



DEVELOPMENT 大通置业
Malaysia

CTC DEVELOPMENT

UPCOMING DEVELOPMENT @ BUKIT CHAGAR (JB CITY CENTRE)

AERIAL VIEW



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AERIAL VIEW



RTS BUKIT
CHAGAR

APPROX. 300M TO RTS



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UPCOMING DEVELOPMENT OVERVIEW



Prime Location in the Heart of Johor Bahru

CTC's upcoming development is strategically located in the heart of Johor Bahru, at the intersection of Jalan Bukit Chagar and Jalan Lingkar Dalam. Spanning a 1.64-acre freehold site, the project will feature high-end serviced apartments and retail shops, designed to elevate modern urban living.

● North – Expansive Views

The northern boundary faces the major city arterial road, Jalan Lingkar Dalam, offering residents expansive views, ample daylight, and a broad cityscape.

● West – Flanked by 5-Star Hotel & Mall

The western side is directly adjacent to the international 5-star Sheraton Hotel and integrated commercial complex SKY CITY MALL, enhancing the prestige and lifestyle convenience of the surrounding area.

● South – Seamless Cross-Border Connectivity

Located just approx. 300 meters away from the RTS Bukit Chagar station, Malaysia's first cross-border MRT line, the southern edge of the project provides seamless access to Singapore, redefining cross-border living convenience.

● East – Sea & Skyline in One Frame

East-facing units enjoy coastal scenery along with the skyline and nightscape of Johor Bahru, perfectly balancing urban vibrancy with scenic tranquility.

UPCOMING COMMERCIAL OVERVIEW



***Commercial components – Artist's impression only**

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UPCOMING DEVELOPMENT FACTS

LOCATION	Located at Jalan Bukit Chagar, Johor Bahru City Centre
LAND AREA	1.64 acres
TENURE OF LAND	Freehold
TYPE OF TITLE	Commercial Strata
DEVELOPMENT TYPE	Serviced Apartment (Under Housing Development Act HDA)
ESTIMATED TOTAL UNITS	Estimated Total Units Serviced Apartment - 1,605 units Retail Shops - 22 units
ESTIMATED BUILT-UP	Standard unit: 452 sq.ft. - 1,259 sq.ft. (All Dual-Key and Triple-Key design concept layouts) Penthouse: 1,626 sq.ft. – 1,646 sq.ft.
ESTIMATED NUMBER OF FLOORS	Tower A – 57 Storey Tower B – 56 Storey Tower C – 56 Storey

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LOCATION MAP



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PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

TYPE A
452 sqft
Dual Key Concept

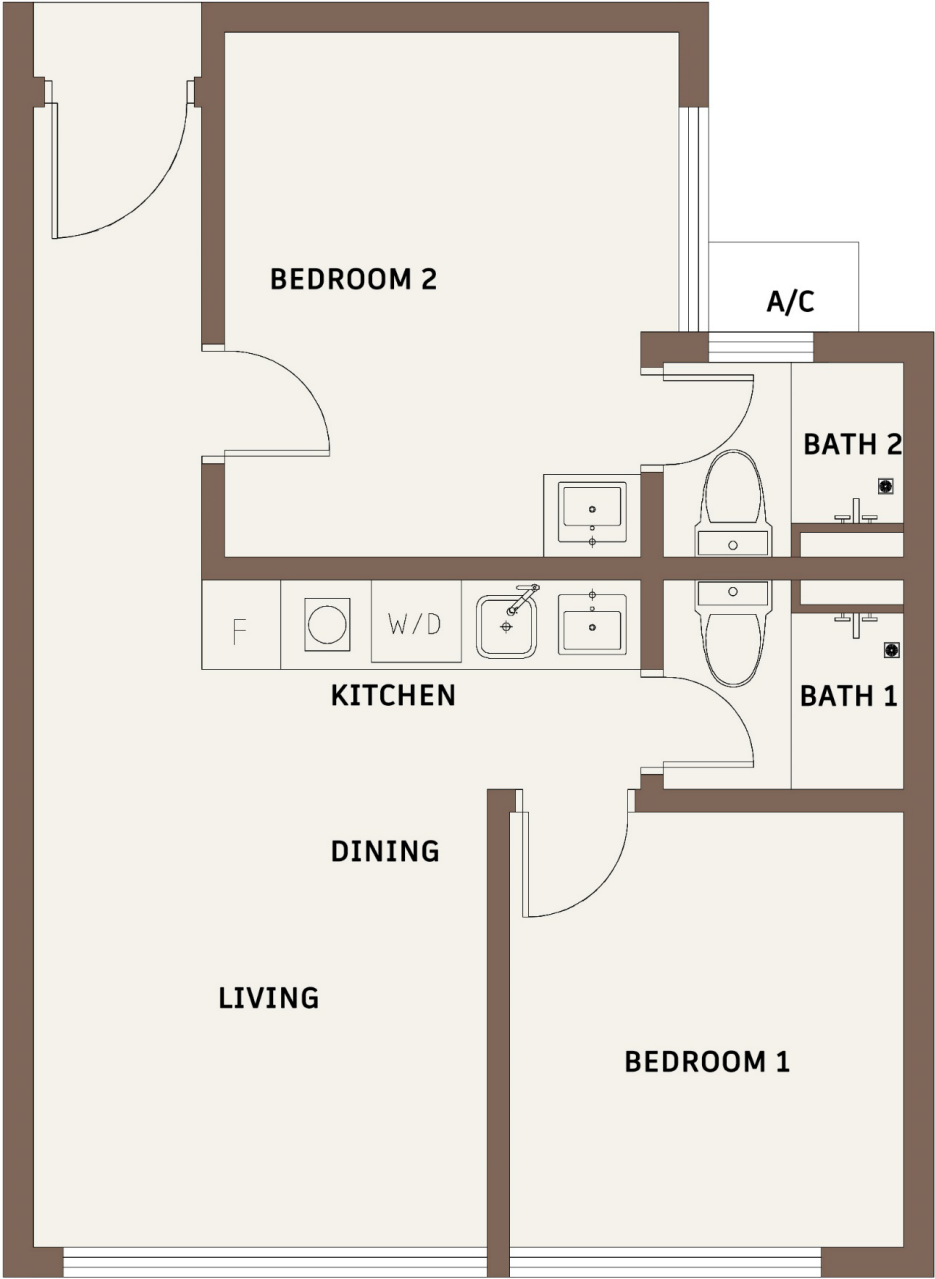


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PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

TYPE B 506 sqft Dual Key Concept

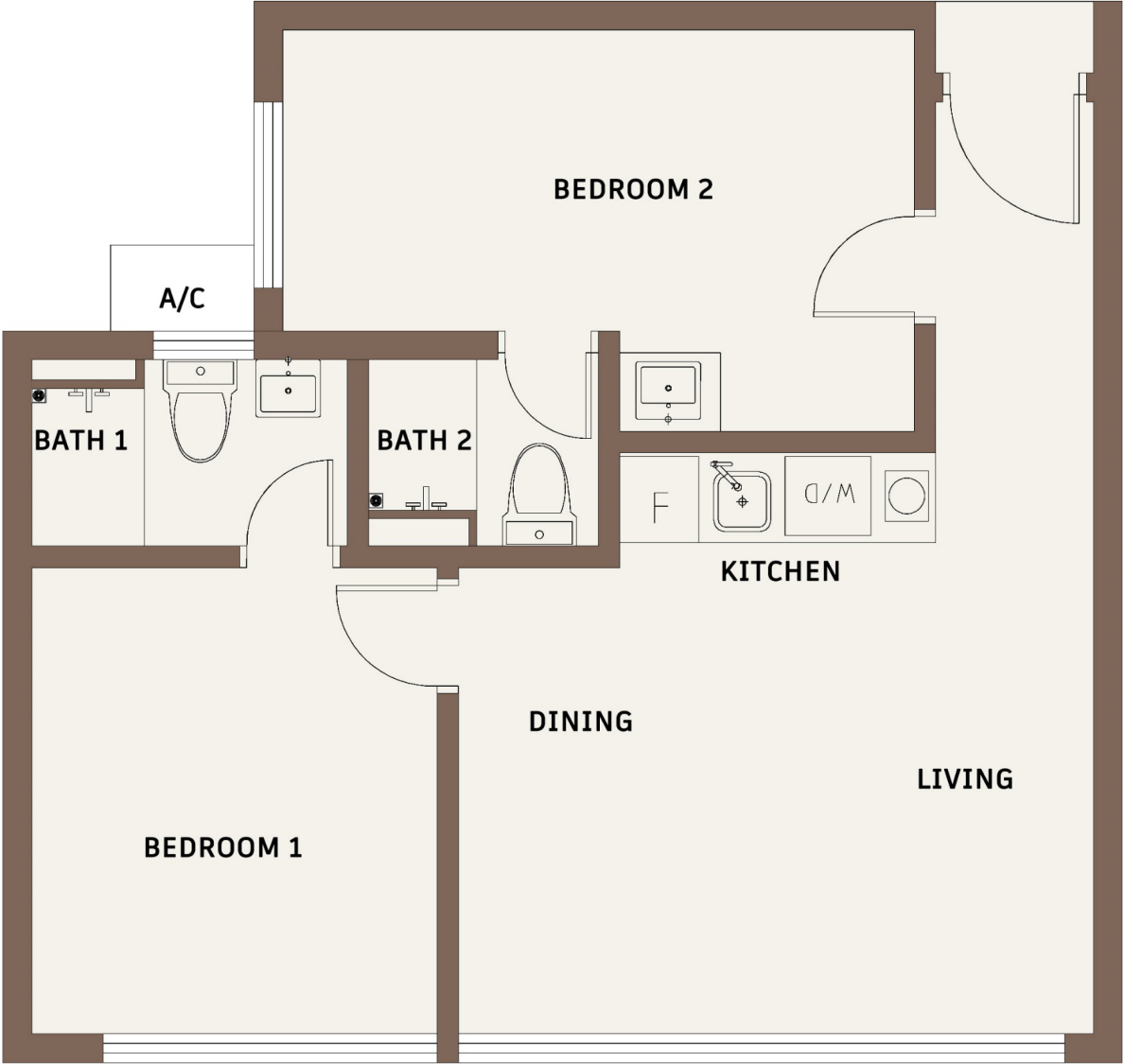


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PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

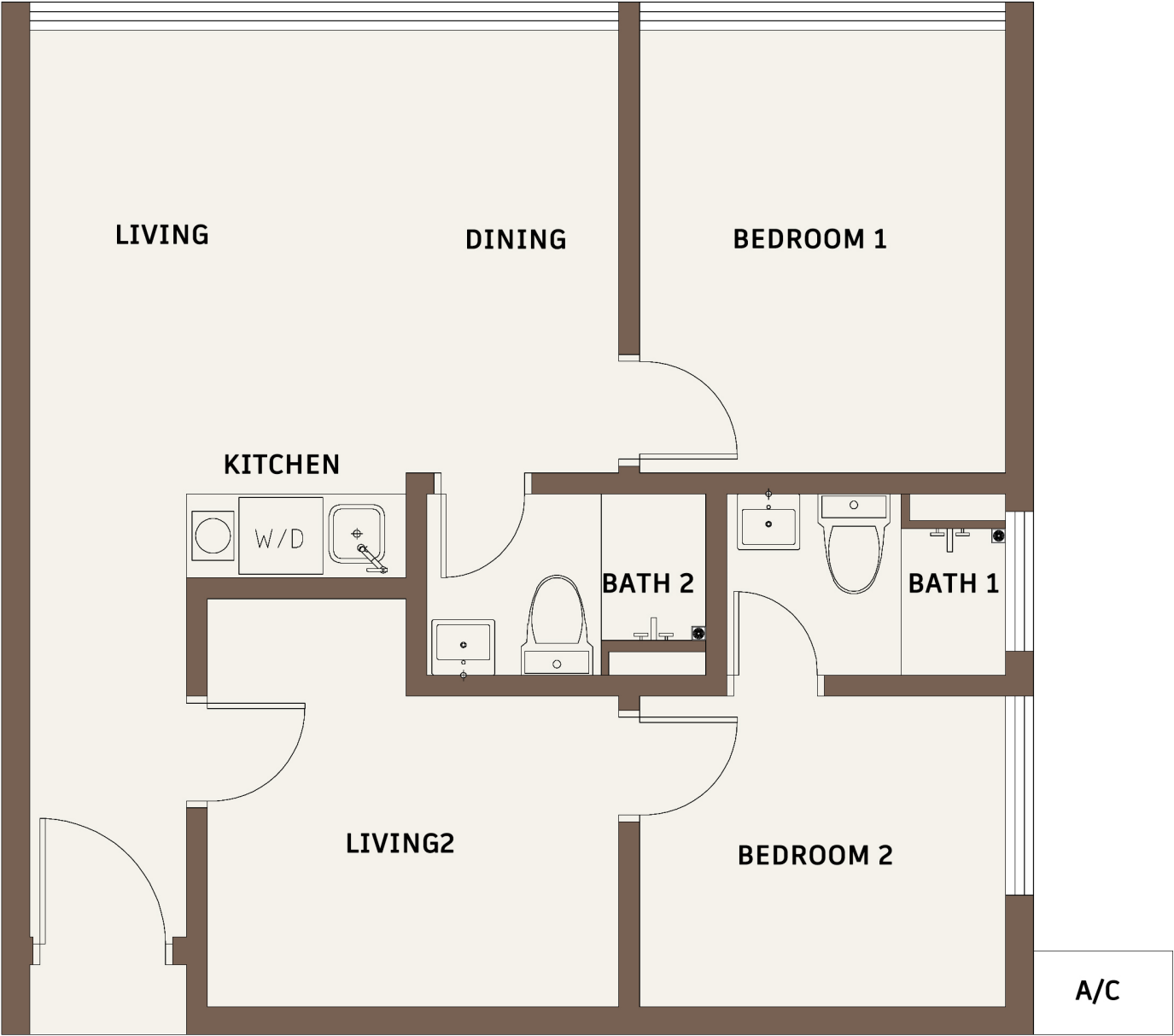
TYPE C
549 sqft
Dual Key Concept



PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

TYPE C1
560 sqft
Dual Key Concept



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PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

TYPE E 700 sqft Dual Key Concept

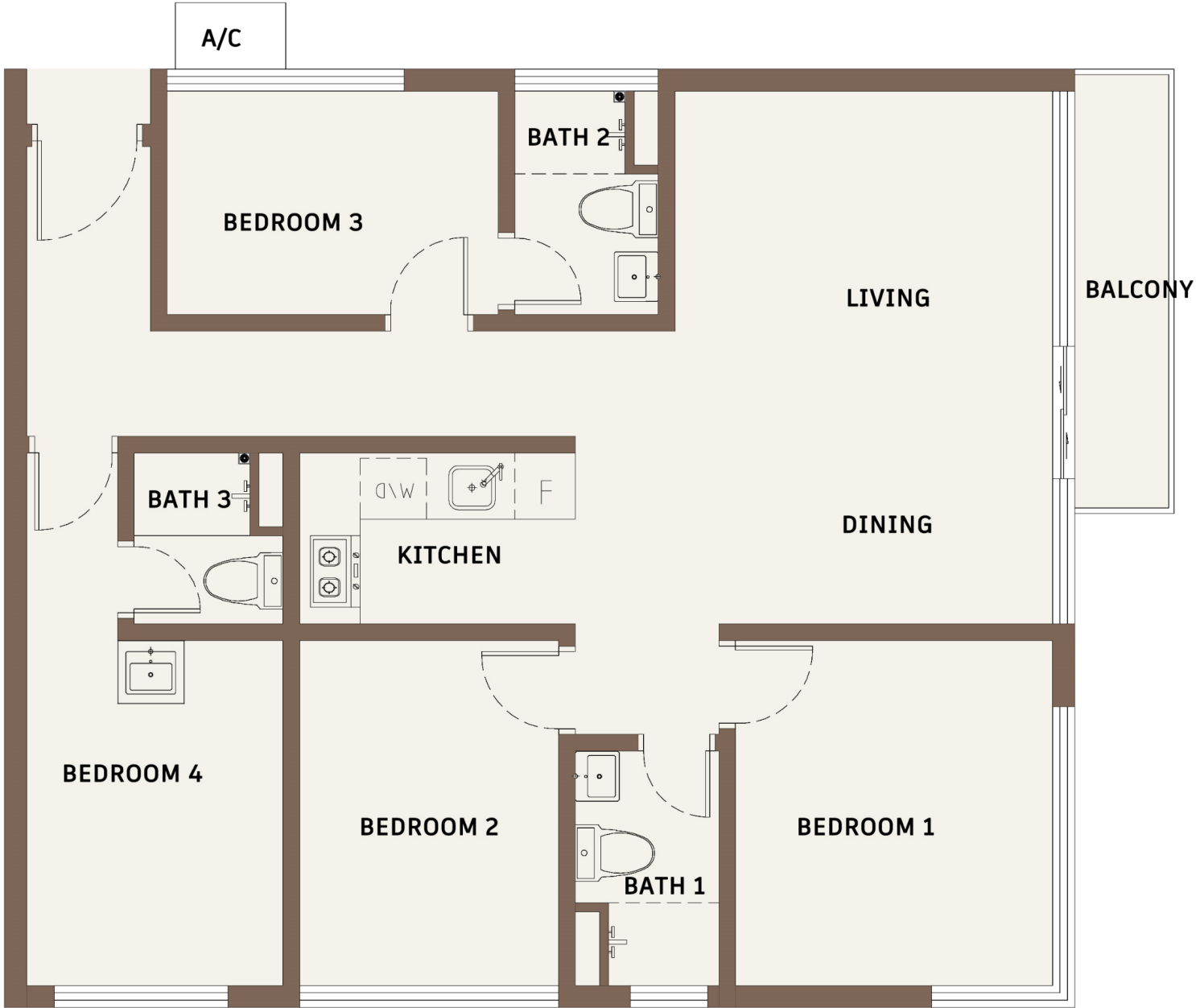


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PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

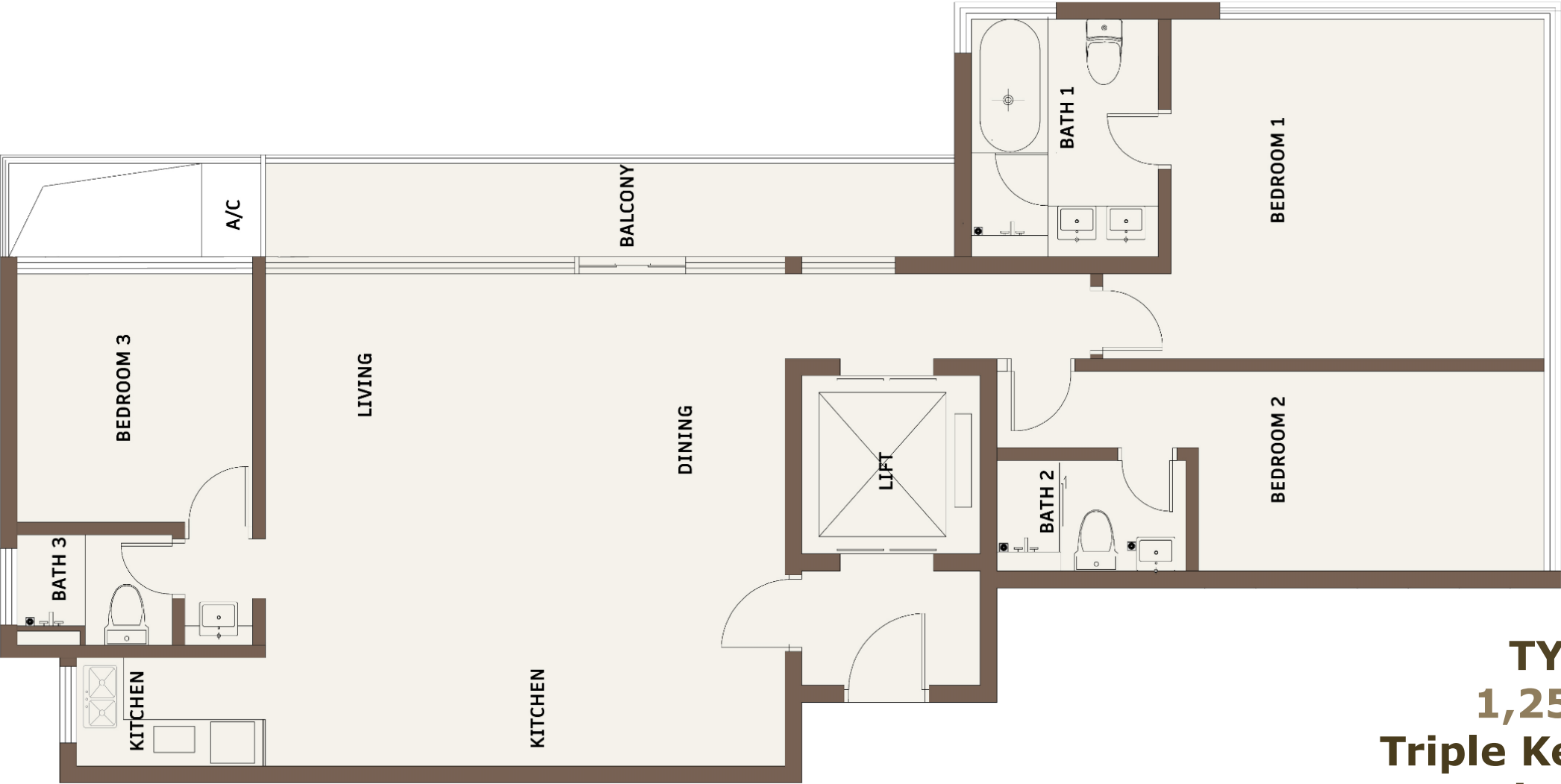
TYPE F 883 sqft Triple Key Concept



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PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown



TYPE G
1,259 sqft
Triple Key Concept
Private Lift

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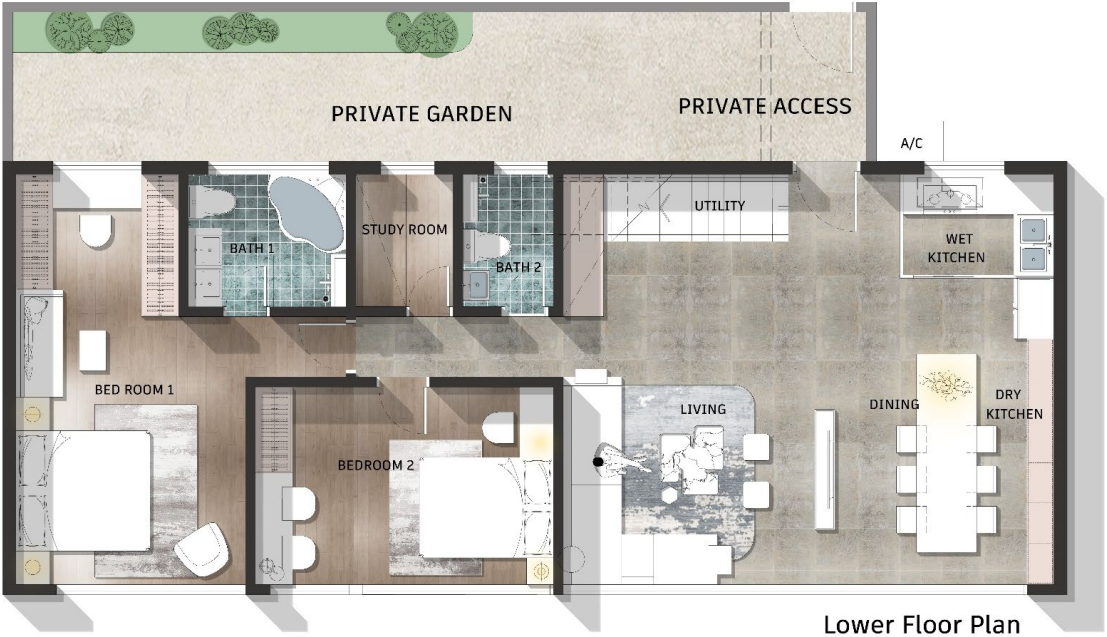
PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

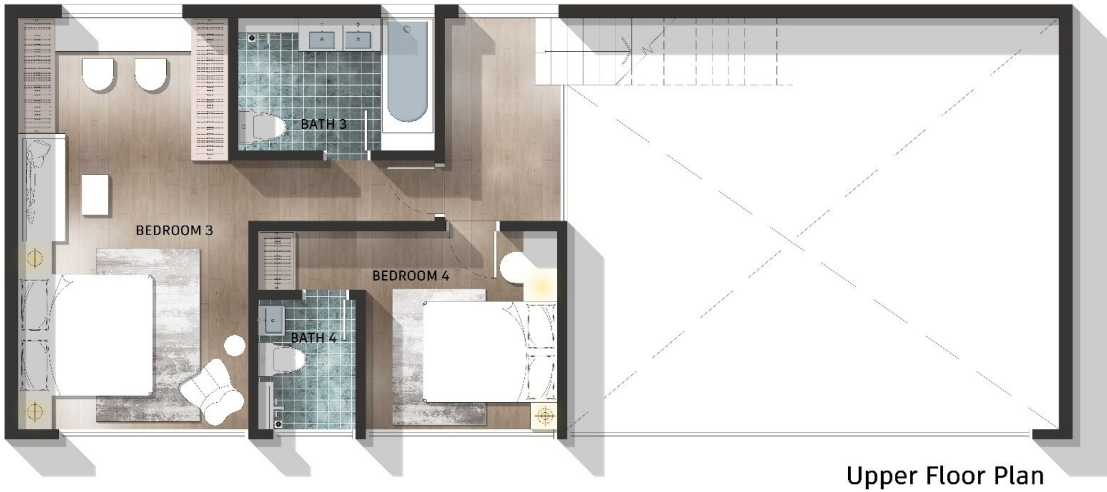
Penthouse - TYPE K
Main Parcel 1,626 sqft
Private Garden 306 sqft

Private Garden
6.3M Floor Height

LOWER FLOOR PLAN
1,066 sqft



UPPER FLOOR PLAN
560 sqft



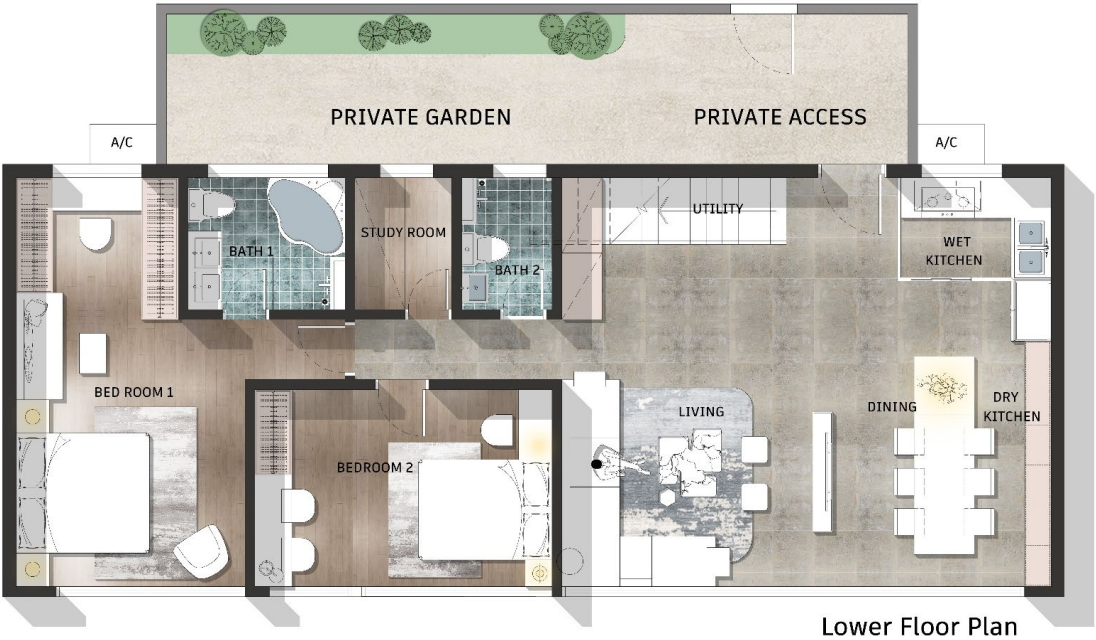
PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

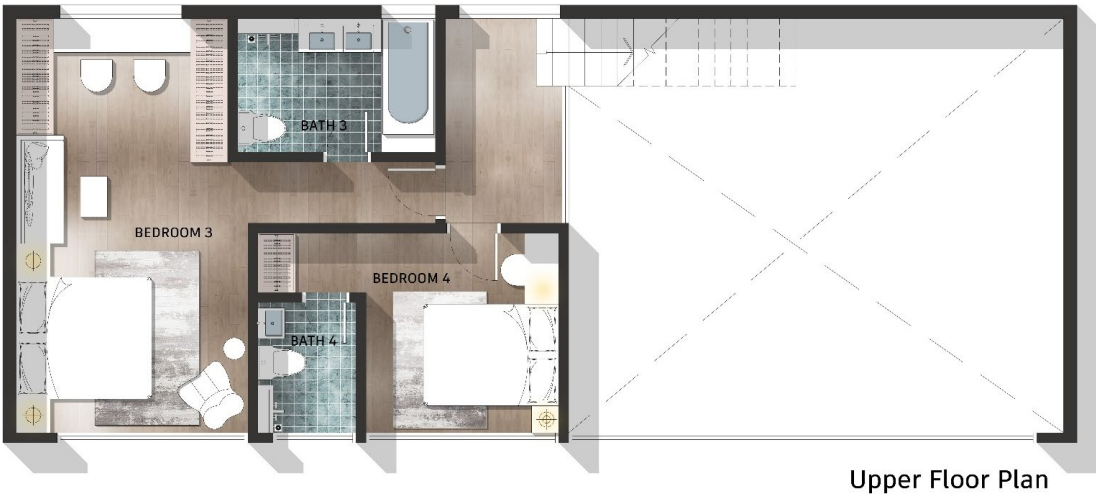
Penthouse - TYPE L
Main Parcel 1,626 sqft
Private Garden 225 sqft

Private Garden
6.3M Floor Height

LOWER FLOOR PLAN
1,066 sqft



UPPER FLOOR PLAN
560 sqft



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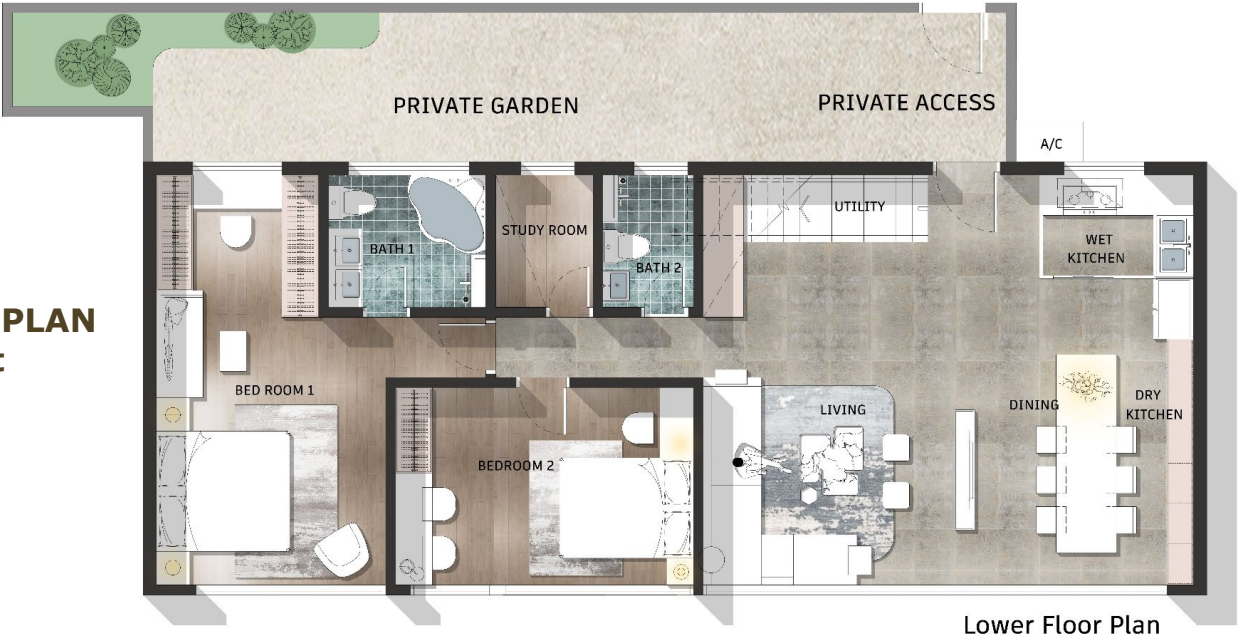
PROPOSED UNIT LAYOUTS

Partial Unit Layouts Shown

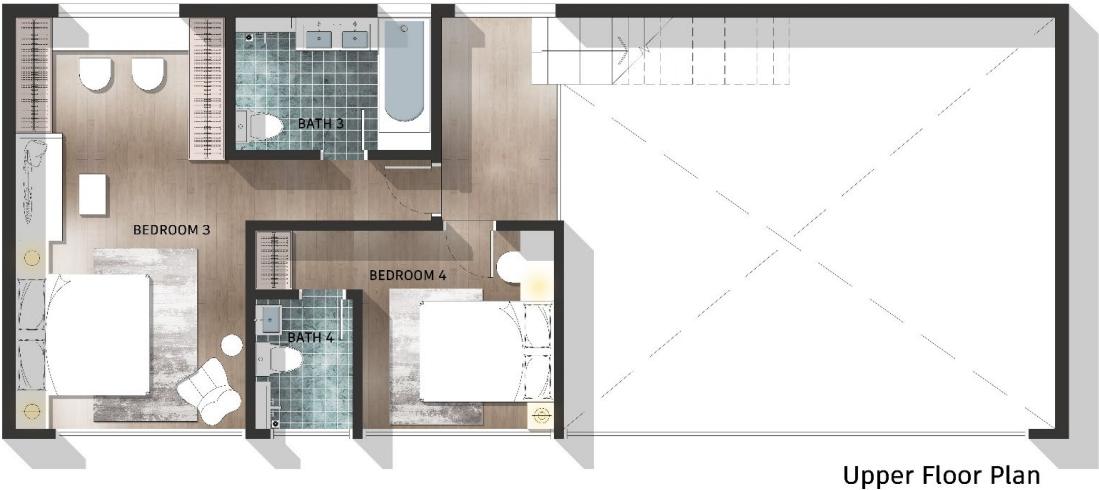
Penthouse - TYPE M
Main Parcel 1,646 sqft
Private Garden 310 sqft

Private Garden
6.3M Floor Height

LOWER FLOOR PLAN
1,076 sqft



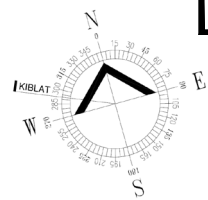
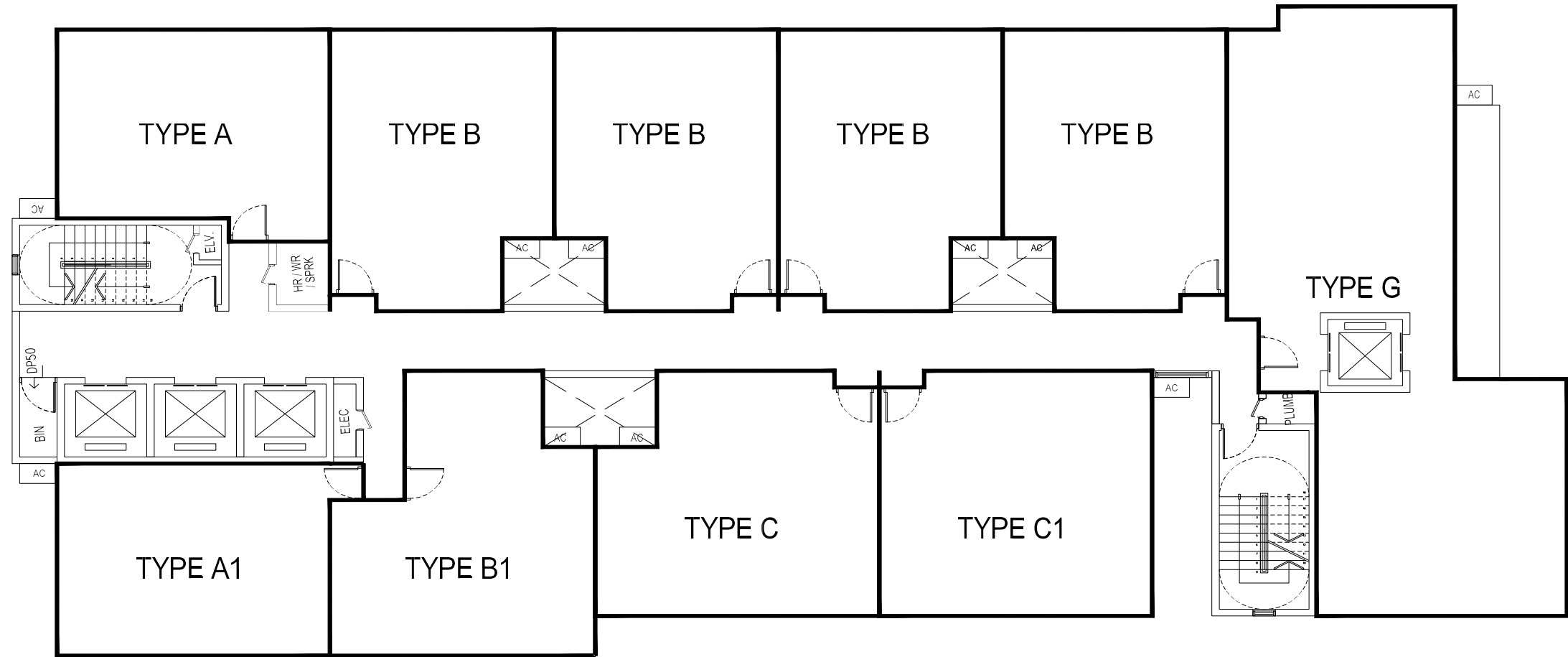
UPPER FLOOR PLAN
570 sqft



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PROPOSED FLOOR LAYOUTS

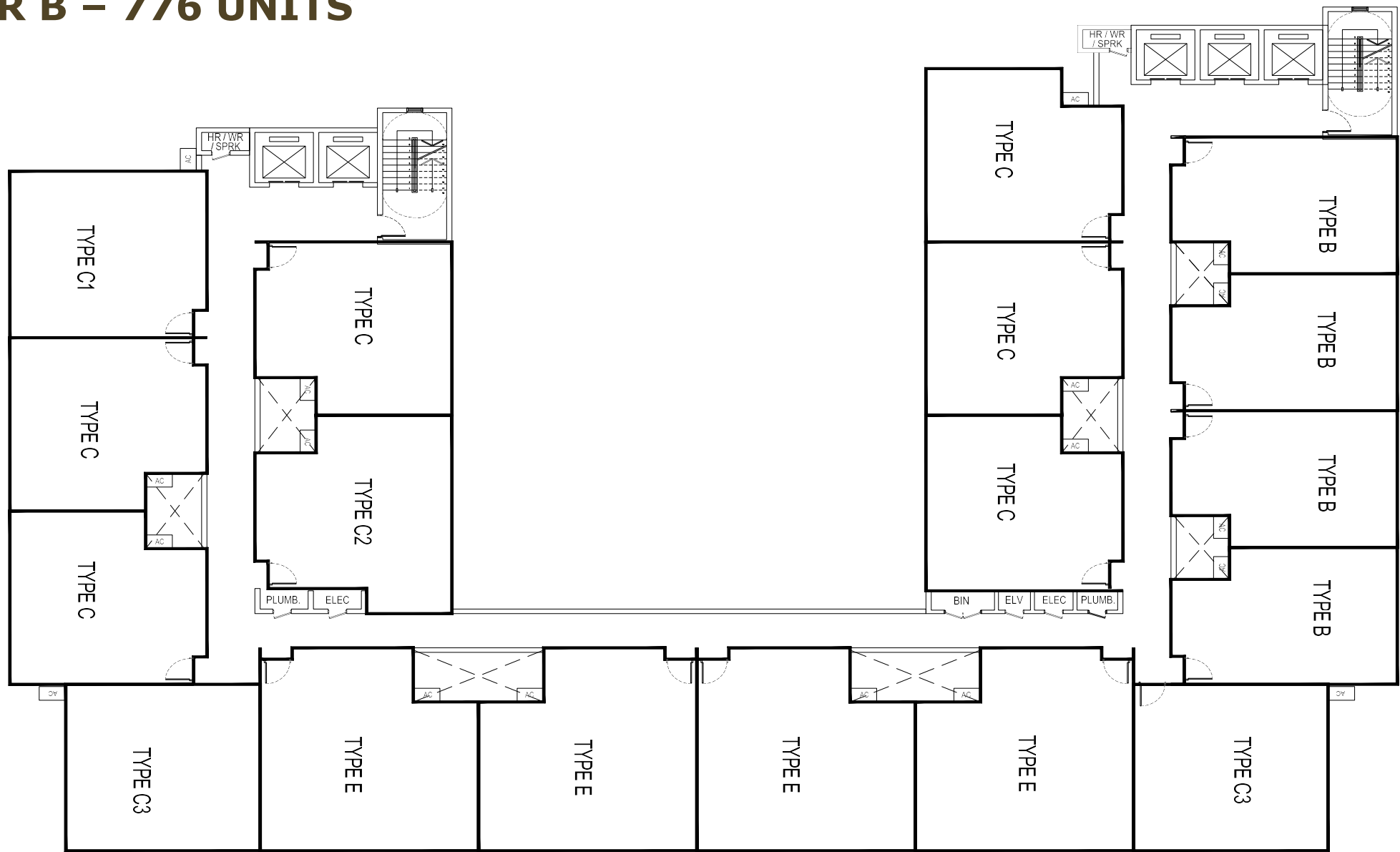
TOWER A – 450 UNITS



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PROPOSED FLOOR LAYOUTS

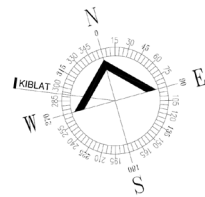
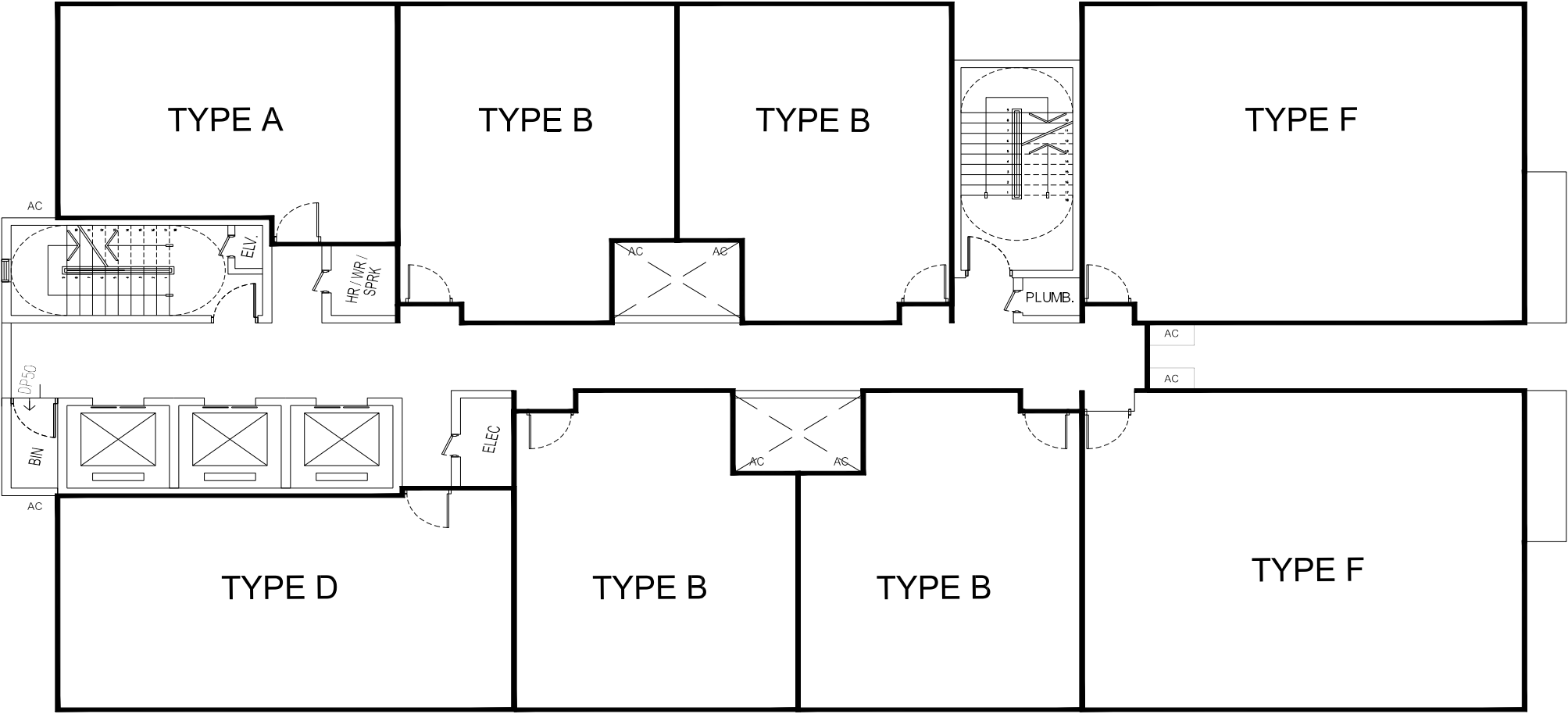
TOWER B – 776 UNITS



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PROPOSED FLOOR LAYOUTS

TOWER C – 379 UNITS



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KEY SELLING POINTS

LOCATION & CONNECTIVITY

- **Walking distance to RTS & CIQ:** Approx. 300m* to the proposed RTS Bukit Chagar Station — one of the closest projects in JB city centre, offering seamless cross-border access to Singapore.
- **Prime city-centre location:** Located in Iskandar Malaysia (Zone A), strategically positioned at the heart of future urban growth.
- **Prestige & Convenience:** Next to a five-star hotel and an integrated shopping mall, enhancing lifestyle convenience and prestige.
- **Comprehensive Urban Amenities:** Surrounded by everyday amenities including dining, retail, banking, healthcare, and international schools, ensuring a vibrant and well-connected urban living experience.



*Distance is approximate and subject to authorities' approval & final plans. Not an offer or contract.

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KEY SELLING POINTS

PRODUCT & INVESTMENT APPEAL

- **Efficient Modern Layouts:** Guided by **CTC's design team**, the **Efficient Modern Layouts** concept ensures smart space planning that maximises usable area and natural lighting — often achieving more rooms within the same footprint, while enhancing both comfort and investment value.
- **Dual-key & triple-key design concepts:** Flexible layouts designed for own-stay + rental, multi-generational living, or multiple income streams.
- **Freehold tenure in the city centre:** Rare freehold ownership in JB's prime Zone A, offering strong long-term value.
- **Investment & Rental Appeal:** Walking distance to RTS & CIQ, next to a 5-star hotel & mall. Flexible layouts enhance rental yield and resale prospects.





DEVELOPMENT 大通置業

Malaysia

THANK YOU

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