



东启优居顾问

Aestar Migration Consultancy

(MM2H) Sdn. Bhd.



Company Profile & Services Guide

Your trusted one-stop advisor for a smooth move to Malaysia
Effortlessly Embark on Your New Life in Malaysia

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Executive Summary

Aestar Migration Consultancy (Aestar) is a professional immigration service agency based in Kuala Lumpur, serving clients from China and overseas. We provide comprehensive onestop services, including visa applications, company registration, legal consultation, financial planning, education recommendations, tax planning, and settlement support. Key services cover: PVIP, Work Permits, Student Visas, Permanent Residence applications, and corporate investment advisory.

Our goal is to significantly increase application success rates and shorten approval cycles through legal, standardized processes, a dedicated consultant system, and legal support, saving clients time and costs while mitigating relocation risks.

Our Mission

Aestar Migration Consultancy is committed to helping overseas individuals and families smoothly realize their dreams of living, studying, investing, and developing in Malaysia through honest, professional, and efficient services, making the relocation process more secure and straightforward.

Aestar is dedicated to providing every client with safe, professional, and transparent one-stop relocation and visa services. We believe that "Relocation is not just a move, but the beginning of a new life." Therefore, our mission is: To enable more families to smoothly embark on a worry-free new life in Malaysia through the guidance of professional consultants. Whether for the work visas, or PVIP, we prioritize client needs, offering the most suitable solutions and thoughtful support.

Why Choose Aestar

Government Accreditation & Legal Compliance:

Officially registered with the Malaysian Immigration Department and Ministry of Tourism, ensuring all application processes are legal and compliant, with secure and reliable document handling.

Strong Policy Interpretation:

Dedicated team stays updated on the latest immigration policies, anticipating changes and adjusting application strategies proactively.

One-on-One Consultant System:

Each client is assigned a dedicated consultant and case manager until the visa is granted.

One-Stop Service Ecosystem:

Long-term partnerships with banks, real estate agencies, schools, insurance companies, and medical institutions enable seamless connections.

High Success Rate & Speed:

Preliminary assessments, document checklist preparation, and prior legal review minimize the risk of requests for additional documents and rejection.

Multilingual Support:

Communication support in Chinese, English, Indonesian, and Malay, facilitating cross-family communication and document translation.

Long-Term Support:

Even after successful approval, we continue to provide comprehensive support for visa renewal, insurance, bank account opening, property purchase, child enrollment, etc., ensuring you truly "Settle in Malaysia with Peace of Mind."



Benefits of Choosing Malaysia

Affordable Cost of Living, High Quality of Life

The cost of living in Malaysia is only about 30%–50% of that in Western countries, yet the quality of life and infrastructure are excellent. Housing and rental prices are reasonable, food is diverse and affordable, transportation is convenient—making Malaysia an ideal place to live and invest.

Advanced Healthcare System

Malaysia's healthcare system is internationally recognized, with several hospitals accredited by JCI (Joint Commission International). The country offers advanced medical facilities, English- and Mandarin-speaking doctors, excellent service in private hospitals, short waiting times, and fees that are over 70% lower than in Western countries. Many retirees and middle-class families from the West choose Malaysia for its high-quality yet affordable medical care.

Multilingual, Inclusive, and Friendly Society

Malaysia is a multicultural nation known for its inclusiveness and social stability. English is widely spoken, and Mandarin is also commonly used, making communication easy for foreigners. The country embraces religious freedom and offers a safe, harmonious living environment. Many expatriates describe Malaysia as their "second home" – a place that combines the warmth of Asia with the conveniences of modern international living.

Food Paradise

Renowned as a "Food Paradise", Malaysia offers a rich culinary scene that blends Malay, Chinese, Indian, and international cuisines. From street food to fine dining, every meal is a feast for the senses. Whether it's flavorful Nyonya dishes, aromatic curries, authentic Chinese meals, or gourmet international cuisine, Malaysia is a world-class destination for food lovers.

Pleasant Climate and Safe Environment

Malaysia enjoys a pleasant tropical climate—warm all year round, free from typhoons and earthquakes. The environment is lush and green, the air is fresh, and the nation is politically stable with a high level of public safety, making it a comfortable place to live.

Ideal for Families and Education

Malaysia has a well-established education system, with numerous international schools and branch campuses of world-renowned universities. Tuition fees are far more affordable than in Western countries, while maintaining the same quality of education. The multilingual environment (English, Mandarin, and Malay) enhances children's language proficiency and global outlook. The multicultural and friendly Chinese-majority communities make Malaysia an ideal environment for family life and education.

Rich Investment and Business Opportunities

As a member of ASEAN, Malaysia enjoys a stable economy and strategic geographic location. Foreigners are allowed to legally register companies, invest in real estate, and establish regional offices. The government actively encourages foreign investment with tax incentives and visa programs such as MM2H, PVIP, and EP. Its proximity to Singapore, Thailand, and Indonesia makes Malaysia a strategic, cost-effective, and business-friendly hub for entrepreneurs, investors, and freelancers alike.

Perfect Choice for Retirement and Second Home

Malaysia has been consistently ranked by international organizations as one of "Asia's Best Countries for Retirement" and among the "Top 10 Most Attractive Countries for Expats Worldwide".



Service Overview

Visas & Residence

- PVIP (Premium Visa Programme)
- Employment Pass, Professional Visit Pass
- Resident Pass
- Student Pass
- Guardian Pass
- Dependant Pass
- Long-Term Social Visit Pass (LTSVP)
- Special Pass
- Permanent Residence (PR) Application & Supplementary Documentation Services
- Visa Extension, Renewal & Appeal Services

Corporate & Investment

- Company Registration (Sdn Bhd / Branch Office / Foreign Ownership Structure)
- Business Licenses & Industry Permits Application
- Investment Advisory (Project Feasibility, Government Incentive Applications)
- Bank Account Opening, Fund Compliance & Accounting Services

Education & Settlement

- School Selection, Admission Application
- Property Purchase/Rental, Car Purchase, Loan Advisory
- Medical Insurance, Private Doctor & Medical Escort Services
- Immigration Culture & Living Guide



Corporate & Investment Services

Company Registration (Sdn Bhd) Process:

1. Company Name Confirmation
2. Preparation of Memorandum & Articles of Association (M&A) and Director Documents
3. Submission to Companies Commission of Malaysia (SSM)
4. Opening Corporate Bank Account
5. Applying for Business Licenses & Tax Registration (depending on industry)

Value-Added Services We Provide:

- Business Plan Writing (for attracting investment/applying for government support)
- Investment Structure Design (tax and capital flow optimization)
- Employment Contract & Labor Compliance Advice



Education & Child Placement

School Type Analysis:

- **International Schools (IB/Cambridge/American Curriculum)** - Suitable for families planning long-term settlement preferring English-medium instruction.
- **Private & Chinese Schools** - Lower fees but limited enrollment quotas.
- **Universities & Colleges** - Enrollment planning for diplomas, undergraduate, and postgraduate studies.

Key Points for School Application:

- Plan 1-2 years in advance (popular international schools have limited spots).
- Prepare language test scores, school transcripts, recommendation letters, and for interviews.
- We provide mock interviews, document organization, and accompaniment to interviews.

Settlement & Living Support

Finding Property & Purchase

- Property Types (Apartment, Townhouse, Terrace/Link House, Bungalow) & Area Recommendations (Kuala Lumpur, Penang, Johor, etc.)
- Property Viewing Accompaniment, Negotiation Strategies, Legal Contract Review, Stamp Duty & Transfer Process

Banking & Financial Management

- Recommended Banks for Account Opening, Required Document Checklist, Compliance Notes for Foreign Fund Transfers
- Credit Card Application, Mortgage Process & Interest Rate Explanation

Healthcare & Insurance

- Recommended Hospitals & Specialists, Comparison of Private Medical Insurance Plans
- Health Check-ups, Vaccinations, & Overseas Medical Referral Services

Transportation & Daily Life

- Car Purchase Process, Driver's License Conversion, Public Transportation Guide
- Daily Living Guide (Supermarkets, Restaurants, Chinese Communities)



Service Flowchart & Deliverables Checklist

Visa Category Process:

- 1 Initial Consultation** (Consultation Record, Needs Confirmation Sheet)
- 2 Eligibility Assessment** (Assessment Report, Required Documents Checklist)
- 3 Document Preparation & Notarization** (Notarized Documents, Translations, Legal Review)
- 4 Application Submission** (Submission Acknowledgment, Payment Receipt)
- 5 Processing & Additional Document Requests** (Request List, Legal Correspondence)
- 6 Approval & Issuance** (Pass Documents, Entry Arrangements)
- 7 Settlement Services** (Airport Pick-up, Temporary Accommodation, Banking/Mobile/Medical Services Setup)

The Service Agreement will include: Scope of Services, Payment Terms, Responsibilities of Both Parties, Disclaimer regarding government decisions, Privacy and Data Protection. We commit to client confidentiality, sharing information with third parties only with client consent or as required by law.

Contact Us & Next Steps



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Malaysia Premium Visa Programme (PVIP)

What Is PVIP?

PVIP (Premium Visa Programme) is a 20-year long-term residency program introduced by the Malaysian government. It is offered to eligible foreign individuals, investors, entrepreneurs, and professionals, allowing them to reside, invest, and develop long-term in Malaysia.

Advantages and benefits of PVIP:

- Longer visa validity (20 years)
- Expanded eligibility for family members (parents, parents-in-law, adult children)
- Permission to work, start a business, and invest in Malaysia
- No annual stay requirements
- Greater flexibility

Why Choose PVIP

✔ 20 year long-term residency status

No need for frequent visa renewals, ensuring a stable life, investment environment, and future planning in Malaysia.

✔ Eligible to work/start a business/invest in Malaysia

Applicant:

- Register a company
- Make investments (real estate, business, funds, equity, etc.)
- Serve as a company director

✔ Comprehensive family coverage

- Spouse
- Children of any age (those over 18 must provide proof of being unmarried)
- Both sets of parents
- Domestic helper (eligible to apply for 1)

✔ No minimum stay requirement

✔ Eligible to purchase property and vehicles

✔ Access to excellent education and healthcare resources

PVIP

Eligibility and Requirements

- Applicant must be 18 years old and above
 - Deposit \geq RM1,000,000 (in a fixed deposit account)
 - Monthly overseas income \geq RM40,000 (or RM480,000 annually)

After one year, up to 50% of the fixed deposit can be withdrawn for purposes such as property purchase or education.

Documents Required from Applicant

- Copy of every page of the passport (valid for at least two more years)
- Passport size photo (a white background)
- Resume/Curriculum Vitae – by the main applicant only
- Certificate of Good Conduct
- If applicable, provide a marriage certificate for the spouse, which must be translated, notarized, and authenticated by the Malaysian Embassy/Consulate.
- Birth certificate – applicable for children and parents accompanying as dependents.

Proof of Overseas Income

1. Bank statements must show a minimum monthly income of RM40,000 or annual income of RM480,000
2. Certified True Copy (CTC) must be issued by the bank or a notary; please provide contact details of the bank officer
3. Proof of income for the last 3 months, such as payslips or business/investment income (e.g., dividends, lease agreements, investment returns, etc.)
4. Medical report from your country of residence and a valid medical insurance policy
5. Acceptable Malaysian or international medical insurance (the policy must cover your stay in Malaysia)"

All document translations must be carried out by the following authorized institutions:

- Malaysian Embassy / Consulate
- Translators accredited by Dewan Bahasa & Pustaka (DBP)
 - Estimated translation fee: approximately RM180 per page

Application Process

Step 1: Schedule an Appointment – Consultation & Assessment

Meet with us (in-person or online) and appoint us as your agent for the PVIP application.

- Eligibility Assessment
- Confirmation of the Number of Family Members
- Consultation on Document Preparation

Step 2: Document Preparation and Signing of Agreement

- passport copy
- Proof of income and bank funds
- Police clearance certificate (no criminal record)
- Photographs and other required documents

Step 3: Payment and Application Confirmation

- Pay 70% of the agency fee
- We will submit the application to the official system on your behalf; processing time: approximately 60 working days

Step 4: after Approval Arrival in Malaysia and Fee Payment

- Place a fixed deposit (FD) of RM1,000,000
- Pay the Balance of Government Participation Fee
- Medical Check-Up
- provide proof of medical insurance
- pay balance of agency fee

Step 5: Successful Visa Approval – 20-Year Residency Granted

Congratulations on your successful approval for the 20-year PVIP residency! This status will be subject to renewal every 5 years, contingent upon the immigration policies in effect at the time

PVIP

PVIP Fee Structure

PVIP Appointment Agent Fee RM45360 (Include SST 8%)
Each Dependent RM22680 (Include SST 8%)

PVIP Processing Agent Fee RM19440 (Include SST 8%)
Each Dependent RM9720 (Include SST 8%)

PVIP Government Participation Fee RM200,000
Each Dependent RM100,000

Fixed Deposit (Malaysian Bank) RM1,000,000
Each Dependent N/A

Visa Fee RM6-RM50

Fixed Deposit (Malaysian Bank) RM200-RM2000

Note: Additional fees will be charged for any extra service requirements.

Why Choose Aestar

VIP Transfer Arrangements

- Airport transfer
- Bank (for fixed deposit placement)
- Health examination center
- Immigration office (for visa collection)
- Hotel booking and one-time transfer

Premium Banking Service

- Exclusive preferential fixed deposit interest rates

Most Favorable Insurance Package

- Expedited approval process
- Exclusive insurance packages for PVIP holders

Most Professional Healthcare Services

- Partner private hospitals offering preferential medical rates

PVIP



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