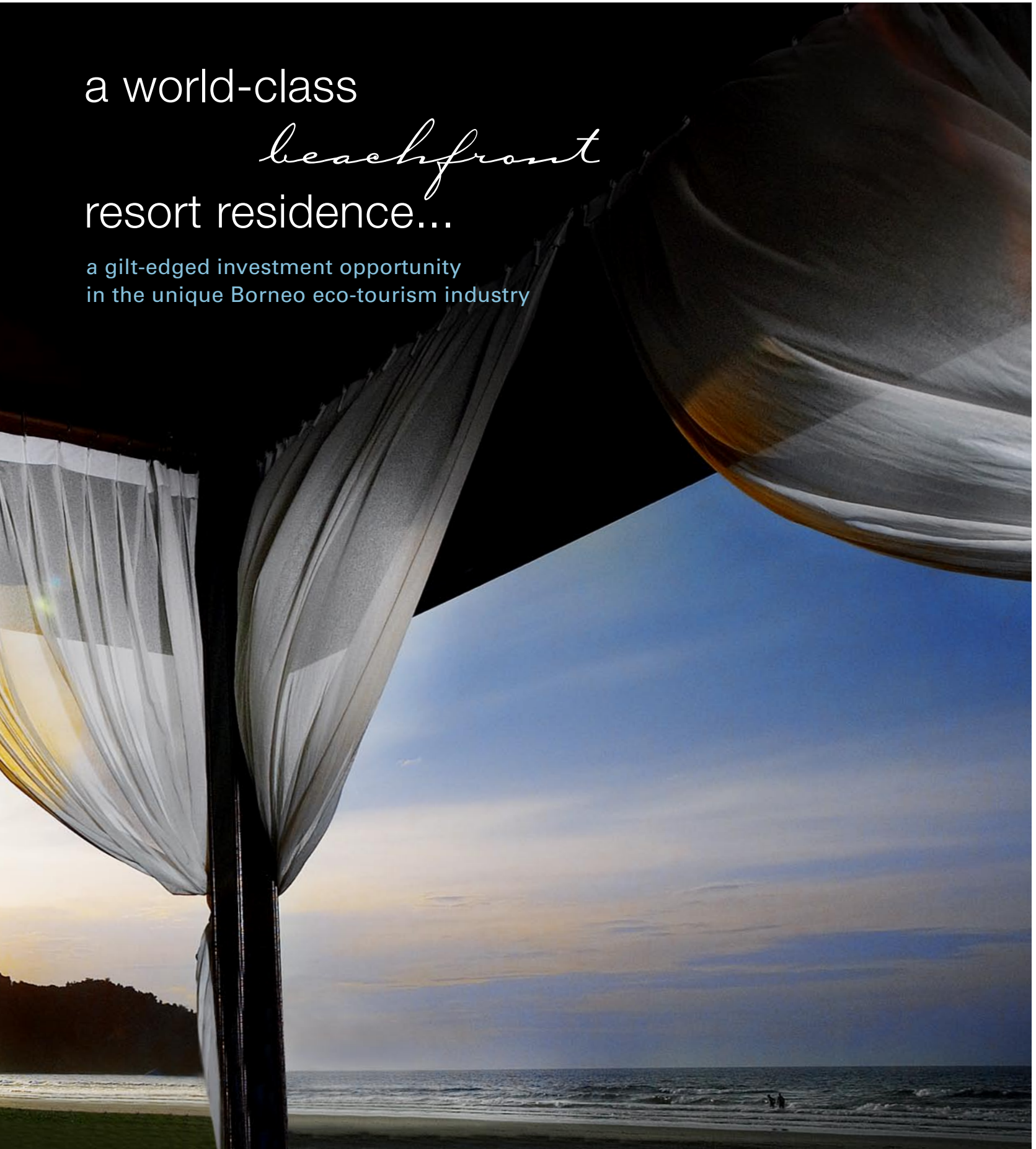




nexus  
*Residence*  
KARAMBUNAI

a world-class  
*beachfront*  
resort residence...

a gilt-edged investment opportunity  
in the unique Borneo eco-tourism industry





# Karambunai... *some say it's heaven*

Borneo's romanticism & mysticism,  
a natural perfection of white sandy beach, wetland, crystal blue cove, flatland, highland, rainforest, river

...in a world-class tropical  
eco-tourism paradise



Aerial view photographed on location at Nexus Resort Karambunai, Jan 2005.

- 1 5-Star Nexus Resort Karambunai Hotel (*in operation since 1997*)
- 2 18-Hole World-Class Championship Golf Course (*in operation since 1997*)

Future developments:

- 3 Karambunai Golfing Community
- 4 Resort Water Village - Resort City Centre
- 5 Karambunai Water Park
- 6 Sabah Cultural Village
- 7 Living Museum of Borneo

If you seek tranquillity, nature and yet luxury as a way of life, you've found it right here. Encounter the many awe-inspiring fascinations of Karambunai as you make this paradise your new resort residence/hotel.



Aerial view photographed on location at Nexus Resort Karambunai, Dec 1999.

*paradise*  
redefined



## Nexus Residence Karambunai

Nexus Residence Karambunai features exclusive beachfront properties in a destination that's on par with the world's most luxurious holiday destinations of Hawaii, Bali, Hilton Head, Cancun and Phuket.

Served by resort facilities of international standard, and surrounded by a world-class Borneo environment, celebrate life in this beautiful paradise.



Picture of tranquillity within Nexus Resort Karambunai featuring the Presidential Suite. Photo is used by Tourism Malaysia in some of their publicity materials. Shot on location in 2002.

in the tradition of *world - class*  
beachfront resort communities



Cancun



Honolulu



Hilton Head

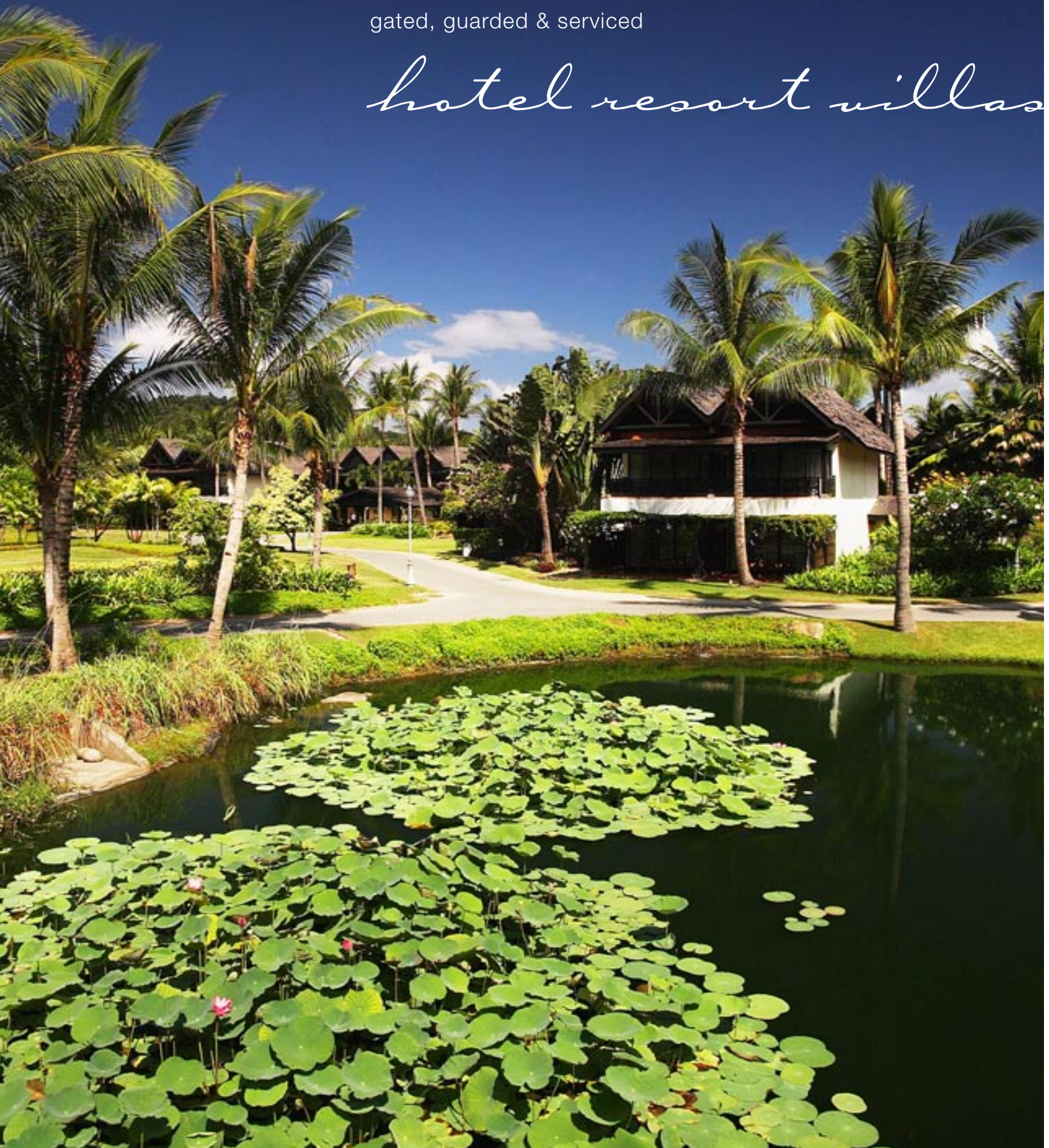


Bali



gated, guarded & serviced

# *hotel resort villas*



Borneo Villas. Photographed on location at Nexus Resort Karambunai, March 2006.



Master architect WATG, renowned for their  
creations worldwide, envision a community  
based on the surrounding beauty of  
Karambunai and the Sabah Borneo region.

intelligent & inspirational

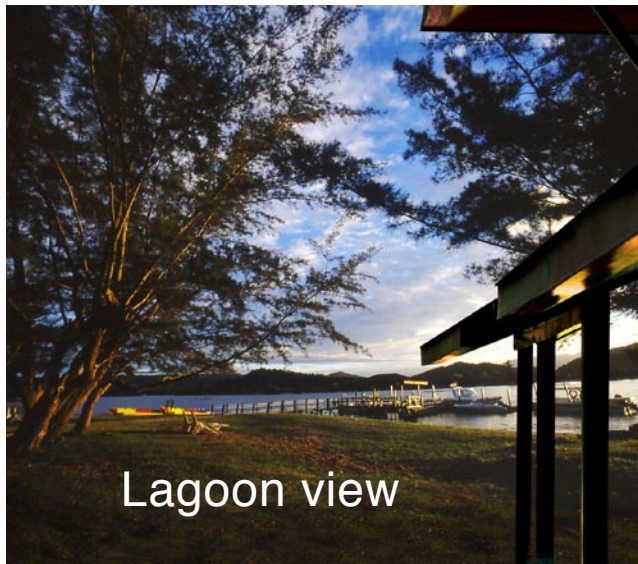
*resort community*



Ocean view



Photographs depicted are not of actual unit. Photographed on location at Nexus Resort Karambunai, March 2006.



Montage photographs depicted are not of actual unit. All photographed on location at Nexus Resort Karambunai, Jan 2005.

Luxurious resort villas of Nexus Residence Karambunai, gated, guarded and serviced, enjoys exclusive privacy and opens out to the glorious ocean, lagoon, canal or rainforest.

A tribute to architectural brilliance, each prestigious villa is embraced by glorious water designs and luxuriant landscapes.





Living Museum of Borneo - nature's theme park.  
Photographed on location at  
Nexus Resort Karambunai, Dec 1999.



The wild man of Borneo,  
Sepilok Orang Utan  
rehabilitation centre.

The breathtaking bio-diversity of Borneo Sabah is more than that of the entire North American continent. Caressed by a majestic 130-million-year-old rainforest, you will discover the ethereal beauty of Karambunai, a 4,000-acre eco-sanctuary, tucked away, yet in the midst of civilisation.

Nurturing the world's most precious natural treasures - the world's largest flower, over 600 species of exotic birds, 1,500 species of Orchids including the coveted Slipper Orchid, ten species of primates including the lovable Orang Utan, the Borneon gibbon, Asian elephant, Sumatran rhinoceros, world's largest pitcher plant and a rich marine bio-diversity make the Sabah Borneo lifestyle an amazing experience.

## *eco-tourism*

a lasting heritage...  
a renewable resource  
for the land,  
its inhabitants  
and its people



Mount Kinabalu, the crown of Borneo, highest peak in South East Asia, as viewed from Karambunai Cove. The surrounding Kinabalu Park is Malaysia's first World Heritage Site.  
Photographed on location at Nexus Resort Karambunai, March 2006.



Proposed within this world-class environment:

- Resort City Centre
- Karambunai Golfing Community
- Karambunai Water Park
- Sabah Cultural Village
- Resort Water Village
- Living Museum of Borneo

# *Borneo experience*

in a world-class environment



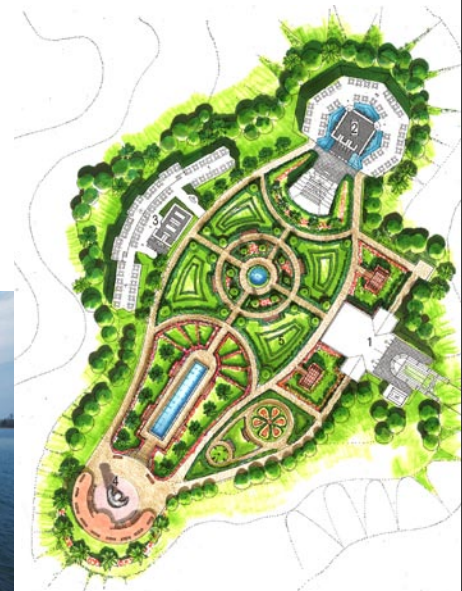
Enchanting treats. Sabah Cultural Village.



Breathtaking view of Karambunai Nature Park.



Water Sports Centre.



Site plan of KK City Park.



An artist impression of Resort Water Village from the experienced hands of world-renowned WATG.

Working together with world-renowned architects, WATG, Nexus Residence Karambunai is set on building a magical realm of diverse experiences: an exotic Borneo cultural diversity of 30 ethnic groups. Refreshing water escapades. Glorious nature expeditions. Striking cultural adventures. This is the unforgettable Borneo experience.



served by *5-star hotel*



Luxury Borneo massage.  
Photographed on location at Nexus Resort Karambunai, March 2006.

Be pampered by the award-winning 5-star Nexus Resort Karambunai that offers dining experiences, entertainment extravaganzas, wonderful spa and golfing escapades.



The magnificent facade of Nexus Resort Hotel.  
Photographed on location at Nexus Resort Karambunai, Jan 2005.



World-class 18-hole championship golf course amidst 130 million-year-old rainforest. Photographed on location at Nexus Resort Karambunai, Dec 1999.



Soothe your cares away in the couture Borneo Spa. Photographed on location at Nexus Resort Hotel, Jan 2005.

The Nexus Resort Hotel, owned by Karambunai Corporation Berhad and managed by Nexus Resorts and Hotels, is your gateway to exclusive privileges.





#### Gilt-edged investment opportunity, world-class living

- Golden investment opportunity for recurrent income and potential capital gains
- Exclusive world-class beachfront properties in world-class resort
- Served by award-winning 5-star Nexus Resort Hotel
- Located within world-class eco-tourism environment
- Intelligent resort community
  - ready state-of-the-art telecommunications infrastructure
  - proposed regional resort college centre and resort cosmetic surgery centre

#### Proposed within this world-class environment

- Resort City Centre
- Karambunai Golfing Community
- Karambunai Water Park
- Sabah Cultural Village
- Resort Water Village
- Living Museum of Borneo

#### Master Planner - Karambunai

Tan Sri Dr. Chen Lip Keong of Karambunai Corp Berhad

#### Designed by

Wimberly Allison Tong & Goo (WATG)

#### Awards & Recognition - Nexus Resort Karambunai

- 2004/5 World Travel Awards - Malaysia's Leading Golf Resort
- 2003 Malaysia Tourism Awards - The Minister's Special Award
- 2001/2 Malaysian Tourism Awards - Excellence in Hotel Services 5-Star (Resort Hotel)
- 2001 FIABCI - Prix d'Excellence Finalist in Leisure Category
- 2000 FIABCI - Award of Distinction in Leisure & Resort Category
- 1999 The Finest Golf Resorts Collection - Award for Distinguished Status

*paradise*  
is here

With great flight accessibility, only 3 hours away from major Asian capital cities, the glorious hideaway of Karambunai awaits you.

- Only 25 minutes from Kota Kinabalu International Airport to Karambunai
- 4-lane highway from point to point

Developer:

Nexus Bay Resort Karambunai Sdn Bhd (156825-V)

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