

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



富力集團

R&F GROUP



R&F PRINCESS COVE

富力公主湾

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 C2
• 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: MBJB/2024/14/BGN/179/KOM(16) • Tahun Jangka Siap: Julai 2028 • Pegangan Tanah: Hak Milik Kekal • Beban Tanah: Tiada • Jumlah Unit: 1,137 • Harga Daripada: RM640,178 (Min.). – RM2,116,680 (Maks.). • Keluasan Binaan: 313 kps (Min.). – 1,275 kps (Maks.). • Diskaun Bumiputera: 15% • Lot Bumiputera Untuk Dijual • Sekatan Dalam Kepentingan: i) Tuan punya tanah tidak dibenarkan mengawar 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.

Menghubungkan Dua Bandar, Menikmati Gaya Hidup Mewah Baharu

10 Sebab Utama Memilih R&F Tanjung Puteri

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.

- 01

Laluan Sempadan Paling Sibuk – 350,000 Pengembara Sehari
- 02

Sambungan ke Stesen RTS – Akses Terus ke Singapura
- 03

Jambatan Berbumbung 650 Meter Terus ke CIQ
- 04

Pusat Komersial Lengkap Berintegrasi Dengan R&F MALL
- 05

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

- 06

Projek Kondominium & Sewa Paling Popular di Malaysia
- 07

Rumah Opera Bertaraf Dunia Pertama di Johor Bahru
- 08

Kelab Kapal Layar Persendirian di Marina Antarabangsa
- 09

Boulevard Komersial Tepi Laut Paling Hampir ke Singapura
- 10

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 Height
- Malaysia Thomson Medical Centre
- Kelab Golf Starhill
- Kelab Golf Permas Jaya
- Kelab Golf Johor
- Kelab Golf Horizon Hills

Gaya Hidup Sihat 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.

Baharu

MALAYSIA

Navigasi Sistem MRT Singapura



A diagram of a truss bridge with a person walking on it. The bridge is supported by five vertical piers. A person is walking on the left side of the bridge deck. Above the bridge, there is a horizontal line with five dots, representing a measurement or a sequence of points.

SATU KEDIAMAN, DUA DUNIA – DI MANA KEHIDUPAN
BANDAR BERTEMU KEINDAHAN SEBERANG.



SINGAPURA

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

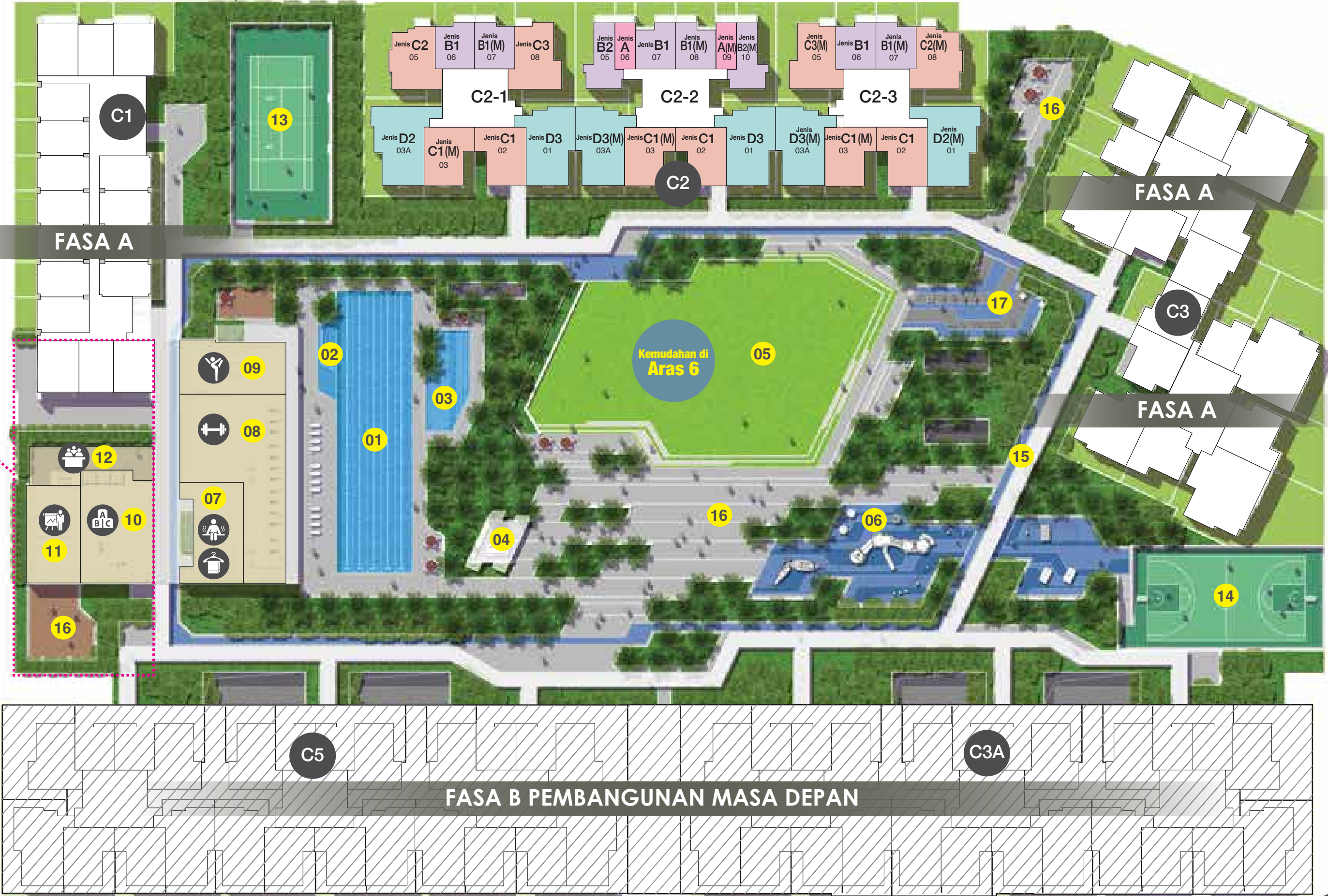
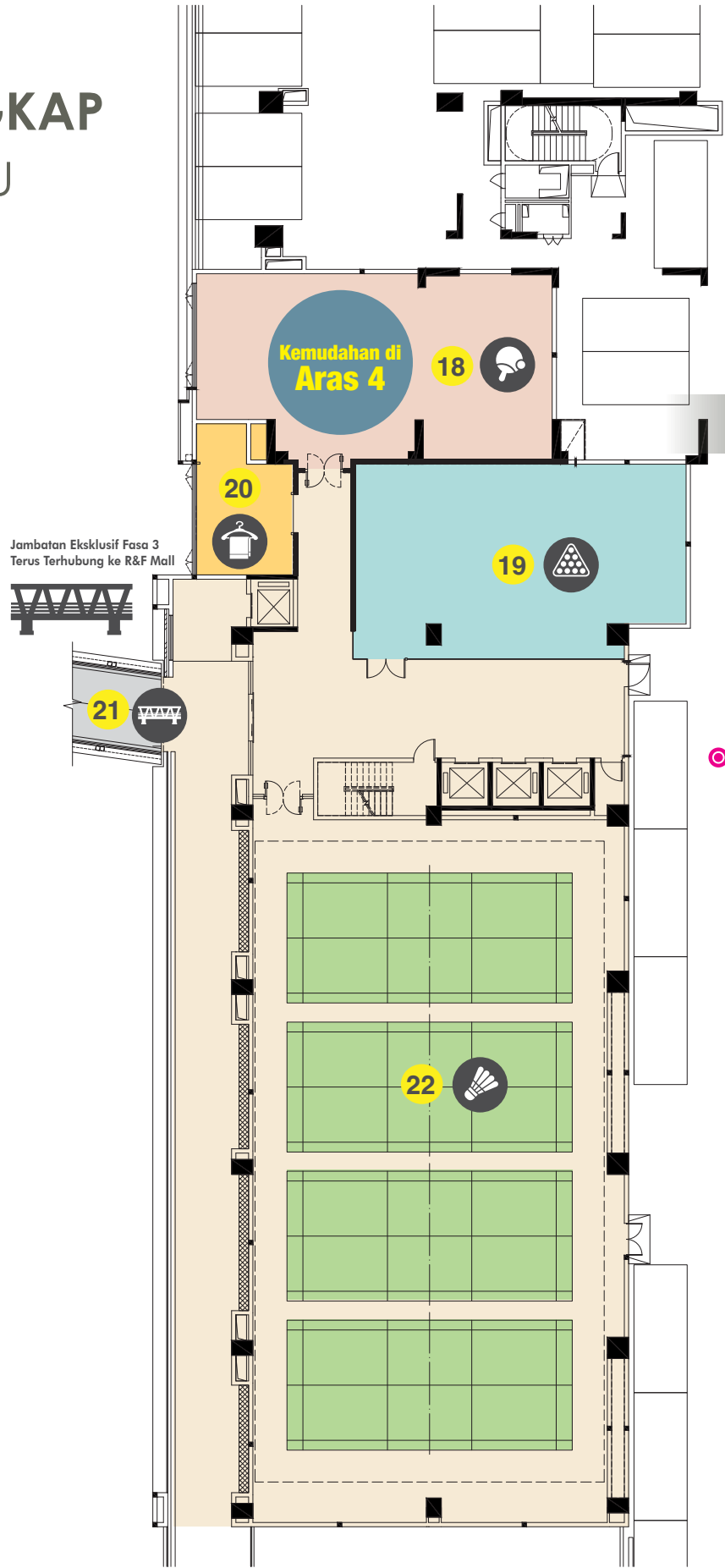
Zon Aktif **SERBA LENGKAP**
RUANG AKTIF SEMUA DALAM SATU

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



Studio 1 Bilik Tidur 2 Bilik Tidur 3 Bilik Tidur





Kemudahan Utama untuk Gaya Hidup Eksklusif

Fasiliti di Tingkat 4 & 6

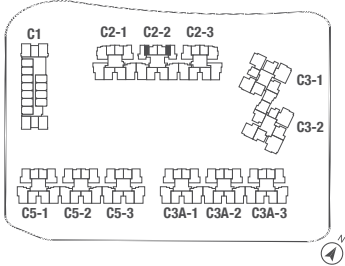
Nikmati kemewahan pilihan di New Casa Suites @ Mercu 3. Segarkan diri di kolam renang luar, aktif dengan tenis dan bola keranjang, atau santai di Jacuzzi dan kawasan BBQ. Fasiliti kecergasan dan rekreasi lengkap seperti gim, ruang yoga, dan trek jogging, disertai taman permainan kanak-kanak, memastikan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



STUDIO

Jenis A/A(M)

1 Bilik Tidur 1 Bilik Air



Keanggunan Kompak

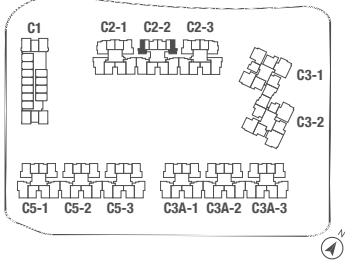
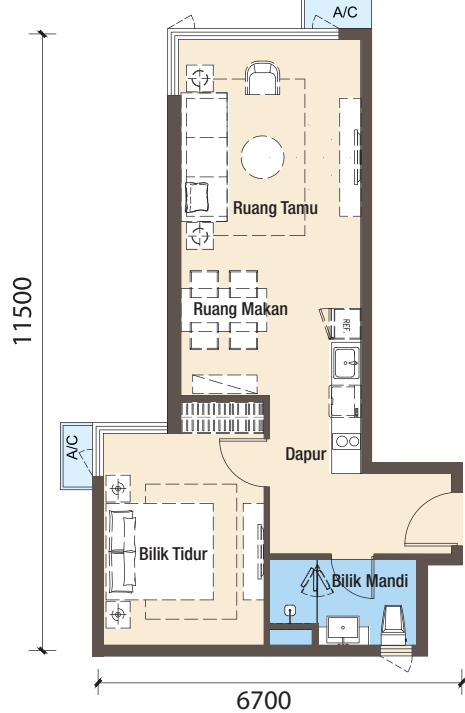
Susun atur ruang yang efisien, direka untuk kehidupan bandar moden. Reka bentuk ini menggabungkan zon penting dalam aliran yang lancar, menawarkan tempat tinggal yang selesa dalam suasana cerah dan terbuka.

Saiz Binaan: 313 Kps

1 BILIK

Jenis B2/B2(M)

1 Bilik Tidur 1 Bilik Air



Perlindungan Bandar

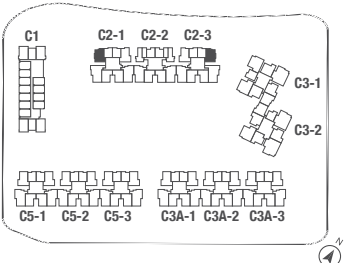
Susun atur memanjang yang memaksimumkan setiap sudut. Zon kediaman, makan dan rehat disusun dengan fungsional, sesuai untuk kehidupan seharian yang selesa dan efisien.

Saiz Binaan: 558 Kps

2 BILIK

Jenis C2/C2(M)

2 Bilik Tidur 2 Bilik Air



Harmoni Fungsional

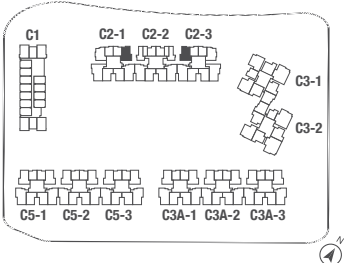
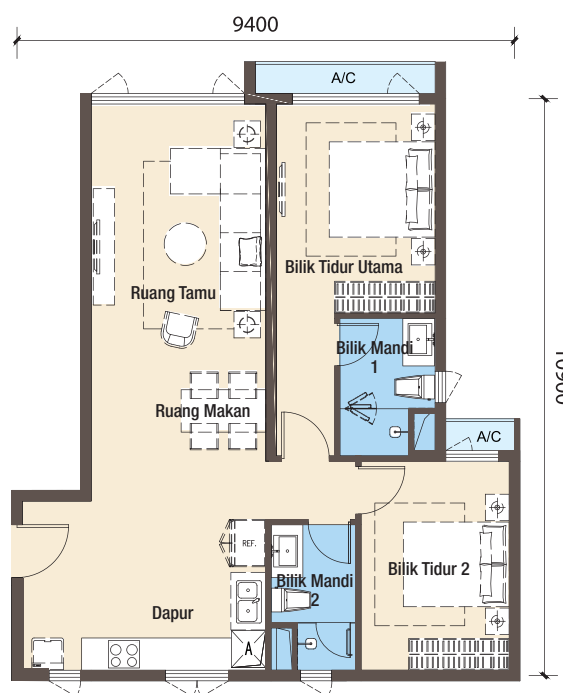
Rekaan praktikal yang menggabungkan keselesaan dan privasi dengan aliran zon yang teratur. Setiap ruang menyokong kemudahan harian dalam suasana mesra dan seimbang.

Saiz Binaan: 877 Kps

2 BILIK

Jenis C3/C3(M)

2 Bilik Tidur 2 Bilik Air



Kehidupan Luas

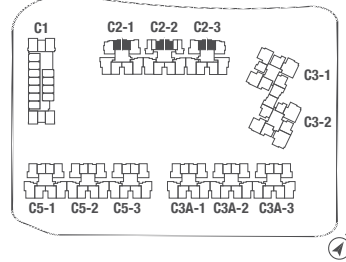
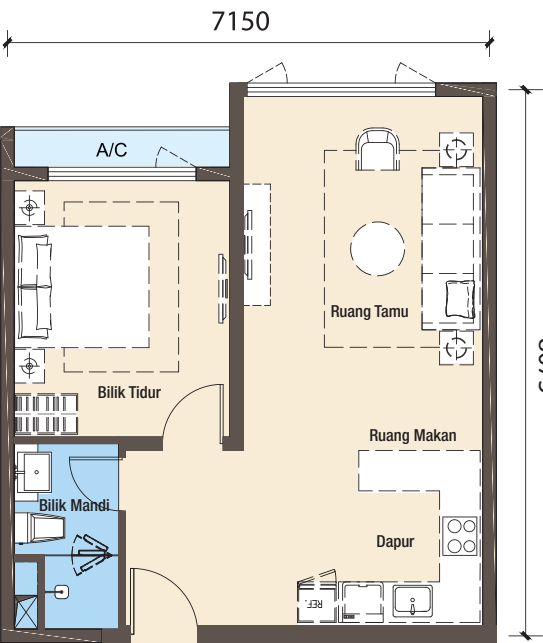
Ideal untuk mereka yang memerlukan ruang tambahan. Zon bersama yang luas dan ruang peribadi mencipta keseimbangan antara keterbukaan dan keselesaan keluarga moden.

Saiz Binaan: 894 Kps

1 BILIK

Jenis B1/B1(M)

1 Bilik Tidur 1 Bilik Air



Moden dan Bergaya

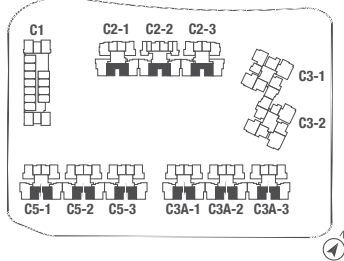
Dengan susun atur yang teratur dan zon yang jelas, unit ini menyokong gaya hidup bebas kerumitan. Sesuai untuk individu atau pasangan yang mencari kediaman bandar yang praktikal dan bergaya.

Saiz Binaan: 577 Kps

2 BILIK

Jenis C1/C1(M)

2 Bilik Tidur 2 Bilik Air



Keselesaan Moden

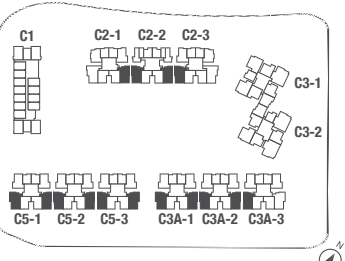
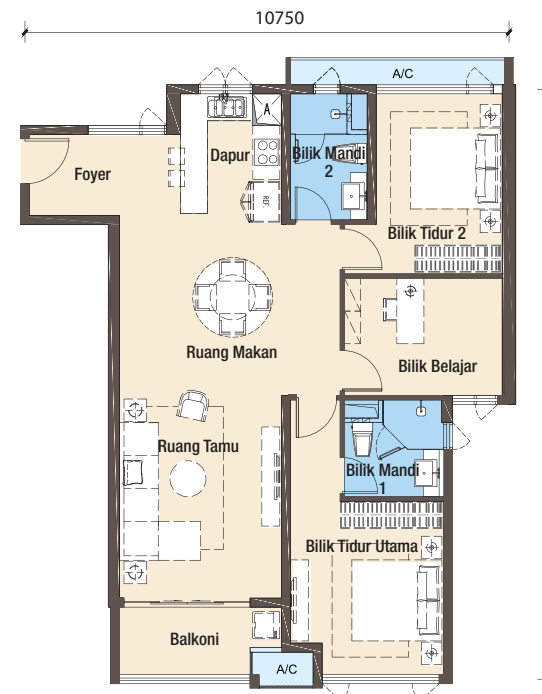
Dengan ruang tamu dan makan konsep terbuka yang mengarah ke balkoni, reka bentuk ini meningkatkan keselesaan dan fungsi, sesuai untuk kehidupan harian yang mudah.

Saiz Binaan: 820 Kps

3 BILIK

Jenis D3/D3(M)

3 Bilik Tidur 2 Bilik Air



Kemewahan Kontemporari

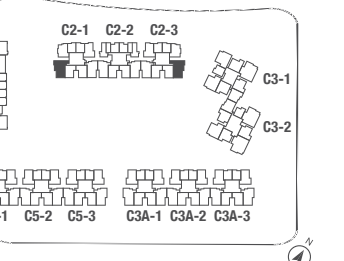
Dibina untuk gaya hidup moden, dengan kawasan umum yang luas, ruang rehat yang banyak, dan sudut kerja peribadi—sesuai untuk gaya hidup seimbang.

Saiz Binaan: 1161 Kps

3 BILIK

Jenis D2/D2(M)

3 Bilik Tidur 3 Bilik Air



Keanggunan Luas

Rekaan unggul dengan ruang maksimum dan fleksibiliti. Zon yang jelas dan sentuhan mewah menyokong kehidupan sophisticated untuk seisi keluarga.

Saiz Binaan: 1275 Kps

SPESIFIKASI

STRUKTUR	Konkrit Bertetulang	PINTU	
DINDING	Dinding Bata / Konkrit Bertetulang	PINTU UTAMA	Pintu Kayu Berkualiti
PENUTUP BUMBUNG	Bumbung Konkrit Bertetulang	BILIK / BILIK AIR	Pintu Rata Kayu
SILING	Salutan Halus / Siling Plaster	BALKONI / LAIN-LAIN (JIKA ADA)	Pintu Berkaca Berbingkai Aluminium /
TINGKAP	Tingkap Berkaca Berbingkai Aluminium		Pintu Rata Kayu / Pintu Berkaca Berbingkai Kayu
		KELENGKAPAN BESI	Set Kunci Berkualiti
		PAGAR PENGHADANG	
		BALKONI	Penghadang Kaca
KEMASAN DINDING		KEMASAN LANTAI	
BILIK AIR	Kemasaan jubin penuh (jika berkenaan)	RUANG TAMU / MAKAN	Jubin
DAPUR	Kemasaan jubin penuh (jika berkenaan)	DAPUR / BILIK AIR	Jubin
UMUM	Plaster dan Cat	BILIK TIDUR/ BILIK BELAJAR	Jubin
		BALKONI	Jubin
		KAWASAN LAIN	Salutan Simen (jika berkenaan)

KELENGKAPAN SANITARI & PAIP	JENIS	A /A(M)	B2 /B2(M)	B1 /B1(M)	C1 /C1(M)	C2 /C2(M)	C3 /C3(M)	D3 /D3(M)	D2 /D2(M)
SINKI DAPUR		1	1	1	1	1	1	1	2
BESEN BASUH TANGAN		1	1	1	2	2	2	2	3
PERALATAN MANDI		1	1	1	2	2	2	2	3
MANGKUK TANDAS		1	1	1	2	2	2	2	3
KABINET DAPUR ATAS DAN BAWAH TERBINA DALAM		1	1	1	1	1	1	1	1
HUD DAPUR DAN PEMANAS MASAK TERBINA		1	1	1	1	1	1	1	1
* AKSESORI BILIK AIR		1	1	1	2	2	2	2	3

PEMASANGAN ELEKTRIK									
PUNCA LAMPU	5	10	9	17	16	16	21	25	
PUNCA KUASA	14	20	21	26	27	26	30	46	
PEMANAS AIR	1	1	1	1	1	1	1	2	
TITIK PENYAMAN UDARA	1	2	2	3	3	3	4	4	
PUNCA TV	1	1	1	1	1	1	1	2	
KUNCI DIGITAL MODEN	1	1	1	1	1	1	1	1	
PEMANAS AIR SIMPANAN	1	1	1	1	1	1	1	1	
KETUHAR	-	-	-	-	-	-	1	1	

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

“IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
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L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

FOR RETAIL LEASING ENQUIRIES

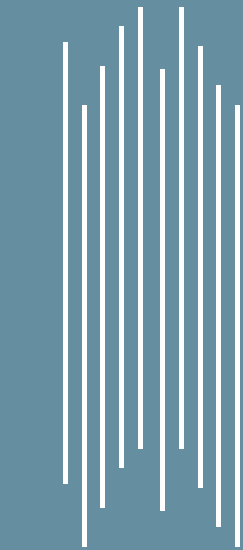
+607-277 2777

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



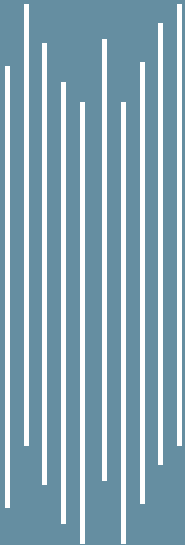
www.rfmalaysia.com

Block 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: xxxxxxx • Validity Period: xxxxxxx
Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/1/2024/14/BGN/179/KOM(16) • Expected Completion Date: July 2028 • 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.). - 1,275 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
 - Bukit Chagar RTS Station(Under Construction)
 - Foon Yew High School
 - Invictus International School
 - Iskandar Edu City
 - Nanyang Technological University
 - National University of Singapore
- Seamless Access, Anywhere

 - JB Sentral Bus Terminal
 - 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

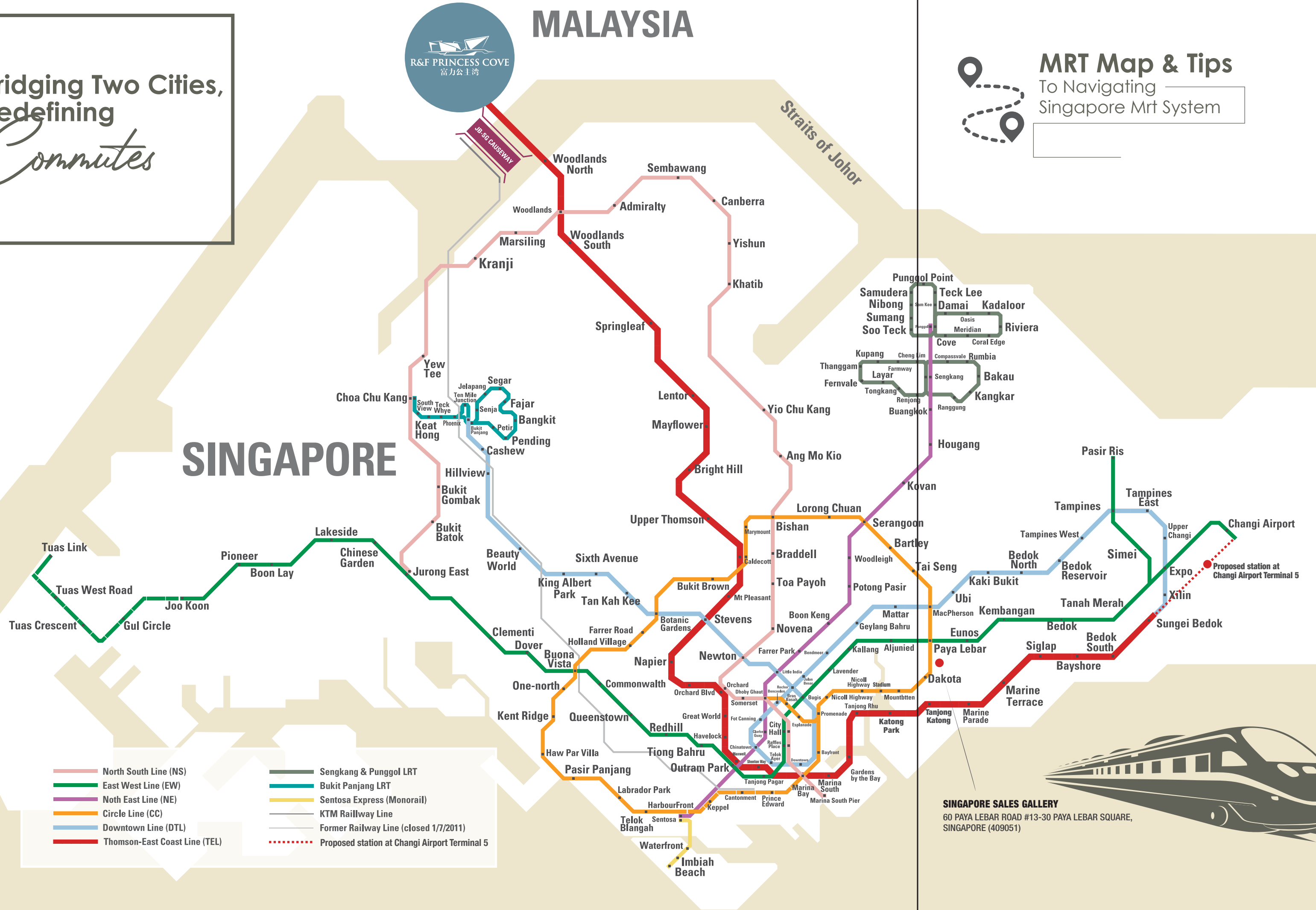


MRT Map & Tips

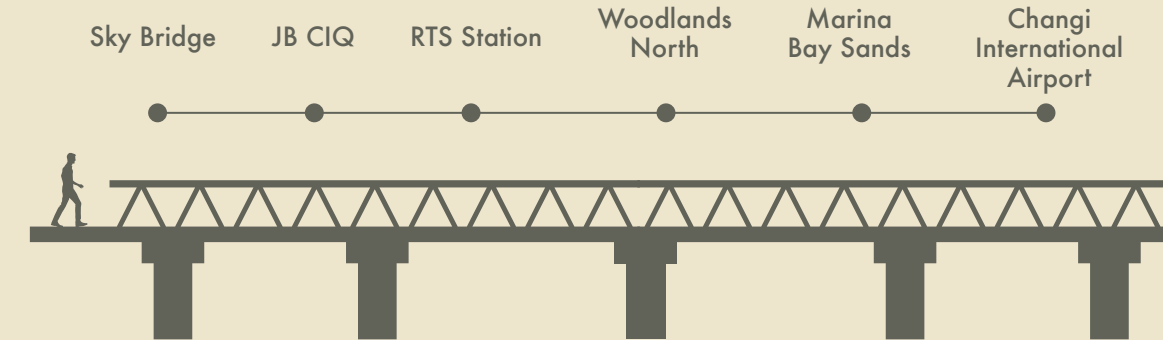
To Navigating
Singapore Mrt System

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!



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EXPERIENCE THE BEST OF BOTH WORLDS
JUST FROM YOUR DOORSTEP

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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

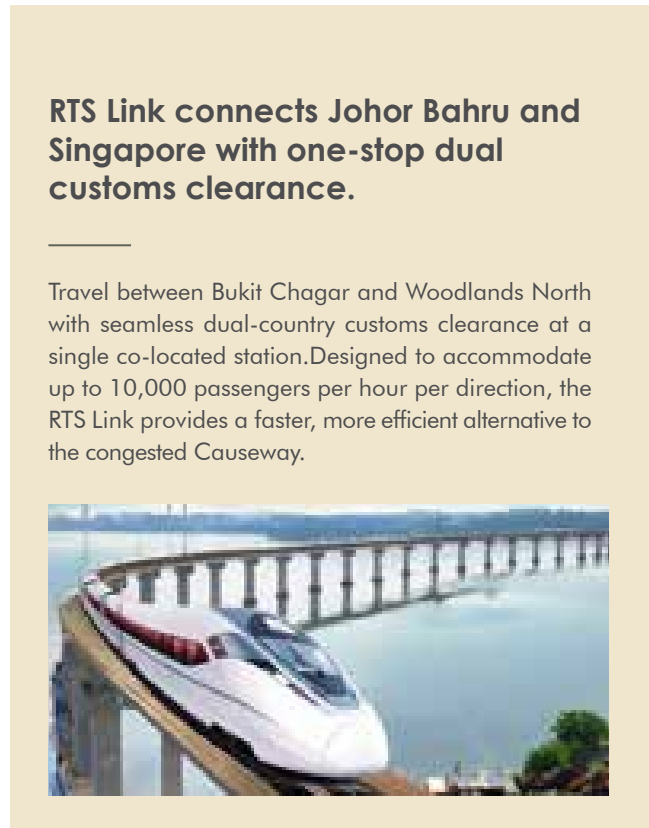




Premier Amenities for Refined Living

Facilities on the 4th & 6th Floor

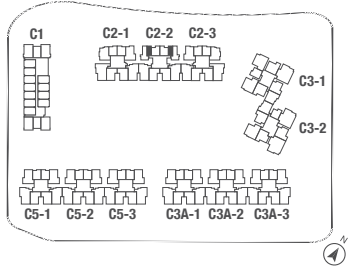
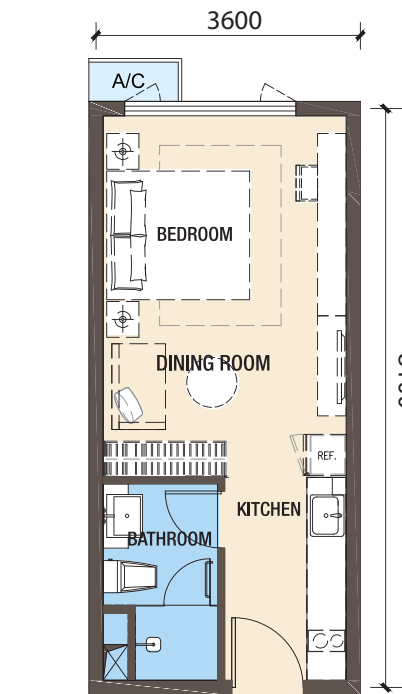
Indulge in the luxury of choice at New Casa Suites @ Mercu 3. Refresh in our outdoor pools, stay active with tennis and basketball, or relax at the Jacuzzi and BBQ area. Our comprehensive fitness and recreational facilities, including a gym, yoga space, and leisure track, are complemented by a children's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



STUDIO

TYPE A/A(M)

1 ROOM 1 BATHROOM



Compact Elegance

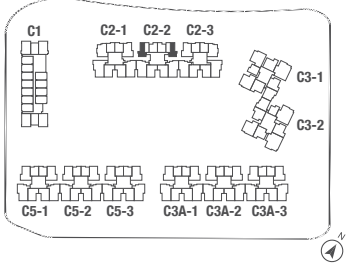
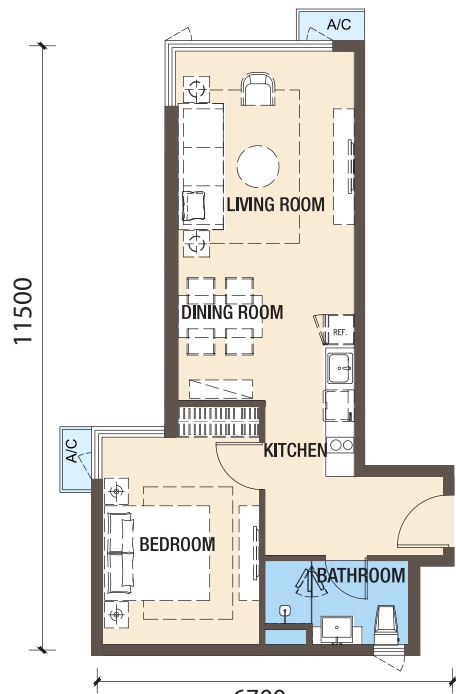
A space-efficient layout crafted for modern city living. The design integrates essential zones into one seamless flow, offering a cozy retreat with all the right functions in a bright, open environment.

Size: Approx. 29.16m² • 313 sq.ft.

1 BEDROOM

TYPE B2/B2(M)

1 ROOM 1 BATHROOM



Urban Retreat

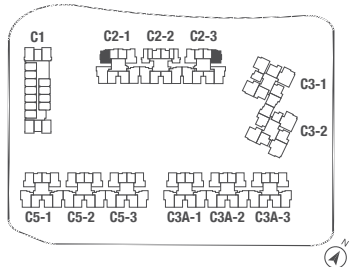
An elongated layout that makes the most of every corner. With a functional arrangement of living, dining, and rest areas, this home is tailored for comfort and efficient day-to-day living.

Size: Approx. 51.89m² • 558 sq.ft.

2 BEDROOMS

TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS



Functional Harmony

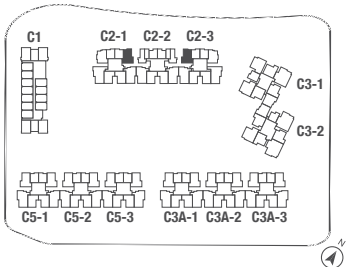
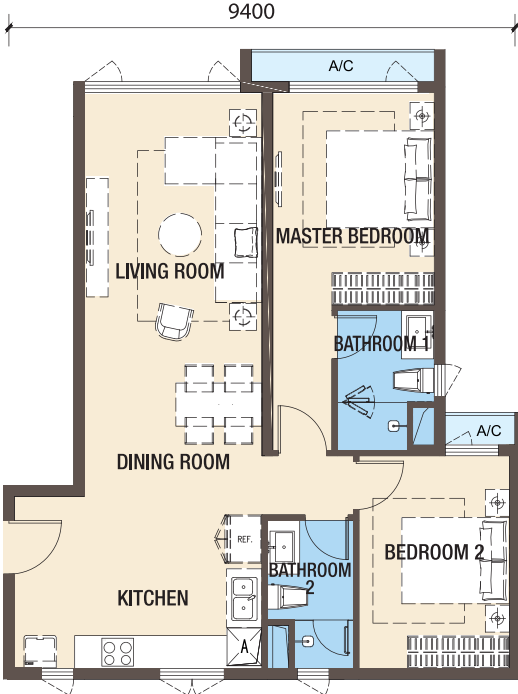
Crafted for practical living, the design combines everyday comfort and personal privacy within a well-zoned, intuitive flow. Each space is positioned to support day-to-day ease, while maintaining a welcoming and balanced environment.

Size: Approx. 81.54m² • 877 sq.ft.

2 BEDROOMS

TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS



Spacious Living

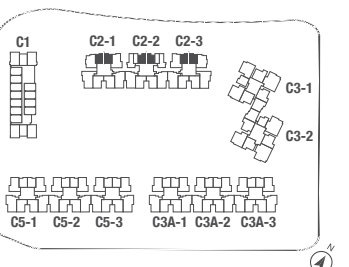
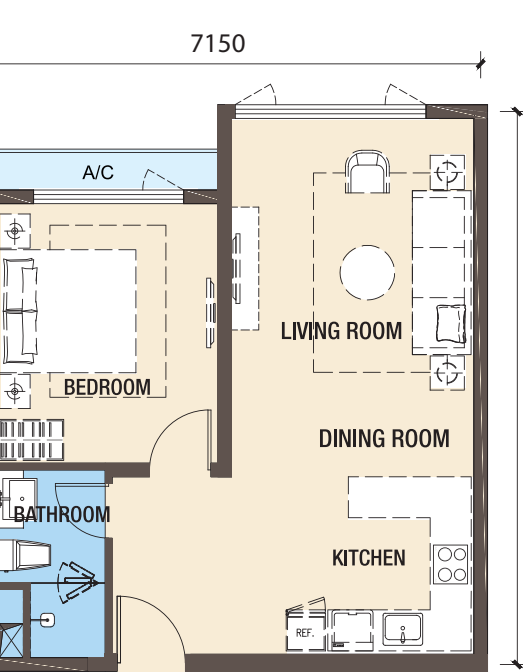
Spacious communal areas pair seamlessly with well-separated private rooms, making it a perfect choice for growing households. It strikes a thoughtful balance between openness and comfort for modern family life.

Size: Approx. 83.09m² • 894 sq.ft.

1 BEDROOM

TYPE B1/B1(M)

1 ROOM 1 BATHROOM



Sleek and Modern

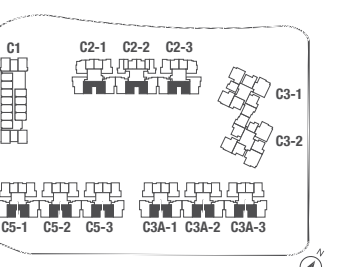
A clean, well-structured layout enhances everyday living, ideal for those who value simplicity, function, and modern efficiency. The layout promotes comfort and ease, ideal for individuals or couples seeking a practical yet stylish urban home.

Size: Approx. 53.67m² • 577 sq.ft.

2 BEDROOMS

TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS



Modern Comfort

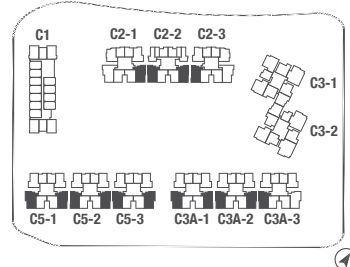
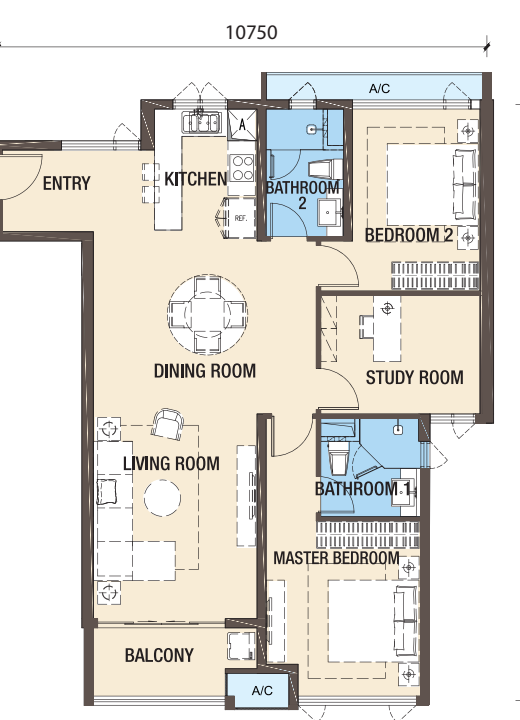
An open-concept living and dining area extends seamlessly to a balcony, enhancing both comfort and everyday usability. The spatial flow is intuitive, making it perfect for easy everyday living and occasional entertaining.

Size: Approx. 76.19m² • 820 sq.ft.

3 BEDROOMS

TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS



Contemporary Luxury

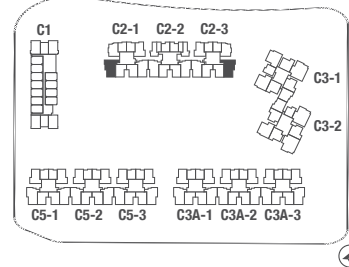
Built with a modern lifestyle in mind, the space integrates expansive common areas, ample resting zones, and a private study corner — ideal for those blending work and personal life in one seamless space.

Size: Approx. 107.94m² • 1161 sq.ft.

3 BEDROOMS

TYPE D2/D2(M)

3 ROOMS 3 BATHROOMS



Expansive Elegance

A premier layout offering maximum space and flexibility. With well-defined zones and a subtle sense of luxury throughout, it supports sophisticated living with ample room for everyone to thrive.

Size: Approx. 118.47m² • 1275 sq.ft.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brick Wall/ Reinforced Concrete
ROOF COVERING	Reinforced Concrete Roof
CEILING	Skim Coat/ Plaster Ceiling
WINDOW	Aluminium Frame Glazed Window

DOORS	
MAIN ENTRANCE	Quality Timber Door
BEDROOM / BATHROOM	Timber Flush Door
BALCONY / OTHERS (IF ANY)	Aluminium Frame Glazed Door/ Timber Flush Door/ Timber Frame Glazed Door
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)

WALL FINISHING	
BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster And Paint

SANITARY AND PLUMBING

	TYPE	A /A(M)	B2 /B2(M)	B1 /B1(M)	C1 /C1(M)	C2 /C2(M)	C3 /C3(M)	D3 /D3(M)	D2 /D2(M)
KITCHEN SINK		1	1	1	1	1	1	1	2
WASH BASIN		1	1	1	2	2	2	2	3
SHOWER FITTINGS		1	1	1	2	2	2	2	3
WATER CLOSET		1	1	1	2	2	2	2	3
BUILT-IN HIGH AND LOW KITCHEN CABINET		1	1	1	1	1	1	1	1
BUILT IN KITCHEN HOOD AND HOB		1	1	1	1	1	1	1	1
* BATHROOM ACCESSORIES		1	1	1	2	2	2	2	3

ELECTRICAL INSTALLATIONS									
LIGHTING POINT		5	10	9	17	16	16	21	25
POWER POINT		14	20	21	26	27	26	30	46
WATER HEATER		1	1	1	1	1	1	1	2
AIR CONDITIONER POINT		1	2	2	3	3	3	4	4
TV POINT		1	1	1	1	1	1	1	2
DIGITAL LOCKSET		1	1	1	1	1	1	1	1
STORAGE WATER HEATER		1	1	1	1	1	1	1	1
OVEN		-	-	-	-	-	-	1	1

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