



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

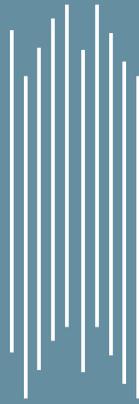
GALERI JUALAN SINGAPURA
60 Paya Lebar Road #13-30 Paya Lebar Square,
Singapore (409051)



www.rfmalaysia.com

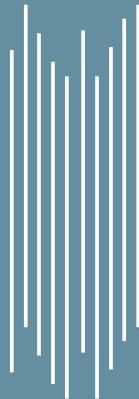
Blok C2

*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: 31/07/2025 - 30/07/2028 - Nombor Permit Iklan dan Jualan: 13578-7/07-2028/0622(N)-(S) - Tempoh Sah laku: 3 Tahun - Kelulusan Pelan: Majlis Bandaraya Johor Bahru - No. Rujukan Pelan: MB.JB.U/2024/14/BGN/179/KOM(16) - Tahun Jangka Siap: Julai 2028 - Pegangan Tanah: Hak Milik Kekal - Beban Tanah: Tiada - Jumlah Unit: 1,137 - Baki Unit: 792 - Harga Danpada: RM640,478 (Min.) - RM2,116,680 (Maks.). - Keluasan Binaan: 313 kps (Min.) - 1,275 kps (Maks.). - Diskaun Bumiputera: 15% - Lot Bumiputera Untuk Dijual: Sekatan Dalam Kepentingan: 0. 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 berkekuasaan. 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. 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.



NEW CASA
S U I T E S

@ MERCU 3, R&F TANJUNG PUTERI



F A S A 3

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
- Kelab Golf Impian Emas
- 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 kecerdasan 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 berhubung, membawa kerja, hiburan, dan gaya hidup lebih dekat dari sebelumnya.



Menghubungkan
Dua Bandar,
Merintis Gaya Hidup

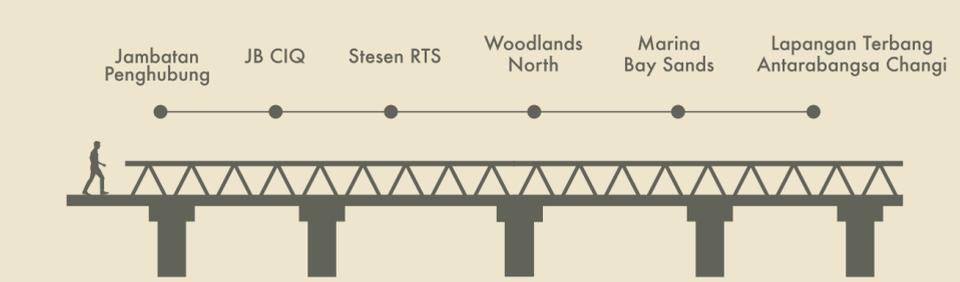
Baharu

FASA 3
MALAYSIA

Peta MRT & Tips
Navigasi Sistem
MRT Singapura

**LOKASI TERDEKAT KE
SINGAPURA, PILIHAN
UTAMA ANDA**

Nikmati 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!



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



Zon Aktif SERBA LENGKAP

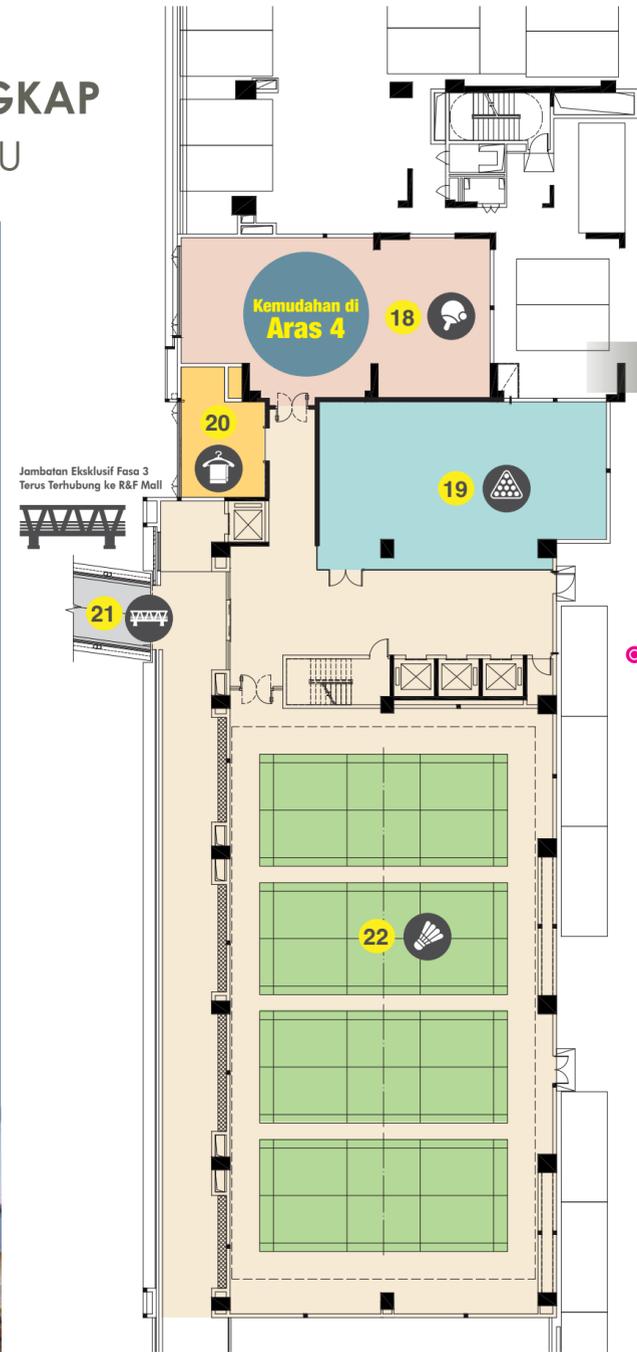
RUANG AKTIF SEMUA DALAM SATU

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





Direka Untuk
Kehidupan Aktif
& Santai

Kolam Renang Terbuka



Gimnasium



Ruang Yoga

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.



Bilik Snuker



Dewan Badminton



Lingkarans RTS

Pemacu Transformasi

Woodlands ke Johor Bahru —
Hubungan Terus yang Mudah & Lancar

Lingkarans RTS menghubungkan Johor Bahru dan Singapura dengan pemeriksaan kastam dua hala di satu hentian sahaja.

Perjalanan lancar antara Bukit Chagar dan Woodlands North dengan pemeriksaan kastam dua negara yang dijalankan secara serentak di satu stesen bersepadu. Direka untuk menampung sehingga 10,000 penumpang sejam setiap arah, Lingkarans RTS menyediakan alternatif yang lebih pantas dan efisien berbanding Tambak Johor yang sesak.



Kompleks Kastam

R&F TANJUNG PUTERI

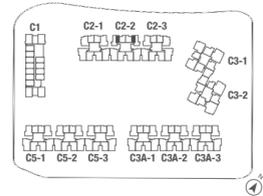
Jambatan Penghubung CIQ 650m



STUDIO

Jenis A/A(M)

1 Bilik Tidur 1 Bilik Air



Keanggunan Kompak

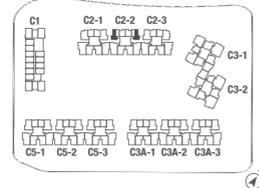
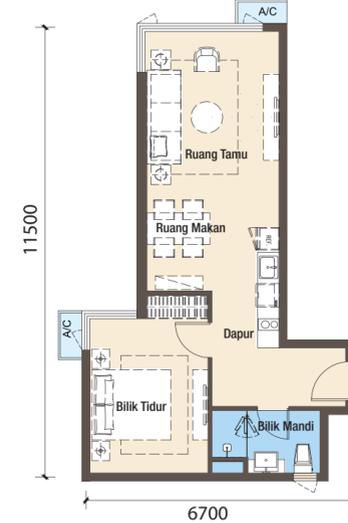
Susun atur ruang yang efisien, direka untuk kehidupan bandar moden. Reka bentuk ini menggabungkan zon penting dalam aliran yang lancar, menawarkan tempat tinggal yang selesa dalam suasana cerah dan terbuka.

Saiz Binaan: 313 Kps

1 BILIK

Jenis B2/B2(M)

1 Bilik Tidur 1 Bilik Air



Perlindungan Bandar

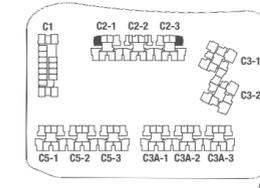
Susun atur memanjang yang memaksimumkan setiap sudut. Zon kediaman, makan dan rehat disusun dengan fungsional, sesuai untuk kehidupan seharian yang selesa dan efisien.

Saiz Binaan: 558 Kps

2 BILIK

Jenis C2/C2(M)

2 Bilik Tidur 2 Bilik Air



Harmoni Fungsional

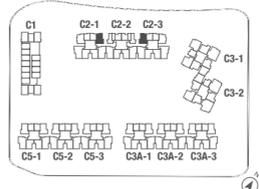
Rekaan praktikal yang menggabungkan keselesaan dan privasi dengan aliran zon yang teratur. Setiap ruang menyokong kemudahan harian dalam suasana mesra dan seimbang.

Saiz Binaan: 877 Kps

2 BILIK

Jenis C3/C3(M)

2 Bilik Tidur 2 Bilik Air



Kehidupan Luas

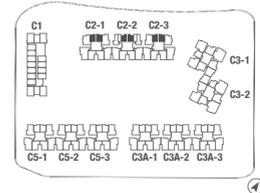
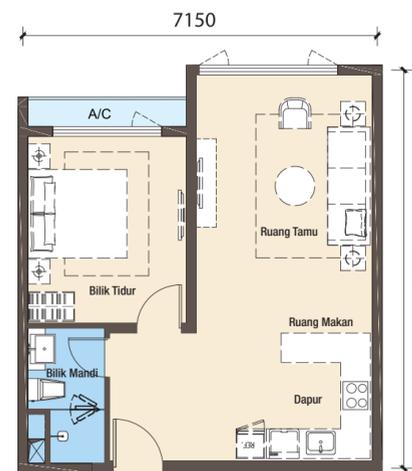
Ideal untuk mereka yang memerlukan ruang tambahan. Zon bersama yang luas dan ruang peribadi mencipta keseimbangan antara keterbukaan dan keselesaan keluarga moden.

Saiz Binaan: 894 Kps

1 BILIK

Jenis B1/B1(M)

1 Bilik Tidur 1 Bilik Air



Moden dan Bergaya

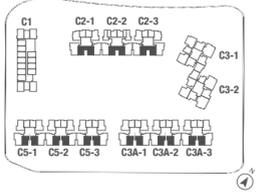
Dengan susun atur yang teratur dan zon yang jelas, unit ini menyokong gaya hidup bebas kerumitan. Sesuai untuk individu atau pasangan yang mencari kediaman bandar yang praktikal dan bergaya.

Saiz Binaan: 577 Kps

2 BILIK

Jenis C1/C1(M)

2 Bilik Tidur 2 Bilik Air



Keselesaan Moden

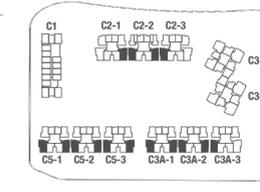
Dengan ruang tamu dan makan konsep terbuka yang mengarah ke balkoni, reka bentuk ini meningkatkan keselesaan dan fungsi, sesuai untuk kehidupan harian yang mudah.

Saiz Binaan: 820 Kps

3 BILIK

Jenis D3/D3(M)

3 Bilik Tidur 2 Bilik Air



Kemewahan Kontemporari

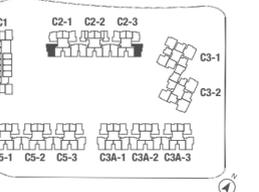
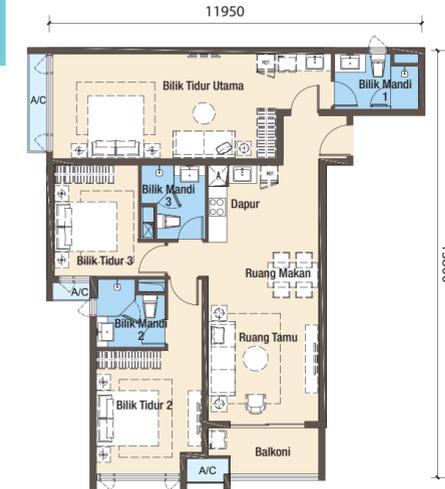
Dibina untuk gaya hidup moden, dengan kawasan umum yang luas, ruang rehat yang banyak, dan sudut kerja peribadi—sesuai untuk gaya hidup seimbang.

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 sofistikated untuk seisi keluarga.

Saiz Binaan: 1275 Kps

SPESIFIKASI

STRUKTUR	Konkrit Bertetulang
DINDING	Dinding Bata / Konkrit Bertetulang
PENUTUP BUMBUNG	Bumbung Konkrit Bertetulang
SILING	Salutan Halus / Siling Plaster
TINGKAP	Tingkap Berkaca Berbingkai Aluminium

KEMASAN DINDING

BILIK AIR	Kemasaan jubin penuh (jika berkenaan)
DAPUR	Kemasaan jubin penuh (jika berkenaan)
UMUM	Plaster dan Cat

PINTU

PINTU UTAMA	Pintu Kayu Berkualiti
BILIK / BILIK AIR	Pintu Rata Kayu
BALKONI / LAIN-LAIN (JIKA ADA)	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	Jubin
DAPUR / BILIK AIR	Jubin
BILIK TIDUR/ BILIK BELAJAR	Jubin
BALKONI	Jubin
KAWASAN LAIN	Salutan Simen (jika berkenaan)

KELENGKAPAN SANITARI & PAIP	JENIS	A	B2	B1	C1	C2	C3	D3	D2
		/A(M)	/B2(M)	/B1(M)	/C1(M)	/C2(M)	/C3(M)	/D3(M)	/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.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL
TEDUH.KPKT.GOV.MY”



MALAYSIA HOTLINE

1800-18-7777

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.

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

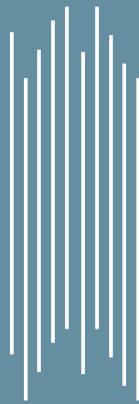
SINGAPORE SALES GALLERY
60 Paya Lebar Road #13-30 Paya Lebar Square,
Singapore (409051)



www.rfmalaysia.com

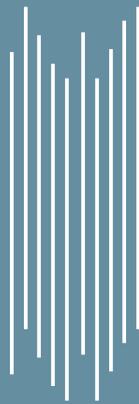
Block C2

• 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: 31/07/2025 - 30/07/2028 - Advertising and Sales Permit Number: 13578-7/07-2028/0622(N)-(S) - Validity Period: 3 Years - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MBJBU/2024/14/BGN/179/KOM(16) - Expected Completion Date: July 2028 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 1,137 - Remaining Units: 793 - 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
- Raffles American School
- Foon Yew High School
- Malysia Thomson 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

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

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.



Urban Sky Park

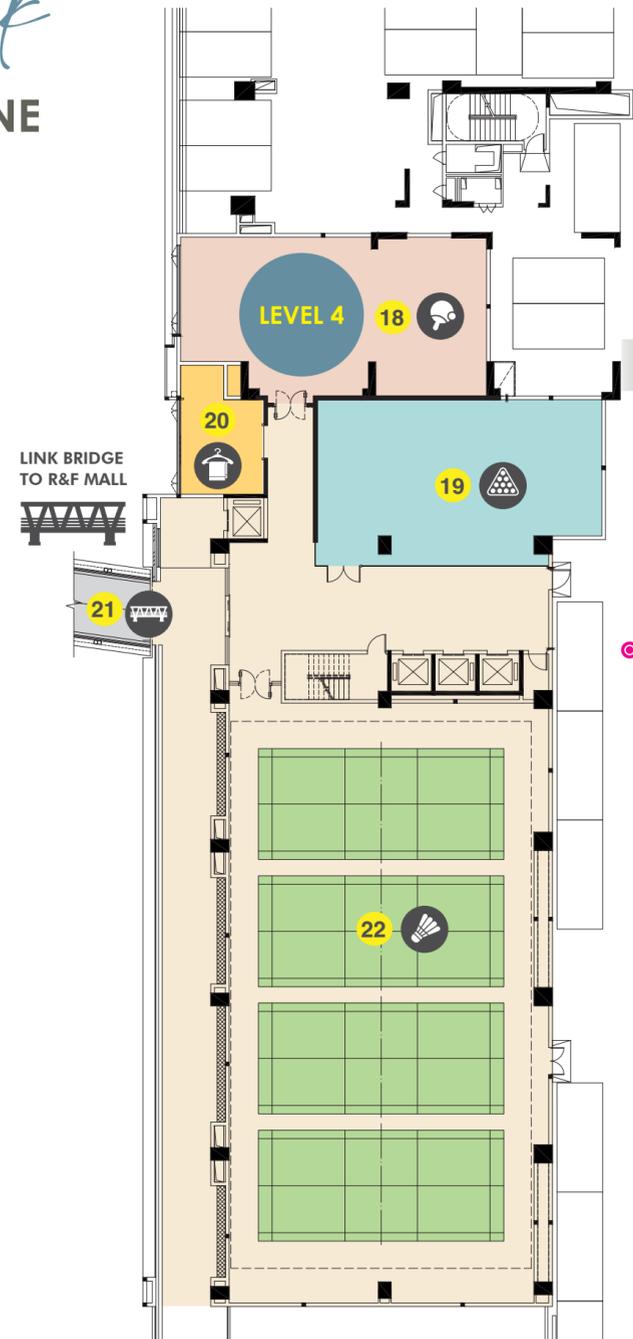
YOUR ALL-IN-ONE ACTIVE ZONE

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



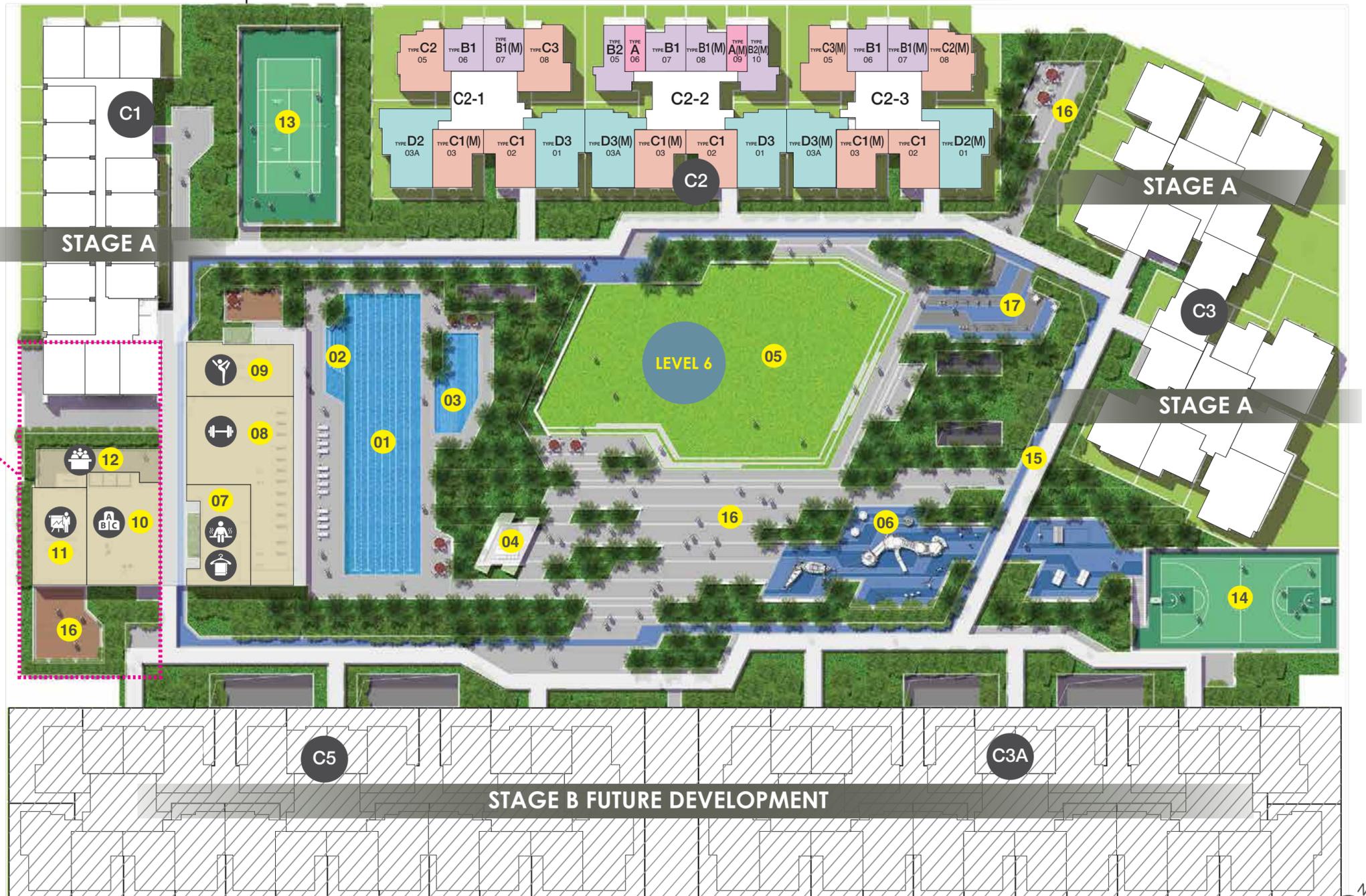
LINK BRIDGE TO R&F MALL

21

LEVEL 4 18

19

22



STAGE A

STAGE A

STAGE A

STAGE A

STAGE B FUTURE DEVELOPMENT

Studio 1 Bedroom 2 Bedrooms 3 Bedrooms



Phase 3

Link Bridge Direct Access to R&F Mall

R&F Mall



Designed for
Active & Leisurely
Living

Swimming Pool



Gym Room



Yoga Room

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.



Snooker



Badminton Court



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.





Designed for
Active & Leisurely
Living



Gym Room



Yoga Room

Premier Amenities for Refined Living

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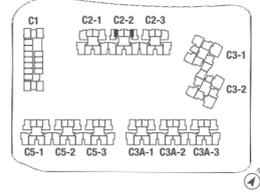
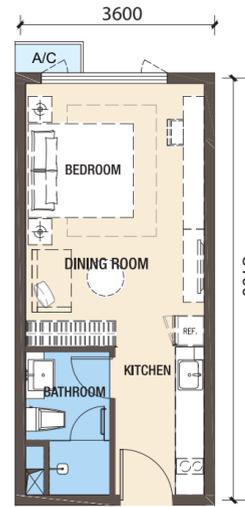
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STUDIO

TYPE A/A(M)

1 ROOM 1 BATHROOM



Compact Elegance

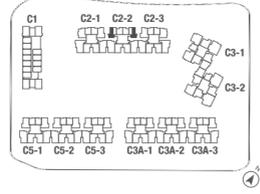
A space-efficient layout crafted for modern city living. The design integrates essential zones into one seamless flow, offering a cozy retreat with all the right functions in a bright, open environment.

Size: Approx. 29.16m² • 313 sq.ft.

1 BEDROOM

TYPE B2/B2(M)

1 ROOM 1 BATHROOM



Urban Retreat

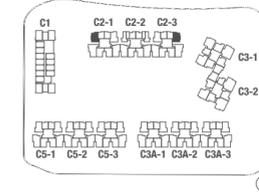
An elongated layout that makes the most of every corner. With a functional arrangement of living, dining, and rest areas, this home is tailored for comfort and efficient day-to-day living.

Size: Approx. 51.89m² • 558 sq.ft.

2 BEDROOMS

TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS



Functional Harmony

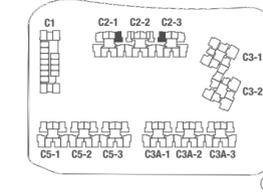
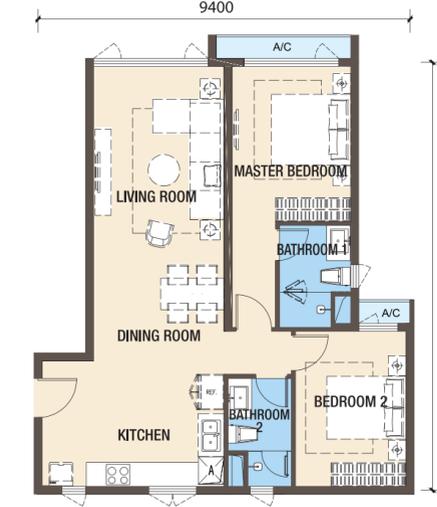
Crafted for practical living, the design combines everyday comfort and personal privacy within a well-zoned, intuitive flow. Each space is positioned to support day-to-day ease, while maintaining a welcoming and balanced environment.

Size: Approx. 81.54m² • 877 sq.ft.

2 BEDROOMS

TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS



Spacious Living

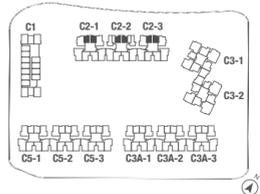
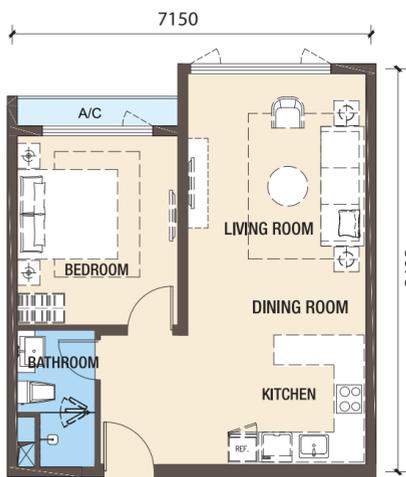
Spacious communal areas pair seamlessly with well-separated private rooms, making it a perfect choice for growing households. It strikes a thoughtful balance between openness and comfort for modern family life.

Size: Approx. 83.09m² • 894 sq.ft.

1 BEDROOM

TYPE B1/B1(M)

1 ROOM 1 BATHROOM



Sleek and Modern

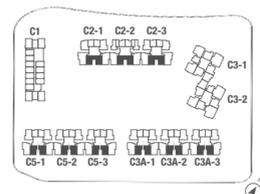
A clean, well-structured layout enhances everyday living, ideal for those who value simplicity, function, and modern efficiency. The layout promotes comfort and ease, ideal for individuals or couples seeking a practical yet stylish urban home.

Size: Approx. 53.67m² • 577 sq.ft.

2 BEDROOMS

TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS



Modern Comfort

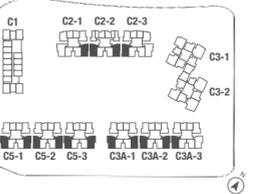
An open-concept living and dining area extends seamlessly to a balcony, enhancing both comfort and everyday usability. The spatial flow is intuitive, making it perfect for easy everyday living and occasional entertaining.

Size: Approx. 76.19m² • 820 sq.ft.

3 BEDROOMS

TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS



Contemporary Luxury

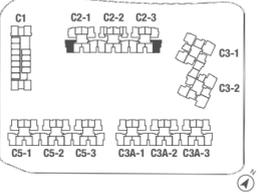
Built with a modern lifestyle in mind, the space integrates expansive common areas, ample resting zones, and a private study corner — ideal for those blending work and personal life in one seamless space.

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 Quality Locksets

IRONMONGERY

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 mirror, towel rack, etc. Final quantity is based on actual shipment.