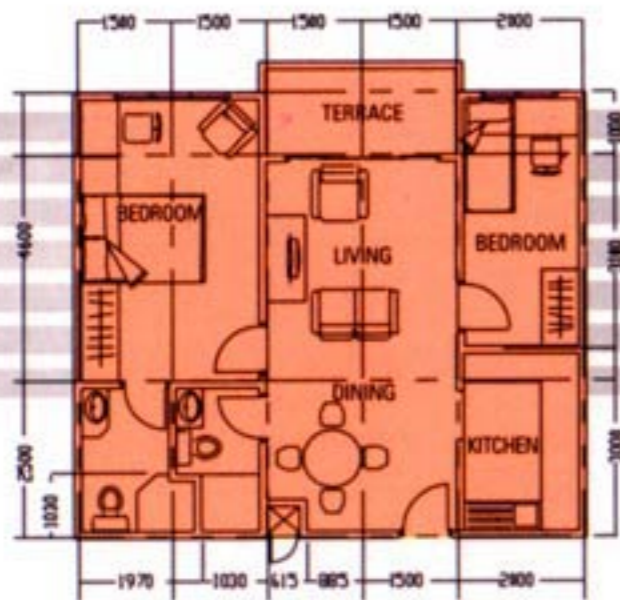




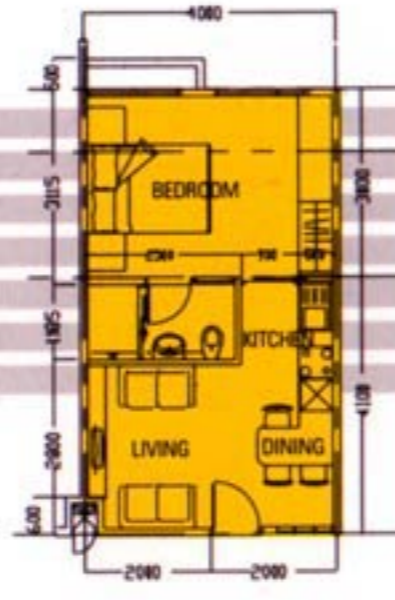
South China Sea Place
Karamunsing, Kota Kinabalu, Sabah.

International-class Hotel
Convention Hall
Hotel Suites
Business Suites
Commercial Shoplots





TYPE A
58.06 sq.m.
625 sq.ft.



TYPE B
29.26 sq.m.
315 sq.ft.



TYPE C
37.53 sq.m.
404 sq.ft.

HOTEL SUITES

South China Sea Place

Developer:



Main Contractor & Investor:



MS ISO 9001 : 2000 REG. NO. AR 3607



Sabah Urban Development Corporation Sdn. Bhd. (011700-T)
9th Floor, Menara MAA, 6, Lorong Api-Api, 88000 Kota Kinabalu, Sabah.
P. O. Box 11911, 88821 Kota Kinabalu, Sabah.
Tel: 6088-251144, 224226, 239145, 239146 Fax: 6088-239469
E-mail: sudckk@streamyx.com Website: www.sudc.com.my

LONGMA Construction Corporation Sdn. Bhd. (335281-W)
Lot 9, 11, 13, 2nd Floor, Block G, Lintas Square 88300 Kota Kinabalu,
Sabah, East Malaysia. Tel: 6088-266578 Fax: 6088-265578

LONGYUAN Construction Group Co. Ltd.
No. 768, Yixian Road, Post Code: 200434, Shanghai, P.R. China.
Tel: 021-6544 2225 / 021-6531 1027, Fax: 021-6531 3716
Email: iyjsco@online.sh.cn Web: www.lycg.com.cn

*It begins with a **Vision...***

to create a unique place where people can Invest, Work, Live and Stay. . .

That Vision now becomes a reality, soon to be called



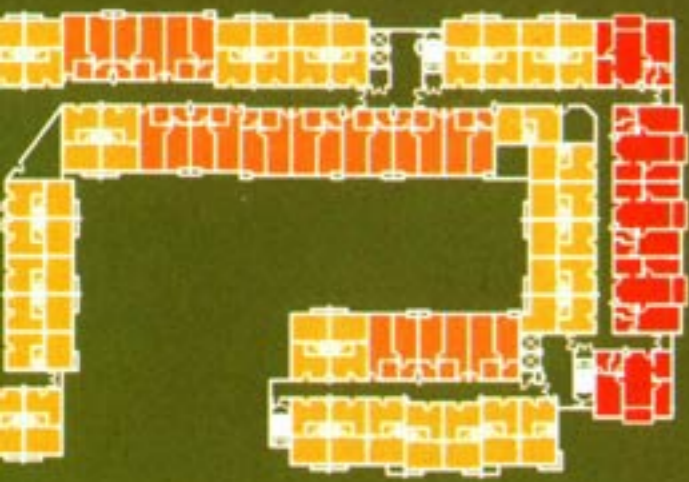
South China Sea Place

*This is one development that brings high capital appreciation
and good returns on your investment.*

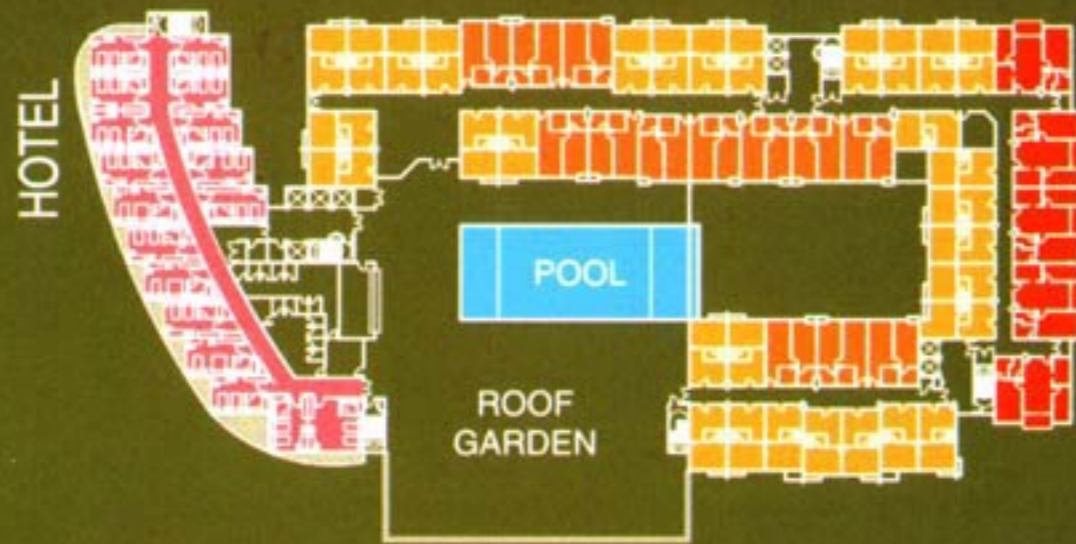


HOTEL

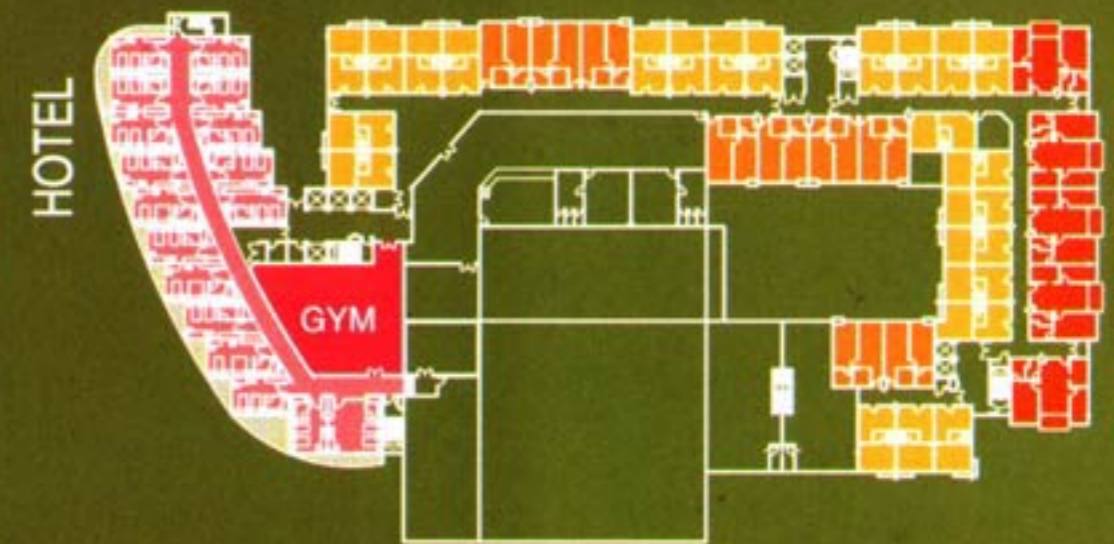




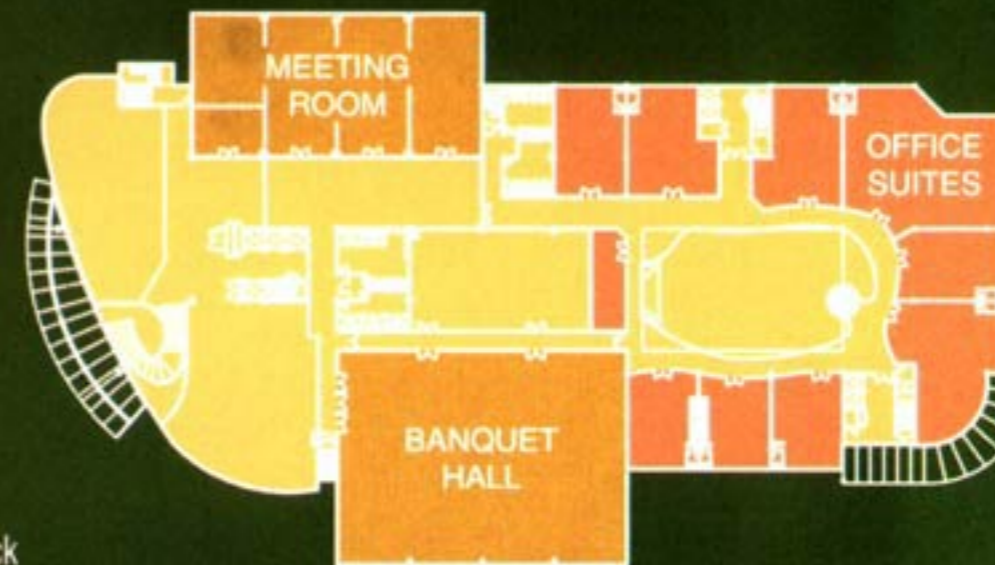
Level 5 - 11
HOTEL & HOTEL SUITES



Level 4
HOTEL & HOTEL SUITES



Level 3
HOTEL & HOTEL SUITES

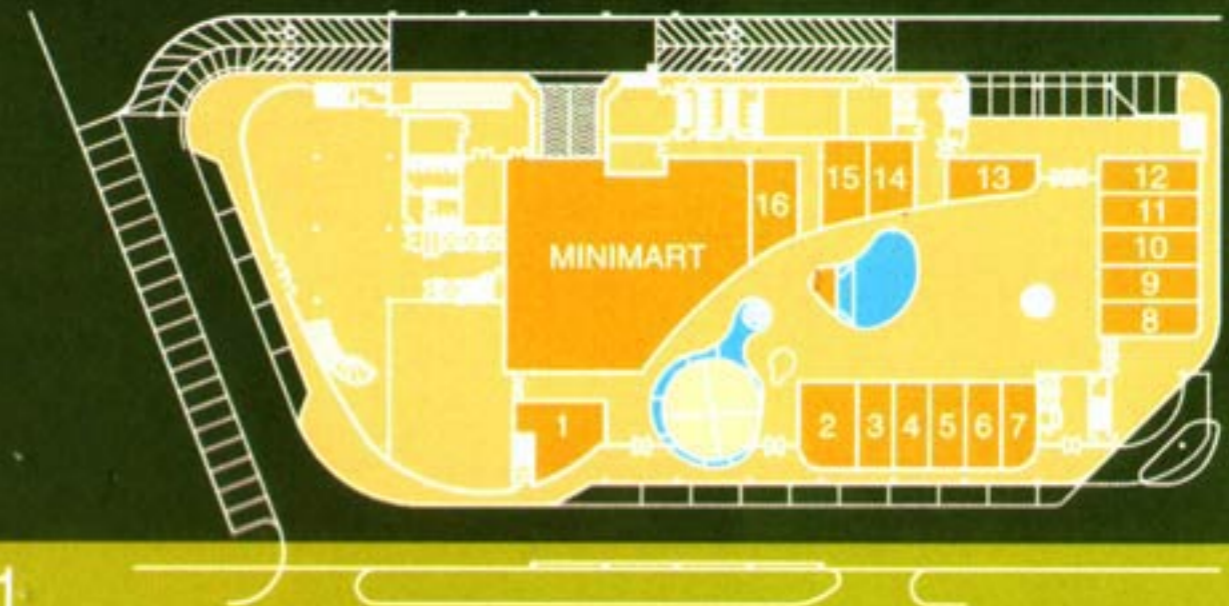


Level 2
BUSINESS SUITES

SCS Place offers investors a unique chance to be a part of Kota Kinabalu latest concept development combining a 174-room 4-star Hotel with Convention Hall, 478 units of Hotel Suites with leaseback option, Business Suites and Commercial Shops.

Located in the dynamic southern growth region of the Central Business District of Kota Kinabalu. It is within close walking distance to hotels and shopping centres such as Centre Point Kota Kinabalu, Wawasan Plaza, Asia City and Kompleks Karamuning. Other notable buildings surrounding the project include the Maybank Regional Office, the Indonesian Consulate and the UMNO Building.

With its modern and contemporary architecture and premier address, SCS Place is set to become a magnificent addition to Kota Kinabalu's cityscape.



Level 1
COMMERCIAL SHOPLOTS

Floor plans

