

# DEVELOPMENT LAND FOR SALE



**Located Along Jalan Pantai  
Telok Kemang, Port Dickson  
Negeri Sembilan**



**Jones Lang Wootton**

Proprietor: Singham Sulaiman Sdn. Bhd. (78217-X)

(Exclusive Marketing Agent)

PREPARED BY:

# EXECUTIVE SUMMARY

<b>SITE DESCRIPTION</b>	<b>Two (2) Parcels of Adjoining Development Land in Teluk Kemang, Port Dickson</b>
Location	Sited close to the junction of the Seremban-PD Highway with Jalan Pantai
Title Details	Lot 9170 & 712, Bandar Telok Kemang, Port Dickson, Negeri Sembilan.
Land Area (approximate)	Lot 9170 – 84,768 sq ft Lot 712 – <u>117,612 sq ft</u> Total – 202,380 sq ft
Tenure	Freehold.
Site Description	Fairly regular and generally flat in terrain
Planning Status	The land is zoned for commercial use .Based on the Local Plan, the Plot Ratio is 1:4
Asking Price	RM 9,107,100 ( RM 45 per sq ft)

# LOCATION & ACCESSIBILITY

- Situated in the locality of Teluk Kemang
- Sited on the right side of Jalan Pantai, travelling from Port Dickson town towards Teluk Kemang / Pasir Panjang town.
- Located about 9 kilometers due north-west of Port Dickson town.



From Kuala Lumpur

**North-South Highway** to **Seremban-Port Dickson Highway**

- North-South Highway heading south towards Johor or Seremban and turn off at the Port Dickson exit.

- This will lead to the Seremban-Port Dickson highway which takes you to the site in less than 30 minutes.



From Port Dickson Town Centre

**Jalan Pantai**

- A coastal road linking Port Dickson to Teluk Kemang and/or Pasir Panjang town.

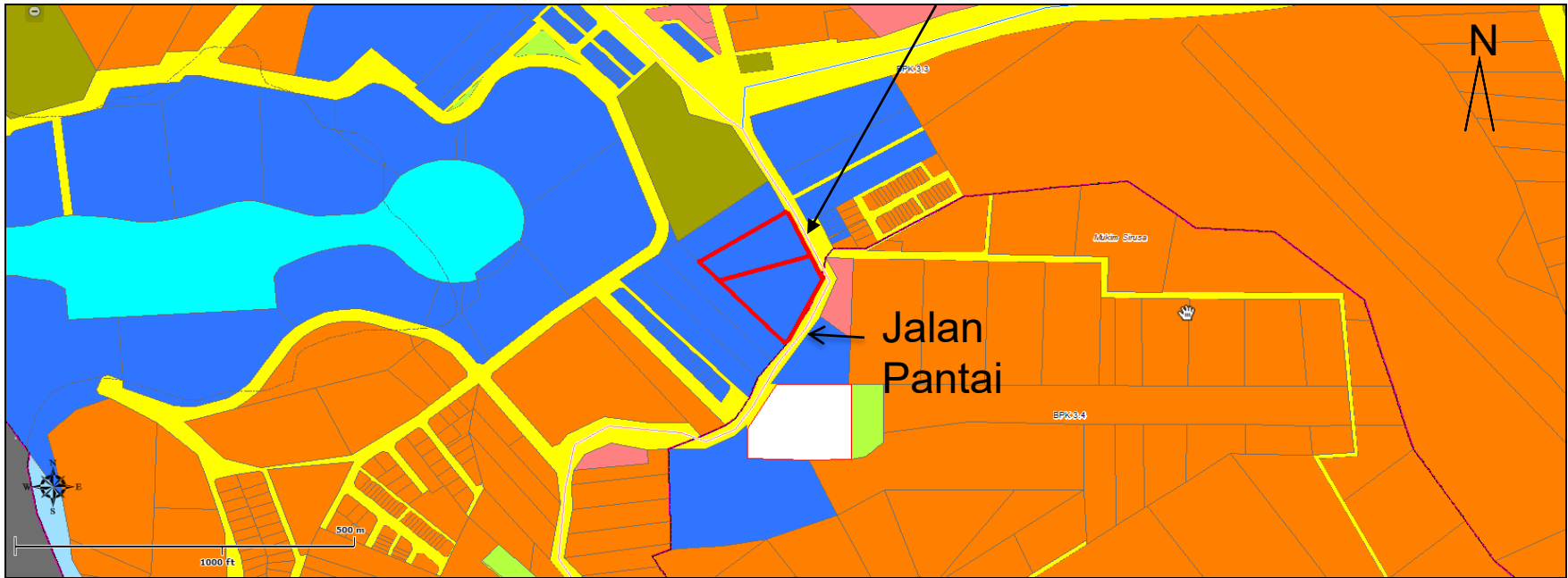





## UNIQUE SELLING POINTS

- Freehold land with commercial zoning.
- Land area of above 4.64 acres - suitable size for commercial development.
- Near to commercial hubs comprising retail shops, hotels and service apartments.
- Easy access to KL-Seremban Highway.
- Fronting the main road – good visibility

# PLANNING ZONING

**Subject Site**



- LEGEND :
-  Commercial
  -  Residential
  -  Community Service
  -  Agricultural
  -  Water Pond



# MACRO LOCATION PLAN

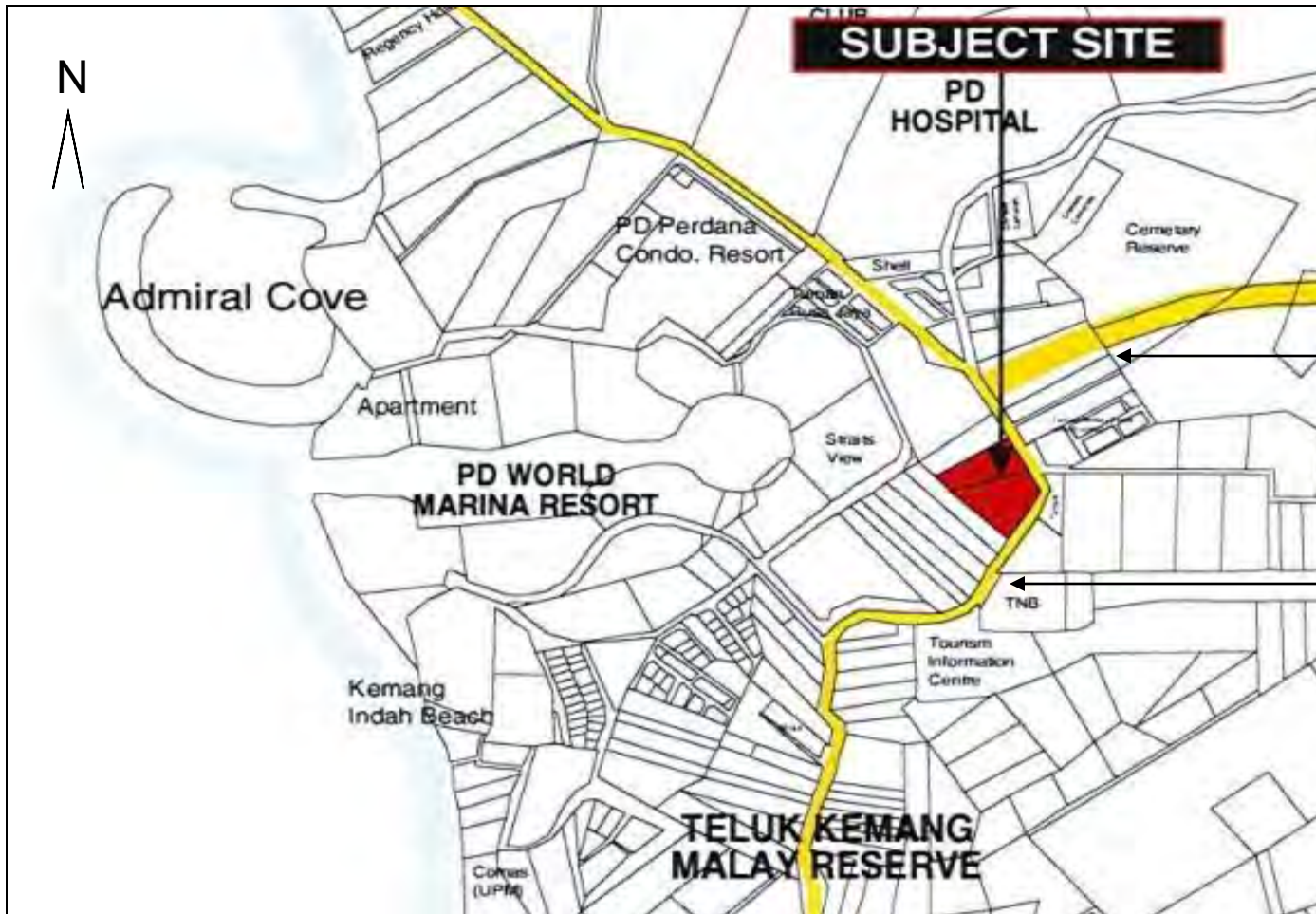


SEREMBAN –  
PORT DICKSON  
HIGHWAY

JALAN PANTAI



# MICRO LOCATION PLAN



SEREMBAN –  
PORT DICKSON  
HIGHWAY

JALAN PANTAI

# SITE PLAN





# PHOTOGRAPHS



# PROMINENT LANDMARKS

Avillion Admiral Cove



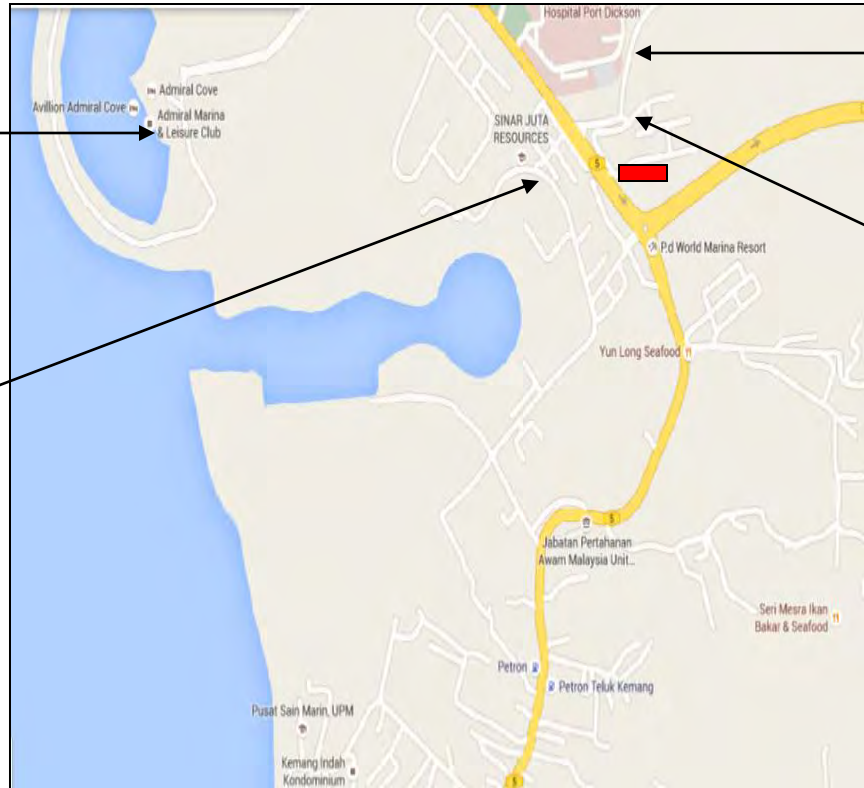
Port Dickson World Marina Resort



Port Dickson Golf & Country Club



Shophouses





## LIMITING CONDITION

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- Whilst every reasonable care has been taken in the preparation of these particulars, no warranty is given or implied by both the Exclusive Marketing Agent, Jones Lang Wootton and the Owner, as to the accuracy of this information. All measurements and dimensions are not to scale.
- These particulars have relied upon physical and financial information provided by the Owner and not independently verified by Jones Lang Wootton.



## CONTACTS DETAILS

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