



PARAGON
SIGNATURE SUITES
JOHOR BAHRU



Greener Buildings For
A Sustainable Future



ELEGANT VIEWS

A PRESTIGIOUS ICON

Perched high in the sky, the exquisite design of Paragon Signature Suites captures attention from afar and turns heads up close, making it a prestigious icon in the vicinity. Here, splendid views are a given. Residents bask in the awe-inspiring cityscape from within, while passersby are captivated by the opulent exterior design.

With the adoption of GreenRE standards, residents can experience a green lifestyle that embraces sustainability at its core, embarking on a journey toward balance and enrichment.





GRAND ENTRANCE

DEFINED BY
ARTISTRY AND GRANDEUR

AN OPULENT WELCOME

Step into a space that exudes a graceful design filling every corner, creating an inviting warmth and comfort. A residence which aims to enhance the quality of life, fostering an environment that nourishes both body and soul through its carefully crafted aesthetic.



LOBBY

1.14

ACRES
LAND AREA

2

LAYOUT
TYPES

5KM TO
RTS & CIQ



ACCESSIBLE TO
MAJOR HIGHWAYS



SHUTTLE
SERVICE TO CIQ



PARTIALLY
FURNISHED



DUAL-LEVEL
FACILITIES

CRAFTED SPACES A DYNAMIC LIVING PERFECTED

A living environment designed not just for today, but for every evolving moment of your life.

*Spaces crafted for
BALANCE, ENERGY &
EFFORTLESS LIVING.*



LEVEL 10

- | | | |
|------------------|---------------------|------------------|
| 1 Reading Lounge | 5 Male Surau | 9 Yoga Room |
| 2 Male Toilet | 6 Management Office | 10 Function Room |
| 3 Female Toilet | 7 Mail Room | 11 Co-Office |
| 4 Female Surau | 8 Multipurpose Room | |

LEVEL 9

- | | | |
|-----------------|-----------------------|---------------------|
| 1 Kids Room | 6 Pool Deck | 11 Leisure Terrace |
| 2 Male Toilet | 7 Wading Pool | 12 Sunken Lounge |
| 3 Female Toilet | 8 Swimming Pool | 13 Pickleball Court |
| 4 Gym | 9 Games Room | |
| 5 Kids Zone | 10 Entertainment Room | |

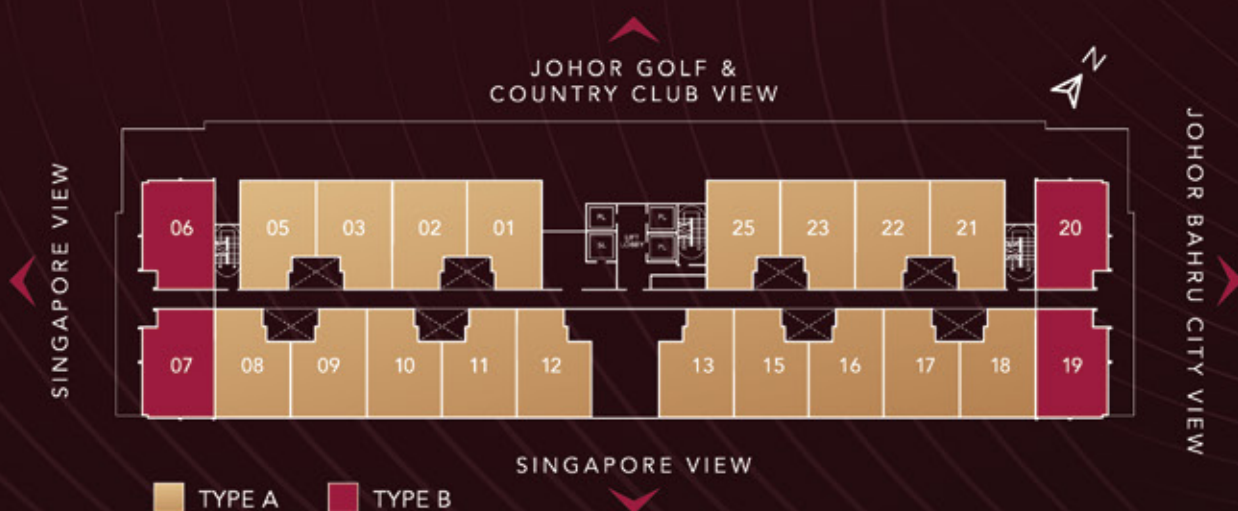


LAYOUT PLAN

LEVEL 11 - 32

88

ELEGANT BATHROOM
EXCLUSIVE
UNITS FOR
SINGLE DWELLERS

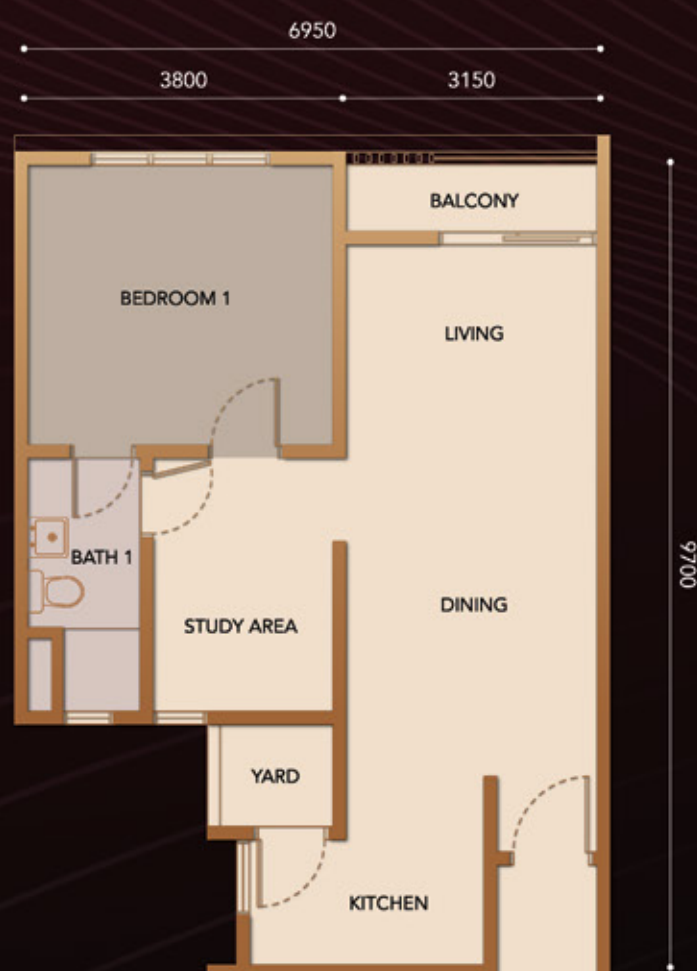
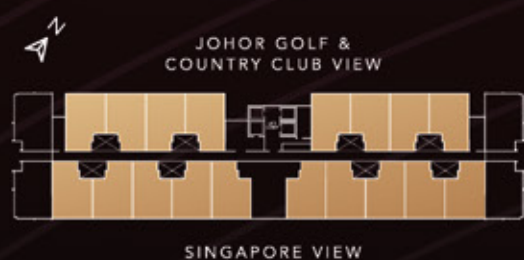


This tranquil haven is designed for ultimate rest and rejuvenation in refined elegance. Featuring exclusive units with bathtubs and fittings from distinguished brands, each home is meticulously crafted for single dwellers with discerning taste and a sophisticated lifestyle.

TYPE A

645 SQ.FT.

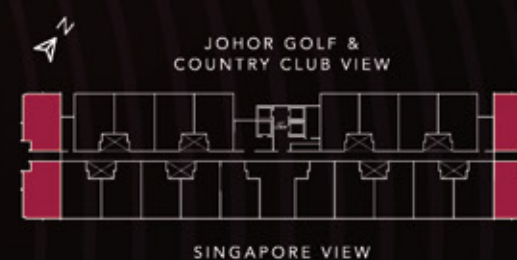
1+1 BEDROOMS
1 BATH



TYPE B

649 SQ.FT.

1 BEDROOM
1 BATH



Not to scale.
The unit number is an indicative number only and does not represent the numbering in your actual address.

UNCOMPROMISING
LUXURY



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame
WALL	Reinforced Concrete Wall / Brickwall / Light Weight Block (Where Applicable)
CEILING	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)
DOORS	Metal Door Frame with Wooden Door
WINDOWS	Aluminium Frame Glass Window
LOCKSET	Selected Quality Locksets
FLOOR FINISH	Tiles/SPC (Where Applicable)
WALL FINISHES	Render / Plastering / Skim Coat with Emulsion Paint Weather Resistant Paint on External Wall Ceiling Height Tiles at Bathroom 1500mm Height Tiles at Selected Kitchen Area

SANITARY FITTINGS	A	B	ELECTRICAL FITTINGS	A	B
Kitchen Sink	1	1	Lighting Point	12	12
Sitting W.C	1	1	Fan Point	2	2
Wash Hand Basin	1	1	Power Point	10	9
Tissue Roll Holder	1	1	Water Heater Power Point	1	1
Shower Rose	1	1	Air-Cond Power Point	2	2
Tap	2	2	SMATV Point	1	1
Bathtub	NIL	1	Distribution Board	1	1
			Fiber Wall Socket	1	1

ENDLESS PURSUITS
WITHIN ARM'S REACH

SHUTTLE SERVICE

Paragon Signature Suites offers an exclusive private shuttle service, ensuring effortless access to CIO, the RTS Station, and nearby amenities. Enjoy smooth connectivity and return to a sanctuary of comfort and ease.



RTS LINK

Expected to complete in 2026, the RTS Link will enhance connectivity between Johor Bahru and Singapore, driving economic growth and potentially increasing investment returns in the region.

JB SENTRAL

As a vital transportation hub, it provides convenient bus connections between Singapore and Johor Bahru, while long-distance rail services extend across key regions of the Malay Peninsula.

LARKIN SENTRAL

Recognized as one of the key public bus transportation hubs in Johor Bahru, it facilitates easy connectivity across Malaysia, serving as a vital link for the movement of professionals between Southern Malaysia and the entire Malay Peninsula.



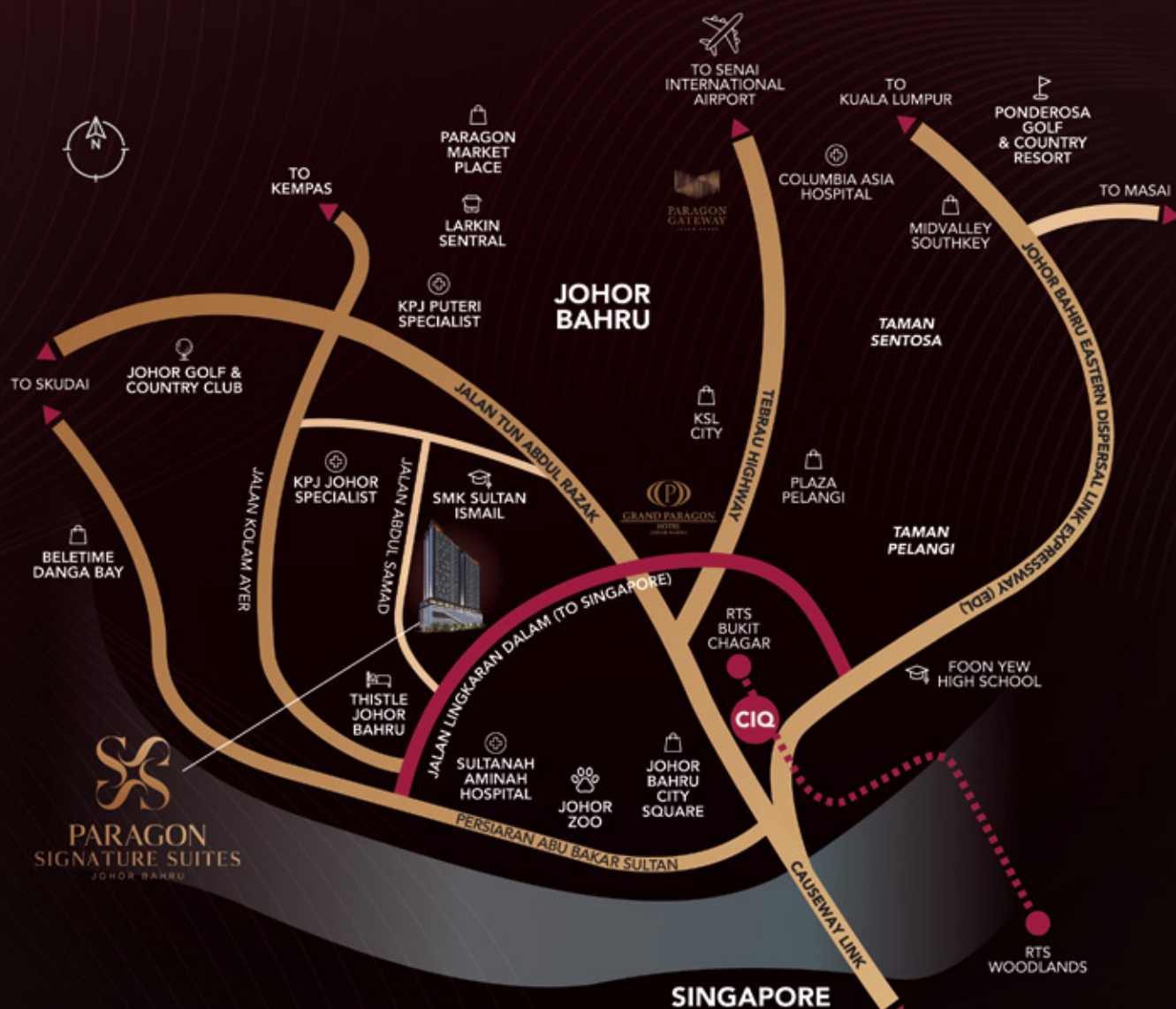
ABOUT RTS LINK

 TOTAL LENGTH	4KM IN LENGTH (Malaysia: 2.7km and Singapore: 1.3km)	 TRAIN CAPACITY	10,000 PASSENGERS per hour per direction
 FREQUENCY	3.6 MINUTES (Ultimate) during peak hour	 TOTAL PASSENGERS	Estimated to carry 40,000 PASSENGERS per day upon opening
 JOURNEY TIME	The estimated train journey time is 6 MINUTES between stations.	 NUMBER OF STATIONS	2 STATIONS (Malaysia: Bukit Chagar Station and Singapore: Woodlands North Station)

Source: Mass Rapid Transit Corporation, 2023

UNMATCHED CONNECTIVITY

Located minutes from the upcoming RTS Link, enjoy seamless access to diverse city amenities in Johor Bahru and Singapore, ensuring the convenience and comprehensiveness of urban living.



A PROJECT BY:

J&L LAND
柔置地集团 GROUP

DEVELOPED BY:

PARAGON URBAN SDN. BHD.
Co. No 202301044906 (1538822-P)
Level 10-01, Grand Paragon Hotel, No.18,
Jalan Harimau, Taman Century, 80250 Johor Bahru, Johor.
Tel: 607-278 1111 Fax: 607-278 3880

FOR MORE INFORMATION, PLEASE CONTACT :

+607-289 3611
paragonsignaturesuites.com.my

Suite Premium Paragon • Developer's License No.: 30917/11-2029/02607N • Validity Period: 22/11/2024 – 21/11/2029 • Advertising & Sales Permit No.: 30917-1/06-2028/04687N-G1 • Validity Period: 13/06/2025 – 12/06/2028 • Land Tenure: Freehold • Authority Approval: Majlis Bandaraya Johor Bahru • Approval Building Plan Reference No.: MBJB/U/2024/14/BGN/108/PP (19) • Expected Date of Completion: June 2029 • Land Charge: AmlBank Islamic Berhad • Total Units: 484 Unit • (Min): RM581,400 (Max): RM650,285 • SFus Reference No.: PTG/SFUS/11/02/45/303/10/2025 -15% Discount for Bumiputera • All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.