



世達 集團
MIG Network International Sdn Bhd

Singapore 
PROMINENT
Brands
新加坡杰出品牌 2015/2016

Proudly Present to you



Agenda

- Who are We
- Introduction to our Business
- Your Roadmap to Success in growing Wealth with us



Midfield Realty Established since 1979



We Specialize in :

- Property Bulk Purchase
- Malaysia & Overseas Property Acquisition & Development
- Property Management & Consultancy
- One Stop Wealth Building Solutions





Business Investment Activities



Charity Activities





CONGRATULATIONS
MIDFIELD REALTY PTE LTD
Winner of
SINGAPORE PROMINENT BRANDS AWARD

新加坡杰出品牌

2015/2016



GENTING INVESTMENT

5 STAR HOTEL SERVICE APARTMENT

MANAGED BY BEST WESTERN PREMIER

FULLY MANAGED BY WORLD'S LARGEST HOTEL CHAIN WITH
OVER 4,195 HOTELS IN OVER 100 COUNTRIES

HASSLE

FREE

MANAGEMENT

FREEHOLD

&

FULLY
FURNISHED

PROJECTED

9%-12%

POOL RETURNS
THEREAFTER 4TH YEAR

*est 9% based on 65% occupancy rate

7%

P.A. RETURNS
GUARANTEED
OVER 3 YEARS



OWN A
5 STAR HOTEL
FOR ONLY
SGD28,120
★★★★★

OVER HUNDREDS OF UNITS SOLD! LIMITED UNITS REMAINING!



Say goodbye to Genting Highlands, hello Twentieth Century Fox Theme Park! 

GENTING HIGHLANDS

LOCATION MAP



Approximate Travelling Distance to Major Landmark

- City Of Entertainment Genting Highlands (2.5km) - 5 mins
- Chin Swee Caves Temple (7km) - 9 mins
- Awana Genting Highlands Golf & Country Resort (11km) - 15 mins
- Gohtong Strawberry Leisure Farm (14km) - 20 mins

- Freehold
- 10.2 acres forest land
- Resort living lifestyle
- Hotel Serviced Apartment
- 7 Towers (Phase 1 :Tower 1,5,6, Phase 2 : Tower 2 & 3 Phase 3 : Tower 4 & 7)
- Total: 1001 units
- 1300 car parks
- Green Index Building
- 5 Star Management
- Shuttle Service Provided
- Sky Garden & Facilities



TOWER 7

- Green Index Building
- 333 units (include 4 Penthouse)
- Facing South (Facilities View) / North (Mountain View)
- Residential Floor from Level 10th - Level 37th
- Level 7th - All Day Dining, Level- 8th Banquet Hall, Level 9 - Wellness Centre
- Car park podium - 9 level (B2,B1,G,1,2,3,4,5,6)
- From 385 sqft - 3,094 sqft
- Maintenance Fee + Sinking Fund = RM 0.462



Design

Magnificent Mountain View
 Site Plan From Every Unit



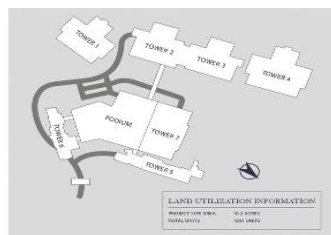
Site Map

Every lavish architectural feature & facility emphasizes an opulent lifestyle coveted by urban dwellers.

LAND UTILIZATION INFORMATION

PROJECT SITE AREA	10.2 ACRES
TOTAL UNITS	1001 UNITS

[Click here to enlarge Master Plan](#)



Podium Tower 1	1	Main Reception Lobby
	2	Shuttle Service Point
	3	Guard House

Podium Deck

Level 8	4	Indoor Gym & Sauna
	5	Children's Playground
Level 8	6	Sky Garden & Water Features
	7	Heated Infinity Pool
	8	Sky Bridge (To Block 2)

Tower 1

Ground Level	9	Restaurant
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Tower 3

Ground Level	10	Restaurant
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Tower 5

Level 9	11	Sky Lobby Lounge
	12	Sky Cafe
	13	Pavilion
	14	Sky Bridge (To Block 5)

Tower 6

Level 8	15	Fire Pit
	16	Sky Bridge (To Tower 6)
	17	Pavilion

Roof Top	18	Wellness Spa
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Tower 7

Level 7	19	Restaurant - All Day Dining (Main Kitchen)
Level 8	20	Banquet Hall With Kitchen & Pre-function Area
	21	Executive Lounge

In-house recreational facilities aplenty
 With a multitude of facilities in the vicinity and 5 star hospitality around the clock, Ion Delemen is a retreat you can call home.

Best Western Premier



Best Western International Inc.

The world's largest hotel chain with over 4,195
hotels in over 100 countries

(150 Best Western Premier Worldwide)



Projection Rental Income (4th - 6th Year)



Total GDV - RM 141,376,000

Average Price Per unit- RM 800,000

YEAR	AOR Per Night	Income per night (ARR)(000)	Other income F&B (000)	Daily revenue (Room + F&B) (000)	Monthly Revenue (000)	Monthly Expenses (000)	Monthly Profit (000)	70% Share	Buyer Monthly Income	Return Rate (p.a)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
4th	65%	82,700	37,215	77,945	2,338,343	818,420	1,519,923	1,063,946	6,020.52	9.0%
5th	69%	86,835	39,076	86,878	2,606,353	912,223	1,694,129	1,185,890	6,710.56	10.1%
6th	71%	91,177	41,030	93,866	2,815,994	985,598	1,830,396	1,281,277	7,250.32	10.9%

Assumptions:

- 1 Bedroom = 62 units (RM350 per unit), 2 Bedroom = 122 units (RM500 per unit)
2. ARR (B) increase 5% per year
3. Other Income F&B (C) = 45% of (B)
4. Daily Revenue (D) = (B+C) * (A)
5. Monthly revenue (E) derived from daily revenue (D) * 30days

6. Monthly expenses (F) = 35% of Monthly revenue (E)
7. Monthly profit (G) = 65% of monthly revenue (E)
8. 70% share (H) of monthly profit (G)
9. Buyer monthly income (I) = (Average price per unit/GDV) * (H)
10. Return rate (J) = ((I) * 12months)/Average price per unit

INVESTMENT RETURNS CALCULATION

SALES PRICE	SGD 380,000
PROJECTED LOAN APPROVAL	70%
DEPOSIT 30%	SGD 114,000
VIP REBATE 10%	SGD 38,000
Upfront 2yrs Rental	SGD 47,880
Balance	SGD 28,120
PURCHASE PRICE	SGD 380,000
RETURNS 1 st 3YRS @ 7%	SGD 23,940 p.a.
TOTAL 3YRS RETURNS	SGD 71,820
AFTER 3YRS	
BASED ON 65% OCCUPANCY WILL GENERATE 9% p.a.	
	SGD 34,200 p.a.

A Multi-award Winning Masterpiece

ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT
Official airline partner
virgin atlantic
HIGHLY COMMENDED APARTMENT MALAYSIA
Elemen @ Genting Highlands by NCT Group
2013-2014
smeg

ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT
Official airline partner
virgin atlantic
HIGHLY COMMENDED RESIDENTIAL HIGH-RISE DEVELOPMENT MALAYSIA
Elemen @ Genting Highlands by NCT Group
2013-2014
smeg

ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT
Official airline partner
virgin atlantic
★★★★★
BEST LEISURE DEVELOPMENT MALAYSIA
Elemen @ Genting Highlands by NCT Group
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smeg

ASIA PACIFIC PROPERTY AWARDS
Official airline partner
virgin atlantic
BEST LEISURE DEVELOPMENT ASIA PACIFIC
Elemen @ Genting Highlands by NCT Group
2013-2014
YAMAHA

Investment Unit Feasibility

Property Price (Type C3, 988sqft)

S\$418,113

Maintenance Fee + Sinking Funds RM 0.462psf

S\$173 (Waived)

Mortgage information (70% Loan)

Mortgage Amount

S\$292,679.10

Mortgage Interest

4.45%

Mortgage Tenure

30years

Mortgage Repayment

S\$1474.27

Monthly Analysis/ Investement Profit (7%)

Monthly Rental

S\$2439

Monthly repayment

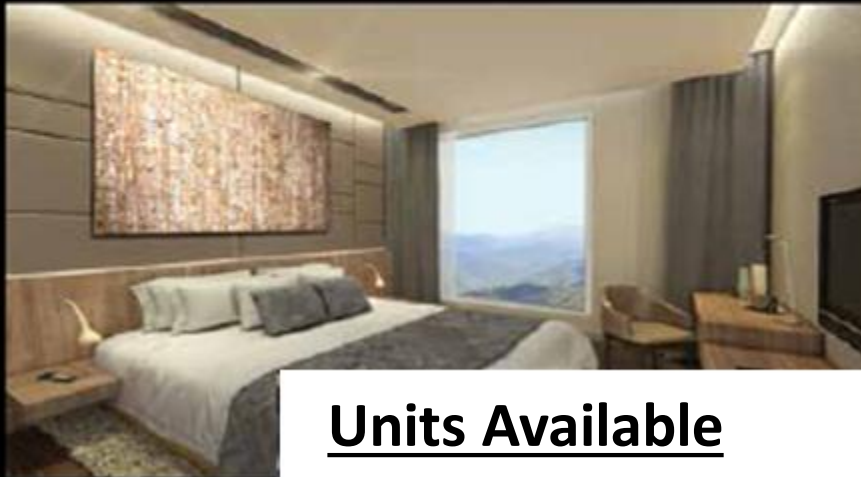
S\$1474.27

Monthly Gross Income

S\$964.72

Exchange rate
based on 2.65

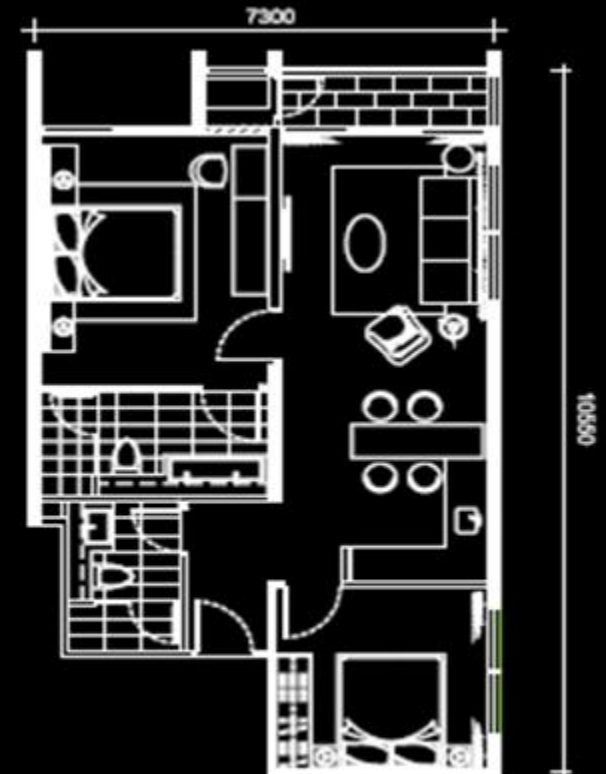
UNIT TYPE



Units Available

#33-08	RM 1,052,500
#27-08	RM 1,109,500

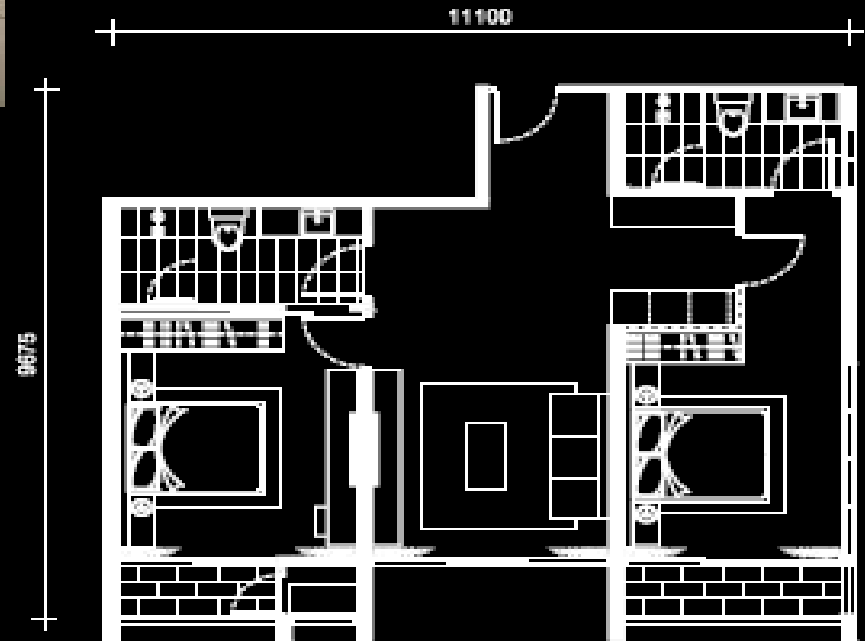
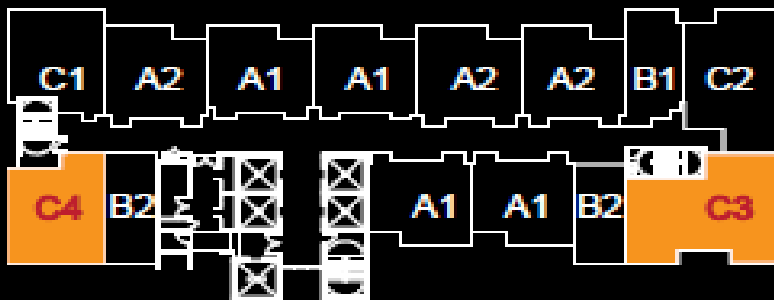
Type C2
870 sq.ft/80.8 sqm
2 Bedrooms
2 Bathrooms



UNIT TYPE



Type C3
992 sq.ft/ 92.1 sqm,
2 Bedrooms
2 Bathrooms



Around S\$: \$412,000

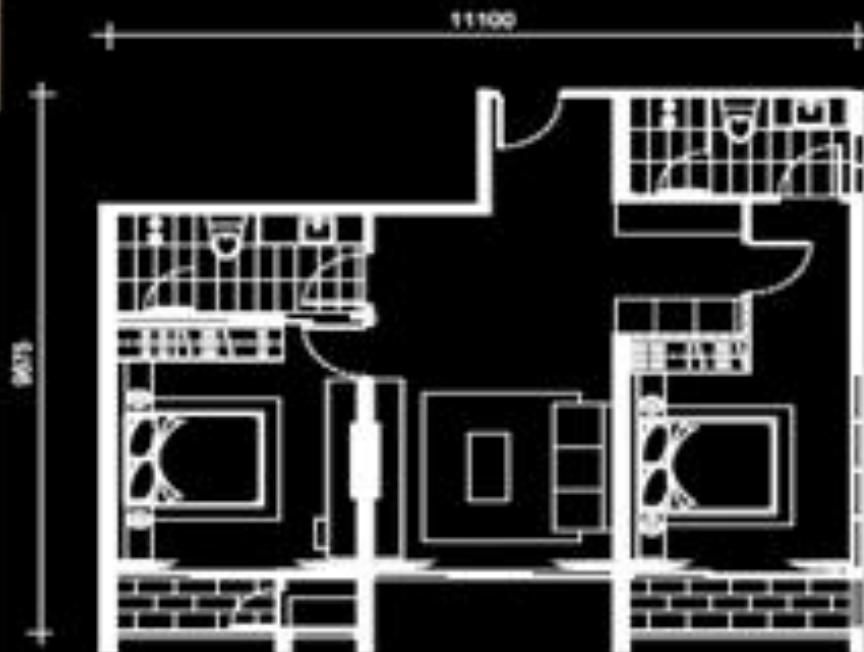
UNIT TYPE



Type C3
992 sq.ft/ 92.1 sqm,
2 Bedrooms
2 Bathrooms

Units Available

#31 – 09	RM1,175,500
#26-09	RM1,149,500
#12- 09	RM 1,112,500
#13a – 09	RM 1,113,500



Around S\$: \$412,000

A panoramic view of a city at sunset. The sun is low on the horizon, casting a warm glow over the sky and the city. The city features several tall skyscrapers and a dense residential area. The foreground is dominated by a large, flowing, red and orange abstract shape that resembles a ribbon or a wave. The text "Thank You" is written in a large, white, sans-serif font across the center of the image.

Thank You

