

LOCATION MAP

| MALL                             |         |
|----------------------------------|---------|
| KSL City Mall                    | 1.6 KM  |
| Holiday Plaza                    | 1.7 KM  |
| Plaza Pelangi                    | 1.7 KM  |
| The Mall, Mid Valley Southkey    | 3.6 KM  |
| Johor Bahru City Square          | 5.4 KM  |
| IKEA Tebrau                      | 9.8 KM  |
| Paradigm Mall JB                 | 14.2 KM |
| HOSPITAL                         |         |
| Columbia Asia Hospital           | 2.6 KM  |
| KPJ Johor Specialist Hospital    | 5.8 KM  |
| EDUCATION                        |         |
| City University Malaysia         | 3.0 KM  |
| Monash University                | 5.9 KM  |
| Sunway College                   | 10.7 KM |
| TRANSPORTATION                   |         |
| RTS Link - Bukit Chagar Station  | 4.4 KM  |
| Larkin Sentral Bus Terminal      | 4.8 KM  |
| JB Sentral Bus Terminal – CIQ    | 5.3 KM  |
| Woodlands MRT Station, Singapore | 11.6 KM |
| ENTERTAINMENT                    |         |
| Legoland Malaysia                | 21.9 KM |

DEVELOPMENT OVERVIEW



Facts about the Rapid Transit System (RTS)  
Link between Johor Baru and Singapore



- Total distance: 4km
- Stations:  
> Two (Bukit Chagar in Johor Baru and Woodlands North in Singapore)
- > Project will also include a train depot in Wadi Hana in Johor Baru
- Project completion: Dec 31, 2026
- RTS train capacity:  
10,000 passengers per hour per direction
- Journey duration: 15 to 30 minutes
- Train frequency:  
> 4 minutes during peak hour
- Parking availability:  
> 800 bays for cars  
> 1,000 bays for motorcycles
- Operations hours: 6am to 12am

TheStargraphics



AERIAL VIEW



DEVELOPMENT OVERVIEW





FACILITIES PLAN



LEGEND

Outdoor Facilities (Level 14)

- 1 Lap Pool (50mx6m)
- 2 Leisure Pool (17mx8m)
- 3 Pool Lounge
- 4 Pool Deck
- 5 Jacuzzi
- 6 Net Play
- 7 Outdoor Shower
- 8 Deck Lounge Area
- 9 Urban Terrace
- 10 Prestine Lawn
- 11 Multi Age Play
- 12 Kid's Water Play Pool
- 13 Family Deck
- 14 Pre-Function Area
- 15 Seating Sculpture
- 16 Social Lounge
- 17 Chill Out Area
- 18 Garden Hammock
- 19 BBQ Area
- 20 Chess Play & Sitting Area

Outdoor Facilities (Level 15)

- 21 Skywalk
- 22 View Deck
- 23 Sunken Lawn
- 24 Sunken Seat

Indoor Facilities (Level 14)

- 1 Toilet (M/F)
- 2 Golf Simulator
- 3 Karaoke Mini Theatre 2
- 4 Karaoke Mini Theatre 1
- 5 Self-service Laundry
- 6 Podcast Room 1
- 7 Podcast Room 2
- 8 Management Office
- 9 Surau (M/F)
- 10 Multipurpose Hall
- 11 Games Room
- 12 Toilet / Changing Room / Locker (M)
- 13 Steam Room

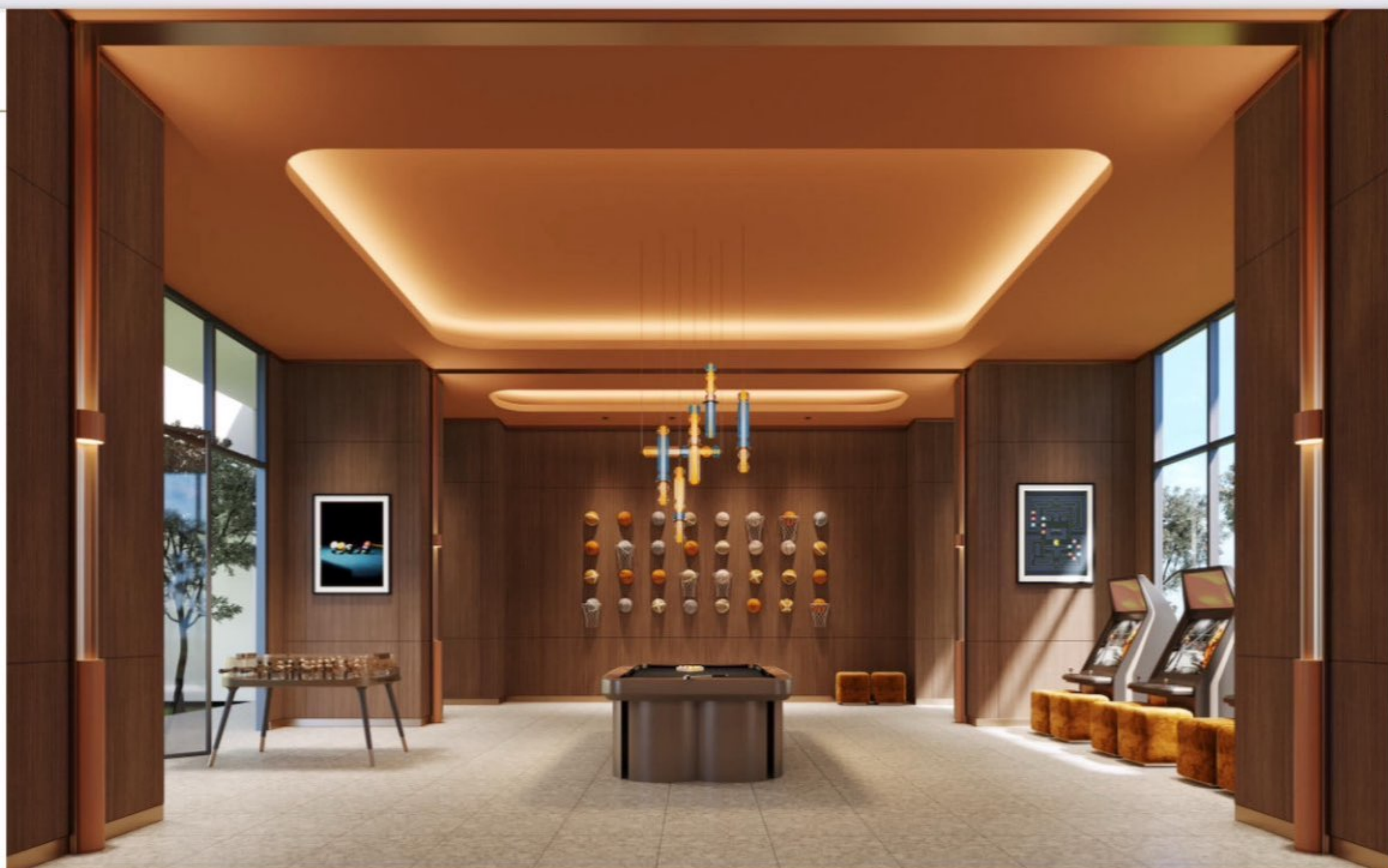
Indoor Facilities (Level 15)

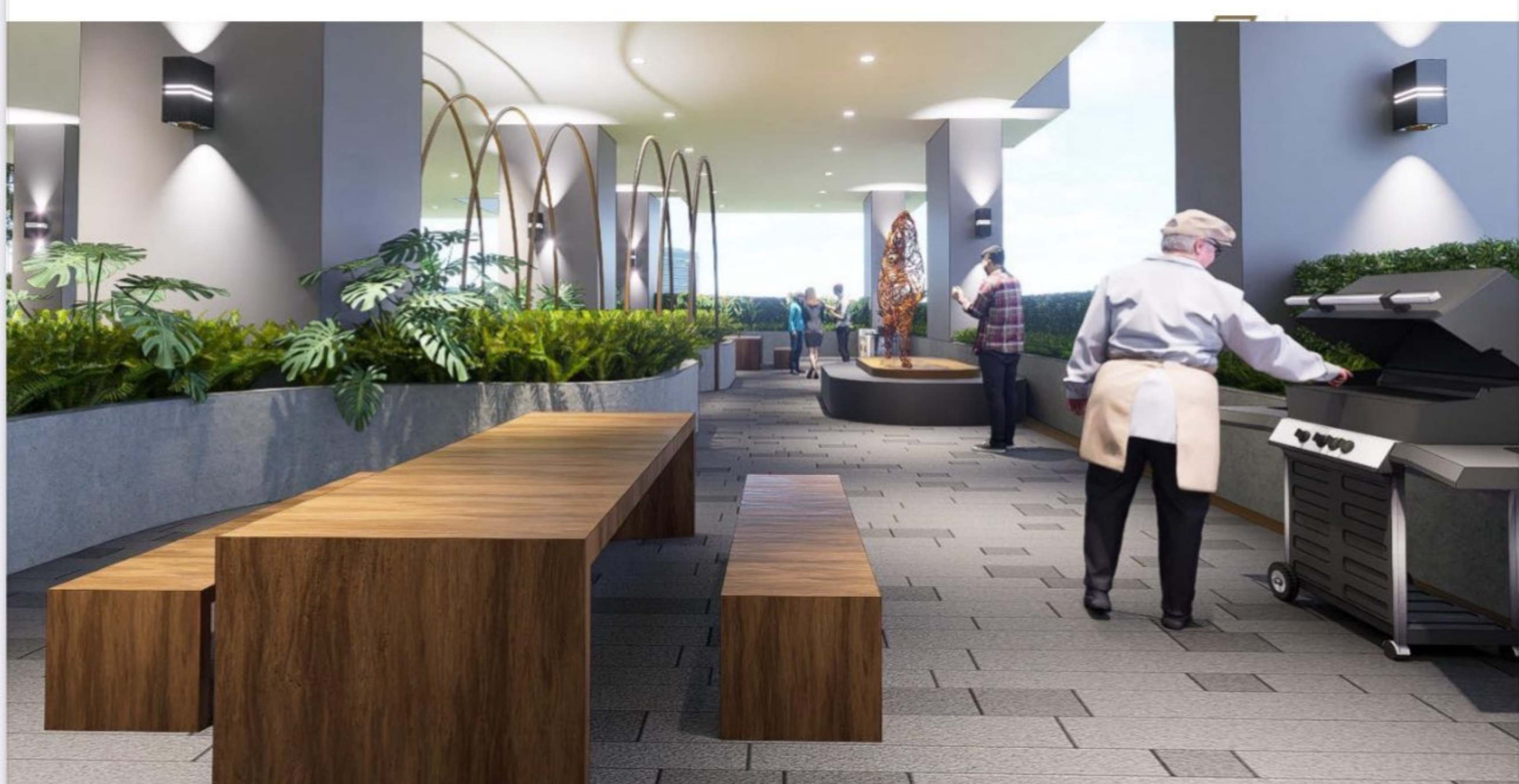
- 25 Gymnasium
- 26 Spin Room



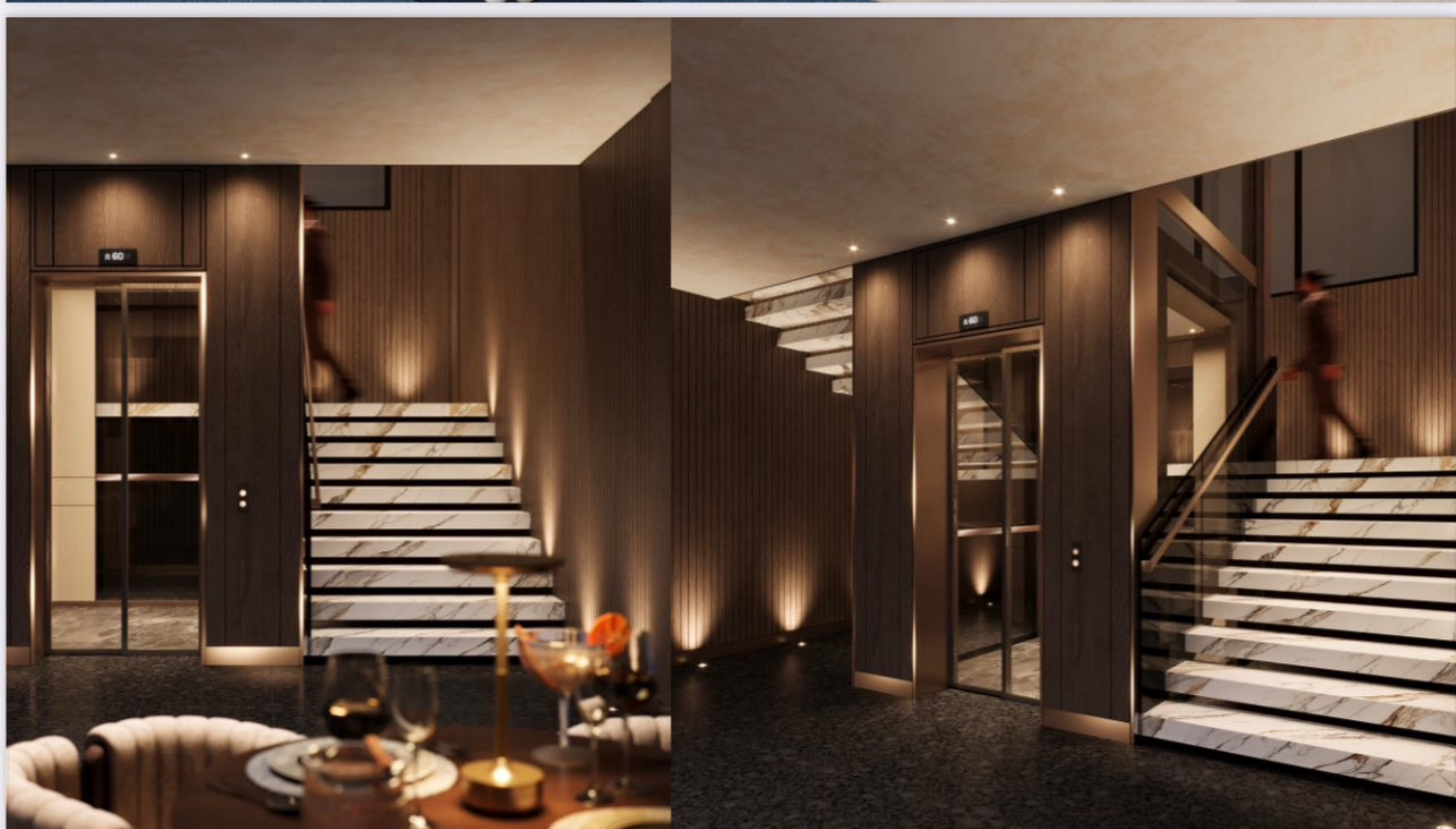
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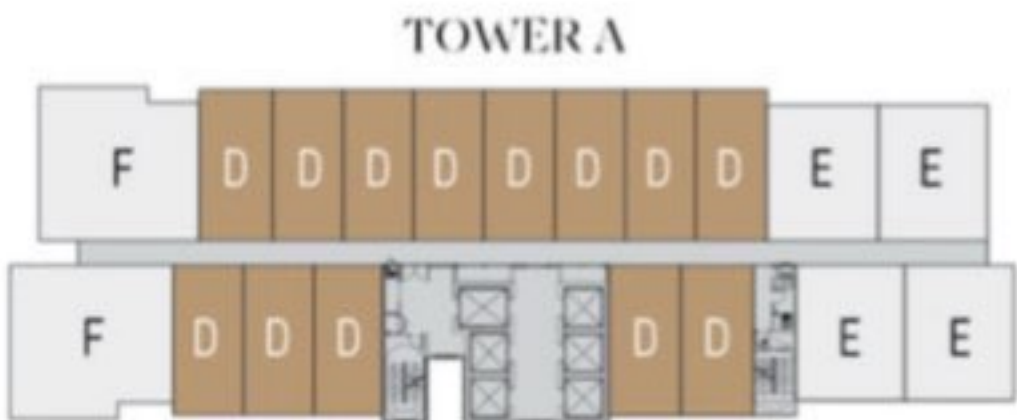
LAYOUT PLAN – TOWER A



TYPE  
D

1 BEDROOM  
1 BATHROOM

|                  |   |           |                   |
|------------------|---|-----------|-------------------|
| MAIN PARCEL      | : | 400 SQ.FT | 37 SQ.M           |
| ACCESSORY PARCEL | : | 30 SQ.FT  | 3 SQ.M            |
| TOTAL SIZE       |   | :         | 430 SQ.FT 40 SQ.M |



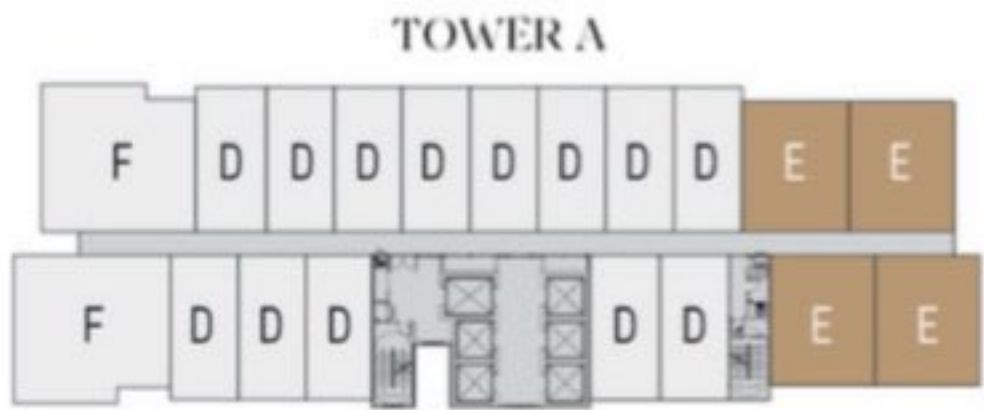
LAYOUT PLAN – TOWER A



TYPE  
E

1 BEDROOM  
2 BATHROOMS

|                  |   |           |                   |
|------------------|---|-----------|-------------------|
| MAIN PARCEL      | : | 592 SQ.FT | 55 SQ.M           |
| ACCESSORY PARCEL | : | 8 SQ.FT   | 1 SQ.M            |
| TOTAL SIZE       |   | :         | 600 SQ.FT 56 SQ.M |



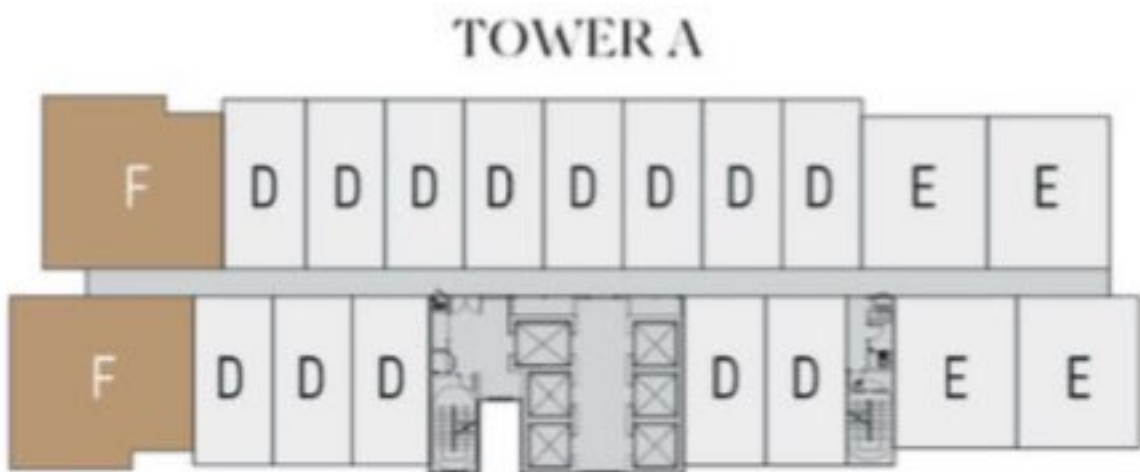
LAYOUT PLAN – TOWER A



TYPE  
F

3 BEDROOMS  
2 BATHROOMS

|                  |   |           |                   |
|------------------|---|-----------|-------------------|
| MAIN PARCEL      | : | 945 SQ.FT | 88 SQ.M           |
| ACCESSORY PARCEL | : | 23 SQ.FT  | 3 SQ.M            |
| TOTAL SIZE       |   | :         | 968 SQ.FT 91 SQ.M |



LAYOUT PLAN – TOWER B



TYPE  
A

1 BEDROOM  
1 BATHROOM

|                  |   |           |                   |
|------------------|---|-----------|-------------------|
| MAIN PARCEL      | : | 550 SQ.FT | 51 SQ.M           |
| ACCESSORY PARCEL | : | 20 SQ.FT  | 2 SQ.M            |
| TOTAL SIZE       |   | :         | 570 SQ.FT 53 SQ.M |



LAYOUT PLAN – TOWER B



TYPE  
B

2 BEDROOMS  
2 BATHROOMS

|                  |   |           |                   |
|------------------|---|-----------|-------------------|
| MAIN PARCEL      | : | 750 SQ.FT | 70 SQ.M           |
| ACCESSORY PARCEL | : | -         | -                 |
| TOTAL SIZE       |   | :         | 750 SQ.FT 70 SQ.M |



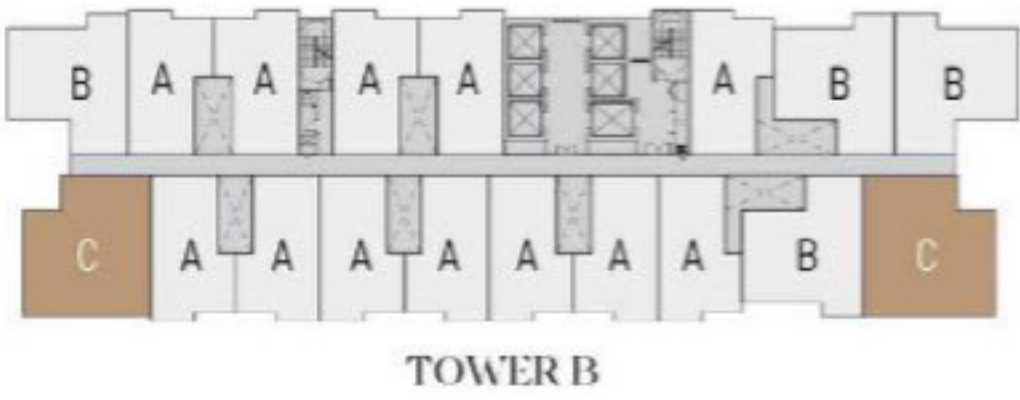
LAYOUT PLAN – TOWER B



TYPE  
C

3 BEDROOMS  
2 BATHROOMS

|                  |   |           |                   |
|------------------|---|-----------|-------------------|
| MAIN PARCEL      | : | 900 SQ.FT | 84 SQ.M           |
| ACCESSORY PARCEL | : | 25 SQ.FT  | 2 SQ.M            |
| TOTAL SIZE       |   | :         | 925 SQ.FT 86 SQ.M |



PRODUCT FEATURES – PROFESSIONAL CONCIERGE SERVICES

| List of Service                          |                                                                                                                                 |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Front Desk Management & Bellboy Services | Available to assist residents and guests with luggage and other needs.                                                          |
| Shuttle Service                          | Scheduled transport to key locations such as the airport, shopping malls, and RTS Station.                                      |
| Housekeeping & Laundry Service           | Regular cleaning, linen changes, and laundry pickup/drop-off.                                                                   |
| Grocery Delivery & Pre-Stocking          | Grocery shopping done before arrival or upon request.                                                                           |
| Restaurant Reservations & Food Delivery  | Local dining recommendations and food delivered right to your door.                                                             |
| Maintenance Requests                     | Arrange on-site support for plumbing, electrical, air-conditioning and appliance repairs.                                       |
| Laundry & Dry Cleaning Pickup            | Convenient door-to-door service for laundry and dry cleaning.                                                                   |
| Package & Mail Handling                  | Secure receiving and delivery of parcels and mail                                                                               |
| Wellness & Personal Care Services        | Book professionals to come to your apartment for massage, spa treatments, personal training, nail care, hairstyling and makeup. |
| Event Planning                           | Arrange celebrations with decorations, cake, catering, photographer and custom setups.                                          |



Peninsula *Home*  
CONCIERGE & LIFESTYLE by 5 Senses

DELIVERING QUALITY THROUGH TRUSTED BRANDS



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