



Ayer hitam is one of the intersections of the North-South Expressway, with convenient public transportation, heading south to Johor Bahru, heading north to Malacca and the capitals of Malaysia - Kuala Lumpur and heading west to Batu Pahat.

NEW REAL ESTATE PROJECT INVESTMENT PLAN

@Ayer Hitam





Superior Land

No. 202101018362 (1418662-D)

Our core competencies include town and luxury residential development, commercial complex development, property management service, and construction services.

Superior land sdn bhd has a talented, skilled, imaginative and courageous team. We create developments that owners love, investors praise and industry recognized.

Acting quickly and persevering in faith are the keys we believe in that will surely help us thrive in an ever-changing world.

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THE FIRST & LARGEST SCALE DEVELOPMENT

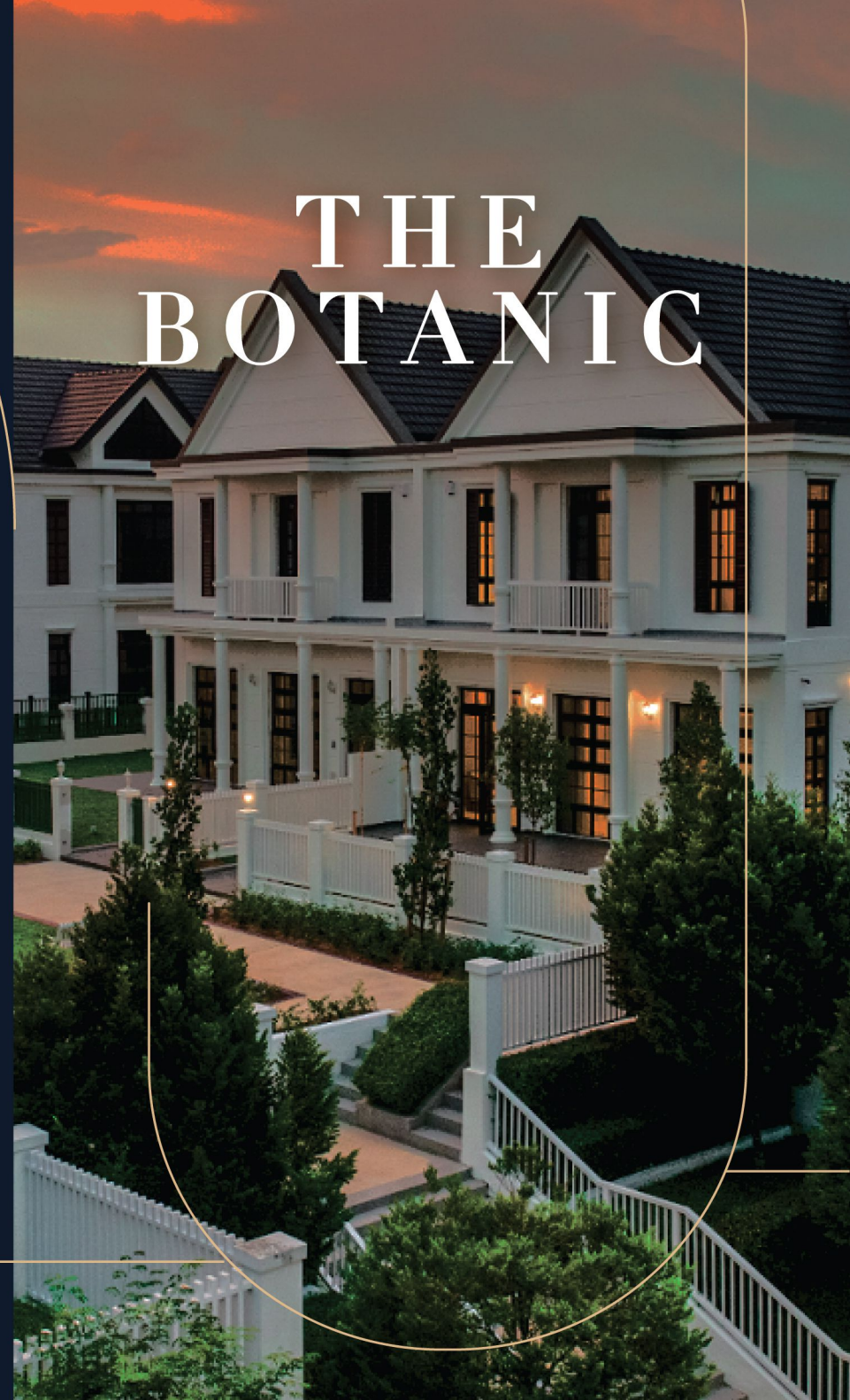
Planned To Create

-THE FIRST-
**MODERN
EUROPEAN
STYLE**

New Real Estate Project In Ayer Hitam

SL Superior Land
No. 202101018362 (1418662-D)

**THE
BOTANIC**



We currently own two sites in Ayer Hitam, which are located in mature parts of the city and close to major roads and highways

Total Area:

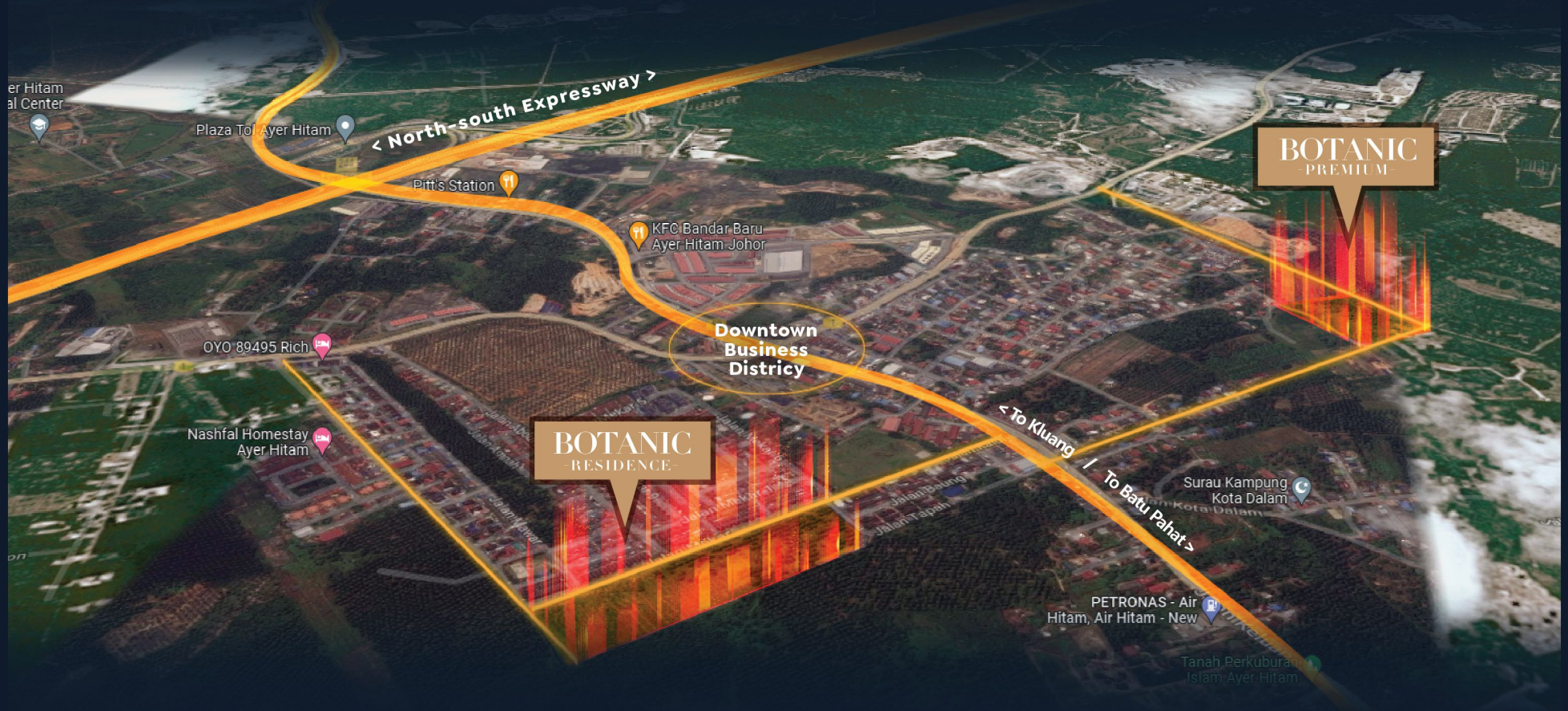
29.6 Acre / 1,289,376 sqft

25 Minutes Away - Batu Pahat

20 Minutes Away - Kluang

15 Minutes Away - Yong Peng

5 Minutes Away - North-south Expressway



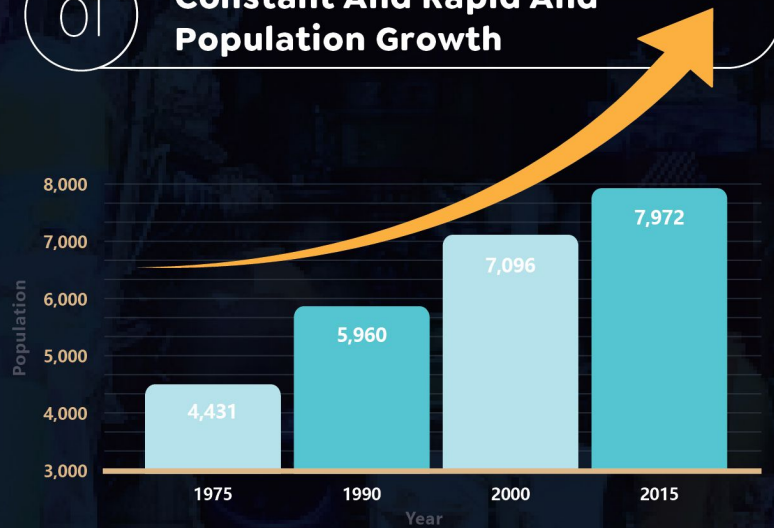
High Strategically Location, Facilities Include:

<p>4 Schools SMK & SJK(C) 1.0 km</p>	<p>Government University Universiti Tun Hussein Onn Malaysia (UTHM) 15 km</p>	<p>Bus Terminals 2.1 km</p>	<p>Leisure Parks Tropical Village 5.2 km</p>	<p>Supermarkets 2.1 km</p>	<p>Industrial Park and Factories More employment opportunities</p>
<p>UK Farm The largest goat and sheep farm in Malaysia 16 km</p>	<p>Zenxin Organic Farm The largest organic farm in Malaysia 8 km</p>	<p>Hospitals Ayer Hitam Government Clinic 1.0 km</p>	<p>Police Station 1.4 km</p>	<p>Fire Station 2.3 km</p>	<p>Highspeed Rail* It only takes a few minutes and it connect major cities such as Kuala Lumpur and Singapore.</p>

- WHY INVEST IN AYER HITAM? -

01

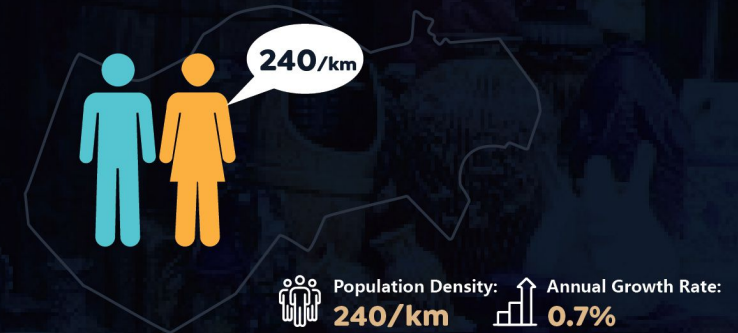
Constant And Rapid And Population Growth



02

Above Average Population Density

On average, Malaysia has a population density of 99 people per square kilometer. Batu Pahat district have an above average population density of 240 people/km – larger target audience.



03

Suitable For Healthy & Ideal Buyers

Healthy and ideal buying population who have a great demand for modern and urban lifestyles and they are one of the potential unexploited population

The Average Age

26.8 Years Old

04

Convenient Transportation

Located on the west coast of Peninsular Malaysia, one of the main arterial roads and one of the main meeting points of the North-South Expressway. Located at the intersection of Federal route 1 (FT1) and Federal route 50 (FT50), connecting the main towns.

25 Minutes Away - Batu Pahat

20 Minutes Away - Kluang

15 Minutes Away - Yong Peng



The total number of properties expected to be built in this project:

203 UNITS

-THE BOTANIC-

BUNGALOW

-PREMIUM-

30 / UNITS

&

-RESIDENCY-

2 / UNITS

**SEMI-D
HOUSE**

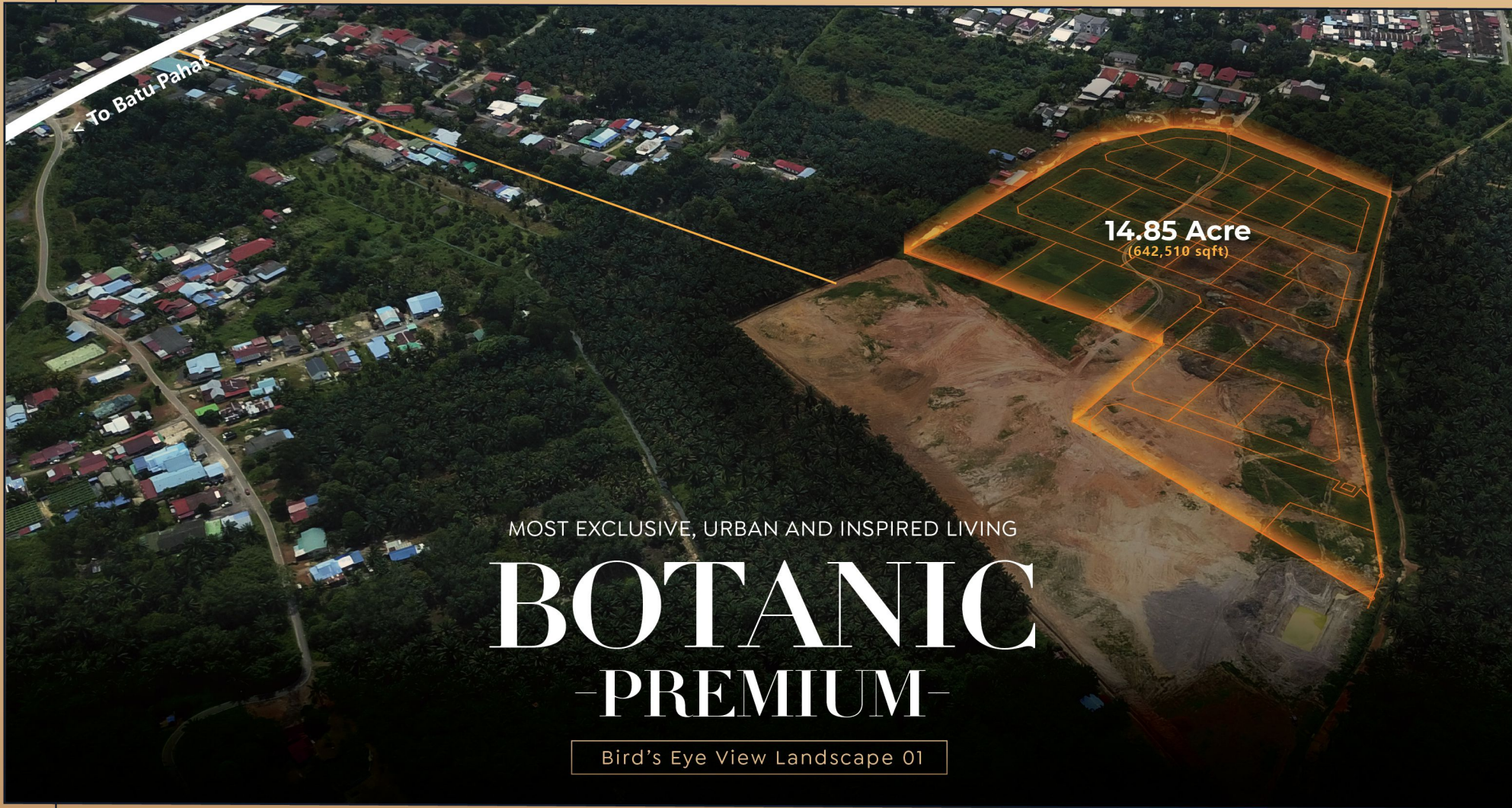
12 / UNITS

**TERRACE
HOUSE**

78 / UNITS

**LOW COST
HOUSE**

81 / UNITS



MOST EXCLUSIVE, URBAN AND INSPIRED LIVING

BOTANIC -PREMIUM-

Bird's Eye View Landscape 01

SELLING
POINTS:

- TYPE A -
PREMIUM BUNGALOW
30 / UNITS
80 x 80 sqft

&

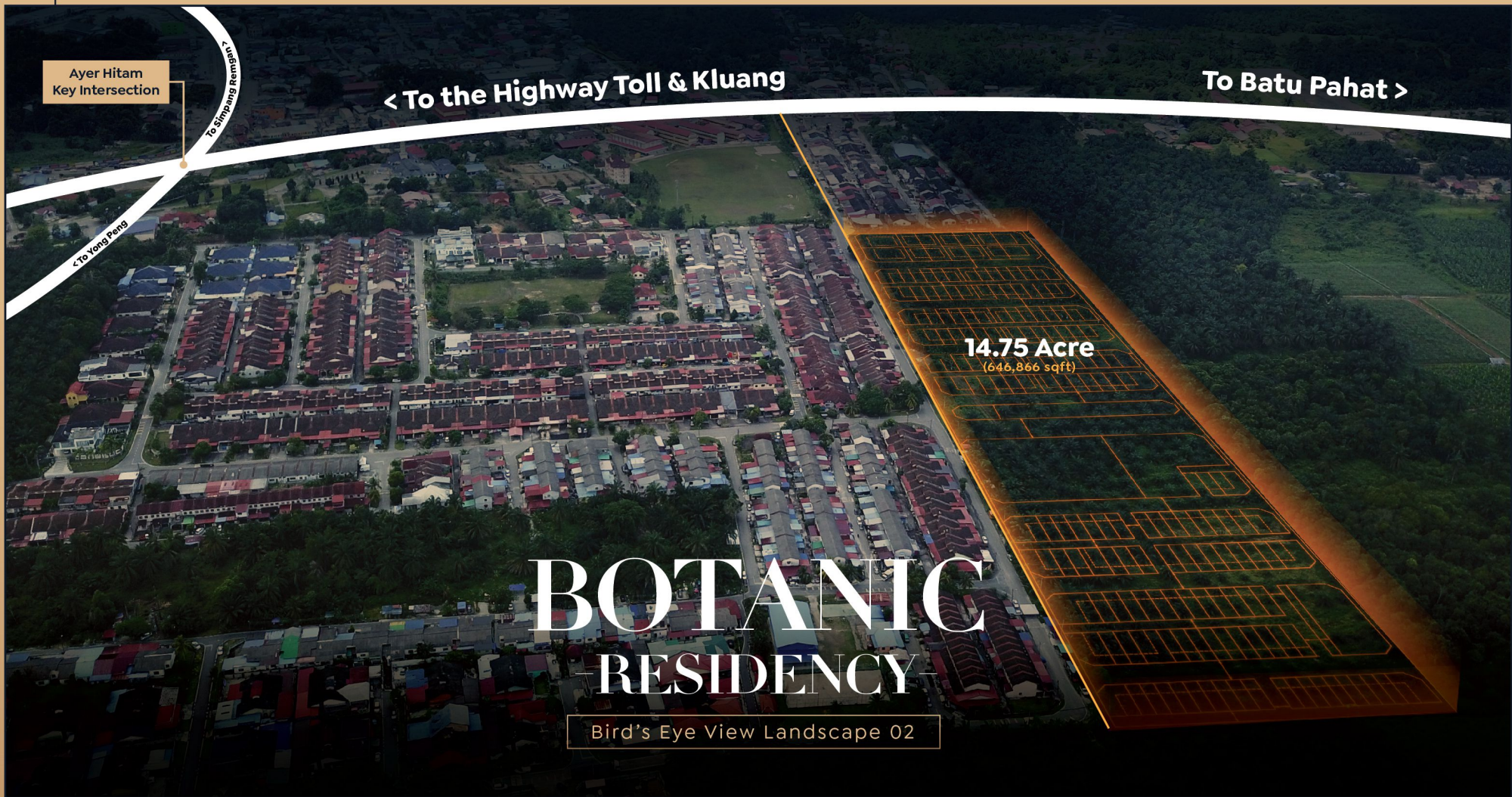


CLUB HOUSE

&



GATED & GUARDED
COMMUNITY



Ayer Hitam
Key Intersection

To Simpang Rembang

< To the Highway Toll & Kluang

To Batu Pahat >

< To Yong Peng

14.75 Acre
(646,866 sqft)

BOTANIK RESIDENCY

Bird's Eye View Landscape 02

2 / UNITS
**BUNGALOW
UNITS** (TYPE B)
80 x 80 sqft

12 / UNITS
**SEMI-D
UNITS**
40 x 80 sqft

78 / UNITS
**TERRACE
UNITS**
22 x 70 sqft

81 / UNITS
**LOW COST
UNITS**
20 x 70 +sqft

& 
CLUB HOUSE

- ESTIMATED PROJECT TIMELINE -

After our planning and budget, this project is expected to be completed in 5 years, and we will increase the speed of response to meet the demand of the market

Complete The
Financing Plan

2022



2022

Proceed Land
Purchase And
Name Transfer
Procedures

Foundation Work
And Construction
Planning

2023



2023-2026

Housing
Construction
Work



Marketing Plans
And Sales

2024-2027





NEW REAL ESTATE PROJECT INVESTMENT PLAN

BOTANIC
-PREMIUM-

BOTANIC
-RESIDENCY-

@AYER HITAM

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This proposal and pictures is for reference only, will be adjusted according to the actual situation*