



# Kulat Hill

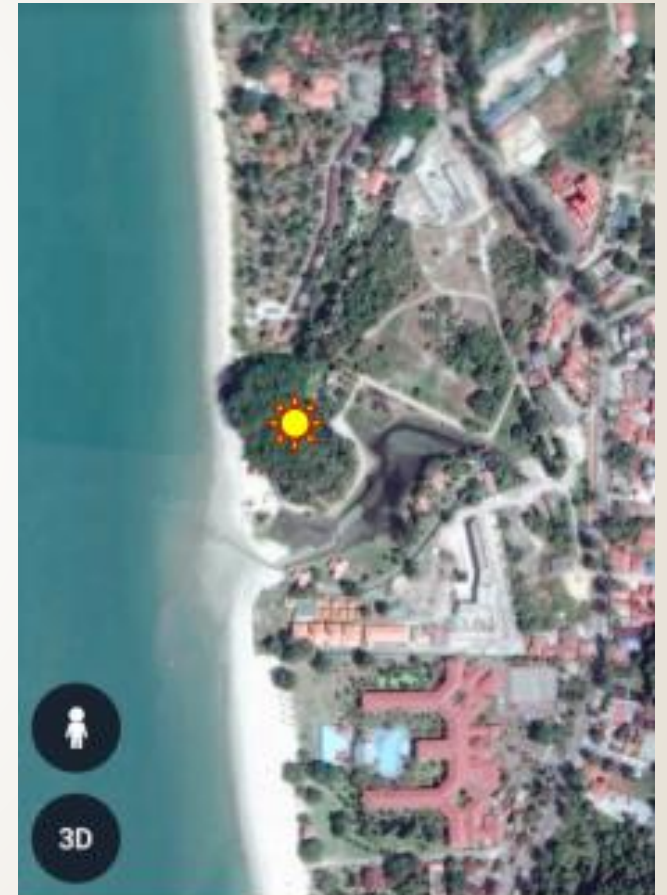
Pantai Tengah, Langkawi



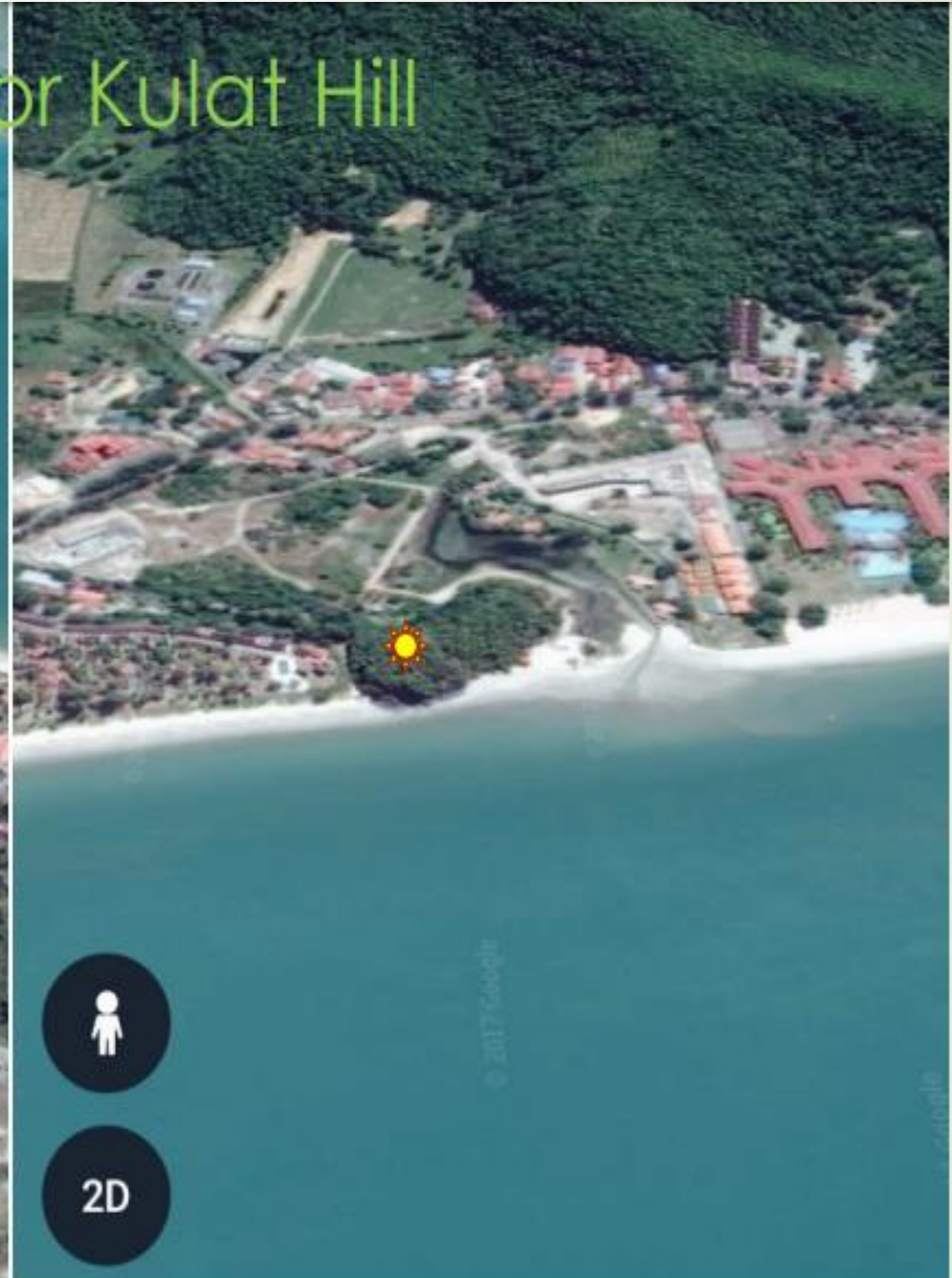
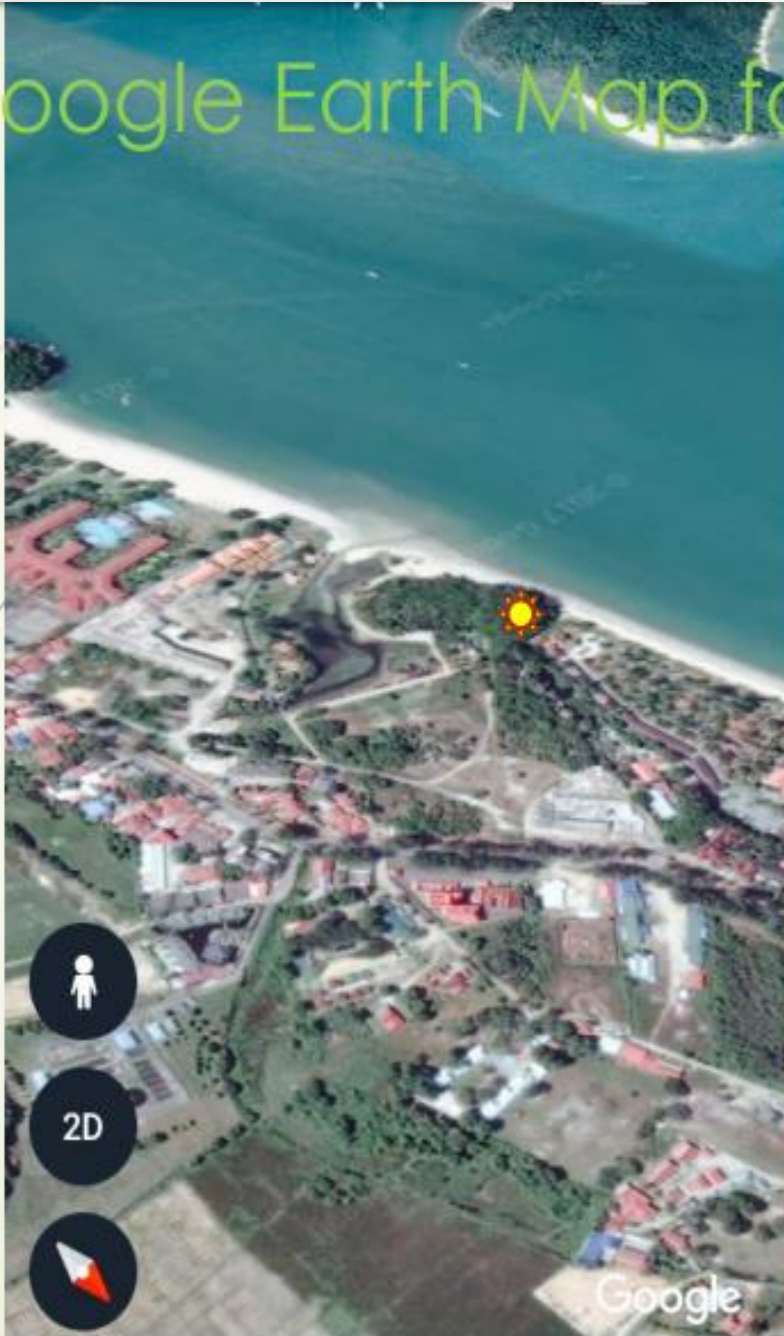
# Location Of Kulat Hill



# Google Earth Map for Kulat Hill



# Google Earth Map for Kulat Hill



# Google Earth Map for Kulat Hill



# Actual Land



Subject Property



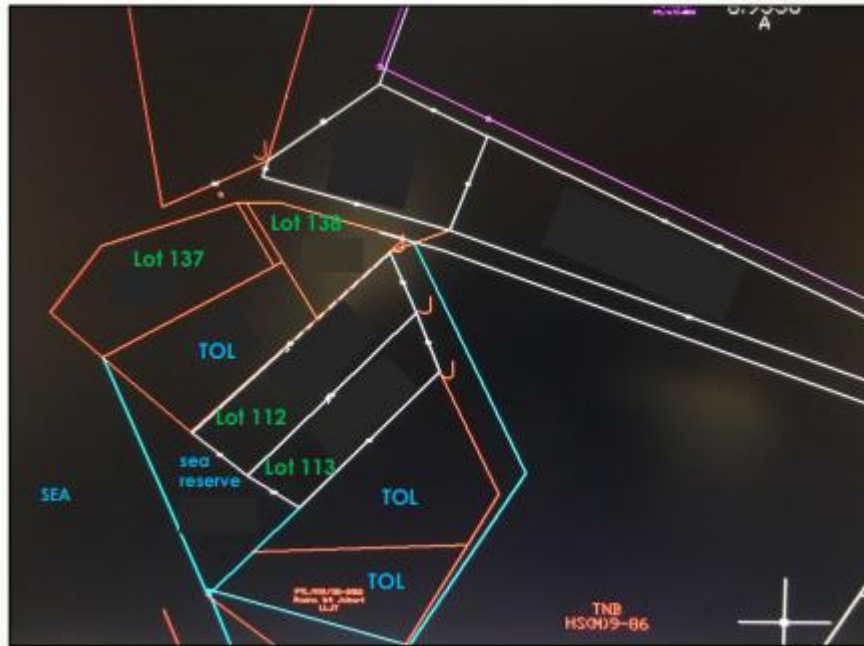




# Lot Area



# Lot Numbers



TOL = Government Land for Temporary Occupation

# Environmental Site Scape



# Total Area

Lot No.	Area In Hectare	Area in Acre	Area in Square Feet	Leasehold 99 Years Up To
Lot 137	0.1488	0.3677	16,017	3/4/2104 (87 years)
Lot 138	0.0758	0.1873	8,159	3/4/2104 (87 years)
Lot 112	0.1563	0.3862	16,824	6/10/2100 (83 years)
Lot 113	0.1205	0.2978	12,971	6/10/2100 (83 years)
<b>TOTAL AREA</b>	<b>0.5000</b>	<b>1.24</b>	<b>53,971</b>	<b>N/A</b>

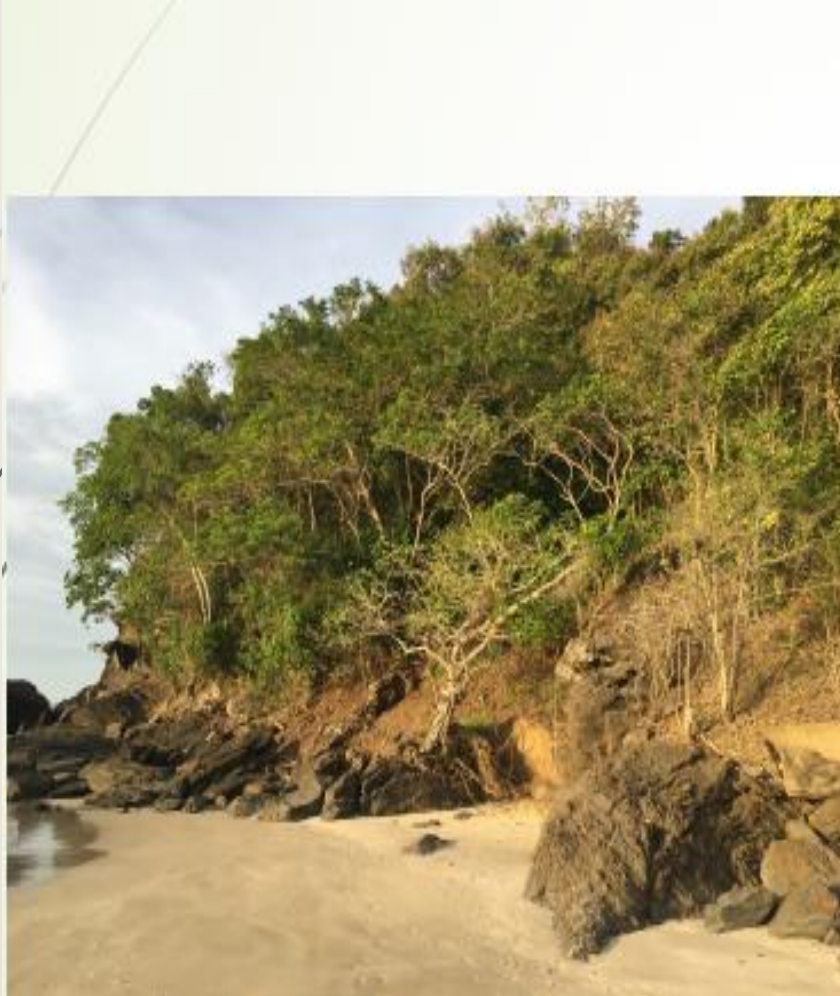
# Gazetted 40 Feet Access Road from Jalan Pantai Tengah



# Beach of Site



# Kulat Hill Fronting Sea





# Panoramic View of Sea

Sunset

Video



# Sea Level

Low Tide



High Tide



## Status of Title

- Leasehold 99 years
- Malay Reserved
- Agriculture.



## Price for Sale & JV

- Price is at RM250 psf on an as is where is basis; OR
- Price is at RM350 psf upon conversion from Malay Reserve to Non Malay Reserve; conditional upon conversion;
  - Increase of lease back to 99 years to be borne by buyer.
  - Conversion from agriculture to commercial to be borne by buyer; OR
- JV can be considered with a 10% upfront; and a 25% shares on GDP.



**PLEASE CONTACT IFP PROPERTIES**

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