

07 JUL, 2025

Melati Ehsan to expand property development segment

The Edge, Malaysia



Melati Ehsan to expand property development segment

BY RACHEAL LEE
city.country@bizedge.com

Melati Ehsan Group plans to expand its property development division, according to executive director Samuel Yap Wei Sam, following the May launch of its upscale Khaya Residences in Bangsar, Kuala Lumpur.

In an exclusive interview with *City & Country*, he and his father Tan Sri Yap Suan Chee, founder and executive chairman of Melati Ehsan Holdings Bhd (KL:MELATI), reveal that the group plans to increase its pace from one launch a year to two or three annually in the near future. "Our aim is to launch one or two major projects each year, continuing to build a diverse portfolio that spans the residential and commercial property sectors," says Samuel.

Through the founding of Pembinaan Kery Sdn Bhd in 1994, the senior Yap has since expanded the group's operations from general contracting to specialised construction management. Subsequently, the group has specialised in construction management, offering a range of services that include pre-planning, design, construction engineering and management expertise.

The listed entity, Melati Ehsan Holdings, has been operating since 2007 as the group's construction arm. It is involved in the building of roads, highways and residential properties. Most of its construction projects were awarded by the government and quasi-government bodies. The order book for the construction arm stands at RM1.8 billion.



Through the founding of Pembinaan Kery Sdn Bhd in 1994, the senior Yap has since expanded the group's operations from general contracting to specialised construction management



Samuel: Our aim is to launch one or two major projects each year, continuing to build a diverse portfolio that spans the residential and commercial property sectors



An artist's impression of Khaya Residences



Designing Spaces
CREATIVE DESIGNS
FOR EVERYDAY LIVING

Scan/click

Rumah Kami
Visit Rumah Kami, which was designed by a husband and wife architect team. The home infuses modern elements with that of a rumah panjang (long house).

Jalan²
DISCOVER HIDDEN GEMS
AROUND MALAYSIA

Scan/click

TUAH 1895
Enjoy the good vibes, great eats and cool experiences at Kuala Lumpur's latest hotspot

Exploring KL old town
Uncover hidden gems, heritage buildings and local spots that tell the story of Kuala Lumpur's former commercial and business hub

Property development is the group's private enterprise. Its ongoing projects include Bayu 2Sixty @ Kemuning Prima in Selangor. It also has an undeveloped land bank of 20 acres in the Klang Valley and Johor.

Samuel believes Khaya Residences is a testament to the group's commitment to bolstering its property development segment.

Khaya Residences

Through its subsidiary Bayu Mantap Sdn Bhd, Melati Ehsan is developing the RM960 million Khaya Residences, which will comprise 795 serviced apartment units in a 61-storey L-shaped block.

The units, sized from 630 to 2,427 sq ft, are available in 1- to 3+1-bedroom configurations. The exclusive Signature X-Suites, which come with private terraces of up to 876 sq ft, are available from levels 17 to 36.

"What we've done with the X-Suites is really exciting. By utilising the curved architectural design of the building, we've been able to offer residents additional outdoor living space, which is a rarity in the

city. The terraces allow unique experiences, such as private outdoor gatherings, and garden-like spaces in the middle of an urban jungle," says Samuel.

Khaya Residences is located next to the recently completed 43-storey Menara TNB Bangsar at the junction of Jalan Bangsar and Jalan Pantai Baharu. The developer was commissioned to build Menara TNB Bangsar. It shares a podium with Khaya Residences, which will have a retail component featuring artisan cafés, dining outlets and an upscale supermarket.

The Gold-certified Green Building Index office building has a net floor area of 520,000 sq ft, and will house key anchor tenants such as Tenaga Nasional Bhd (KL:TENAGA).

Samuel says that while it is creating luxurious living spaces, the developer is also being a responsible steward of the environment. "The certification reflects our commitment to green building practices, and we are proud to offer a development that is not only luxurious but also environmentally conscious."

He adds that the amenities are designed to cater for the needs of all generations. For example, the twilight garden is perfect for those seeking a peaceful retreat, while the sports and fitness facilities are ideal for the younger crowd. Other facilities include a 50m lap pool, Jacuzzi, children's pool, sky gymnasium and pickleball court.

Looking ahead, Samuel is confident about the sale of the development due to the positive response from its sales and marketing agencies.

"We are confident that Khaya Residences will be a success. The combination of a prime location, unique architectural design and sustainable living elements makes it a product that stands out in the market," he says.

Scan/click

ASK EDGE
12 Things You Must Know About Any Stock