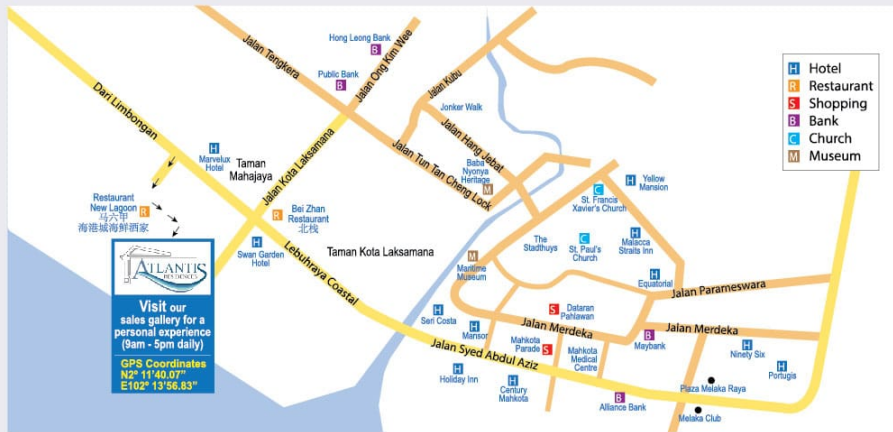


Perfectly located - In the heart of the City



Everything you need is right at your doorstep

- 5 minutes to Melaka City Centre and the Melaka Raya commercial area with its vibrant night-life
- Located close to major shopping centres, commercial hubs and renowned educational institutions such as SJK(C) Yok Bin, SJK(C) Pay Fong 2, Pay Fong High School, SMK Gajah Berang, Catholic High School, Notre Dame Catholic Primary & Secondary School and Melaka International School.
- Located close to major tourist areas, banks, hospitals and plenty of other amenities.
- Easy Access to North South highway - KL- Singapore via Ayer Keroh Toll
- It takes only one and half hour's drive to Kuala Lumpur, the Capital of Malaysia.
- In the future, the collaboration of the Malaysia and Singapore high speed rail to shorten your travelling distance
- 只需五分钟就能到达马六甲市中心和充满活力夜生活的马六甲拉也商业区
- 邻近各大购物中心、商业区及学校包括育民华小、培二华小、培凤中学、雅加美浪中学、公教中学、圣母学校及马六甲国际学校
- 主要旅游区、银行、医院及生活设施毗邻
- 便捷通往南北大道与新加坡
- 距离马来西亚的首都吉隆坡只需一小时的车程
- 未来连贯马来西亚和新加坡的高铁将缩短两地行程

For Enquiries :

+6 06 - 317 3236 (Batu Berendam)
 +6016 - 201 3236 (Kota Laksamana)
 +6016 - 216 3236 (Kota Laksamana)
 +6016 - 771 3236 (Kota Laksamana)

KAREN 017-331 7977 LOUISE 019-778 2669
 EDA 012-633 9710 YATI 012-271 6503
 AMY 012-697 3011 ONG 016-682 1201
 CHRISTINA 017-886 8930 MANDY 011-1238 8511

No. 8 & 10, Tingkat Bawah, Jalan Mutiara Melaka 2,
 Taman Mutiara Melaka, Batu Berendam,
 75350 Melaka.

www.teladansetia.com

Jenis Hak Milik: Pajakan 99 (Expired May 2105) • Bebanan Tanah: United Overseas Bank (M) Berhad - Tarikh Jangka Sias: Mei 2018 • Pihak Yang Meluluskan Pelan: MBMB / No. Pelan Bangunan : MBMB / KB.03007/02/2014(16) • No. Lesen Perniaga: 13504-1/05-2016(0467/L) • Tempoh Sah Lesen: 17.05.2014 - 16.05.2016 No. Permitt Iklan dan Jualan: 13504-1/05-2016(0467/P) • Validity Period: 17.05.2014-16.05.2016 - Jumlah yunit: Tower A-340 yunit, Tower B-340 yunit, Tower C-340 yunit & Tower D-340 yunit * Harga Jualan: Min. RM358,280.00 Mak. RM1,536,400.00

Another Prestigious Development by :



Building up your assets

TELADAN SETIA SDN. BHD.
 力裕有限公司 (08144742)
 A member of REHDA, Malaysia.

Developer :

ASAL HARTA SDN. BHD. (24847942)
 No. 8 & 10, Tingkat Bawah, Jalan Mutiara Melaka 2,
 Taman Mutiara Melaka, Batu Berendam, 75350 Melaka.

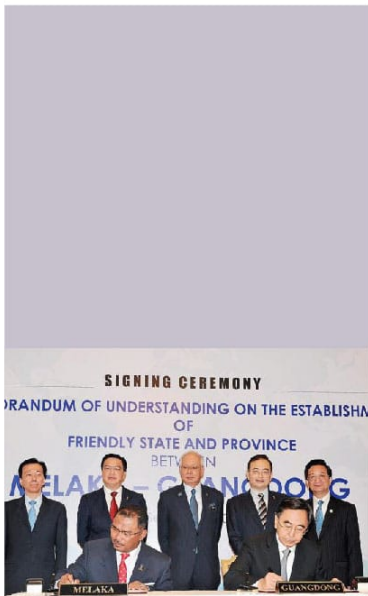
KAMI TERIMA



@ Kota Laksamana, Melaka

Luxury Serviced Apartment

Come Home to a
WHOLE NEW WORLD



Kota Laksamana.....

The MOST PRIZED Landmark Development area in Melaka Town.

Strategically located in the heart of the Historical City of Melaka, offering the benefits and convenience of city living where everything is located nearby. It also neighbours Taman Melaka Raya which is the biggest commercial hub in Melaka and continues to be its pulse and growth engine.

The China Government has also initiated to invest US\$10 bil (RM43 bil) in developing a deep-sea port and Ocean Park in Melaka, which will allow Melaka to have largest port in the region.

The Atlantis Residences holds absolute geographical advantage due to its convenient location: 5 minutes drive to the famous Jonker Street with its rich collection of exotic antiques and diverse culture. Along with its cutting-edge fashion boutiques, shopping malls and upcoming mega malls, Melaka is the ultimate shopping paradise.

I want
to live in the
City



That's a great way
to enjoy the breeze



Step into the contemporary living experience at The Atlantis Residences where everything you desire comes together in perfect harmony. A fusion of city and resort-style living releases all your stress and worries for the day.

Come home to a whole new world

Come Home To
3 ACRES of
Comfort &
Peace

I want
to relax

*Relax and Enjoy Life
with Resort-Style Facilities*



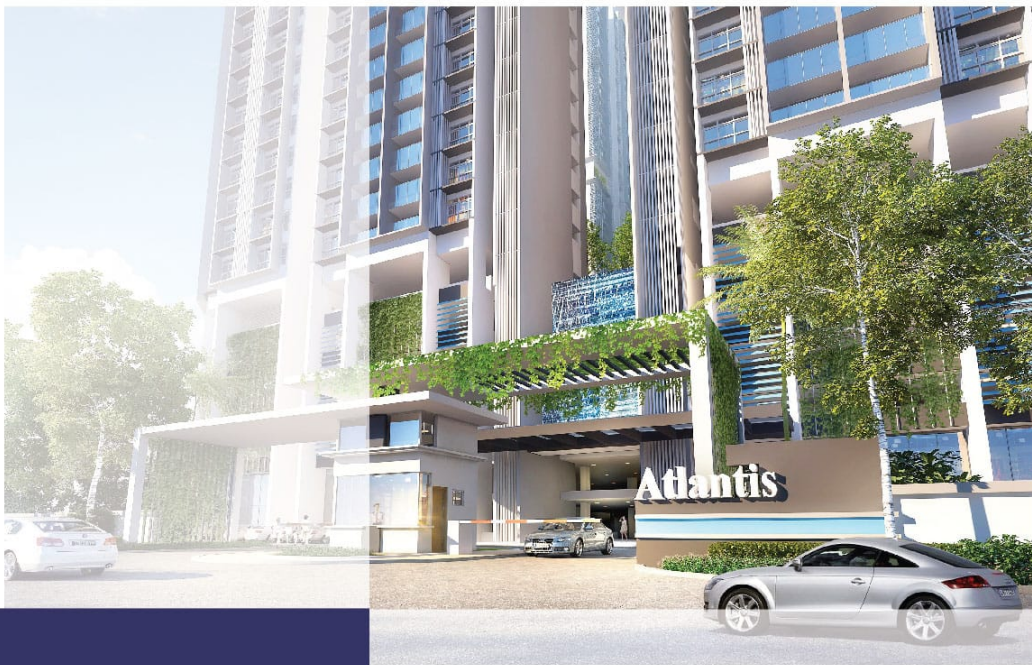
The Place where one can choose to play or relax as the mood dictates...

Leisure Facilities

- Jacuzzi
- Well-equipped Gym Rooms
- Sauna & Changing Rooms
- Kids Pool
- Swimming Pool
- BBQ Park
- Multi-purpose Hall
- Children's Playground
- Grand Lift Lobby
- Viewing Gallery & Breeze way
- Garden in the Sky
- Sky Bridge
- Ample Parking Bays

休闲设施

- 按摩浴
- 设备齐全的健身房
- 桑拿和更衣室
- 儿童游泳池
- 游泳池
- 户外烧烤区
- 多功能大厅
- 儿童游乐场
- 富丽堂皇的大厅
- 眺望台及休息区
- 空中花园
- 空中天桥
- 充足的停车位



I want security

- 4 tier security system which requires access card for :
 - Main Guardhouse Entrance
 - Lift Lobby Entrance
 - Lift activation to specific floors
 - Suite Main Door
- Perimeter fencing surrounding the entire boundary
- 24 hours security patrols
- CCTV Surveillance
- Concierge Service

- 设有智能卡的四层保安系统：
 - 主要警卫出入口
 - 大堂电梯入口
 - 各楼层设有智能卡电梯保安设施
 - 各单位设有智能卡锁
- 四周筑有围墙
- 24小时保安巡逻
- 闭路电视系统
- 管理服务

Concierge service helps to solve the nitty and gritty nuisances such as water leakage, air-con servicing and many others. As a value-added service, the Concierge also helps to rent out your suite.

Residents with busy schedules will appreciate the concierge service that takes care of your every needs.



Melaka City, A World - Unesco Heritage Site



EXCELLENT LOCATION

Within Melaka's Prime Heritage Zone

EASY ACCESS

5 minutes drive to Melaka City Centre and also located midway between Kuala Lumpur and Singapore

HIGH NUMBER OF TOURIST ARRIVALS

Listed as a UNESCO World Heritage Site in 2008, Melaka has attracted more than 14million tourists in the year of 2013

KOTA LAKSAMANA-THE NEW GROWTH CORRIDOR IN MELAKA

Kota Laksamana - the new growth corridor in Melaka. The heavy traffic flow and over crowding in Melaka Raya has prompted many businesses to shift to Kota Laksamana, allowing early investors the chance to reap high rentals and capital appreciation.

REPUTATION FOR QUALITY GUARANTEED

As part of our promise to provide customers with value-for-money housing, we invest in superior building materials to deliver the best quality finishing.

RENOWNED DEVELOPER

With a strong and proven track record in the Melaka property market and also having received numerous awards, Teladan Setia is one of the best developers in town.

优越地点

坐落在马六甲文化遗产区。

便捷通达

前往马六甲市中心只需五分钟车程，同时也介于吉隆坡通往新加坡之间的主要城市。

游客日增

2008年马六甲被列为世界文化遗产，在2013年成功吸引了超过一千四百万游客。

哥打拉沙玛那 - 甲州新兴走廊

拥挤的马六甲拉也和川流不息的车龙，让许多投资者开始转移到哥打拉沙玛那，至使哥打拉沙玛那形成兴旺的商业地带，高租金回酬。

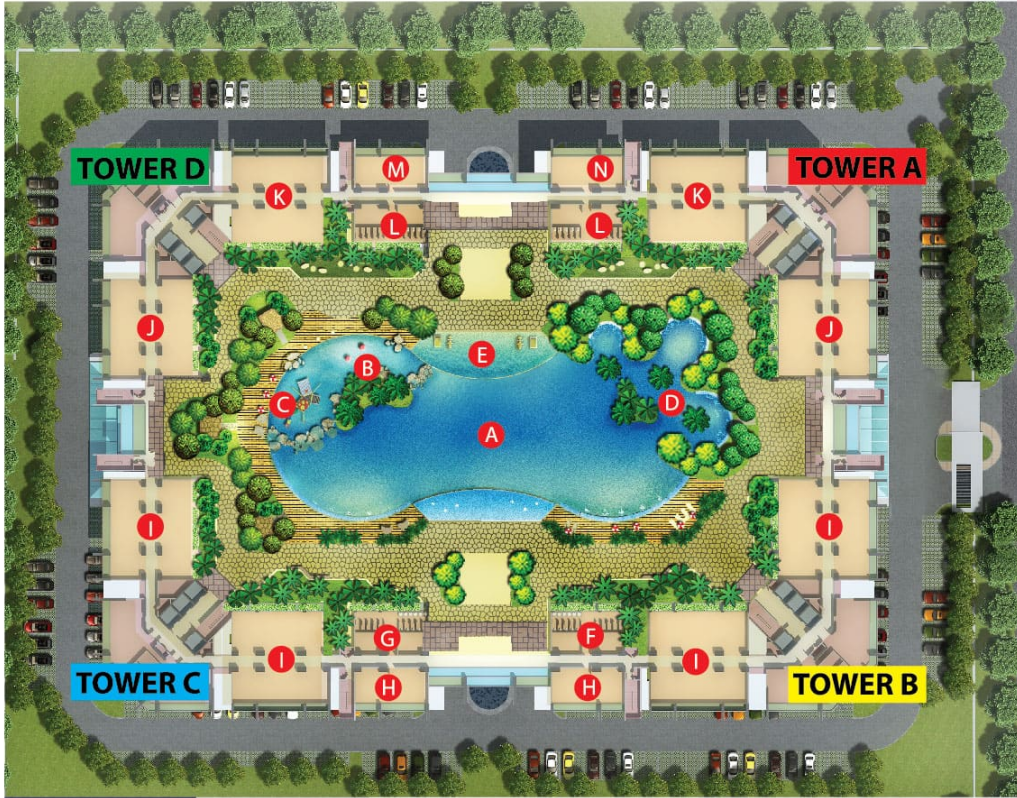
品质保证

我们非常重视客户的投资价值，采用品质优良的建筑材料，以确保您所投资的房子品质优越。

信誉卓越

至今已在马六甲完成多项产业计划，拥有良好的交屋背景记录，更获得多项大奖，在马六甲已被视为优秀的发展商之一。

The Facilities Site Plan



LEGEND

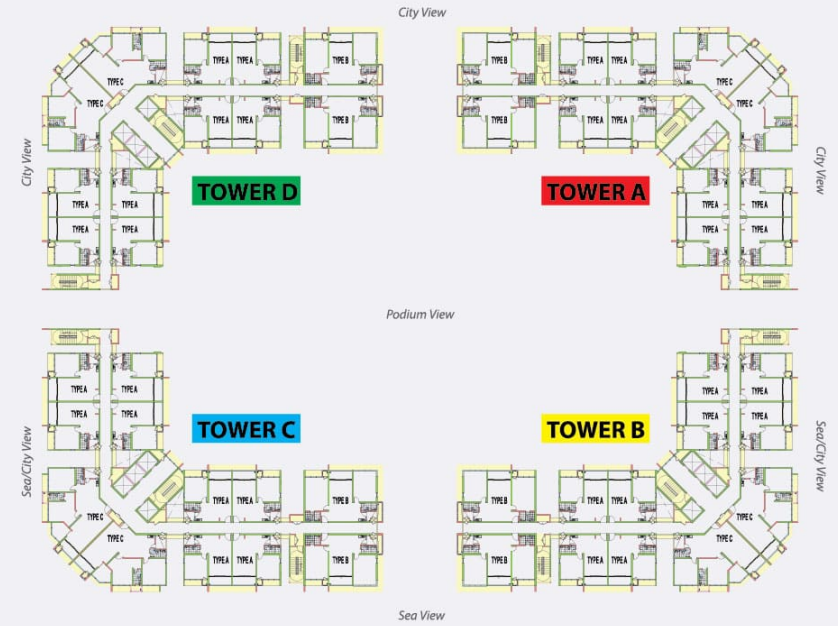
- A Swimming Pool
- B Kids Pool
- C Water Play
- D Jacuzzi Cocoon
- E Aqua Gym
- F Dance Hall
- G Gymnasium
- H Multipurpose Hall
- I Viewing Gallery & Breeze Way
- J BBQ Park
- K Children's Playground
- L Changing Room
- M Sauna
- N Indoor Jacuzzi

Podium Deck (Level 7)



Typical Storey Plan Choice of Podium View, City View and Sea View

Level 8 to 23



Level 25 to 38

