LIFESTYLE LESS ORDINARY

LUXURY HOMES & LIVING SARAWAK

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GET TO KNOW BINTULU, SARAWAK'S ECONOMIC GAME CHANGER!

Get to know this economic powerhouse! (Pg 10)

EXPERT ADVICE: BLUE CHIP, BLUE CHIP, BLUE CHIP

Get some insights on Sarawak's residential property scene (Pg 26)

AFFORDABLE LUXURY HIGH UP IN THE CLOUDS NOT TO BE MISSED

Searching for a blue chip property with blue chip investment? Look no further, with Naim "The Peak"! (Pg 36)

IT'S ALL ABOUT 'FENG SHUI'

Understand the importance of 'Feng Shui' for better living and wealth enhancements! (Pg 73)

EXPERT TIPS:

Find out why property management can make or break a strata title development (pg 76)

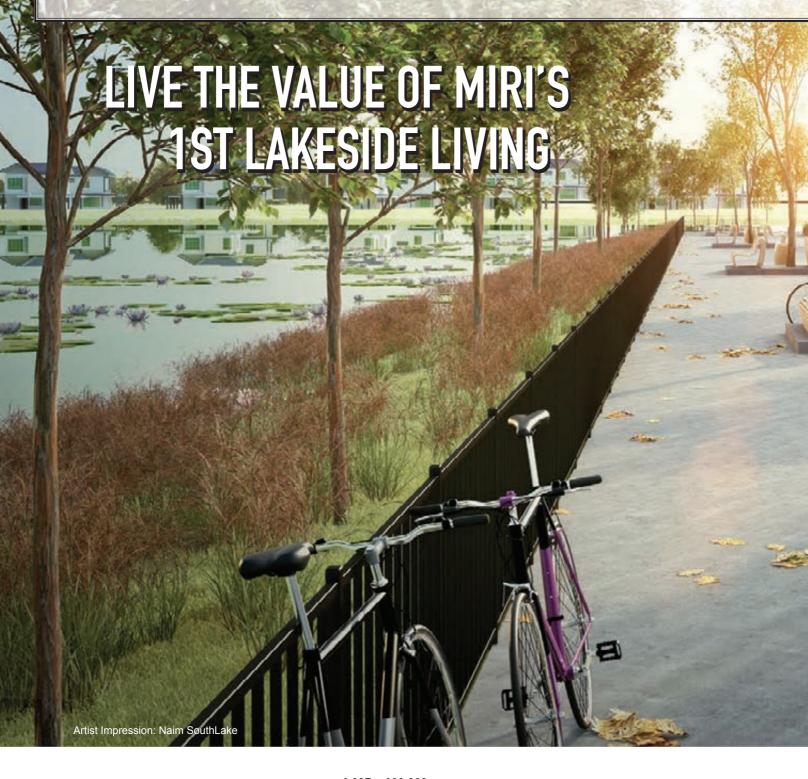


Scan this QR Code to our Website

ADVERTORIAL

COME HOME TO NAIM SOUTHLAKE PERMYJAYA

Naim SouthLake Permyjaya, Miri, Sarawak is a 450-acre chic affluent enclave with a 30-acre central lake and a winding scenic river that cuts across the development. With the scenic lake as its main feature, and its guarded and gated environment, Naim SouthLake Permyjaya provides residents with an unrivalled lakeside living experience.









+6 085 - 491 000 Miri Sales Gallery

www.naimproperties.com.my

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+6 019 - 858 4677 Catherine

+6 016 - 875 8784 Yusrezie +6 017 - 806 9898 Heidi +6 019 - 827 2877 Chua +6 016 - 853 1547 Aisvah +6 013 - 830 4707 Irene



Another Naim SouthLake Permyjaya's highlight is the Naim Clubhouse featuring a lakeside salt water pool, dining options, indoor hall for recreational activities and private functions, as well as gymnasium with sauna facilities for its residents.

The Naim SouthLake Permyjaya residences are not mere structures of brick and mortar but embodiments of lifestyle statements that combine the best that modern living can offer complemented by the energizing and calming influence of natural surroundings. The creative landscaping and contemporary, spacious homes provide residents with an oasis of tranquillity and harmony – a place to call home.



























ADVERTORIAL

COME HOME TO NAIM KUCHING PARAGON

Situated at Batu Lintang Road, Kuching, Naim Kuching Paragon integrated development is a 'city-within-a-city', a lifestyle-inspired metropolis featuring stylishly crafted residences, distinctive commercial and retail hub, and premium hospitality address, conceived for the vibrant discerning community. Its premium residences, known as the Naim Sapphire On The Park condominium homes feature stylish condominiums set to captivate all, be it for brief sojourns or as a place to call home.



Naim Sapphire Grand

The Ultimate Expression of Modern Living

Artist Impression: Naim Sapphire On The Park Condominium





+6 082 - 416 288

+6 016 - 889 9944 John +6 017 - 866 7877 Favian +6 016 - 889 7825 Kelvin L

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SHOW UNITS ARE OPEN FOR VIEWING ON SITE

Opening Hours: Mon - Sat (9am - 6pm), Sun & PH (10am - 5pm)



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DISCLAIMER: All information furnished, featured photographs, perspective drawings and/or artist impressions in this special brochure are subject to amendments as may be deemed necessary by the developer and/or required by the Authorities, project consultants or project needs, and cannot form part of an offer or contract. Whilst every reasonable care has been taken in providing this information, the developer cannot be held responsible for inaccuracies, or completeness of, or errors or omissions in, any information contained herein.



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Indulge in your affordably luxurious sanctuary set in the clouds: Naim "The Peak".



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Editor's Note

WELCOME TO THE LUNAR NEW YEAR EDITION OF OUR 'LUXURY HOMES & LIVING, SARAWAK' ISSUE. MAY THE NEW YEAR BRING GOOD HEALTH, JOY AND PROSPERITY TO ALL!

As the saying goes 'Opportunity waits for no man'. Be it as a home buyer or an investor, we are all searching for the golden opportunity, the REAL DEAL. However, as to what constitutes a real deal, opinions differ. Some emphasise on property features, while others look at the development's master plan, regional growth and various more macro factors. Whatever the case may be, there may not be a totally right or wrong answer.

In this issue, take the chance to get 'up close and personal' with Sarawak, fondly known as the 'Land of Hornbills' and her gateway to the Central Region, Bintulu town, Sarawak's economic game changer. In addition, we invite you to gain some insights to the local residential property scene, the importance of property management for strata title developments and some great 'Feng Shui' guidelines for better living and wealth enhancement, courtesy of subject matter experts. Please also discover a 'not-to-be-missed' golden opportunity to own an affordably luxurious property set between the clouds, within the quaint Bintulu town!

At this juncture, we would also like to thank our expert contributors, Sr Robert Ting Kang Sung, the Managing Director of CH Williams Talhar Wong and Yeo Sdn. Bhd, Mr Paul Puah, the Co-Founder of PMC Facilities & Real Estate (EM) Sdn. Bhd. (PMC), Ms Angel Teo, the Managing Director of AT&A Home Ideas Sdn. Bhd. and Dato' Master Koh, a renowned 'Feng Shui' Master, for their valuable contribution – we greatly appreciate your efforts!

Happy reading!

Caroline Yeo
Editor

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Publisher's Note

A NEW YEAR, A NEW BEGINNING

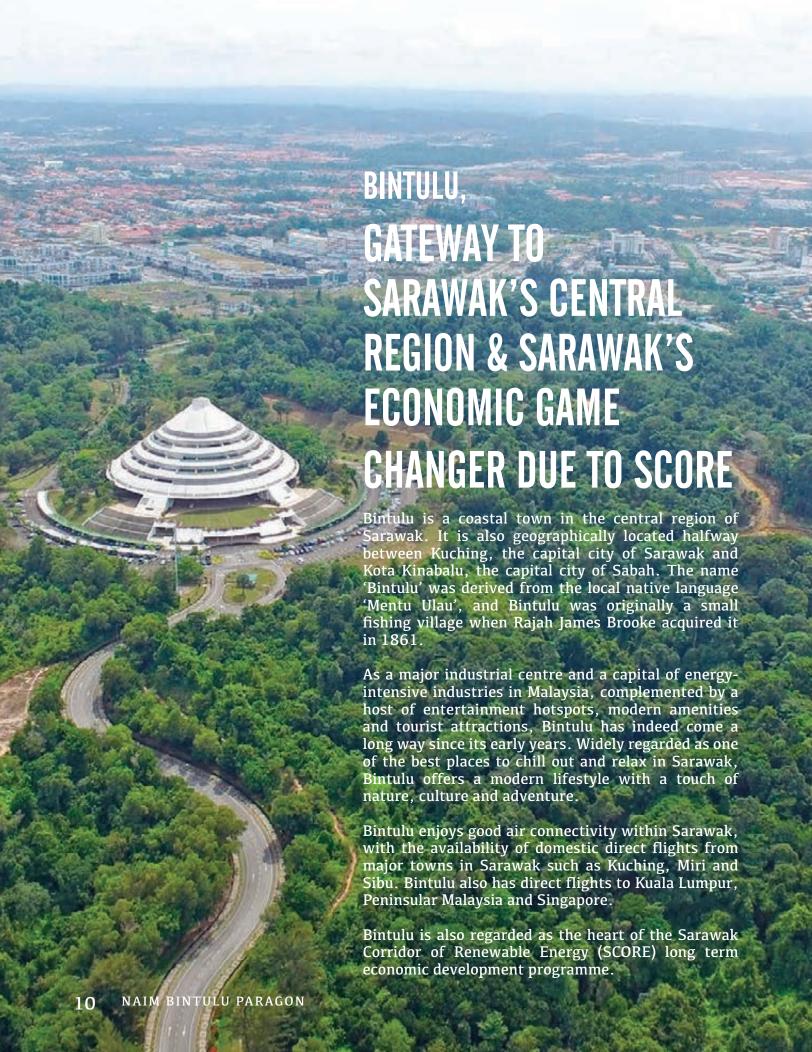
At Naim, we celebrate new beginnings. We celebrate your pride as you step into your new home, your joy of having your new child and your new hope for a better future. Indeed, we are truly blessed to be a part of our communities for more than 20 years.

As specialists in building vibrant communities, we believe in creating a more enjoyable world to live in, where our homes and communities can benefit the people that live, work and socialise within them. As our numerous awards show, we share what matters to our communities, and will continue to do so, with and for our communities. In short, we are here to build value in every way, with you and for you.

We join you in the celebration of a glorious new year. May your new year be filled with pages of success, good health and happiness!

GONG XI FA CAI!

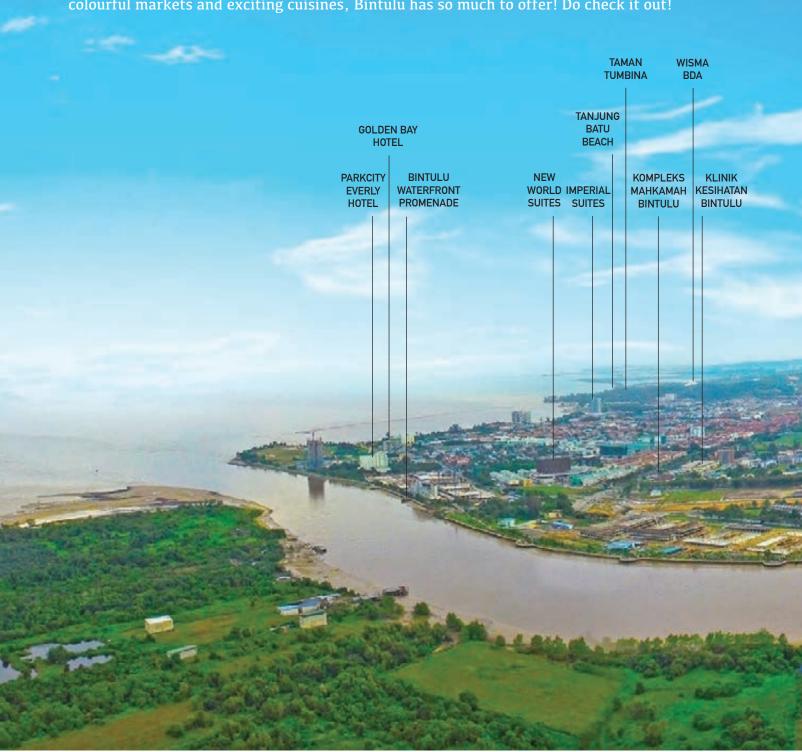






A TANTALISING BLEND OF OLD & NEW

Originally a thriving fishing village, Bintulu today is a delightful blend of the old and the new. With its modern complexes, quaint traditional buildings, ancient Chinese temples, colourful markets and exciting cuisines, Bintulu has so much to offer! Do check it out!













SCORE is one of the five economic development corridors created by the Federal Government of Malaysia as part of its ambitious plan to stimulate investment-led growth in traditionally rural areas. In fact, SCORE is the second largest of these corridors.

The long-term 2008–2030 development plan for SCORE focuses on growing the energy sector and targets 10 high-impact priority industries, with the aim of attracting major projects that will also create downstream opportunities for smaller businesses. This major initiative is expected to transform Sarawak into a fully developed State by 2020, by accelerating economic growth and improving the quality of people's lives.

Samalaju Industrial Park (SIP) about 60kms northeast of Bintulu is SCORE's biggest success story to date. It is the key location in SCORE for ambitious industrial projects and is already proving to be a magnet for foreign and domestic investments. Due to SIP, Bintulu, which is regarded as the epicentre of SCORE, is strategically positioned to benefit from it. Already the town is seeing an influx of workforce, vibrant local economy and a steady increase in property prices.

*Source: www.recoda.com.my

OUR PICKS ON THE 'MUST VISIT' PLACES IN BINTULU

Tanjung Batu Beach

Whether be it a moment of relaxation, picnic outings or even casual barbecues, the Tanjung Batu Beach has it all. Be prepared for some serious fun in the sun!

Bintulu Golf Club

Features an 18-hole international standard golf course offering a great challenge to golfers with its undulating terrain and a stunning view of the South China Sea. Designed with a USGA course rating 72.7 and has a slop rating of 127, the layout offers narrow fairways, calling for shot making finesse from golfers on a Malaysia golf holiday.







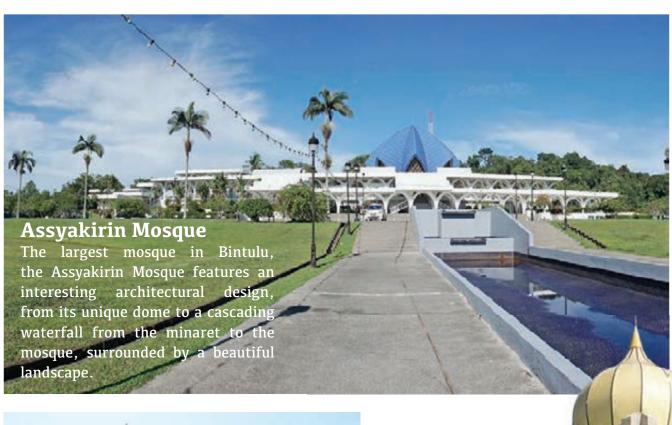
Taman Tumbina

Situated about four kilometres from Bintulu town, the Park comprising interesting flora and fauna is a source of living heritage with invaluable educational and recreational values. Its setting on a hill top overlooking the South China Sea and Bintulu Town is surely a sight to behold!

Similajau National

A not to be missed for nature **National** Park offers 25 miles of golden beaches on the South China Sea, adorned with beautiful casuarinas. coconut palms, interesting geological formations and intriguing rainforest treks.

Located about 30kms northeast of Bintulu, visitors of the National Park will be enthralled with jungle trails, beaches and other areas such as the View Point Trail, Turtle Beach and the location where the saltwater crocodiles, regarded as the world's largest, often bask in the sun. Besides crocodiles, Similajau National Park is also home to more than 180 species of birds including hornbills and sea eagles, and also 24 species of mammals.





St. Anthony's Church

With more than 60 years' history, St. Anthony's Church is one of the main churches in Bintulu. Although the church looks modest from the outside, its 'Last Supper' mural behind the altar is indeed a sight to behold!

Council Negeri Memorial

The Council Negeri Memorial holds a great historical significance as it commemorates Sarawak's first State Legislative Assembly, which was held on 8 September 1867. The Memorial is also located at the site where the said assembly was held.





The Kuan Yin Tong Temple is another spiritual fascinating spiritual building, featuring skilfully crafted design. Some design highlights include its rock garden courtyard, man-made waterfall and exquisite dragon fencing.



Bintulu Waterfront Promenade

Covering an area of approximately 120 acres, Bintulu Promenade is the longest waterfront in Sarawak. Do take a serene stroll along the Promenade, indulging in the picturesque view of the Kemena River, caressed by the cool river breeze!









Pasar Tamu and Pasar Utama Bintulu

The cone-shaped roof of Pasar Tamu and Pasar Utama next to it along the riverfront feature an array of exotic local produce and other exquisite offerings. Do sample the famous local shrimp paste or known as the 'Bintulu Belacan' here!





Pasar Malam Bintulu

Pasar Malam Bintulu is a must visit for food lovers! Be prepared for a gastronomical adventure with mouth-watering street foods and local fares on offer!



IT'S A FOODIES' WORLD!

Ah FOOD! It is everyone's favourite topic. While Bintulu is blessed with glorious seafood, your visit to Bintulu would not be complete without sampling these few dishes.



Prawn Noodle

A must-try for prawn lovers, the prawn noodle dish consists of noodle served with large prawns in soup or gravy infused with tasty prawn essence. It's everyone's favourite!



'Kampua' Mee

A popular dish for breakfast, lunch and dinner, this noodle dish, while modest in appearance, offers a flavourful journey. It consists of yellow egg noodle served plain or tossed in soy sauce or chilli sauce and typically served with slices of barbecued pork (char siew) or chicken cutlets, and a bowl of soup. Yummy indeed!



Deep-fried Chicken Feet

Although it looks unappetising and unattractive, you will be pleasantly surprised with its taste! Its heavenly aroma of herbs and spices, combined with its slightly chewy texture is an experience to remember. You will not be able to stop after the first piece!





Imagine being in one of the world's oldest tropical rainforests, a land of smiles with diversity in race, culture and religion, a gourmet haven and a sanctuary blessed with beautiful blue skies, tropical breezes and sandy beaches.

Welcome to Sarawak, the largest of the 13 states in Malaysia. Located on the north and north-western tip of the island of Borneo, the third largest island in the world, Sarawak is unique as it is the melting pot comprising about 27 main ethnic groups, each with its own language, culture and heritage, and way of life.

Sarawak is also renowned for its natural resources, with liquefied natural gas (LNG), crude oil and tropical hardwood timber sustaining the economy. In recent years, palm oil agriculture, light industries in food processing, shipbuilding and electronics have increasingly become more important. One of Sarawak's main economic development initiatives is the Sarawak Corridor of Renewable Energy (SCORE), a long term development plan by the Government set to accelerate its economic growth in time to come.



INSIGHTS: SARAWAK'S RESIDENTIAL PROPERTY SCENE



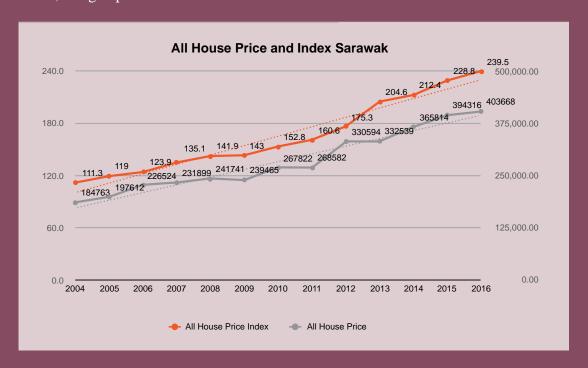
Sr Robert Ting Kang Sung
Managing Director
CH Williams Talhar Wong and Yeo Sdn. Bhd. (WYWY)

The residential sector remains the mainstay of Sarawak's property sector, with more than 43% of transactions contributed by this sector (2016: 10,068/23,347).(Source : NAPiC, Ministry of Finance Malaysia).

We caught up with Sr Robert Ting Kang Sung, the Managing Director of CH Williams Talhar Wong and Yeo Sdn. Bhd. (WYWY), who kindly provided some insights on the local residential property scene.

'Sarawak has seen a constant increase in prices of residential properties, especially over the last decade with accelerated growth in the last 6 years or so, almost doubling the growth in the last period.

'Based on compilation by WTWY Research, for the period between 2004 and 2016, the Sarawak All House Price has climbed from around RM185,000 to more than RM400,000, averaging about 10% per annum. This is a good indication of the sustainability of this sector,' Ting explained.



Source: Compiled by WTWY Research (2017)

He added that the increase in developments have led to the increasing scarcity of development lands in the city area. This in turn has resulted in the trending of high-rise apartment/condominium sector, which is observed to be gaining in popularity. This trend is expected to continue in Sarawak and especially seen in major regions in Sarawak such as Kuching, Bintulu and Miri, which are experiencing growing urban populations.

'Good and prime land, especially those located within the city centre are getting scarce and the prices of such lands had rocketed over the years, creating a need for developers to build upwards to meet the demands of home owners and investors,' said Ting.

Ting added that the increase in demand for high rise residential units also reflects the changing lifestyles of the people – with greater wealth and higher income, there is desire to source for better living with convenience, security and facilities.

'Such developments which are located in prime locations within the city will save daily commuting time to and from home, work and schools. People will also be looking for security and added facilities such as gymnasium, swimming pools, playground and shops,' said Ting.

He also added that such developments located in prime locations are expected to give better yields and returns.

'If such developments are located in prime locations, this also means more demand for these developments. As such, investors and home owners can expect stable income on a long term basis from rentals of these properties in cities and towns such as Kuching, Miri and Bintulu.

In short, we are talking about 'BLUE CHIP'- a BLUE CHIP location, a BLUE CHIP master plan with surrounding amenities ensuring lifestyle convenience and a BLUE CHIP product,' Ting remarked.

The views and opinions expressed in this article are those of the expert and do not necessarily reflect the official view or position of the developer. As such, the developer shall not be held responsible or liable for the expert opinions as contained herein.





MEET BINTULU'S 'BLUE-CHIP': NAIM BINTULU PARAGON

Sitting on 36 acres of prime land at Bintulu's Old Airport Road, Naim Bintulu Paragon is distinctly the largest and most contemporary integrated development to transform Bintulu. It will recreate the skyline with super stylish condominiums, skyscraper office towers and buildings of innovative designs. Naim Bintulu Paragon is complemented by an adjacent green lung, the proposed Bintulu Festival Park which will be developed by the Local Authority.

To be developed in two phases and upon completion, Naim Bintulu Paragon will be a self-contained hub replete with residential, commercial, retail and hospitality components, featuring 1.4 million sq.ft. of retail space, 240 Naim Small Office Versatile Offie (SOVO) suites, 200 office suites, three condominium towers, two corporate office towers and two hotels. With Naim Bintulu Paragon's vibrant components, facilities which include more than 1,500 car park bays, security-related facilities such as CCTV, dedicated female car park bays and 'panic' buttons and other services, it is no wonder that Naim Bintulu Paragon is well-received not only by clients and investors, but also by established tenants such as PETRONAS, Public Bank, Econsave Cash and Carry Hypermart, MR D.I.Y, KFC, Old Town White Coffee, Sugarbun, K.C.S.H. Projects Departmental Store and many more.

Ultimately, the development will introduce an affluent and secured live, work and play experience, at the same time making it the perfect investment masterpiece.



CHRISTINA WONG, NAIM'S DEPUTY MANAGING DIRECTOR:

Naim came to Bintulu with a mission – to create a landmark development which offers a different and unique live, work and play experience, a metropolis which is iconic, not only in Bintulu, but also in Sarawak. Armed with that mission, the Naim Bintulu Paragon integrated development was born. As Bintulu's largest integrated development, and home to iconic development components, Naim Bintulu Paragon will set a new benchmark in Bintulu and Sarawak's property scene. We believe that the Bintulu community shares our pride in this development!





Z Lella

TO A BLUE CHIP INVESTMENT

Nestled amongst mature residential, education and commercial enclaves at the heart of Bintulu town, Naim Bintulu Paragon is easily accessible via major thoroughfares and enjoys excellent visibility, a rare gem that holds great potential for long term investment and capital appreciation.

hello

HIGH VISIBILITY, SEAMLESS CONNECTION

- Prime location at the heart of Bintulu town, beside the proposed Bintulu Boulevard
- Accessible via major thoroughfares from all parts of Bintulu
- Surrounded by large population catchments due to mature residential, education and commercial enclaves



SURROUNDED BY EXTENSIVE AMENITIES



TOURIST HOTSPOTS

Kite Festival Venue 0.5KM

Tua Pek Kong Temple 1.1KM

Kuan Yin Tong Temple 1.3KM

Council Negeri Memorial 1.9KM

Bintulu International



SHOPPING MALLS

- Naim Street Mall 0.1KM
- Parkcity Mall 3.9KM
- Town Square Bintulu 6KM
- Times Square Megamall 8.7KM

SCHOOLS & COLLEGES

- Sedamai College 2.2KM
- SJK(C) Chung Hua Bintulu 3.4KM
- Universiti Putra Malaysia 11.9KM
- SK Kidurong II 13.7KM
- SMK Kemena 15.3KM
- SK Tanjung Batu 17KM
- SK Kampung Jepak 17.2KM
- SMK Asyakirin Bintulu 17.3KM
- Kolej Vokasional Bintulu 18KM Pusat Latihan Teknologi Tinggi
- ADTEC **18.8KM**
- IKM Bintulu 20.4KM





AIRPORT



MEDICAL CENTRES

- Bintulu Medical Centre 5.3KM
- Columbia Asia Hospital 12.8KM
- Hospital Bintulu 13.5KM

OIL & GAS REGION

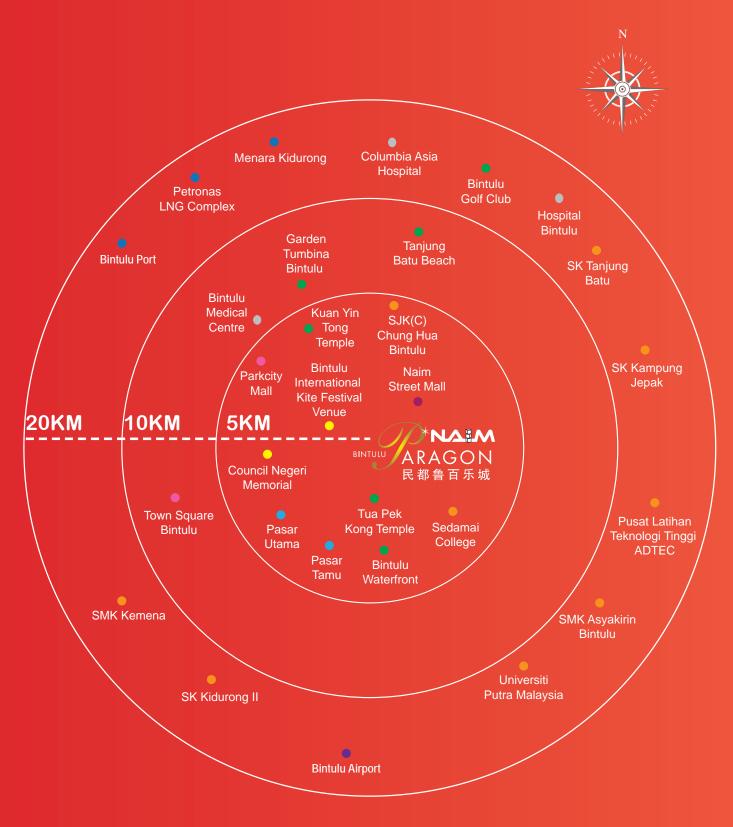
- Bintulu Port 15.3KM
- Menara Kidurong 16.5KM
- Petronas LNG Complex 16.5KM



FARMERS' / WET MARKETS

- Pasar Tamu 2.5KM
- Pasar Utama 2.6KM

A HOST OF MODERN CONVENIENCES & TOURIST ATTRACTIONS WITHIN YOUR REACH

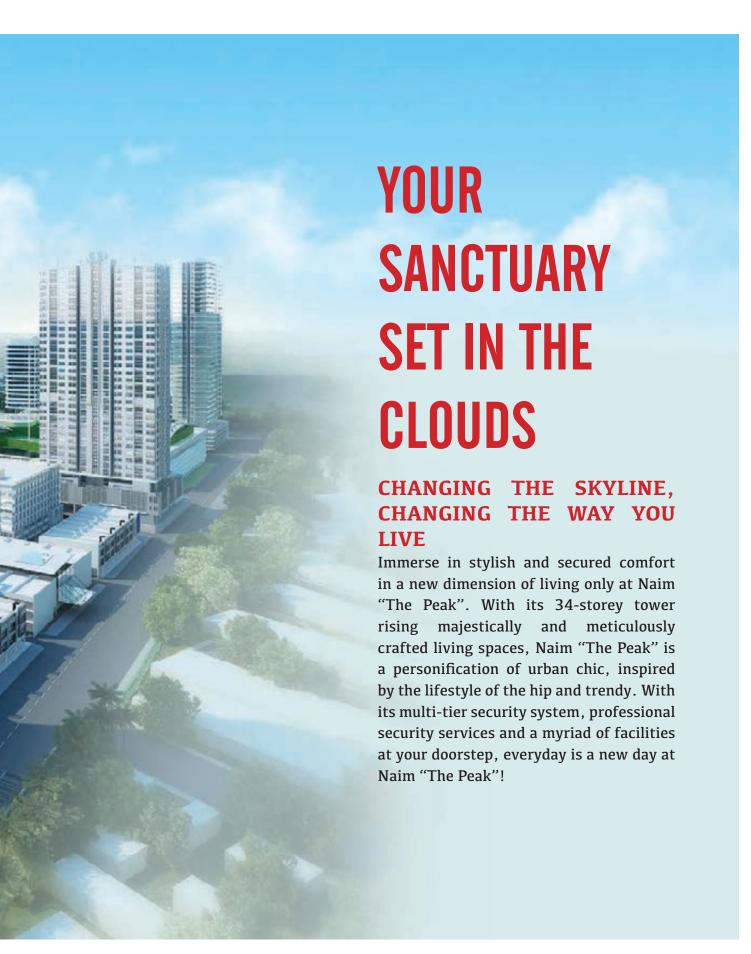


WELCOME HOME TO THE HIGH LIFE

Come home to your sanctuary above the rest, and savour the good life at Naim "The Peak" condominium homes. As Sarawak's tallest condominium tower and with 261 exclusive units ranging from 453sq.ft. (42sq.m) to 1,592sq.ft. (147sq.m), Naim "The Peak" offers unlimited lifestyle opportunities. Be it for brief sojourns or a place to call home, life at Naim "The Peak" is a life of envy.







TYPE B RUSTIC CHARMS

By Angel Teo, at&a home ideas sdn. bhd.

The ideal space of this 2 - bedroom unit is the perfect abode for a bachelor's pad or a newly-wedded couple who enjoys minimalist nature in their homes. Step into its spacious living room and be captivated by its rustic simplicity. Get comfy in its super-size Minotti-designed lounge sofa and be inspired by a cowhide themed armchair. A masterpiece tie-dye abstract makes a style statement on its cement-textured walls. Sleek panel blinds cut out light effectively and add a contemporary touch of elegance to the space. A study nook in this space makes the living room a functional area to relax and work at the same time.

A simple home-cooked dinner can quickly be whipped up at its functional kitchen equipped with the most advanced features for the most discerning chef at home. An industrial wooden dining table takes centre stage at the dining area, perfect for a family of four. Metal storage racks on the walls create convenient storage for small handy items.









The master bedroom provides cosy retreat after a long tiring day. Find cosiness and warmth in its earthy tones coupled with dim lighting effects, a 'paradise on earth'! The open concept industrial-designed wardrobe gives ample storage space without cluttering the room. Wooden Venetian blinds on the windows allow light control at the same time, give added privacy.

For some quiet moments, the guest cum study room is the place to get away with a good book. Its smart space planning enables this room to be morphed into a bedroom with a super-size day bed for a night's sleep or just to unwind.

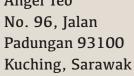
This vintage-themed unit showcases an amazing fusion of modern furnishing with signature elements of vintage decor and collectibles. The blend of wood with steel, layered with leather textures and warm colours exudes warmth, yet strikingly stylish with sleek lines. A truly timeless design that every home owner would be proud of!

The ID Concept of Naim "The Peak"

Type B Show Unit is proudly presented by:

AT&A HOME IDEAS SDN. BHD.

Managing Director: Angel Teo Company Address: No. 96, Jalan







TYPE D A NORDIC HOME

By Angel Teo, at&a home ideas sdn. bhd.

A contemporary Nordic Interior is reflected in this 3 - bedroom unit. A family will find its space most generous with rooms for everyone in the house. Step into this light-filled interior and take comfort in its well-ventilated space, aided by its huge span of door across the living room. Its soft hues of tiffany blue and white give a soothing and enlightening feel thus inspiring positive vibes. The contemporary style is complemented by the Nordic influence of wood strips panelling on the walls, exuding warmth and character to the space.

Explore the living room and you will discover a cleverly- hidden TV behind the mirrored cabinet door, so discreetly hidden in the smart furniture of the modern era. The subtle colours of the furniture are accentuated with soft shades of blues, blacks and whites creating harmony in the space. A creative sink-into-the-wall study nook makes an interesting feature, and





functions as a writing and surfing space. A well-thought storage space in the form of a Scandinavian-style side cabinet with a pop-up box shelf lends function and style to the interiors.

Experience Nordic dining on a square dining table, ideal for the whole family. Dine on wooden Nordic chairs and bon appetit! Light and space are created by the mirror panels on the dining walls matched with wood strip panelling. A sleek white contemporary kitchen cabinet designed for today's lifestyle gives the kitchen flexibility in space and generous worktops for food preparation.

Indulge in minimalist the luxury in master bedroom finely furnished with plush fabric paddings and the finest white sheets. A Nordic themed wallpaper highlights the room, complemented by a vibrant Scandinavian-style rug. The narrow space of the entrance foyer is cleverly utilised as a dressing area. Embracing comfort and minimalism, this is the ideal space to rest and recharge!

The little ones in the house

would love the space-saving pull-out bed which is neatly tucked at the corner. A cityscape wallpaper adds character to this fun-filled room. An open concept wardrobe with lots of shelves for maximum storage and a study table are perfect for growing kids of all ages.

Be mesmerized by the floral-themed bedroom, furnished with a queen size bed, a lovely dwelling place for any family member or guest. The cosy ambience is softened with white flowy sheers which discreetly hide the wardrobe space. You will love this room, filled with serenity and the sweetness of floral prints.

Discover the breathtaking city views from atop the balconies, taking in fresh air and nature in its surroundings. Come and visit this stylish unit, set amidst the vibrant Naim Bintulu Paragon and enjoy todays's lifestyle at its best!

The ID Concept of Naim "The Peak"

Type D Show Unit is proudly presented by:

AT&A HOME IDEAS SDN. BHD.

Managing Director: Angel Teo Company Address: No. 96, Jalan

Angel Teo No. 96, Jalan Padungan 93100 Kuching, Sarawak







DUPLEX

It was fun time for the Naim In-House Design Team when its members put their heads and hearts together in crafting the design theme for this unit.

THE SPACE EXTRAORDINAIRE

The 'simple-chic' themed interior of this charming duplex unit seek to showcase SPACE at the same time, a sense of comfort and warmth without clutter. The colour palette features strong contrasts but without mixing too many colours. Besides this, the use of structured sleek furniture pieces and fittings coupled with clever furniture arrangements add to the sense of space within the unit. Fundamentally, subtle sophistication, simplicity, texture and clean lines help to define the unit's modern and spacious character.

The highlight of this unit is undoubtedly its astounding double-volume living hall, exuding a 'larger than life' sense of space, guaranteed to put all in awe.

Indeed, the design achieves greatness and elegance with the smart interplay of very few elements.







RESORT LIFESTYLE WITHIN YOUR REACH



Enjoy exclusive access to your very own 'clubhouse' with lifestyle facilities at the landscaped recreations deck. Be it sweating it out at the gym, relaxing in the pool, BBQ get-togethers and many more, all are available and within your reach.











RECREATIONS DECK



Facilities include:

- Swimming Pool
- Gazebo
- BBQ Area
- Fully Functional Multipurpose Hall
- Kid's Pool and Playground
- Look-out Point
- Gymnasium
- 24-Hr Security

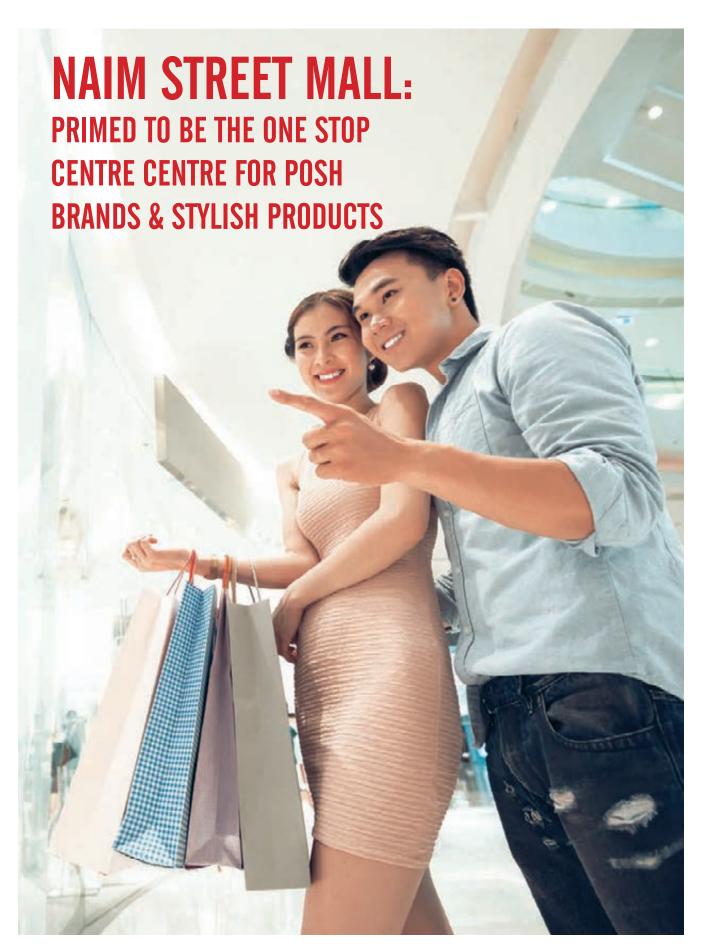




SHOP AT THE TRENDY







Be prepared for an exhilarating shopping experience at the Naim Street Mall. As Sarawak's largest Street Mall, its innovatively designed units, easy internal accessibility, strategic location and landscaped alfresco piazza reaffirms its potential – as the one-stop centre for posh brands and stylish products.

Naim Street Mall's exciting tenant mix provides a shopping experience like no other!

For sales, please call:

Bintulu Sales Gallery : +6 086 343 881 Kelly Yong : +60 10-987 0999





MEET SOME OF OUR COLOURFUL NAIM BINTULU PARAGON'S STREET MALL FAMILY!



Singapore Chicken Rice (SCR) (Unit D-G-19)

A chicken rice specialist, SCR does not need much introduction. SCR is undoubtedly the local favourite when it comes to chicken rice!

Mr. Wong Siew Wee, Director & Business Operator: We opened our doors to the public on 16 May 2017. Naim Bintulu Paragon's location is prime and we are seeing more crowds. We look forward to more people patronizing the Naim Street Mall in future!

Paula's Café (Unit E-1-16)

Thinking about some mouth-watering local and fusion cuisines? Head over to Paula's Café for a 'delicious' experience!

Mdm. Hii Lay Hsia, Owner & Operator:

We started operations on 11 November 2017. Naim Bintulu Paragon is indeed a strategic place. We look forward to a good 2018 and together, we will make Naim Bintulu Paragon better!

Hair Master III (Unit C-1-02)

Drop by Hair Master III for some serious 'hair maintenance'. With Hair Master III, every day will be a good 'hair day'!

Mr. Lee Khai Kiong, Owner & Operator:

Our hair salon commenced operations on 17 August 2017. My business picked up and it gets better. Naim Bintulu Paragon is full of potential and it is also a convenient place to organize big events due to its size. I have no regrets in investing in this development!





Kathryn Tidbits Cottage (Unit B-G-12)

If you feel like having the 'munchies', Kathryn Tidbits Cottage will not disappoint you! From 'nutty' offerings to sweet delights, the tidbits are just bursting with flavour!

Mdm. Carmun Lim, Director & Business Operator: Although we just started operations on 23 January 2018, we find that Naim Bintulu Paragon is the ideal location for operating businesses due its convenient location and many car park bays. We look forward to many more good things to come!

Other Established Tenants & Owners Include:

Petronas, Public Bank, KCSH Project, Mr. DIY, Signature Kitchen and many more to come!

KCSH Project







MERGE WORK AND LIFE STYLISHLY WITH NAIM SOVO

Imagine having your work place being a stone throw away from your home and other modern lifestyle conveniences, your world in one place. This ideal arrangement can be yours with the trendy Naim Small Office Versatile Office (Naim SOVO).

As one of the components within Naim Bintulu Paragon, Naim SOVO suites are replete with a myriad of lifestyle facilities and amenities. Combining affordability, flexible space and a premier address, Naim SOVO is also an investment poised for great appreciation value.

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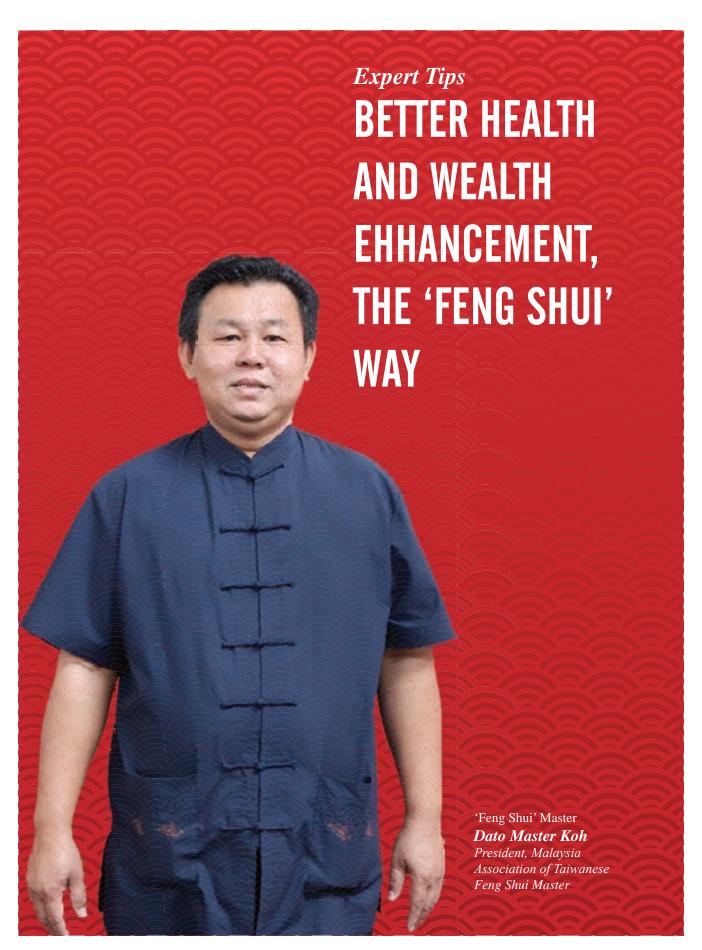
MEET OUR TEAM

Meet our enthusiastic Bintulu sales team members – they will be with you all the way!





TONY LAU, HEAD OF GROUP SALES AND MARKETING: At Naim, we believe in 'walking the talk'. Our team members are driven by a genuine passion to provide an 'experiential' service to our valued customers. More importantly, such service is provided with a sincere heart. As all of us are also customers in many ways, what matters to our customers matters to us too. As such, we deliver what matters to our customers.



To some 'Feng Shui' is a superstitious or magical belief system, while to others, it is an art or even science. Whatever the case may be, one may be somewhat confused by the seemingly contradictory information available or advice from those who are unfamiliar with 'Feng Shui'.

Meet Dato' Master Koh, a renowned 'Feng Shui' master with more than 20 years of experience in 'Feng Shui' research and highly sought-after for his expertise.

'Feng Shui' is both an ancient art and science developed more than 3,000 years ago in China. Generally, 'Feng Shui' is founded on a holistic worldview, as it sees all living and inanimate things as part of a natural order, an environment which is alive and ever moving and changing.

'Feng Shui' comprises of two Chinese words: 'Feng' (wind) and 'Shui' (water), the two natural elements that move and circulate around us, and the most basic elements required for human survival. Wind or air, is the breath of life, while water is the liquid of life. In fact, a combination of water and wind determine the climate, which in turn influences the food supply, our lifestyle etc.

The essence of these life-giving elements is 'chi' or life force. Wind and water are direct carriers of 'chi' as their flowing quality reflects this nature. As such, 'Feng Shui' is the art or science of designing environments in harmony with the flow of 'chi' through one's living space, and this flow can support and enhance one's personal 'chi' or life force. In short, 'Feng Shui' is about harmonising everyone with the surrounding environment, in the belief that everything is 'interconnected',' Koh said.

Koh said although there are different schools of thoughts when it comes to 'Feng Shui', it is also advisable to appeal to one's senses and common sense when it comes to enhancement of health and wealth.

'In terms of health, there is a direct relationship between your health and your surroundings. For instance, if you breathe in polluted air daily in your office, you are bound to get ill. The easiest way to take care of air quality at your surroundings and also improve its 'Feng Shui' energy is to place top air purifying plants there.

Another way is to enhance the natural light and use vibrant and beautiful colours – generally, good lighting and beautiful colours are very uplifting and your energy will get much strengthened by these,' Koh said.



Meanwhile, Koh explained that wealth enhancement is a combination of attitude, colours and things and their placements.

'I would advise my clients that one of the most important attitudes is being grateful. When one is not, one tends to focus on the negative things in life, ignoring the wonderful accomplishments one has achieved, thereby attracting 'negative' energy. Once you appreciate what you have, the universe will reward you more.

Another useful tip is to incorporate wealth symbols of good fortune and abundance such as fish, objects representing growth such as bamboo or images depicting prosperity. In addition, colours such as purple, gold and red may help you to attract good fortune,' Koh remarked.

Koh gave his 'thumbs up' to Naim Group of Companies' property developments from the 'Feng Shui' aspects.

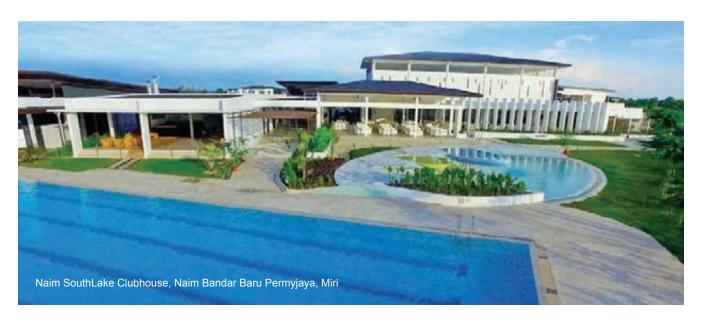
'I feel that Naim's property buyers are very lucky as Naim takes into account 'Feng Shui' principles and guidelines in conceptualising its developments and products. As far as I know, there are not many property developers which do this,' Koh enthused.

The views and opinions expressed in this article are those of the expert and do not necessarily reflect the official view or position of the developer. As such, the developer shall not be held responsible or liable for the expert opinions as contained herein.

UP THE VALUE OF YOUR STRATA PROPERTY: THE IMPORTANCE OF GOOD PROPERTY MANAGEMENT



Paul Puah
Co-Founder
PMC Facilities & Real Estate (EM) Sdn. Bhd. (PMC)



'Why is property management important? To put it simply, if a strata property is not well-managed, it is 'the beginning of the end.'

A short but no less profound statement indeed by Paul Puah, the Co-Founder of PMC Facilities & Real Estate (EM) Sdn. Bhd. (PMC), and a veteran in the field of property management. Headquartered in Kuala Lumpur, Malaysia, PMC is a licensed property consultancy registered under the Board of Valuers, Appraisers and Estate Agents Malaysia. PMC provides the complete range property management services for all types of properties, and has been involved in the management of various high profile properties around the nation. PMC has also been appointed as the property management consultant by Naim for Naim Sapphire on the Park condominium development.

Puah said how properties are managed will affect the value of the properties in the





future. 'If you take two almost similar developments and put them side by side, the one that is better managed will naturally fetch a better value. It is important to understand that the value of a property does not only depend on factors such as the product design and features, and location, but also how well the property is managed,' Puah said.

Puah explained that property management plays a few key roles in strata developments.

'Property management aims to safeguard the interests of all stakeholders within a development. Besides ensuring that the day-to-day operations for the upkeep of the physical being of the development and its facilities are carried out properly, property management is also concerned with the social



A property that is better managed will natually fetch a better value

Strata developments are about harmonious community living

aspects of the development – after all, strata developments are about harmonious community living.

As such, an experienced property manager would give priority to various services in meeting the needs of the community within the development such as security services, housekeeping services and building maintenance services, in addition to compliance with the existing policies, rules and regulations imposed by the authorities.

In short, property management is all about ensuring that all community members within the development can experience peaceful and secured living, with uninterrupted enjoyment of the development's leisure facilities, within a well-maintained environment.

Ultimately, good asset preservation will also ensure high level of occupancy within the development and attract good quality occupiers, which in turn will provide strong returns on investment in the form of good rental rates and high capital appreciation' Puah said.

Puah advised for all to take into account the developers' track record when considering strata property purchases.

'Developers with good track record will generally embrace the need for solid property management. As laws relating to strata title properties in Sarawak are different from that of Peninsular Malaysia, our involvement in strata title property management in Sarawak via our collaboration with Naim for its prestigious Naim Sapphire on the Park condominium development and Naim Bintulu Paragon integrated development is also a learning experience for us. We are indeed honoured to collaborate with an established developer like Naim. and we look forward to this exciting journey in time to come,' Puah remarked.

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Signature Kitchen, a leading brand in Malaysia, has launched its 22^{nd} showroom in Bintulu Paragon Street Mall. Stylish interpretation of the individual homeowner's personality and lifestyle is reflected in the kitchen and wardrobes collections seen throughout the showroom, which opened its doors on 17^{th} November 2017.

Signature Kitchen is well known for its sleek linear styled kitchens with the philosophy 'less is more' precise seamless surfaces and handle-less panels-all combined to create sleek, minimalistic but sophisticated modern kitchen designs.

Signature International Bhd was incorporated and listed on Bursa Malaysia in 2008. Today it consolidates its position as the largest retail network chain for living space solutions in Malaysia, offering consumers a world of lifestyles inspirations as innovative kitchen, wardrobe, living room and bedroom solutions.



PARAGON STREET MALL BLOCK B-2-10, BINTULU TOWN DISTRICT, BINTULU OLD AIRPORT, 97000 BINTULU, SARAWAK, MALAYSIA.

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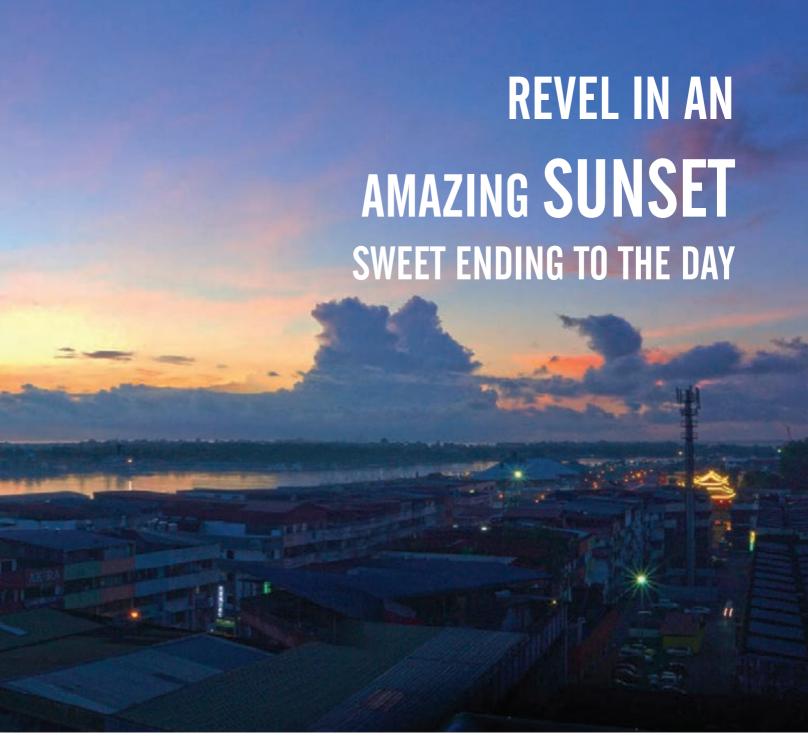
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● Developer's License: No.L1940/KP/HD/08/098-R4 ● Validity: 02/01/2018 - 01/01/2020 ● SPA Approval Plan No.: No.9D (SPA 5-12) B1-31/31 ● The Peak ● Sales Permit: No.P2061/KP/HD/08/098-R4 ● Validity: 02/01/2018 - 01/01/2020 ● Building Plan: (40) BDA-8/1/AB-2203(S)(37STOREYCONDO) ● Expected Date of Completion: End of 2018 ● No. of Units: 261 units ● Price Range: RM318,888 – RM1,082,888 ● SOVO ● Building Plan: (28)BDA-8/1/AB-2203(S)(COM.BLK.&7LEVEL CARPARK) ● No. of Units: 240 units ● Price Range: RM428,888 – RM426,888 ● Street Mall ● Building Plan: (28)BDA-8/1/AB-2203(S)(COM.BLK.&7LEVEL CARPARK) ● No. of Units: 219 units ● Price Range: RM438,888 – RM4,518,888 Disclaimer: The information furnished, featured photographs and perspective drawing in this advertisement are subject to amendments as may be required by the Authorities or project consultants and cannot form part of an offer or contract. Whilst every reasonable care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.

