



Home Report:

Block A, #23-1, 1700-1900 SqFt
THE PANORAMA
KL CITY CENTRE, KUALA LUMPUR

Last 12 months as of Sep 2023

The iProperty Home Report offers key information on the unit that is being sold. The snapshot delivers actionable insights to inform a range of key considerations and ultimately aims to give confidence to the seller and buyer on the price, rent and investment details.

DATA SOURCE

Brickz.my
iProperty.com.my

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The key insights you will derive from this report includes:

1. Summary Sheet
2. Pricing to Buy or Sell
 - Best Matched Transacted Average Price
 - Price Analysis
 - Nearby Projects Price Comparison
 - Official Transactions
3. Rental
 - Rental Analysis
 - Rental Listings
 - Nearby Projects Rental Comparison
4. Investing
 - Capital Growth
 - Rental Yield

This summary sheet summarises the pricing to buy or sell, average rent and investing insights of rental yield and capital growth. The average price to buy or sell is calculated based on the best match found based the block and unit number provided. The asking rent, rental yield and capital growth is based on the size range only. The following pages in this report provides details for each of the insights below.

Unit Details

THE PANORAMA
KL CITY CENTRE, KUALA
LUMPUR
1700-1900 SqFt

Best Matched Average Price

RM2,000,000
Block A, Floor 22-24, Stack 1

Median Asking Rent

—

Rental Yield Base on Asking

—

Capital Growth

—

Pricing to Buy or Sell

Last 12 months as of Sep 2023

THE PANORAMA
KL CITY CENTRE, KUALA LUMPUR

Best matched transacted average price for your property

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The best match pricing is based on the closes accuracy we are able to calculate based on the unit number and size for this project. The size range is always maintained as the selected size for all the matching. The price shown is the best match we were able to analyse.

Best Matched Transacted Average Price

RM2,000,000
Block A, Floor 22-24, Stack 1

Comparing the Average price for size 1700-1900 SqFt for just Block A

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This page analyses the average prices for this size range and specific to the block in reference to give you a comparison analysis. The best matched price will be highlighted in orange. This table establishes an understanding of the pricing depending on the floor and stack for just the block in reference. Certain stacks at certain floors have a premium due to the view or location. This analyses gives you an understanding on the premium differences of price by floor and stack.

Floor	Stack / Unit No for Block A		Floor Average
	Stack 1	Stack 3	
22-24	RM2,000,000	-	RM2,000,000
16-18	-	RM1,750,000	RM1,750,000
Stack Average	RM2,000,000	RM1,750,000	Block Average RM1,875,000

Comparing the Average price for size 1700-1900 SqFt for all Blocks

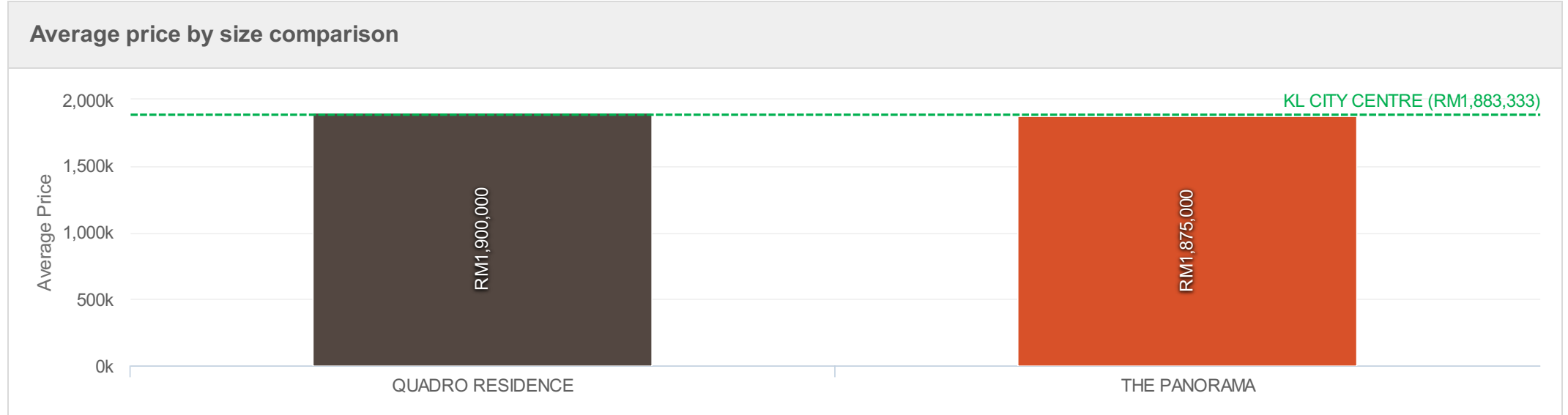
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This page analyses the average prices for this size range and specific to all blocks in the project. The best matched price will be highlighted in orange if available. This table establishes an understanding of the pricing depending on the floor for each block in the project. Certain floors in certain blocks have a premium. This analyses gives you an understanding on the premium differences of price by floor.

Floor	Blocks	Floor Average
	Block A	
22-24	RM2,000,000	RM2,000,000
16-18	RM1,750,000	RM1,750,000
Block Average	RM1,875,000	Project Average RM1,875,000

Nearby Service Residence price comparison for size 1700-1900 SqFt

This page analyses how does the price compare to those found in nearby projects with same size. The comparable projects are based on similar property type and similar size that are close in proximity. By looking at the prices, you are able to establish how premium this unit is compared to these projects. The average price for this analysis does not take floor level and unit number into consideration.



Average price by size comparison

Project	Distance from Project	Average Price for size 1700-1900 SqFt	Number of Sales
QUADRO RESIDENCE	847 m	RM1,900,000	1
THE PANORAMA	Reference Project	RM1,875,000	2

Official sold unit transactions for size 1700-1900 SqFt

This section shows all the transacted records for this building that was used in the report. The reference floor, stack and block is highlighted in orange.

Date	Unit	Size In SqFt	Price	Per SqFt
4/9/2023	A-24-1	1,819	RM2,000,000	RM1,099.51
26/4/2023	A-17-03	1,798	RM1,750,000	RM973.30

The Panorama, KI City Centre, Kuala Lumpur, Block A, #23-1, 1700-1900 SqFt. Last 12 months as of Sep 2023. Powered by www.ipropertyiq.com. Generated on 14 Jun 2024. Data Source by Brickz.my & iProperty.

Rental

Last 12 months as of Sep 2023

THE PANORAMA
KL CITY CENTRE, KUALA LUMPUR



Rental Analysis for size 1700-1900 SqFt

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25 th Asking Rent
-

Median Asking Rent
-

75 th Asking Rent
-

Listed rental unit

Date	Bedrooms	Size In SqFt	Rent	Per SqFt
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The Panorama, KI City Centre, Kuala Lumpur, Block A, #23-1, 1700-1900 SqFt. Last 12 months as of Sep 2023. Powered by www.ipropertyiq.com. Generated on 14 Jun 2024. Data Source by Brickz.my & iProperty.

Nearby Service Residence rental comparison for size 1700-1900 SqFt

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This page analyses how does the rental compare to those found in nearby projects with same size. The comparable projects are based on similar property type and similar size that are close in proximity. By looking at the rental, you are able to establish how premium this unit is compared to these projects. The average rent for this analysis does not take floor level and unit number into consideration.

Median Asking rental by size comparison

Median Asking rental by size comparison

Project	Distance from Project	Median Asking Rent for size 1700-1900 SqFt	Number of Rental Listed
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Investing

Last 12 months as of Sep 2023

THE PANORAMA
KL CITY CENTRE, KUALA LUMPUR

Capital Growth for size 1700-1900 SqFt

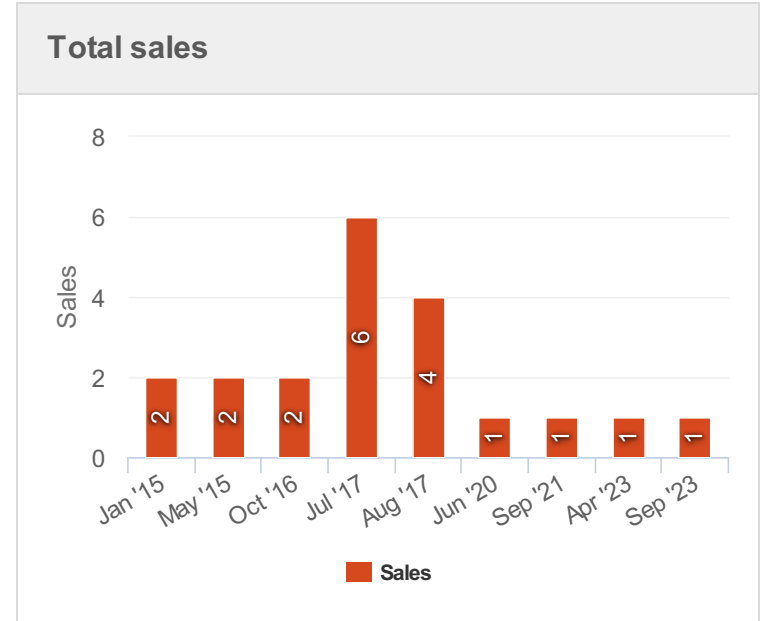
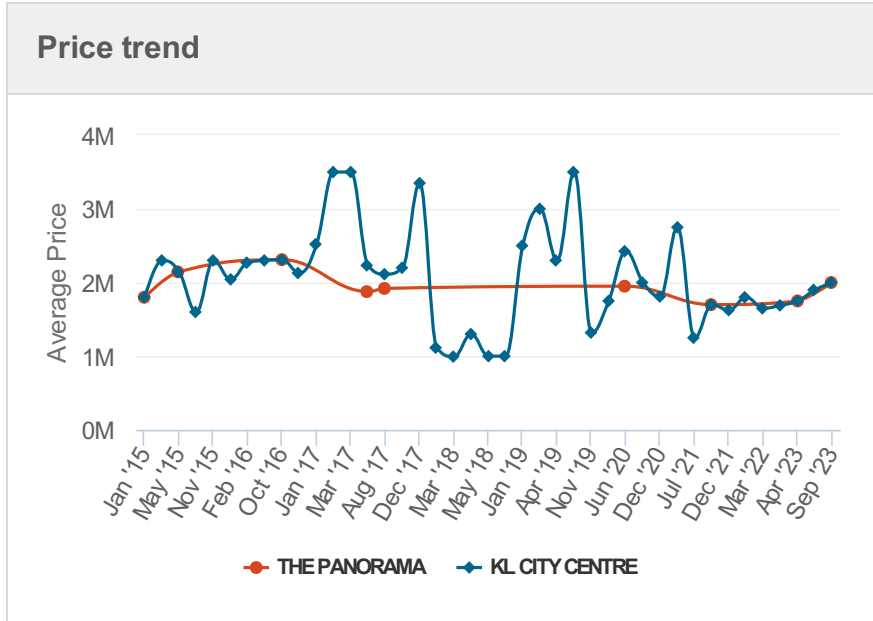
Capital growth

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THE PANORAMA

10.8%

All KL CITY CENTRE
Service Residence



Capital growth comparison with nearby Service Residence

Project	Average Price	Sales	Capital Growth
QUADRO RESIDENCE	RM1,900,000	1	8.9%
THE PANORAMA	RM1,875,000	2	-

Capital Growth

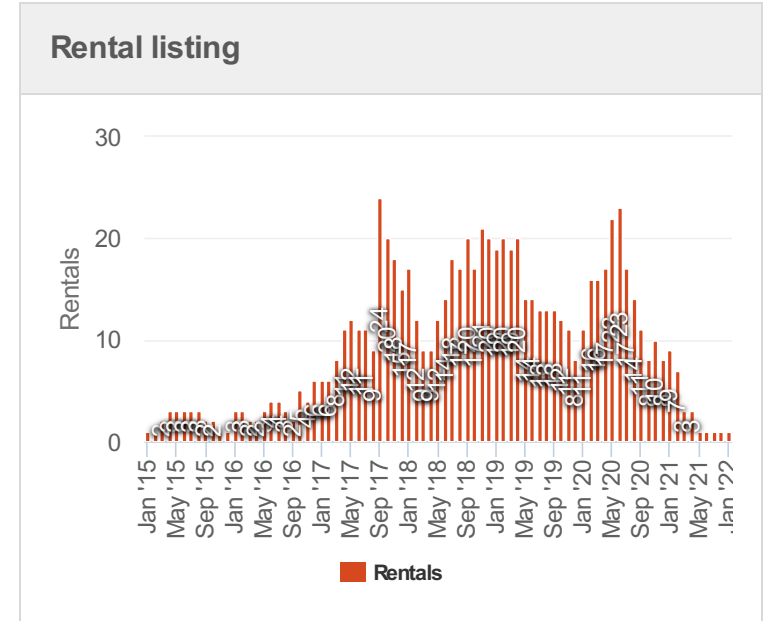
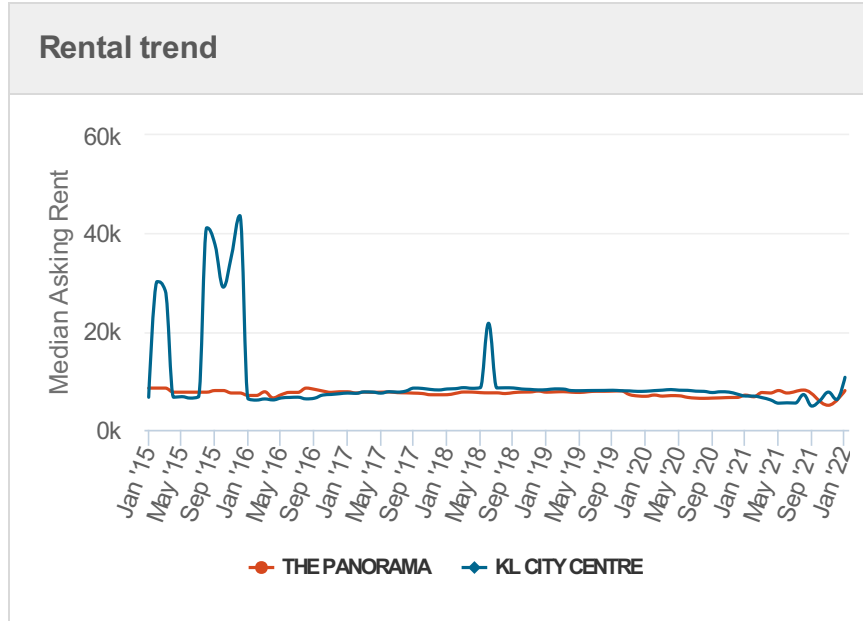
QUADRO RESIDENCE

Rental Yields for size 1700-1900 SqFt

Rental yield

THE PANORAMA

All KL CITY CENTRE
Service Residence



Rental yield comparison with nearby Service Residence

Project	Median Asking Rent	Listed	Rental Yield
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Rental Yield



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