



**JBCC,
Johor**



PROJECT FACTSHEET



Land Tenure	Freehold
Land Usage	Commercial
Development Type	Serviced Apartment 1 Block (50 level + 2LG)
Site Location	Refer google map
Total Units	996 units
Unit Per Floor / Lift	25-28 units / 8 lifts
Built Up	459sf - 755sf
Maintenance Fee	TBC
Building Composition	LG2 & LG1 – Retail, Car Parking and M&E Room Level 1 (Ground Floor) – Car Parking, Facilities and Retail Level 2 to 10 – Car Parking Level 11 – Facilities Podium Level 12 to 48 – Serviced Apartment Level 49 to 50M – Roof Facilities

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UNIQUE SELLING POINT

1. Freehold
2. Walking distance to JB Sentral (approx. 440m*) & Bukit Chagar RTS Link Station (another approx. 260m* from JB Sentral)
3. Proposed direct connection* linked to the existing link bridge to JB Sentral
4. Retail convenience ready below apartment
5. Walking distance to conveniences and amenities
6. Strategic Location Easy Access
7. Dual key flexibility layout design available for all units
8. 4 levels of facilities with 8 thematic zones
9. Ideal own stay, rent out or holiday homes
10. Lush green landscapes
11. Multi-tiers security
12. GreenRE
13. EV charging bay

* Term & Condition Apply

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4 LEVELS OF FACILITIES WITH 8 THEMATIC ZONES

Level 11	Level 49
1. Pavilion	1. Indoor Activity
2. BBQ Terrace	2. Surau
3. Deck	3. Management & Maintenance Office
4. Yoga Deck	
5. Jogging Path	Level 50
6. Reflexology Path	1. Swimming Pool
7. Outdoor Fitness	2. Wading Pool
8. Working Pod	3. SPA Pool
9. Children Playground	4. Cabana
10. Lawn (Artificial Turf)	5. Pool Terrace
11. Recreational Basketball Court	6. Pool Deck
12. Chill Lounge / Private Event	7. Outdoor Lounge
13. Skating Zone	8. Toilet
14. Child Care	9. Sauna
15. Co-working Space	
16. Entertainment / Games Zone	Level 50 M
17. Multi Function Room Theatre / Stage	1. Gymnasium
18. Toilet	2. Pickle Ball / Badminton

Fitness Zone

Level 50 M

Aqua Zone

Retreat Zone

Level 50

Retreat Zone

Level 49

Active Zone

Leisure Zone

Wellness Zone

Core Zone

Social Zone

Level 11



Artist's Impression Only



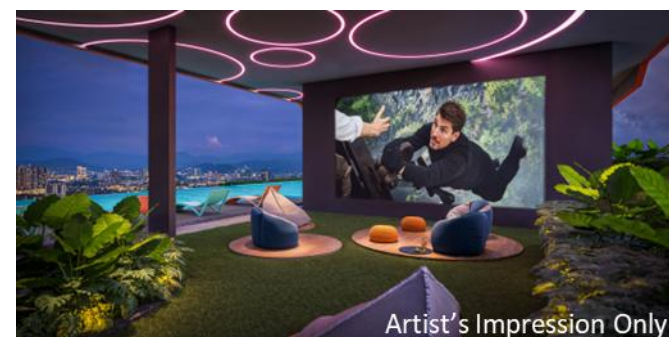
Artist's Impression Only



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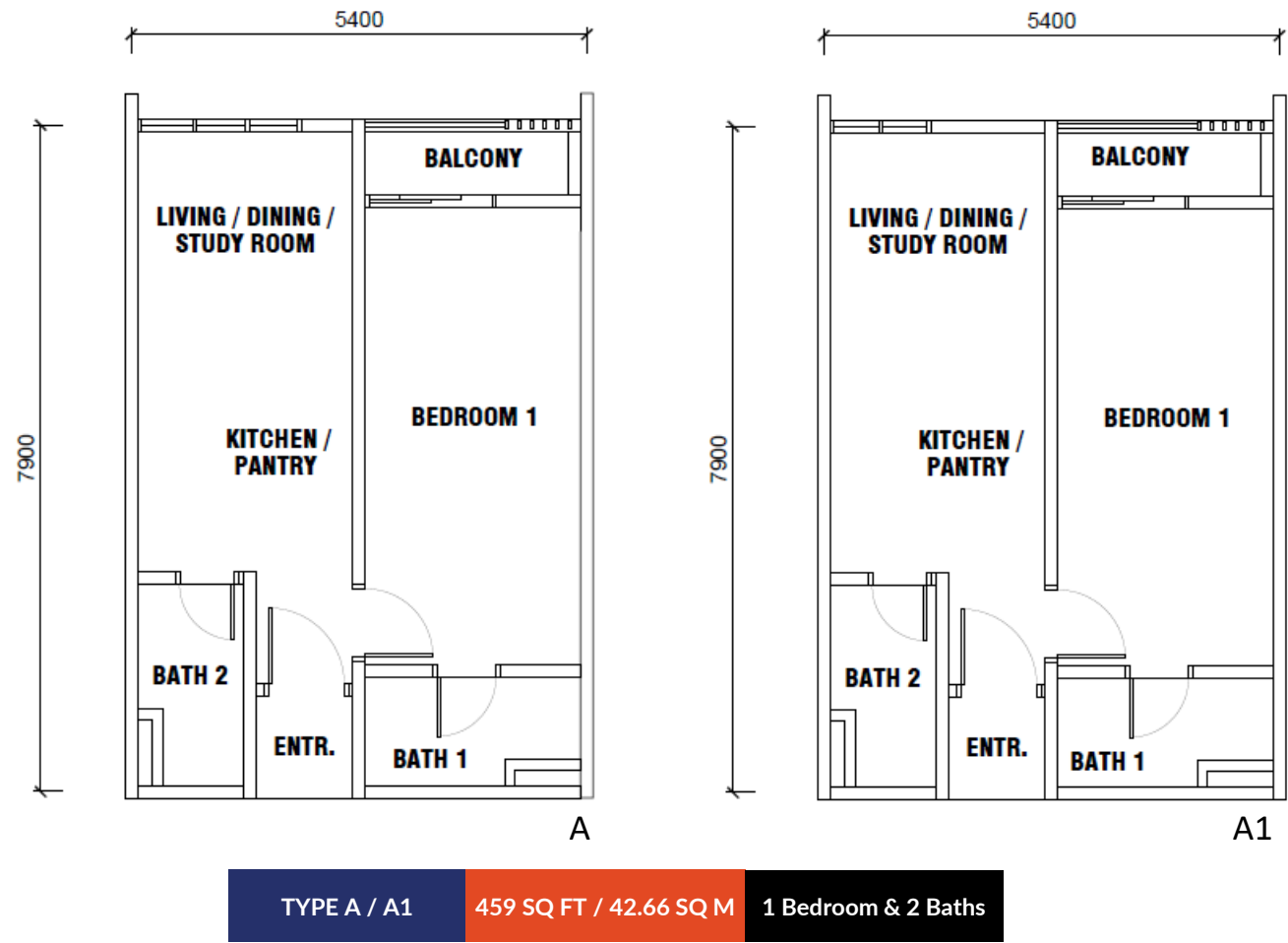
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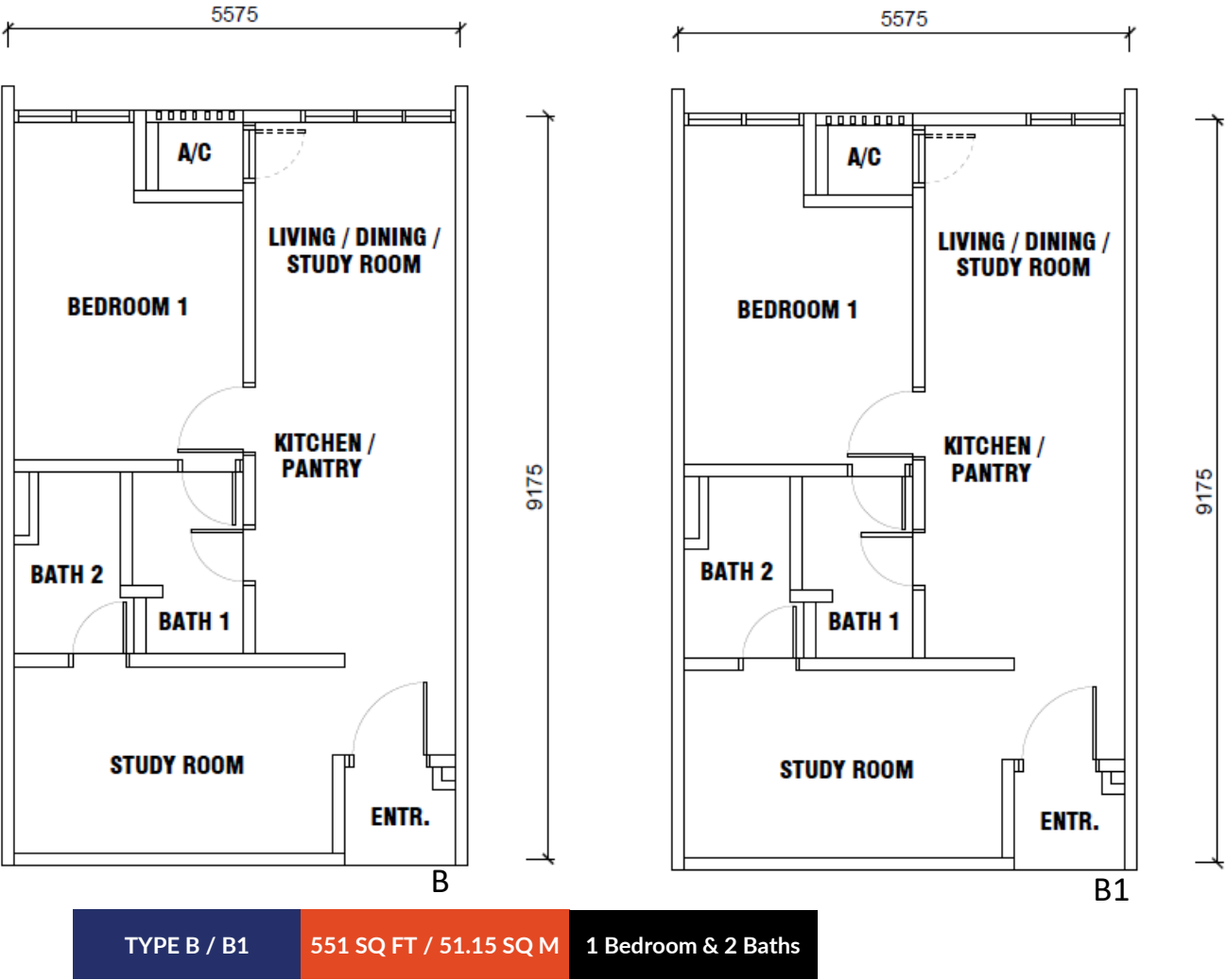
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TYPICAL UNIT LAYOUT



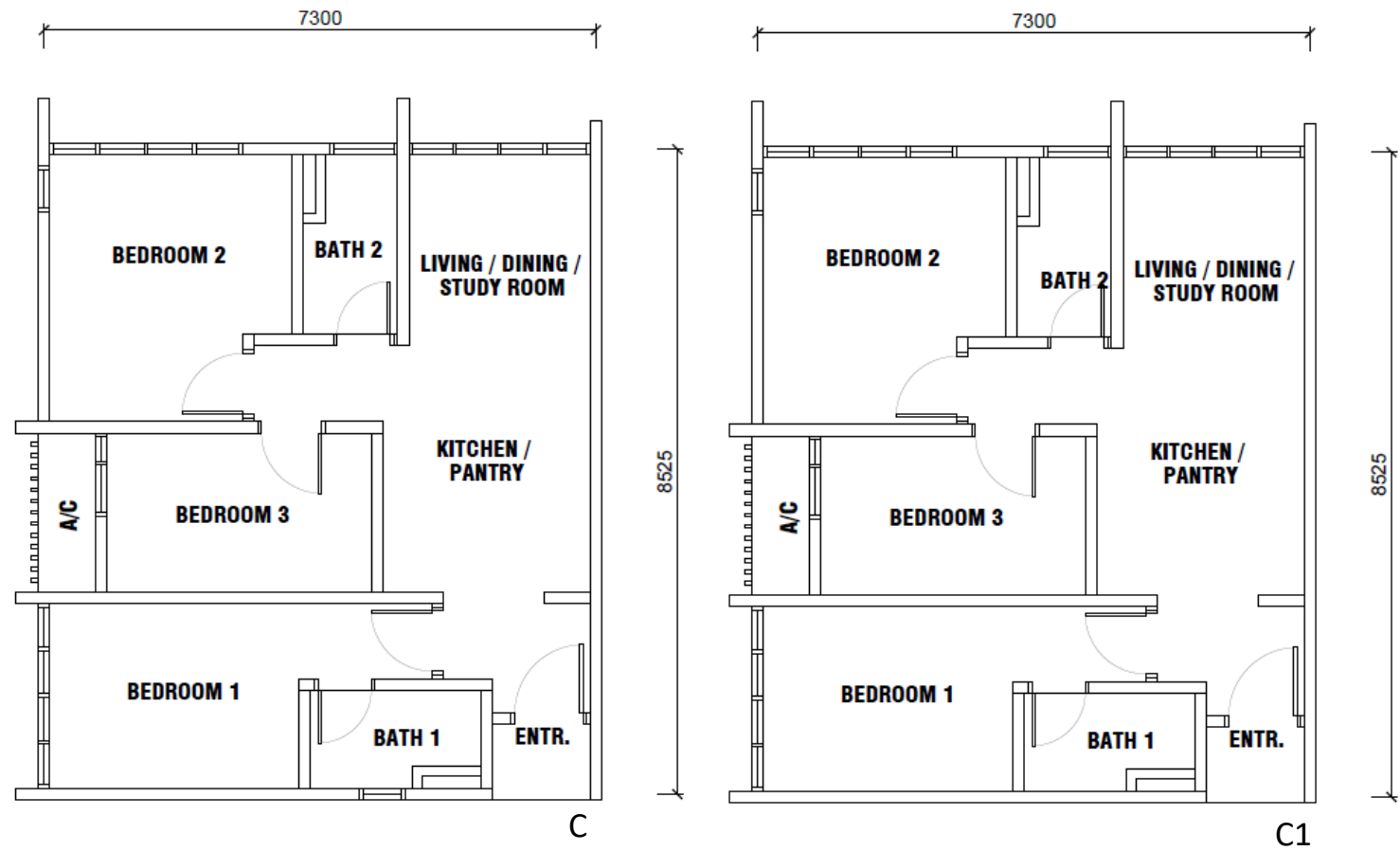
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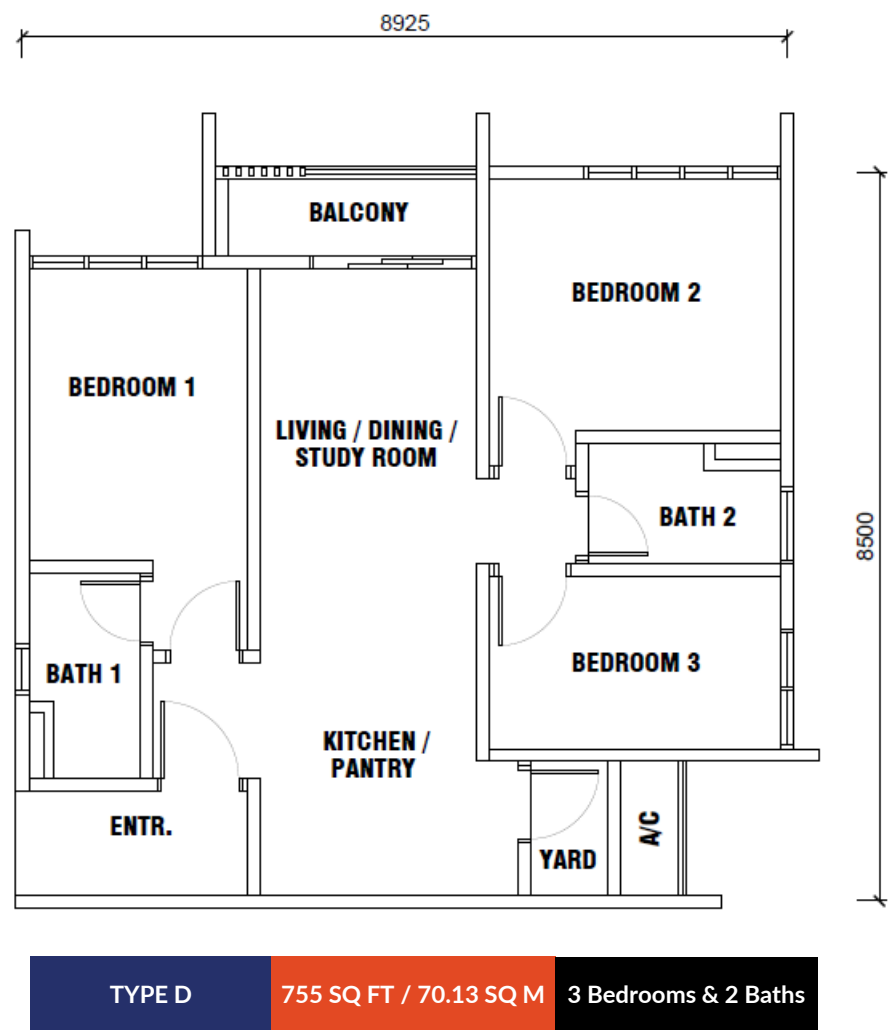
TYPE C / C1

652 SQ FT / 60.54 SQ M

3 Bedrooms & 2 Baths

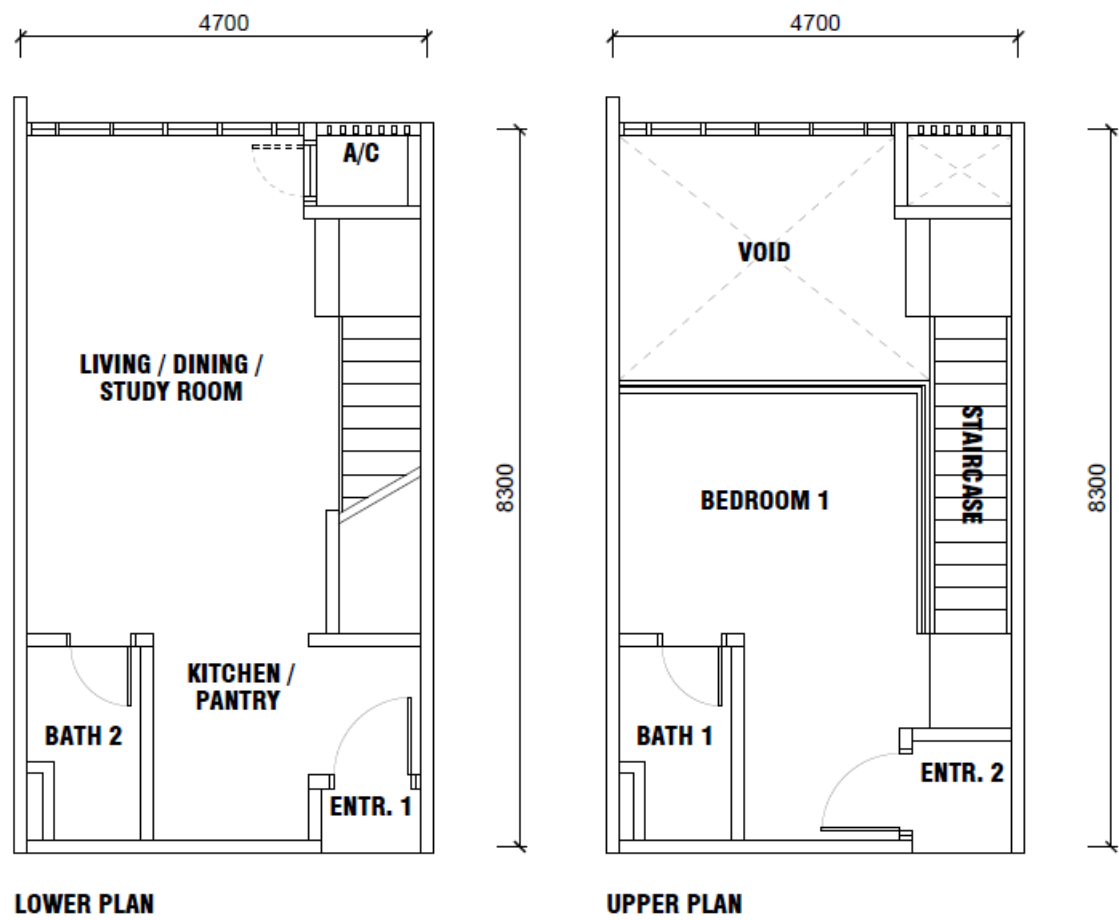
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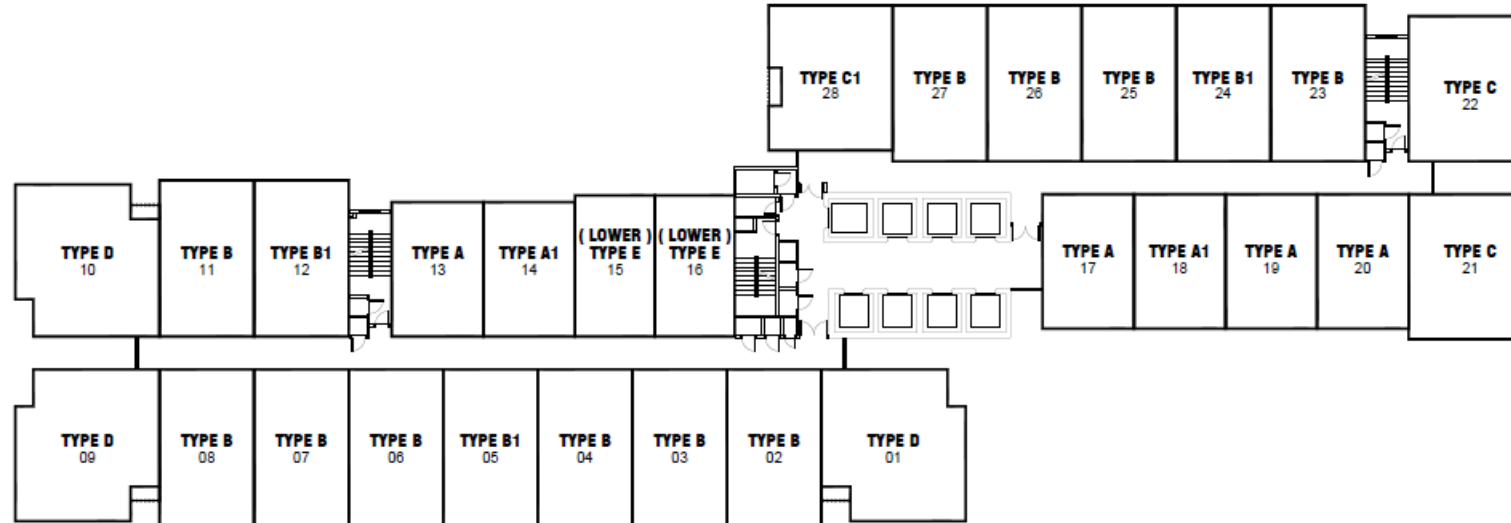
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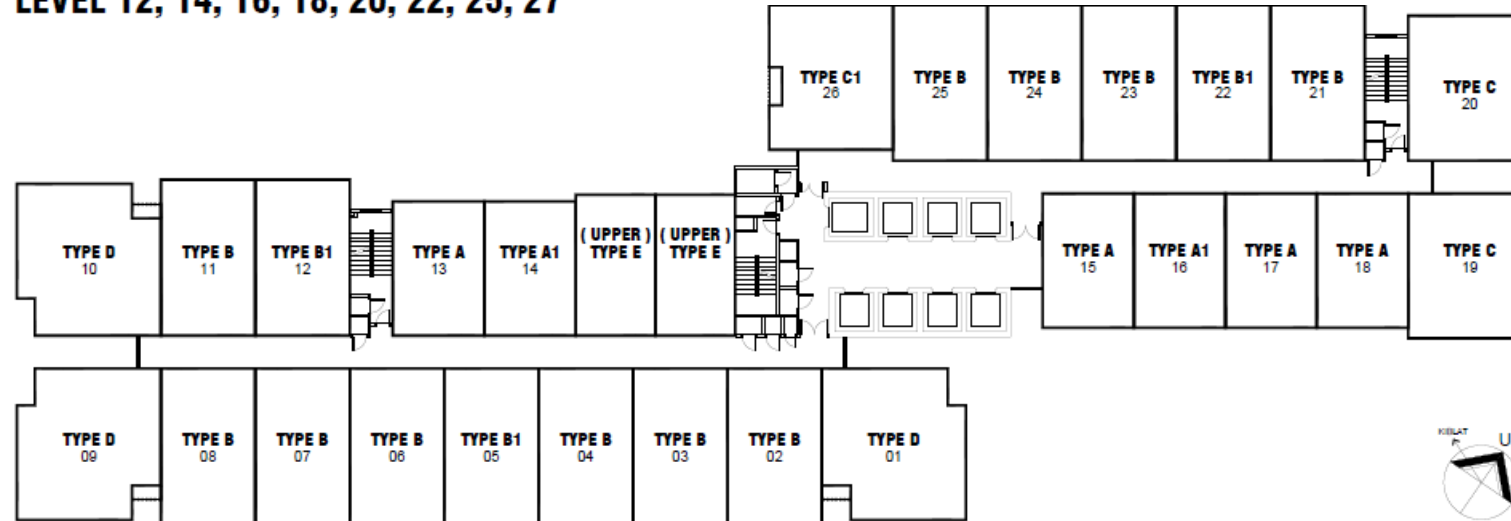
TYPE E	700 SQ FT / 65.04 SQ M	1 Bedroom & 2 Baths
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OVERALL TYPICAL FLOOR LAYOUT PLAN



LEVEL 12, 14, 16, 18, 20, 22, 25, 27



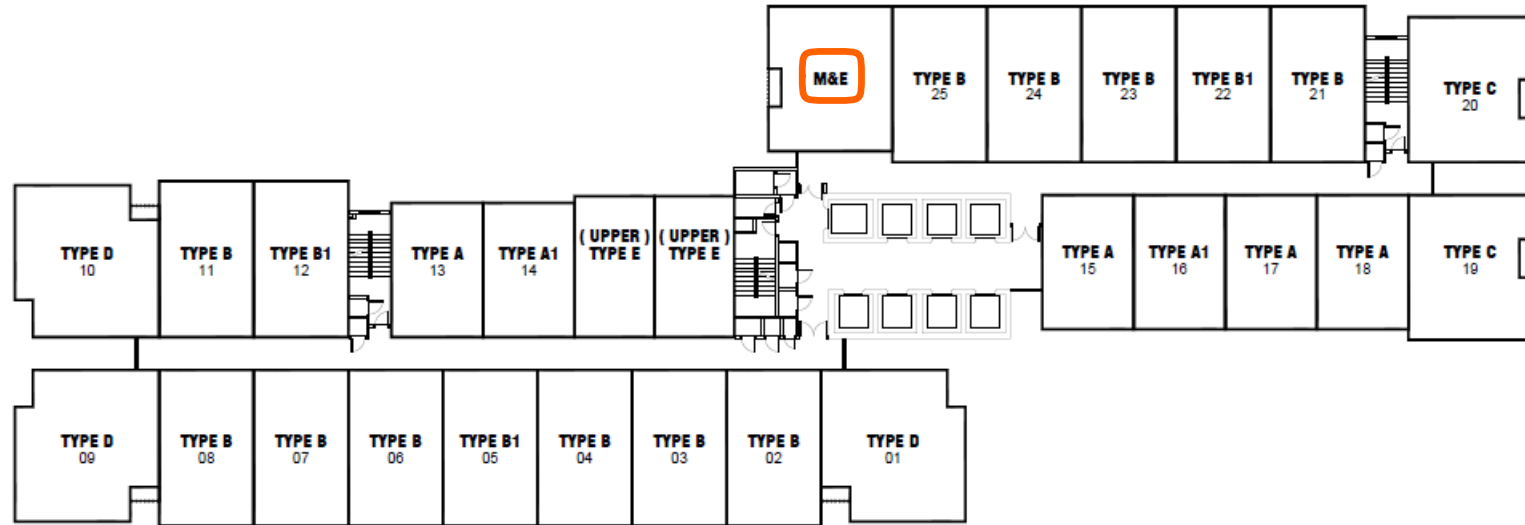
LEVEL 13, 15, 19, 21, 23, 26



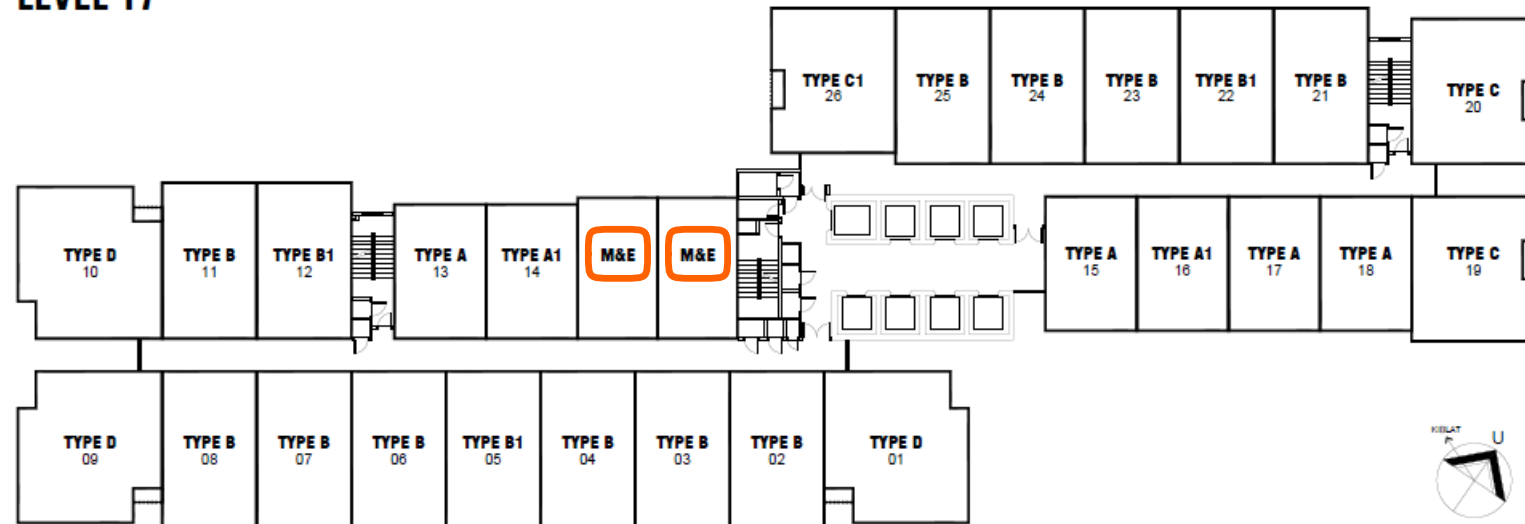
NOT TO SCALE

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LEVEL 17



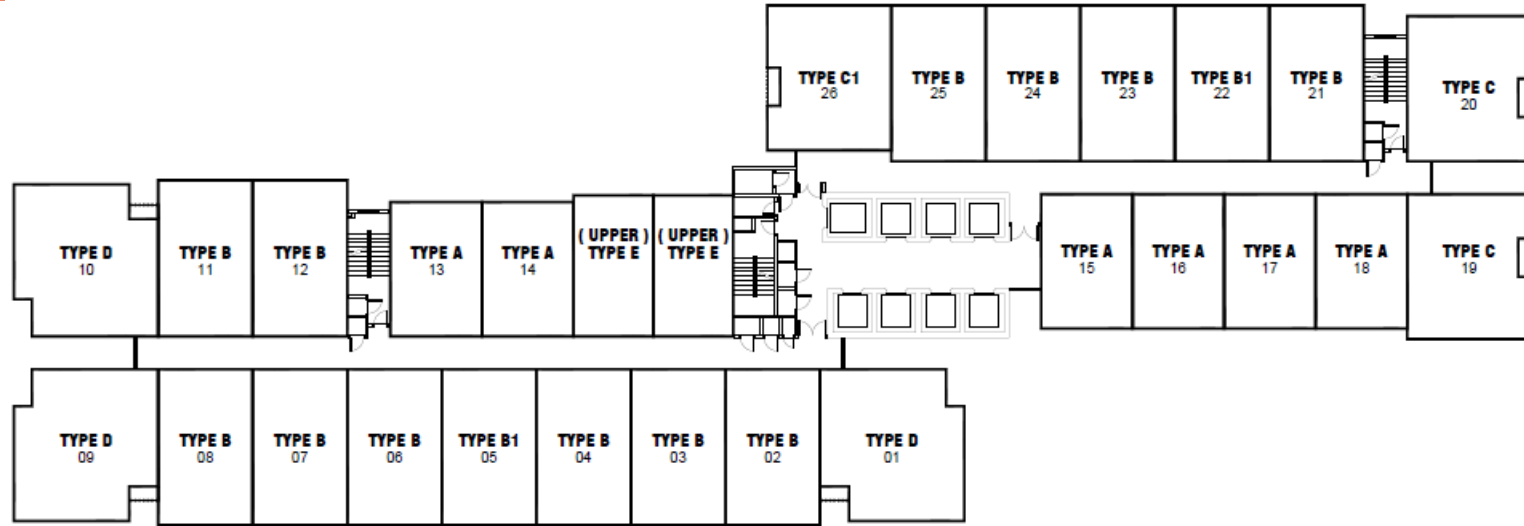
LEVEL 24



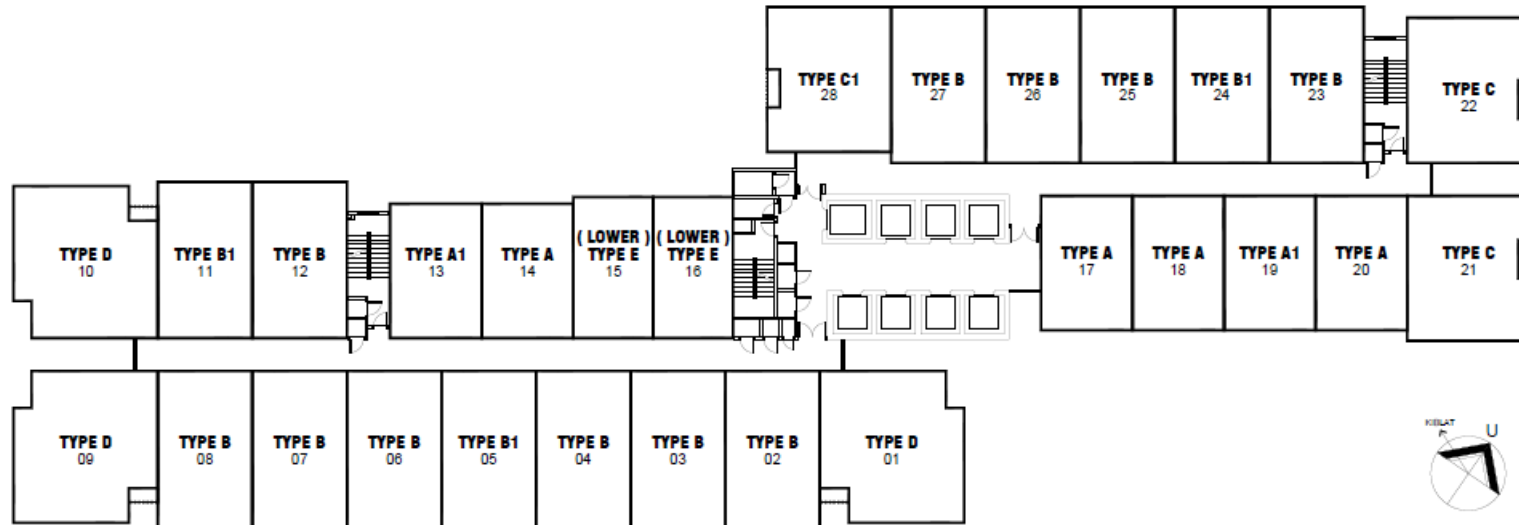
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LEVEL 28

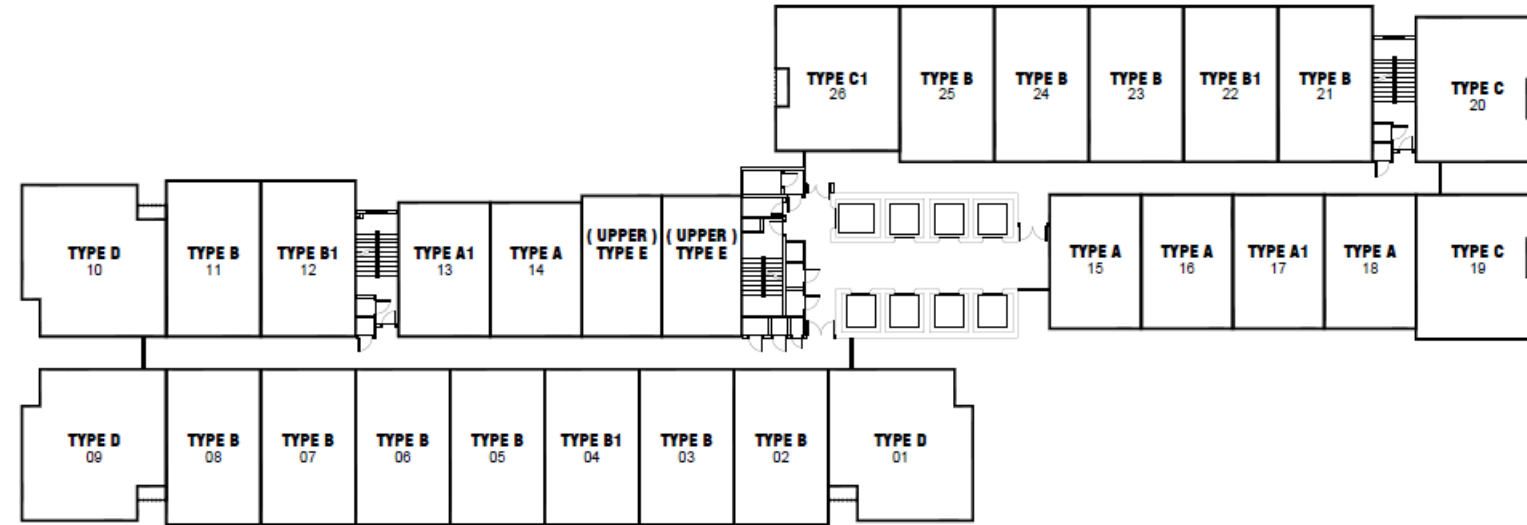


LEVEL 29

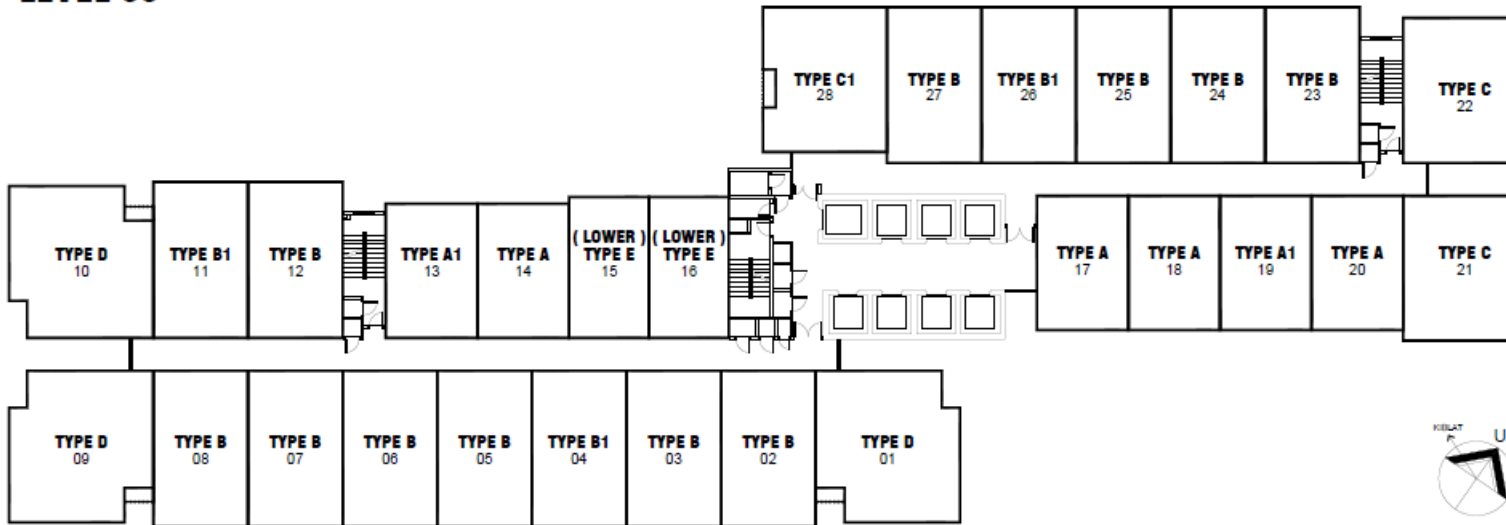


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LEVEL 30

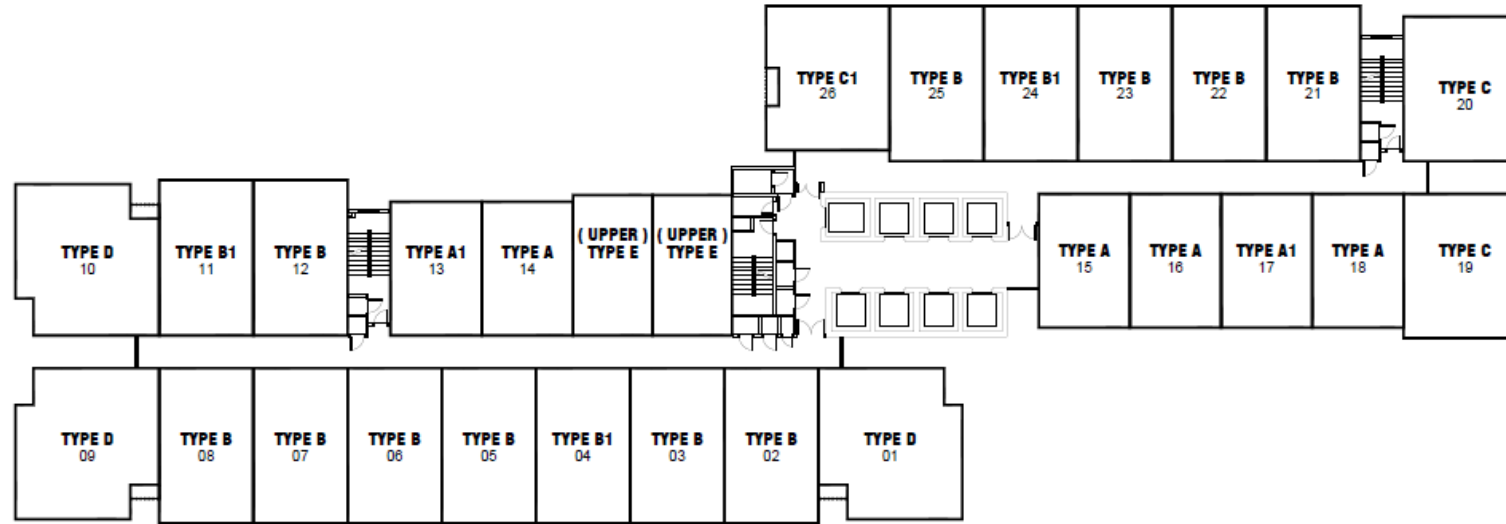


LEVEL 31, 33, 35, 37, 39, 41, 43, 45, 47

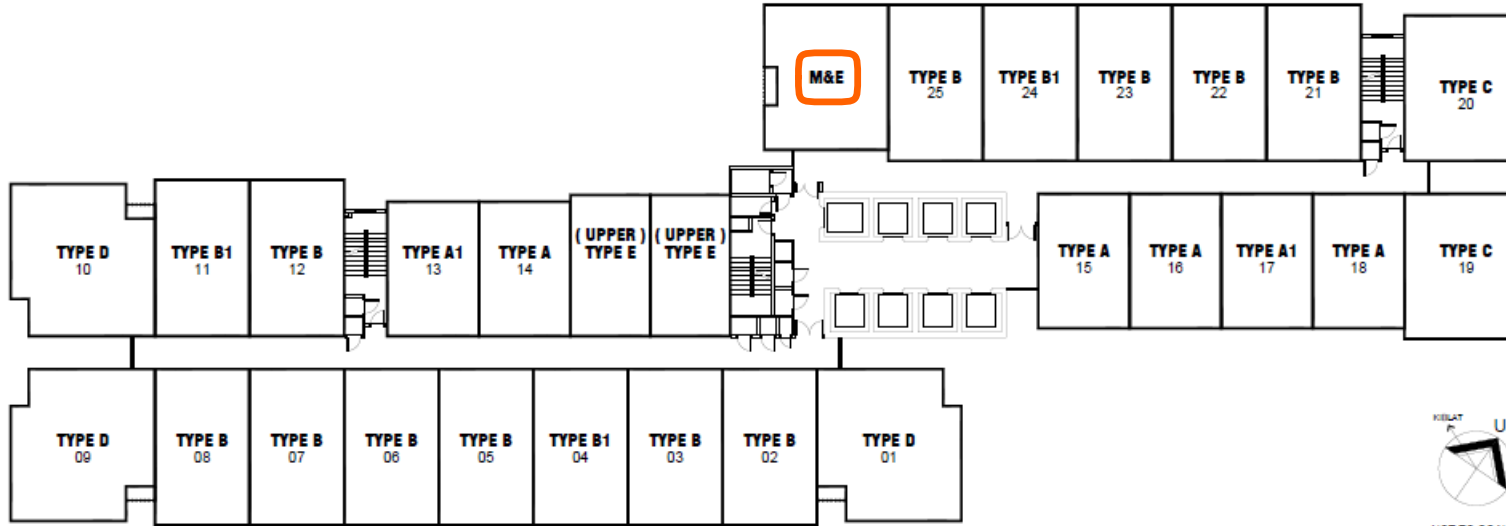


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OVERALL TYPICAL FLOOR LAYOUT PLAN



LEVEL 32, 34, 38, 40, 42, 44, 46, 48



LEVEL 36



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