

THE LEGENDS



GOLF & COUNTRY RESORT

Legends Villas

Luxurious Living in Tranquil Surrounds

Welcome

To

“Home of an Ultimate Retreat”

EXCLUSIVE MARKETING CONSULTANT



KINGSBRIDGE INTERNATIONAL (M) SDN BHD



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Company Introduction

Kingsbridge International Group, a new corporate entity, from our previous Group “Mega-Development Specialist Corporation or MDSC Group”. This transformation was a result of the need for the company to expand the group into other industries, and regions.

Kingsbridge International (M) Sdn Bhd, with headquarter in Malaysia, is more than just a property developer. We have more than two decades of experience in property, marketing and township development, Fashion, international trading and property construction.

The *Board of Directors* of this company consists of dynamic business partners with diversified background, having common ideas, perspectives and directions towards property development.

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Resounding Awards

In 2008 & 2011 respectively, the group of companies was awarded the Asia Pacific Excellence Brand and The 10th Asia Pacific International Honesty Enterprise Keris Award.





Corporate Milestone (Local Project)

- Bangsar Trade Centre, Kuala Lumpur
- Kintaman A'Villa, Klang
- Vista Pinggiran Condominium, Petaling Jaya
- Bayu Puteri Condominium, Petaling Jaya
- Suria Damansara, Petaling Jaya
- Acacia Subang, Subang

.....Upcoming Aster Ville Ampang, Kuala Lumpur





The Legends...

The Legends Golf & Country Resort (LGCR) was incorporated in Malaysia under the Companies Act, 1965 on 6 November 1992 as a private limited company under the name of Life Leisure Sdn Bhd. It was acquired by Tropik Sentosa to undertake the development of the golf resort project. It was converted into a public limited company on 24 April 1993 and assumed its present name on 24 May 1994.

The LGCR commenced the operation of the Club when construction of the first 9-holes of the first golf course was completed and was opened for play in April 1997. The full 18-hole Jack Nicklaus course was opened to members on 1 July 1997. The Arnold Palmer Palm Course (9-holes) was open for play on 1 April 2009. The Soft Opening Ceremony on 19 April 2009 was officiated by YB Dato' Haji Abdul Latiff Bin Yusof, State Secretary of Johor and witnessed by more than 200 distinguished guests.



Location Accessibility

Legends located in Sedenak, Johor, an easy **40-minutes** drive from the **Singapore-Second Causeway** via the North-South Expressway.

Driving from Kuala Lumpur, it is also easy to arrive Legends. From the North-South highway take exit 252 (Kulai) and follow direction Kulai (route 1), following sigages of Ayer hitam / The Legends signage.

More ways for go...

From the way exit 252 Kulai to Kulajaya, driving thru the silent, One you hit the Kulai Toll, there's quite a long straight road, lined with palm oil tree. At the end you will hit a T-junction, with a huge Carrefour (or was it Tesco) on your left. Turn Left and you will perhaps undergo the longest, singleless road. until you see Tesco. You need to drive past a town called Kelapa Sawit (Palm Oil). You will eventually see a right turn to Legends.

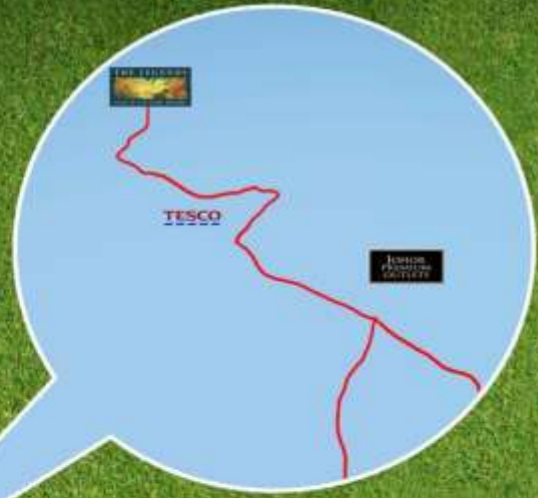
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Location



- A** JOHOR BAHRU CITY CENTRE
New Financial District
JB - Singapore Causeway
Tebrau-Pleiong Mixed Development
Danga Bay Integrated Waterfront City
Upgrading of Central Business District
Coastal, Immigration and Quarantine Complex (CIQ)
- B** NUSA JAYA
Medini
EduCity
Kota Iskandar
Medical Park
Pulau Harbour
International Destination Resort
Housing and Residential Projects
Southern Industrial and Logistics cluster (SILS)
- C** JOHOR BAHRU CITY CENTRE
Tanjung Pagar
Free Trade Zone
Port of Tanjung Pelepas
Tanjung Bin Power Plant
KAMPAR World Heritage
Malaysia - Singapore Second Link
- D** JOHOR BAHRU CITY CENTRE
Johor Port
Tanjung Lingsat Port
Pasir Gudang Industrial Park
Tanjung Lingsat Industrial Complex
- E** SENAI-SKUDAI
Senaï Cargo Hub
MSC Cyberport City
Senaï High-Tech Park
Johor Technology Park
Sedenak Industrial Park
Senaï International Airport





Location Map





Overview

The Legends is a master planned resort,

comprising of *astounding*;

- 18 holes golf courses by Jack Nicklaus
- 9 holes golf courses by Arnold Palmer
- Exquisite Equestrian centre
- Resort with world class amenities

Blue prints of further development

- Over 1,000 acres of land
- Only Phase I of 135 units has been launched
- Proposed access road from expressway directly to The Legends
- Phase II and Phase III in pipeline



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A Golf Course

"Where the name speaks for itself"

Designed by Jack Nicklaus nicknamed :

"The Golden Bear", is an American professional golfer.

He is widely regarded as the most accomplished professional golfer of all time, winning a total of 18 career major championships, while producing 19 second place and 9 third place finishes in them, over a span of 25 years.

Major championships

- Masters Tournament
- U.S. Open
- Open Championship
- PGA Championship



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GOLF & COUNTRY RESORT

A Golf Course

"Where the name speaks for itself"
Designed by Arnold Palmer

an American professional golfer, who is generally regarded as one of the greatest players in the history of men's professional golf.

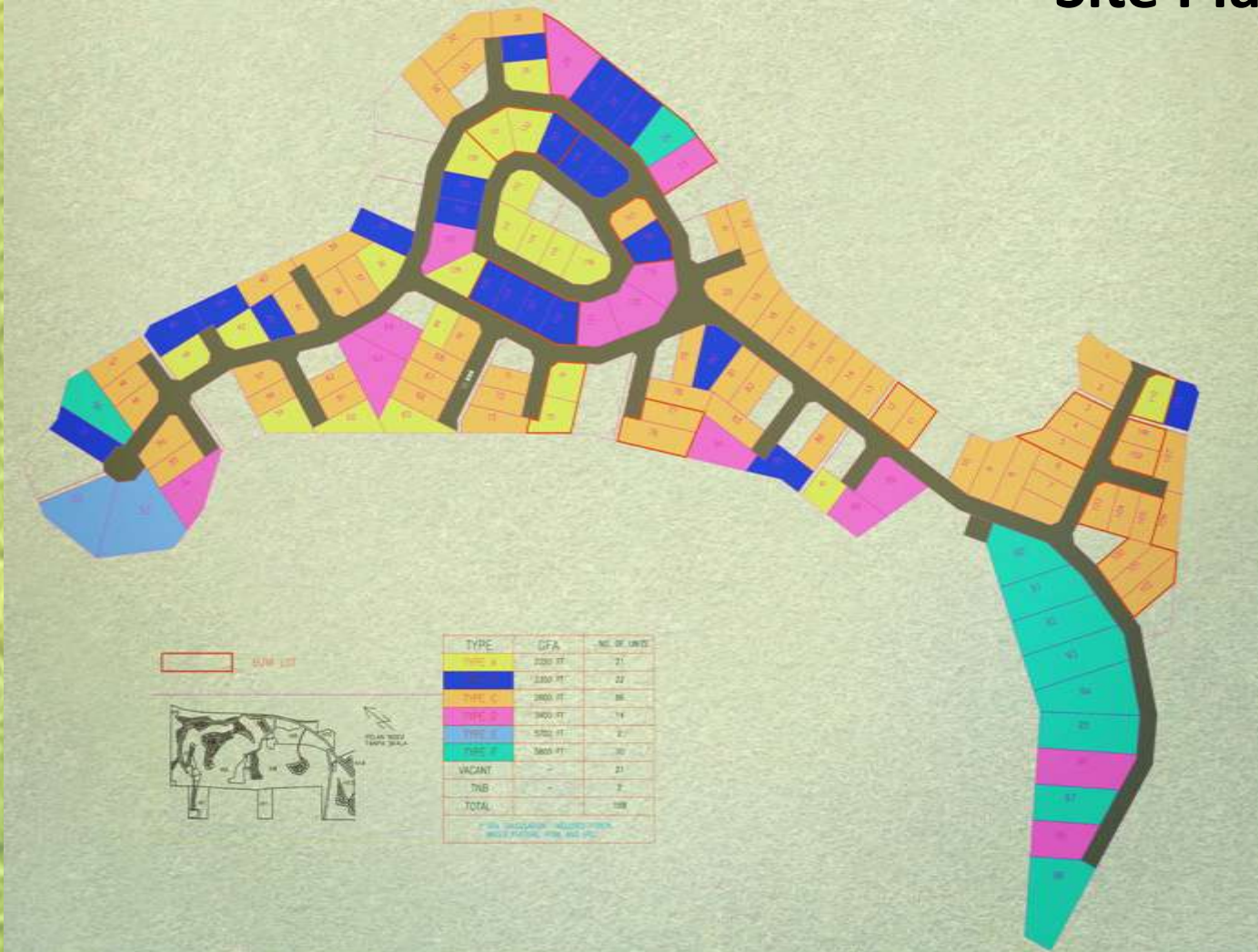
Nicknamed "**The King**," he is one of golf's most popular stars and its most important trailblazer, because he was the first superstar of the sport's television age, which began in the 1950s.

Palmer won the PGA Tour Lifetime Achievement Award in 1998, and in 1974 was inducted into the World Golf Hall of Fame





Site Plan





Type A

A contemporary single-storey villas with approximate built up area 2250 sf and total land area averaging 6000sf.
Only 21 units.

The architectural language is modern minimalist with the use of the natural stone and timber, neutral color palette contrasting with modern building materials of slick metal frame, louver screen and glass



PRICE: RM1,500,000 ONWARDS



Type B

Villas B has similar design as villas a, but with an additional study /family room.

The built up is approximately 2350 sf total land area averaging 6000sf and Only 22 units.



PRICE: RM1,600,000 ONWARDS



Type C

A mid-size modern 2-storey villas with approximately 2600 sq ft. in built up area, total land area averaging 6000sf and only 66 units

Ground level consist of all public spaces together with wet and dry kitchens and powder room.

The double height living and dining spaces look into a reflective pool sandwiched between these 2 space.

The 3 bedrooms with en suite bathrooms are located on the first floor ensuring maximum privacy.



PRICE: RM1,500,000 ONWARDS



Type D

The mid size modern single-storey villas features its own private pool.

The built up area is approximately 3400 sf , total land area averaging 8000sf and only 14 units.

The living room, dining room and master bedroom have sliding door opening to the private pool and panoramic views of the golf course.

The 2 bedrooms come with attached bathrooms.



PRICE: RM2,200,000 ONWARDS



Type E

A large modern single-storey villas with its own private pool.

This villa has a built up area of approximately 5700 sq ft , total land area averaging 12000sf and only 2 units.

The 3 bedroom with suite bathrooms are housed in 2 wings, the dining and living spaces linking the two wings.

The master bedroom and bedroom 1 open out to its own covered terrace/deck facing the private pool.



PRICE: RM4,500,000 ONWARDS



Type F

This 2-storey villas occupies approximately 5800 sq ft. of built up area ,total land area averaging 15000sf and only 10 units.

The living, double height dining and family areas on the ground floor have full length sliding glass doors that open out to the pool and terrace /deck.

The master bedroom with attached bathrooms has sliding glass door which opens to the pool terrace /deck. The master bathroom has a private Jacuzzi and a view of the garden/courtyard.



PRICE: RM4,000,000 ONWARDS



Typical Floor Plan - Type F
 Double Storey - 4 Bedrooms
 6,000 sq.ft.



Ground Floor



1st Floor

- 1. Porch
- 2. Living
- 3. Dining
- 4. Dry Kitchen
- 5. Wet Kitchen
- 6. Master Bedroom
- 7. Master Bath
- 8. Bedroom 1
- 9. Bath 1
- 10. Bedroom 2
- 11. Bath 2
- 12. Bedroom 3
- 13. Bath 3
- 14. Powder Room
- 15. Pool Deck
- 16. Swimming Pool
- 17. Verandah
- 18. Entertainment Area
- 19. Utility

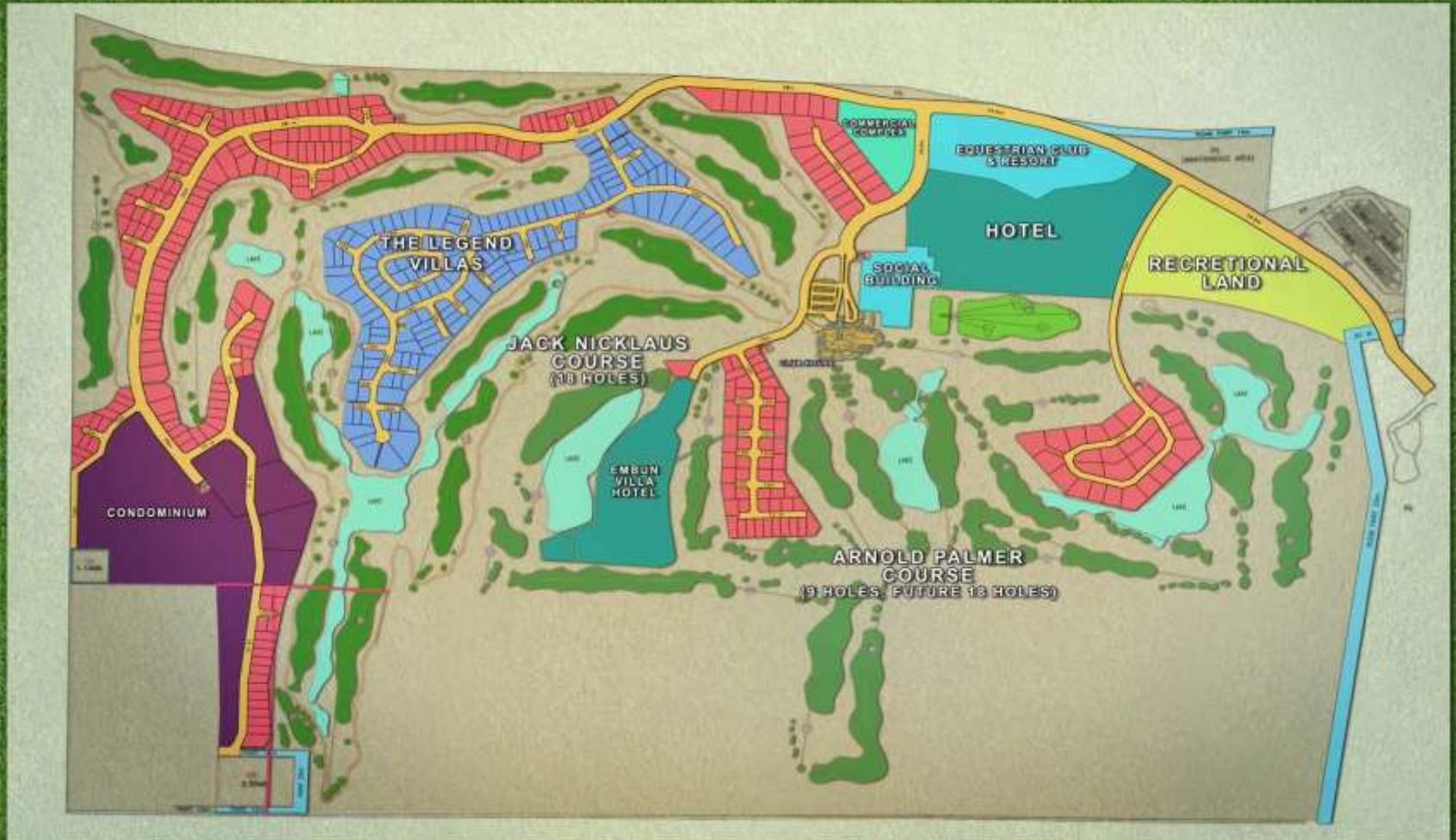
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Future Development





Golf Club & Resort Information

- Jack Nicklaus Hill and Water Courses
- Arnold Palmer Palm Course
- Driving Range
- Golfer Terrace
- Chinese Restaurant
- Legends BAR



Sports & Recreations

~Swimming Pool ~Pool Tables ~Fishing Lake ~Jungle Tracking
~Mountain Biking ~Gym ~Volleyball ~Futsal ~Mahjong ~Chess
~Tennis ~Table Tennis ~Badminton ~Congkak

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Fun for All

Club house with a traditional setting and a generous build up of 110,000 sq ft



Golf Terrace



Fun for All

Local & Western Cuisine

Legends Court offering local savory delights accommodated with a large and airy Golfer's Terrace with a high timber ceiling

Chinese Cuisine

The Legends Court Chinese Restaurant which serves delectable and authentic Chinese cuisine.



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Fun for All



Mountain Bike & Jungle Tracking Trail



Swimming Pool



Fishing

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Business & Leisure



Seminars and Conference room

Ballroom



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Guest visiting? Is Privacy a concern?

Let The Legends Guest Room take care of your guest...we have;

33 rooms, built and furnished in contemporary Asian style

While most rooms come with exotically landscaped showers to bring nature closest to you is best for love birds

Suites are perfect for families or small groups, that prefers spacious living

We Build Privacy Within..



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Equestrian (Équestre ~ in French)

Widely regarded as the sport for the rich and famous due to the very high maintenance of horses, located at the entrance of The Legends.

This naturally creates a luxury living within a residential tropical settings enhancing further the value of quality living.

One of the only few Golf & Country Resort with the compliment of an Equestrian Club in Malaysia & Singapore

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Why Legends



Amenities Within Reach

Entertainment

Senai International Airport...	15 minutes
Johor Premium Outlet...	20 minutes
LEGOLAND...	30 minutes
Hello Kitty Land Town...	30 minutes
Pinewood Iskandar Studios...	30 minutes
Universal Studio Singapore...	1 hour
Sentosa Island Singapore...	1 hour
Singapore...	40 minutes
Malacca...	100 minutes
Kuala Lumpur...	2 hours and 50 minutes





Amenities Within Reach



Education

University :

Universiti Teknologi Malaysia, Johor... 30 mins

Chinese High School :

Foon Yew High School, Kulai... 11 mins

Government Primary Chinese School

SRJK (C) Batu, Kulai... 3mins

SRJK (C) Sawit, Kulai... 14mins

SRJK (C) Bemban, Kulai... 19mins

SRJK (C) Sedenak, Kulai... 19mins



Amenities Within Reach

Health & Care

Hospital Temenggong Seri Maharaja Tun Ibrahim	6 mins
Hospital Kulai, Johor	7 mins
Hospital Sultan Ismail (government) ...	1 hour





Advantage for Investment in Malaysia

- Affordable Quality Property with Good Infrastructure & Political Stability
- High Standard Living but Low Cost Living
- Pleasant Weather
- Quality International Education, Complete Medical Facilities
- MM2H program in low entry requirement

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AN INVESTMENT OPPORTUNITY NOT TO BE MISSED

THANK YOU

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