



## Golden Palm Tree to yield returns in 2 years

### Sepang Gold Coast

The Sepang Gold Coast project is one of the biggest the state has ever planned to undertake and will transform the economic outlook of Sepang district and its surroundings. The Selangor government has decided to go ahead with a RM 4 billion project to turn the Sepang district coastline into a beach resort to rival the Gold Coast in Australia.

The project, which will see the development of the beaches from Bagan Lalang to Tanjung Sepat, is a joint venture between state investment company Permodalan Negeri Selangor Bhd and Sepang Bay Sdn Bhd.

### Golden Palm Tree to yield returns in 2 years

Sepang Gold Coast Sdn Bhd (SGC) expects to start seeing returns from its ambitious RM3 billion Golden Palm Tree within the next two years. SGC president Ho Hok Seng said the project has started to take shape with the first phase, comprising 361 Golden Palm Tree Water Villas, currently under construction and is scheduled to be completed by end-2009.

"Once the water villas are completed, we expect to immediately see a guaranteed return of at least eight per cent in the first two years and between 7.5 per cent to 12 per cent in the subsequent years for our investors," he told Business Times at Bagan Lalang beach in Sepang recently. He said about 90 per cent of the water villas has been sold with foreign investors making up more than 80 per cent of the total sales.

The foreign buyers include those from the UK, Europe, Middle East, Korea and Japan.

"The water villas are based on a sale and leaseback basis where SGC will lease it back and turn the units into a resort which will be run by Swiss-Bell Hotel International." He said, noting that the firm is spending RM3400 million for construction of the project. He noted that the majority of Golden Palm Tree Villas were sold out within five months and is conceptualized as a palm-shaped eco-friendly hotel. There are four types of villas, ranging from approx 520 to approx 2,000 sq ft in size. All the water villas are being built on stilts, about one kilometer from the shoreline. He said the 1,948-ha leasehold Golden Palm Tree which stretches over 22 km will be a coastal city comprising various commercial and residential projects to be developed over 15 years.

The development will include four boutique resort hotels, three traditional or ethnic resorts, a waterside township, a marina, an aquarium, open zoo, theme park, ecotourism areas and an institute of oceanography.

**Sea Tropics Cluster Village @ Sepang Goldcoast - Contemporary Luxury Living within a Resort Paradise**  
As if its contemporary resort feel and surrounding natural assets were not amazing enough, the Sea Tropics Cluster Villages @ Sepang Goldcoast offers guaranteed financial returns too.

Registrations are pouring in for the Sea Tropics Cluster Village, the second phase of the vast eco-friendly resort development Sepang Goldcoast in Sepang, Selangor. Consisting of 13 clusters, the Sea Tropics Cluster Village offers 289 luxurious, tropical-themed, fully furnished apartment and penthouse units built around an 800ft swimming pool. All the apartments, located in 13 cluster villages will enjoy direct access to the pool, which is Malaysia's longest resort pool.

A 5,000-acre mixed development recently won two CNBC Asia Pacific Property Awards 2008, a prestigious accolade from discerning industry peers. Phase 1 of Sepang Goldcoast, featuring its flagship palm-shaped Golden Palm Tree Water Villas, is 90% sold out already.

The Sea Tropics Cluster Village was designed with a contemporary tropical feel to enhance the ambience. The ground-floor studio apartments offer built-up areas of 500 sq ft, 550 sq ft and 775 sq ft. The two-bedroom apartments (with built-up areas of 870 sq ft and 985 sq ft) come with Jacuzzis while the penthouse units (offering a lavish 2,050 sq ft) lead directly to the spa pool.

**Contemporary Paradise for Holistic Living**  
With cluster-based communities redefining property developments, the Sea Tropics Cluster Village is a cutting-edge offering responding to contemporary lifestyle needs. Resort living here means true peace of mind and rejuvenation - waking up to the sound of birds, the sight of lush greenery and the feel of sea breezes caressing your face. Waterfalls and pergolas between the clusters and tower maintain the lush and refreshing feel. Modern facilities at the Sea Tropics Cluster Village include a gym, restaurants and a business centre, as well as function rooms accommodating up to 400 people. Management also intends to offer yoga and tai chi classes and fishing expeditions to enhance the holistic lifestyle here.

With its abundant natural assets including a 22km sandy beach and 17km riverine mangrove sanctuary, Sepang Goldcoast was conceptualized as an integrated holiday destination catering to international holiday-makers and travelers. Its offerings include hotels, a gastronomic paradise, spas, township, Malay kampung homesteads, aquarium, horseback riding, kayaking and more.

**Financial Rewards All Around**  
There are many enticing reasons to invest in these units. Buyers have a leaseback option entitling them to 14 years' free stay annually and GUARANTEED rental return of eight per cent net annually for the first two years with a forecast of 7.5-9% for the next 13 years. This has already proven attractive to buyers from 15 countries worldwide, including the United Kingdom, other European countries, Korea, Dubai, South Africa and the United States during the sales of the Sea Tropics Cluster Village.

**Ideal Location**  
The great location of Sepang Goldcoast means speedy access to the Kuala Lumpur International Airport (30 minutes away), the Sepang F1 Circuit (30 minutes), Putrajaya and Cyberjaya (45 minutes). The interconnectivity of the highways and rails render even KLCC a mere 75 minutes away.

### Why invest in Malaysia property

Apart from all the factors that make Malaysia an excellent place to live or visit, there are numerous reasons that make Malaysia the ideal place to invest your money. The property sector, in particular, is catching the eyes of investors from all over the world since prices are still low and the potential for growth is extremely high.

Malaysia is experiencing major development and economic expansion, increasing the demand in tourist, residential and commercial property markets. Recent improvements and reforms have also led to the strengthening of the property investment market in Malaysia.

Supported by a market-oriented economy and pro-business Government policies, Malaysia offers investors a dynamic and vibrant business environment with the ideal prerequisites for growth and profits.

Malaysia's key strengths include a well-developed infrastructure and a productive workforce. A solid infrastructure that is being further strengthened by the government's "Ninth Plan" renders Malaysia a modern and efficient country. Increased air services easy access via the numerous international airports is enticing overseas investors to the country. With prices still at an amazing low, discerning property investors regard this strong Asian economy as a lucrative one for high returns on investment.

Being a politically stable country with an effective legal system, Malaysia's property laws ensure the safety of the investor. Furthermore, since the English language is widely spoken it is easy to ensure that all property purchase transactions are completely transparent.

The exchange rate of the Malaysian Ringgit is much lower than that of the Dollar and the Euro, giving investors a lot more value for their money. Moreover, the cost of living in Malaysia is also much lower than most other developed nations.

Buying property in Malaysia is a hassle-free process that is actively encouraged by the government. There are no restrictive policies in place that restrict the investor. On the flip side, the government is providing various benefits and incentives to those who invest in Malaysia.

**MM2H**  
The prime example of this is the Malaysia My Second Home (MM2H) program which allows eligible foreigners, along with their spouse and children to obtain a renewable ten year social visit pass together with a multiple entry visa.

Under the MM2H program, banks provide a mortgage facility that ensures up to 85% financing of the property. With a recent cut in interest rates, investors can now get a mortgage for less than 5% per annum. More benefits of this program include the tax free import of a car, tax breaks on offshore income remitted to Malaysia

# Maha Group: Bringing Malaysia to you!

and the option of bringing in a housekeeper from your country of origin.

Malaysia currently offers some of the best investment opportunities available in the worldwide property market. Rental yields and capital growth figures are well amongst today's emerging markets and a new spurt of corporate investments via investor friendly government policies, have boosted Malaysia's economy to new levels. This, together with a booming tourist industry and the creation of new luxury resorts is creating an exciting property investment climate in Malaysia.

Intelligent investors are quickly making the most of today's real estate market in Malaysia, while prices are low and opportunities still exist.

**Why invest through the Maha Group?**

The Maha Group was formally established as an independent company in 2001 and is involved in a wide range of business activities which include Textiles, International Real Estate and International Residency Programs.

Our expertise lies in working for developers and promoting their properties in Pakistan. In Malaysia, we are the agents for Sepang Gold Coast, MK Land, Mutiara Goodyear, Pine Properties, Bandar Raya, Berjaya and Clearwater.

Having the support of these world renowned developers, we can proudly boast that we offer the most diversified basket of Malaysian properties available in Pakistan. Our projects range from ultra modern serviced apartments right next to the twin towers in the heart of KL to luxurious holiday water villas on the pristine beaches of Sepang and everything in between.

The Group's biggest asset is the network of contacts it has developed over the years in the international markets. This combined with the extensive market research that is carried out on a perpetual basis enables us to provide our customers with the best deals on all sorts of properties that range from low priced office spaces to high end residential projects.

We are a one stop solution for investors who wish to purchase property abroad. Our experienced staff will guide you all there is to know about buying properties, making the process easy and understandable even if it is your first investment abroad. Your personal case manager will also ensure that you do not need to run around for any paper work, we will not only assist you in the purchase but also use our contacts in Malaysia to expedite the process.

In addition to our expertise in the property sector, we also facilitate Pakistanis who wish to apply for international residency. We are your ultimate solution if you are interested in applying for the MM2H program. Having already successfully processed applications, we assure that we can get your application approved within eight weeks of submission.

All your requirements of financing are catered for you right here. With financing facilities to ups with several international and local Malaysian banks, we offer you the best financing deals possible. Today here local mortgage rates are well over 15% with only upto 50% margin, we can with our affiliations in Malaysia, facilitate your mortgage application upto 85% margin for as low as 4.50%. Same options are available for conventional and Fully Shariah Complaint Islamic Financing. Furthermore, if you choose to buy a property through us we will waive the processing fee and work on your application completely free of cost! - Mustafa Nemat Ali, Maha Group

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## Sepang Goldcoast Sdn. Bhd Malaysia

### Golden Palm Tree



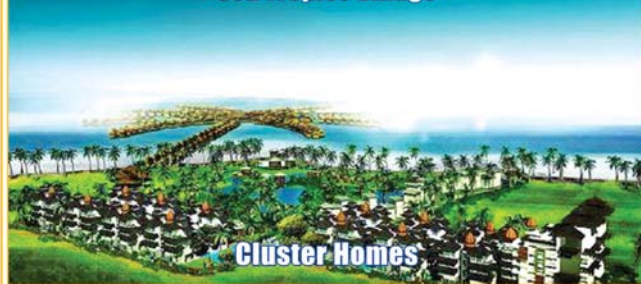
### Water Villas



Fully Furnished

15 Years Rental Guarantee

### Sea Tropics Village



### Cluster Homes

www.sepanggoldcoast.com

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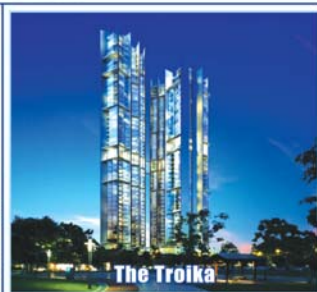
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## Maha Group Malaysia Real Estate



### Prima Avenue



### The Troika



### Rafflesia



### Clearwater Residences



### Savanna 2



### Metropolitan Square

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