

Paradise found at Sepang Gold Coast

With the iconic Golden Palm Tree Sea Villas and Spa at the Sepang Goldcoast nearing completion, investors looking to buy into resort homes might want to make a beeline to this prolific development.

Visualise a getaway with a pristine white sandy beach accompanied by a refreshing sea breeze and accentuated by the rustle of waves just beneath your feet. Now imagine that scene to be just a mere an hour and a half's leisurely drive away from the Kuala Lumpur city centre.

Sounds too hard to believe? Think again.

Those words perfectly describe the upcoming Golden Palm Tree Sea Villas and Spa situated at the ambitious 5,000-acre mixed development paradise in Sepang Goldcoast. Slated for an end October 2009 completion of which then minute touches will take place, the resort with 393 units of sea villas is expected to be operational as soon as April 2010.

An unparalleled retreat, the new resort with villas over the sea is a first in Malaysia that takes the shape of a palm tree and the world's first that is built on stilts. It stretches a lengthy 1.5 kilometre out to the well-sheltered Straits of Malacca. Its location is nature's refuge with two nearby mangrove sanctuaries as well as a planned educational orchard and lagoon. The mangroves teem with a wide variety of flora and fauna, including migratory birds. It is even said that the daily sunset casts a relaxing atmosphere there.

Developer Sepang Goldcoast Sdn Bhd, a joint venture of Permodalan Negeri Selangor Berhad (PNSB) and Sepang Bay Sdn Bhd, has even taken the extra precautionary step to safeguard the environmental quality of the area by working closely with the Malaysian Nature Society (MNS). Besides periodic third-party water analysis and immaculate care for waste management with German technology, the developer has taken themselves to task for the maintenance of the public beach near the resort.

Steven Yap, the head of sales and marketing of Sepang Goldcoast have said that the contractors of the development will ensure that debris from the site was frequently cleared so that pollution is kept to a minimum during constructions.

Furthermore, the boulevard leading out to the clubhouse and sea villas of the resort is car-free. Buggy transport is prepared for resort guests and residents, as long as they can resist the urge to instead walk to soak up the enchanting ambience of the surroundings.

LEAVING THE WORLD BEHIND

Villas at the five-star Golden Palm Tree Sea Villas and Spa exhibit hints of Polynesian and Maldivian architecture, while its interiors are lined with modern Malaysian flavours. They will all come fittingly furnished.

Besides the promise of breathtaking views and great vibes, serving guests and residents of the villas is a clubhouse with comprehensive facilities for everyone. Recreational facilities include convention hall, gym and sports centre, educational centre and library. For business travellers, there will be meeting rooms, a one thousand capacity convention hall and business centre.

When the resort is open, there will be plenty of leisure activities like archery, cycling, water sports and many more. In an endeavour to deliver top-notch experiences to visitors, their well-being and needs will be attended to by specially-trained hospitality officers.

Both tourists and locals can delight in a gastronomic dining experience not only at the resort's two restaurants, but also at food kiosks nearby. Savoury local cuisine like steamboat, ikan bakar, satay and plenty more are available.

Come June 2010, there is a plan to build a chapel by the beach catering to weddings. According to Keith Chan, director of sales and marketing, Golden Palm Tree Resort & Spa, there have been

numerous enquiries from locals hoping to hold their weddings at the resort – and it is not even open yet!

Besides weddings, there were also interests from companies wanting to hold their annual getaways, corporate meetings and such. Advance booking for such activities are already open.

It is expected that the villas will go for RM450++ per night for guests.

The Golden Palm Tree Sea Villas and Spa will be managed by Hong Kong-based hotelier Swiss-Belhotel International.

IDYLIC GETAWAY FOR EVERYONE

Although the Golden Palm Tree Sea Villas and Spa is conceptualised to be a tourist destination, the awe-inspiring development caters to both holidaymakers as well as astute property investors.

There is an eight per cent guaranteed return for the first two years for investors of the villas. Steven Yap says that the leaseback scheme will be very attractive as it is a triple net programme. This means that it even covers investment pre-brand, insurance, maintenance and sinking fund. From the third year onwards, the revenue will have the resort expenses deducted first before

distributing the investment returns. Doing so eliminates unnecessary surprises that other in-the-market rental return practices may have. What's common is that investors of those programmes will get their returns along with possible maintenance and repair bills i.e. when their furniture or air-conditioning breaks down. With investors from all over the world, it is not practical to shut down specific villas while waiting for repairs.

Therefore, what the Golden Palm Tree Sea Villas & Spa offers to all investors is a hassle-free plan for maintenance. This way, should something in a villa breaks down and needs replacement or repairs, it gets paid by all the investors instead. For the first year of operation, Keith Chan has projected a 70 per cent occupancy for the resort.

Investors have four villa designs ranging from studio to three-bedroom, two-bathroom units. The Travellers villa features a built-up area of 570 sq ft and are priced from RM571,815 while the Canary Palm villa that is equipped with two bedrooms features a built-up area of 883 sq ft and are priced from RM977,100.

Those looking for something larger can consider the 1,345 sq ft 2+1 bedroom Ivory Palm villa or the 2,422 sq ft Royale Palm villa. They are priced from RM1.43 million and RM2.45 million respectively. The Royale Palm villas are located at the end of every 'branch' and offers direct access to the sea.

WORLDWIDE APPEAL

Heavily promoted overseas as a new tourism destination in Malaysia, the Golden Palm Tree Sea Villas & Spa have since attracted investors from over 20 countries. Buyers of the resort homes are from the United Kingdom, Dubai, Korea, United States, France, Hong Kong, China and many more. Local investors have also jumped into this investment opportunity.

The developer, Sepang Goldcoast, have also stated their intention to register the Golden Palm Tree Sea Villas & Spa into the Malaysian Book of Records for their uniqueness and architectural feat.

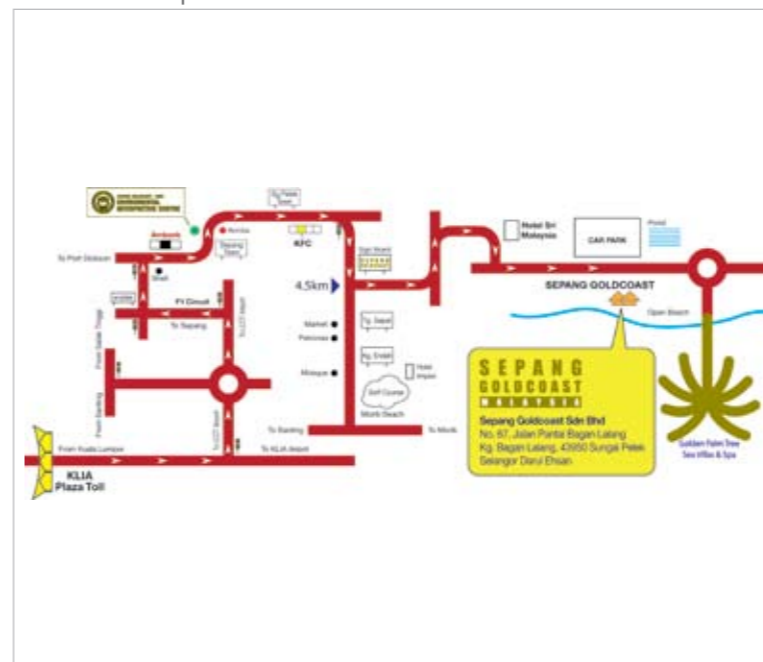
EFFORTLESS ACCESSIBILITY

The Golden Palm Tree Sea Villas and Spa is situated in Sepang. It is just 30 minutes away from the Kuala Lumpur International Airport as well as the Sepang F1 Circuit. Meanwhile, the country's administration hub of Putrajaya and technology hub of Cyberjaya is only 45 minutes out.

Interested buyers of this one-of-its-kind investment opportunity can call (603) 3141 3288/2960 or (6012) 6746 228/(6012) 3186 340/(6012) 6383 808. Alternatively, visit www.sepanggoldcoast.com or sepanggoldcoast.blogspot.com



Location Map



iProject Listing

Quick Pro:	NC1141
Project Name:	Golden Palm Tree Water Villas
City:	Sepang, Selangor
Property Type:	Villa
Tenure:	Leasehold
Build Up:	570 - 2,422 sq ft
No. of Bedrooms:	3
No. of Bathrooms:	2
Price:	From RM571,815 - RM2,500,696
Total Units/Lots:	399
Completion Date:	2009

Visit iProperty.com.my for more details

Developer:
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