

Iqra Real Estate: why invest in Malaysia property



Malaysia is catching the eye of many discerning property purchasers worldwide. Below is a comprehensive list explaining why Malaysia is such a popular investment arena today.

There are many economic and political reasons why Malaysia offers so much promise as a strong emerging market today.

Successful investment in property in Malaysia relies chiefly on the ever increasing tourism figures, as well as commercial and residential options within the capital city of Kuala Lumpur.

Below you will find the main reasons why Malaysia affords a great investment climate for foreigner property purchasers today:

One of the fastest growing economies in the



region (+7% est.)

• **British legal system, property laws and environment**

• **Freehold property ownership and security of title**

• **Active government incentives (Malaysia My Second Home Programme) encouraging foreign homebuyers to the country through offering 10 year entry permits**

• **Attractive, well-priced properties with strong rental demand**

• **Low buying costs at between 3.4 to 6.75% of the property value, including 2.75% agent's commission (for first MYR 500,000)**

• **Strong capital growth of between 15 and 30%**

• **Effective Land Registry and transparency in property transactions**

• **Tax advantages: remittances of income from overseas are TAX FREE**

• **Car import duties and other taxes are waived for foreign residents**

• **No capital gains tax on unearned income inside the country**

• **No requirement, as in neighbouring countries, for a company or local "partners" to buy property**

• **Capital gains on real property are less than 5% after 5 years**

• **Strong demand for resale properties from locals moving to the cities**

• **Also a high demand for quality new real estate is high from an affluent expatriate market.**

• **Among the top three countries for the greatest number of tourist arrivals among the 53 Commonwealth countries, according to the World Tourism Organisation.**

• **Tourist arrivals in Malaysia rose by more than 160% between 2000 and 2005 - an astonishing achievement for tourism.**

• **Chinese investors already active in the market and this is expected to grow**

• **Good, modern communications and infrastructure countryside**

• **Through its Ninth Plan, the government of Malaysia aims to further improve the infrastructure and general economic development of the country. Analysts believe this will have a positive impact on the Malaysian real estate market.**

• **The value of the local currency, the ringgit, is far below the euro, dollar and pound sterling, allowing foreign investors to buy a lot more for their money in Malaysia.**

• **Easy and cheap to**

reach, 25 flights a week from UK starting at £285

• **Low cost of living: eg petrol at 25p per litre, cigarettes 90p per packet**

• **Low cost of regional flights on Air Asia to major S.E. Asian cities**

• **High quality development properties in prime areas are now available**

• **Strategic location - close to Australia, Bali and Singapore**

• **English language widely spoken and all property sale agreements in English**

• **English language newspapers, radio and television available everywhere**

• **Wonderful climate and food. Superb golf and other sports facilities.**

• **Extensive white sandy beaches continue to draw holidaymakers.**

• **Warm, friendly people and peaceful pro-British environment**

Malaysia is experiencing major development and economic growth, giving rise to an

upturn in its tourist, residential and commercial property markets

A solid infrastructure that is being further strengthened by the government's "Ninth Plan" renders Malaysia a modern and efficient country.

Increased air services as well as tax breaks and other incentives are enticing overseas investors to the country.

With prices still at an amazing low, discerning property investors regard this strong Asian economy as a lucrative one for high returns on investment.

International Property Investment Network (IPIN) and Malaysia

The International Property Investment Network has selected Malaysia as one of its chosen locations to offer solid investment opportunities to its members. Why not find out about the many reasons for this in our Malaysia investment research section. Here you will learn why Malaysia is firmly set to offer property investors excellent growth potential.

Why Invest in Malaysia?

As one of Asia's prime emerging property markets, Malaysia has much to offer worldwide property investors. Natural and economic factors are set to offer

fast and significant growth potential in Malaysia.

Natural and Cultural Factors

○ **Proximity to Australia, Bali and Singapore** easily attracts investment and visitors from these countries

○ **English language is widely spoken, creating**

ease and transparency in property purchase transactions

○ **Warm climate** with average temperatures of 21 to 30°C, enticing a year-round tourist trade

○ **Exotic culture and food.** A warm and friendly population and peaceful society

○ **Great sports facilities,** including golf, fishing, diving and other water sports

○ **Stunning palm fringed, golden sandy beaches** and beautiful holiday resort areas

Economic Factors

■ **Property growth of between 15 and 30% per annum**

■ **A surge in economic activity** has created high demand for quality commercial and residential property to serve a growing expatriate community

■ **Government incentives** to ease foreign investment in Malaysia, including tax breaks and relaxation of laws governing foreign ownership of property

■ **Low cost of living** compared with many other countries. Correspondingly low buying costs and maintenance costs

■ **High rental demand** due to a strong tourist economy and an increase in commercial activity in large cities such as Kuala Lumpur

■ **Malaysia is among the top three of all Commonwealth countries** in terms of tourist arrivals

■ **Easy access to Malaysia** via cheap flights from Asian cities as well as from the UK (approx. £300 return)

Land for Development / Project Sourcing

Malaysian land purchase offers investors a prime opportunity to gain maximum returns on investment.

Propertyshowrooms.com and IPIN (International Property Investment Network) work with a close network of developers, land owners and agents alike to establish a carefully vetted list of sources and contacts which allows us to find our clients the very best options available today.

Should you so require, we will also assist you to set up joint venture opportunities in Malaysia and implement investment strategies with the help of our trusted network of competent and reliable professionals.

An improvement in the worldwide property investment climate now allows us to identify many large-scale individual investors and investment consortiums who wish to take advantage of the current strong investment locations in Malaysia.

A new world of Urban chic living awaits you: A lifestyle that adds a refreshing new perspective to today's world of style, comfort and convenience in an inspiring urban setting

Summary

Malaysia currently offers some of the best investment opportunities available in the worldwide property market.

Rental yields and capital growth figures rate well amongst today's emerging markets and a new spurt of corporate investments via investor friendly government policies, have boosted Malaysia's economy to new levels.

This, together with a booming tourist industry and the creation of new luxury resorts is creating an exciting property investment climate in Malaysia.

Intelligent investors are quickly making the most of today's real estate market in Malaysia, while prices are low and opportunities still last.



Lake City: The most affordable apartments in main Kuala Lumpur City

Available two types of Apartments on Pre launch price starting at RM 285,000.00 only 10 per cent on booking and three years payment plan.

Finance available from bank: 50-60 per cent for foreigners/experts and 70-80 per cent finance available for the locals of Malaysia.

Introducing...
AN ENHANCED, LAKESIDE LIFESTYLE

Development by Platinum Victory Development a wellknown Chinese developer for 15 years who have completed several projects in Kuala Lumpur.

- Completed Projects**
- 1 Pelangi Condominium
 - 2 Melati Condo PV 3, 5
 - 3 Melati Condo PV 6
 - 4 Lake City Condo P1
 - 5 Lake City 4-Storey Shops

• **Payment schedule** as per construction status

• **Long-term residency** to purchasers*

• **Affordable apartments** in a refreshing lakeside environment and near to Petronas Tower

* Local population of Malaysia is about 70 million so local population demand is always there but for affordable and in budget apartments like in Lake City.

(Ready property next to it Tower is about 30 per cent above the booking price)



* Within walking distance to UTAR College, and close to Jaya Jusco, Carrefour and Giant.

* Other amenities in the vicinity include Tawakal Hospital, KL General Hospital, Tiwangs Lake Gardens, Chinese primary and Secondary schools and an international school.

* **4-bedroom units** with a spacious built-up of approx 1,600 sq.ft.

* **3-bedroom units** with a spacious built-up of approx 1,313 sq.ft.

* **2-car parking** free

* **Expected appreciation** is 33 per cent per year.

On your investment of first year, payment appreciation expectation is 85 to 90 per cent. Rental yield expectation is 7 to 8 per cent annum.

Expected Date of completion May 2011.

Block-B is now on sale
Majority of the units are on pool view

Iqra Real Estate's exclusive sole agents of Platinum Developer for their Malaysian developments in Middle East, Far-East, Pakistan, India, Sri Lanka, UK, USA and Iran.

