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4 MAJOR PROJECTS:

Area is near LRT, MRT lines and expressways, says property expert

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THE next big boom in real estate is expected to come from the southern section of Greater Kuala Lumpur.

Property expert Aziz Ahmad said the areas near the Kuala Lumpur International Airport, which include Kajang, Semenyih, Bangi, Cyberjaya, Sepang and Nilai, could be the next Puchong.

Puchong was used as an example because double-storey terraced houses there that were bought for RM100,000 to RM200,000 in the late 1990s to early 2000s were now valued at RM600,000 to RM700,000.

"Four major projects were announced in the area (the southern section of Greater KL) in the 2016 Budget.

"These are the Malaysia Vision Valley, which covers one-sixth of Negeri Sembilan, including Nilai, Seremban and Port Dickson; KLIA Aeropolis; Cyberjaya City Centre; and, Cyberjaya Hospital.

"The fact that a hospital is going to be built in Cyberjaya is proof that there is the population to drive property demand," he said at the MyRumah Property Showcase here yesterday.

Aziz said the area was well-connected to the upcoming Mass Rapid Transit (MRT) and Light Rail Transit (LRT) stations as well as highways such as the Cheras-Kajang Expressway, Kajang Silk Highway and the South Klang Valley Expressway.

He said it was wise to invest in properties within a 1km radius of upcoming LRT and MRT stations.

"Once a station is confirmed, consider buying your houses there.

"Focus on the MRT2, MRT3, LRT3 and High-Speed Rail projects as they are newer projects and, chances are, prices are not inflated yet."

He said prospective buyers should also look for houses within a 1km radius of the Bus Rapid Transit 2 line from KL to Klang.