

*Amanari*  
TANJUNG TUAN  
丹絨端 · 安纳瑞酒店

## Tanjung Tuan, 1<sup>st</sup> Double Bay in Asia

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A bay symbolizes a circle and it's a circle where the "rich and famous" build their dream homes and sometimes it is the place they yearn to build their vacation paradise. Tanjung Tuan, a double bay located in one of Malaysia's leading tourist hotspots, is undoubtedly one of the world's most beautiful bays.



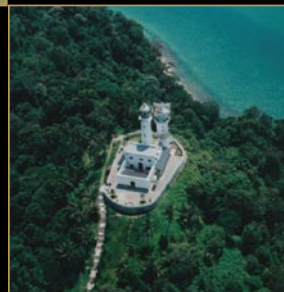






## Tanjung Tuan is Tantalizing

Tanjung Tuan or Cape Rachado, is one of the rarest double bay in the world that holds 600,000 square meter of tropical rainforest reserve. It is the site for the oldest light house in Malaysia, Cape Rachado which was built in the 16th century by the Portugese to guide vessel traffic in the Straits of Melaka, and has witnessed the Dutch and British colonials. Folklore has it that Tanjung Tuan is the first stop of the legendary ADMIRAL CHENG HO's fleet when he sailed to Melaka. CHENG HO was the inauguration of Chinese traders, silk, porcelains, and Chinese culture.





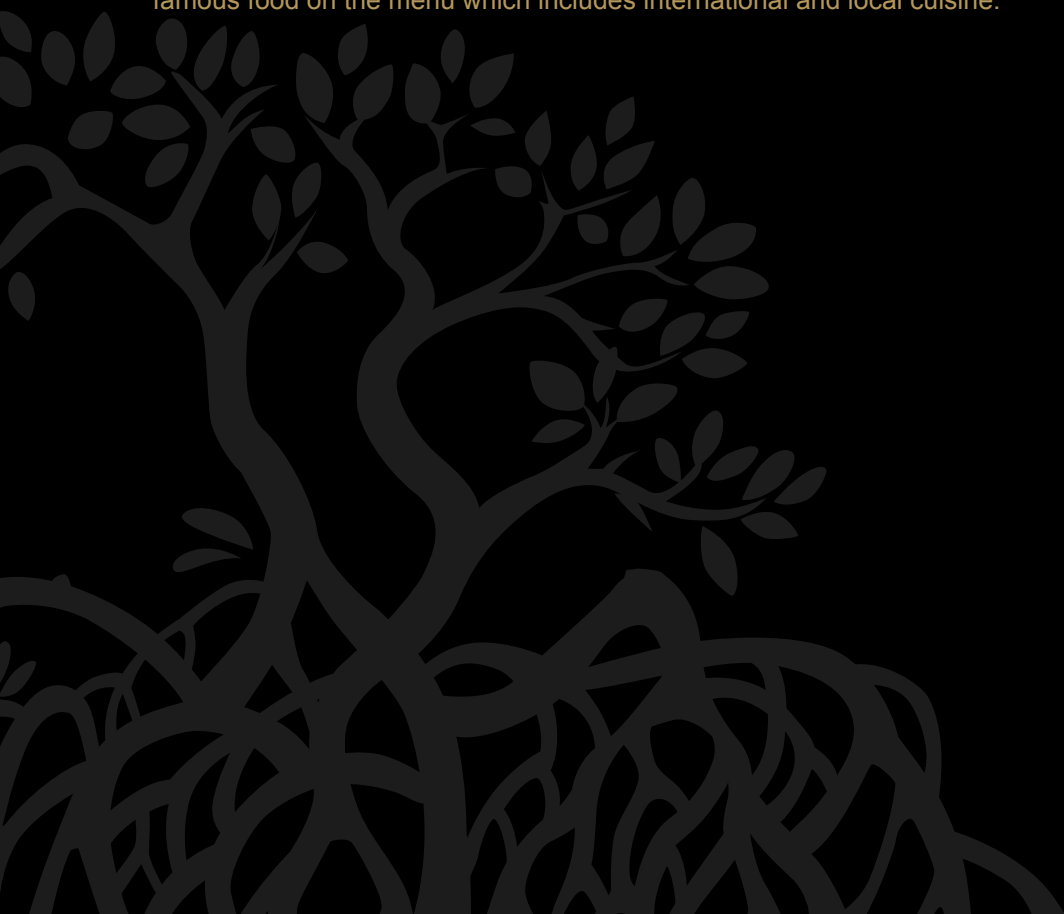




## Amanari Means Dancing with Happiness

The Amanari experience begins with its unique and rare location, which makes Amanari one of the treasures of Asia. It is surrounded by mangrove trees, also sprinkled with calming retreats and offering majestic views at every angle. It also has one of the prominent spots in the world to view sunrise and sunset.

Amanari full service spa and fitness centre are a sanctuary for balancing mind, body and spirit with a wide variety of treatments which workout perfectly as a prelude before a visit to the private white sand beaches. Amanari's dining experience is as unique as the hotel itself. With a wide variety of special and famous food on the menu which includes international and local cuisine.







*\*Artist's impression*





*Original site impression*







## Port Dickson, Asia's Hot Tourist Hub

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Port Dickson is blessed with 18km long sandy beach that's dotted with tall palm trees which contributes to its name, Gold Coast of Malaysia. Along the beach, there is a cluster of hotels and resorts, championship golf courses, yacht clubs, and shopping centres which became the tourist's attraction and the attention of people from all over Asia.





## Malaysia... truly Asia!

Malaysia is a very blessed country, free from tsunami, earthquake, typhoon, volcano and other natural disasters. It sits on a tropical temperature of 21°C - 31°C throughout the year. The followings are Malaysia fare in the eyes of the World;

- ▶ Malaysia ranked as Asia's best retirement place, in 2014 (International Living based on Global Retirement Index)
- ▶ Malaysia ranked 10th most visited country in the world, in 2013 (United Nation World Tourism Organization)
- ▶ Malaysia ranked world's top 10 travel destinations, in 2014 (Lonely Planet Travel Guide)
- ▶ Malaysia is 3rd most competitive economy in Asia, in 2013 (International Institute for Management Development)
- ▶ Malaysia ranked 3rd best place in the world to retire in 2014 (Forbes)
- ▶ Malaysia ranked 4th best country in ASIA for foreign direct investment, 2013-2014 (World Investment Report)
- ▶ Kuala Lumpur ranked the 4th best shopping city in the world, in 2013 (CNN Travel)
- ▶ Malaysia ranked 6th most business-friendly country in the world to do business, 2013-2014 (World Bank)
- ▶ Malaysia ranked 9th in the world for the highest average property growth from 2006 to 2013 (Canadian Real Estate Association)















## Amanari, Hotel Suite on Double Bay

Amanari is a luxury 5-star international hotel suite located in Tanjung Tuan, is set against a mountainous lush green rainforest reserve backdrop and overlooking a crystal clear serene sea. Amanari offers a fully-furnished extravagant designed hotel suite where each unit comes with breathtaking unobstructed views of the sea and private landscaped balcony. The design is in perfect harmony with the surrounding landscape.





## Hotel Suite Highlights

- ▶ Located on a beautiful bay in Port Dickson, Malaysia with one of the best spots for sunset and sunrise views in the world.
- ▶ The prestigious development features award-winning hotel design, fully furnished suites, and 5-star international standard facilities.
- ▶ Comprehensive spa and wellness facilities.
- ▶ Large pillar-less ballroom (500 seats) overlooking the sea, meeting rooms and event halls for all kinds of function, supported by professional MICE teams and MICE facilities.
- ▶ Provided by critically acclaimed culinary experts, from local delights to international cuisines.
- ▶ The master plan has been creatively combining elements of mangrove tree, seawater and terraced field together with the building design, as well as being eco-friendly.







\*Artist's impression



## Features

- ▶ Luxurious yet relaxing ID
- ▶ Wireless internet connection
- ▶ IDD phone with voicemail
- ▶ A/C with individually controlled thermostat
- ▶ Cable TV/Pay-per-view
- ▶ Large LCD TV & DVD player
- ▶ Surround sound home theatre system
- ▶ Kitchen facilities









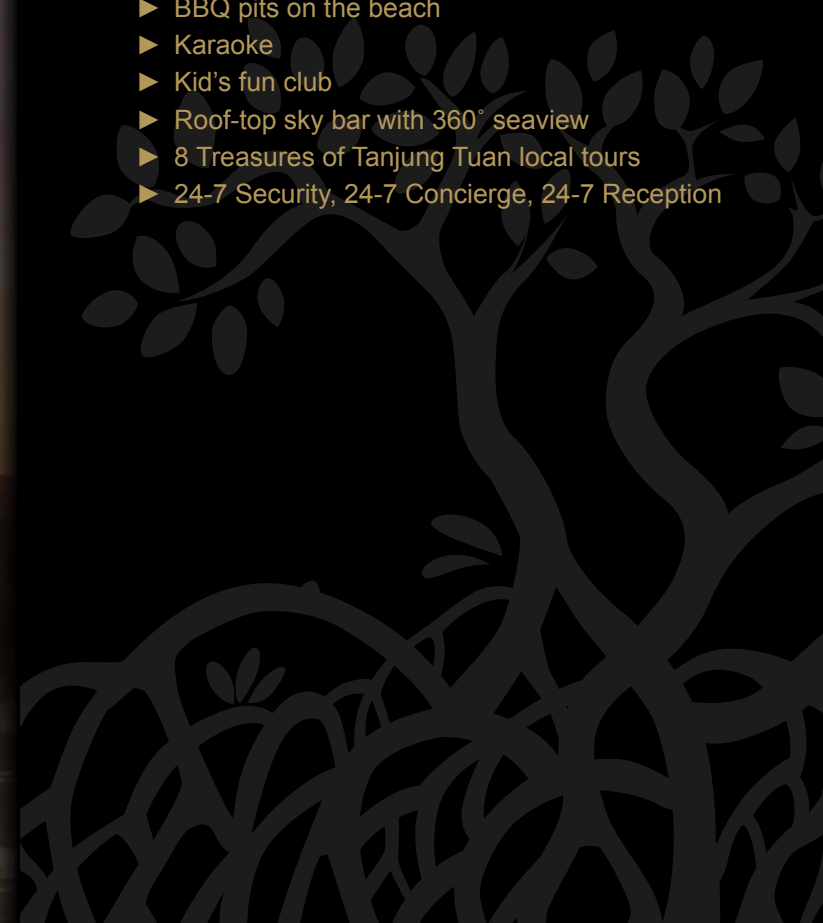






## Facilities

- ▶ Full-service Spa
- ▶ Fitness centre
- ▶ Swimming pools
- ▶ Fully-equipped business centre
- ▶ Event hall, conference and meeting rooms
- ▶ Limousine service/valet parking
- ▶ International restaurants
- ▶ Sunset dining on the beach
- ▶ Wedding lawn/reception on the beach
- ▶ BBQ pits on the beach
- ▶ Karaoke
- ▶ Kid's fun club
- ▶ Roof-top sky bar with 360° seaview
- ▶ 8 Treasures of Tanjung Tuan local tours
- ▶ 24-7 Security, 24-7 Concierge, 24-7 Reception









## 8 Treasures of Tanjung Tuan



1

### **WORLD'S RAREST DOUBLE BAY**

There are not many double bays in the world. Here sits the rarest double bay with a golden sandy beach at one bay and a white sandy beach at another.

2

### **CAPE RACHADO LIGHTHOUSE**

Take a mesmerizing view of the Straits of Malacca from the top of Malaysia's oldest lighthouse, sitting high on top of a hill in Tanjung Tuan, built by the Portuguese in the 16th century for guiding ships.



3

### **MIGRATORY BIRD WATCHING**

Due to its strategic location, Tanjung Tuan is one of the places where millions of migratory birds would make a stopover before continuing their journey, twice in a year.

4

### **WWF REGULATED NATIONAL FOREST RESERVE**

The government has announced that Tanjung Tuan will not be developed and would remain one of the last remaining coastal hilly rainforests reserve in the country.



5

### **MALAYSIA ROYAL PALACE**

Here is the location of one of the oldest royal palaces in Malaysia, a truly blissful and prosperous land as acknowledged by many renown feng-shui masters.

6

### **NATIONAL MANGROVE FOREST RESERVE**

One of the best places in Asia to explore all shapes and sizes of Mangrove trees.



7

### **NATIONAL CORAL REEFS CONSERVATION AREA**

According to Department of Wildlife and National Parks, 60% of Tanjung Tuan's ocean floor is blanketed by an estimated 41 species of live corals. This is a conservation site undertaking by the Malaysia Government and NGOs.

8

### **TURTLE CONSERVATION SITE**

Due to Tanjung Tuan geographical waterscape, hundreds of green turtles lay eggs in secluded beaches every year. WWF and the government have adopted the site for green turtle conservation.











- ▶ **SCUBA DIVING** Enjoy unique coral reefs, home to schools of colorful tropical fish
- ▶ **SNORKELLING** A terrific way to see the beauties and wonders of the sea.
- ▶ **MOUNTAIN BIKING** Intermediate and expert trails run through the island's lush and prosperous tropical fauna
- ▶ **CAPE EXCURSIONS** Get off the beaten track exploring countless and the bountiful floras and faunas
- ▶ **BOAT CHARTERS & SAILING** Cruise along the beaches and islands at your leisure
- ▶ **RAINFOREST TREKKING** A great way to get in touch with the splendor and wildlife of the region
- ▶ **GOLFING TOURS** Take a short drive and indulge yourself with a wide selection of eight 18-hole golf courses
- ▶ **ONCE IN LIFETIME SUNSET EXPERIENCE** A place for sunset that will mesmerize anyone and everyone, an ideal spots for wedding events, the sight of the sunset will be imprinted in your heart
- ▶ **BARS AND RESTAURANTS** Surrounded by hundreds of bars, cafes and restaurants offering endless choices
- ▶ **LAND SPORTS** Includes tennis, badminton, archery, beach volleyball and many more
- ▶ **GRAND WEDDING** Have the most memorable wedding reception on the beach while experiencing sunset as the backdrop





## Luxury Hotel Investment Potential

The exiting opportunity exists for a limited number of investors to benefit from a significant 7% -10% return per annum from a proven low risk hotel investment. The investment will provide worry-free investment, while receiving on-going guaranteed returns, with the potential to deliver an appreciated property in the years to come.

Here is the investment highlights;

Invested period	Return per annum based of Unit Value	Averaged capital appreciation based past transacted deals
1-6	7%	30% on the 6th year
7-12	10%	60% on the 12th year











• San Francisco  
• Los Angeles

• New York





• London

• Moscow

Beijing

• Seoul

• Tokyo

• Shanghai

• Hong Kong

• Dubai

• New Delhi

• Bangkok

**MALAYSIA**

• Singapore

• Jakarta

• Melbourne



A stylized, dark grey tree graphic with intricate branches and leaves, positioned in the bottom left corner of the image.

# Amanari

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[www.amanari.co](http://www.amanari.co)

A project by Tian Hong Holdings



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