

Commercial Land for sale Melaka Tengah Pitch Deck

By JM Group





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01

Executive Summary

Executive Summary

Commercial Land for sale in Melaka Tengah

These [plot of lands](#) are located conveniently within a 7 minutes drive from Jonker Street, a UNESCO World Heritage site. These land lots are situated within the new urban center of Melaka where banks, local companies and other eateries are found.

This area is also home to many established and upcoming premium residential projects such as Atlantis Residences, Amber Cove, 29 Reserve, Straits Courtyard Residences and many more.





02

About JM Group

JM Group

About us:

- Founded in 2014
- Commercial property and real estate company
- Managing Director: Datuk Wira Wee Ka Keng (Alex)
 - Experience with car dealership under WKK Motors (1995-2012). Business revolves around dealing the selling and purchase of used cars

Background:

- Commercial and residential projects
- Commercial shop lots landlord - Notable tenants include: Hap Seng Star (Mercedes Benz) Melaka Showroom and MagicBoo Beauty
- Sold and manage several shop lots in Dataran Pahlawan Melaka Megamall

Group of companies:

- JM Prima Sdn Bhd, JM Bestari Sdn Bhd, JM Bestari Land Sdn Bhd, Jana Mampan Sdn Bhd, Admiral City Sdn Bhd





03

Overview of lands

Overview

29 Reserve
(Premium Residence)



Uniqlo, Mcdonalds



Encore Melaka
(World Renowned
Performance Art
Theatre)



UOB, OCBC and
Marvelux Hotel



KFC
Kota Syahbandar



Mercedes Benz Melaka
(Hap Seng Star)

Atlantis
Residences





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Land Lots A and B

Land Lot:12485 (“A”)

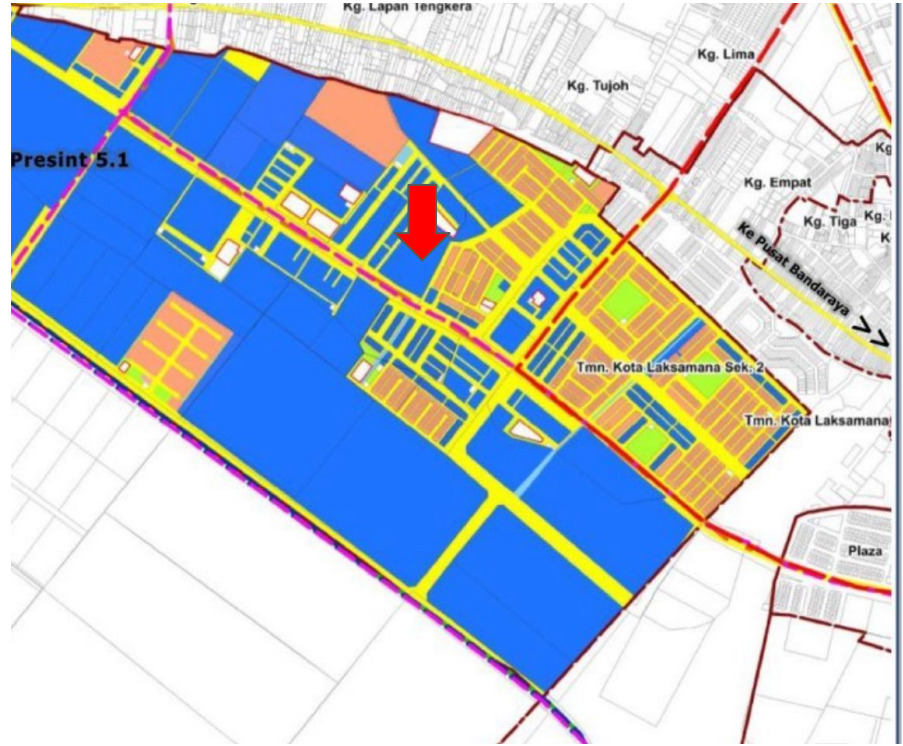
Facets of land

State and area	Malacca, Central Malacca, Urban Area VI
Size	3.001 Hectares (7.42 acres)
Land use	Commercial
Ownership details	JM Prima Sdn Bhd (Company No. 1041062)
Type of ownership	Leasehold



Land Lot:12485 (“A”)

- Land Lot A (red arrow) is situated in a commercial land zoning (blue)
- Yellow denotes residential
- White and red box denotes public utilities area



Land Lot A

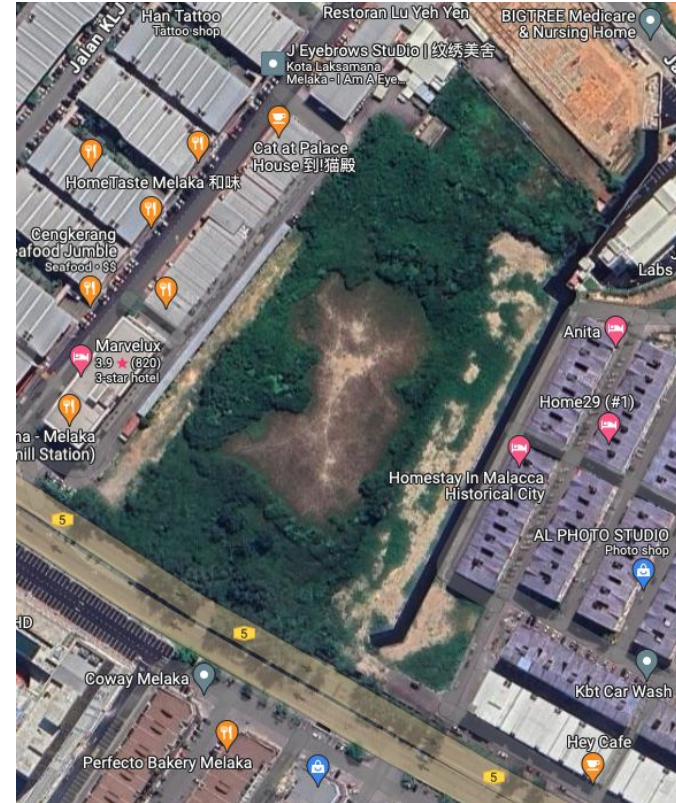
Location



Land Lot A

Location

- Well known international brands such as OCBC, UOB, Starbucks, Mcdonalds and Uniqlo can be found within the area
- Land Lot Coordinates - 2.197502, 102.234541
(<https://goo.gl/maps/hSftLHzoYwBpfeQ6>)



Strengths of the Land Lot A

Close Proximity to UNESCO, Town Center

- 2.2 Km away or 5 mins drive away from Historical Town Center, internationally renowned Jonker Street - Cultural, Historical and Touristic Heartland of Melaka

Notable international brands in the area

- OCBC, UOB
- Starbucks, Coffee Bean drive thru
- McDonalds Drive Thru
- Uniqlo

Upcoming and established residential Projects

- Atlantis - 1360 units, plenty of short term rental units
- 29 Reserve (upcoming upscale residence)

Hotels nearby

- Marveluex Hotel - 3 star Hotel (1 min walk away)
- Double Tree by Hilton (7 min drive away)

Macro environment

High Tourism flow

- Almost 14 million tourist visiting Melaka annually

#VisitMelaka2024

- The state government launched project seeks to bring in 18 million foreign and domestic tourists in the year 2024

#VisitMalaysia2025

- The federal government seeks to attract 23.5 million international tourist arrivals with RM250 million to promote these initiatives

Land Lot: 12485 (“A”)

Previous land development plans for Land Lot A

- KM for mixed development approved (39 floors)
- Pivot for commercial development instead



Land Lot A Pictures



Left border edge of the land area. The length stretches to the back.

Land Lot A Pictures



1 min walking distance away from these renowned banks

Land Lot A Pictures



Left border edge of the land area connected to pavement.
OCBC bank in view.



Land Lot A Pictures



Right side of the land area.
Within walking distance of several residential projects

Land Lot A Pictures

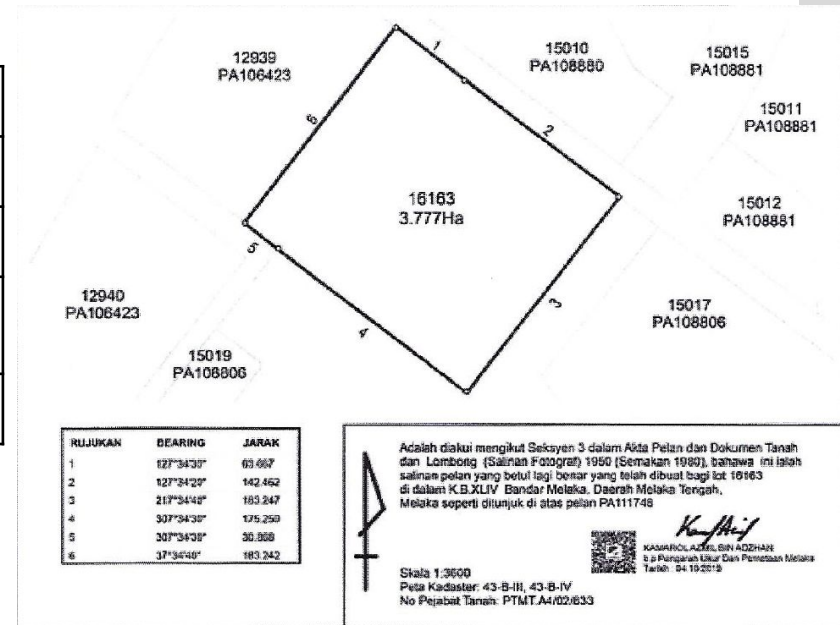


Next to Porto Historia, Melaka's relatively new urban area attracting many new F&B businesses, working adults and youths

Land Lot: 65827 (“B”)

Facets of land

State and area	Malacca, Central Malacca, Urban Area XLIV
Size	3.777 Hectares
Land use	Commercial
Ownership details	JM Bestari Land Sdn Bhd (Company No. 1199144)
Type of ownership	Leasehold

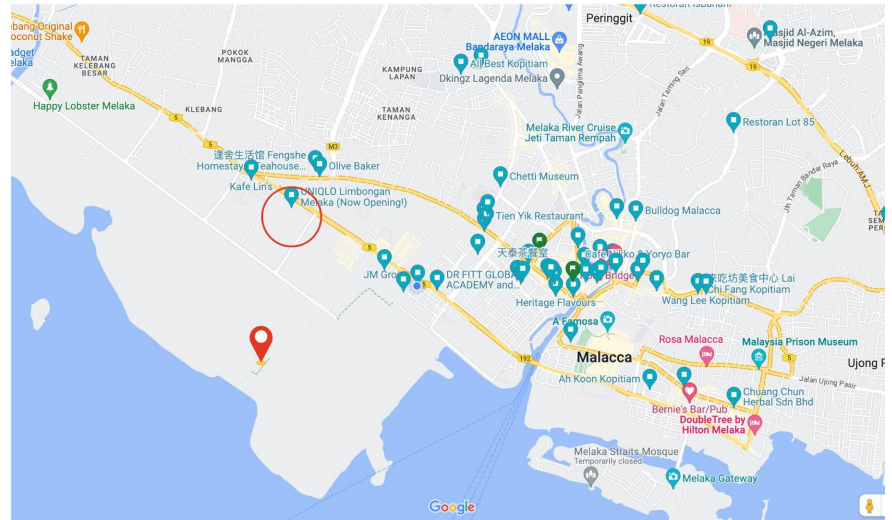
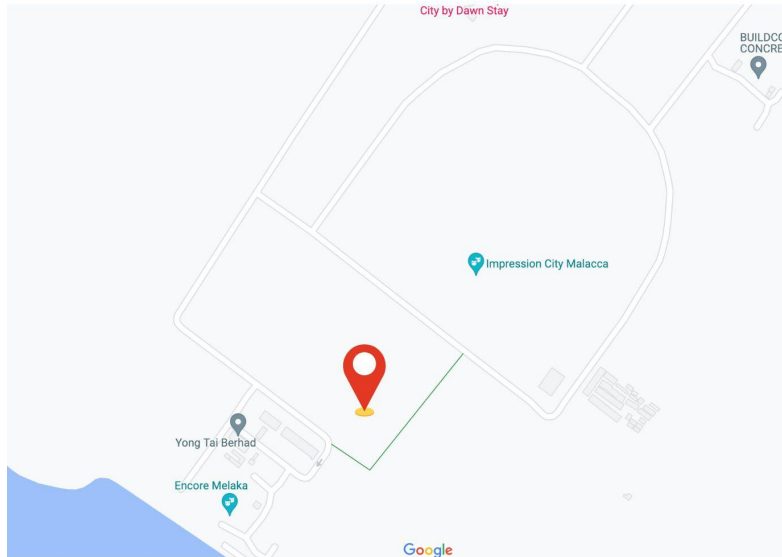




Land Lot B

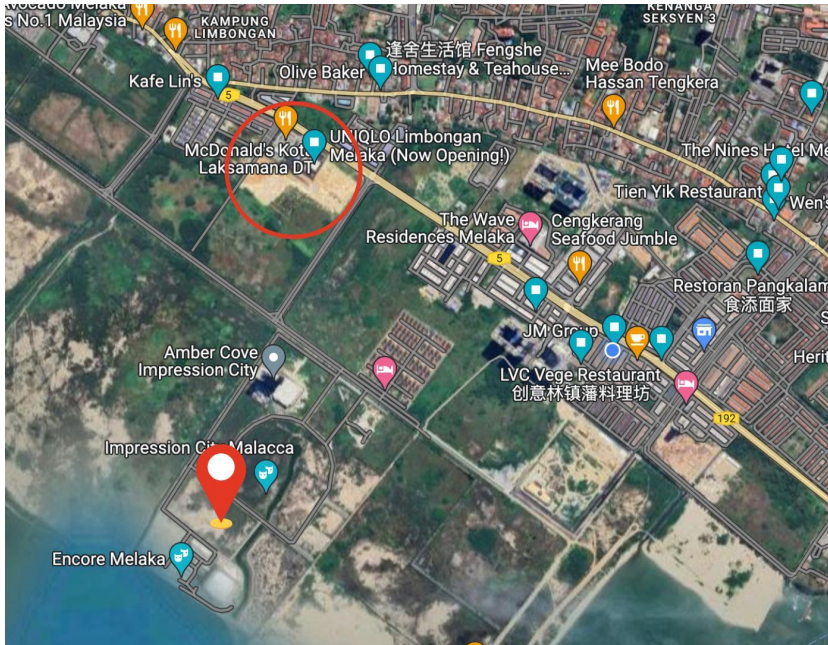
Land Lot B


Location



Land Lot B

Location



- Well known international brands such as Starbucks, Mcdonalds and Uniqlo can be found within the area highlighted within the red circle
- Land lot annotated with 
- Land Lot Coordinates - 2.189333, 102.221168
<https://goo.gl/maps/iCJjS4kd1ANd5QCp6>

Features of the Land Lot B

Land Features

- Flat area, close to the coast
- Adjacent to a man made river

Zoning designation

- Right across the new tourist attraction of Melaka - Encore Melaka
- Commercial, residential, mixed use
- Many new residential and commercial surrounding the plot of land

Accessibility

- Close to one of the busiest main roads in Melaka :Main road leading from Melaka Raya to Klebang (5)

Infrastructure

- Existing roads and pavements leading to the plot of land

Strengths of the Land Lot B

Close Proximity to UNESCO, Town Center

- 3.5 Km away or 12 mins drive away from Historical Town Center, internationally renowned Jonker Street - Cultural, Historical and Touristic Heartland of Melaka

Notable international brands in the area

- Starbucks, Coffee Bean drive thru
- Mcdonalds Drive Thru
- Uniqlo

Upcoming and established residential Projects

- Amber Cove - 838 units
- Atlantis - 1360 units, plenty of short term rental units
- 29 Reserve (upcoming upscale residence)

Hotels nearby

- Marveluex Hotel (3 star Hotel)
- Double Tree by Hilton (10 min drive away)

Recent activities along Land Lot B

Melaka Sunset Music Party (26/08/23)

- Attracted thousands of Melakans and tourist to this land site for Melaka's first ever large scale music concert



Recent activities along Land Lot B

Frequent car shows

- This stretch of land is also home to the frequent display of sports cars and the gathering place of many car enthusiasts



Recent activities along Land Lot B

Fuji Autumn Matur (13 Sept -8 Oct '23)

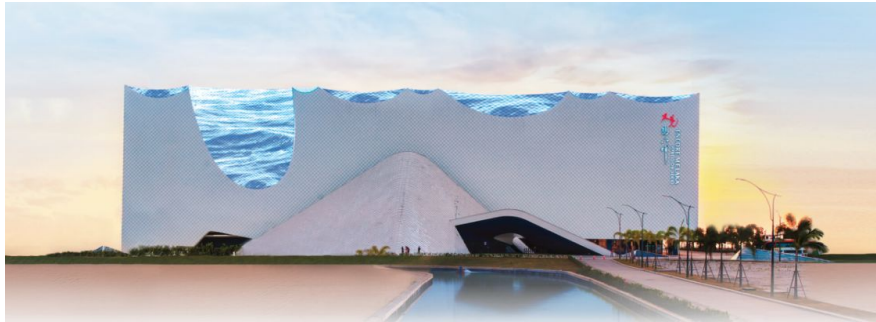
- Biggest Japanese cultural festival over 4 weeks that attracted tens of thousands tourist and locals over to this land site



Land Lot: 65827 (“B”)

Surrounding land development plans

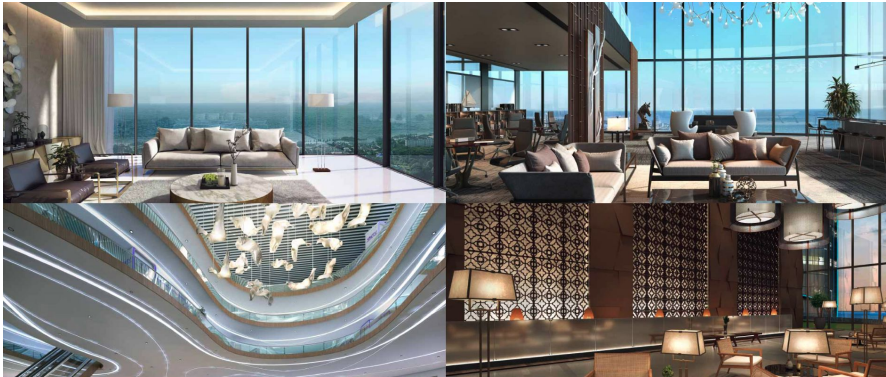
- Encore Melaka : First impression series in SEA - directed by world renowned producers like Zhang Yi Mou, Wang Chao Ge. Impression series projects very established in the Chinese market
- RM 380million project on the construction of the theatre that feature prestigious art production
- Cultural/event hub of Melaka



Land Lot: 65827 (“B”)

Surrounding land development plans

- **The Sail:** Futuristic, state of the art picturesque development project that features luxury shopping mall, hotel, residences and high end restaurants

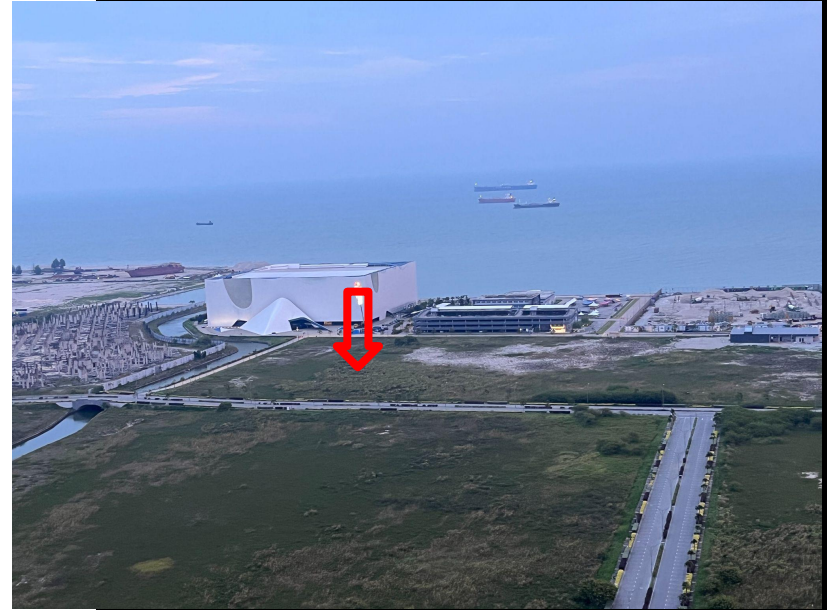


Land Lot B Pictures



3.777 Hectares Land in a iconic, impressionable spot along Melaka's coastline. A temporary concert is being set up on the land lot.

Land Lot B Pictures



Aerial view of land lot B. As demarcated by the arrow. 3.777 Hectares

Land Lot B Pictures



Left hand side of the land lot extends to the man-made river.
Overlooking the beautiful Encore Melaka building

Land Lot B Pictures



Left hand corner of the land lot