



LANGKAWI INVESTMENT GUIDE

DISCOVER YOUR NEXT INVESTMENT DESTINATION

OVERVIEW



Langkawi is not only Malaysia's premier island getaway but also an investor's paradise, located near the Malaysian-Thai border. It is the largest of over 104 islands, including 99 officially designated islands.

Ecotourism drives Langkawi's socio-economic growth, with the island's appeal further boosted by its excellent connectivity by air and sea, making it accessible from both local and international origins. By 2023, tourist arrivals reached 2.8 million across domestic, international, sea and cruise connections.

Langkawi is one of Malaysia's most stunning holiday destinations and a haven for nature lovers from around the world, steeped in legend, mystery, and a rich tapestry of folklore, culture, and tradition.



HISTORY

Stories of battling giants, enchanted forest creatures and miraculous waterfalls captivate visitors. But perhaps the most famous tale is that of Mahsuri, a woman falsely accused of adultery, whose blood turned white as she was pierced by a sacred keris, proving her innocence. With her dying breath, Mahsuri cursed the land and its people, and legend has it that Kedah suffered under her curse for seven generations.

Whether these stories are fables or facts, they add a unique charm that draws people back to this now duty-free island. Langkawi is ideal not only as a vacation destination but also as a place to call home and a wise investment opportunity. The island offers a luxurious beachside escape alongside a lush, ancient ecosystem. Its globally recognized geoparks have even earned Langkawi the prestigious designation of a UNESCO Global Geopark.

LANGKAWI LAND USE



LANGKAWI LAND USE MAP

LAND WIDTH	47,516.92 Ha	
BUILT-UP AREAS	7,712.09 Ha (16.23%)	
NON-BUILT-UP AREAS	39,804.33 Ha (83.77%)	
Residential	2,704.06 Ha	(5.60%)
Commercial	3,520.08 Ha	(7.29%)
Industrial	504.83 Ha	(1.04%)
Institutions & Community Development	545.20 Ha	(1.13%)
Infrastructure & Utilities	81.11 Ha	(0.17%)
Transportation	1,031.85 Ha	(2.14%)
Agriculture	7,668.52 Ha	(15.87%)
Rice	1,379.93 Ha	(2.86%)
Sea	973.02 Ha	(2.01%)
Forest	27,568.10 Ha	(57.06%)
Recreational & Unused Land	1,978.22 Ha	(4.09%)
Beach	358.61 Ha	(0.74%)

Source: Langkawi District Local Plan 2030

ARCHIPELAGO

Langkawi, an archipelago of 99 islands—or 104 during low tide—is located in the northeast of Peninsular Malaysia. Nestled in the Andaman Sea, it is approximately 30 Kilometers off the mainland. The main island, spanning around 478.5 square Kilometers, is renowned for its breathtaking beauty and archaeological significance. Langkawi is divided into six sub-districts: Kuah, Padang Matsirat, Ayer Hangat, Bohor, Ulu Melaka, and Kedawang.

Home to a population of about 96,000, Langkawi boasts a diverse community of racial and ethnic backgrounds, though the majority of landowners are Malays. Its designation as a "Duty-Free Island" in 1987 has been pivotal in driving commercial success and fostering socio-economic growth on the island.

With a geological record dating back 550 million years, Langkawi boasts an array of fascinating rock formations that provide habitats for various rare species of fauna and flora. These natural wonders have been instrumental in Langkawi's evolution into a premier tourist destination since the 1980s. In recognition of its unique geological heritage, the island was awarded Geopark status by the United Nations Educational, Scientific, and Cultural Organization (UNESCO) in 2007. The Geopark features three major nature reserves: the Machinchang Cambrian Geoforest, Kilim Karst Geoforest, and Dayang Bunting Marble Geoforest. Additionally, a fourth reserve, Gunung Raya Granite Park, is currently under development.

Surrounded by pristine white sandy beaches and lush tropical vegetation, Langkawi offers a perfect blend of relaxation and adventure. Its crystal-clear emerald waters, set against a backdrop of white clouds and blue skies, invite visitors to explore a range of water sports and recreational activities. The island also teems with aquatic life and exotic bird species, making it a haven for nature lovers. Unspoiled and serene, this tropical paradise captivates with its unparalleled natural beauty.



DISCLAIMER

1. Investors must conduct a land or title search at the Land Office to verify the encumbrance status of the land.
2. Investors should perform field checks to assess the terrain and identify any encroachments.
3. Investors are required to hold preliminary discussions with the Local Planning Authority.

GUIDELINES

The investment guidelines of the Langkawi Development Authority (LADA) will form the basis for any request to enter into a land investment contract with LADA.

These guidelines serve to assist investors interested in developing LADA-owned land by providing the necessary information in a clear and concise format to expedite the land development process.

Following these criteria, LADA will take the necessary steps to ensure that the property is ready for development.

PERMISSION PROCEDURE

Before entering, commencing, or carrying out any development on the land, the owner must obtain planning permission from the local authority, the Langkawi Municipal Council (MPLBP).

Once the planning permission is approved and granted by the council, the owner may proceed with the development in accordance with the established rules and conditions. These regulations are designed to ensure that the development and use of the land are carried out in an orderly manner, creating an environment that is comfortable, safe and beneficial for all.

DEVELOPMENT APPROVAL PROCESSES



SUMMARY OF APPLICATION PROCEDURE

STEP
01

Receive Investor
Letter of Intention

STEP
02

Site Visit

STEP
03

Submit Complete Information
According to The Checklist

STEP
04

Technical & Financial Analysis
by Planning Division &
Finance Division

STEP
05

Preparation
Paper for Approval

STEP
06

Investment Project Evaluation
Committee (J3P)
- Technical & Conceptual Assessment

STEP
07

Project Investment &
Implementation Committee

STEP
08

LADA Board of Director Meeting
- Consideration & Approval

THE AGREEMENT MAY BE TERMINATED IF THE APPLICANT:

- Defaults on any of the terms and conditions specified in the agreement.
- Fails to complete the payment for the entire lease period or any portion of the penalty fees.
- Fails to complete full payment of the amount stated in the agreement on time.
- Fails to meet the agreed undertakings, which may be fixed at a specified time or any other period mutually agreed upon by both parties.
- Succumbs to bankruptcy or enters into liquidation, whether voluntary, compulsory, or through any kind of creditor restructuring, in relation to the company.



DEVELOPMENT LOCATIONS & CONCEPT SUGGESTIONS

No	Location	Size (Acres)	No	Location	Size (Acres)
01	Urbanise @ Pasir Hitam	43.851	11	Intan GeoForest Paradise @ Intan Besar	56.021
02	Valley 257 @ Teluk Yu	34.000	12	Lang Gateway Port @ Tanjung Lembong	15.123
03	Elistone Residence @ Batu Gajah	24.415	13	Medical Village @ Bukit Tekoh	20.616
04	Geovillage @ Telaga Tujuh	20.122	14	Architecture Hub @ Kampung Mawat	20.988
05	Pantai Kok Resort & Chalet	26.662	15	Ulu Melaka Wellness Centre	20.417
06	Aero Industry Centre @ LGK Airport	77.049	16	Kuah Central Point	0.817
07	Kuala Muda Sea View	29.950	17	Central Business District (CBD) of Kuah	9.817
08	Aviation Village @ Padang Wahid	17.905	18	LISRAM Mixed Development	163.667
09	Reboot & Restart Island @ Pulau Tepor	98.555	19	100 Pearl @ Pulau 100	2.406
10	Intan Floating Resort @ Intan Kecil	5.550	20	The Peak @ Gunung Raya	7.140

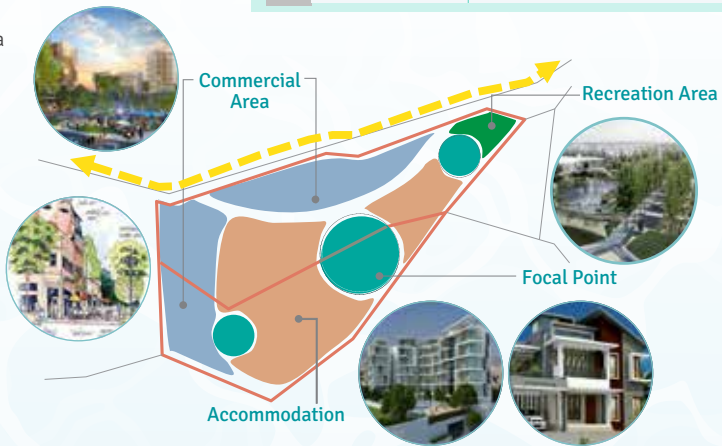
01

LOT 261 & 262, PASIR HITAM URBANISE @ PASIR HITAM



Proposed Development Components

Commercial Area
Recreational Area
Accommodation



NO.	ITEM	LOT 261	LOT 262
1.	Land Ownership No.	PN 6376	PN 6367
2.	Area Size	25.477 Acres	18.374 Acres
3.	Sub-District	Ayer Hangat	Bohor
4.	Category of Land Use	Building	
5.	Malay Reserve	Yes	
6.	Status	99 Years Lease	
7.	Lease Expires	19 September 2093	
8.	Express Condition	Tourism & Hotel Centre	
9.	Zoning	Commercial	
10.	Interest Restrictions	Yes	



LOT 257, TELUK YU VALLEY 257 @ TELUK YU

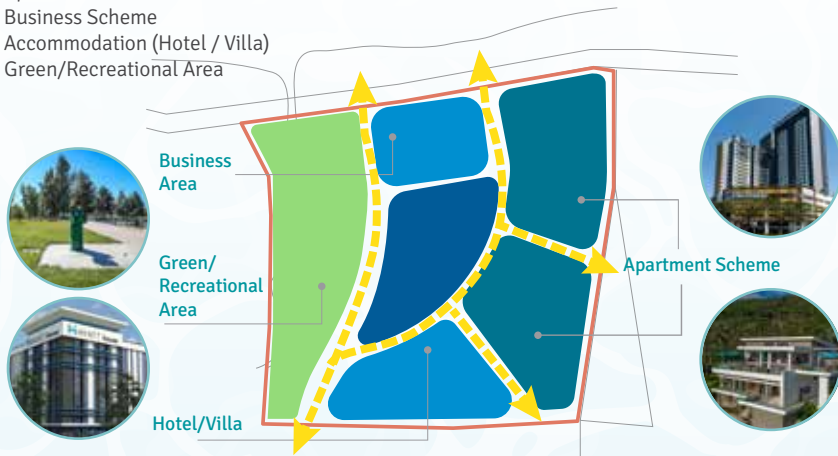
02



Proposed Development Components

- Apartment Scheme
- Business Scheme
- Accommodation (Hotel / Villa)
- Green/Recreational Area

NO.	ITEM	LOT 257
1.	Land Ownership No.	H.S.(D) 6375
2.	Area Size	34.00 Acres
3.	Sub-District	Ayer Hangat
4.	Category of Land Use	Building
5.	Malay Reserve	Yes
6.	Status	99 Years Lease
7.	Lease Expires	19 September 2093
8.	Zoning	Commercial
9.	Interest Restrictions	Yes



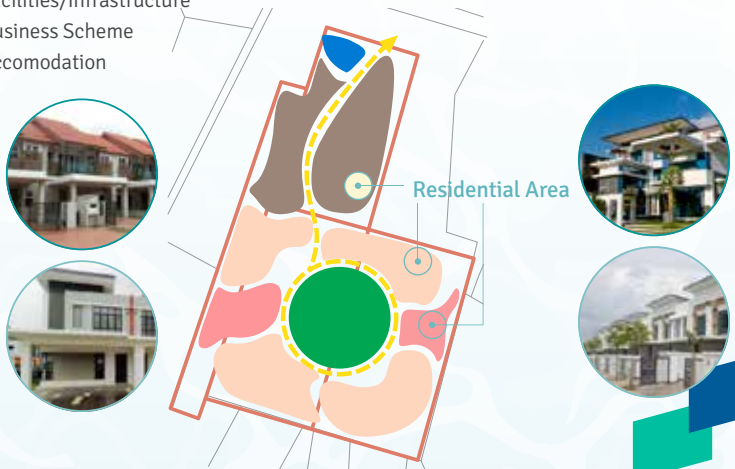
LOT 852, 853, 854, 855, BATU GAJAH ELISTONE RESIDENCE



Proposed Development Component

- Residential area
- Commercial area
- Open area
- Facilities/Infrastructure
- Business Scheme
- Accommodation

NO.	ITEM	LOT 852	LOT 853	LOT 854	LOT 855
1.	Land Ownership No.	602	603	604	605
2.	Area Size	3.186 Acres	5.925 Acres	7.468 Acres	7.836 Acres
3.	Sub-District	Ayer Hangat			
4.	Category of Land Use	Agriculture			
5.	Status	Freehold			
6.	Malay Reserve	Yes			
7.	Date of Registration	5 October 1998			
8.	Zoning	Housing			
9.	Interest Restrictions	Yes			



LOT 60014, 60015, TELAGA TUJUH GEOVILLAGE @ TELAGA TUJUH

04



Proposed Development Components

- Accommodation (Chalet / Hotel)
- Adventure Park
- Oriental Village
- Tourism activities related to cable car



NO.	ITEM	LOT 60014	LOT 60015
1.	Land Ownership No.	PN 7163	PN 7164
2.	Area Size	16.470 Acres	3.652 Acres
3.	Sub-District	Padang Matsirat	
4.	Category of Land Use	Building	
5.	Malay Reserve	Yes	
6.	Status	99 Years Lease	
7.	Lease Expires	26 March 2110	
8.	Express Condition	Recreation Park and Botanical Garden	
9.	Zoning	Commercial	
10.	Interest Restrictions	Yes	



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LOT 60254, PANTAI KOK PANTAI KOK RESORT & CHALET



Proposed Development Components

Accommodation
(Resort, Chalet, Glamping, Camping etc.)
Facilities/Infrastructure

NO.	ITEM	LOT 60254
1.	Land Ownership No.	GM 4045
2.	Area Size	26.662 Acres
3.	Sub-District	Padang Matsirat
4.	Category of Land Use	Building
5.	Status	Freehold
6.	Malay Reserve	No
7.	Date of Registration	6 March 2018
8.	Zoning	Commercial
9.	Interest Restrictions	None



PT 657, 658, 286, 288, 289, LANGKAWI AIRPORT AERO INDUSTRY CENTRE

06



Proposed Development Components

- Commercial Area
- Aviation Show Room
- Aircraft Workshop
- Aero Industry Support Activities
- Business Scheme

NO.	ITEM	PT 657	PT 658	PT 286	PT 288	PT 289
1.	Land Ownership No.	H.S.(D) 1785	H.S.(D) 1786	H.S.(D) 1163	H.S.(D) 1165	H.S.(D) 1166
2.	Area Size	32.681 Acres	4.385 Acres	16.070 Acres	2,550 Acres	21.410 Acres
3.	Sub-District	Padang Matsirat				
4.	Category of Land Use	Building				
5.	Status	Freehold				
6.	Malay Reserve	Yes				
7.	Date of Registration	5 April 2022				
8.	Express Condition	Airbase Industries				
9.	Zoning	Commercial				
10.	Interest Restrictions	Yes				

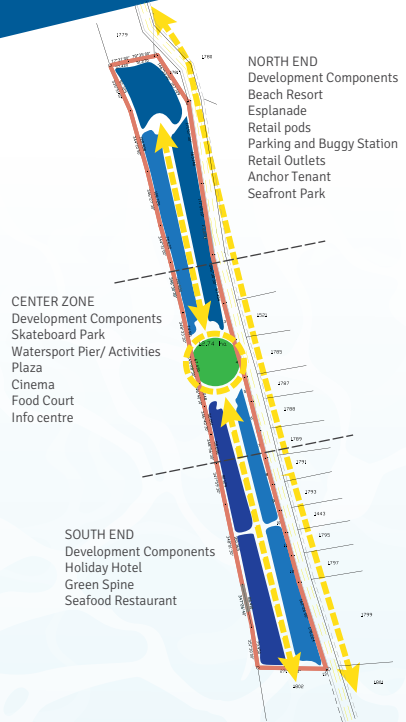


LOT 60002, KUALA MUDA KUALA MUDA SEA VIEW



Proposed Development Components

- | | |
|--------------------------------|-----------------|
| Accommodation (Hotel / Resort) | Commercial Area |
| Park | Waterfront |
| F & B | Business Centre |
| | Esplanade |



NO.	ITEM	LOT 60002
1.	Land Ownership No.	6269
2.	Area Size	29.950 Acres
3.	Sub-District	Padang Matsirat
4.	Category of Land Use	Industry
5.	Malay Reserve	Yes
6.	Status	99 Years Lease
7.	Lease Expires	24 March 2109
8.	Express Condition	Tourism
9.	Zoning	Commercial
10.	Interest Restrictions	Yes



Proposed Development Components

- Aircraft Support Activities
- Quarters
- Shop Lots
- Pocket Park
- Business Scheme
- Accommodation
- Facilities/Infrastructure

NO.	ITEM	PT 811 (LOT 52)
1.	Land Ownership No.	H.S.(D) 176
2.	Area Size	17. 905 Acres
3.	Sub-District	Kedawang
4.	Category of Land Use	Building
5.	Status	Freehold
6.	Malay Reserve	Yes
7.	Date of Registration	21 Dec 1999
8.	Express Condition	Pilot Institution
9.	Zoning	Agriculture
10.	Interest Restrictions	None

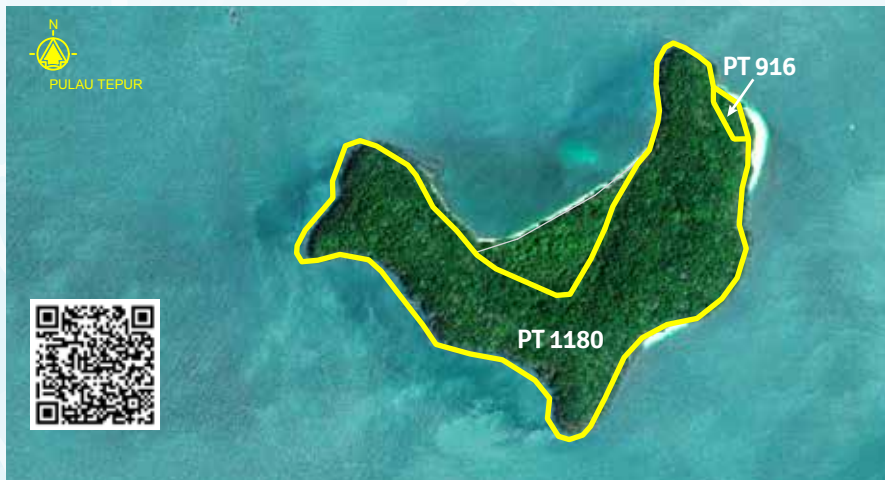
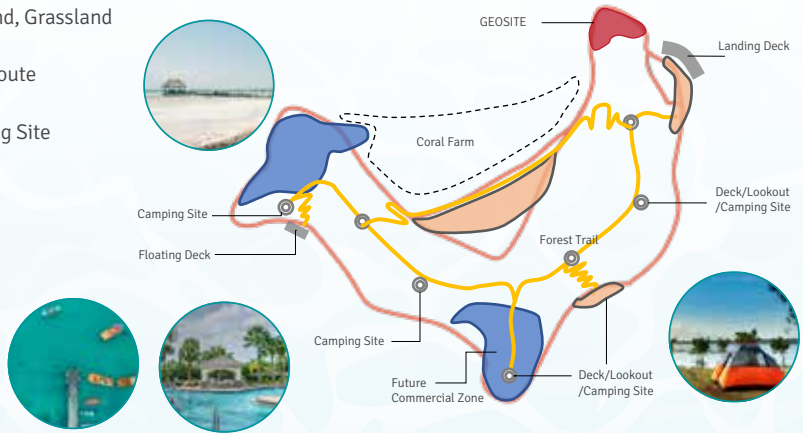




Proposed Development Components

- Chalet / Resort
- Active Zone – Visitor’s Centre
- Eco Zone – Wetland, Grassland
- Jetty
- Jungle Trekking Route
- Forest Trail
- Camping/Glamping Site
- Lookout Point

NO.	ITEM	PT 1180	PT 916
1.	Land Ownership No.	H.S.(M) 924	H.S.(M) 208
2.	Area Size	88.000 Acres	1.255 Acres
3.	Sub-District	Kedawang	
4.	Category of Land Use	Building	
5.	Malay Reserve	Yes	
6.	Status	99 Years Lease	99 Years Lease
7.	Lease Expires	5 March 2106	30 March 2101
8.	Zoning	Agriculture	
9.	Express Condition	Recreational and Tourism	
10.	Interests Restrictions	Yes	





Proposed Development Components

- Accommodation (Chalet / Resort)
- Restaurant
- Jetty
- Entertainment Area
- Scuba Diving

NO.	ITEM	PT 617
1.	Land Ownership No.	H.S.(D) 3/94
2.	Area Size	5.550 Acres
3.	Sub-District	Kedawang
4.	Category of Land Use	Tourism Industry
5.	Malay Reserve	Yes
6.	Status	99 Years Lease
7.	Lease Expires	3 April 2093
8.	Zoning	Agriculture
9.	Express Condition	Tourism
10.	Interest Restrictions	None



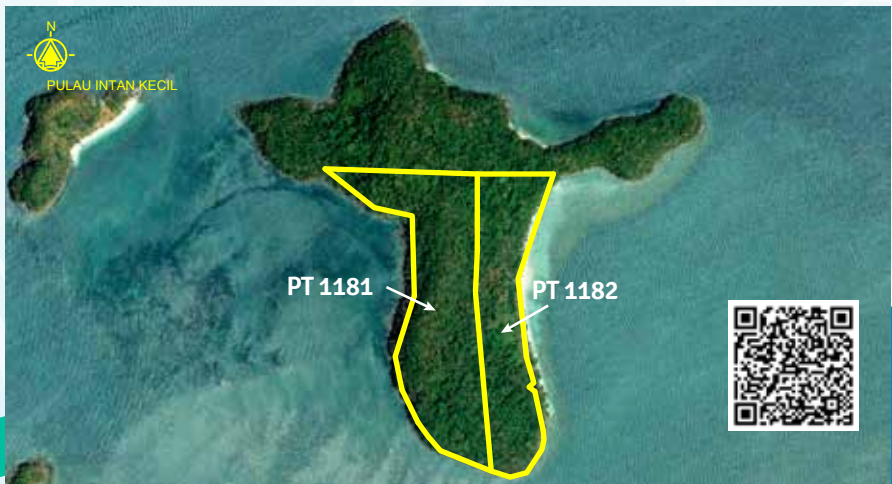
PT 1181 , PT 1182, INTAN BESAR INTAN GEOFOREST PARADISE



Proposed Development Components

- Accommodation (Hotel / Resort)
- Jetty
- Pocket Park
- Restaurant
- Jungle Trekking Route
- Water Sport

NO.	ITEM	PT 1181	PT 1182
1.	Land Ownership No.	H.S (D) 923	H.S (D) 922
2.	Area Size	33.081 Acres	22.940 Acres
3.	Sub-District	Kedawang	
4.	Category of Land Use	Tourism Industry	
5.	Malay Reserve	Yes	
6.	Status	99 Years Lease	
7.	Lease Expires	5 March 2106	
8.	Zoning	Agriculture	
9.	Express Condition	Tourism	
10.	Interest Restrictions	None	



PT 1784, TANJUNG LEMBUNG LANG GATEWAY PORT

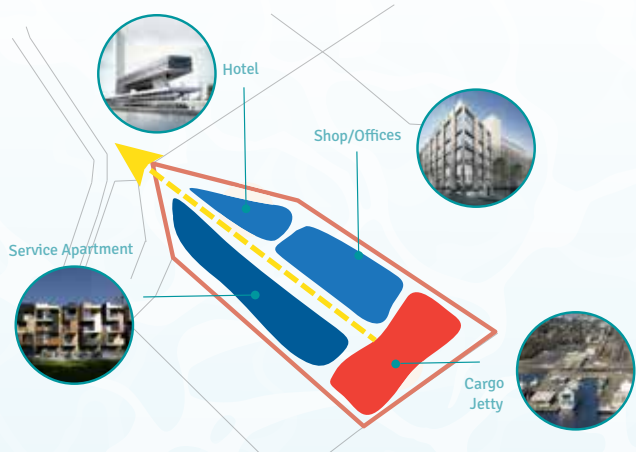
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Proposed Development Components

- Port Docking
- Shop / Office
- Café
- Hotels / Service Apartment
- Cargo Jetty
- Business Scheme

NO.	ITEM	PT 1784
1.	Land Ownership No.	H.S.(D) 921
2.	Area Size	15.122 Acres
3.	Sub-District	Kedawang
4.	Category of Land Use	Building
5.	Malay Reserve	Yes
6.	Status	99 Years Lease
7.	Lease Expires	10 October 2105
8.	Zoning	Institution & Public Amenities
9.	Express Condition	Ship Shelter
10.	Interest Restrictions	Yes



PT 965, PT 963, LOT 2803, 2265, 2099, 2332, 2328, BUKIT TEKOH MEDICAL VILLAGE @ BUKIT TEKOH



Proposed Development Components

- Business Scheme
- Recreation Park
- Accommodations (Hotel)
- Health Centre



NO.	ITEM	PT 965	PT 963	LOT 2803	LOT 2265	LOT 2099	LOT 2332	LOT 2328	
1.	Area Size	2.156 Acres	2.256 Acres	0.585 Acres	3.921 Acres	6.555 Acres	3.670 Acres	1.471 Acres	
2.	Sub-District	Ulu Melaka					Kuah Town		
3.	Category of Land Use	Agriculture							
4.	Status	99 Years Lease (Ends 6 Sept 2091)				Freehold			
5.	Malay Reserve	Yes							
6.	Zoning	Commercial							
7.	Express Condition	Orchard		Agriculture		Rubber Plantation			



PT 585, LOT 2240, LOT 2251, LOT 2313, KAMPUNG MAWAT

AGRITECTURE HUB

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Proposed Development Components

- Agro-Tourism
- Husbandry (AG3)
- Aquaculture
- Commercial

NO.	ITEM	PT 585	LOT 2240	LOT 2251	LOT 2313
1.	Land Ownership No.	H.S.(M)153-81	GM 223	GM 177	GM 2412
2.	Area Size	1.787 Acres	5,946 Acres	6.164 Acres	7.091 Acres
3.	Sub-District	Ulu Melaka			
4.	Category of Land Use	Agriculture			
5.	Status	Freehold			
6.	Malay Reserve	Yes			
7.	Date of Registration	7 Oct 1981	20 Mar 1979	23 Jun 1973	2 Sept 2009
8.	Zoning	Agriculture			
9.	Interest Restrictions	Yes	None	Yes	Yes
10.	Express Condition	Rubber Plantation			



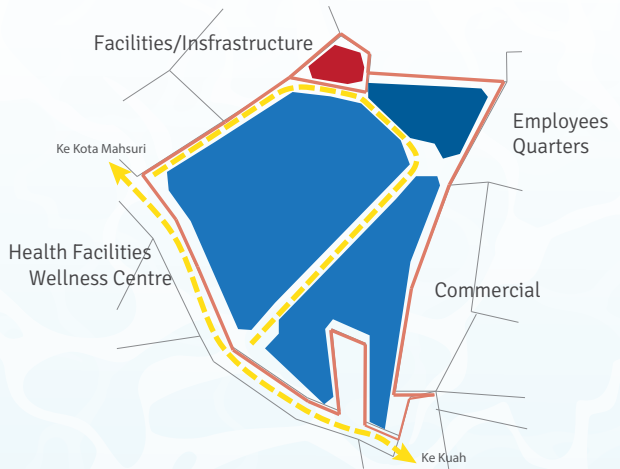
LOT 2277, 2290, TAMAN ULAR ULU MELAKA WELLNESS CENTRE



Proposed Development Components

- Health Facilities
- Food Court
- Facilities/Infrastructure
- Recreational Park
- Commercial
- Wellness Centre

NO.	ITEM	LOT 2277	LOT 2290
1.	Land Ownership No.	GRN 6591	GM 398
2.	Area Size	19.687 Acres	0.730 Acres
3.	Sub-District	Ulu Melaka	
4.	Category of Land Use	Agriculture	
5.	Status	Freehold	
6.	Malay Reserve	Yes	
7.	Date of Registration	12 Mar 1986	12 May 1993
8.	Express Condition	Commercial	
9.	Zoning	Housing	



LOT 60006, KUAH TOWN

KUAH CENTRAL POINT

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Proposed Development Components

Marine Products Complex
Facilities/Infrastructure

NO.	ITEM	LOT 60006
1.	Land Ownership No.	6388
2.	Area Size	0.817 Acres
3.	Sub-District	Kuah Town
4.	Category of Land Use	Building
5.	Malay Reserve	Yes
6.	Status	99 Years Lease
7.	Lease Expires	7 May 2110
8.	Zoning	Commercial
9.	Express Condition	Tourism
10.	Interest Restrictions	Yes



LOT 61403, LOT 61404, LOT 60238 CENTRAL BUSINESS DISTRICT OF KUAH KUAH DOWNTOWN



NO.	ITEM	LOT 61403	LOT 61404	LOT 60238
1.	Land Ownership No.	GRN 219182	GRN 219183	GRN 219184
2.	Area Size	7.371 Acres	0.129 Acres	2.317 Acres
3.	Sub-District	Kuah		
4.	Category of Land Use	NIL		
5.	Status	Freehold		
6.	Malay Reserve	No		
7.	Date of Registration	7 Sept 2022	7 Sept 2022	7 Sept 2022
8.	Zoning	Institution & Public Amenities		
9.	Interest Restrictions	None		

Proposed Development Components

- Shop Office Home Office (SOHO)
- Business Scheme
- Accommodations (Hotel)
- Shopping Centre
- Facilities/Infrastructure



LOT 137, 141, 142, 146, 147, 60245, 60246, 60247, 60248, 60249, 60250, 1216, LISRAM

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LISRAM MIX DEVELOPMENT



Proposed Development Components

- Residential area
- Public infrastructure
- Commercial area
- City Park / Green Belt
- Multi-purpose hall

NO.	ITEM	LOT 137	LOT 141	LOT 142	LOT 146	LOT 147	LOT 60245	LOT 60246	LOT 60247	LOT 60248	LOT 60249	LOT 60250	LOT 1216
1.	Land Ownership No.	GM 3690	GM 2545	GM 2546	GM 3568	GM 2550	GM 6698	GM 6699	GM 6701	GM 6700	GM 6702	GM 6703	GM 4129
2.	Area Size (Acres)	14.506	21.950	15.357	14.575	14.588	15.244	3.343	12.748	3.707	13.838	13.737	4.250
3.	Sub-District	Kuah Town											
4.	Category of Land Use	Agriculture											
5.	Status	Freehold											
6.	Malay Reserve	Yes											
7.	Date of Registration	18 Apr 2005	8 May 2005	8 May 2005	3 May 2005	17 May 2005	8 May 2005	30 Nov 2017	30 Nov 2017	30 Nov 2017	13 Dec 2017	13 Dec 2017	17 May 2005
8.	Zoning	Housing											



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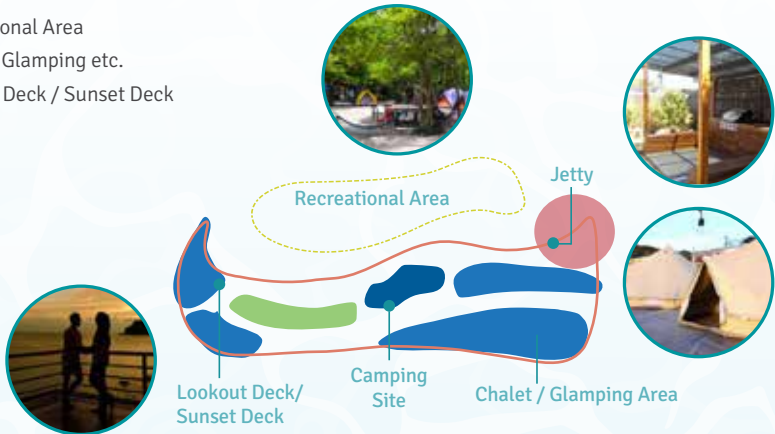
LOT 56, PULAU 100 100 PEARL @ PULAU 100



Proposed Development Components

- Jetty
- Recreational Area
- Chalet / Glamping etc.
- Lookout Deck / Sunset Deck

NO.	ITEM	LOT 56
1.	Land Ownership No.	89
2.	Area Size	2.406 Acres
3.	Sub-District	Padang Matsirat
4.	Category of Land Use	Agriculture
5.	Malay Reserve	Yes
6.	Status	60 Years Lease
7.	Lease Expires	Ends 10 Aug 2065
8.	Zoning	Agriculture
9.	Express Condition	Agriculture Plot



PT 1428, 1429, 1430, GUNUNG RAYA THE PEAK @ GUNUNG RAYA



NO.	ITEM	PT 1428	PT 1429	PT 1430
1.	Land Ownership No.	H.S.(M) 113	H.S.(M) 114	H.S.(M) 115
2.	Area Size	0.380 Acres	4.950 Acres	1.810 Acres
3.	Sub-District	Ulu Melaka		
4.	Category of Land Use	Building		
5.	Malay Reserve	Yes		
6.	Status	99 Years Lease		
7.	Lease Expires	5 April 2098	7 April 2098	5 April 2098
8.	Zoning	Commercial Recreation		

Proposed Development Components

- Commercial Building
- Lookout Deck
- Accommodations (Hotel)



REASONS TO INVEST IN LANGKAWI



MICE FACILITIES



SAFE ENVIRONMENT



UNSURPASSED LIFESTYLE



GOOD AIR & SEA CONNECTIVITY



DUTY FREE ISLAND

LANGKAWI USEFUL INFORMATION



SCAN FOR MOST RECENT UPDATE

Tourist Information Centre
+604 966 7789

Tourist Information Centre at the International Airport
+604 955 7155

Langkawi International Airport
+604 955 1311

Customs Department in Kuah
+604 966 6227

Registration Department
+604 966 6330

Information Department
+604 966 6289

Immigration Department
+604 959 1076

Police / Ambulance / Hospital / Fire Department
999

Police Station
+604 966 6222

Medical Services
Twenty-four hours medical service is available at Langkawi Hospital (+604 966 3333)
10 min. drive from Kuah Town
Most clinics are located in Kuah.

Post Office
+604 966 7271

LANGKAWI INVESTMENT GUIDE



Naturally
LANGKAWI



unesco
Global Geopark

LANGKAWI DEVELOPMENT AUTHORITY (LADA)

INVESTMENT & BUSINESS FACILITATION DIVISION

Kompleks LADA, P.O Box 60, Jalan Persiaran Putra
07000 Langkawi, Kedah, Malaysia.

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Disclaimer

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