

AREA ANALYSIS: Ampang



General

Ampang is a vibrant township located next to KL. With a population of approximately 130,000 (2010 survey), Ampang is labelled as an affluent urban city with discerning property owners. There are many embassies located in the Ampang area along Ampang Road, including those of the United Kingdom, France, China, Russian Federation, Indonesia, Ireland and Thailand. The Singapore High Commission and the U.S. embassy are also located near Ampang at the corner of Jalan Tun Razak and Jalan U Thant.

Ampang properties are seen to be enjoying good capital appreciations and rental yields. This is contributed by the facts that it has a close proximity to KL city area which attract abundant of local and international investors. Rental yields in Ampang are higher than in many other Klang Valley neighbourhoods due to an active expatriate rental market as it houses numerous embassies representing many countries.

Areas

With an areas of 89.17 km², Ampang is a district in Malaysia that was split following the declaration of Kuala Lumpur as a Federal Territory. The township of Ampang is located in the Federal Territory side and is an eastern suburb of Kuala Lumpur. In general, Ampang is normally being referred to as Ampang Jaya or Ampang Kuala Lumpur. Ampang Jaya is located in the state of Selangor and it is administered by the Ampang Jaya Municipal Council (MPAJ), whereas Ampang Kuala Lumpur which is a historic town in district of Kuala Lumpur (KL). Its area in Kuala Lumpur can be identified as being along the Ampang Road and Ampang Hilir.

Connectivity & Accessibility

Major Highway:

Middle Ring Road (MRR2), Ampang Kuala Lumpur Elevated Highway (AKLEH), Duta-Ulu Klang Expressway (DUKE), BESRAYA Expressway, Jalan Ampang , East Klang Valley Expressway (EKVE), Sungai Besi-Ulu Kelang Expressway (SUKE).

LRT stations

Ampang station.
Cahaya station
Chempaka station
Pandan Indah station
Pandan Jaya station
Maluri station
Miharja station

Landmark Developments

Commercial schemes

NO	NAME	LOCATION	DEVELOPMENT TYPE
1	Ampang Point	Seksyen 13	Shopping Complex
2	Ampang Park	Seksyen 14	Retail mall
3	Midpoint	Pandan Indah	Retail mall
4	Pandan Capital	Pandan Indah	Retail mall
5	Spectrum Mall Ampang	Bandar Baru Ampang	Retail mall

6	Galaxy Ampang	Taman Nirwana Ampang	Retail mall
7	Tesco Ampang	Pandan Jaya	Hyper market
8	Aeon Big Ampang	Taman Dagang	Hyper market
9	Great Eastern Mall	Jalan Ampang	Retail mall
10	Flamingo Hotel	Jalan Ampang	Hotel
11	Gleneagles Intan Medical Centre	Jalan Ampang	Medical centre
12	Ampang Puteri Medical Centre	Jalan Mamanda	Medical centre



Transactions

Indicative rents as observed from listings vary between RM1.78 psf at GCB Court to RM4.35 psf at myHabitat, with annual asking rental yields of 5% to 7%. Among the luxury condominiums and newer projects, rental rates range from RM3.50 psf to RM4.20 psf, with yields of 4% to 5.1%.

Latest Developments

Many new developments in Ampang Hilir are in the pipeline. There are numerous upcoming developments being launched as listed below.

NO	PROJECT NAME	DEVELOPER	TYPE	PRICE	EXPECTED COMPLETION
1	Lakeside Residence	Glomac Alliance Sdn Bhd	2-Sty Terrace / Link House	RM924,550 - RM965,550	May 2017 (expected)

2	Koi Prima - Phase 2	Pagada Canggih Sdn Bhd	Condominium	-	2017 (expected)
3	Aurora Residence @ Lake Side City	Permodalan Masteron Sdn Bhd	Condominium	-	-
4	Koi Suites	Pagada Canggih Sdn Bhd	Condominium	Frm RM361,000	Jan 2020 (expected)
5	Twinz Residences	YGS Property Development Sdn Bhd	Serviced Apartment	Frm RM526,000	March 2018 (expected)
6	Aquamarine	Plenitude Permai Sdn Bhd	2 & 3 Sty Terrace / Link House	-	March 2017 (expected)
7	Sky Villa	LBS Bina Group Berhad	Condominium	Frm RM574,400	-