

# Proposal for Buyers

# Melaka and investing in Melaka

Many will ask why when asked to invest in Melaka. Why Melaka of all places? Is it not just a UNESCO heritage site? The answer is no, it is more than that.

China has now invested in billions of ringgit in hopes of advancing Melaka in areas of Tourism and Hospitality. The following are some examples.

Famous Director Zhang Yi Mou of the critically acclaimed “Crouching Tiger Hidden Dragon” will be the creator and director of “Impressions in Melaka”. When completed many international tourists will be attracted to Melaka



预计2026年建成

## 新隆高铁直达只需90分钟

High Speed Rail Link  
马新高铁计划  
~ RM60- 65B Cost

李总理比喻新加坡与吉隆坡未来将如同伦敦与巴黎的“双城”关系。他说：“高铁发展将让新马两国的合作更密切，两国最终将拥有更紧密的相互依存与利益关系。”

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新加坡和马来西亚两国领导人昨天达成共识，共同兴建连接新加坡与吉隆坡的高铁。新隆高铁预计最早在2020年建成，届时从我国直达吉隆坡只需90分钟。“一日生活圈”的构想将变为现实。



成本~600亿- 650亿令吉

High-Speed Rail Link listed Melaka as one of the stop, will drive the real estate in the state, especially for long-term investment returns. 鑒於新馬高鐵將甲州列為其中一站，帶動州內房地產的潛能無限，尤其是長期投資的收益。

# Melaka and investing in Melaka

China and Malaysia has just commenced construction of a new trading port called the Melaka Gateway. The trading port is part of a slew of trading agreements including an S\$17.8 billion East Coast railway line during Malaysia Prime Minister Najib Razak's 7-days-long visit to China in early November.



An infographic for the Melaka Gateway project. At the top, it features a night-time rendering of the port and a Marina Cruise Terminal. Text in Chinese and English describes it as the largest cruise terminal in Southeast Asia, with a capacity of 1,000 ships. A large yellow text overlay states '~RM40 billion'. Below this, five overlapping circles represent international partners: China (Kamen International), Singapore (TDF Development), Italy (Glynn Group), Korea (Ginsani International Aero Marine), and the U.S. (Global Caribbean Cruise). A group photo of project officials is shown in the bottom right. At the bottom, the Melaka Gateway logo is followed by a text box stating: 'This RM40 billion Melaka Gateway project was launched on 7 Feb 2014 by Malaysia's Prime Minister, Dato Seri Najib Bin Tun Abdul Razak. It is expected to be open on 2018 and finished completely by 2025. Melaka Gateway is projected to generate an additional 2.5 million tourists over the next 12 years.'

# Melaka and investing in Melaka

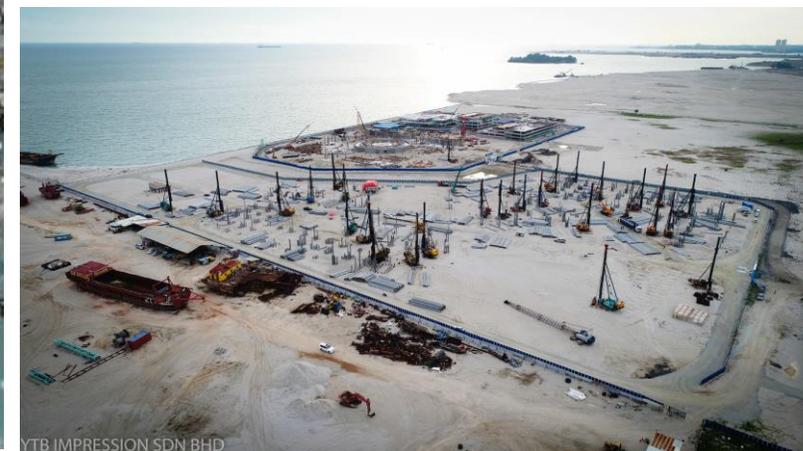
On this map you can see popular landmarks which are well known in Malacca. In these areas are places which are already completed or have on-going development.

Our businesses are strategically located within reach of all these areas/developments.

As you can see the coastal line of Malacca has a huge potential for economic growth.



Impressions Melaka Actual Site



# Opportunity

We are offering you a tri-party business. We have a café restaurant with bakery, convenience store with laundromat, an office and a homestay.

In the minimart office or main office you can run a simple travel agency business where you can bring tourists to stay at your businesses.

- a) Homestay
- b) Café restaurant
- c) Convenience store and laundromat
- d) Office (could be for ecommerce or travel agency or other businesses)

In the next few slides you will be introduced to all the businesses

# Happy 365 Cafe



What is around us  
We are surrounded by 4 hotels. We also have a minimart and laundromat in the same area. There is a dog café around the vicinity as well. And the best thing is we are close to the location of 'Impressions Melaka'.

# Happy 365 Café – Premises

## Speciality

We are a café styled restaurant with our own bakery. We have a full menu that serves Western, Asian and Local delights. We serve cakes, desserts, waffles, coffee, tea, mocktails and finger foods a conventional café will serve. We can cater to special requests like set menu, special events within discussion. We are pork free and applying for Halal.

We are attractive to travellers, tourists and Malaysians from states like KL and Johor.



# Happy 365 Cafe – Premises



# Happy 365 Cafe – Premises



# Happy 365 Cafe – Promotions

**HURRY WHILE STOCK LAST**

## Premium Signature Frappes

*Boston Cheesecake*  
*Cheese Cracker*  
*Chocolate Cracker*  
*Dark Chocolate Brownies*

*Toffee-Cheesecake Frappuccino*  
*Crunchy Brownies Frappuccino*

**START 22/FEB - 31/MAR/2017**

VISIT OUR FACEBOOK FOR MORE DETAILS HAPPY 365 CAFE

## weekday HAPPY SET LUNCH

**Tuesday - FRIDAY 11:30AM TO 2PM**

**ONLY @ RM 18.90 NETT**

**Tuesday**  
 NAsi LEMAK CURRY CHICKEN OR TOM YAM SOUP WITH RICE  
 COMES WITH DRINK & SOUP  
SOUP OF YOUR CHOICE (BLACK COFFEE/TEA)

**wednesday**  
 HOUSE DELUXE SPECIAL BURGER OR NYONYA LAKSA

**Thursday**  
 SWEET & SOUR CHICKEN RICE OR FRIED MEE SIAM

**FRiday**  
 THAI CHILLI CHICKEN RICE OR MEE BANDUNG SEDAP

## Happy Family Meal

有福同享

**RM88.80**  
 2 Seafood Aglio Olio/Chicken bolognese  
 2 Nasi Lemak Redang Chicken/Curry Chicken  
 4 SOUP + 4 HONEY LEMON TEA

**RM26.80 PROSPERITY BUCKET 一桶福气**  
 3 DEEP FRIED SIU MAI  
 3 BREADED CRAB CLAW  
 3 DEEP FRIED WANTON  
 3 PRAWN MANGO ROLL  
 3 CHICKEN SPRING ROLL  
 3 SALAD PRAWN DUMPLING

**RM68.80 ABUNDANCE OF WEALTH 多福多享**  
 9 DEEP FRIED SIU MAI  
 9 BREADED CRAB CLAW  
 9 DEEP FRIED WANTON  
 9 PRAWN MANGO ROLL  
 9 CHICKEN SPRING ROLL  
 9 SALAD PRAWN DUMPLING

**RM28.80 + TOM YAM SOUP + COFFEE/TEA**  
**wang wang rice set**  
 旺旺黄梨炒饭

## Golden Set Meal

CHOICE OF 1 MAIN:  
 1 CHEESY CHICKEN BOMB  
 2 TERIYAKI CHICKEN PASTA  
 3 SEAFOOD AGLIO OLIO  
 4 MADAME CROISSANT

CHOICE OF 1 SOUP:  
 1 MUSHROOM SOUP  
 2. MINESTRONE SOUP

CHOICE OF 1 DRINK:  
 1. COFFEE (BLACK COFFEE, CAPPUCCINO, CAFE LATTE)  
 2. TEA (JAMU CAKE, 1.500CC BLACK TEA)

**ONLY RM 20.80 !!**

+ OR +  
 add RM3 TO upgrade to our AZULI JERU MATCHA FRAPPE

# Happy 365 Cafe – Food



# Happy 365 Minimart & Laundromat – Premises

## What Is Around Us

We are surrounded by 4 hotels and 3 service apartments in our area, “The Green”, “The Wave” and “Atlantis”. There is a variety of food in our area like Thai food, Nonya Food, Western Food, and Seafood. There is also a café that has live music at night on weekends, as well as a gym and clinic in the area.



# Happy 365 Minimart & Laundromat – Premises



## Speciality

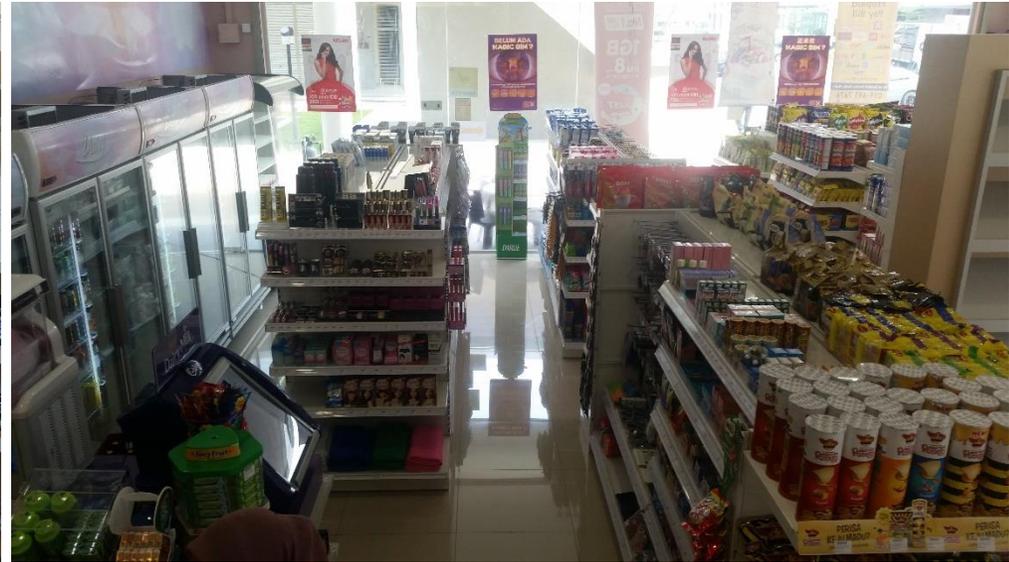
We are the first convenience store combined with laundromat in the world. We aim to bring convenience into your life. We have a space where you can read magazines, books provided for customers.



# Happy 365 Minimart & Laundromat – Premises



# Happy 365 Minimart & Laundromat – Premises



# Happy 365 Minimart & Laundromat – Premises



# Happy 365 Minimart & Laundromat – Premises



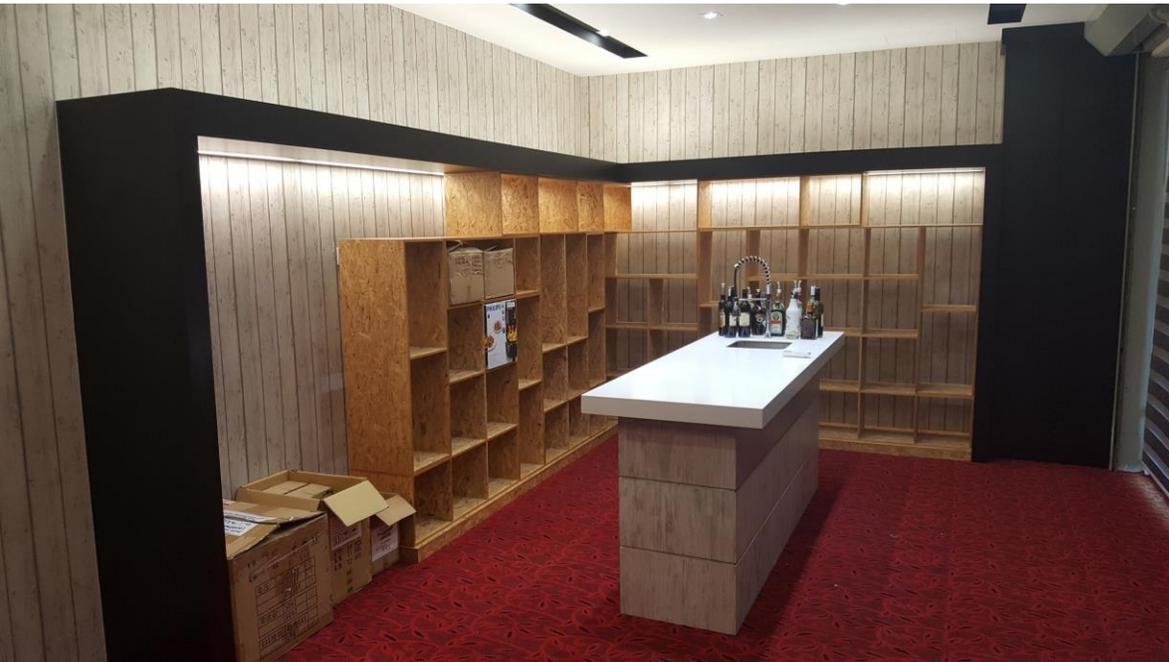
## **Minimart Office Space**

This is the office within the minimart.

Could be used for  
ecommerce or travel agency  
or online delivery or car  
leasing

# Happy 365 Office – Premises

Happy 365 Office lounge area. Inside the lounge we have comfortable sofas, a minibar for VIPs and important guests to wait.



# Happy 365 Office – Premises



Office area with reception and waiting area (sofa in green)



# Happy 365 Office – Premises



We have an office working area, a training room and a conference room



# Happy 365 Office – Premises



We also have a pantry, a store and a GM room

## Real Estate Ready For Homestay

3 storey building with land

3466 sq ft

Leasehold

There are 7 rooms available

Every room has a toilet and shower

Close to “Melaka Gateway” and Impressions Melaka

Near to Movida

Perfect for homestay because surrounding homes are mostly for tourists and travellers



# Outside



## Outside

We have enough space for 6 cars and our space outside is suitable for barbeques as well.

# Living Room



In the living room we have cable TV, a surround sound system and a KTV system.

## Master Bed Room – 3<sup>rd</sup> Floor



In the masterbed room we have a queen size bed for 2 adults. And there is enough room for 3 more beds. This room comes with a massage chair TV and cable. There is a toilet and a walk in wardrobe as well.

## Rooms in the Second Level



There are 2 rooms in the 2<sup>nd</sup> level. Each room can house 2 people.

There is a bathroom in each room and also a Washing area in the same level.



## 3<sup>rd</sup> Floor Conference Room



In the conference room we have a whiteboard, projector and screen. We also have a toilet in the conference, outside the Conference room is a sofa set.

# Gym Room



In the gym room we have a 5 exercise machines which include:

- 1) A chin up leg raise push up machine
- 2) A bodyweight machine
- 3) An elliptical machine
- 4) A sit up machine
- 5) A core training machine

There is also a bathroom in the gym