



ELEVATING INVESTMENT EXCELLENCE



## ELITE DEVELOPMENT GROUP SDN. BHD.

Our Imperial Business Investment Opportunity Services succored us to reach new heights. Within the vast fields of exceptional opportunities, the founders developed strategic plans to multiply investments, through extensive knowledge in investment markets and innovative prowess, leads to ensuring spectacular profits and long-term success. This enables us to overcome market challenges, seize meaningful opportunities, and achieve our investor's financial goals.

Glare at your fortune rising to majestic heights, through our royal services and secure investment channels.

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# VISION

To be at the pinnacle of global investment and real estate development, delivering pioneering advanced projects that elevate communities and redefine investment industry standards.

Our vision embodies a legacy of excellence and innovation, creating iconic landmarks and a sustainable environment that serves as a testament to our commitment to shaping a better future.



# MISSION

At Elite Investment and Real Estate Development Group, our mission is to deliver unparalleled value through strategic investments and a progressive vision. We are committed to creating exceptional investment opportunities and fostering economic growth while maintaining the highest standards of integrity and sustainability.

Our commitment to excellence drives us to exceed expectations, build lasting partnerships, and contribute to the prosperity of our investors' businesses.



# OUR VALUES



## EXCELLENCE:

A constant commitment and relentless pursuit to achieve the highest levels of quality and leadership in our investments. Our dedication to excellence compels us to go beyond traditional boundaries, developing exceptional projects and investments that stand out as a hallmark through our expertise and ongoing effort to stay at the top.

## INTEGRITY:

Our actions are guided by a steadfast commitment to integrity and transparency. With every decision and effort, we adhere to the highest standards of professionalism and solid principles, ensuring our reputation remains strong and maintaining the trust of our investors as the best legacy for the group.

## INNOVATION:

By embracing the spirit of creativity, we are committed to making pioneering advancements that redefine the investment and development landscape. Our relentless pursuit of innovation fuels our ability to develop leading solutions and set innovative standards for investments that yield fruitful and sustainable returns.

## SUSTAINABILITY:

We champion the cause of environmental stewardship with a continuous commitment akin to genuine traditions. Our dedication to sustainable practices is a testament to our determination to protect and enhance the natural world, ensuring our impact is noble and enduring.

## CUSTOMER FIRST:

In every endeavor, we place our valued clients and partners at the heart of our mission. Our dedication to meeting their needs is reflected in our tailored solutions and unmatched service, establishing lasting relationships built on trust and mutual respect.

## SOCIAL RESPONSIBILITY:

With a deep sense of duty towards our community, we are committed to enhancing the well-being of the communities we serve. Our projects are designed not only to prosper and yield investment returns but also to elevate and enrich lives, contributing to the greater good with a spirit of grand generosity.

# THE LAND OF OPPORTUNITIES

Why Malaysia... In the grand tapestry of Southeast Asia, Malaysia stands out with its strategic advantages as a beacon of prosperity, embodying a dynamic economic landscape that attracts global investors. The country's robust economy, fortified by its pivotal location at the crossroads of major trade routes, offers unparalleled access to a thriving market.

Malaysia's exceptional investment potential shines brightly across several key sectors: the real estate market flourishes with luxurious developments and high returns, the infrastructure sector promises expansive growth with

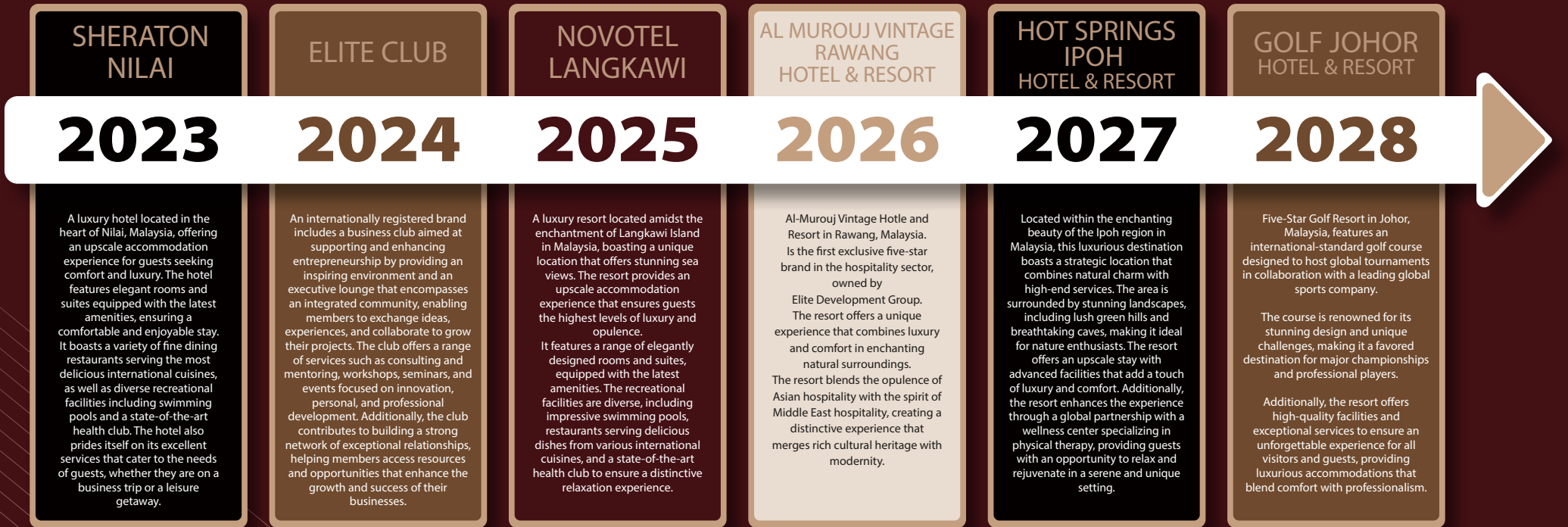
modern projects, and the tourism industry is poised for significant expansion, bolstered by its rich cultural heritage and natural allure. The Malaysian government, with its wisdom, has implemented a suite of supportive policies and tax incentives designed to attract and nurture foreign investment, fostering an environment of stability and opportunity.

Moreover, emerging market trends highlight Malaysia's commitment to innovation and sustainable development, ensuring that investors are well-positioned to benefit from a mature landscape with growth

prospects. Malaysia is a land of exceptional opportunities where principled governance and wise leadership converge to create an ideal environment for your investment aspirations.

Embark on your journey to Malaysia today and watch your projects thrive in this cost-effective, sustainable, and welcoming domain. In line with its strong ethical values, the Malaysian government embodies principles that ensure a harmonious and prosperous business environment, adhering to the highest global standards and rankings.

# A JOURNEY IN THE EMPIRE OF INVESTMENTS





# SHERATON

NILAI, MALAYSIA

## 5 STAR LEADERSHIP AND PROFESSIONALISM

A five-star establishment, symbolizes luxury and elegance in Malaysia. It boasts a strategic location close to the airport, making it an ideal choice for travelers seeking easy access to the city's business and vibrant areas.

The experience at Sheraton Nilai is exceptional, thanks to its luxurious design that combines modern elegance with ultimate comfort. The hotel offers a variety of upscale facilities, including spacious, tastefully furnished rooms, dining venues serving exquisite international cuisine, and outstanding spa facilities for relaxation and rejuvenation.

The highly trained staff ensures personalized service that exceeds expectations, providing guests with an unforgettable experience. Sheraton Nilai is the perfect destination for those seeking luxury and professionalism, combining high comfort with an ideal location in the heart of Malaysia.



...d, access to timely information and expert insights can make all  
...ber, you will receive privileged access to research reports, market  
...adership content that empowers you to stay ahead of the curve

...ions, the Elite Investment and Property Development Group is a  
...t, respect, and mutual support. Our members form lasting  
...hat extend beyond professional interests, creating a network of  
...o are committed to each other's success.

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...p towards a brighter future. Join the Elite Group and  
...networking like never before.

...pment Group

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Kuala Lumpur, Wilayah Persekutuan, Malaysia



# ENTREPRENEURSHIP STARTS WITH US

Elite Development Group proudly presents the Elite Entrepreneurs Club, an internationally registered brand that embodies excellence and luxury. The Elite Club is an exceptional platform for VVIP entrepreneurs around the world, offering a luxurious lounge that blends comfort and creativity in an environment of elegance and professionalism.

Membership in the Elite Club offers three unique tiers: Imperial, Royal, and Majesty, each designed to meet the highest standards of luxury. The club provides exceptional services, including hosting high-level meetings, a meticulously designed cigar lounge, and five-star services to ensure an unparalleled experience.

At the Elite Club, we offer you the opportunity to enjoy the highest levels of comfort and elegance, where you can connect and build relationships with industry leaders and entrepreneurs in an atmosphere that reflects uniqueness and distinction.

  
**NOVOTEL**  
HOTELS, SUITES & RESORTS  
LEGEND OF MAHSURI, PULAU LANGKAWI

## A MODERN ICON IN THE HOSPITALITY INDUSTRY

The Novotel Langkawi Resort, set to debut in 2025, will be a groundbreaking icon in Malaysia's hospitality industry. Nestled on the stunning shores of Langkawi Island, the resort will blend luxury and comfort in innovative ways.

The project aims to offer an exceptional hospitality experience through its modern design, harmoniously integrated with the surrounding natural beauty, while focusing on providing high-quality services that exceed guest expectations.

The resort will feature a range of luxurious amenities, including elegant suites, upscale restaurants serving exquisite local and international cuisine, and a comprehensive spa area for relaxation and rejuvenation.

With its commitment to excellence and innovation, Novotel Langkawi will become the preferred destination for travelers seeking an unforgettable hospitality experience in one of Malaysia's most beautiful tourist locations.





# AL MUROUJ VINTAGE RAWANG HOTEL & RESORT

WHERE AUTHENTIC MIDDLE EAST STYLE  
MEETS REFINED MALAYSIAN HOSPITALITY



Al Murouj Vintage Hotel & Resort Rawang in Malaysia is a luxurious destination and a registered five-star hotel brand, exclusively owned by Elite Development Group. Located amidst the charm of Rawang, Selangor, an area renowned for its breathtaking natural beauty and tranquil atmosphere, it is the perfect place to relax and escape the hustle and bustle of daily life.

The resort blends the opulence of Asian hospitality with the spirit of Middle East hospitality, creating a distinctive experience that combines rich cultural heritage with modernity. The interior design of the hotel is characterized by luxurious details, using fine materials and decorations that reflect the splendor of both styles. Every corner of the resort exudes luxury and comfort, from the elegant suites to the distinguished facilities, such as luxurious Middle East lounges and upscale dining options.

Al Murouj Vintage Hotel & Resort Rawang offers guests an exceptional experience that combines absolute comfort with excellent services, making it the ideal destination for travelers seeking unparalleled luxury.

# HOT SPRINGS IPOH HOTEL & RESORT

A CAPTIVATING INVESTMENT AMIDST  
MALAYSIA'S NATURAL BEAUTY

A five-star destination, representing a golden investment opportunity in the heart of the enchanting Ipoh region, the capital of Perak and the third largest city in Malaysia. This luxurious project boasts a strategic location that combines stunning natural beauty with high-end services, making it an ideal destination for tourists seeking a unique and exceptional experience.

The resort offers a variety of upscale amenities, including natural hot spring pools, comprehensive wellness centers, international restaurants, and diverse recreational activities to suit all tastes. By investing in this project, you can benefit from rewarding and sustainable returns provided by Malaysia's thriving hospitality sector.

Be part of this ambitious project and contribute to developing a leading tourist destination that enhances the region's appeal and provides an unforgettable experience for visitors. Join us now to achieve profitable returns and participate in the future of luxury hospitality in Malaysia.





# GOLF JOHOR HOTEL & RESORT

EXCEPTIONAL HOSPITALITY AT THE HEART  
OF SPORTING EVENTS



A five-star destination in Malaysia, is a luxurious haven for golf enthusiasts and those seeking comfort. It features an international-standard golf course designed to host global tournaments. The course stands out with its stunning design and unique challenges, making it a preferred venue for major championships and professional players. Developed in collaboration with a global golf course management organization, it ensures the best playing experience for guests.

In addition to the premier golf course, the resort offers high-quality facilities, including elegantly designed luxury rooms and suites, and a variety of restaurants serving exquisite international cuisine. Guests can relax in the opulent spa or enjoy a range of recreational activities.

The resort aims to provide exceptional services and an unforgettable experience for all visitors, making it an ideal destination for vacations and relaxation. Johor Golf Resort combines luxury and professionalism, promising an exquisite stay and a unique sporting experience.

# INTERNATIONAL PRESENCE



Our global presence extends to several key markets, each with its unique opportunities and challenges.

#### UNITED KINGDOM:

The stable market in the UK and its diverse investment opportunities make it a central hub for our expansion. We are engaged in launching high-profile development projects that attract investors seeking new opportunities, capitalizing on the country's status as a global financial center and its vibrant cultural scene.

#### SAUDI ARABIA:

The Saudi Arabian market is characterized by its expansive growth in real estate and tourism investments. We aim to focus our investments and high-yield development projects on the local market, leveraging the country's Vision 2030 to create modern, sustainable investment and business communities.

#### UNITED ARAB EMIRATES:

The UAE offers a dynamic real estate investment landscape, with a focus on innovation and luxury. By launching our premium real estate projects here, we position ourselves to benefit from the country's diverse economic drivers and global investment sector.

#### QATAR:

In Qatar, we take advantage of the rapid growth and economic development. We are investing in luxurious investment and commercial spaces in line with Qatar's vision to become a global business hub. Strategic partnerships with local entities enhance our market presence and project launches.

#### BAHRAIN

This branch plays a crucial role in the international expansion strategy of Elite Development Group. Its robust economy and strategic location within the GCC render it an attractive market for our real estate ventures. By establishing a foothold in Bahrain, we are well-equipped to provide innovative development solutions and

generate value for our stakeholders. Our initiatives in the Kingdom contribute to the vibrant growth of its real estate market, demonstrating our dedication to regional development.

#### IRAQ:

Our presence in Iraq focuses on launching investment projects that support the country's recovery and growth through foreign investment. We ensure that our opportunities meet local investment needs and international standards, providing vital returns.

#### EGYPT:

Egypt has significant growth potential, particularly in real estate and infrastructure. We are directing our investments towards the local market, which is eager for projects with promising economic returns and sustainable investment sources for future generations.

#### MOROCCO:

We offer attractive investment opportunities in the Moroccan market for entrepreneurs and capital owners. We have identified promising areas in the hospitality sector, allowing investors to capitalize on the flourishing tourism industry by developing luxurious hotels and resorts.

#### SINGAPORE

The Elite Development Group boasts a strong international presence in vital markets, each presenting its own distinctive opportunities. Our recent foray into Singapore enhances our position in Asia, capitalizing on the area's dynamic economy and prime location. With operations throughout the GCC, Europe, and Asia, we are well-equipped to satisfy varied market needs, while providing outstanding real estate development and investment prospects for our partners around the globe.

#### HONG KONG:

Elite Development Group is introducing luxury hospitality projects in Malaysia, specifically aiming at the Hong Kong market. These ventures encompass high-end hotels and resorts, delivering exceptional experiences for both tourists and business professionals. The investment prospects presented here allow investors to capitalize on Malaysia's booming tourism industry, ensuring lucrative and sustainable returns while strengthening economic ties between Hong Kong and Malaysia.

#### RUSSIA

Its marks a pivotal advancement in Elite Development Group's global reach. The country's expansive market and increasing appetite for real estate present exceptional prospects for valuable investments. Establishing our presence in Russia enables us to engage with a diverse and developing market, leveraging our property development expertise to achieve new levels of success. By venturing into Russia, we expand our international presence and offer innovative solutions tailored to the demands of this vibrant region, underscoring our dedication to achieving excellence on a global scale.

#### INDIA:

Elite Development Group presents WVIP investment opportunities in Malaysia's hospitality sector, tailored for the Indian market and elite investors. These prospects involve the development of opulent hotels and resorts, offering unparalleled experiences with top-tier luxury and comfort. Indian investors can leverage these opportunities to benefit from Malaysia's rapidly expanding tourism sector, securing rewarding and sustainable returns, and bolstering economic collaboration between India and Malaysia.

More to Come...



# INTERNATIONAL LEGAL REPRESENTATION

## ROBERT CHONG & CO. LAWYERS, MALAYSIA



Robert Chong & Co. is a distinguished law firm based in Petaling Jaya, Selangor, Malaysia. The firm offers a broad range of legal services primarily within Malaysia and has built a strong reputation for its expertise in several specialized areas:

#### MERGERS AND ACQUISITIONS (M&A):

Robert Chong is highly sought after for his expertise in mergers and acquisitions and often collaborates with prestigious international law firms. He frequently provides his services on international advisory committees for both local and foreign bidding groups.

#### DIPLOMATIC LAW:

With over 34 years of experience, Robert Chong has a rare and esteemed practice in diplomatic law, dealing with relations between countries and gaining the trust of leaders across Asia.

#### BANKING AND FINANCE:

Initially focused on traditional banking and capital markets, Robert Chong now specializes in Islamic banking and finance, aligning with global trends.

#### REAL ESTATE LAW:

Property conveyancing has been a cornerstone of this practice, with Robert Chong providing advice on complex land disputes and overseeing significant property development projects across Malaysia.

#### CIVIL LITIGATION:

Robert Chong has been active in civil litigation since 1989, representing numerous business entities and individuals in the High Court and Court of Appeal, with a specialization in civil, corporate, and land disputes.

#### CRIMINAL LITIGATION:

For over 32 years, Robert Chong has been a prominent figure in criminal law, particularly in criminal defense. His expertise covers serious crimes such as assault, fraud, corruption, bribery, and more. He is recognized as a leading senior criminal lawyer.

#### GEOGRAPHICAL FOCUS:

The firm primarily serves clients within Malaysia, including states such as Johor, Kedah, Kelantan, Melaka, Negeri Sembilan, Pahang, Perlis, Perak, Penang, Sabah, Sarawak, Selangor, Terengganu, and Perlis.



• Mr. Robert Chong

# ELITE CLUB

I am thrilled to address you today as we embark on an exciting journey of growth and excellence together. At Elite Investment and Property Development Group, our mission has always been clear: to provide our members with unparalleled access to VVIP networking opportunities that pave the way for personal and professional success.

Why should you consider joining us? Allow me to paint a picture of what awaits you within our esteemed community:

Imagine being able to connect effortlessly with industry leaders, visionaries, and decision-makers who are shaping the future of their respective fields. As a member of the Elite Group, you will gain exclusive access to curated events, gatherings, and online platforms designed to facilitate meaningful connections that transcend borders and industries.

Whether you are an established entrepreneur, a rising star in your profession, or an ambitious newcomer, the Elite Group provides a fertile ground for collaboration, mentor-ship, and joint ventures. Our members are driven by a shared passion for excellence and innovation, making every interaction an opportunity to learn, grow, and achieve more together.

In today's fast-paced world, access to timely information and expert insights can make all the difference. As a member, you will receive privileged access to research reports, market analyses, and thought leadership content that empowers you to stay ahead of the curve in your industry.

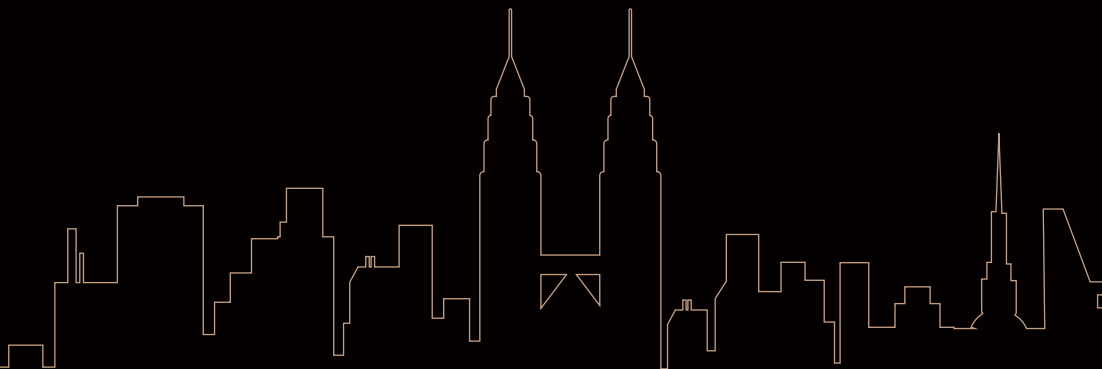
Beyond business connections, the Elite Investment and Property Development Group is a community built on trust, respect, and mutual support. Our members form lasting friendships and alliances that extend beyond professional interests, creating a network of like-minded individuals who are committed to each other's success.

Membership in Elite Investment and Property Development Group is not just a title; it is a badge of honor that signifies your commitment to excellence and your dedication to reaching new heights. Whether you are seeking recognition for your achievements or striving to elevate your personal brand, the Elite Group provides a platform for you to shine.

Joining the Elite Club is more than just a decision; it is an investment in your future success. Together, we will continue to push boundaries, break barriers, and redefine what it means to be a leader in today's dynamic world.

I invite you to take the first step towards a brighter future. Join us at the Elite Group and experience the power of VVIP networking like never before.

The Founder,  
Elite Development Group





# CYNTHIAN HUE

## CO-FOUNDER / MANAGING PARTNER

Cynthian Hue is the ChongQing China Education Association for International Exchange's Malaysia and Thailand Project Leader, and a Taiwanese Business Merchant Association consultant in Shenzhen China. She has over 12 years of experience in business, having begun in 2004 and has built an extensive clientele and network through her four fashion and lifestyle businesses, where she has represented brands like Barbara Harris Water Jewels London \*Country Sole Agent in Malaysia and Lampe Berger Paris \*Master Dealer Outlet BSC\*

Cynthian is also a MDRT 2022 financial wealth planner with 13 years of experience under Hong Leong Assurance (HLA), having been certified by both The Malaysian Insurance Institute and Labuan International Insurance Association. She is a member of Hong Kong/Malaysia Business Association represented in HLA's and was affiliated with Malaysia Thai Chamber of Commerce (MTCC ) Bangkok, where she specialized in Wealth Management and Legacy Planning. She has also worked for IPP Singapore, working on offshore investments.

Using her wide-ranging skills and experience, she recently established an education consulting Ltd company in 2023 Shenzhen China.





## Abdullah Bin Salem

### MANAGING PARTNER

Abdullah Bin Salem, Managing Partner of Elite Development Group, stands as a distinguished figure with over 17 years of extensive experience in real estate development, property investment, and management, both within the GCC and internationally. His vast portfolio spans crucial markets such as Kuwait, Saudi Arabia, Qatar, and Bahrain, along with global property investments in prime locations like London, Spain, and Germany. This diverse exposure has provided him with an unparalleled understanding of market dynamics, trends, and opportunities in both regional and international contexts.

His deep-rooted expertise in property management allows him to offer tailored strategies that align with the unique needs of each investor, whether it's maximizing rental yields, developing high-value real estate projects, or managing large-scale property portfolios. As a trusted advisor, he represents some of the region's most significant stakeholders and property owners, managing their investments with a meticulous focus on sustainable growth and profitability. His proven track record and in-depth knowledge ensure that every investment under his leadership is positioned for long-term success, delivering optimal returns and strategic advantages.

With Abdullah's guidance, clients can expect their real estate portfolios to thrive, driven by his commitment to excellence, innovation, and market foresight, setting the foundation for lasting growth and success.



**AYS** ASSOCIATE  
CONSULTANT

AJSR

OUR PARTNERS  
IN SUCCESS..

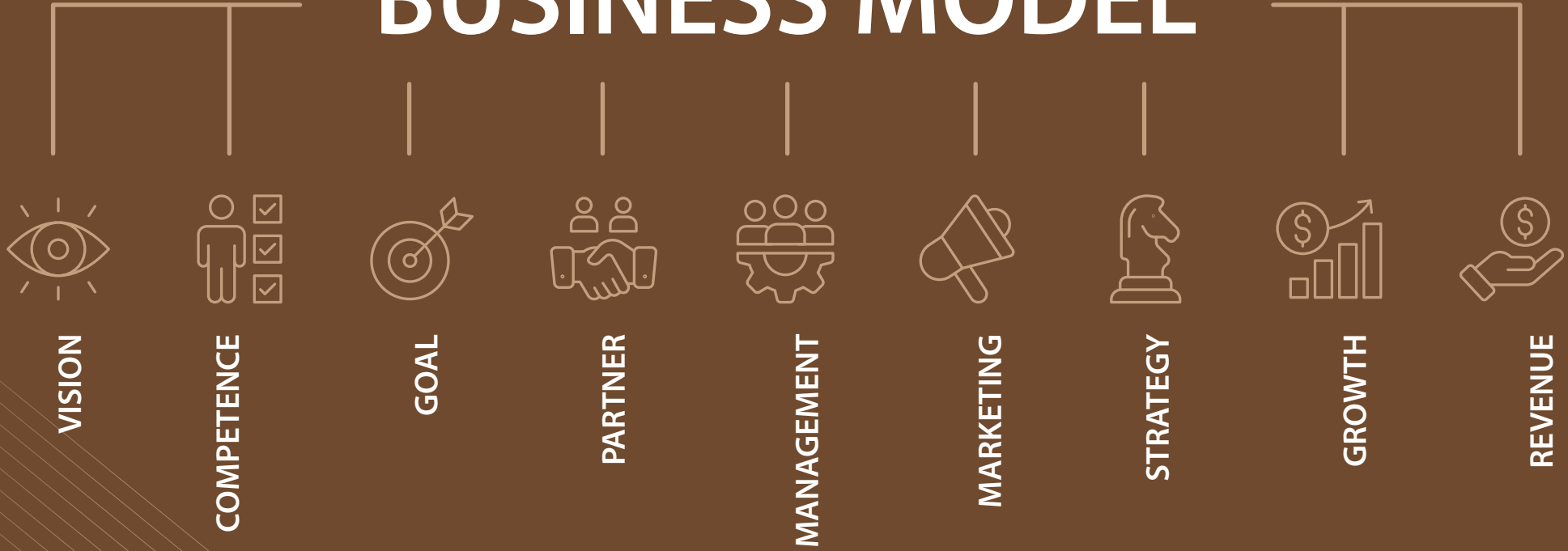


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# BUSINESS MODEL





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