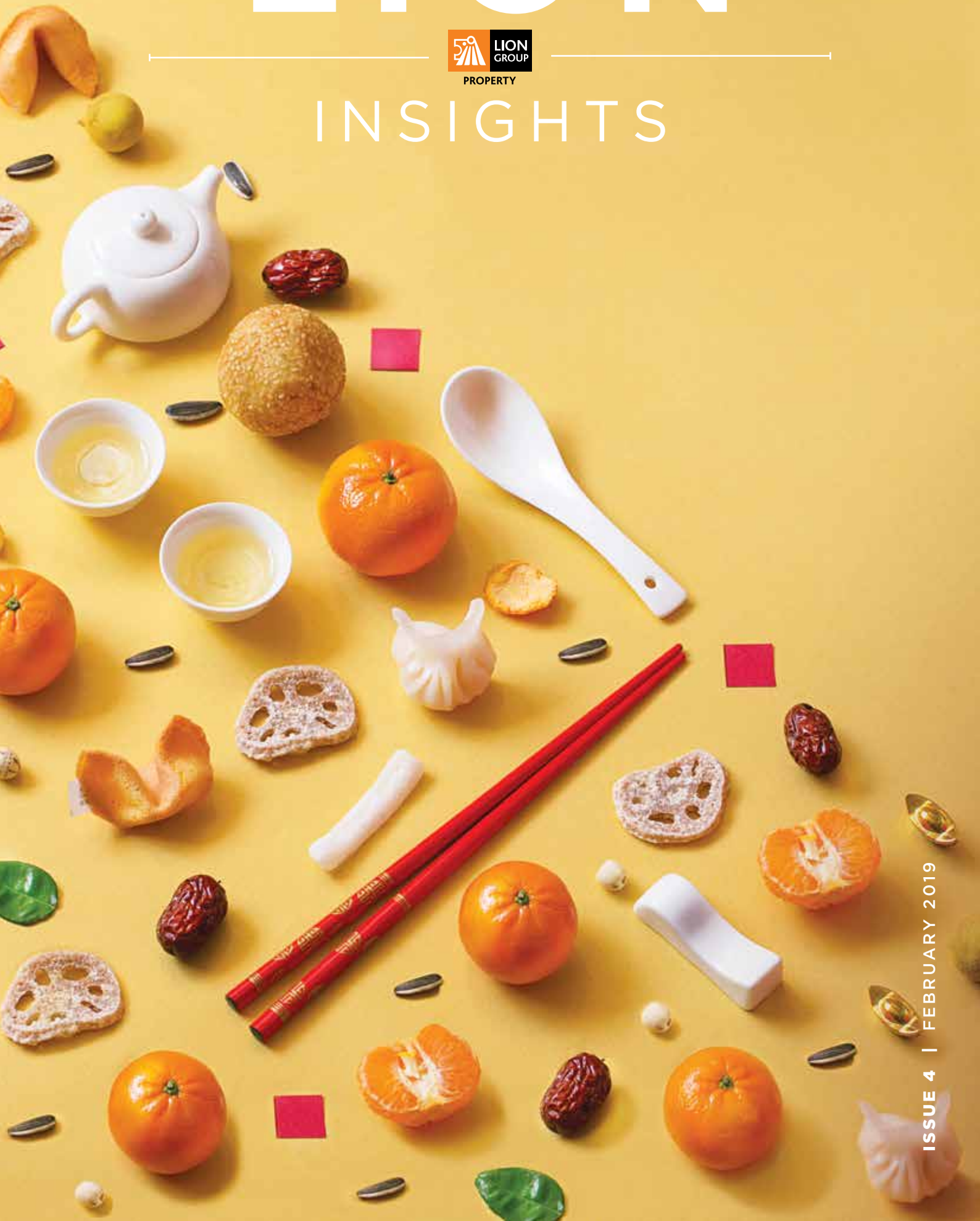


LION



INSIGHTS



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A 36 YEARS LEGACY

OF EXCELLENCE, INNOVATION AND VISION

OUR BELIEF SYSTEM

At Lion Group Property, our Vision, Mission and Values provide a roadmap for our decisions and a benchmark for our actions.

VISION

We shall be a forward-looking developer with a trendsetting mindset that builds innovations and excels in enriching the quality of life.

MISSION

We are committed to take large strides and break new grounds in ensuring the properties we build for the community are recognised for their exceptional and inspirational values and quality excellence.

VALUES

- Team Spirit
- Commitment
- Integrity & Honesty
- Customer Oriented
- Respect & Empathy for Individuals

DELIVERING A SPECTRUM
OF DIVERSIFIED PROPERTY
DEVELOPMENTS



Bandar Bukit Mahkota, Bangi



Bandar Mahkota Cheras, Selangor

- 13
Completed Townships
- 9
Serviced Suites & Condominiums
- 7
Commercial Parks
- 7
Shopping Malls
- 5
Industrial Parks
- 3
Hotels
- 2
Office Towers
- 1
Golf Club & Resort

**LION GROUP PROPERTY
SALES & MARKETING OFFICES AND
PROPERTY GALLERIES (MALAYSIA)**

KUALA LUMPUR & SELANGOR

**KL Headquarters
Marketing & Sales Department**

Level 2, Lion Office Tower,
No. 1 Jalan Nagasari,
50200 Kuala Lumpur.

T 03-2141 1976

F 03-2148 9617

**Bandar Mahkota Cheras
Sales Gallery & Site Office**

Lot 1239, Jalan Puteri, Seksyen 1,
Bandar Mahkota Cheras,
43200 Kajang, Selangor.

T 03-9074 9206

F 03-9076 4230

GPS Coordinates: N 3.0425, E 101.7854

**Bandar Bukit Mahkota, Bangi
Sales Gallery & Site Office**

Crescent Park Townvilla,
Jalan Mahkota 9/7A, Seksyen 9,
Bandar Bukit Mahkota, Bangi,
43000 Kajang, Selangor.

T 013-248 6412 / 017-884 1490

GPS Coordinates: N 2.880388, E 101.798847

PENANG

**Bagan Jermal
Sales Gallery & Office**

No. 6A, Jalan Bagan Jermal,
10250 Penang.

T 04-226 7099 / 04-226 7299

F 04-226 6799

GPS Coordinates: N 5.435842, E 100.304317

MELAKA

**Melaka
Sales Gallery & Office**

No. 20, Jalan Tiaraville 3,
Jalan Gapam, Bukit Katil,
75450 Melaka.

T 06-253 0891

F 06-253 0892

GPS Coordinates: N 2.274722, E 102.315694

FROM THE MANAGING DIRECTOR'S DESK



The property market is built upon innovation and excellence in line with the strong support from earnest buyers and smart investors. At Lion Group Property, my dedicated team and I continue to solidify our illustrious track record by pushing the limit, breaking the barriers and build better solutions - developments as well as legacy.

Our range of developments offers a diverse product mix of functional designs with an emphasis on liability and sustainability that are able to cater to a wider audience. Quality is never compromised as each element is expertly crafted because we care how our designs affect everyday lifestyle and living as well as the surrounding community.

On top of that, we continue to further leverage on the booming momentum for all of the currently ongoing and upcoming new developments. As of today, Resilience Residence has been successfully launched while Tiaraville Resort Homes @ Melaka have just been completed with CCC and is ready for occupancy.

The team and I are always focused on reinforcing our partnerships between purchasers, creating meaningful and lasting relationships as we further solidify the foundation of our future successes.

This is apparent through the number of events we have organised and will continue to organise as we celebrate and create new bonds and memories, fostering closer community ties - our show of appreciation for the continued patronage and confidence in our brand of dreams.

We more than welcome your thoughts and views, so, do remember to connect with us on our Lion Group Property Facebook page. Also, look out for fun insider news, updates and insights on our latest projects and upcoming events right here.

Thank you and happy reading!

Sincerely,

Young Pey Feei



A GLANCE BACK AT OUR EVENTS

Sales team showing guests the scale model of Resilion Residence

R E S I L I O N

RESIDENCE

| 樂居苑 |

@ Bandar Mahkota Cheras

Resilion Residence Official Launch

Held on the 23rd and 24th June 2018, the official launch of Resilion Residence saw a football-themed celebration with refreshments and plenty of fun games including a football shootout mini game. Organised in time with World Cup 2018, we also kicked off the two-day football fever event with our very own World Cup Score Prediction game that offered prizes in the form of Parkson Vouchers.

Resilion Residence Mid-Autumn Celebration

The Resilion Residence Mid-Autumn Celebration on the 22nd and 23rd of September 2018 was a family fun filled 2-day event. Crowd came and clamoured around the various food trucks parked for the festivities. Other attractions include workshops that kept kids occupied as well as an extravagant Insta-worthy Luminous LED Swings Garden that kept shutterbugs busy with OOTDs. Special property packages were also offered during the festival.



Guests answering the Mid Autumn riddles at the entrance of the sales gallery



Young guests happily enjoying the LED Swings in the garden



Happy families celebrating Mid Autumn with their lanterns

CrescentPark

Townvilla

Bandar Bukit Mahkota

Freehold

Majlis Rumah Terbuka Aidilfitri Crescent Raya

Eid is a big deal and so this year, on Saturday of 2018 June 30th, we went all out and celebrated with a special Majlis Rumah Terbuka Aidilfitri Crescent Raya that features an array of delicious festive treats and delicacies as well as an unbeatable home package plus the chance to win travel packages worth up to RM10,000.



Open house festive lunch were served



A family taking photo with props at the photo booth

Tax Holiday Campaign

In conjunction with the GST-free period between July and August 2018 prior to the SST implementation in September, we organised a rewarding Tax Holiday Campaign via the official Lion Group Property Facebook page. During the campaign, 11 buyers enjoyed the tax holiday rewards which included travel vouchers or cash rebates of up to RM10,000 on their purchased property.



FIFA World Cup Campaign

During the 2018 FIFA World Cup period, Lion Group Property decided to have a little fun campaign. Every day, a match was selected for score prediction where participants were required to visit our Resilience Residence, The Vantage or Crescent Park sales gallery in order to complete the form and cast their guess. Each correctly predicted scores won RM50 Parkson vouchers and the prize for the Final score match prediction were bumped up to RM100 Parkson vouchers.



THE ARTS OF THE LUNAR NEW YEAR

One of the biggest and most important annual festival for Chinese and the Chinese communities world wide, Chinese New Year is celebrated on the first day of the Chinese Lunar Calendar. Each year is represented by a zodiac sign from the 12 animals in the Chinese Zodiac.

Prior to the celebration, homes are cleaned and decorated. Debts are also settled while offerings and prayers are made. During this time, plenty of food are also prepared and new clothes purchased. Like any other event, family members from out of town will come home for a big family reunion dinner held on the eve of the New Year.

As the festival approaches, bad language and any unpleasant or sensitive topic is strictly discouraged. It's always best to be in one's good behavior and only say good and auspicious things.

On Chinese New Year day, everyone's abuzz with various activities, including decorating with duiilian (a pair of scrolls with poetry written), giving red packets or ang pow containing money, visiting friends and families, having family meals and gatherings, playing cards with small bets of money and watching dragon or lion dances.

Also known by the name of Lunar New Year or the Spring Festival, the event is observed by the Chinese communities throughout the world. A cultural event, it is also a religious one for the Buddhists, Confucians and Taoists who offer prayers. In Malaysia, the concept of open house is normally practiced where the homes are open to welcome friends and family for the festivities.

*May this Year
Brings You
Great Fortune*

BEHIND THE SCENES Grandma's Angpao



This Chinese New Year, we learn the real meaning behind the giving of angpao packets through a heartfelt video based on a true story. The story sees an estranged relationship between a grandmother and her granddaughter who has forgotten what Chinese New Year celebration is all about.

In the storytelling, which sees typical situations akin to society these days, we aim to share the very essence of the festival through the act of angpao giving which is more about well wishes and good intent, not just monetary value. The key takeaway from the story was family is everything and remains our most valuable possession.

To celebrate the spirit of 'Grandma's Angpao', we organised a limited first-come-first-serve angpao giveaway that requires people to **'LIKE'** the Lion Group Property Facebook page and **'SHARE'** the video.

"Nothing can compare to the warmth and value of Family."



BEHIND THE SCENES Mat Salleh Celup



For Merdeka Day celebration, we rediscovered Malaysia through the eyes of a oncetourist-turn-local-celebrity, Mat Dan, as he takes us around Pulau Kapas sharing anecdotes on his experience through rural Malaysia. He also talks about the beauty in diversity, how the cultural melting pot that is Malaysia had won his heart permanently.

On the official Lion Group Property Facebook page, 20 lucky winners received RM100 Parkson Shopping Vouchers during our one month long Merdeka Video campaign which saw Mr. Kong Pak Seong winning the Grand Prize worth up to RM300.

CORPORATE SOCIAL RESPONSIBILITY

Deepavali Home Visit @ Banting

For Deepavali 2018, we at Lion Group Property celebrated by organising a little CSR effort through a special program to help selected low-income families from SJK (T) Telok Datok, Banting. We gifted these families with household items and cash donations that were distributed through a home visit on 1st Nov 2018 prior to the Deepavali festivities so as to brighten up their celebrations and festivities.



Sponsorship on SJK (C) Yoke Min @ Bangi

As an effort to raise sponsorship for the school fund, we hosted a fundraiser during the 85th Anniversary Alumni Night. Held at SJK (C) Yoke Min, Bangi on the 11th of November 2018, the event themed 'Remember Bangi, Love Yoke Min' saw a rewarding gathering of kindred souls coming together for the future generation.



Christmas Charity Home Visit @ Melaka

In the spirit of Christmas, members of the Lion Group Property conducted a visit to the Handicapped & Mentally Disabled Children Love Centre in Bachang, Melaka. During the visit on the 17th of December 2018, we gifted the residents with daily necessities and food items. The centre which started running since October 2006 is currently home to 30 residents all of whom are suffering from a disability such as mentally disabled, handicapped, bedridden and down syndrome.





A FUN-FILLED WEEKEND FOR EVERYONE

Surrounded by mature townships nearby with established amenities and connections, every day is an exciting new discovery whether you're in Cheras, Bangi or Banting. From food to all sorts of fun for everyone, here are some of the best things you can do on your weekend!

For the food hunters, you can always discover new flavours in Cheras. From local favourites to hipster haunts, dining is a well-enjoyed activity and you'd definitely be spoiled for choices. Whether you prefer local delicacies or western delights, there's something to whet your appetite.

Susan's Bistro is known for its Italian and Western dishes. This pork-free eatery is famous for its Lamb Shank, Grilled Chicken Thigh, and their specialty Seafood Baked Pasta Package.

Taste Gallery is a halal certified kopitiam inspired restaurant offering a wide range of Western and Asian fusion. You wouldn't want to miss out on their Charcoal Hollywood Burger and Carbonara Pasta.

Cravings Restaurant offers pork-free Western and Malaysian dishes including salads, sandwiches, handcrafted burgers, Asian noodles, rices and pastas.

10 grams, a favourite watering hole for coffee lovers is known for its signature Brick Honey Toast, Marshmallow Cloud Coffee and Laboratory Coffee.

Stage Cafe is well-loved and known for its minimalist delicious fluffy cakes and jasmine tea combo.

Bandar Bukit Mahkota township in Bangi is also rich with eateries and parks for a wonderful weekend family outing. This fully integrated township features a 58-acre recreational lake garden and well-planned streetscape with an entrance greeted by lush greenery. Apart from amenities like primary and secondary schools as well as commercial centre, Mahkota Lake Club is a go-to recreational facility for that healthy living for the whole family. For a wholesome afternoon of fun in the sun for everyone, there's always the Bangi Wonderland Theme Park Resort.

Banting located in the Kuala Langat district, on the banks of the Langat river, the family friendly weekend getaway spot offers a variety of features and facilities made for everyone, young and old. But if you're more of a thrill seeker and looking for a whole other kind of adventure, these are the spots worth checking out:

Tadom Hill Resorts is an ecologically sustainable resort featuring structures made mostly with bamboo. A recreational area, Tadom Groove offers diving platforms, floating lounge chairs, Tarzan swings, water swings and more for the adventurous.

Jugra Hill often associated with its historical city and legends has in recent time gained popularity amongst the thrill seekers. Perfect for paragliding, jogging and hiking, the peak offers a panoramic view of the Langat River.

Morib is an ideal beach destination to relax and have fun with family and friends. Just a short drive away, this is the place to go if you're looking to witness breathtaking sunsets.

Here, there is something for everyone. You don't have to go far for a good time with loved ones because everything is close to home. Just a quick drive and you'll be pleasantly surprised by all the exciting things that can now occupy your weekends!



PROJECT UPDATE

ONGOING PROJECT

Resilion Residence

FREEHOLD

Bandar Mahkota Cheras, Selangor

A cul-de-sac hilltop enclave in Bandar Mahkota Cheras, this development offers urban residential excellence at an affordable price tag.



3-Storey Townvilla
Artist's impression

Condominium

Built-up : 1,148.94 sq. ft. – 2,050.96 sq. ft.
No. of unit : 172 units

Townvilla

Built-up : From 838 sq. ft.
No. of unit : 72 units

Total Development Land Area
4.08 acres

UPCOMING PROJECT

Lion Industrial City

FREEHOLD

Banting, Selangor

Lion Industrial City is poised to be an industrial powerhouse. Bounded by good road infrastructure and established amenities, this industrial hub is designed to create an innovative and progressive space for smart investors and business owners.



Architect's perspective

Total Development Land Area
1,253 acres

97 Garden Terraces

FREEHOLD

Bandar Bukit Mahkota, Bangi, Selangor

This safe and secure neighbourhood is fully integrated with nearby public amenities and facilities, ensuring that everything is within reach. A gated and guarded development that promotes outdoor living, provides convenience while encouraging community engagements through a myriad of fun activities.



Architect's perspective

2-Storey Terrace House

Land size : 22' x 70'

Total Development Land Area
8.71 acres

No. of Unit : 97 units

COMPLETED PROJECT (WITH CCC & READY FOR OCCUPANCY)

M-Row

FREEHOLD

Bandar Mahkota Cheras, Selangor

This exclusive shop offices a contemporary concept that cleverly incorporates practicality and effectiveness. With its CCC obtained on 31st July 2018, these adaptable factory spaces are built to serve multiple functions such as showroom, office, production floor and storage.



Actual site as at May 2018

2-Storey Exclusive Shop Offices

Land size : From 20' x 70' and above

Total Development Land Area
1.389 acres

No. of Unit : 14 units

The Vantage Premium Villas

FREEHOLD

Bandar Mahkota Cheras, Selangor

The Vantage is a bespoke development that has garnered impressive sales. Phase 1 which includes super links, premium villas and semi-Ds are completed and ready for occupancy. Meanwhile Phase 2 has made a 100% sales just within 2 weeks of launching and obtained its CCC on 4th December 2018.



1 1/2-Storey Townvilla
Actual site as at December 2018

2-Storey Superlink Homes

Land size : 26' x 70' / 26' x 80'

2-Storey Premiumlink Homes

Land size : 40' x 65'

2-Storey Semi-Detached Homes

Land size : 66' x 80'

1 1/2-Storey Townvillas

Built-up : From 1,243 sq. ft. onwards

Total Development Land Area
11.91 acres

No. of Unit : 137 units

Crescent Park

FREEHOLD

Bandar Bukit Mahkota, Bangi, Selangor

An extensive development with a QLASSIC score of 78 points, Crescent Park is a contemporary styled home equipped with modern features and sleek architecture within a traditionally close-knit community. This gated and guarded enclave creates a perfect environment for families and friends.



Actual site

1 1/2-Storey Townvillas

Built-up : From 1,474 sq. ft. to 1,872 sq. ft.

Total Development Land Area
6.2 acres

No. of Unit : 134 units



PLAY UP

BEAUTY STORE

PLAY UP, a multi brand beauty concept store, offers a hassle-free and economical solution where shoppers will be delighted with over 10,000 affordable beauty products from exciting and fashionable brands such as 16brand, Beauty Buffet, COSRX, Flormar, Mille, The Saem and more.

→ G Floor, Fahrenheit88

→ Level 1, Berjaya Times Square.

PLAY UP



PLAYUPADVANCE



PLAYUPADVANCE

#playupmy

the Vantage

at Bandar Mahkota Cheras

Starting from

RM555,XXX*

— Freehold —
Only 16 units



BUILT THEN SELL • NEWLY COMPLETED WITH CCC.



BMC TOWNCENTRE
A Variety of Everyday Amenities
Right at Your Doorsteps

the Vantage

EKVE Intersection



Exclusive Rebate

SPA legal fee, stamp duty + disbursement absorbed by developer

Loan documentation legal fee, stamp duty + disbursement absorbed by developer
(based on 90% loan)

Free Kitchen cabinet with Hood & Hob

For more information, please visit
Lion Group Property

Bandar Mahkota Cheras Sales Gallery & Site Office
Lot 1239, Jalan Puteri, Seksyen 1, Bandar Mahkota Cheras,
43200 Kajang, Selangor. GPS Coordinates: N 3.0425, E101.7854

*Terms and conditions apply.

Another Prestigious Project By



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