



KOTASAS

BANDAR BARU KUANTAN



THE NEW CATALYST OF GROWTH IN EAST COAST MALAYSIA

KotaSAS Sdn Bhd is a wholly owned subsidiary of Tanah Makmur Berhad (TMB) and principally focuses on the property development industry.

Kota Sultan Ahmad Shah (KotaSAS) is the biggest township developer in Pahang that offers a comprehensive and integrated township; providing quality residential, commercial properties and workplace. KotaSAS boasts a strategic location in the bustling heart of the city, offering easy accessibility to essential amenities, key establishments, and transportation hubs.



Best Comprehensive Township - (Above 2,000 Acres)



Best East Coast Malaysia Development



Best Managed & Sustainable Property Award - Category Landscape Planning



Best Sustainable Township Development



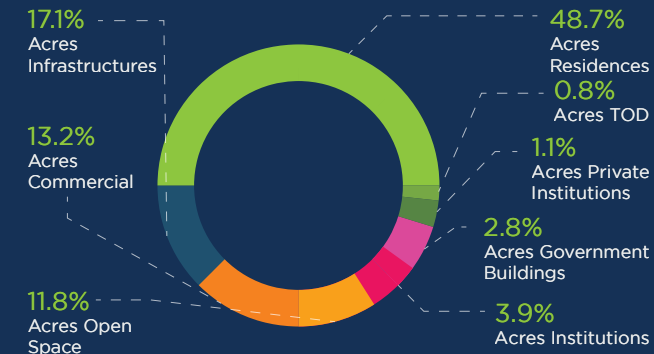
Innovative Developer Award

2165 ACRES
THE BEST EAST COAST
MALAYSIA DEVELOPMENT

2889
COMPLETED RESIDENCES

15,600
TOTAL OF POPULATION

300 ACRES
CBD
FEATURING GOVERNMENT OFFICES, RETAILS, MALLS and office suites



RM 4BIL
GROSS DEVELOPMENT VALUE BY 2035

60,000
DAYTIME POPULATION PROJECTION IN KOTASAS BY 2035



KOTASAS SENTRAL ECRL Station by 2027



Pusat Pentadbiran Sultan Ahmad Shah (PPSAS) New State Administrative Center by 2024



Masjid Bandaraya & Kompleks Islam Pahang **STATE MOSQUE II** by 2025



The only **MASTER PLANNED** integrated development in Kuantan



Strategic **LOCATION** with excellent **ACCESSIBILITY** via land, sea and air

THE MASTERPLAN

SMART TOWNSHIP



Smart Security



Smart Energy



Smart Building



Smart Mobility



Smart Environment



Smart Community



We invite interested parties to consider the following potential investments:

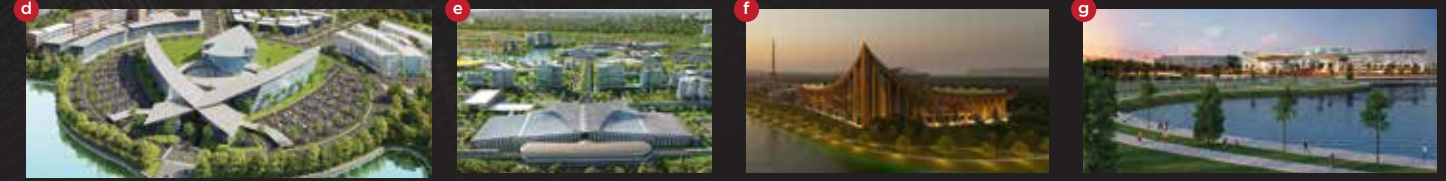
- TOD Development
- Commercial Development
- Shopping Mall
- Neighbourhood Mall
- Hypermarket
- Institutional Development
- College / University
- Private School
- Data Centre
- Corporate Office
- Automotive
- Water Theme Park
- Sport Center
- Convention Center
- Event Space
- Hotel
- Drive Thru Outlet
- Petrol Station
- Retailers
- Others

2,165-Acre Township



KotaSAS is a modern township located in Pahang. It offers a range of amenities and facilities, including residential properties, commercial spaces, schools, medical facilities, parks, and a community center. The township is designed to provide a comfortable and convenient living experience for its residents, with a focus on sustainability and green living.

300-acre Business District



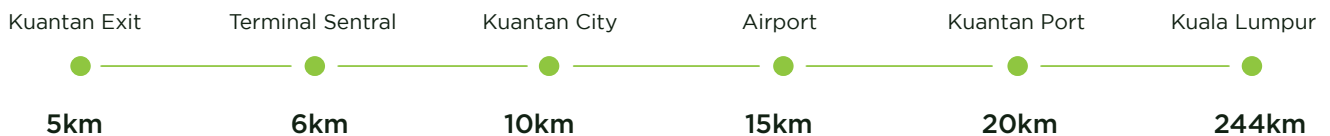
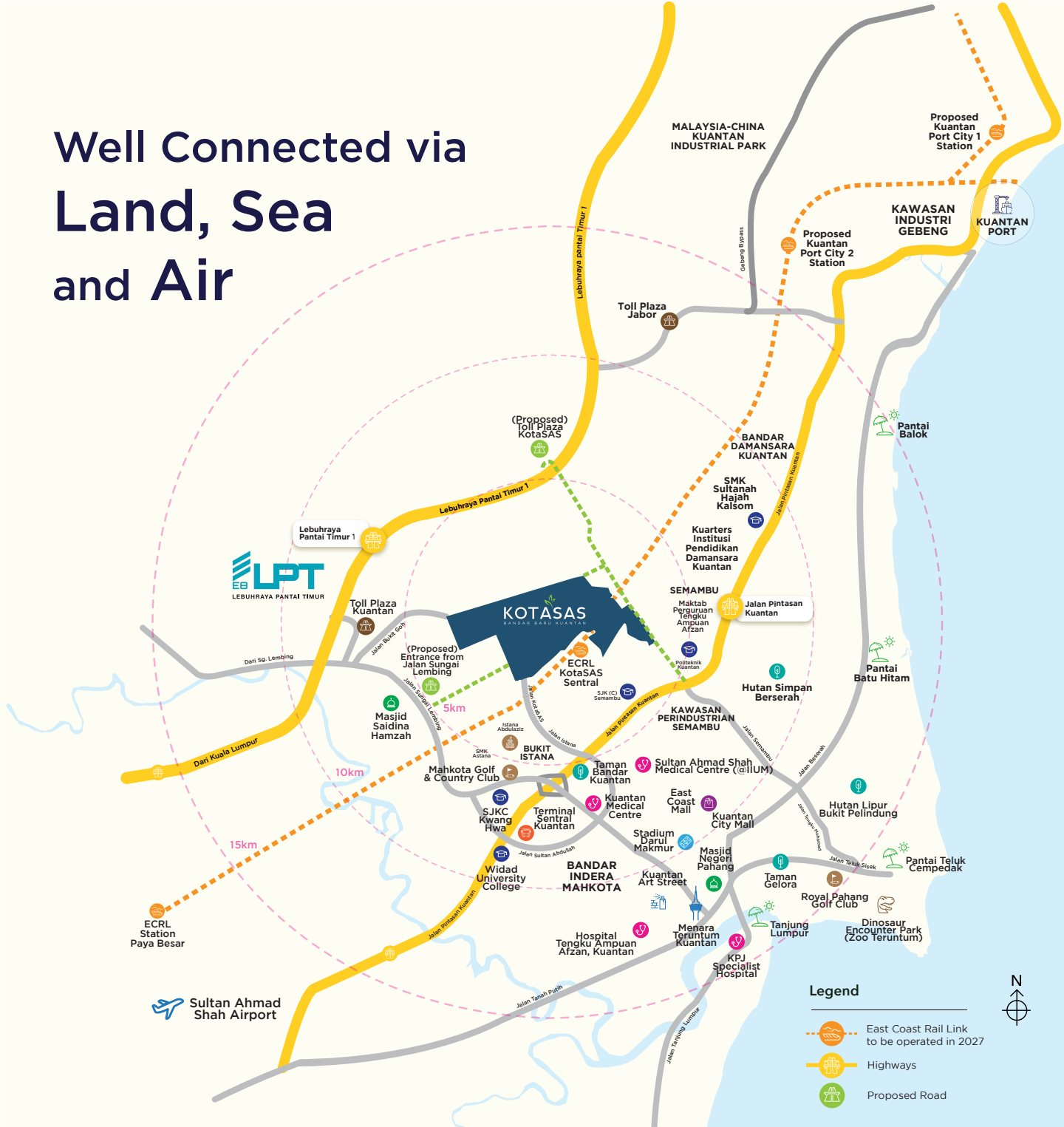
Pusat Pentadbiran Sultan Ahmad Shah (PPSAS)
PPSAS is envisioned to be the new landmark for Pahang and the architecture references the state's identity.

KotaSAS Sentral Station
KotaSAS will be the main East Coast Rail Link (ECRL) station in Kuantan.

Masjid Bandaraya
Masjid bandaraya will be the new state mosque and will be widely utilised as religious complex.

Lakeside
A serene lakeside view, conveniently located near city center, offers a picturesque retreat to unwind and recharge your batteries.

Well Connected via Land, Sea and Air



Our property's proximity to key establishments means you'll always be within reach of what you need.

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🌐 www.kotasas.com ☎ 09-560 9902 📺 kotasas

Sales Gallery, Bangunan Tanah Makmur, KotaSAS Avenue Persiaran KotaSAS, Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur

The information stated herein is subject to changes, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. All measurements are approximate. The developer will not be liable for any inaccuracy(ies). For avoidance of doubt, please refer to the Sales and Purchase Agreement.

*Terms and conditions apply.

