



SHENG TAI  
INTERNATIONAL

盛泰国际

UNITED KINGDOM



INTRODUCTION  
PACK



RESIDENCE • HOTEL • INVESTMENT



“ We can't control the wind,  
but we can adjust the sails. ”

- Dato' Leong Sir Ley

# M The Reigning MATRIARCH

Dato' Leong Sir Ley is the esteemed chairperson & and founder of Sheng Tai International Sdn Bhd (STI). With over 2 decades of real estate experience, she has propelled STI as a property consultancy company into an integrated conglomerate offering exceptional hospitality services alongside an extensive array of real estate services.

Nicknamed the "Iron Lady of property", Dato' Leong preserved through the pandemic by introducing STI's 4 initiatives which are Fashion, Wellness, AI, and Arts & Culture. With that in place, STI has continued to show rapid growth in its core businesses as well as its subsidiaries.

As the largest single shareholder of Yong Tai Bhd, Dato' Leong aims to boost Melaka as an international city, by gathering international and local talents through STI's initiatives.





EAST  
Meets  
WEST

# Sheng Tai International



From humble beginnings in 2012, Sheng Tai International (STI) has grown into one of Malaysia's most innovative and sustainable companies. What started as a property consultancy company soon transformed into a business that rewrote the failing projects of others and composed them into grand pieces. Sheng Tai International further defined its core business and developed different sections as well as its various subsidiaries.

A few years on and Sheng Tai International hasn't shown any signs of slowing down. STI has been making deals with some of the world's top companies and market leaders all while enchanting them to set up business at The Sail in Melaka. And so, within just over a decade, Sheng Tai International has grown at a rapid pace in hospitality, wellness, artificial intelligence, and even fashion divisions.



# Sheng Tai International

United Kingdom



Over the years, Sheng Tai International has expanded rapidly to broaden its network all around the world. With STI's headquarters located in the bustling city of Petaling Jaya, Selangor, an overseas office was set up in Hong Kong in 2012. STI further extended its global reach by setting up offices in Shanghai (2019), Beijing (2020), Tokyo (2020), and Osaka (2023).

In December 2023, Sheng Tai International set up the first ever UK and Europe office in Manchester, England. Aiming to explore the far-west market, this move is expected to attract many more overseas investors to Malaysia.


Sheng Tai International is making its way to become a globally well-known brand. With many more plans and projects ahead, we can foresee a bright and ambitious future.



# Sheng Tai International



 Fully Operational

 Establishing Network

Malaysia • Tokyo • Beijing • Osaka • Shanghai • Hong Kong

**12** Completed Projects

**10** Global Branches

**6** Sales Galleries

**1** Dream

A map of Southeast Asia with a semi-transparent grey rectangle overlaid on the top half. The text 'TRULY ASIA' is in white serif font, and 'MALAYSIA' is in yellow serif font. The map shows Malaysia, Singapore, Brunei, and parts of Indonesia and Vietnam. Red dots mark Kuala Lumpur, Medan, Putrajaya, Padang, Palembang, and Jakarta. Labels include 'MALAYSIA', 'Kuala Lumpur', 'SINGAPORE', 'BRUNEI', 'Medan', 'Putrajaya', 'Padang', 'Sumatra', 'palembang', 'BORNEO', 'SINGAPORE', 'Borneo', 'INT', and 'Java'.

# TRULY ASIA MALAYSIA



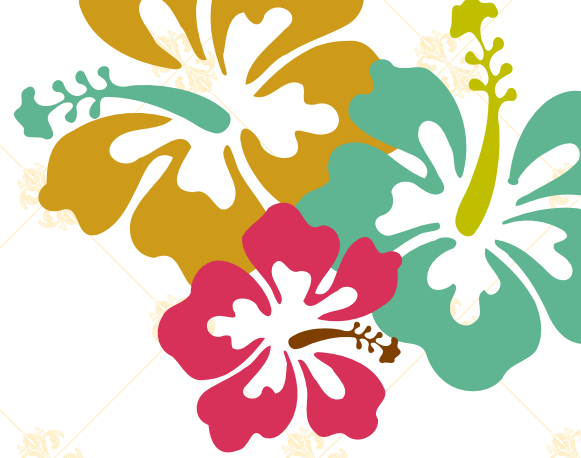
# The Beauty of MALAYSIA

Located between two and seven degrees north of the Equator, Malaysia is formed by thirteen states and three Federal Territories.

With a warm tropical climate with temperatures ranging from 23°C to 32°C, Malaysia houses an infinite range of exciting tourism products throughout the year for visitors to explore and enjoy.

The history of Malaysia started in the early 15th century with the establishment of the Melaka Sultanate. The country achieved independence in 1957 and Malaysia was formed in 1963.

Malaysia is a fascinating country with a vibrant multicultural population. Besides the Malays and the native groups, immigrants from China, India, Indonesia, and other parts of the world have all contributed to the multi-racial composition of its population.



32.7M  
Total population



26.1M  
Tourist arrivals



86.1B  
Tourist Exp. (MYR)





# Best choice for RETIREMENT

1<sup>st</sup>

Safest

Places to Retire  
2022, Nasdaq

2<sup>nd</sup>

Cheapest

Country to Retire Well  
2023, Smartasset

3<sup>rd</sup>

Best

Country to Retire  
2014, InternationalLiving.com



# International INVESTMENTS

Trusted by over 5,000 foreign companies, globally renowned brands from more than 40 countries have chosen Malaysia to establish their business.

Panasonic

maxell

amazon

MARUWA

NVIDIA

intel

infineon

HONDA

TESLA

DELL

KOA  
KOA SPEER ELECTRONICS, INC.

DEUTSCHE  
TECHNOPLAST

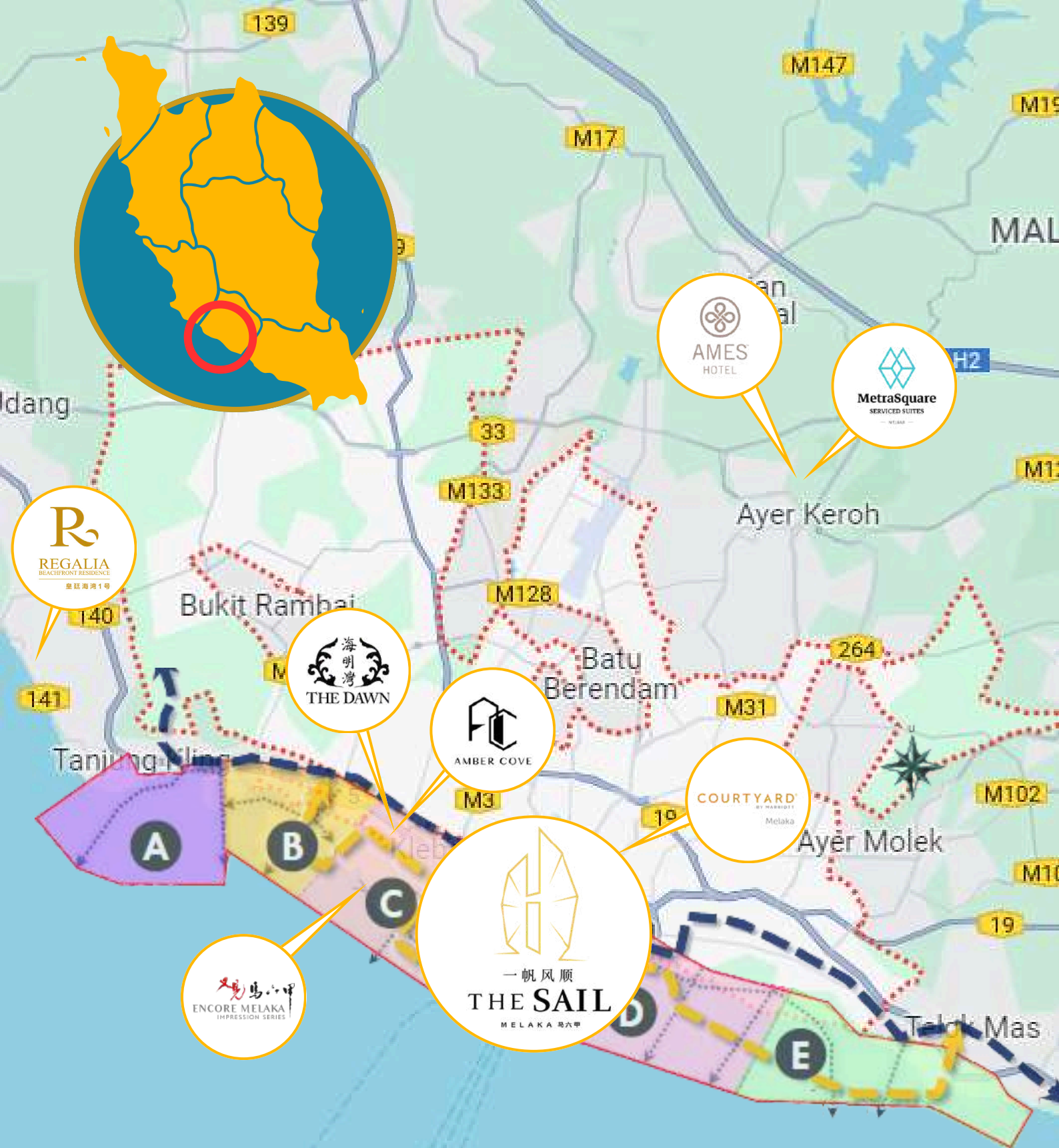
# MELAKA

## The Historical City

Melaka is known as a historical port city situated on the southwest coast of Peninsular Malaysia between the major cities of Kuala Lumpur, Johor Bahru, and Singapore.

To date, Melaka has several mega projects in the pipeline including the proposed High Speed Rail Project, Aerorail, and the cruise terminal project which is set to be completed in 2025, further strengthening its position to become the next major city after Kuala Lumpur.





# STRATEGIC LOCATION

## Melaka Waterfront Economy Zone (M-WEZ)

- A Melaka Harbourfront
- B Smart Logistic Nucleus
- C Digital Satellite Township
- D Central Eco Business Park
- E Trade Nucleus New Township

A photograph of a modern, high-end lounge or bar interior. The space features a long, dark grey sofa with vibrant blue cushions and patterned throw pillows. In front of the sofa are several round, white marble tables with wooden bases, each topped with a small vase of pink flowers. To the right, a long white marble bar counter is visible, with various bottles and glasses on the shelves above it. The background shows a dining area with wooden chairs and tables, and a wall with a dark, textured pattern. The ceiling is high with recessed lighting. The overall atmosphere is sophisticated and contemporary.

# OUR PROJECTS

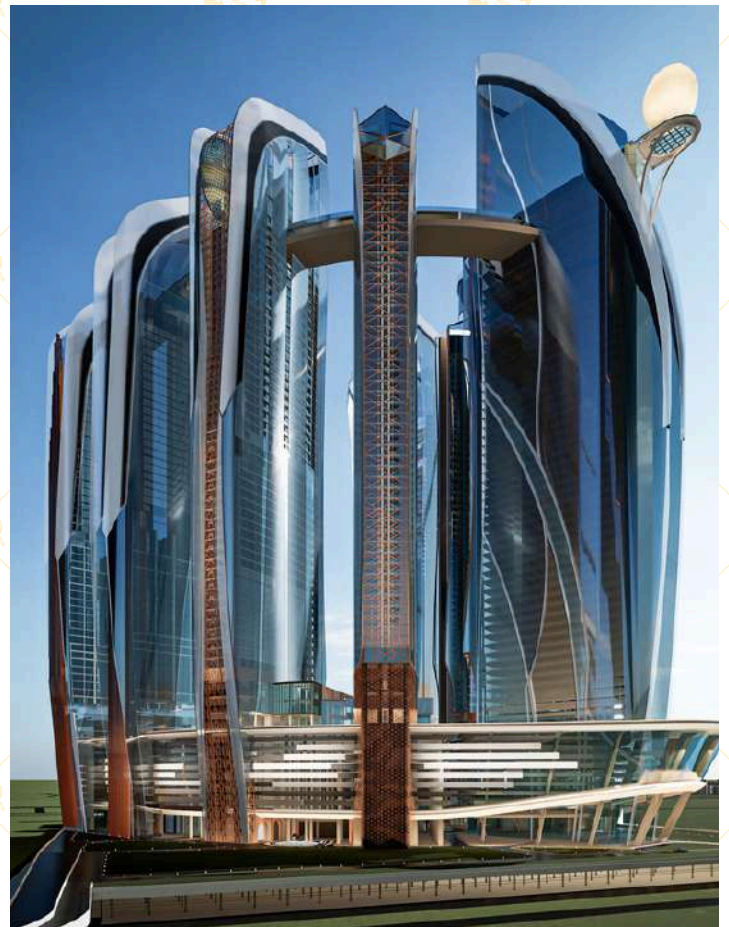
# The Sail Bay 3

## Zen-inspired Residence and Hotel

Bay 3 is located in The Sail in Melaka, Malaysia. Situated in the Melaka Waterfront Economic Zone, The Sail has a strategic location that can attract overseas businesses, tourists, and residents.

Discover the allure of Melaka from the comfort of Bay 3 – where every detail is meticulously crafted to enhance your stay and create lasting memories. Experience the allure of this historic city in unparalleled luxury at Bay 3, your gateway to the best of Melaka.

Bay 3 will be a 60-floor high-rise building among the 9 towers of The Sail. The tower consists of 26 floors of residential units and 14 floors of hotel units. The tower is expected to be completed in 2030.





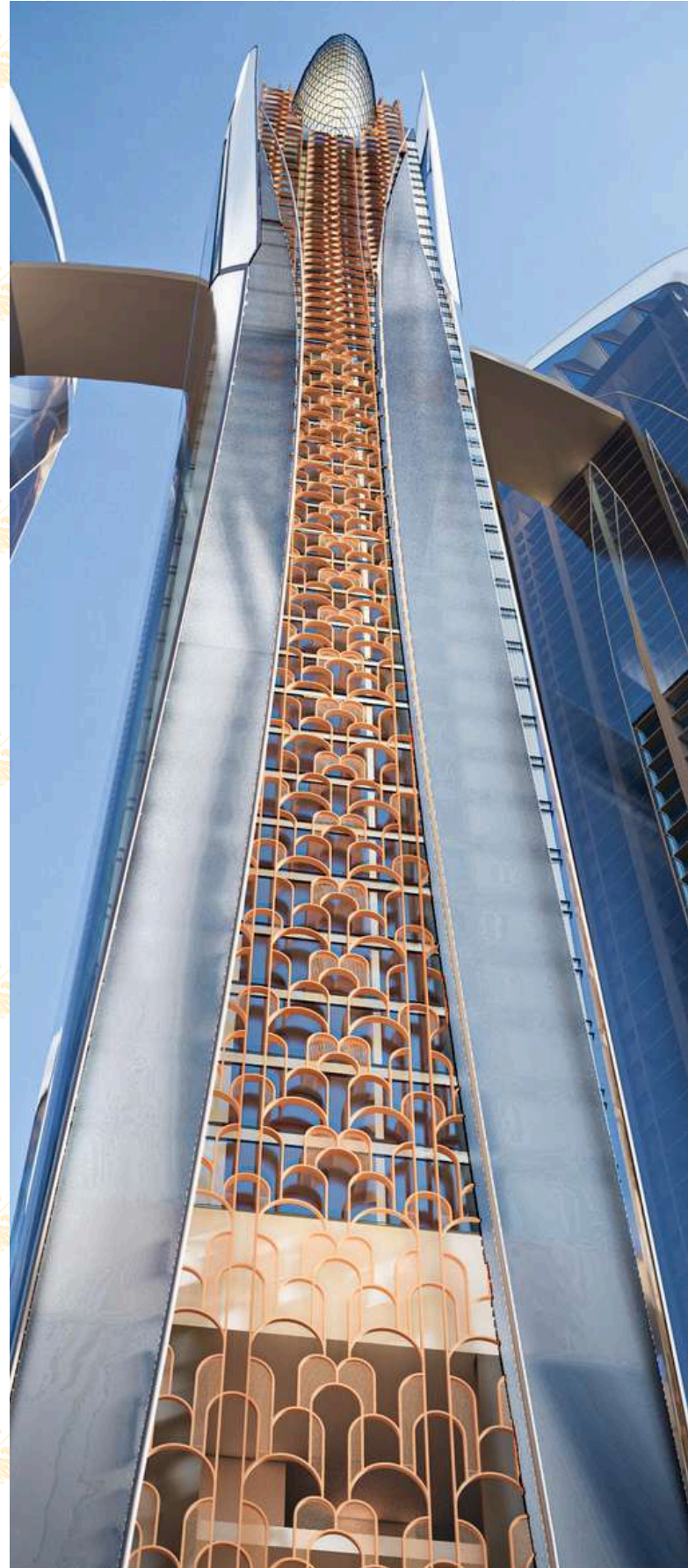
# The Sail M Tower

## Luxury Residence and Hotel

M Tower is located in The Sail in Melaka, Malaysia. Situated in the Melaka Waterfront Economic Zone, The Sail has a strategic location that can attract overseas businesses, tourists, and residents.

In every fitting and facade of M Tower are the retold stories of past voyages at the Strait of Melaka. With the final design being an Indochine theme & concept, expect a world-class project of international standards that also is rooted in the very essence of Melaka.

M Tower will be a 66-floor high-rise building that consists of 22 floors of residential units and 20 floors of hotel units. The tower is expected to be completed in 2030.





# AMES Hotel

## 5-Star Business Hotel



AMES Hotel is a 5-star business hotel, developed by Sheng Tai International that provides grand amenities, variedly attractive rooms, modern and sleek aesthetics, and genuinely friendly vibes.

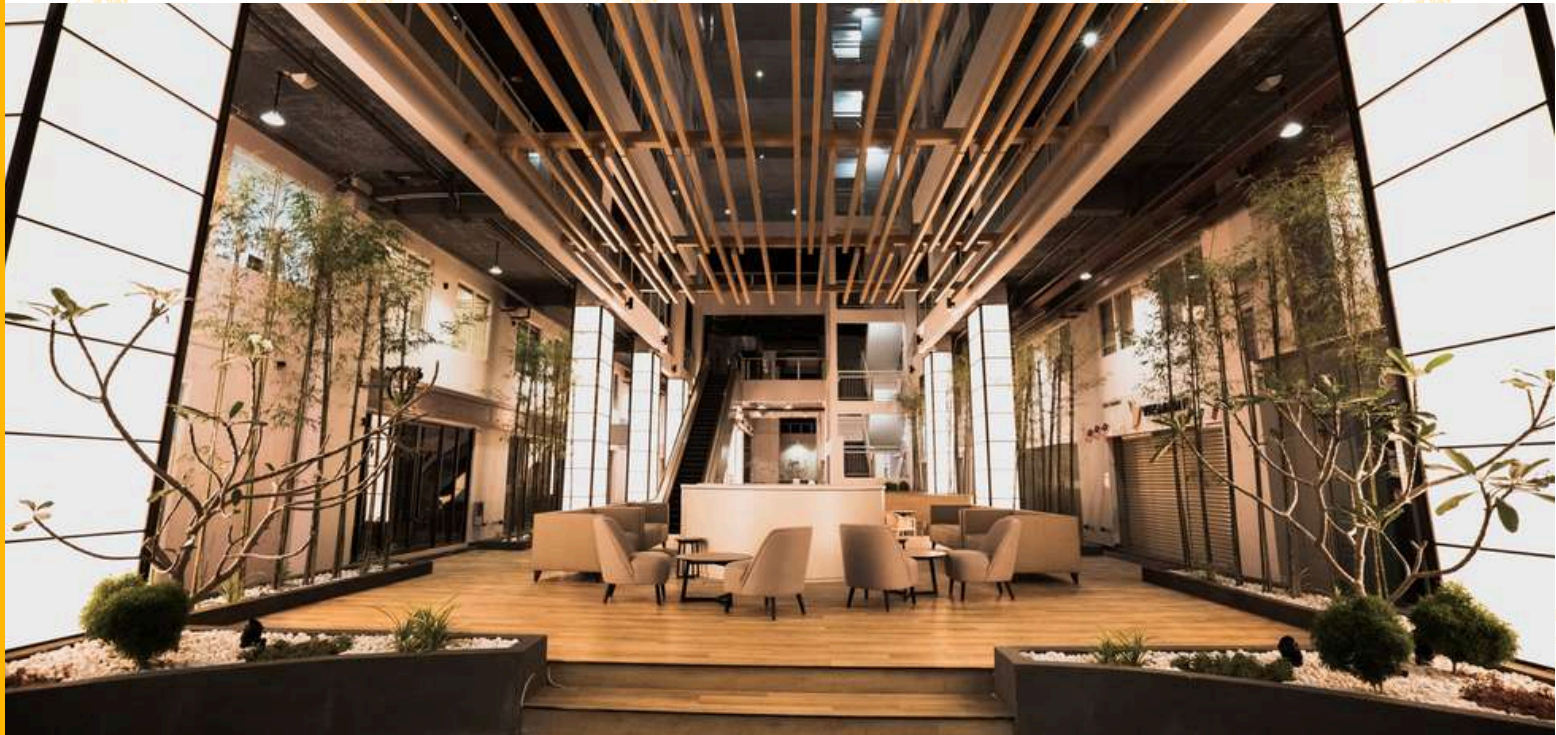
Located in the peaceful and attraction-filled township of Ayer Keroh, Melaka, AMES's embodiment of the sleek lifestyle makes it an all-time favourite to the visitor here whether for work or recreational purposes.

AMES Hotel has previously guested three prime ministers of Malaysia. In February 2024, AMES Hotel was honoured to guest Dato' Seri Anwar Bin Ibrahim, the 10th Prime Minister of Malaysia. This showcases AMES Hotel as a top-class hotel in Melaka, that will be a premium choice for travellers around the world.



# MetraSquare

## Serviced Apartment & Hotel



MetraSquare is located at Ayer Keroh, Melaka, which was developed by Sheng Tai International. It is a collection of well-planned serviced apartments, hotels, and merchants enveloped by lush greenery.

MetraSquare is located in a business and lifestyle district that is swiftly becoming the stamping grounds for entrepreneurs and jet-setters. Here, you have easy access to Melaka City, as well as major cities like Kuala Lumpur, Johor Bahru, and Singapore.

The hotel is managed by Alorie Hotels & Resorts, which is an international hotel management team that has 46 years of excellent performance records in the international hotel industry.

MetraSquare has won numerous awards including the Agoda Gold Circle Award 2020, and Booking.com Traveller Review Awards 2021.





**COURTYARD**  
BY MARRIOTT  
Melaka

# Courtyard

## By Marriott Melaka



Courtyard Melaka is a 5-star deluxe hotel located in the historic city of Melaka close to St. Peter's Church and minutes from Stadthuys, A Formosa fort, and the traditional Malay village at Kampung Morten.

The hotel is an upper-moderate tier business hotel with 284 rooms, and convenient facilities including an 800-capacity upscale ambience ballroom, pool bar, restaurant, and executive lounge.

Courtyard by Marriott Melaka was developed by Yong Tai Berhad, which was taken over by Sheng Tai International in early 2023.

In 2023, TripZilla announced Courtyard by Marriott Melaka as the Best New Hotel in Malaysia. Featuring spacious rooms and high-quality service, Courtyard by Marriott has become one of the top accommodation choices among travellers.



## Regalia Beachfront Residence



Regalia is located in Kampung Pantai Kundor, Melaka. The luxury project was developed by Sheng Tai International. Regalia is situated along a coveted beachfront with easy accessibility to Cheng Ho City, Impression City, Melaka Gateway, and Melaka town centre.

Regalia Beachfront Residence comprises two blocks of 25-storey residence suites next to a luxury hotel. The suites are tastefully designed and furnished. A water park sits at the core, surrounded by upscale residential towers.

This development is the perfect escape, fronting an alluring beach with white sand and shimmering water. This residence creates a striking presence as a sanctuary for relaxation, where contemporary style and modern facilities are fused to proffer a resplendent lifestyle.



**NOVO**<sup>®</sup>  
JALAN AMPANG

# NOVO Luxury Residence



NOVO is a 38-storey luxury residence developed by Sheng Tai International, towering over Jalan Ampang, with a magnificent view of the city centre – Kuala Lumpur's most prosperous and coveted area.

NOVO is named after a Latin word meaning new, refresh, and revive. At the heart of the city's Embassy Row, NOVO enjoys an incomparable selection of conveniences, shops, and opportunities in a highly sophisticated neighbourhood.

NOVO targets young professionals and property investors from all around the world. This modern building is flushed in ambient LED lighting beaming towards the night sky like a dazzling jewel. NOVO is inspired by the idea of living 'Above the Eminence'. This eye-catching building is designed by an internationally renowned and award-winning architectural firm, Veritas Design Group.





DAMANSARA  
CITY

# DC Residensi

## Damansara City



Kuala Lumpur



DC Residensi is located in Damansara Heights, an upscale suburb on the western side of Kuala Lumpur. The development is situated just 5 km away from the City Centre. It is a sought-after residential and commercial address in the Klang Valley.

DC Residensi is the first integrated development of Damansara Heights. The development aims to provide comfort in style with partly-furnished spacious units equipped with high-end appliances. The well-designed spaces are meticulously detailed for comfortable living. Due to its strategic location, there are many amenities in the surrounding area that residents would benefit from.

DC Residensi consists of two residence towers, a hotel, a mall, and two business towers. The seamless integration between business, living, and leisure, combined with its highly matured surroundings, pays homage to its elite-status populace.

This development was completed in 2017.





# Amber Cove

## Residence in City of Hope



Amber Cove is a development by Yong Tai Berhad, a subsidiary of Sheng Tai International. Situated within the City of Hope, a 138-acre integrated mixed development in Kota Laksamana, Amber Cove marks the first step of the iconic development.

Amber Cove Melaka features accommodation with sea views and free private parking. It is only 4 km from Baba & Nyonya Heritage Museum and 4.1 km from Cheng Hoon Teng Temple.

All units at the apartment complex come with air conditioning, a seating area, a kitchen, a dining area, and a private bathroom with a walk-in shower. Amber Cove also provides guests with a year-round sea view outdoor pool.

Amber Cove attracted many local investors with its down-to-earth design serves as a perfect product for first-time investors.





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