



ONE UNION REALTY

• CALIA

RESIDENCES

by PGB



Location Map

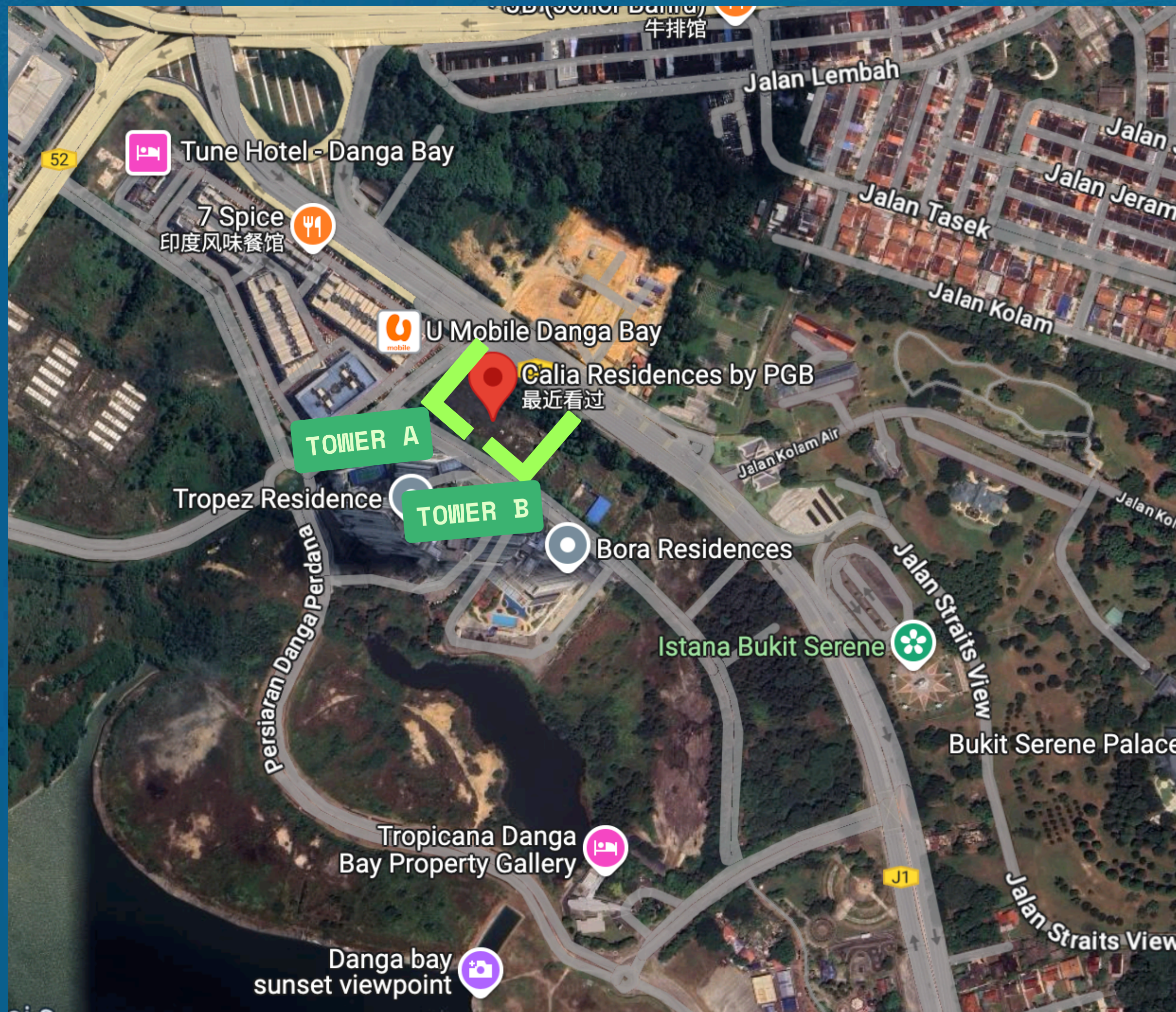
CALIA
RESIDENCES
by PGB

Perfectly positioned **beside Skudai Highway and just minutes from Tebrau Highway**, it provides seamless access to key destinations while combining modern living with serene surroundings.



Your Pathway to Key Destinations







Location Nearby



Seaside F&B

Marine Beach Bar	1.8km
936 Kitchen	1.8km
Country Garden Food Center	1.9km
Grand Bayview Seafood Restaurant	2.3km
The Merina Café	2.7km



Medical Centre

KPJ Puteri Specialist Hospital	5.3km
KPJ Johor Specialist Hospital	6.5km
Sultanah Aminah Hospital	7.3km
Columbia Asia Hospital – Tebrau	9.7km
Columbia Asia Hospital – Iskandar Puteri	12.5km



Shopping Centre

Beletime Danga Bay	2.4km
Angsana JB Mall	3.5km
KIPMall Tampoi	5.6km
Paradigm Mall	6.4km
City Square	6.7km
KSL	8.2km



Education

MindChamps PreSchool	3.1km
SMK Bandar Baru Uda	5.3km
Tun Fatimah School	6.0km
Foon Yew High School	9.4km
Southern University College	10.4km
UTM	16.9km



Theme Park / Recreation

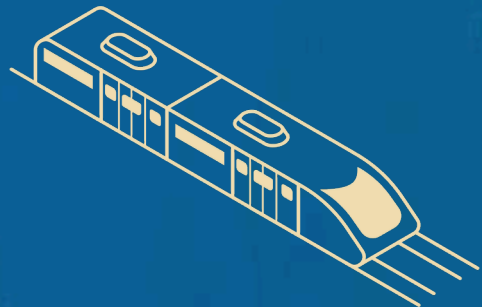
Istana Bukit Serene	1.3km
Johor Golf & Country Club	6.9km
Legoland	13.5km



Transportation Amenities



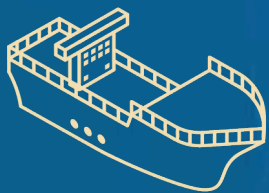
6.3km Larkin Sentral



7.7km Bukit Chagar RTS Link Station



7.7km Johor Bahru Sentral



9.6km JB International Ferry Terminal



22.7km Senai International Airport





Proposed Architecture Design



Development Concept

Project Name	Calia Residences By PGB
Developer:	PGB Desa Heights Sdn Bhd
Site Area:	Approximately 3.61 acres @ 2 towers
Land Tenure:	Freehold
Type:	Serviced Apartment
Total Unit:	Tower A – 637 units
Total Type:	4 Types Type A – 453 Sqft Type B – 656 Sqft Type C – 771 Sqft Type D – 984 Sqft
Total Floor:	36 Levels
Car Park:	Level 1 – 6
Facility:	Level 7 & 7A
Residential Floor:	Level 8 – 36



Project Component

Tower A: 637 units

International Lot: 382 units | **Bumi Lot:** 255 units

Type	Composition	Built-up area (sq ft)	Units	Parking Lot
A	1 bedroom & 1 bath	453	145	1
B	1+1bedroom & 1 bath	656	144	1
C	2 bedrooms & 2 baths	771	261	1
D	Dual Key (3 bedrooms & 3 baths)	984	87	2



Elevation Plan

Level 8 - 36 Residential Floor

Level 7 - 7A Facilities Floor

Level 1 - 6 Parking Floor

NOTE: not to scale. Exterior areas may vary to suit site conditions. Unit numbers, plans, layouts and other information contained herein are intended to give a general indication to give a general indication of the proposed design only and are subject to change and/or amendments as may be required or as directed by the relevant authorities /engineer(s) / architect.

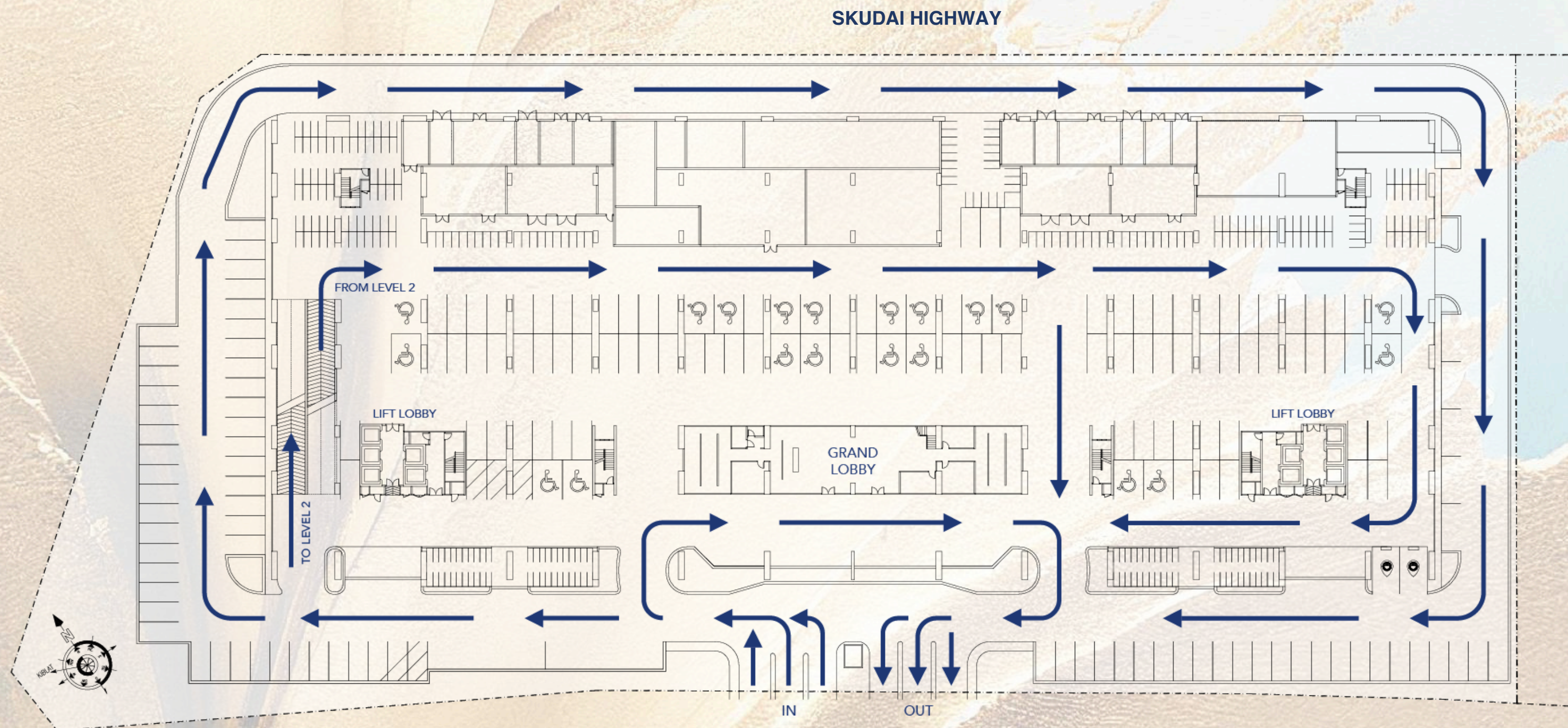
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ELEVATION A
scale : 1:200



Site Plan & Traffic Flow



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Facilities Plan (Level 7 & 7A)



Facilities Floor Plan

1. Pickleball Court
2. Co-Working Space
3. Indoor Games Room
4. Party Lounge
5. BBQ
6. Herbs Garden

7. Outdoor Fitness
8. Event Terrace
9. Kids Discovery Room
10. Family Terrace
11. Floating Cabana
12. Shallow Pool

Level 7

13. Poolside Terrace
14. Lap Pool
15. Jacuzzi
16. Cascading Pool
17. Kids Fun Pool
18. Kids Adventure Zone

Level 7 (Mezzanine)

19. Garden Terrace
20. Multi-purpose Room
21. Surau
22. Entertainment Room
23. Gourmet Kitchen
24. Premium Lounge
25. Party Terrace
26. Fitness Centre
27. Yoga

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Tailored Facilities for Every Lifestyle



Kids' Corner

- Kids Fun Pool
- Kids Adventure Zone
- Kids Discovery Room



Community Hub

- Party Terrace Event
- Terrace
- Premium Lounge
- Entertainment Room
- Co-Working Space



Restful Nook

- Jacuzzi
- Shallow Pool
- Floating Cabana
- Garden Terrace
- Herbs Garden
- Poolside Terrace
- Cascading Pool
- Indoor Games Room



Family- Oriented Facilities

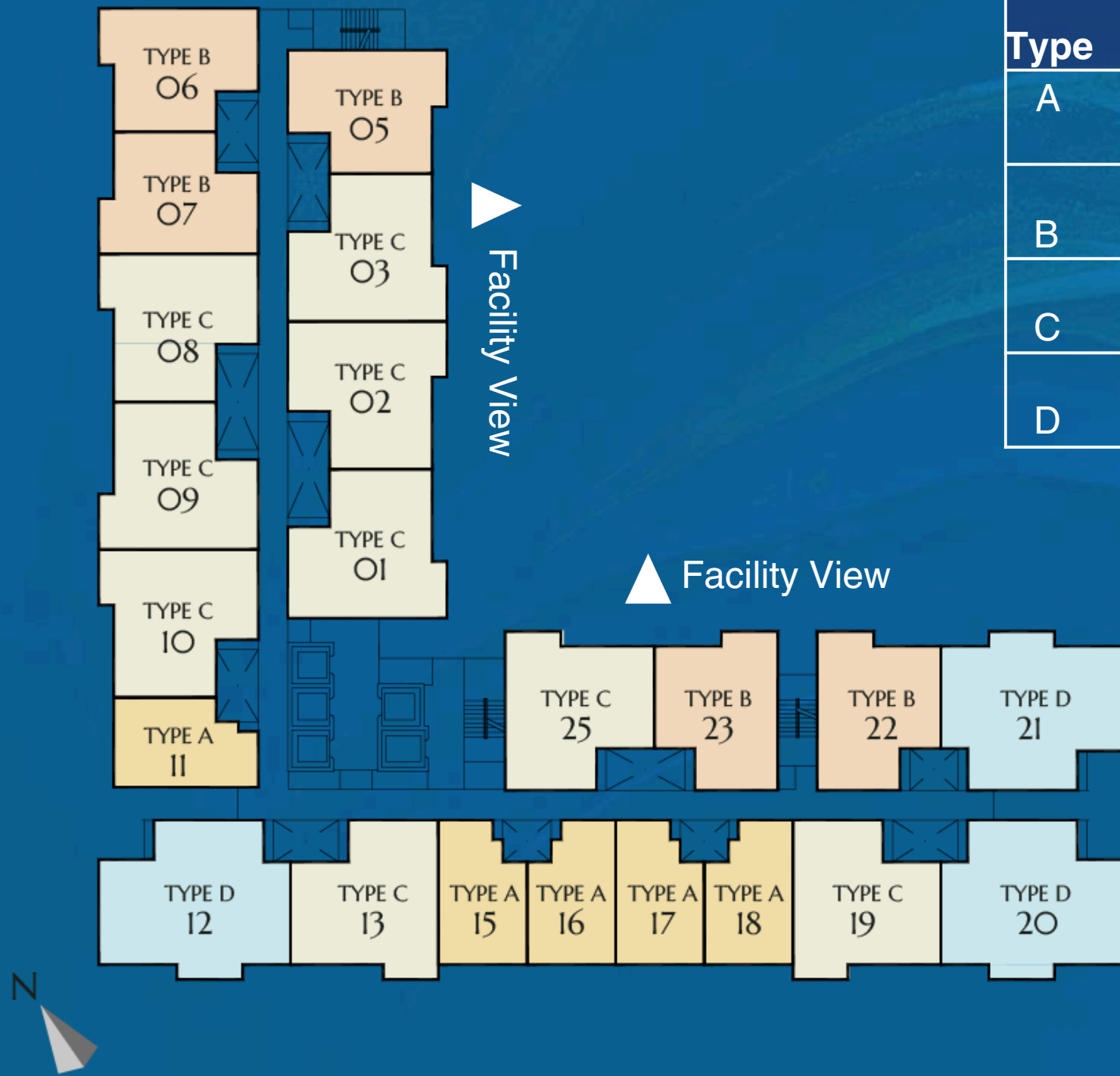
- Family Terrace
- BBQ Area
- Multipurpose Room



Workout and Energetic Living

- Outdoor Fitness
- Fitness Centre
- Yoga
- Pickleball Court
- Lap Pool

Typical Floor Plan



Type	Composition	Built-up (sq ft)	Units per floor
A	1 bed & 1 bath	453	5
B	1+1bed & 1 bath	656	5
C	2 bed & 2 bath	771	9
D	3 bed & 3 bath	984	3

Total 22 units per floor
with 5 lifts sharing.

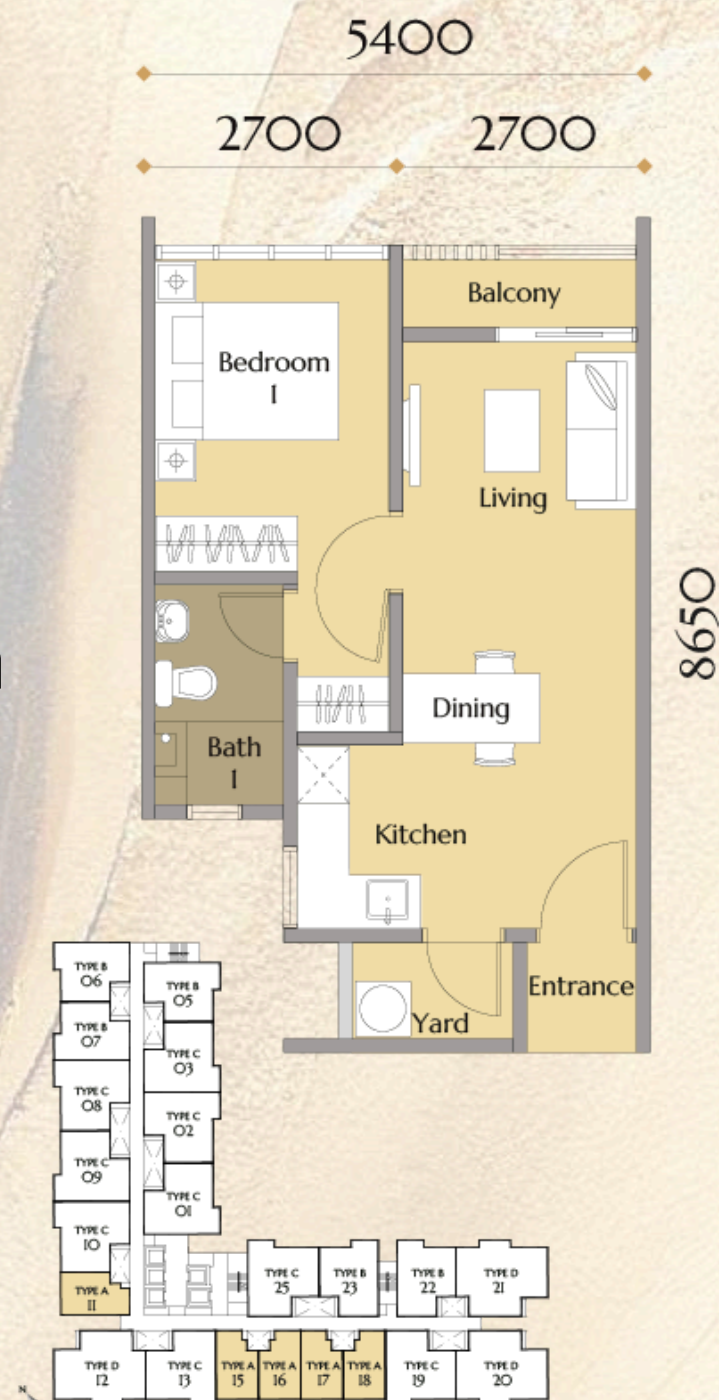
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Unit Layout Plan

TYPE A

- 453 sq ft
- 1 room & 1 bath
- Balcony



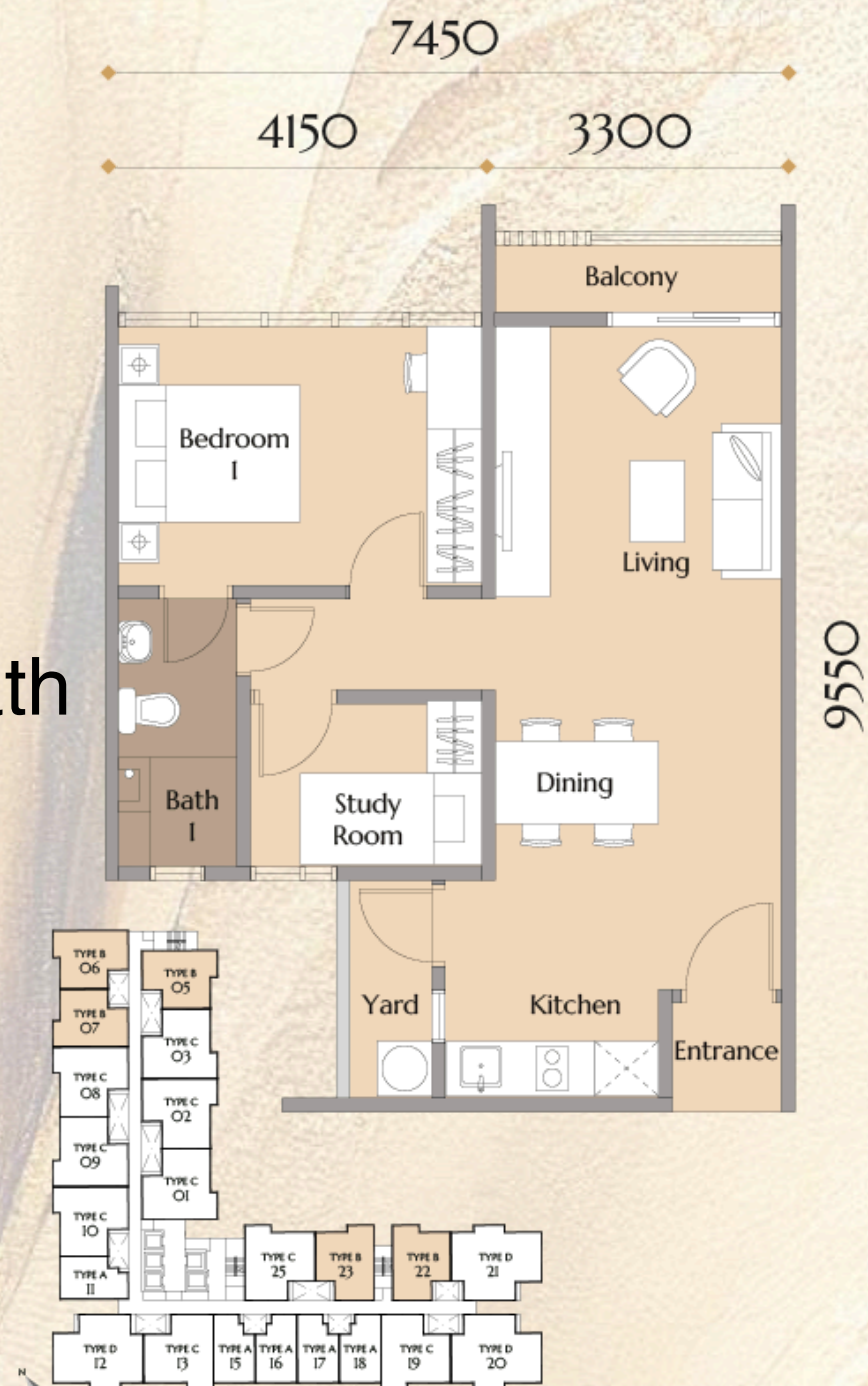
SPA PRICES	RM400,950
FINAL NETT	RM336,361
MONTHLY INSTALLMENT	RM1498.32
MAINTENANCE FEE	RM172.14



Unit Layout Plan

TYPE B

- 656 sq ft
- 1+1 room & 1 bath
- Balcony

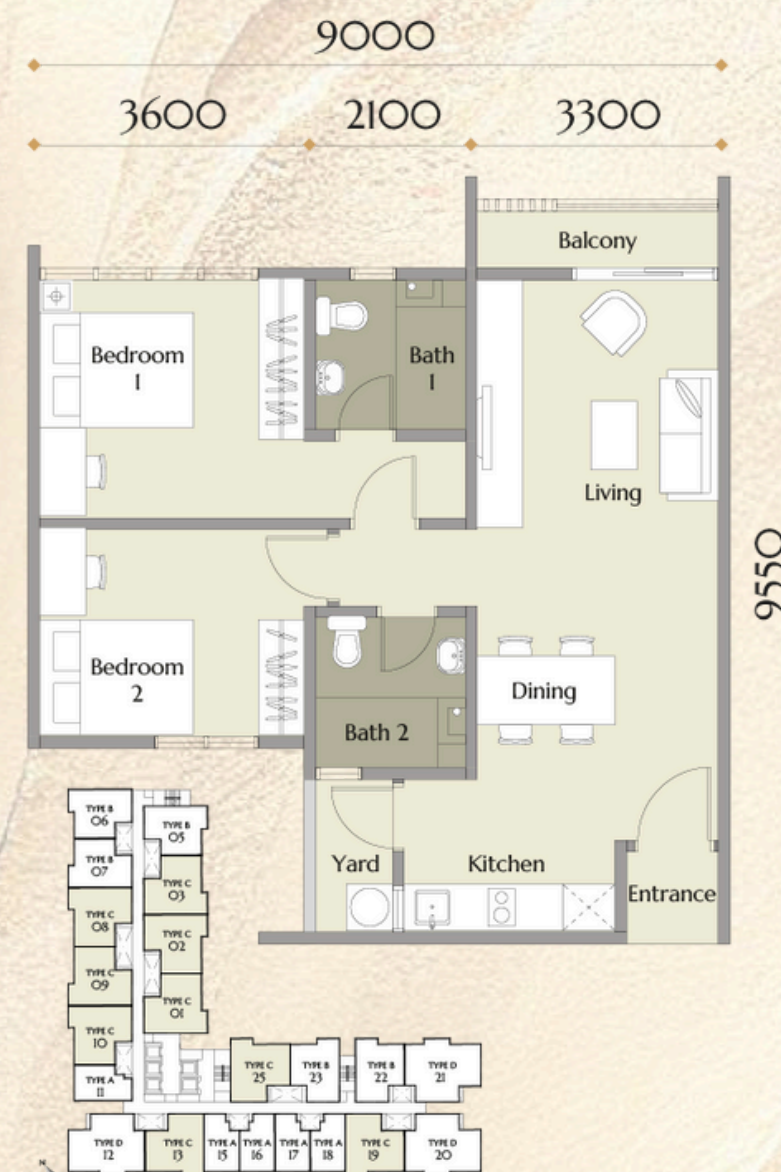


SPA PRICES	RM560,880
FINAL NETT	RM470,581
MONTHLY INSTALLMENT	RM2083.61
MAINTENANCE FEE	RM249.28

Unit Layout Plan

TYPE C

- 771 sq ft
- 2 bedrooms & 2 baths
- Balcony



SPA PRICES	RM636,075
FINAL NETT	RM539,229
MONTHLY INSTALLMENT	RM2387.57
MAINTENANCE FEE	RM292.98



- 984 sq ft
- Dual key
- 3 bedrooms & 3 baths
- Balcony

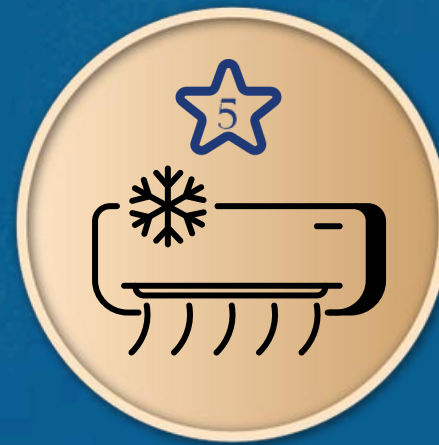


SPA PRICES	RM784,296
FINAL NETT	RM664,883
MONTHLY INSTALLMENT	RM2943.93
MAINTENANCE FEE	RM373.92

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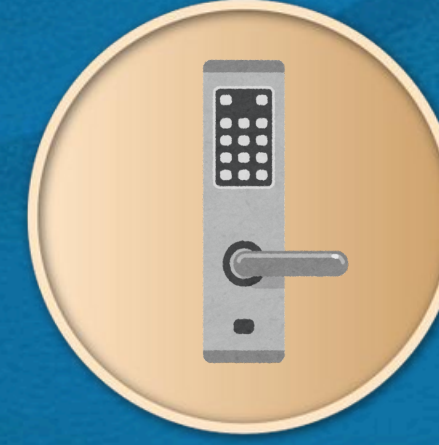
Partially Furnishing



5-Star Rating
Air Conditioners
(*Living & All Bedrooms*)



5-Star Rating
Ceiling Fan
(*Living & Master Bedroom*)



Digital Lock



Kitchen Cabinet



Kitchen Hood & Hob



Wardrobe
(*All Bedrooms*)



Proposed Sales Package

As at March 2025

Package	Type A, B	Type C, D
Standard Rebate	9%	9%
Move In Bonus	4%	3%
Signing Incentives*	2%	2%
Early Bird Discount*	2%	2%
SPA Legal Fee & Disbursement	Yes	Yes
Loan Legal Fee, Disbursement, Stamp duty	Yes	Yes
Maintenance Fee	Est. RM0.38 psf (TBC)	
Target Completion	48 months from SPA signing	

Remarks:

- 1) **Signing incentives** applicable for **SPA & LA signing within 30 days** from date informed by Developer.
- 2) **Early bird discount** only applicable for **booking made before APDL obtained**.
- 3) **Move in bonus, signing incentives and early bird discount** to be given upon **Stage 3 Vacant Possession** in credit notes.
- 4) Low **foreign buyer threshold*** - **eligible to buy RM500K and above**.



Proposed Selling Price

As at March 2025

Type	Built-Up (sf)	Number of Unit	Standard Rebate	MIB	Signing Incentive*	Early Bird Discount*	Gross Selling Price (RM)	Avg. Gross PSF (RM)	Net Selling Price (RM)	Avg. Net PSF (RM)
A	453	145	9%	4%	2%	2%	400,905 – 428,905	916 psf	336,361 – 359,854	768 psf
B	656	144	9%	4%	2%	2%	560,880 – 594,880	881 psf	470,581 – 499,108	739 psf
C	771	261	9%	3%	2%	2%	636,075 – 667,075	845 psf	539,229 – 565,510	716 psf
D	984	87	9%	3%	2%	2%	784,296 – 815,296	813 psf	664,883 – 691,163	689 psf

Remarks:

- 1) Floor premium: RM1,000
- 2) Special floor premium (lvl 18 & 28): RM3,000
- 3) Unblock/ Facility view premium: RM3,000

Avg Gross:
RM857psf

Avg Net:
RM725psf

**Sales Package subject to change upon management approval*