

PROJECT BRIEF

Document 2

Update 14102020



THE MOST AFFORDABLE
in the
SOUTHERN
CORRIDOR
of
GREATER
KLANG
VALLEY
BUNGALOW

Freehold
with CLUBHOUSE facilities

Attic Bungalow



Clubhouse



Albury Village



**MAHKOTA HILLS
CONSTRUCTION
SDN BHD**
(Co.No. 1254850-A)

Introduction



- Mahkota Hills (formerly known as Bandar Akademia), started this Township development in the late 1990's.
- Its total **FREEHOLD** land size of 1,800 acres comprises of 5,800 Bungalow lots and pocket lands for other developments.
- This Township development has become the most **AFFORDABLE BUNGALOW** range in the Southern Corridor of the Greater Klang Valley, whereby more than 2,000 units of Bungalows have been built on-site.
- UM Land (a branded public listed company developer) took over 500 acres of these pocket lands in 2015, and continued this township development targeted for the 'medium-up' market.

Introduction



- Their latest phase “Woodbury”, Double Storey Link Houses (20’ x 65’) are currently priced at an average of RM444,000 nett, with a good take up rate.
- In view of this current economic situation, Mahkota Hills Construction Sdn Bhd (MHC) are selling **FREEHOLD NON-BUMI LOTS** with innovative **UNIQUE GARDEN HOMES** (Single Storey & Attic Bungalow) at **VERY AFFORDABLE** price by using 2 agreements (one for Land & one for Building Construction) to reduce costs while giving Value-Added and Extra benefits to Purchasers.
- Our main target is Government Staff who are mostly capable of obtaining 100% Loan, and with the ongoing effort of Adun and Local Council, they are strongly encouraging the residents of nearby Villages to move over to Mahkota Hills; to turn this township into the most important Community Hub (adjoining to Semenyih) in this region, **TO ENSURE CAPITAL APPRECIATION FOR PROPERTIES IN MAHKOTA HILLS.**

THE 8 “P” OF myGARDENHOMES @ MAHKOTA HILLS



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POSITIONING

YOUR SERENE HAVEN
(a peaceful residence)

Breezy

Grow with your needs

Consistent Quality

Affordable



Sustainability

Green Concept

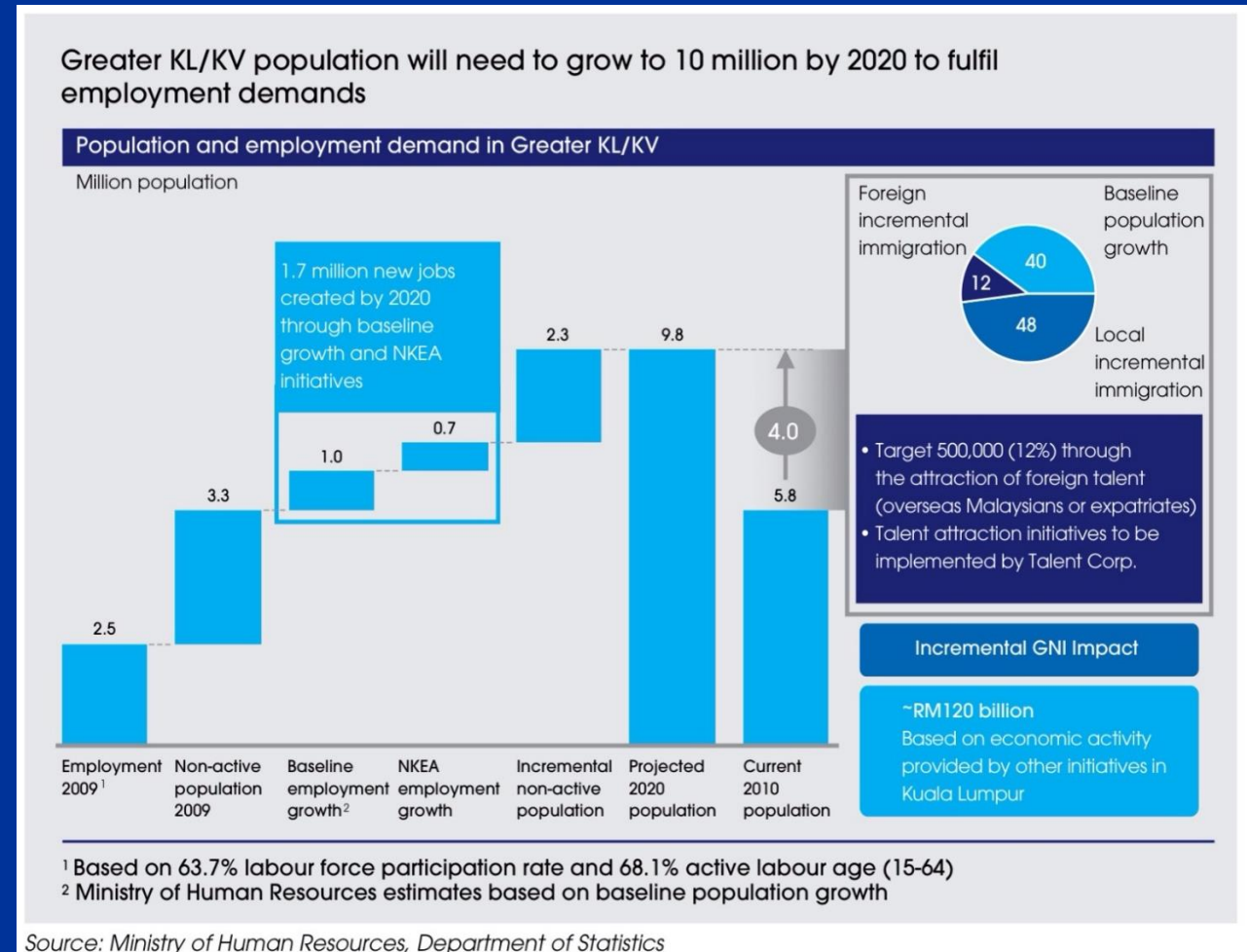
Industrialised Building System (IBS) – selected product

PLACE

SOUTHERN CORRIDOR OF GREATER KLANG VALLEY

The Ever Growing City - Greater Klang Valley (Worldwide Urbanization Trend)

- Greater Klang Valley's population has grown from 6 million in 2010 to 10 million in 2020
- More affordable residential needs are always on the rise, as Greater Klang Valley's property continues to be the strongest demand
- Hence, the Southern Corridor of Greater Klang Valley will be the hottest spot of Demand & Capital Appreciation



DIGITAL FREE TRADE ZONE (DFTZ)

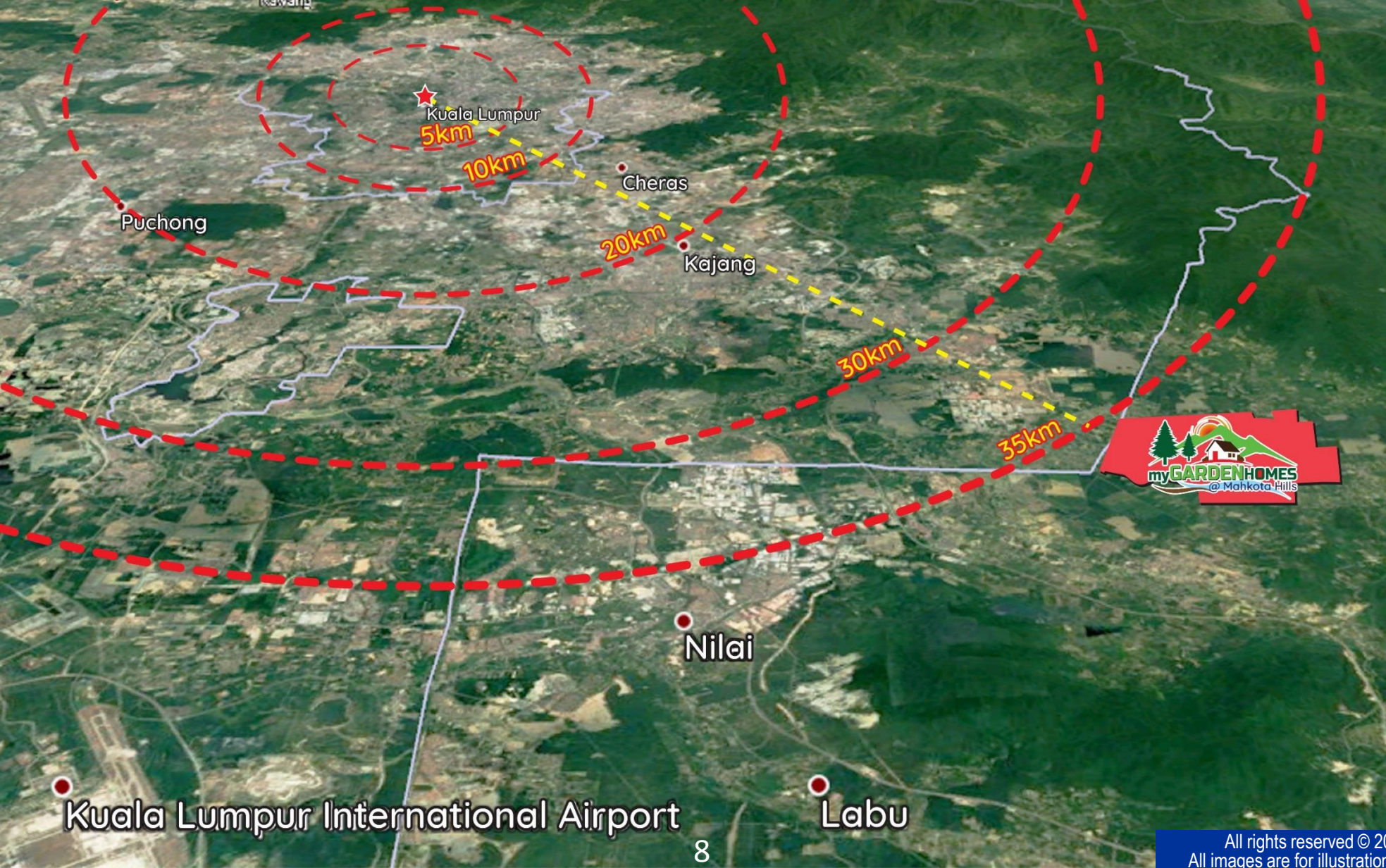


- DFTZ will facilitate SMEs to capitalize on the convergence of exponential growth of the internet economy and cross-border trade.
- DFTZ provides a holistic approach key to SMEs growth by connecting them to eMarketplaces, government agencies, cross border logistic providers and cross border payment providers.
- DFTZ will increase the SMEs goods export to USD38 billion, create over 60,000 jobs and support US\$65 billion worth of goods moving through DFTZ by 2025.
- DFTZ will make Malaysia Asia's leading trans-shipment Hub by 2025.
- DFTZ consists two components - eFulfillment Hub and eServices Platform.

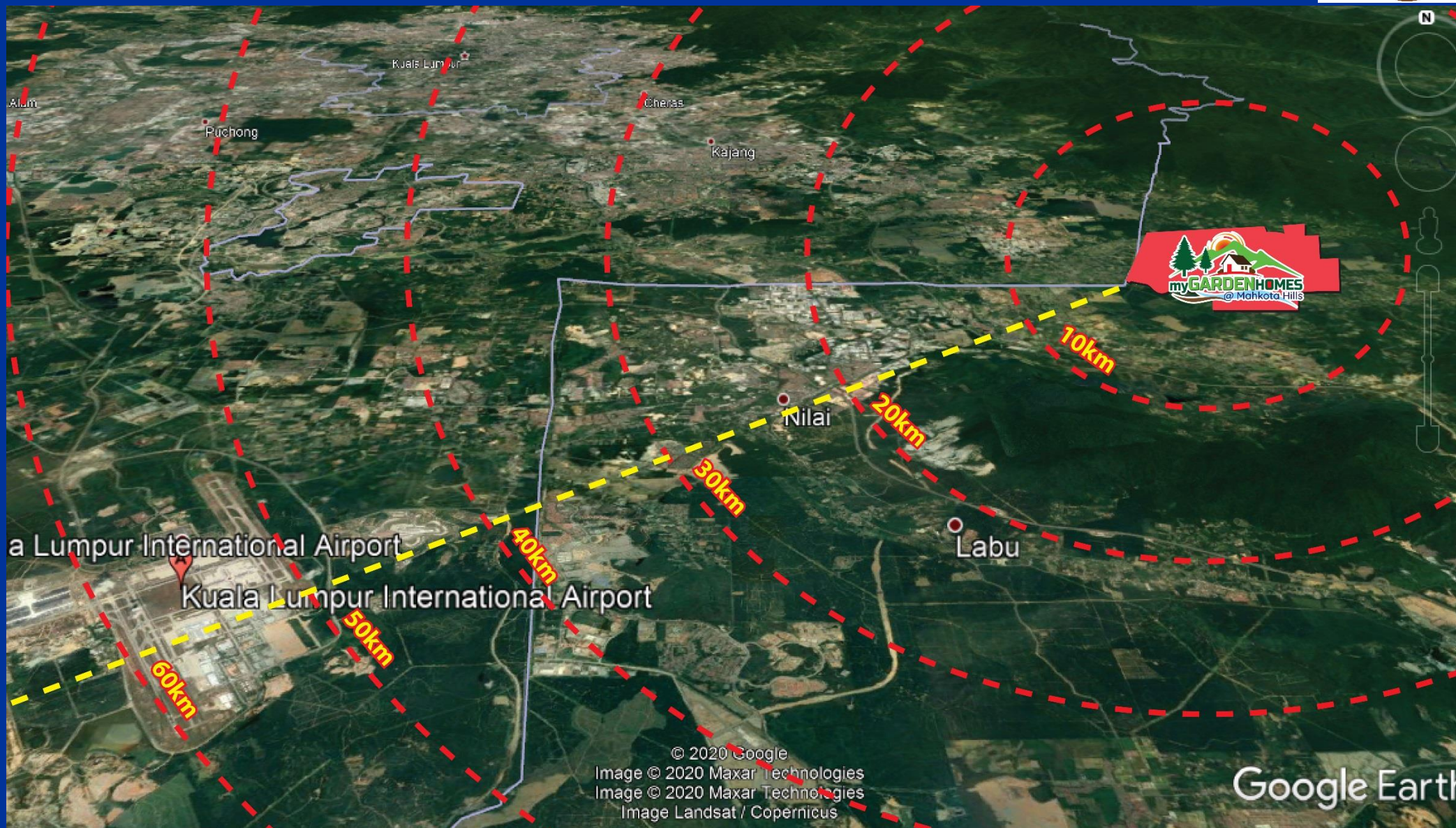
Southern Corridor Surrounding Developments



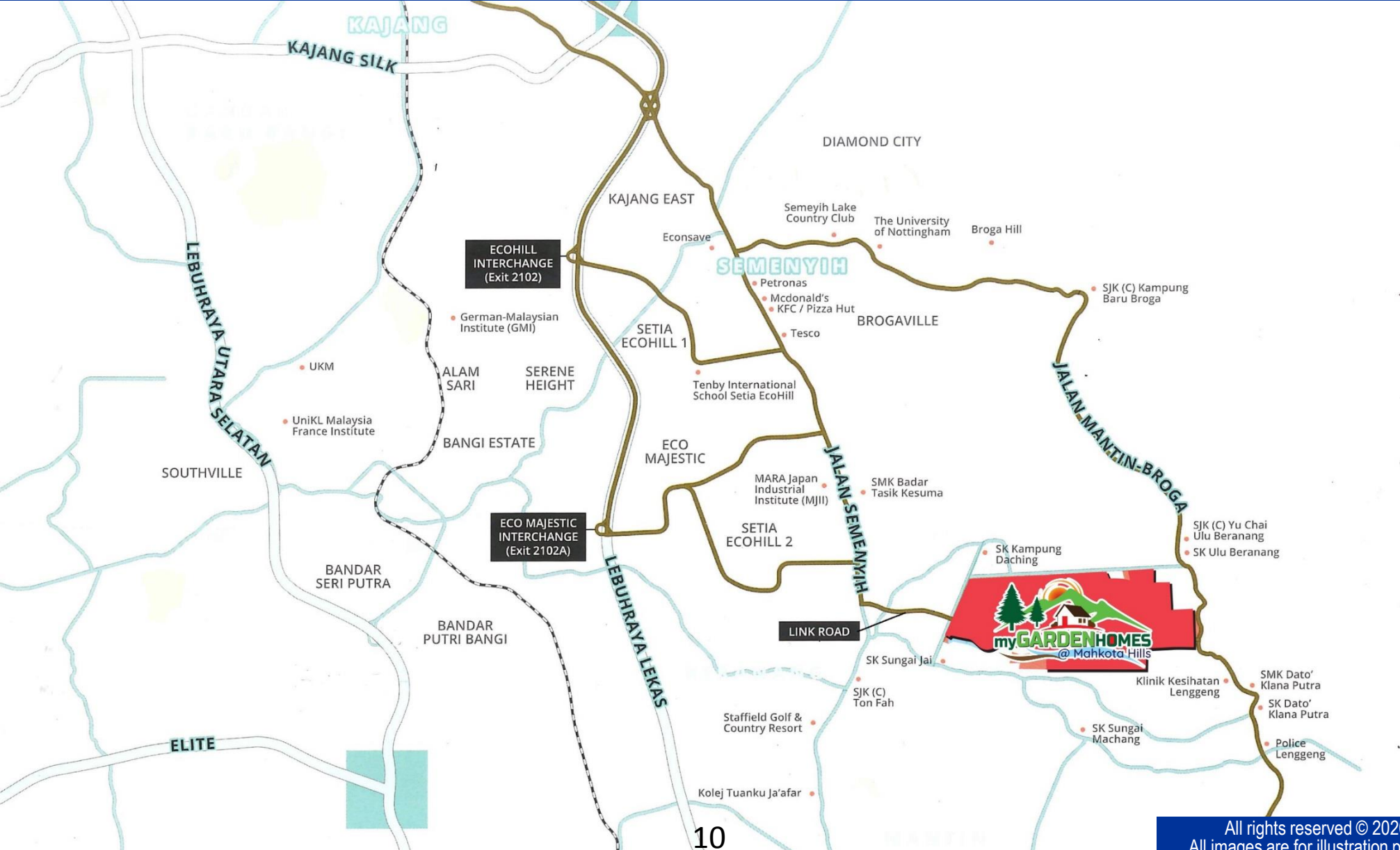
Satellite Map (Mahkota Hills to KL City Centre) – 35km



Satellite Map (Mahkota Hills to KLIA)



Location Map



5 Major Access Links

- Federal Road (old trunk road)
- Cheras – Kajang Expressway
- SILK Highway
- KL – Seremban Highway
- LEKAS Highway



Master Layout

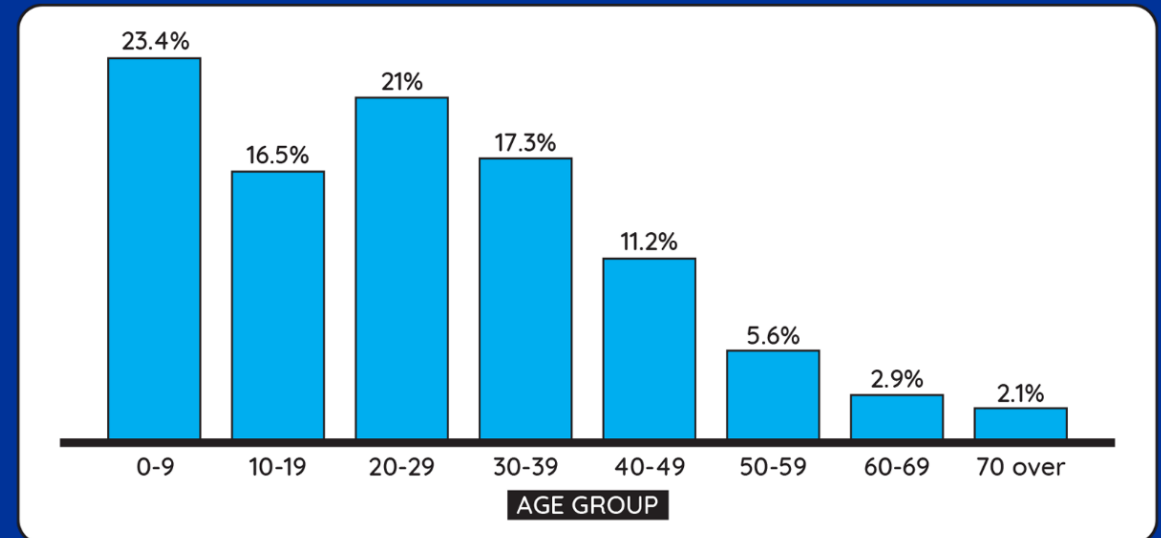
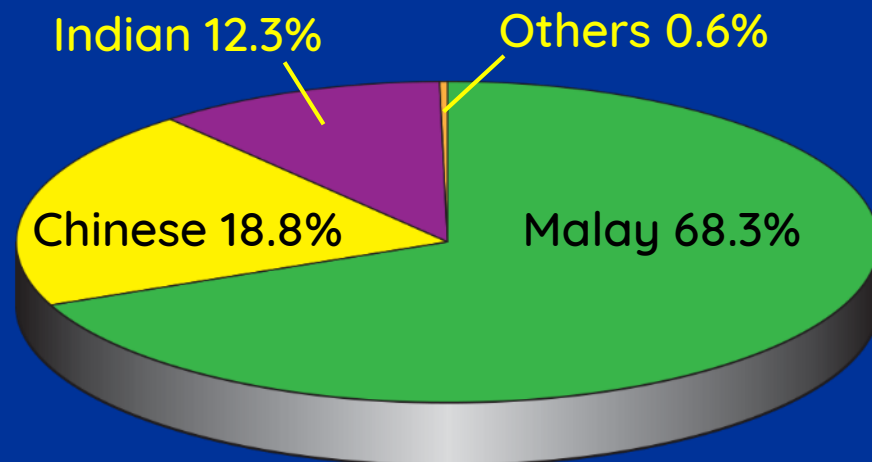


Catchment from Neighbouring Towns

- The population growth in the nearest neighbouring town, Beranang, has seen tremendous increase of more than 13% annually.

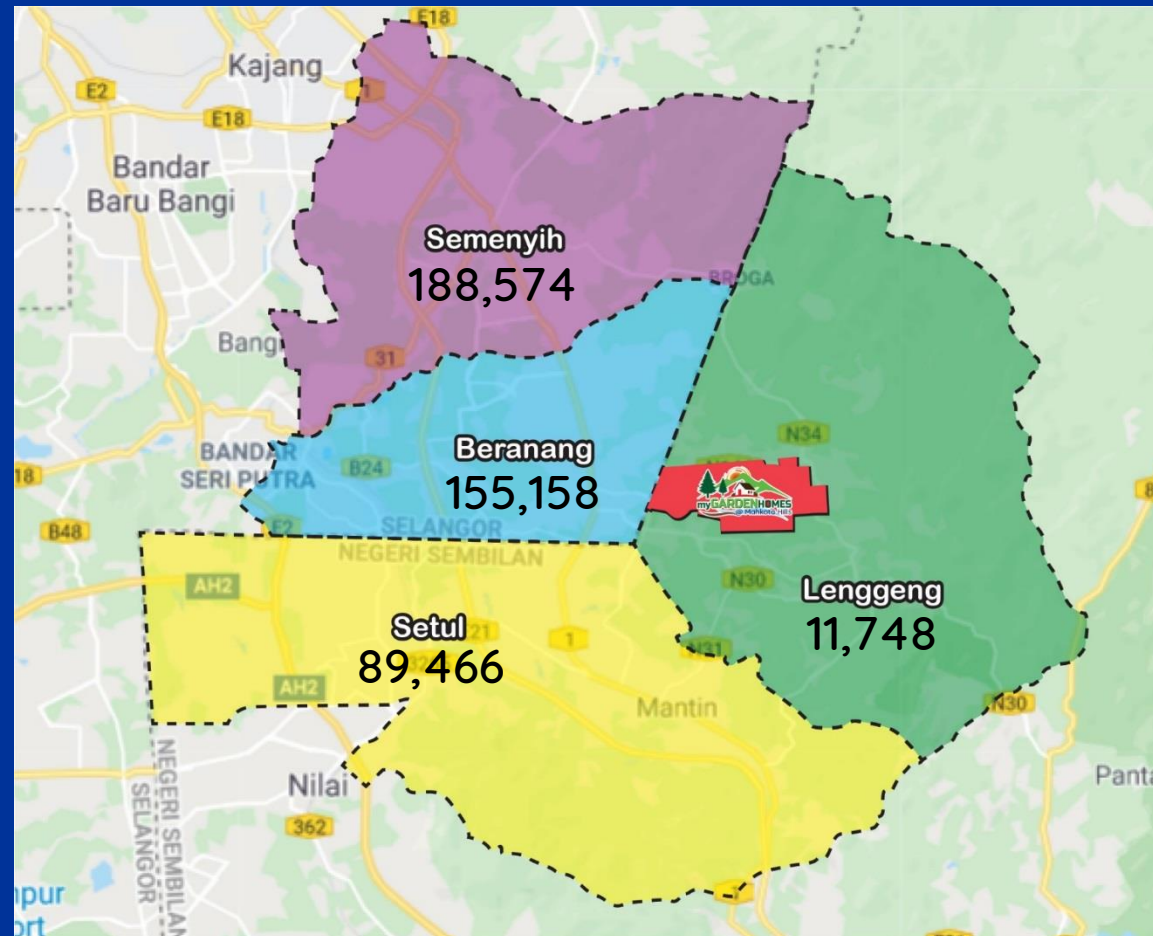
Year 2000	Year 2010	Year 2019
14,701	49,772	Approx. 155,158

- From the total population of 155,158 in 2019, the Ethnic and Age Group distribution are as follow:



Catchment from Neighbouring Towns

- Our neighbouring town catchment opportunity includes Semenyih, Setul and Lenggeng with a sizable population to tap on.



POTENTIAL

CAPITAL APPRECIATION

Potential Capital Appreciation



- Mahkota Hills is located at one of the fastest growing Corridors of Malaysia.
- The site offers value-for-money options for prospective owners looking for capital appreciation, especially those living or working in the Klang Valley, Bangi, Cyberjaya, Putrajaya and KLIA.
- To date, more than 2,000 units of bungalows have been sold whereby these happy purchasers have enjoyed the capital appreciation.
- This location is still the best “value-for-money” freehold landed property in the Southern Corridor of Greater Klang Valley.

Project Summary



Land Tenure : Freehold

Development Component : Single Storey & Attic Bungalows

Standard Bungalow Lot : 50' x 80' (4,000 sf)

Selling Price : From RM378,800

Public Amenities : Club House (open now) and Albury Village (new commercial to be completed in 2020/2021)

PRICING COMPARISON

MOST AFFORDABLE

Price Comparison with Nearby Projects



PROJECT NAME	TYPE	LAND SIZE (sf)	PRICE (RM)
Setia Mayuri Bungalow	2-storey Bungalow	2,483	1,600,000
Taman Pelangi Semenyih 2	2-storey Bungalow	2,124	1,150,000
Setia Mayuri Semi-D	2-storey Semi-D	2,878	900,000
Eco Forest City Garden Homes	2-storey Terrace	2,143	792,000
Lavender Tmn Pelangi Semenyih 2	2-storey Semi-D	3,000	659,000
Eco Majestic Semenyih	2-storey Terrace	2,500	629,000
Setia Ecohill Semenyih	2-storey Terrace	1,820	629,000
Eco Forest City Ergo Homes	2-storey Terrace	1,883	600,000
Eco Forest City Artisan Homes	2-storey Terrace	1,865	598,000
Kaseh Height Kajang East	2-storey Terrace	1,300	498,000
Nada Alam, Seri Pajam	2-storey Terrace	1,400	428,000
Woodbury Mahkota Hills	2-storey Terrace	1,300	444,000
myGARDENHOMES @ MAHKOTA HILLS	Single Storey Bungalow Attic Bungalow	from 4,000 from 4,000	from 378,800 from 495,800

PACKAGE

ATTRACTIVE LIFESTYLE

Main Entrance Statement



Clubhouse Facilities



Open Now



Commercial Centre



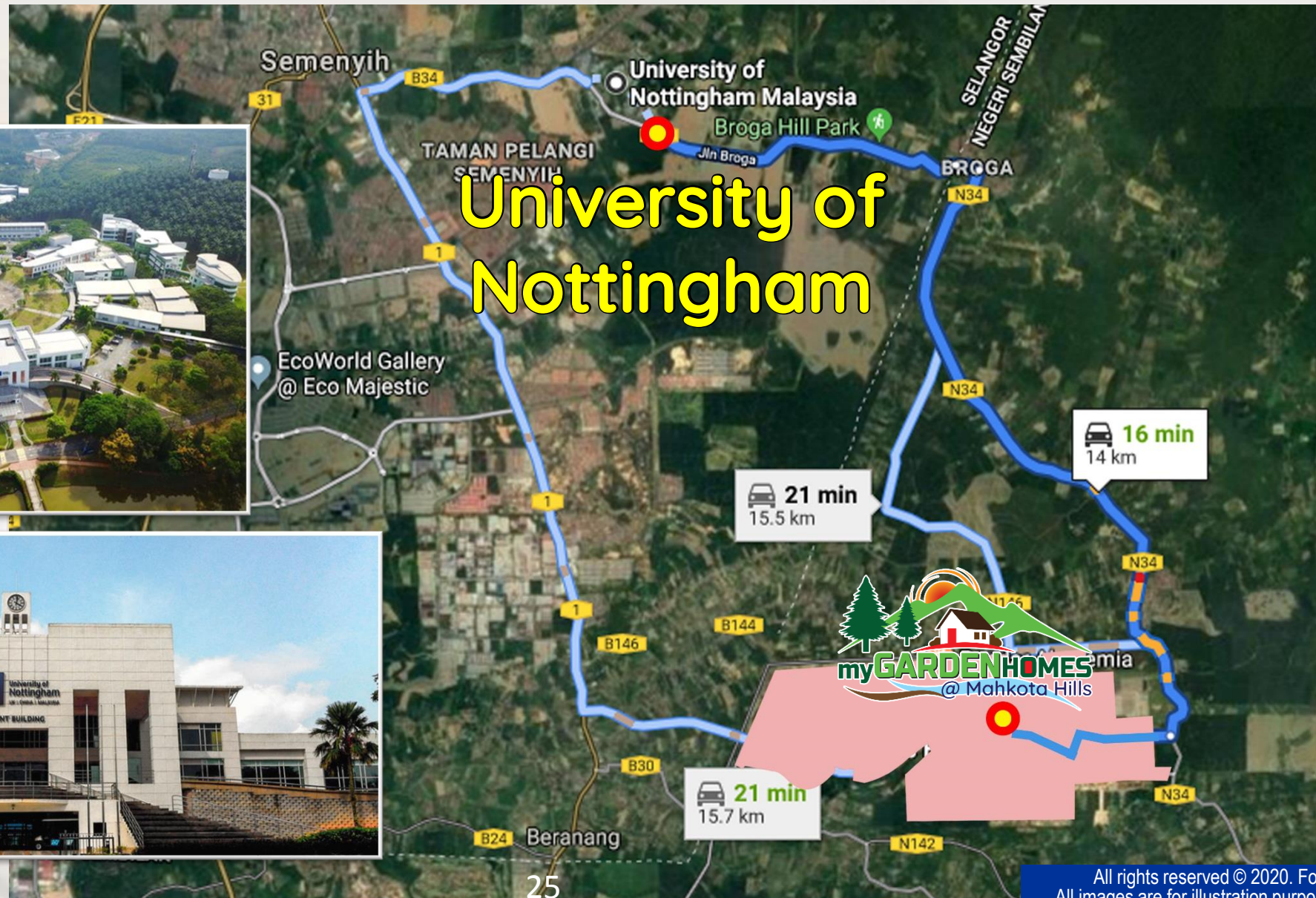
ALBURY VILLAGE (to be completed in 2020/2021)



14mins Drive to Broga Hills



16mins Drive to University of Nottingham



20mins Drive to Private Specialist Hospital (Semenyih)



17mins Drive to AEON & Cinema



16mins Drive to TESCO Semenyih



30mins Drive to Bangi Wonderland



PRODUCT

INNOVATE WITH YOU IN MIND

Innovative Designs

Low Entry Level

Expandable



Garden Living

Capital Appreciation

Quality Finishings

Flexible

For more details, pls. refer to: Document 3 – PRODUCT INFO

PEOPLE

**MANAGEMENT TEAM
WITH PROVEN TRACK RECORDS**

The Board of Directors of Mahkota Hills Construction Sdn Bhd (MHC) have lots of experience in building and delivering similar projects like this.

We are very confident to make your Dream Home reality come true, here in Mahkota Hills.

For full information of MHC, please refer to:
Document 4 – CONTRACTOR PROFILE

PROMOTION

WHILE THE BEST DEAL IS ON

BOOK NOW !!!
while the NON-BUMI lots are still available

Freehold landed
“Bungalow”
at very affordable entry level

Selling price starting from
RM378,800

THANK YOU



**MAHKOTA HILLS
CONSTRUCTION SDN BHD**
(Co.No. 1254850-A)