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# Good rental returns from Suez Domain's apartments

LOOKING to invest in real estate in Nilai, look no further with Suez Domain's latest offering, the Desa Palma campus apartments situated in the university town of Bandar Baru Nilai.

The apartments are located on a plot of freehold land adjoining the INTI College campus, separated by a road which allows for easy access to the college.

The apartments offer a high rate of return, bolstered by the fact that it will cater to more than 700 staff and between 6,000 and 12,000 students in various institutions in the vicinity in a near future.

Now, there are about 1,000 foreign students from China, Indonesia, Thailand, Egypt, Mauritius and India in various college campuses in the township.

Phases I and II have been sold out, and the third phase has met with good response.

Only a handful of units for the 628-

square-foot units remain, while there are still several of the 728-square-foot units left.

They are priced for a standard unit, from RM77,900 for a 728-square-foot apartment and from RM96,800 for a 828-square-foot one.

With three rooms and two baths, the apartments are expected to be popular with students, providing good rental returns for owners.

The apartments are located within the Multimedia Super Corridor. It is 15 minutes away from the Kuala Lumpur International Airport. The area is also accessible by multiple expressways such as the North-South and Elite highways.

Rental collection for owners will be taken care of by an asset management team.

A comparison of rental rates in various university towns show that apartments and hostels in the vicinity of universities and institutions of higher learning obtain good returns.

For example, at the INTI College hostel, a twin-sharing room costs RM950, while off-campus accommodation on a twin-sharing basis can cost RM290 per room.

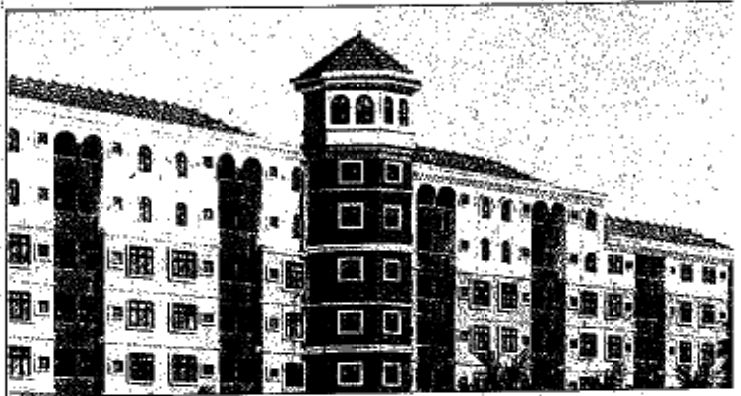
A low-cost single-storey terrace house in Taman Bunga Raya, near TAR College, can yield up to RM320 per room, while a three-room apartment in Serdang South City, catering to students from Universiti Putra Malaysia, costs up to RM285 per room.

The Desa Palma campus apartments are estimated to rake in about RM350 per room, on a twin-sharing basis for the smaller unit, and about RM390 per room, also on a twin-sharing basis, for the larger unit.

Suez Domain has several housing projects in Klang under its belt, such as the Meru Industrial Park, Taman Sentosa, Taman Murni and Taman Saps.

The company is based in Nilai.

By P. Sivarajani



SUEZ DOMAIN: Located on land adjoining INTI College.