

THE ONLY INTEGRATED TOWNSHIP WITH THREE PREMIER LIFESTYLES IN ONE ADDRESS

Resort-themed integrated township Sebanac Cove with total land of 1,200 acres is destined to become the only epitome of luxury living with its private marina and 18-hole championship golf course set amidst enormous riverine forest reserve. As a self-contained development, many facets of living will be planned and featured by commercial hub, shopping malls, international school, water sport centre, medical centre, retail village, neighborhood parks, to name a few. All these facilities and amenities are planned to allow the residents enjoy luxurious lifestyles in the nature with style, all in ONE destination!

Type of Development Properties:

Link Houses | Cluster Homes | Semi-Detached Homes / Zero Lot Bungalow
Bungalow / Villa Homes | Townhouses | Apartments | Shop Offices
Commercial / Retail Lot



Another Prestigious Project by

IJM LAND

An  Company

For further enquiries

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www.sebanacoveresort.com

Developer

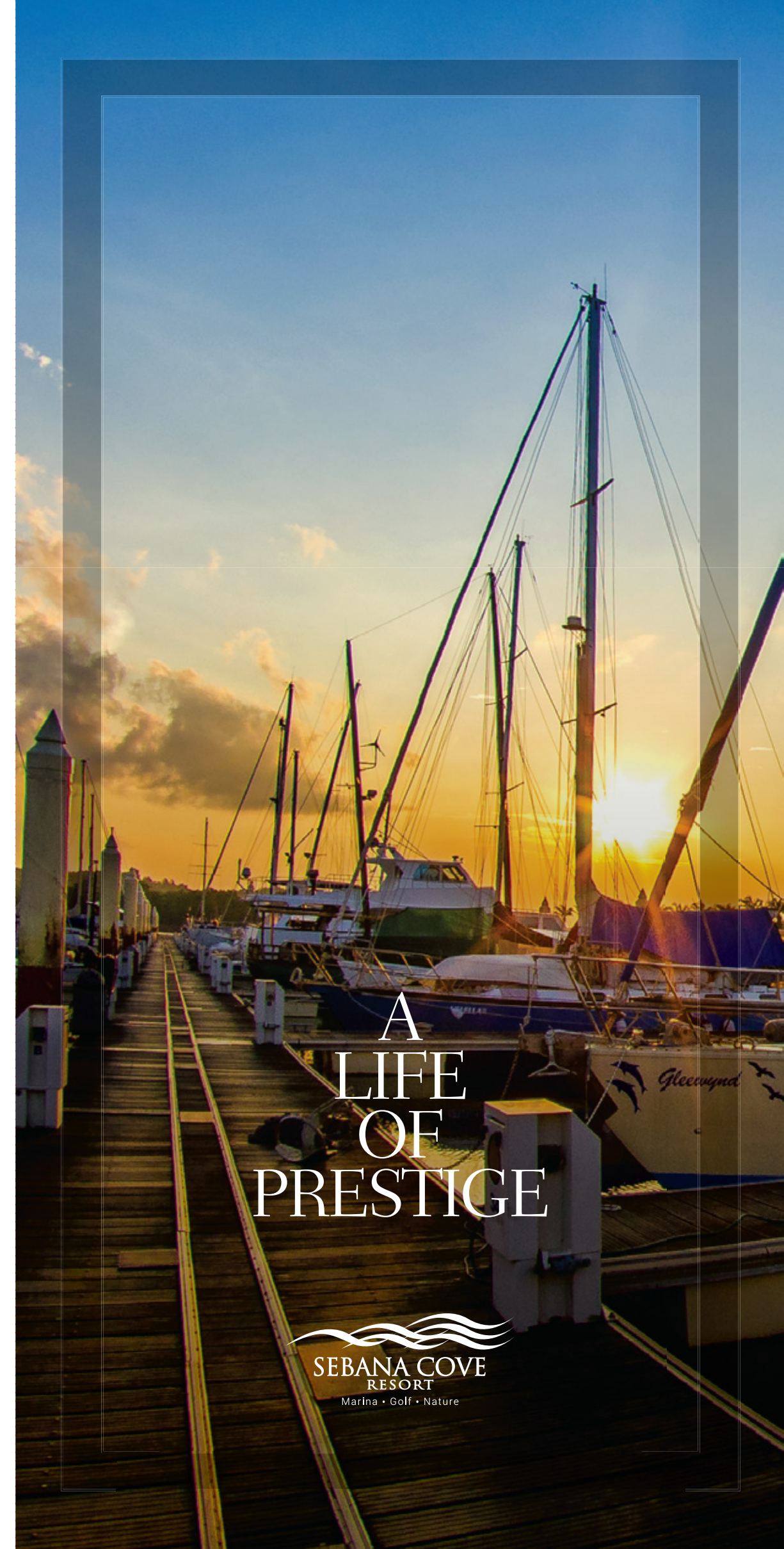
Cypress Potential Sdn Bhd (794825-T)

No. 52, Jalan Permas 15/1, Bandar Baru Permas Jaya, 81750 Johor Bahru, Johor, Malaysia

Email : propertysales@sebanacoveresort.com | www.facebook.com/sebanacoveresort/

GPS : 1°29'38.8"N 103°49'19.6"E

All contents contained herein is subject to change without notice.



A LIFE OF PRESTIGE


**SEBANA COVE
RESORT**
Marina • Golf • Nature



Live your passion

Indulge in your dream lifestyle blissfully and conveniently





Designed by world-renowned golf course architect, Ted Parslow, the 220-acre Seban Cove Golf leveraged on natural undulations of terrain to give golfers the challenge and indulgence. Residents, club members and their guests can enjoy the rolling fairways and manicured greens of the designer golf course with its own clubhouse for leisure and relaxation.



A BOOMING ADDRESS

Located at fast-growing Pengerang region of Johor where influx of investment and population are gaining momentum due to construction of Petronas's RAPID and Dialog's Deepwater Petroleum Terminal projects , Seban Cove is destined to reap the benefits of a large affluent catchment market, and translating to a huge potential for avid investment and dazzling growth.

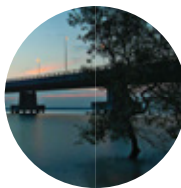
TRAVEL DISTANCE / TIME

 JB CIQ - EDL- Tebrau - Senai/Desaru Highway	90km
 JB CIQ - EDL - Permas Jaya - Eastern Link - Senai/Desaru Highway	90km
 Second Link (Tuas) - Senai/Desaru Highway	115km
 Tg Belungkor - Changi Ferry Terminal	30min

*A travelling time may vary depending according to weather conditions.



Tg. Belungkor-Changi Ferry Terminal



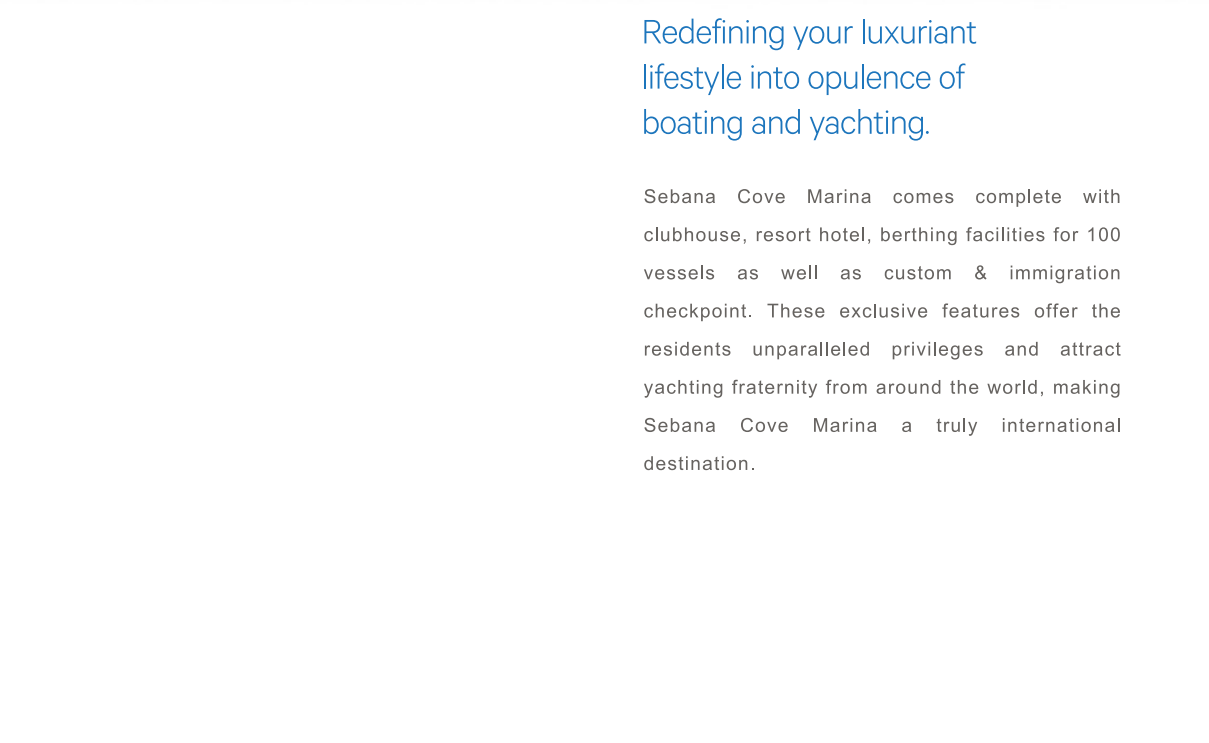
Senai-Desaru Highway



Water Sports Activities



Pengerang Integrated Petroleum Complex(PIPC)



Live your aspirations

Redefining your luxuriant lifestyle into opulence of boating and yachting.

Sebana Cove Marina comes complete with clubhouse, resort hotel, berthing facilities for 100 vessels as well as custom & immigration checkpoint. These exclusive features offer the residents unparalleled privileges and attract yachting fraternity from around the world, making Sebana Cove Marina a truly international destination.

Live your sanctuary

Boundless world of nature and fun for you and your family right at your doorstep

Set against the Santi Forest Reserve with extensive pristine mangrove forest, Sebana Cove offers spectacular ambience and ample recreational opportunities found nowhere else. Landscaped boulevard complements the lush mangrove forest reserve in an eco-network that connects the entire township. Live the comfort of urban living within the serenity of true nature.

