



SKYPARK

Kepler

LIDO JOHOR BAHRU

Lido

WATERFRONT BOULEVARD



SMART CITY. SMART LIVING.



Smart City
by Huawei

Creating connected, data-driven, and sustainable urban environments where technology is seamlessly integrated into daily life.



2.5km Waterfront
Promenade

Intersection of leisure, culture, and sustainability, creating a vibrant public space that encourages social interaction, physical activity, and environmental awareness.



Quayside
Experiences

creating spaces where people can live, work, and play



32-Acre
Central Park

Designed to bring you back to nature, enjoy scenic paths, green spaces, and eco-friendly initiatives for a healthier lifestyle



Pedestrian Walkway
& Cyclist Path

Safe and efficient routes for non-motorized transport and also encourage healthier lifestyles and contribute to the city's environmental goals.



20% Dedicated to
Green Spaces

Enhancing environmental sustainability, public health, and the overall quality of life for residents



Rainwater
Harvesting

Reduces Demand on Ground Water



GreenRE Residential
Building

Energy Efficiency
Water Efficiency.
Carbon Emission.

A Gateway to Smart Luxury, Steps from Singapore

EMBODYING JOHOR BAHRU'S
STORIED LEGACY AND PROMISING
FUTURE, **SKYPARK KEPLER**
EPITOMIZES UNPARALLELED
SOPHISTICATION.

Positioned mere moments from Singapore, it presents a coveted investment opportunity for cosmopolitan professionals. Inspired by the undulating rhythms of the Johor Sea, its visionary architecture seamlessly melds residential and retail spaces, fostering a dynamic, interconnected community.

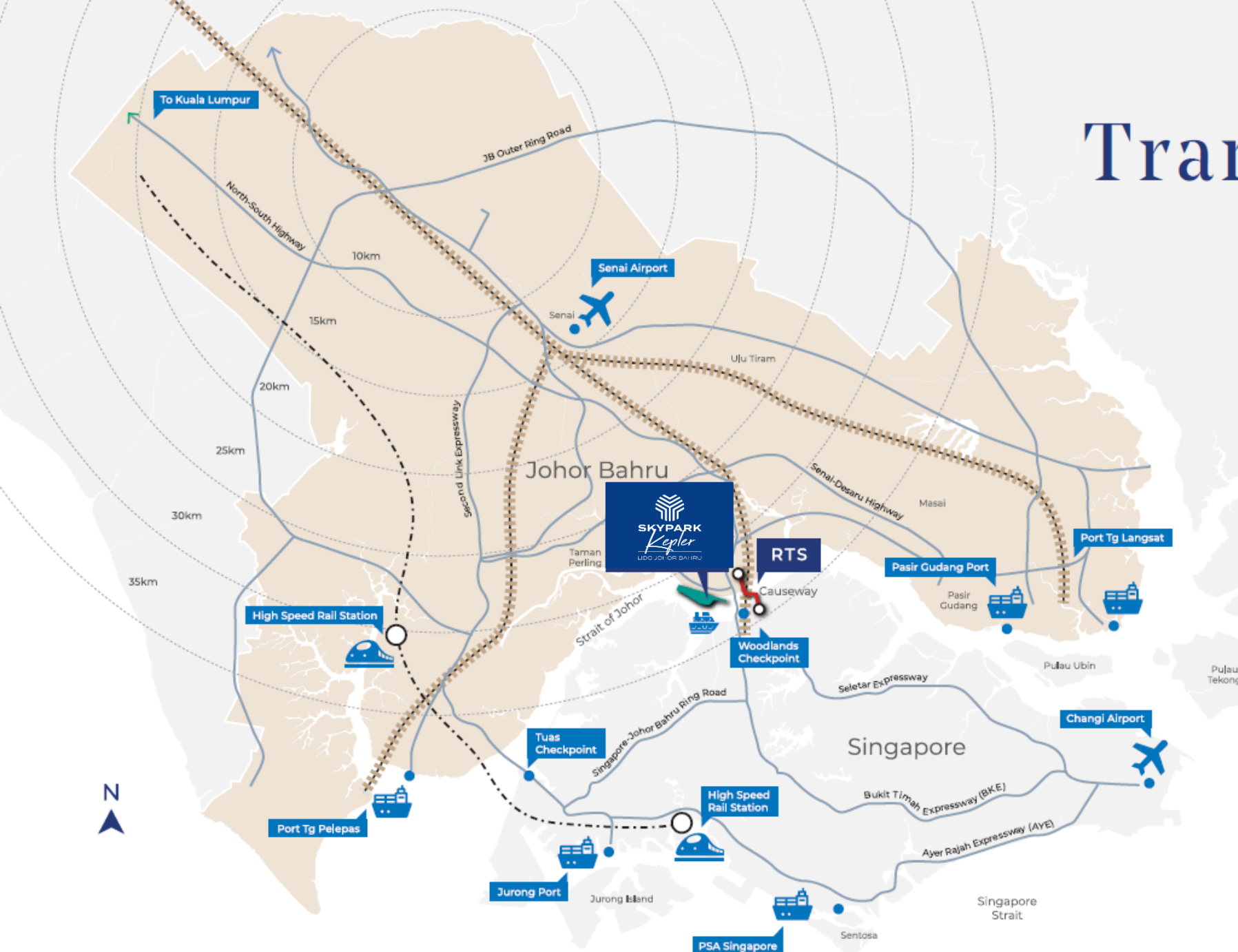




LOCATION

Connectivity

Johor's Premier Transportation Hub



01



International Airports

02



Ports

03



Highways

04



Bus Rapid Transit

05



Rail Transport

SEAMLESS CONNECTIVITY AND CONVENIENCE

Unparalleled ease with the RTS Link station just **less than 5 km away**.

This revolutionary 4km Light Rail Transit system redefines cross-border travel, swiftly uniting Malaysia and Singapore between Bukit Chagar and Woodlands.



- ✓ Enjoy 2 years of **FREE** shuttle service to the RTS Station and major attractions in JB City Centre
 - Shuttle Service : Doorstep pickup every 10 minutes during peak hours

- ✓ Concierge service for lifestyle bookings and exclusive services.
 - Concierge Services : Limousine transfers, golf, booking & etc.

LOCATION PLAN



RTS Link progress in Johor Bahru reaches 83%

By TEH ATHIRA YUSOF



NATION

Tuesday, 20 Aug 2024
6:06 PM MYT

Related News



NATION 15h ago
JB-Singapore RTS Link
right on track

BUSINESS 10 Jul 2024
Govt does not expect
major cost increases
until completion of...



The massive pillars being constructed across the Straits of Johor as part of the Rapid Transit System (RTS) Linking Johor Baru and Singapore. (Photo credit Malaysia Rapid Transit System (MRTS) Sdn. Bhd.)

JS-SEZ

MOU to improve cross-border flow of business via implementation of **single QR code border checkpoints** and **Virtual Payment Address (VPA)**



SINGAPORE

Special Economic Zone agreement signed; 20,000 jobs to be created

Chin Soo Fang for The Straits Times
© Jan 08, 2025 07:56 am



The new Johor-Singapore Special Economic Zone (JS-SEZ) in Malaysia is expected to create 20,000 skilled jobs for people on both sides of the Causeway.

The zone for business and investment, covering the Iskandar Development Region and Pengerang, also aims to support the expansion of 50 projects in the first five years, and a cumulative 100 projects in its first decade.

Prime Minister Lawrence Wong and his Malaysian counterpart Anwar Ibrahim witnessed the exchange of the agreement on Jan 7 during the 11th Malaysia-Singapore Leaders' Retreat in Putrajaya.



PM Lawrence Wong with Malaysian PM Anwar Ibrahim at Perdana Putra during the Leaders' Retreat on Jan 7. ST PHOTO: AZMI ATHIR

Speaking at a joint press conference, PM Wong said the JS-SEZ will create good jobs and more opportunities for the people of both countries.

"When negotiating the agreement, both sides have actively engaged stakeholders to ensure that the JS-SEZ has the conditions to help our businesses grow together for the longer term," he said.

"The greater potential for the JS-SEZ is not just about Singapore businesses going to Johor, but it's about both sides working together to attract new investment projects globally," he added.

Connectivity a major plus for JS-SEZ

By SYAZWANI HASNIZAM



ECONOMY

Wednesday, 08 Jan 2025

Related News



NATION 1h ago
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WORLD 1d ago
News Analysis:
Moderate recovery vs mounting risks: what to...

VIETNAM 1d ago
Vietnam economy expands by more than 7% in 2024, beating...



Mah Sing's Ong said Johor's appeal continues to grow due to infrastructure projects.

KUALA LUMPUR: The joint agreement between Malaysia and Singapore marks a new beginning for the Johor-Singapore Special Economic Zone (JS-SEZ), which aims to support economic growth and transform Johor into a regional powerhouse.

Mah Sing chief executive officer of property subsidiaries Benjamin Ong, a panelist at the CGS International 17th Annual Malaysia Corporate Day 2025, expressed optimism on Johor's economic prospects, attributing it to improving market dynamics and enhanced connectivity.

Asia

Malaysia-Singapore Leaders' Retreat: New Johor SEZ deal guns for global investments, 20,000 skilled jobs in 5 years

The signed Special Economic Zone agreement was exchanged at the retreat in Putrajaya, witnessed by Malaysia Prime Minister Anwar Ibrahim and Singapore Prime Minister Lawrence Wong.



Exchange of MoU for Johor-Singapore Special Economic Zone between Singapore Deputy Prime Minister Gan Kim Yong and Malaysia's Economy Minister Rafizi Ramli witnessed by both Singapore and Malaysia's Prime Minister at

KUALA LUMPUR: A Special Economic Zone in Johor jointly run by Malaysia and Singapore will gun for global investments, with both countries setting sights on the creation of 20,000 skilled jobs in the first five years.

The target is to facilitate the expansion of 50 projects in the first five years and hit 100 projects in the first 10 years.

Aqil Haziq Mahmud
07 Jan 2025 01:29PM
(Updated: 08 Jan 2025 10:13AM)
Social media sharing icons for WhatsApp, Telegram, Facebook, X, Email, and LinkedIn.

PEDESTRIANIZED COMMERCIAL STREET



PEDESTRIANIZED COMMERCIAL STREET



PEDESTRIANIZED COMMERCIAL STREET



PEDESTRIANIZED COMMERCIAL STREET



PEDESTRIANIZED COMMERCIAL STREET

- The retail component focuses on high-end, luxury international brands, offering a sophisticated shopping experience.
- The developments aim to create a sense of community, attracting diverse groups of people for leisure, work, and living. The design promotes interaction through open public spaces, pedestrian-friendly zones, and social events.
- Sustainability and eco-friendly design have become important features of LIDO. We will incorporate green building standards, energy-efficient systems, and sustainable materials to minimize their environmental impact.
- This commitment to sustainability is part of a broader trend in the real estate industry, where developers are increasingly focusing on creating eco-conscious spaces.
- The primary audience for LIDO includes affluent professionals, expatriates, tourists, and younger generations who value high-quality living environments, luxury goods, and a cosmopolitan lifestyle.
- With its international brand presence and luxury appeal, LIDO will become a symbol of modern urban development in Johor Bahru, catering to both local residents and foreign visitors.

LIDO Waterfront Boulevard represents an ideal blend of modernity, luxury, and cultural integration. It embodies a vision for urban spaces that go beyond mere functional structures to create engaging, mixed-use environments where retail, culture, and community meet. With its focus on luxury and sustainability, LIDO will become a symbol of high-end urban development in Johor Bahru.

PRODUCT INFORMATION

A
Premier Investment
Just
Across The Border

Strategically located between Johor and Singapore,
Lido Waterfront Boulevard is an international hub
for life, work, and leisure.


SKYPARK
Kepler
LIDO JOHOR BAHRU



APPROVED DEVELOPMENT PLAN FOR PLOT 16



Image Source: Google Earth App

PROJECT COMPONENT



PINNACLE OF SMART LIVING

Our units offer an unparalleled experience in modern living, equipped with smart appliances and state-of-the-art smart fittings. Through a curated partnership with Samsung and other renowned international brands, residents can enjoy a seamlessly connected lifestyle.

Project Name	SKYPARK KEPLER
Land Tenure	Freehold
Total Land Size	163 acres
Development Composition	Branded Residence (1,596 units) Retail Lots (16 units)
Target Launch	Q1 2025
Land Area	3.972 acres
Types of Unit	<ul style="list-style-type: none">• Type A 463 sq.ft 268 units• Type B 667 sq.ft 1,214 units• Type C 807 sq.ft 114 units Total : 1,596 units
Car Park	1,957 Bays
Maintenance Fees	Estimated RM0.55 psf



Level 10 – 54 : Branded Residence

Level 1 – GF : Retail Shops


LAYOUT & OVERALL PLAN

TOWER A & B GROUND FLOOR

LEGEND

- 01 LOBBY A
- 02 LOBBY B
- 03 MANAGEMENT OFFICE
- 04 CHILDCARE CENTRE
- 05 RETAILS 16 UNITS
- 06 SALEABLE STORAGE – 16 NOS
- 07 ENTRANCE STATEMENT
- 08 FEATURES LANDSCAPE
- 09 PERIMETER GREEN





SKYPARK KEPLER

ENTRANCE STATEMENT



DROP OFF AREA



PERIMETER GREEN

TOWER A & B

LEVEL 9 - FACILITIES

01 FEATURE LANDSCAPE

- 1 Forest Tree Garden
- 2 Feature Seating
- 3 Stepping Walkway
- 4 Open Lawn
- 5 Lounge Gazebo
- 6 Playscape
- 7 Wall Play
- 8 Trampoline Play
- 9 Reflexology Path
- 10 Indoor Plants Garden

02 POOL ZONE

- 11 Encaustic Terrace
- 12 Wading Pool
- 13 Indoor Plants Garden
- 14 Ramp
- 15 Step Up
- 16 Gym Raised Platform
- 17 Stepping Walkway
- 18 Pool Garden & Outdoor Shower
- 19 Dry Lounge
- 20 Main Pool & Wet Lounge
- 21 Seating Garden
- 22 Pool Pergola & Wet Lounge
- 23 Bubble Pool & Jacuzzi

03 RECREATIONAL SPACE

- 24 Half-basketball court
- 25 Outdoor Gym
- 26 Reflexology Path
- 27 Forest Garden
- 28 Buffer Garden
- 29 Yoga Deck
- 30 Pocket Garden
- 31 Seating Area
- 32 Walkway
- 33 Colored Garden

04 PUBLIC GATHERING

- 34 Pollintor Garden
- 35 Viewing Deck
- 36 Linear Garden
- 37 BBQ Pit
- 38 Feature Step
- 39 Feature Pergola
- 40 Stepping Walkway
- 41 Herb Raised Planters
- 42 Scented Garden
- 43 Feature Seat





PUBLIC GATHERING



POOL ZONE



LUXURY LOUNGE

UNIT LAYOUT

COMPONENTS

Type	Description	Built Up (sf)	Built Up (sm)	Tower A No. of Units	Tower B No. of Units	Total Units	Car Park Allocation	Composition Ratio
A	1 Bedroom + 1 Bath	463	43.01	134	134	268	1	17%
B	2 Bedrooms + 2 Baths	667	61.97	607	607	1214	1	76%
C	3 Bedrooms + 3 Baths	807	74.97	57	57	114	2	7%
Total =				798	798	1,596		100%

TYPICAL FLOOR PLAN

10th – 21st FLOOR

TOTAL OF 12 FLOORS

Per Tower 24 units/ floor/ tower

* Break Tank Stage 1 at 20th floor & 21st floor

TYPE A – 463ft² (6 units/ floor/ tower)

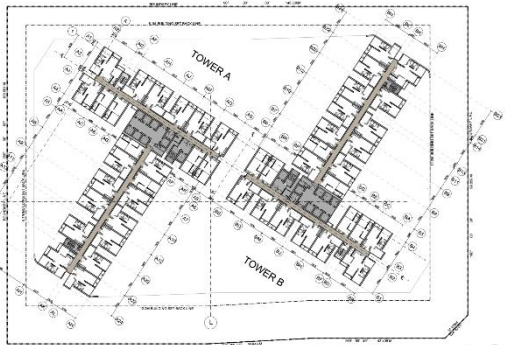
- Studio + Utility/store
- 1 Bathroom

TYPE B – 667ft² (16 units / floor/ tower)

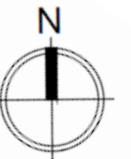
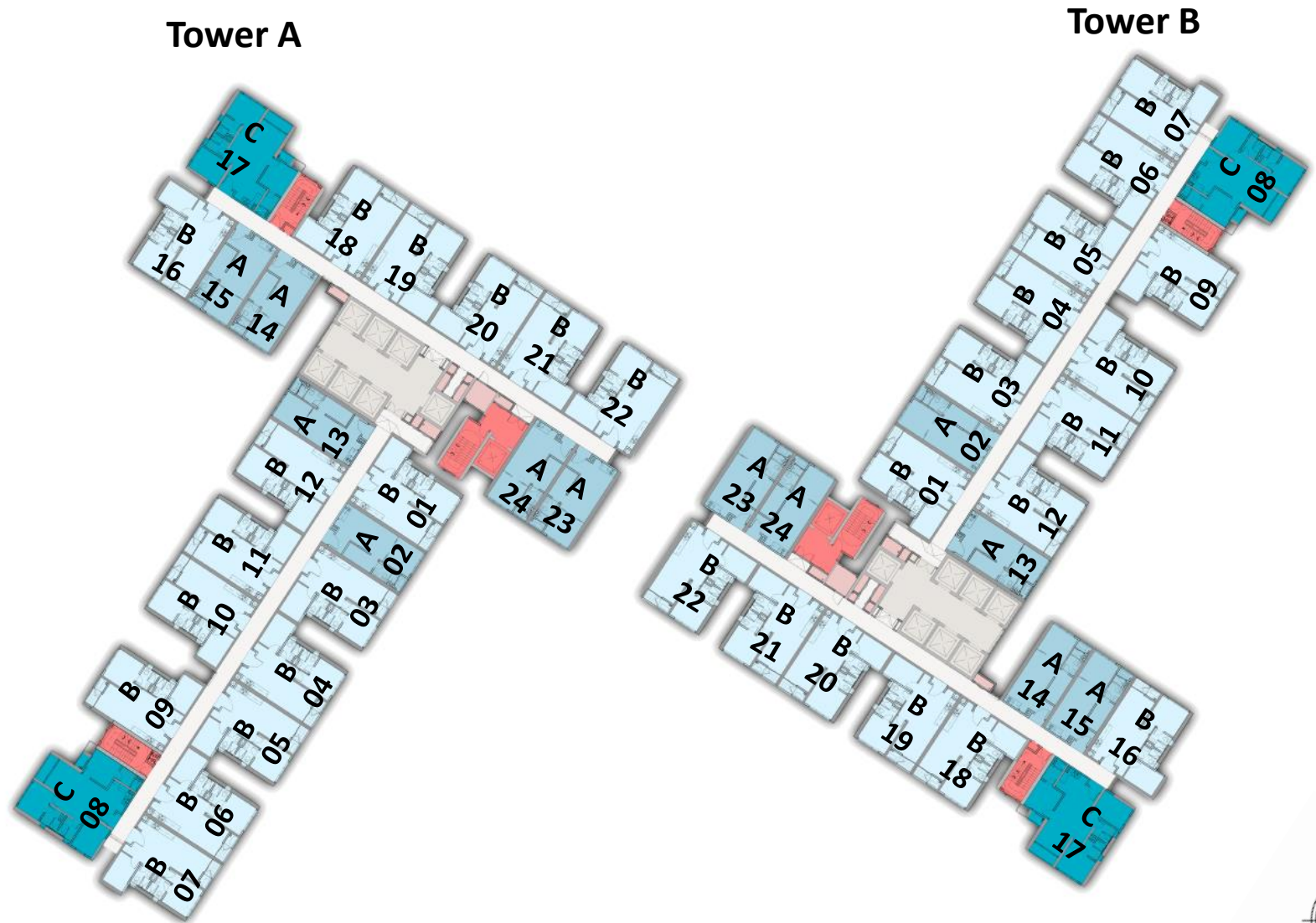
- 2 Bedroom
- 2 Bathroom

TYPE C – 807ft² (2 units/ floor/ tower)

- 3 Bedroom
- 3 Bathroom



Lower Zone
Typical Tower Layout



TYPICAL FLOOR PLAN

22nd – 54th FLOOR

TOTAL OF 33 FLOORS

Per Tower 16 units/ floor/ tower

* Break Tank Stage 2 at 40th floor & 41st floor

TYPE A – 463ft² (2 units / floor/ tower)

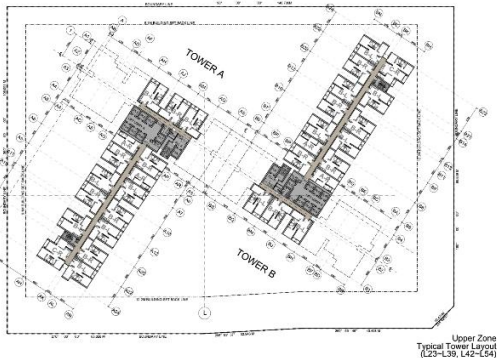
- Studio + Utility/store
- 1 Bathroom

TYPE B – 667ft² (13 units / floor/ tower)

- 2 Bedroom
- 2 Bathroom

TYPE C – 807ft² (1 units / floor/ tower)

- 3 Bedroom
- 3 Bathroom



Upper Zone
Typical Tower Layout
(L23-L39, L42-L54)



INDICATIVE PRICE

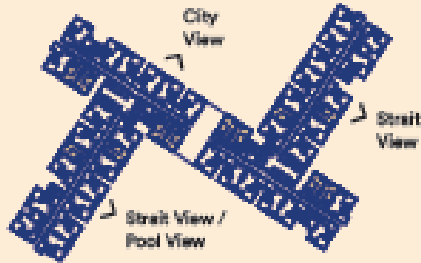
Tower	Type	No. Of Unit	Built up (Sqft)	Gross Selling Price (RM)	Gross Selling Price Psf (RM)	Gross Selling Price (SGD)	Gross Selling Price Psf (SGD)
A	A	134	463	587 K – 654 K	1,268 – 1,413	118 K – 198 K	255 - 427
	B	607	667	835 K – 920 K	1,252 – 1,379	253 K – 279 K	379 - 418
	C	57	807	1.01 mil – 1.07 mil	1,257 – 1,327	306 K – 324 K	379 - 401

Tower	Type	No. Of Unit	Built up (Sqft)	Gross Selling Price (RM)	Gross Selling Price Psf (RM)	Gross Selling Price (SGD)	Gross Selling Price Psf (SGD)
B	A	134	463	839 k – 900 k	1,812 – 1,955	254 k – 273 k	549 – 592
	B	607	667	1.19 mil - 1.27 mil	1,790 – 1,907	360 k – 385 k	542 – 579
	C	57	807	1.43 mil - 1.50 mil	1,778 – 1,862	433 k – 456 k	538 – 564

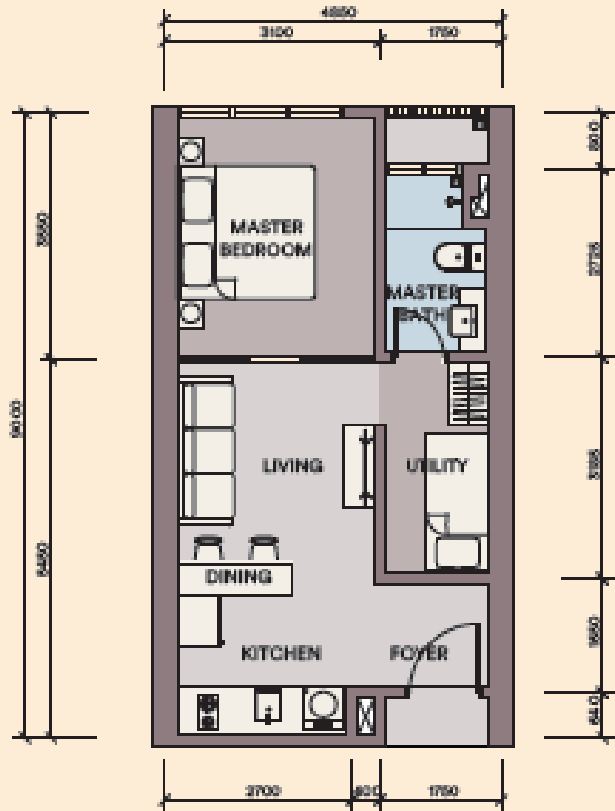
*Assumption of SGD 1 = RM 3.3

FLOOR PLAN

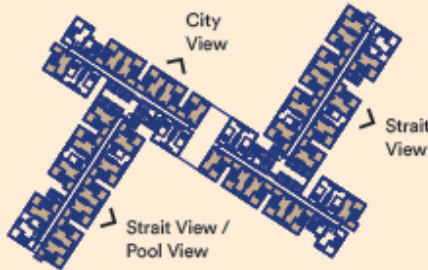
TYPE
A



BUILT-UP	TOTAL UNITS			
463 SF.	268 units	1	1	1



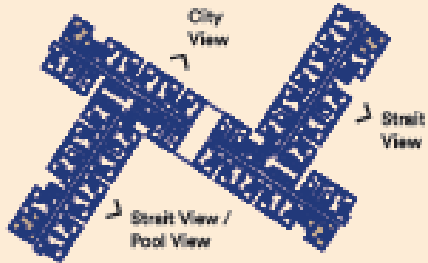
TYPE
B



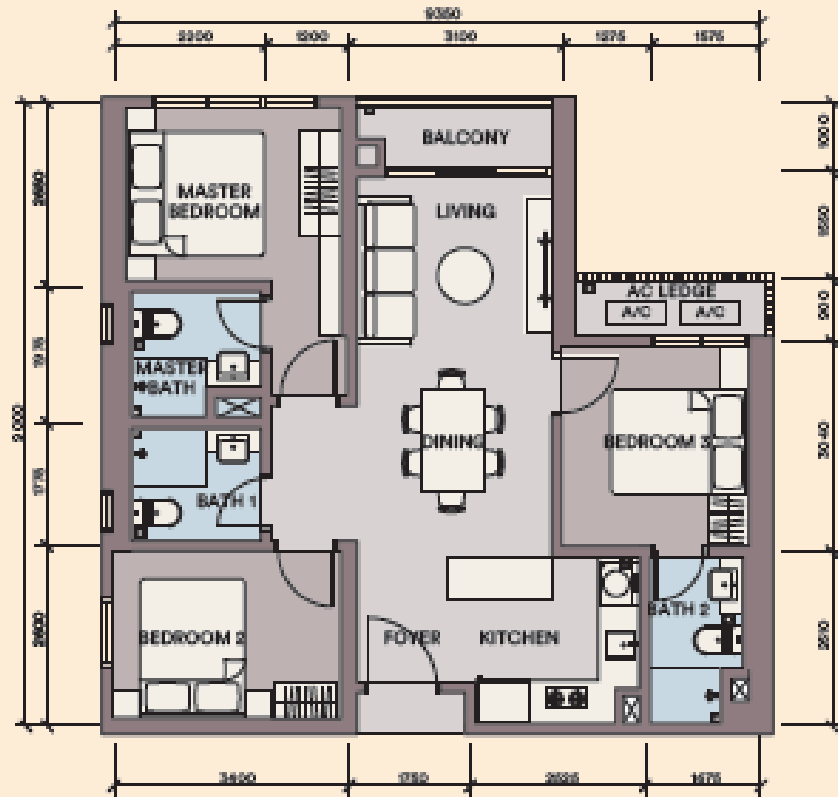
BUILT-UP	TOTAL UNITS			
667 SF.	1,214 units	2	2	1



TYPE
C



BUILT-UP	TOTAL UNITS			
807 SF.	114 units	3	3	2



FULLY FURNISHED UNITS

Fully furnished interiors with premium branded fittings, finishes and appliances

CABINET



Bofi

KITCHEN
APPLIANCES



BOSCH

AC/REFRIGERATOR/
TV/WASHER DRYER

SAMSUNG

SOCKETS

legrand



FITTINGS

KOHLER

MATRESS



SANITARY
WARE

KOHLER

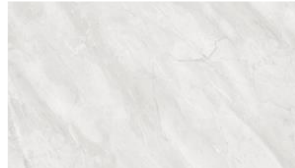
**Applicable for Specific Units Only &
Subject to Change*

UNIT PLAN FINISHES

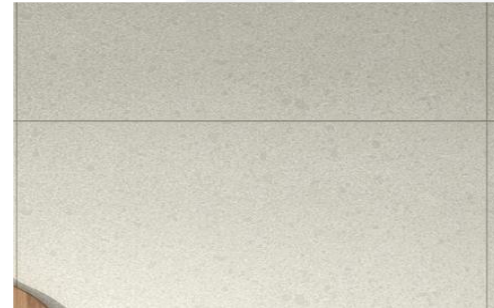
LIVING / DINING



Marble Collection
Creamwave or
equivalent
900 x 900mm



BALCONY / AC / WET KITCHEN



Stone Collection-Granito
300x 600mm



BATHROOM



Stone Collection-
Verona
300 x 600mm



BEDROOM (TYPE A/B/C)



Eko wood- Musni
(Textured collection)



PROPOSED BRANDS

eKO WOOD®



**Finishes Illustration Only
Subject to change

SANITARY WARES

KOHLER



MASTER BATHROOM

One-piece washdown WC with dual flush

MASTER BATHROOM



Basin Mixer



Hand Bidet



Sliding Rail with Hand shower



Overhead Shower



Bath Shower Mixer



SECONDARY BATHROOM

Soft Close with dual-flush

KITCHEN



Sink Cold Tap

INTERIOR DESIGN FURNISHING – TYPE A



By the Seaside

Blending soft neutrals and natural textures to create a calming ambiance.



Tranquil

Harmonious design emphasizing fluid lines, light hues, & gentle contrasts to evoke a sense of peacefulness.



Coastal Chic

Stylish design that balances natural elements with contemporary sophistication.



TYPE A

**Finishes Illustration Only*
**Subject to change*



TYPE A

**Finishes Illustration Only*
**Subject to change*

INTERIOR DESIGN FURNISHING – TYPE B

Lido
WATERFRONT BOULEVARD

The Voyager's Horizon



**Modern
Serenity**

Blend of modern design and subtle luxury,
emphasizing clean aesthetics



**Understated
Glamour**

Elegance of modern living, inspired by the
serenity of open horizons.



**Timeless
Elegance**

Design that combines sleek functionality with
luxury, creating a cozy yet polished retreat.

TYPE B



**Finishes Illustration Only*
**Subject to change*



TYPE B

**Finishes Illustration Only
Subject to change

TYPE B



**Finishes Illustration Only
Subject to change

INTERIOR DESIGN FURNISHING – TYPE C

The Admiral's Suite



**Rich
Tones**

Creating an atmosphere of comfort, sophistication, & boldness.



**Sophisticated
Opulence**

Pairs plush, high-end materials with warm tones to create a welcoming yet luxurious feel.



**Refined
Leisure**

A thoughtful approach to luxury that highlights ease, and quiet refinement.

TYPE C

**Finishes Illustration Only*
**Subject to change*





TYPE C

**Finishes Illustration Only
Subject to change



TYPE C

**Finishes Illustration Only*
**Subject to change*

SMART LIVING

Smart Living represents a futuristic vision of cities where technology and sustainability converge to create a more efficient, equitable, and enjoyable urban environment

CONNECTED, INSPIRED & SMART LIVING CONCEPT



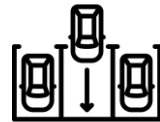
Our development embodies the future of modern living, integrating advanced connectivity, innovative design, and intelligent technology to enhance your lifestyle. Here's how we bring this concept to life:



Predict energy consumption, pollution risks, and the effects on the environment



Bolster security with incident detection and intelligent CCTV



Increase efficiency with traffic and parking management for the building



Provide more adequate water supply, energy management, and waste management



Provide automated updates and tracking options on shuttle bus services & RTS

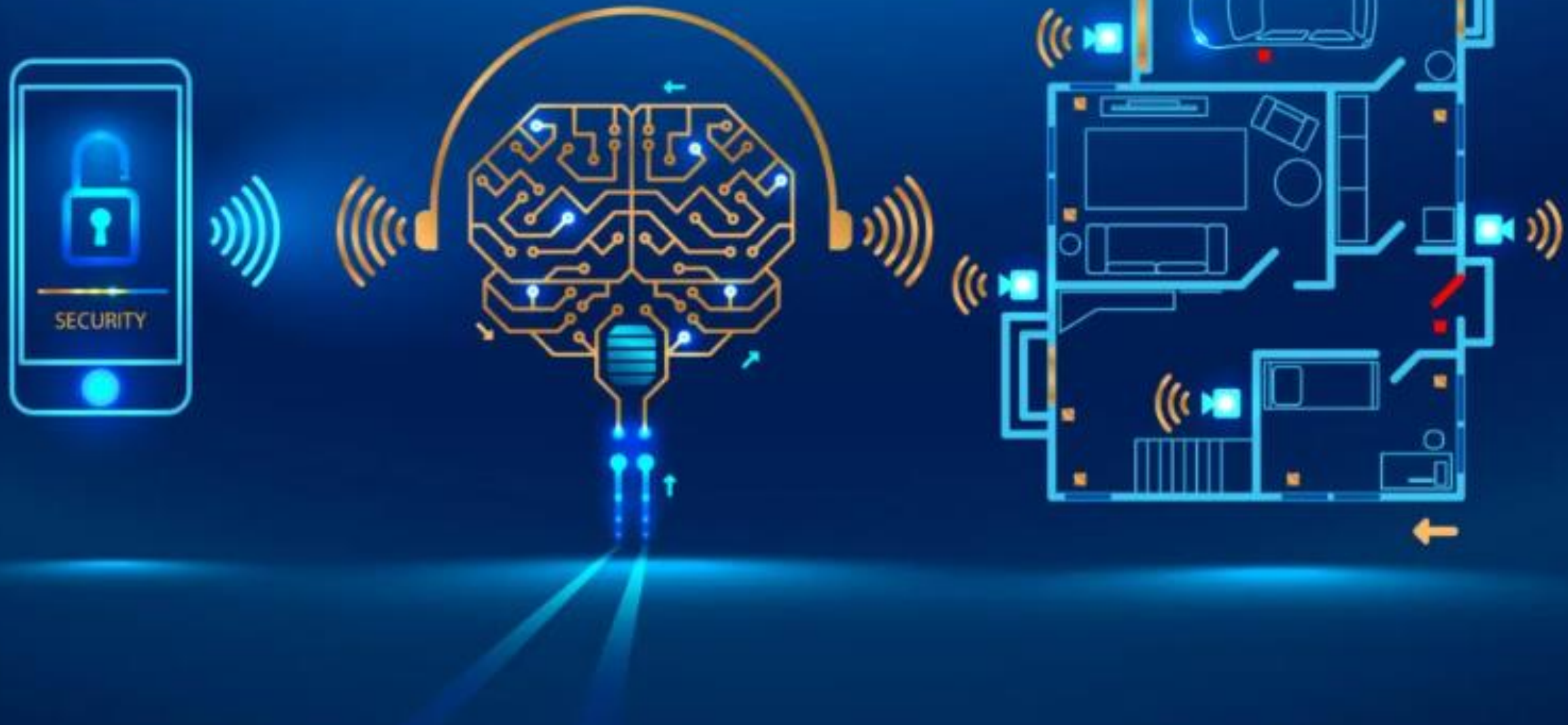


Smart Living

Building a Secure, Efficient, and Convenient
Intelligent Homes Through Advanced Technology

AI for Security, Management & Services

AI camera for Security Protection | AI Assisted Detection



Smart Management

Reducing Risks through AI Assisted Detection *Instead of Labour Intensive Means*

Entrances and Exits

Personnel Entry/Exit

Detection of Parking
Violations on Outdoor Road

Easy Access/Clock-
in/out at building

Control/Guard Rooms



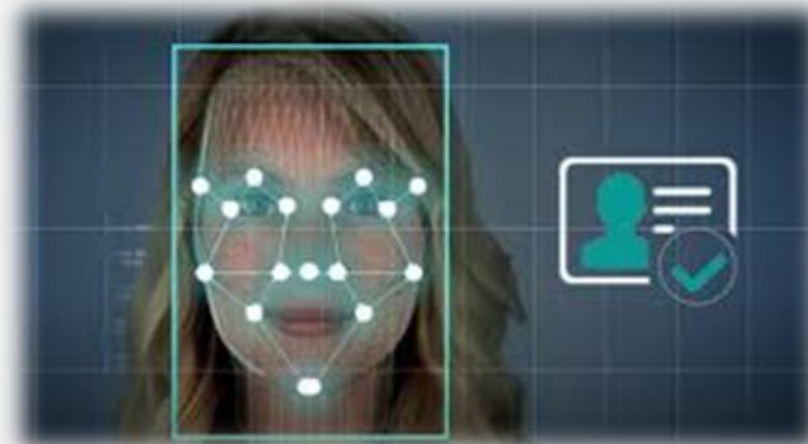
Intelligent
Management Of
Energy Efficiency

Personnel Access Control

Vehicle Access Control

Management/Behaviour
Analysis

Situation Awareness/
Behavior Analysis/
Voice Collaboration





Smart Living - Powered by **SAMSUNG**

Samsung appliances offer a variety of benefits that are centred around personalizing and enhancing the user experience through the smart appliances, advanced technology, and customization options.



APPLIANCES FOR TOWER B

Samsung appliances offer a variety of benefits that are centred around personalizing and enhancing the user experience through the advanced technology, and customization options.

- 1) Improved Efficiency and Convenience - Smart Scheduling , Smart Control via App
- 2) Energy Efficiency and Sustainability - Energy Saving, Eco-Friendly Feature
- 3) Enhanced Performance and Functionality - Powered Laundry, Intelligent Cooling in Refrigerators, Air Quality Management: Air conditioners
- 4) Improved User Interface and Control
- 5) Health and Hygiene Benefits - Hygiene Management, Food Preservation
- 6) Improved Durability and Reliability - Optimized Performance
- 7) Premium Aesthetic and Design - Sophisticated Look, Minimalist Design

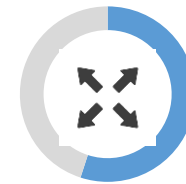
Using Samsung appliances can significantly improve the convenience, efficiency, and sustainability of your home. From personalized smart technology to energy-saving capabilities and enhanced performance these appliances not only make daily tasks easier but also help optimize your home environment for health, comfort, and long-term savings.

- **Smart Washer/Dyer**
- **Smart Refrigerator**
- **Smart TV**
- **Smart Air purifier**
- **Smart Jet Bot Vacuum**
- **Microwave**

BANYAN GROUP

An Exquisite Collaborations

AN EXQUISITE COLLABORATION WITH BANYAN GROUP



Maximize Return



Quality and Maintenance Service



Marketing and Customer Service Excellence



Future growth and Opportunities

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

Sep/2024

banyan
living

ENHANCE THE POTENTIAL
OF YOUR PROPERTY

groupbanyan.com

banyangroup

CULTURE
NATURE
CONSCIOUSNESS
COMMUNITY
WELLBEING
SUSTAINABILITY
RESEARCH FACILITIES
TRADITION
CRAFT
COMMUNITY
LAGUNA
TRADITION
JOURNEY
REGENERATION
MINDE

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

BANYAN GROUP INTRODUCTION

A MULTI-BRANDED ECOSYSTEM

From a single luxury brand to the diverse offerings we have today, Banyan Group is an independent, global hospitality company with a purpose.

We create exceptional, design-led experiences across hotels, spas, residences, food and retail, with a portfolio of brands that cater to the diversity of our world.

LEADERS IN HOSPITALITY

Accumulating over 3,000 industry awards, Banyan Group proudly sits among the Top 25 Hotel Brands in the World according to Travel + Leisure.

Our hotels and resorts have received numerous awards in recognition of the team's commitment to delivering service excellence and introducing travellers to the most awe-inspiring corners of the world.

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

banyangroup

OUR UNIVERSE

22

countries

3K+

awards won to date

~80

resorts/hotels

60+

spas & galleries

~30K

room keys

CASSIA

DHAWA

HOMM

FOLIO

BANYAN TREE ESCAPE

SKYPARK

LAGUNA

BAY

3

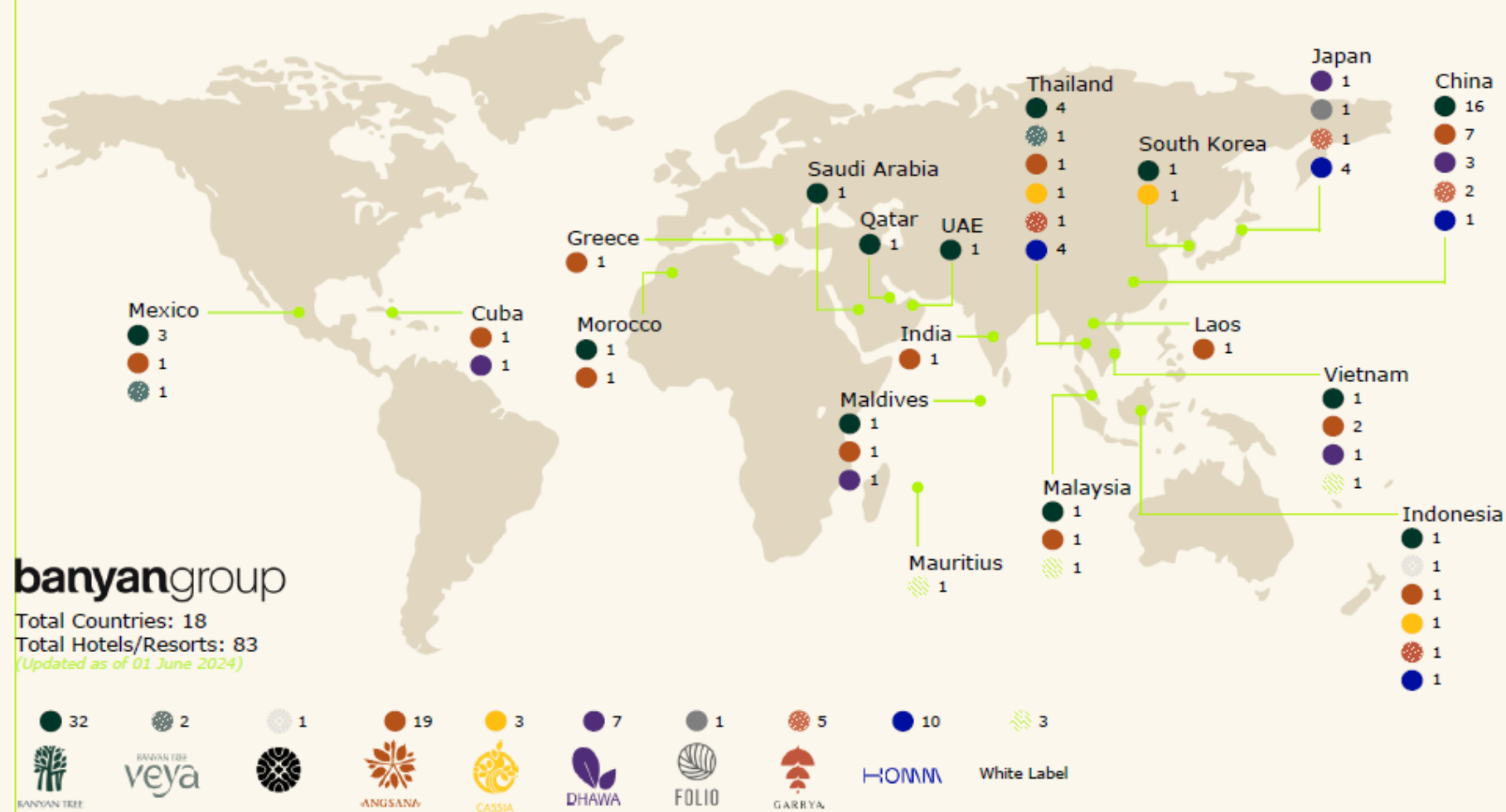
integrated resorts

12K+

associates

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

Global Hotel Portfolio





Angsana Oceanview Residences, Thailand



Banyan Tree Residences Phuket, Thailand

Experience the perfect blend of exclusivity and profitability through our **collaboration with Banyan Group**. Tailored for discerning buyers and savvy owners, this partnership offers world-class hospitality, seamless management, and strategic market access—delivering exceptional experiences for residents and sustainable, high-value returns for property owners.

Maximize Return

- Revenue Management System
- Comprehensive Reporting
- Centralizes Reservation Platform
- Enhanced Property Visibility

Quality and Maintenance Service

- Routine Inspection & Housekeeping
- Estate Management Support
- Guest Interaction Management

Marketing and Customer Service Excellent

- Robust Digital Marketing
- 24/7 Multilingual Support
- Focus on Tenant Satisfaction

Future growth and Opportunities

- Access to Emerging Markets
- Innovation Quality Assurance
- Sustainable Partnership



Banyan Tree Grand Residences Phuket, Thailand

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

THE SANCTUARY
CLUB

BY THE BANYAN TREE GROUP



Unlock Unrivaled The Sanctuary Club Privileges



BY THE BANYAN TREE GROUP

COMPLIMENTARY MEMBERSHIP

Unit owners are automatically enrolled, unlocking access to the club's exclusive privileges.

EXCLUSIVE INVITATIONS

Receive early invitations to pre-opening events of new hotels and other special events hosted by the Banyan Tree Group.

GLOBAL DISCOUNTS

Enjoy discounts across resorts, spas, retail galleries, and golf courses within the Banyan Tree network worldwide.

EXCHANGE PROGRAM

Owners can exchange part of their annual entitlement for free stays within Banyan Tree's participating properties.

PERSONALIZED OWNER SERVICES

A dedicated, multi-lingual team is available to support owners with any queries or special requests.

ACCESS TO PREMIUM AMENITIES

Benefit from access to on-site amenities such as spas, restaurants, gyms, and shuttle services within the five star resorts.

Participating owners can exchange part of their annual entitlement for a complimentary stay at any destination within the network. In addition, discounts and special privileges are offered to owners with the standard discounts⁽¹⁾ and privileges are listed below (terms and conditions apply):

- 30% discount on best available rates for hotel accommodation⁽²⁾
- 30% discount on golf green fees⁽³⁾
- 25% discount on food and beverage⁽⁴⁾
- 20% discount on a-la-carte spa menu
- 15% discount on gallery merchandise⁽⁵⁾
- 15% discount on in-house tours⁽⁶⁾
- 15% discount on laundry
- 10% discount on airport and ferry terminal transfers⁽⁷⁾
- Priority wait-list on reservations
- Early check-in / late check-out⁽⁸⁾
- Invitations to Xperiential Guest Program (i.e. pre-opening / trial stays at new resorts)

EXCHANGE PROGRAMME

Owners whose properties are managed under a hotel branded rental scheme are allowed to exchange part of their annual entitlement for a complimentary stay at any destination within The Sanctuary Club network.

STEP 1

An owner deposits 15 annual entitlement days into the exchange pool.



STEP 2

The days are attributed a monetary value.



STEP 3

The monetary value can then be used to redeem stays at participating properties at the best available rate at time of booking.



STEP 4

Booking can be requested via the centralised multilingual team.



STEP 5

A confirmation of your reservation will be sent to you along with value redeemed and your remaining balance.



STEP 6

Enjoy your stays at participating properties.



AVERAGE RENTAL INCOME PROJECTION (*base on 70% Occupancy Rate*)

Description	Type A	Type B	Type C
Built-up (sqft)	463	667	807
SPA Price	RM880,000	RM1,233,000	RM1,489,000
Less 7% Rebate	-RM61,600	-RM86,310	-RM104,230
Nett Purchase Price	RM818,400	RM1,146,690	RM1,384,770
Est. Rental per Night	RM285	RM410	RM495
Est. Occupancy (%)	70%	70%	70%
Total Gross Rental Income	RM72,818 8.9%	RM104,755 9.1%	RM126,473 9.1%
Less Expenses (40%)	-RM29,127	-RM41,902	-RM50,589
Est. Rental Income	RM43,691	RM62,853	RM75,884
Less Maintenance Fee (RM 0.55 per sqft)	-RM3,056	-RM4,402	-RM5,326
Est. Net Rental Income	RM40,635	RM58,451	RM70,557
ROI (%)	5.0%	5.1%	5.1%

Skypark Pattaya - ID Fit Out



Skypark Phuket - ID Fit Out



Exclusive Privileges

T360 APPS | T PRIVILEGE

A Loyalty programme, points & rewards for all Tropicana members & customers



About T360

T360 is a lifestyle platform founded with a single vision to encapsulate all Tropicana ecosystems under one app. The app will provide seamless lifestyle solutions for all property owners, T Privilege members, Tropicana Golf & Country Resort golfers, tenants, vendors, business partners and merchants, at the click of a button.

Benefits Of T360 Platform



T Privilege

Loyalty programme for Points, E-Vouchers, Merchants, Events & Payments



T Event

Brand Collaboration, Event Announcements, Revenue, Merchant Sales, T360 Awareness



T Media

Advertising through Magazine, Digital, Media Reviews, KOL Marketing & Offline Advertising



T Marketplace

External merchants brand promotion, products, services & awareness



T Property

Provides Tropicana Project Listings, Launches, Sales, Marketing & Referrals



T Journey

For Online Reservations, Concierge, Guest Experience & Comprehensive Reports



T Golf

Ease of Golf Membership Enquiries, Bookings, Billing, Food & Beverage Reservations



T Concierge

Lifestyle & hospitality services

T Privilege Membership Categories

There are a total of 5 membership categories

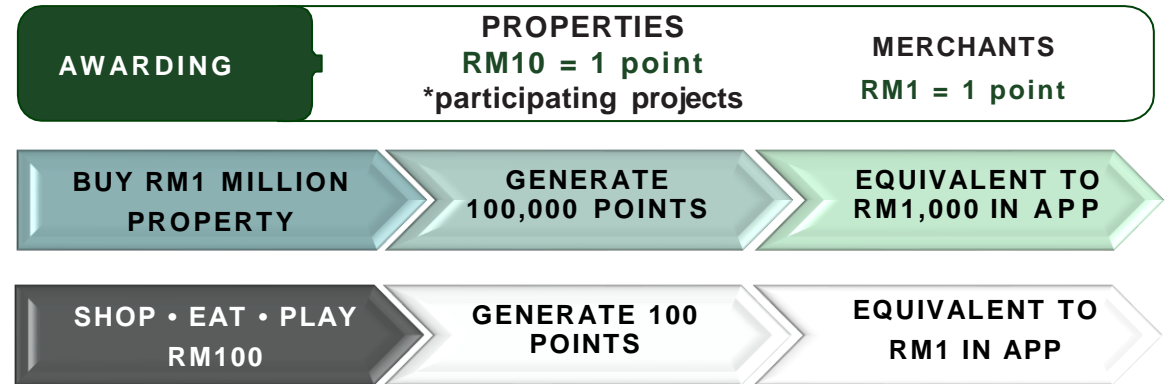


Privé
Open to public
Free membership

Priority, Gold, Platinum, Diamond
For property buyers

- The Priority membership tier is for the RM100,000 to RM999,999 spend bracket.
- The Gold membership tier is for the RM1,000,000 to RM1,999,999 spend bracket.
- The Platinum membership tier is for the RM2,000,000 to RM2,999,999 spend bracket
- The Diamond membership tier is for the RM3,000,000 and above spend bracket.

Point Conversion



T Privilege Membership Benefits

Enjoy 9 members benefits at your fingertips



Tropicana Property Rebate

Incremental discounts on property purchases – the more you buy, the higher the discount rate



Points Collection

Collect points and redeem rewards



Networking & Cash Referral Fee

Receive cash rewards upon successful property referral and sale



Priority Invite

Be the first to be invited to Tropicana property launches and exclusive partnership events



Lifestyle Offerings

Lifestyle product rebates, offers and FOC vouchers from selected partners



Members Affiliates

Enjoy additional members privileges through our Tropicana ecosystem and affiliates



Concierge Services

Enjoy hospitality and concierge services, from housekeeping, delivery, shuttle services to holiday tours



News Updates

Receive news updates on Tropicana Magazine and all Tropicana digital platforms



Win Contest Prizes

Join exclusive campaigns and contests offering attractive prizes

T Privilege Partners for LIDO Projects



- Free ambulance services to the hospital.
- Comprehensive medical screening packages at a discounted price - RM 500
- 30% off Room and Board for admissions, and free room upgrades subject to availability.



- Additional 15% Off



- 15% Off outright purchase (water, Berex & bathroom series)



- 40% Off SRP on selective products



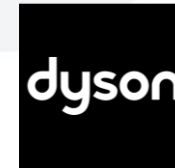
- 15% off BFR for higher room categories (Studio Executive & 1 Bedroom series)



- Studio Deluxe Room - 10% Off best available rate
- Studio Executive Room - 10% Off best available rate
- Executive Room - S\$320.00++ per room per night



- Additional RM1,000 off with purchase of OGAWA BioVis / OGAWA Maestro / OGAWA Master Drive Plus 5 Elements massage chair package
- Additional RM500 off with purchase of OGAWA V-Accento / OGAWA Vivre massage chair package



- 20% Off RRP on Dyson products



- RM500 cash voucher



- RM500 cash voucher



- 30% Off all BoConcept items with complimentary interior design services.

T GOLF

Exclusive Golf Membership Rate

Up to
30% off for



Up to
60% off for



T Golf

Exclusive Golf Membership Rate

available at

Tropicana Golf & Country Resort, Petaling Jaya
Tanjong Puteri Golf and Resort, Johor Bahru

Tropicana Golf & Country Resort, Petaling Jaya



**Exclusive rate for Lido Waterfront Boulevard Owners*

18 holes Green fee, Sharing Buggy & Caddy, Golf Insurance & 8%SST

	Normal Package Rate		Special Package Rate	
Monday to Thursday	SGD101	RM334.80	SGD81	RM270
Friday	SGD117	RM338.80	SGD81	RM270
Saturday PM & Public Holidays PM	SGD189	RM625.30	SGD134	RM442.80
Sunday PM	SGD134	RM442.80	SGD134	RM442.80

**rate as at 08th Nov 2024, 1 SGD = 3.30 MYR*

Tanjung Puteri Golf & Resort, Pasir Gudang



**Exclusive rate for Lido Waterfront Boulevard Owners*
18 holes Green fee, Sharing Buggy & Caddy, Golf Insurance & 8%SST

	Members Guest Rate – Plantation Course		Members Guest Rate – Straits Course		Membership Rate	
Monday to Thursday	SGD38	RM124.20	SGD33	RM108	SGD22	RM73.45
Friday	SGD38	RM124.20	SGD33	RM108	SGD22	RM73.45
Saturday PM & Public Holidays PM	SGD60	RM199.80	SGD47	RM156.60	SGD22	RM73.45
Sunday PM	SGD44	RM145.80	SGD33	RM108	SGD22	RM73.45

**rate as at 08th Nov 2024, 1 SGD = 3.30 MYR*

SKYPARK KEPLER SERVICED RESIDENCES SALES PACKAGE – TOWER A

- Booking Fee : 10% of Selling price
- 7% rebate
- Legal Fee on SPA & Loan Agreement absorbed by Developer
- MOT absorbed by developer (excluded legal and disbursement fees)
- Partly Furnished Units:- ***Air-conditions to all Rooms and Living, Kitchen Cabinet (Top & Bottom), Hod & Hood and Water Heater for all Bath.***
- Shuttle Bus services (absorbed by developer) to JB CITY CENTRE, RTS and CIQ for 2 years after CCC
- Enjoy waive 2 Years' Maintenance Fees (Cost absorbed by developer)
- Enjoy waive of Processing Fees for MM2H - (Cost absorbed by developer)
- Bumi Discount 15%

SKYPARK KEPLER SERVICED RESIDENCES SALES PACKAGE – TOWER B

- Booking Fee : 10% of Selling price
- 7% rebate
- Legal Fee on SPA & Loan Agreement absorbed by Developer
- MOT absorbed by developer (excluded legal and disbursement fees)
- Fully Furnished Unit (Tower B) - ***refer to the Inventory List for Fully Furnished***
- Exclusive Feature of SAMSUNG SMART HOME APPLIANCES
- Shuttle Bus services (absorbed by developer) to JB CITY CENTRE, RTS and CIQ for 2 years after CCC
- Enjoy waive 12 Months of Broadband services starting on the VP Date (Cost absorbed by developer)
- Enjoy waive 2 Years' Maintenance Fees (Cost absorbed by developer)
- Enjoy waive of Processing Fees for MM2H - (Cost absorbed by developer)
- Bumi Discount 15%

INVENTORY LIST – FULLY FURNISHED UNITS *(applicable to TOWER B only)*

FULLY FURNISHED UNITS – INVENTORY LIST

No.	Items / Description	Unit	Type A – 463 sqft 1 Bedroom, 1 Bathroom	Type B - 667 sqft 2 Bedrooms, 2 Bathrooms	Type C - 807 sqft 3 Bedrooms, 3 Bathrooms
1.	Foyer Shoe Cabinet	no	1	1	1
1.	Kitchen Kitchen Cabinet with Sink & Tap	no	1	1	1
2.	Hood	no	1	1	1
3.	Hob	no			
3a.	2 burners	no	1	1	N/A
3b.	3 burners	no	N/A	N/A	1
1.	Dining Dining Table	no	1	1	1
2.	Dining Chair	no	2	2	6
3.	Pendant Lamp	no	1	1	1
1.	Living TV Console	no	1	1	1
2.	3 Seater Sofa	no	1	1	N/A
3.	L-shape Sofa	no	N/A	N/A	1
4.	Coffee Table	no	1	1	1
5.	Arm Chair	no	1	1	1
6.	Floor Lamp cum Side Table	no	1	1	1
7.	Stool cum Side Table	no		N/A	N/A
1.	Master Bedroom Super King Bed with Headboard & Divan	no	1	1	1
2.	Bedside Table	no	2	2	2
3.	Bedside Lamp	no	2	2	2
4.	Wardrobe	no	1	1	1
5.	TV console cum Dressing Table	no	1	N/A	N/A
6.	Console cum Dressing Table	no	N/A	N/A	N/A
7.	Dressing Table	no	N/A	1	1
8.	Dressing Table Mirror	no	1	1	1
9.	Stool	no	1	1	1
10.	Lounger	no	1	N/A	N/A

INVENTORY LIST – FULLY FURNISHED UNITS *(applicable to TOWER B only)*

No.	Items / Description	Unit	Type A – 463 sqft 1 Bedroom, 1 Bathroom	Type B - 667 sqft 2 Bedrooms, 2 Bathrooms	Type C - 807 sqft 3 Bedrooms, 3 Bathrooms
<u>Bedroom 2</u>					
1.	Queen Bed with Divan	no	N/A	1	1
2.	Bedside Table	no	N/A	1	1
3.	Bedside Lamp	no	N/A	1	1
4.	Wardrobe	no	N/A	1	1
5.	Ledge	no	N/A	1	N/A
6.	Stool	no	NA	1	N/A
<u>Bedroom 3</u>					
1.	Queen Bed with Divan	no	N/A	N/A	1
2.	Bedside Table	no	N/A	N/A	1
3.	Bedside Lamp	no	N/A	N/A	1
4.	Wardrobe	no	N/A	N/A	1
5.	Ledge	no	N/A	N/A	N/A
6.	Stool	no	NA	NA	N/A
<u>Bathroom</u>					
1.	Mirror	no	1	2	3
2.	Vanity Shelves	no	1	2	3
3.	Shower Screen with Glass Door	no	1	2	3
<u>Home Appliances</u>					
1.	Digital Lockset	no	1	1	1
2.	Air-Conditioner	no	1	3	4
3.	Ceiling Fan	no	1	3	4
4.	TV	no	1	1	1
5.	Refrigerator	no	1	1	1
6.	Washer Dryer Combo	no	1	1	1
7.	Water heater with storage	no	1	1	1
8.	Microwave Oven	no	1	1	1
9.	Bespoke Jet Bot	no	1	1	1
<u>Overall</u>					
1.	Curtain / Blinds	set	L/S	L/S	L/S
2.	Lightings	set	L/S	L/S	L/S
3.	Painting & Ceiling Work	Set	L/S	L/S	L/S

What's new?

The government is relaxing the requirements:

- **Rolling out three MM2H categories**, where previously there was only one;
- **Removing the onerous monthly income** and liquid asset requirements; and
- **Lowering the minimum fixed deposit** to US\$150,000 (RM705,000) for a five-year visa.

BUT IMPROVED VISA SCHEME:

- **Visa holders must buy property** at a set minimum value and keep it for at least 10 years.

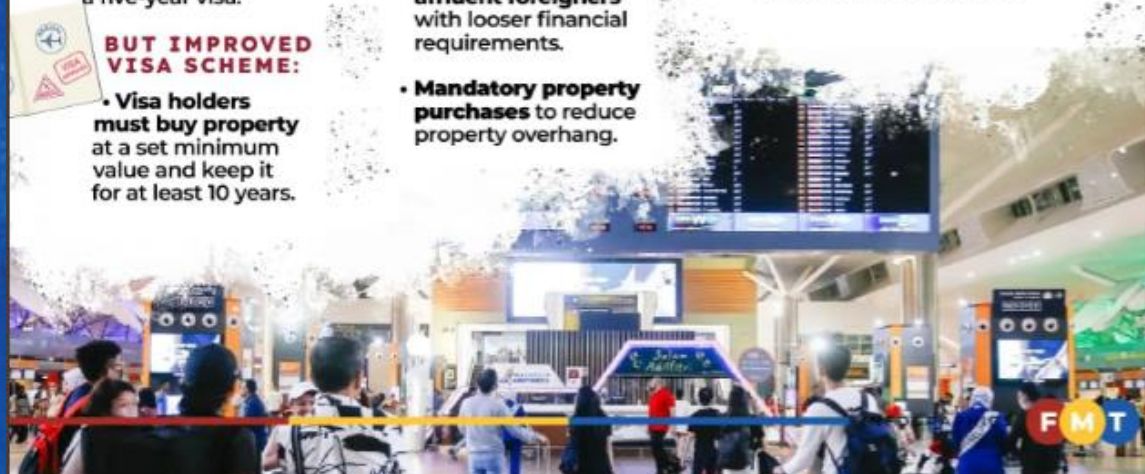
A revamped program to attract more long-term residents.

How does this boost the economy?

- **Improving onerous financial criteria.**
- **Still targeting High-Net-Worth Individuals (HNWI)** without sacrificing a wider pool of applicants.
- **Still targeting more affluent foreigners** with looser financial requirements.
- **Mandatory property purchases** to reduce property overhang.

Malaysia remains an attractive destination for long-term residency and retirement:

- One of the **lowest costs of living level** in Southeast Asia.
- **Robust medical.**
- Educational and **business infrastructure.**
- **Affordable connectivity** via international airports.



Comparison of new MM2H (2024), Sarawak MM2H and Sabah MM2H

	New MM2H programme 2024				Sarawak-MM2H	Sabah-MM2H
	SILVER	GOLD	PLATINUM	SPECIAL ECONOMIC ZONE / SPECIAL FINANCIAL ZONE		
Age requirement	25 years old			21 years old	30 years old	30 years old
Residency requirement	Stay in Malaysia for at least 90 days each year (cumulative) For participants aged 21-49, the main applicant or one of the dependent family members can complete it				30 days for each person	30 days for each person
Dependant	Spouse, children under 34, and both parents				Spouse, children below 21 and both parents	Spouse, children under 21 and both parents
MM2H visa	5 years	15 years (5+5+5)	20 years (5+5+5+5)	10 years (5+5)	10 years (5+5)	10 years (5+5)
Fixed deposit after approval	US\$150,000	US\$500,000	US\$1 mil	Ages 21-49: US\$65,000 Ages 50 and above: US\$32,000	Individual: RM150,000 Couple: RM300,000	Individual: RM150,000 Family: RM300,000
Financial proof	NA				Offshore income proof Individual: RM7,000; Couple: RM10,000 Or liquid asset proof Individual: RM 50,000; Couple: RM100,000	Offshore income proof Individual: RM10,000 Family: RM15,000
Government application fee (one-off)	RM1,000	RM3,000	RM200,000	RM1,000	—	—
Renewal application fees upon expiration	RM1,500	RM3,000	RM5,000	RM300	—	—
Property purchase	Minimum RM600,000	Minimum RM1 mil	Minimum RM2 mil	The relevant state's minimum home purchase guidelines apply; purchase must be directly from the developer	Minimum RM600,000 (Kuching) Minimum RM500,000 (other areas)	Minimum RM600,000
Home purchase condition	Not allowed to resell within 10 years. House upgrade through new house purchase to a higher value is allowed.				—	—
Business activity	Not allowed	Not allowed	Allowed	Not allowed	Allowed	Allowed
Working	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Not allowed
Education	Children can attend school in Malaysia, including higher education				Children can study with student pass	Children below 18 allowed to study with MM2H visa
Medical care	Long-term treatment in Malaysia is allowed					
Medical check-up	After approval, all applicants must undergo medical examinations at designated clinics or hospitals				Medical check-up In Sarawak	Medical check-up in Sabah
Agent fee	RM40,000	RM55,000	RM70,000	RM40,000	Not fixed by government	Maximum RM15,000

THANK YOU

Lido
WATERFRONT BOULEVARD