new developments are of residential and commercial properties where luxury

landed and high-rise residential products seem to be trend now. A mall is likely to be built by IOI Properties Group as well in Kubiqa Square expecting to cater population from Bandar Bukit Mahkota, Nilai, and Bandar Seri Putra. The launching prices for the new products are relatively lower than the new products in major townships within Klang Valley, 2-storey bungalows in Banyan Close are priced from RM1.27 million onwards, shops in Kubiqa Square are priced from RM1,525,800 onwards for a size of 24.5' x 80', Almyra Residence is priced from RM390 psf onwards and The Terresse is priced from RM738K onwards. Other

Some of the notable on-going and up-coming developments in Bandar Bukit Mahkota are as follows:-

PROJECT	DEVELOPER	TYPE
Banyan Close	Araprop Development Sdn. Bhd (The Lion Group)	9 units of 2-storey bungalow (Phase 6)
Kubiqa Square	Knowledge Vision Sdn Bhd (Subsidiary of IOI Properties Group Berhad)	11 units of 4-storey shop-office, 105 units of 3-storey shop-office, 1 unit of 4-storey commercial complex consisting 27 units of 1 storey shop and 36 units of affordable shop
Almyra Residence	Knowledge Vision Sdn Bhd (Subsidiary of IOI Properties Group Berhad)	4 blocks of 25 to 30-storey serviced apartment (669 units)
The Terresse	Knowledge Vision Sdn Bhd (Subsidiary of IOI Properties Group Berhad)	229 units of 2-storey terraced house

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## PROPERTY INVESTMENT DATA | Bandar Bukit Mahkota

than the above, there are 2 future projects by Knowledge Vision Sdn Bhd (a subsidiary of IOI Properties Group Bhd) including 2 blocks of 36-storey serviced apartment where information are yet to be available.

Located between Klang Valley and Negeri Sembilan, Bandar Bukit Mahkota is visible to travellers going to Seremban and Kuala Lumpur, as it is located next to the interchange from the North-South Highway. Its accessibility has become an advantage to the township. On another note, the developers launching projects within the township are reputable, strong players such as Lion Group and IOI Properties. This has, in a way, made the future of the township brighter. People living in Bandar Bukit Mahkota may opt to work in Bangi or Nilai where traveling distance is reasonably short, with a lower living costs and relatively lower property prices. This might be a good reason for people to move into the township. 📍



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