



www.sunsetvillaslangkawi.com



The background of the entire image is a tropical sunset scene. Two tall palm trees are silhouetted against a sky with soft orange and blue clouds. In the foreground, a swimming pool with blue mosaic tiles is visible, reflecting the sky and the palm trees. The overall mood is serene and inviting.

Welcome to Langkawi

Imagine a laid-back tropical island, surrounded by turquoise waters and inestimable natural wonders. Imagine lush rainforests, picturesque beaches, and endless leisure activities at your fingertips. Imagine luxuriating in the casual, unhurried vibe that defines this island, home to small villages and traditional ways of life, yet also home to a modern infrastructure and some of the finest five-star resorts in the region.

This is Langkawi, one of Malaysia's most popular holiday island destinations. Now, a very limited number of exclusive villas are being made available, so that you can claim your own personal piece of this amazing island paradise.



Sunset Villas

LANGKAWI ISLAND • MALAYSIA





Why Malaysia?

World rankings

- Year-round tropical weather
- Solid economic track record
- Largely free from natural disasters
- Political stability
- Ideal central location in region
- Modern, advanced infrastructure
- English widely used
- Superior connectivity via land, sea, and air
- World-class hospitals and healthcare
- Low cost of living
- Multicultural society that openly accepts foreigners

#5

Best place to retire

*Source: Global Retirement Index 2018,
International Living (Ranked #1 in Asia)*

#12

Most visited country in the world

Source: United Nations World Tourism Organisation, 2017



#4

**Most affordable cost of living,
ASEAN**

Source: Cost of Living Index 2018, Numbeo

#1

Country for medical tourism

Source: Clements Worldwide, 2018

#4

**Best shopping city in the
world (Kuala Lumpur)**

Source: CNN, 2014

#1

**Cheapest average flight prices,
worldwide**

Source: Flight Price Index 2017, kiwi.com

#2

**Best country to start a
business**

Source: US News & World Report, 2018

Why Langkawi?

- UNESCO Global Geopark since 2007
- Duty-free island since 1987
- Modern infrastructure with excellent roads
- Airport newly expanded and refurbished in 2018
- Over 275 non-stop flights to Langkawi weekly
- Tourism arrivals increased over 8% year-on-year in 2016
- Hotel occupancy rates from 75 to 95% (The Edge Property, 2016)
- Top 20 Beaches in Asia – Tanjung Rhu, Langkawi (CNN Travel, 2017)
- Well-known national and international events held in Langkawi each year





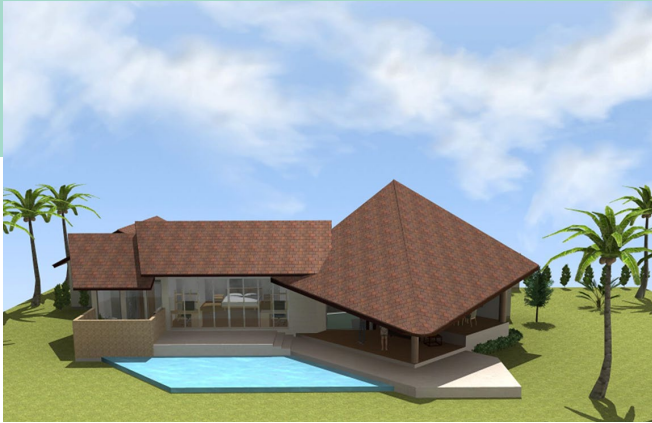
Why Sunset Villas?

Your opportunity to own a piece of paradise with these privately commissioned, architect-designed villas located in the middle of Langkawi island.



What?

Sunset Villas will comprise a handful of exclusive villas, each with two or three fully air-conditioned bedrooms. With breezy expansive living and dining areas and a state-of-the-art eat-in kitchen, each villa will also feature a spacious infinity-edge swimming pool, lush tropical landscaping, a generous garden area, and a two-car garage with additional ample off-street parking. Each villa will be built to the highest standards using quality materials and workmanship. Individual underground power, water, and fibre-optic internet connections will be provided.



Where?

Located on the UNESCO Global Geopark island of Langkawi off the northwest coast of Malaysia, Sunset Villas are set in a particularly enticing area in the island's centre section, close to everything, yet offering a degree of peace and tranquillity coupled with modern accessibility and conveniences that few places can offer. The property offers uninterrupted views over lush rice paddies all the way to the forested Machinchang mountain range in the distance, which serves as a scenic backdrop for the frequent stunning sunsets for which the property is named.

Who?

The ideal owners will be those who wish to combine their desire for a high-quality vacation or retirement villa with the opportunity for sound property investment. Perfectly suited for people who seek a terrific tropical retreat from harsh northern winters, while providing a stream of passive income through vacation rental when the owners are not in residence. The land will be secured for owners through a personal lien, and for those who wish to rent their villa when not utilising it personally, the entire process will be professionally overseen and managed by Educat Sdn Bhd, a major partner in the successful and award-winning Sunset Valley Holiday Houses, whose property is immediately adjacent to Sunset Villas.

When?

Construction of the first two of five villas will start in 2018 for completion in 2019. The remaining three villas are to be built on an ad-hoc basis.

How Much?

Sunset Villas offer the incredible opportunity to own an exclusive luxury tropical villa that can serve as a lovely vacation hideaway while generating income when not being

personally enjoyed. Making this proposition even more appealing is that Malaysia's well-known affordability extends to these beautiful villas, with acquisition costs starting at just MYR1,770,000. The total cost includes a near turn-key property, inclusive of lighting, major appliances, air-conditioning, landscaping, and more, with owners needing only add the loose furnishings of their choosing.

