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## **Asean Summit to Unlock Trade, FDI, and Property Opportunities**

The upcoming Asean Summit in Kuala Lumpur is poised to catalyse regional integration and unlock an estimated RM300 billion in foreign direct investment (FDI) over the next five years, says Juwai IQI. Group CEO Kashif Ansari highlights that closer Asean cooperation is essential, given current global uncertainties and technological shifts. He underscores that initiatives like the Johor–Singapore Special Economic Zone (JS–SEZ) demonstrate the potential of economic collaboration, which could contribute RM110.9 billion annually to Malaysia by 2030.

Stronger regional ties are projected to increase Malaysia's total trade volume to RM3.87 trillion by 2027, with exports possibly hitting RM2.13 trillion by 2030. The expected FDI will support innovation, infrastructure, jobs, and notably, the property sector.

Juwai IQI estimates that 5% of the projected FDI—or RM15 billion—will drive growth in real estate, including industrial parks, logistics hubs, and housing.

The summit offers a decisive moment for Malaysia and Asean to reduce trade barriers and attract capital inflows.



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## **PKFZ 2.0 Sets Path for Smart, Investor-Focused Industrial Growth**

Port Klang Free Zone (PKFZ) has launched its PKFZ 2.0 Masterplan to transform the free zone into a modern logistics and industrial ecosystem. The plan is structured in three phases—short, medium, and long term—and focuses on infrastructure upgrades, advanced technology, and enhanced services to attract long-term investors.

In the next two to three years, PKFZ will prioritise improving infrastructure and boosting occupancy rates, particularly in light industrial units currently at 60 percent. CEO Priscilla Lim highlighted that new digital systems, including artificial intelligence, will be introduced to raise operational efficiency and security standards.

The zone's proximity to Port Klang allows for faster movement of goods, which benefits export-focused businesses. PKFZ also aims to expand its offerings beyond warehousing, adding high-value trade facilitation and tailored investor support.

With over 600 acres already developed, PKFZ is preparing to launch its final land parcels. A year-long 20th anniversary celebration will culminate in October 2025.



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## **Hektar REIT Targets RM3 Billion Growth with Diversified Asset Strategy**

Hektar REIT plans to double its portfolio to RM3 billion in five years while increasing non-retail assets from 13% to 20%. These non-retail properties are expected to contribute 18% of net property income, supported by triple net lease structures and minimum yields of 6.5%.

With this pivot, Hektar anticipates improving its NPI margin from 50.39% in FY2024 to 60% by 2025. The REIT is focusing on strategic acquisitions in education, industrial, healthcare and renewable energy sectors, expanding beyond its current seven retail properties.

Subang Parade, its highest-income contributor, is being upgraded, with rental rates up by 6.5% and occupancy at 84.1%. Market value could rise over 20% post-renovation by 2026. F&B space will be expanded to attract consistent footfall.

At Segamat Central, occupancy is set to rebound above 80% following increased traffic and creative space use. Overall, rental reversions of 5% to 6% are expected across retail assets this year.



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## **JLG and EWI Forge Strategic Path for Growth in Malaysia and Australia**

JLand Group (JLG), a subsidiary of Johor Corporation, and Eco World International (EWI) have signed a framework agreement to explore joint property developments in Malaysia and Australia. The non-binding deal, executed through JLG Investment Holdings, allows both companies to evaluate potential sites, investment structures and development models before formalising future collaborations.

The focus is particularly strong on Malaysian growth. EWI is keen to take part in a proposed 300-acre industrial development within Ibrahim Technopolis (IBTEC), JLG's flagship township in Sedenak, Johor. Strategically located in the Johor-Singapore Special Economic Zone (JS-SEZ), IBTEC has already secured over RM34 billion in committed investments.

For JLG, this partnership supports regional expansion while reinforcing its human-centric, economically resilient development strategy. The agreement also gives EWI a solid foothold in Malaysia's expanding industrial property sector, especially within the high-growth JS-SEZ corridor.



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## **Neways Boosts Semiconductor Growth with Selangor Facility Launch**

Neways has opened a new high-tech manufacturing facility in Selangor, marking its first plant in Southeast Asia. This move aligns with its global growth strategy and enhances Malaysia's position in the advanced semiconductor sector. The facility will focus on high-level semiconductor assemblies, with ASML as a launch customer and support from clients including ASMi, Besi, and Thermo Fisher.

Malaysia's central role in Asia and strong semiconductor ecosystem made it a strategic choice. The launch was officiated by MITI's Deputy Minister and the Dutch Deputy Ambassador, highlighting international confidence in Malaysia's industrial capabilities.

MIDA and Invest Selangor both supported the project, citing its potential to create skilled jobs, drive local vendor participation, and strengthen Malaysia's high-reliability electronics sector.

Neways plans to scale operations, aiming for over 200 employees and a broader customer base. The company views Selangor as a long-term regional base for continued global competitiveness.



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## **Sapura Forms Lithium Component Venture to Strengthen Malaysia's Industry**

Sapura Industrial Berhad, through its subsidiary SIB Ventures, has signed a binding agreement with Zhejiang Zhongze Precision Technology to establish a manufacturing facility in Malaysia. The plant will produce lithium battery precision structural components for export, supporting global demand in the energy storage sector.

The joint venture will operate through a newly incorporated Malaysian entity, reflecting a strong commitment to industrial expansion in the country. This collaboration enables Sapura to tap into new international markets while reinforcing its role as a key manufacturing player in the region.

SIB Ventures will lead in corporate governance, licensing, environmental compliance, and securing the facility's location. This ensures alignment with local regulatory frameworks and streamlines project execution.

Meanwhile, ZZ Tech will bring in machinery, materials, and technical know-how. It will also handle training and customer support, ensuring high-quality standards and operational efficiency. Together, both parties aim to deliver long-term growth from Malaysia.



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## **AME Elite Injects RM100 Million Into Penang Industrial Park Growth**

AME Elite Consortium will provide up to RM100 million in shareholder loans to Suling Hill Development, its 50%-owned joint venture. The funds will support the Northern TechValley (BKE) project in Seberang Perai Tengah, Penang. This move underlines AME's commitment to industrial development in Malaysia's northern region.

BKE will span 175.6 acres and include industrial plots, commercial units, affordable housing, and worker accommodations. With essential infrastructure and amenities planned, the development is positioned to attract investment and meet diverse operational needs.

The financial support will help cover land, development, and working capital costs. AME noted the loans will streamline execution, avoiding delays and ensuring timely project completion.

With RM355.5 million in available cash as of December 2024, AME is well-positioned to fund this effort internally. The investment is expected to contribute positively to future group earnings over a six-year period, reinforcing AME's strategic role in industrial expansion.



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## **Advancecon Secures RM47.5 Million Deal for Data Centre Build**

Advancecon Holdings' unit, Advancecon Infra, has secured a RM47.5 million subcontract from Mujur Minat for the construction of the Gerbil Data Centre in Bandar Springhill, Port Dickson. The project, commissioned on behalf of Gamuda, is scheduled for completion by August 30, 2025.

This award strengthens Advancecon's presence in infrastructure and data-related developments, aligning with rising demand in the digital economy. The company continues to leverage its core expertise in earthworks, civil engineering, and construction material supply.

While the subcontract carries typical operational risks, it is expected to contribute positively to the group's future earnings. Importantly, it will not impact the group's share capital or alter major shareholder structures.

Funding for the project will come from internally generated resources and, if needed, external borrowings. This development reinforces Advancecon's steady expansion in strategic infrastructure, further supporting Malaysia's growing data centre ecosystem.



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## **Kerjaya Prospek Acquires Stake in Aspen Vision for Penang Project**

Kerjaya Prospek Group is acquiring a 49 percent stake in Aspen Vision Land (AVL) for RM98 million to co-develop Aspen Vision City in Batu Kawan, Penang. The deal will be executed through Kerjaya Prospek Ventures (KPV), which entered into a shareholders' agreement with three Aspen Group subsidiaries.

KPV will subscribe to 4.41 million ordinary shares and 935,900 redeemable preference shares in AVL. Upon completion, AVL will become an associate of Kerjaya Prospek, with Aspen Vision Development holding the remaining 51 percent. AVL owns 80 percent of Aspen Vision City Sdn Bhd, the master developer of the integrated township.

The RM98 million investment includes RM76 million for capital injection into Aspen Vision City and RM3.45 million for AVL's working capital. The funding will come from a mix of internal resources and borrowings.

The acquisition is expected to complete by August 2025, subject to stakeholder and financier approvals.



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## **Titijaya Expands in Sabah with RM105 Million Property Acquisitions**

Titijaya Land Bhd has proposed to acquire two properties next to Universiti Malaysia Sabah (UMS) in Kota Kinabalu for RM105 million. The first, valued at RM99 million, includes land with foundation works and two completed 19-storey apartment blocks, offering 513 units with capacity for 3,078 students.

The group plans to operate the buildings and complete remaining works to meet growing demand for student housing. The acquisition agreement involves Yayasan UMS, Likas Bay Precinct Sdn Bhd, and Lok Yee Hsun.

The second RM6 million acquisition is a partially developed site originally planned for a 14-storey apartment and shop lot project. Titijaya aims to revive this abandoned site and develop new residential properties.

Located near UMS and the upcoming Hospital UMS, both assets are seen as strategically positioned. This move strengthens Titijaya's footprint in Sabah, aligning with its ongoing developments and long-term growth strategy in East Malaysia.



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## **Central Global Expands Landbank with RM3.67 Million Selangor Purchase**

Central Global Bhd, through its sub-subsidiary Central Global Development Sdn Bhd, is acquiring three freehold residential properties in Taman Bukit Sungai Long, Selangor, for RM3.67 million. The seller, Chew Hian Tat, is the group managing director and a major shareholder.

The properties, totaling 2,532 square metres, will be acquired with vacant possession, free of encumbrances. Prices are aligned with valuations by Henry Butcher Malaysia, using the comparison approach and agreed on a willing buyer, willing seller basis.

A 10% deposit has been paid, and the balance is due within three months, with a one-month extension allowed under interest terms. Completion is expected within the same three-month period.

Funding will come from internally generated funds and/or borrowings. The acquisition will not materially affect earnings or net assets but reflects Central Global's ongoing strategy to grow its landbank in strategic locations for future property development initiatives.



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## **Menara Worldwide Sale Signals Opportunity Amid Office Market Shift**

Menara Worldwide, a 25-storey Grade A office tower owned by PKNS Real Estate (PREC), is now up for sale with an indicative price of RM250 million. Located on Jalan Bukit Bintang, the building offers 275,000 sq ft of net lettable area, a four-storey podium, and 371 parking bays. Key tenants include AIG and Volvo, though occupancy currently stands at 70%, partly due to post-pandemic shifts.

The listing reflects a broader trend in Kuala Lumpur's office sector. According to Zerin Properties Research, demand is increasingly driven by ESG-compliant, high-spec buildings like TRX and Merdeka 118. Meanwhile, SMEs are shifting toward cost-efficient hubs such as Bangsar South and KL Sentral. Older buildings face rising vacancies, prompting repositioning strategies and mixed-use adaptations.

With recent nearby transactions—Menara AA at RM632 psf and Menara JCorp at RM584 psf—Menara Worldwide offers corporate investors a chance to revitalise a centrally located asset with strong long-term upside in a segmented, evolving market.



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## **WORQ and Sunway Property Expand Co-Working Spaces in Kuala Lumpur**

WORQ and Sunway Property have launched their second co-working outlet, WORQ Sunway Velocity, occupying 20,000 sq ft at Sunway V2 Tower, Cheras. This follows the success of their first joint venture at Sunway Putra, which achieved full occupancy within a month. Currently, over 70% of the new space is leased, with rates between RM500 and RM800 per person per month.

The collaboration aligns with Sunway's build-own-operate model, integrating WORQ's co-working spaces into its "Live, Learn, Work, Play" township ecosystem at Sunway Velocity TWO. The site benefits from excellent MRT and LRT connectivity, supporting a transit-oriented and sustainable business environment.

WORQ operates 10 outlets in the Klang Valley and aims to manage one million sq ft of space by 2030. Their next location is planned for Bandar Utama in the second quarter of 2025.

This expansion reflects growing demand for flexible workspaces and supports long-term property value and community vibrancy in Kuala Lumpur.



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## **Sika Malaysia Expands with New HQ to Meet Growing Construction Demand**

Sika Malaysia has opened a new headquarters in Bangsar South, consolidating 150 commercial and support staff. This move aims to boost operational efficiency and address rising demand from high-specification construction projects, especially in industrial, infrastructure, and digital sectors. The company plays a critical role in the data centre segment by supplying solutions for waterproofing, fire resistance, energy-efficient roofing, and durable flooring.

With seven manufacturing plants across Malaysia, Sika serves 75% of the local market and uses its Bukit Raja facility as a regional hub for flooring systems in Asia. The company reported over 15% revenue growth in 2024 and targets 10% to 15% growth in 2025, outpacing the national construction forecast.

Sika is committed to sustainability, aiming for net-zero emissions by 2050 through solar energy, electric forklifts, and recycled materials. Internal training is also being enhanced to meet evolving industry standards and sustain its leadership position.



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## Focus Point Expands Aggressively Amid Strong Optical and Corporate Growth

Focus Point Holdings Bhd remains optimistic despite retail challenges, driven by steady demand for vision care and growth in its corporate client base. The group plans aggressive expansion, potentially surpassing its target of eight to ten new optical outlets this year. In five months, five new stores have opened, with further outlets planned, including the first Focus Point Concept Store in Bintulu and another in Miri, targeting untapped East Malaysian markets.

The optical segment remains the main revenue source, while corporate sales continue strong double-digit growth, now serving over 700 corporate clients and contributing nearly 20% of total revenue.

In F&B, Focus Point operates Komugi bakery and recently launched the frozen yogurt brand Happi, cautiously expanding with plans for two to three new outlets this year. The group also leverages two central kitchens to support operations and explore new partnerships.

Focus Point plans RM16–20 million capex mainly for new store openings and refurbishments, with six to eight outlets set for rebranding to boost sales by 20 to 30%.



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## **EcoWorld Unveils Majestic Labs with Strong Tenant Mix and Sustainability Focus**

Eco World Development Group has revealed 19 tenants for Majestic Labs, its retail and community hub in the Eco Majestic township, Semenyih. The 110,000 sq ft facility features 47 retail units across four levels and currently maintains 70% occupancy. The soft launch is scheduled for late September with a grand opening by year-end.

Majestic Labs is part of EcoWorld's Labs series, launched in 2017, evolving from the smaller Ardence Labs. The project reflects a community-centric design with a larger net lettable area and integration with nature. EcoWorld invested RM65 million in this 3.6-acre development within the 20-acre Eco Majestic City Park.

Sustainability is a key feature, with rooftop solar panels generating over 410,000 kilowatt hours and the use of green materials for passive cooling to reduce energy consumption.

Eco Majestic township spans 1,089 acres with an estimated RM11 billion gross development value, offering strong connectivity via multiple access points and a residential and commercial base.



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## **Mercato Anchors Retail Boost at Sunway d'hill Residences Development**

Sunway PKNS Sdn Bhd has marked the topping-off of both 45-storey towers at Sunway d'hill Residences in Kota Damansara, with premium grocer Mercato confirmed as the retail anchor. The lease, secured with GCH Retail (Malaysia) Sdn Bhd, will see Mercato occupy 20,000 sq ft, offering curated grocery selections and daily essentials for residents and the wider community.

The RM640 million project has achieved 85% construction progress as of April 2025, and remains on track for completion in the second quarter of 2026. With a 70% take-up rate for its 976 units, the development is gaining strong market interest. Unit prices start from RM598,000, ranging between 829 and 1,238 sq ft.

Strategically located near the Kota Damansara Community Forest Reserve, the 6.46-acre site includes lifestyle amenities such as an Olympic pool, co-working spaces, and a free shuttle service. For corporate investors, Mercato's presence signals strong footfall potential and long-term retail viability.



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## **Tropicana Metropark Gains Mercato as Anchor Tenant, Boosting Township Appeal**

Tropicana Metropark has secured upscale grocer Mercato as its anchor tenant at SouthPlace Shoppes, occupying 21,069 sq ft on level LG. This marks Mercato's 12th outlet, offering a curated selection of local and international products, including a cafe, deli, and bakery, alongside home delivery services for nearby residents.

The township benefits from a dedicated flyover linking to the Federal Highway, enhancing accessibility. All completed residences in Tropicana Metropark are fully sold, while SouthPlace Shoppes and SouthPlace 2 Residences have surpassed 50% take-up. The commercial hub now hosts over nine tenants, including fitness, dining, retail, and healthcare outlets, supporting the work-live-play-learn-shop ecosystem.

The recent handover of 656 SouthPlace Residences added 2,500 residents, expanding the township catchment to 26,000. This growing community and strategic tenant mix enhance convenience and value. Mercato's expansion reflects confidence in Tropicana Metropark's growth as a vibrant and connected township in Subang Jaya.



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## **Mitrajaya Secures RM70 Million Contract for Langkawi Serviced Apartment**

Mitrajaya Holdings Bhd's wholly owned subsidiary, Pembinaan Mitrajaya, has secured a RM70 million contract to build an eight-storey serviced apartment in Langkawi, Kedah. The facility will serve as a training centre and staff recreational space.

The contract duration is 24 months, starting from site possession expected by late June. The client's identity remains undisclosed due to a non-disclosure agreement.

This project is set to boost Mitrajaya's earnings and net assets for the 2025 and 2026 financial years. As of end-2024, Mitrajaya holds an outstanding order book worth RM1.02 billion, reflecting steady business momentum.

The contract underscores Mitrajaya's ongoing growth in construction and asset development, highlighting the group's ability to secure sizeable projects with strategic timelines and financial benefits. This bodes well for investors monitoring construction sector performance and order book strength.



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## **Advancecon Wins RM68.5 Million Earthworks Contract from Sime Darby**

Advancecon Holdings Bhd's subsidiary, Advancecon Infra, secured a RM68.5 million contract from Sime Darby Property (Lagong) to perform earthworks and related tasks for Stage 1, Package 2, at Lagong Mas in Gombak, Selangor.

The project is scheduled to run from June 2025 to December 2026. This contract follows Advancecon's recent subcontract win for the Gerbil data centre with Gamuda Bhd, indicating growing project momentum.

Advancecon's stock price remains steady despite a year-to-date decline of 11.5%, with a current market capitalization of RM134.5 million.

This contract strengthens Advancecon's position in infrastructure development, providing steady revenue flow over the next 18 months. The partnership with Sime Darby Property underlines confidence in Advancecon's execution capabilities and bodes well for future contract opportunities, key considerations for corporate investors focused on construction sector stability and growth.



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## **TA Global Launches RM3 Billion Luxury CloutHaus Project in KLCC**

TA Global Bhd has begun superstructure construction for CloutHaus, a landmark development in Kuala Lumpur City Centre. The groundbreaking event was led by CEO Tiah Joo Kim and COO Lee Yen Foong alongside HAB Construction representatives.

CloutHaus consists of two towers reaching 276 metres, with a gross development value estimated at RM3 billion. Positioned next to the Petronas Twin Towers, it targets luxury buyers seeking premium urban living.

The first tower, CloutHaus Residences, will offer 615 serviced apartments over 66 storeys, scheduled for completion by Q2 2029. The second tower will house Malaysia's first Paradox Hotel and 242 branded residences.

Units range from 549 to 1,216 sq ft with various layouts including studio and three-bedroom options. Amenities include a 50-metre infinity pool, sky bar, wellness and family zones, and private entertainment spaces, designed to attract high-end residents and investors focused on KL's prime property market.



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## **Hunza's RM600 Million Urban Renewal Transforms Penang's Mahsuri Flats**

Hunza Properties Bhd is leading Penang's first urban renewal project with a RM600 million redevelopment of Mahsuri Flats in Bayan Baru. The project uniquely avoids displacing residents during construction, setting a community-first precedent.

Situated on 2.6 hectares near Bayan Lepas Industrial Estate, the original five blocks of four-storey flats will be replaced by three high-rise towers of 38, 46, and 33 storeys. The first 38-storey tower, currently under construction, will provide 300 larger compensation units for existing residents before the old buildings are demolished, minimizing disruption.

Next phases include a 46-storey affordable housing block with 770 units and shop offices, followed by a 33-storey serviced apartment tower with commercial space. Units will be significantly larger, enhancing living standards at no extra cost to residents beyond legal fees.

With a GDV of RM597.84 million, the project offers a sustainable urban renewal model balancing resident welfare, developer returns, and state land value. It may guide future Malaysian redevelopment amid land scarcity and aging housing challenges.



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## **Magna Prima's Twinicon Forms JV to Develop SoHo in Johor Bahru**

Magna Prima Bhd's subsidiary Twinicon Sdn Bhd has entered a joint venture with Crest Star Land Sdn Bhd to develop a small office home office (SoHo) project in Johor Bahru. A special purpose vehicle will be established, with Twinicon holding 75% and Crest Star 25% ownership.

The project sits on a 3,457.5 sq m site in Johor Bahru township. Twinicon will lead the entire development and be responsible for its successful execution throughout the project duration.

Upon completion, Crest Star will receive a fixed RM26.78 million entitlement, while Twinicon retains all sales proceeds and associated profits. Governance will be overseen by a three-member board, with Twinicon appointing two directors and Crest Star one.

Following profit distribution, Twinicon must transfer its JV shares to Crest Star, relinquishing all interests and directorial roles. This structure ensures clear exit and profit allocation for both partners.



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## **MaMing Group Secures Three JV Deals for Residential and Industrial Projects**

MaMing Group has signed three joint venture agreements to develop residential and industrial projects in Selangor and Negeri Sembilan. Two projects are in Selangor—Pulau Indah and Ulu Yam—while the third is in Rantau, Negeri Sembilan.

In Pulau Indah, MaMing's subsidiary partners with Wire & Wire Products to develop 3.94 acres into 12 semi-detached factory units sized 7,920 to 9,720 sq ft. Meanwhile, the Ulu Yam project involves 11.4 acres with 108 residential units, including semi-detached and terraced homes priced between RM250,000 and RM550,000.

The Rantau project, led by MaMing Wire Development, covers 4.04 acres and features 83 residential units—semi-detached and terraced—priced from RM250,000 to RM450,000. This site is conveniently located less than 30 minutes from Seremban.

These projects highlight MaMing's strategic expansion into mixed-use developments across key growth areas, offering diversified opportunities for corporate investors.



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## **Asia Quest Expands Kiaramas Collection Amid Strong Market Confidence**

Following the success of Phase 1, Asia Quest Group has launched Phase 2 of Kiaramas deDaun in Mont'Kiara. Phase 1, with 436 units across two towers, recorded 95% non-bumiputera sales since its June 2024 launch. Phase 2 adds 223 upscale units in a single tower, featuring larger layouts tailored for modern, multigenerational living.

Units range from 1,389 to 4,693 sq ft, priced between RM1.16 million and RM4.31 million. Facilities include a 760-foot meandering infinity pool, gymnasiums, sky lounge, wellness areas, and a multi-use Residents' Entertaining Zone. Select units offer private lift lobbies and unobstructed city views.

CEO Tan Kok Leng expects 90% sales by year-end, supported by interest from young professionals, families, MM2H participants and investors. The project's location in a mature Mont'Kiara enclave enhances its appeal.

Asia Quest is also planning new developments in Jalan Tun Razak and additional Kiaramas launches, aligning with rising demand for high-quality, well-connected city homes.



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## **Mah Sing's M Tiara Achieves Over 70% Take-Up in One Year**

Mah Sing Group's M Tiara development in Skudai, Johor, has achieved more than 70% take-up within 12 months of its official launch. Phase 3, comprising 163 units of double-storey terrace and cluster homes with a GDV of RM167 million, saw all non-Bumiputera units fully sold during its launch on May 24 and 25.

Spanning 75.7 acres of freehold land, M Tiara offers homes starting from RM624,800 with generous built-ups. Its strategic location near major roads, including Jalan Gelang Patah and the Second Link Expressway, enhances accessibility. The township is also surrounded by schools, retail hubs and healthcare facilities within 15km.

Johor remains Mah Sing's second-largest development market after Klang Valley. The strong demand reaffirms its ability to align product offerings with market needs.

In 2024, Mah Sing expanded further with land acquisitions for M Tiara II, Tiara Hills and M Grand Minori, underscoring its confidence in Johor's long-term growth potential.



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## **Batiq Homes Offer Lifestyle Value And Long-Term Investment Upside**

IJM Land Bhd's latest terraced home project, Batiq, in Seremban's S2 Heights Aman, has secured a 40% take-up rate for its RM80 million first phase. Launched in February 2025, the phase includes 82 two-storey units with generous layouts, priced from RM878,800. Built-ups range from 2,174 to 2,183 sq ft, and each home comes with four bedrooms and en-suite bathrooms.

Set on a 20-acre site, Batiq's total 177-unit development reflects thoughtful design inspired by batik artistry. Architecture features earthy brickwork, warm timber finishes, and smart home technology for secure, connected living. All units enjoy a private garden and scenic views from elevated terrain.

Residents benefit from extensive green spaces including a community park, jogging tracks, and sports courts. Batiq's strategic location near major highways and KTM access strengthens its investment appeal, while upcoming infrastructure like Jalan Labu's expansion adds further value.

Phase 2 and other nearby integrated projects signal long-term growth opportunities.



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## Urban Forest Park Boosts Value of Pantai Sentral Township Vision

IJM Land Bhd is developing a new urban park at Taman Rimba Bukit Kerinchi, strengthening the connection between Pantai Sentral Park, one of Kuala Lumpur's largest forest reserves, and the upcoming MRT3 station. Scheduled for completion by year-end, this 0.35-hectare park is a joint initiative with Amona Group under Kuala Lumpur City Hall's park adoption programme.

The park will feature walking trails, shaded rest spots and communal areas. Importantly, it provides a third direct access point into a 102-hectare green zone, encompassing Taman Rimba Bukit Kerinchi and Bukit Gasing. Its location enhances the walkability of the area through the 'Ribbon of Life' pathway, part of IJM's revised masterplan.

This project supports IJM's broader goal to transform Pantai Sentral Park into the capital's first urban forest township, centred on wellness, connectivity and sustainability.

The park also advances KL's 'Greener KL' agenda and reinforces long-term investment potential in the area.



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