

HOOK

Hi, [Client name], this is Kaiden calling from **The One & Only Residence KLCC** that can generate you RM 15k rentals per month. After this call, I will send you the information that I mentioned on WhatsApp later.

May I know if you are familiar with the KLCC area? / How much income are you planning to generate the income from this property investment?

LOCATION

Let me tell you a bit about our location first, do you know where the W Hotel KLCC is?

In every country, W Hotel is located beside its iconic tower, and in Malaysia, it's just next to the Petronas Twin Towers. We are located directly opposite the W Hotel, just 3 minutes' walking distance to the Petronas Twin Towers, and we are the only one that has a Direct Link Bridge that will lead you to the front of KLCC. For your information, the W hotel actually has a Residence, which is Tropicana Residences, that is selling at RM 1.7 mil, just for their 1 bedroom unit only, but over here, at our project, we are 40% below market price. Our 1-bedroom unit is starting at only RM 810K, but only if you are eligible for the **50 Foreign Summer Holiday Campaign**, you will be able to save an additional RM400K, and you will even be entitled to a fully furnished unit with ID renovation, and also furniture of 5-star hotel standards, which is worth RM 150K.

COMPARISON

By the way, have you stayed in any 5-star hotels within walking distance to the KLCC Twin Towers before? Just like the W Hotel and Four Seasons. Do you roughly know what the per-night room rates are there? The per-night room rates for the W Hotel basic room are from RM 1200, and the Four Seasons is at RM 1600 per night. And, their occupancy rate for this price is usually at 70%, and during the holiday peak seasons, it will be more than 80%. Our hotel here will be an iconic landmark, which is designed with 6-star world-class standards. Have you heard of Marina Bay Sands Singapore before? Yes, Similar to that. Our interiors are designed according to the standards of Marina Bay Sands. Our interiors have a Singapore cascading waterfall, the Bali experience deck, the Japan sky Spring Onsen Spa, and Asia's Highest Glass Infinity Pool on level 76, and many more. It's definitely a masterpiece. The developer is actually spending more than RM200mil, even W Hotel is not up to our standards.

INCOME

This will be an iconic hotel with 6-star standards, but our room rates will be set at the 5-star market. The reason behind this is to compete and dominate the KLCC Walkable Market. The room rates per night would be around RM 900. And the occupancy rate is expected to be at 80%, which is 24 nights in a month, and it would be RM 21,600 in revenue, even after minus off your installment of RM 5000, electricity of RM 1000, you would still have a passive income of

about RM 15K per Month, into your account !! It's just like buying and owning a masterpiece in Malaysia, just like Marina Bay Sands in Singapore!

T-UP

So, how do you plan to manage if you are going to buy investment property in Malaysia? Do you know Marriott Bonvoy? Marriott Bonvoy is a 5-star hotelier managing more than 500 hotels worldwide, and Five Senses is their only managing partner in Malaysia. This hotel will be managed by Five Senses Hotel strictly with a 5-star standard according to Marriott Bonvoy, which means you don't need to manage yourself. Perhaps what you want to do is to check the occupancy rate and payout through the apps, and wait for your RM15k passive income to enter your account every month. That's it

APPOINTMENT

Now this project has not been opened to the public yet, it is only based on a private preview session, during this period for our **50 Foreign Summer Holiday Campaign**, not only will you be entitled to the RM 150K 5 Star Hotel Standards Fully Furnished, on top of that, you will also enjoy an additional savings of up to RM 400K. This is strictly for our partner investors, and currently, for this campaign, we already have 42 registrants. That means we are only left with 8 units that come with this promotion. And for this week i already So what I can do for you right now is just to slot in an appointment for you, and in the private preview session, we will be showing you our developer background, ROI calculation, surrounding rental rates, loan payment process, our hotel management system, and how you can enter the market with prices lower than other buyers with this **50 Foreign Summer Holiday Campaign**. It will take only 2 hours, as we are talking about an investment, a business.

So, are you normally free on weekdays or weekends? My slot here for now, I only have Saturday 11 am and 2 pm, which one will be better for you? Okay, let's lock the slot. I will send you a WhatsApp confirmation right now, and also my name card. From there, you will need to check your name and date to confirm whether it is correct. if that's correct, kindly reply to me with a YES. After that, I will submit it into the system, and the system will generate an invitation card and appointment confirmation, and then I will forward it to you. I will send the WhatsApp appointment confirmation to you now. Kindly reply to me with a YES, thank you very much. I am sending you now. Do you still remember my name? Yes, my name is Kaiden. Nice talking to you, have a good day. Goodbye.

REJECTION HANDLING FOR WHATSAPP FIRST

Sure, just so you don't waste time reading the wrong info later, let me give you a quick 30-second summary, and if you are interested, we can schedule for another short call later on.

This residence is directly opposite W Hotel KLCC, 3 minutes walking distance to the Twin Towers, but selling 50% below the market price of surrounding 5-star residences like Tropicana and Four Seasons, and able to generate RM15k per month.. On top of that, the 100 Private Investors Campaign get up to RM400K savings plus RM150K fully furnished 5-star renovation, plus, today we are the tallest residence that comes with malaysia highest sky facilities, and also the one building that ever has a direct link bridge to the KLCC Twin Towers.

That's why investors are rushing in — it's like owning a mini Marina Bay Sands at half the market price.