

# Why you should consider buying in Malacca right now?

Impiana Klebang - great investment potential in Malacca city



## Introduction

What comes to mind when you think of Malacca? Many of you may have been to Malacca and think of Christ Church – a church painted in red. Or the chicken ball rice? Or perhaps the slow river cruise and tricycle? This charming city is a UNESCO world heritage site, with a rich trading history and multicultural heritage. Malaka is about 2 hours drive south from Kuala Lumpur (145 km) and 2.5 hours drive (231 km) north from Singapore. Every weekend Malacca is filled with tourist in Jonker street and the various attractions Malacca offers. In fact, tourist arrivals have increased for last 10 years number of tourist arrivals to Melaka has also increased by 454 per cent to 12.2 million last year from only 2.2 million in 2000. So what makes Malacca is the investment potential of Malacca and why Asia Homes (HK) Consultancy thinks it makes good investment sense to look at it now.

## History, Demographics, Geography and Climate

Malacca has been in centuries of colonization by the Portuguese, Dutch and the British as well as development of Straits Chinese that have influenced the architecture of the town, notably the Portuguese A Famosa, Dutch Stadthuys, and the Dutch, Chinese and British influenced traditional town houses. The city of Malacca is located on both sides of the Malacca River near its mouth into the Strait of Malacca.

The state of Malacca has a population of around 800000.

It is the third smallest state in Malaysia in size. The UNESCO city has grown in all directions from this historic core. Malacca features tropical rainforest climate, around 27-35 degrees. The relatively stable weather allows Malacca to be visited all-year-round.

Usually, it rains in the evening after hot and humid afternoon. Malacca enjoys much sunlight during the day so it's always warm and inviting to walk around the city.

## Economy

The economy of Malacca is a surprise to all. Not only the number of tourist flocking into the city in made a huge boost in its economy, the industrial sector also performs strongly. The city have been in rapid growth since UNESCO given its listing as a The past 10 years have rapid growth, GDP per capita increased 50%. GDP growth at 7%. Unemployment rate is on historic low of 0.5%. It has met and surpassed the OECD criteria is economy, social affairs, infrastructure, education, administration. On October 21, 2010 an event was held to announce that Malacca had met the benchmark of 'Developed State' as set out by OECD Organization for Economic Cooperation and

Development and a declaration of "Melaka Maju 2010" was made by Malaysian Prime Minister Najib Abd Razak Melaka Maju 2010.

For tourism alone, the 12 million tourist in 2012 generated tourism revenues of RM 7.06 billion. This is a tremendous amount Malacca is proud of. Other than tourism, the industrial faired very well, with many IT manufacturing hubs, Biotechnology, Industrial areas are centred along the edges of the city proper in suburbs which include Batu Berendam, Cheng, Ayer Keroh and Tasik Utama, while outside Malacca city industrial areas include Alor Gajah. The state is now pushing a high state of growth and into a high income economy.

## Transport

There will be a stop for Malacca from Singapore to Kuala Lumpur high speed rail. So that would spur growth around Malacca. Many infrastructure projects are now currently underway. A River beautification project 300 million, 1.8b ringgit Malacca aerorail, bridge and cable car to link Malacca and Sumatra, Indonesia, are just some of them. All these would spur growth and flourish its economy and attractiveness of Malacca.

## Property prices

The Malacca property prices have long been stable and since 2008 when Penang and Malacca when both acclaimed its UNESCO heritage site, the prices of the two cities have seen prices increasing since its declaration. Massive development and reclamation are seen in Malacca city as tourist numbers have increased and reclamation is needed also lack of land available around the city to cater for demand of modern needs.

Land prices are going up rapidly in Malacca. Some new condos in the city development have reached over 1000 Ringgit per sq. foot. Prices of that match some of Kuala Lumpur city center and also Penang Island. With more investments expected to come into the city, massive development and more infrastructure to come, property prices would expect to escalate to complement intense development and property price will continue to soar with better rentals for investment point of view. Asia Homes believes now is the time to see what's still have underprice luxurious projects in Malacca that are set to boom



A perfect haven for the discerning- 3630 sq. ft. Impiana Klebang for under HKD 2 million

Impiana Klebang, is an outstanding mixed development by the developer, Faithview, a major player in Malacca property, which have offered various projects previously that has proven high appreciation potential. It features commercial and residential component spans across 37.36 acres of land along the new coastal highway. Impiana Klebang residences feature a gated and guarded semi D home with private garden, clubhouse, lush landscaping and jogging tracks, with modern amenities for a flamboyant lifestyle.

## Location

Impiana Klebang is situated in the suburb of Klebang, and it is only 5 mins drive (5 km) to Malacca city centre via the new Coastal Highway. Many developers have bought land around this area of Klebang and this area is set to be a new prime area to come. So for weekend walk in to Jonker Street is an ease and to shopping malls and the international school are all within 10 mins drive. Nearby, there are construction projects such as a theme park and submarine museum. It is also near to the Gold Coast Malacca artificial beach for a weekend getaway.





**Concept**

Impiana Klebang is designed for those who are seeking a peaceful environment and yet near to economic and social hubs with excellent connection to major urban areas. The concept of Impiana Klebang is that it boosts green technology and fully equipped clubhouses as well as a leisure park that lets residence enjoy quality time with their family. For each semi Detached 3 storey home, comes a generous and spacious land area of 3197 sq. ft., so that you can have the space to create your dream home. Safety is ensured by 3 tier system security and alarm system. It is a gateway to enjoy a whole new living experience.

With the 3 storey semi Detached home, Impiana Klebang utilized the latest concepts of architecture applied towards creating a clean and contemporary setting. The use of glass doors and walls maximizes the sense of airy openness thus creating a sense of continuation of interiors. There are also spacious balconies on the 3rd floor.

**Price**

The prices of Impiana Klebang is very attractive with 3631 sq. ft. 3 storey Semi Detached homes only selling for RM 768000 up, this is less than 2 million HKD. This translates to around 200 ringgit psf or 500 HKD psf net areas. That is a tremendous bargain and offers high appreciation prospect. It is also only 1/5 of the price of the new condominiums in the city centre 5 km away. And land prices are escalating in the area, so the prices are expected to rise.

**Conclusion**

If you have previously missed out the chance to Malacca development, now is the opportunity for you to buy Impiana Klebang to enjoy Malacca momentum of growth. Impiana Klebang is a great choice for low entry level investment that offers high capital appreciation and also resale value. Asia Homes invites you to know more in the upcoming roadshow.



**Exhibition : 3-4 August,  
10am to 5:30pm Suite 1202  
One Peking, 1 Peking Road,  
Tsim Sha Tsui  
3101 7183 / 9822 3127  
info@asiahomes.com.hk  
www.asiahomes.com.hk**



**IMPIANA KLEBANG / Value Buy!**

**HKD 1.98M = 3,631sf !? only HK\$500/psf**

**Best investment in Malacca** \*\* 5mins drive to Malacca city centre \*\*  
(UNESCO 2008 heritage site)

- FEATURES**
- Ideal & refreshing environment
  - 24hours gated and guarded with 3-tier security system
  - Exclusive clubhouse
  - Beautifully landscaped leisure park
  - Can be rented as service residence
  - 3 Story Semi - Detached
  - Net 3,631sf
  - land area 3,200sf
  - comes with 2 carparks
  - Free legal fee for S&P
  - Mortgage available

**EXHIBITION**  
AUG 3-4th ( SAT & SUN )  
1202, 12/F,  
One Peking, Tsim Sha Tsui,  
10am - 5:30pm

