

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

R&F

富力集團

R&F GROUP

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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, Malaysia.

Talian Pertanyaan (Malaysia)

1800-18-7777

GALERI JUALAN R&F TANJUNG PUTERI

L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

Talian Pertanyaan Sewaan Runcit

+607-277 2777

GALERI JUALAN SINGAPURA

60 Paya Lebar Road #13-30 Paya Lebar Square ,
Singapore (409051)



www.rfmalaysia.com

Blok C3
• Pemaju: R&F Development Sdn. Bhd. • Alamat: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. • No. Lesen Pemaju: 13578/05-2027/0392(A) • Tempoh Sah: 26/04/2022 - 05/05/2027 • Nombor Permit Iklan dan Jualan: xxxxxxx • Tempoh Sah laku: xxxxxxx • Kelulusan Pelan: Majlis Bandaraya Johor Bahru • No. Rujukan Pelan: MBJBI/U/2024/14/BGN/180/KOM(16) • Tahun Jangka Siap: Julai 2028 • Pegangan Tanah: Hak Milik Kekal • Beban Tanah: Tiada • Jumlah Unit: 726 • Harga Daripada: RM761,168 (Min.). - RM9,837,426 (Maks.). • Keluasan Binaan: 555 kps (Min.). - 3,979 kps (Maks.). • Diskaun Bumiputera: 15% • Lot Bumiputera Untuk Dijual • Sekatan Dalam Kepentingan: i) Tuan punya tanah tidak dibenarkan menawarkan 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 dipindahtemlik 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 dipindahtemlik dengan apa cara sekalipun kepada Bukan Warganegara/ Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

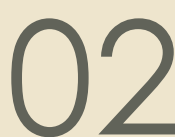
Menghubungkan Dua Bandar, Menikmati Gaya Hidup Mewah Baharu

R&F Tanjung Puteri terletak di tengah-tengah Johor Bahru, hanya selangkah dari CIQ dan bersambung terus ke Singapura. Projek ikonik ini menawarkan reka bentuk moden, kemudahan bertaraf dunia, serta gaya hidup mewah dan selesa — pilihan ideal untuk kediaman atau pelaburan.

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Laluan Sempadan Paling Sibuk – 350,000 Pengembara Sehari



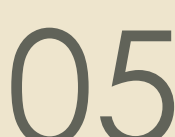
Sambungan ke Stesen RTS – Akses Terus ke Singapura



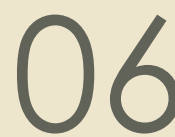
Jambatan Berbumbung 650 Meter Terus ke CIQ



**Pusat Komersial Lengkap Berintegrasi
Dengan R&F MALL**



Satu-satunya trek jogging di Sky Lounge sepanjang 450m di Johor Bahru



Projek Kondominium & Sewa Paling Popular di Malaysia



Rumah Opera Bertaraf Dunia Pertama di Johor Bahru



Kelab Kapal Layar Persendirian di Marina Antarabangsa



Boulevard Komersial Tepi Laut Paling Hampir ke Singapura



Servis Pengurusan Profesional untuk Sewa & Penyelenggaraan oleh R&R Sojourn



**Gaya Hidup Santai
Dalam Komuniti Eksklusif** ★

- Hutan Bandar Johor Bahru
- Legoland Malaysia
- Taman Tema Air Austin
- X Park Sunway Iskandar
- Marina Bay Sands, Singapura
- Taman di Persisiran Teluk, Singapura
- Zoo Singapura

Nikmati Golf Eksklusif
Hanya Selangkah dari Rumah 

- Kelab Golf Taman Ponderosa
- Kelab Golf Daiman 18
- Kelab Golf dan Hotel Austin Heights
- Kelab Golf Impian Emas
- Kelab Golf Starhill
- Kelab Golf Permas Jaya
- Kelab Golf Johor
- Kelab Golf Horizon Hills

Gaya Hidup Sehat dan Seimbang Menyeluruh 

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Malaysia Thomson Medical Centre
- Hospital Pakar Regency
- Singapura Thomson Medical Centre

Institusi Pendidikan Berkualiti
di Sekeliling Anda 

- Kolej Marlborough Malaysia
- Universiti Raffles
- Sekolah Menengah Foon Yew
- Sekolah Antarabangsa Invictus
- Iskandar Edu City
- Universiti Teknologi Nanyang
- Universiti Kebangsaan Singapura

Akses Lancar ke
Setiap Destinasi 

- JB Sentral Bus Terminal
- Stesen RTS Bukit Chagar (Sedang Dibina)
- Stesen Keretapi KTM
- Terminal Bas Larkin Sentral
- Lapangan Terbang Senai
- Lapangan Terbang Antarabangsa Changi

Gaya Hidup
Bertaraf Tinggi,
Keistimewaan Tiada
Tandingan

Rasai kehidupan bandar yang eksklusif di New Casa Suites @ Mercu 3, direka untuk memenuhi setiap aspek gaya hidup mewah. Akses terus ke R&F Mall untuk beli-belah premium, nikmati malam di gedung opera moden, atau bersantai di kelab kapal layar eksklusif.

Dilengkapi kemudahan bertaraf tinggi seperti pusat kecergasan moden dan laluan boardwalk yang elegan, Mercu 3 menjanjikan keselesaan dan kemewahan yang mentakrifkan semula kehidupan bandar.



R&F Tanjung Puteri: Berganda Nikmat, Berganda Nilai



Jambatan Berteduh 650 Meter Menghubungkan ke JB CIQ

Terokai kehidupan bandar yang meriah dari pintu rumah anda. Nikmati akses mudah ke pusat membeli-belah, tempat makan dan kemudahan rentas sempadan — siang mahupun malam.



Jambatan Eksklusif Fasa 3, Terus Terhubung ke R&F Mall

Nikmati perjalanan yang mudah dengan persekitaran yang saling terhubung, membawa kerja, hiburan, dan gaya hidup lebih dekat dari sebelumnya.



Menghubungkan
Dua Bandar,
Merintis Gaya Hidup
Baharu

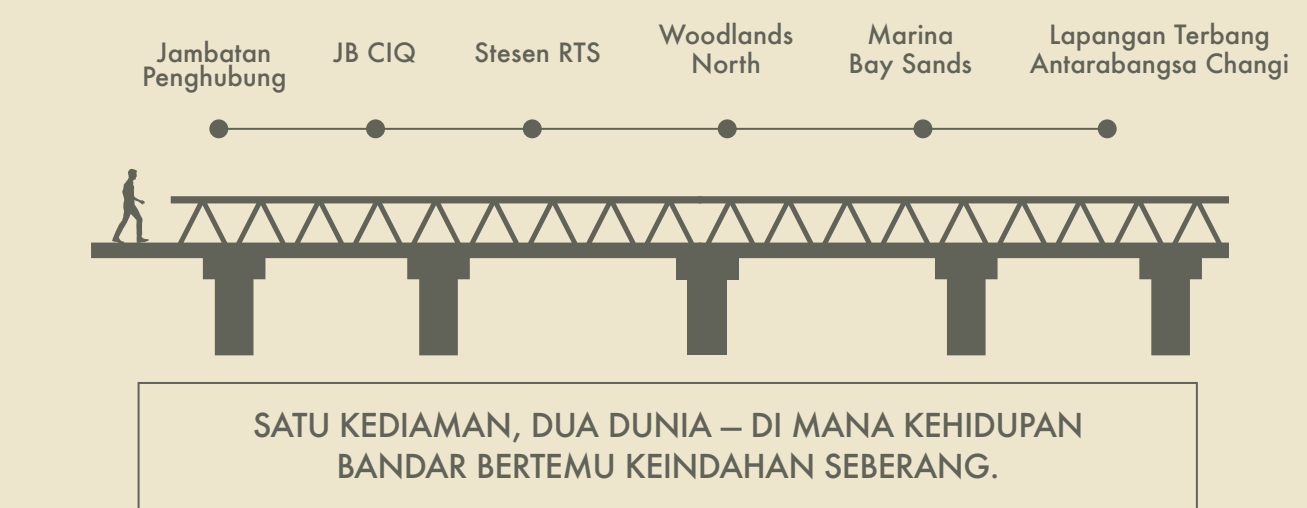
FASA 3 MALAYSIA

Peta MRT & Tips
Navigasi Sistem
MRT Singapura

LOKASI TERDEKAT KE SINGAPURA, PILIHAN UTAMA ANDA



Nikmat Berganda untuk New Casa Suites @ Mercu 3
Susulan perjanjian sistem pengangkutan RTS yang telah
ditandatangani antara Singapura dan Malaysia, perjalanan
antara dua megacity kini menjadi lebih dekat dan mudah!



- North South Line (NS)
- East West Line (EW)
- Noth East Line (NE)
- Circle Line (CC)
- Downtown Line (DTL)
- Thomson-East Coast Line (TEL)
- Sengkang & Punggol LRT
- Bukit Panjang LRT
- Sentosa Express (Monorail)
- KTM Railway Line
- Former Railway Line (closed 1/7/2011)
- Proposed station at Changi Airport Terminal 5

Zon Aktif **SERBA LENGKAP**
RUANG AKTIF SEMUA DALAM SATU

Kemudahan di Aras 6:

- 01. Kolam Renang Terbuka
- 02. Jakuzi
- 03. Kolam Renang Kanak-Kanak
- 04. Kawasan Barbeku
- 05. Laman Rekreasi
- 06. Taman Permainan Kanak-Kanak
- 07. Bilik Persalinan dan Sauna
- 08. Gimnasium
- 09. Ruang Yoga
- 10. Taman Asuhan
- 11. Bilik Serbaguna
- 12. Lobi Awam
- 13. Gelanggang Tenis
- 14. Gelanggang Bola Keranjang
- 15. Trek Joging
- 16. Laluan Rekreasi
- 17. Kawasan Santai

Kemudahan di Aras 4:

- 18. Bilik Tenis Meja
- 19. Bilik Snuker
- 20. Bilik Persalinan
- 21. Jambatan Penghubung ke R&F Mall
- 22. Gelangan Badminton



1 Bilik Tidur 2 Bilik Tidur 3 Bilik Tidur 4 Bilik Tidur



Kemudahan Utama untuk Gaya Hidup Eksklusif

Fasiliti di Tingkat 4 & 6

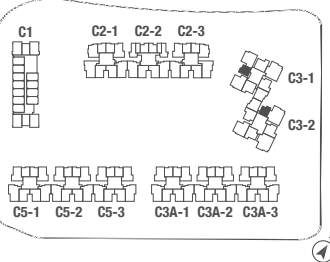
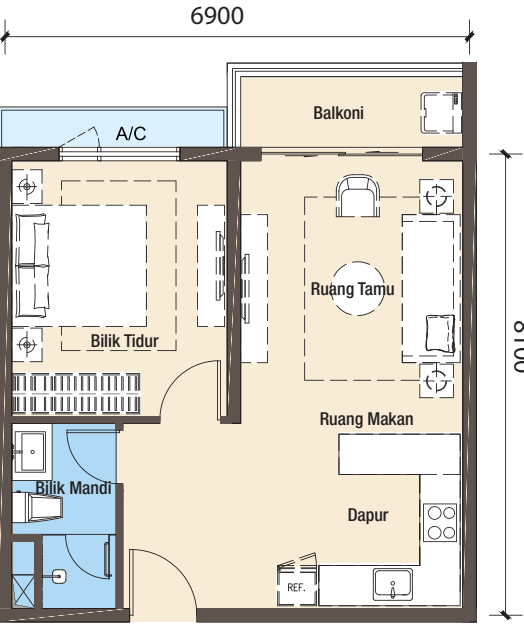
Nikmati kemewahan pilihan di New Casa Suites @ Mercu 3. Segarkan diri di kolam renang luar, aktif dengan tenis dan bola keranjang, atau santai di Jacuzzi dan kawasan BBQ. Fasiliti kecergasan dan rekreasi lengkap seperti gim, ruang yoga, dan trek jogging, disertai taman permainan kanak-kanak, memastikan setiap ahli keluarga menemui ruang sempurna mereka.



1
BILIK

Jenis B1b/B1b(M)

1 Bilik Tidur 1 Bilik Air



Keindahan Balkoni

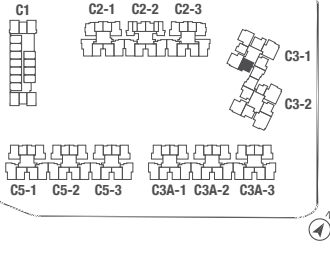
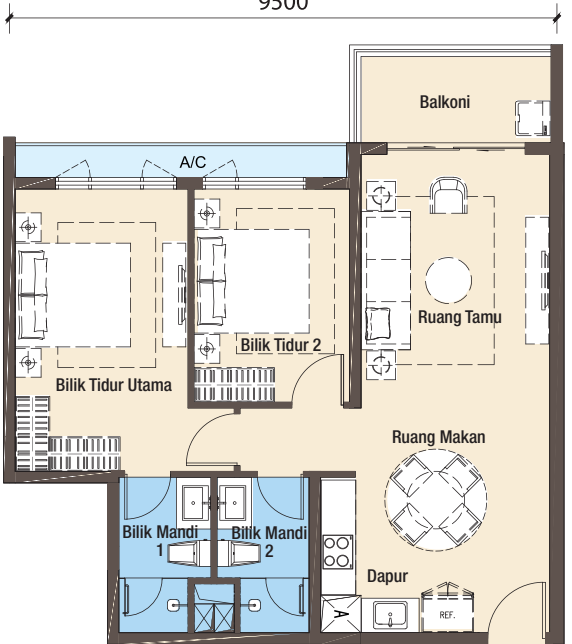
Rekaan ini membuka ke ruang dalaman yang terang dan luas, memanjang ke balkoni yang lapang—ideal untuk mereka yang menghargai suasana hidup yang segar dan berangin.

Saiz Binaan: 555 Kps

2
BILIK

Jenis C4a

2 Bilik Tidur 2 Bilik Air



Pemandangan Tenteram

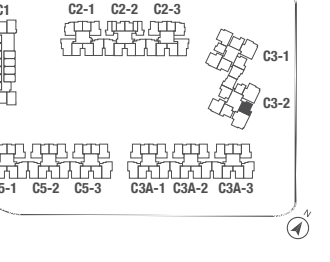
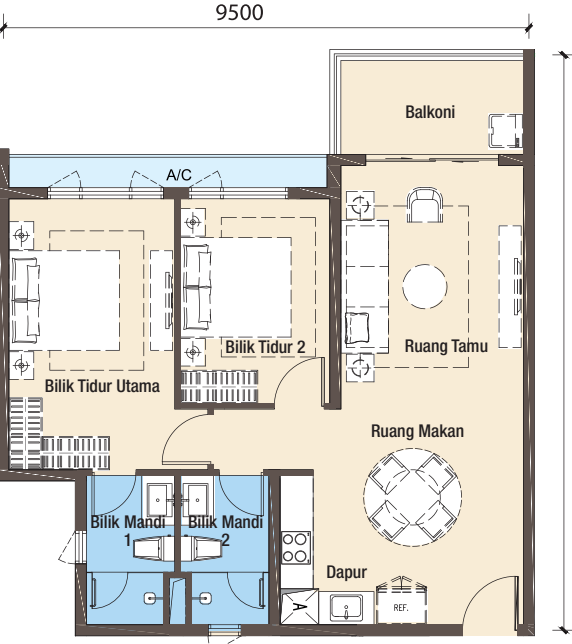
Dicipta untuk kehidupan yang tenang, aliran dari pintu masuk ke balkoni memberikan suasana terbuka dengan zon yang jelas untuk rehat dan aktiviti harian.

Saiz Binaan: 840 Kps

2
BILIK

Jenis C4b

2 Bilik Tidur 2 Bilik Air



Simetri Anggun

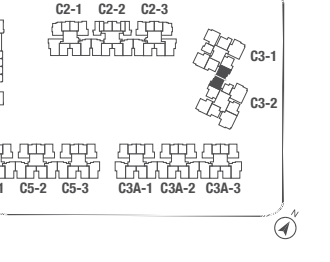
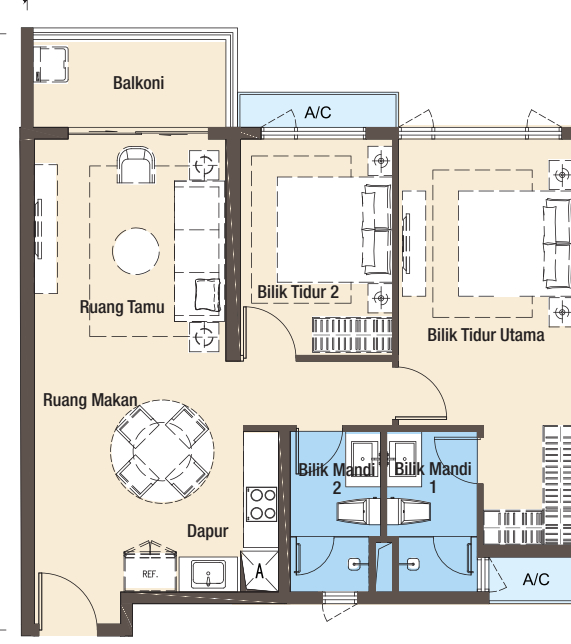
Rekaan seimbang dengan dua suite peribadi bersaiz sama di kedua-dua belah unit. Ruang tengah menjadi pusat kediaman dengan kesinambungan yang tenang dan bergaya.

Saiz Binaan: 859 Kps

2
BILIK

Jenis C5

2 Bilik Tidur 2 Bilik Air



Gaya Hidup Unggul

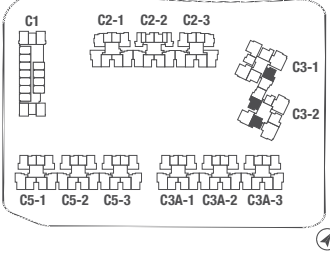
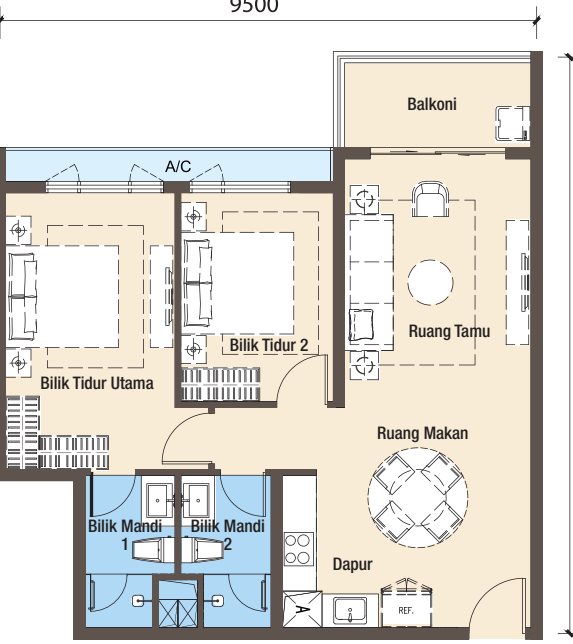
Rekaan premium untuk gaya hidup moden, dengan ruang lapang, pusat tamu utama dan estetika yang mewah. Setiap zon dirancang untuk keselesaan dan keanggunan.

Saiz Binaan: 876 Kps

2
BILIK

Jenis C4

2 Bilik Tidur 2 Bilik Air



Ruang Halus

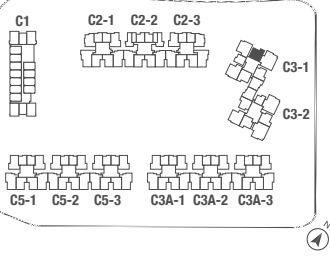
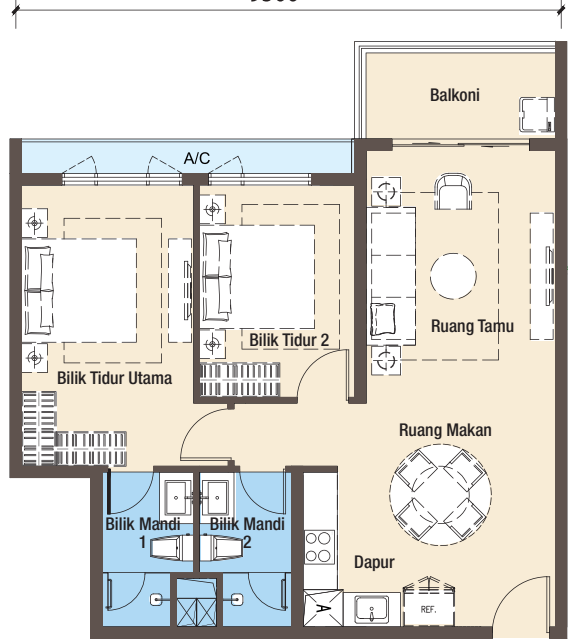
Struktur yang bersih dengan ruang tamu tengah yang luas. Menyokong rehat dan interaksi dengan pemisahan zon yang lembut.

Saiz Binaan: 852 Kps

2
BILIK

Jenis C4c

2 Bilik Tidur 2 Bilik Air



Perlindungan Bergaya

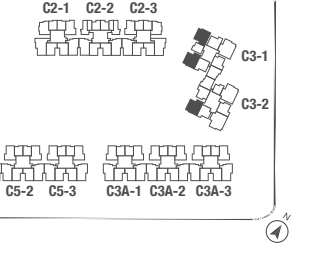
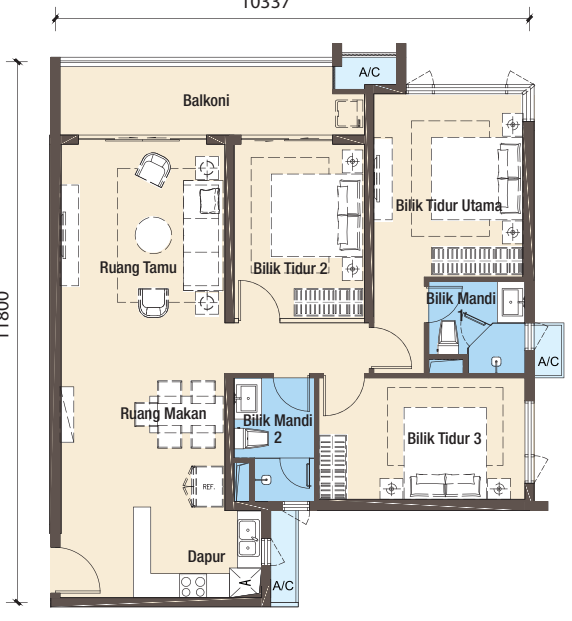
Susun atur moden yang bersih dengan balkoni panjang. Menyatukan keselesaan dalaman dan sentuhan luaran—ideal untuk mereka yang suka ruang dan ketenangan.

Saiz Binaan: 852 Kps

3
BILIK

Jenis D1/D1(M)

3 Bilik Tidur 2 Bilik Air



Keluarga Mewah

Susun atur luas yang berpusat pada ruang tamu dan makan terbuka yang besar, sesuai untuk berkumpul dan bersosial. Setiap sudut direka untuk kebersamaan dan kemudahan harian.

Saiz Binaan: 1156 Kps



Direka untuk
Keselesaan,
Dibina untuk

Keluarga

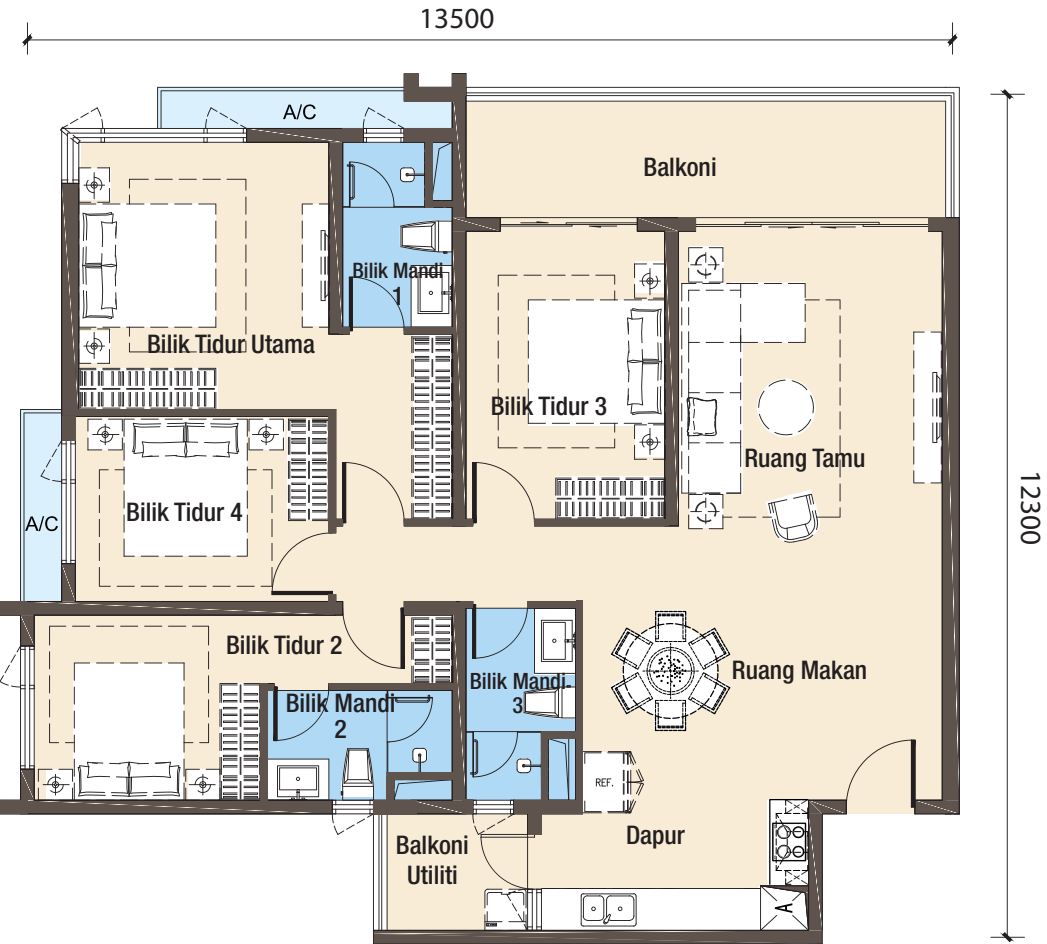
Setiap ruang direka untuk mengeratkan hubungan keluarga dan memberi keselesaan semua usia. Dari bilik keluarga luas, kawasan permainan kanak-kanak, hingga ruang rehat ibu bapa — semuanya untuk memori keluarga yang bermakna.



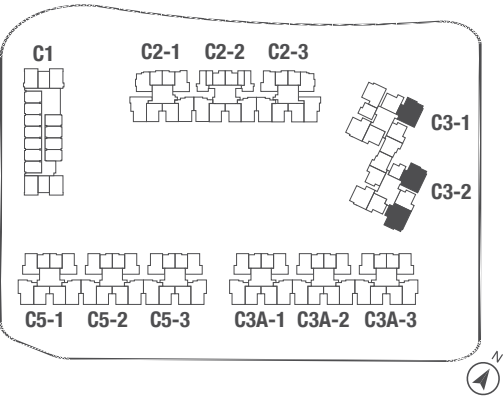
4
BILIK

Jenis E/E(M)

4 Bilik Tidur 3 Bilik Air



Saiz Binaan: 1555 Kps



Kediaman Keluarga Unggul

Direka khas untuk kehidupan berbilang generasi, susun atur luas ini menggabungkan ruang tamu dan makan yang besar dengan zon privasi yang teratur. Ruang utama terbuka menghubungkan ke balkoni yang luas, mencipta suasana harmoni untuk kehidupan, kekeluargaan dan masa tenang.

Kemewahan
PENTHOUSE

PENTHOUSE

Jenis P1

5 Bilik Tidur 5 Bilik Air



Saiz Binaan: 2796 Kps

PENTHOUSE

Jenis P1a

5 Bilik Tidur 5 Bilik Air

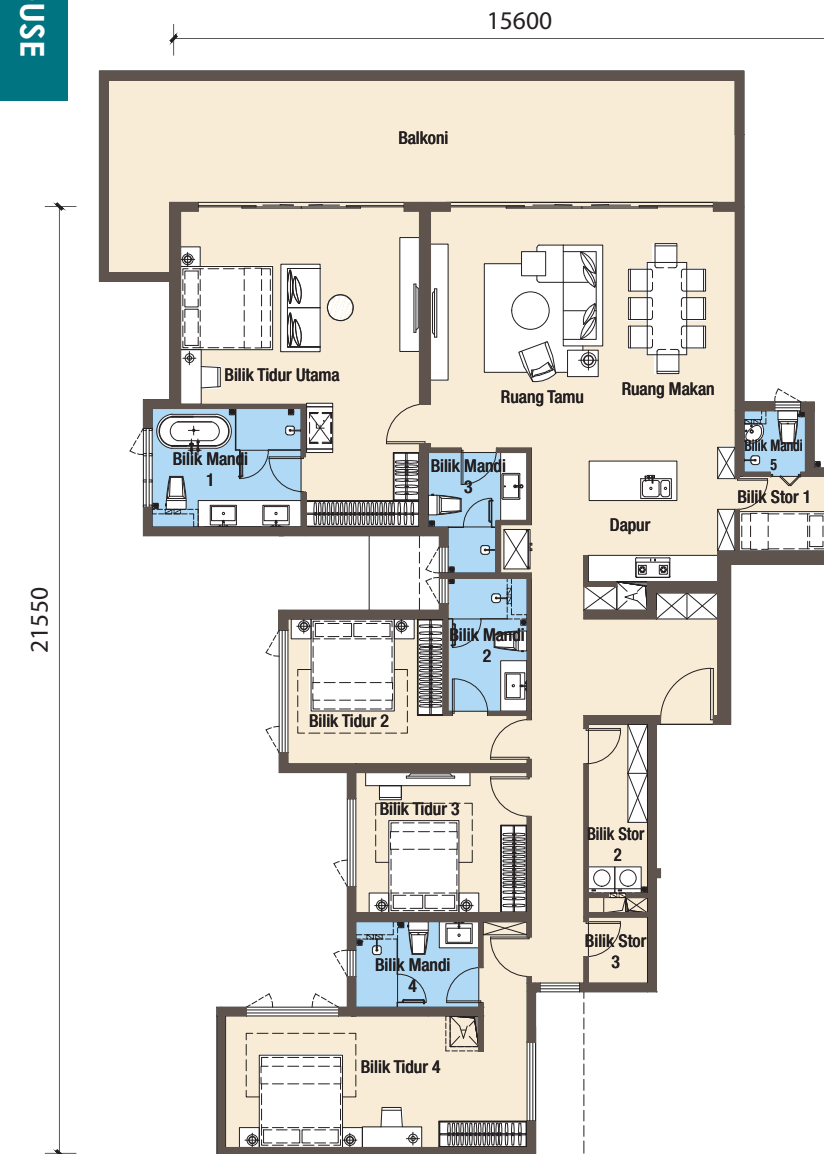


Saiz Binaan: 2796 Kps

PENTHOUSE

Jenis P2

4 Bilik Tidur 5 Bilik Air

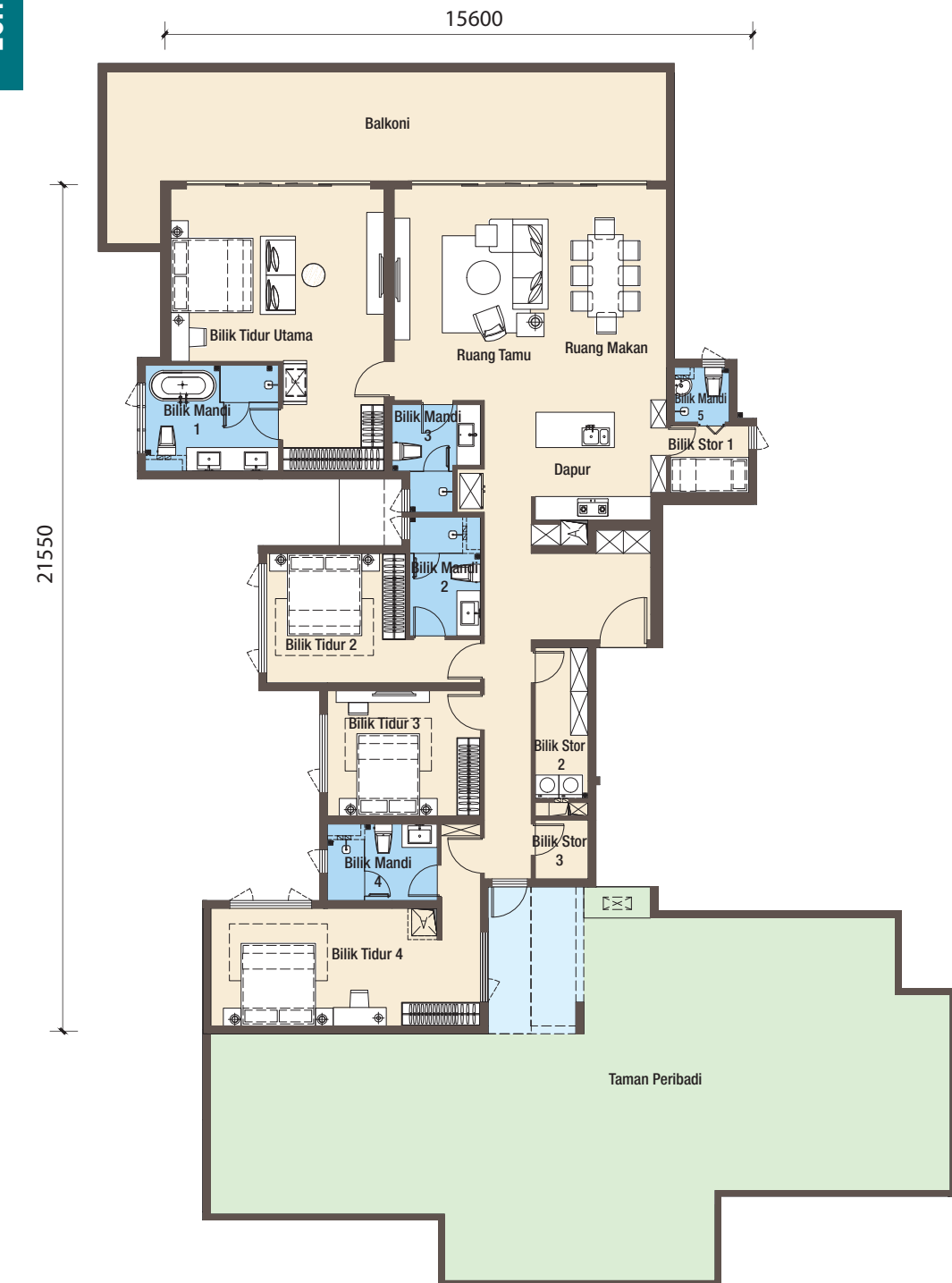


Saiz Binaan: 2736 Kps

PENTHOUSE

Jenis P2a

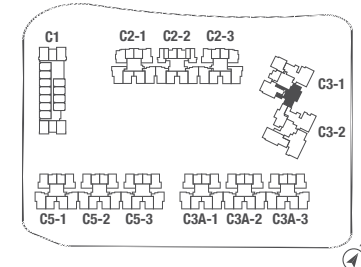
4 Bilik Tidur 5 Bilik Air



Saiz Binaan: 2736 Kps

Jenis P3

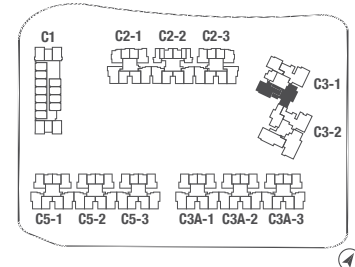
4 Bilik Tidur 5 Bilik Air



Saiz Binaan: 2558 Kps

Jenis P3a

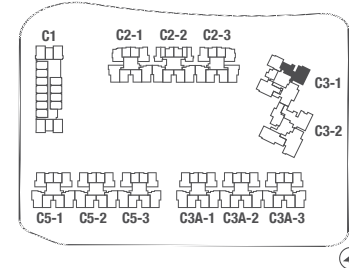
4 Bilik Tidur 5 Bilik Air



Saiz Binaan: 2558 Kps

Jenis P4

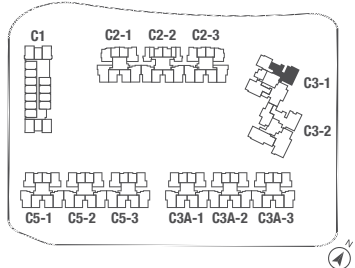
4 Bilik Tidur 5 Bilik Air



Saiz Binaan: 2715 Kps

Jenis P4a

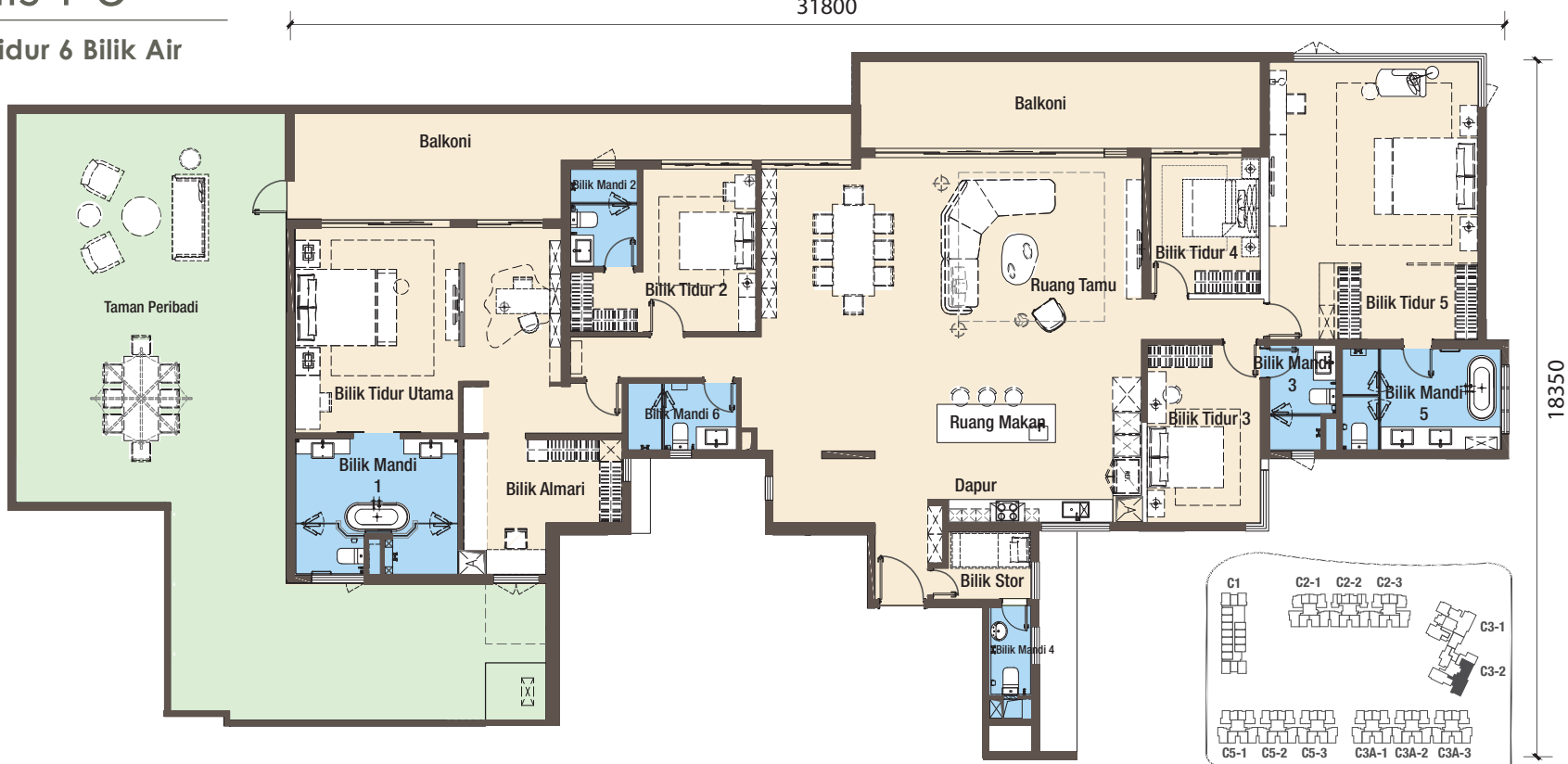
4 Bilik Tidur 5 Bilik Air



Saiz Binaan: 2715 Kps

Jenis P5

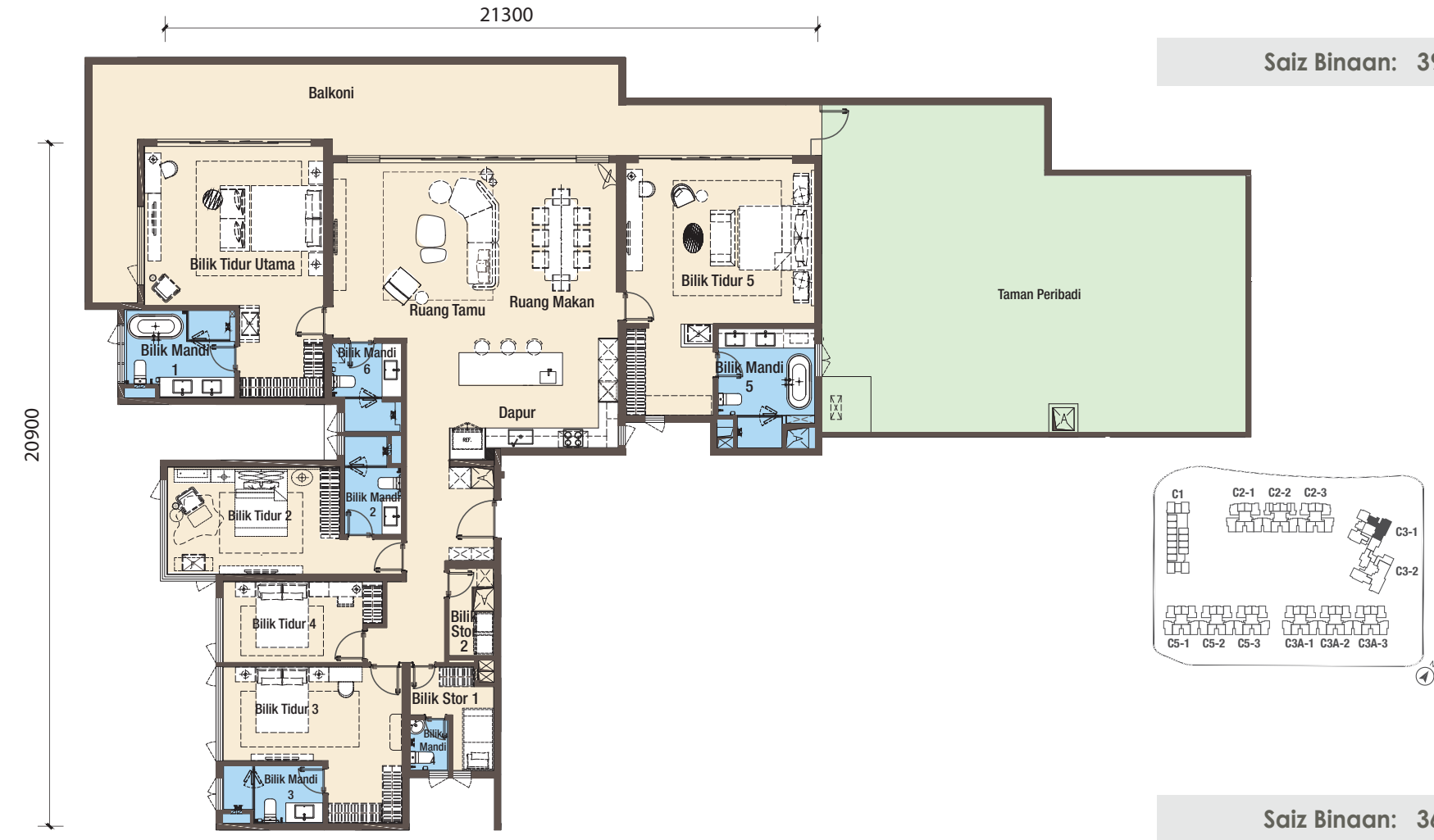
5 Bilik Tidur 6 Bilik Air



Ruang berwarna putih adalah pilihan tambahan untuk rujukan sahaja dan bukan sebahagian daripada spesifikasi penyerahan sebenar.

Jenis P6

5 Bilik Tidur 6 Bilik Air



Saiz Binaan: 3979 Kps

Saiz Binaan: 3682 Kps

SPESIFIKASI

STRUKTUR
DINDING
PENUTUP BUMBUNG
SILING
TINGKAP

Konkrit Bertetulang
Dinding Bata / Konkrit Bertetulang
Bumbung Konkrit Bertetulang
Salutan Halus / Siling Plaster
Tingkap Berkaca Berbingkai Aluminium

PINTU
PINTU UTAMA
BILIK / BILIK AIR
BALKONI / LAIN-LAIN (JIKA ADA)

Pintu Kayu Berkualiti
Pintu Rata Kayu
Pintu Berkaca Berbingkai Aluminium /
Pintu Rata Kayu / Pintu Berkaca Berbingkai Kayu
Set Kunci Berkualiti

KELengkapan BESI

PAGAR PENGHADANG
BALKONI

Penghadang Kaca

KEMASAN LANTAI

RUANG TAMU / MAKAN
DAPUR / BILIK AIR
BILIK TIDUR/ BILIK BELAJAR
BALKONI
KAWASAN LAIN

Jubin
Jubin
Jubin
Jubin
Salutan Simen (jika berkenaan)

	JENIS	B1 /B1(M)	C4a	C4	C4c	C4b	C5	D1 /D1(M)	E /E(M)	P1 /P1a	P2 /P2a	P3 /P3a	P4 /P4a	P5	P6
KELENGKAPAN SANITARI & PAIP															
SINKI DAPUR		1	1	1	1	1	1	1	1	1	1	1	1	1	1
BESEN BASUH TANGAN		1	2	2	2	2	2	2	3	5	5	5	5	6	6
PERALATAN MANDI		1	2	2	2	2	2	2	3	5	5	5	5	6	6
MANGKUK TANDAS		1	2	2	2	2	2	2	3	5	5	5	5	6	6
KABINET DAPUR ATAS DAN BAWAH TERBINA DALAM		1	1	1	1	1	1	1	1	1	1	1	1	1	1
HUD DAPUR DAN PEMANAS MASAK TERBINA		1	1	1	1	1	1	1	1	1	1	1	1	1	1
* AKSESORI BILIK AIR		1	2	2	2	2	2	2	3	5	5	5	5	6	6

	JENIS	B1 /B1(M)	C4a	C4	C4c	C4b	C5	D1 /D1(M)	E /E(M)	P1 /P1a	P2 /P2a	P3 /P3a	P4 /P4a	P5	P6
PEMASANGAN ELEKTRIK															
PUNCA LAMPU		9	15	15	15	15	15	23	25	53	52	50	48	67	63
PUNCA KUASA		21	25	30	25	25	25	29	35	46	46	46	46	46	46
PEMANAS AIR		1	1	1	1	1	1	1	1	1	1	1	1	1	1
TITIK PENYAMAN UDARA		2	3	3	3	3	3	4	5	5	5	5	5	6	6
PUNCA TV		1	1	1	1	1	1	1	1	1	1	1	1	1	1
KUNCI DIGITAL MODEN		1	1	1	1	1	1	1	1	1	1	1	1	1	1
PEMANAS AIR SIMPANAN		1	1	1	1	1	1	1	1	1	1	1	1	1	1
KETUHAR		-	-	-	-	-	-	1	1	1	1	1	1	1	1

*Setiap set disertakan dengan aksesori standard termasuk cermin, rak tuala dan lain-lain. Kuantiti akhir adalah berdasarkan penghantaran sebenar.

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MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL
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L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

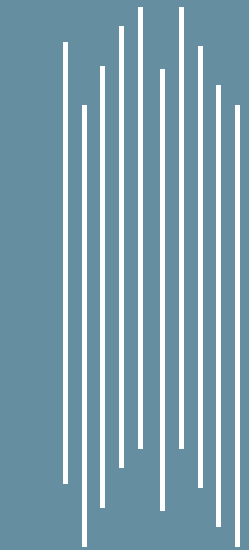
MALAYSIA HOTLINE
1800-18-7777
R&F PRINCESS COVE SALES GALLERY
L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

FOR RETAIL LEASING ENQUIRIES
+607-277 2777
SINGAPORE SALES GALLERY
60 Paya Lebar Road #13-30 Paya Lebar Square ,
Singapore (409051)



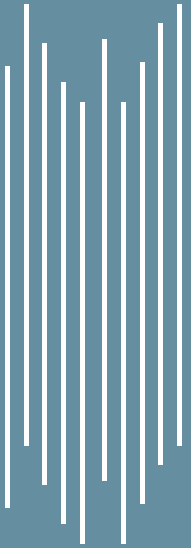
www.rfmalaysia.com

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: xxxxxxx • Validity Period: xxxxxxx
Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/U/2024/14/BGN/180/KOM(16) • Expected Completion Date: July 2028 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 726 • Selling Price: RM761,168 (Min.). – RM9,837,426 (Max.). • Built Up Area: 555 sq ft (Min.). – 3,979 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.



NEW CASA
S U I T E S

@ MERCU 3, R&F PRINCESS COVE



— P H A S E 3 —

CONNECTING TWO CITIES, ENJOYING A NEW REALM OF LUXURY.

TOP 10 REASONS FOR CHOOSING R&F PRINCESS COVE

Situated at the vibrant heart of Johor Bahru, R&F Princess Cove offers a living experience like no other. Just a stone's throw from CIQ with direct connectivity to Singapore, this premier location boasts world-class facilities, cutting-edge architectural design, and the dynamic pulse of city life. Whether you're looking for a residence or an investment opportunity, R&F Princess Cove provides unmatched value and a lifestyle that redefines luxury and convenience.

- 01

Border Crossing with 350,000 Travellers Daily
- 02

Connected to RTS Station- Direct Access to Singapore
- 03

650 Meters Sheltered Link Bridge Connected to CIQ
- 04

Integrated Commercial Development Linked with R&F Mall
- 05

The Only 450m Sky Lounge Jogging Track in Johor Bahru
- 06

Most Viewed Condominium & Rental Project in Malaysia
- 07

First Opera House in Johor Bahru
- 08

Private Yacht Club International Marina Boulevard
- 09

R&F Marina Place International Boulevard Closest to Singapore
- 10

R&R Sojourn Property Management Service



The Leisure Collective

- Johor Bahru City Council City Forest
- Legoland Malaysia
- Austin Waterpark
- X Park Sunway Iskandar
- Singapore Marina Bay Sand
- Singapore Gardens by the bay
- Singapore Zoo

Tee Off at Your Doorstep

- Ponderosa Golf & Country Club
- Daiman 18 Golf Club
- Austin Heights Golf & Hotel Resort
- Impian Emas Golf & Country Club
- Starhill Golf & Country Club
- Permas Jaya Golf Club
- Johor Golf & Country Club
- Horizon Hills Golf & Country Club

Holistic Health Living

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Malaysia Thomson Medical Centre
- Regency Specialist Hospital
- Singapore Thomson Medical Centre

Education All Around

- Marlborough College Malaysia
- Raffles American School
- Foon Yew High School
- Invictus International School
- Iskandar Edu City
- Nanyang Technological University
- National University of Singapore

Seamless Access, Anywhere

- JB Sentral Bus Terminal
- Bukit Chagar RTS Station(Under Construction)
- KTM railway station
- Larkin Sentral Bus Terminal
- Senai Airport
- Changi International Airport

Elevated Living, Unmatched *Experiences*

Discover sophisticated urban living at New Casa Suites @ Mercu 3, where every detail caters to a luxurious lifestyle. Step directly into the R&F Mall for premium shopping, spend an evening at the contemporary opera house, or unwind at our exclusive yacht club.

Immerse yourself in a world of sophistication with state-of-the-art amenities like a modern fitness center and an elegant boardwalk, ensuring a lifestyle of luxury and convenience that redefines urban living.



The Dual-City Charm of New Casa



Explore vibrant city life just steps away from your residence. Enjoy direct access to shopping, dining, and seamless cross-border convenience — day or night.



Enjoy the ease of travel with well-connected surroundings that bring work, leisure, and lifestyle closer than ever.



Bridging Two Cities,
Redefining
Commutes



MALAYSIA



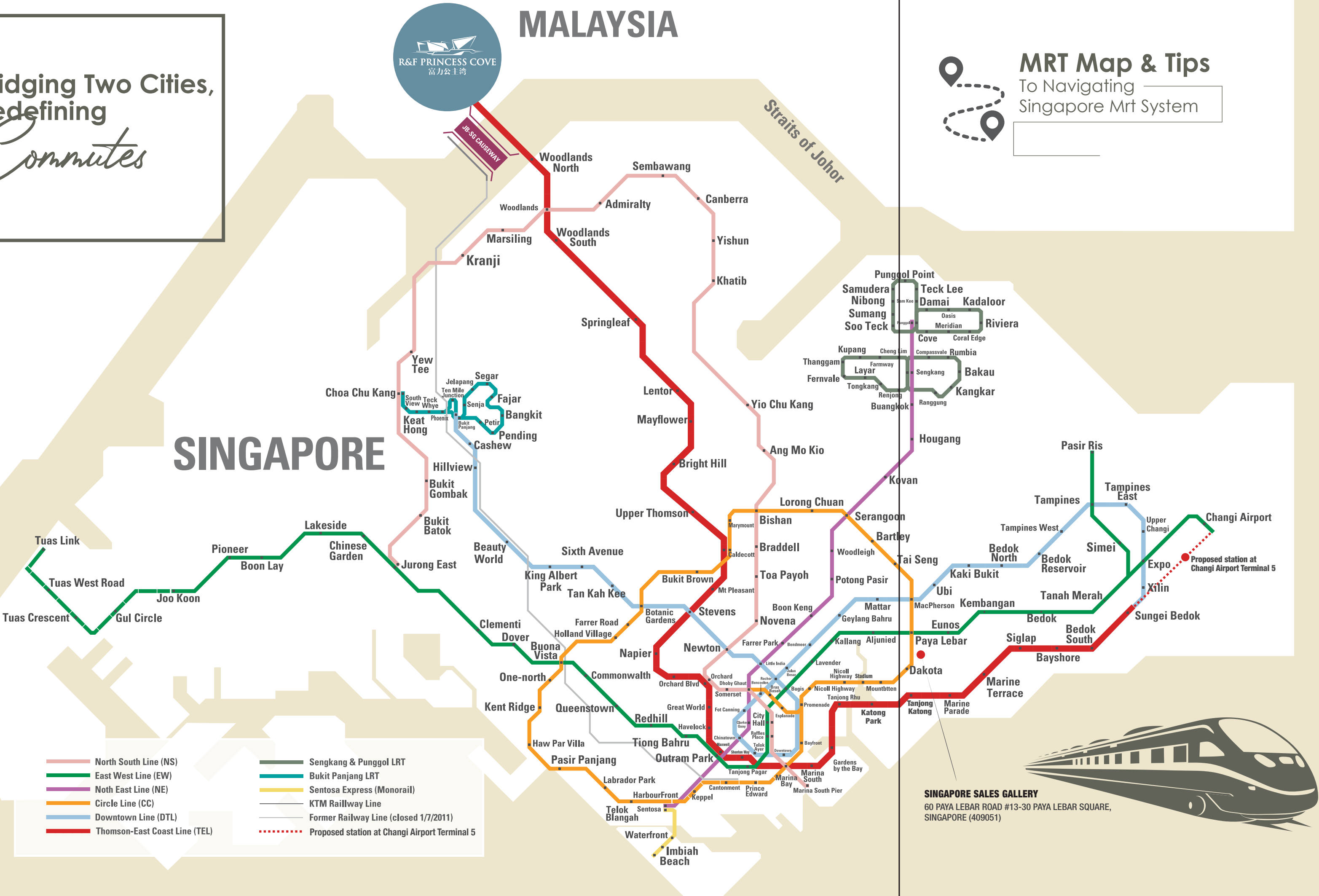
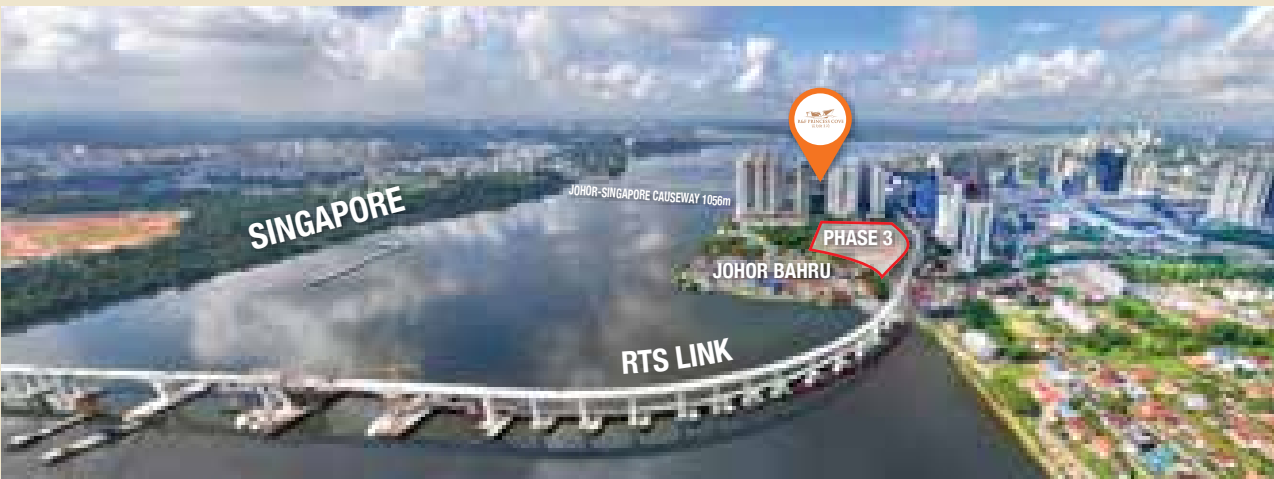
MRT Map & Tips

To Navigating
Singapore Mrt System

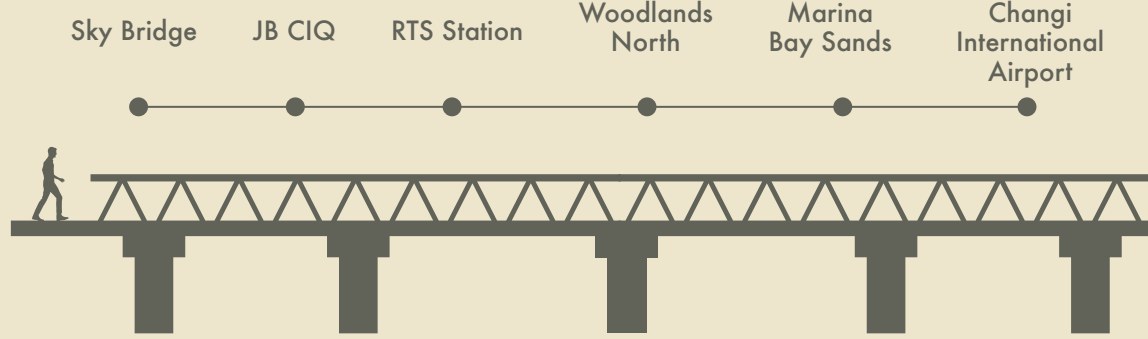
THE CLOSEST YOU CAN GET TO SINGAPORE



Double Delights for New Casa Suites @ Mercu 3
Following the agreement of RTS commuting system signed between Singapore and Malaysia, travelling between the 2 megacities is even closer from now on!



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



EXPERIENCE THE BEST OF BOTH WORLDS
JUST FROM YOUR DOORSTEP

Urban Sky Park

YOUR ALL-IN-ONE ACTIVE ZONE

LEVEL 6 Facilities

- 01. Swimming Pool
- 02. Jacuzzi
- 03. Kid's Swimming 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

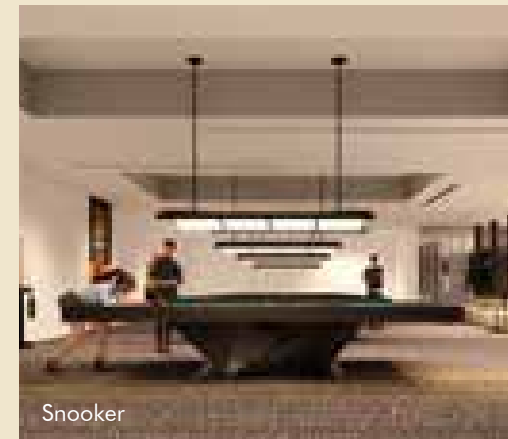




Premier Amenities for Refined Living

Facilities on the 4th & 6th Floor

Indulge in the luxury of choice at New Casa Suites @ Mercu 3. Refresh in our outdoor pools, stay active with tennis and basketball, or relax at the Jacuzzi and BBQ area. Our comprehensive fitness and recreational facilities, including a gym, yoga space, and leisure track, are complemented by a children's playground and indoor nursery, ensuring every family member finds their perfect space.



RTS Link

A Definitive Game Changer

Woodlands to Johor Bahru — A Seamless One-Stop Journey

RTS Link connects Johor Bahru and Singapore with one-stop dual customs clearance.

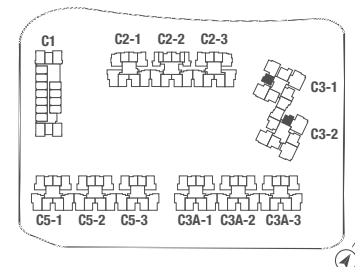
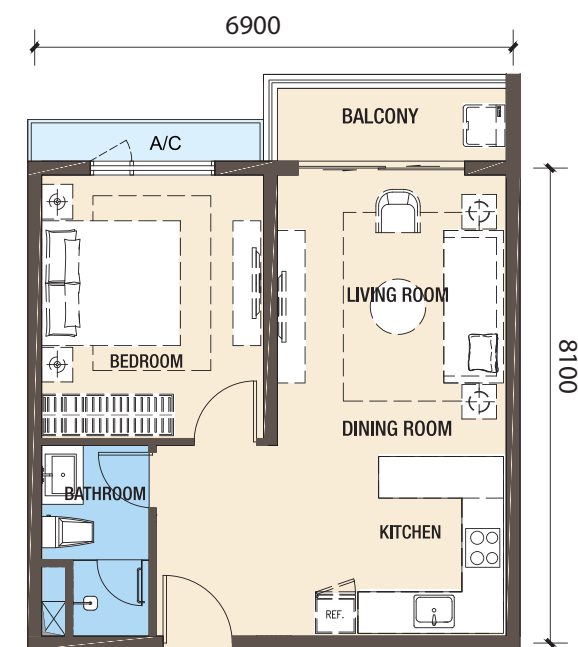
Travel between Bukit Chagar and Woodlands North with seamless dual-country customs clearance at a single co-located station. Designed to accommodate up to 10,000 passengers per hour per direction, the RTS Link provides a faster, more efficient alternative to the congested Causeway.



1
BEDROOM

TYPE B1b/B1b(M)

1 ROOM 1 BATHROOM



Balcony Bliss

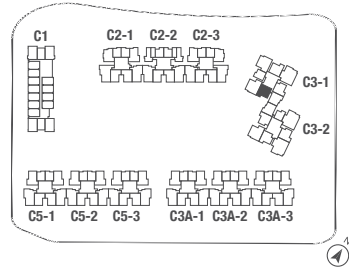
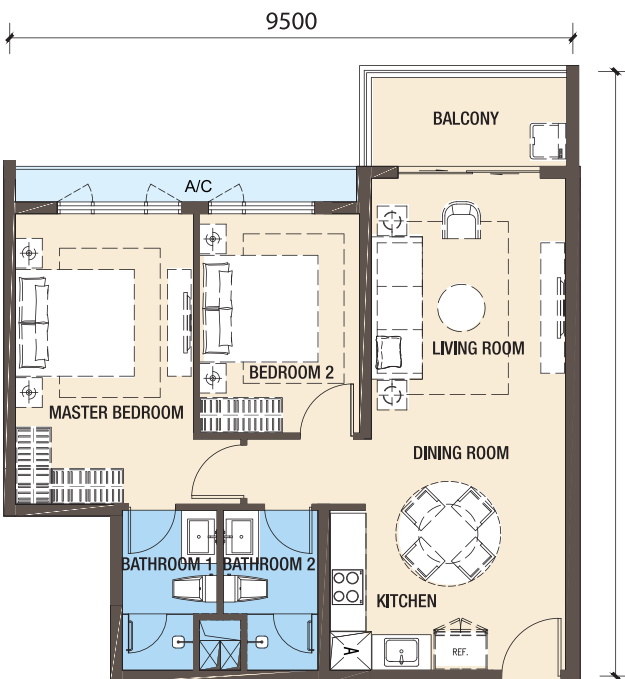
An airy interior welcomes with abundant natural light, extending seamlessly toward a spacious balcony that opens the home to the outdoors. Perfect for those who value a refreshing, breezy living experience.

Size: Approx. 51.64m² • 555 sq.ft.

2
BEDROOMS

TYPE C4a

2 ROOMS 2 BATHROOMS



Serene Outlook

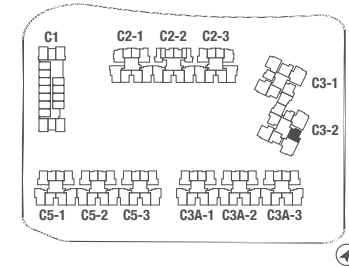
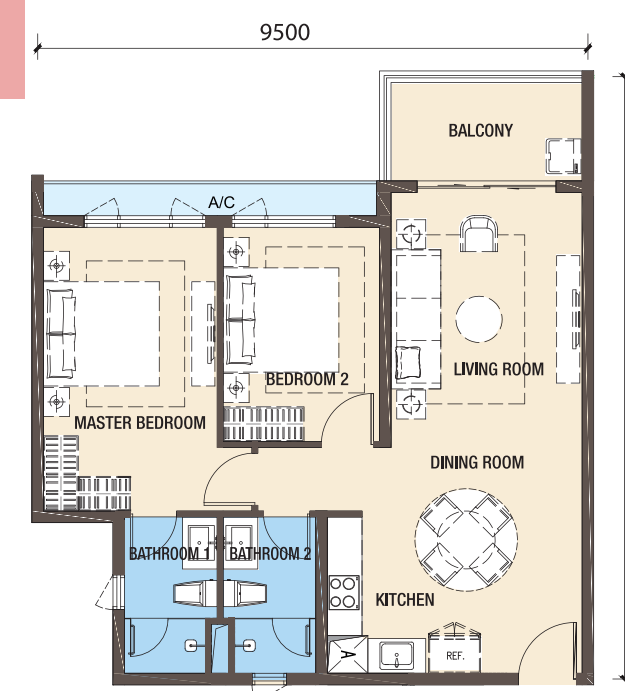
Crafted for peaceful living, this layout creates a private escape with clear flow from entrance to balcony. The design encourages openness while still offering distinct areas for unwinding and everyday function.

Size: Approx. 78.06m² • 840 sq.ft.

2
BEDROOMS

TYPE C4b

2 ROOMS 2 BATHROOMS



Symmetrical Sophistication

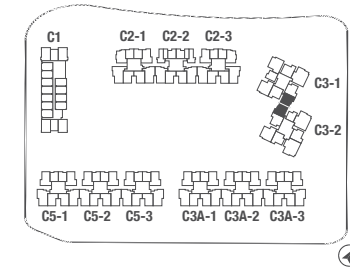
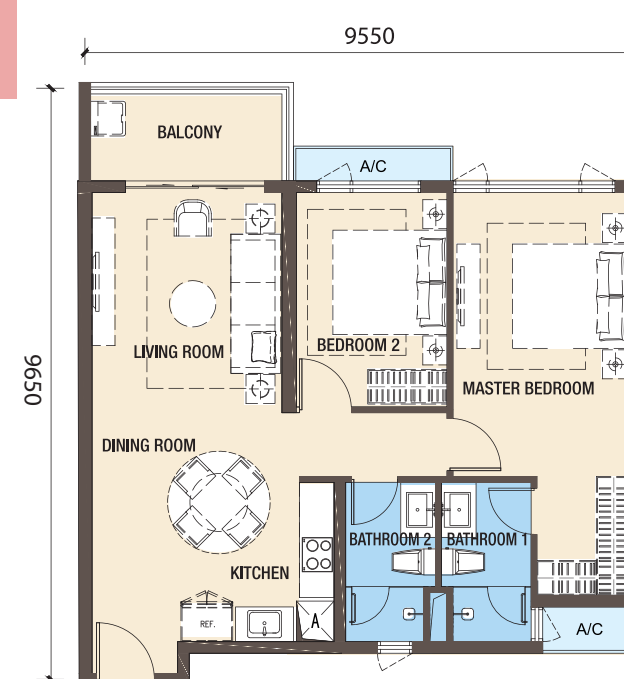
Balanced in every way, the design places equal-sized private suites on opposite sides of the home—offering symmetry, privacy, and flexibility. The central living area anchors the home with calm continuity and practical elegance.

Size: Approx. 79.88m² • 859 sq.ft.

2
BEDROOMS

TYPE C5

2 ROOMS 2 BATHROOMS



Peak Sophistication

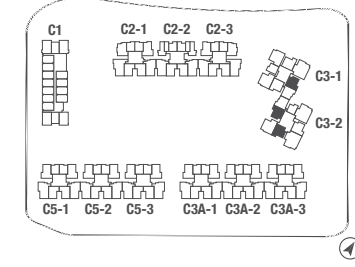
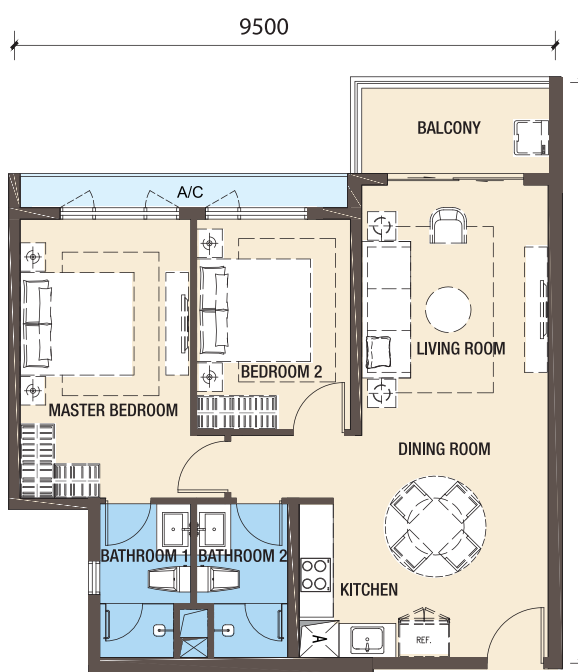
A premium layout designed for modern lifestyles, offering generous proportions, a central living core, and a refined overall aesthetic. Each zone feels intentional and comfortably expansive.

Size: Approx. 81.41m² • 876 sq.ft.

2
BEDROOMS

TYPE C4

2 ROOMS 2 BATHROOMS



Refined Spaces

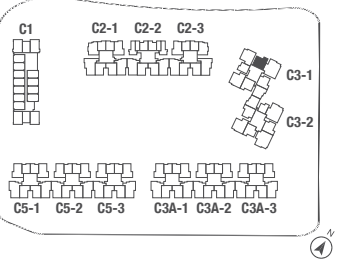
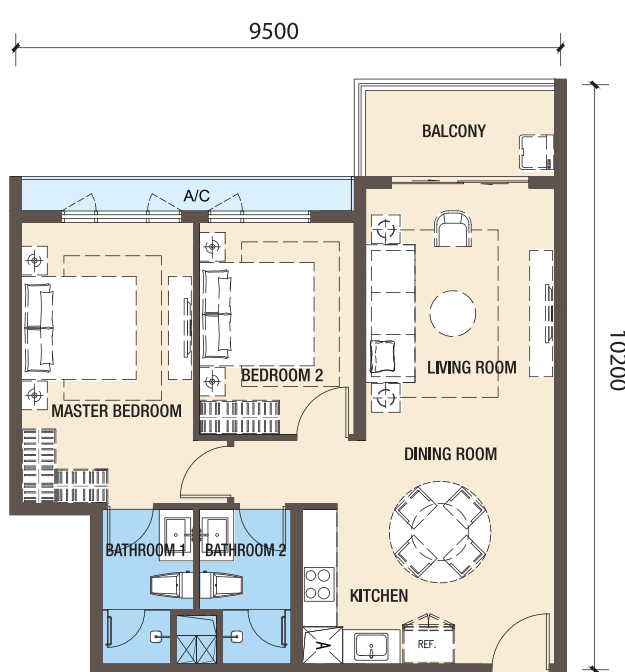
Cleanly structured around a generous central living area, the design evokes an elevated sense of spaciousness. Its arrangement supports both relaxation and interaction with subtle separation between zones.

Size: Approx. 79.18m² • 852 sq.ft.

2
BEDROOMS

TYPE C4c

2 ROOMS 2 BATHROOMS



Sleek Sanctuary

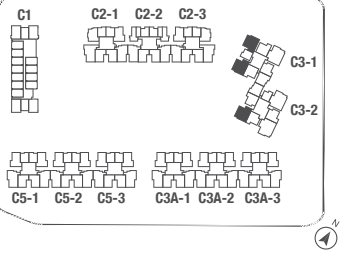
Defined by contemporary lines and an airy balcony extension, the space brings together refined interior living and subtle outdoor moments. Ideal for those who enjoy simplicity paired with space to recharge.

Size: Approx. 79.18m² • 852 sq.ft.

3
BEDROOMS

TYPE D1/D1 (M)

3 ROOMS 2 BATHROOMS



Deluxe Family

Spacious and inviting, the open-plan layout encourages connection-perfect for hosting guests or enjoying time with family. Every corner is thoughtfully planned to enhance togetherness and easy everyday living.

Size: Approx. 107.45m² • 1156 sq.ft.



Designed
for Comfort,
Built for

Family

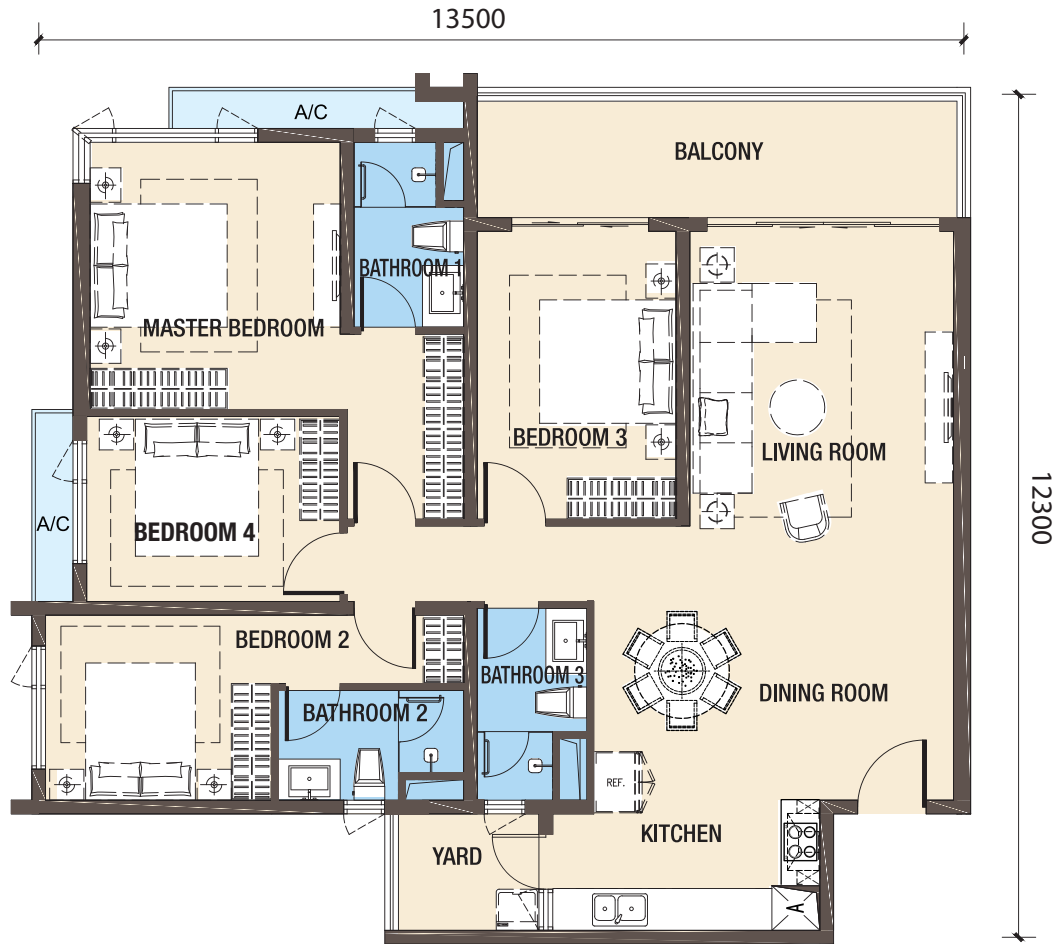
Every space at our residence is thoughtfully designed to enhance family interactions and provide comfort for all ages. From spacious family rooms ideal for gatherings to interactive play areas for children and tranquil retreats for parents, our facilities ensure that every family moment is cherished and celebrated.



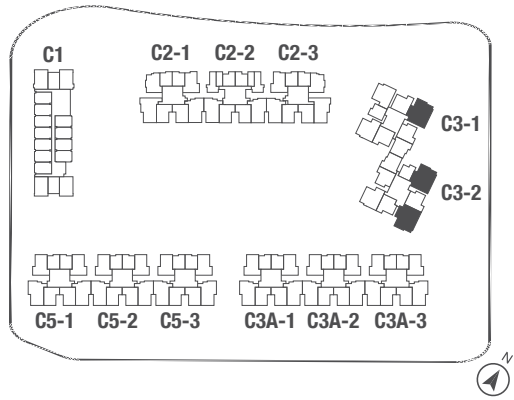
4
BEDROOMS

TYPE E/E(M)

4 ROOMS 3 BATHROOMS



Size: Approx. 144.55m² • 1555 sq.ft.



Grand Family Estate:

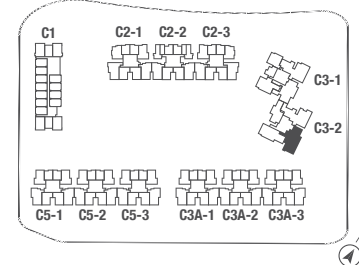
Spacious communal zones are paired with distinct private areas, creating a harmonious environment where multiple generations can live together—comfortably and respectfully. The open-plan core connects seamlessly to a wide balcony, creating a harmonious setting where everyday life, family bonding, and quiet moments naturally unfold.

Exclusive
PENTHOUSE

PENTHOUSE

TYPE P1

5 ROOMS 5 BATHROOMS

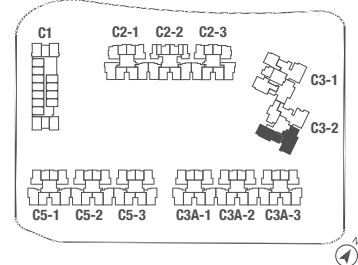


Size: Approx. 259.76m² • 2796 sq.ft.

PENTHOUSE

TYPE P1a

5 ROOMS 5 BATHROOMS

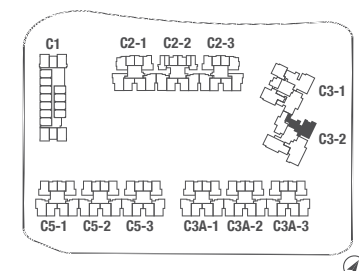
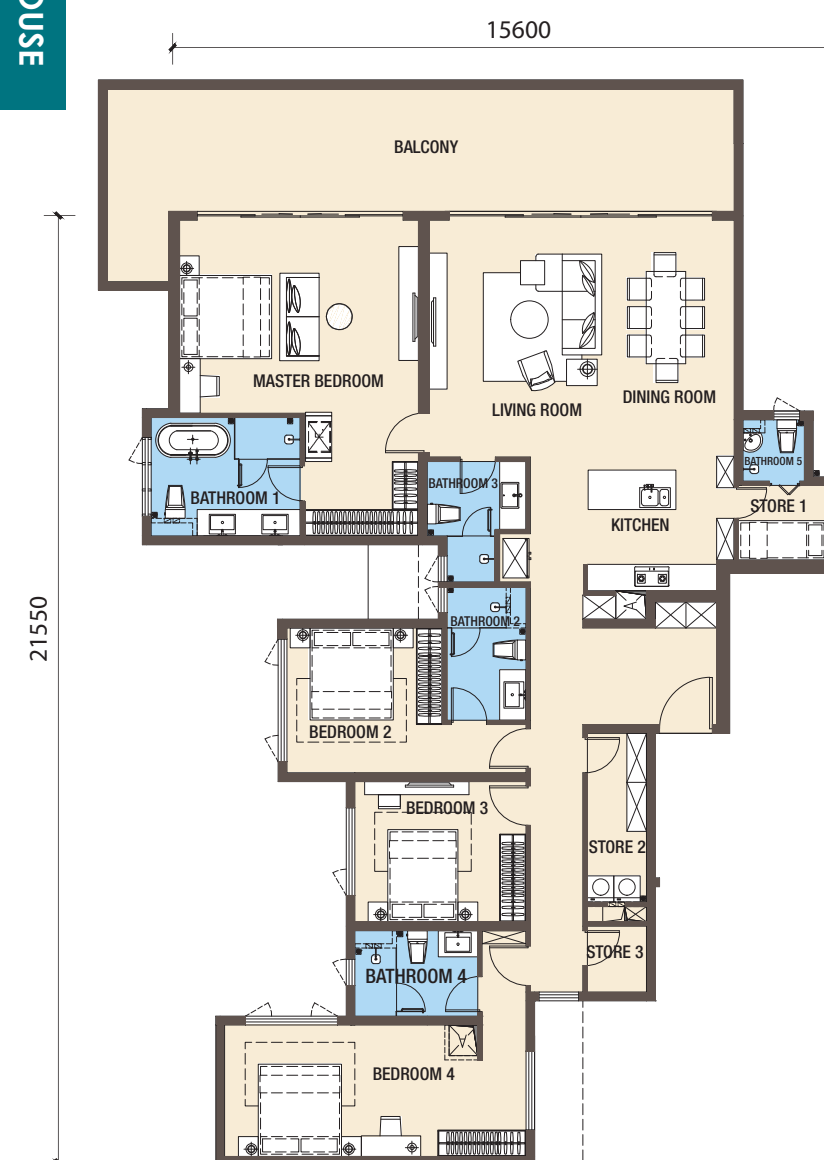


Size: Approx. 259.76m² • 2796 sq.ft.

PENTHOUSE

TYPE P2

4 ROOMS 5 BATHROOMS

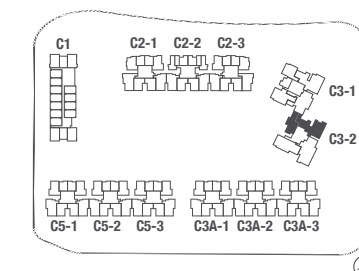
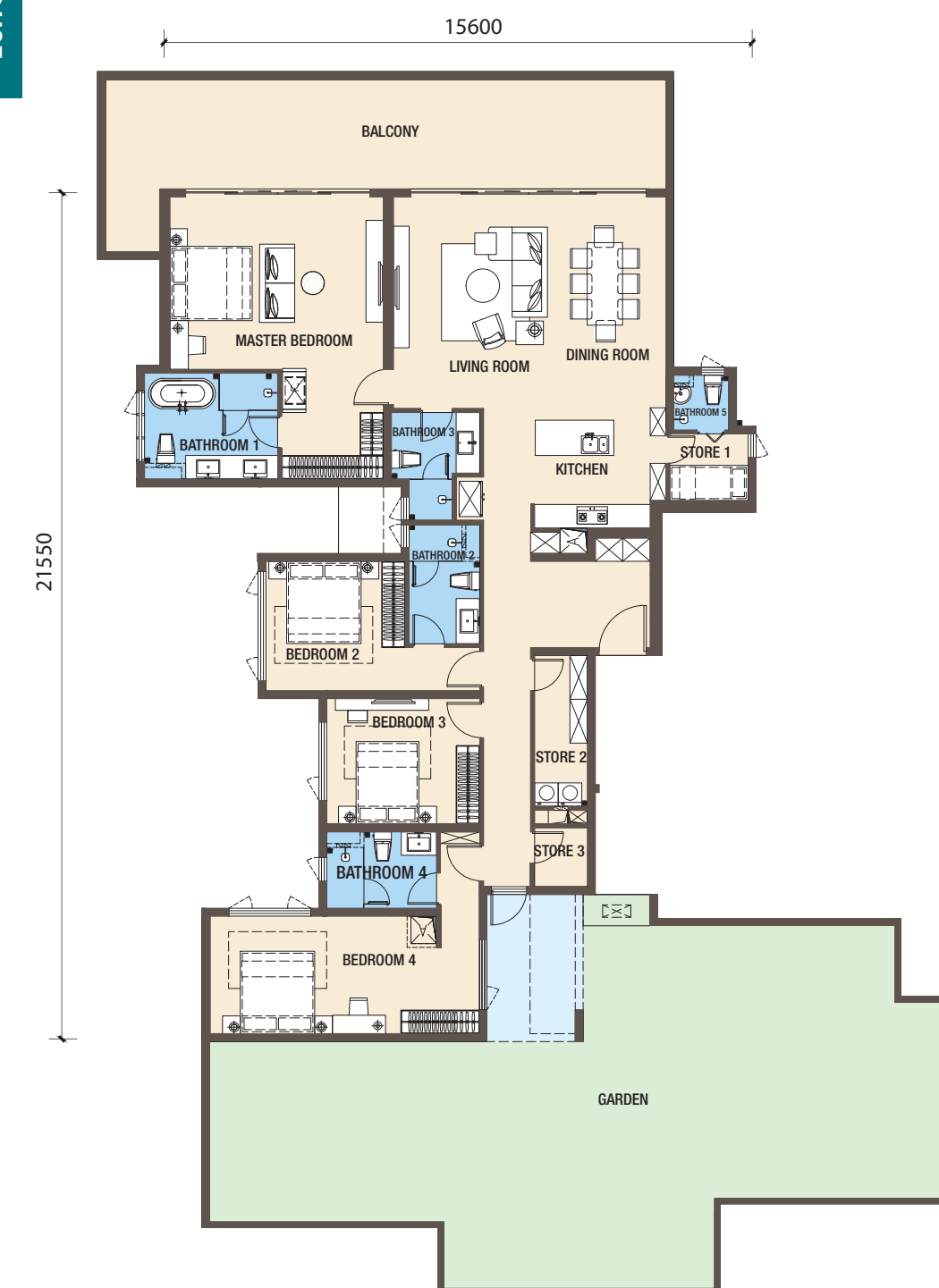


Size: Approx. 254.26m² • 2736 sq.ft.

PENTHOUSE

TYPE P2a

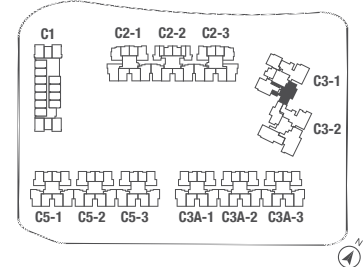
4 ROOMS 5 BATHROOMS



Size: Approx. 254.26m² • 2736 sq.ft.

PENTHOUSE

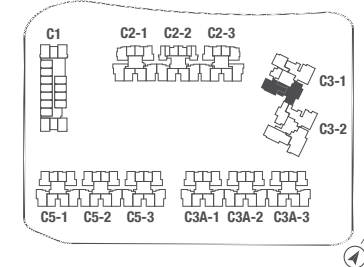
TYPE P3
4 ROOMS 5 BATHROOMS



Size: Approx. 237.72m² • 2558 sq.ft.

PENTHOUSE

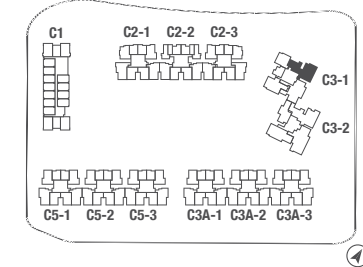
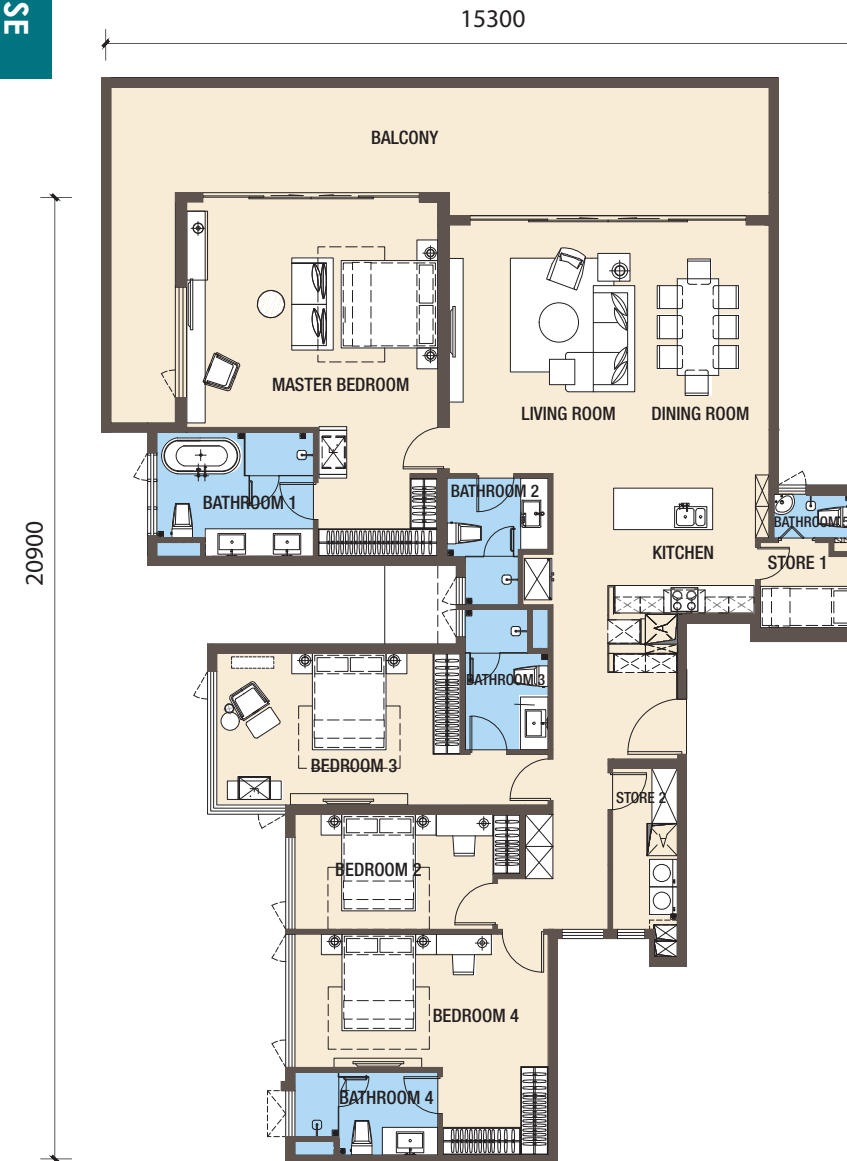
TYPE P3a
4 ROOMS 5 BATHROOMS



Size: Approx. 237.72m² • 2558 sq.ft.

PENTHOUSE

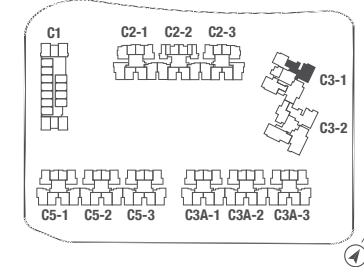
TYPE P4
4 ROOMS 5 BATHROOMS



Size: Approx. 252.26m² • 2715 sq.ft.

PENTHOUSE

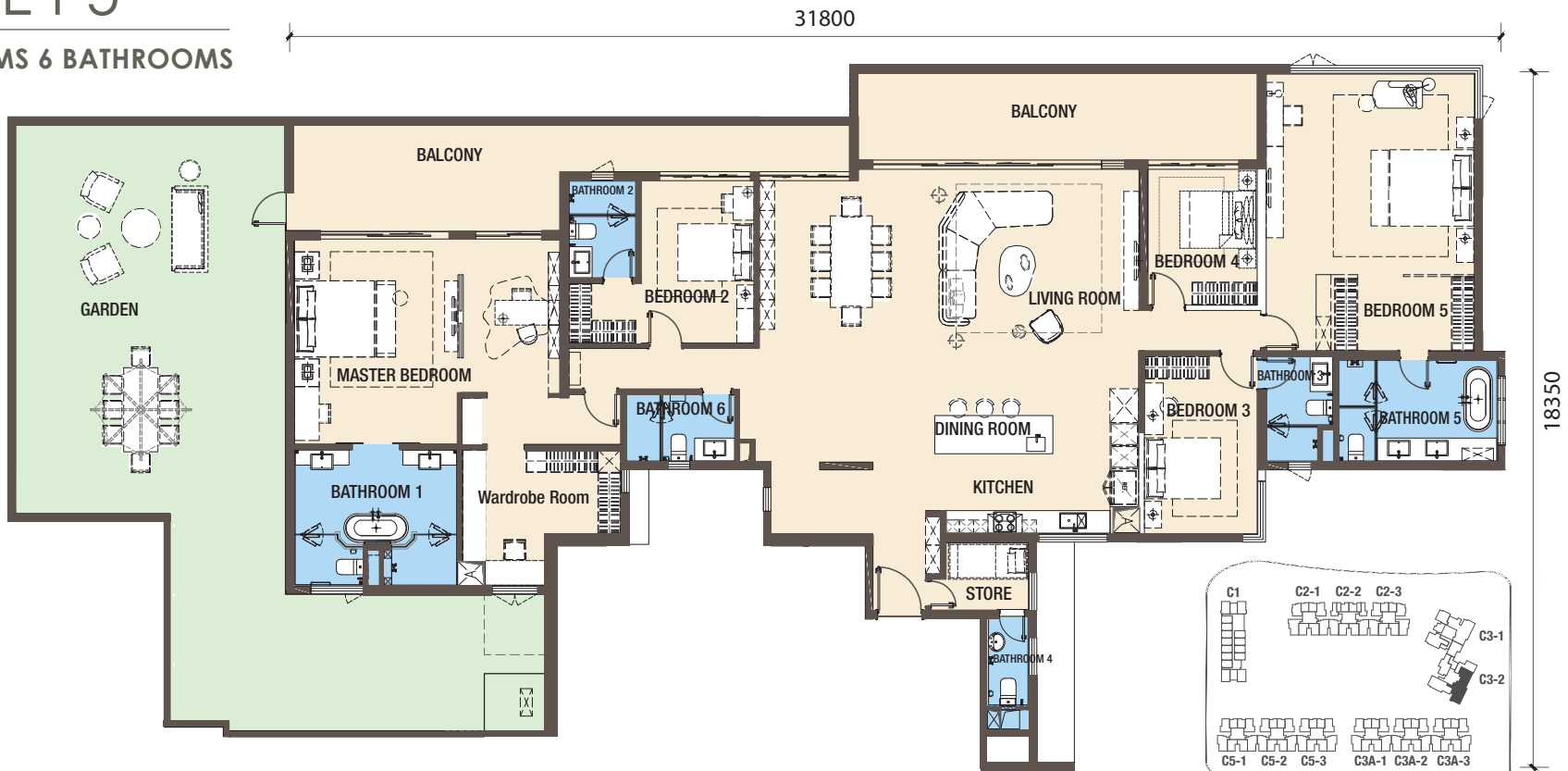
TYPE P4a
4 ROOMS 5 BATHROOMS



Size: Approx. 252.26m² • 2715 sq.ft.

TYPE P5

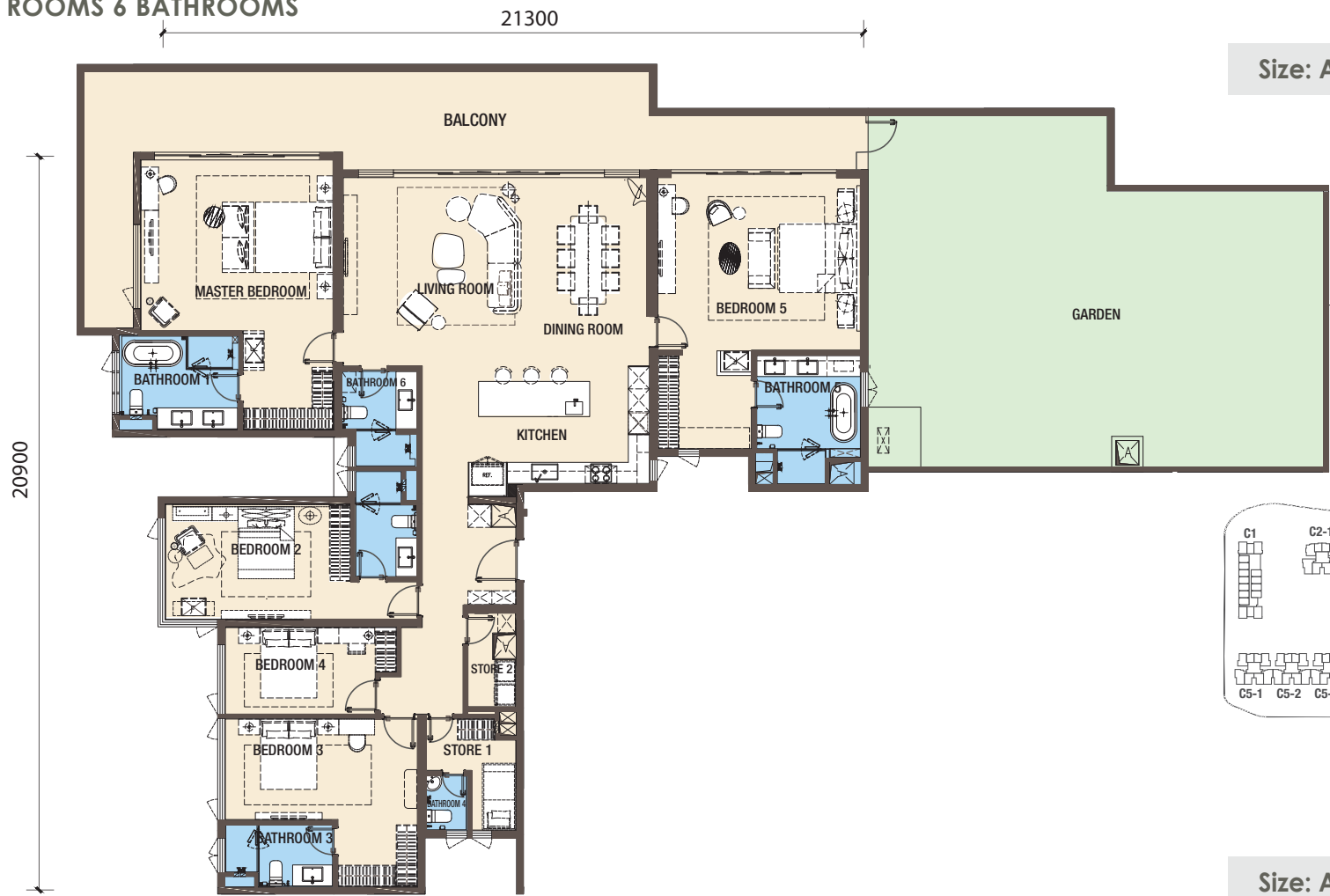
5 ROOMS 6 BATHROOMS



White column illustrates an optional area for reference only, not part of actual handover specification.

TYPE P6

5 ROOMS 6 BATHROOMS



Size: Approx. 369.68m² • 3979 sq.ft.

Size: Approx. 342.08m² • 3682 sq.ft.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete	DOORS	
WALL	Brick Wall/ Reinforced Concrete	MAIN ENTRANCE	Quality Timber Door
ROOF COVERING	Reinforced Concrete Roof	BEDROOM / BATHROOM	Timber Flush Door
CEILING	Skim Coat/ Plaster Ceiling	BALCONY / OTHERS (IF ANY)	Aluminium Frame Glazed Door/ Timber Flush Door/ Timber Frame Glazed Door
WINDOW	Aluminium Frame Glazed Window	IRONMONGERY	Quality Locksets
		RAILING	
		BALCONY	Glass railing
		FLOOR FINISHES	
		LIVING/ DINING	Tiles
		KITCHEN/ BATHROOM	Tiles
		BEDROOMS/ STUDY ROOM	Tiles
		BALCONY	Tiles
		OTHER AREAS	Cement Render (Where Applicable)

SANITARY AND PLUMBING	JENIS	B1 /B1(M)	C4a	C4	C4c	C4b	C5	D1 /D1(M)	E /E(M)	P1 /P1a	P2 /P2a	P3 /P3a	P4 /P4a	P5	P6
KITCHEN SINK		1	1	1	1	1	1	1	1	1	1	1	1	1	1
WASH BASIN		1	2	2	2	2	2	2	3	5	5	5	5	6	6
SHOWER FITTINGS		1	2	2	2	2	2	2	3	5	5	5	5	6	6
WATER CLOSET		1	2	2	2	2	2	2	3	5	5	5	5	6	6
BUILT-IN HIGH AND LOW KITCHEN CABINET		1	1	1	1	1	1	1	1	1	1	1	1	1	1
BUILT IN KITCHEN HOOD AND HOB		1	1	1	1	1	1	1	1	1	1	1	1	1	1
*BATHROOM ACCESSORIES		1	2	2	2	2	2	2	3	5	5	5	5	6	6
ELECTRICAL INSTALLATIONS															
LIGHTING POINT		9	15	15	15	15	15	23	25	53	52	50	48	67	63
POWER POINT		21	25	30	25	25	25	29	35	46	46	46	46	46	46
WATER HEATER		1	1	1	1	1	1	1	1	1	1	1	1	1	1
AIR CONDITIONER POINT		2	3	3	3	3	3	4	5	5	5	5	5	6	6
TV POINT		1	1	1	1	1	1	1	1	1	1	1	1	1	1
DIGITAL LOCKSET		1	1	1	1	1	1	1	1	1	1	1	1	1	1
STORAGE WATER HEATER		1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN		-	-	-	-	-	-	1	1	1	1	1	1	1	1

*Each set comes with standard accessories including a mirror, towel rack, and others. Final quantities are based on actual delivery.