

## **SOUTH PENANG RENTAL - CURRENT TREND**

The rentals around the South of Penang where most of the factories are remain popular especially in Bayan Baru area as it is most central to Dell & Intel new hires (Intel acquired Altera and recruited many new hires especially from India) – nearest location to Intel (2km only) and the newer Intel (5km approx.). As such the rentals can really go as high as RM1.8k to RM2.5K for a fully furnished condo. The older ones in Bayan Baru is around RM1.6K to RM2K. It all depends really on how well furnished the unit is. Also Bayan Baru is popular because Jabil, Teleperformance & Swarovski have their offices in that area.

Please pre-empt new hires that they cannot expect to find any good apartments for less than RM1.5k. For older and not so well maintained and not so popular apartments, one may be able to rent around RM900 – RM1.3K. Those marked with \* are the condos that are in most demand. Sometimes an assignee may get lucky and get a good bargain.

Area	Distance to Intel PG 12 (km)	Rental per month	FF/PF/UF	Remarks (note: all units have 3 rooms except indicated otherwise)
<b>Bayan Baru: Hotspot - Condos in this area are all readily taken the minute it is vacant – NOT TOO MANY STOCK AVAILABLE</b>				
Elit Height *	3.2	RM1.8K to RM2.5K	FF	Hotspot. Currently most popular
One Sky *	2.8	RM1.8K to RM2.3K	FF	
One World	2.8	RM1.4K to RM1.6K	FF	No facilities
Arena	3.2	RM1.8K to RM2.5K	FF	2 <sup>nd</sup> newest condos
D'piazza	3.2	RM1.5K to RM1.8K	FF	Oldest condo and not that well maintained
The Promenade *	3.2	RM1.3K to RM1.6K	UF/PF	In demand - Newest – most are left unfurnished or partial furnished, 2, 3 & 4 room units
The Promenade *	2.5	RM1.7K to RM2.0K	FF	Hotspot; 2, 3 & 4 rooms
<b>Bayan Lepas</b>				
Tree Sparina *	6.7	RM1.5K to RM1.8K	FF	In demand - very near to Intl School & Penang airport
The Clover	7.6	RM1.5K to RM1.7K	FF	Near to
Summerskye *	6	RM1.7K to RM1.9K	FF	Newest in this area – next to SIS, Airport, 3 & 4 room units
<b>Relau</b>				
Golden Triangle *	3.4	RM1.3K to RM1.6K	FF	In demand
One Imperial & Imperial Residence *	4.0	RM1.5K to RM1.7K	FF	In demand – new condos
Sky Cube	4.4	RM1.6K to RM1.8K	FF	New condo
Sierra Residence	4.4	RM1.4K to RM1.7K	FF	
Taman Desa Relau 2	5	RM850 to RM950	FF	Old and not well maintained – no facilities.
Relau Viista	4.9	RM1K to RM1.1K	FF	Hard to find stock
Desa Alor Vista	5	RM1K to RM1.2K	FF	
<b>Sungai Nibong</b>				
NPark	4.9	RM1K to RM1.2K	FF	Very old condo
EPark	4.9	RM1.2K to RM1.3K	FF	
Sunnyville	4.9	RM1.5K to RM1.8K	FF	2 & 3 rooms units
<b>Sungai Ara</b>				
Pearl Garden	5	RM1.1K to RM1.3K	FF	Old condo
Vistaria	5.6	RM1.2K to RM1.3K	FF	Old condo
Regency Heights *	5.5	RM1.4K to RM1.6K	FF	Old but well maintained condo
Sunrise	6.5	RM1.1K TO RM1.3K	FF	Old condo
Fiera Vista*	4.9	RM1.5K to RM1.7K	FF	Very near to airport, 3, 4 & 5 rooms units
Solaria	4.8	RM1.5K to RM1.7K	FF	New condo - just in front of Fiera Vista
<b>Queensbay</b>				
Villa Emas	5.3	RM1.2K to RM1.5K	FF	Old condo
Putra Place*	5.3	RM1.3K to RM1.5K	FF	Old condo
Gold Coast	5.4	RM1.8K to RM2.3K	FF	Old condo
Summerton	5.4	RM2K to RM3K	FF	2 <sup>ND</sup> Newest condo
Tropicana Bay Residences *	4.9	RM1.5K to RM3.5K	FF	Newest Condo - Rentals depends on sizes; studio, 1+1, 2 & 3 room units

**Compiled by Mei Leng - 23 Sept 2020**