



# NEW LAUNCHING PROJECT IN JOHOR BAHRU TOWN



# DEVELOPMENT PLAN



<b>Site Area</b>	Approximately 5.24 acres	
<b>Land Tenure</b>	Freehold	
<b>Components</b>	<ul style="list-style-type: none"> <li>• 48 units Retail</li> <li>• Tower A: 35 levels serviced apartments (699 units)</li> <li>• Tower B: 35 levels serviced apartments (699 units)</li> <li>• Tower C: 37 levels serviced apartments (369 units)</li> <li>• Tower D : 37 levels serviced apartments (369 units)</li> <li>• Podium with 9 levels car park and 1 level recreational facility</li> </ul>	
<b>Target Completion Year</b>	2027	
Type	Composition	Built-up area (sqft)
A	1 Bedroom + 1 Bathroom	499
B	1 Bedroom + 1 Bathroom	648
C	2 Bedrooms + 2 Bathrooms	788
D	3 Bedrooms + 2 Bathrooms	915
E	3 Bedrooms + 3 Bathrooms	1177

All images are for illustration purpose only. Subject to change.

# NEARBY AMENITIES

## TRANSPORTATION

- BRT Station
- Future Johor Bahru-Singapore RTS Link
- Johor Causeway
- Larkin Sentral
- JB International Ferry Terminal

## NEARBY MEGA PROJECTS

- Ibrahim International Business District (IIBD)
- One Bukit Senyum (OBS)

## SHOPPING

- Giant HyperMarket Southern City
- Paragon Market Place
- KSL Mall
- The Mall, Mid Valley Southkey
- Johor Bahru City Square
- KOMTAR JBCC
- Galleria @ Kotaraya
- IKEA Tebrau

## EDUCATION

- SK Taman Suria
- Foon Yew Primary School I
- City University of Malaysia - Johor Bahru Campus
- Seri Utama School
- SMK Infant Jesus Convent\*
- SJK St Joseph
- SK Temenggong Abdul Rahman 1\*
- SK Temenggong Abdul Rahman 2
- SK(P) Sultan Ibrahim\* SMK(P)
- Sultan Ibrahim\*
- Foon Yew Primary School II
- Foon Yew High School
- Open University Malaysia (Johor Bahru Campus)

## LEISURE

- Johor Golf & Country Club
- Panderosa Golf & Country Resort
- Merdeka Park
- Hutan Bandar MBBB
- Bazaar Karat
- Tan Hiok Nee Heritage Street

## HEALTHCARE

- Columbia Asia Hospital - Tebrau
- KPJ Puteri Specialist Hospital
- KPJ Johor Specialist Hospital
- Sultanah Aminah Hospital
- Sultan Ismail Hospital

# GRAND DROP OFF POINT



All images are for illustration purpose only. Subject to change.

# FACILITY DECK | LEVEL 10



- |                        |                            |                        |                       |
|------------------------|----------------------------|------------------------|-----------------------|
| 1 Infinity Edge Pool   | 15 Children Adventure Zone | 29 Metal Pavillion     | 36 Leisure Pool       |
| 2 Lap Pool             | 16 Pool Deck               | 30 Leisure Terrace     | 37 Children Play Zone |
| 3 Shallow Pool         | 17 Timber Pavillion        | 31 Sky Park            | 38 Open Game Area     |
| 4 Wading Pool          | 18 Pool Deck/Outdoor Yoga  | 32 E-game Arena        | 39 Squash Court       |
| 5 Aqua Pool            | 19 Sky Gym                 | 33 Family Terrace      | 40 Toilets            |
| 6 Jacuzzi              | 20 Gourmet Kitchen         | 34 Multi Function Area | 41 Event Room         |
| 7 Co-office            | 21 Sizzle & Grill          | 35 Outdoor Fitness     | 42 Jogging Trail      |
| 8 Reading/Study Room   | 22 Showers & Toilets       |                        |                       |
| 9 Entertainment Room   | 23 Sauna                   |                        |                       |
| 10 Pool Side Terrace   | 24 Surau                   |                        |                       |
| 11 Pre Function Lounge | 25 Management Office       |                        |                       |
| 12 Multi Purpose Room  | 26 Meeting Room            |                        |                       |
| 13 Children Room       | 27 Bridge                  |                        |                       |
| 14 Chess Terrace       | 28 Star Deck               |                        |                       |

\* All images are for illustration purpose only. Subject to change.

# THE NEW LANDMARK IN JOHOR BAHRU TOWNSHIP



All images are for illustration purpose only. Subject to change.

# SKY GYM



All images are for illustration purpose only. Subject to change.

# LEISURE POOL



All images are for illustration purpose only. Subject to change.

# CHILDREN ADVENTURE ZONE



All images are for illustration purpose only. Subject to change.

# SKY PARK



All images are for illustration purpose only. Subject to change.