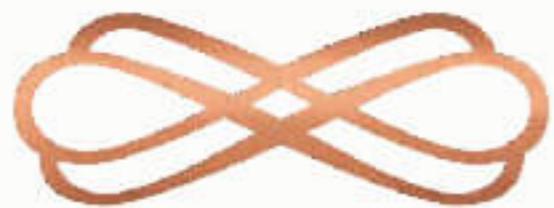




EMBIQUE

CONDOTEL

JALAN PARAMESWARA
MELAKA, MALAYSIA



UNIQUE MOMENTS
UNIQUE JOURNEYS
UNIQUE LIVING



“
Great design celebrates
humanity and
reflects individuality.
”



HLT Land Sdn Bhd is a real estate development company that creates exciting and sustainable business opportunities to our business partners, be it investors or property owners. Our building projects range from condotels and hotels to residences.

HLT's management team possesses a broad range of experiences, including architecture, engineering, construction management, real estate development, financial analysis, real estate sales, and property management. Our extensive expertise is the foundation to our effective project management.

Our mission is to build the highest quality products to our business partners to deliver maximum value and returns.



MAGINAIRES

MAGINAIRES is a global experiential design company.

We create development strategies; unparalleled architectural integrity projects and deliver global brand awareness. **MAGINAIRES** brand adds value and visibility to the built environment.

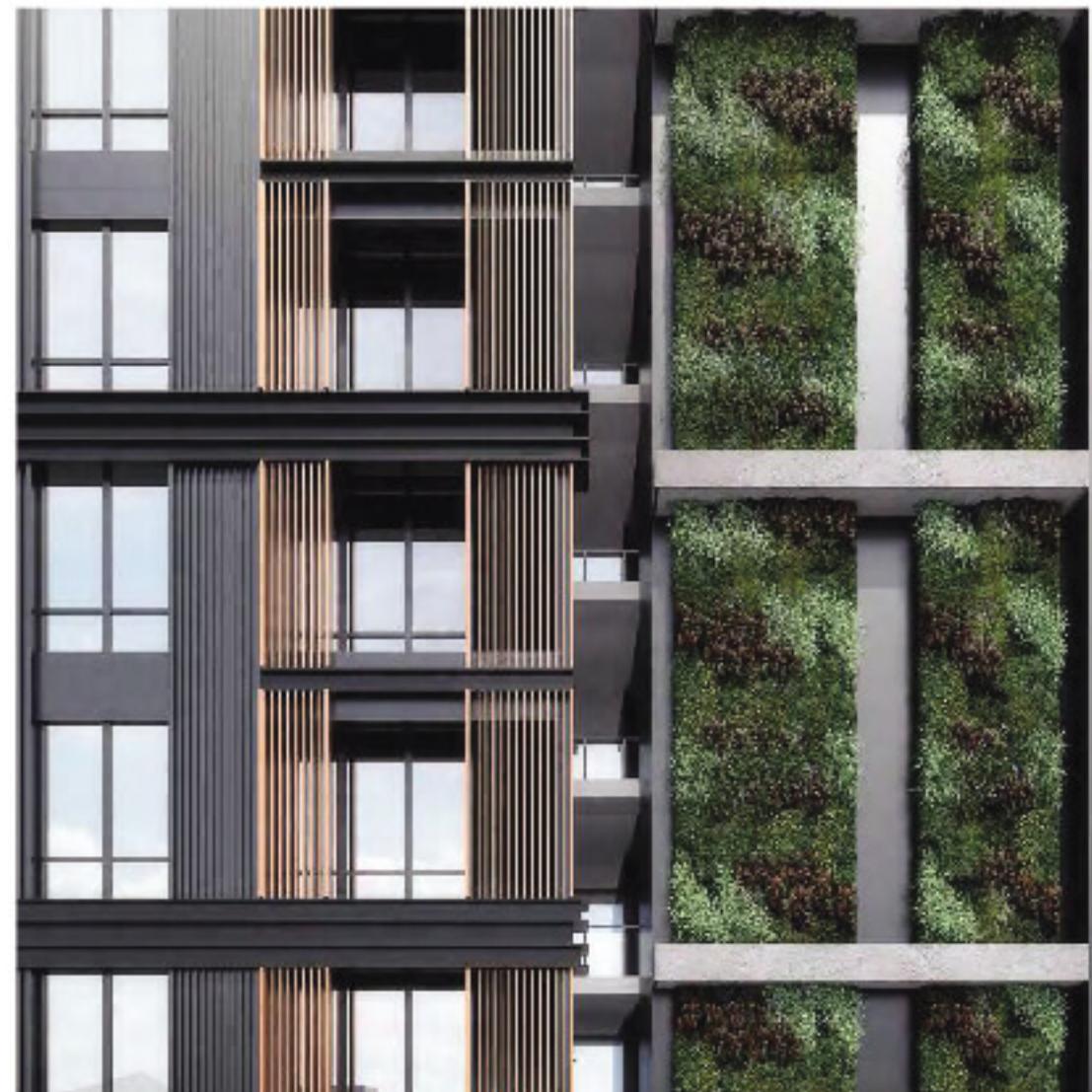
MAGINAIRES represents a cohort of award winning architects, artists, and designers pioneering to catalyse and co-create exclusive aspirational living. With our partners and our unrivalled designers, we lead the future of experiential design with a human connection approach to create lifestyles and experiences that are distinct, memorable, impactful, and beyond imagination.

melvin lim british architect [malaysia|u.k] / atajm crozier landscape architect [united kingdom] / siv lon liu art visualizer [united kingdom] / ike umenyiora 3d render artist [united kingdom] / chi tang british architect [united kingdom] / james carr british architect [united kingdom]



AWARD WINNING INTERNATIONAL DESIGNERS

In addition to world-class design, innovation and co-creation between property entrepreneurs and international designers, MAGINAIRES elevate Embique condotel's culture by creating a happier community and enhancing occupant experiences with better and smarter living solutions.



THE DAWN OF NATURE INSPIRED LIVING



NATURAL

Undoubtedly bespoke to Melaka, Embique condotel embraces the state's rich history and natural beauty. A fusion of eco-friendly and raw-inspired design, Embique celebrates man's connection to nature by blurring the stark lines of modernity with prolific echoes of the natural world.



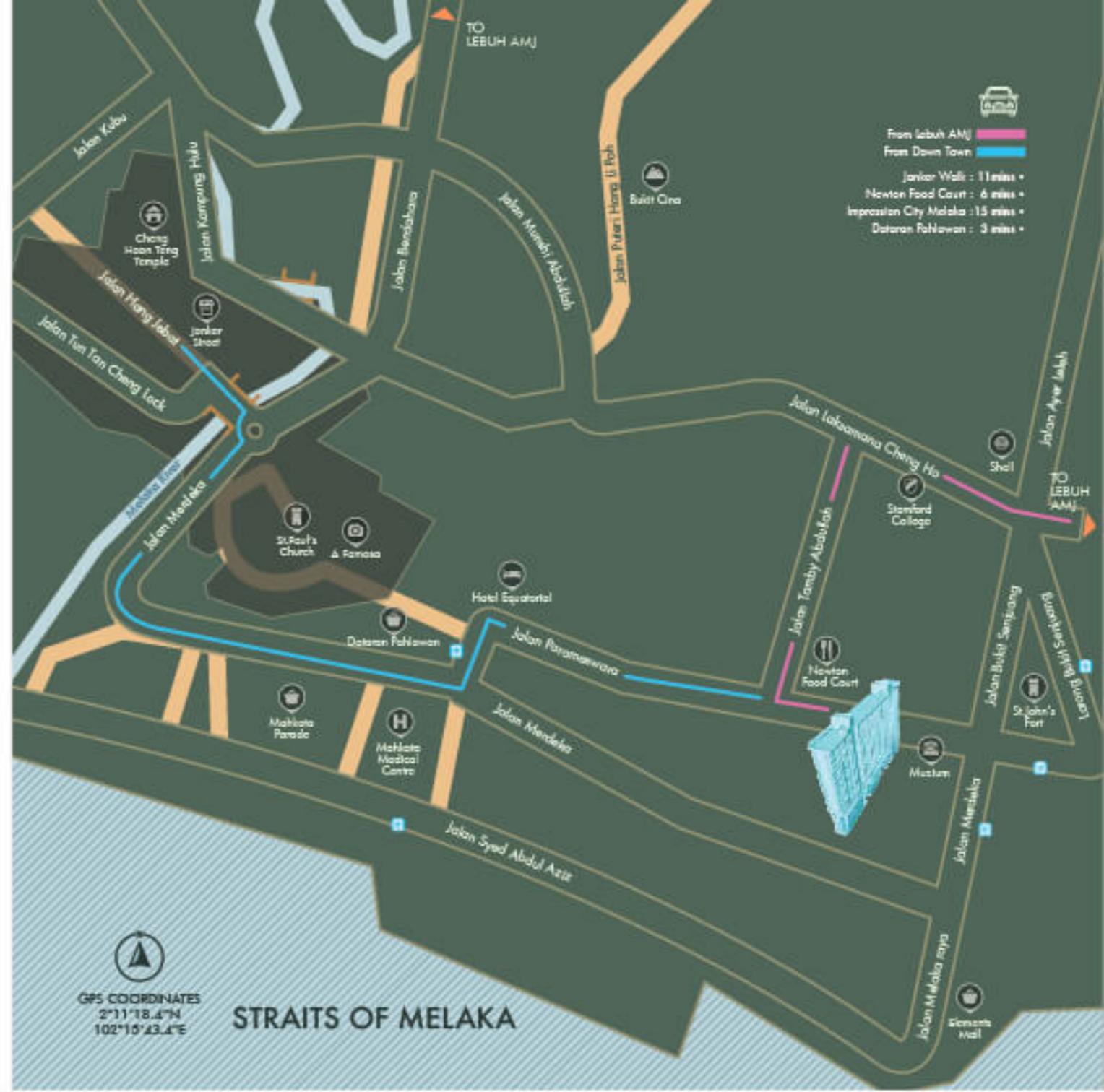
ART

EMBIQUE ARRIVES IN MELAKA

Located on historic Jalan Parameswara, only 3 kilometers from the city's busy central business district, Embique offers its guests the ultimate lifestyle of comfort and convenience. Surrounded by tourist attractions, restaurants, shopping, and world-class educational institutions.

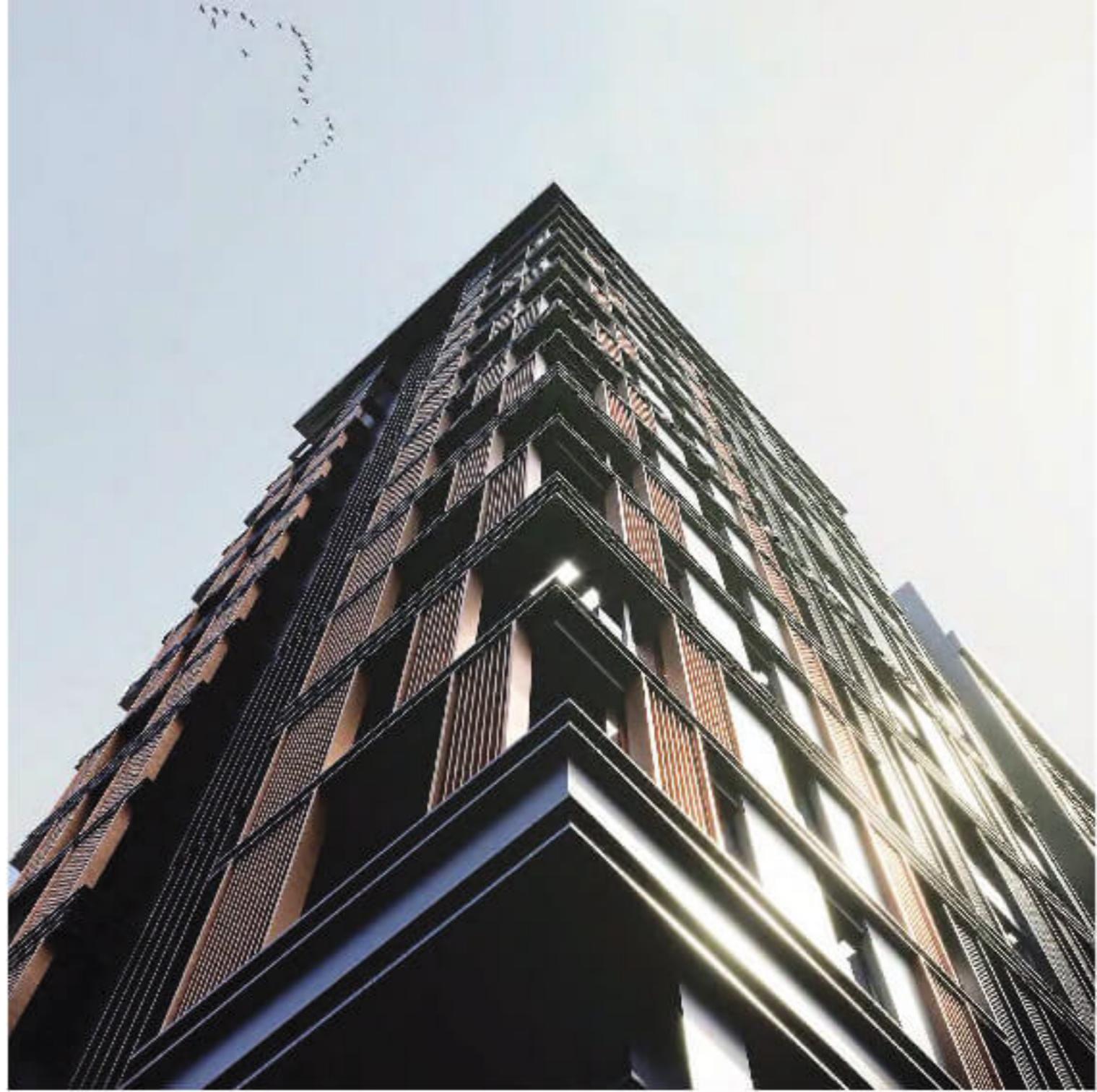
Embique features stunning views, gorgeous fully furnished low density units, and a host of amenities including a welcoming open concept main lobby, swimming pool, fitness gym, restaurant dining with a swimming pool skylight, dazzling bar lounge and Melaka's 1st automated basement parking system.

DEVELOPED BY	HIT Land Sdn Bhd
DEVELOPMENT NAME	Embique Condominium
DEVELOPMENT TYPE	Condominium
LOCATION	Jalan Parameswara, Melaka
LAND SIZE	Approx. 1.19 acres
LAND TENURE	Freehold
SCHEDULE OF PAYMENT	Progressive payment after completion
TOTAL UNITS	152 units
NO. OF UNITS PER FLOOR	12 units (3rd - 13th Floor) 10 units (14th - 15th Floor)
NO. OF STOREY	17 storeys
NO. OF BLOCKS	1 Block
NO. OF LIFTS	5 nos
SECURITY	2 Tiers
MAINTENANCE FEE	TBC
TOTAL AUTOMATED CAR PARK	64 Bays
EXPECTED COMPLETION DATE	1st quarter of 2022
BRIDGING LOAN / ENCUMBRANCES	NIL
PACKAGE CHARGES	FREE SPA, Legal Fees & Disbursement
FURNISHING	Fully Furnished





UNIQUE MOMENTS
UNIQUE JOURNEYS
UNIQUE LIVING





ENCHANTING ENTRANCE EXHIBITION

Upon entering Embique, guests are instantaneously dazzled with a wondrous modern tree feature dangling elegantly from the stunning second floor bar lounge. Creatively inspired by nature, our lobby is a sanctuary that welcomes guests from near and far with the calming feeling of peace and tranquility.



THE HEART OF THE COMMUNITY

Welcoming private and corporate events and meetings, Embique condotel lends itself to creating unforgettable moments for our guests and the community. From excellent weekday dining experiences in our restaurant to special occasion cocktail receptions in our bar lounge, guests are immersed in nature and design in our gorgeous bar lounge.



DISCOVER ENDLESS POSSIBILITIES FOR LEISURE

Surrounded by welcoming rustic industrial decor, Embique offers our guests incredible leisure experiences. Lounge by the pool or feast in the sociable contemporary restaurant beneath it. From invigorating workouts in our fitness gym to relaxing with a refreshing drink in our stunning restaurant, indulging in recreation is effortless with our world class amenities.

ULTIMATE WORLD CLASS EXPERIENCES

Embique offers investors a unique opportunity to profit from our amenities. Adding value to an occupant's stay, our exclusive designer amenities increase investment club returns. Earn revenue from rental spaces including, 4 event spaces, 2 restaurant floors, and common spaces.

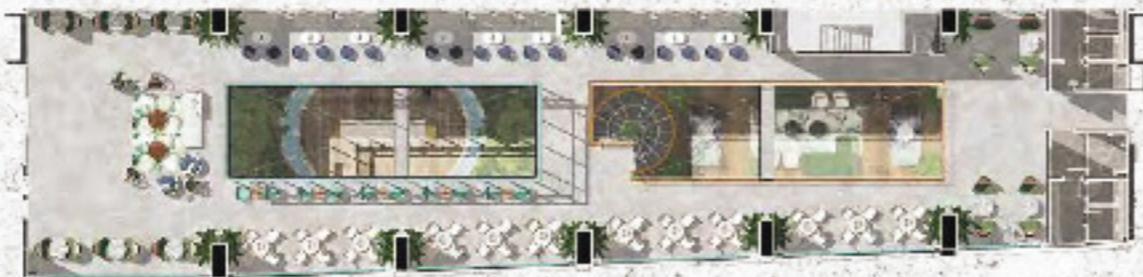
From a nature-inspired bar lounge, to an excellent fitness gym, and a restaurant with a mesmerizing pool skylight, Embique investors gain from leisure.







• Mezzanine



• First Floor



• Second Floor

WE EMBRACE THAT NATURE EXISTS IN INSEPARABLE AND CONTRADICTIONARY OPPOSITES, SUCH AS DAY AND NIGHT OR YIN AND YANG. OUR UNITS ARE INSPIRED BY NATURAL TONES AND OUTFITTED WITH MODERN COMFORTS AND DESIGN FOR UNIQUE LIVING TO BEST SUIT THE NEEDS OF YOU AND YOUR GUESTS. CHOOSE FROM SPACIOUS UNITS WITH SOFT SHADES AND GENTLE EARTH TONE OR COZY UNITS WITH BOLD AND DEEP CONTRASTS COLOURS. HIGH CEILINGS AND OPEN LAYOUTS PRESENT YOU WITH FLUIDITY TO ACCOMMODATE THE CHANGES THAT EVERYDAY LIVING BRINGS, WHILE NATURE INSPIRED DESIGN WITH EXQUISITE FINISHING AND DETAILING ADD A TOUCH OF TIMELESS ELEGANCE. FROM BUSINESS TRIPS, TO WEEKEND GETAWAYS, AND FAMILY VACATIONS, OUR UNITS ARE OUTFITTED TO ENSURE A STYLISH AND COMFORTABLE STAY LIKE NO OTHER IN MELAKA. WITH PLENTY OF SPACE INSIDE THE UNIT AND BEYOND, WE OFFER OUR GUESTS A HOST OF POSSIBILITIES TO ENTERTAIN THEIR GUESTS. WE'RE HONOURED TO BE PART OF YOUR JOURNEY, WHETHER WE ARE YOUR HOME FOR A NIGHT OR YOUR HOME AWAY FROM HOME.



SERENE & CHIC

Unit Size 862 - 1139 sqft

- Soft earth tones, with a soothing cozy interior
- Type 1B & Type 6: Dual key multi-generation living without the expense of privacy





TYPE 1A

98.63sqm / 1,062sqft



Bedroom(s)
02



Bathroom(s)
02



KEY PLAN

LEGEND

DL 3/12

A MIZIUM

TK 1A	TK 2	TK 2	TK 4	TK 4	TK 6
TK 1B	TK 3	TK 3	TK 4	TK 5	TK 6

TYPE 1B (Dual Key)

98.63sqm / 1,062sqft



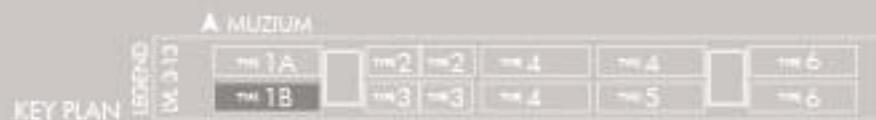
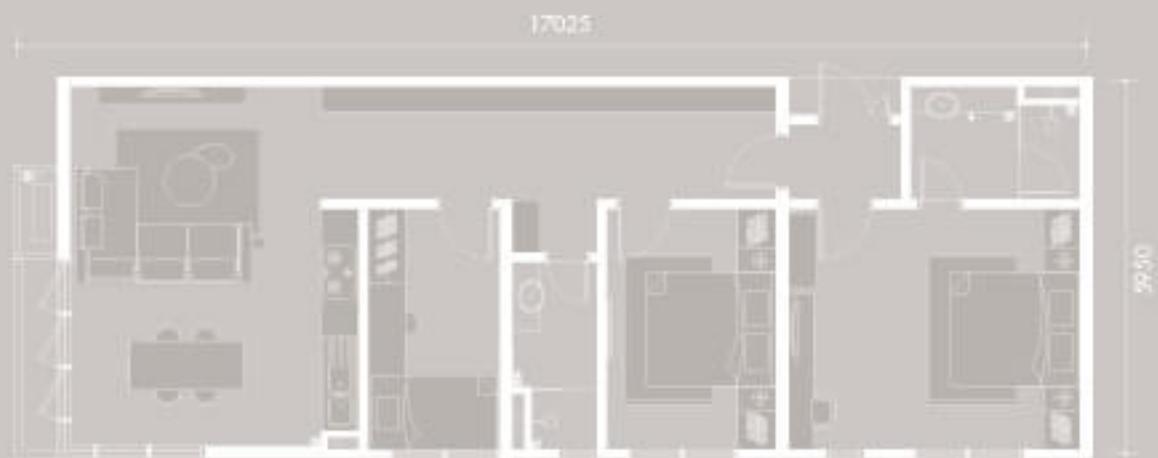
Bedroom(s)
02



Bathroom(s)
02



Studio
01



TYPE 4

86.92sqm / 936sqft



Bedroom(s)
02



Bathroom(s)
02



TYPE 5

80.07sqm / 862sqft



Bedroom(s)
02



Bathroom(s)
02



TYPE 6 (Dual Key)

105.85sqm / 1,139sqft



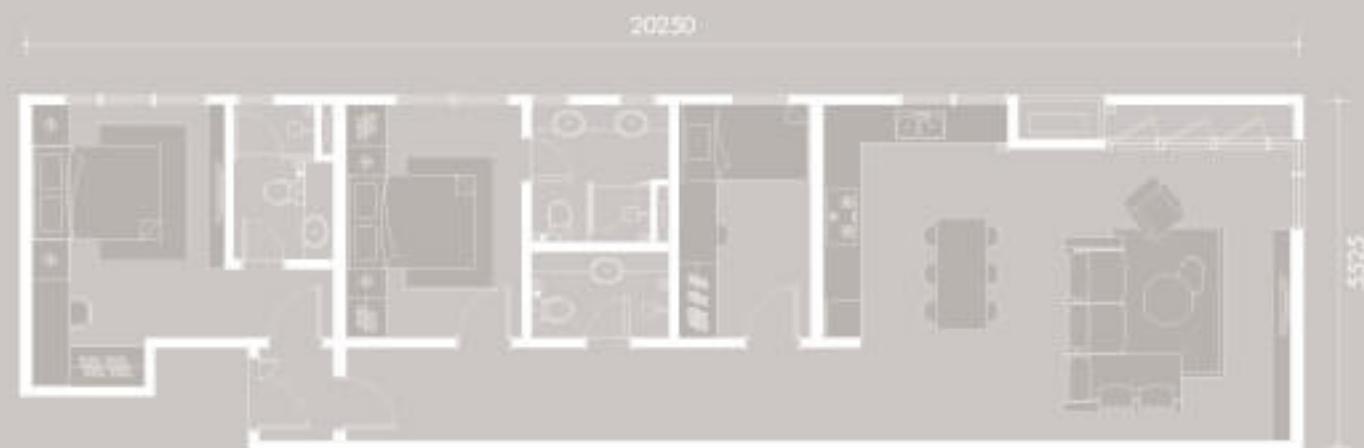
Bedroom(s)
02

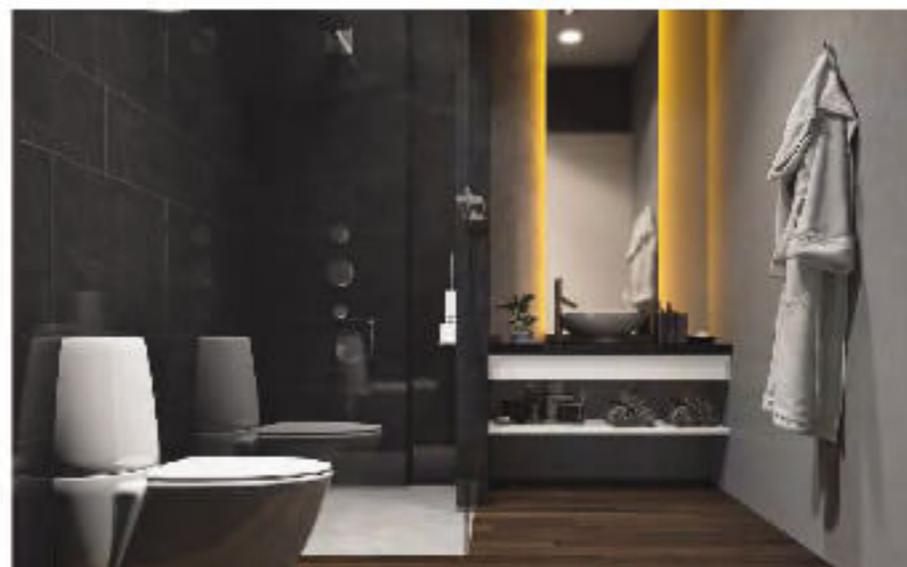


Bathroom(s)
02



Studio
01





NATURAL SUAVE

Unit Size 460 - 503 sqft

- Opulent onyx tones, with a striking modern interior and a touch of timeless elegance
- Welcoming living room with the fluidity to accommodate everyday living and entertainment





TYPE 2

42.72sqm / 460sqft



Bedroom
01



Bathroom
01



TYPE 3

46.73sqm / 503sqft



Bedroom
01



Bathroom
01





EXPERIENCE THE BEST OF MELAKA

A famed UNESCO World Heritage City, Melaka is dotted with Malay, Portuguese, Dutch, and British influenced buildings, churches, squares, and forts. Beyond the state's rich culture, colourful historic buildings, breathtaking views, stunning arts, and amazing food scene, Melaka's booming businesses and growing economy continue to attract discerning investors both locally and internationally.





Lonely Planet's Best In Asia 2017

A UNESCO World Heritage City since 2008, Melaka's historic core has firmly put the city on Southeast Asia's tourist map. The city's heritage buildings have benefited from the title with preservation and restoration projects blossoming into boutique hotels, restaurants, and galleries for visitors to explore.



Top 50 World Street Food Awards

Donald & Lily's Nyonya Mee Siam
as the "Top 34th World Street Food"



Jalan Kuli Satay
as the "Top 43rd World Street Food"



“BEAUTIFUL MOSQUE ON THE SEA”

Masjid Selat Melaka is a mosque built on a portion of ground in Malaka City that juts into the sea. The mosque is based on a mix of Middle Eastern and Malay craftsmanship and when the water level rises it looks like it is floating. We visited this beautiful structure for Friday prayers and it was an amazing experience. There are facilities for both men and women. *Fatima - Cape Town South Africa*

“马六甲海峡清真寺”

昨天上午到达美丽的马六甲，下午热情的主人带我们去了马六甲海峡清真寺，日落时分，在晚霞的映衬下，那里美仑美奂，让人不忍离去！

Anonymous - China



AN EXCLUSIVE INVESTMENT OPPORTUNITY IN MELAKA

Welcoming over 16.8 million tourists in 2017, Melaka's historic allure, small-town charm, natural beauty, vibrant arts, and diverse gastronomy captures the hearts of many. Conveniently located just nine kilometers from centre town, Melaka International Airport offers travellers a host of splendid local and international flights. With the state's travel and tourism industry inciting new business developments, Melaka's economy continues to grow and strengthen like never before.

Melaka commands a central position on the Straits of Melaka and has been the main shipping channel between the Indian Ocean and Pacific Ocean since the 17th century. A centre for manufacturing, residents and foreign investors are increasingly setting up factories to produce a wide range of goods for local and international markets.





YIELD AN EXCELLENT RETURN ON INVESTMENT

Embique developers designed the condotel with investors in mind, presenting you with the rare opportunity to capitalize on a luxury condotel. An architectural landmark strategically located in the heart of the Malaka's strongest rental market, Embique condotel offers units with a huge rental appeal. Efficient suite layouts, a premium rental location, and exceptional amenities allow Embique investors to benefit from strong long-term capital appreciation.

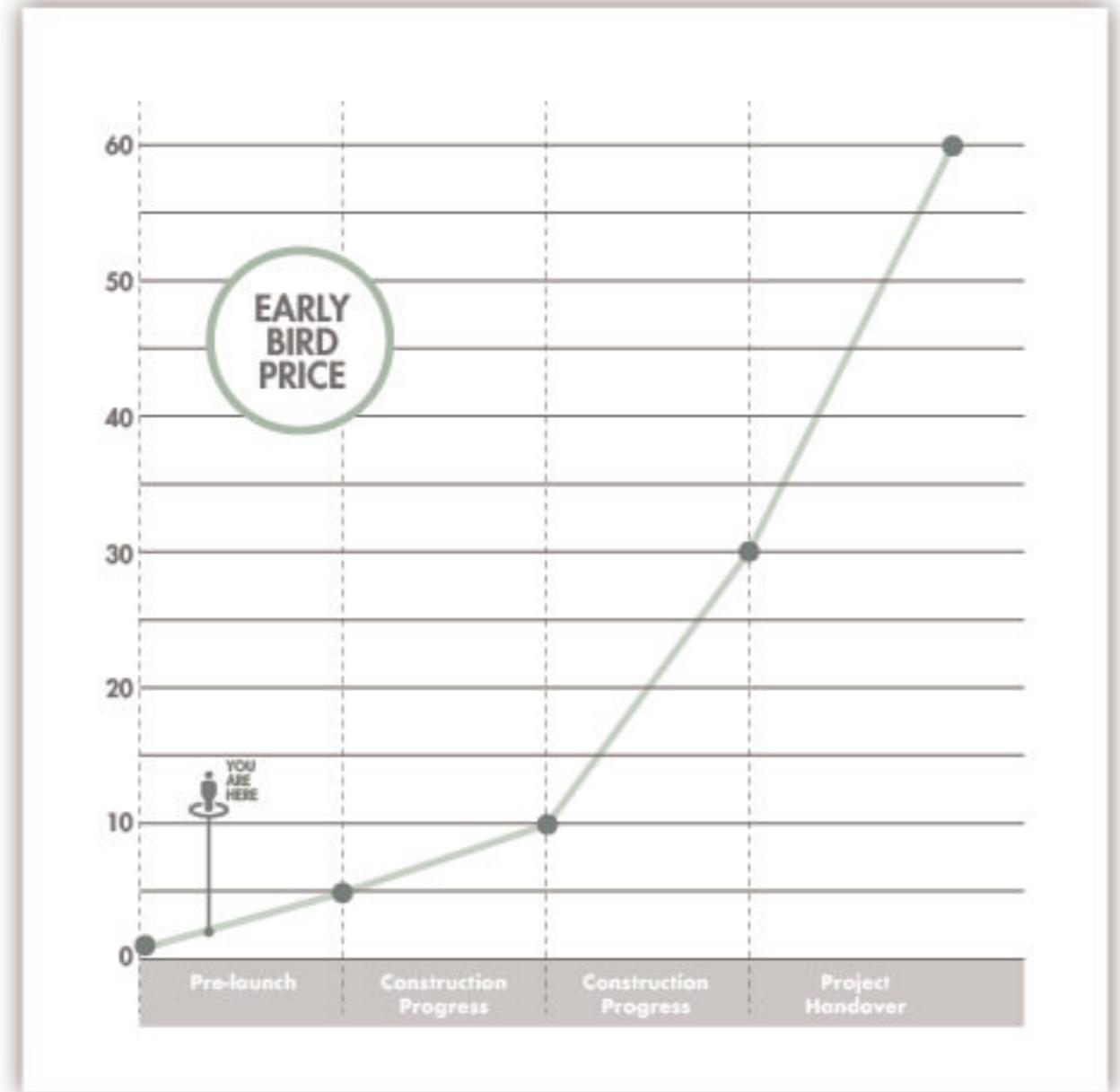
Everyone's financial plan is different. Whether you're studying, working, or retired, now is essential to building the wealth you need for a secure and comfortable lifestyle and retirement. That's why we've created a range of smart options that gives:

- Sophisticated investment choices to build your wealth
- Offer flexibility as you move through your working life
- Help fund the retirement lifestyle you want

**With Embique,
your assets work for you.**

BUSINESS CLUB INVESTMENT OPPORTUNITIES

- **FREEHOLD** development in city centre of Melaka.
- **LOW DENSITY** with 152 units only.
- Lower than market rate by **20% - 30%** with full furnishing.
- **POTENTIAL HIGHER** return during Melaka's peak season in June, November, December, January and February.
- **NO INHERITANCE TAX.**
- **1ST AUTOMATED** parking in Melaka.



EARN UP TO 11.87% ANNUALLY

60

OWNER

:

40

OPERATOR

Investment club revenue sharing model is based on total collected revenue on co-shared facilities.

Additional revenue shared

4

Event Spaces

2

Floor Restaurant

\$

Rentable
Common Spaces

BUILT UP AREAS	ROOM RATES /per night	ROOM RATES /per sqft.	OCCUPANCY RATE	REVENUE /per sqft.	60% REVENUE SHARING ****	RATE OF RETURN /per annum
	MYR 350**	MYR 0.70	50% *	MYR 127.75	MYR 76.65 + MYR 4.30**** (MYR 940 invested)	8.61%
500 square feet	MYR 350**	MYR 0.70	60% *	MYR 153.30	MYR 91.98 + MYR 4.30**** (MYR 940 invested)	10.24%
	MYR 350**	MYR 0.70	70% *	MYR 178.85	MYR 107.31 + MYR 4.30**** (MYR 940 invested)	11.87%

* Based on 365 days

** Other services provider: charging up to MYR 500 /per night

*** Estimated annual revenue collection from 4 event spaces, restaurant space and rentable common spaces are MYR 900,000. Approximately MYR 4.30 /per sqft shared.

**** Revenue sharing based on total collected revenue.



OWNERSHIP OPTIONS

FREEHOLD OWNERSHIP

(Malaysian & Overseas Investors)

All property sold under FREEHOLD CERTIFICATE is available for Lifetime period ownership.

RESELLING OPTIONS

With first options to sell back to developers at market value, it can give additional assurance to overseas investors that their investments in Malaysia are adequately protected, and to enable Malaysian investor to enjoy similar treatment and protection in respect of their investment here.

SPECIFICATION

STRUCTURE	Reinforced Concrete Frame	
WALLS	Clay Bricks / Concrete Wall	
WINDOWS	Aluminium Framed Windows	
CEILING	Bathroom Others	Plaster Ceiling Skim Coat
DOOR	Main Entrance Bedroom Bathroom	Fire Door Timber Flushed Door Timber Flushed Door
FLOOR FINISHES	Living Bedroom Kitchen Bathroom Planter Box Aircon Ledge	Tiles Vinyl Tiles Tiles Tiles Cement Render Cement Render
WALLS FINISHES	Bathroom	Tiles to Ceiling Height

SANITARY INSTALLATIONS	Kitchen Bathroom	Sink with Taps Wash Basin, Toilet Roll Holder, Water Closet, Tap, Shower Rose
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PAINT	External Wall Internal Walls	Weather Resistant Paint Emulsion Paint
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LOCKSET	Quality Lockset	
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ELECTRICAL INSTALLATION	1A	1B	2	3	4	5	6
Lighting Point	10	12	5	5	10	10	15
13A Socket Outlet	10	12	7	7	10	10	12
15A Socket Outlet	1	1	1	1	1	1	1
Door Bell Point	2	2	2	2	2	2	2
Water Heater Point	2	2	1	1	2	2	3
Electrical Distribution Board	1	1	1	1	1	1	1
Exhaust Fan Point	0	1	1	1	0	0	0
SMATV Outlet	2	2	2	2	2	2	2
Fiber Wall Socket	1	1	1	1	1	1	1
A/C Point	3	4	2	2	3	3	4

CONTACT

www.embiquecondotel.com

We are pleased to assist you with your enquiries.

Developer:

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Signature Project by:

HHLTLAND + MAGINAIRE