



THE SAIL

MELAKA

BAY 3

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Hotel • Residence • Zen-Inspired



Nestled within *The Sail*, **Bay 3 Residence** redefines modern urban living through the timeless **philosophy of Zen**—a lifestyle that embraces calm, balance, and mindful simplicity.

Designed as a retreat from the demands of city life, **Bay 3** offers a tranquil sanctuary where residents can unwind, recharge, and reconnect with inner peace.



The interior spaces are meticulously crafted to reflect the essence of **Zen living**—featuring **clean lines, natural materials, and harmonious spatial flow** that evoke a deep sense of serenity. Every element, from ambient lighting to luxurious textures, has been carefully curated to create an elevated and immersive living experience.

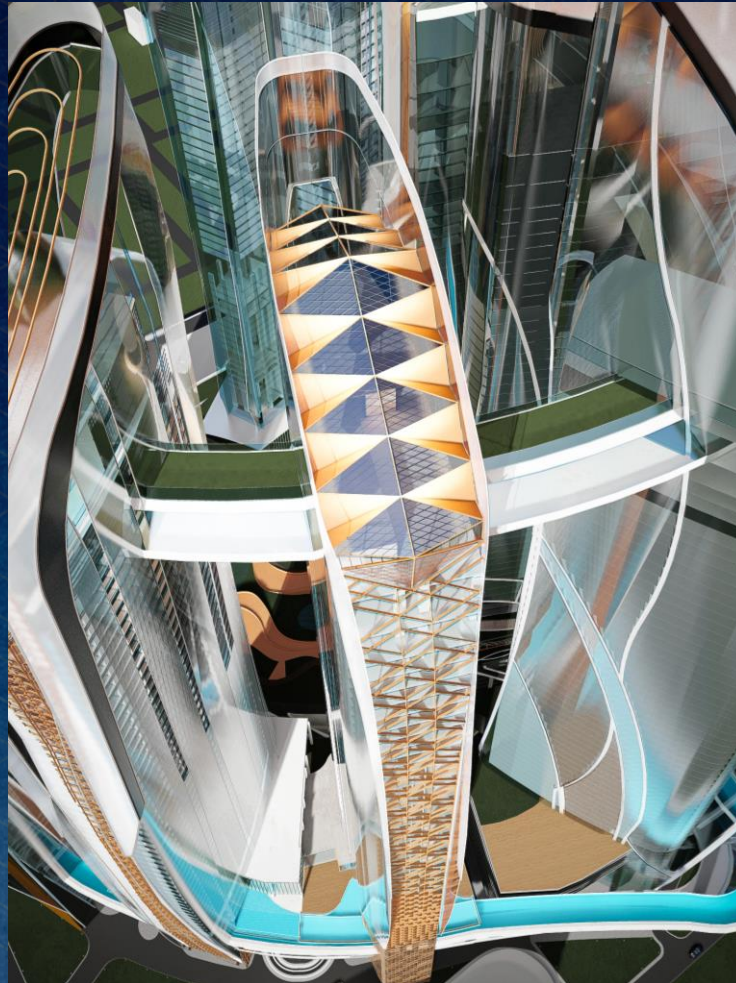
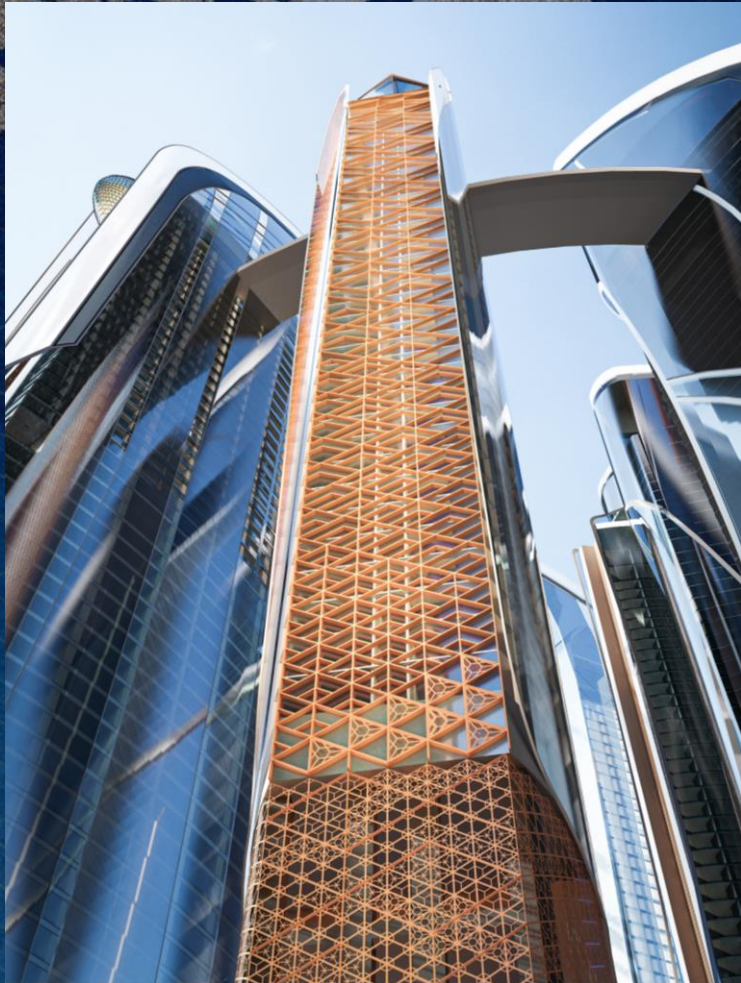


Residents will enjoy access to **5-star amenities** and services, including wellness facilities, serene landscaped gardens, and thoughtfully designed common areas—each space intentionally created to promote well-being, comfort, and clarity of mind.

Bay 3 is more than a residence—it is a lifestyle of **intentional luxury**, designed for those who seek not just a home, but a harmonious way of living.

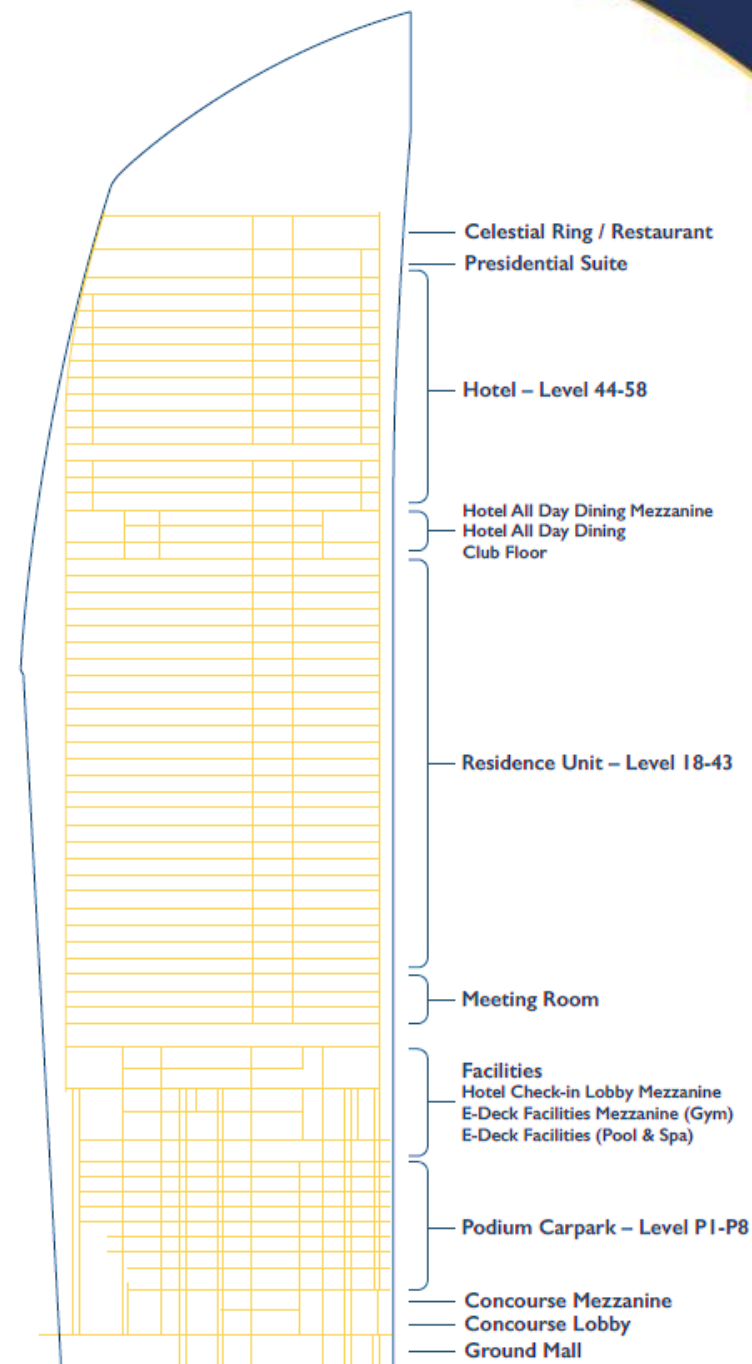


THE SAIL BAY 3 – Façade Perspective



TOWER SECTION

- Ground Floor Shopping Mall :
 - Lobby :
 - Car Parking :
 - Facilities (Pool, Spa, Gym, Reception) :
 - Meeting and Conference Rooms :
 - Residence (26 floors) :
 - Hotel Restaurant and Club :
 - 5-Star Hotel (15 floors) :
 - Presidential Suite :
 - Celestial Ring Restaurant :
- Floor 1
- Floor 2
- Floor 3 – 11 (9 floors)
- Floor 12 - 15
- Floor 16 – 17
- Floor 18 - 43
- Floor 43A, 43B, 43C
- Floor 44 - 58
- Floor 58
- Floor 59 - 60



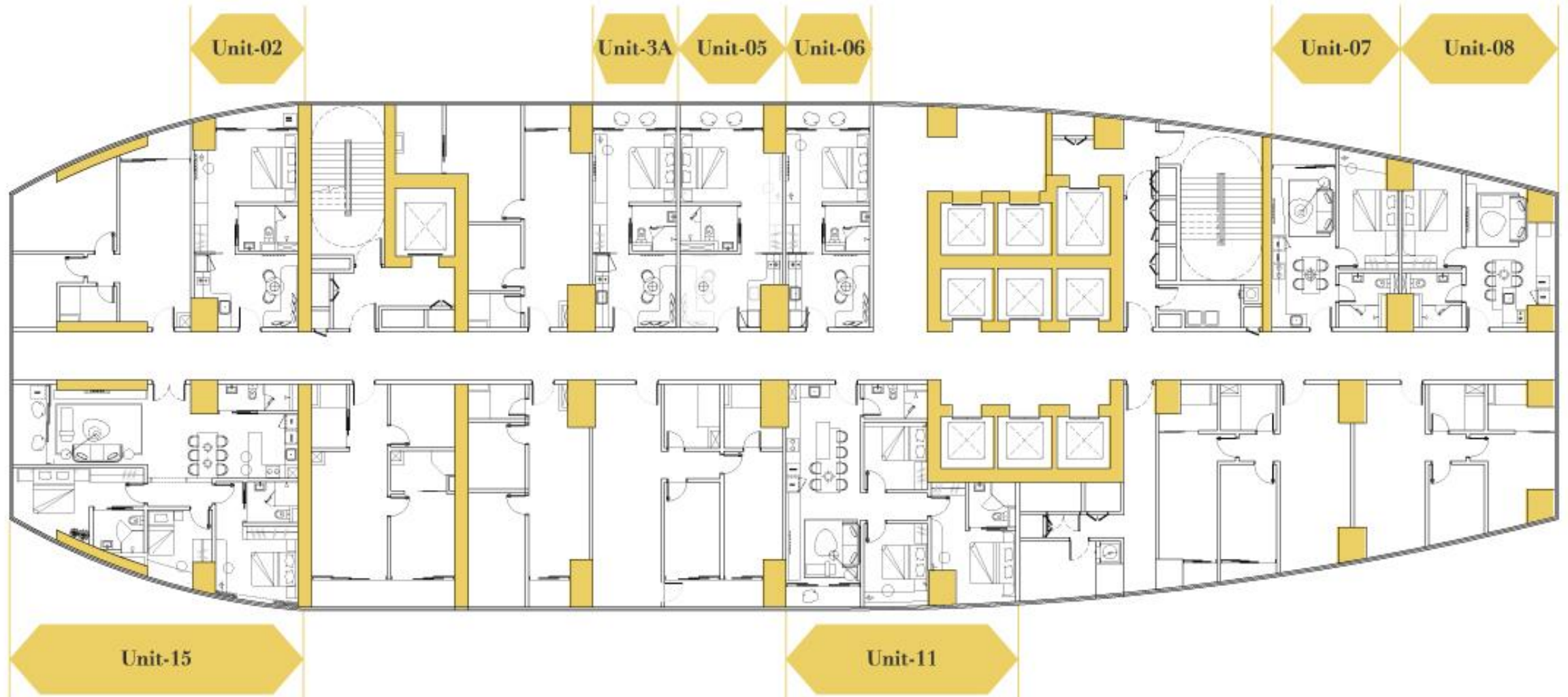
FLOOR PLAN TOWER SECTION

Residence

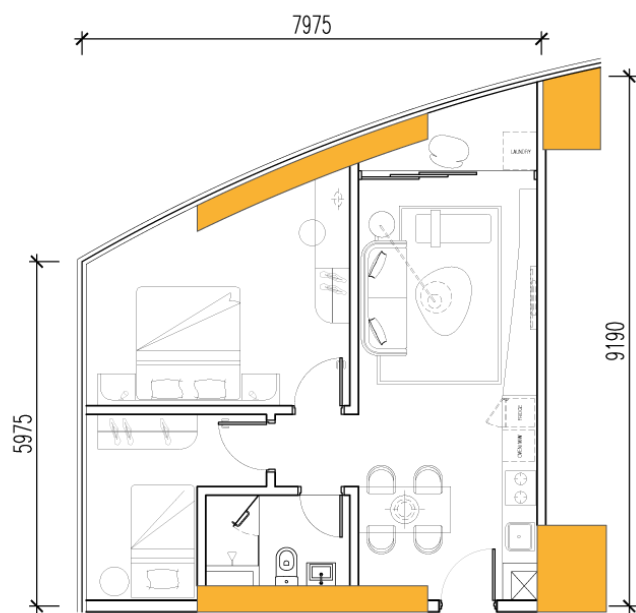


FLOOR PLAN

Residence



UNIT PLANS



UNIT 1

SEAVIEW

TOTAL AREA

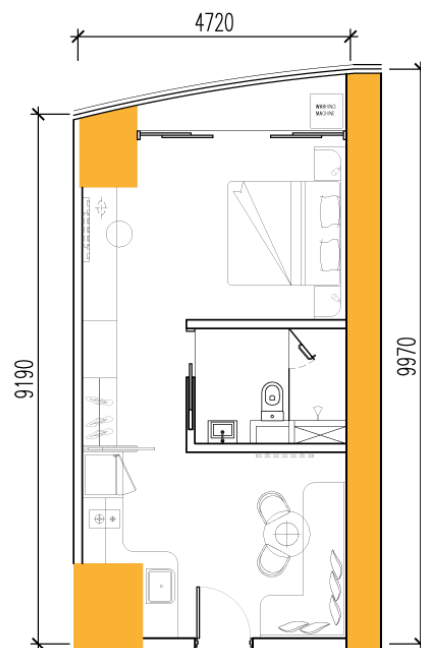
678 ft²

WIDTH

7975mm

LENGTH

9190mm



UNIT 2

SEAVIEW

TOTAL AREA

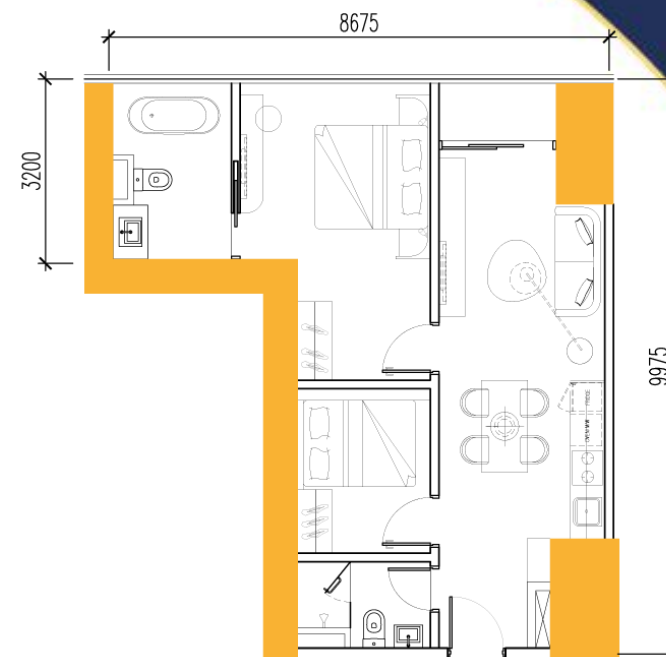
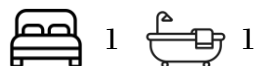
475 ft²

WIDTH

4720mm

LENGTH

9970mm



UNIT 3

GARDEN VIEW

TOTAL AREA

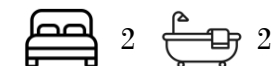
679 ft²

WIDTH

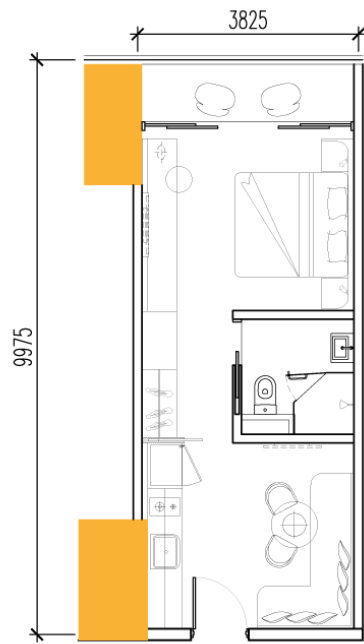
8675mm

LENGTH

9975mm



UNIT PLANS



UNIT 4

GARDEN VIEW

TOTAL AREA

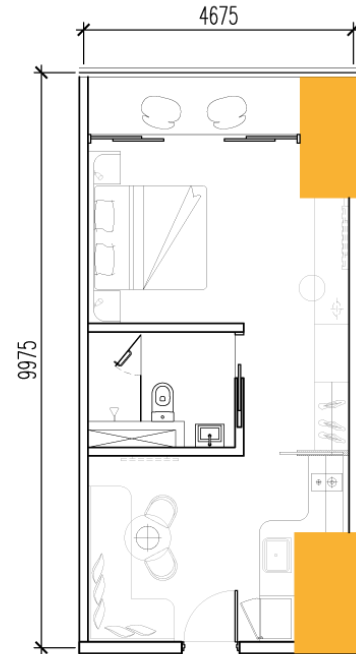
429 ft²

WIDTH

3825mm

LENGTH

9975mm



UNIT 5

GARDEN VIEW

TOTAL AREA

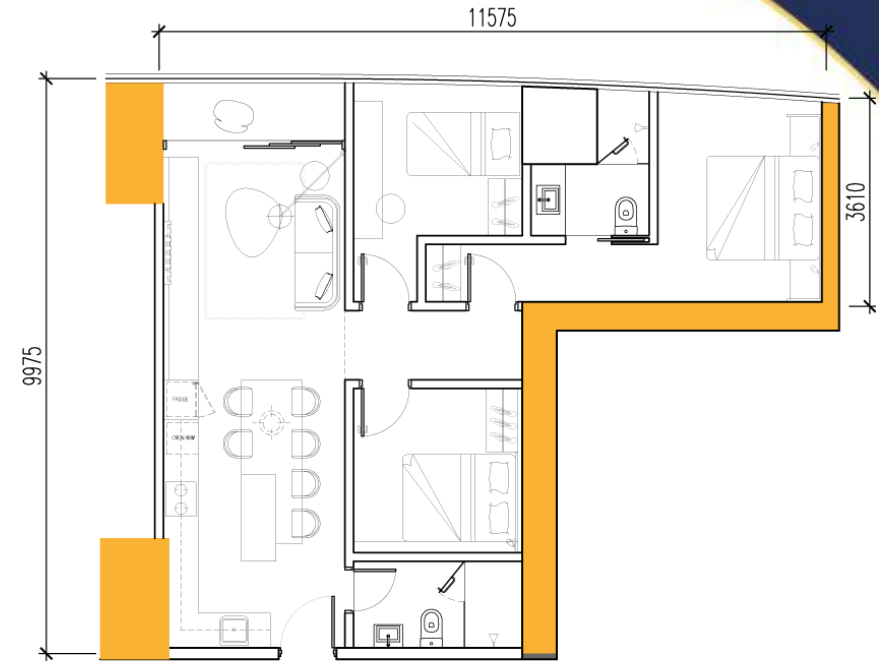
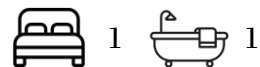
482 ft²

WIDTH

4675mm

LENGTH

9975mm



UNIT 6

GARDEN VIEW

TOTAL AREA

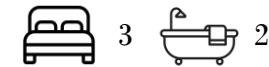
913 ft²

WIDTH

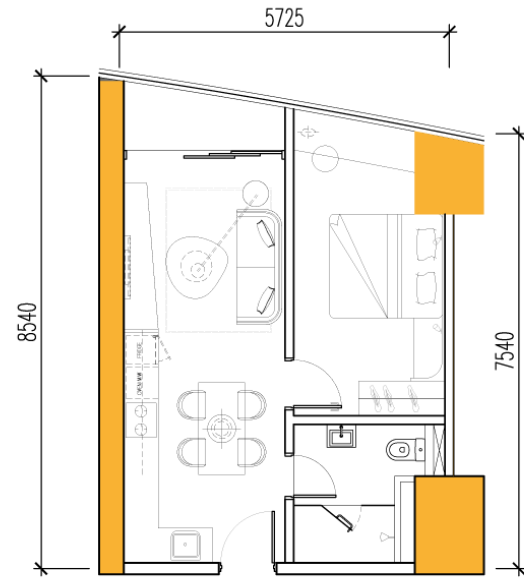
11575mm

LENGTH

9975



UNIT PLANS



UNIT 7

GARDEN VIEW

TOTAL AREA

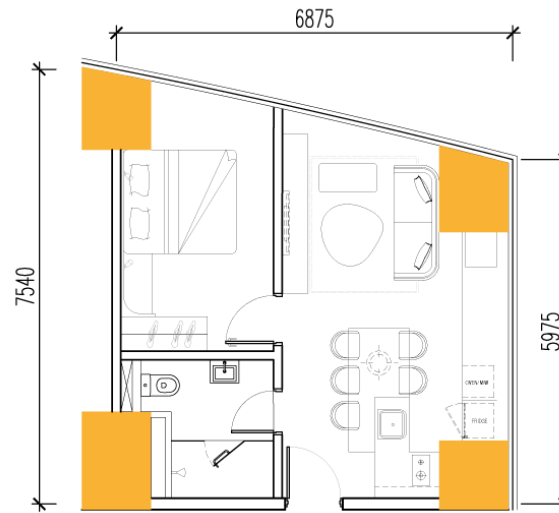
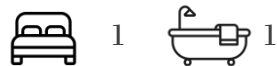
496 ft²

WIDTH

5725mm

LENGTH

8540mm



UNIT 8

GARDEN VIEW

TOTAL AREA

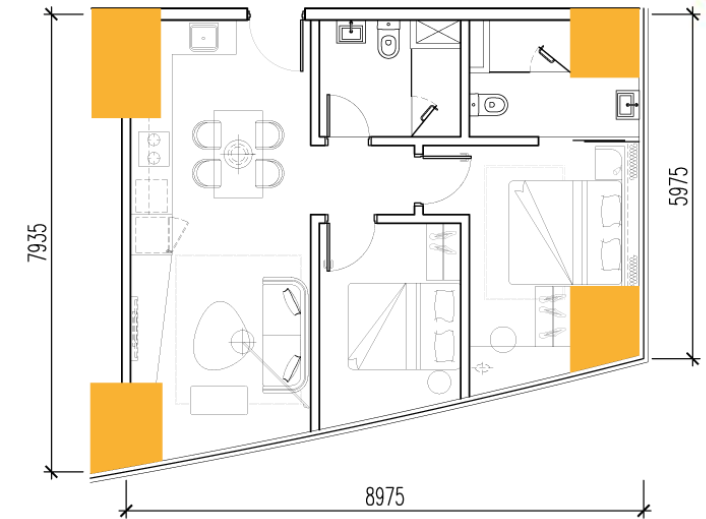
502 ft²

WIDTH

6875mm

LENGTH

7540mm



UNIT 9

GARDEN VIEW

TOTAL AREA

677 ft²

WIDTH

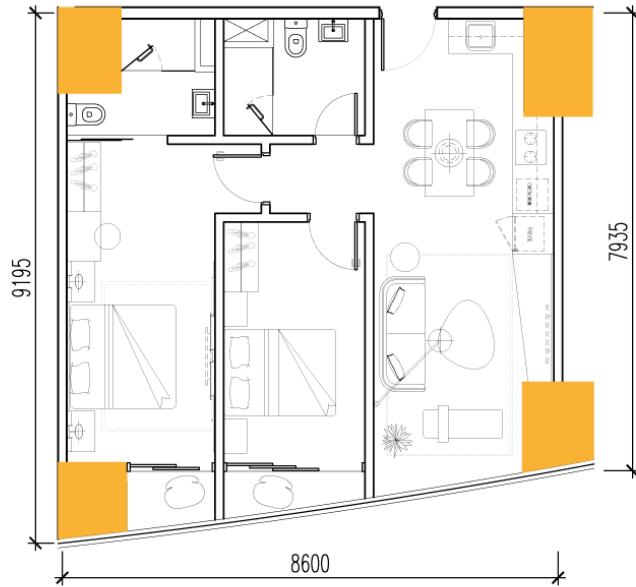
8975mm

LENGTH

7935mm



UNIT PLANS



UNIT 10

GARDEN VIEW

TOTAL AREA

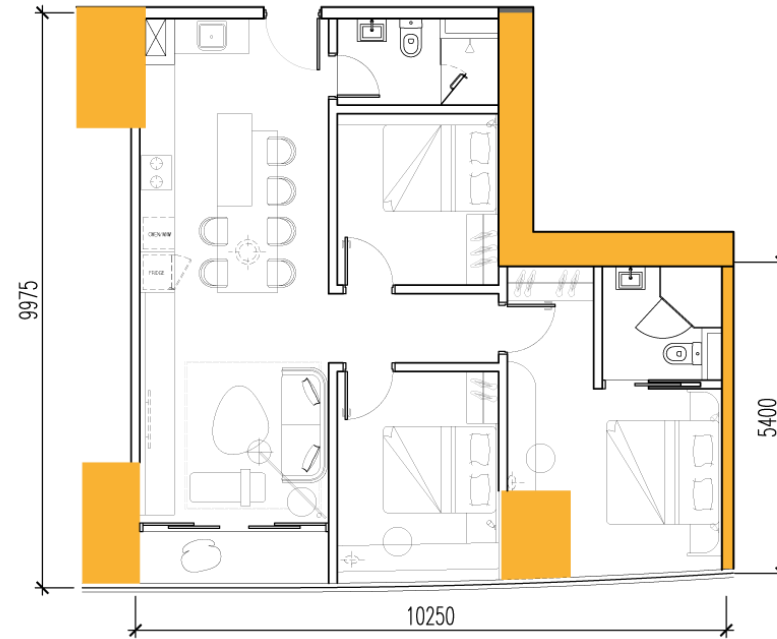
783 ft²

WIDTH

8600mm

LENGTH

9195mm



UNIT 11

GARDEN VIEW

TOTAL AREA

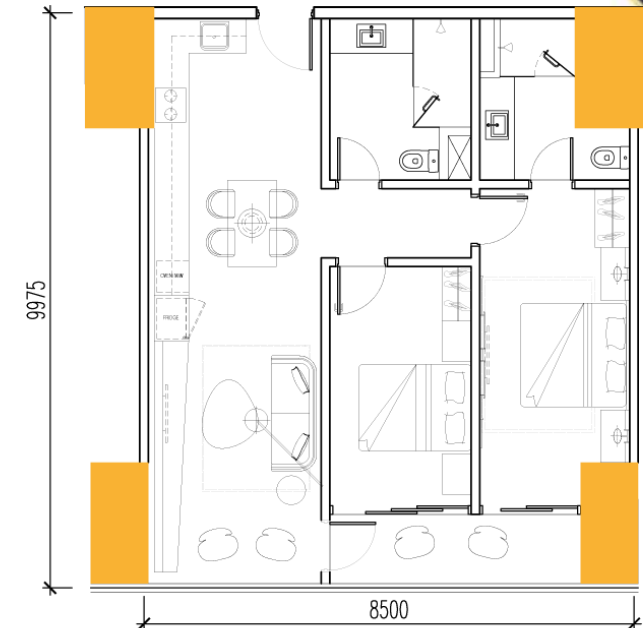
932 ft²

WIDTH

10250mm

LENGTH

9975mm



UNIT 12

SEA VIEW

TOTAL AREA

912 ft²

WIDTH

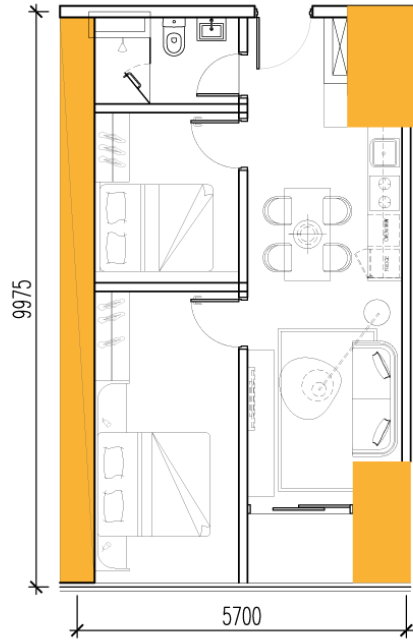
8500mm

LENGTH

9975mm



UNIT PLANS



UNIT 13

SEAVIEW

TOTAL AREA

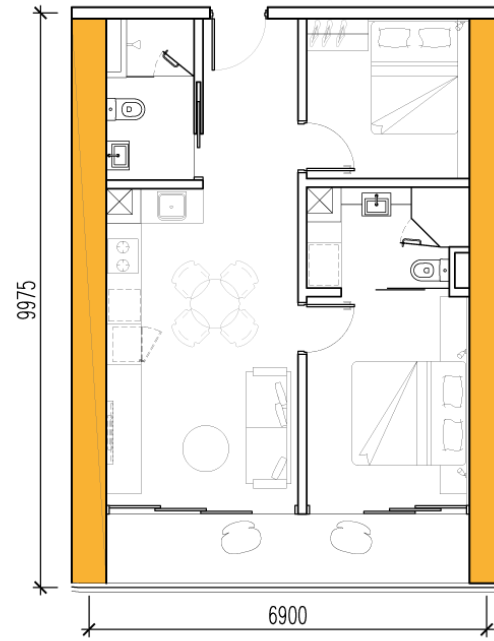
593 ft²

WIDTH

5700mm

LENGTH

9975mm



UNIT 14

SEAVIEW

TOTAL AREA

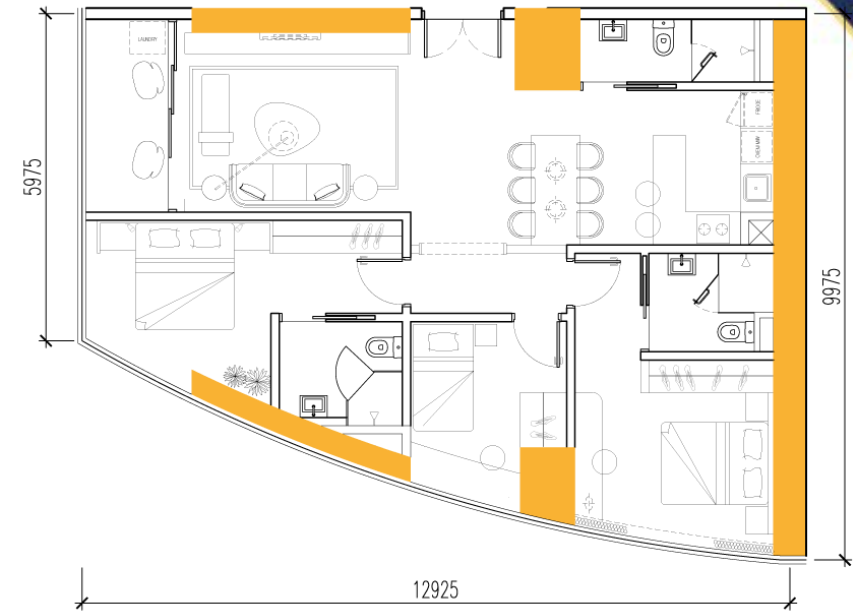
740 ft²

WIDTH

6900mm

LENGTH

9975mm



UNIT 15

SEA VIEW

TOTAL AREA

1178 ft²

WIDTH

12925mm

LENGTH

5975mm



THE SAIL BAY 3

3 Bedrooms Deluxe Seaview * (Unit 15)



THE SAIL BAY 3

Single Bedroom Deluxe Seaview



Post Handover Progressive Payment Scheme

Property Price from MYR 750,000

1. Earnest Deposit (5%) Immediate (upon booking)
2. Down Payment Upon Signing SPA (20%) Immediate
3. Progress Payments (45%)
 - Foundation completion (10%) Q4 2026
 - Structural framework (10%) Q4 2027
 - Walls, doors & windows (10%) Q4 2028
 - Roofing, wiring, plumbing (5%) Q2 2029
 - Internal & external finishes (5%) Q4 2029
 - Roads & drains (5%) Q2 2030
4. Certificate of Practical Completion (30%) Q4 2030

- 3-Year Post Handover Payment Schedule (30%)
- Annual Post Handover Instalment – 10% (0% interest)
- Estimated Annual Rental Return Min 6% NET
- Annual NET Balance Payment – 4%

Post Handover Progressive Payment Scheme		
The Sail Bay 3		
Instalments Payable	Estimated Time for Payment	%
1) Earnest deposit upon booking	Immediate	5%
2) Down payment prior to the signing of Sales and Purchase Agreement (SPA)	Immediate	20%
3) Within twenty one (21) working days after receipt by the purchaser of the vendor's written notice of the commencement of:-		
(a) the work below ground level of the said building comprising the said parcel including foundation of the said building	Q4 : 2026	10%
(b) the structural framework of the said parcel	Q4 : 2027	10%
(c) the walls of the said parcel with door and window frames placed in position	Q4 : 2028	10%
(d) the roofing, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telephone trunking and cabling to the said parcel	Q2 : 2029	5%
(e) the internal and external finishes of the said parcel including the wall finishes	Q4 : 2029	5%
(f) the roads and drains serving the said building	Q2 : 2030	5%
4) The building consultant of the developer has issued the "Certificate of Practical Completion in respect of the said building"	From Q4 2030	30%
TOTAL		100%
*3-Year Post Handover Payment Schedule		Amount
Annual Post Handover Instalment		10% (0% interest)
Estimated Annual Rental Return		Min. 6% net
Annual NET Balance Payment		4%

THE SAIL BAY 3 - Zen-Inspired Residence



An Elevated Living Experience, Rooted in Zen Elegance

Choose from a refined selection of suites, each thoughtfully designed to offer a heightened sense of comfort and sophistication.

Drawing inspiration from **Zen philosophy**, every space is a harmonious blend of **luxury finishes**, **ambient lighting**, and **meticulously curated interiors**—creating an atmosphere of calm, balance, and timeless opulence.

Together, We Set Sail



SHENG TAI
INTERNATIONAL
盛泰国际
UNITED KINGDOM

Sheng Tai International UK

Address : 56 Princess Street, Manchester M1 6HS UK

Tel : +44 7823 514 117

Email : info@shengtaiinternational.co.uk

Website : www.shengtaiinternational.co.uk