

MBW BAY

MBW Bay, Danga Bay, Johor Bahru

Where Dreams Come Ashore

Developer



PROVEN TRACK RECORD

5,021 Units Completed

*As of September 2025

DEVELOPMENT FOOTPRINT

- Johor Bahru, Johor
- Bandar Penawar, Kota Tinggi, Johor
- Melaka
- Bukit Mertajam, Pulau Pinang

www.mbworld.com.my

DESIGNING & BUILDING **INSPIRING** SPACES FOR **LIVING, WORKING & PLAYING.**



Taman Sri Penawar

Total 4,431 units
Bandar Penawar, Kota Tinggi,
Johor



MBW City

Total 4,396 units
Johor Bahru City, Johor



MBW Cove

Total 5,259 units
Teluk Jawa, Johor Bahru, Johor



MBW Bay

Total 3,277 units
Danga Bay, Johor Bahru, Johor



MBW Boulevard

Total 3,674 units
Tampoi, Johor Bahru, Johor



Permas Heights

1,950 units
Permas Jaya, Johor Bahru, Johor



Idaman Heights

1,256 units
Nusa Idaman, Iskandar Puteri,
Johor



Pandan Heights

1,012 units
Pandan City, Johor Bahru, Johor



Mertajam Heights

278 units
Bukit Mertajam, Pulau Pinang



Meldrum Heights

251 units
Johor Bahru City, Johor



Aliff Heights

612 units
Tampoi, Johor Bahru, Johor



Sierra Heights

406 units
Plentong, Johor Bahru, Johor



Perdana Heights

159 units
Skudai, Iskandar Puteri, Johor



NOVO 8 Residence

412 units
Kg. Lapan, Melaka



Pinnacle Tower

273 units
Johor Bahru, Johor

MBW BAY



Presenting the first phase of MBW Bay, Florian Residences invites you to experience an inspiring lifestyle, where modern elegance and the timeless beauty of nature effortlessly come together.

Storey
Chart

Typical
Floor Plan

Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description

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Project Information



FLORIAN
RESIDENCES

TOWER 1 - 3

PROJECT NAME

Florian Residences (Vista Tiara 1)

DEVELOPER

MB World Properties Sdn. Bhd.

Co. Reg. No. 199101012056 (222368-V) | A subsidiary of MB World Group Berhad

LOCATION

Persiaran Abu Bakar Sultan, Mukim Bandar, Johor Bahru, Johor.

N 1° 28' 03.6", E 103° 43' 30.6"

SITE AREA

Approx. 3.82 acres

LAND TENURE

Freehold

PROPERTY TYPE

3 towers of 33, 35 and 37-level serviced apartments

TOTAL UNITS

Tower 1 to 3 - 704 Units

EST. COMPLETION DATE

Year 2027

Storey
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FREEHOLD

**WELL-CONNECTED
LOCATION**

Easy access to JB CIQ Complex, JB Sentral and upcoming Bukit Chagar RTS Link Station

**INTEGRATED
LIVING**

Commercial/retail space below the apartments

**MULTIPLE LAYOUTS
TO CHOOSE FROM**

50 - 100 sq m (Approx. 538 - 1,076 sq ft)

**WIDE VARIETY OF
RECREATIONAL FACILITIES**

Storey
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Building
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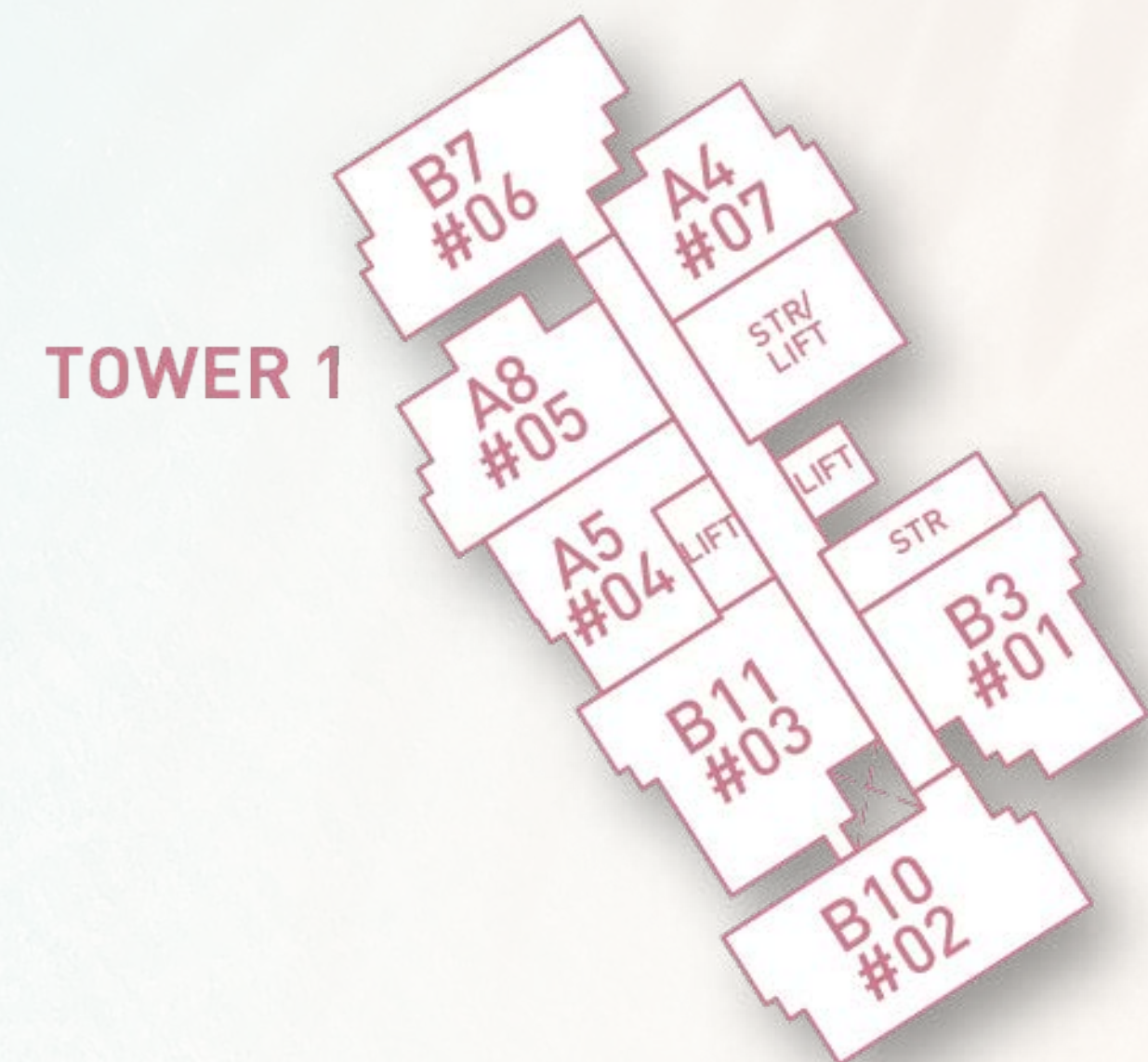
Unit Types



FLORIAN
RESIDENCES

TOWER 1 - 3

Tower 1			Unit Area	
Type	Room	Bathroom	sq m	sq ft* Approximate
A4	1 Bedroom	1	50	538
A5	1 Bedroom	1	55	592
A8	1 Bedroom	1	65	700
B3	1 Bedroom	1	70	753
B7	2 Bedrooms + 1 Study	1	80	861
B10	2 Bedrooms	2	83	893
B11	2 Bedrooms	2	81	872



***Built-up Area Conversion Rate**
1 sq m = 10.7639 sq ft
(Rounded to the nearest whole number)

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Storey
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Typical
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Tower 3
Unit Plan

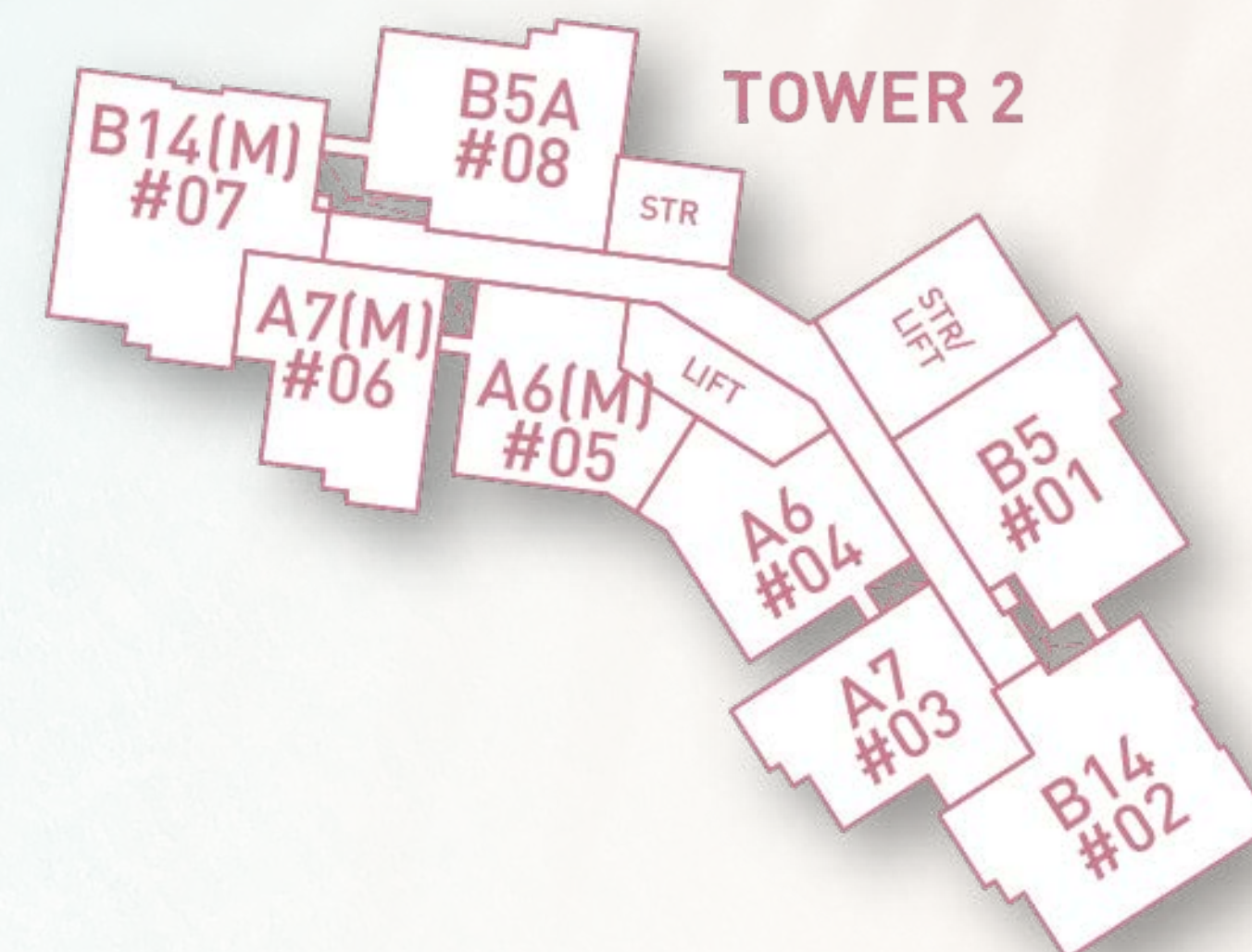
Building
Description



FLORIAN
RESIDENCES

TOWER 1 - 3

Tower 2			Unit Area	
Type	Room	Bathroom	sq m	sq ft* Approximate
A6	1 Bedroom	1	60	646
A6 (M)	1 Bedroom	1	60	646
A7	1 Bedroom	1	63	678
A7 (M)	1 Bedroom	1	63	678
B5	2 Bedrooms	2	79	850
B5A	2 Bedrooms	2	79	850
B14	2 Bedrooms + 1 Study	2	96	1033
B14 (M)	2 Bedrooms + 1 Study	2	96	1033



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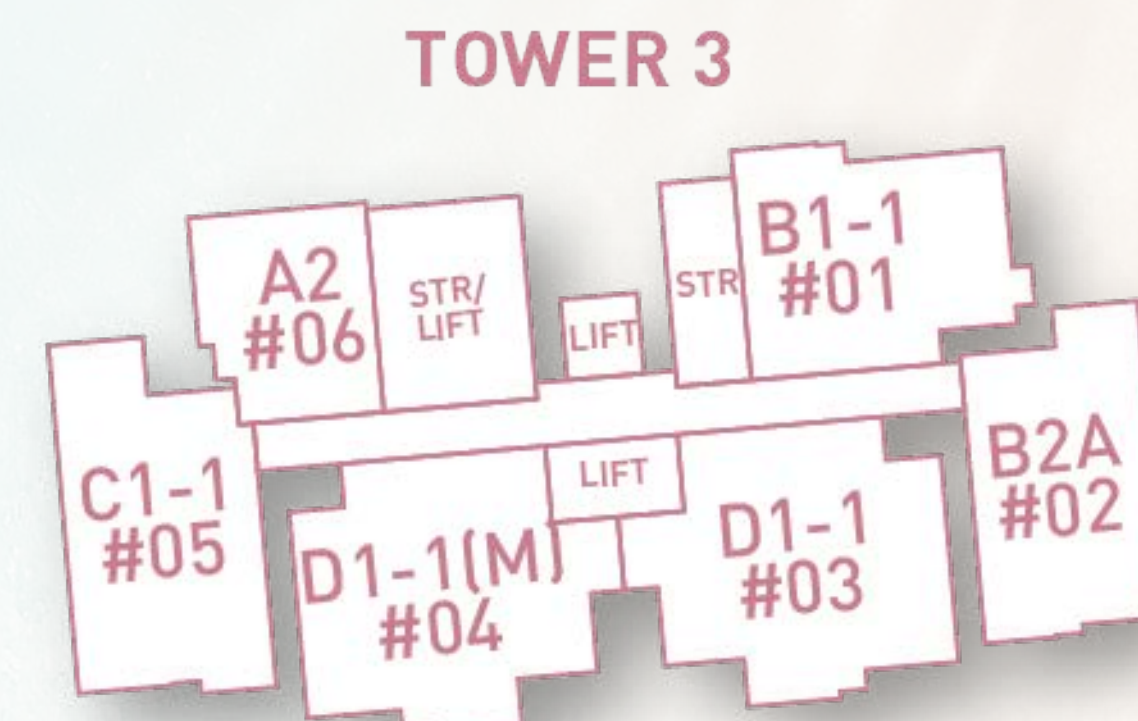
Building
Description



FLORIAN
RESIDENCES

TOWER 1 - 3

Tower 3			Unit Area	
Type	Room	Bathroom	sq m	sq ft* Approximate
A2	1 Bedroom	1	47	506
B1-1	2 Bedrooms	2	77	829
B2A	1 Bedroom	2	75	807
C1-1	2 Bedrooms + 1 Study	2	86	926
D1-1	2 Bedrooms + 1 Study	2	100	1076
D1-1 (M)	2 Bedrooms + 1 Study	2	100	1076



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Building
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Location



Storey
Chart

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Upcoming Johor Bahru-Singapore RTS Link



INTEGRATED
With local transport network



**IMMIGRATION
CLEARANCE**
Co-located CIQ facilities



CAPACITY
10,000 passengers
per hour per direction



JOURNEY TIME
Estimated 6 minutes between
stations



EXPECTED COMPLETION
By end 2026



Complimentary one (1) year
shuttle bus service to Johor
Bahru Sentral

*Terms and conditions apply

Storey Chart
Typical Floor Plan
Tower 1 Unit Plan
Tower 2 Unit Plan
Tower 3 Unit Plan
Building Description



Nearby Amenities

TRANSPORTATION HUB

- 5.1 km Larkin Sentral
- 5.9 km Johor Bahru Sentral
- 6.6 km Future Bukit Chagar RTS Link Station
- 6.7 km Johor Bahru CIQ Complex
- 7.8 km Stulang Laut Ferry Terminal
- 24.2 km Senai International Airport
- 26 km Sultan Abu Bakar ICQS Complex

**The distances indicated above are estimates only.*

MBW Bay is strategically located along Persiaran Abu Bakar Sultan (Skudai Highway), with easy access to other major roads, such as Inner Ring Road and Jalan Ismail Sultan.



Nearby Amenities

SHOPPING CENTRE

- 750 m Beletime Danga Bay
- 4.9 km Angsana Johor Bahru Mall
- 5.6 km R&F Mall Tanjung Puteri
- 5.7 km Johor Bahru City Square
- 5.9 km KOMTAR JBCC
- 7.1 km KSL City Mall
- 7.9 km Paradigm Mall Johor Bahru
- 9.7 km Sutera Mall
- 11.2 km The Mall, Mid Valley Southkey
- 11.6 km NSK Trade City @ Skudai
- 20 km IKEA Tebrau
- 20.4 km Toppen Shopping Centre

**The distances indicated above are estimates only.*

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Nearby Amenities

SCHOOL & COLLEGE

- 4.7 km SK & SMK Infant Jesus Convent
- 5.6 km Tun Fatimah School
- 5.8 km SK & SMK (P) Sultan Ibrahim
- 5.9 km SK Temenggong Abdul Rahman 1 & 2
- 7.3 km Foon Yew High School
- 7.5 km Sri Utama Schools Johor Bahru
- 10.3 km City University Malaysia - JB Campus
- 17 km Universiti Teknologi Malaysia
- 18.6 km EduCity Iskandar

**The distances indicated above are estimates only.*



Nearby Amenities

MEDICAL CENTRE

- 2.8 km Sultanah Aminah Hospital
- 5 km KPJ Johor Specialist Hospital
- 5.4 km KPJ Puteri Specialist Hospital
- 9.9 km Columbia Asia Hospital - Tebrau
- 11.3 km Regency Medical Care Centre
- 16.5 km Gleneagles Hospital Medini
- 20 km Sultan Ismail Hospital

**The distances indicated above are estimates only.*



Nearby Amenities

RECREATION DESTINATION

- 3.8 km Johor Golf & Country Club
- 5.4 km Tan Hiok Nee Heritage Street
- 5.4 km Hutan Bandar MBBJ
- 6.2 km Tunku Mahkota Ismail Youth Centre
- 14.1 km Impian Emas Golf Club
- 16 km Ponderosa Golf & Country Resort
- 16.5 km Horizon Hills Golf & Country Club

**The distances indicated above are estimates only.*

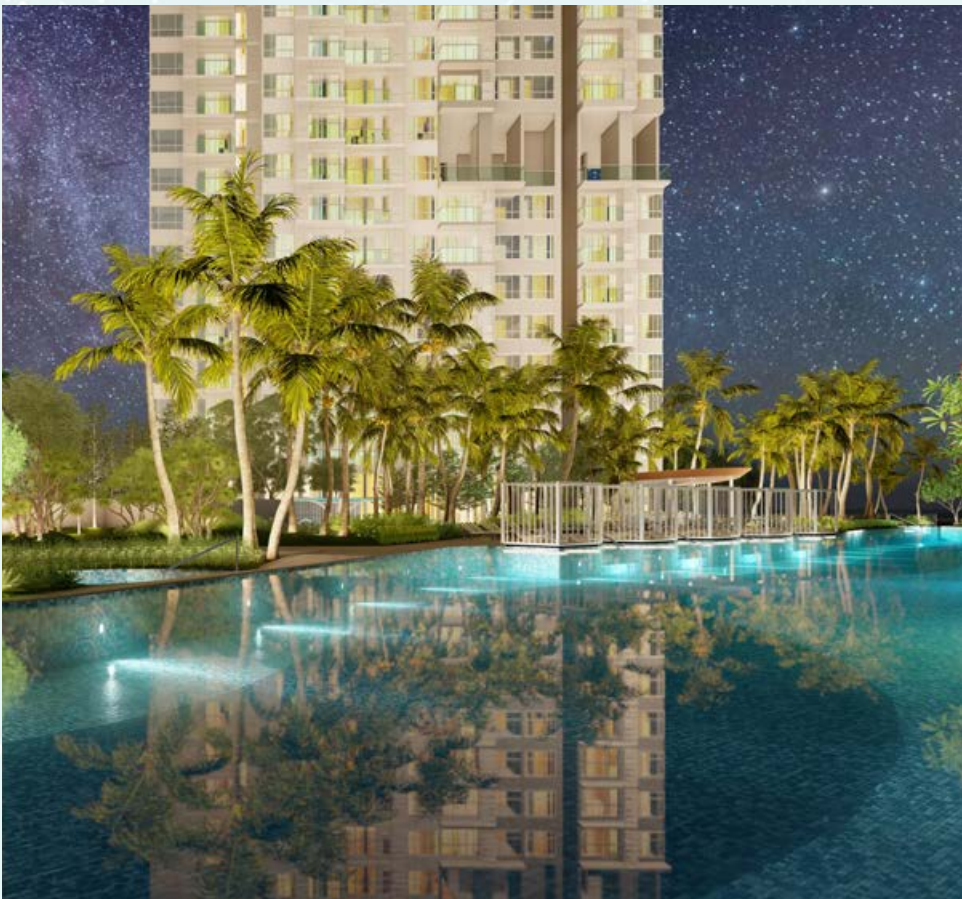
Facilities

Podium A Tower 7 & 8 Tranquil Oasis Garden



- Wellness Garden
- Contemplating Garden
- Tropical Garden
- BBQ Garden

Podium B Tower 4 - 6 Water World



- Aqua Gym
- Kids Lagoon
- The Serenity Jacuzzi
- Swimming Pool

Podium C Tower 1 - 3 Active Sports



- Fit-Natural Zone
- Calisthenics Play
- Elevated Playground
- Basketball Court

Podium F1-A/B/C Indoor Facilities



- Gourmet Kitchen & Dining Room
- Co-working Space
- Yoga Room
- Gymnasium

**Facilities indicated above would only be available for use after the completion of the residential towers on respective podium.*



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Storey Chart



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TOWER 1 - 3

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Building
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TOWER 3

ROOF/ M&E SERVICES					
#43-01 PH2-1	#43-02 PH3-1	#43-03 PH4-1	#43-04 PH4-1M	#43-05 PH1-1	
#43-01 PH2-1	#43-02 PH3-1	#43-03 PH4-1	#43-04 PH4-1M	#43-05 PH1-1	
#42-01 B1-1	#42-02 B2A	#42-03 D1-1	#42-04 D1-1M	#42-05 C1-1	#42-06 A2
#41-01 B1-1	#41-02 B2A	#41-03 D1-1	#41-04 D1-1M	#41-05 C1-1	#41-06 A2
#40-01 B1-1	#40-02 B2A	#40-03 D1-1	#40-04 D1-1M	#40-05 C1-1	#40-06 A2
#39-01 B1-1	#39-02 B2A	#39-03 D1-1	#39-04 D1-1M	#39-05 C1-1	#39-06 A2
#38-01 B1-1	#38-02 B2A	#38-03 D1-1	#38-04 D1-1M	#38-05 C1-1	#38-06 A2
#37-01 B1-1	#37-02 B2A	#37-03 D1-1	#37-04 D1-1M	#37-05 C1-1	#37-06 A2
#36-01 B1-1	#36-02 B2A	#36-03 D1-1	#36-04 D1-1M	#36-05 C1-1	#36-06 A2
#35-01 B1-1	#35-02 B2A	#35-03 D1-1	#35-04 D1-1M	#35-05 C1-1	#35-06 A2
#34-01 B1-1	#34-02 B2A	#34-03 D1-1	#34-04 D1-1M	#34-05 C1-1	#34-06 A2
#33-01 B1-1	#33-02 B2A	#33-03 D1-1	#33-04 D1-1M	#33-05 C1-1	#33-06 A2
#32-01 B1-1	#32-02 B2A	#32-03 D1-1	#32-04 D1-1M	#32-05 C1-1	#32-06 A2
#31-01 B1-1	#31-02 B2A	#31-03 D1-1	#31-04 D1-1M	#31-05 C1-1	#31-06 A2
#30-01 B1-1	#30-02 B2A	#30-03 D1-1	#30-04 D1-1M	#30-05 C1-1	#30-06 A2
#29-01 B1-1	#29-02 B2A	#29-03 D1-1	#29-04 D1-1M	#29-05 C1-1	#29-06 A2
#28-01 B1-1	#28-02 B2A	#28-03 D1-1	#28-04 D1-1M	#28-05 C1-1	#28-06 A2
#27-01 B1-1	#27-02 B2A	#27-03 D1-1	#27-04 D1-1M	#27-05 C1-1	#27-06 A2
SKY TERRACE			#26-04 D1-1M	#26-05 C1-1	#26-06 A2
			#25-04 D1-1M	#25-05 C1-1	#25-06 A2
#24-01 B1-1	#24-02 B2A	#24-03 D1-1	#24-04 D1-1M	#24-05 C1-1	#24-06 A2
#23-01 B1-1	#23-02 B2A	#23-03 D1-1	#23-04 D1-1M	#23-05 C1-1	#23-06 A2
#22-01 B1-1	#22-02 B2A	#22-03 D1-1	#22-04 D1-1M	#22-05 C1-1	#22-06 A2
#21-01 B1-1	#21-02 B2A	#21-03 D1-1	#21-04 D1-1M	#21-05 C1-1	#21-06 A2
#20-01 B1-1	#20-02 B2A	#20-03 D1-1	#20-04 D1-1M	#20-05 C1-1	#20-06 A2
#19-01 B1-1	#19-02 B2A	#19-03 D1-1	#19-04 D1-1M	#19-05 C1-1	#19-06 A2
#18-01 B1-1	#18-02 B2A	#18-03 D1-1	#18-04 D1-1M	#18-05 C1-1	#18-06 A2
#17-01 B1-1	#17-02 B2A	#17-03 D1-1	#17-04 D1-1M	#17-05 C1-1	#17-06 A2
#16-01 B1-1	#16-02 B2A	#16-03 D1-1	#16-04 D1-1M	#16-05 C1-1	#16-06 A2
#15-01 B1-1	#15-02 B2A	#15-03 D1-1	#15-04 D1-1M	#15-05 C1-1	#15-06 A2
#14-01 B1-1	#14-02 B2A	#14-03 D1-1	#14-04 D1-1M	#14-05 C1-1	#14-06 A2
#13-01 B1-1	#13-02 B2A	#13-03 D1-1	#13-04 D1-1M	#13-05 C1-1	#13-06 A2
#12-01 B1-1	#12-02 B2A	#12-03 D1-1	#12-04 D1-1M	#12-05 C1-1	#12-06 A2
#11-01 B1-1	#11-02 B2A	#11-03 D1-1	#11-04 D1-1M	#11-05 C1-1	#11-06 A2
#10-01 B1-1	#10-02 B2A	#10-03 D1-1	#10-04 D1-1M	#10-05 C1-1	#10-06 A2
#09-01 B1-1	#09-02 B2A	#09-03 D1-1	#09-04 D1-1M	#09-05 C1-1	#09-06 A2
#08-01 B1-1	#08-02 B2A	#08-03 D1-1	#08-04 D1-1M	#08-05 C1-1	#08-06 A2
FACILITY					

L7

P6M

P5 & P6

P3 & P4

P2

P1M

P1

UG

G

TOWER 2

ROOF/ M&E SERVICES							
#42-01 B5	#42-02 B14	#42-03 A7	#42-04 A6	#42-05 A6M	#42-06 A7M	#42-07 B14M	#42-08 B5A
#41-01 B5	#41-02 B14	#41-03 A7	#41-04 A6	#41-05 A6M	#41-06 A7M	#41-07 B14M	#41-08 B5A
#40-01 B5	#40-02 B14	#40-03 A7	#40-04 A6	#40-05 A6M	#40-06 A7M	#40-07 B14M	#40-08 B5A
#39-01 B5	#39-02 B14	#39-03 A7	#39-04 A6	#39-05 A6M	#39-06 A7M	#39-07 B14M	#39-08 B5A
#38-01 B5	#38-02 B14	#38-03 A7	#38-04 A6	#38-05 A6M	#38-06 A7M	#38-07 B14M	#38-08 B5A
#37-01 B5	#37-02 B14	#37-03 A7	#37-04 A6	#37-05 A6M	#37-06 A7M	#37-07 B14M	#37-08 B5A
#36-01 B5	#36-02 B14	#36-03 A7	#36-04 A6	#36-05 A6M	#36-06 A7M	#36-07 B14M	#36-08 B5A
#35-01 B5	#35-02 B14	#35-03 A7	#35-04 A6	#35-05 A6M	#35-06 A7M	#35-07 B14M	#35-08 B5A
#34-01 B5	#34-02 B14	#34-03 A7	#34-04 A6	#34-05 A6M	#34-06 A7M	#34-07 B14M	#34-08 B5A
#33-01 B5	#33-02 B14	#33-03 A7	#33-04 A6	#33-05 A6M	#33-06 A7M	#33-07 B14M	#33-08 B5A
#32-01 B5	#32-02 B14	#32-03 A7	#32-04 A6	#32-05 A6M	#32-06 A7M	#32-07 B14M	#32-08 B5A
#31-01 B5	#31-02 B14	#31-03 A7	#31-04 A6	#31-05 A6M	#31-06 A7M	#31-07 B14M	#31-08 B5A
#30-01 B5	#30-02 B14	#30-03 A7	#30-04 A6	#30-05 A6M	#30-06 A7M	#30-07 B14M	#30-08 B5A
#29-01 B5	#29-02 B14	#29-03 A7	#29-04 A6	#29-05 A6M	#29-06 A7M	#29-07 B14M	#29-08 B5A
#28-01 B5	#28-02 B14	#28-03 A7	#28-04 A6	#28-05 A6M	#28-06 A7M	#28-07 B14M	#28-08 B5A
#27-01 B5	#27-02 B14	#27-03 A7	#27-04 A6	#27-05 A6M	#27-06 A7M	#27-07 B14M	#27-08 B5A
#26-01 B5	#26-02 B14	#26-03 A7	#26-04 A6	#26-05 A6M	#26-06 A7M	#26-07 B14M	#26-08 B5A
SKY TERRACE				#25-05 A6M	#25-06 A7M	#25-07 B14M	#25-08 B5A
				#24-05 A6M	#24-06 A7M	#24-07 B14M	#24-08 B5A
#23-01 B5	#23-02 B14	#23-03 A7	#23-04 A6	#23-05 A6M	#23-06 A7M	#23-07 B14M	#23-08 B5A
#22-01 B5	#22-02 B14	#22-03 A7	#22-04 A6	#22-05 A6M	#22-06 A7M	#22-07 B14M	#22-08 B5A
#21-01 B5	#21-02 B14	#21-03 A7	#21-04 A6	#21-05 A6M	#21-06 A7M	#21-07 B14M	#21-08 B5A
#20-01 B5	#20-02 B14	#20-03 A7	#20-04 A6	#20-05 A6M	#20-06 A7M	#20-07 B14M	#20-08 B5A
#19-01 B5	#19-02 B14	#19-03 A7	#19-04 A6	#19-05 A6M	#19-06 A7M	#19-07 B14M	#19-08 B5A
#18-01 B5	#18-02 B14	#18-03 A7	#18-04 A6	#18-05 A6M	#18-06 A7M	#18-07 B14M	#18-08 B5A
#17-01 B5	#17-02 B14	#17-03 A7	#17-04 A6	#17-05 A6M	#17-06 A7M	#17-07 B14M	#17-08 B5A
#16-01 B5	#16-02 B14	#16-03 A7	#16-04 A6	#16-05 A6M	#16-06 A7M	#16-07 B14M	#16-08 B5A
#15-01 B5	#15-02 B14	#15-03 A7	#15-04 A6	#15-05 A6M	#15-06 A7M	#15-07 B14M	#15-08 B5A
#14-01 B5	#14-02 B14	#14-03 A7	#14-04 A6	#14-05 A6M	#14-06 A7M	#14-07 B14M	#14-08 B5A
#13-01 B5	#13-02 B14	#13-03 A7	#13-04 A6	#13-05 A6M	#13-06 A7M	#13-07 B14M	#13-08 B5A
#12-01 B5	#12-02 B14	#12-03 A7	#12-04 A6	#12-05 A6M	#12-06 A7M	#12-07 B14M	#12-08 B5A
#11-01 B5	#11-02 B14	#11-03 A7	#11-04 A6	#11-05 A6M	#11-06 A7M	#11-07 B14M	#11-08 B5A
#10-01 B5	#10-02 B14	#10-03 A7	#10-04 A6	#10-05 A6M	#10-06 A7M	#10-07 B14M	#10-08 B5A
#09-01 B5	#09-02 B14	#09-03 A7	#09-04 A6	#09-05 A6M	#09-06 A7M	#09-07 B14M	#09-08 B5A
#08-01 B5	#08-02 B14	#08-03 A7	#08-04 A6	#08-05 A6M	#08-06 A7M	#08-07 B14M	#08-08 B5A
FACILITY							

UTILITIES SERVICES

PODIUM CARPARK

PODIUM CARPARK

PODIUM CARPARK

RETAIL

RETAIL

TOWER 1

ROOF/ M&E SERVICES							
#40-01 B3	#40-02 B10	#40-03 B11	#40-04 A5	#40-05 A8	#40-06 B7	#40-07 A4	
#39-01 B3	#39-02 B10	#39-03 B11	#39-04 A5	#39-05 A8	#39-06 B7	#39-07 A4	
#38-01 B3	#38-02 B10	#38-03 B11	#38-04 A5	#38-05 A8	#38-06 B7	#38-07 A4	
#37-01 B3	#37-02 B10	#37-03 B11	#37-04 A5	#37-05 A8	#37-06 B7	#37-07 A4	
#36-01 B3	#36-02 B10	#36-03 B11	#36-04 A5	#36-05 A8	#36-06 B7	#36-07 A4	
#35-01 B3	#35-02 B10	#35-03 B11	#35-04 A5	#35-05 A8	#35-06 B7	#35-07 A4	
#34-01 B3	#34-02 B10	#34-03 B11	#34-04 A5	#34-05 A8	#34-06 B7	#34-07 A4	
#33-01 B3	#33-02 B10	#33-03 B11	#33-04 A5	#33-05 A8	#33-06 B7	#33-07 A4	
#32-01 B3	#32-02 B10	#32-03 B11	#32-04 A5	#32-05 A8	#32-06 B7	#32-07 A4	
#31-01 B3	#31-02 B10	#31-03 B11	#31-04 A5	#31-05 A8	#31-06 B7	#31-07 A4	
#30-01 B3	#30-02 B10	#30-03 B11	#30-04 A5	#30-05 A8	#30-06 B7	#30-07 A4	
#29-01 B3	#29-02 B10	#29-03 B11	#29-04 A5	#29-05 A8	#29-06 B7	#29-07 A4	
#28-01 B3	#28-02 B10	#28-03 B11	#28-04 A5	#28-05 A8	#28-06 B7	#28-07 A4	
#27-01 B3	#27-02 B10	#27-03 B11	#27-04 A5	#27-05 A8	#27-06 B7	#27-07 A4	
#26-01 B3	#26-02 B10	#26-03 B11	#26-04 A5	#26-05 A8	#26-06 B7	#26-07 A4	
#25-01 B3	#25-02 B10	#25-03 B11	#25-04 A5	#25-05 A8	#25-06 B7	#25-07 A4	
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#23-01 B3	#23-02 B10	#23-03 B11					
#22-01 B3	#22-02 B10	#22-03 B11		#22-04 A5	#22-05 A8	#22-06 B7	#22-07 A4
#21-01 B3	#21-02 B10	#21-03 B11	#21-04 A5	#21-05 A8	#21-06 B7	#21-07 A4	
#20-01 B3	#20-02 B10	#20-03 B11	#20-04 A5	#20-05 A8	#20-06 B7	#20-07 A4	
#19-01 B3	#19-02 B10	#19-03 B11	#19-04 A5	#19-05 A8	#19-06 B7	#19-07 A4	
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#17-01 B3	#17-02 B10	#17-03 B11	#17-04 A5	#17-05 A8	#17-06 B7	#17-07 A4	
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#10-01 B3	#10-02 B10	#10-03 B11	#10-04 A5	#10-05 A8	#10-06 B7	#10-07 A4	
#09-01 B3	#09-02 B10	#09-03 B11	#09-04 A5	#09-05 A8	#09-06 B7	#09-07 A4	
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FACILITY							

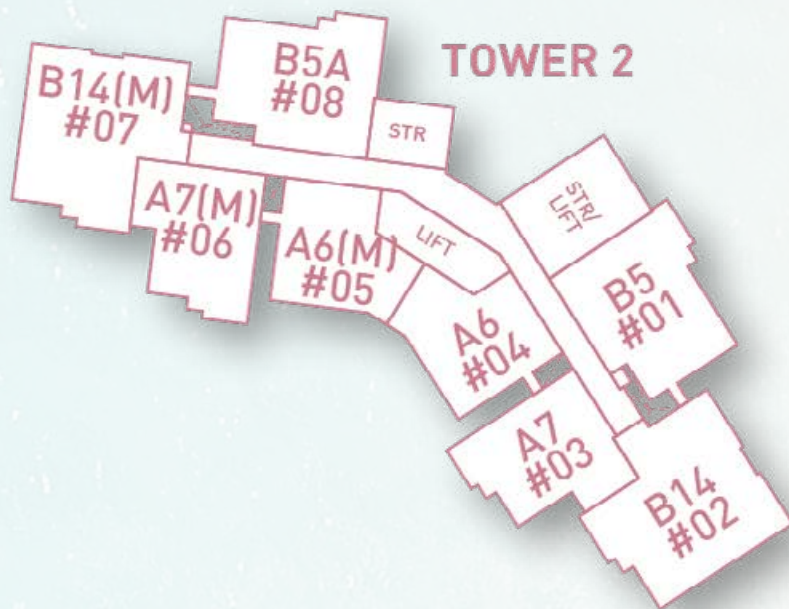
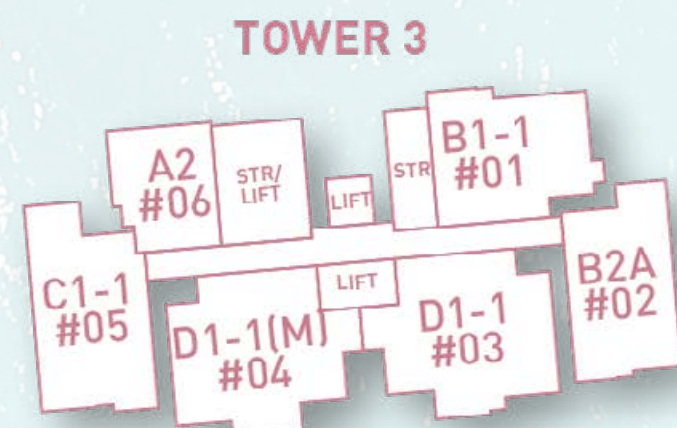
Typical Floor Plan



FLORIAN
RESIDENCES

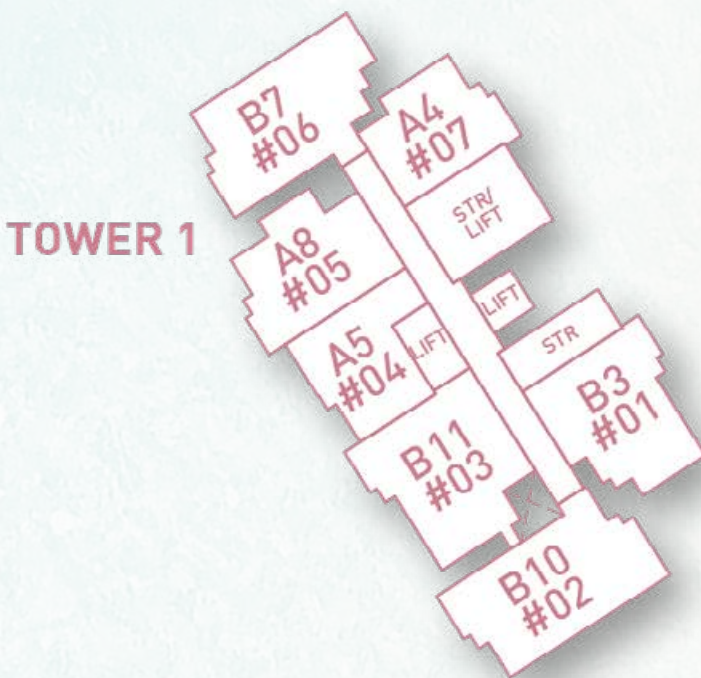
TOWER 1 - 3

Persiaran Abu Bakar Sultan



Not drawn to scale. The unit number is an indicative number only and does not represent the house numbering in the actual address.

***Built-up Area Conversion Rate:**
1 sq m = 10.7639 sq ft
(Rounded to the nearest whole number)



Straits of Johor



FLORIAN
RESIDENCES

TOWER 1 - 3

Tower 1 – Typical Unit Plan

TYPE A5

55 sq. m.
≈592 sq. ft.
1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
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Tower 2
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Building
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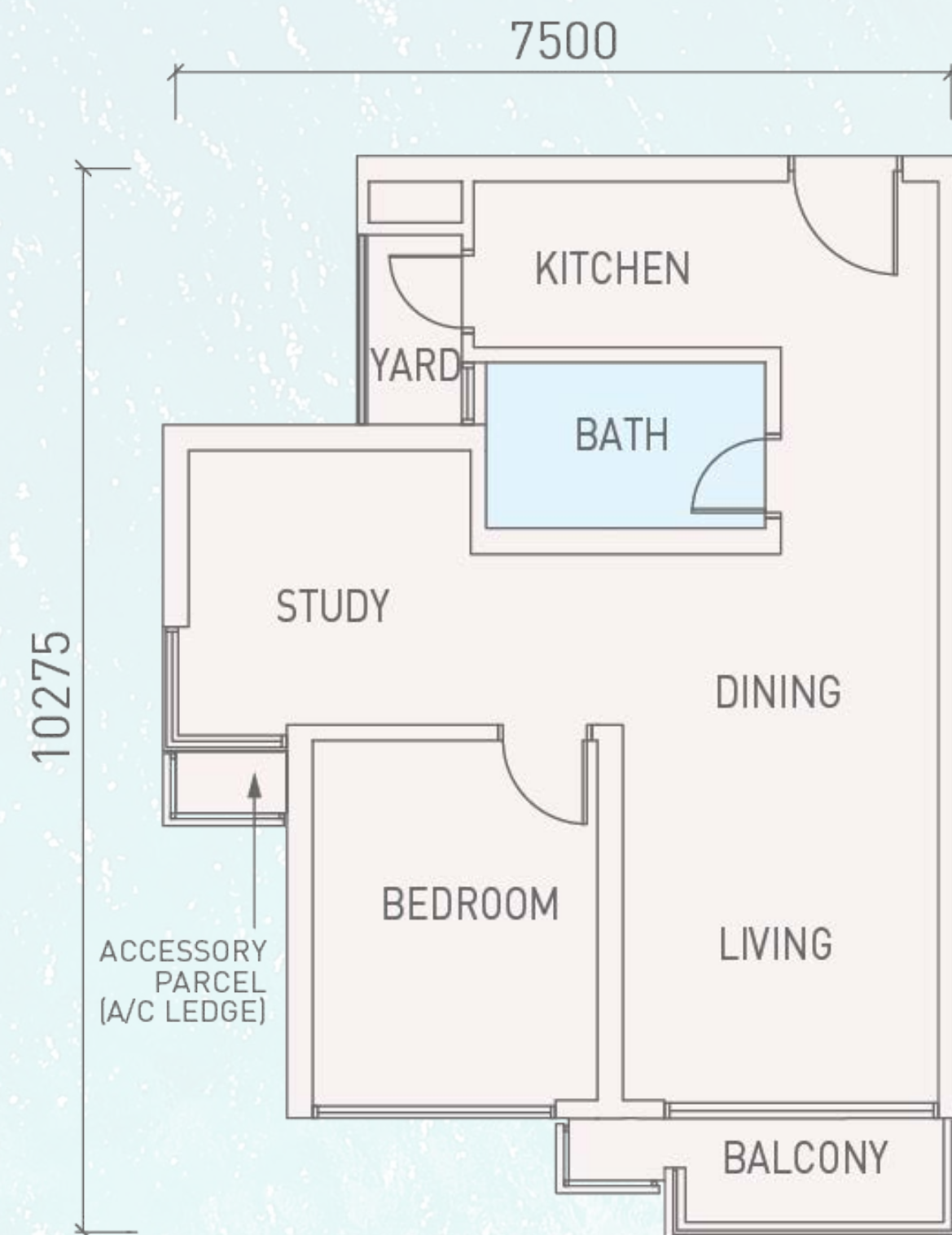


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE A8

65 sq. m.
≈700 sq. ft.
1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Building
Description



FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B7

80 sq. m.

≈861 sq. ft.

2+1 Rooms, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Unit Plan

Tower 3
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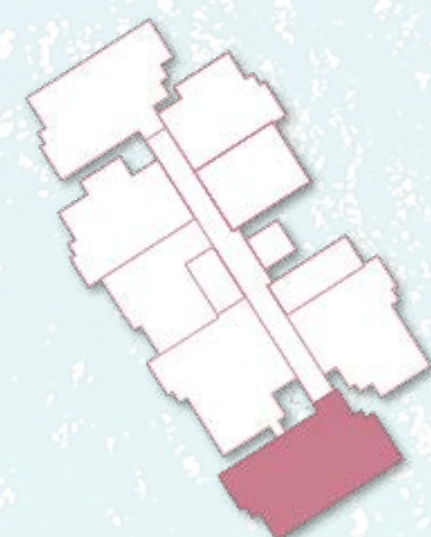


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B10

83 sq. m.
≈893 sq. ft.
2 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
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Tower 2
Unit Plan

Tower 3
Unit Plan

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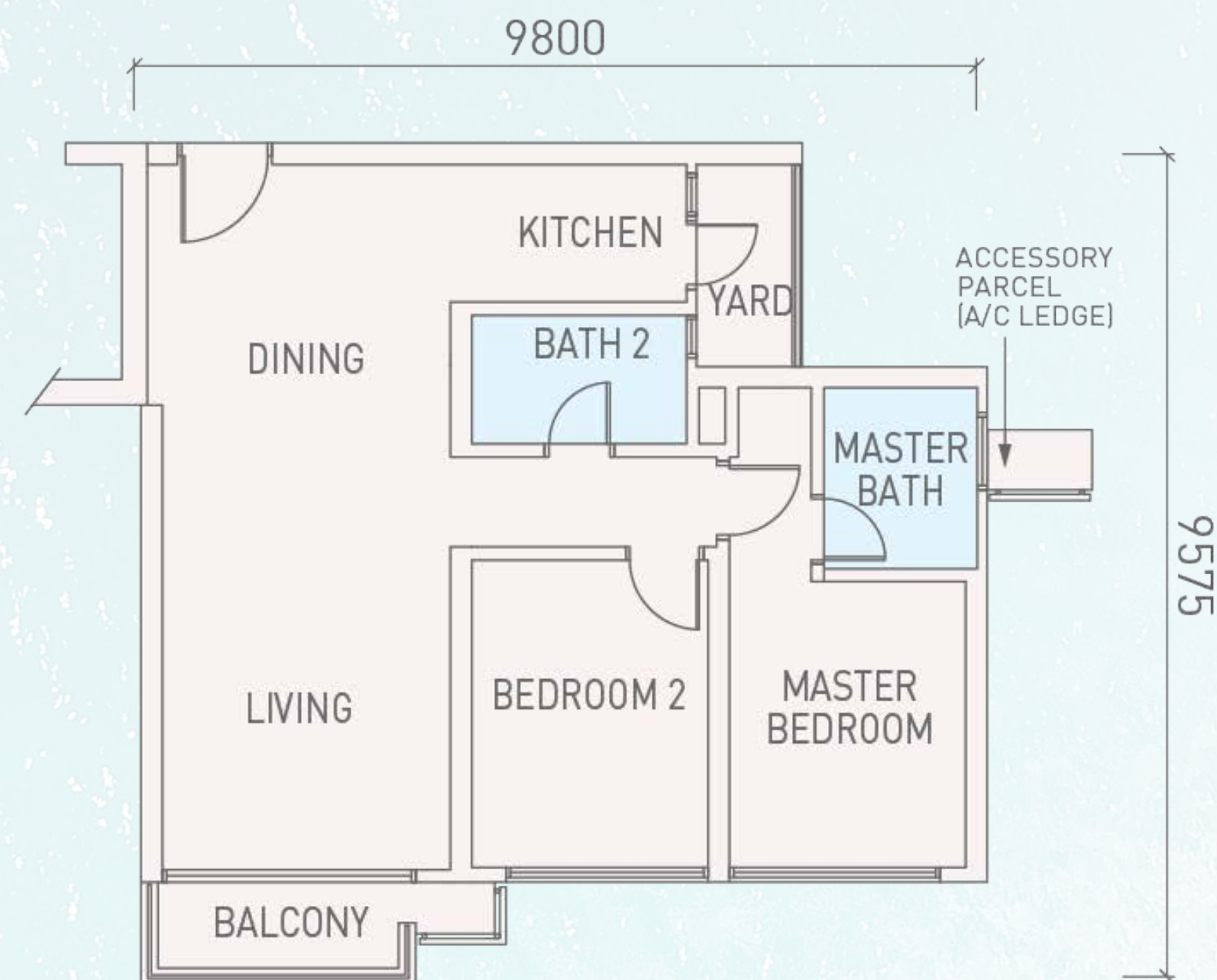
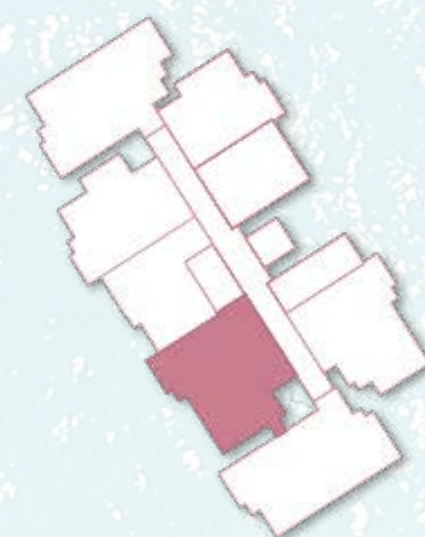


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B11

81 sq. m.
≈872 sq. ft.
2 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Tower 3
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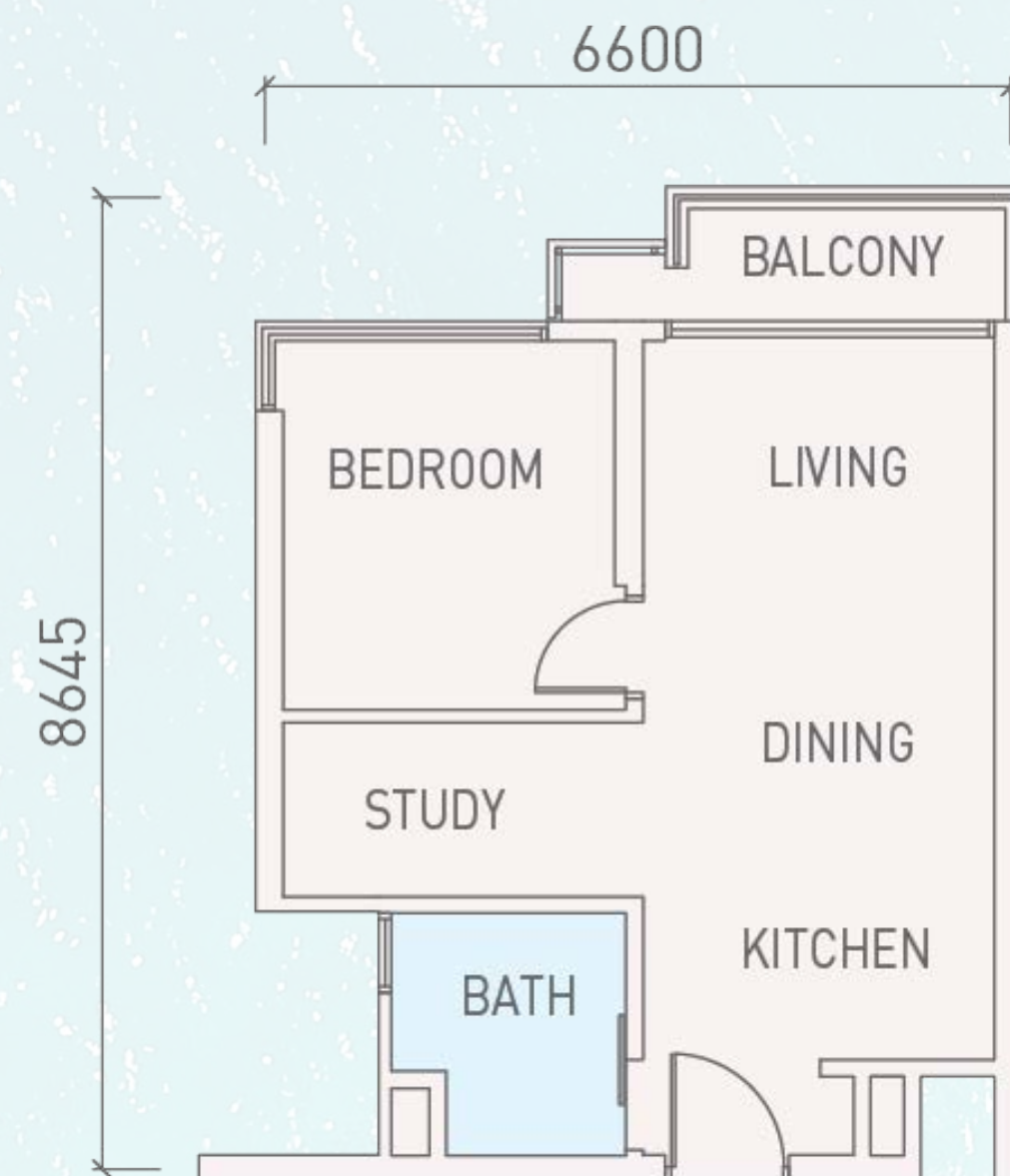


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE A4

50 sq. m.
≈538 sq. ft.
1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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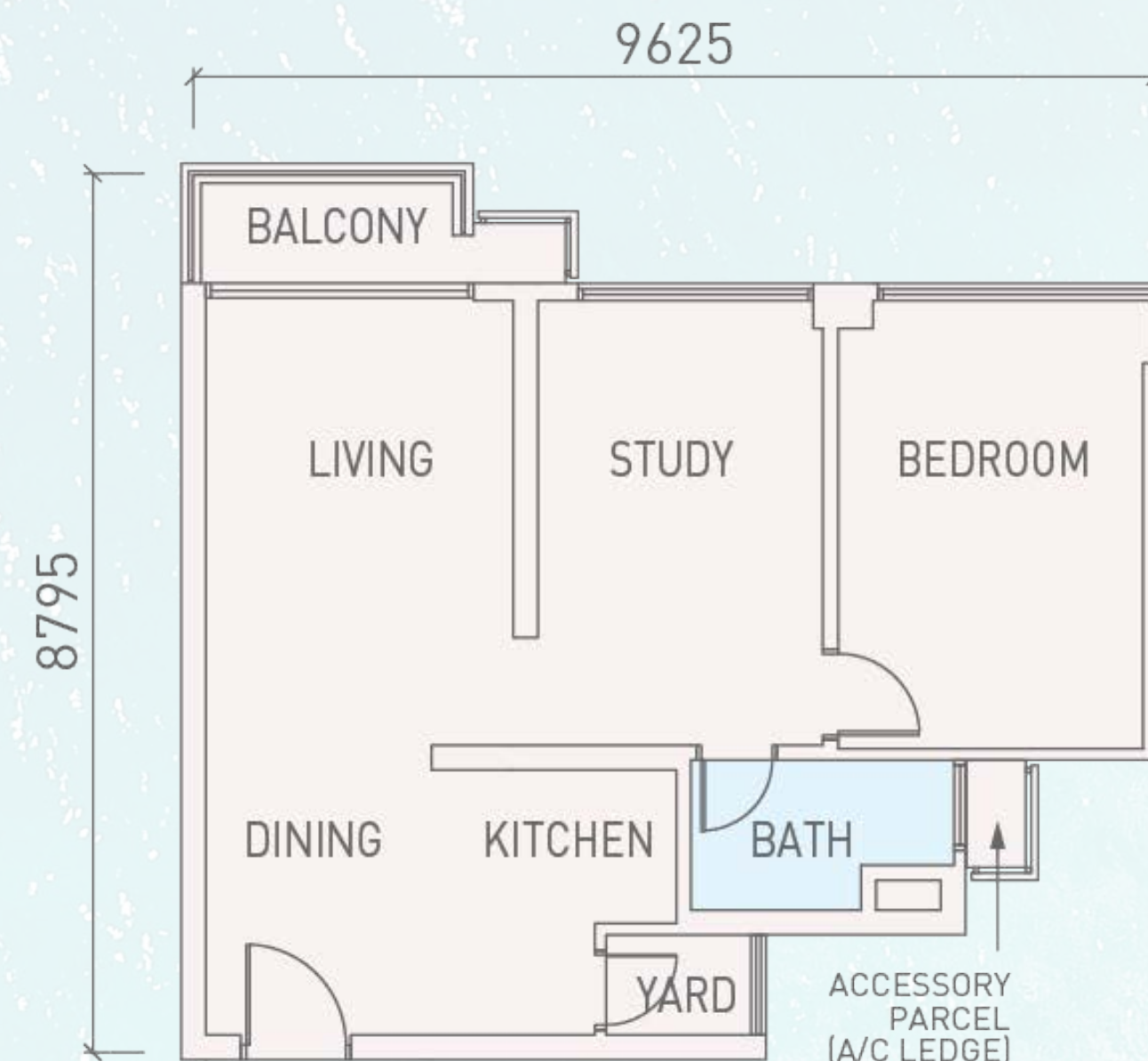


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B3

70 sq. m.
≈753 sq. ft.
1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Tower 2
Unit Plan

Tower 3
Unit Plan

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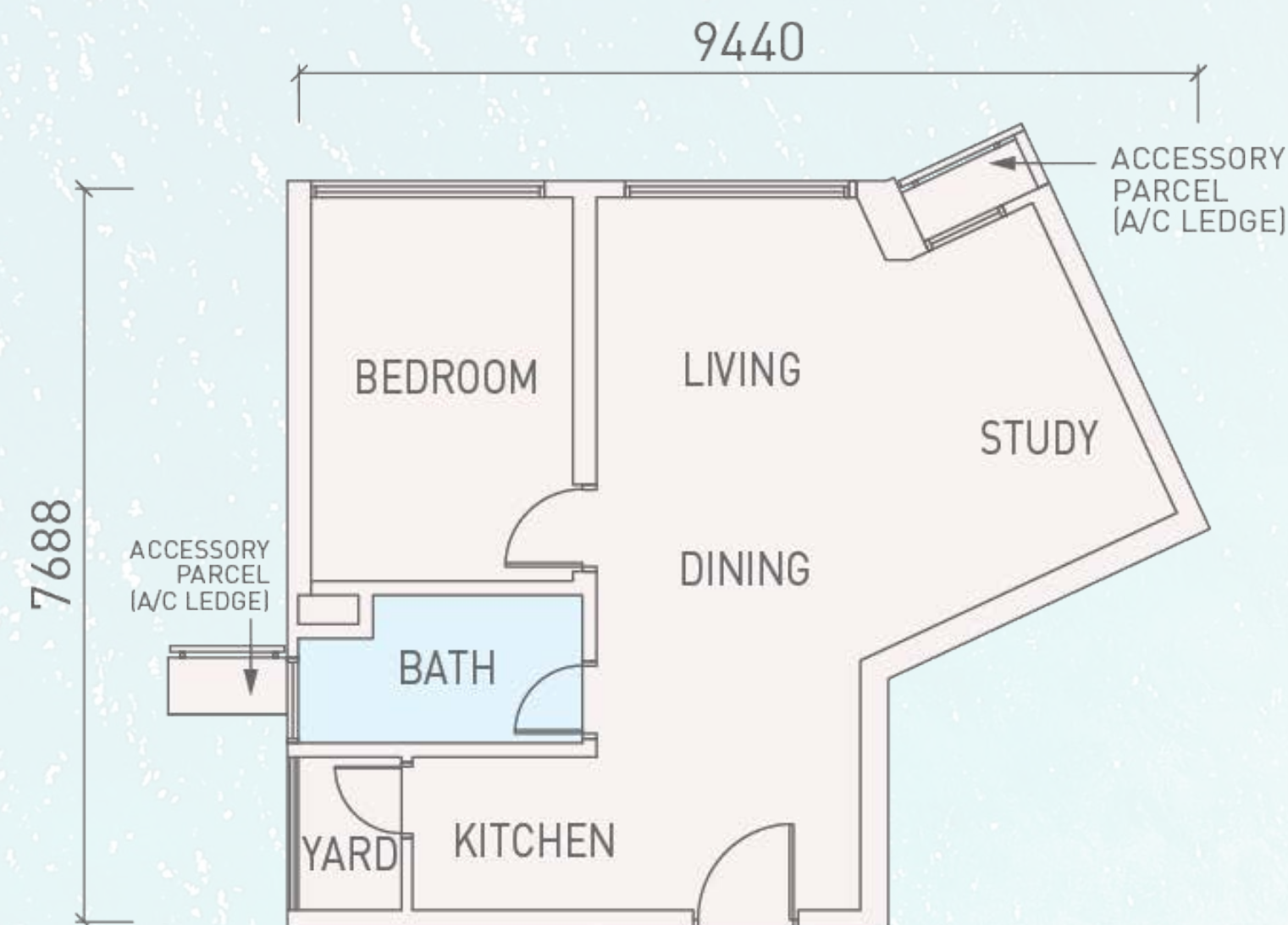
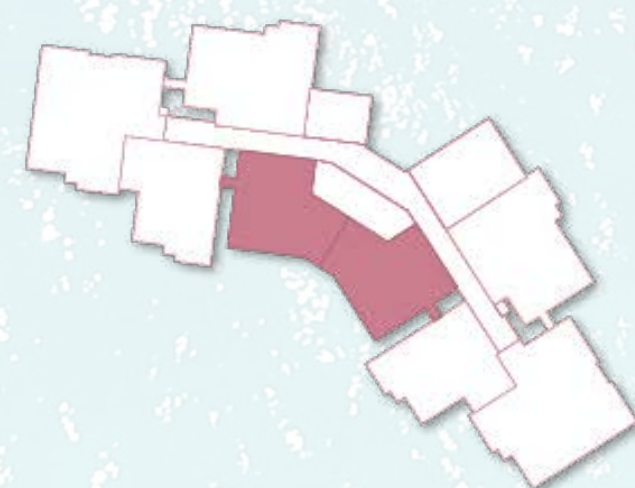


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE A6

60 sq. m.
≈646 sq. ft.
1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
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Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description



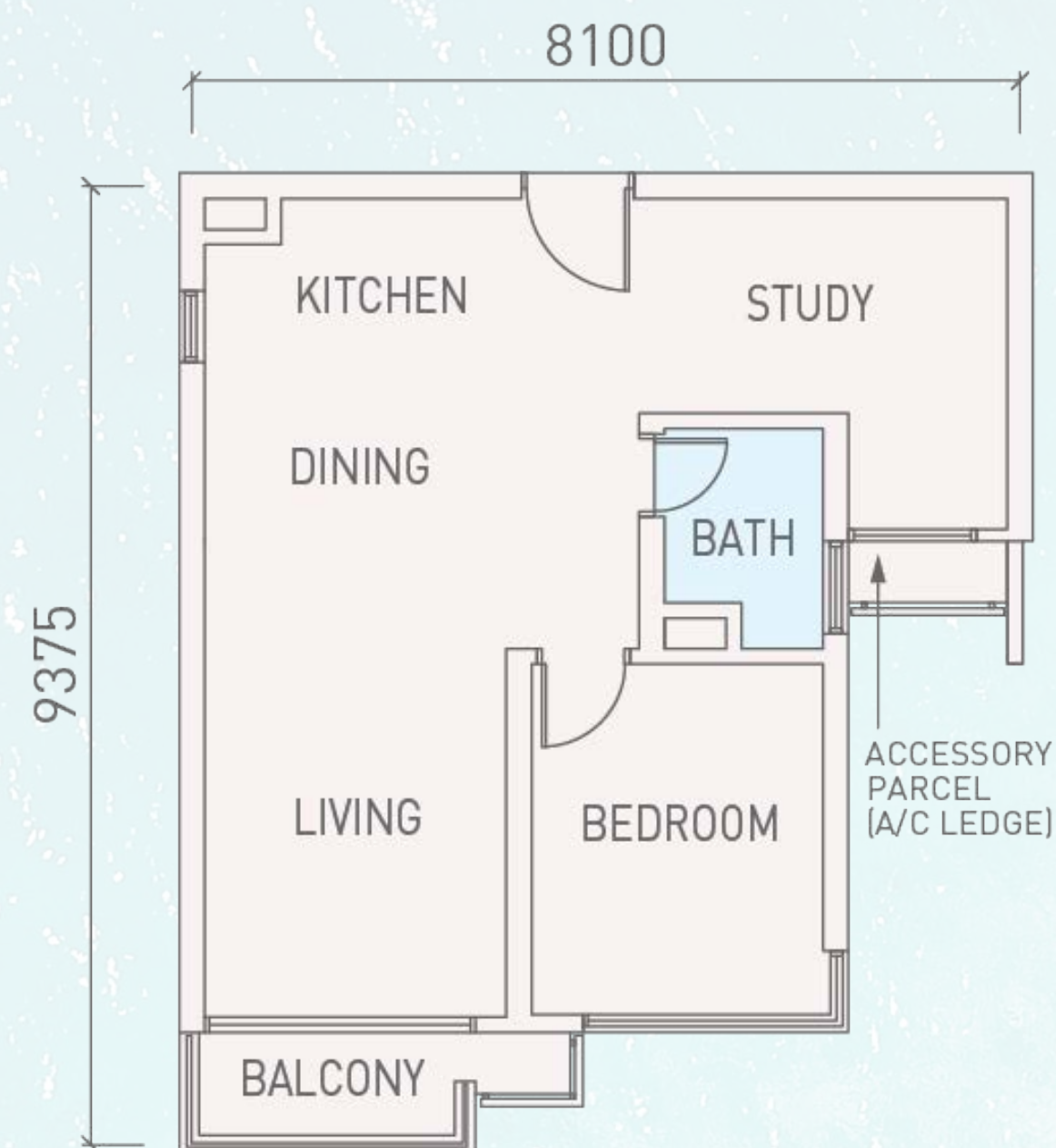
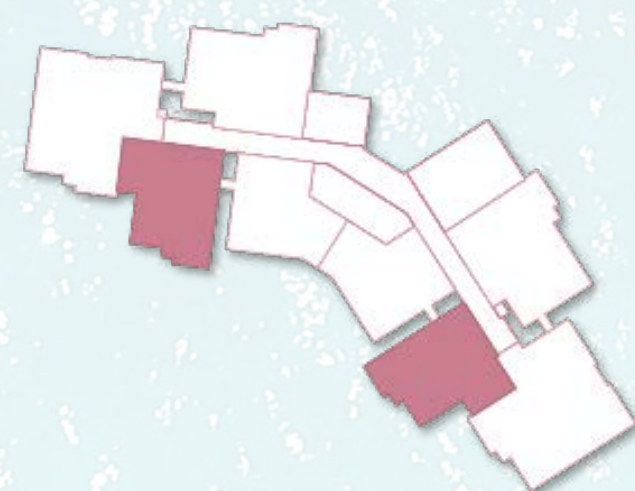
FLORIAN
RESIDENCES

TOWER 1 - 3

Tower 2 – Typical Unit Plan

TYPE A7

63 sq. m.
≈678 sq. ft.
1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
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Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description

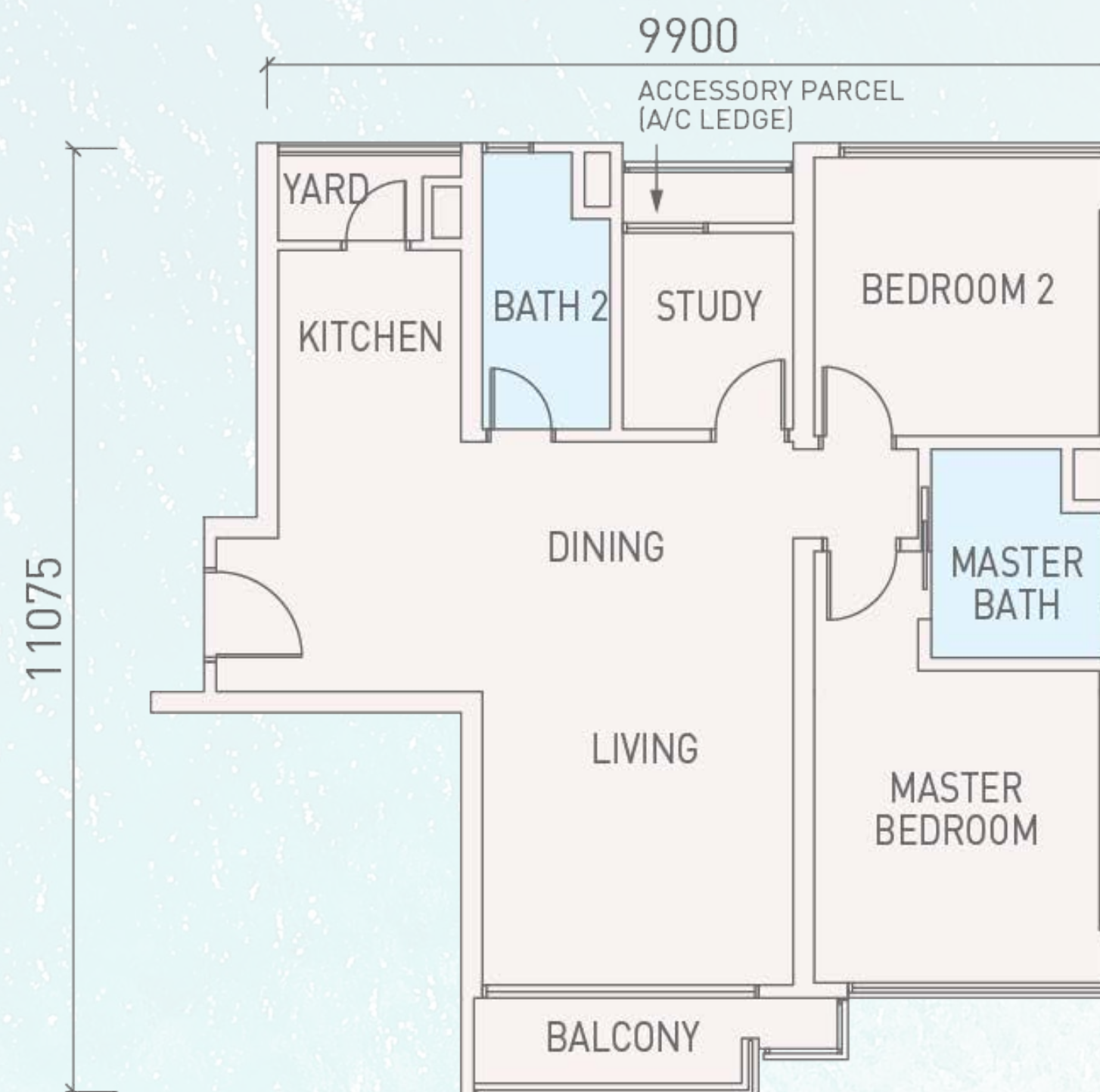
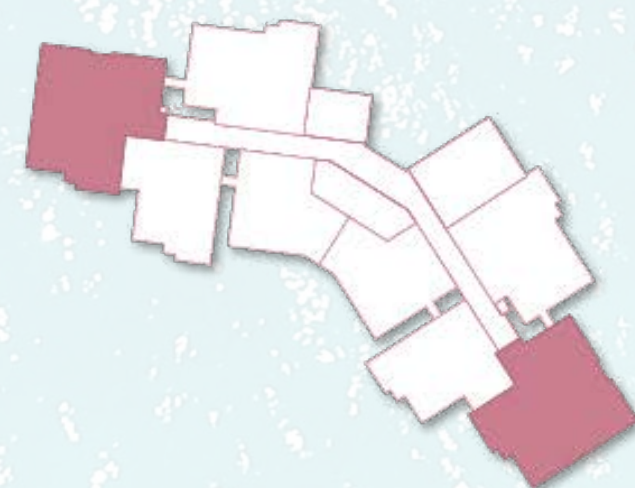


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B14

96 sq. m.
≈1,033 sq. ft.
2+1 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
Floor Plan

Tower 1
Unit Plan

Tower 2
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Description

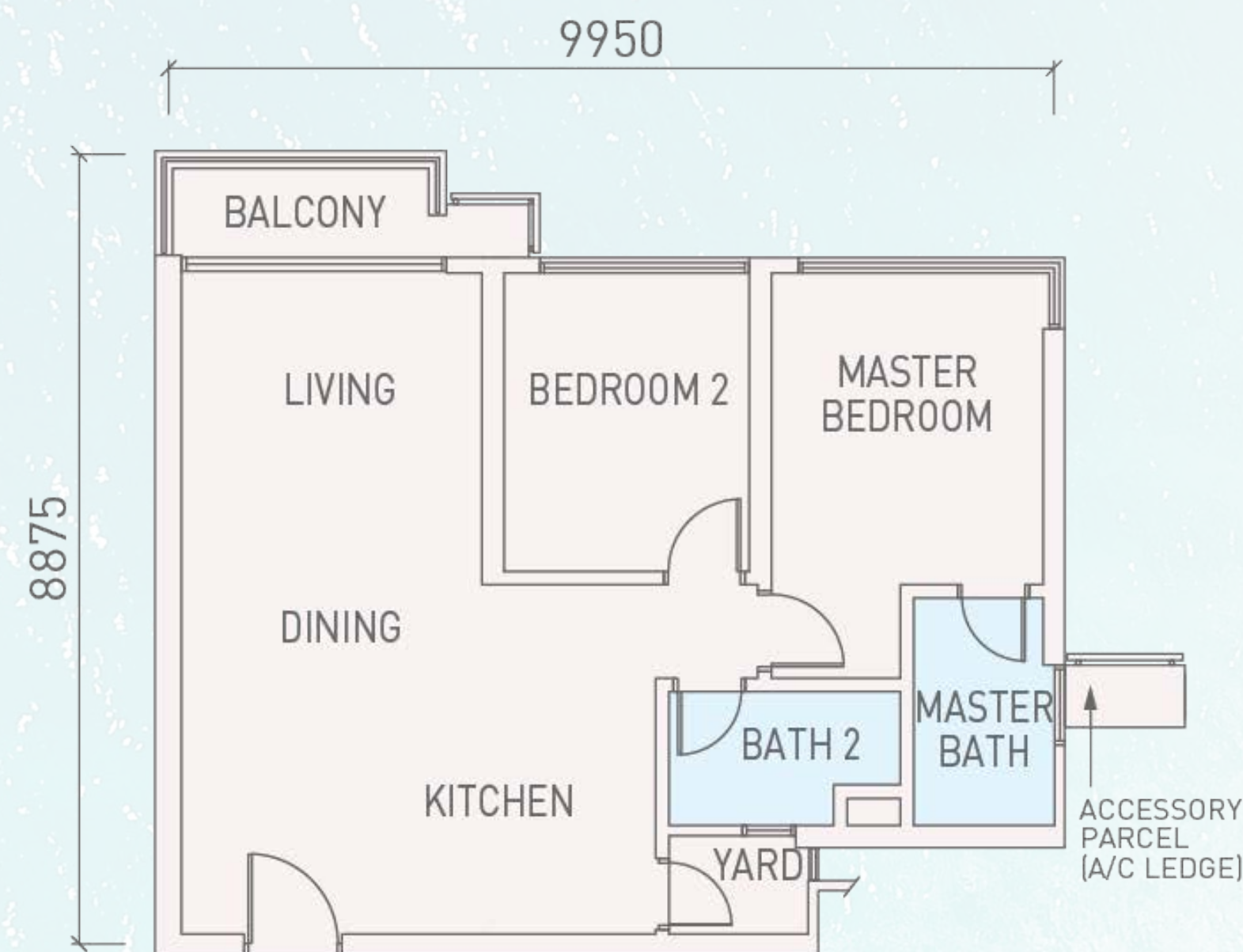
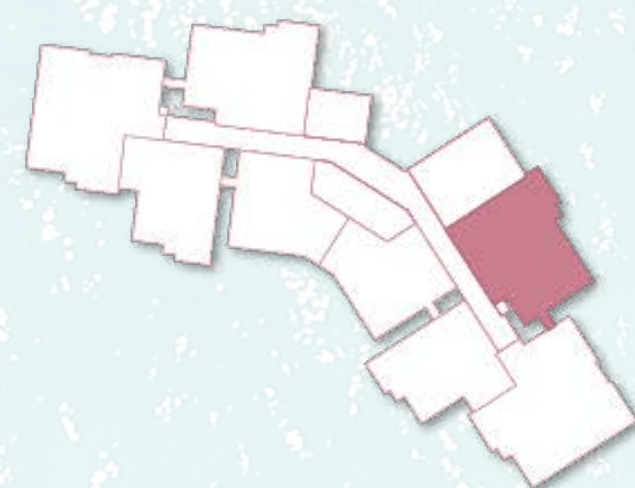


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B5

79 sq. m.
≈850 sq. ft.
2 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
Floor Plan

Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description

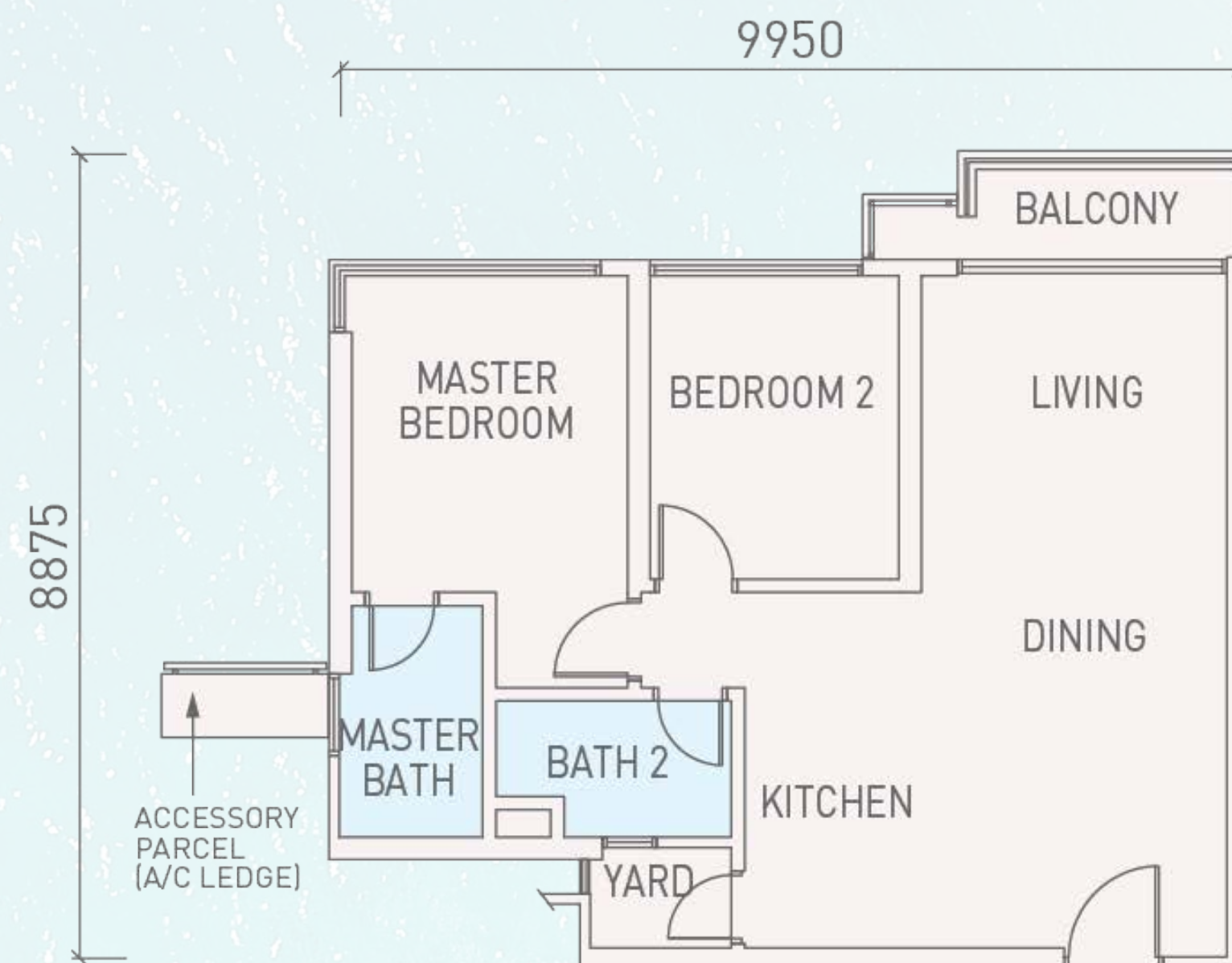
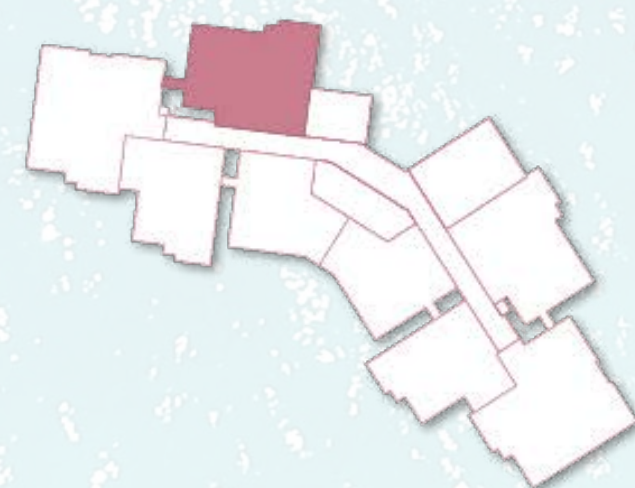


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B5A

79 sq. m.
≈850 sq. ft.
2 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
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Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description



FLORIAN
RESIDENCES

TOWER 1 - 3

Tower 3 – Typical Unit Plan

TYPE B2A

75 sq. m.
≈807 sq. ft.
1 Room, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
Floor Plan

Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description



FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE C1-1

86 sq. m.
≈926 sq. ft.
2+1 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Typical
Floor Plan

Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
Description



FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE D1-1

100 sq. m.
≈1,076 sq. ft.
2+1 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Tower 3
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Building
Description



FLORIAN
RESIDENCES

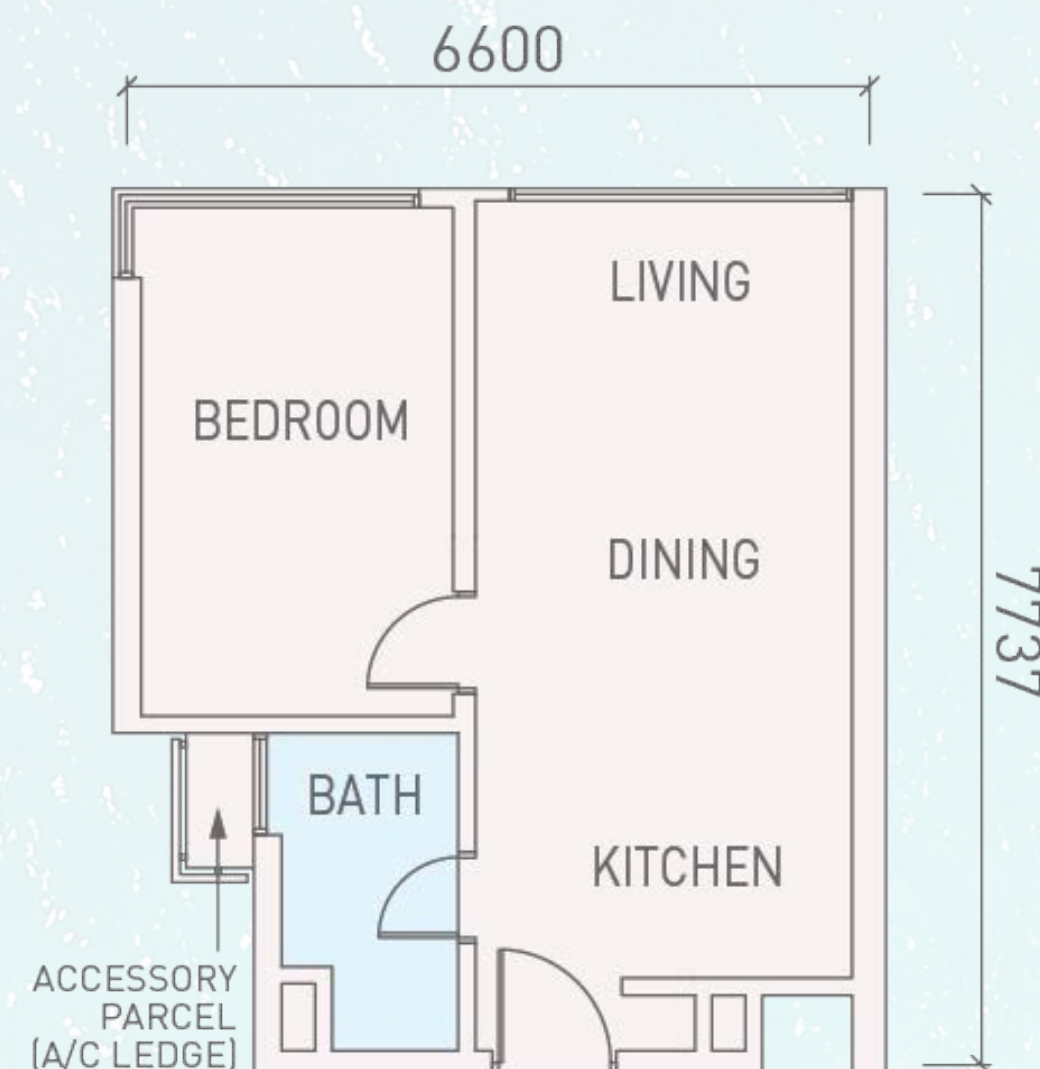
TOWER 1 - 3

TYPE A2

47 sq. m.

≈506 sq. ft.

1 Room, 1 Bath



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Tower 2
Unit Plan

Tower 3
Unit Plan

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Description

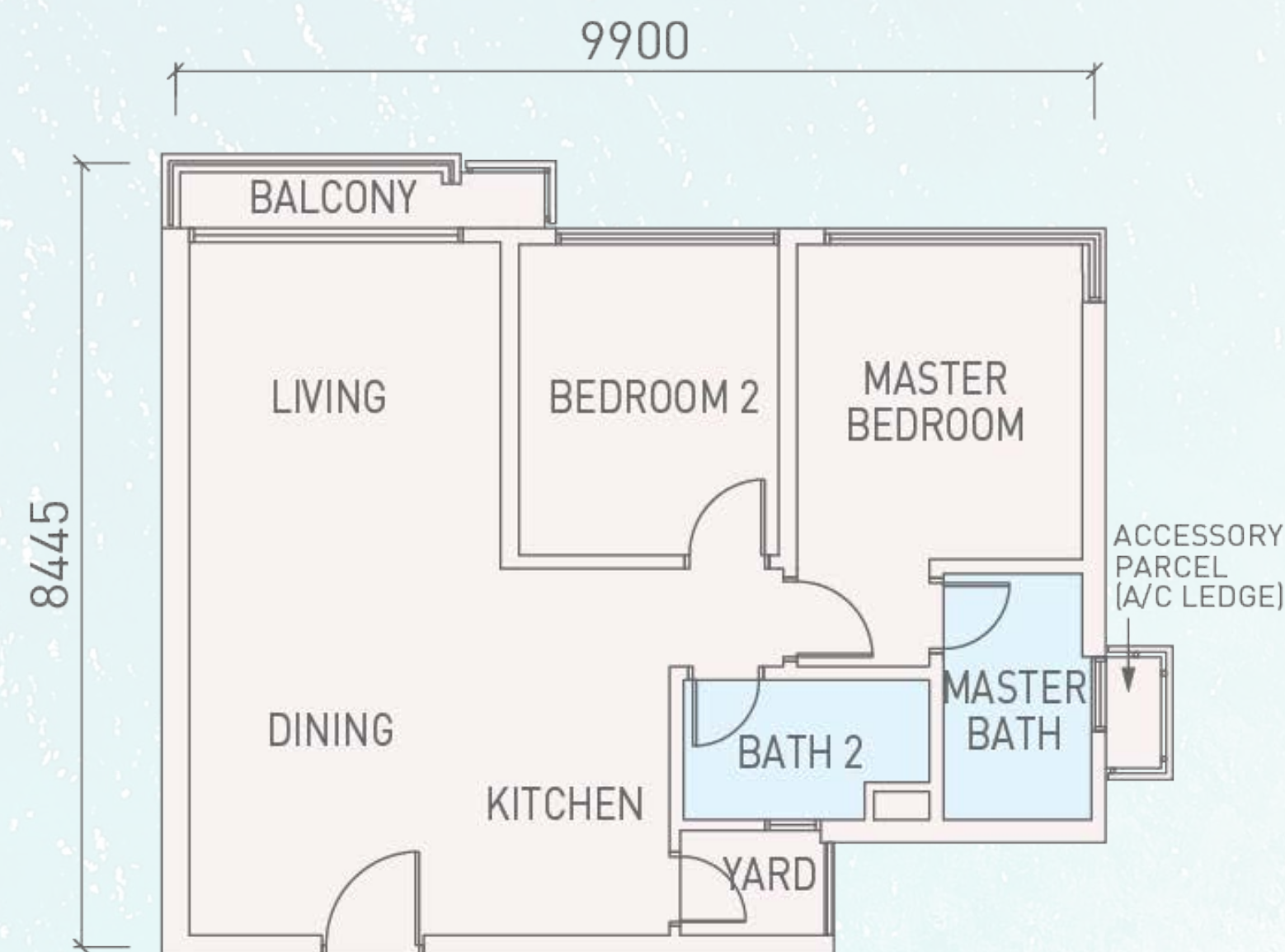


FLORIAN
RESIDENCES

TOWER 1 - 3

TYPE B1-1

77 sq. m.
≈829 sq. ft.
2 Rooms, 2 Baths



Click to view unit plan

Tower 1	Tower 2	Tower 3
A4	A6	A2
A5	A6 (M)	B1-1
A8	A7	B2A
B3	A7 (M)	C1-1
B7	B5	D1-1
B10	B5A	D1-1 (M)
B11	B14	
	B14 (M)	

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Unit Plan

Tower 3
Unit Plan

Building
Description

Building Description

Structure

Reinforced Concrete Structure

Wall

Reinforced Concrete Wall / Brick Wall / Light Weight Block Wall

Roof Framing

Reinforced Concrete Flat Roof

Ceiling

Skim Coat / Plaster Ceiling

Windows

Aluminium Frame Glass Window

Doors

Metal Frame Timber Door

Aluminium Frame Glass Door

Ironmongery

Quality Locksets

Wall Finishes

- Kitchen : Wall Tiles Height as per BP / Plaster / Skim Coat with Emulsion Paint
- Bathroom : Full Height Tiles till Ceiling Level
- Internal : Plaster / Skim Coat with Emulsion Paint
- External : Weather Resistant Paint

Floor Finishes

All Types

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

	Type																
	A2	A4	A5	A6 / A6(M)	A7 / A7(M)	A8	B1-1	B2A	B3	B5	B5A	B7	B10	B11	B14 / B14(M)	C1-1	D1-1 / D1-1 (M)
Sanitary and Plumbing Fittings																	
Kitchen Sink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Wash Basin	1	1	1	1	1	1	2	2	1	2	2	1	2	2	2	2	2
Shower Rose	1	1	1	1	1	1	2	2	1	2	2	1	2	2	2	2	2
W.C.	1	1	1	1	1	1	2	2	1	2	2	1	2	2	2	2	2
Bib Tap	1	1	1	1	1	1	2	2	1	2	2	1	2	2	2	2	2
Washing Machine Tap	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Electrical Installation																	
Lighting Point	5	8	8	9	9	10	12	12	11	12	12	10	13	12	12	13	11
Power Point (Include 13A/15A)	10	9	11	13	11	12	14	12	12	11	11	14	13	13	15	13	12
Ceiling Fan Point	2	2	2	2	2	2	3	2	2	3	3	3	3	3	3	3	3
TV Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Water Heater Point	1	1	1	1	1	1	2	2	1	2	2	1	2	2	2	2	2
Air-cond Point	2	3	2	2	3	3	3	3	3	3	3	4	3	3	4	4	4
Distribution Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Communication																	
Fibre Wall Socket Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



FLORIAN
RESIDENCES

TOWER 1 - 3

Storey
Chart

Typical
Floor Plan

Tower 1
Unit Plan

Tower 2
Unit Plan

Tower 3
Unit Plan

Building
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APDL

APDL

- Developer : MB World Properties Sdn. Bhd.
- Property Type : Serviced Apartment
- Developer's License No. : 30688/02-2029/0030(N)
- Validity : 2 Feb 2024 - 1 Feb 2029
- Advertisement & Sale Permit No. : 30688-1/06-2027/0483(A)-(S)
- Validity : 4 Jun 2024 - 3 Jun 2027
- Building Plans Approving Authority: Majlis Bandaraya Johor Bahru
- Building Plans Approval No. : MBBJ/U/2019/14/BGN/143 RP(11) & MBBJ/U/2019/14/BGN/142/RP(12)
- Expected Date of Completion : December 2027
- Land Tenure : Freehold
- Land Encumbrances : OCBC Bank (Malaysia) Berhad
- No. of Car Park : 1 - 2 Per Unit
- Total Units : [Tower 1 - 3] 704 Units; [Tower 4 - 6] 911 Units; [Tower 7 - 8] 388 Units
- Selling Price:
 - [Tower 1 - 3] 704 units of serviced apartments (37 levels): (Min.) RM520,000.00, (Max.) RM2,109,000.00;
 - [Tower 4 - 6] 911 units of serviced apartments (43 levels): (Min.) RM493,000.00, (Max.) RM1,056,000.00
 - [Tower 7 - 8] 388 units of serviced apartments (36 levels): (Min.) RM446,000.00, (Max.) RM1,931,000.00
- Sekatan-sekatan Kepentingan:
 1. Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan.
 2. 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.
 3. 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.

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FLORIAN
RESIDENCES

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Last updated on 2 October 2025