



**IFPAG Hotel Listing as of 17 November 2021**

<b>Klang Valley</b>	
1. Corona Inn, Jln Tong Shin Bukit Bintang, KL	-Freehold land 9213 sf -8-storey hotel with 117 suites -Asking Price is RM65m negotiable - Option: Owners have 2 plots of leasehold lands measuring 8860sf expiring in 2068. DBKL has given verbal approval for owner to convert land to freehold status and amalgamate these 2 plots with the hotel's freehold land for expansion. -Asking Price for both the 2 plots is RM35m negotiable
2. Boutique Hotel, Medan Imbi Off Jln Imbi, KL	-69 suites/rooms -Freehold land 3000sf / Built-up 30,000sf -Near TRX with amenities in Medan Imbi and closeby, Bukit Bintang -Asking Price is RM55m
3. Hotel near PWTC Jalan Putra Chow Kit, Off Jalan Raja Laut, KL	-8 storey building -3-star with Cert -135 rooms -Land Area 6300sf -Built Up 53K sf -Rm 45 mil negotiable
4. Grand Seasons Hotel, Kuala Lumpur	-4-star hotel with 800 rooms -strategically located along Jalan Pahang and just minutes away from Putra World Trade Center -2.5 km from Petronas Twin Towers -Asking price RM380m
5. EDC Hotel (former name was Putri Park Hotel) Jln Raja Laut, KL	-3-star hotel (upgradable to 4-Star) -Located along Jalan Raja Laut -Sitting strategically located at the heart of KL -242 rooms -Freehold land on three (3) separate titles: a) Lot 1776- 5,080 sq. ft. (Block A: 15 storeys) b) Lot 1777- 9,246 sq. ft. (Block B: 14 storeys) c) Lot 1778- 4,929 sq. ft. (Block C: 12 storeys) -RM68M negotiable
6. Infinity Mall, Jln Loke Yew	-Originally consisting of 9 lots of 7-storey shops -6 units were amalgamated into 3 units (2 units into 1 unit), thus, total now is 6 units, with 6 individual titles

	<ul style="list-style-type: none"> <li>-Leasehold, the 6 units amalgamated into 3 units will expire on 27 Nov. 2073. The other 3 units will expire on 24 Mar 2081 and both lease titles are renewable</li> <li>-Total land area of 6 lots – 15,501sf</li> <li>-Total built-up area of these 6 shopoffices is also enlarged to 111,009 sf</li> <li>-Last valuation was carried out by Raine &amp; Horne International Zaki &amp; Partners on 3 Jan. 2014 with a market value of RM63 million</li> <li>-After the MCO, the whole building is now vacant except for 2 floors being occupied by the Boutique Hotel with 24 rooms</li> <li>-Owner's asking price is RM50M neg. and any serious buyer needs to issue LOI + earnest deposit of 2%.</li> </ul>
7. Hotel Caliber, Cheras Kuala Lumpur	<ul style="list-style-type: none"> <li>-3-star hotel with 130 rooms</li> <li>-Freehold 6-storey building</li> <li>-Asking Price is RM48m non-negotiable</li> </ul>
<b>Johor</b>	
8. Lotus Desaru Resort & Spa Desaru, Johor	<ul style="list-style-type: none"> <li>-700 rooms/suites on freehold land of 4.6186 acres Beach frontage</li> <li>-Asking Price is RM85m o.n.o</li> </ul>

<b>Penang</b>	
9. Double Tree Resort by Hilton Batu Ferringhi, Penang	<ul style="list-style-type: none"> <li>-5-star resort hotel</li> <li>-Land area - 2.8 acres</li> <li>-Built-up area - 336000 sf</li> <li>-13-storey resort hotel</li> <li>-316 rooms on 11 floors</li> <li>-Room sizes range from 322sf to 1926sf (suites)</li> <li>-164 carpark bays</li> <li>-2 F&amp;B outlets, lounge, banquet &amp; conference meeting rooms, swimming pool, spa &amp; gym etc plus TeddyVille Museum</li> <li>-Asking price - RM250m</li> </ul>
10. Holiday Inn Resort Batu Ferringhi, Penang Island	<ul style="list-style-type: none"> <li>-Beach frontage hotel on land of 1.19 acres consisting of 150 rooms</li> <li>-Across the road with pedestrian bridge connecting to the beach hotel is a Tower --Block with 200 rooms, sited on a land of 1.72 acres</li> <li>-Behind the Tower Block hotel is a vacant land measuring 7.5 acres</li> <li>-Total asking price for the above is RM298m negotiable</li> </ul>
11. Flamingo Hotel, Tanjung Bungah Penang Island	<ul style="list-style-type: none"> <li>-4-star beach hotel with 280 rooms</li> <li>-Freehold land of 2.656 acres</li> <li>-Asking Price is RM240m negotiable</li> </ul>
<b>Langkawi</b>	
12. Century Langkasuka Resort Langkawi Island	<ul style="list-style-type: none"> <li>-4-star beach resort hotel</li> <li>-214 suites/rooms</li> <li>-3.6 hectares Malay Reserved Leasehold --Asking Price is RM250m negotiable</li> </ul>
13. Salsa Resort Langkawi Island	<ul style="list-style-type: none"> <li>-Freehold with 50 suites</li> <li>-Land area of 20,000sf</li> <li>-4-storey building resort</li> <li>-Located at Kg. Temonyong, near Chenang Beach</li> <li>-Asking Price is RM28m negotiable</li> </ul>

# THANK YOU

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<https://nilaiharta.com.my/>

Please contact our TEAM members:-

Yasni Yusof : <http://wa.me/601158671745>

IDr Monie Mohariff : <http://wa.me/60133920388>

Sr Saiful Bahari : <http://wa.me/60123698910>



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(603) 6186 2822 (603) 6185 2822 [fpi@ifp-advisors.com](mailto:fpi@ifp-advisors.com) or [ifpadvisorsgroup@gmail.com](mailto:ifpadvisorsgroup@gmail.com)