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LANGKAWI

A WORLD CLASS DESTINATION

Set to be the 'Monaco of the East',
Langkawi is an archipelago of 99 islands
on the Strait of Malacca.
Declared a duty-free zone since 1987,
this internationally famous shopper's paradise
and nautical tourism destination
has more than just exquisite beaches to offer.



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LANGKAWI, THE JEWEL OF KEDAH

★ ★ ★ ★ ★

POPULATION

94,000 [1]



WEATHER

A sunny, tropical paradise



WARM YEAR ROUND

28 – 32°c



TOURIST ARRIVALS

2.8 million p.a. [2]

TOURISM REVENUE

RM4.5 billion [3]

THE LONGEST FREE SPAN BRIDGE IN THE WORLD

125-m curved pedestrian cable-stayed bridge, 2,170' above sea level.

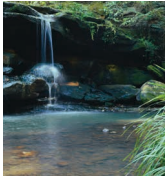


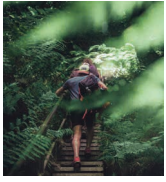
4 DESIGNATED GEOSITES

SOUTHEAST ASIA's 1ST

LANGKAWI UNESCO GLOBAL GEOPARK

Home to 500-million-year-old geology, rainforests, flora and fauna of scenic beauty





GLOBAL REACH

Langkawi International [illegible]
Luxury Cruise Terminal

[1] https://open.dosm.gov.my/dashboard/kawasanku/Kedah/parlimen/P004%20Langkawi [2] 2023 - lada.gov.my/en/statistics/ [3] 2023 - kl-lifestyle.com.my/wp-content/uploads/2024/02/KL-Lifestyle-February-2024-Issue-Free-e-copy.pdf

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LANGKAWI LANDMARKS & ATTRACTIONS



① **DATAI BAY**

A secluded pocket of paradise with sandy white beaches, enjoy a swim in the Andaman Sea.



② **PANTAI KOK**

One of Langkawi's best marinas, a major gateway and destination for yachts in the region.



③ **CENANG BEACH**

The most popular and happening beach town in Langkawi.



④ **TANJUNG RHU**

Secluded and peaceful; with high limestone cliffs and mangroves.



⑤ **KUAH TOWN**

The capital and administrative centre, Kuah Town is also the main hub for duty-free shopping.

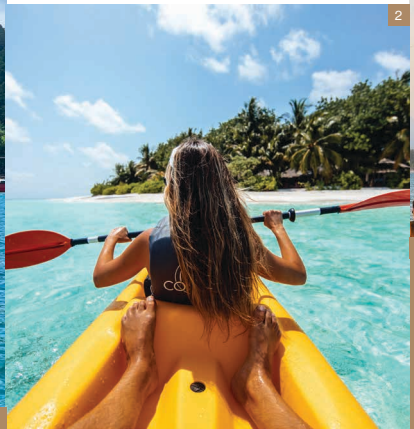


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TOP
ATTRACTIONS IN LANGKAWI


1


2


3

1 Island Hopping

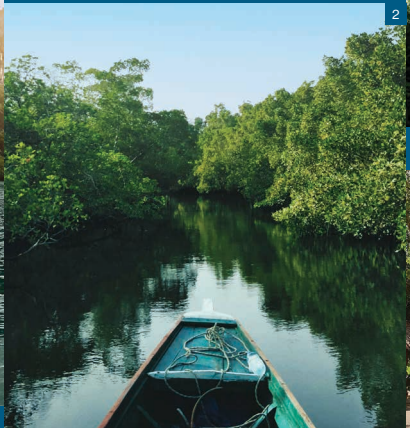
2.B

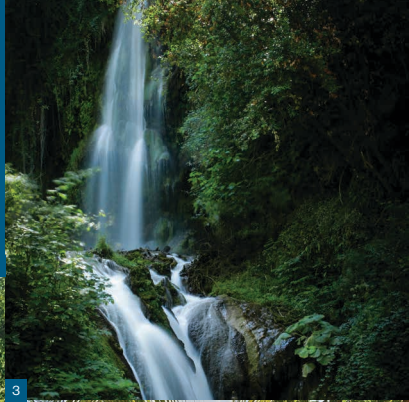
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1. KILIM Geoforest Park,
A UNESCO Global Geopark
2. Mangrove River Cruise
3. Waterfalls Galore
4. Mahsuri's Tomb & Museum







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1



2

1. Eagle Square
2. Spa Resorts & Wellness
3. Sky Bridge & Langkawi Cable Car
4. Underwater World Langkawi



3



4



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1. KFC-LADA Langkawi International Regatta
2. Oceanman & Ironman
3. Le Tour de Langkawi
4. Langkawi International Maritime & Aerospace Exhibition (LIMA)

1
2



3 4





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GETTING TO LANGKAWI

Flights

Nearly 10K flights to Langkawi p.a.

190 per week

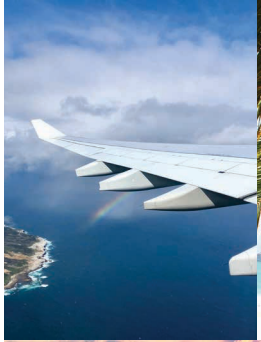
27 every day

Cruise Service

Embark at Port Klang (Malaysia) and Singapore

Ferry Service

From Kuala Kedah, Kuala Perlis, Penang, Satun and Koh Lipe (Thailand)







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AT THE VERY CENTRE OF LANGKAWI'S BEST

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clarissa

SERVICED SUITES &
BEACHWALK SHOPPES

Between the vibrancy of Cenang Beach and the tranquil environs of Tengah Beach, there is nothing you cannot do here in these larger 1-4 bedroom residences that come complete with family-friendly amenities.



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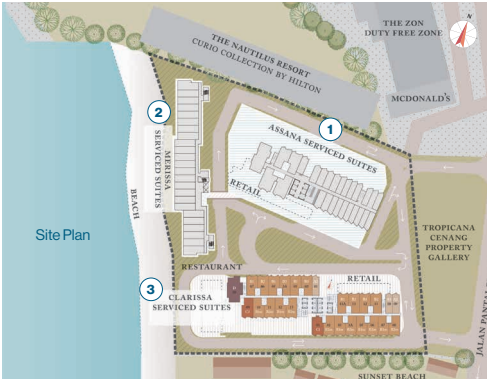
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Photo Impression of Cenang Beach and Tengah Beach



Artist's Impression
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DEVELOPMENT INFO



Phase	Serviced Suites	Storeys	Units
1	Assana	39	831
2	Merissa		
3	Clarissa		

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MANY REASONS TO BE HERE

★ ★ ★ ★ ★

CLARISSA SERVICED SUITES

Prime Location

Located on the bustling Cenang Beach in Langkawi, the property offers a variety of attractions within walking distance.



Pure Beachfront Luxury

Wake up to breathtaking sea views and the soothing sounds of the sea.



Kids-Friendly Destination

The only serviced suites with kid-friendly facilities, perfect for all families.

Property Management Services for Maximised ROI

Excellent rental appeal, made better with all-in-one property management platform, T Journey.

Freehold Prestige



Own a timeless piece of paradise, yours to enjoy for as long as you desire.



Resort-Style Living

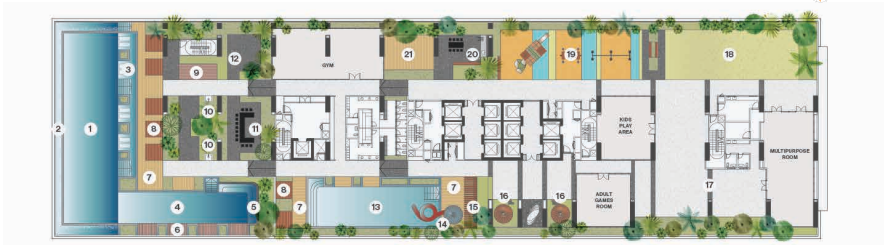
Enjoy premium facilities including pools, water slide for kids, jacuzzi, rooftop bar and many more.

Home Suite Home

Fully furnished units with built-up sizes.

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FACILITIES PLAN*



1. Swimming Pool
2. Overflow Weir
3. Wet Lounge
4. Fun Pool
5. Jacuzzi
6. Jacuzzi with Trellis Above
7. Pool Deck
8. Cabana
9. Pool Deck Lounge
10. Outdoor Shower
11. Bar Counter with Seat
12. Seating Lounge
13. Wading Pool with Water Play
14. Kid's Water Play
15. Seating with Trellis
16. Feature Seat
17. Pre-Function Area
18. Multipurpose Lawn
19. Children Playground
20. BBQ Terrace
21. Seating Deck/ Yoga Deck

** Disclaimer: The information contained herein is subject to change and cannot form part of an offer or contract. All the above items are subject to variations, modifications and/or substitutions as may be required by the Authorities and/or recommended by the Architect and/or Engineer.*

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RESORT-STYLE FACILITIES



Artist's Impression

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SWIMMING POOL



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WADING POOL



BBQ TERRACE

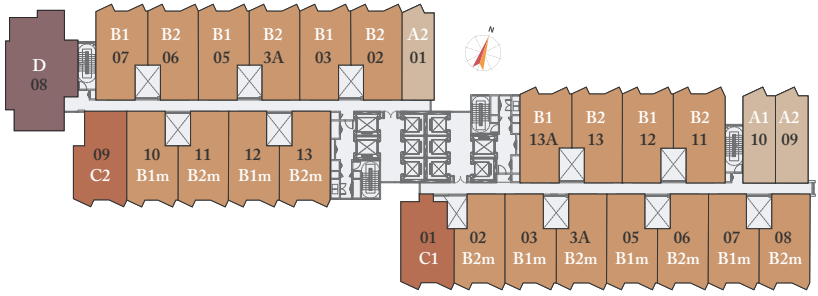


MULTIPURPO

Artist's Impression
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KEY PLAN



LEGEND

A1 / A2	536 sq.ft.	Studio	C1	805 sq.ft.	2 R 2 B
B1 / B1m	784 sq.ft.	2 R 2 B	C2	829 sq.ft.	2 R 2 B
B2 / B2m	784 sq.ft.	2 R 2 B	D	1,356 sq.ft.	4 R 3 B

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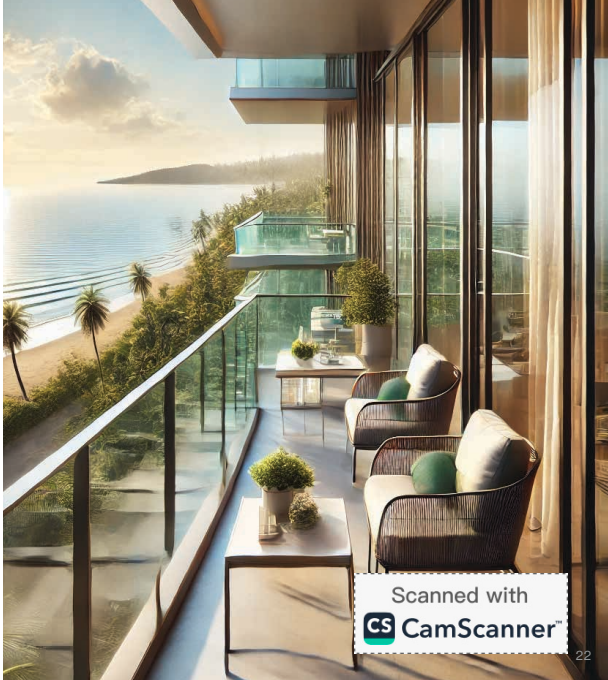
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STEP INTO PRESTIGE

1 - 4 Bedroom Luxury Serviced Suites

TYPICAL LEVEL
(LEVEL 10-21 & 24-39 FLOOR PLANS)

Type	Size (sq.ft.)	Rooms
A1 / A2	536	Studio
B1 / B1m	784	2 Bedrooms + 2 Baths
B2 / B2m	784	2 Bedrooms + 2 Baths
C1	805	2 Bedrooms + 2 Baths
C2	829	2 Bedrooms + 2 Baths
D	1,356	4 Bedrooms + 3 Baths



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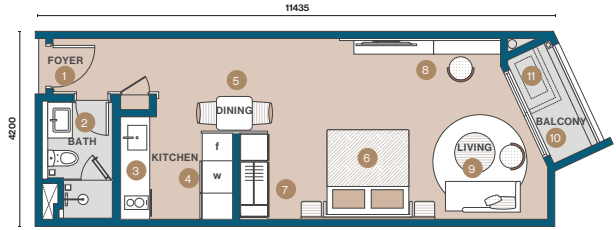
A1/A2

STUDIO

536 SF | 49.8 SM



FLOOR PLAN



1. Foyer with shoe cabinet
2. Bathroom
3. Hob, hood, sink & microwave oven
4. Compartment for washer, dryer & under-counter fridge
5. 2-Seater dining
6. King size bed
7. Modular wardrobe
8. TV console c/w dressing table cum study table
9. Living area
10. Balcony
11. A/C ledge

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* Disclaimer: All floor plans featured in this sales kit shall not be taken as a representation, express or implied, of the final detail of the development / project or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchased unit. The development / project

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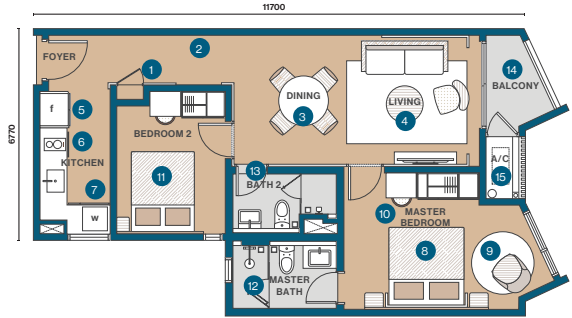
B1/B1m

2 2

784 SF | 72.8 SM



FLOOR PLAN



1. DB compartment cum shoe cabinet
2. Decorative hook
3. 4-seater dining
4. Living area with TV
5. Refrigerator
6. Hob, hood, sink & microwave oven
7. Compartment for washer & dryer
8. King size bed
9. Armchair
10. Closed wardrobe c/w dressing table
11. Queen size bed
12. Master bathroom
13. Bathroom 2
14. Balcony

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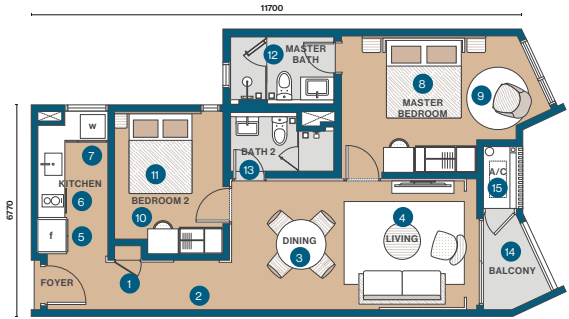
B2/B2m

2 2

784 SF | 72.8 SM



FLOOR PLAN



1. DB compartment cum shoe cabinet
2. Decorative hook
3. 4-seater dining
4. Living area with TV
5. Refrigerator
6. Hob, hood, sink & microwave oven
7. Compartment for washer & dryer
8. King size bed
9. Armchair
10. Closed wardrobe c/w dressing table
11. Queen size bed
12. Master bathroom
13. Bathroom 2
14. Balcony

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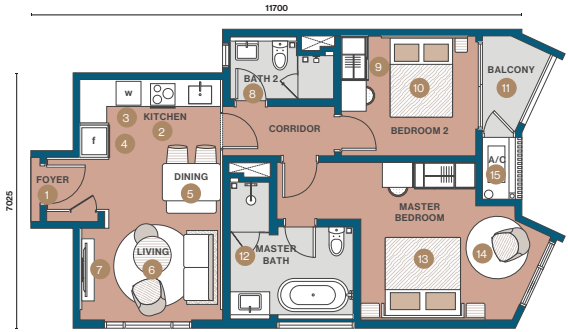
C1

2 2

805 SF | 74.8 SM



FLOOR PLAN



1. Foyer with shoe cabinet
2. Hob, hood, sink & microwave oven
3. Compartment for washer & dryer
4. Refrigerator
5. 4-seater dining
6. Living area
7. TV console
8. Bathroom 2
9. Wardrobe c/w dressing table
10. Queen size bed
11. Balcony
12. Master bathroom
13. King size bed
14. Armchair

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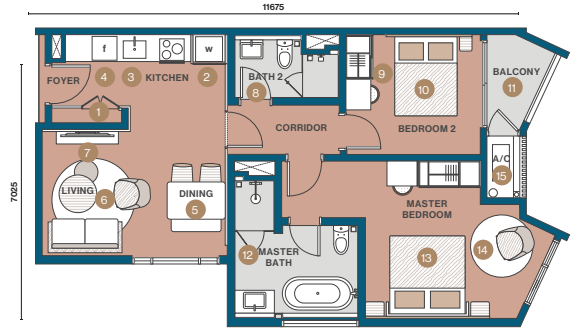
C2

2 2

829 SF | 77.0 SM



FLOOR PLAN



1. Foyer with shoe cabinet
2. Compartment for washer & dryer
3. Hob, hood, sink & microwave oven
4. Refrigerator
5. 4-seater dining
6. Living area
7. TV console
8. Bathroom 2
9. Wardrobe c/w dressing table
10. Queen size bed
11. Balcony
12. Master bathroom
13. King size bed
14. Armchair

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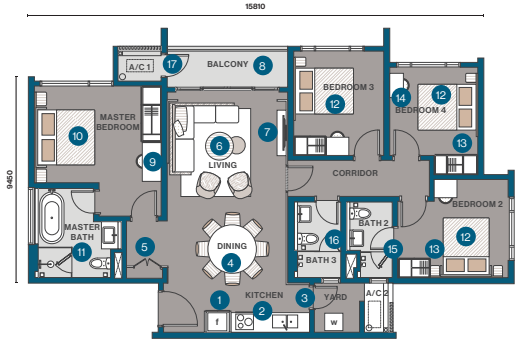
D

4 3

1,356 SF | 126.0 SM



FLOOR PLAN



1. Refrigerator
2. Hob, hood, sink & microwave oven
3. Yard with washer & dryer
4. 8-seater dining
5. DB compartment cum shoe cabinet
6. Living area
7. TV console
8. Balcony
9. Closed wardrobe c/w dressing table
10. King size bed
11. Master bathroom
12. Queen size bed
13. Modular wardrobe
14. Dressing table
15. Bathroom 2
16. Bathroom 3

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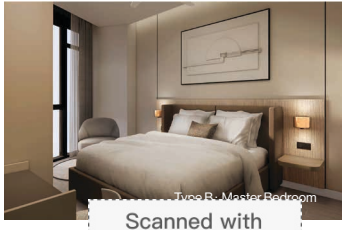
FULLY FURNISHED UNITS



Type B : Living Room



Type A : Studio



Type B : Master Bedroom

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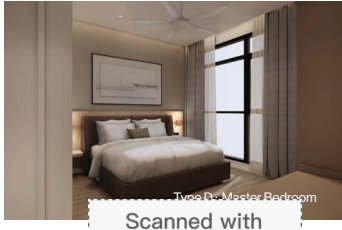
FULLY FURNISHED UNITS



Type D : Living Room



Type C : Living Room



Type D : Master Bedroom

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