

PROPERTY REPORT

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SOUTH EAST ASIA

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REACH FOR THE SKY...

Luxury living in KL

Special Report:
Fractional
Ownership

**China: Cash in or
cash out?**

The luck of the Irish



CONDOMINIUMS • VILLAS • APARTMENTS • HOT DEALS • INTERIORS • DESIGN

Property Magazine of the Year
voted by readers of Marketing, Singapore

PERFECTLY PROPORTIONED

ALTERNATIVE OWNERSHIP OFFERS INVESTORS A RANGE OF APPROACHES TO THE FULL OR PART PURCHASE OF PROPERTIES IN SOME OF ASIA'S MOST DESIRABLE AND CONVENIENT LOCATIONS. AN ATTRACTIVE OPTION AS A SECOND HOME, THESE PROPERTIES PARTICULARLY APPEAL TO BUYERS IN SEARCH OF A NON-PERMANENT RESIDENCE.

Gold Palm Tree Iconic Resort & Spa, Sepang, Malaysia

Type of ownership: Whole ownership/Vacation ownership

Price: From RM741,000 (US\$246,139)

The Golden Palm Tree Iconic Resort & Spa is a 5,000-acre mixed use development on the Sepang coastline. It consists of 392 luxuriously appointed sea villas overlooking the Straits of Malacca. The property is developed by Sepang Goldcoast Sdn Bhd, a joint venture between the Selangor State Government and a major property developer from Indonesia. Since its launch in July last year, it also operates as a five-star resort which is managed by Hong Kong-based hotelier Swiss BelHotel International. There are two types of ownership available at the Gold Palm Tree including whole ownership and vacation ownership via RCI. Owners will get an annual return of 7 per cent on net purchase price for five years upon handover of the units, plus 21 days per year of leaseback to the resort. For vacation ownership, members will get 7 nights free stay per year at the resort in the first two years, as well as access to 4,000 of RCI's affiliate properties worldwide during the 15- and 20-year membership. To date, 320 units are sold, whilst 60 units are reserved for the vacation ownership programme.

www.goldenpalmtree.com | www.iconicvacationclub.com

Anantara Bophut Resort & Spa, Samui, Thailand

Type of ownership: Vacation ownership

Price: From approx. US\$10,000 for 500 club points

Vacation ownership at Anantara Bophut is a point based shared holiday ownership, which can be acquired by purchasing through the Vacation Club packages. The Club owners will receive their allocation of Vacation Club Points and can choose to stay in any of 20 exclusive pool villas at this boutique-sized resort, situated on 11 acres of beachfront land on Koh Samui. They can also choose to stay at Anantara properties worldwide through the Club Escapes flexible use arrangement, with options to stay at over 4,000 RCI affiliated properties around the world. The Club packages start from 500 points with a starting price of approximately US\$10,000. Club Points are fully renewed every year and are valid for a period of 30 years. Club owners also have the ability to bank, borrow, or purchase additional points each year.
www.anantaravacationclub.com



Banyan Tree Ungasan, Bali

Type of ownership:

Whole ownership with rental pool option

Price: From US\$1.03 million

Banyan Tree Ungasan is the latest residence in Bali developed by PT Sitiagung Makmur – a subsidiary of the publicly-listed company Surya Internusa Group. Perched on a 70-metre cliffside overlooking the Indian Ocean, the property offers 73 spacious and well-appointed one-, two- and three-bedroom villas, with a built-up area ranging in size from 239-680 sqm. Each villa comes with full amenities and a private swimming pool. Villa owners at Banyan Tree Ungasan can lease their units back to the resort's operator Banyan Tree Hotels and Resorts who will manage the property, and receive an annual guaranteed return of 8 per cent for the first two years, with rental income of up to 40 per cent from net room revenue. They are also entitled to 21 days complimentary stay at the resort each year, as well as discount privileges at any Banyan Tree Resort worldwide.

www.ungasanbaliresort.com



Asmara, Canggu, Bali

Type of ownership: Fractional ownership

Price: Membership fees from £132,500-£250,000
(US\$211,760-US\$399,550)

Set amongst emerald rice fields, this Balinese ironwood villa is located in a gated private estate at the southern tip of Bali. It consists of three spacious, tastefully furnished bedrooms in the main villa, as well as additional bedrooms in separate garden pavilions, all with ensuite bathrooms. Special features include indoor and outdoor dining areas, a 14m x 6m swimming pool, a stand-alone spa building, and a personal concierge. The property is part of The Hideaways Club's Classic Collection, one of two international investment funds managed by the London-based company. Members have an equity stake in the portfolio and have year-round access to the Club's properties. There are three types of memberships available: Premium, Lifestyle and Associate, offering up to eight weeks of private access to the properties each year and the option to purchase extra time.
www.thehideawaysclub.com

Laguna Village Deluxe Residences, Phuket, Thailand

Type of ownership:

Whole ownership with rental pool option

Price: US\$1.8 million

Located near Bang Tao Beach, this deluxe residence is part of Laguna Phuket – a 1,000 acre gated residential development boasting seven luxury resorts and residential properties. It consists of seven two-story, detached residences, inspired by Sino-Portuguese architecture and built on spacious land plots ranging in sizes from 1,415 to 1,741 sqm. Each property features four bedrooms, a large private swimming pool, extensive gardens, Thai sala, and optional outdoor Jacuzzi and shower. Owners at the Laguna Village Deluxe Residences can opt to enter into the rental programme managed by Outrigger Laguna Phuket Resort and Villas and they are entitled to 60 days complimentary use while also receiving a share of the revenue from the rental programme.

www.lagunavillagephuket.com



Hyatt Regency Danang Resort & Spa, Vietnam

Type of ownership:

Whole ownership with rental pool option

Price: Condos from US\$340,000

Villas from US\$2 million

This US\$120-million beach front property is situated on 20 hectares along renowned China Beach in Danang. Owned by Vietnam's leading property developer Indochina Land, it consists of four buildings of luxury condominiums totalling 174 units and 27 exclusive three-bedroom pool villas, all have sweeping ocean views with a few ground floor units enjoying private garden settings. Residence owners can enjoy access to an extensive array of facilities and services from the adjacent 200-room Hyatt Hotel. They have the choice of entering a rental programme managed by the world-renowned hotel operator Hyatt International, with 90-day owner use period each year.

www.marblemountainresidences.com





Northpoint Condominium, Pattaya, Thailand

Type of ownership: Fractional ownership

Price: From THB2.675 million

(US\$87,850)

Located on 12 rai, with 80 metres of beach frontage and long-established shady trees on Wong Amat Beach, Raimon Land's Northpoint development offers 374 freehold units with a mix of options from one to three bedrooms, plus four-bedroom duplexes and penthouses ranging in size from 50 to 800 sqm. However, only two types of residences—two-bedroom units and three-bedroom penthouses with private swimming pools—are available for the Northpoint Private Residence Club, which is offered on a 1/13th fractional basis. Both room types are fully furnished and equipped with modern appliances and amenities. Owners can enjoy the use of their units for a minimum of three weeks per year and can easily access more time at their property on an availability basis. <http://northpointpattaya.com>



Malibu House, Boracay Island, Philippines

Type of ownership: Fractional ownership

Price: US\$3 million

This luxury residence is located on the tropical island of Boracay, just an hour's flight from the Philippines' capital. It's the largest private villa on the island providing 9,100 sq ft of indoor living space and 2,500 sq ft of outdoor space. The villa features seven air-conditioned bedrooms and five en-suite bathrooms. It is fully furnished and well equipped with modern contemporary facilities including two meticulously appointed kitchen areas, an infinity swimming pool and cabana with additional shower and bathroom, waterfall features, and beautifully landscaped gardens. Owners have the privilege of using an air-conditioned 7-seater van and an imported American Mariah speed boat. Malibu House is available as a fractional ownership option with up to four owners allowed to own the property for a period of 50 years. However, the number of days each owner can stay at the house depends on the period they choose with a maximum of 91 days per year. www.boracayluxuryhomes.com