

ECRL - Growth Catalyst for Kuantan



The Best East Coast
Malaysia Development





01. About KotaSAS

KOTASAS the best business located in **PAHANG**



35,965 km²
LARGEST STATE
in Peninsular Malaysia

1.68 mil
TOTAL OF POPULATION



11 total districts



Source : Department of Statistics Malaysia - 2023

2165 ACRES THE BEST EAST COAST MALAYSIA DEVELOPMENT

 **2889**
COMPLETED
RESIDENCES

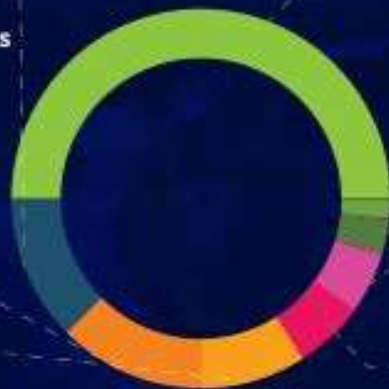
 **15,600**
TOTAL OF
POPULATION

 **300** ACRES
CBD
FEATURING GOVERNMENT
OFFICES, RETAILS, MALLS
and office suites.

17.1%
Acres
Infrastructures

13.2%
Acres
Commercial

11.8%
Acres Open
Space



48.7%
Acres
Residences

1.1%
Acres Private
Institutions

2.8%
Acres Government
Buildings

3.9%
Acres Institutions

 **RM
4BIL**
GROSS DEVELOPMENT
VALUE BY 2035

 **60,000**
DAYTIME POPULATION
PROJECTION IN
KOTASAS BY 2035



**KOTASAS
SENTRAL** ECRL Station
by 2027



Pusat Pentadbiran
Sultan Ahmad Shah
(PPSAS)
New State
Administrative
Center
by 2024



Masjid Bandaraya
& Kompleks Islam
Pahang
**STATE
MOSQUE II**
by 2025



The only
**MASTER
PLANNED**
integrated
development in
Kuantan



Strategic
LOCATION
with excellent
ACCESSIBILITY
via land, sea and air

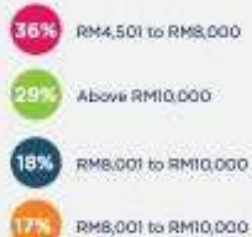
65% of the homeowners are **40 years old and below**



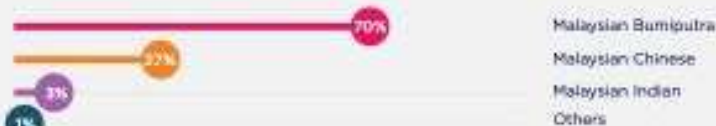
87% of the homeowners live in KotaSAS



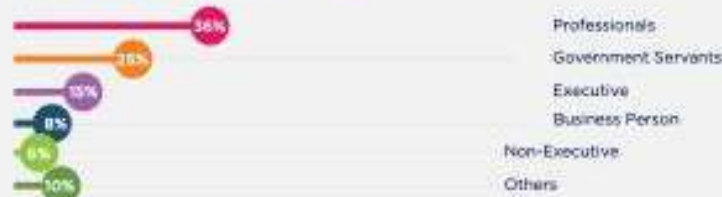
46% of the homeowners earn more than Kuantan household average income of RM7,071



70% of the homeowners are Bumiputra

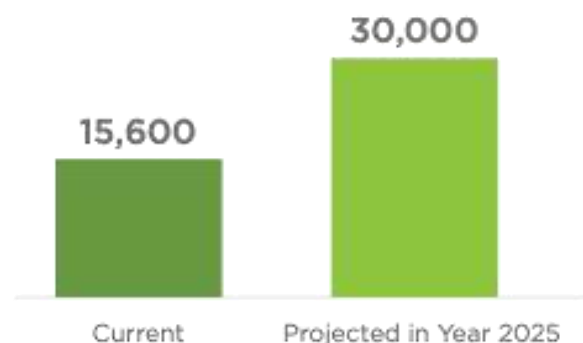


50% of the homeowners are professionals & executives

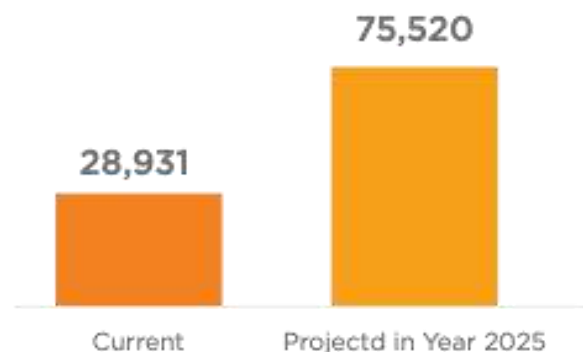


Projected **POPULATION** in KotaSAS & surrounding KotaSAS **WITHIN 5KM RADIUS**

Population in KotaSAS



Population surrounding KotaSAS within 5km





02. Media Presentation





03. Location

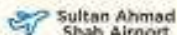
PRIME LOCATION, offering proximity to key ESTABLISHMENT

KotaSAS boasts a strategic location in the bustling heart of the city, offering easy accessibility to essential amenities, key establishments, and transportation hubs. Residents enjoy the convenience of having everything they need within reach, from shopping and dining to education and healthcare, making it an ideal place to live, work, and play.

- 5km ● Kuantan Exit
- 6km ● Terminal
- 10km ● Kuantan City
- 15km ● Airport
- 20km ● Kuantan Port
- 244km ● Kuala Lumpur



Our property's proximity to key establishments means you'll always be within reach of what you need.



Strategic LOCATION with excellent DESTINATION



Teluk Cempedak

12 km away

Teluk Cempedak is a popular local beach in Kuantan, Malaysia, offering activities such as swimming, water sports, and beach volleyball. There are also many local food stalls and restaurants serving delicious seafood and local delicacies, perfect for a fun day out with family and friends.



Sungai Pandan Waterfall

17 km away

Sungai Pandan Waterfalls is a stunning waterfall nestled in the lush greenery of Kuantan, Malaysia. It's a popular spot for hiking, picnicking, and swimming in the refreshing pool. Visitors can also enjoy fishing, camping, and exploring the nearby jungle trails.



Sungai Lembing

33 km away

Sungai Lembing is a historic mining town located in Kuantan, Malaysia. It's a popular destination for hiking to the Panorama Hill, visiting the Rainbow Waterfall, and exploring the underground tin mines. Visitors can also enjoy local food, homestay experiences, and traditional cultural performances.



Menara 188
12 km away



East Coast Mall
11 km away



Kuantan City Garden
11 km away



Kuantan Esplanade
12 km away



Kuantan City Mall
11 km away



Mini Zoo Teruntum
16 km away

KotaSAS Right on Track



- Port Klang
- Kapar
- Puncak Alam
- Serendah Baru
- ITT Gombak
- Bentong
- Temerloh
- Maran
- Paya Besar
- **KotaSAS**
- Kuantan Port City
- Cherating
- Chukai
- Kemasik
- Dungun
- Kuala Terengganu
- Bandar Permalsuri
- Jerteh
- Pasir Puteh
- Kota Bharu

*Artist Impression only

ECRL rail network will bridge the East Coast and the West Coast of Peninsular Malaysia by connecting Kota Bharu in Kelantan to Port Klang in Selangor.



04. Masterplan

THE MASTERPLAN

We invite interested parties to consider the following potential investments:

- TOD Development
- Commercial Development
- Shopping Mall
- Neighbourhood Mall
- Hypermarket
- Institutional Development
- College / University
- Private School
- Data Centre
- Corporate Office
- Automotive
- Water Theme Park
- Sport Center
- Convention Center
- Event Space
- Hotel
- Drive Thru Outlet
- Petrol Station
- Retailers
- Others



2,165-Acre Township



KotaSAS is a modern township located in Pahang. It offers a range of amenities and facilities, including residential properties, commercial spaces, schools, medical facilities, parks, and a community center. The township is designed to provide a comfortable and convenient living experience for its residents, with a focus on sustainability and green living.

300-acre Business District



Pusat Pentadbiran Sultan Ahmad Shah (PPSAS)
PPSAS is envisioned to be the new landmark for Pahang and the architecture references the state's identity.

KotaSAS Sentral Station
KotaSAS will be the main East Coast Rail Link (ECRL) station in Kuantan.

Masjid Bandaraya
Masjid Bandaraya will be the new state mosque and will be widely utilized as religious complex.

Lakeside
A serene lakeside view, conveniently located near city center, offers a picturesque retreat to unwind and recharge your batteries.



KOTASAS
BANDAR BARU KUANTAN

New Pahang Administrative Center (PPSAS)

Masjid Bandaraya &
Islamic Complex

344-acre Business District

TASEK Commercial Centre

ECRL Station

THE 2,165 ACRES
**EAST COAST BIGGEST
TOWNSHIP**

344 acres Business District

KotaSAS Central Station

KotaSAS will be the main East Coast Rail Link (ECRL) station in Kuantan.



Pahang Police Contingent Headquarter

The new Pahang police Headquarter is a modern, high-tech facility designed to enhance police operations and improve public safety.



Masjid Bandaraya

Masjid bandaraya will be the new state mosque and will be widely utilised as religious complex.



Pusat Pentadbiran Sultan Ahmad Shah (PPSAS)

PPSAS is envisioned to be the new landmark for Pahang and the architecture references the state's identity.

Sport Complex

The city center sports complex boasts state-of-the-art facilities and equipment for a variety of sports and activities.



Non- Residential Development

01 TASEK Commercial Centre

The most happening neighborhood mall located in KotaSAS Kuantan. TASEK offers 19 retail lots and 10 food court units to serve the modern lifestyle of KotaSAS and Kuantan residents and visitors.



04 School Complex

The heartbeat of education in KotaSAS – our innovative school complex! Nestled amidst lush greenery and modern architecture, our complex is more than just a place of learning – it's a hub of inspiration and discovery



02 KotaSAS Easy Avenue & Shop Lot 3

KotaSAS Shop Lot 3 & KotaSAS Easy Avenue – where commerce meets community in perfect harmony! Our vibrant shop lots offer a dynamic mix of retail, dining, and entertainment options, catering to every taste and preference.



05 Police Headquarters

The nerve center of safety and security in Kuantan – the Police Headquarters! Standing as a beacon of law enforcement excellence, our headquarters embodies a commitment to protecting and serving the community with unwavering dedication.

03 Beacon Hospital

The future of cancer care in KotaSAS – our upcoming cancer hospital! Situated at the forefront of medical innovation, our state-of-the-art facility is set to revolutionize oncological treatment in the region



06 Universiti Malaysia Pahang

The intellectual hub of KotaSAS – our esteemed public university! Set against a backdrop of innovation and academic excellence, our university is a melting pot of ideas and aspirations.



Premium Retail Destinations



TASEK

eat. play. live

Global Brand



STARBUCKS



FamilyMart

Secret Recipe

*Actual drone photo of : TASEK Commercial, KotaSAS

EASY AVENUE
COMMERCIAL
POINT

A Touch of Upmarket Hospitality

Global Brand



KFC

*Artist impression of : Easy Avenue, KotaSAS

Enriching THE SOULS of the COMMUNITY



HOMES for all walk of life

MAJESTIC
 2000 sq. ft. of luxury living

LIVE THE LIFE OF LUXURY

Build up from **3,156 sq. ft.**

4 Bedrooms | 4 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

THE EMERALD

A LUXE GREEN SANCTUARY PERCHED ABOVE THE BOTANICAL HILLSCAPES

Build up from **2,512 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

PALM HILLS
 2000 sq. ft. of luxury living

THE ART OF LEISURE

Build up from **2,512 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

Serene
 2000 sq. ft. of luxury living

BRINGING A BOTANICAL GARDEN ATMOSPHERE WITH HIDDEN TOUCH

Build up from **2,513 sq. ft.** to **2,418 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

EVERGREEN III HOMES
 2000 sq. ft. of luxury living

FRESH COMPANIES WITH Nature's fresh air

Build up from **2,368 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

Central
 2000 sq. ft. of luxury living

The new urban living lifestyle

Build up from **2,370 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

RIVER VALE HOMES
 2000 sq. ft. of luxury living

The perfect welcome for your family and community living

Build up from **1,527 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM

Sunbelt
 2000 sq. ft. of luxury living

Live life and make every building

Build up from **1,296 sq. ft.**

4 Bedrooms | 3 Bathrooms | 3 Car Garage

Living | Family Area | Dining | Kitchen | Dry Bar

AMFMS | AMM



05. Iconic Developments



A CORPORATE COMMUNITY

PPSAS

PUSAT PENTADBIRAN
SULTAN AHMAD SHAH



The Sultan Ahmad Shah Administrative Centre or PPSAS (Pusat Pentadbiran Sultan Ahmad Shah) will house both the state and federal administrative offices by the year 2024, in line with KotaSAS becoming the new Kuantan City Centre.



MASJID BANDARAYA & ISLAMIC COMPLEX

TRANSIT ORIENTED DEVELOPMENT (TOD)





06. Potential Collaboration

Transit Oriented Development (T.O.D)



Transit Oriented Development (TOD)



H Mall



G Mix Development / Apartment



F Commercial Shophot



A East Cost Rail Link (ECRL)



B Pusat Pentadbiran Sultan Ahmad Shah (PPSAS)



C Masjid Bandaraya



D Private Hospital



E University

Unlocking Opportunities in KotaSAS

Inviting Strategic Investors

Mixed Commercial Development

01
KotaSAS Central
Station

02
Sultan Ahmad Shah
Administration Centre

03
Masjid Bandaraya

04
Hospital

05
Shopping Mall



Contact us

 investkotasas@tanahmakmurberhad.com

KUANTAN

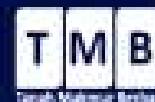
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Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur.

KUALA LUMPUR

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50400 Kuala Lumpur.

 www.kotasas.com

 09-560 9902



Tanah Makmur Berhad





THANK YOU

Seminar of East Coast Rail Link –
Economic Accelerator Project (ECRL-EAP)