

# LANGKAWI GATEWAY



THE ISLE OF INFINITE POSSIBILITIES

DEVELOPER:



**ASTANA DUNIA SDN. BHD.**  
(1134497-P)

**ASTANA DUNIA SDN BHD (1134497-P)**

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SUPPORTED BY:



**KEDAH STATE  
GOVERNMENT**



**INVEST KEDAH  
MALAYSIA**

MASTER PLANNING AND ARCHITECTURAL CONSULTANT:



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# LANGKAWI GATEWAY

A tourism oriented development on a new 1100 acres island off the east coast of Langkawi Island.

This world class masterpiece is designed as the new international gateway to Langkawi. Comprehensively master planned, it consist of a new CIQ, off shore finance, residential, commercial and tourism, education and medical precincts.

It symbolised future Langkawi and **Malaysia's iconic** masterpiece.

DEVELOPMENT BY:



SUPPORTED BY:



## **LANGKAWI GATEWAY OVERALL MASTERPLAN**

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# INTRODUCTION OF LANGKAWI



Langkawi has become a well-known holiday destination among domestic and international tourists. The island boasts its titles as the main tourism event organising location, duty-free island, and luxury holiday destination.

Langkawi is also the first UNESCO Global Geopark in Malaysia and Southeast Asia. Also known as Langkawi the Jewel of Kedah, this island is in the Northwest of Peninsular Malaysia, approximately 30 km from Perlis and 50 km from Kedah. It is further divided into six mukim(s) (sub-districts, territories, or townships) namely Kuah, Air Hangat, Padang Matsirat, Ulu Melaka, Bohor, and Kedawang, spanning the land range of 478.85 km<sup>2</sup>.

## Visitor Arrivals 2017-2019

The data were obtained through calculating visitor arrivals at the contact points of Langkawi covering the Jetty Complex, Cruises, Yachts, Airport and Langkawi Port.

### Total Visitor Arrivals

**2017:** 3,679,158

**2018:** 3,628,951

**2019:** 3,924,326

Langkawi is a haven of immaculate beaches, remote and peaceful archipelago, and nature protection areas well-distinguished for their exotic wildlife, tropical plants, and rock formations as ancient as the Earth. However, the real potential of Langkawi has yet to be entirely discovered. Langkawi had successfully entered

**“The World’s 10 Best Ecotourism Islands And Destinations List In 2015”**

DEVELOPMENT BY:

SUPPORTED BY:



## SITE LOCATION

**LANGKAWI**  
(LANGKAWI INTERNATIONAL AIRPORT)

PENANG INTERNATIONAL AIRPORT

**MALAYSIA**

KUALA LUMPUR INTERNATIONAL AIRPORT

SENAI INTERNATIONAL AIRPORT

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat / Copernicus



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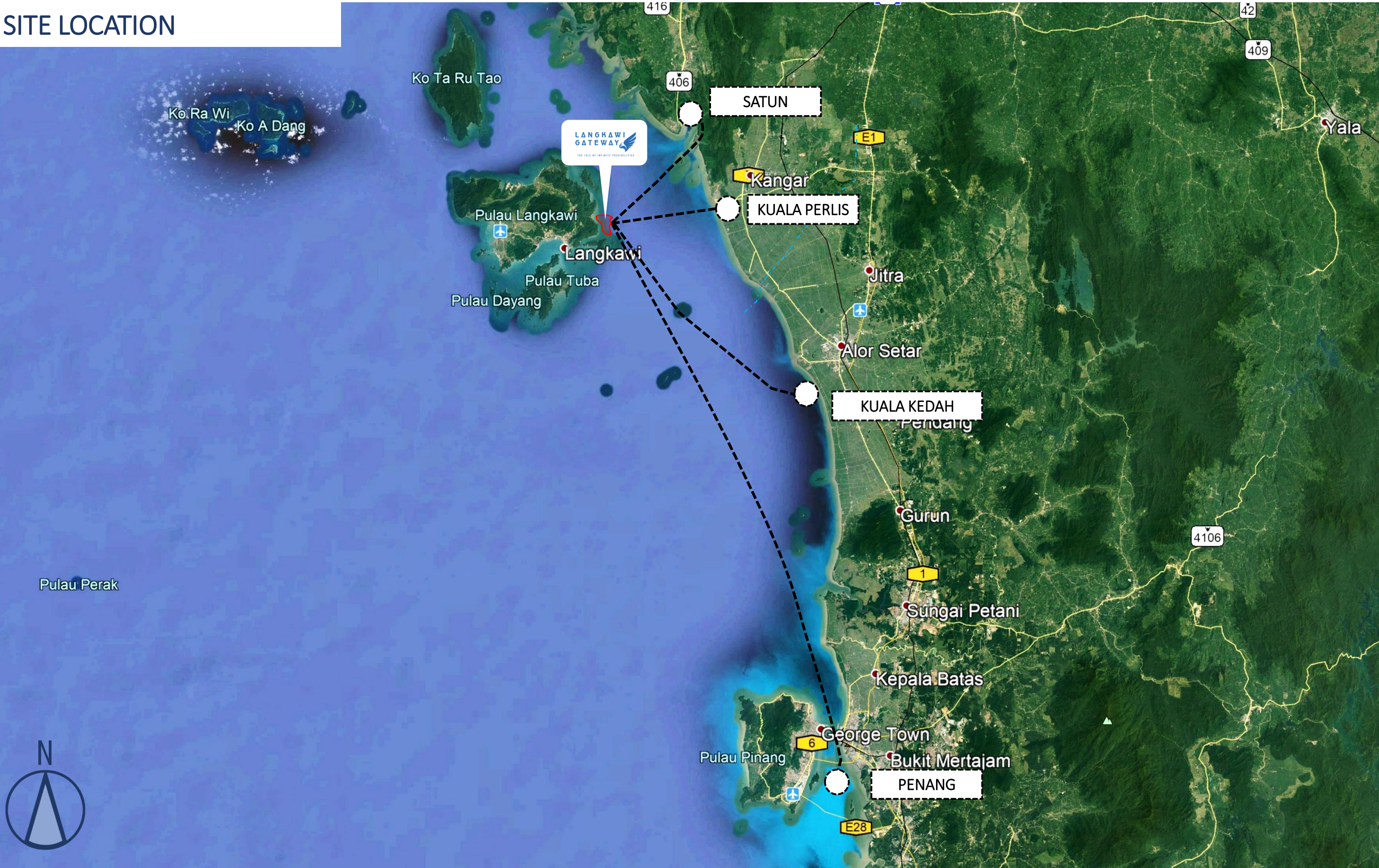
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SITE LOCATION



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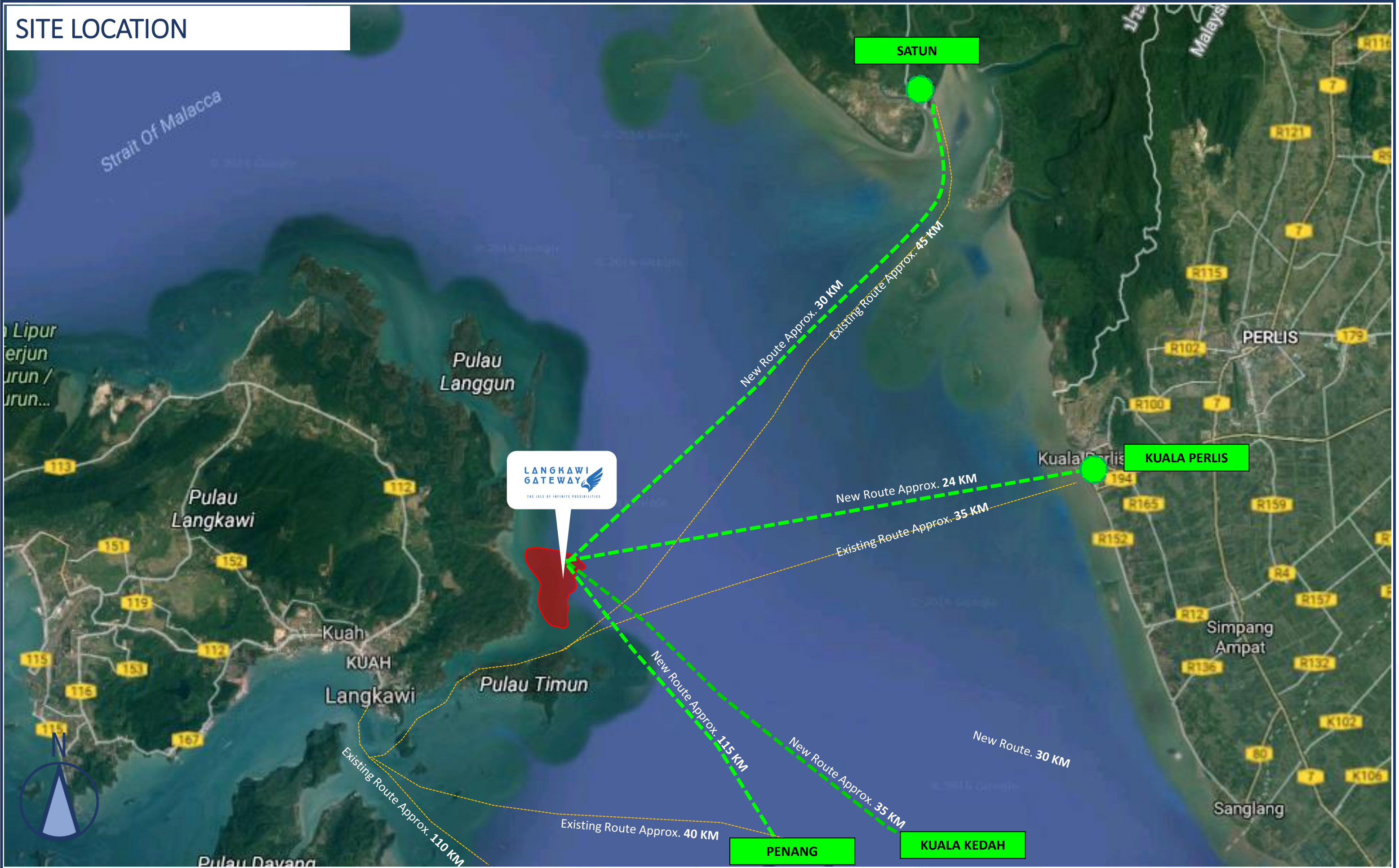
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# SITE LOCATION



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# LANGKAWI ISLAND

## NORTH

INTERNATIONAL  
TOURIST :  
EXCLUSIVE, PRIVATE,  
TRANQUIL

## WEST

LOCAL TOURIST  
SPOTS,  
ENTERTAINMENT,  
SHOPPING, MARINE

## SOUTH

CENTRE FOR  
ADMINISTRATION  
AND COMMERCE

## EAST

**LANGKAWI  
GATEWAY**  
THE ISLE OF INFINITE POSSIBILITIES

Current development in Langkawi  
generally focused on 3 main  
regions of the island  
(*North, West and South*).

Each location has its own core  
attraction which now becoming hot  
spots & place of interests among  
locals & tourists. The new iconic  
island is desired to complete the  
circle (*East*) and become the  
premier magnet by complementing  
existing activities as well as creating  
new catalyst not seen before in  
Peninsular Malaysia.



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SUPPORTED BY:



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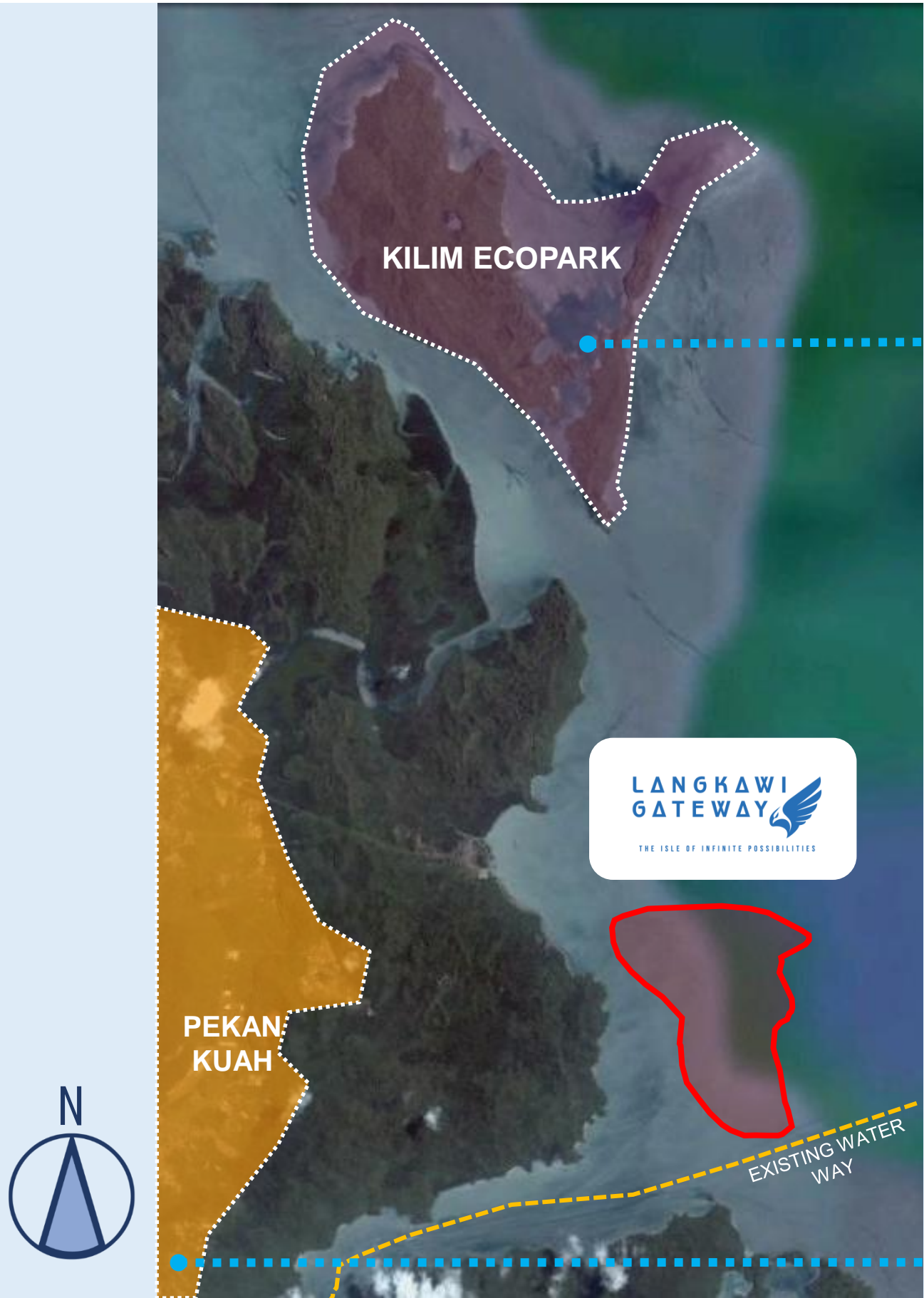
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SITE & SURROUNDING



KILIM ECO PARK



PEKAN KUAH

DEVELOPMENT BY:



SUPPORTED BY:



KEDAH STATE GOVERNMENT



INVEST KEDAH MALAYSIA

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SITE PHOTOS



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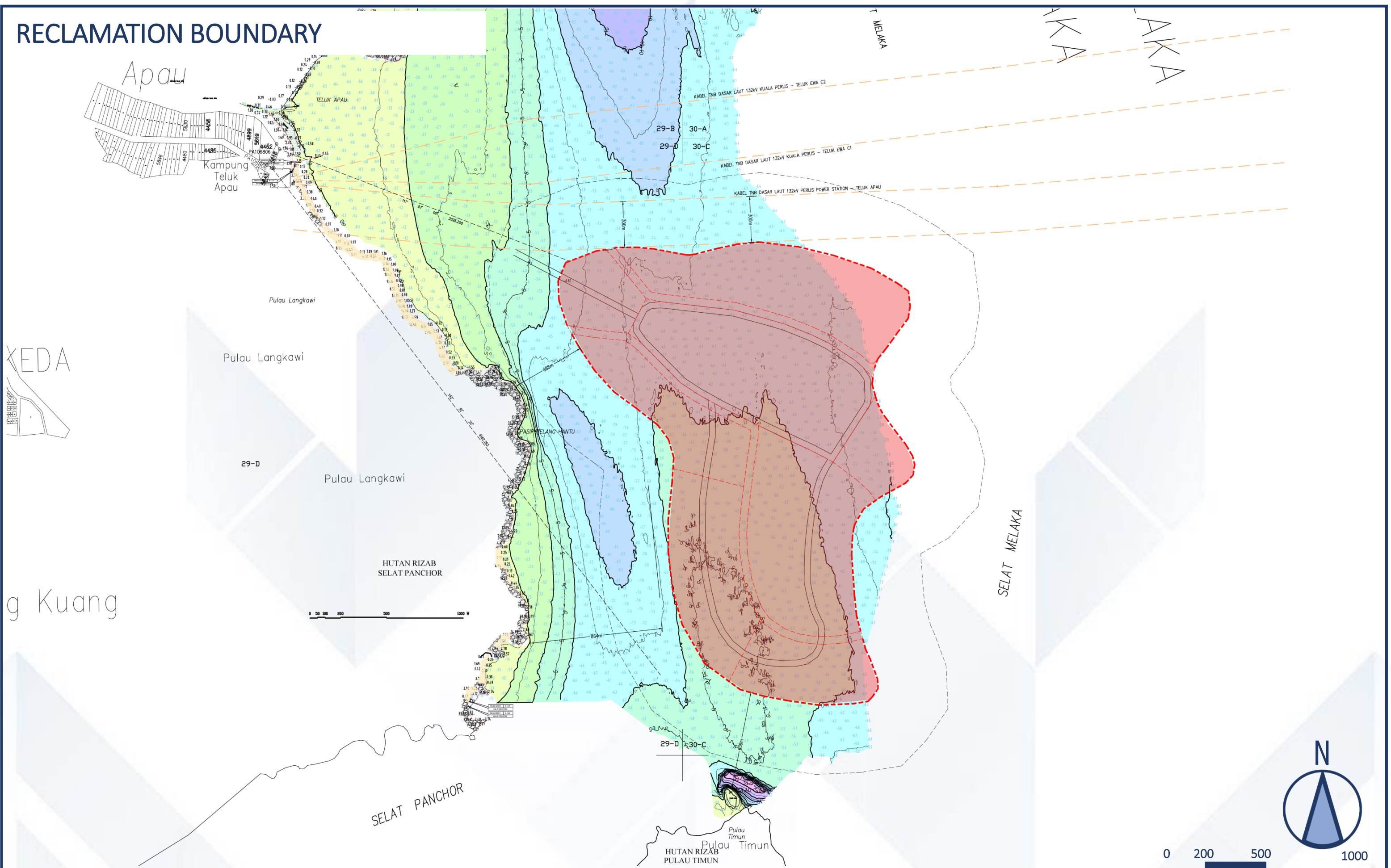
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# RECLAMATION BOUNDARY



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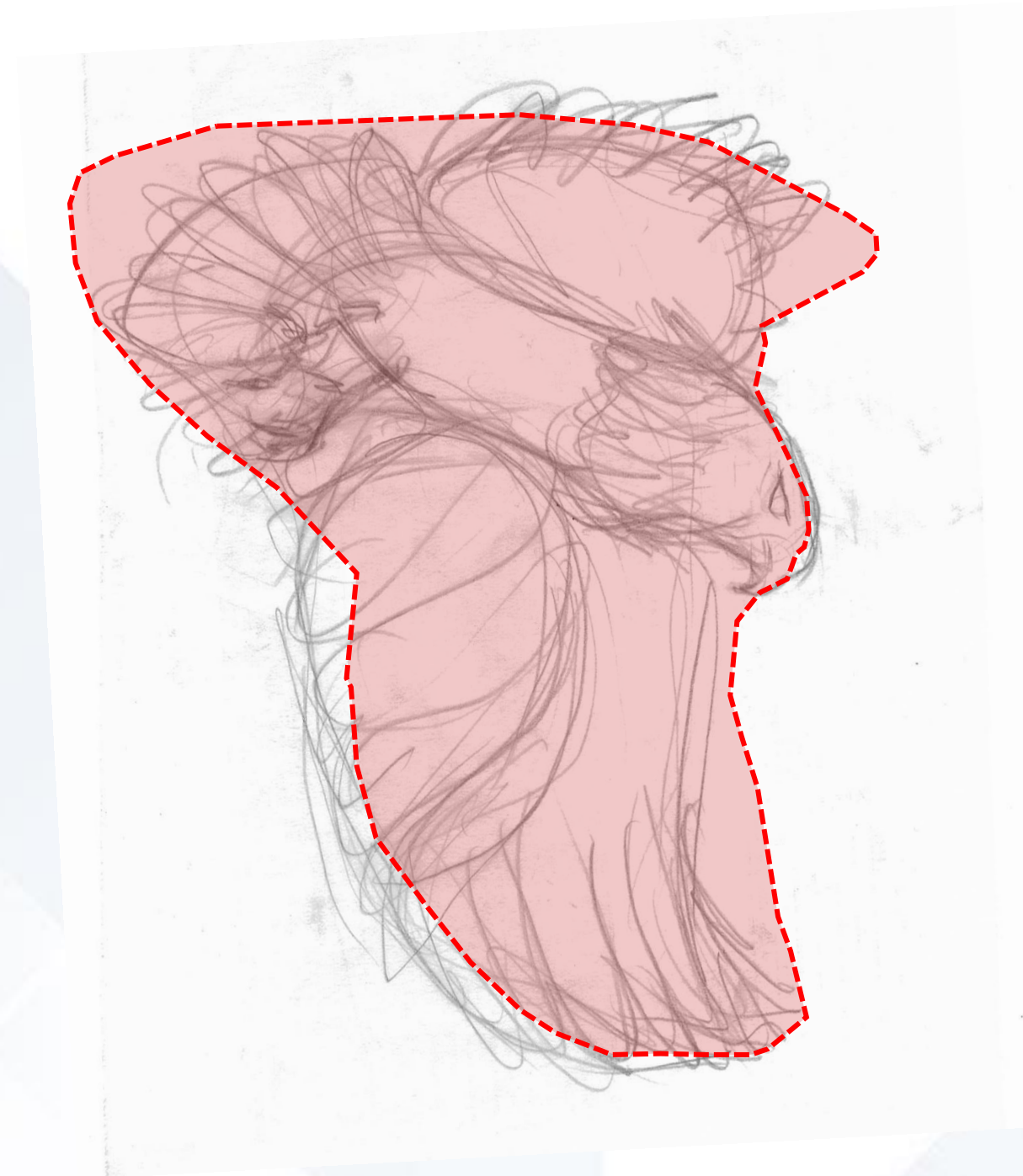




## DESIGN CONCEPT

Pulau Langkawi means 'island of the reddish-brown eagle' in colloquial Malay. The Malay word for eagle is *helang* - which is shortened to "**lang**", while *kawi* is the name of a red stone used as a chalk to mark goods.

The regal 'Langkawi' is interpreted as the shape of the new island named 'Langkawi Gateway'.



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# OVERALL PERSPECTIVE



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# OVERALL MASTERPLAN



DEVELOPMENT BY:



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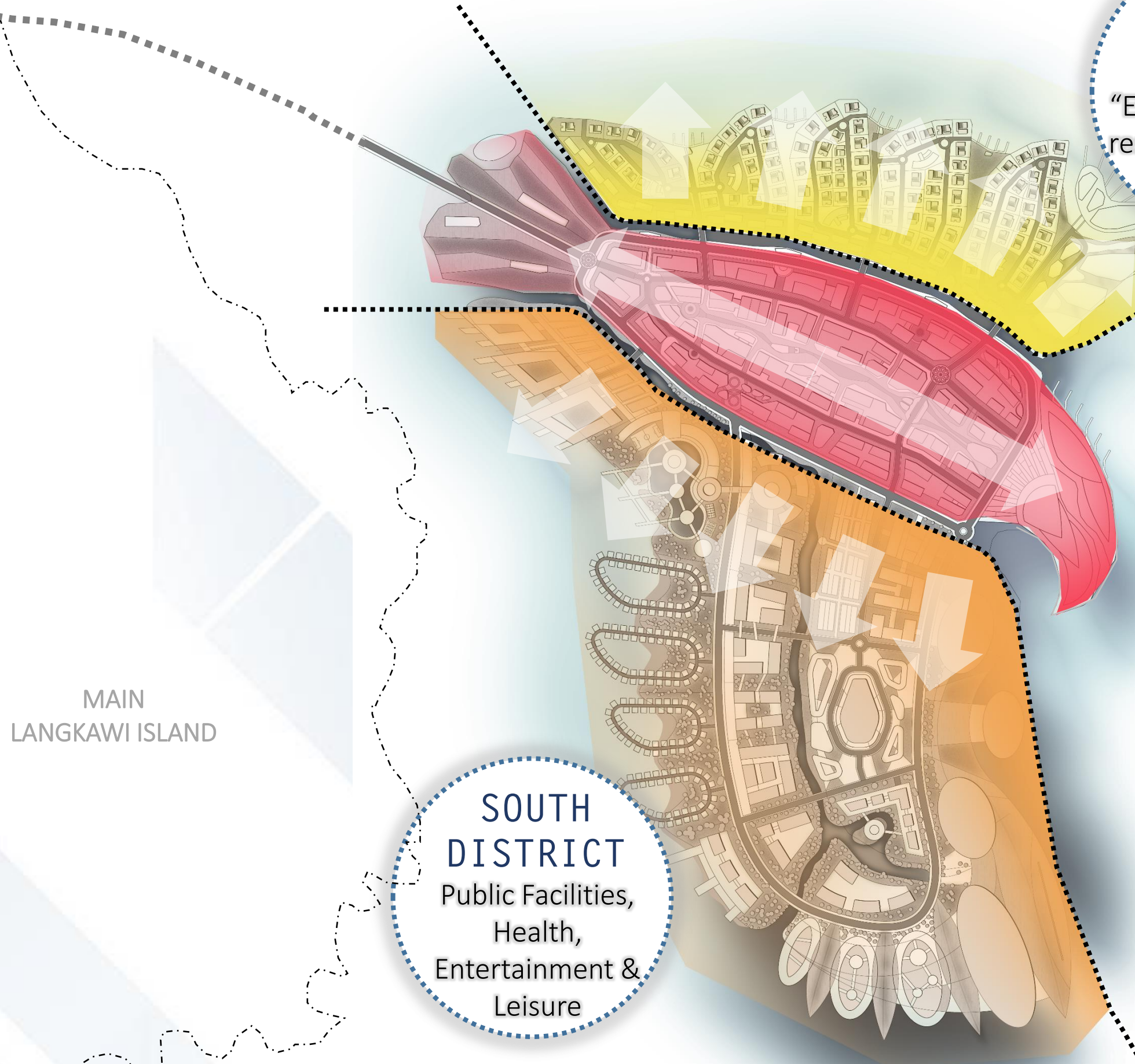
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## ZONING:



**NORTH  
DISTRICT**  
“Exclusive & private  
residences enclave”

**CENTRAL  
DISTRICT**  
“Arrival & Events”

**SOUTH  
DISTRICT**  
Public Facilities,  
Health,  
Entertainment &  
Leisure

MAIN  
LANGKAWI ISLAND

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(1134497-P)

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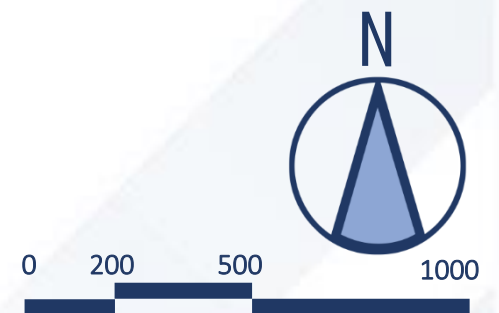


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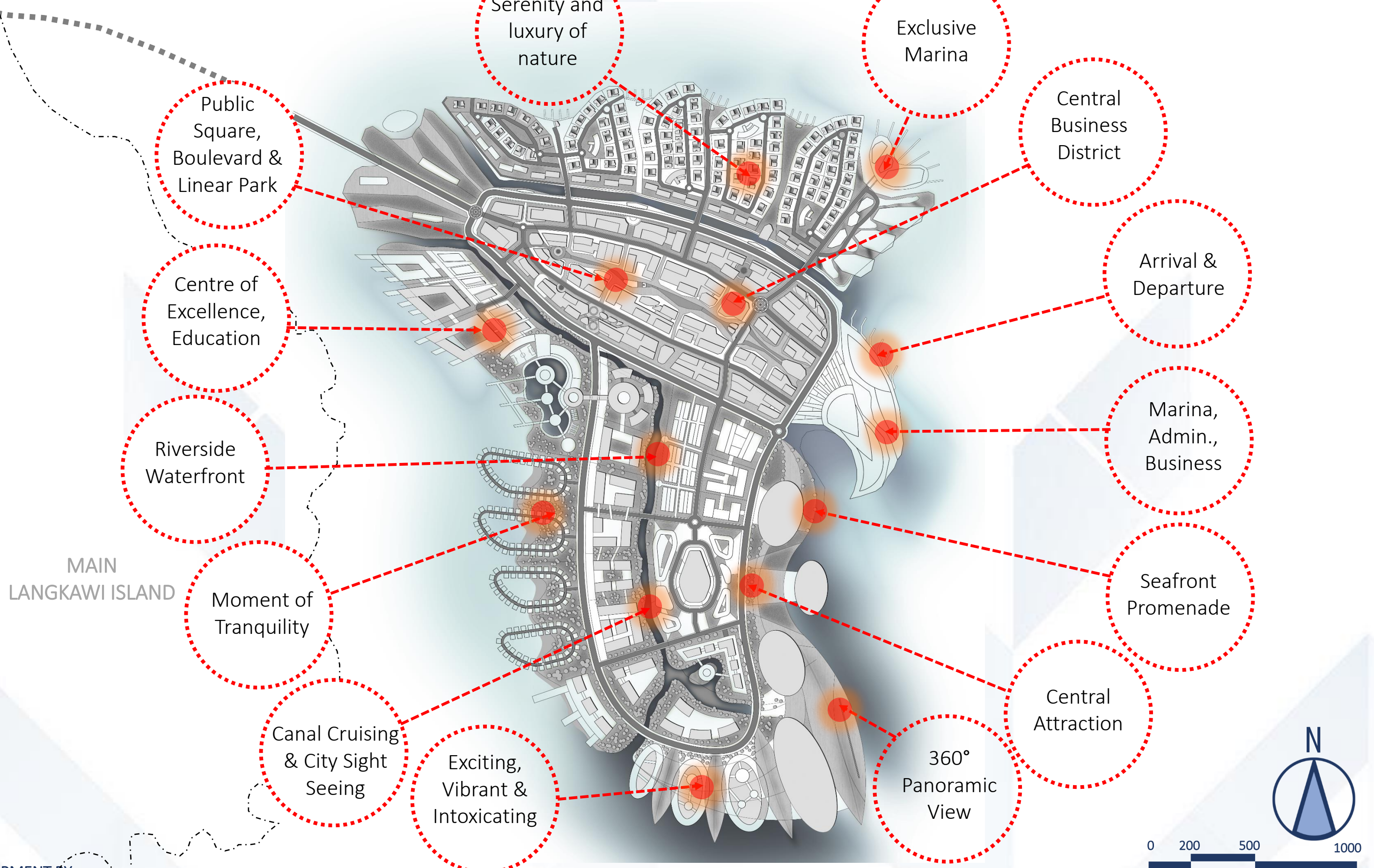
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# ZONING: MODE & EXPERIENCE



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# ZONING: THEMATIC PRECINCTS

## 4 Entertainment & Tourism Hub

**AREA : 300 Acres**

- Mega Mall
- Hotels
- Underwater Mall
- Amusement & Theme Park World
- Premium Outlets
- Hotel & Resorts
- Cultural Centre
- VR City
- Sports Arena
- Fantasy, Sci-Fi Parks
- 250m Dia. Ferris Wheel (Eye of Malaysia)
- Outdoor Water Stage Performance
- Beach, Park & Waterfront

## 5 Medical Tourism City

**AREA : 150 Acres**

- Langkawi Specialist Hospitals
- Langkawi Modern & Traditional Research & Development (R&D) Institute
- Wellness Residential, Hotel & Spa

## 6 Education Hub

**AREA : 110 Acres**

- Langkawi International Academic City (Business, Administration, Financial, Hospitality, Marine & Medical)
- Sports Park
- Commercial & Edu-tainment Activities

## 7 Services Hub

**AREA : 70 Acres**

- Maritime Complex & Terminal
- PMU (Main Substation)
- Sewerage Water Treatment (STP)
- Water Treatment Plant
- Medium-Cost & Affordable Housing

## 1 CIQ

**AREA : 50 Acres**

- CIQ Complex and Maritime Complex
- Ferry Terminal
- Ship Dock & Facilities
- Transportation Hub

## 2 CBD & Off-Shore Financial District

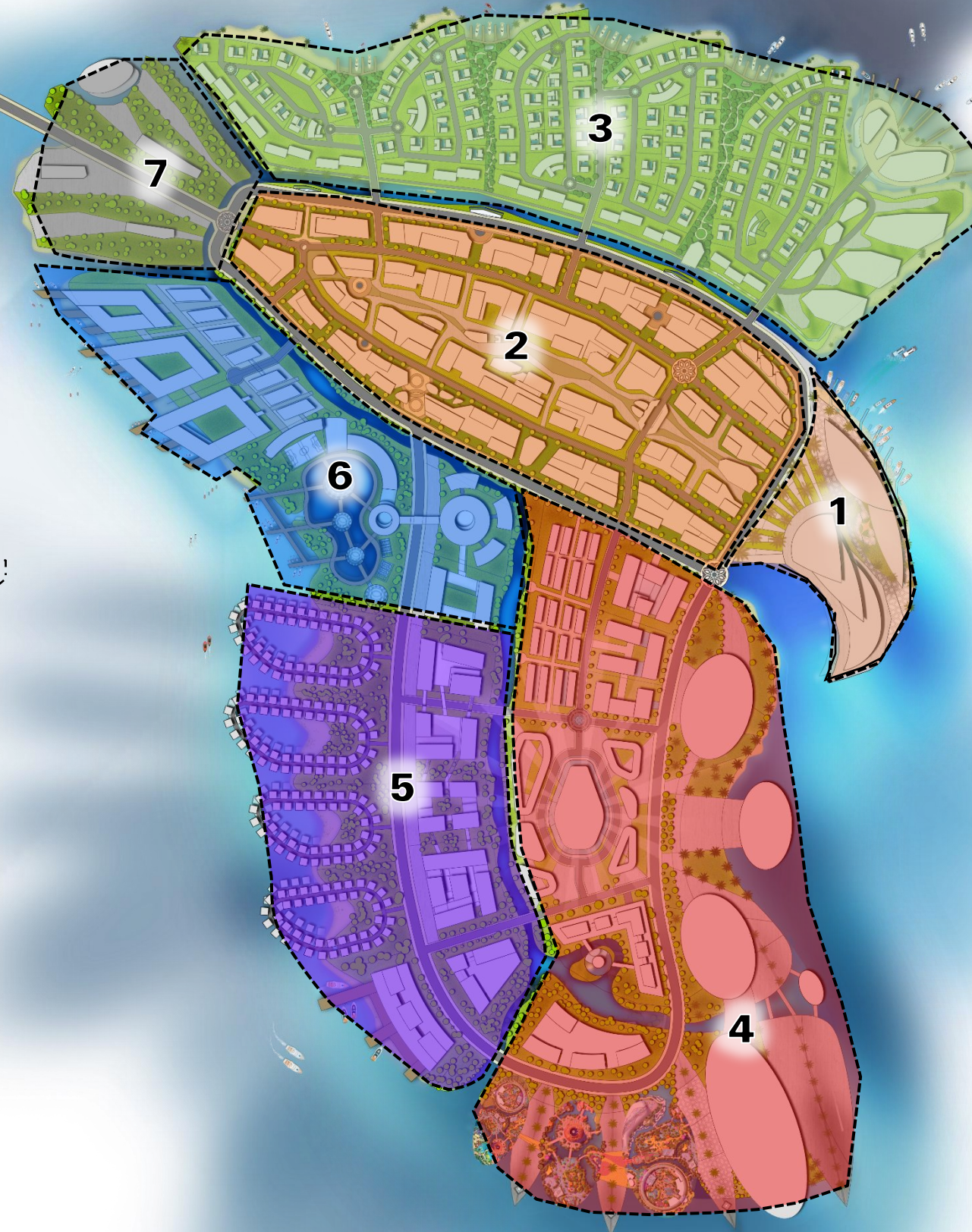
**AREA : 230 Acres**

- Central Business District
- International Investment Square
- Corporate Office
- MICE (Meetings, Incentives, Convention & Exhibition)
- World Trade Centre
- Banks & Financial Institutions
- Duty Free & Trade Zone
- Islamic Financial Hub

## 3 Residential Enclave

**AREA : 190 Acres**

- High end Residence
- Gated & Guarded Community
- Floating Villa
- Recreational Quays
- Exclusive Yacht Club



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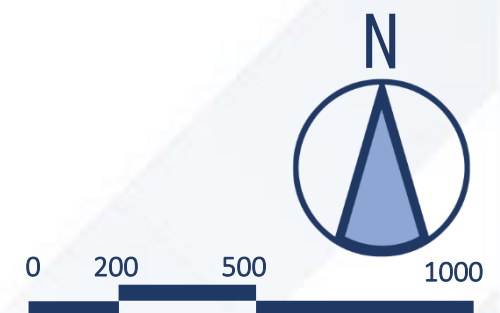
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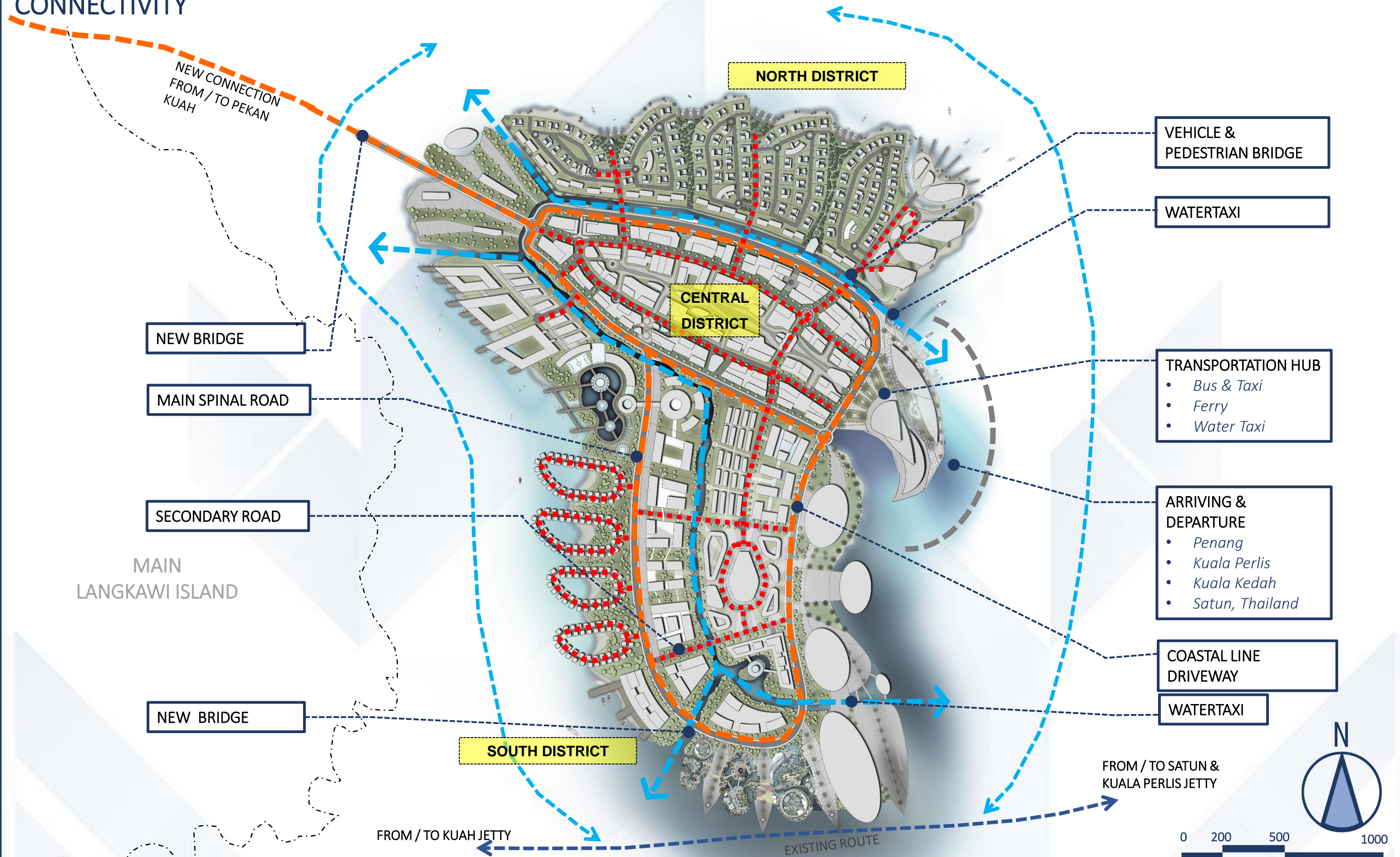
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# CONNECTIVITY



DEVELOPMENT BY:

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# CENTRAL DISTRICT: (PRECINT 1, 2, 7)



DEVELOPMENT BY:



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# ZONING COMPONENTS

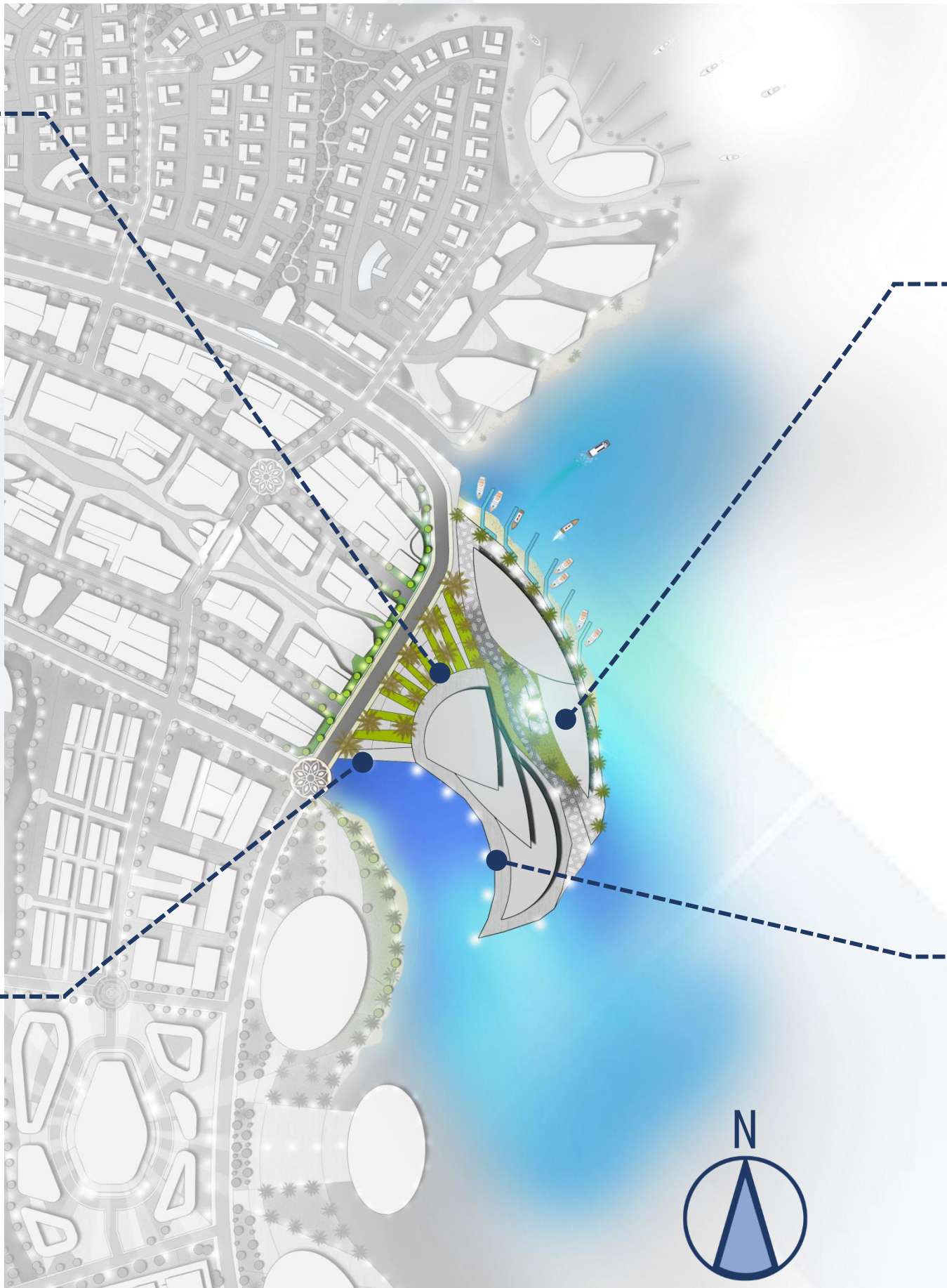
## PRECINT 1 : CIQ & MARITIME COMPLEX



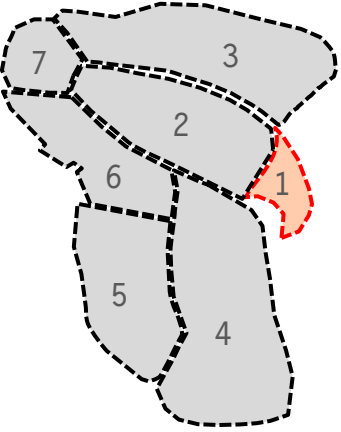
TRANSPORTATION HUB



SEAFRONT PROMENADE & PUBLIC BEACH



KEY PLAN



MARITIME TERMINAL



CIQ COMPLEX

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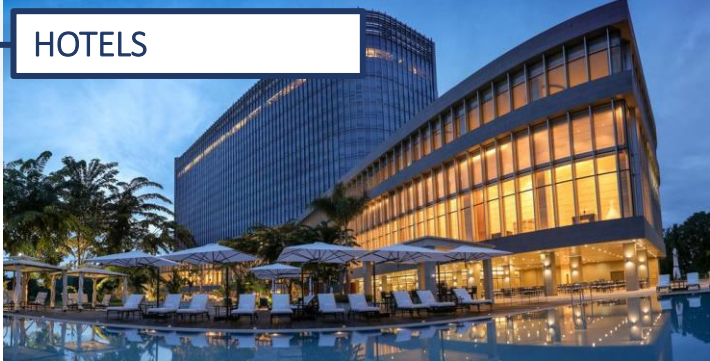
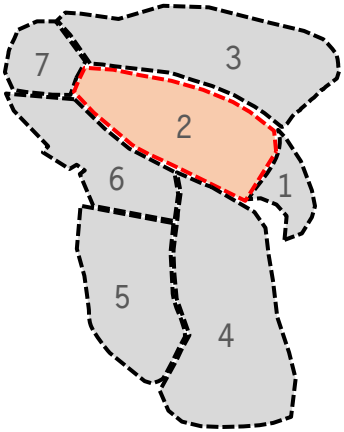


# ZONING COMPONENTS

## PRECINT 2: CENTRAL BUSINESS DISTRICT



KEY PLAN



DEVELOPMENT BY:



SUPPORTED BY:



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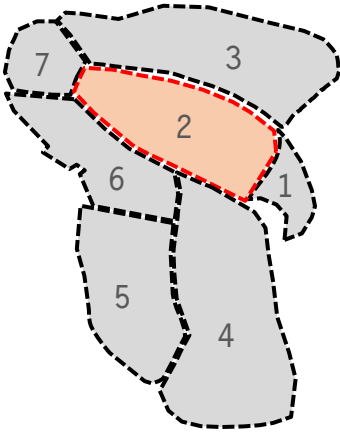




ZONING COMPONENTS

PRECINT 2: CENTRAL BUSINESS DISTRICT

KEY PLAN



PEDESTRIAN INTERCHANGE



FACTORY OUTLET



ISLAMIC FINANCIAL HUB



BANK & FINANCIAL INSTITUTIONS



PUBLIC PLAZA



STREET MALLS



DUTY FREE ZONE



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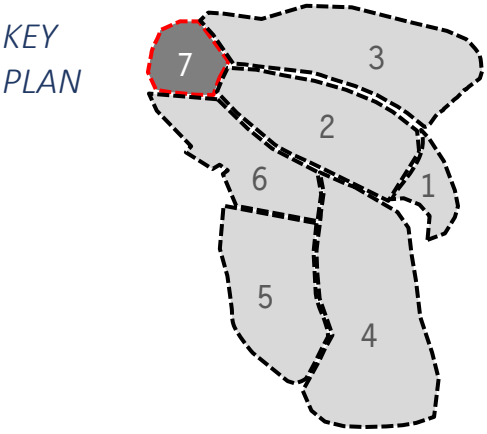
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# ZONING COMPONENTS

## PRECINT 7 : SERVICES & AFFORDABLE HOUSING



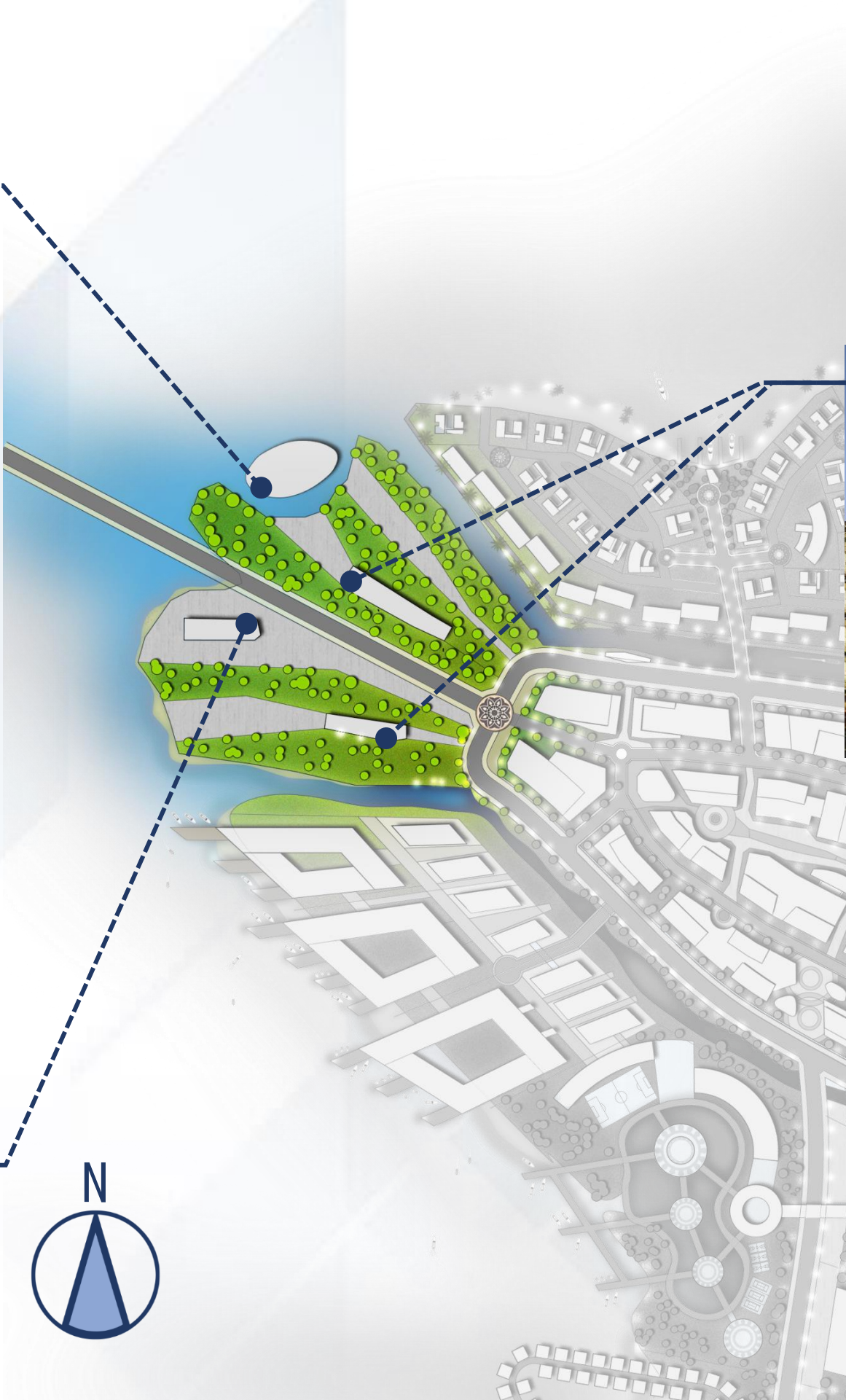
PMU



GREEN ENERGY



SEWERAGE TREATMENT



## AFFORDABLE HOUSING/ STAFF ACCOMMODATION



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# NORTH DISTRICT: (PRECINT 3)



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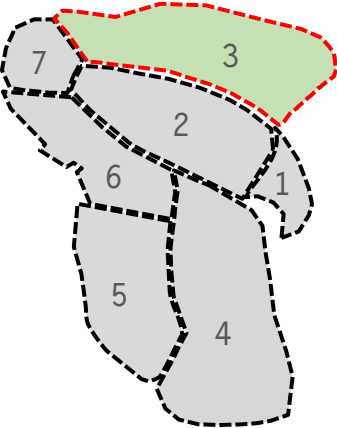
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ZONING COMPONENTS

PRECINT 3: RESIDENTIAL ENCLAVE

KEY PLAN



YACHT CLUB



RECREATIONAL QUAYS



EXCLUSIVE CLUBHOUSE



EXCLUSIVE BUNGALOW



MEDIUM RISE APARTMENT



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# SOUTH DISTRICT: (PRECINT 4, 5, 6)



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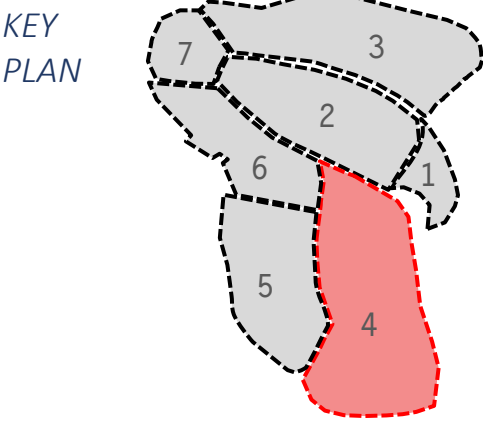
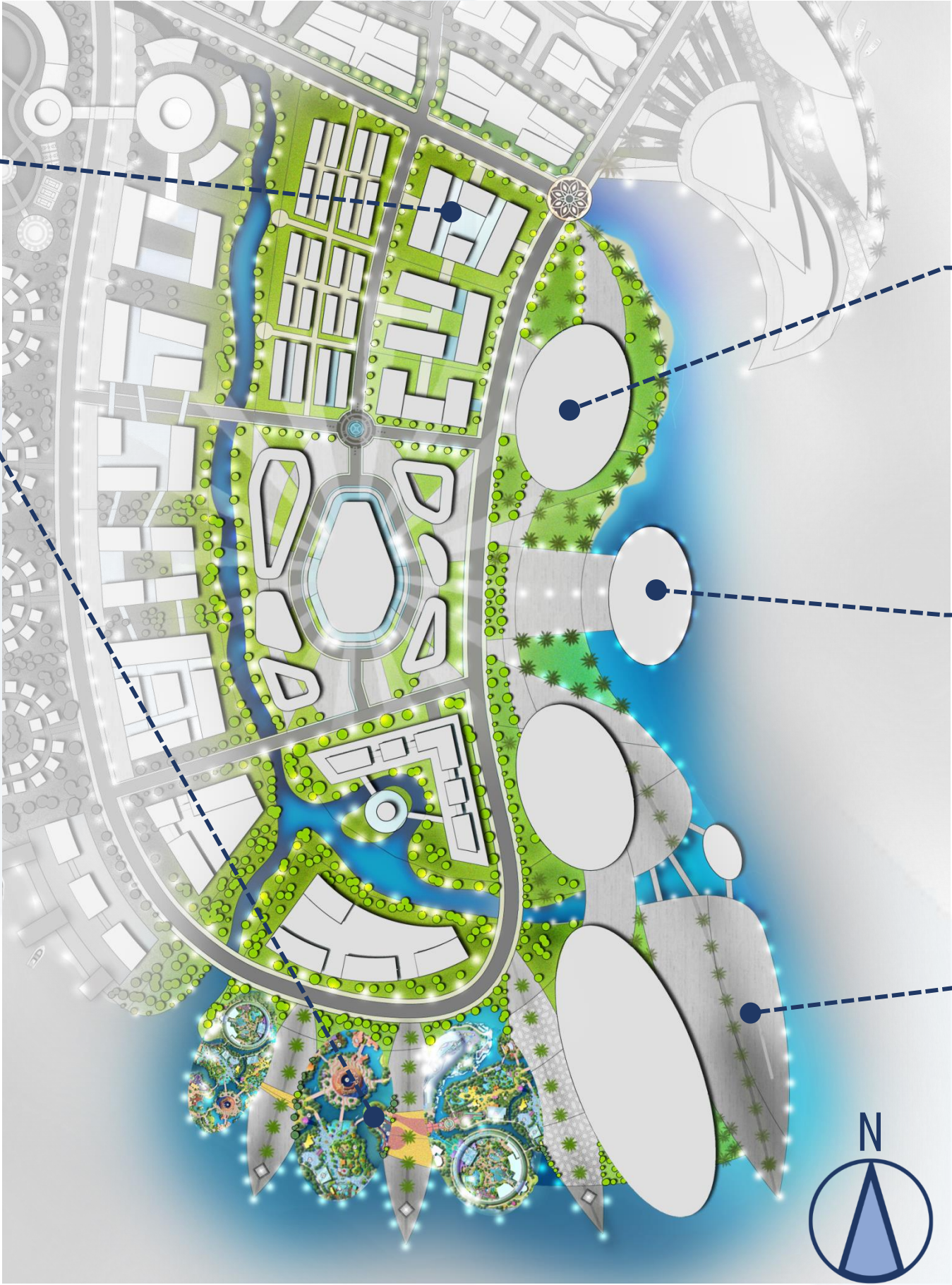


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ZONING COMPONENTS

PRECINT 4: ENTERTAINMENT & TOURISM HUB



DEVELOPMENT BY:



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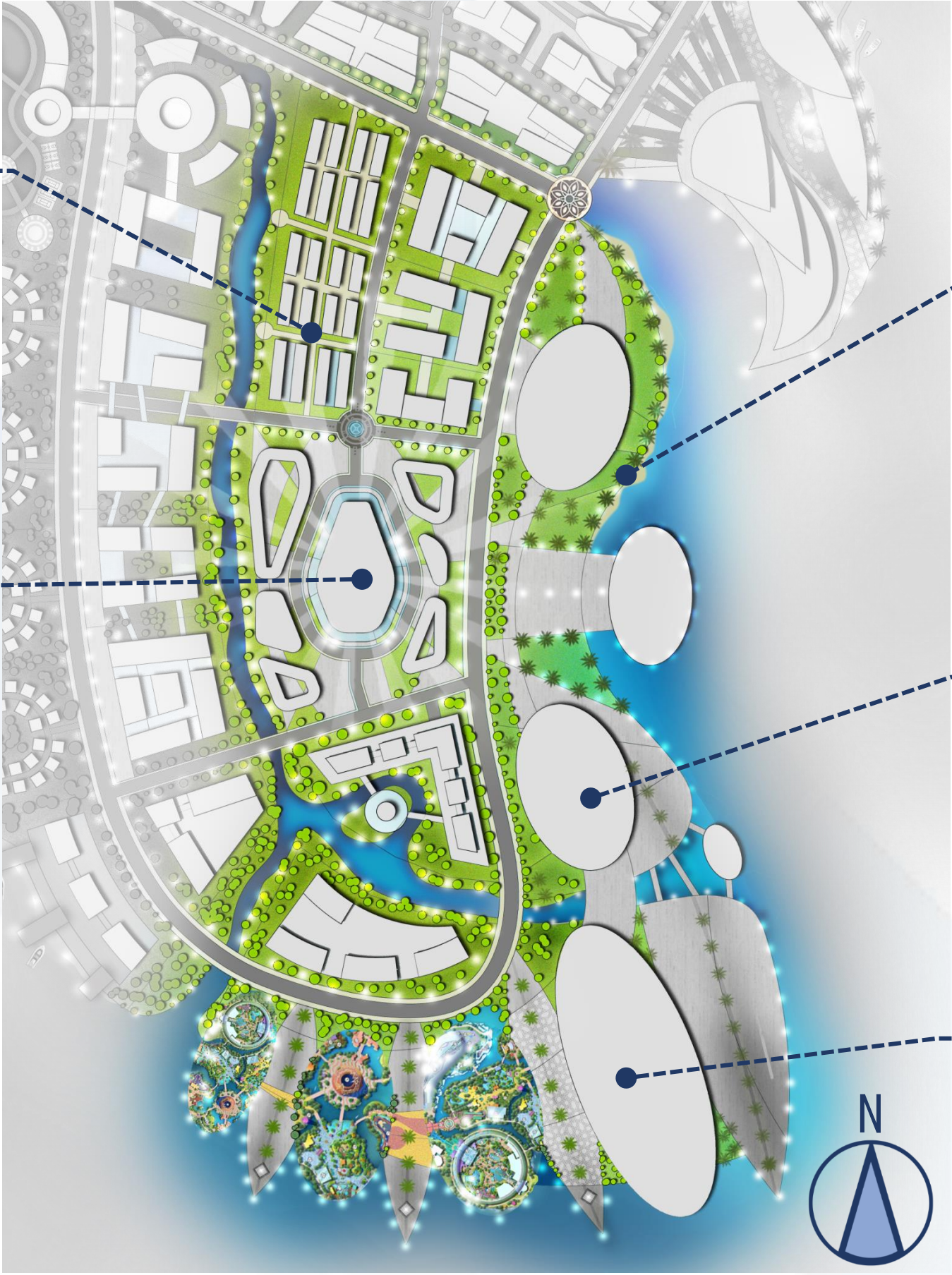
PRECINT 4: ENTERTAINMENT & TOURISM HUB



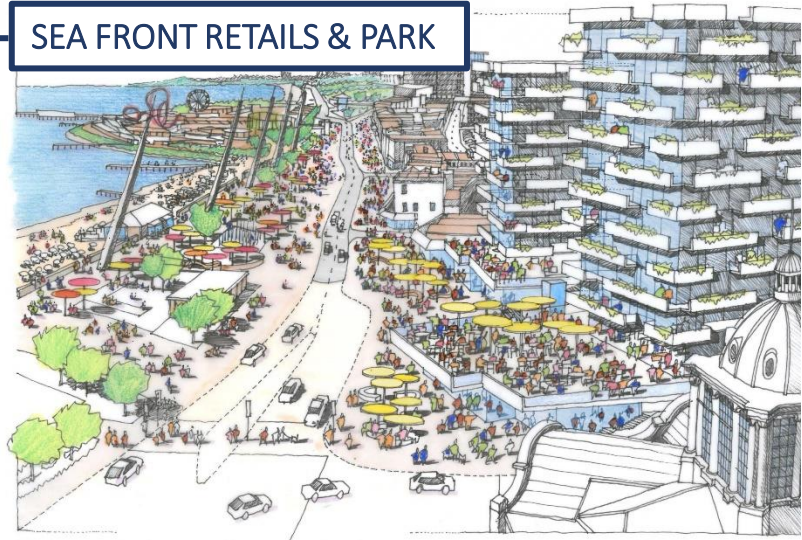
PREMIUM OUTLET



VIRTUAL REALITY THEME PARK



SEA FRONT RETAILS & PARK



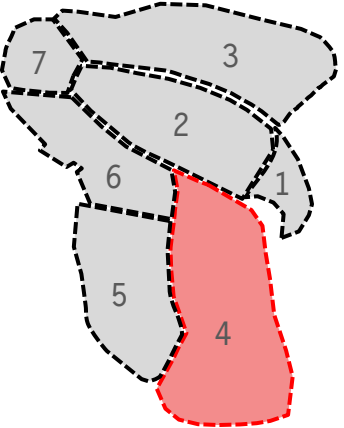
FANTASY & SCI-FI PARK



MEGAMALL



KEY PLAN



DEVELOPMENT BY:



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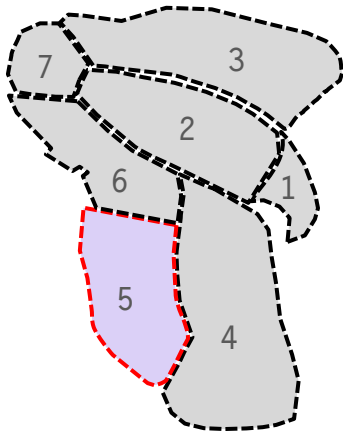




ZONING COMPONENTS

PRECINT 5: MEDICAL TOURISM CITY

KEY PLAN



WELLNESS RESIDENTIAL, HOTEL & SPA



LANGKAWI TEACHING HOSPITAL



LANGKAWI RESEARCH INSTITUTE



LANGKAWI SPECIALIST HOSPITAL

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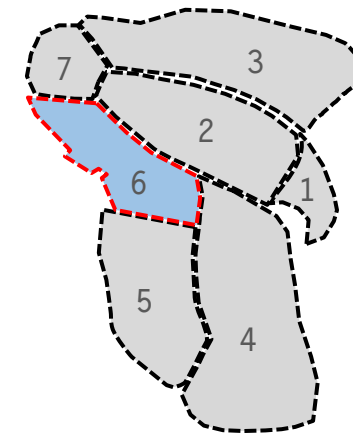




# ZONING COMPONENTS

## PRECINT 6: EDUCATION HUB

KEY  
PLAN



LANGKAWI ACADEMIC CITY



STUDENT HOUSING



STUDENT LEARNING HUB + LIBRARY



SPORTS PARK



COMMERCIAL + EDU TAINMENT



DEVELOPMENT BY:



SUPPORTED BY:



## LANGKAWI GATEWAY OVERALL MASTERPLAN

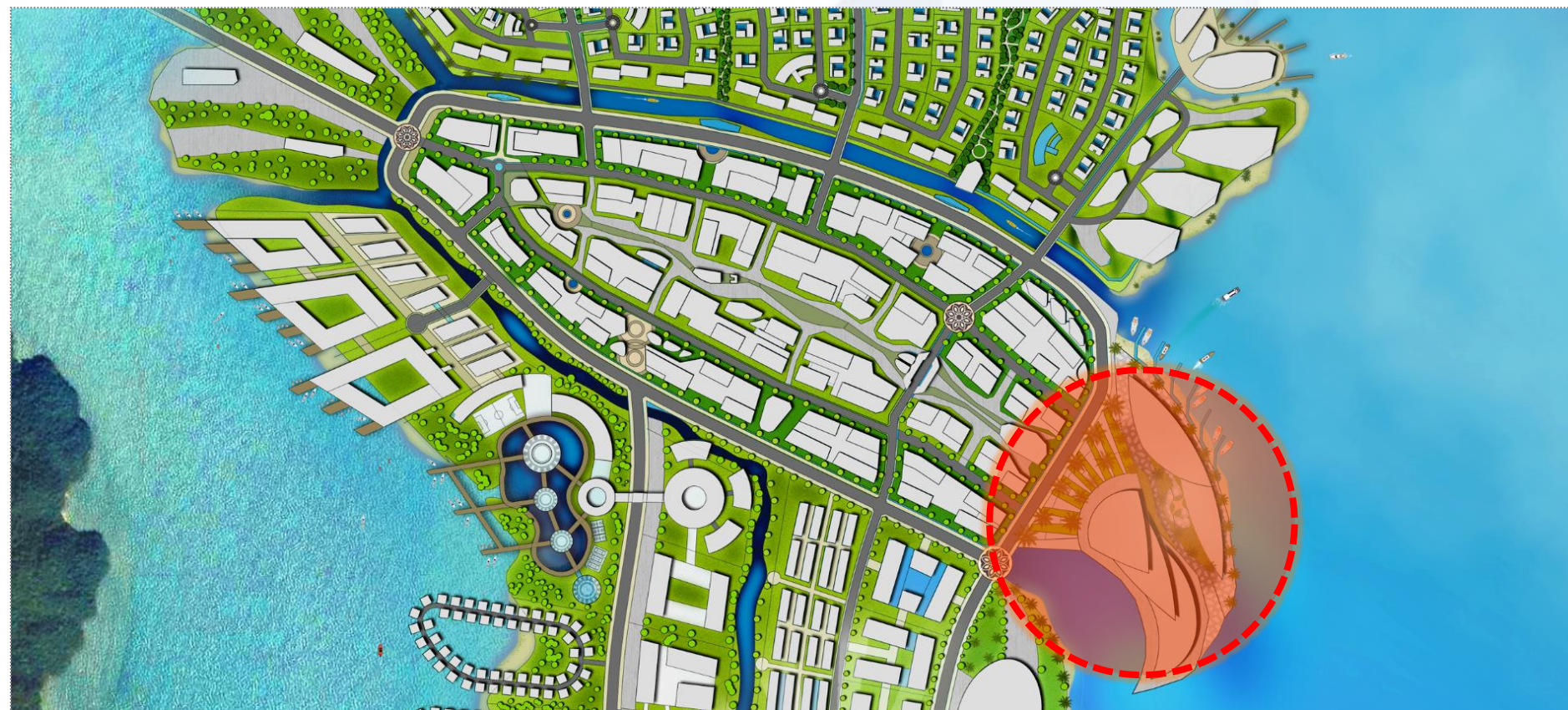
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ONE-STOP-CENTRE



AFFINBANK	AFFINISLAMIC	ALLIANCE BANK
ALLIANCE ISLAMIC BANK	AmBank	AmIslamic Bank
BANK ISLAM	Bank Muamalat	CIMB BANK
CIMB ISLAMIC	Hong Leong Bank	Hong Leong Islamic Bank
Maybank	Maybank Islamic	OCBC Bank
OCBC Al-Amin	PUBLIC BANK	PUBLIC ISLAMIC BANK
RHB	RHB Islamic Bank	Standard Chartered
Standard Chartered saadiq	UOB	

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# Shopping Mania

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## Flat 80% Off



26  
DESIGN GROUP



MEDICAL TOURISM HUB



TRADITIONAL

MODERN







Medical Tourism

Safe. Cost-Effective. And fun.



DEVELOPMENT BY:



ASTANA DUNIA SDN. BHD.  
(113497-P)

SUPPORTED BY:



KEDAH STATE  
GOVERNMENT



INVEST KEDAH  
MALAYSIA

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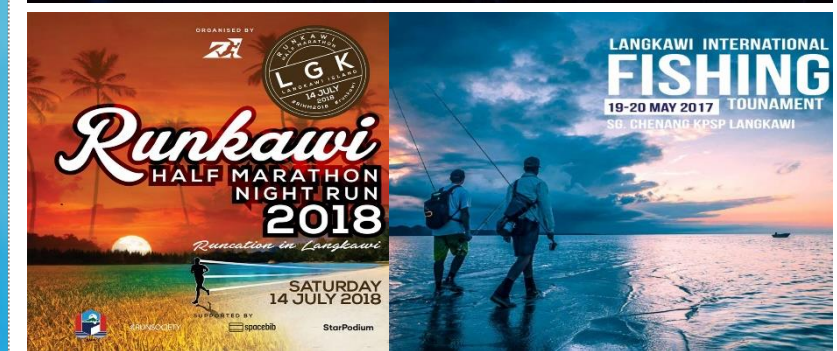
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ab  
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# INTERNATIONAL EVENT & ICONS



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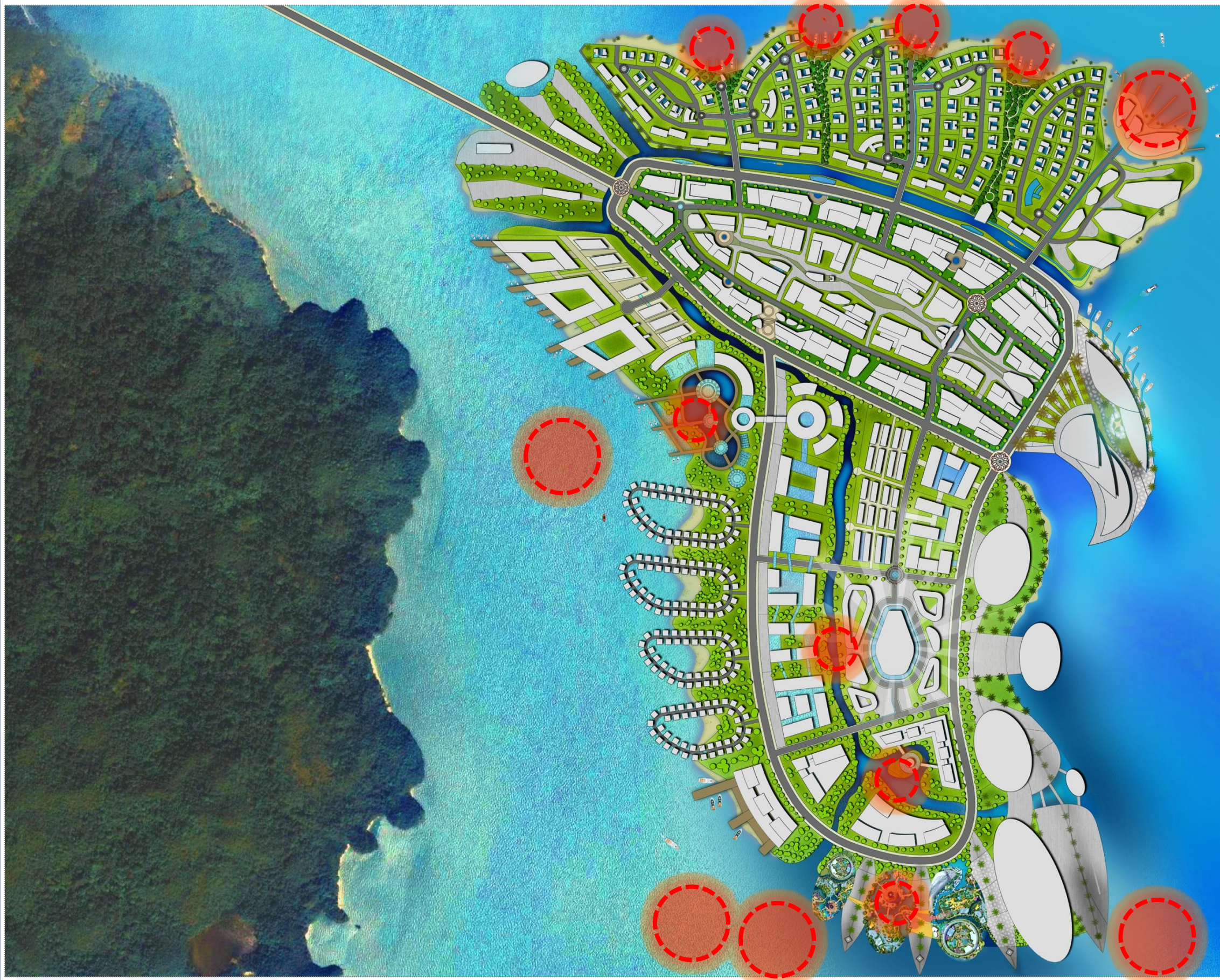
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# WATER SPORTS



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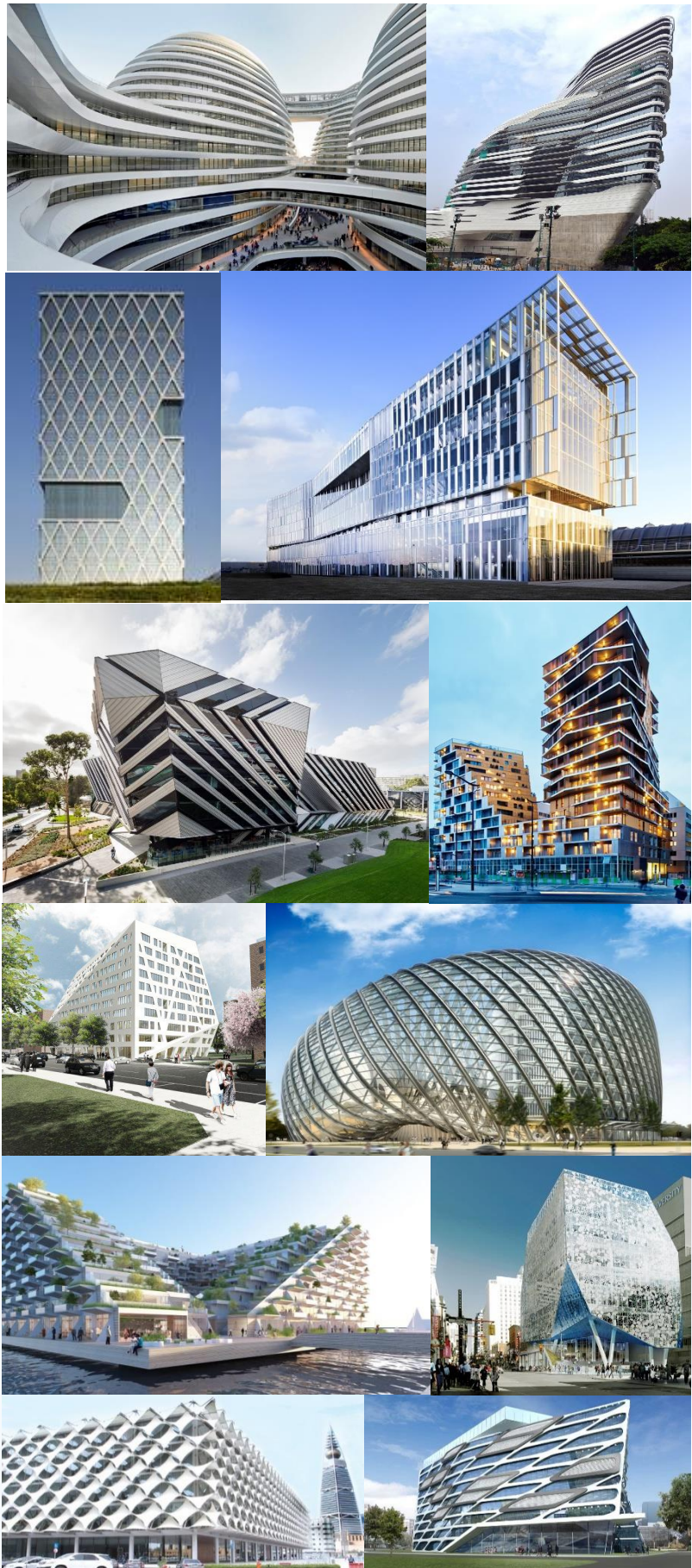
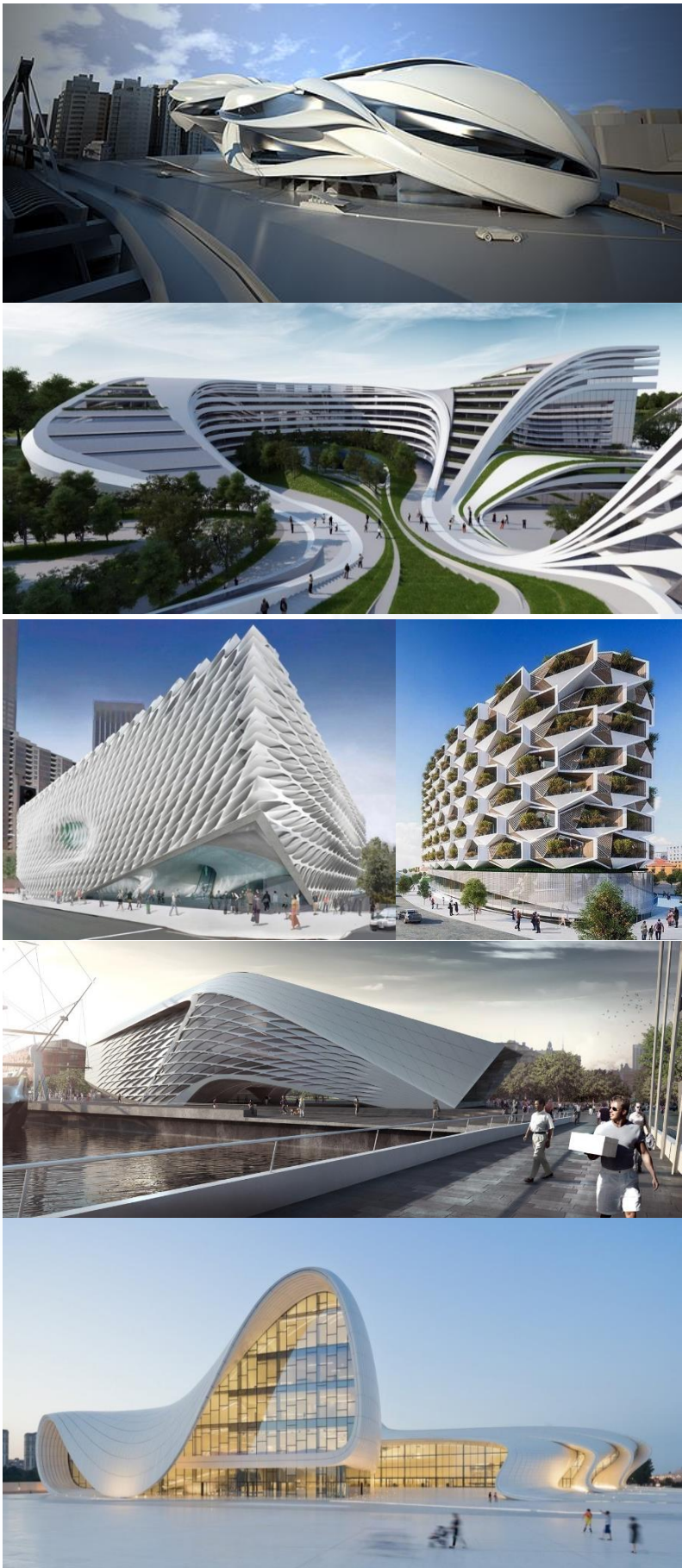
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MODERN & ICONIC ARCHITECTURE



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