

## PLOT DETAILS

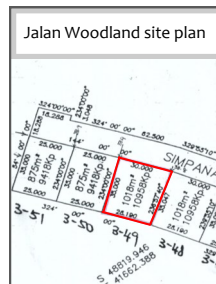
The plot is larger than the average sized bungalow plot and is in a prime location with a good view of the golf course. Situated at the end of Jalan Woodland in a quiet area with no passing traffic or building vehicles. The golf course envelops the location so there are no building plots on the opposite side of the road.

Tenure:	Leasehold to 2106
Land area:	10,958 sq ft
Asking price:	RM32 per sq ft
Price:	RM350,656

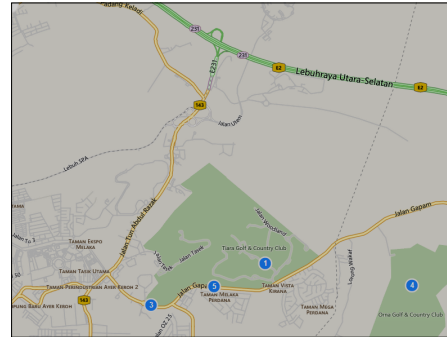
The plot is cleared for viewing and an immediate start to building is possible. Some trees and hedges have been already planted.

**Importantly, the individual land title has already been obtained and included in the price is full membership of the golf course.**

This diagram shows the location of the plot marked in red.



## Location Map of Tiara Melaka Golf & Country Club



For full details of the golf course and golf fees, see <http://www.lion.com.my/weboper/property/tiaramelaka.nsf/>

High Speed Rail link official webpage: <http://www.spad.gov.my/projects/high-speed-rail>

The best places to see in Melaka; <http://www.tourism.gov.my/en/hk/web%20page/malaysia360>

▶ FOR FULL DETAILS AND VIEWING, CONTACT

Stephanie Bacon  
350 Jalan Woodland Tiara Melaka Golf & Country Club  
Ayer Keroh  
75450 Melaka  
Malaysia

Phone: +606-2325553  
+6012-2175590  
E-mail: [cooltek.my@gmail.com](mailto:cooltek.my@gmail.com)



# FOR SALE

## RESIDENTIAL BUILDING PLOT



## at Tiara Melaka Golf & Country Club



# Living on Tiara Melaka Golf & Country Club



Tiara  
access road

The golf course at Tiara is a five-star design with inter-connecting lakes and dramatic scenery; 27 holes in total, descriptively named Lake, Meadow and Woodland.

This plot overlooks the third hole of Woodland course, which is the signature hole for the course.

Living in Tiara one can escape the hassle and bustle of urban life and relax in a jungle park environment yet with almost every convenience just a few kilometers away. The paths and roadways bordering the golf course make it easy to move around while the many jungle trees and well maintained grass areas encourage a cooler ambience.

It is sanctuary of greenery, space and peacefulness within the developing area of Ayer Keroh, which is fast becoming the 'out-of-town' centre for Melaka. Just 5kms from the Expressway Toll Plaza, it is possible to reach the heart of Kuala Lumpur in under two hours and Singapore within three hours.

Facilities inside Tiara include

- ◇ Two restaurants at the Clubhouse
- ◇ Swimming pool
- ◇ Squash courts
- ◇ Tennis courts
- ◇ Gymnasium
- ◇ Pro-shop



The proposed High Speed Link between Kuala Lumpur and Singapore is planned to be completed by 2020 and will stop at Ayer Keroh.



There are many shops nearby, both small and large, with an abundance of schools in Melaka. There are two Universities with their campuses within the state of Melaka, plus branches of other Malaysian universities also here.

Many major tourist attractions are within a short drive and just 6kms distant, is the Melaka International Trade Centre (MITC), home to among other things, a 52-lane ten-pin bowling alley - the largest in South-east Asia - and across the road, the planetarium, where a breath-taking trip to the stars can be had from a reclining armchair.

Tiara is a guarded community with staff and security on site, so you can be assured of a helping hand whenever it is needed within a safer environment. It is the perfect location to live and to play.

View from  
Golfers  
Terrace



# Living in Melaka, Malaysia

## Melaka River Cruise



## Shopping:

Mydin	6kms
Aeon Jusco/Melaka Mall	7kms
Aeon Jusco Bandaraya/ Melaka town	16kms

## Schools/Universities:

For a complete list of schools in Melaka., see [http://en.wikipedia.org/wiki/List\\_of\\_schools\\_in\\_Malacca](http://en.wikipedia.org/wiki/List_of_schools_in_Malacca)  
The campuses of Multi Media University (MMU) and the University Technical University (UTeM) are both in Melaka

## Transport — Buses/coaches:

Panorama buses serve all areas around town  
Various coach services travel to KL and Singapore from Melaka Sentral Bus station daily

## Recreational:

Within a short distance from Tiara are -  
Zoo Melaka  
Mini Malaysia  
Melaka Botanical Gardens  
Melaka Wonderland Theme Park