



R&F PRINCESS COVE
富力公主湾



NEW CASA
S U I T E S

@ MERCU 3, R&F PRINCESS COVE

— P H A S E 3 —

Urban Sky Park

YOUR ALL-IN-ONE ACTIVE ZONE



LEVEL 6 Facilities

- 01. Swimming Pool
- 02. Jacuzzi
- 03. Kid's Pool
- 04. Outdoor Covered BBQ Area
- 05. Leisure Lawn

- 06. Children Playground
- 07. Sauna & Changing Room
- 08. Gym Room
- 09. Yoga Room
- 10. Childcare Centre

- 11. Multipurpose Room
- 12. Public Lobby
- 13. Tennis Court
- 14. Basketball Court
- 15. Leisure Track

- 16. Recreation Area
- 17. Outdoor Gym

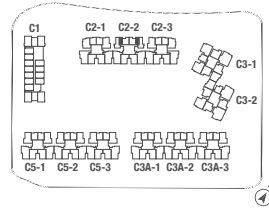
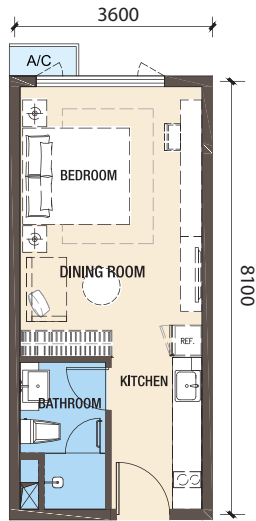
LEVEL 4 Facilities

- 18. Table Tennis Room
- 19. Snooker Room
- 20. Changing Room
- 21. Link Bridge to R&F Mall
- 22. Badminton Hall

STUDIO

TYPE A/A(M)

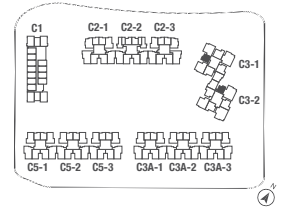
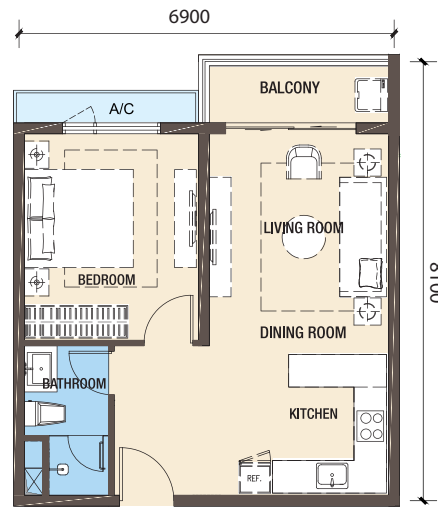
1 ROOM 1 BATHROOM

Size: Approx. 29.16m² • 313 sq.ft.

1 BEDROOM

TYPE B1b/B1b(M)

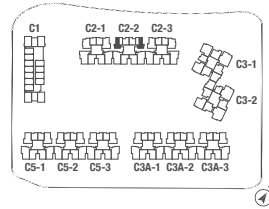
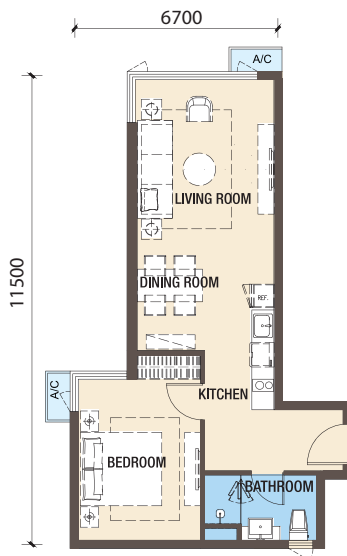
1 ROOM 1 BATHROOM

Size: Approx. 51.64m² • 555 sq.ft.

1 BEDROOM

TYPE B2/B2(M)

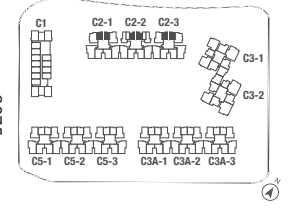
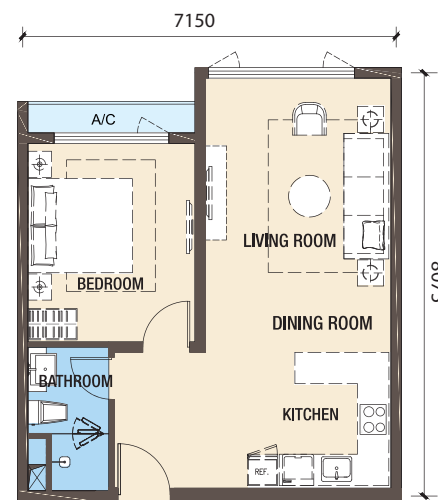
1 ROOM 1 BATHROOM

Size: Approx. 51.89m² • 558 sq.ft.

1 BEDROOM

TYPE B1/B1(M)

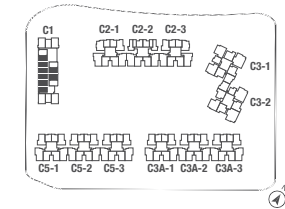
1 ROOM 1 BATHROOM

Size: Approx. 53.67m² • 577 sq.ft.

1 BEDROOM

TYPE B3/B3(M)

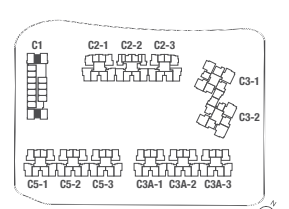
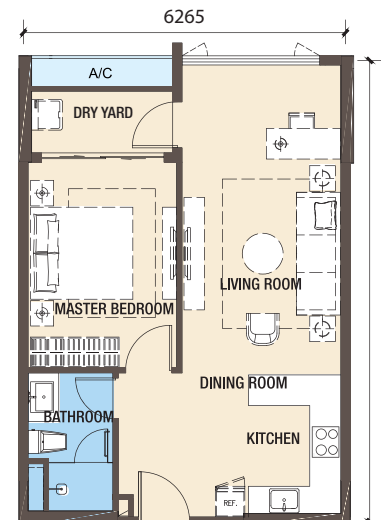
1 ROOM 1 BATHROOM

Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B3b/B3b(M)

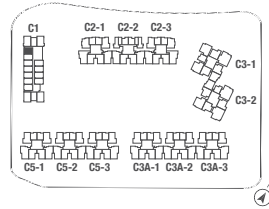
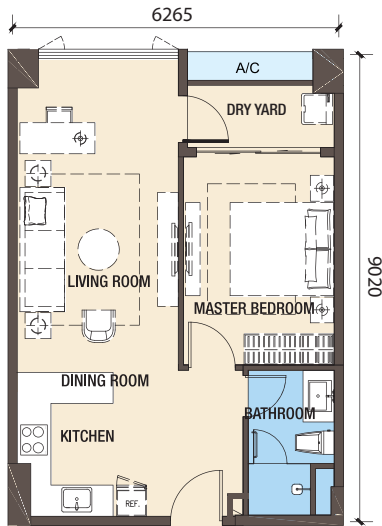
1 ROOM 1 BATHROOM

Size: Approx. 55.14m² • 593 sq.ft.

1
BEDROOM

TYPE B3c

1 ROOM 1 BATHROOM

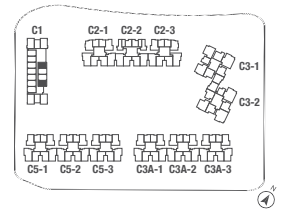
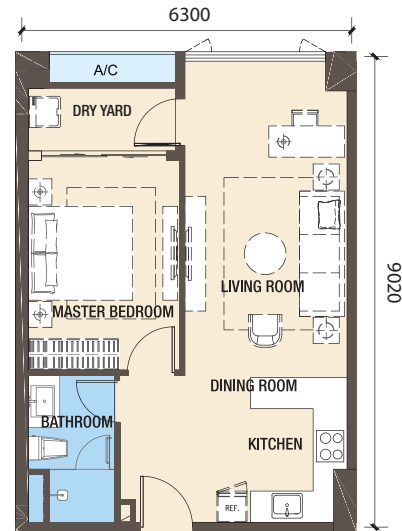


Size: Approx. 55.14m² • 593 sq.ft.

1
BEDROOM

TYPE B3a/B3a(M)

1 ROOM 1 BATHROOM

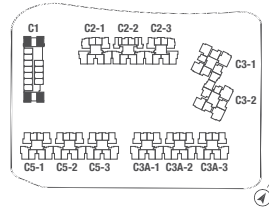
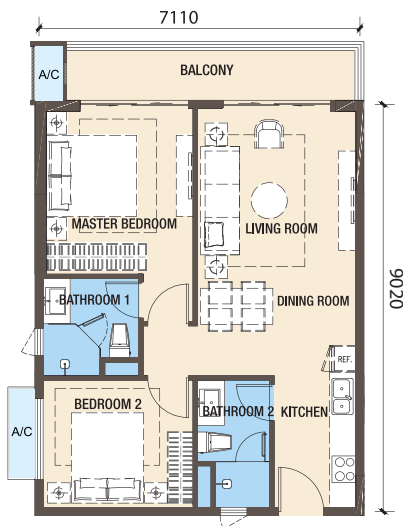


Size: Approx. 55.35m² • 595 sq.ft.

2
BEDROOMS

TYPE C/C(M)

2 ROOMS 2 BATHROOMS

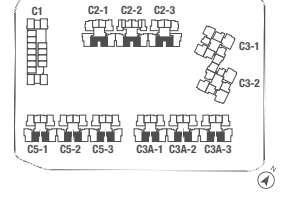
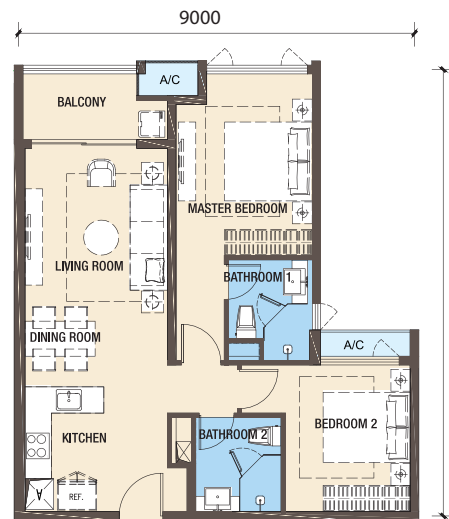


Size: Approx. 72.56m² • 781 sq.ft.

2
BEDROOMS

TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS

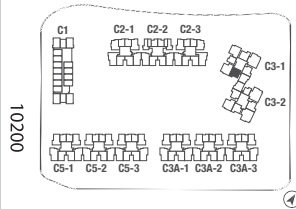
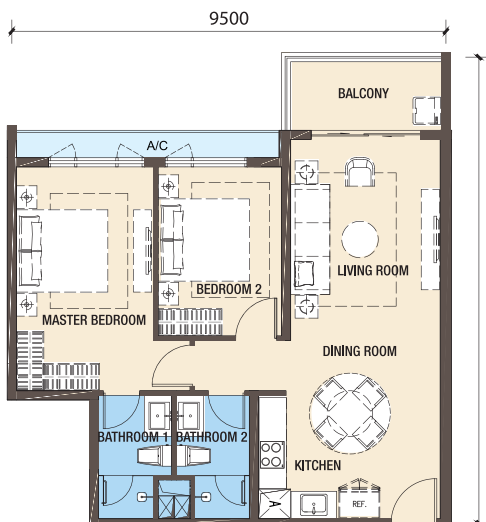


Size: Approx. 76.19m² • 820 sq.ft.

2
BEDROOMS

TYPE C4a

2 ROOMS 2 BATHROOMS

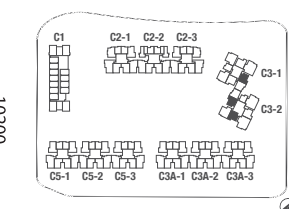
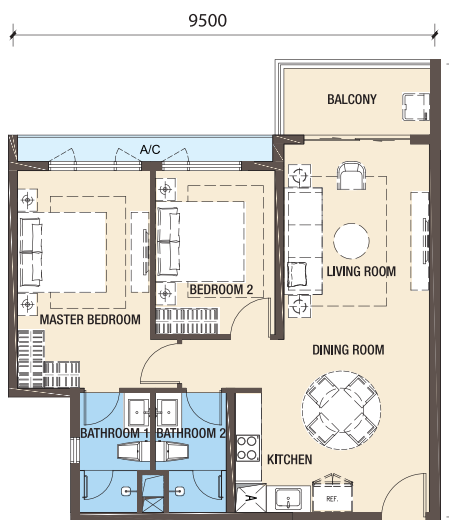


Size: Approx. 78.06m² • 840 sq.ft.

2
BEDROOMS

TYPE C4

2 ROOMS 2 BATHROOMS

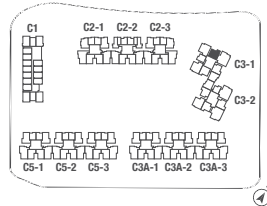
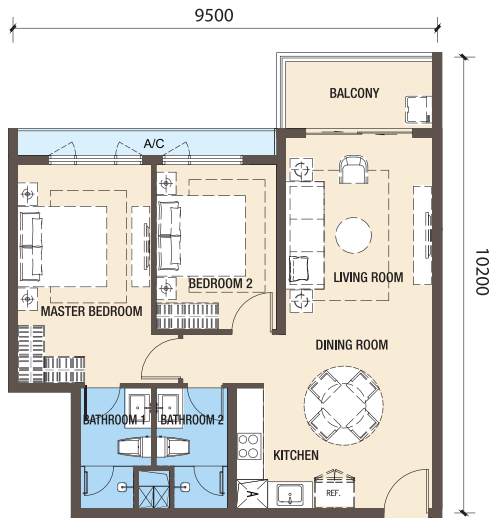


Size: Approx. 79.18m² • 852 sq.ft.

2
BEDROOMS

TYPE C4c

2 ROOMS 2 BATHROOMS

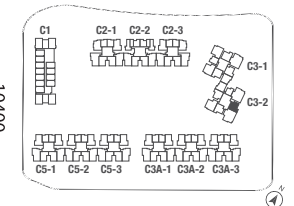
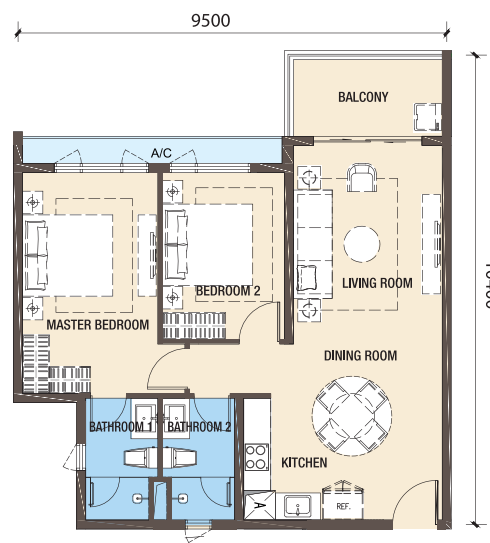


Size: Approx. 79.18m² • 852 sq.ft.

2
BEDROOMS

TYPE C4b

2 ROOMS 2 BATHROOMS

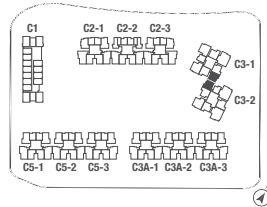
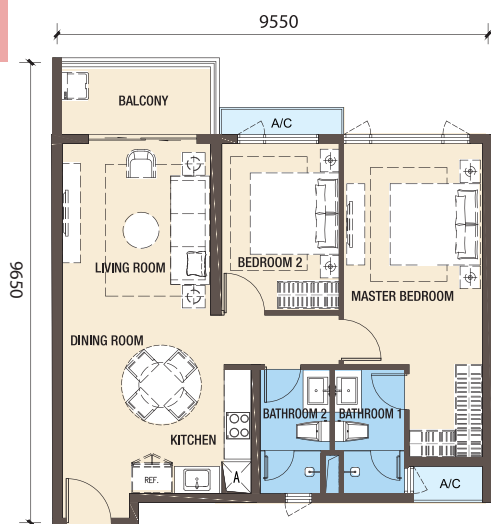


Size: Approx. 79.88m² • 859 sq.ft.

2
BEDROOMS

TYPE C5

2 ROOMS 2 BATHROOMS

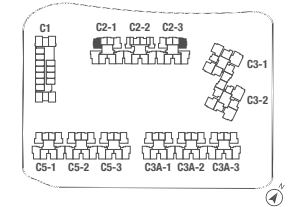


Size: Approx. 81.41m² • 876 sq.ft.

2
BEDROOMS

TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS

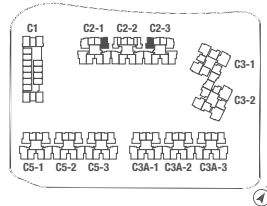
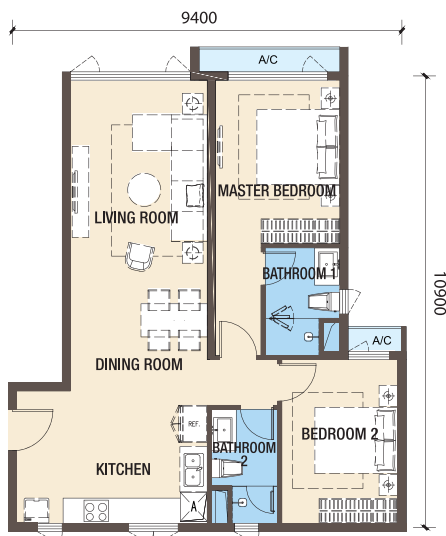


Size: Approx. 81.54m² • 877 sq.ft.

2
BEDROOMS

TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS

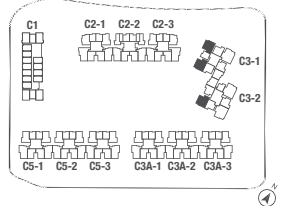


Size: Approx. 83.09m² • 894 sq.ft.

3
BEDROOMS

TYPE D1/D1(M)

3 ROOMS 2 BATHROOMS



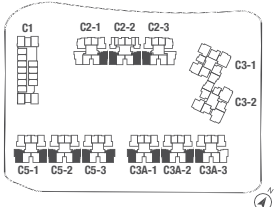
Size: Approx. 107.45m² • 1156 sq.ft.

3

BEDROOMS

TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS



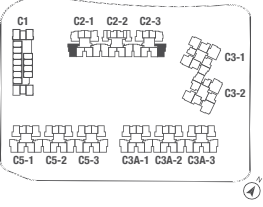
Size: Approx. 107.94m² • 1161 sq.ft.

3

BEDROOMS

TYPE D2/D2(M)

3 ROOMS 3 BATHROOMS



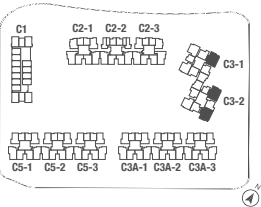
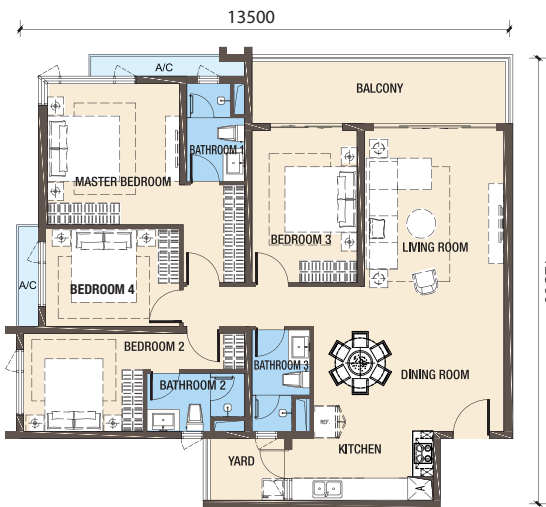
Size: Approx. 118.47m² • 1275 sq.ft.

4

BEDROOMS

TYPE E/E(M)

4 ROOMS 3 BATHROOMS



Size: Approx. 144.55m² • 1555 sq.ft.



Snooker Room



Gym Room



Badminton Hall



Yoga Room



Swimming Pool





MALAYSIA HOTLINE
1800-18-7777

FOR RETAIL LEASING ENQUIRIES
+6011-5695 0577



R&F DEVELOPMENT SDN. BHD. (CO.NO. 1069248-H)
L2-086-A5, Mercu 1, Jalan Tanjung Puteri 1,
R&F Tanjung Puteri, 80300 Johor Bahru.

R&F PRINCESS COVE SALES GALLERY
Jalan Tanjung Puteri, 1, R&F, Tanjung Puteri,
80300 Johor Bahru.

SINGAPORE SALES GALLERY
60 PAYA LEBAR ROAD
#13-30 PAYA LEBAR SQUARE,
SINGAPORE (409051)

EXPERIENCE OUR WORLD-CLASS SALES GALLERY

🕒 **MONDAY TO SUNDAY** 🌐 **www.rfmalaysia.com**

Block C1 - Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0392(A) - Validity Period: 26/04/2022 - 05/05/2027 - Advertising and Sales Permit Number: 13578-9/07-2028/0621(N)-(S) - Validity Period: 31/07/2025 - 30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MBJB/U/2024/14/BGN/178/KOM(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 422 - Selling Price: RM846,905 (Min.) - RM1,275,259 (Max.). - Built Up Area: 593 sq ft (Min.) - 781 sq ft (Max.). - Bumiputera Discount: 15% - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C2 - Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0392(A) - Validity Period: 26/04/2022 - 05/05/2027 - Advertising and Sales Permit Number: 13578-7/07-2028/0621(N)-(S) - Validity Period: 31/07/2025 - 30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MBJB/U/2024/14/BGN/179/KOM(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 1,137 - Selling Price: RM640,178 (Min.) - RM2,116,680 (Max.). - Built Up Area: 313 sq ft (Min.) - 1,275sq ft (Max.). - Bumiputera Discount: 15% - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C3 - Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0392(A) - Validity Period: 26/04/2022 - 05/05/2027 - Advertising and Sales Permit Number: 13578-6/07-2028/0621(N)-(S) - Validity Period: 31/07/2025 - 30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MBJB/U/2024/14/BGN/180/KOM(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 700 - Selling Price: RM761,168 (Min.) - RM3,567,158 (Max.). - Built Up Area: 555 sq ft (Min.) - 1,555sq ft (Max.). - Bumiputera Discount: 15% - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.