

PARADISE Retirement Resort (PRR)

天上人间

in Kuching:

The first of its kind in Kuching

Proposal



PARADISE RETIREMENT RESORT

We are your retirement partner.



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Mr Lim MS

TABLE OF CONTENTS

Introduction	2
KUCHING	3
The proposed PRR site is in Matang area	4
Proposal Outline:	7
Indoor:	7
Outdoor	9
Proposed two (2) packages	10
Statistic from the Internet	11
Tourist arrivals in Malaysia	11
United Kingdom (England)	12
Australia	13
Singapore	14
Indonesia	15
Malaysia	16
Can a foreigner buy a property in Malaysia?	16
What kind of properties can foreigners own?	17
What is the minimum requirement for the property value?	18
How can foreigners buy at a lower price?	19
Financing with Home Loan	20
General FAQ	21
Conclusion	21
CONTACT US	22
YOU?	23

Introduction

Yet again, Malaysia has been selected as one of the top 10 retirement destinations in the world, based on the [Annual Global Retirement Index for the year 2020](#). Malaysian cities are clean and modern, its public transport unrivaled, and their people the friendliest in Asia. According to International Living, the cost of living is four times cheaper than it is in the U.S., and as an added bonus, Malaysia's street food is hands down the best in Southeast Asia.

And while other Asian countries offer great budget holidays, and some offer first-class vacations, Malaysia manages to cater extraordinarily well to both. For those who wish to retire or spend extended periods here, the [Malaysia My Second Home](#) (MM2H) program; launched in 2002 by the Malaysian government offers a renewable, ten-year, multiple entry visa for qualified applicants.

For the retirees, the next obvious question is where exactly should you stay? You'll need to understand the various levels of care that you might require. Many so-called retirement homes do not cater to the various levels of care with the assumption that you are healthy and independent and will remain that way forever. When a higher level of care is required, you might need to leave the community if the retirement village does not support that level of care. An integrated retirement home should cater to the various levels of care and you should not need to leave the community unless there is a need for hospital care and more intensive care required.

We have compiled a list of retirement homes based on running various keywords on Google search engine, Google Search Results and information available on forums and blogs. The retirement homes have been arranged in no particular order.

KUCHING

Kuching, officially the City of Kuching, is the capital and the most populous city in the state of Sarawak in Malaysia. It is also the capital of Kuching Division.

KUCHING is the most interesting retirement spot you have never heard of.



Kuching, situated just inland of the northwest coast of the island of Borneo, offers retirees with a sense of wanderlust a generous helping of laid-back...

Five Best Retirement Places In Malaysia For Expats

<https://www.malaysia-traveller.com/best-retirement-places-in-malaysia.html>

The proposed PRR site is in Matang area

There are mountains, water, flowers, and birds. The fragrance of the birds and the fragrance of the mountains and the natural mineral waters complement each other, giving people an infinite sense of beauty.

Kuching City View



Private Golf Course



Natural water comes from the Mount Matang



Fish pond



Natural mineral water (same source as Borneo water)



Proposal Outline:

This project is spanning over 3.7 acres of country land in the Matang area.

The proposal will represent a comprehensive retirement resort, comprising of the followings:-

- one bedroom +1 bathroom
- two bedrooms +2 bathrooms
- twin (2) towers | apartments concept of 12 storey buildings of 88 units at each tower.



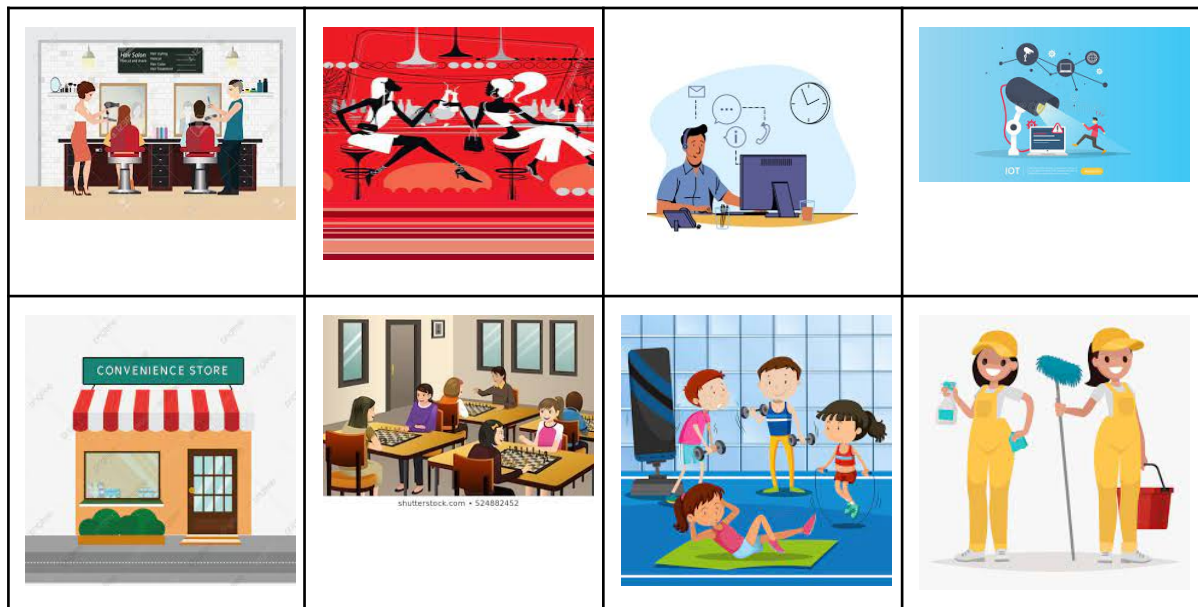
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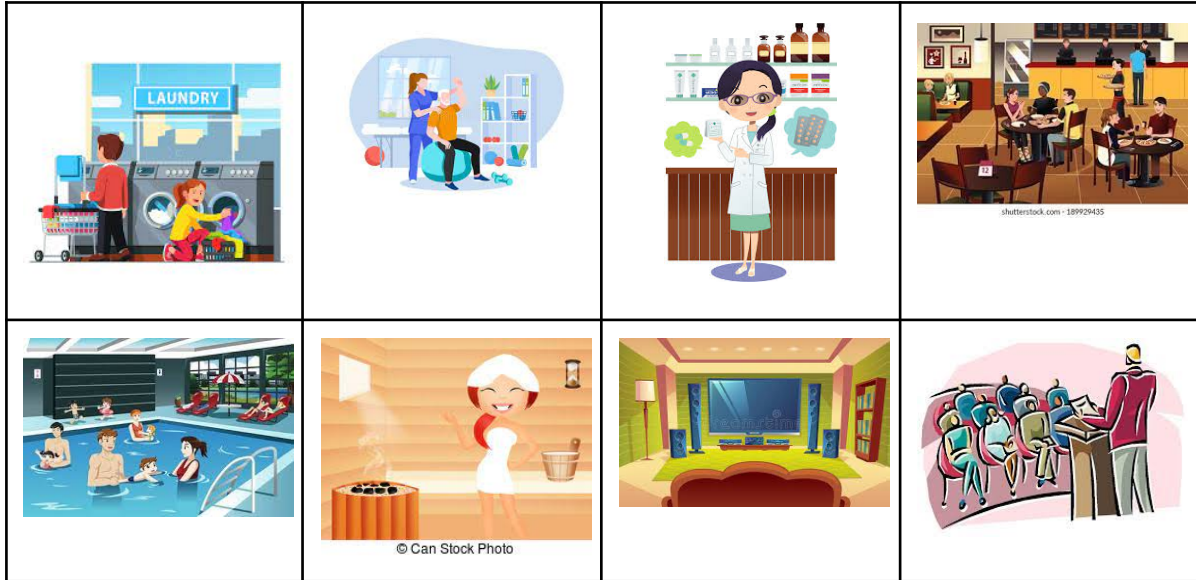
The twin towers will be separated by a Deluxe town hall at group floor and it is comprising of the followings:-

Indoor:

- Beauty Salon
- Bar & Music Lounge
- Business Centre
- CCTV and Security everywhere
- Convenience Store

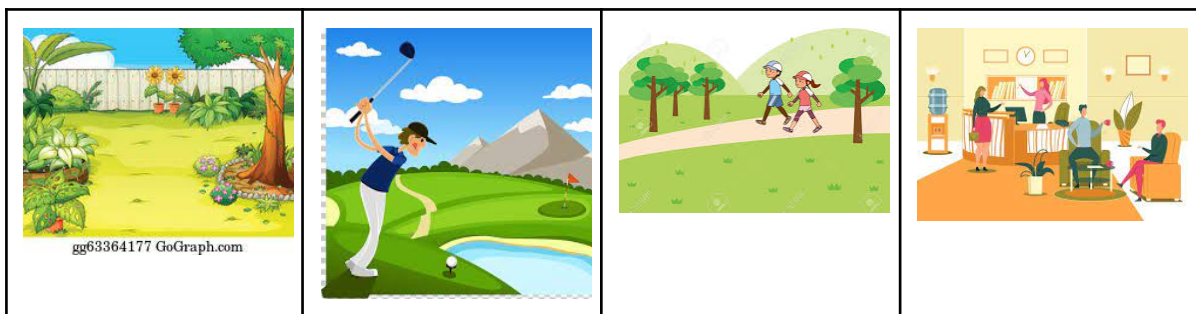
- Game room
- Gym
- Housekeeping Service
- Laundry Shop
- Physiotherapy room
- Pharmacy
- Restaurant
- Swimming pool
- Sauna
- Theater Room
- Town hall





Outdoor

- Garden
- Golf Course
- Jogging Track
- Visitor hall



Proposed two (2) packages

with or without furnished, an example of the unit fully furnished comes with the followings:-

- Air-conditioning and Ceiling fan in all rooms
- Water heater (solar energy) to all the bathrooms
- 48" to 55" LED TV with ASTRO Satellite Channels
- Kitchen Cabinet + Free Hood & Hob
- Refrigerator
- Dinner set and table
- Sofa set
- Bedroom set incl bed, mattress, wardrobe.

The PRR is our state-of-the-art Nursing and Care Residence that provides a full range of care and nursing services at the press of a button.

A very comprehensive Activity and Health Programs help monitor residents' health conditions and provide professional advice to maintain individual long-term wellness.

This will allow a range of elderly residents, regardless of their circumstances, religions, country origins, to enjoy being part of a vibrant village community.

THE first-class services (FCS):-
















- House-keeping and laundry
- Hotel-grade quality meals
- Weekly social and fun activities
- Field Trips
- Nursing and Care
- Emotional Support
- Mobility Assistance
- Medication Management
- Healthcare Professional care

- Emergency assistance (supported NMSC)
- Shelter bus to nearby township or shopping mall

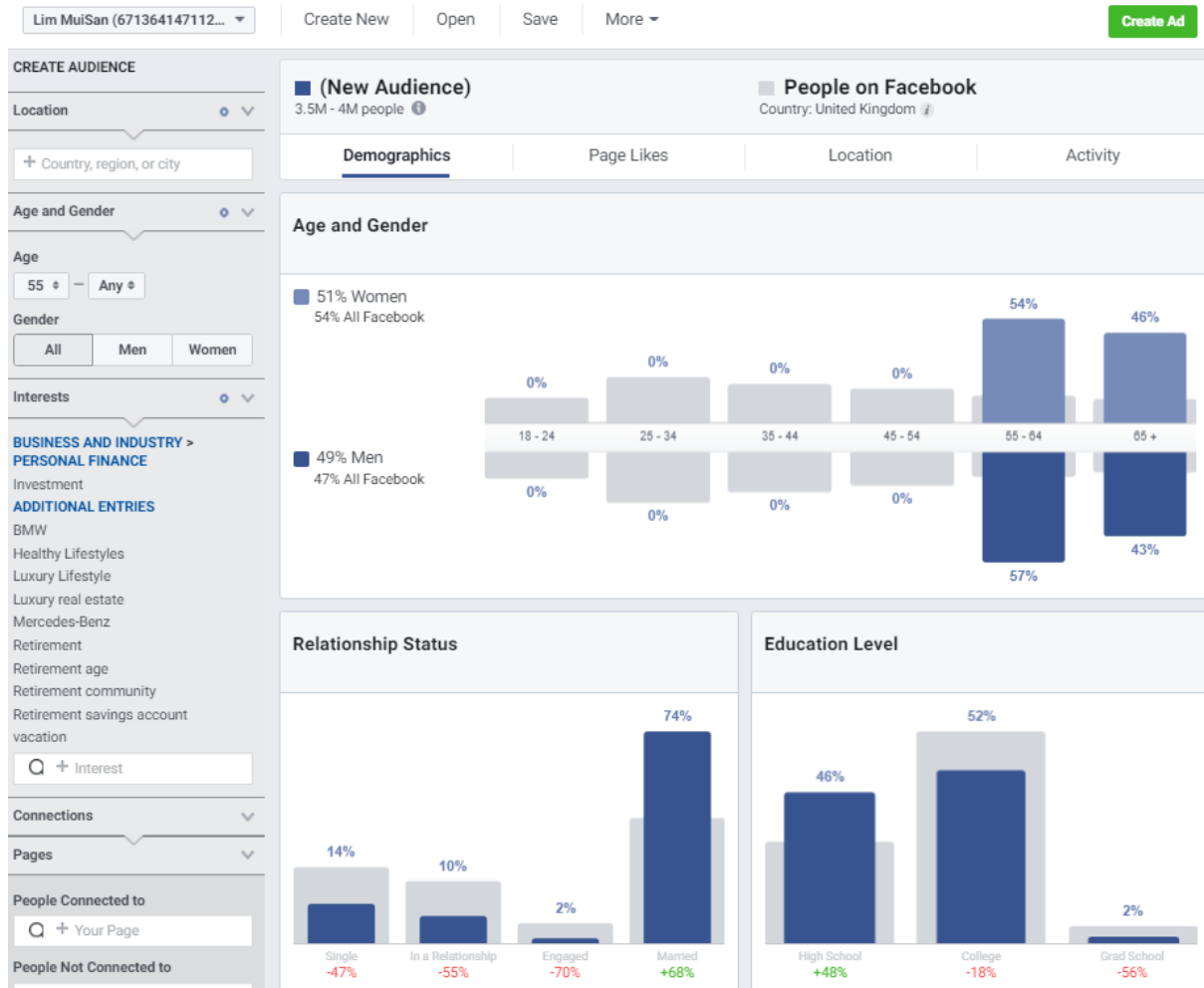
Statistic from the Internet

Targeted customers are those who are interested in Investment, BMW, Healthy Lifestyles, Luxury, Retirement, vacation...

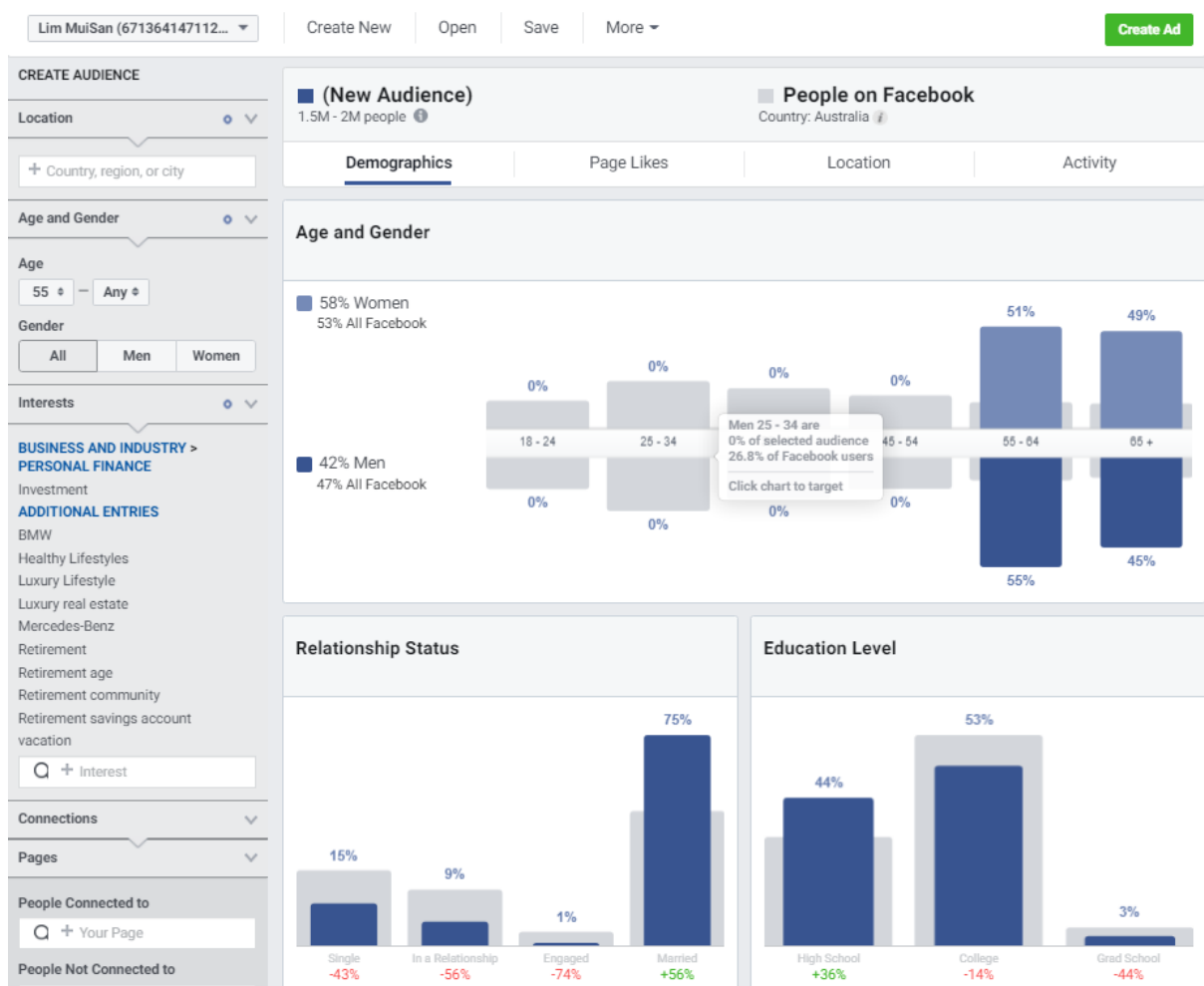
Tourist arrivals in Malaysia

Foreign tourist arrivals in Malaysia								
Rank	Country	Visitors (2019) ^[8]	Visitors (2018) ^[9]	Visitors (2017) ^[10]	Visitors (2016) ^[11]	Visitors (2015) ^[12]	Visitors (2014) ^[13]	Visitors (2013) ^[14]
1	 Singapore	10,163,882	10,615,986	12,441,713	13,272,961	12,930,754	13,932,967	13,178,774
2	 Indonesia	3,623,277	3,277,689	2,796,570	3,049,964	2,788,033	2,827,533	2,548,021
3	 China	3,114,257	2,944,133	2,281,666	2,124,942	1,677,163	1,613,355	1,791,423
4	 Thailand	1,884,306	1,914,692	1,836,522	1,780,800	1,343,569	1,299,298	1,156,452
5	 Brunei	1,216,123	1,382,031	1,660,506	1,391,016	1,133,555	1,213,110	1,238,471
6	 India	735,309	600,311	552,739	638,578	722,141	770,108	650,989
7	 South Korea	673,065	616,783	484,528	444,439	421,161	385,769	274,622
8	 Japan	424,694	394,540	392,777	413,768	483,569	553,106	513,076
9	 Philippines	421,908	396,062	370,559	417,446	554,917	618,538	557,147
10	 Vietnam	400,346	375,578	248,927	216,877	229,626	285,716	235,700
11	 Taiwan	382,916	383,922	332,927	300,861	283,224	274,665	286,266
12	 Australia	368,271	351,500	351,232	377,727	486,948	571,328	526,342
13	 United Kingdom	346,485	361,335	358,818	400,269	401,019	445,789	413,472
14	 United States	269,928	253,384	198,203	217,075	237,768	262,106	246,936
15	 Bangladesh	179,000	150,054	111,836	114,607	147,152	204,418	134,663
	Grand total	26,100,784	25,832,354	25,948,459	26,757,392	25,721,251	27,437,315	25,715,460

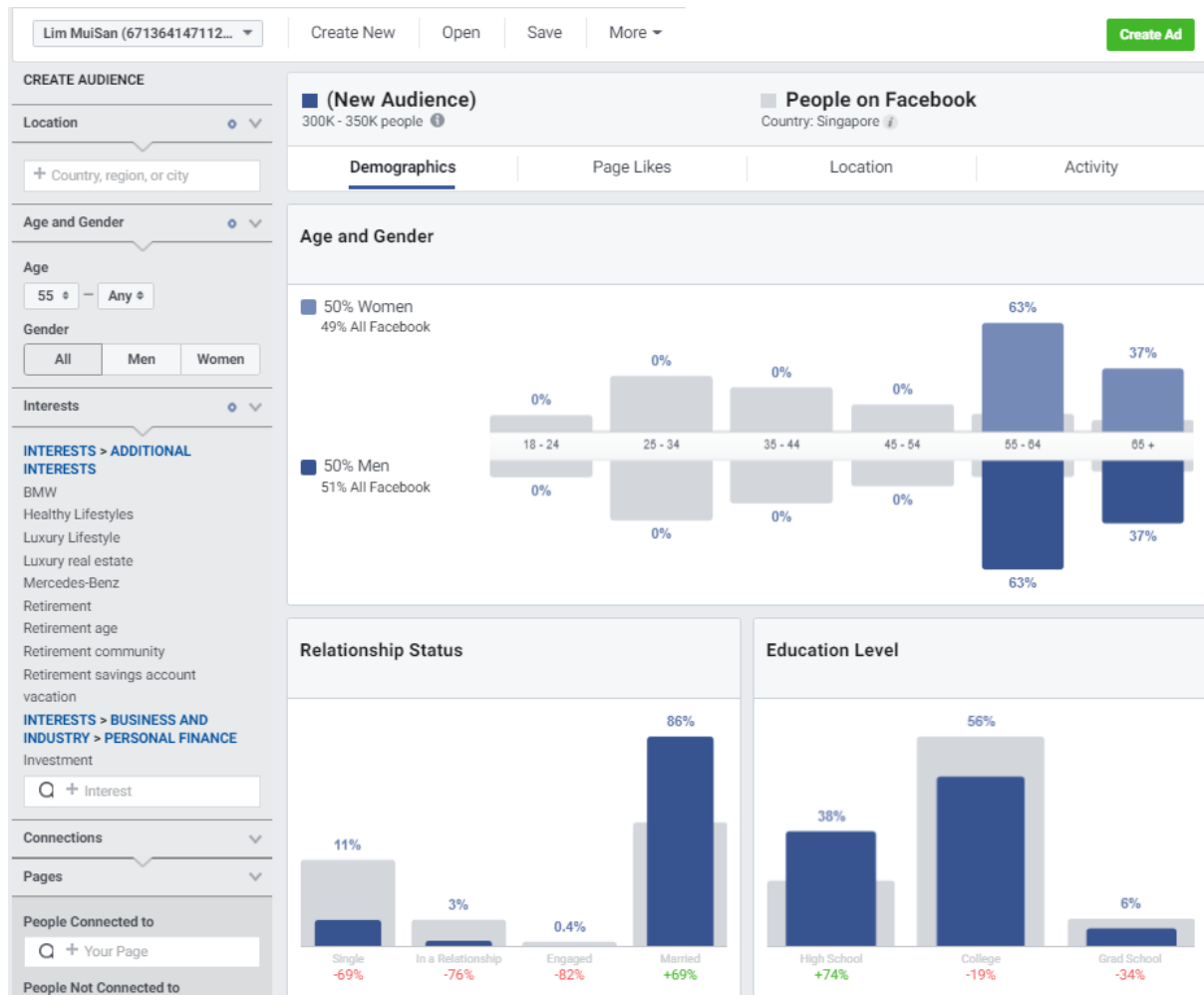
United Kingdom (England)



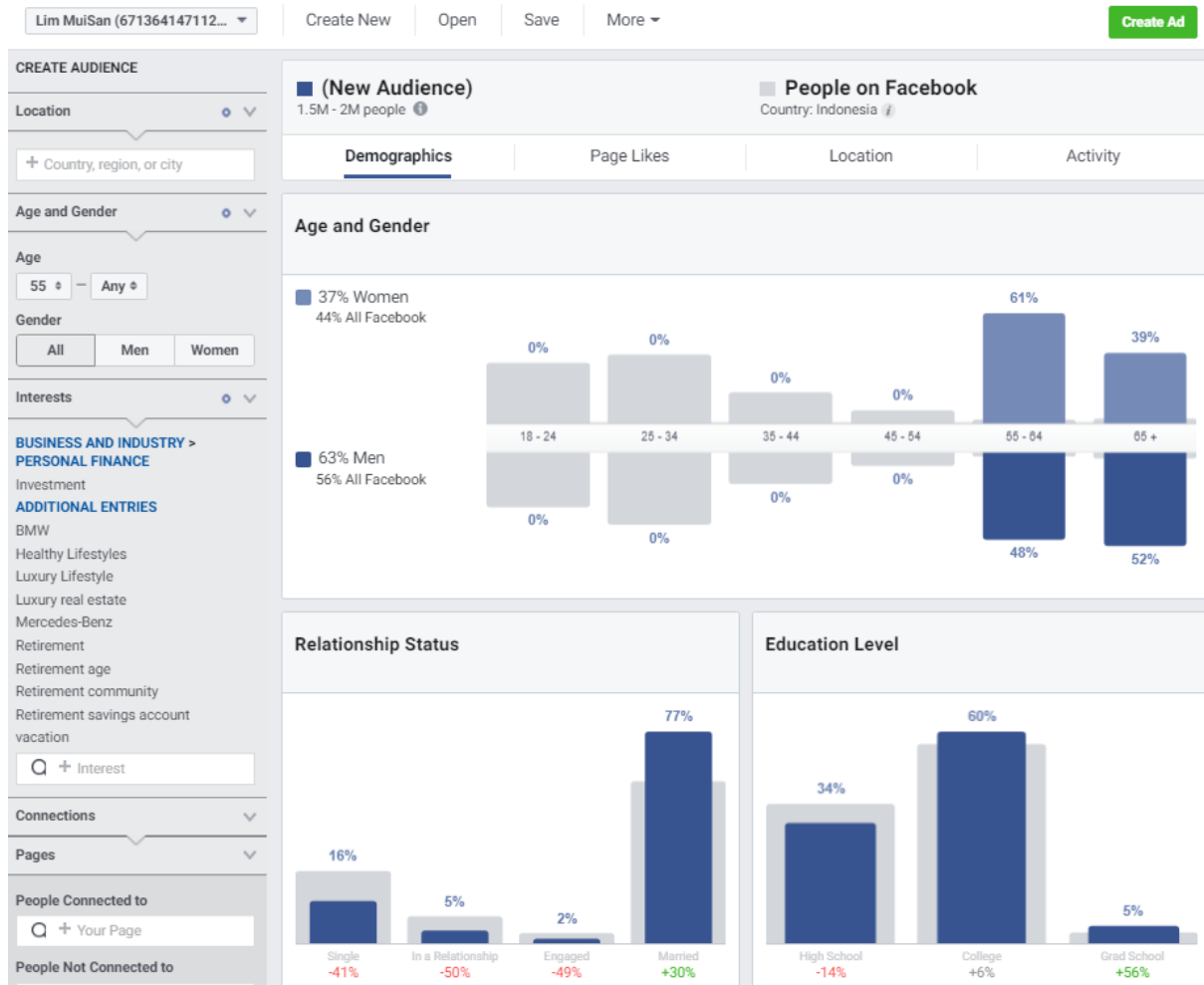
Australia



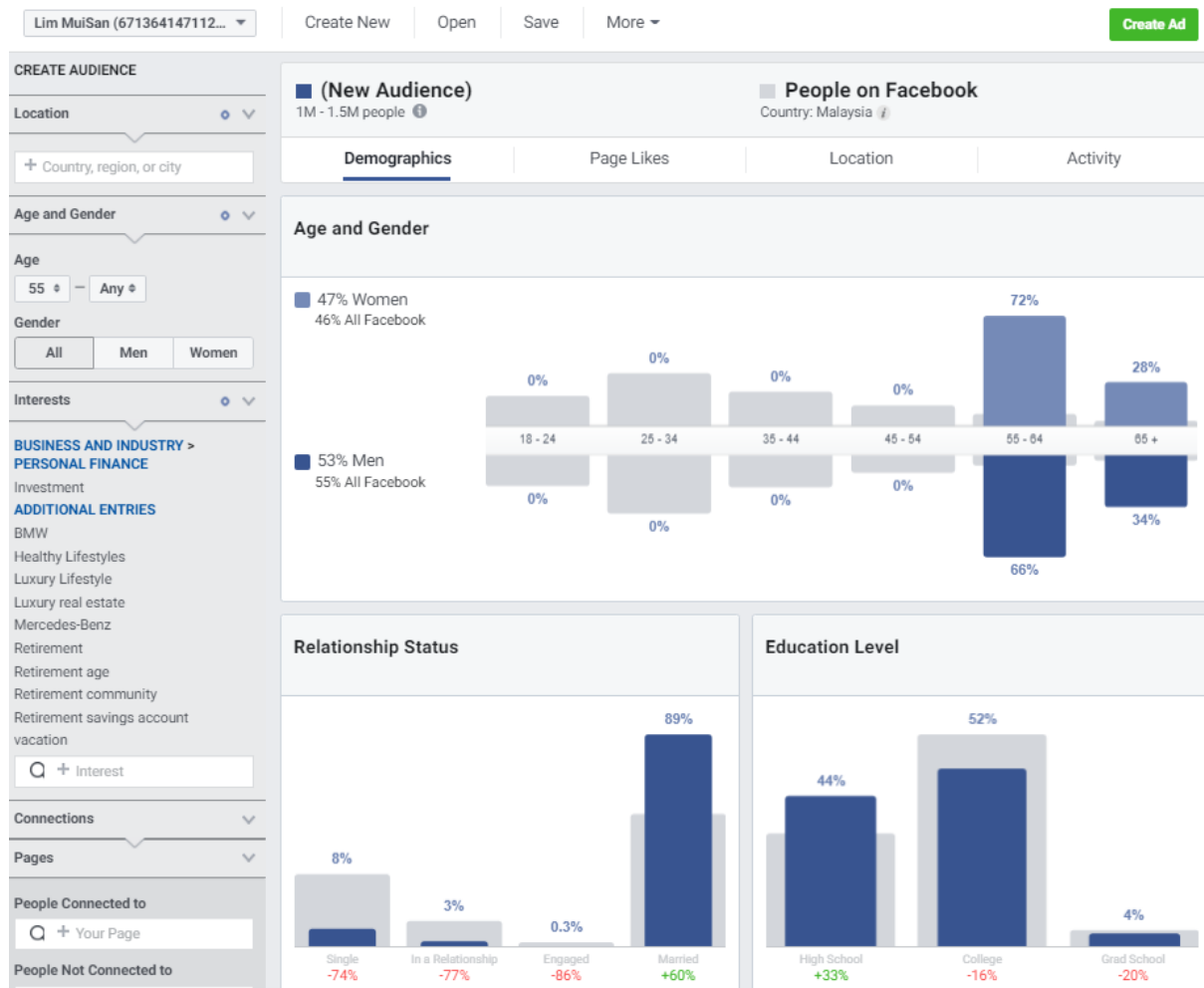
Singapore



Indonesia



Malaysia



Can a foreigner buy a property in Malaysia?

Purchasing a property can be a confusing matter even to locals, so what about foreigners who wish to make a home in Malaysia? This guide serves to help ease them into the process as much as possible.



Foreigners in Malaysia are either expatriates or tourists and thus have been received with warm welcomes when visiting our country. Now the Government is also encouraging these foreigners to choose to make Malaysia their second home, whether for long-term stay, retirement or investment purposes.

If you're reading this and you're a foreigner, before making any decisions, you would need to understand certain policies and legal fees imposed by the Government on property purchases. Therefore, this article serves to guide you through the properties available to foreigners, the minimum purchase value imposed by state authorities, and the property financing in Malaysia.

What kind of properties can foreigners own?

Foreign ownership of property is liberal (foreigners can even own 100% of the property) in Malaysia as long as minimum requirements are met. In law, foreigners can own any type of properties with the exception of:

1. Properties valued less than RM1 million
2. Low and medium cost residential units as defined by state authority
3. Properties standing on Malay Reserved land
4. Properties distributed to Bumiputera interest in any property development project as determined by state authority

Having said that, foreigners can easily own a bungalow, terrace house, condominium, flat, landed property, studio unit, commercial property, industrial property, agricultural land (except Malay Reserved Land) and industrial land (except Malay Reserved Land).

Read our article “[Property Investment Landed or High Rise](#)” to understand more before buying a property.

What is the minimum requirement for the property value?

Generally speaking, a minimum value of RM1 mil is applied to all kinds of property in every state. However, state authorities remain in power to amend the minimum value in the states that they control.

How can foreigners buy at a lower price?

Malaysia My Second Home (MM2H) programme is a programme tailored to foreigners who wish to stay in Malaysia for a long period of time (10-year visa). A large number of foreigners who used to work in Malaysia have already applied for this programme for their retirement in Malaysia.

Before putting in an application, foreigners below 50 years of age are required to prepare a minimum of RM500,000 in their Savings Account / Current Account / Fixed Deposit whereas those aged above 50 years of age need to have at least RM350,000 in similar accounts.

Despite the relatively high requirement, one clear advantage is that MM2H gives foreigners access to the property with a lower value. The table below shows the lowest value of property foreigners can buy with/without MM2H.

State	Without MM2H	With MM2H
Selangor	RM2 million	RM2 million for Zon 1 & 2 RM1 million for Zon 3
Terengganu	RM1 million	RM1 million
Johor	RM1 million	RM1 million
Pahang	RM1 million	RM1 million
Kuala Lumpur	RM1 million	RM1 million
Putrajaya	RM1 million	RM1 million
Negeri Sembilan	RM1 million	RM1 million
Perlis	RM1 million	RM500,000
Sabah	RM1 million	RM500,000
Kelantan	RM1 million	RM500,000
Malacca	RM1 million	RM500,000
Penang	RM2 million on the island and RM1 million on the mainland for all types of property	RM500,000 (minimum 2 units)
Perak	RM1 million	RM350,000
Sarawak	RM1 million	RM300,000

Source: MM2H

Financing with Home Loan

The Margin of Finance (MOF) can go up to 80% for MM2H holders, while non-MM2H holders would generally get 70% MOF. In this matter, foreigners are usually better off taking loans from foreign banks in Malaysia. However, all these come with an exception when they are married to a Malaysian citizen. In this case, the spouse will be required to take part in the loan financing to enjoy MOF as high as 90%.

Click the link to find a [suitable home loan](#) that meets your requirements in Malaysia.

General FAQ

I'm a Singaporean / Singaporean PR and I own an HDB flat, can I buy private residential properties in Malaysia?

Readers who fall in this category might need to guard against Singapore's policy. According to HDB InfoWEB, those who own HDB flat can only buy both local and overseas private residential properties after 5 years since first possessing the flat, regardless of whether the flat is being transferred to others within the period. This is known as the minimum-occupation-period (MOP).

Can permanent residents buy property in Malaysia?

Foreign ownership of property is liberal (foreigners can even own 100% of the property) in Malaysia as long as minimum requirements are met. In law, foreigners can own any type of properties except for: Properties valued less than RM1 million. Low and medium cost residential units as defined by state authority.

Conclusion

As you may wonder, many policies are made to tackle the ballooning property price in major cities. Other than that, Malaysia is still a foreigner-friendly country with relatively cheap living costs. Make sure you are fully prepared with your funds and don't forget to enjoy the interesting life of mingling with the multi-racial community here in Malaysia!

CONTACT US

The first of its kind in Kuching



PARADISE RETIREMENT RESORT

We are your retirement partner.



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YOU?

We are looking for a Joint Venture partner
with a similar dream and ambitious to
transform this piece of land into a Paradise
Retirement Resort (PRR)

我们正在寻找具有类似梦想并且有雄心的
合资伙伴，以将这片土地转变为天堂退休
胜地（**PRR**）



PARADISE RETIREMENT RESORT

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