



## Location, Location, Location

### Choosing the right home location

Real estate agents are usually quick to remind homeowners of the common saying “Location, location, location” when buying a new home. Depending on one’s lifestyle preferences and needs, what might seem like an ideal location may not be great for others. Some like the hustle and bustle of the city while others gravitate towards more quiet neighbourhoods. Even so, there are a few common factors that make a location ideal for settling down. Run through this checklist the next time you go on a hunt for your dream home.

#### 01 Affordability

The most important factor to consider is your budget. Homes in well-known and more established locales are usually on the higher side due to the community, amenities, and accessibility. In contrast, homes in newer areas are typically more affordable as it goes through the growth phase, often coming into their own as demand grows.



#### 02 Accessibility

While it’s nice to have a home that’s centrally located in a well-established township, many newer housing developments are often located some distance away from the city. Here’s where highway or road connectivity is important, easing your daily travels.



#### 03 Security



Safety and security are a must for every home, so it makes sense to check if your dream home’s location is well protected. Is your house in a gated housing area where residents regularly pay their security fees? Does it have an active neighbourhood watch or 24/7 security? Is there a police station located nearby? Do some research on the local area’s crime rate to see if it’s a safe neighbourhood for you and your family to live in.

#### 04 Amenities



When there are many facilities near your dream home, this can translate to better quality of life. If you have small children or older parents under your care, you may want to consider a location with nearby schools, healthcare centres, F&B stores, outdoor parks, shops, libraries, and entertainment venues.

#### 05 Public Transportation

Is the MRT/LRT or buses important in your daily commute? If so, you need to ensure these are nearby for your convenience.



#### 06 Environmental Hazards

Thanks to its geographic location, Malaysia is a relatively stable country that doesn’t have many natural disasters, although some neighbourhoods are more prone to floods or landslides. It’s important to research if floods are commonplace in your desired area during rainy seasons or tropical cyclones; you don’t want to find yourself and your belongings in knee-deep waters every time there is a prolonged downpour.



## Every Location Has Its Sweet Spot

A good home location very much depends on your lifestyle and preference. Take the time to learn more about your new neighbourhood before buying and moving in and you will likely be happier in your new home.

