

RESORT LAND FOR SALE

**Sungai Kedah Resort Development Land in
Alor Setar, Kedah Darul Aman, Malaysia**

Google Map: <https://goo.gl/maps/Z6D6fSLVhh72GPS>

Coordinates: 6°06'38.7"N 100°20'25.0"E

Land Area	:	3.8 acres
Land Tenure	:	Freehold
Approved Development	:	Serviced Apartment, Boutique Hotel, Multi Purpose Hall, Club House and Seafood Restaurant
Selling Price	:	RM16 million

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DESCRIPTION

Brief Description of Subject Properties

- Property type : Three (3) adjoining lots of development land with planning approval for Kedah River Resort Development.
- Shape : Regular or near trapezoidal shape land for each lot.
- Layer : 1st layer lot from the service road for each lot.
- Registered Land -
- Area :
- i. Lot 278 - 0.5834 hectare (5,834 sq. metres / 62,796 sq. ft.)
 - ii. Lot 279 – 0.5897 hectare (5,897 sq. metres / 63,475 sq. ft.)
 - iii. Lot 282 – 0.363 hectare (3,630 sq. metres / 39,073 sq. ft.)
- Dimension : A total frontage width of 366.65 metres (1,203 ft.) along the southern boundary onto the road reserved and the shortest depth along the eastern boundary of 37.15 metres (122 ft.) and the longest depth of 45.50 metres (149 ft.) along the western boundary. About 369.52 metres (1,212 ft) fronting onto the Kedah river reserve along the northern boundary.

Location

The subject properties are located in the locality of Kilang Tebu or better known as Taman Sri Ampang, off the western side of Lebuhraya Sultanah Bahiyah (or formerly well known as western by-pass), Alor Setar, Kedah Darul Aman, about 6.3 km to the west of Alor Setar city centre.

Accessibility

Accessible from Alor Setar city centre via Jalan Tunku Abdul Rahman Putra (Jalan Putra) for about 2.5 km until traffic light junction at Lebuhraya Sultanah Bahiyah, thence turns left onto Lebuhraya Sultanah Bahiyah for another 2.6 km until traffic light junction at MADA office, thereafter turns right onto the service road towards Taman Sri Ampang about 1.2 km to where the subject properties are sited on the right. The subject properties are sited first layer fronting onto the said service road.

Neighboring properties

Residential and commercial properties, industrial and potential development lands.



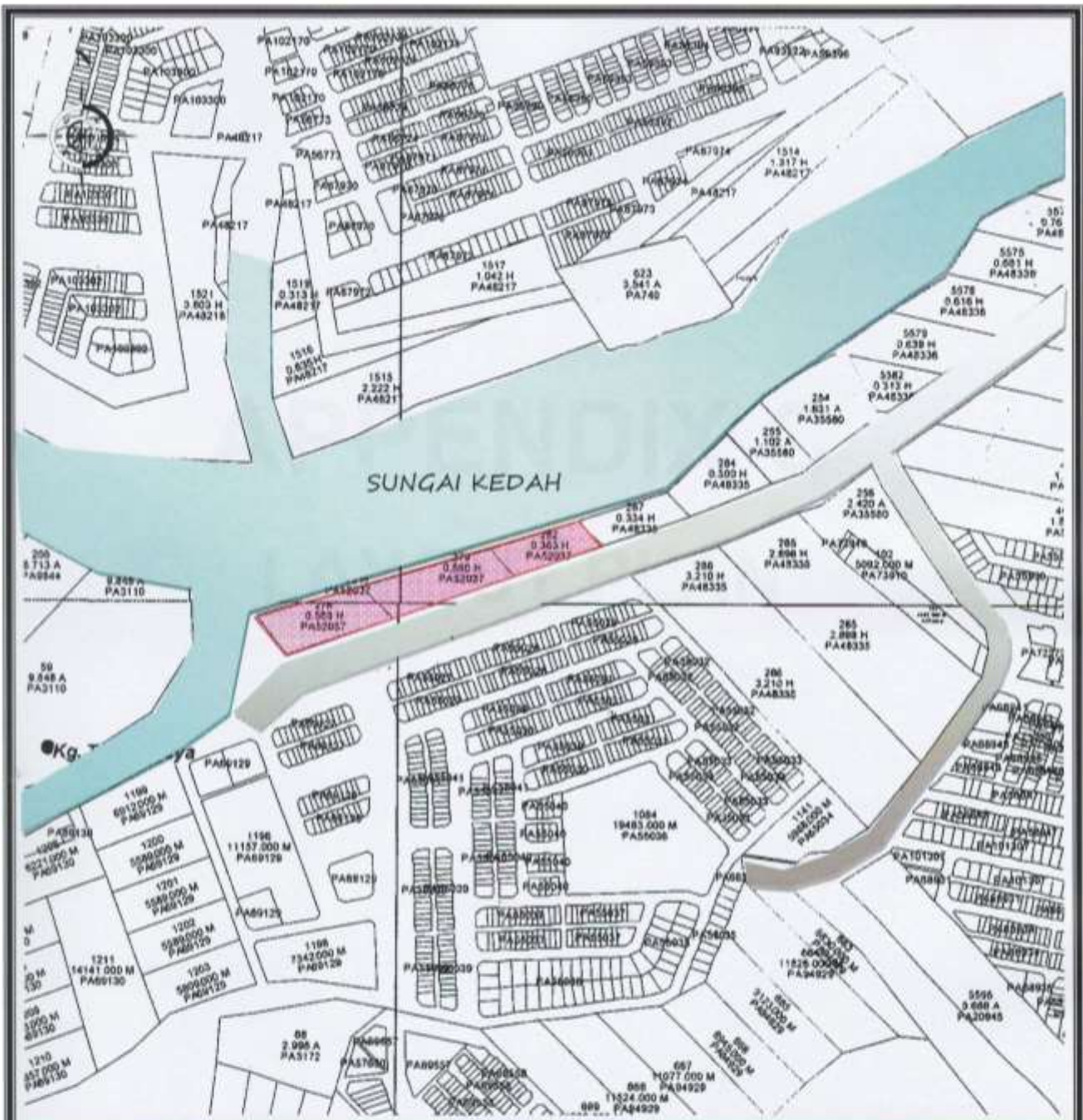
APPROX. LOCATION OF THE SUBJECT PROPERTY

**APPROXIMATE LOCATION OF
KILANG TEBU OR BETTER KNOW AS TAMAN SRI
AMPANG, LEBUHRAYA SULTANAH BAHIYAH,
ALOR SETAR,
KEDAH DARUL AMAN.**

FILE NO :

PLAN NO :

SCALE : NOT TO SCALE



**SITE PLAN OF
 LOT NOS. 278, 279 AND 282
 TOWN OF ALOR SETAR
 DISTRICT OF KOTA SETAR
 KEDAH DARUL AMAN.**

FILE NO :

SHEET NO : -

PLAN NO :

SCALE : NOT TO SCALE