

MORIB BAY

RESORT CITY

Leisure at its best!



GLOBAL HERITAGE

Amsterdam 

Single Storey Service Twin Villa

Development Brief

Morib Bay Resort City comprising 354 acres is aimed at transforming Morib into a vibrant resort city and an established holiday destination in Malaysia.



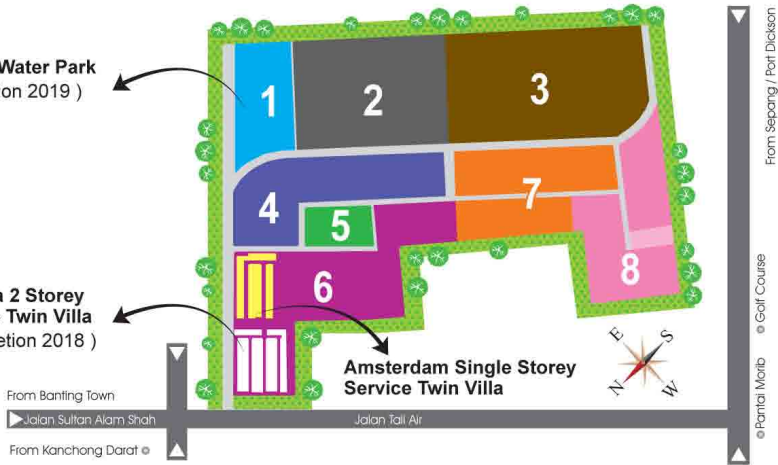
Route Map



Development Components

Morib Bay Water Park
(Completion 2019)

Riviera 2 Storey Service Twin Villa
(Completion 2018)



1. Water Park



2. Hotel, Mall & M.I.C.E. Complex



3. Safari Park



4. Summer Garden Brand Village & Private College



5. Active Academy Country Club



6. Global Heritage Resort Villa



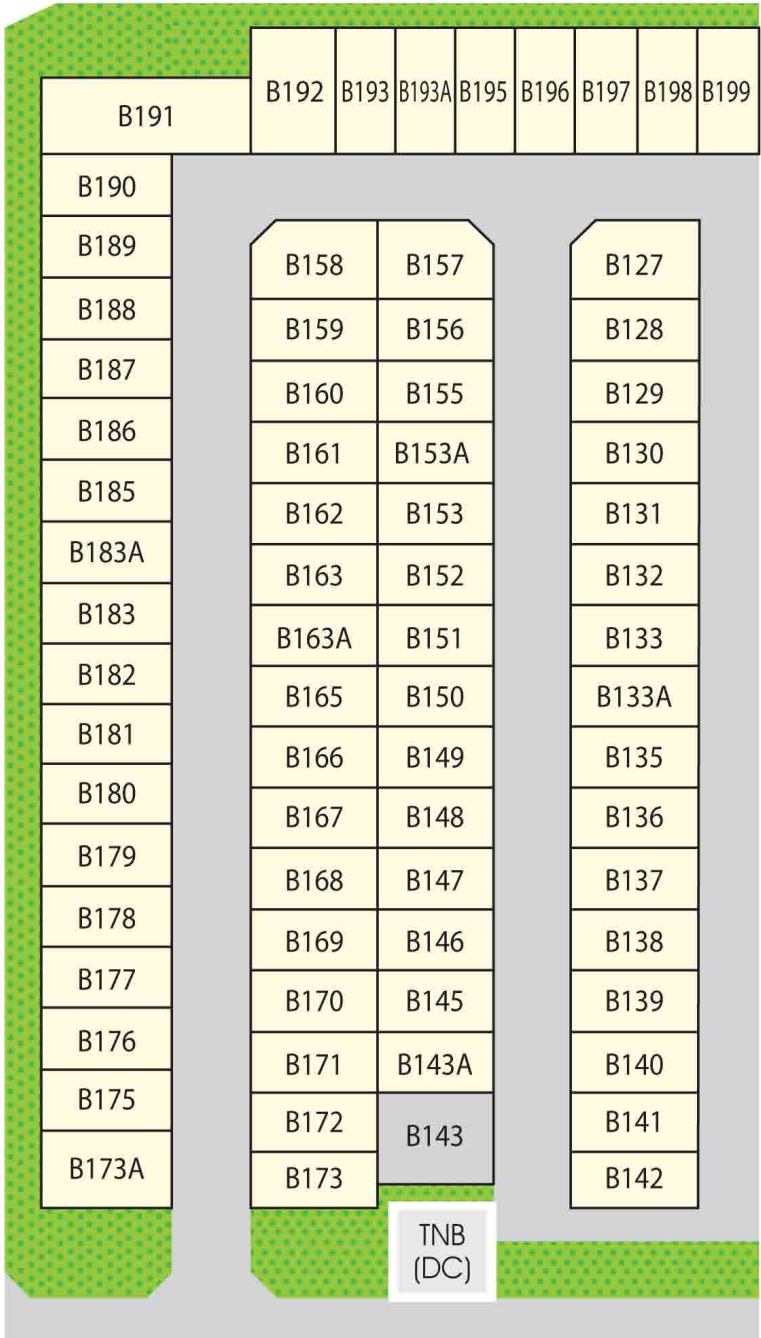
7. Morib Bay Serviced Suite



8. Rumah Selangorku



Site Plan



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Single Storey Service Twin Villa



OPEN FOR
REGISTRATION

Freehold

From **RM 568,000** Onwards

- Land Size : 2,700 sq.ft (36' x 75')
- Built-Up Area : 1,403 sq.ft.
- 3 + 1 Bedrooms
- 4 Attached Bathrooms

Floor Plan



Land Size : 2,700 sq.ft (36' x 75')

Built-Up Area : 1,403 sq.ft

Snapshots Facts

- **Land Tenure : Freehold**
- **Gated & Guarded Community**
- **Land Size : 2,700 sq.ft (36 ft x 75 ft)**
- **Built-Up Area : 1,403 sq.ft**

Features :

- a) 3 +1 Bedrooms**
- b) 4 Attached Bathrooms**
- c) 3 Car Porches**

Developer :

Sentoria Harta Sdn. Bhd.

Land Owner :

Seriemas Development Sdn. Bhd.



Leaseback Option & Gross Yield

Leaseback Option

- a) Rental : RM 2,300 per month
- b) Free Stay 7 Days per annum
- c) Free 18 Water Park Entrance Tickets per annum
- d) Guaranteed Rental Return for 6 years

Gross Yield

a) Rental Income	RM 2,300 x 12 months	= RM 27,600
b) Free Stay 7 Days	x RM 600	= RM 4,200
c) Free 18 WP Entrance Ticket	x RM 48	= RM 864
Gross Rental		= RM 32,664

Gross Yield $RM\ 32,664 / RM\ 520,000 = 6.2\%$





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