

**For SALE: 2 Storey End-lot Link House @ Jalan Kasah, Damansara Heights**

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Price : MYR 2,480,000  
Land area : 3,590 ft<sup>2</sup>  
Built-up : Approx. 2,400 ft<sup>2</sup>  
Room/s : 3+1 Bedrooms 4 Bathrooms  
Tenure : Freehold

Strategically positioned in the heart of Damansara Heights, this 2-storey end-lot link house is just a short walk from cozy neighborhood cafés, chic bistros, and elegant wine bars.

The current owner has thoughtfully reconfigured the space into 9 temporary bedrooms, generating consistent rental income of MYR 8,960 per month from various tenants.

**Current & Actual Rental Yield:**

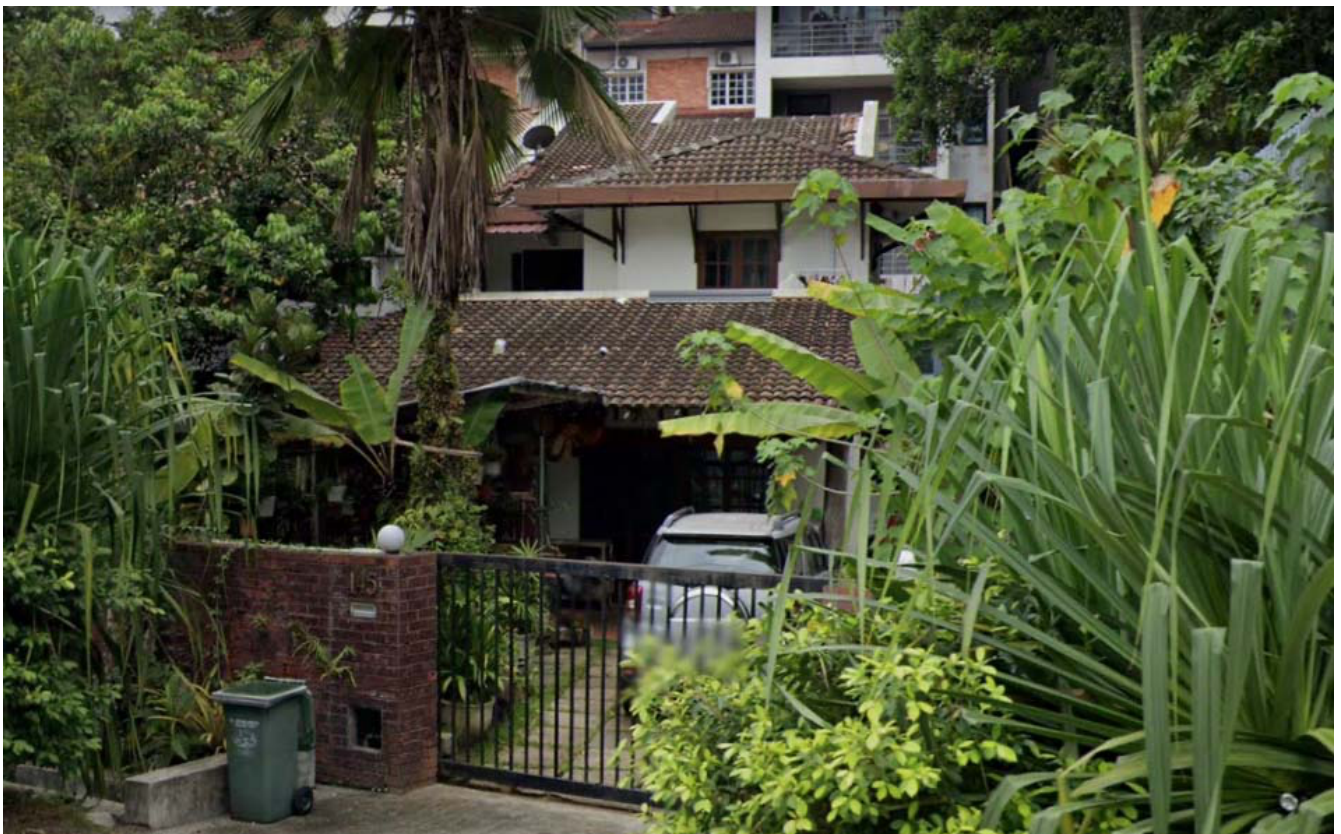
- Room 1: MYR 1,300 (private bath)
- Room 2: MYR 950 (private bath)
- Room 3: MYR 880 / MYR 1,150 (twin sharing bath w/ Room 4)
- Room 4: MYR 800 (twin sharing bath w/ Room 3)
- Room 5: MYR 800
- Room 6: MYR 680
- Room 7: MYR 1,200 (en-suite)
- Room 8: MYR 800
- Room 9: MYR 1,250 (en-suite)

**Total Monthly Rental Income:** MYR 8,660 / MYR 8,930 (MYR 8,930 if Room 3 finalizes with 2 tenants)

**Gross ROI:** 4.16% / 4.29% based on a property price of MYR 2.5 million

From its prime location to its adaptable layout, this home offers a blend of comfort, convenience, and investment potential.

**Contact Amy at +6012-332 1188 to schedule a viewing appointment today!**



*From the desk of Amy Ho*



*From the desk of Amy Ho*



LAYOUT PLAN

