

Why 5 Bedrooms & 5 Bathrooms Are Becoming Increasingly Rare in Modern Double-Storey Terrace Homes

Over the past decade, residential property trends across Klang Valley have changed significantly. Rising land costs, increasing construction expenses and growing urban density have gradually influenced how modern landed homes are being designed and built.

As a result, many newly launched double-storey terrace homes today are becoming increasingly compact in terms of layout efficiency and internal space planning. While buyers may still see attractive facades and modern architecture, truly spacious family-oriented layouts are becoming much harder to find — especially within affordable price ranges.

One of the clearest examples of this trend is the growing rarity of double-storey terrace homes offering 5 bedrooms and 5 bathrooms within a practical 22' x 70' layout.

In today's market, many newly launched terrace homes within Klang Valley commonly offer:

- 4 bedrooms and 3 bathrooms,
- or 4 bedrooms and 4 bathrooms, particularly within mid-market price segments.

As construction costs continue rising, developers are increasingly pressured to optimise built-up efficiency and pricing competitiveness, which often results in more compact layouts and reduced room configurations.

For many homebuyers, especially larger or multi-generational families, this creates a growing challenge.

Modern Families Today Need More Space

Lifestyle needs have evolved considerably compared to previous generations.

Today's households are no longer structured around purely traditional family arrangements. Increasingly, buyers are seeking homes capable of accommodating:

- elderly parents,
- growing children,
- work-from-home flexibility,
- visiting relatives,
- and long-term family expansion.

As a result, demand for additional bedrooms and attached bathrooms has increased significantly.

A 5-bedroom and 5-bathroom layout offers a level of flexibility that many standard terrace homes may struggle to provide.

For families with elderly parents, having a ground-floor room with attached bathroom becomes highly practical and convenient. At the same time, additional bedrooms allow families to create:

- home offices,
- guest rooms,
- study rooms,
- hobby spaces,
- or private family areas.

In modern family living, functionality is becoming just as important as location.

Attached Bathrooms Are Becoming Increasingly Important

The growing preference for more bathrooms is also closely tied to changing lifestyle expectations.

In many newer homes today, buyers increasingly prioritise privacy and convenience within family living environments. Attached bathrooms provide greater comfort for:

- teenagers,
- elderly family members,
- guests,
- and multi-generational households.

For larger families, insufficient bathrooms can eventually become a long-term daily inconvenience.

As a result, homes with higher bathroom counts are increasingly viewed as more future-proof and family-friendly compared to conventional layouts.

This is one reason why true 5-bedroom and 5-bathroom terrace homes are becoming increasingly sought after within the landed residential segment.

Larger Family Layouts Are Becoming More Expensive

One of the key reasons such layouts are becoming increasingly rare is cost.

Larger built-up configurations with more bedrooms and bathrooms naturally involve:

- higher construction costs,
- increased material usage,
- larger plumbing requirements,
- and more extensive design planning.

As land and construction costs continue rising across Klang Valley, many similarly sized homes with spacious family layouts are now often positioned at significantly higher pricing levels.

This is particularly noticeable within mature and highly urbanised areas where freehold landed residential supply has become increasingly limited.

As a result, many buyers today are finding it difficult to secure:

- spacious family-oriented layouts,
- freehold ownership,
- and affordable entry pricing within the same development proposition.

Freehold Landed Homes Are Becoming Increasingly Valuable

Another major factor influencing buyer demand today is land tenure.

In many parts of Klang Valley, freehold landed developments have become increasingly limited due to historical land ownership structures and redevelopment trends.

As urbanisation intensifies, many new developments are now being built on leasehold land or within higher-density concepts due to land constraints and redevelopment economics.

For many buyers, however, freehold ownership continues carrying strong emotional and long-term value.

This is especially true among:

- owner-occupiers,
- family buyers,
- and long-term wealth preservation purchasers.

Freehold landed homes are often viewed as:

- longer-term family assets,
- generational holdings,
- and more stable ownership structures.

As supply continues reducing over time, freehold landed residential properties may also become increasingly scarce within practical family-oriented price segments.

Affordable Landed Homes With Spacious Layouts Are Becoming Harder to Find

Perhaps one of the biggest concerns among modern buyers today is affordability.

Across many parts of Klang Valley, newer landed homes with larger built-up environments and spacious family layouts are increasingly entering higher pricing brackets due to:

- rising land costs,
- increasing construction expenses,
- labour costs,
- infrastructure costs,
- and compliance requirements.

As a result, buyers often face a difficult trade-off between:

- location,
- space,
- tenure,
- and affordability.

This is why developments offering:

- spacious family layouts,
- 5 bedrooms and 5 bathrooms,
- freehold ownership,
- and relatively accessible pricing
are becoming increasingly uncommon within today's market environment.

For many upgraders and young families, this combination represents a rare balance between:

- practicality,
- long-term ownership value,
- and financial accessibility.

A Different Kind of Family Home

Today's buyers are becoming increasingly focused on long-term liveability rather than purely short-term property trends.

Increasingly, families are evaluating homes based on:

- how comfortably the family can grow,
- how flexible the layout remains over time,
- and how well the property supports future lifestyle needs.

In many ways, spacious landed homes with practical family-oriented layouts are gradually becoming a rarity within modern urban development environments.

As future residential developments continue becoming denser and more compact, homes that still provide:

- generous layouts,
- multiple bedrooms,
- attached bathrooms,
- freehold ownership,
- and family-oriented practicality
may become increasingly valuable over time.

For many buyers today, the true luxury of landed living is no longer simply about prestige or façade design.


Increasingly, it is about having enough space for real family living.

Private Consultation & Viewing Arrangement

For buyers seeking spacious freehold landed homes with practical family-oriented layouts within an increasingly competitive Klang Valley market, personalised consultation and private viewing arrangements can be arranged upon request.

To enquire, learn more or schedule a private tour:

Aaron

 +60 16-621 2295

 propertypeople@j-makers.com

Disclaimer: *Property pricing, development specifications, layout configurations, incentives, financing policies and development approvals may change from time to time. Buyers are encouraged to conduct independent legal, financial and technical due diligence prior to any property acquisition or investment decision.*