

PuteriCove
RESIDENCES & QUAYSIDE
PUTERI HARBOUR

Puteri Cove Residences, Puteri Harbour, Iskandar Puteri, Johor

Condo, Soho, Loft, Serviced Suites (Hotel) & Retail



Location Map

EDUCITY

International Universities, Colleges and Schools

- Marlborough College Malaysia
- Management Development Institute of Singapore (MDIS)
- Newcastle University Medicine Malaysia
- University of Reading, Malaysia
- University of Southampton, Malaysia

Technology Parks

- Raffles American School
- Raffles University Iskandar
- Multimedia University
- Khazanah Trust Schools
- International Student Village

MEDINI

- Pinewood Studios
- Gleneagles Hospital
- LEGOLAND

GERBANG

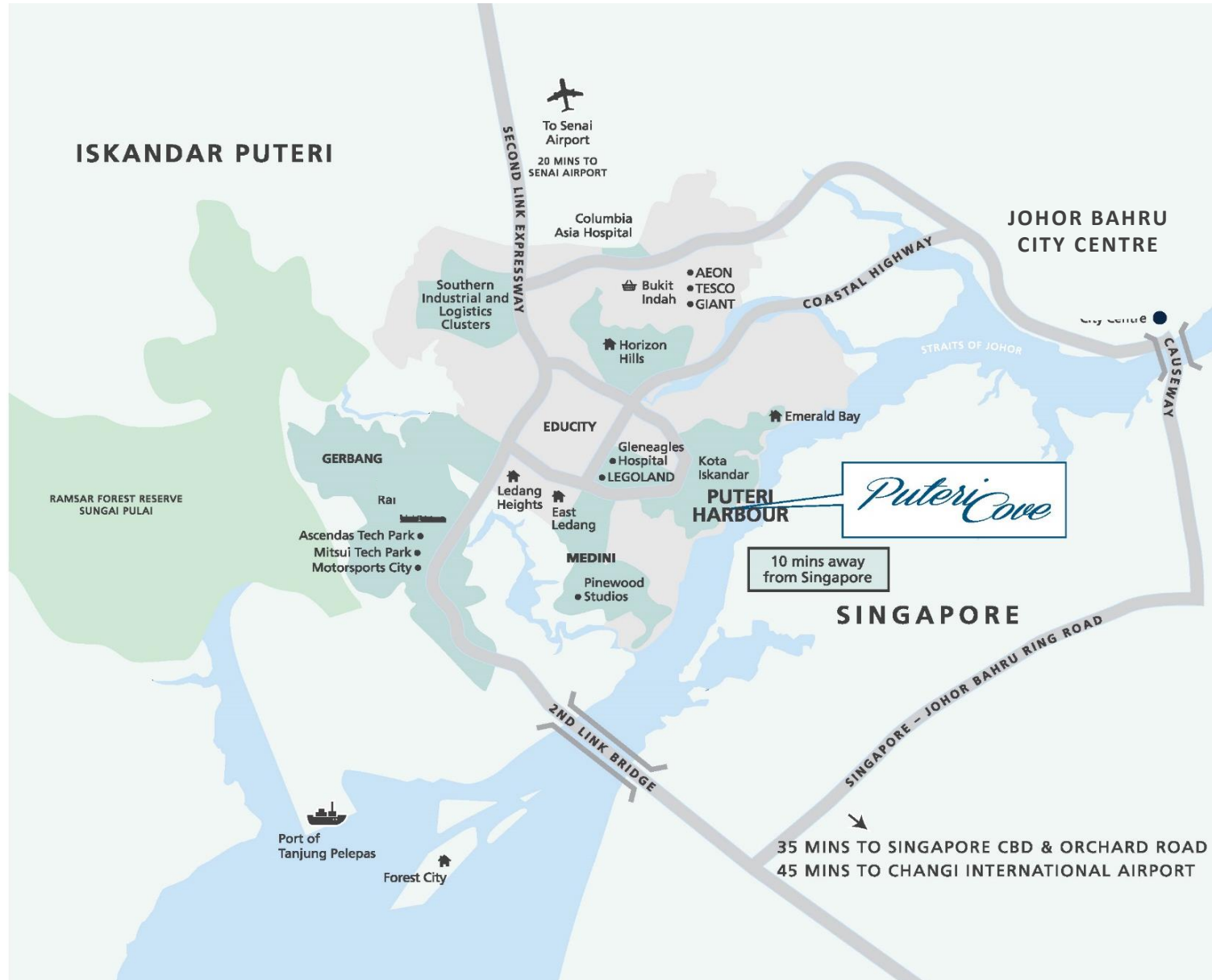
- Motorsports City
- High Speed Rail Station

SPORTS AND LEISURE

- Forest City and Country Club
- Horizon Hills Golf Club

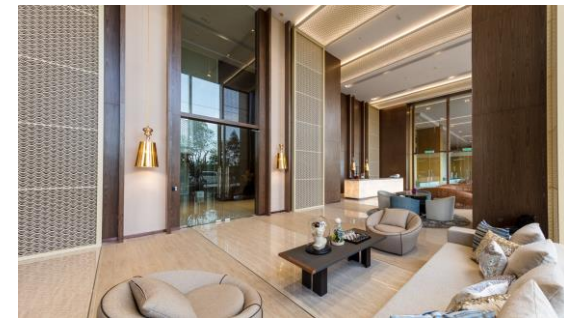
TECHNOLOGY PARKS

- Ascendas Tech Park
- Mitsui Tech Park
- Southern Industrial and Logistic Clusters



A Lush Resort Sanctuary – World Class Facilities

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Multiple Award-Winning Marina Front Luxury Mixed-Use Development

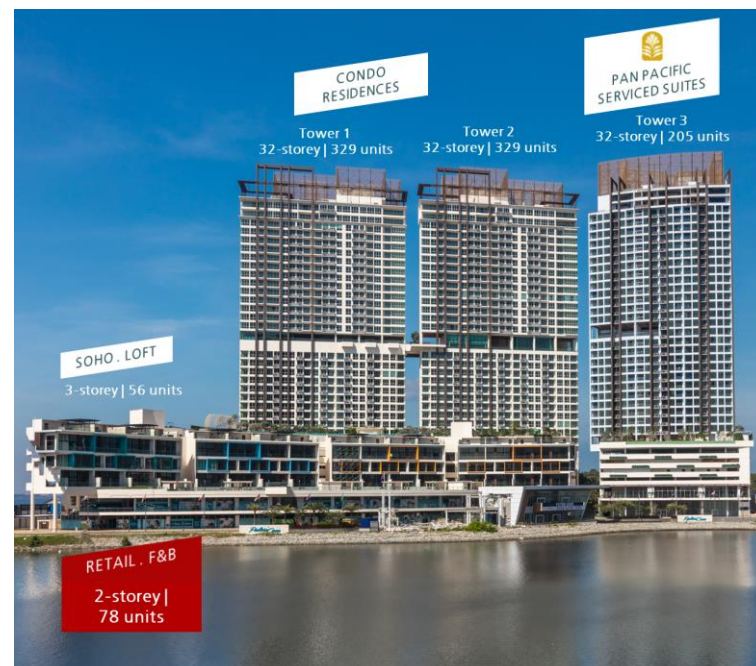
- A freehold condominium with 658 luxury apartments in two 32-storey tower blocks, including a separate tower of luxury serviced suites managed by Pan Pacific, one of Asia's most renowned international Hotel Groups.
- Four 3-storey blocks of 56 SOHO / Loft units.

Tenure

FREEHOLD

Tower 1, Tower 2, SOHO & Retail – completed
Tower 3: 4Q 2021

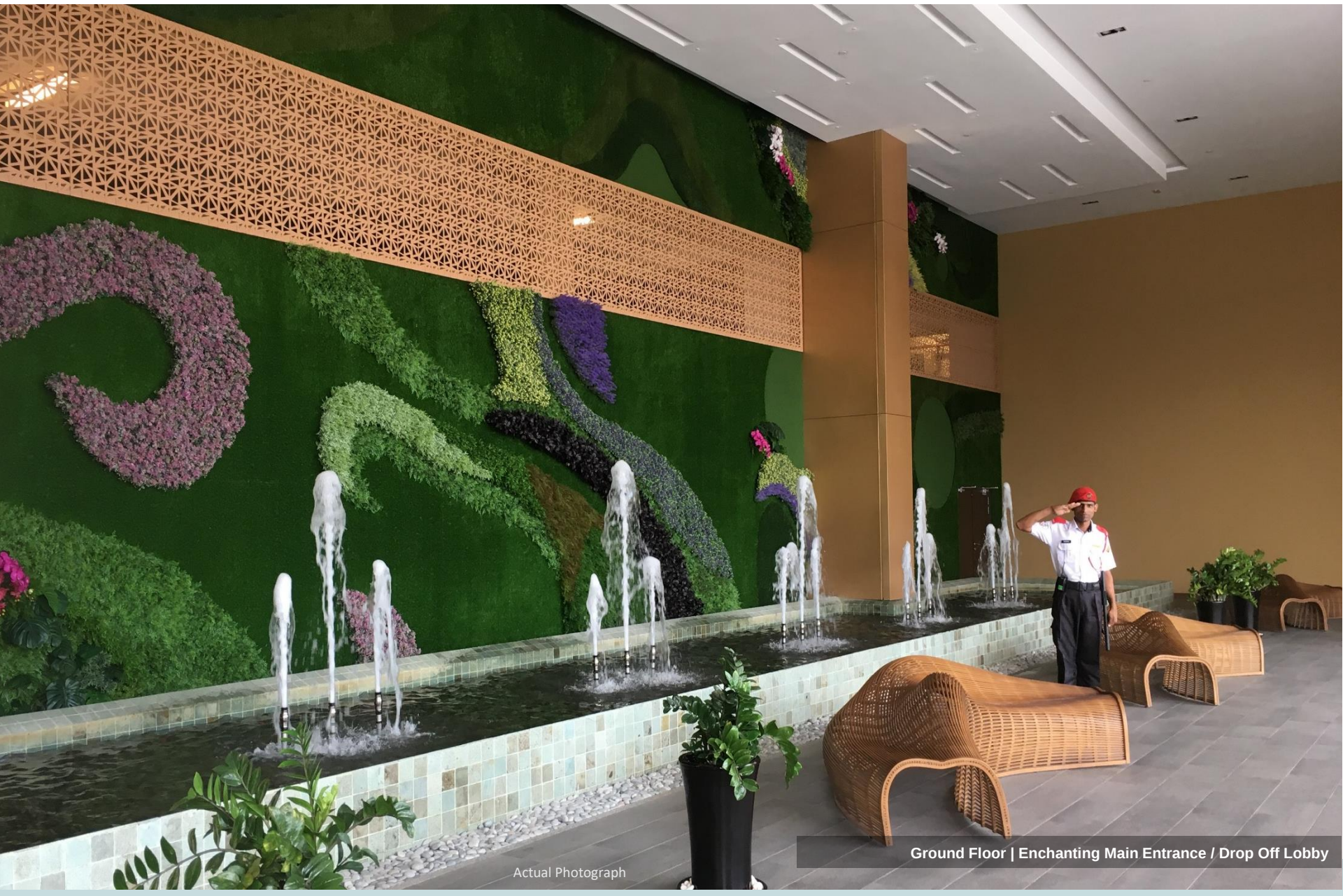
340,000 sq ft (7.8 acres)



	Tower 1	Tower 2	Tower 3 Pan Pacific Serviced Suites	SOHO	Puteri Cove Quayside (Lifestyle Retail Promenade)
No. of Floors	32-storeys	32-storeys	32-storeys	3-storeys	2-storeys
No. of Units	329	329	340 (205 to be managed as serviced suites)	56	78
Composition of Units	1 bedroom 2 bedroom - incl. dual key unit 3 bedroom - incl. dual key unit Penthouse		Suite 1 bedroom 2 bedroom Penthouse	Loft - 1 bedroom SOHO - 2 bedroom	F&B Retail
Completion Date	Completed 2018		Completed *(Pending CCC)	Completed 2018	Completed 2018

A Lush Resort Sanctuary – Over 30 Word Class Facilities

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Actual Photograph

Ground Floor | Enchanting Main Entrance / Drop Off Lobby

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Actual Photograph

Ground Floor | Grand Opulent Lobbies with
Dedicated Daily Concierge Services

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Actual Photograph

Ground Floor | Elegant 5-star Hotel-Inspired Lobbies

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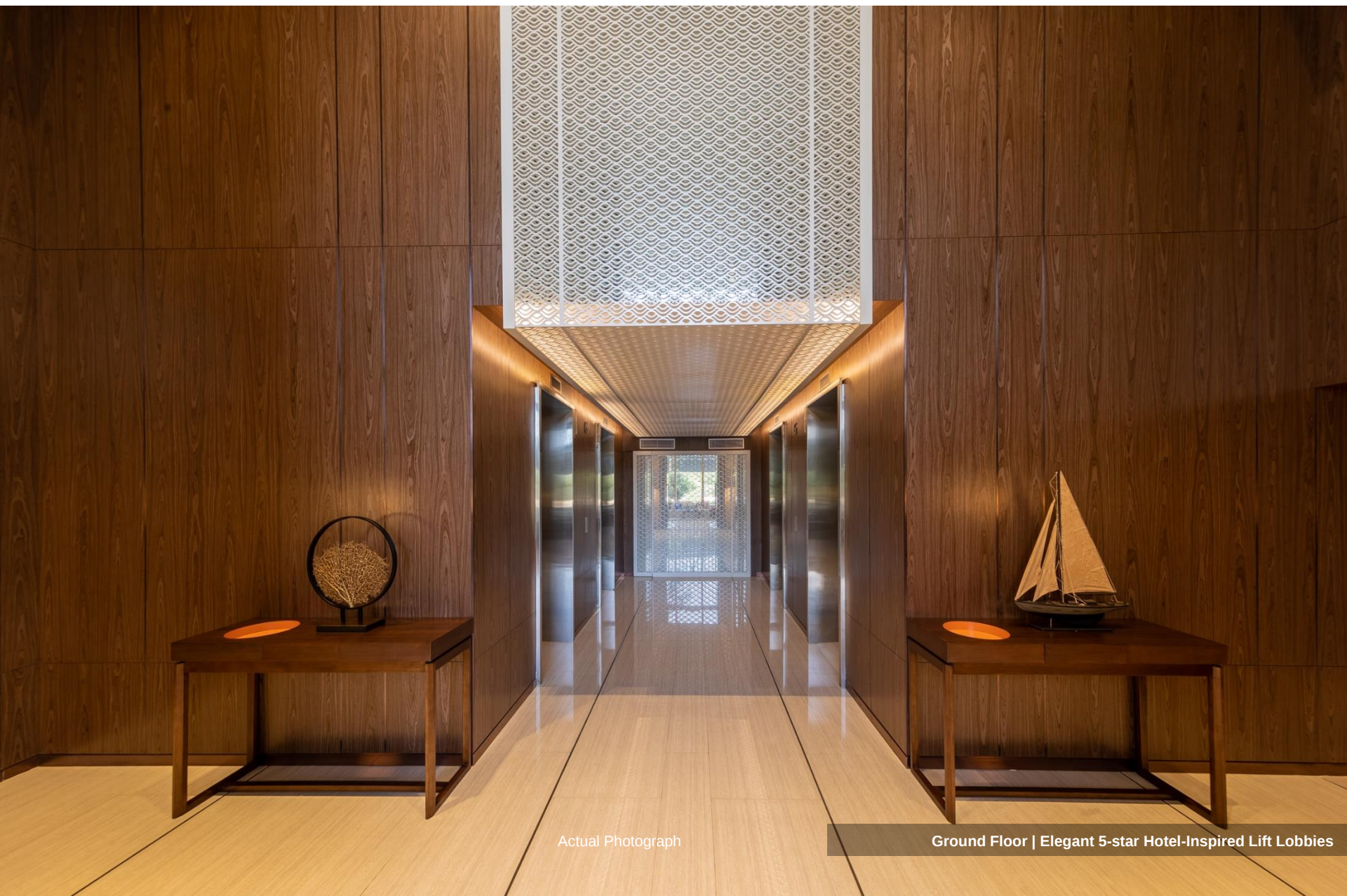


Actual Photograph

Ground Floor | Elegant 5-star Hotel-Inspired Lobbies

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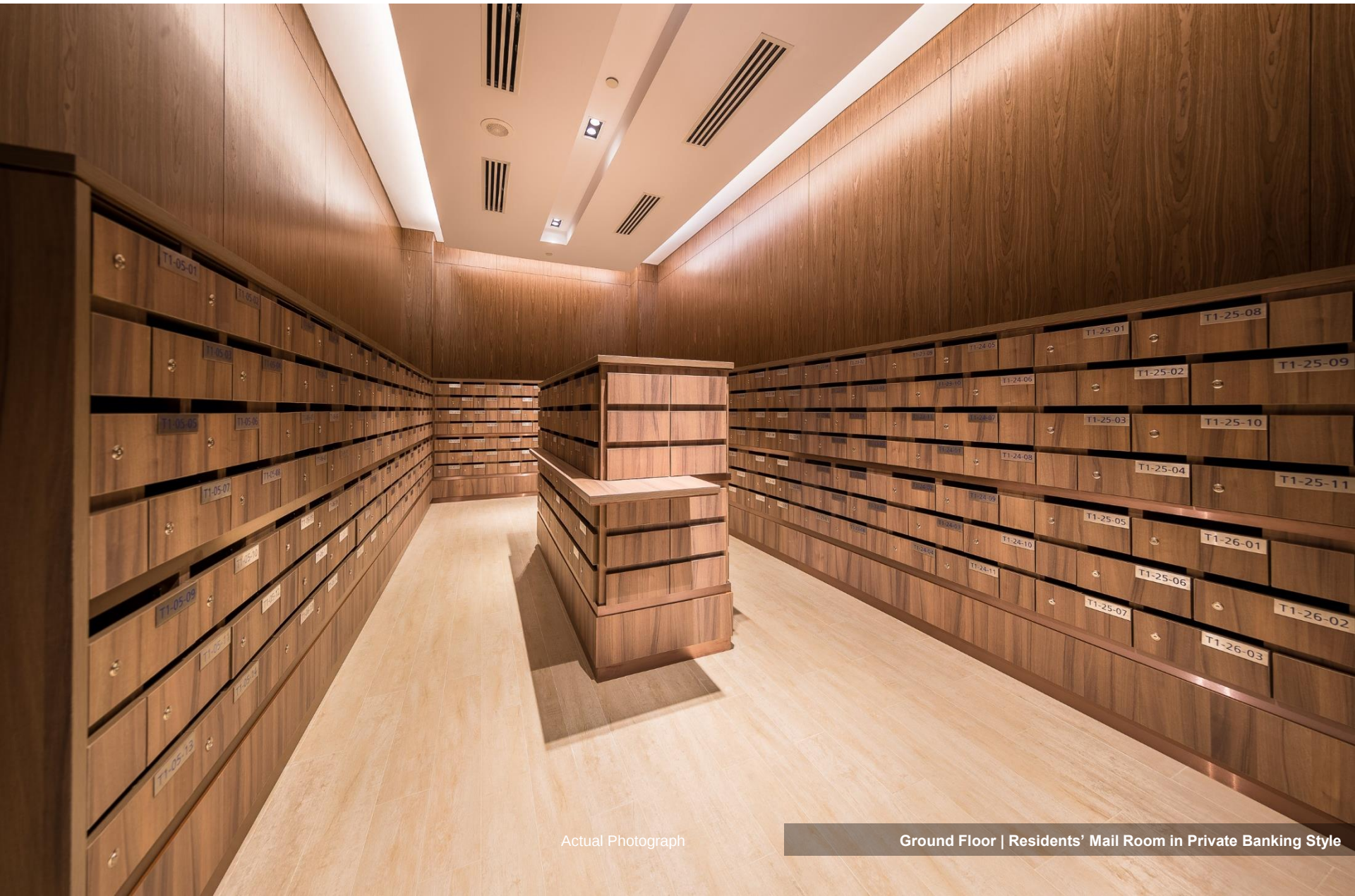


Actual Photograph

Ground Floor | Elegant 5-star Hotel-Inspired Lift Lobbies

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Actual Photograph

Ground Floor | Residents' Mail Room in Private Banking Style

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Actual Photograph

Level 3A | Maldives-Inspired Tropical Resort Facilities

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Level 3A | Infinity Lap Pool

Actual Photograph

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Level 3A | Outdoor Onsen

Actual Photograph

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Level 3A | Tropical Resort Paradise

Actual Photograph

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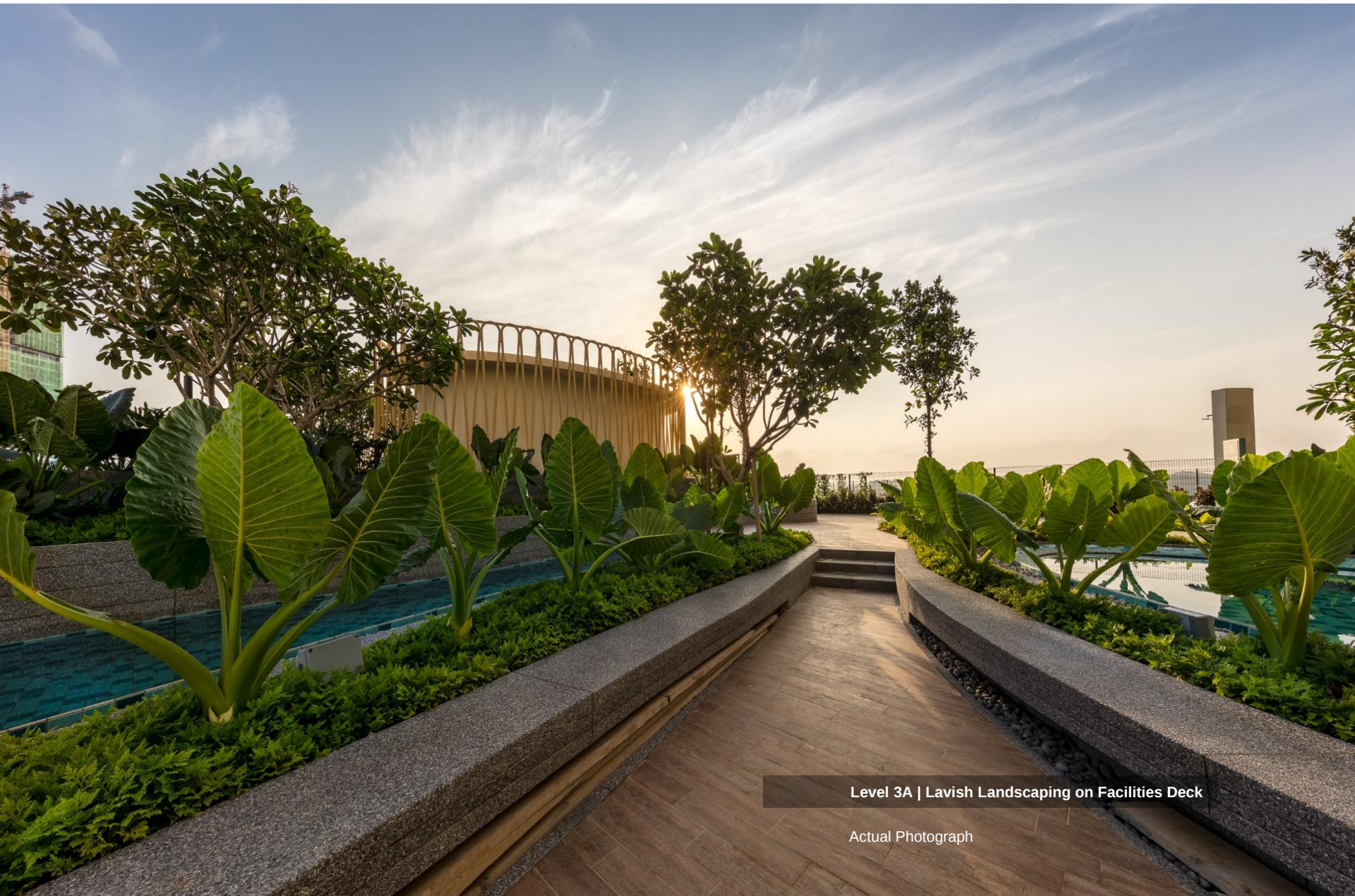
Level 3A | Kids Pool

Actual Photograph

Actual Photograph

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Level 3A | Lavish Landscaping on Facilities Deck

Actual Photograph

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Actual Photograph

Level 3A | Basketball Court

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Level 3A | Two Tennis Courts Against the Beautiful Sea View

Actual Photograph

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Level 3A | Outdoor Gym Stations Nested within Unique Cabanas

Actual Photograph

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Level 3A | Grand Lounge and Club
Spacious and Contemporary, for All Day Leisure

Actual Photograph

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Level 3A | Grand Lounge and Club
Spacious and Contemporary, for All Day Leisure

Actual Photograph

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Actual Photograph

Level 3A | Function and Dining Room
Three Function and Dining Rooms
Catering to your Social Needs, Day and Night

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Actual Photograph

Level 3A | Private Dining Room
Dine in Style with your Guests

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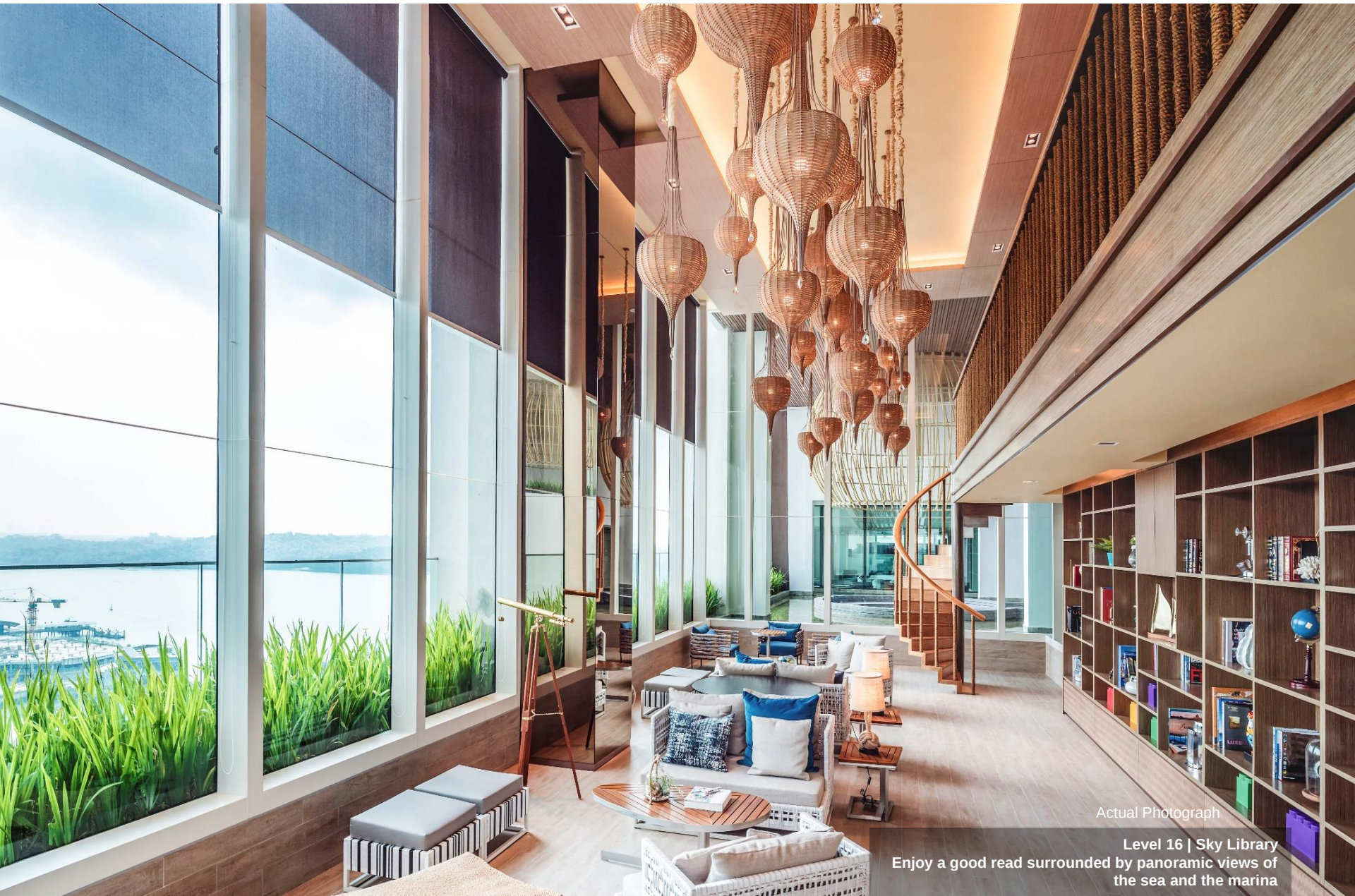


Actual Photograph

Level 3A | Gym & Workout Studio
An Extensive Array of Fitness and Gym Equipment

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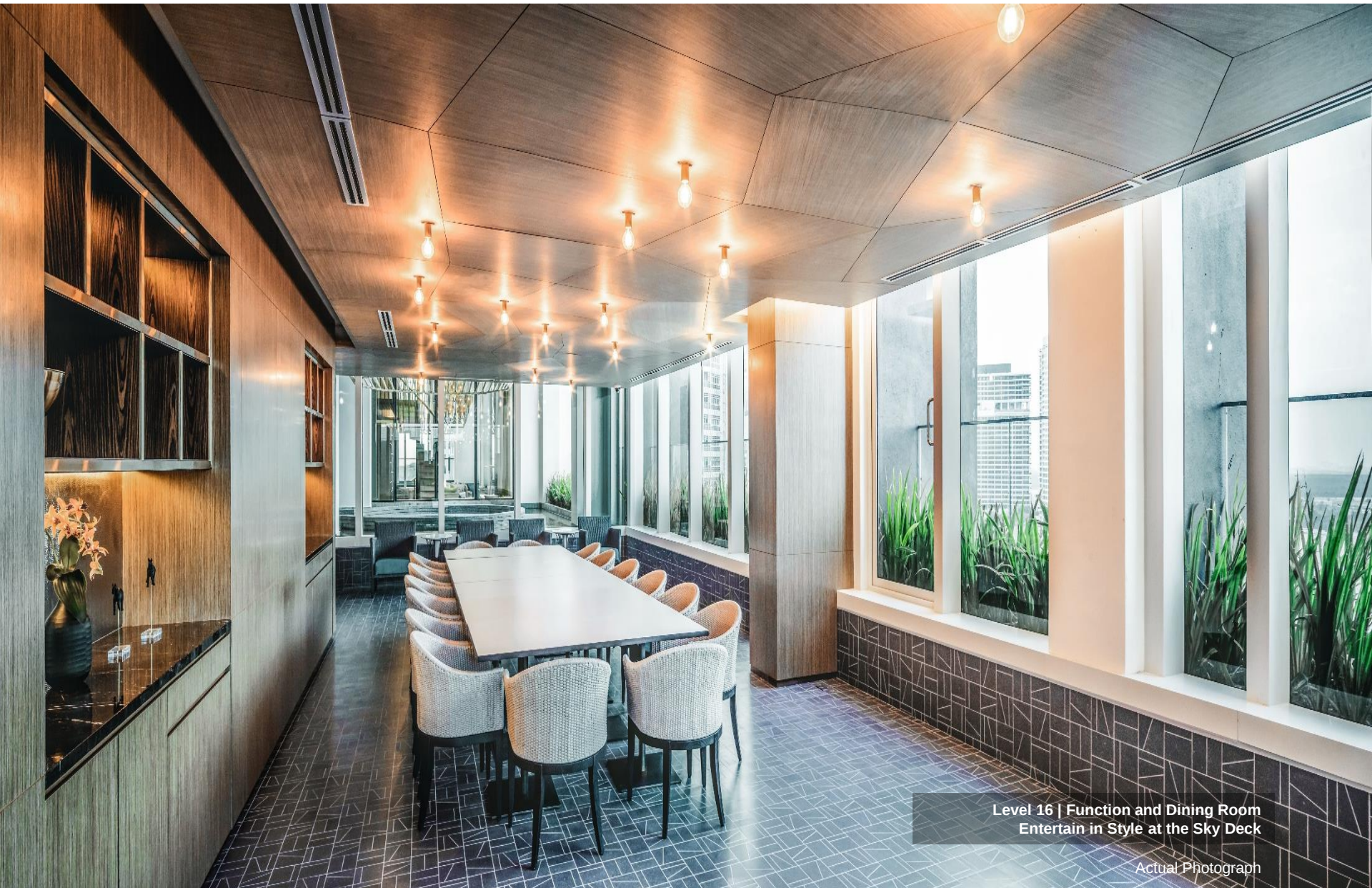


Actual Photograph

Level 16 | Sky Library
Enjoy a good read surrounded by panoramic views of
the sea and the marina

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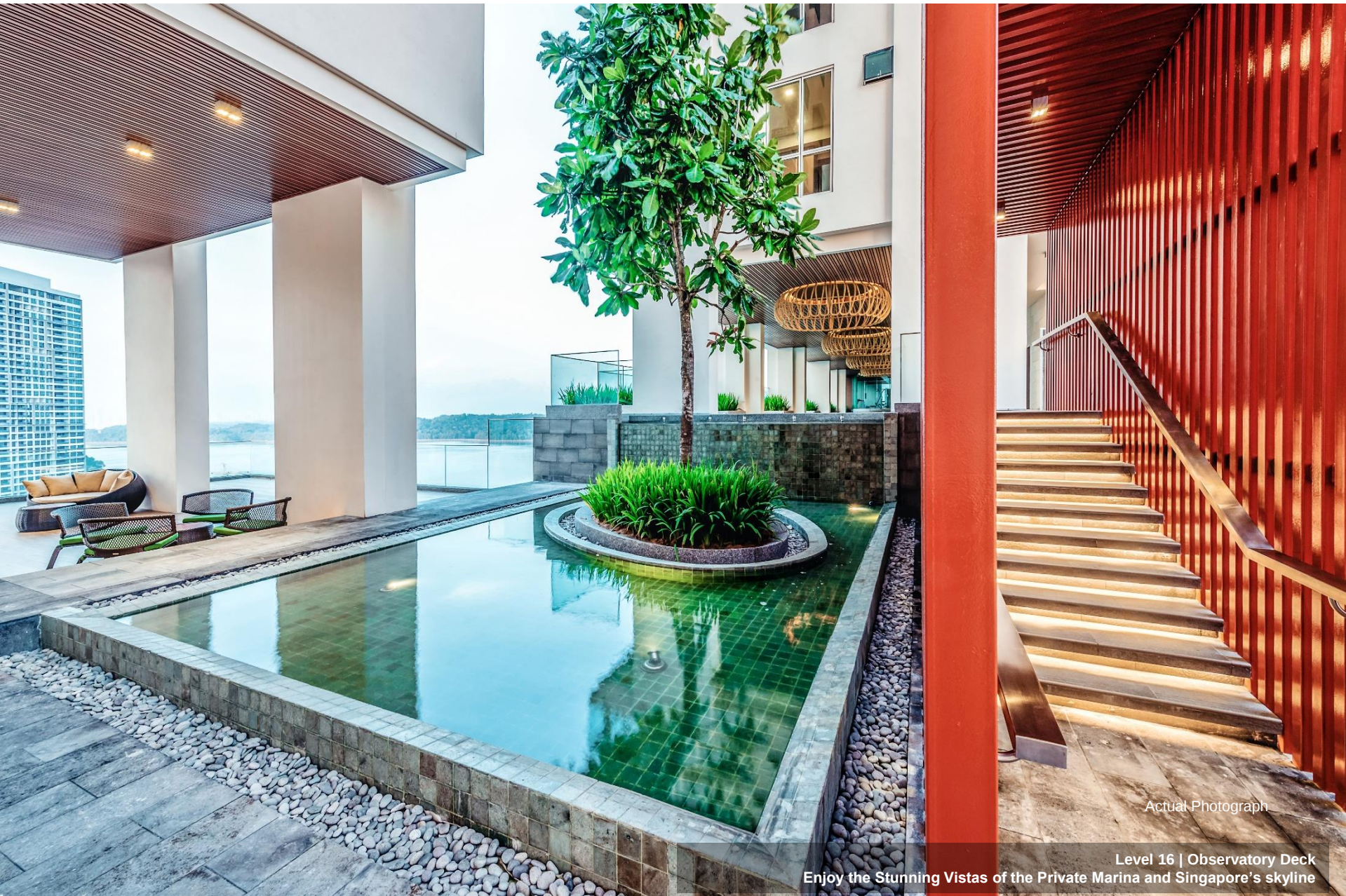


Level 16 | Function and Dining Room
Entertain in Style at the Sky Deck

Actual Photograph

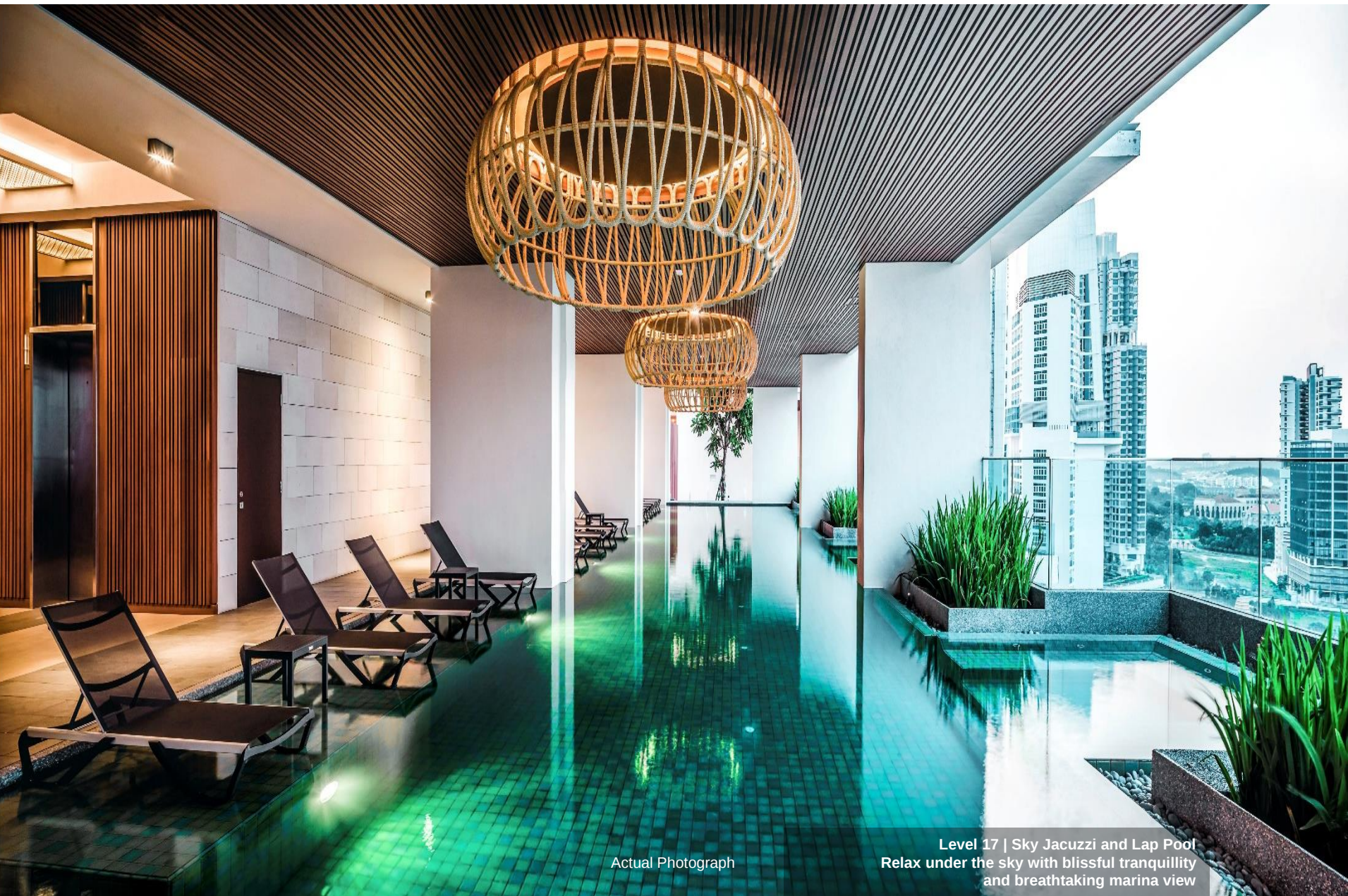
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Actual Photograph

Level 17 | Sky Jacuzzi and Lap Pool
Relax under the sky with blissful tranquillity
and breathtaking marina view

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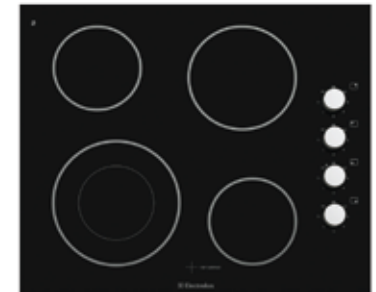


Actual Photograph

Level 17 | Gym & Workout Studio
Workout with an Amazing View

KITCHEN

- Kitchen Counter with Marble Top / Island Counter with Marble Top*
- Built-in High/Low Cabinet with soft close feature
- Refrigerator
- Cooker Hob & Hood
- Built-in Microwave Oven with Grill and Convection
- Washer-Dryer
- Kitchen Sink with Tap Mixer
- Electric Hot Water Storage Heater
- LED Downlight Fitting



WET KITCHEN

- Built-in High/Low Cabinet with soft close feature
- Cooker Hob
- Kitchen Sink with Tap Mixer



MASTER BATHROOM

- Long Bath with Shower Set
- Shower Set with Rain Shower Head & Hand Shower
- Wash Basin with Tap Mixer & Marble Vanity Top
- Mirror with Built-in Cabinet
- Wall-hung Water Closet
- Bidet Spray
- Towel Rail / Hook
- Toilet Roll Holder
- Electric Hot Water Storage Heater
- Tempered Glass Screen with Door
- LED Downlight Fitting with Ventilator

OTHER BATHROOM

- Shower Set with Hand Shower
- Wash Basin with Tap Mixer & Marble Vanity Top
- Mirror with Built-in Cabinet
- Water Closet
- Bidet Spray
- Towel Rail / Hook
- Toilet Roll Holder
- Electric Hot Water Storage Heater
- Tempered Glass Screen with Door
- LED Downlight Fitting with Ventilator



POWDER ROOM

- Wash Basin with Tap Mixer & Marble Vanity Top
- Mirror with Built-in Cabinet
- Water Closet
- Bidet Spray
- Toilet Roll Holder
- LED Downlight Fitting with Ventilator

MAID BATHROOM

- Hand Shower with Holder
- Wash Basin with Tap
- Water Closet
- Towel Hook
- Toilet Roll Holder
- LED Downlight Fitting with Ventilator



Actual Photograph

BUILT-IN WARDROBE

- All Bedroom(s) except Maid Room

BUILT-IN STORAGE SPACE*

- Living Room

CONCEALED DUCTED AIR CON SYSTEM

- Living Room, Dining, Family Room, Study & Bedroom(s) except Maid Room

SMART TECH

- Digital Smart Door Lock for Main Door
- Audio Intercom
- HD SMATV Connection Sockets (Living Room & Master Bedroom)
- UniFi Telephone & Internet Connection Socket (Living Room)
- Door Bell Point

FLOORING

- Engineered Wood Timber Strips: Bedroom(s)
- Porcelain Marble-Like Tiles: Living Room, Dining, Kitchen, Bathroom(s), Powder Room, Study and Family Room
- Porcelain Tiles: Maid Room, Balcony, Roof Garden, Yard and Store

ROOF GARDEN*

- Jacuzzi
- Kitchen Island Counter
- Kitchen Sink with Tap



* Selected Unit Types only

UNIT TYPES & FLOOR PLANS

UNITS COMPOSITION

Tower 2 – Anila | 329 units

Unit Type	Description	Car Park Lot / Unit	Area* (sqm)	No. of Units
C	1 Bed + Study	1	63.00	26
CA	1 Bed + Study	1	63.32	13
D	2 Bed	2	81.90	86
DA	2 Bed	2	81.90	26
E	2 Bed + Study	2	84.24	35
EA	2 Bed (Dual Key)	2	84.24	20
EB	2 Bed + Study	2	84.24	30
F	2 Bed + Maid + Yard	2	99.21	22
G	3 Bed + Maid	2	108.74	13
GA	3 Bed + Maid	2	119.33	26
GB	3 Bed + Maid + Yard (Dual Key)	2	134.13	13
GC	3 Bed + Maid + Yard	2	163.16	13
H Junior Penthouse	4 Bed + Study + Family Room + Maid + Yard	3	190.41	1
I Junior Penthouse	4 Bed + Study + Family Room + Maid + Yard	3	213.93	2
H (RG) Penthouse	4 Bed + Study + Maid + Yard + Roof Garden	3	330.45	1
I (RG) Penthouse	4 Bed + Study + Maid + Yard + Roof Garden	3	364.08	2

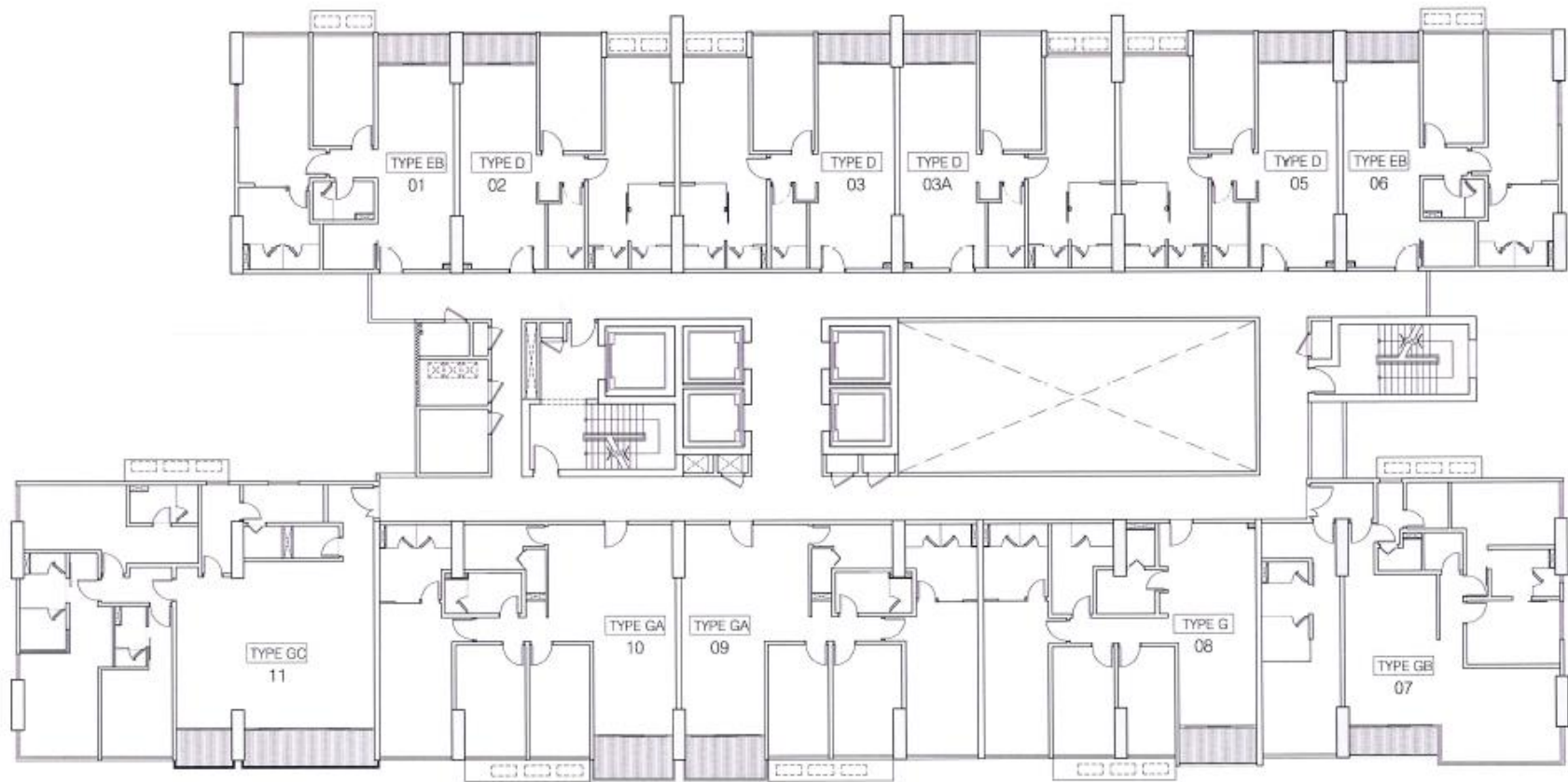
FLOOR LAYOUT PLAN

Tower 2 – Anila | Level 18 - 30

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SEA VIEW



MARINA VIEW



Type D

Type D 81.90 sqm*

T1-05-02 to T1-32-02	T2-05-02 to T2-32-02
T1-18-03 to T1-32-03	T2-18-03 to T2-32-03
T1-18-03A to T1-32-03A	T2-18-03A to T2-32-03A
T1-18-05 to T1-32-05	T2-18-05 to T2-32-05
T1-05-06 to T1-17-06	T2-05-06 to T2-17-06



2 Bdrm

*Including A/C ledge, terrace or roof garden, whichever is applicable.
All information contained herein (including specification, plane measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy. All layout plans (not to scale) are for illustrative purpose only and subject to change without prior notice.

Presenting an exquisite 882-square-foot dwelling featuring 2 bedrooms and 2 bathrooms. This residence is move-in ready, complete with tasteful furnishings. Boasting a well-proportioned and opulent design, the layout is characterized by its square shape and high ceilings. Enjoy the luxurious experience of both bedrooms and the living space opening up to a majestic sea view, complemented by lush greenery from the adjacent forest reserve land. Experience a constant refreshing breeze, making this residence an ideal choice for a small family seeking serenity and comfort.

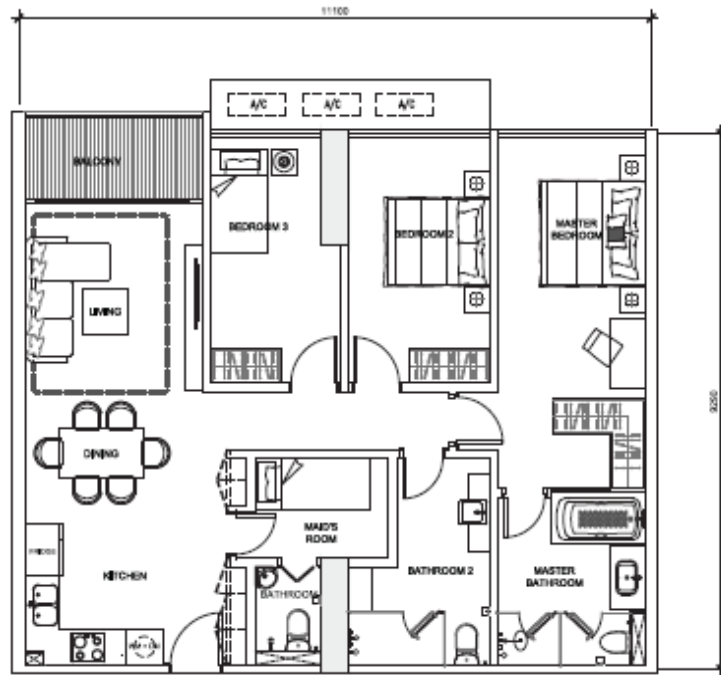
TOWER 1 - Ambara

TOWER 2 - Anila

Type G 108.74 sqm*

T1-18-08 to T1-30-08

T2-18-08 to T2-30-08



3 Bdrm + Maid

*Including A/C ledge, terrace or roof garden, whichever is applicable.
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Experience Elevated Living in Type G at Puteri Cove Residences: A Haven for Families Seeking Simplicity and Luxury. Revel in the Open Concept Kitchen, Marina Views from Every Room, and Retreat to the Master Suite Featuring a Walk-in Closet and a Luxurious Bathroom with a Bathtub. Your Ideal Sanctuary Awaits, Complete with Separate WC for Added Convenience.

TOWER 1 - Ambara

TOWER 2 - Anila

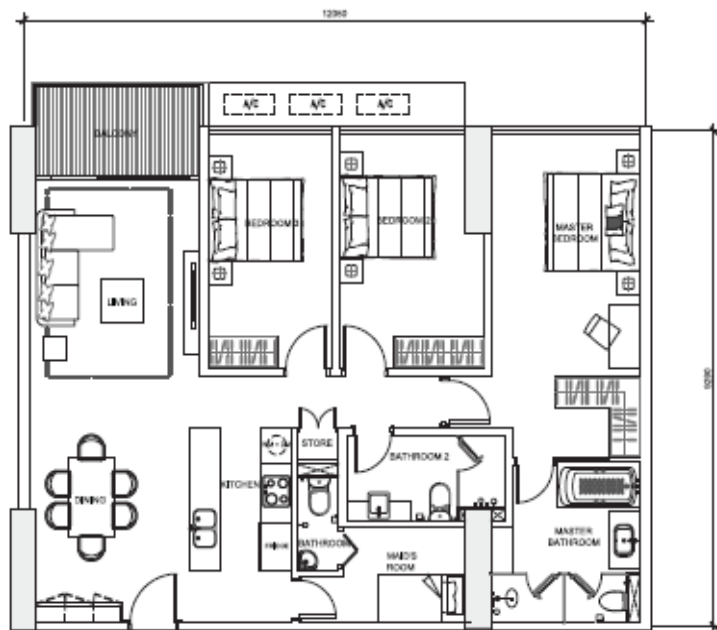
Type GA 119.33 sqm*

T1-18-09 to T1-30-09

T1-18-10 to T1-30-10

T2-18-09 to T2-30-09

T2-18-10 to T2-30-10



3 Bdrm + Maid

*Including A/C ledge, terrace or roof garden, whichever is applicable.
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Discover the Essence of Elevated Living in Type GA at Puteri Cove Residences: Where Family Harmony and Social Connections Flourish. Embrace the Island Kitchen, Designed for Family Bonding and Entertaining Friends in the Open Concept Space. Enjoy Breathtaking Marina Views from the Balcony, Creating the Perfect Ambiance for Every Occasion. Retreat to Your Ensuite Helper Room for Privacy, while All Three Bedrooms Offer Serene Marina Vistas. Indulge in the Master Suite's Walk-in Closet and Luxurious Bathroom, Complete with a Bathtub. Experience Ultimate Comfort with a Separate WC, Elevating Your Lifestyle in Every Detail.“

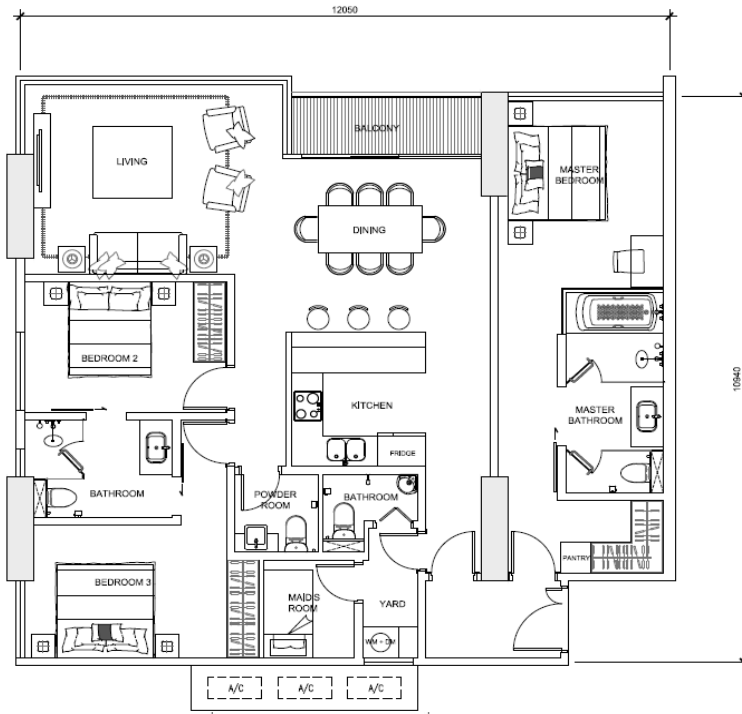
TOWER 1 - Ambara

TOWER 2 - Anila

Type GB 134.13 sqm*

T1-18-07 to T1-30-07

T2-18-07 to T2-30-07



3 Bdrm + Maid + Yard (Dual key)

*Including A/C ledge, terrace or roof garden, whichever is applicable.

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Step into the Ultimate in Versatile Living with Type GA at Puteri Cove Residences: Your Gateway to Dual-Key Functionality and Unparalleled Investment Potential. Boasting 3+1 Bedrooms, this Residence Offers the Perfect Balance for Investors or Those Seeking a Home of Their Own. Marvel at the Spectacular 180-Degree Views of the Marina, Creating a Stunning Backdrop to Your Lifestyle.

Entertain Effortlessly in the Open Concept Kitchen with its Inviting Island, Ideal for Gatherings and Culinary Adventures. Whether You're Looking to Occupy One Unit and Rent Out the Other, or Simply Enjoy the Flexibility of Dual Living Spaces, Type GA Offers Infinite Possibilities. Experience the Epitome of Modern Luxury and Investment Savvy at Puteri Cove Residences

Puteri Cove Quayside Retail Units



Prime Waterfront Retail at its Finest
UNIQUE LEASING OPPORTUNITIES AND
BE PART OF A WORLD-CLASS DINING
AND RETAIL EXPERIENCE BY THE
MARINA



Actual Photograph

PUTERI COVE QUAYSIDE POSITIONING –PREMIUM RETAIL BY THE MARINA



Total Retail Units = 78 Units. Nett Lettable Area = 120,000 sqft

— POSITIONING —

- An optimum mix of cosmopolitan and diverse F&B and retail concepts catering to chic and trendy residents, visitors and tourists.
- Tenant mix that is predominantly F&B comprising vibrant and trendy alfresco restaurants, cafes, 'chill-out' attractions, specialty grocer, medical clinics, beauty and wellness.

— TARGET MARKET —

- on-site residents, PMEBS, expatriates and tourists with high spending power.
- Tertiary and international high-school community who frequent trendy retail stores and chill out at casual bistros and cafes.
- Expatriates, tourist and professionals who appreciate a mix of local niches and new international brands.



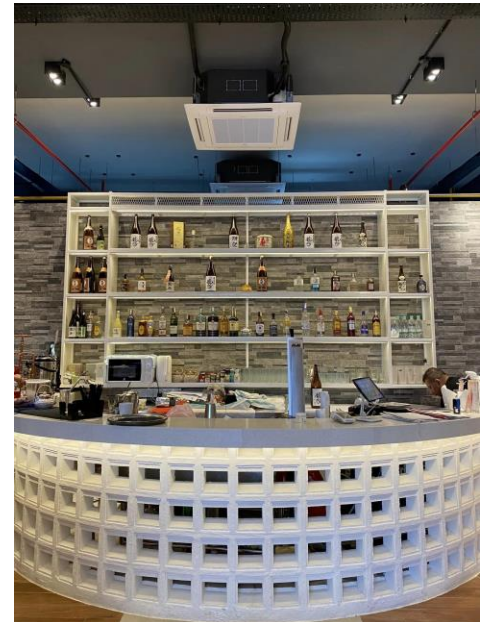


Puteri Cove Quayside
Anchor Tenant Profile | **The Pasar**
Located at Lot GF-01 to GF-08

- **THE PASAR PREMIUM – A High-end Gourmet Supermarket**
- **Approximately 15,000 sq ft of space**
- **Local And Imported Goods**



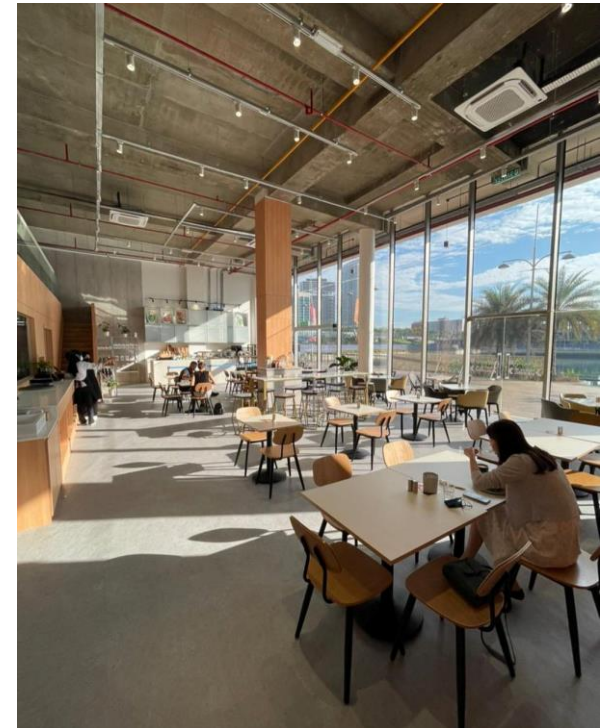
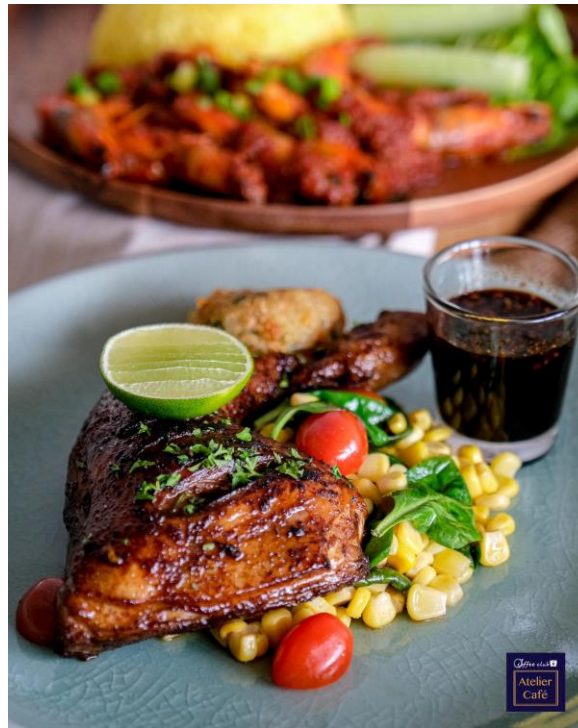
The Pasar grocer offering a full assortment of up to 60% internationally sourced food merchandise with dedicated counters offering niche products to cater to specific nationalities and expats such as Korean and Japanese.



Kyoo 1945 Teppanyaki is located at Puteri Cove Quayside, unit number LG2-30. Kyoo 1945 Teppanyaki is passionate and devoted about teppanyaki, preserving the origin of these delicacies from Japan.



Swiss Connection Watches located at Puteri Cove Quayside, unit number LG2-33. Swiss Connection Watches provide a full range of watches including Rolex, Omega, IWC, Tudor, etc. Besides that, Swiss Connection Watches also provide services such as maintenance and polishing of watches.



O'Coffee Club is located at Puteri Cove Quayside, unit number LG2-02 & LG2-03. O'Coffee is more than just a place where you can sit down to an aromatic blend of premium roasted coffee beans. Be it piping hot or blended, taste the mellow bitterness perfectly balanced with a variety of spices infused in our concoctions. They are also keep bellies happy with an impressive menu such as Pastas, snacks & finger food, sandwiches and etc. Having weathered through the ever-changing times and trends, O'Coffee Club has come a long way in taking great and pride to replicate the cosiness' and easy contemporary café lifestyle across the urban landscape since the opening of its Holland Village outlet in 1991.

27@Cove



27 @ Cove is located at Puteri Cove Quayside, unit number LG2-27. 27@ Cove is a lively waterfront Bar & Restaurant. This swanky harbour destination found a home at southern Johor marina since 2016. This joint offers amazing food and varieties of drinks with fabulous scenery of the private marina

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