



ISOLA COAST

A Prestigious Collection Of Waterfront Homes



*island [noun] a piece of land
surrounded by water.*

Amidst the shimmering sea and
calming breeze, Isola is an
island paradise unto its own.

ISOLA

Luxury Living On An Island Paradise

Discover Isola in Senibong Cove, a gorgeous island paradise tucked away from the bustle of the outside world yet with all the amenities you need just minutes away. This waterfront haven is the ultimate luxury enclave to call home for the discerning few.





The Art Of Coastal Living

Isola Coast is an exclusive, low-density community consisting of 160 luxurious homes. Feel the prestige of this exceptional new precinct as you fully immerse in luxury living by the coastline. Experience the softness of the lush green surroundings and be comforted by the calming sounds of water.

Special Features



Last Landed
Precinct In Isola



Gated & Guarded
Precinct



Lush Greens
& Parks



Waterfront
Living



Dedicated
Clubhouse



Gold
Rating



Embrace An Oasis Of Nature

Generous spaces that offer privacy and exclusivity for all in this precious community.



Embrace Serenity By The Waterside

Set your normal pace to a different beat, Isola Coast is a wondrous source of fascination. There something appealing about living by the water while having your very own private garden.



Exciting Journey For Life's Finest Divulgences

Our new link houses are well-designed to capture the essence of luxury lifestyle and panoramic view. Indulge in the gorgeous landscape as you soak in the tranquillity of waterfront living.



Private Escape To A Sea-Front Sanctuary

Feel the sea breeze and own the view
from your rooftop garden.



Wholesome Healthy Living Personified

Come home to a wholesome environment that features a clubhouse with a myriad of facilities dedicated to enriching your lifestyle. Enjoy the infinity pool by the water edge; ensuring a one-of-a-kind relaxing experience.

Clubhouse & Lifestyle Facilities



Swimming
Pool



Gymnasium



Playground



Jogging
Path



Function
Room



Viewing
Deck



Artist's Impression Only

An Exclusive Community

The Isola Coast Linear Park is designed for a therapeutic retreat for you and your family. Immerse in the beauty of nature as you escape the hustle and bustle of the city.

Site Plan

- | | |
|-------------------|--------------------------|
| 01 Clubhouse | 10 Feature Mound |
| 02 Swimming Pool | 11 Pavilion |
| 03 Gym | 12 Kickabout Area |
| 04 Function Room | 13 Amphitheater |
| 05 Timber Deck | 14 Children's Playground |
| 06 Arrival Garden | 15 Outdoor Gym |
| 07 Guard House | 16 Basketball Court |
| 08 Plaza | 17 Jogging Path |
| 09 Bench | 18 Arbour |

Legend

PHASE 1

- Link House **Violet**
- Link House **Lilac**
- Link House **Iris**

PHASE 2

- Bungalow House **Freesia**
- Bungalow House **Dahlia**
- Link House **Peony**
- Link House **Orchid**
- Cluster **Jasmine**



Well-Connected For Convenience

Isola Coast is just a short drive to Singapore from Johor Bahru's CIQ via the EDL, which also places you in proximity to JB City Centre's shopping malls, restaurants and other lifestyle conveniences.



- A JOHOR BAHRU CITY CENTRE**
 - Upgrading of Central Business District
 - Customs, Immigration and Quarantine Complex (CIQ)
 - JB-Singapore Causeway
 - Proposed Rapid Transit System (RTS) - Woodlands / Johor Bahru City
- B ISKANDAR PUTERI**
 - Kota Iskandar (Johor State Administrative Centre)
 - EduCity
 - Theme Parks
 - Medical Park
 - Legoland
- C WESTERN GATE DEVELOPMENT**
 - Port of Tanjung Pelepas
 - Malaysia - Singapore Second Link
 - Tanjung Piai
 - Tanjung Bin Power Plant
 - RAMSAR World Heritage Site
- D EASTERN GATE DEVELOPMENT**
 - Tanjung Langsat Industrial Complex
 - Johor Port
 - Tanjung Langsat Port
 - Pasir Gudang Industrial Park
- E SENAI-SKUDAI**
 - Senai International Airport
 - Senai High-Tech Park
 - MSC Cyberport City
 - Senai Cargo Hub
 - Sedenak Industrial Park
 - Johor Technology Park

- 5KM**
 - AEON Permas Jaya
 - Permas Jaya Golf Club
 - REAL Private and International Schools
- 10KM**
 - Regency Specialist Hospital
 - Gaint
 - Lebuhraya EDL
 - KPJ Pasir Gudang Specialist Hospital
 - Mid Valley Southkey
 - Lotus's Plentong
 - Dalman 18 Golf Course
- 15KM**
 - Bukit Chagar RTS station
 - KOMTAR JBCC
 - Ponderosa Golf & Country Club
 - Woodlands Checkpoint
 - AEON Mall Tebrau City
 - Toppen Shopping Centre
 - Sultan Ismail Hospital
 - Sultanah Aminah Hospital

11 KM



RTS

13 KM



Singapore

12 KM



JB City Centre

30 KM



Senai International Airport



Urban Transformation Specialists

Creating a vision and turning it into reality drives our company's philosophy. Where others see a challenge, we see an opportunity.

Creating the best and being proud of what we do, ensures Walker stands-out from the competition.

We don't just masterplan a community, we become part of the community. Placemaking is all about creating vibrant, attractive spaces for communities to thrive in and this is our expertise.

The Walker team will always set the benchmark in sustainable, urban transformations which promote health and wellbeing, create economic opportunities and build resilient places.

From vision to reality, that's the Walker way.

LANG WALKER AO
Executive Chairman
Walker Group Holdings Pty Ltd



Where Passion Meets Expertise

WM Senibong is affiliated to Walker Corporation, Australia's largest private, diversified development company. In Malaysia, WM Senibong is renowned for the waterfront jewel, Senibong Cove, in Johor Bahru.

A winner of multiple real estate awards and accolades, WM Senibong believes that each and every development is a testament of the company's deep sense of commitment to sustainability, community and belonging.

As a master-planner of communities, our vision is to create places to live, work, socialise and play. To create homes which are truly a legacy for the next generation.

Developed by:

Senibong Cove Development Sdn Bhd (368215-X)

N-01, Blok N, Pinggiran Senibong
No. 1 Persiaran Senibong, Teluk Senibong
81750 Masai, Johor, Malaysia.

F: +607 382 2600

T +607 382 0330

senibongcove.my

• Developer's License No: 1115/01-2026/0274(A) • Validity Period: 22/01/2025-21/01/2028 • Advertisement & Sales Permit No: 1115-8/10-2026/114(N)-(S) • Validity Period: 05/10/2023-04/10/2026 • Property Type: 3 Storey Terrace House • Total units: 48 • Selling Price: RM1,978,000.00 (min) - RM3,018,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No: MBJB/U/2022/14/BGN/111/RP (11) • Expected Date of Completion: November 2026 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera
• Developer's License No: 1115/01-2026/0274(A) • Validity Period: 22/01/2025-21/01/2028 • Advertisement & Sales Permit No: 1115-10/12-2027/1106(N)-(S) • Validity Period: 05/12/2024-04/12/2027 • Property Type: 3 Storey Bungalow House(A1, A2) • Total units: 27 • Selling Price: RM3,985,000.00 (min) - RM4,516,000.00 (max) • 3 Storey Cluster House • Total units: 28 • Selling Price: RM2,950,000.00 (min) - RM3,472,000.00 (max) • 3 Storey Terrace House(A3, A4) • Total units: 65 • Selling Price: RM2,503,000.00 (min) - RM3,208,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No: MBJB/U/2022/14/BGN/111/RP(B0) • Expected Date of Completion: November 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera
• Restriction in Interest: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtanah dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa Perseetujuan Pihak Berkuasa Negeri.

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A PROJECT BY:  **WM SENIBONG**

A member of Walker Corporation



Front Facade

Artist's Impression Only

Violet

3-Storey Link House
22' x 111'
Built-Up: 3685 / 3775 sq.ft.

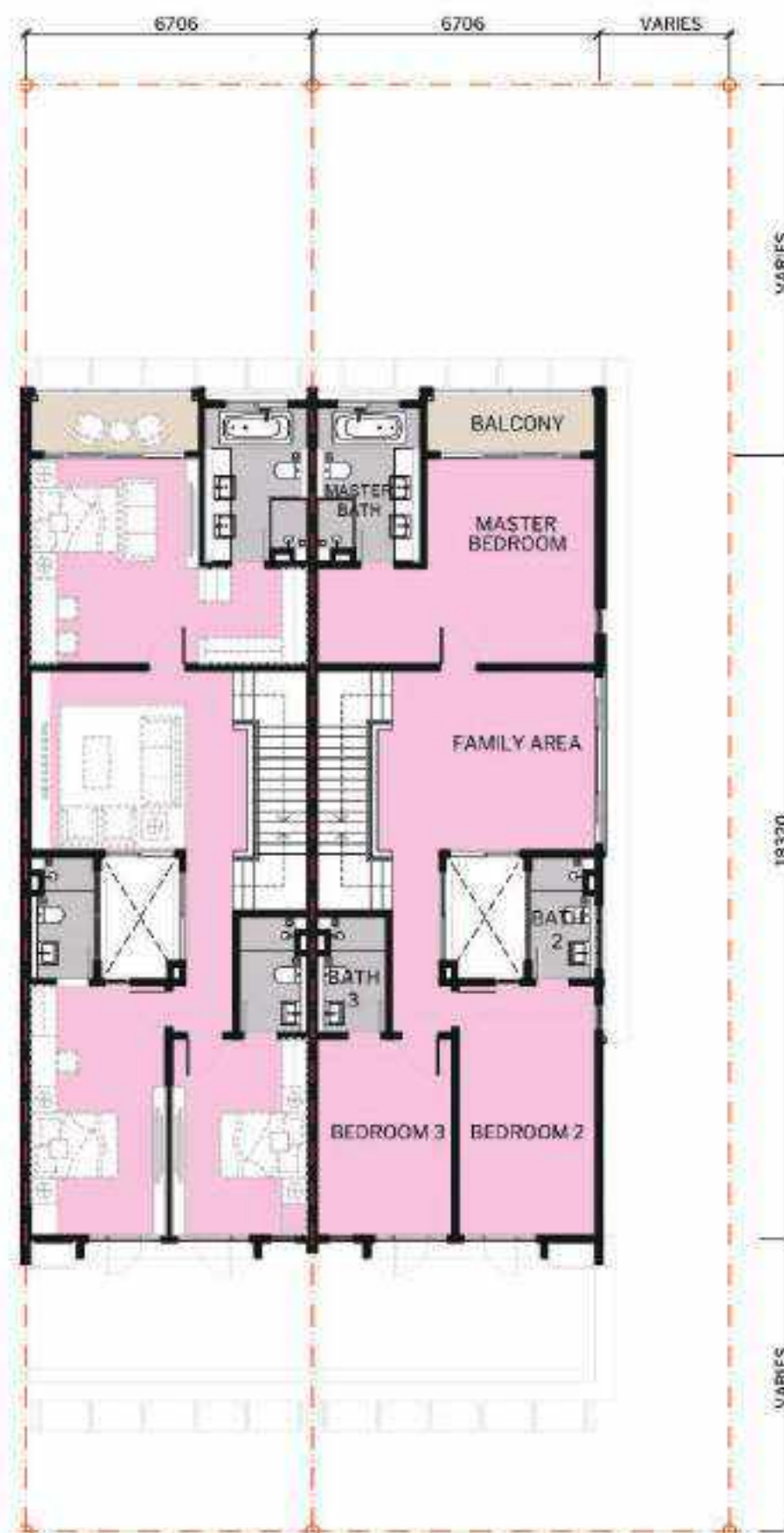


Back Facade

Artist's Impression Only



Ground Floor



First Floor



Second Floor

Specification

Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Cement Board Panel / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door (Corner / End)	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Ceramic Wall Tiles at Bathrooms Ceramic Wall Tiles at Wet Kitchen	
Floor Finishes	Ground Floor	
	Patio, Porch & Driveway, Kitchen, Yard, Utility, & Bathrooms	Ceramic Tiles
	Foyer, Bedroom 4, Dining & Living	Porcelain Tiles
	Store	Cement Render
	Courtyard	Loose Gravel Chips
Floor Finishes	First Floor	
	Master Bedroom, 2, 3 & Family Area	Hard Wood Timber Parquet
	Master Bath, 2, 3 & Balcony	Ceramic Tiles
Floor Finishes	Second Floor	
	Entertainment Area	Hard Wood Timber Parquet
	Bath 4 & Deck	Ceramic Tiles
	Other Areas	Cement Render
Staircase	R.C Staircase with Hard Wood Parquet to Tread / Plaster Finish to Riser	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	Lighting Point	45 nos
	Fan Point	7 nos
	Socket Outlet Point	30 nos
	TV Outlet Point	2 nos
	Telephone Point	1 no
	Air-con Point	6 nos
	Heater Point	1 no
	Bell Point	1 no
	Alarm Wiring	1 no
	Internet Point	4 nos
Internal Telephone, Trunking & Cabling	Available	
Fencing	3' High Galvanised Mesh Fence	

• Developer's License No: 11115/01-2028/0274(A) • Validity Period: 22/01/2023-21/01/2028 • Advertisement & Sales Permit No: 11115-8/10-2026/1114(N)-(S) • Validity Period: 05/10/2023-04/10/2026 • Property Type: 3 Storey Terrace House • Total units: 40 • Selling Price: RM1,978,000.00 (min) - RM3,018,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJB/U/2022/14/BGN/111/RP (11) • Expected Date of Completion: November 2026 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera

• Restriction in interest: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtugaskan dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa Perseetujuan Pihak Berkuasa Negeri.

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Front Facade

Artist's Impression Only

Lilac

3-Storey Link House
22' x 130'
Built-Up: 3685 / 3775 sq.ft.



Back Facade

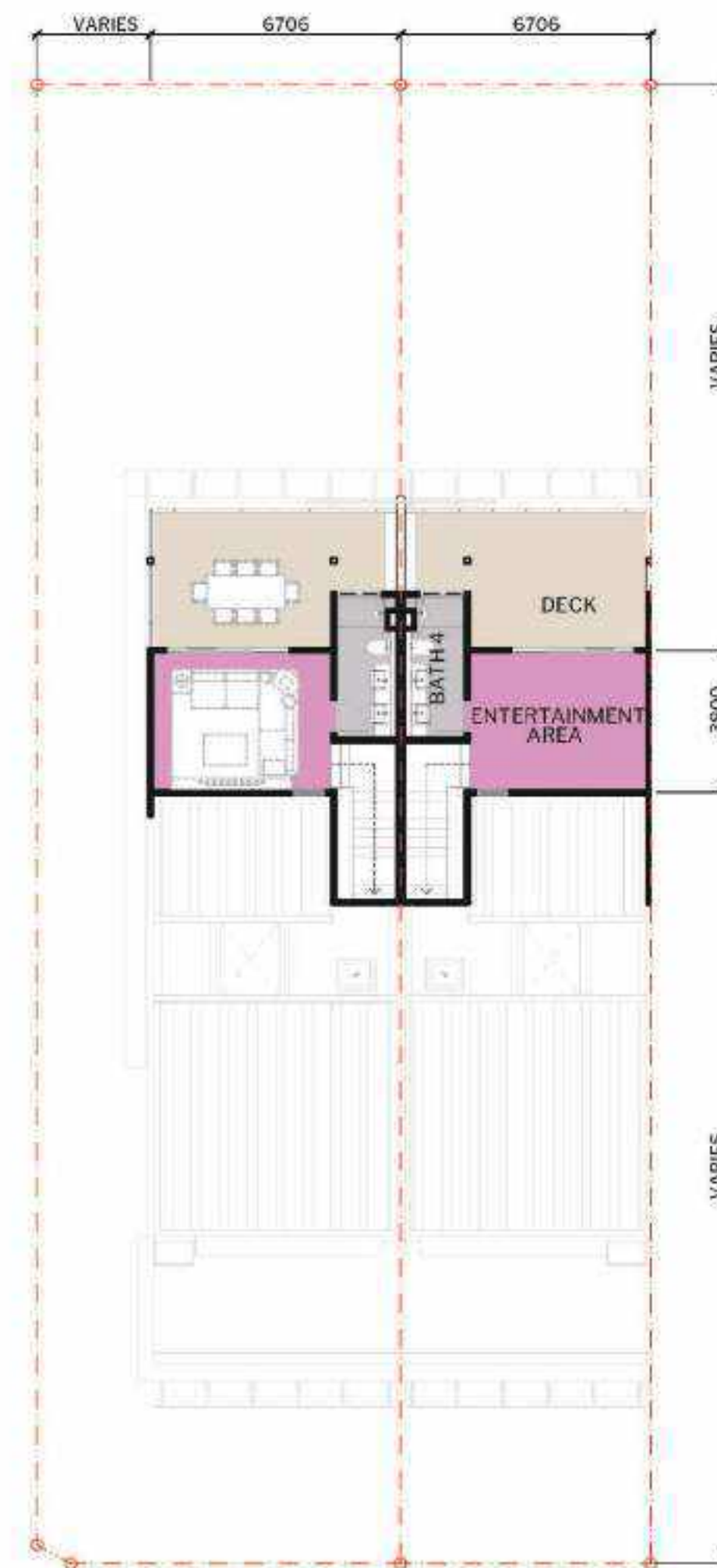
Artist's Impression Only



Ground Floor



First Floor



Second Floor

Specification

Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Cement Board Panel / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door (Corner / End)	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Ceramic Wall Tiles at Bathrooms / Ceramic Wall Tiles at Wet Kitchen	
Floor Finishes	Ground Floor : Patio, Porch & Driveway, Kitchen, Yard, Utility & Bathrooms : Ceramic Tiles : Foyer, Bedroom 4, Dining & Living : Porcelain Tiles : Store : Cement Render : Courtyard : Loose Gravel Chips	
Floor Finishes	First Floor : Master Bedroom, 2, 3 & Family Area : Hard Wood Timber Parquet : Master Bath, 2, 3 & Balcony : Ceramic Tiles	
Floor Finishes	Second Floor : Entertainment Area : Hard Wood Timber Parquet : Bath 4 & Deck : Ceramic Tiles : Other Areas : Cement Render	
Staircase	R.C Staircase with Hard Wood Parquet to Tread / Plaster Finish to Riser	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	: Lighting Point : 45 nos : Fan Point : 7 nos : Socket Outlet Point : 30 nos : TV Outlet Point : 2 nos : Telephone Point : 1 no : Air-con Point : 6 nos : Heater Point : 1 no : Bell Point : 1 no : Alarm Wiring : 1 no : Internet Point : 4 nos	
Internal Telephone Trunking & Cabling	Available	
Fencing	3' High Galvanised Mesh Fence	

• Developer's License No: TT115/01-2028/0274(A) • Validity Period: 22/01/2023-21/01/2028 • Advertisement & Sales Permit No: TT115-6/10-2026/TT14(N)-(5) • Validity Period: 05/10/2023-04/10/2026 • Property Type: 3 Storey Terrace House • Total units: 40 • Selling Price: RM1,979,000.00 (min) - RM3,018,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No: MBJB/U/2022/14/BGN/111/RP (11) • Expected Date of Completion: November 2026 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera
 • Restriction in interest: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtanah dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa Persetujuan Pihak Berkuasa Negeri.

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Front Facade

Artist's Impression Only

Iris

3-Storey Link House
22' x 110'
Built-Up: 3685 / 3775 sq.ft.



Back Facade

Artist's Impression Only



Specification

Structure	: Reinforced Concrete Framework	
Wall	: Clay Bricks	
Roofing Covering	: Metal Roofing / R.C Flat Roof	
Roof Framing	: Light Weight Steel	
Ceilings	: Fibrous Plaster Ceiling / Cement Board Panel / Skim Coat	
Windows	: Aluminium Framed Glass Windows	
Doors	: Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door (Corner / End)	
Ironmongery	: Selected Quality Ironmongeries	
Wall Finishes	: Ceramic Wall Tiles at Bathrooms : Ceramic Wall Tiles at Wet Kitchen	
Floor Finishes	Ground Floor : Patio, Porch & Driveway, Kitchen, Yard, Utility, & Bathrooms : Foyer, Bedroom 4, Dining & Living : Store : Courtyard	
		: Ceramic Tiles : Porcelain Tiles : Cement Render : Loose Gravel Chips
Floor Finishes	First Floor : Master Bedroom, 2, 3 & Family Area : Master Bath, 2, 3 & Balcony	
		: Hard Wood Timber Parquet : Ceramic Tiles
Floor Finishes	Second Floor : Entertainment Area : Bath 4 & Deck : Other Areas	
		: Hard Wood Timber Parquet : Ceramic Tiles : Cement Render
Staircase	: R.C Staircase with Hard Wood Parquet to Tread / Plaster Finish to Riser	
Sanitary and Plumbing Fittings	: Selected Quality Sanitary Wares	
Electrical Installation	: Lighting Point : 45 nos : Fan Point : 7 nos : Socket Outlet Point : 30 nos : TV Outlet Point : 2 nos : Telephone Point : 1 no : Air-con Point : 6 nos : Heater Point : 1 no : Bell Point : 1 no : Alarm Wiring : 1 no : Internet Point : 4 nos	
Internal Telephone Trunking & Cabling	: Available	
Fencing	: 3' High Galvanised Mesh Fence	

• Developer's License No: 11115/01-2028/0274(A) • Validity Period: 22/01/2023-21/01/2028 • Advertisement & Sales Permit No: 11115-8/10-2026/1114(N)-(S) • Validity Period: 05/10/2023-04/10/2026 • Property Type: 3 Storey Terrace House • Total units: 40 • Selling Price: RM1,978,000.00 (mini) - RM3,018,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJB/U/2022/14/BGN/111/RP (11) • Expected Date of Completion: November 2026 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera • Restriction in interest: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtanahkan dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa Persetujuan Pihak Berkuasa Negeri.

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Jasmine

3-Storey Cluster House
70' x 50'
Built-Up: 4181 sq.ft.



Front Facade

Specification



Ground Floor



First Floor



Second Floor

Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C. Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors Plywood Flush Doors Mild Steel Grille Door	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Tiles at Bathrooms Tiles at Kitchen	
Floor Finishes	Ground Floor Car Porch, Foyer, Bedroom, Powder Room, Bathrooms, Utility, Wet Kitchen, Yard, Dining, Living, Dry Kitchen, Store, Store 2 & Patio Other Areas : Cement Render	
Floor Finishes	First Floor Bedrooms : Hardwood Timber Floor Bathrooms : Tiles Other Areas : Cement Render	
Floor Finishes	Second Floor Entertainment Area & Bedroom : Hardwood Timber Floor Bathroom & Deck : Tiles Other Areas : Cement Render	
Staircase	R.C Staircase With Hardwood Timber & Plaster Finish	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	Lighting Point : 46 nos Fan Point : 7 nos Socket Outlet Point : 32 nos TV Outlet Point : 1 no Air-Con Point : 6 nos Heater Point : 1 no Bell Point : 1 no Internet Point : 4 nos	
Internal Telephone Trunking & Cabling	Available	
Fencing	Galvanised Mesh Fence	

Developer's License No: 11115/01-2028/0274(A) • Validity Period: 22/01/2023-21/01/2028 • Advertisement & Sales Permit No.: 11115-10/12-2027/1108(N)-(S) • Validity Period: 05/12/2024-04/12/2027 • Property Type: 3-Storey Bungalow House(A1, A2) • Total units: 27 • Selling Price: RM3,983,000.00 (min) - RM4,316,000.00 (max) • 3-Storey Cluster House • Total units: 28 • Selling Price: RM2,950,000.00 (min) - RM3,472,000.00 (max) • 3-Storey Terrace House(A3, A4) • Total units: 65 • Selling Price: RM2,503,000.00 (min) - RM3,208,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJB/U/2022/14/BGN/111/RP(50) • Expected Date of Completion: November 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera • Restriction In Interest: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa Persetujuan Pihak Berkuasa Negeri.

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Freesia

3-Storey Bungalow
50' x 118'
Built-Up: 4914 sq.ft.



Front Facade

Artist's Impression Only



Ground Floor



First Floor



Second Floor

Specification

Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C. Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors Plywood Flush Doors Mild Steel Grille Door	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Tiles at Bathrooms Tiles at Kitchen	
Floor Finishes	Ground Floor Car Porch, Foyer, Bedroom, Powder Room, Bathrooms, Utility, Kitchen, Yard, Dining, Living, Store & Patio Other Areas	
Floor Finishes	First Floor Bedrooms Bathrooms & Balconies Other Areas	
Floor Finishes	Second Floor Entertainment Area & Bedroom Bathrooms, Balcony & Deck Other Areas	
Staircase	R.C Staircase With Hardwood Timber & Plaster Finish	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	Lighting Point	52 nos
	Fan Point	7 nos
	Socket Outlet Point	34 nos
	TV Outlet Point	1 no
	Air-Con Point	6 nos
	Heater Point	1 no
	Bell Point	1 no
	Internet Point	4 nos
Internal Telephone Trunking & Cabling	Available	
Fencing	Galvanised Mesh Fence	

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Dahlia

3-Storey Bungalow
50' x 118'
Built-Up: 4876 sq.ft.

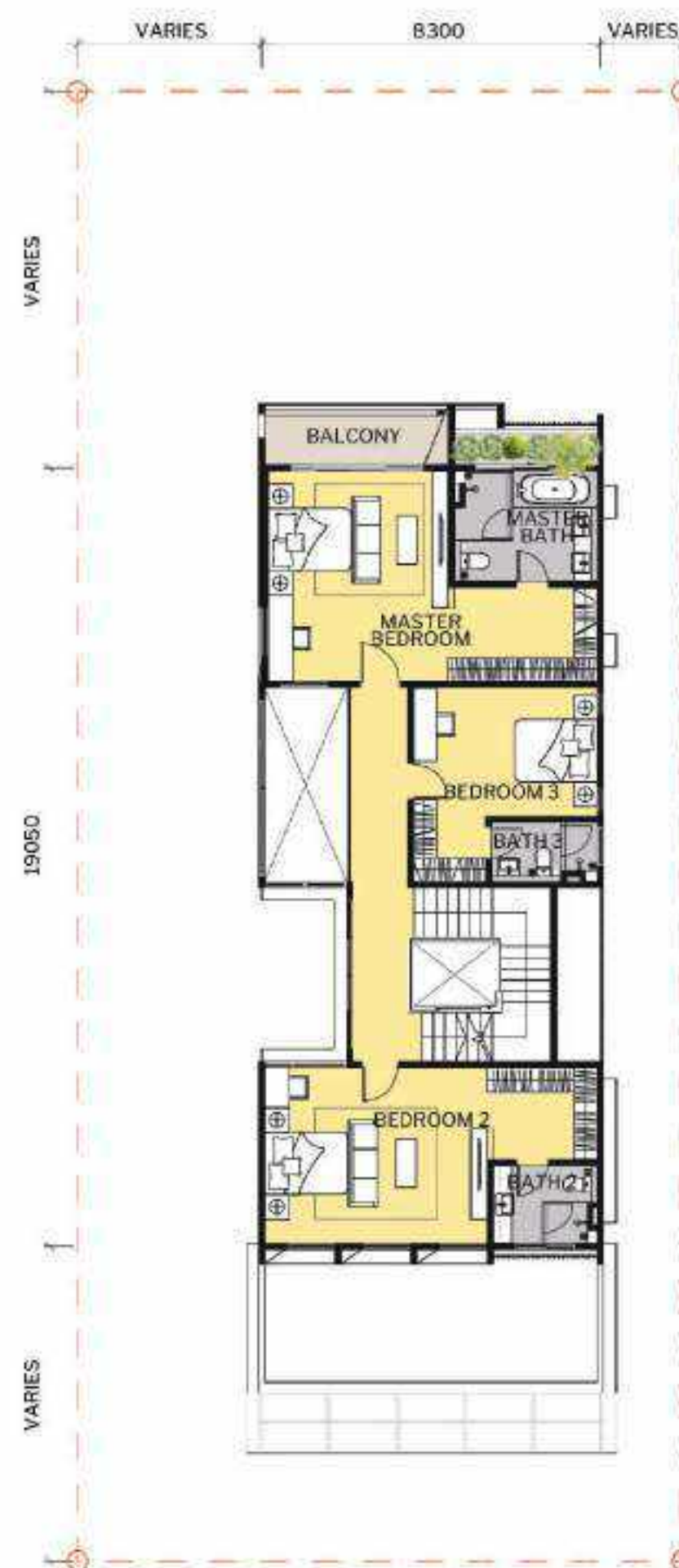


Front Facade

Artist's Impression Only



Ground Floor



First Floor



Second Floor

Specification

Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C. Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors Plywood Flush Doors Mild Steel Grille Door	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Tiles at Bathrooms Tiles at Kitchen	
Floor Finishes	Ground Floor Car Porch, Foyer, Bedroom, Powder Room, Bathrooms, Utility, Kitchen, Yard, Dining, Living, Store & Patio Other Areas	
Floor Finishes	First Floor Bedrooms Bathrooms & Balcony Other Areas	Tiles Tiles Cement Render
Floor Finishes	Second Floor Entertainment Area & Bedroom Bathrooms & Deck Other Areas	Hardwood Timber Floor Tiles Cement Render
Staircase	R.C Staircase With Hardwood Timber & Plaster Finish	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	Lighting Point Fan Point Socket Outlet Point TV Outlet Point Air-Con Point Heater Point Bell Point Internet Point	52 nos 7 nos 34 nos 1 no 6 nos 1 no 1 no 4 nos
Internal Telephone Trunking & Cabling	Available	
Fencing	Galvanised Mesh Fence	

• Developer's License No: 11115/01-2028/0274(A) • Validity Period: 22/01/2023-21/01/2028 • Advertisement & Sales Permit No: 11115-10/12-2027/1108(N)-(S) • Validity Period: 05/12/2024-04/12/2027 • Property Type: 3 Storey Bungalow House(A1, A2) • Total units: 27 • Selling Price: RM3,983,000.00 (min) - RM4,316,000.00 (max) • 3 Storey Cluster House • Total units: 28 • Selling Price: RM2,950,000.00 (min) - RM3,472,000.00 (max) • 3 Storey Terrace House(A3, A4) • Total units: 65 • Selling Price: RM2,503,000.00 (min) - RM3,208,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJB/U/2022/14/BGN/111/RP(50) • Expected Date of Completion: November 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera

• Restriction in Interest: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtilikan dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa Persetujuan Pihak Berkuasa Negeri.

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Peony

3-Storey Link House
22' x 110'
Built-Up: 3859 / 3983 sq.ft.



Front Facade

Artist's Impression Only

Specification



Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C. Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors Plywood Flush Doors Mild Steel Grille Door (End Lot)	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Tiles at Bathrooms Tiles at Kitchen	
Floor Finishes	Ground Floor Car Porch, Foyer, Bedroom, - Tiles Bathrooms, Utility, Kitchen, Yard, Dining, Living, Store & Patio Other Areas: Cement Render	
Floor Finishes	First Floor Bedrooms & Family Area: Hardwood Timber Floor Bathrooms: Tiles & Balcony: Cement Render Other Areas:	
Floor Finishes	Second Floor Entertainment Area: Hardwood Timber Floor Bathroom & Deck: Tiles Other Areas: Cement Render	
Staircase	R.C Staircase With Hardwood Timber & Plaster Finish	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	Lighting Point: 45 nos Fan Point: 7 nos Socket Outlet Point: 30 nos TV Outlet Point: 1 no Air-Con Point: 6 nos Heater Point: 1 no Bell Point: 1 no Internet Point: 4 nos	
Internal Telephone Trunking & Cabling	Available	
Fencing	Galvanised Mesh Fence	

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Orchid

3-Storey Link House
22' x 110'
Built-Up: 3859 / 3983 sq.ft.



Front Facade

Artist's Impression Only

Specification



Structure	Reinforced Concrete Framework	
Wall	Clay Bricks	
Roofing Covering	Metal Roofing / R.C. Flat Roof	
Roof Framing	Light Weight Steel	
Ceilings	Fibrous Plaster Ceiling / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Aluminium Framed Glass Doors Plywood Flush Doors Mild Steel Grille Door (End Lot)	
Ironmongery	Selected Quality Ironmongeries	
Wall Finishes	Tiles at Bathrooms Tiles at Kitchen	
Floor Finishes	Ground Floor Car Porch, Foyer, Bedroom, Bathrooms, Utility, Kitchen, Yard, Dining, Living, Store & Patio Other Areas: Cement Render	
Floor Finishes	First Floor Bedrooms & Family Area: Hardwood Timber Floor Bathrooms: Tiles & Balcony: Cement Render Other Areas:	
Floor Finishes	Second Floor Entertainment Area: Hardwood Timber Floor Bathroom & Deck: Tiles Other Areas: Cement Render	
Staircase	R.C Staircase With Hardwood Timber & Plaster Finish	
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares	
Electrical Installation	Lighting Point: 45 nos Fan Point: 7 nos Socket Outlet Point: 30 nos TV Outlet Point: 1 no Air-Con Point: 6 nos Heater Point: 1 no Bell Point: 1 no Internet Point: 4 nos	
Internal Telephone Trunking & Cabling	Available	
Fencing	Galvanised Mesh Fence	

• Developer's License No: 11115/01-2028/0274(A) • Validity Period: 22/01/2023-21/01/2028 • Advertisement & Sales Permit No.: 11115-10/12-2027/1108(N)-(S) • Validity Period: 05/12/2024-04/12/2027 • Property Type: 3 Storey Bungalow House(A1, A2) • Total units: 27 • Selling Price: RM3,983,000.00 (min) - RM4,316,000.00 (max) • 3 Storey Cluster House • Total units: 28 • Selling Price: RM2,950,000.00 (min) - RM3,472,000.00 (max) • 3 Storey Terrace House(A3, A4) • Total units: 65 • Selling Price: RM2,503,000.00 (min) - RM3,208,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJB/U/2022/14/BGN/111/RP(50) • Expected Date of Completion: November 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera

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