

CYBERIA CRESCENT 2 (A-02-07, Bumi Lot)

The Perfect Rental Investment opportunity

1,050 sq. ft.



3 Bedrooms



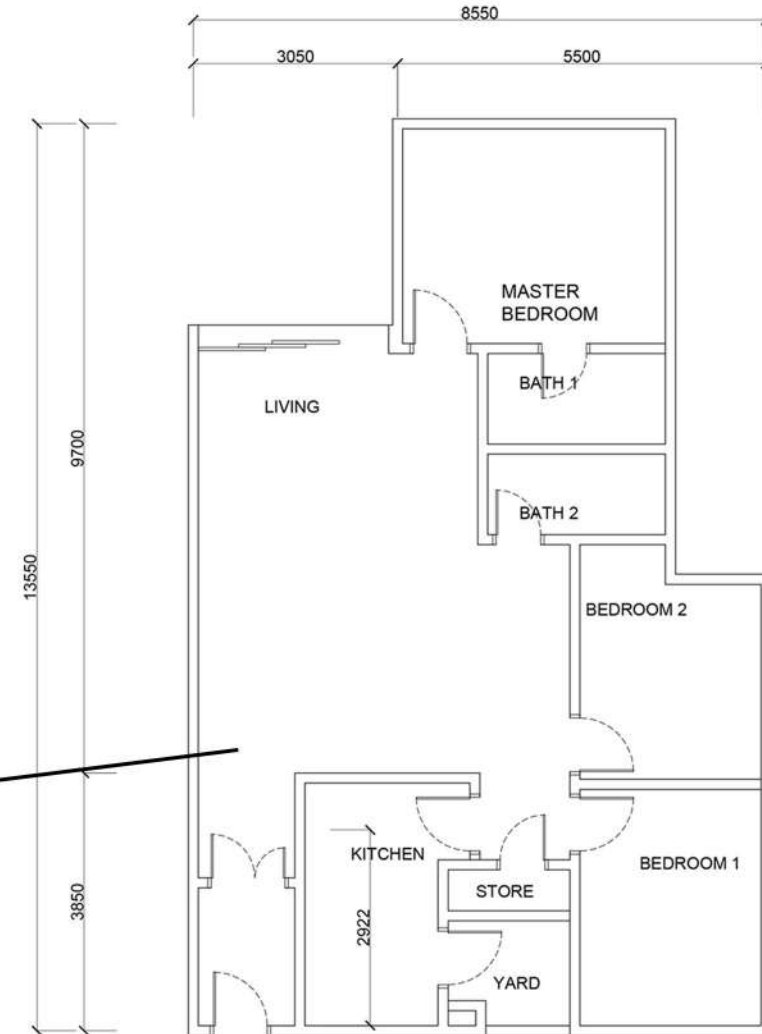
2 Bathrooms



Bumi Lot



Partially Furnished



Cyberia Crescent 2 is a mid-end development in an extremely low density area consisting of only one block.



The unit is in good condition and offers a spacious open area.



Master Bedroom is also rich with natural light



Living and dining area is connected in one big open space



Primarily North Facing, no direct sunlight exposure



- Cyberia Crescent 2 is a relatively safe place to begin investing.
- Affordable price tag and one of the lowest price per sq. ft. (RM 266.67) in the area
- Annual market growth rate of 3.57%, you can expect a favorable deal here.

Source: [iproperty.com.my](https://www.iproperty.com.my)

Potential Rental Audience:



University Students



Small Families



Foreign Workers

Source: [ibilik.my](https://www.ibilik.my), [iproperty.com.my](https://www.iproperty.com.my)

RM 1,000 ++

unit rental price

RM 400

Average room rental price

Considering a 3.5% interest rate and a 35 year loan tenure, this amounts to a monthly repayment of...

RM 1,075/month

Passive Income is a possibility!

Why Invest Now?

4.5%

Cyberjaya's Compound Annual Growth (PropertyGuru)



Cyberjaya has the potential to become a preferred technological investment location, as stated by Prime Minister Datuk Seri Anwar Ibrahim in TheStar (Sep 2023), thereby creating opportunities and increasing demand for property in the region.



Tesla's opening of its headquarters in Cyberjaya in October 2023, as reported by NST (Oct 2023), signifies a whole new range of opportunities awaiting the area.



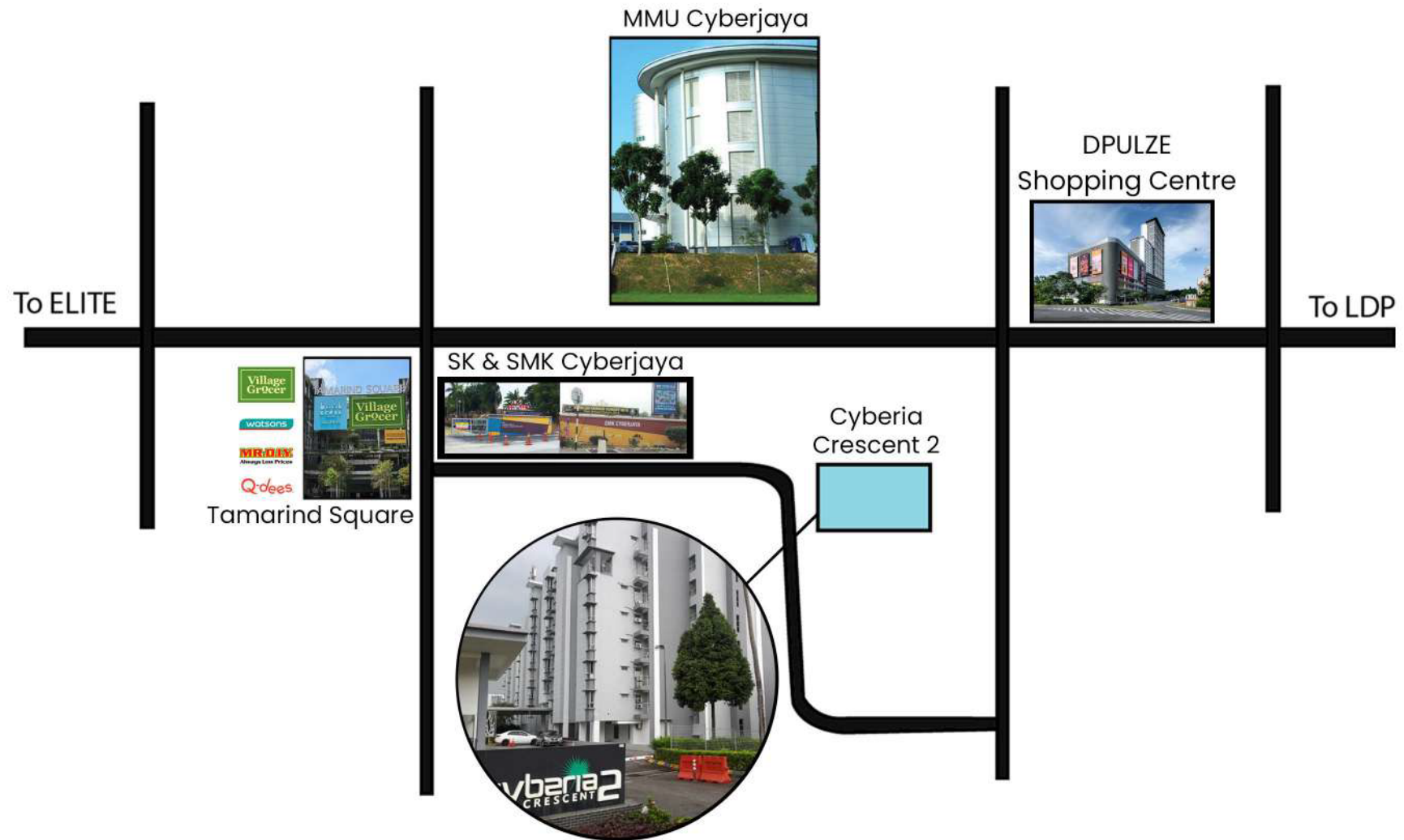
In March 2023, two new MRT stations were launched in Cyberjaya.

Now is an exciting time for Cyberjaya. Recent events indicate a potential increase in the demand and property prices in Cyberjaya in the future. It's the perfect opportunity to ride this wave and start investing!

<https://www.propertyguru.com.my/selangor/cyberjaya>

<https://www.nst.com.my/news-cars-bikes-trucks/2023/10/962242/tesla-malaysia-officially-launches-cyberjaya-hq>

<https://www.thestar.com.my/news/nation/2023/09/09/cyberjaya-has-potential-to-be-preferred-tech-investment-location-says-anwar>



Developer: Paramoden Sdn Bhd

Freehold Unit

mldc1964

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