

PARAGON GATEWAY

JOHOR BAHRU



FREEHOLD
SERVICE APARTMENT

Matured Township

Paragon Gateway is a ground-breaking integrated development in Johor Bahru. It is a new and exciting development that fuses unique lifestyle concepts that seamlessly blends vibrant community-living with innovative commercial offerings.



TOWER B

35 Levels | 699 Units

At a glance



MATURE
NEIGHBOURHOOD



DOORSTEP
CONVENIENCE



LIFESTYLE
FACILITIES



ROOFTOP
VIEW



SPACIOUS
UNITS



48 RETAIL
UNITS

Paragon Gateway is located in Johor Bahru's town area, along the Tebrau Highway. Only 15 mins from CIQ and close to Taman Suria.

The strategic location close to hospital, school, amenities for groceries shopping, entertainment, public transportation routes, and other conveniences is convenient for the residents and visitors. People naturally gravitate to this area, spiking the high demand for houses.



*All you need is
just a doorstep distances*

*Artist Impression only



EDUCATION

- Foon Yew Primary School
- Foon Yew High School
- City University of Malaysia (Johor Bahru Campus)



TRANSPORTATION

- Future BRT Station
- Future JB-SG RTS Link
- Johor Causeway
- Larkin Sentral
- JB International Ferry Terminal



Shuttle Bus Service
is provided for all residents.



SHOPPING

- Giant HyperMarket Southern City
- Paragon Market Place
- KSL Mall
- The Mall, Mid Valley Southkey
- Johor Bahru City Square
- KOMTAR JBCC
- Galleria @ Kotaraya



HEALTHCARE

- Columbia Asia Hospital - Tebrau
- KPJ Puteri Specialist Hospital
- KPJ Johor Specialist Hospital
- Sultanah Aminah Hospital

Connectivity and Linkages

Located strategically in Johor Bahru's town area along the Tebrau Highway, it is part of Iskandar Malaysia BRT (IMBRT), the soon-to-be completed JB-SG Rapid Transit System and only 15 minutes to CIQ.

The nearby conveniences and amenities include Columbia Asia Hospital, Primary and Secondary Schools. It is also linked to major highways with easy access to the city and other public transportation routes.



*Artist impression only

KPJ Bandar Dato' Onn Specialist Hospital
7.6km

Jabatan Imigresen Malaysia, Bukit Cagar
7.4km

KPJ Puteri Specialist Hospital
4km

Paragon Market Place
3.8km

PARAGON GATEWAY
JOHOR BAHRU

Columbia Asia Hospital
1km

Mid Valley Southkey
5.5km

Foon Yew High School
5.5km

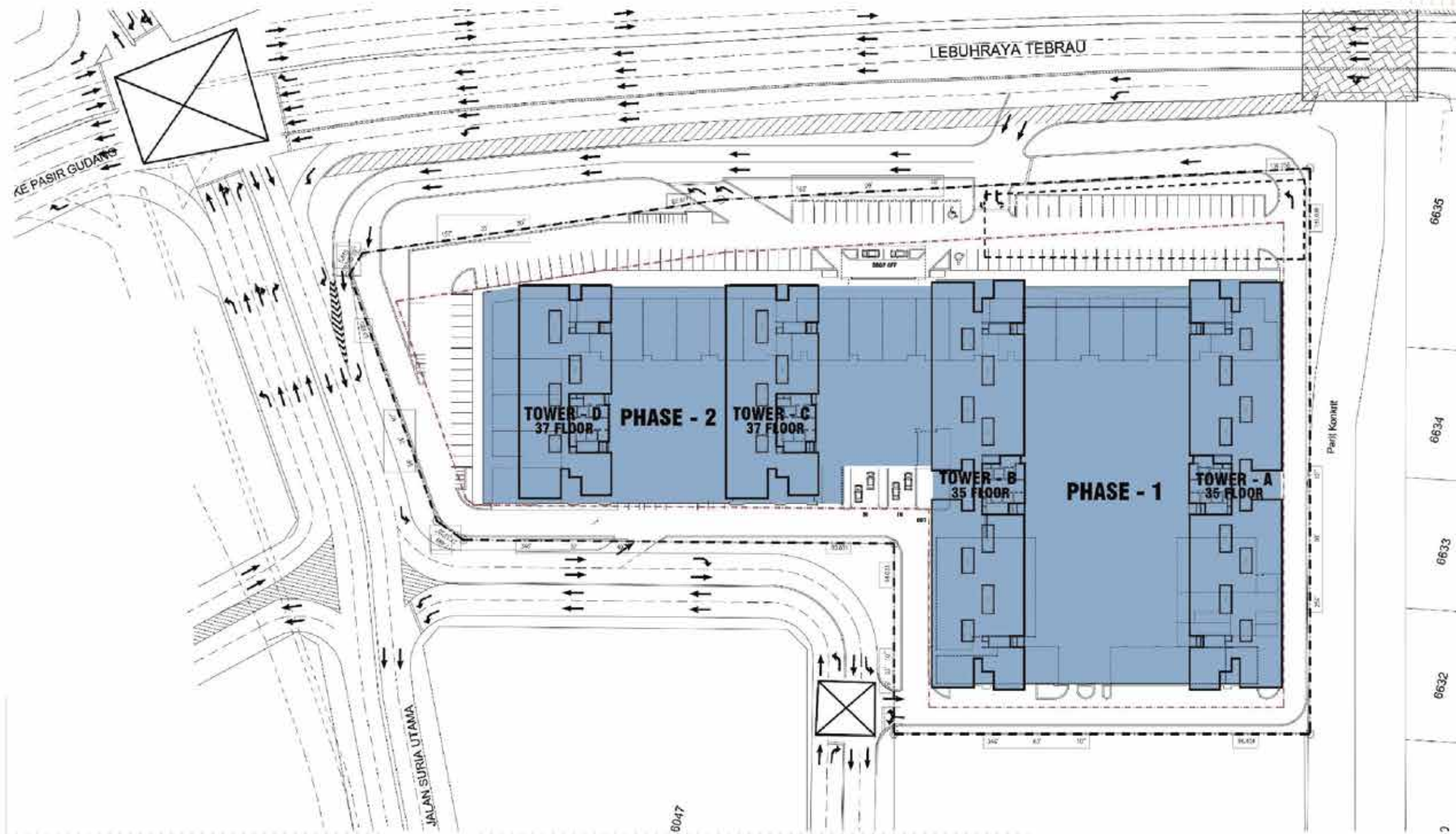
Aeon Tebrau City
8km

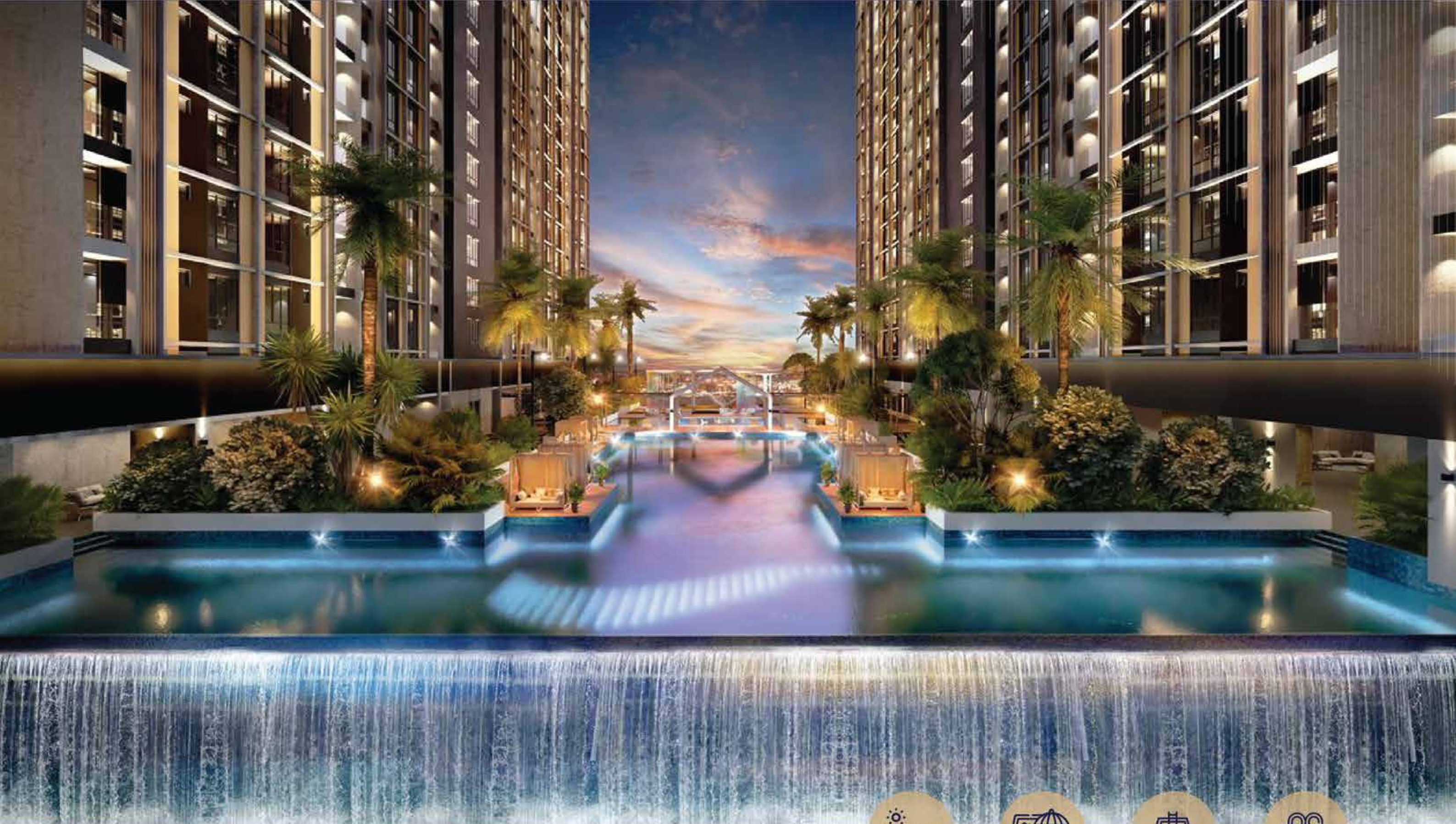
IKEA Tebrau
8km

Paragon Private and International School
10km

Sunway College Johor Bahru
10km

Site Plan





Breathtaking Waterfall View



INFINITY
OLYMPIC-SIZED
POOL



FAMILY POOL



LAP POOL



WADING POOL

A modern high-rise building at night, illuminated by warm interior lights. In the foreground, a large, curved swimming pool reflects the building and the sky. Several orange lounge chairs are arranged around the pool. The scene is set in a lush, green landscape with palm trees and other tropical plants. The overall atmosphere is one of luxury and relaxation.

Relax & Rejuvenate

In the beautiful lush greenery landscape and spectacular waterfall lies Paragon Gateway's wide range of facilities. Residents can press the reset button and enjoy a better quality of life with the facilities offered here.

An ideal spot for relaxation, leisure and entertainment.



The Extravagant Lifestyle



400M
JOGGING TRACK



ROOF TOP
GARDEN



SKY GYM



OUTDOOR
FITNESS



CHILDREN
PLAY ZONE

Facility Plan



LEVEL 10

- | | | | |
|------------------------|----------------------------|---------------------|-----------------------|
| ① Infinity Edge Pool | ⑫ Multi Purpose Room | ⑳ Sauna | ㉔ Multi Function Area |
| ② Lap Pool | ⑬ Children Room | ㉕ Surau | ㉕ Outdoor Fitness |
| ③ Shallow Pool | ⑭ Chess Terrace | ㉖ Management Office | ㉖ Leisure Pool |
| ④ Wading Pool | ⑮ Children Adventure Zone | ㉗ Meeting Room | ㉗ Children Play Zone |
| ⑤ Aqua Pool | ⑯ Pool Deck | ㉘ Bridge | ㉘ Open Game Area |
| ⑥ Jacuzzi | ⑰ Timber Pavilion | ㉙ Star Deck | ㉙ Squash Court |
| ⑦ Co-office | ⑱ Pool Deck / Outdoor Yoga | ㉚ Metal Pavilion | ㉚ Toilets |
| ⑧ Reading / Study Room | ㉑ Sky Gym | ㉛ Leisure Terrace | ㉛ Event Room |
| ⑨ Entertainment Room | ㉒ Gourmet Kitchen | ㉜ Sky Park | ㉜ Jogging Trail |
| ⑩ Pool Side Terrace | ㉓ Sizzle & Grill | ㉝ E-game Arena | |
| ⑪ Pre Function Lounge | ㉔ Showers & Toilets | ㉞ Family Terrace | |

SERVICES APARTMENT
TOWER B

35 Levels | 699 Units

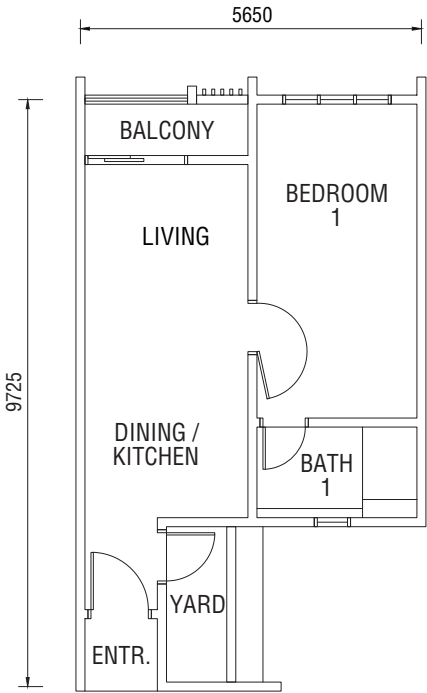
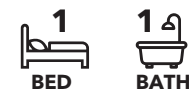
TOWER B



- Type A : 499 Sq.ft.
- Type B : 648 Sq.ft.
- Type C : 788 Sq.ft.
- Type D : 915 Sq.ft.
- Type E : 1,177 Sq.ft.

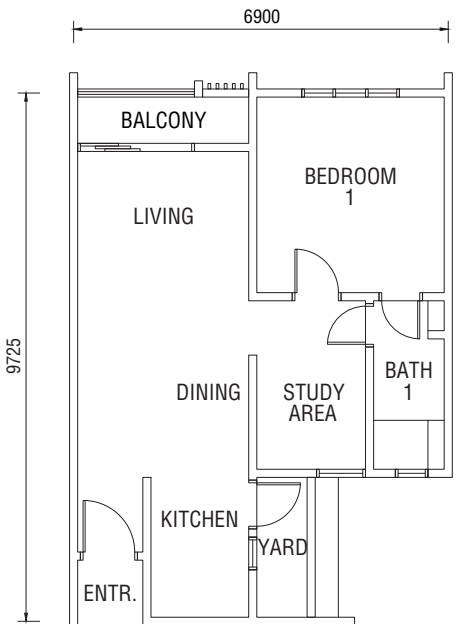
Type A

499 sq.ft.



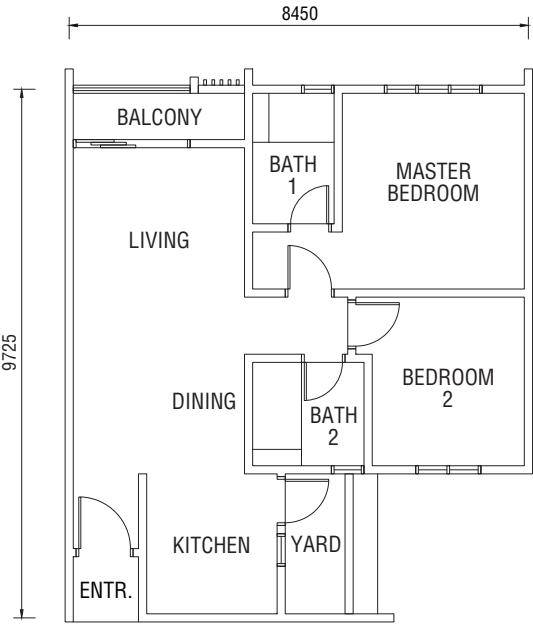
Type B

648 sq.ft.



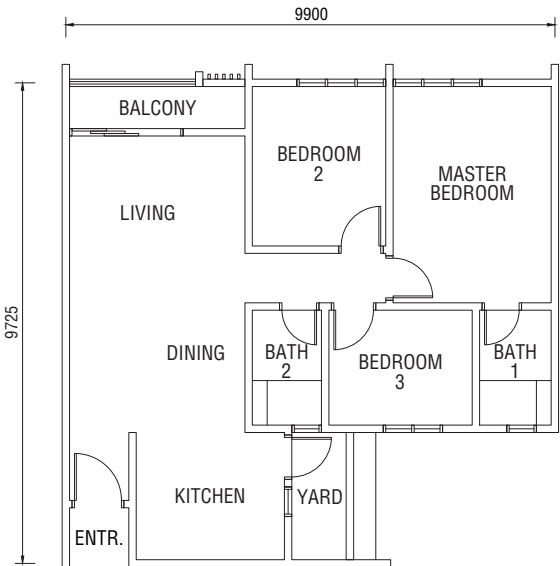
Type C

788 sq.ft.



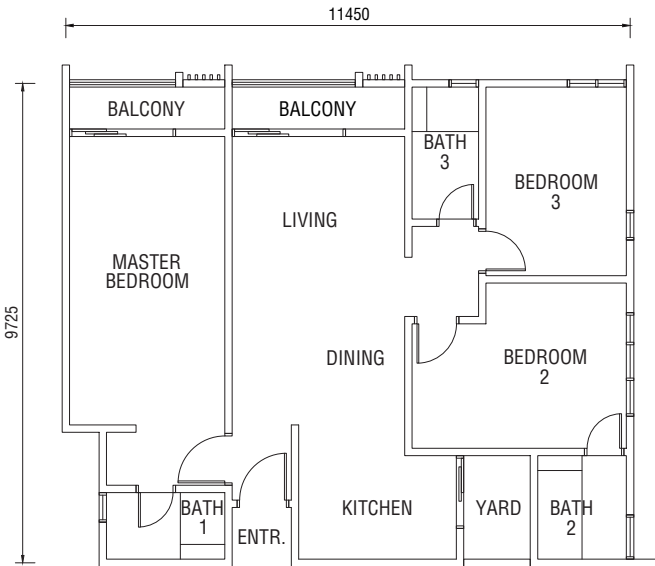
Type D

915 sq.ft.



Type E

1,177 sq.ft.



Building Specification

Structure

Reinforced Concrete Frame.

Wall

Reinforced Concrete Wall / Brickwall / Light Weight Block (Where Applicable)

Roof

Reinforced Concrete Flat Roof

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 Finishes

Tiles

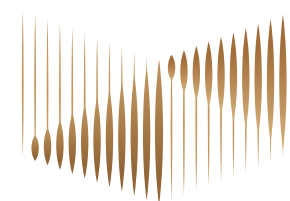
Wall Finishes

- Render / Plastering / Skim Coat with Emulsion Paint
- Weather Resistant Paint on External Wall
- Full Height Tiles at All Bathroom
- 1500mm Height Tiles at Selected Kitchen Area

	Type A	Type B	Type C	Type D	Type D1	Type E
Sanitary Fittings						
Kitchen Sink	1	1	1	1	1	1
Sitting W/C	1	1	2	2	2	3
Wash Hand Basin	1	1	2	2	2	3
Tissue Roll Holder	1	1	2	2	2	3
Shower Rose	1	1	2	2	2	3
Tap	2	2	3	3	3	4
Electrical Fittings						
Lighting Point	10	13	15	15	15	19
Fan Point	2	2	2	2	2	2
Power Point (13A)	12	13	15	18	18	22
Water Heater Power Point	1	2	2	2	2	3
Air-cond Power Point	2	3	3	4	4	4
Door Bell Point	1	1	1	1	1	1
SMATV Point	1	1	1	1	1	2
Distribution Board	1	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1	1
Power Point (15A)	1	1	1	1	1	1

*For preview only. Subject to change.

Strategic Location



PARAGON GATEWAY

J O H O R B A H R U

All renderings contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by the relevant authorities. All plans, layout and information are subject to change and cannot form part of an offer or contract or presentation. In the event of a dispute, the English version will take precedence.

LEGEND

- | | | | | | |
|---|-----------|---|---------------|---|-------------------------|
|  | Golf Club |  | Landmark Area |  | Future RTS Link Station |
|  | Port |  | Hospital | | |
|  | School |  | Mall | | |



www.paragongateway.com.my

A JOINT VENTURE PROJECT BETWEEN



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