

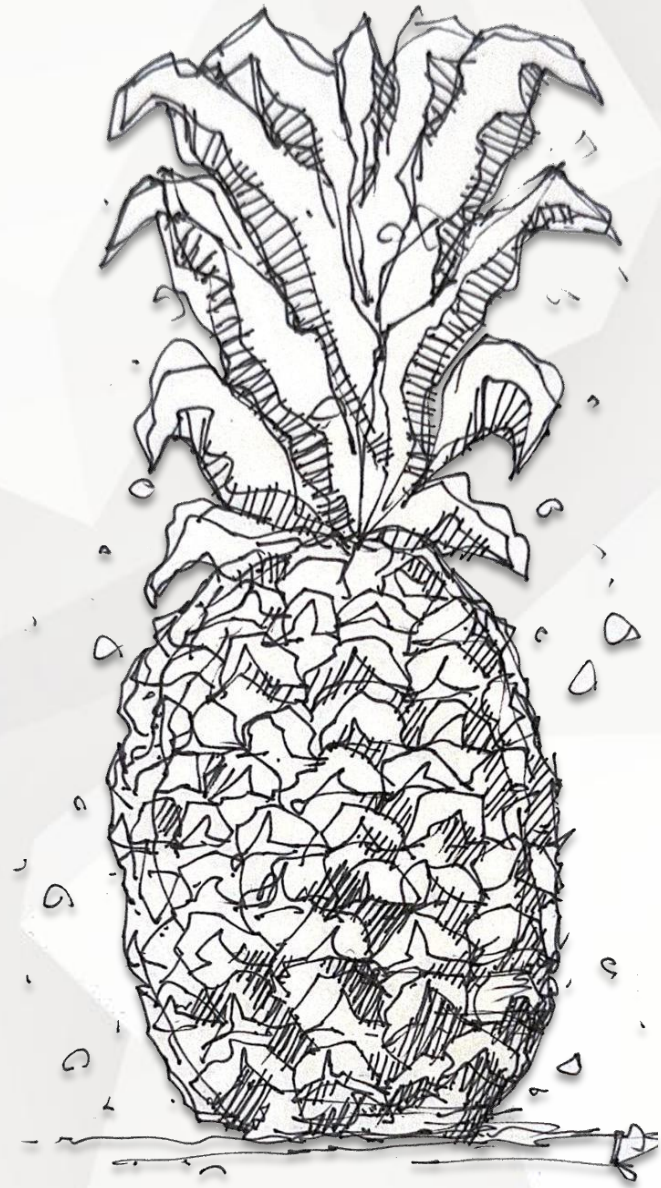




DEVELOPMENT OVERVIEW

BUILDING & DESIGN CONCEPT

- The design incorporates tropical elements, inspired by Johor's pineapple cultivation, using natural materials and ventilation.
- The façade features hexagonal patterns and tiered roofs to mimic pineapple leaves, promoting a warm and welcoming atmosphere.





DEVELOPMENT OVERVIEW

- Location in Mukim Plentong , Johor Darul Ta'zim
- The project includes three towers:
 - Tower A (48 storeys, 858 units)
 - Tower B (48 storeys, 858 units)
 - Tower C (48 storeys, 1027 units)
- Total units:

Overall of 2,743 units , with mix of 1BR, 2BR, and 3BR apartments.
- The site is located at Lot 16996, Jalan Abiad, Mukim Plentong, Johor Darul Takzim.





PROJECT SUMMARY

PROJECT NAME	THE ADDRESS, JOHOR BAHRU
DEVELOPER NAME	MAXIM PELANGI SDN BHD
LOCATION	JALAN ABIAD, MUKIM PLENTONG, JOHOR BAHRU
LOT NO.	16996
LAND SIZE	6.5 ACRES
TYPE OF OWNERSHIP	FREEHOLD
TOTAL UNITS	2743 UNITS (TOWER A = 858 UNITS, TOWER B = 858 UNITS, TOWER C = 1027 UNITS)
TOTAL UNIT/FLOOR	18 UNITS PER FLOOR
TOTAL STOREY	TOWER A = 48, TOWER B = 48, TOWER C = 58
TOTAL TOWER	3 TOWER
TOTAL CAR PARK/UNIT	1-2
MAINTENANCE FEES	RM0.40/SQFT
EXPECTED COMPLETION	2030

SITE LOCATION



283,362.19 SQFT

26,325.12 SQM

6.50 Acres

Plot Ratio : 1:7

 **GPS Coordinates:**
1.4833, 103.7659



LOCATION INFO

Strategically located along Jalan Abiad in the mature and vibrant Taman Pelangi area, this flat parcel of land offers excellent visibility and accessibility—ideal for residential or commercial use.

📍 Highlights:

- Prime location near Jalan Serampang and Jalan Jaya
- Surrounded by amenities: malls, banks, schools, clinics, eateries
- Flat land, easy for development

Suitable for showrooms, cafes, offices, or luxury homes (subject to zoning)

🏘️ Community:

Taman Pelangi is a well-known township, popular with locals and expatriates for its convenience and accessibility within Johor Bahru

**view from D*

SITE ANALYSIS

**PROPOSED
SITE**

*The
Astaka
Tower*

**view from A*

*Setia Sky
88*

**PROPOSED
SITE**

**view from B*

*KSL Mall &
Apartmen*

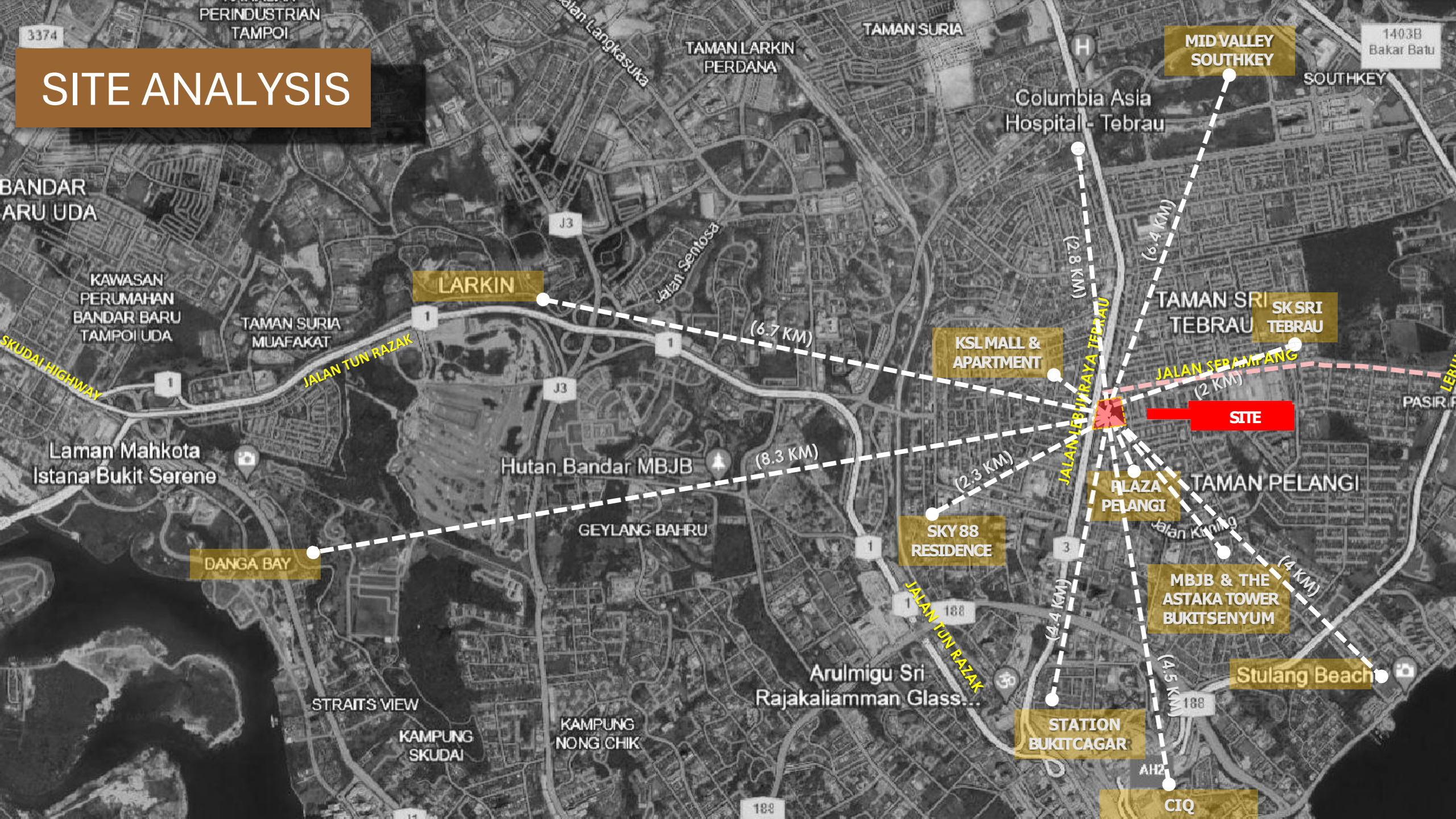
**PROPOSED
SITE**

**view from C*

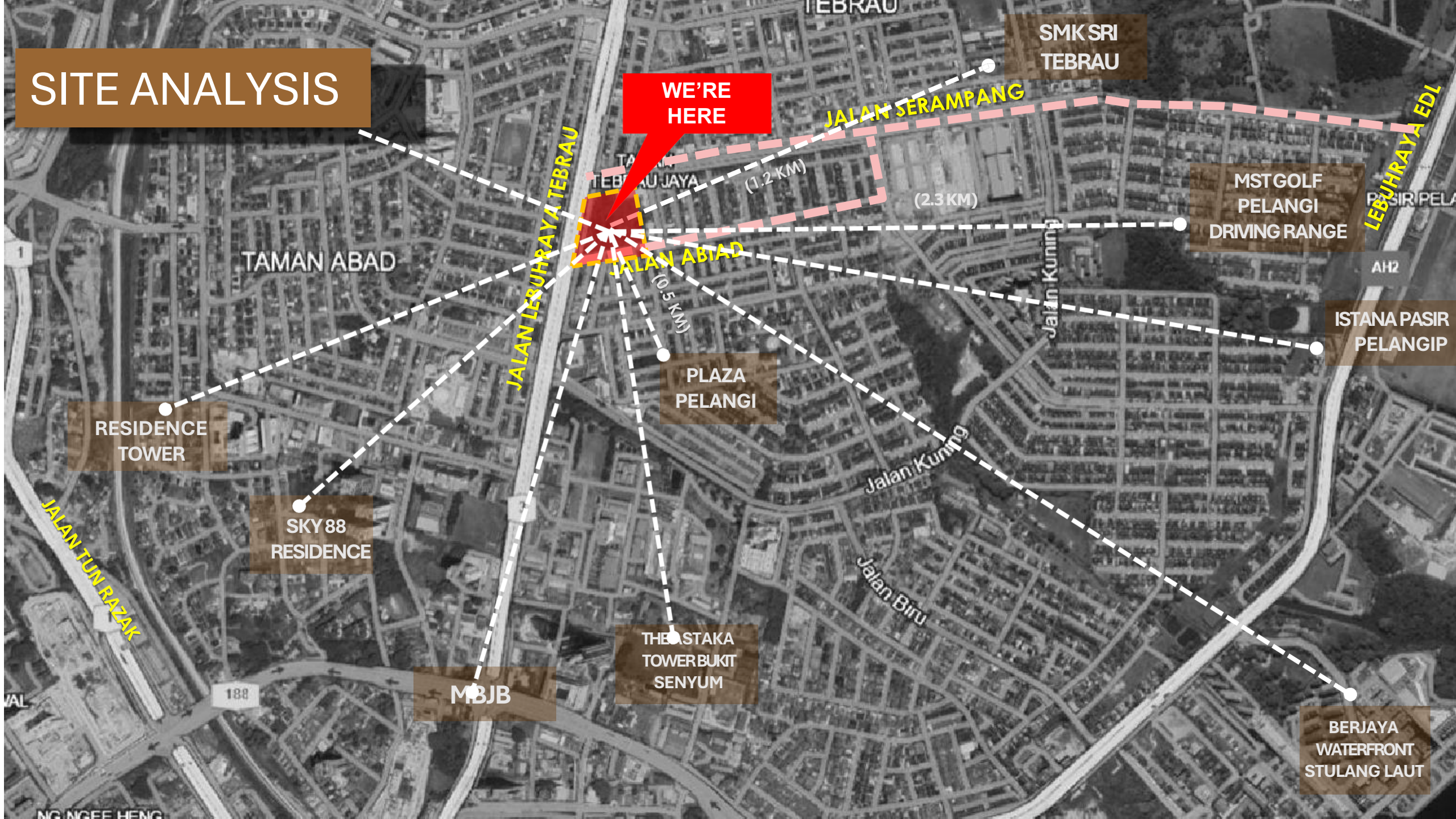
**open
view*

**PROPOSED
SITE**

SITE ANALYSIS



SITE ANALYSIS



WE'RE
HERE

SMK SRI
TEBRAU

MSTGOLF
PELANGI
DRIVING RANGE

ISTANA PASIR
PELANGIP

BERJAYA
WATERFRONT
STULANG LAUT

THE ASTAKA
TOWERBUKIT
SENYUM

PLAZA
PELANGI

MBJB

SKY 88
RESIDENCE

RESIDENCE
TOWER

TAMAN ABAD

JALAN SERAMPANG
(1.2 KM)

JALAN ABIAD
(0.5 KM)

JALAN LEBUHRAYA TEBRAU

JALAN TUN RAZAK

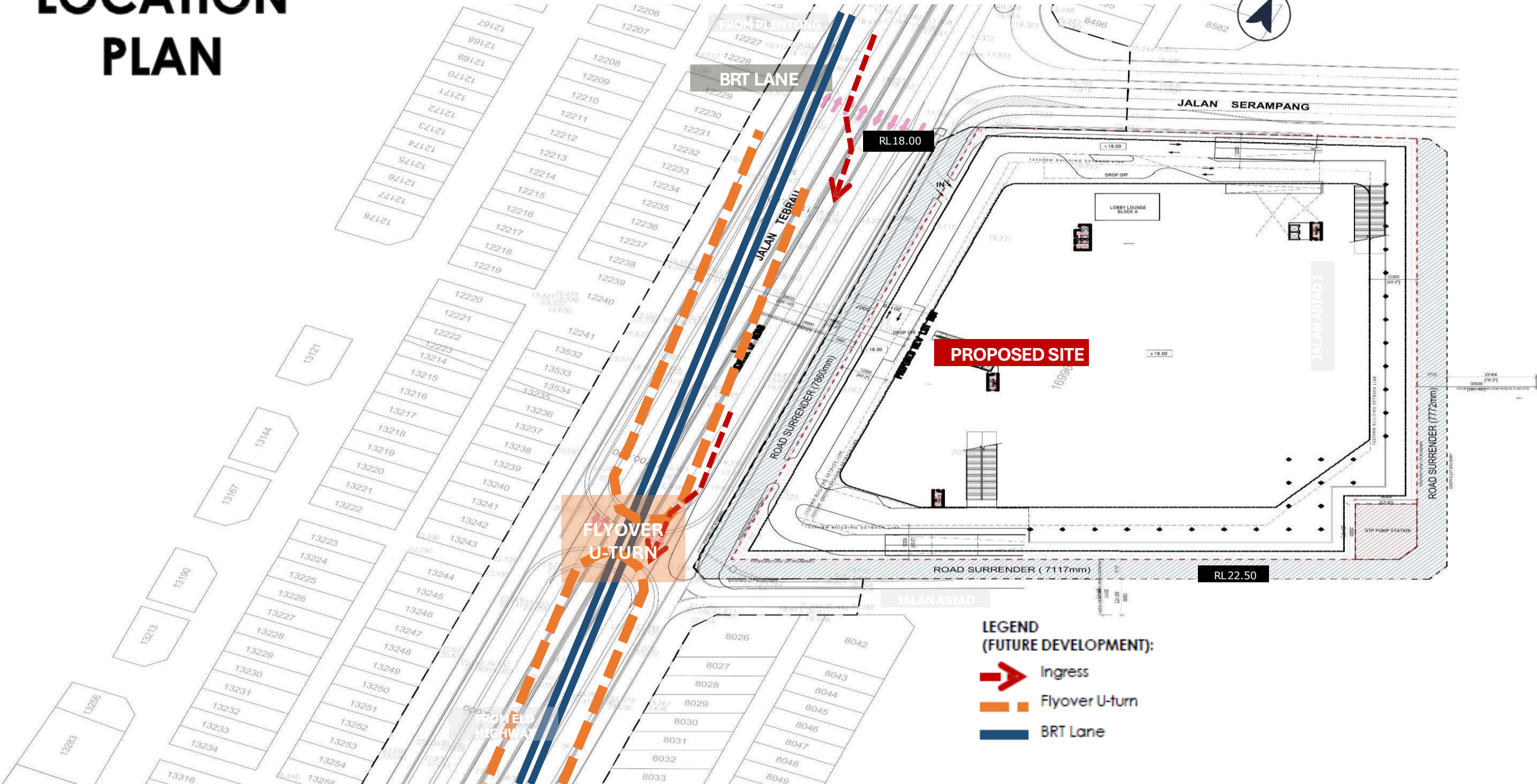
188

NG NGEH HENG

LOCATION PLAN

SERVICEAPARTMENT AT JALAN SERAMPANG, JOHOR BAHRU

SITE ANALYSIS





ACCESSIBILITY



Nearest Hospitals

- KPJ Puteri Specialist Hospital - Approx. 3.8 km away
- Johor Specialist Hospital (JSH) - Approx. 5.2 km away
- Columbia Asia Hospital - Tebrau - Approx. 9.5 km (about 15-18 minutes drive)



Nearest Airport

- Senai International Airport (JHB) - Approx. 27 km from the site (Approx 25-30 minutes by car)



Nearby Shopping Malls

- KSL City Mall - Approx. 3.2 km (7 minutes drive)
- Plaza Pelangi - Approx. 3.5 km (5-6 minutes drive)
- Holiday Plaza - Approx. 3.7 km (8-9 minutes drive)
- Mid Valley Southkey - Approx 5.5 km (10-12 minutes drive)



Public Transport Access

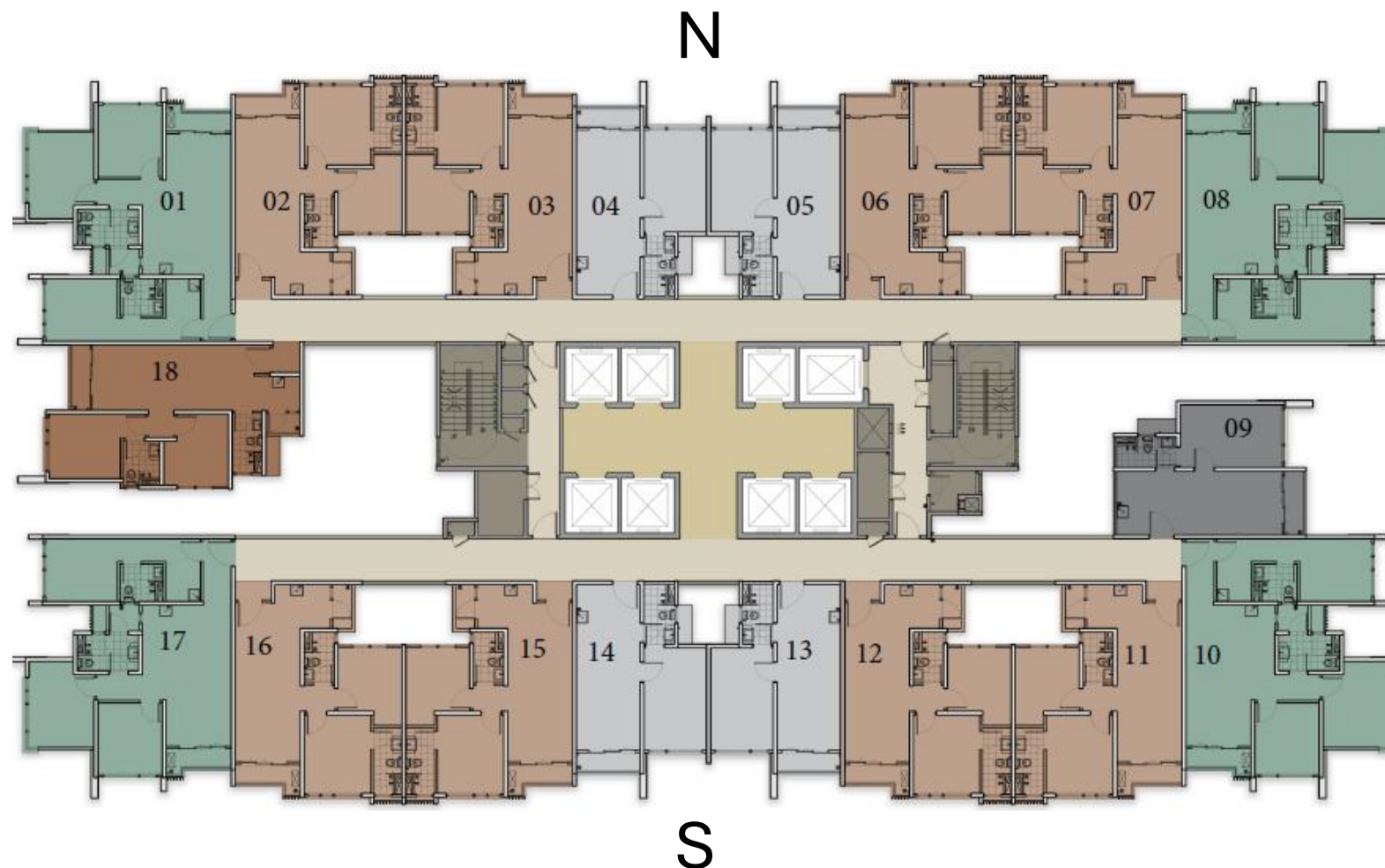
- Larkin Sentral (Main Bus Terminal JB) -Approx. 5.6 km (10 -12 minutes)
- Upcoming RTS Station - Bukit Chagar - Approx. 6.5 km to the north
(Direct link to Singapore, expected to open in 2027 - great for daily commuters)

FLOOR LAYOUT



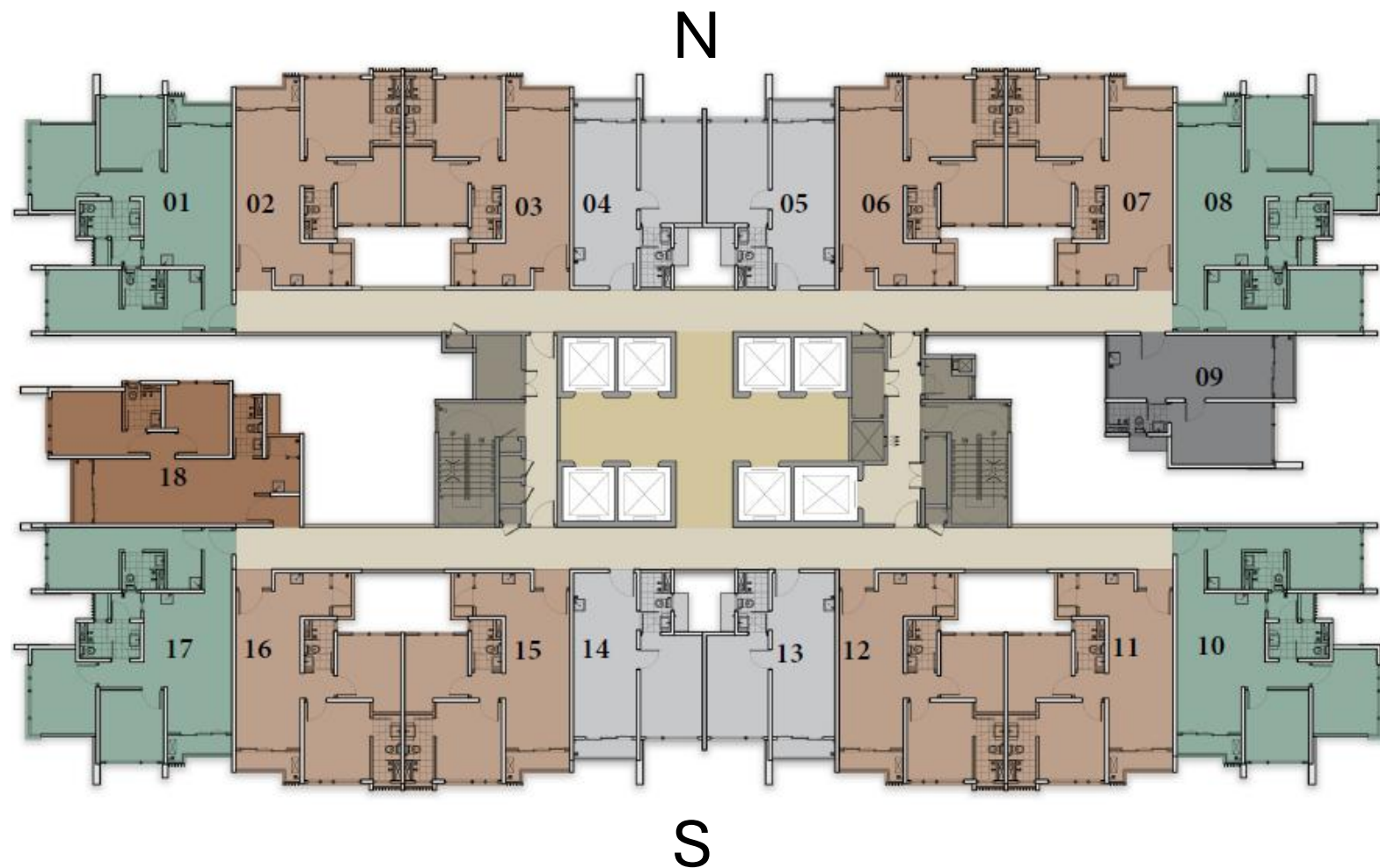
Legend

- TYPE A1
- TYPE A2
- TYPE B1
- TYPE B2
- TYPE C





- | | |
|---|---------|
|  | TYPE A1 |
|  | TYPE A2 |
|  | TYPE B1 |
|  | TYPE B2 |
|  | TYPE C |

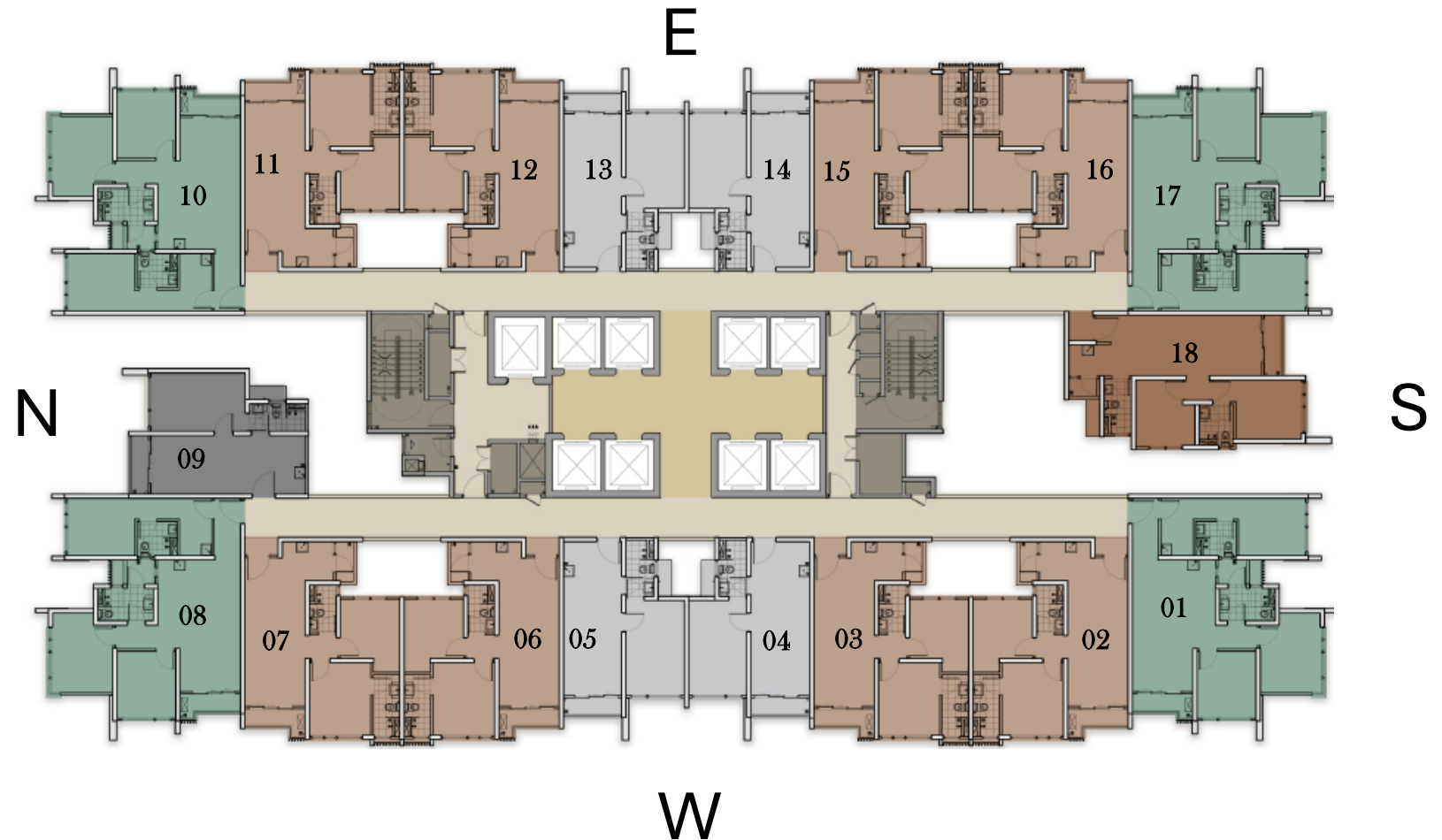


FLOOR LAYOUT

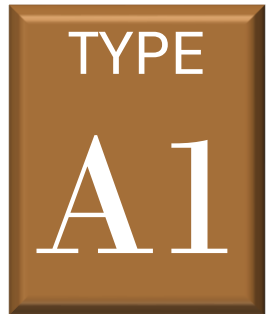


Legend

- TYPE A1
- TYPE A2
- TYPE B1
- TYPE B2
- TYPE C



RESIDENTIAL UNITS



1 BEDROOM
1 BATHROOM

450 SQFT / 41.80 SQM

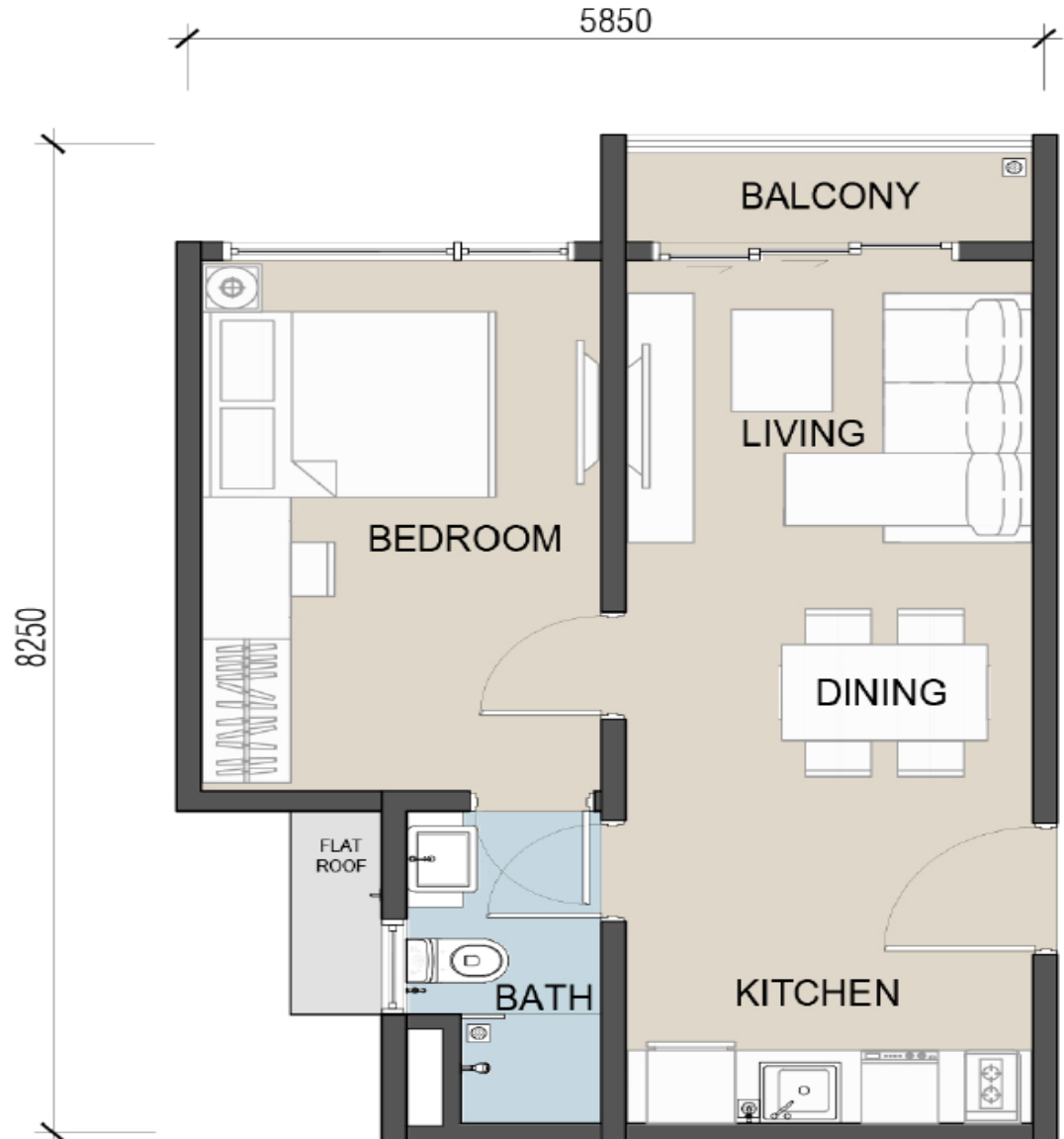


RESIDENTIAL UNITS



1 BEDROOM
1 BATHROOM

450 SQFT / 41.80 SQM



RESIDENTIAL UNITS



2 BEDROOM
2 BATHROOM

660 SQFT / 61.34 SQM



RESIDENTIAL UNITS

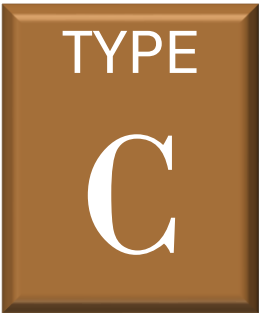


2 BEDROOM
2 BATHROOM

660 SQFT / 61.31 SQM



RESIDENTIAL UNITS



3 BEDROOM
2 BATHROOM (DUAL KEY)

865 SQFT / 30.37 SQM

10425





PRICE LIST RANGE

TOWER A

Type	Size-sft	Nos of Units	Min (RM)	Max (RM)
A1	450	190	426,000.00	436,000.00
A2	450	48	426,000.00	436,000.00
B1	660	380	617,000.00	627,000.00
B2	660	48	617,000.00	655,000.00
C	865	192	816,000.00	837,000.00
TOTAL		858		



PRICE LIST RANGE

TOWER B

Type	Size-sft	Nos of Units	Min (RM)	Max (RM)
A1	450	190	426,000.00	452,000.00
A2	450	48	426,000.00	436,000.00
B1	660	380	617,000.00	644,000.00
B2	660	48	617,000.00	655,000.00
C	865	192	816,000.00	853,000.00
TOTAL		858		



PRICE LIST RANGE

TOWER C

Type	Size-sft	No of Units	Min (RM)	Max (RM)
A1	450	228	426,000.00	457,000.00
A2	450	58	426,000.00	441,000.00
B1	660	454	617,000.00	649,000.00
B2	660	56	617,000.00	660,000.00
C	865	230	816,000.00	858,000.00
TOTAL		1027		



COMPUTATION & TABULATION

TOWER	A	B	C	Total
Units	858	858	1,027	2,743
No. of Storeys	48	48	58	158
Unit/ Floor	18			18
Total Lifts	8	8	9	25
Gross Floor Area (GFA)	240,408 SQM			

Tower A, B & C						
Type	Bedroom/ Bathroom	Sqft	No. of Unit/ Floor	Area/ Floor	Carpark/ Unit	Total Unit
A1	1BR/1B	450	4	1,800	1	608
A2	1BR/1B	450	1	450	1	154
B1	2BR/2B	660	8	5,280	1	1,214
B2	2BR/2B	660	1	660	1	152
C (Dual Key)	3BR/2B	865	4	3,460	2	614
Penthouse (Tower C)	UNDISCLOSED					1
Total						2,743

FACILITIES & FEATURES

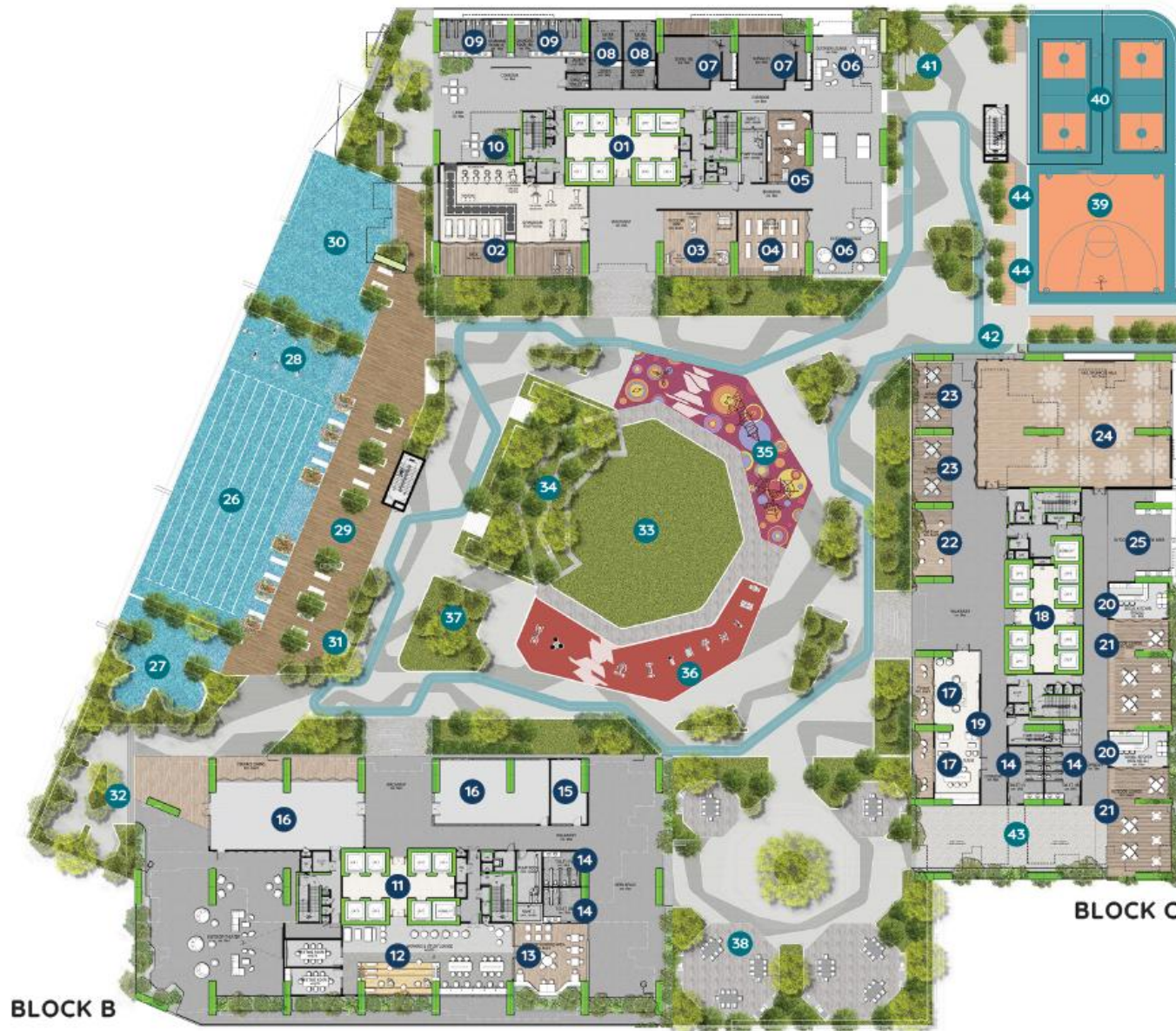


Indoor Facilities

- 1 Lift Lobby A
- 2 Gymnasium
- 3 Outdoor Gym
- 4 Open Studio
- 5 Games Room
- 6 Outdoor Lounge
- 7 Surau
- 8 Sauna & Locker
- 9 Changing Room
- 10 Lawn
- 11 Lift Lobby B
- 12 Working & Study Lounge
- 13 Outdoor Working Area
- 14 Public Washroom
- 15 Laundry
- 16 Retail
- 17 Terrace
- 18 Lift Lobby C
- 19 Residence Lounge
- 20 Social Kitchen
- 21 Outdoor Lounge Deck
- 22 Hall Foyer
- 23 Terrace
- 24 Multipurpose Hall
- 25 Outdoor Preparation Area

Outdoor Facilities

- 26 25m Infinity Pool
- 27 Water Cocoon / Spa Pool / Leisure Pool
- 28 Aqua Gym
- 29 Pool Deck
- 30 Children's Pool
- 31 Outdoor Showers
- 32 Dry Cocoon / Sunken Lounger
- 33 Multipurpose Lawn
- 34 Terraced Seating
- 35 Children's Playground
- 36 Outdoor Fitness Station
- 37 Forest Garden / Hammock
- 38 Barbecue Area
- 39 Half-court Basketball Court
- 40 Pickle Ball Courts
- 41 Garden Lawn
- 42 Jogging Path
- 43 Quiet Garden
- 44 Pergola / Seating



BLOCK A

BLOCK C

BLOCK B



UNIQUE SELLING POINTS

- 📍 Strategic Location - Situated in the heart of Johor Bahru, surrounded by key amenities
- 🚌 Only 3KM to CIQ (Customs, Immigration s Quarantine) - Quick access to Singapore
- 🚊 Proposed ART Station Nearby - Future connectivity with Johor's Autonomous Rapid Transit (ART)
- 🚌 Proposed Shuttle Bus to RTS Station - Convenient access to the upcoming RTS Link to Singapore
- ♻️ GreenRE Bronze Certified - Environmentally conscious development with sustainable features
- 🔌 EV Charging Bay Available - Equipped with electric vehicle charging facilities for eco-friendly living

FIXTURES & FITTING





TECHNICAL FEATURES – AUTOMATED WASTE COLLECTION SYSTEMS

https://www.youtube.com/watch?v=vZjSrB_L2z4



WHAT WE DO

Revolutionising waste management

Our system dramatically speeds up the whole garbage collection process whilst reducing manpower requirements.

We can see the differences as compared to conventional waste collection methods, such as frequent removal of waste to avoid the stench of rotting garbage, improving security levels with reduced labour and trucks accessibility, and preventing fire hazards and vermin from getting access to the garbage.

[View our projects →](#)



Current Piped/Cabled/Infra-structured Utilities					Non-Piped Utility
Water Supply	Sewage	Power Supply	Transportation	City Gas	Solid Waste
					
					
					

All utilities have undergone **EVOLUTION** of Technology for Better Facilities & Lifestyle





PERSPECTIVES

(Artist's Impression)

SUPERIMPOSE



FACADE



FACILITIES TOPVIEW



ROODTOP VIEW



DROP OFF



FACILITIES POOL



DROP OFF BLOCK B



WAITING LOUNGE



LIBRARY



RESIDENCE LOUNGE



SOCIAL KITCHEN



PICKLEBALL COURT



END FINANCIER



- ❖ Affin Bank
- ❖ Alliance Bank
- ❖ AmBank
- ❖ Bank of China (Malaysia) Berhad
- ❖ CIMB Bank
- ❖ HSBC
- ❖ Hong Leong Bank Berhad
- ❖ Maybank
- ❖ Public Bank
- ❖ RHB Bank Berhad
- ❖ United Overseas Bank (Malaysia) Bhd

COMPLETED PROJECTS

MIZUMI RESIDENCES

Location: **Taman Metropolitan Kepong, Kuala Lumpur.**

• **3 blocks of Condominiums** with a total of 1,512 units.



Delivered Vacant Possession – September 2021

COMPLETED PROJECTS

RESIDENSI THE ADDRESS

Location: **Taman Desa, Kuala Lumpur.**

• **2 blocks of Condominiums** with a total of 376 units.



Delivered Vacant Possession – September 2022

COMPLETED PROJECTS

RESIDENSI MAJESTIC MAXIM

RESIDENSI THE ADDRESS II

Location: **Taman Alam Damai, Cheras, Kuala Lumpur.**



• **4 blocks of Service Apartments** with a total of 2,136

**Delivered Vacant
Possession –
November 2022**



Location: **Taman Desa, Kuala Lumpur.**



• **1 block of Condominiums** with a total of 202 units.

**Delivered Vacant
Possession –
March 2023**



COMPLETED PROJECTS

RESIDENSI METRO KEPONG



Location: **Taman Metropolitan Kepong,**
Kuala Lumpur.

• **3 blocks of Affordable Apartments** with a
total of 1,520 units. units.

RESIDENSI
METRO KEPONG

RUMAWIP

Delivered Vacant
Possession – April
2023

CURRENT PROJECTS

RESIDENSI MAX

Location: Off Jalan Kolam Air 6, Kuala Lumpur.

• 2 blocks of Affordable Apartments with a total of 818 units.

RESIDENSI
MAX
KUALA LUMPUR

RUMAWIP



RESIDENSI MAXIM RISEN

Location: Taman Desa Aman, Cheras, Kuala Lumpur.

• 2 blocks of Apartment Suites with a total of 1,236 units.

RESIDENSI
RISEN



CURRENT PROJECTS

RESIDENSI MAX II

Location: **Prima Setapak, Setapak, Kuala Lumpur.**

• **2 blocks of Affordable Apartments** with a total of 604 units.

RESIDENSI
MAX II
SETAPAK



RESIDENSI THE ATAS

Location: **Taman Desa, Kuala Lumpur.**

• **3 blocks of condominium** with a total of 624 units.

THE ATAS
— TAMAN DESA —

