



FLORIAN

RESIDENCES

Tower 4 - 6

VISTA TIARA

VISTA TIARA
NBW BAY

Experience a unique lifestyle



**CLOSE PROXIMITY
TO URBAN AMENITIES**



**EASY ACCESS TO
UPCOMING RAPID
TRANSIT SYSTEM
(RTS) LINK**

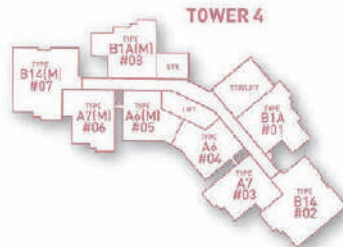
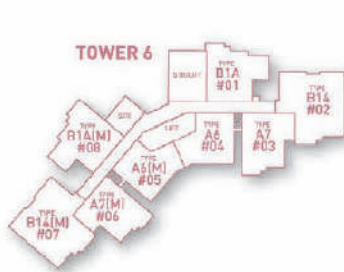


FREEHOLD



SKY TERRACE





TYPE A4 TOWER 5

50 sq. m.
1 Bedroom, 1 Bathroom



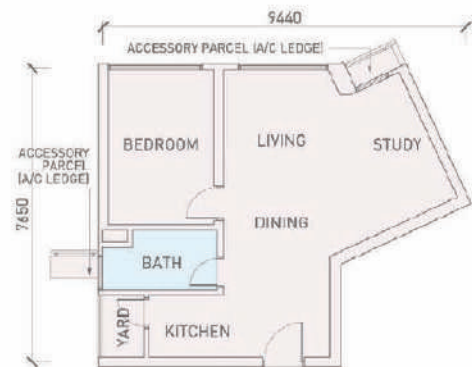
TYPE A5 TOWER 5

55 sq. m.
1 Bedroom, 1 Bathroom



TYPE A6 TOWER 4 & 6

60 sq. m.
1 Bedroom, 1 Bathroom



TYPE A7 TOWER 4 & 6

63 sq. m.
1 Bedroom, 1 Bathroom



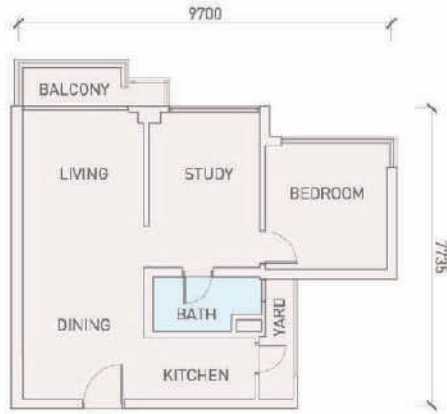
TYPE A8 TOWER 5

65 sq. m.
1 Bedroom, 1 Bathroom



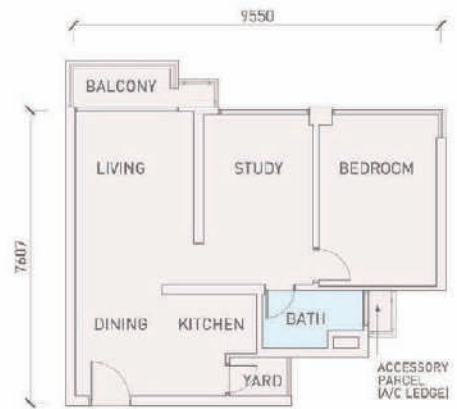
TYPE B1A TOWER 4 & 6

68 sq. m.
1 Bedroom, 1 Bathroom



TYPE B3 TOWER 5

70 sq. m.
1 Bedroom, 1 Bathroom



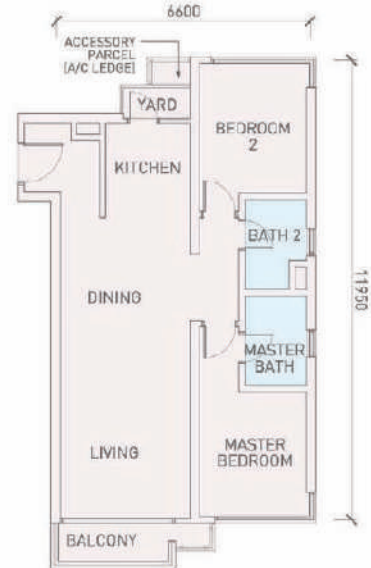
TYPE B7 TOWER 5

80 sq. m.
2+1 Bedrooms, 1 Bathroom



TYPE B10 TOWER 5

83 sq. m.
2 Bedrooms, 2 Bathrooms



TYPE B11 TOWER 5

81 sq. m.
2 Bedrooms, 2 Bathrooms



TYPE B14 TOWER 4 & 6

96 sq. m.
2+1 Bedrooms, 2 Bathrooms



BUILDING DESCRIPTION

STRUCTURE	Reinforced Concrete Structure
WALL	Reinforced Concrete Wall / Brick Wall / Light Weight Block Wall
ROOF FRAMING	Reinforced Concrete Flat Roof
CEILING	Skim Coat / Plaster Ceiling
WINDOWS	Aluminium Frame Glass Window
DOORS	Metal Frame Timber Door Aluminium Frame Glass Door
IRONMONGERY	Quality Locksets

WALL FINISHES

Kitchen	- 1.5m High Tiles / Plaster / Skim Coat with Emulsion Paint
Bathroom	- Full Height Tiles till Ceiling Level
Internal	- Plaster / Skim Coat with Emulsion Paint
External	- Weather Resistant Paint

FLOOR FINISHES

ALL TYPES

Living / Dining / Kitchen / Study / All Bedrooms	- Tiles
All Bathrooms	- Tiles
Utility, Yard, Balcony	- Tiles
Other Areas	- Cement Render

SANITARY AND PLUMBING FITTINGS

[illegible]

ELECTRICAL INSTALLATION

[illegible]

COMMUNICATION

[illegible]

SINGAPORE



PROJECT SITE GPS COORDINATES
N 1° 28' 07.2", E 103° 43' 31.8"

NEARBY AMENITIES

TRANSPORTATION

Larkin Sentral	7.7 km
Johor Bahru Sentral	8.5 km
Bukit Chagar RTS Link Station	9.5 km
Johor Bahru CIQ Complex	9.5 km
Johor Bahru International Ferry Terminal	10.5 km

MEDICAL CENTRE

Sultanah Aminah Hospital	5.4 km
KPJ Puteri Specialist Hospital	6.5 km
Johor Specialist Hospital	7.5 km
Columbia Asia Hospital - Tebrau	11 km

RECREATIONAL DESTINATION

Tan Hiok Nee Heritage Street	7.6 km
Hutan Bandar MJB	8 km
Johor Golf & Country Club	8.4 km
Tunku Mahkota Ismail Youth Centre (TMIYC)	8.4 km

SHOPPING CENTRE

Angsana Johor Bahru Mall	5.5 km
Paradigm Mall Johor Bahru	8 km
R&F Mall Tanjung Puteri	8.2 km
Johor Bahru City Square	8.3 km
KOMTAR JBCC	8.5 km
KSL City Mall	9.7 km
The Mall, Mid Valley Southkey	12.9 km

EDUCATION INSTITUTION

Tun Fatimah School	7 km
SK & SMK Infant Jesus Convent	7.2 km
SK Temenggong Abdul Rahman 1 & 2	8.5 km
SK & SMK (P) Sultan Ibrahim	8.8 km
Foon Yew High School	11.2 km
City University Malaysia - JB Campus	11.7 km
Universiti Teknologi Malaysia	17.8 km
EduCity Iskandar	18.7 km



DEVELOPER: MB WORLD PROPERTIES SDN. BHD.

CO. REG. NO.: 199101012056 (222368-V)

Unit 6.08, Level 6, Plaza DNP, No.59, Jalan Dato' Abdullah Tahir,
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W www.mbworl.com.my

• Project Name: Vista Tiara • Property Type: Serviced Apartment • Developer's License No.: 30688/02-2029/0030(A) • Validity Period: 02 Feb 2024 - 01 Feb 2029 • Advertising & Sales Permit No.: 30688-1/06-2027/0483(A)-(S) • Validity Period: 04 Jun 2024 - 03 Jun 2027 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MJB/B/U/2019/14/BGN/142/RP(106) & MJB/B/U/2019/14/BGN/143/RP(82) • Land Encumbrances: OCBC Bank (Malaysia) Berhad • Land Tenure: Freehold • Expected Date of Completion: December 2027 • No. of Car Park: 1 - 2 per unit • No. of Units: (Tower 4 - 6) 911 units • Selling Price: (43-level serviced apartments, 911 units) RM493,000.00 (Minimum), RM1,056,000.00 (Maximum)

• Sekatan-sekatan Kepentingan: i. Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY