



THE GULF

VILLAGE RESORT

*Short Staycation,
Soulful Retreat...*



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VILLAGE RESORT



LUXURY RESORT COMMUNITY

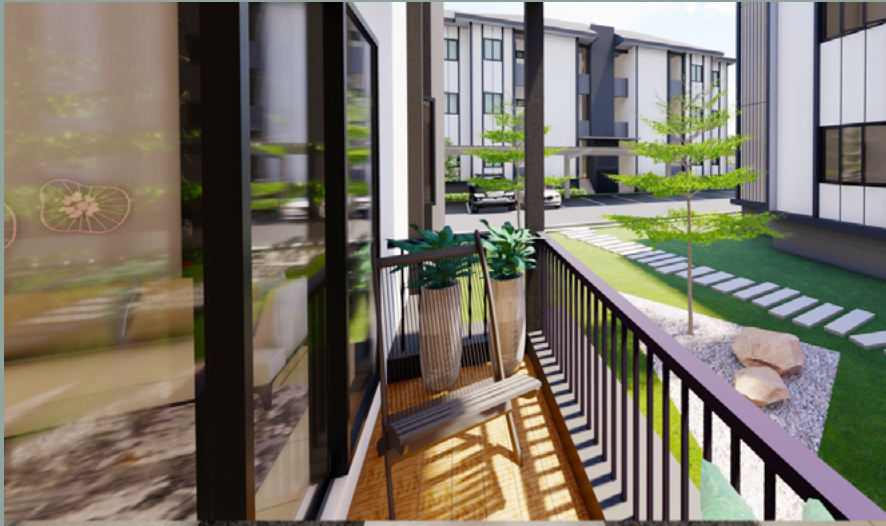
The Perfect Blend of Investment and Living

The Gulf Village Resort 是位于怡保 Botani 区的一处专为投资者打造的度假式住宅社区。这个低密度开发项目占地7.83英亩，由12栋精心设计的三层住宅组成，将奢华生活与自然环境完美融合，为投资者提供了一个兼具稳定回报和优质居住体验的机会。

The Gulf Village Resort is a resort-style residential community in Botani, Ipoh, designed specifically for investors. This low-density development spans 7.83 acres and features 12 blocks of meticulously crafted 3-storey homes, blending luxury living with natural surroundings. It offers investors a unique opportunity for stable returns combined with a high-quality living experience.

核心优势

Key Advantages



卓越设计

Superior Design

双正面住宅与宽敞的线性花园无缝衔接，宽大的阳台和透明推拉门将自然美景引入室内，为住户提供宁静的度假式生活体验。这种设计不仅提升了居住品质，也增加了房屋的市场吸引力。

The double-frontage homes seamlessly connect with spacious linear gardens. Large balconies and transparent sliding doors bring the natural beauty indoors, offering residents a tranquil, resort-like living experience. This design not only enhances living quality but also increases market appeal.

度假式生活体验

Resort-Style Living

我们定期举办丰富多彩的社区活动，营造一个充满活力的度假村氛围，让您的房产更具吸引力，并且长期保持高入住率。

We regularly host vibrant community events to create a lively resort atmosphere, making your property more attractive and ensuring high occupancy rates.





自然与生活的和谐

Harmony with Nature

所有住宅保持在三层楼的高度，使得周围的绿地和精心设计的线性花园成为视野中的主角。住户可以在社区内享受广阔的绿地、豪华会所和其他设施，感受与自然共生的舒适生活。

All residences are kept at a three-storey height, allowing the surrounding greenery and meticulously designed linear gardens to dominate the view. Residents can enjoy vast green spaces, luxurious clubhouses, and other facilities, creating a comfortable lifestyle in harmony with nature.

投资即赚

Profitable Investment

投资者购买后，我们提供全包家具和装修服务，并由我们全权负责物业出租及管理。您只需坐享稳定收益，无需为出租事务操心。

After purchase, investors receive fully furnished and renovated homes, with property rental and management handled entirely by us. You can enjoy stable returns without the hassle of managing the rental.



全面支持的投资平台

Comprehensive Investment Platform

The Gulf Village Resort 不仅为您提供高品质的住宅，更是一个稳健的财富增长平台。通过我们的专业管理服务，您可以享受度假村般的生活方式，同时实现长期的投资回报。

The Gulf Village Resort offers not just high-quality homes but also a secure platform for wealth growth. With our professional management services, you can enjoy a resort-like lifestyle while realizing long-term investment returns.



安全监控与管理方案

Security Monitoring and Management Solutions



Gated
and Guarded



24 Hours CCTV
Surveillance System



Visitor
Tracking System



Tour Guard
System



Hybrid
Intercom System



绿色生活与优质设施

Green Living and Premium Facilities



Beautiful
Environment



Management
Team



Fibre Optic
Building Solutions



Recycling & Waste
Management





霹靂州：马来西亚第二大热门旅游胜地
Perak: Malaysia's Top 2 Favorite Destination

PAHANG
7.8
Million

PERAK
6.9
Million

SELANGOR
6.4
Million

JOHOR
6.3
Million

KEDAH
5.6
Million

Source: Malaysia_Tourism_KeyPerformance_Indicators_2022

黄金假日, 投资良机

Prime Holidays, Maximized Returns

Average	Minimum	Average
105	18	40
Weekend Days/Year	Days of Public Holidays	Days of School Holidays

163个假日, 总收益机会! 利用这些黄金假期, 轻松实现稳定的租金回报, 投资 The Gulf Village Resort, 享受持续增长的财富。

163 days of holidays, countless returns! Capitalize on these prime days to secure steady rental income. Invest in The Gulf Village Resort and watch your wealth grow.

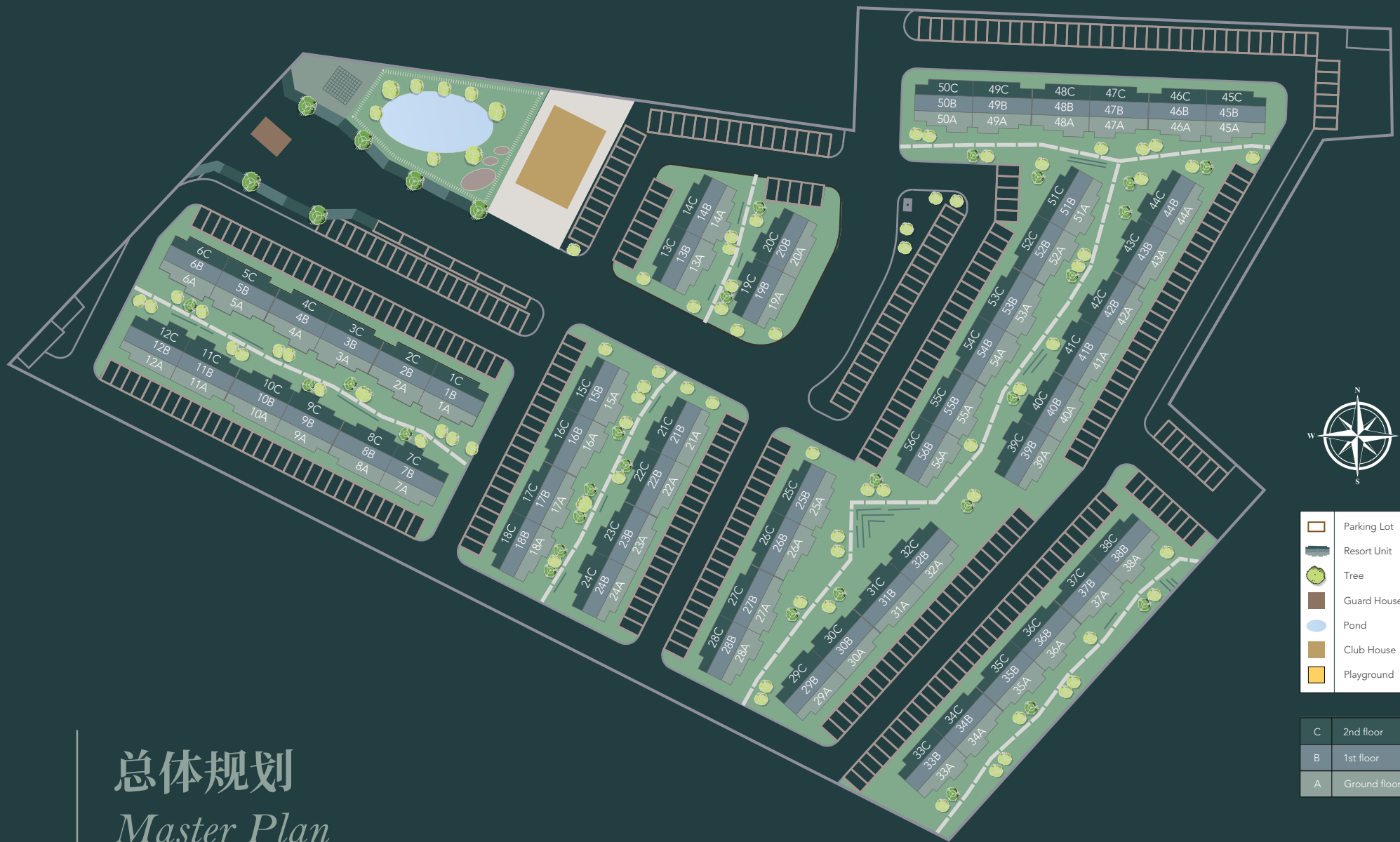
Estimated Return






	Full Furnished & Fitted Resort Unit (3 Bedrooms 2 Bathrooms, 1124SQFT)
Nett Purchase Price (RM)	RM382,160.00
Avg. Resort Room Rate Per Standard Night (RM)	RM350.00
Est. Occupancy Rate (%/Days)	50% 15 Days
Total Rental Income (RM)	RM5,250.00
Resort Management Charges (30%)	RM1,575.00
Montly Investor Return (RM)	RM3,675.00
ROI (%) Per Annum	11.54% Per Annum

*Avg. Resort Room Rate is calculate base on normal room rate (Non-Event & Function Rate).

*For Event & Function Rate, Resort Room Rate will increase 30% to 50% from Standard Night Rate.





-  Parking Lot
-  Resort Unit
-  Tree
-  Guard House
-  Pond
-  Club House
-  Playground

C	2nd floor
B	1st floor
A	Ground floor

总体规划

Master Plan

*Seize the Opportunity:
Invest in Ipoh's First Village Resort*

Contact Us Today!



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