

PHASE 3

Axis Tower

Tower A

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Axis Tower Fact Sheet

AIRBNB (TOWER A)

Description	<p>Tower A: 63 Storeys Serviced Apartment Building (908 units) comprising:</p> <ul style="list-style-type: none"> - 311 Units of Type A Serviced Apartment (Level 13 - 57) - 597 Units of Type B Serviced Apartment (Level 13 - 59) - Guard House , Visitors Car Parks (Lower Ground 1) - Waiting Lounge, Lobby, Drop Off, Retail Car Parks (Ground Floor) - Retails (Level 1) - 10 Storeys of Podium Car Park (Level 2 - Level 11) - Residential Facilities (Level 12) (Not for AIRBNB) - Sky Facilities (Level 60)
Total Unit	Tower A: 908 Units
Units Per Floor	<p>Level 13-39: 20 units Level 40: 16 units Level 41-57: 20 units Level 58-59: 6 units</p>
Building Height	Tower A: 62 Level (LG1 - Level 60)
Total Carpark	999
No. Of Lift	8 Passenger Lifts + 1 Service Lift + 2 car park lifts (Serve on car park floors)

Axis Tower Fact Sheet

ABNB (TOWER A)

Maintenance Fee	RM0.38 psf included sinking fund
Building Composition	: Lower Ground 1 - Guard House , Car Parks Ground Floor - Drop off, Waiting Lounge, Lift Lobby, Retails, Retails Carparks Level 1 - Retails Level 2-11 - Podium Car Parks Level 12 - Residential Facilities (not for ABNB) Level 13-59 - Residence Units Level 60 - Swimming Pool , Wading Pool, Jacuzzi, Co-Working Room, Gymnasium, Sky Biophilic BBQ Deck, Games Room, Karaoke Room.
Orientation	: South - Singapore North - Jalan Ah Siang, Taman Pelangi, Istana pasir Pelangi

Axis Tower Fact Sheet

TYPE	SIZE	LAYOUT	TOTAL UNIT	BALCONY	CAR PARK NO	ESTIMATED PRICE RANGE (GROSS)
A	366 SF	STUDIO	311	NO	1 Single	RM 593,100 to RM 623,100 (RM1,620.49 to RM1,702.46)
B (Dual-Key)	592 SF	2R 2B	597	NO	1 Single	RM 930,200 to RM 975,200 (RM 1,571.28 to RM 1,647.30)
		TOTAL	908			

- Unit Layout & Floor Plan -

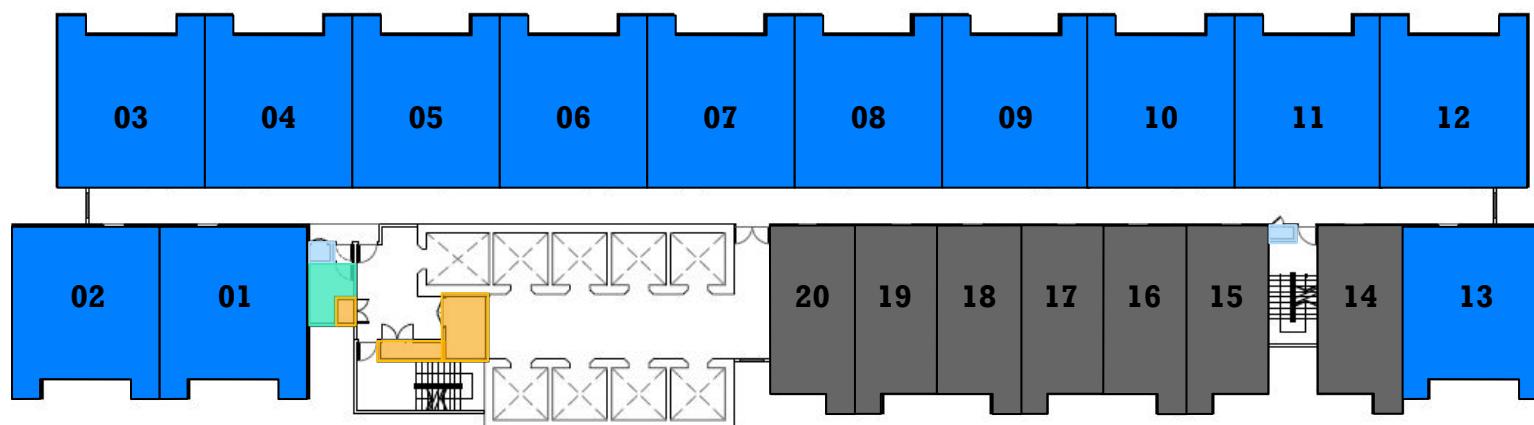
Axis Tower Typical Floor

TYPE A
366SF

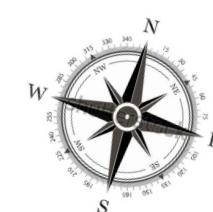
TYPE B
592SF

Refuse Chamber
Hose Reel
M&E

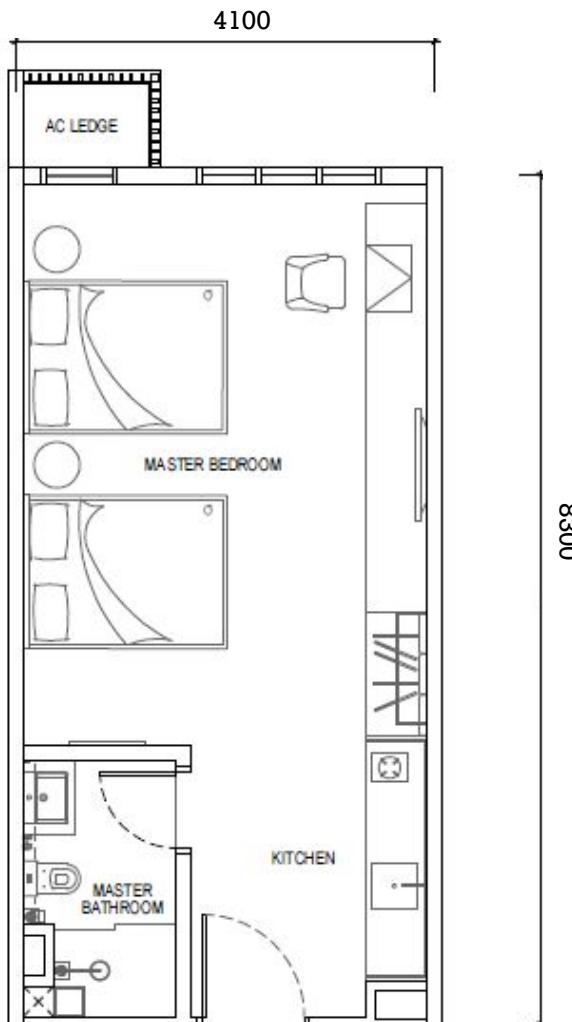
Jalan Ah Siang, Taman Pelangi, Istana pasir Pelangi
(North)



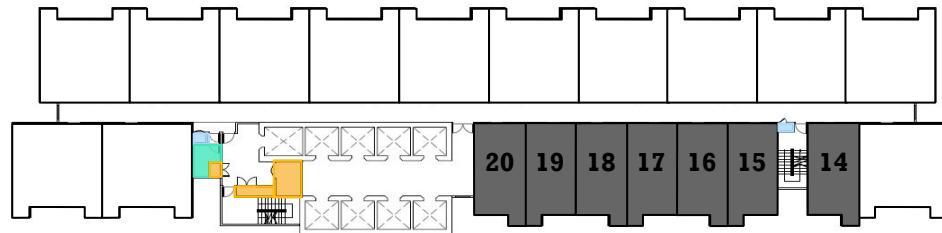
Singapore, Pool View
(South)



Unit Layout: Type A (366sf, 34sm)

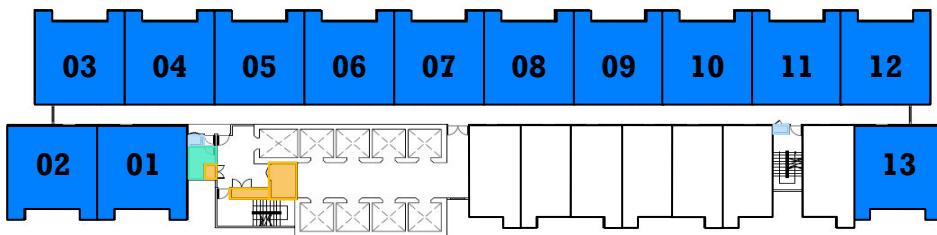
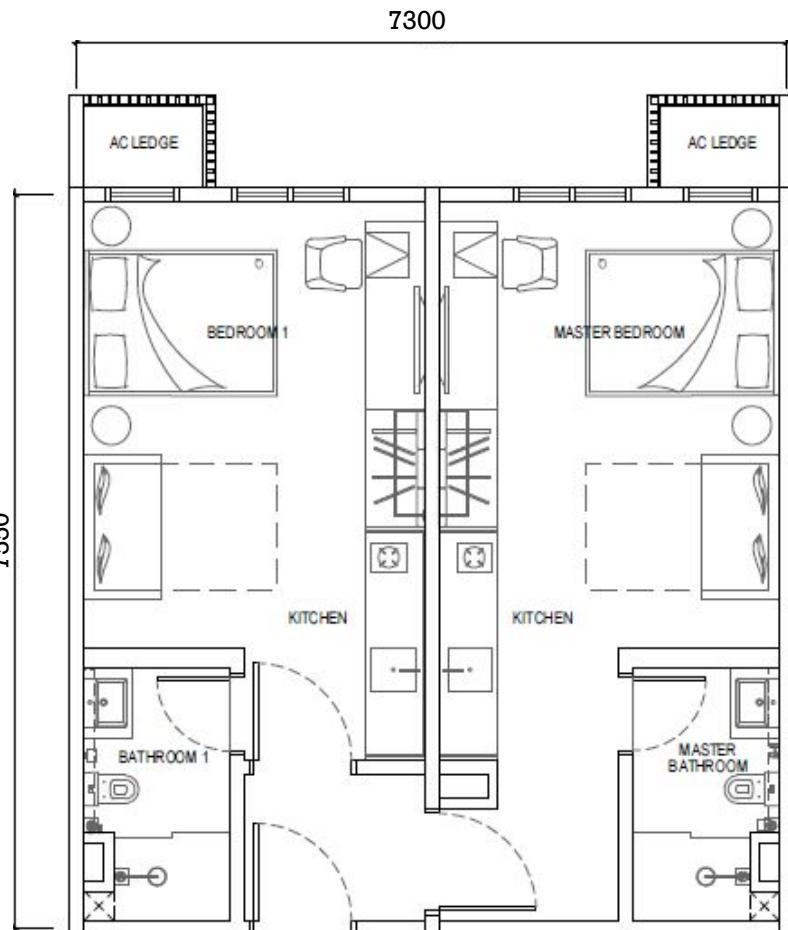


Type A
1 Room, 1 Bathroom



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Unit Layout: Type B (592sf, 55sm)

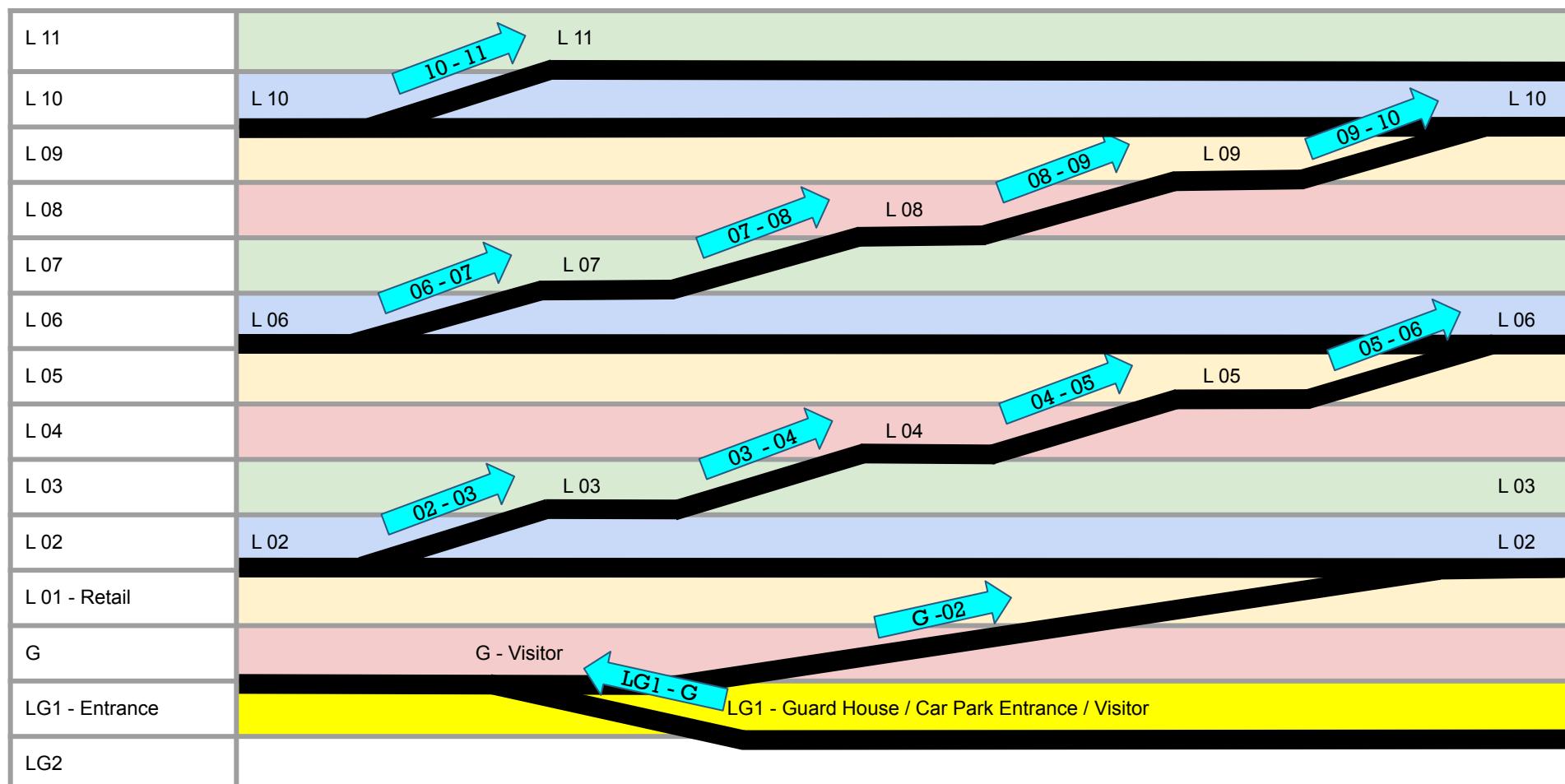


Type B
2 Room, 2 Bathroom

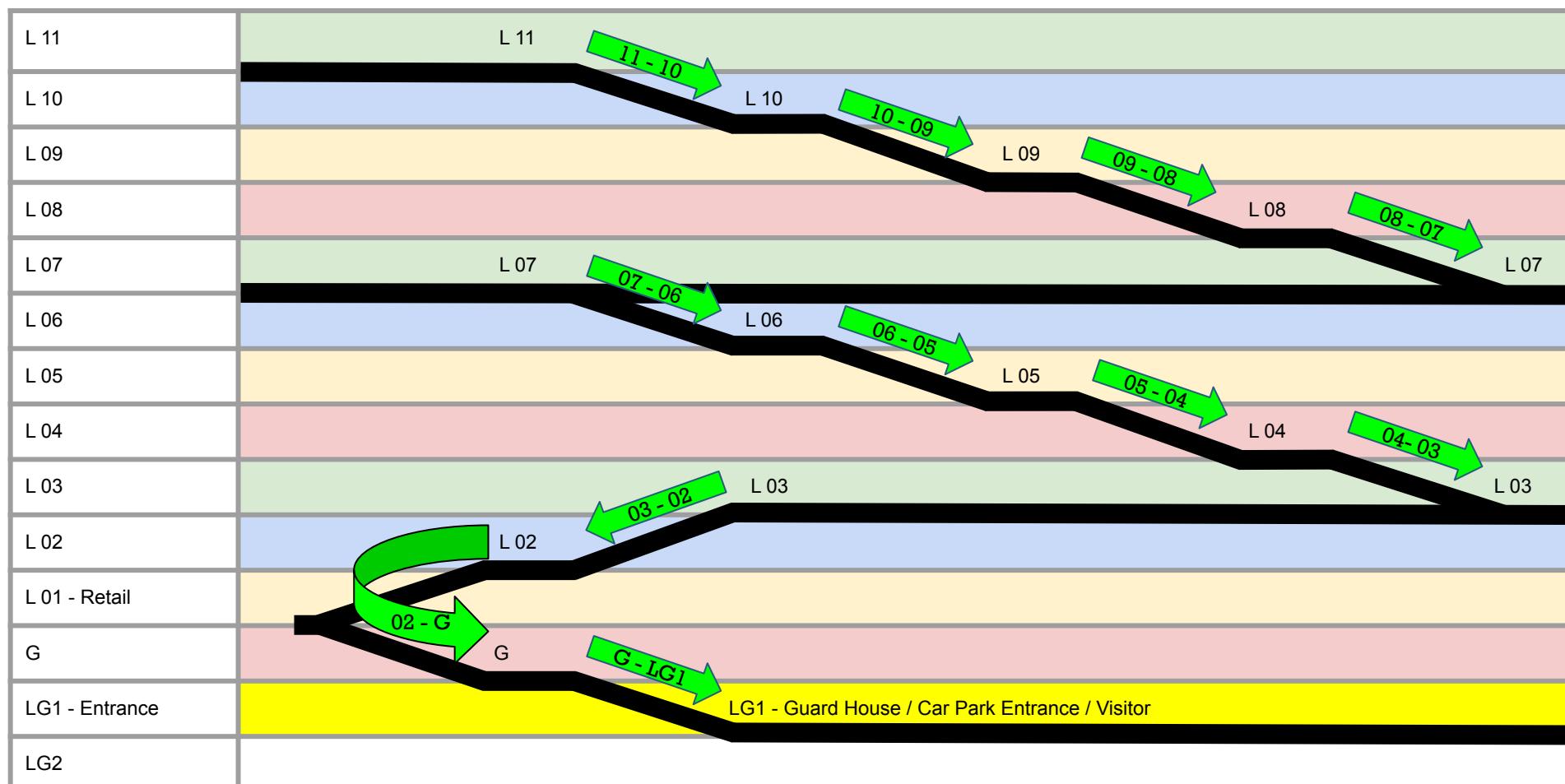
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Car Park Podium Speed Ramp (Ramp Up)

New Version



Car Park Podium Speed Ramp (Ramp Down)



- Freebies Package -

ABNB Freebies - Bare Furnish

	TYPE A	TYPE B
FREE legal fees on Sale & Purchase Agreement		
FREE legal fees on Loan Documentation and Stamping Fees		
FREE air-conditioner	1 SET	2 SETS
FREE bathroom accessories (vanity top with mirror)	1 SET	2 SETS
FREE digital lock set	1 SET	2 SETS

Rebate Package

Non-Bumi - Bare Unit 10%

Unit No: A-13-14

Bumi **Discount**: NIL

Calculation:

A-13-14
A
RM 580,300
366 sq ft

List Price	RM 580,300.00
Bumi Discount (NIL)	RM 0.00
SPA Price	RM 580,300.00
Rebate (10%)	RM 58,030.00
Nett Price	RM 522,270.00

Bumi - Bare Unit 6%

Unit No: A-13-14

Bumi **Discount**: 15%

Calculation:

B
A-13-14
A
RM 580,300
366 sq ft

List Price	RM 580,300.00
Bumi Discount (15%)	RM 87,045.00
SPA Price	RM 493,255.00
Rebate (6%)	RM 29,595.30
Nett Price	RM 463,659.70

**** Remark: Cash Buyer & Foreigner will need to pay 5% down payment**

- Landscape -

Axis Tower

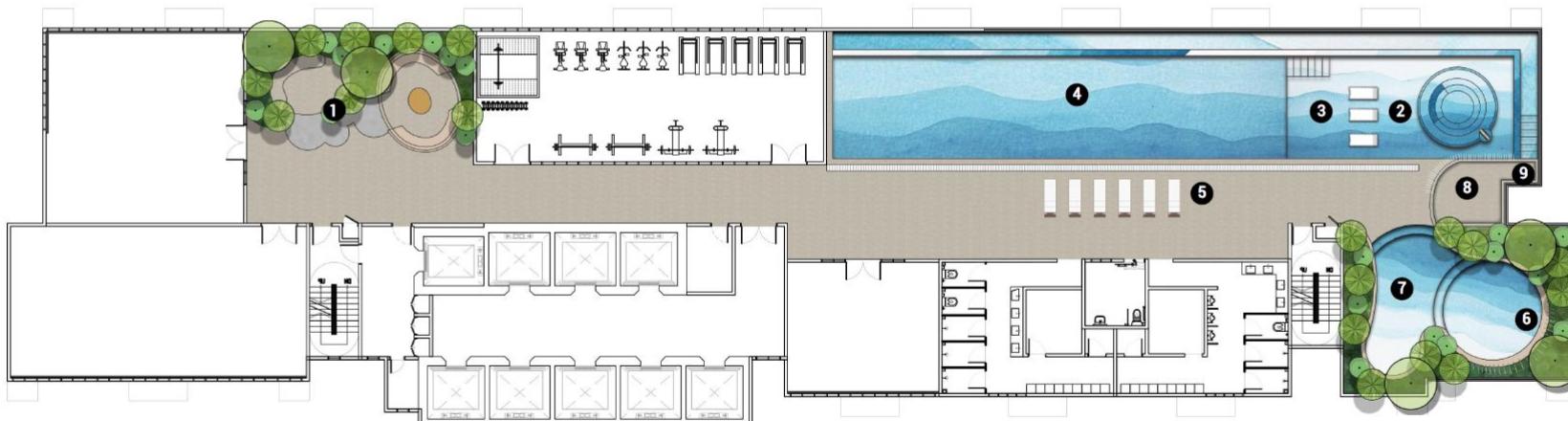
Tower A
Sky Facilities

Landscape Concept

Landscape Plan

SKY ROOF FACILITY

1. Sky Biophilic BBQ deck
2. Infinity Jacuzzi lounge
3. Shallow pool w/ sun deck
4. Wavescape infinity pool
5. Sun Deck lounge
6. Pearl crown water play
7. Seascapes wading pool
8. Outdoor shower corner (2 pax)
9. Maintenance gate



Sky Roof

Perspective

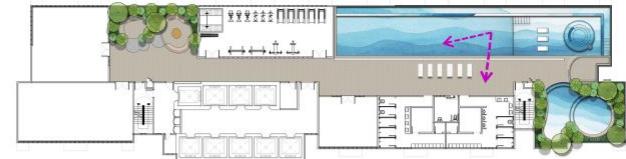


Wave-scape Inifnity pool

Sky Roof

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Perspective



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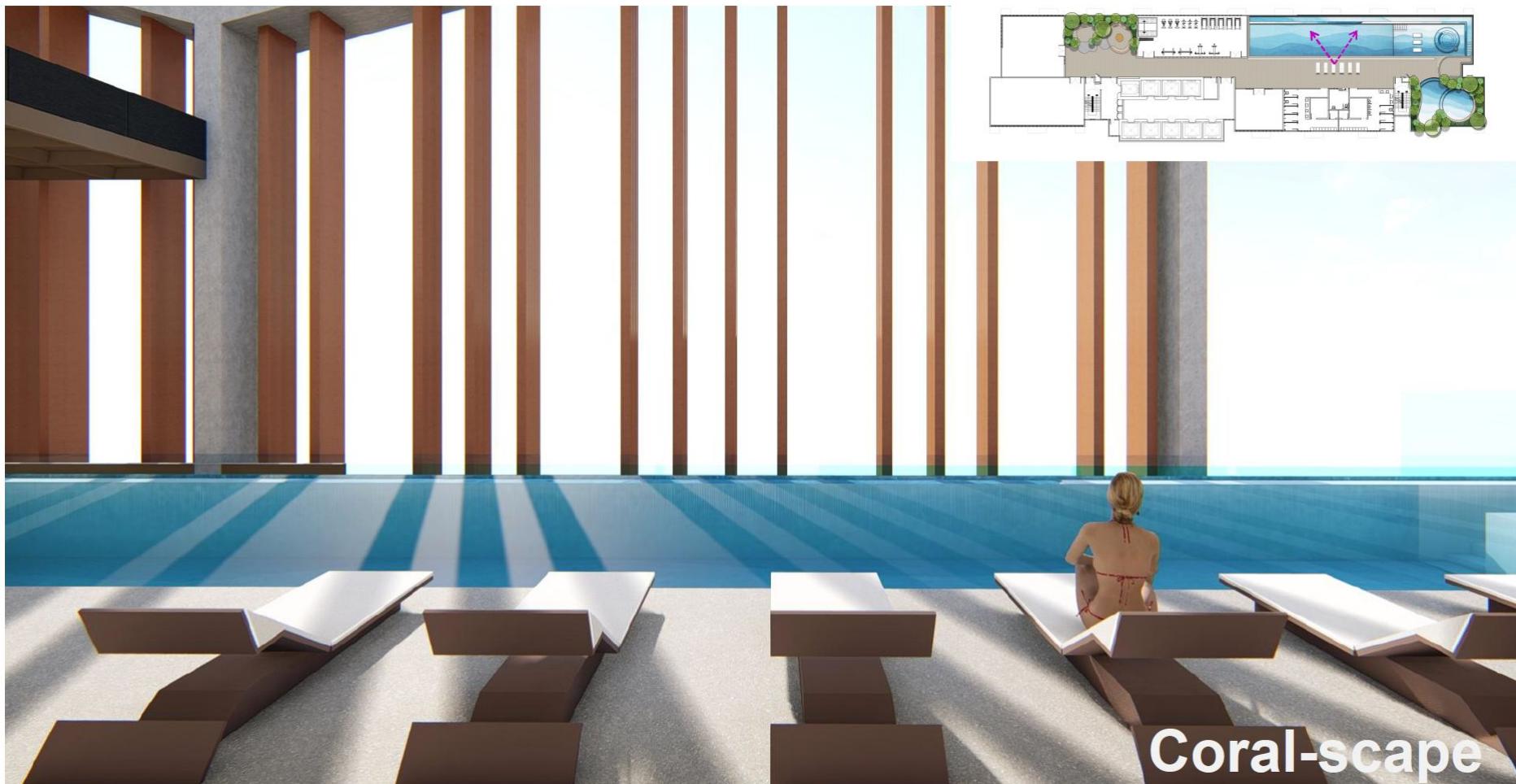
Perspective



Sky Roof

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Perspective



Sky Roof

Coral-scape

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Perspective



Seascape wading pool

Sky Roof

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PHASE 1

Brixton Tower

Tower B

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Facade (Brixton Tower)



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Brixton Tower Fact Sheet

	SERVICE APARTMENT (TOWER B1)	SERVICE APARTMENT (TOWER B2)
Description	<p>Tower B1: 60 Storeys Serviced Apartment Building (537 units) comprising:</p> <ul style="list-style-type: none"> - 177 Units of Type C (Level 12 - 56) - 90 Units of Type D1 (Level 12 - 56) - 90 Units of Type D2 (Level 12 - 56) - 135 Units of Type E1 (Level 12 - 56) - 45 Units of Type F1 (Level 12 - 56) 	<p>Tower B2: 60 Storeys Serviced Apartment Building (720 units) comprising:</p> <ul style="list-style-type: none"> - 450 Units of Type C (Level 12 - 56) - 90 Units of Type D1 (Level 12 - 56) - 90 Units of Type D2 (Level 12 - 56) - 45 Units of Type E2 (Level 12 - 56) - 45 Units of Type F2 (Level 12 - 56)
Total Unit	Tower B1: 537 Units	Tower B2: 720 Units
Units Per Floor	<p>Level 12-39: 12 units</p> <p>Level 40: 9 units</p> <p>Level 41-56: 12 units</p>	Level 12-56: 16 units
Building Height	60 Levels	
No. Of Lift	5 Passenger Lifts + 1 Service Lift	5 Passenger Lifts + 1 Service Lift
Maintenance Fee	TBC	

Brixton Tower Fact Sheet

	SERVICE APARTMENT (TOWER B1)	SERVICE APARTMENT (TOWER B2)
Building Composition	<p>Lower Ground 02 - Entrance, Lobby B1 Drop off, Waiting Lounge, Co-working space, Parcel Room, Mail Room</p> <p>Lower Ground 01 - Guard House , Car Parks</p>	<p>Lower Ground 02 - Entrance</p> <p>Lower Ground 01 - Guard House, Car Parks, Lobby B2 Drop off, Waiting Lounge, Co-working space, Parcel Room, Mail Room.</p>
	<p>Ground Floor - Retails, Retails Car Parks</p> <p>Level 1 - Retails</p> <p>Level 2 - 11 - Podium Car Parks</p> <p>Level 12 - Residence Units, The Corail Shallow Pools, Whispering Water Play, Wading Pool, The Pearl Pavilion, Bubble Stepping Step, Lap Pool, Ocean Floating Walk, Soothing Deck, Infinity Seaside View Pool, The Tranquil Pool, Spa in D'nature, Bubble Jacuzzi, Ocean Lullaby Walk, Pavilion, Stepping Stone Garden Walk, Deck Pool, Multi-Purpose Court, Forest Walk, Luminescence Forest, Forest Shelter, Yoga Deck, Warm Up Zone, Full body Cardio Workout in D'Garden</p> <p>Level 13 - 56 - Residence Units</p> <p>Level 57 - Forest Entry Statement, Sky Roof Garden Node, Sky Rooftop Herbs Garden, Glowing Sky BBQ, Sparkle Sky Parcourse, Tranquility Sparkle Garden</p>	
Orientation	<p>Northwest - The Astaka, MBJB, Pool View</p> <p>Northeast - Sea View, Stulang Beach</p> <p>Southeast - Singapore</p>	<p>Northwest - Pool View</p> <p>Southeast - Singapore</p>

Brixton Tower Fact Sheet

	SERVICE APARTMENT (TOWER B1)	SERVICE APARTMENT (TOWER B2)
Facilities	Sky BBQ Gymnasium Swimming Pool Wading Pool Multi-purpose hall Co-Working Space Games Room Karaoke Room Landscape Reading Room Half Basketball Court	

360 Drone Shoot :

<https://360vr.my/exsim/lumbakuda/>

Project Consultant

Developer Solicitor

Messr Hariati & Khoo

Interior Design Consultant

Motto Design Sdn Bhd

Architect

RDC Arkitek Sdn Bhd

Main Contractor

Binastra Builders Sdn Bhd

Civil & Structural Engineer

M&E Consultant

Zeal Perunding Sdn Bhd

Quantity Surveyor

NMQS Sdn Bhd

Landscape Consultant

Landart Design Sdn Bhd

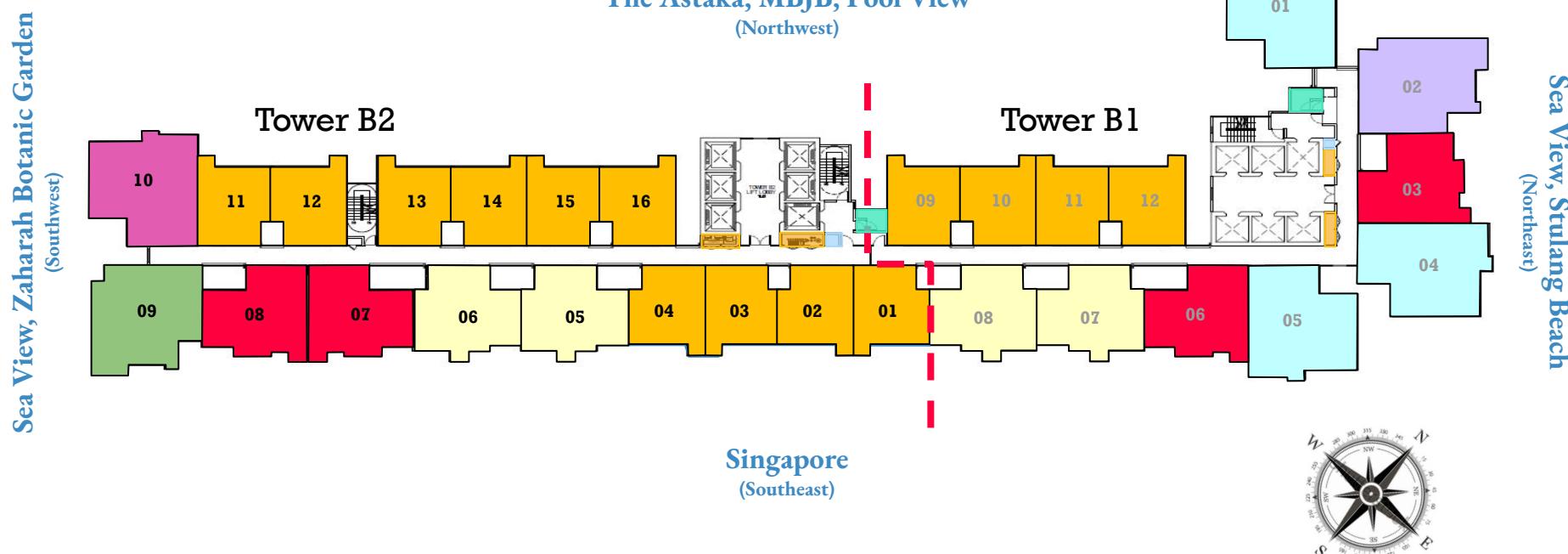
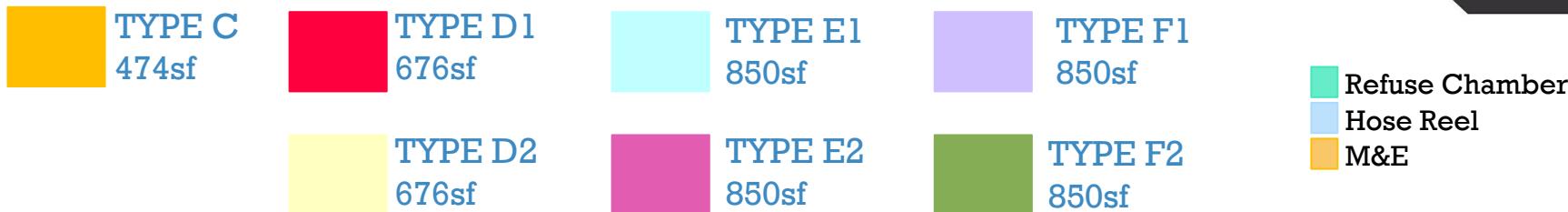
Brixton Tower Fact Sheet

TYPE	SIZE	LAYOUT	TOTAL UNIT	BALCONY	CAR PARK NO	ESTIMATED MIN PRICE (GROSS)	ESTIMATED MAX PRICE (GROSS)
C	474 SF	1R 1B	627	NO	1 Single	RM 691,000 (RM 1,457.81 psf)	RM 718,000 (RM 1,514.77 psf)
D1	667 SF	2R 2B	180	NO	1 Single	RM 958,900 (RM 1,437.63 psf)	RM 997,150 (RM 1,494.98 psf)
D2	667 SF	2R 2B	180	NO	1 Single	RM 958,900 (RM 1,437.63 psf)	RM 999,150 (RM 1,497.98 psf)
E1	850 SF	3R 2B	135	YES	2 Single	RM 1,170,700 (RM 1,377.29 psf)	RM 1,234,000 (RM 1,451.76 psf)
E2	850 SF	3R 2B	45	NO	2 Single	RM 1,170,200 (RM 1,376.71 psf)	RM 1,214,000 (RM 1,428.24 psf)
F1 (Dual-Key)	850 SF	3R 2B	45	YES	2 Single	RM 1,215,000 (RM 1,429.41 psf)	RM 1,237,000 (RM 1,455.29 psf)
F2 (Dual-Key)	850 SF	3R 2B	45	NO	2 Single	RM 1,200,000 (RM 1,411.76 psf)	RM 1,222,000 (RM 1,437.65 psf)
		TOTAL	1257				

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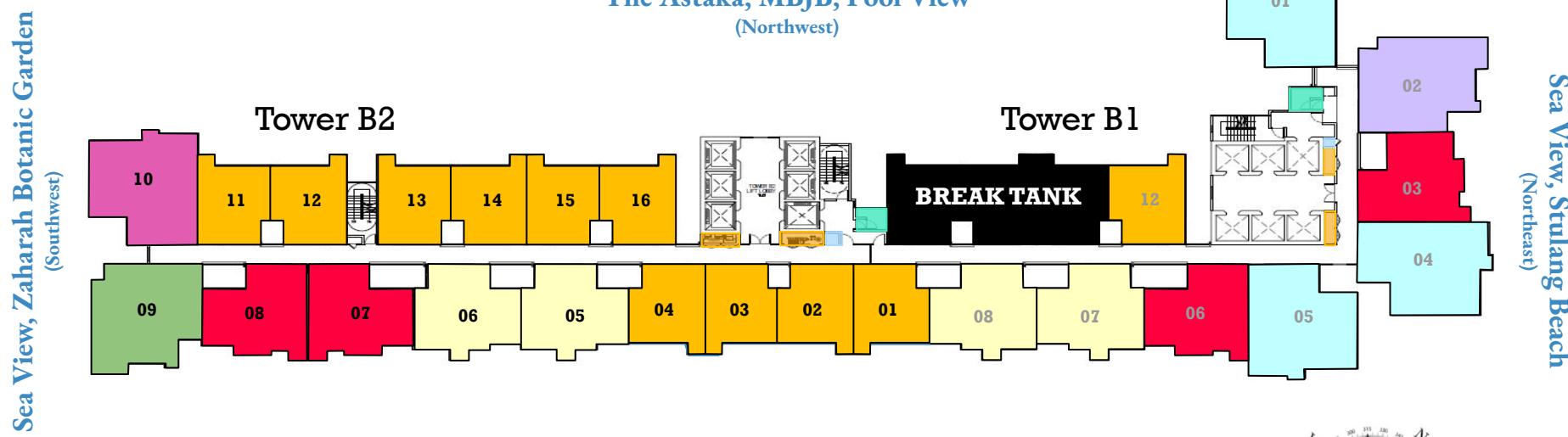
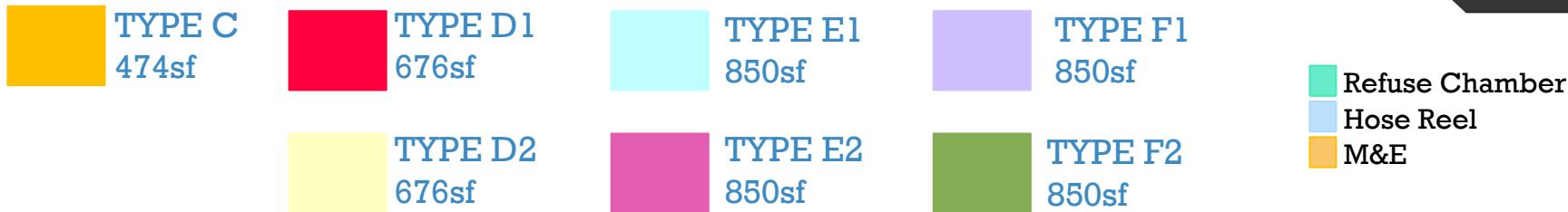
- Unit Layout & Floor Plan -

Brixton Tower Typical Floor



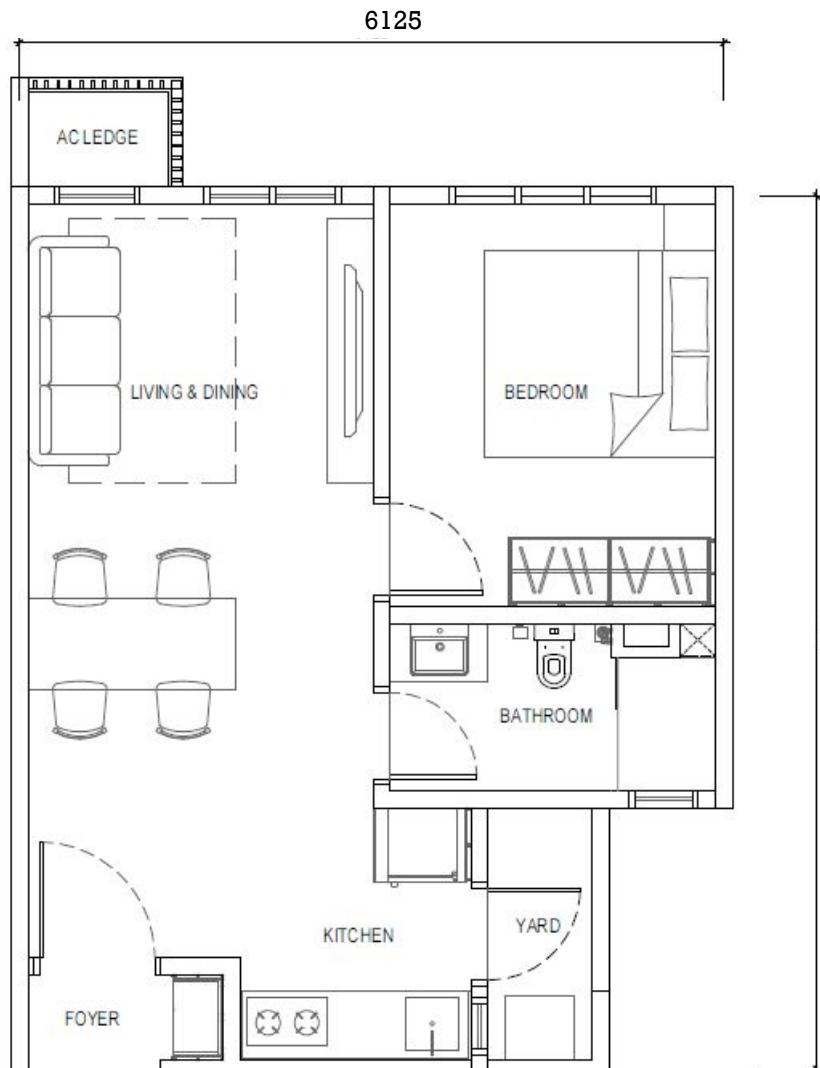
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Brixton Tower Typical Floor (Level 40)

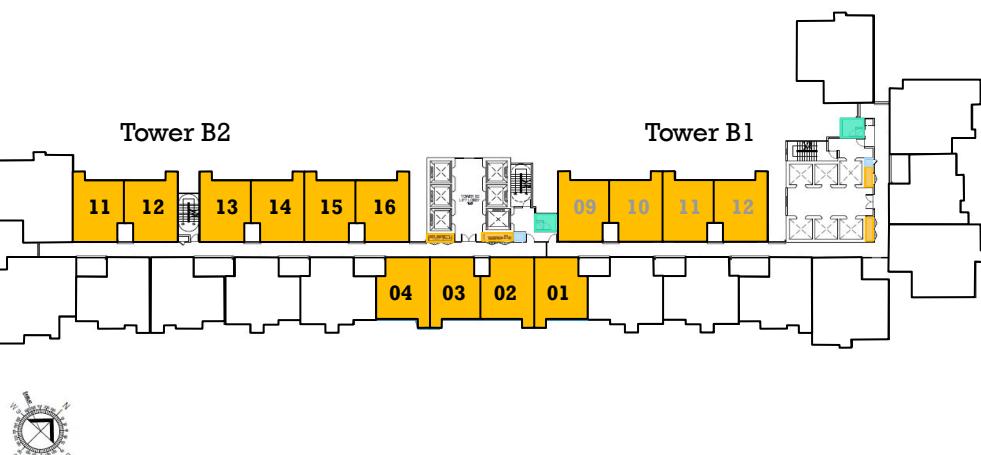


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Unit Layout: Type C (474sf, 44sm)

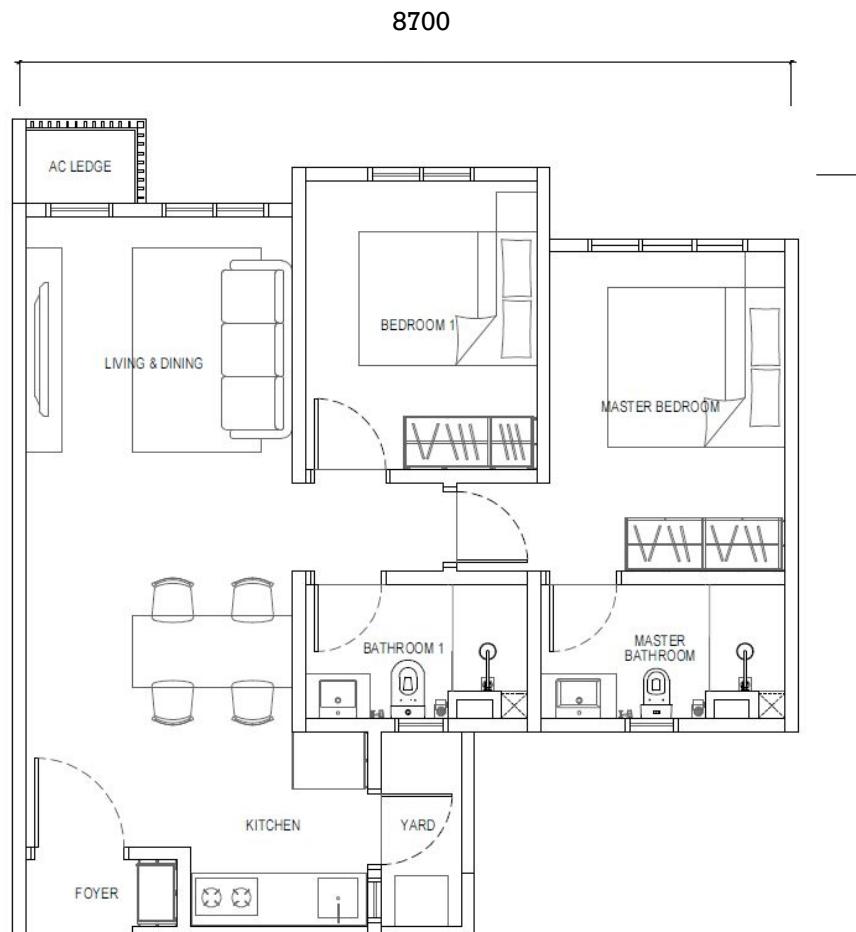


Type C
1 Room, 1 Bathroom

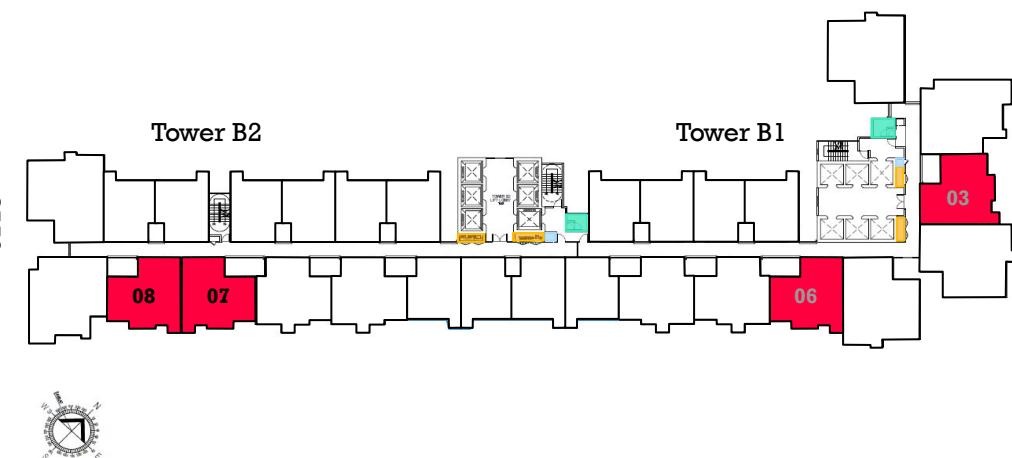


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Unit Layout: Type D1 (667sf, 62sm)



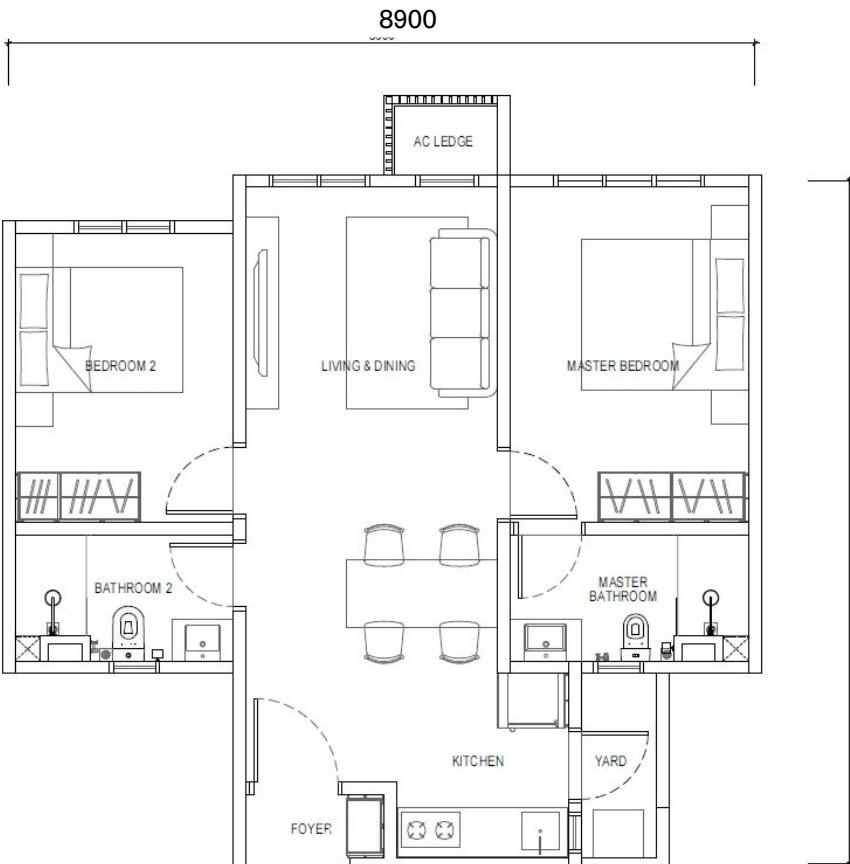
8550



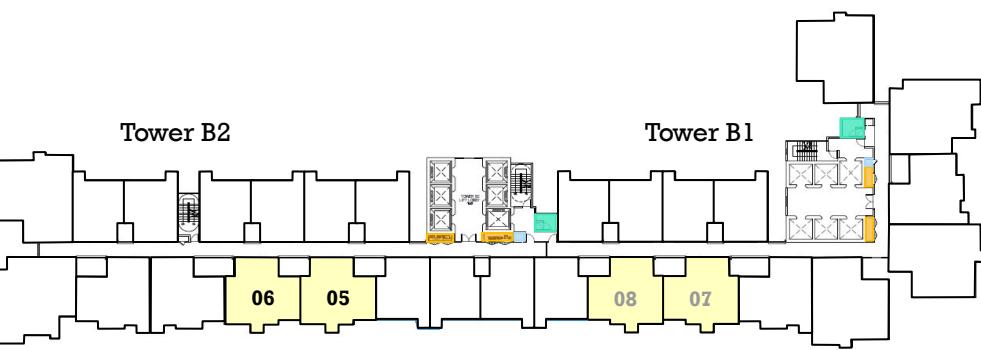
Type D1
2 Rooms, 2 Bathrooms

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Unit Layout: Type D2 (667sf, 62sm)



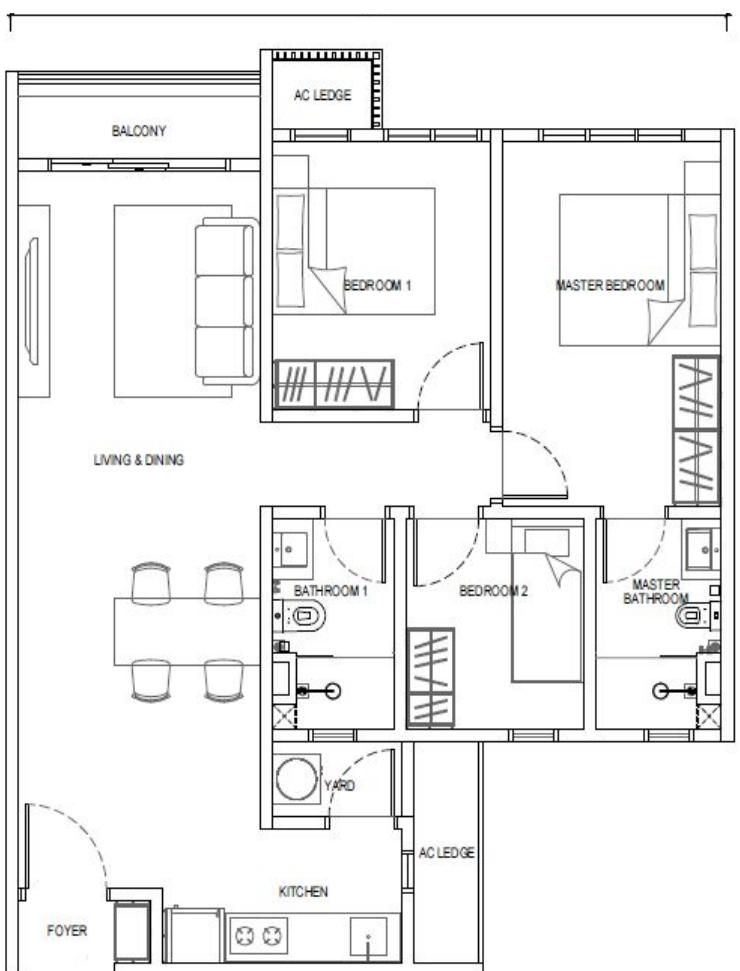
Type D2
2 Rooms, 2 Bathrooms



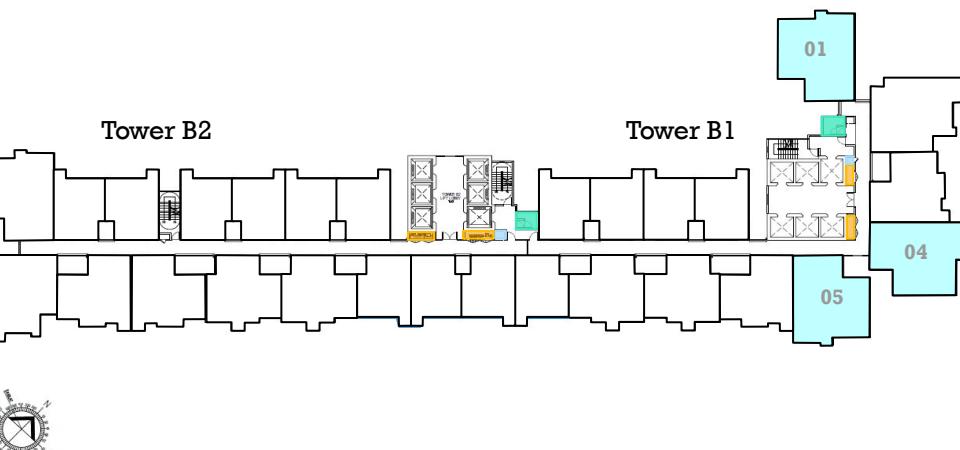
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Unit Layout: Type E1 (850sf, 79sm)

8850

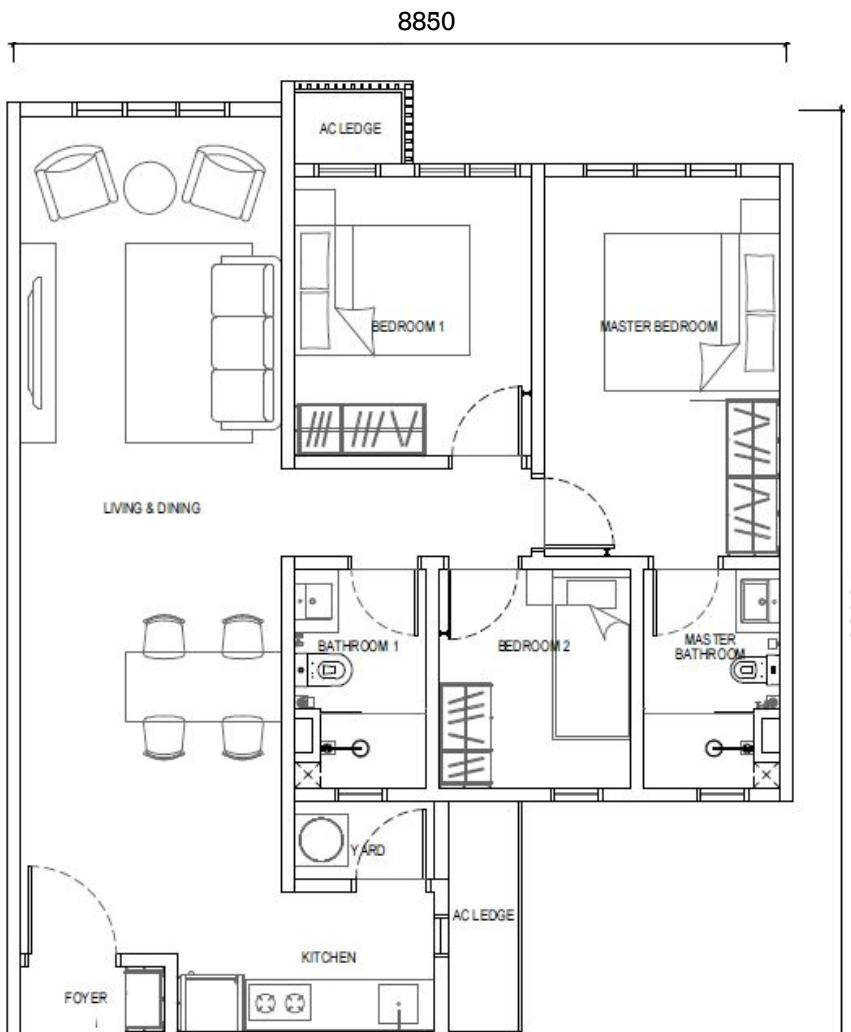


Type E1
3 Rooms, 2 Bathrooms

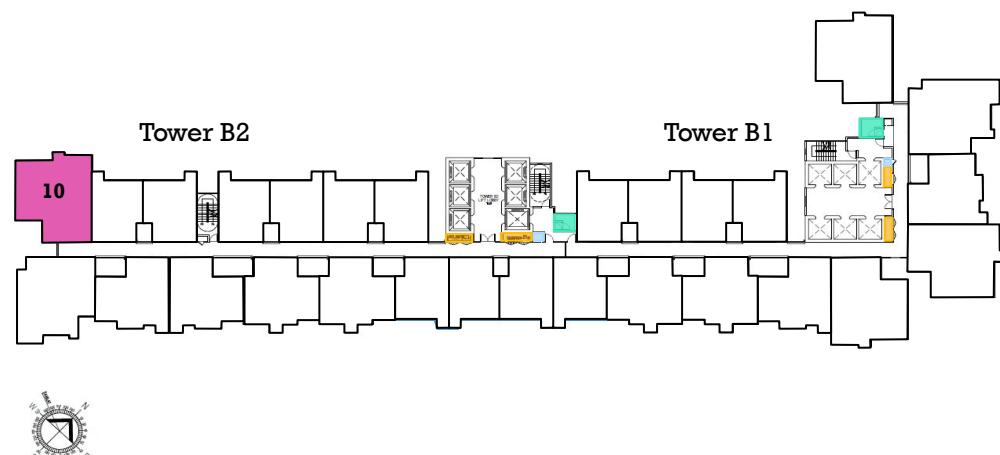


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Unit Layout: Type E2 (850sf, 79sm)



Type E2
3 Rooms, 2 Bathrooms

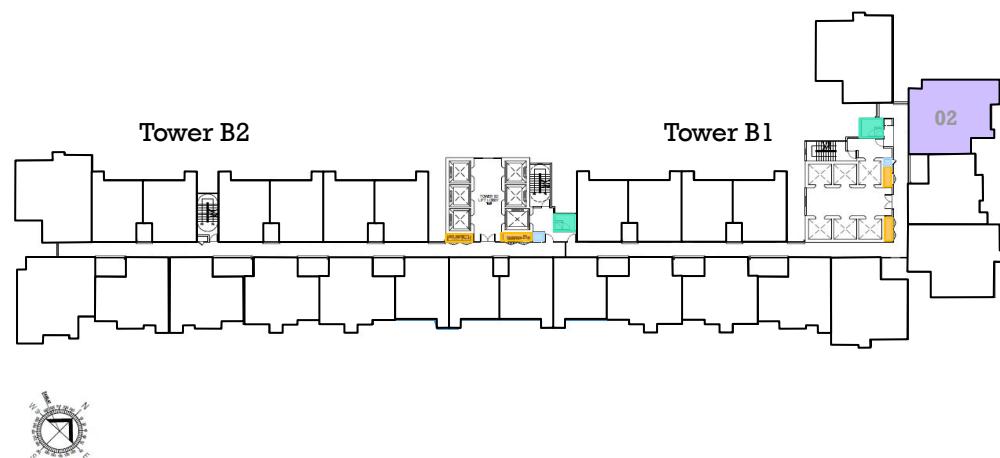


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Unit Layout: Type F1 (850sf, 79sm) Dual-Key

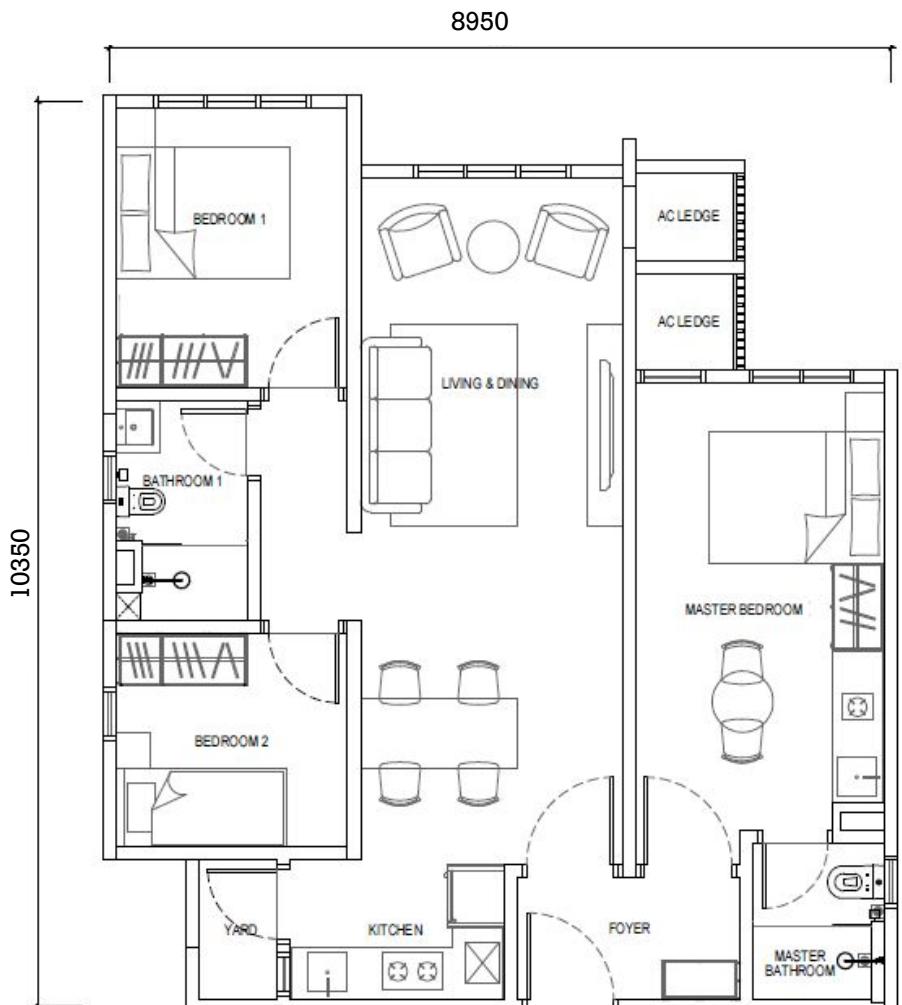


Type F1
3 Rooms, 2 Bathrooms

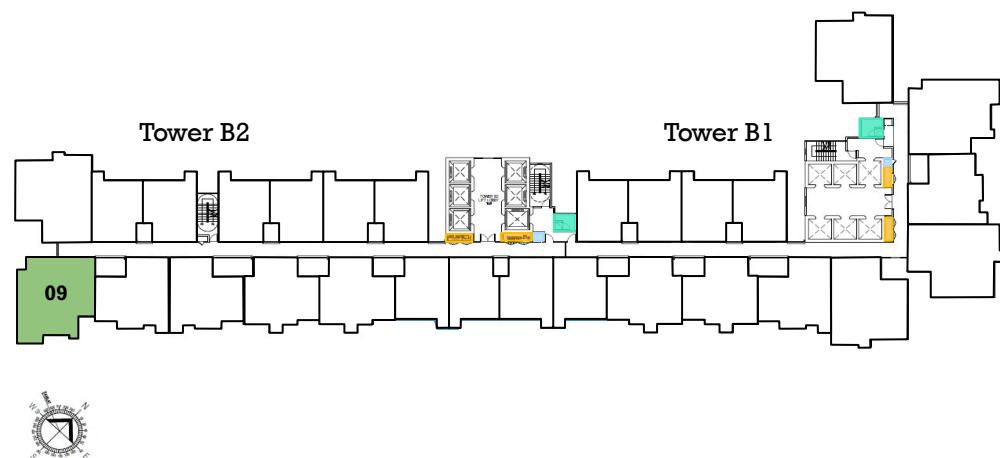


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Unit Layout: Type F2 (850sf, 79sm) Dual-Key

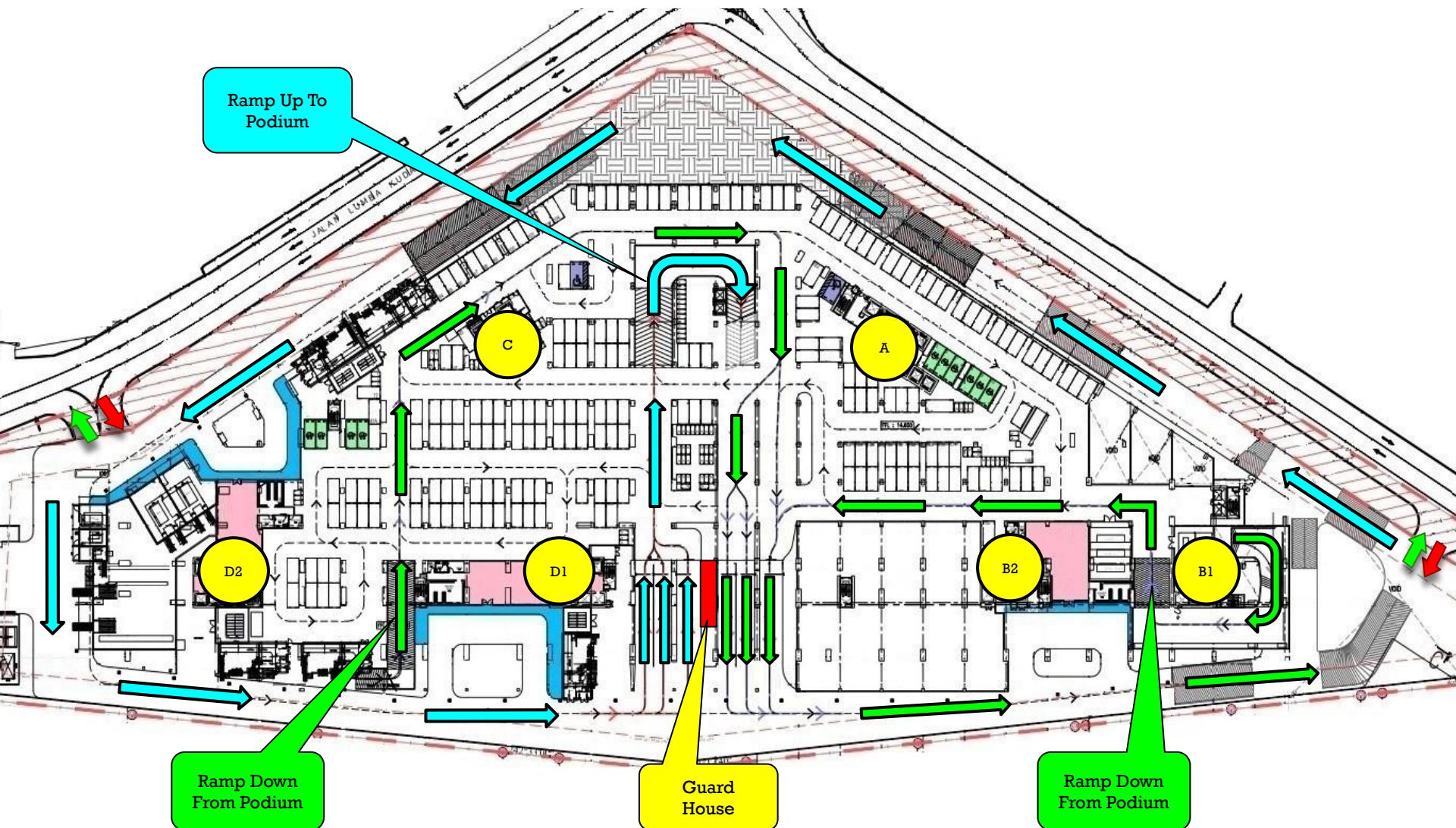


Type F2
3 Rooms, 2 Bathrooms



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Car Park Podium Speed Ramp (Ramp Up)



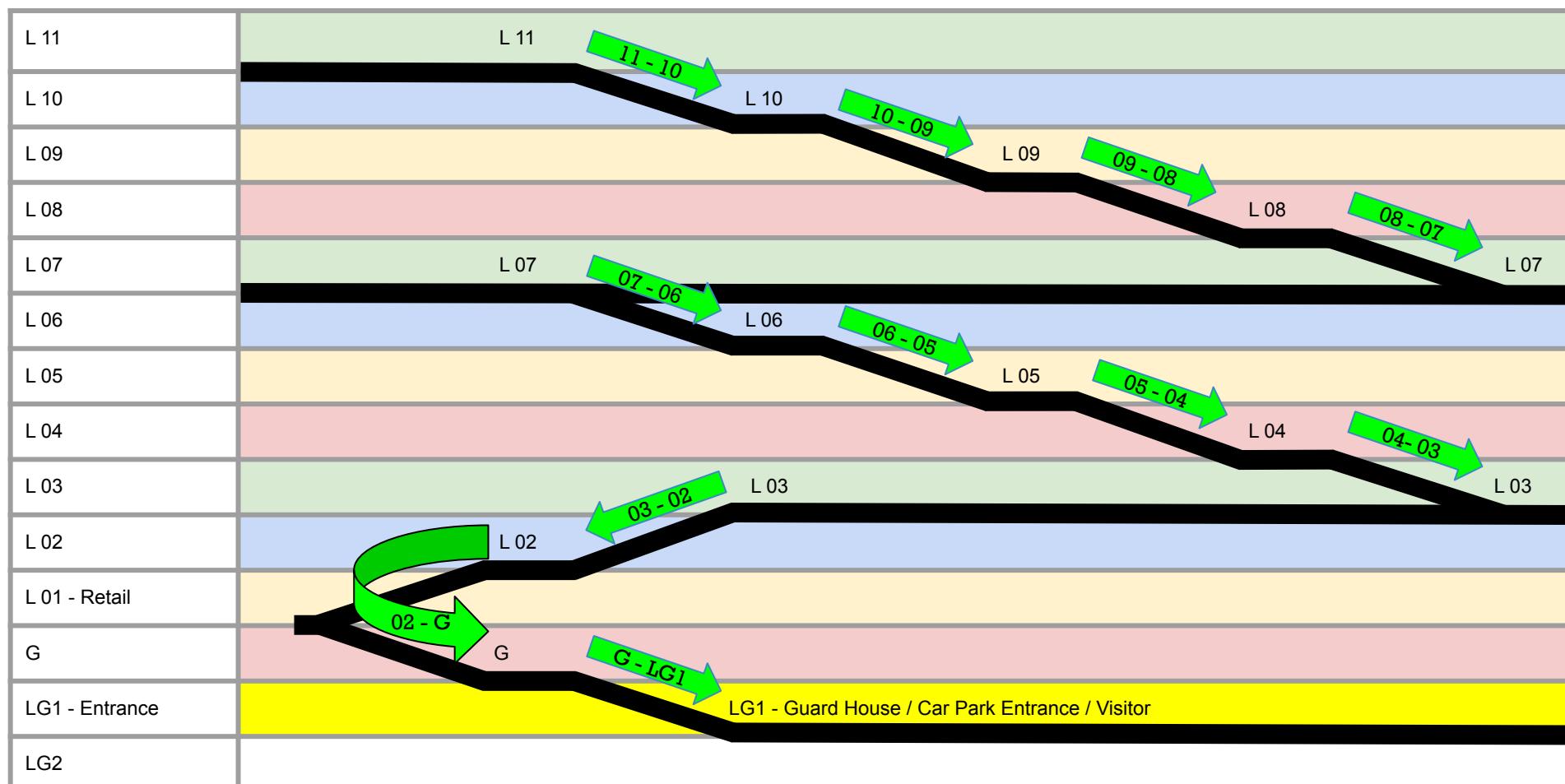
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Car Park Podium Speed Ramp (Ramp Up)



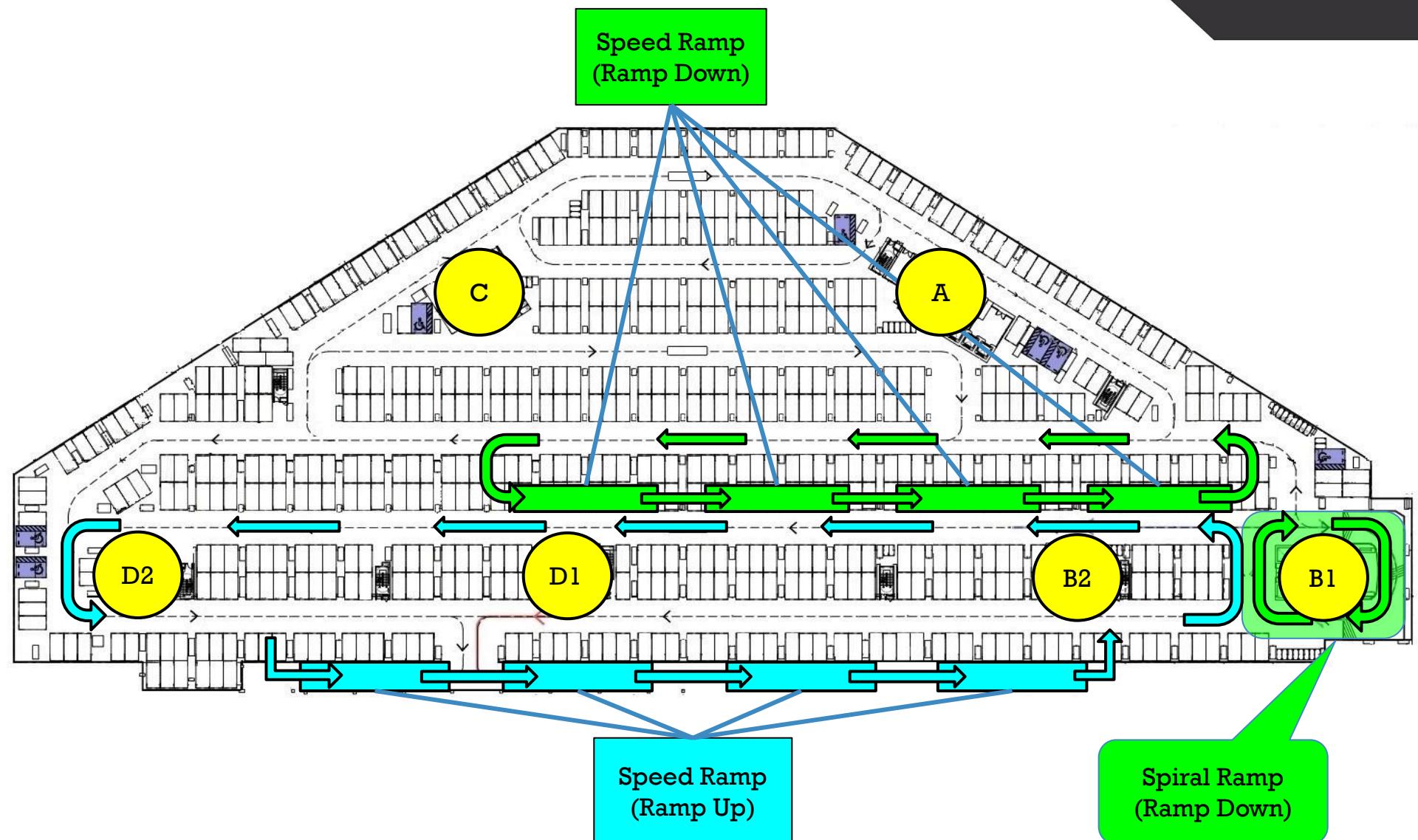
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Car Park Podium Speed Ramp (Ramp Down)



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Car Park Podium Speed Ramp Concept



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- Freebies Package -

Freebies - Partly Furnish

	C	D1	D2	E1	E2	F1	F2
FREE legal fees on Sale & Purchase Agreement							
FREE legal fees on Loan Documentation and Stamping Fees							
FREE portable induction hob	-	-	-	-	-	1	1
FREE built-in kitchen hood and hob	1	1	1	1	1	1	1
FREE built-in shoes cabinet	1	1	1	1	1	1	1
FREE designer built-in high & low kitchen cabinet	1	1	1	1	1	2	2
FREE branded refrigerator	1	1	1	1	1	2	2
FREE branded microwave	1	1	1	1	1	2	2
FREE branded 2-in-1 washer dryer	1	1	1	1	1	2	2
FREE digital lockset	1	1	1	1	1	2	2
FREE bathroom accessories	1	2	2	2	2	2	2
FREE storage water heater	1	2	2	2	2	2	2
FREE designer built-in wardrobe	1	2	2	3	3	3	3
FREE air-conditioner	2	3	3	4	4	4	4

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Freebies - Bare Furnish

	C	D1	D2	E1	E2	F1	F2
FREE legal fees on Sale & Purchase Agreement							
FREE legal fees on Loan Documentation and Stamping Fees							
FREE digital lockset	1	1	1	1	1	2	2
FREE bathroom accessories	1	2	2	2	2	2	2
FREE air-conditioner	2	2	2	2	2	2	2

Rebate Package

Non-Bumi - Partially Furnish 9%

Unit No: B1-32-10

Bumi **Discount**: NIL

Calculation:

B1-12-09
C (M)
RM 691,000
474sq ft

List Price	RM 691,000.00
Bumi Discount (NIL)	RM 0.00
SPA Price	RM 691,000.00
Rebate (9%)	RM 62,190.00
Nett Price	RM 628,810.00

Bumi - Bare Unit 7%

Unit No: B1-32-11

Bumi **Discount**: 15%

Calculation:

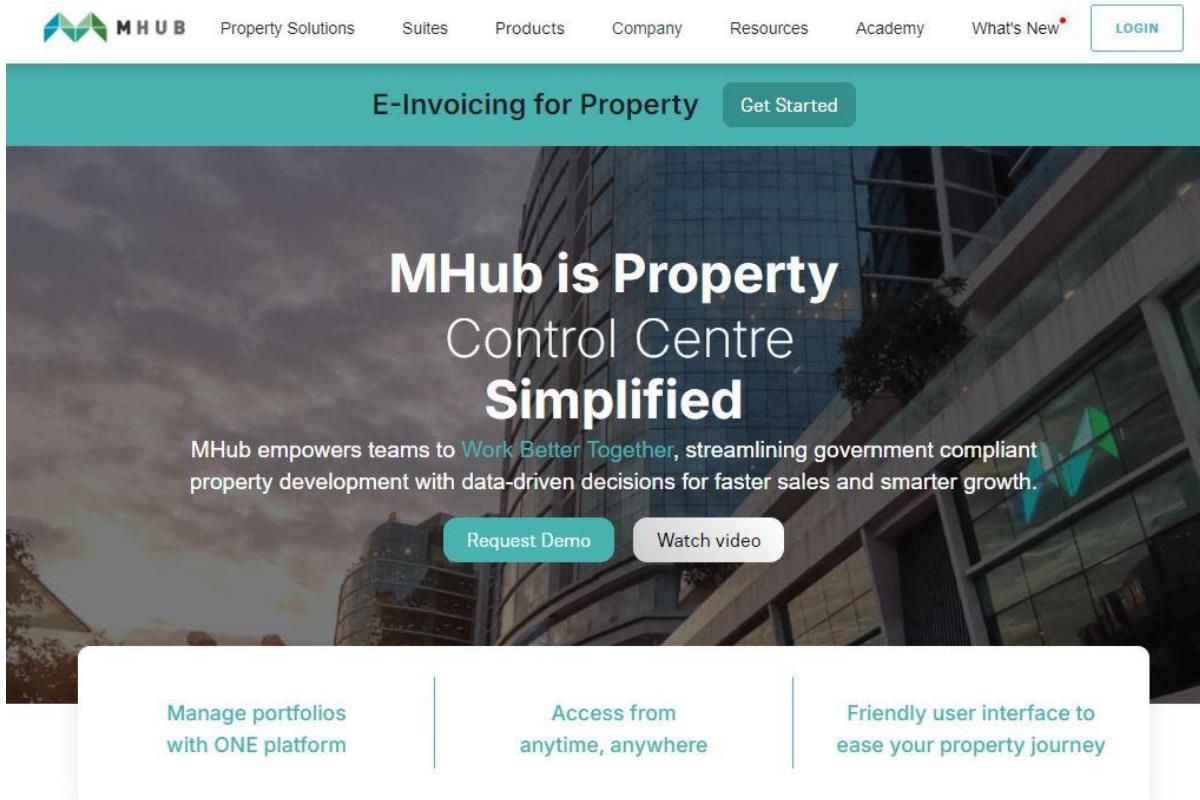
B **B1-12-09**
C(M)
RM 691,000
474sq ft

List Price	RM 691,000.00
Bumi Discount (15%)	RM 103,650.00
SPA Price	RM 587,350.00
Rebate (7%)	RM 41,114.50
Nett Price	RM 546,235.50

**** Remark: Cash Buyer will need to pay 5% down payment**

- MHUB RUNDOWN-

Booking Through MHub



The image shows the homepage of the MHub website. At the top, there is a navigation bar with the MHub logo, Property Solutions, Suites, Products, Company, Resources, Academy, What's New (with a red dot), and a LOGIN button. Below the navigation bar, a teal header bar features the text "E-Invoicing for Property" and a "Get Started" button. The main content area has a background image of a modern glass building. Overlaid on the image is the text "MHub is Property Control Centre Simplified". Below this, a subtext reads: "MHub empowers teams to Work Better Together, streamlining government compliant property development with data-driven decisions for faster sales and smarter growth." There are two buttons: "Request Demo" and "Watch video". At the bottom of the main content area, there are three white callout boxes with teal text: "Manage portfolios with ONE platform", "Access from anytime, anywhere", and "Friendly user interface to ease your property journey".

E-Invoicing for Property

Get Started

MHub is Property Control Centre Simplified

MHub empowers teams to **Work Better Together**, streamlining government compliant property development with data-driven decisions for faster sales and smarter growth.

Request Demo **Watch video**

Manage portfolios with ONE platform

Access from anytime, anywhere

Friendly user interface to ease your property journey

Every Booking Must Be Made Through MHub System

END-TO-END ENTERPRISE PROPERTY GROWTH PLATFORM

Streamline Every Stage. Maximize Growth

Booking Through MHub

27-06 A (M)	27-07 A	27-08 A (M)
B 26-06 A (M) RM 493,400.00 560 sq ft	B 26-07 A	B 26-08 A (M)

B = Bumi

How to differentiate between bumi unit
and appeal to non bumi ???

Booking Through MHub

EDDIE Sales Manager
Johor Sales Gallery | Exsim Development Sdn Bhd

HOME **PROJECTS** BOOKINGS CUSTOMERS HELP

< List **+ Project**

Search...  

 **Brixton Tower**
Johor Bahru, Johor
474 sqft - 667 sqft
RM750,000 - RM800,000
2 / 2 available  

 **The Asteriaz @ Kebun Teh**
Johor Bahru, Johor
560 sqft - 915 sqft
RM474,900 - RM769,900
64 / 848 available  

DOCUMENTS

 **The Asteriaz Brochure 300425 (27.54 MB)** 05/05/25 10:00 am

 **The Asteriaz @ Kebun Teh - Sales Chart (103.73 kB)** 05/06/25 04:29 pm

LOCATION

Booking Through MHub

Agent lock unit in MHub



EXSIM team approve the booking

1. **Key in** the buyer's details with precision
2. **Ensure** the front and back of the IC are uploaded clearly in MHub
3. **Upload** a photo of the cheque payment in MHub to finalize the reservation

EXSIM will approve the unit reservation when **IC copy and buyer's details** are complete in MHub and received **physical cheque within 24hours** from reservation time

**Failing which we shall release the unit after the time frame lapsed



- **MUST** be submit within 24 hours at any EXSIM's Sales Gallery
- **ONLY** accept handwritten cheque

Showroom Address



Suite No. 1.1 & 1.3,
Level 1, Menara Pelangi,
No. 2, Jalan Kuning,
Taman Pelangi,
80400 Johor Bahru, Johor

<https://waze.com/u/hw23b3jr6r>

https://maps.app.goo.gl/abvF7zzqqJhGqRdf8?g_st=com.google.maps.preview.copy

Booking Cheque Sample (FRONT)



Akaun Penerima Sahaja
Account Payee Only

STAMP DUTY PAID

Tarikh
Date

1 6 0 6 2 5
D D M M Y Y

Bayar
Pay

HARIATI & KHOO

Ringgit
Malaysia

ONE THOUSAND ONLY

Atau Pembawa Or Bearer

RM 1000.00

99 999999 99 9999 9999999999

A handwritten signature in black ink, appearing to read 'Aini'.

Booking Cheque Sample (BACK)

A/C No. _____

Name: _____

Telephone No. _____

For Bank's Internal Use Only.

Causewayz Square
B1-25-02
Norman Lim
012-3456789

DENOMINATION BREAKDOWN		
DENO	PIECES	AMOUNT
RM 100		
RM 50		
RM 10		
RM 5		
RM 1		
50 Sen		
20 Sen		
10 Sen		
5 Sen		
1 Sen		
TOTAL		

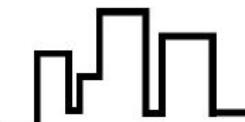
copyright www.ledatek.com

Acknowledgement of cash received

- Landscape -

Landscape Concept

①
viewpoint overlooking johor city :
urban rigidity

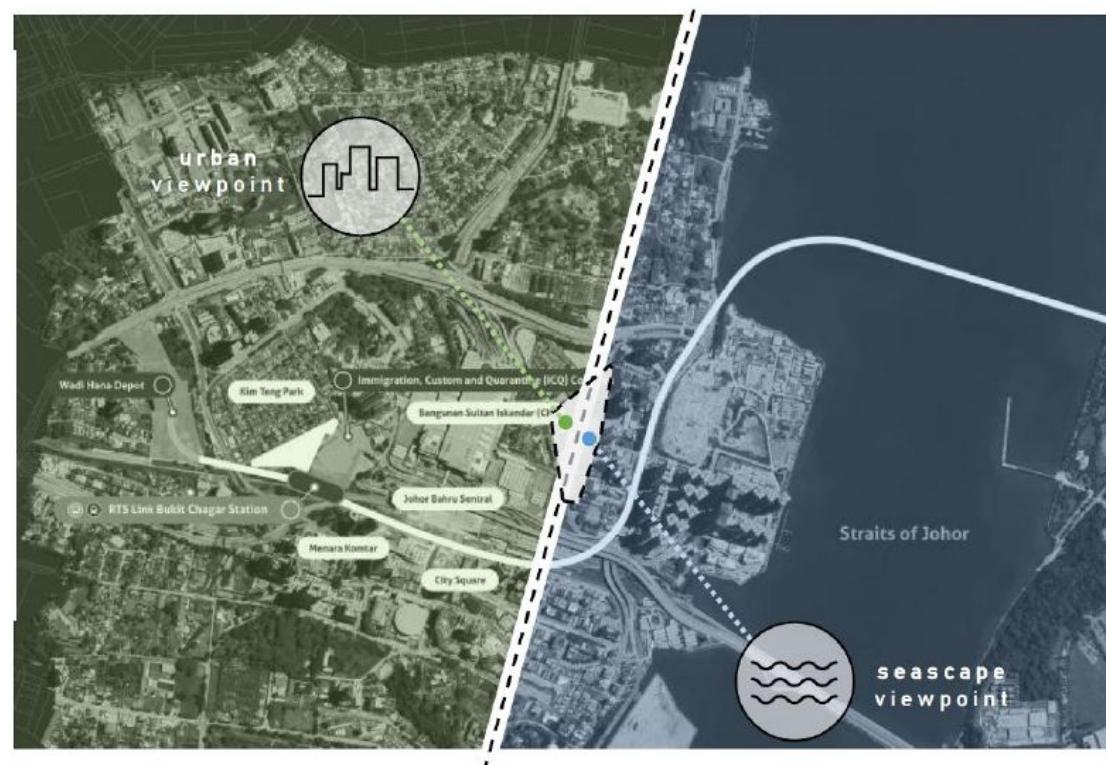


structured urban environment
which resembles **mountain peaks**

②
viewpoint overlooking singapore :
the straits



fluidity & natural flow/movement
of the **seascape** surrounding



Case Study

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Landscape Concept

The Concept

“ Ocean Lullaby ”

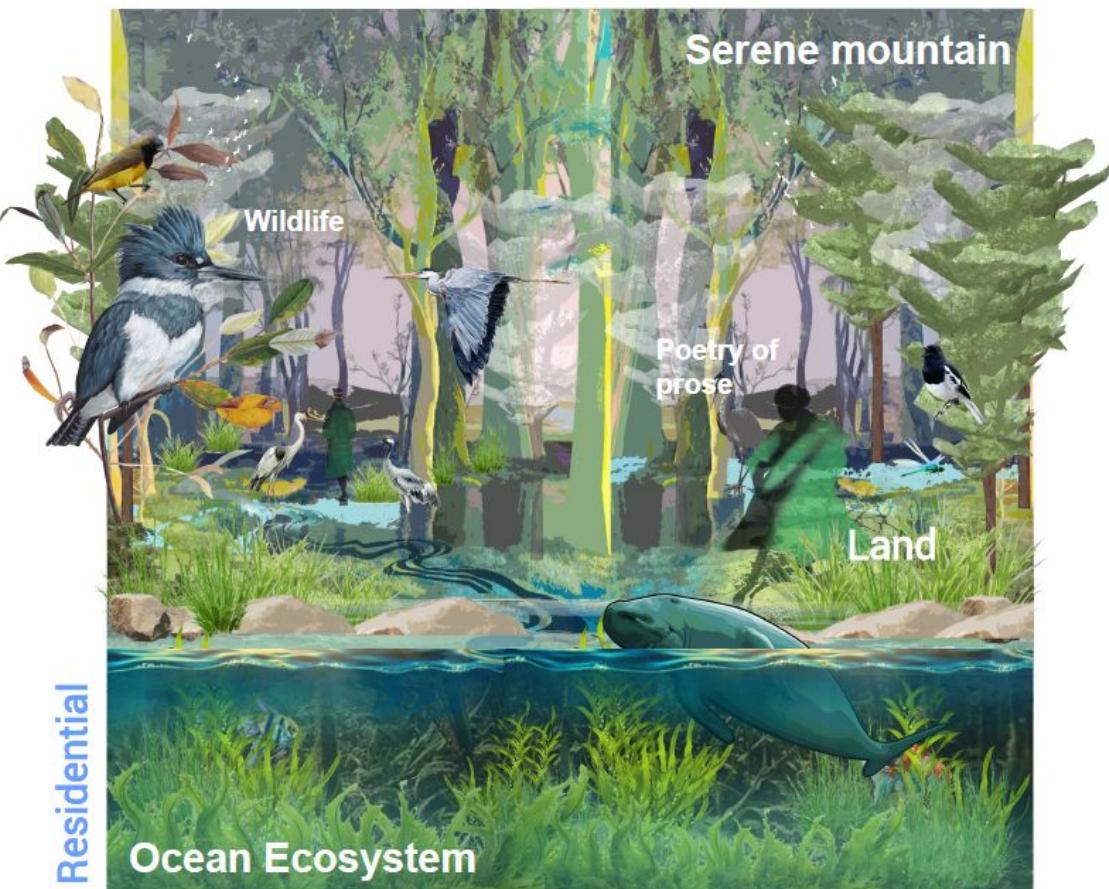
Intertwined with nature

Ocean Lullaby refers to serve as a reminder to take a moment to **breathe and relax**, drawing on the **soothing qualities** of the sea to promote **mindfulness and calmness**.

The term represent the calming effect of the ocean, evoking feelings of peace, safety, and the embrace of nature. Imagery might include descriptions of waves lapping at the shore, the moonlight reflecting on the water, and the whisper of the sea breeze.

It might also represent the ocean as a nurturing presence, cradling life within its depths and providing a sense of connection between serene and watery landscape.

Nurturing a harmonized cohabitation between marine and wildlife



Case Study

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Landscape Concept

The Languages

“ Ocean Lullaby ”

Intertwined with nature

The Ocean Lullaby resonates profoundly through its vibrant, aquatic realm. Water, celebrated for its fluidity and ever-changing nature, contrasts sharply with design, which is often perceived as a solid and immutable fixture of our environment.

This interplay between the liquid and the permanent invites us to reconsider our relationship with space. The dynamic movements of water evoke a sense of life and spontaneity, while the structures of design provide grounding and stability. Together, they create a harmonious balance that transforms our surroundings, reminding us that even the most rigid elements can be influenced by the gentle rhythms of the ocean.

Inspiration

Water

Marine x Green



Emotional Depth



Flowing



Reflection



Fluidity



Poetry of prose



Ocean to land

straits of Singapore

SULTAN ISKANDAR CIQ

TRANSITION OF JOURNEY

SITE

JB SENTRAL

DRAMATIC OF MARINE

INTERTWINED WITH NATURE

straits of Johor

Case Study

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Landscape Concept

Design Elements

Hardscape and Softscape Texture

Hardscape



Trails

Flexible

Pod

Natural

Softscape



Tropical Paradise

Grassy Mist

Reflection of aquatic plants

Case Study

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Brixton Tower

**Tower B
Podium Facilities**

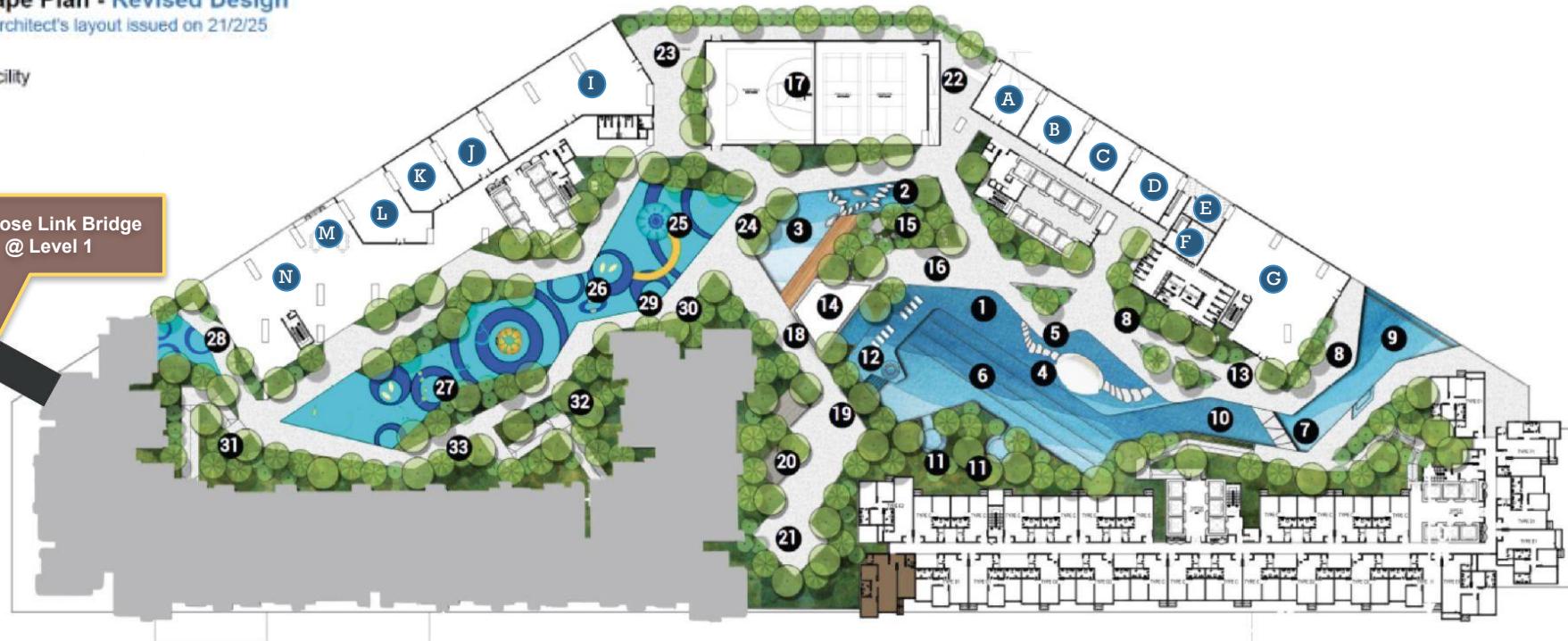
Landscape Concept

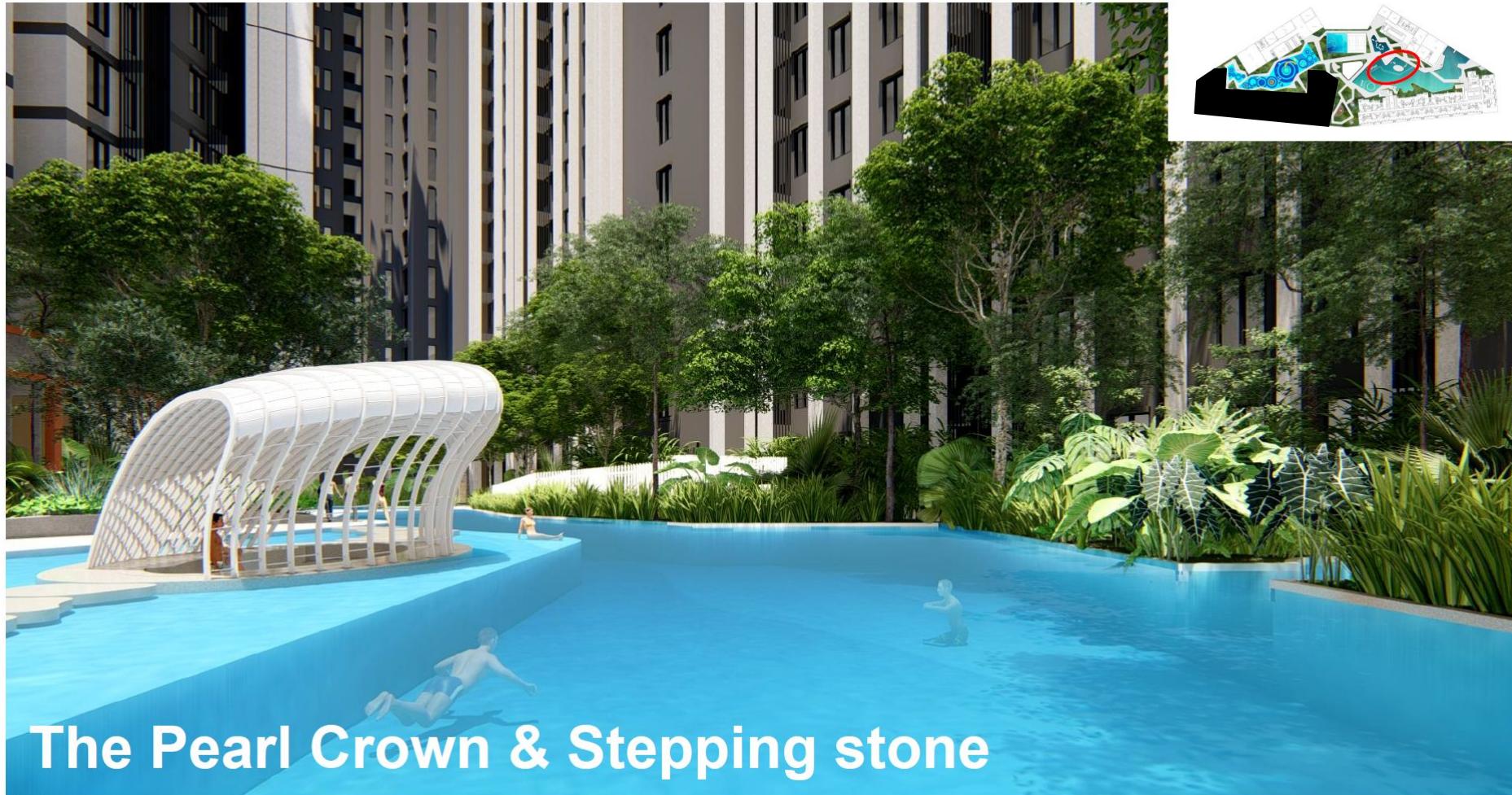
Landscape Plan - Revised Design

Based on architect's layout issued on 21/2/25

Podium Facility

Propose Link Bridge
@ Level 1



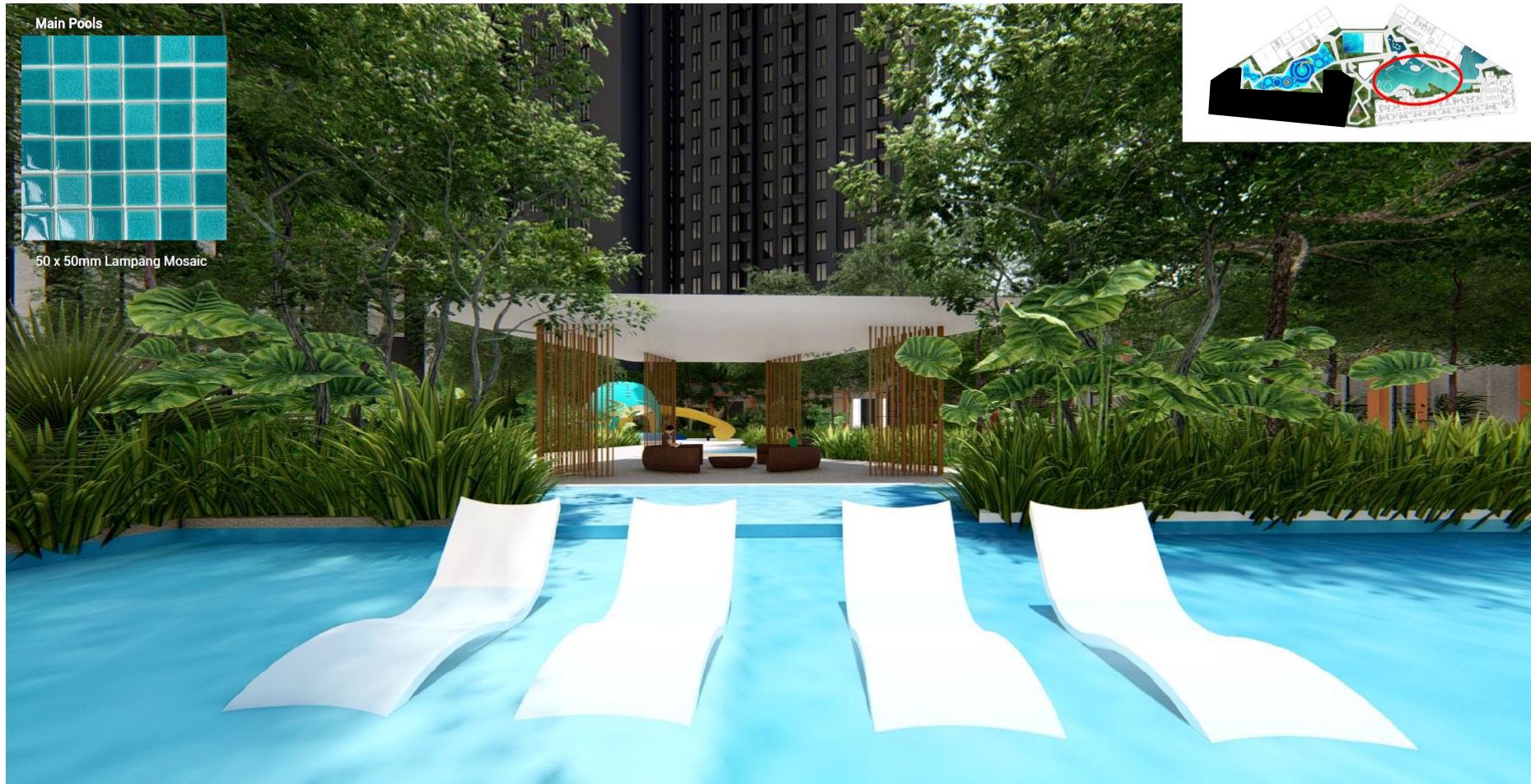


The Pearl Crown & Stepping stone

Podium Facility

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Perspective



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Perspective

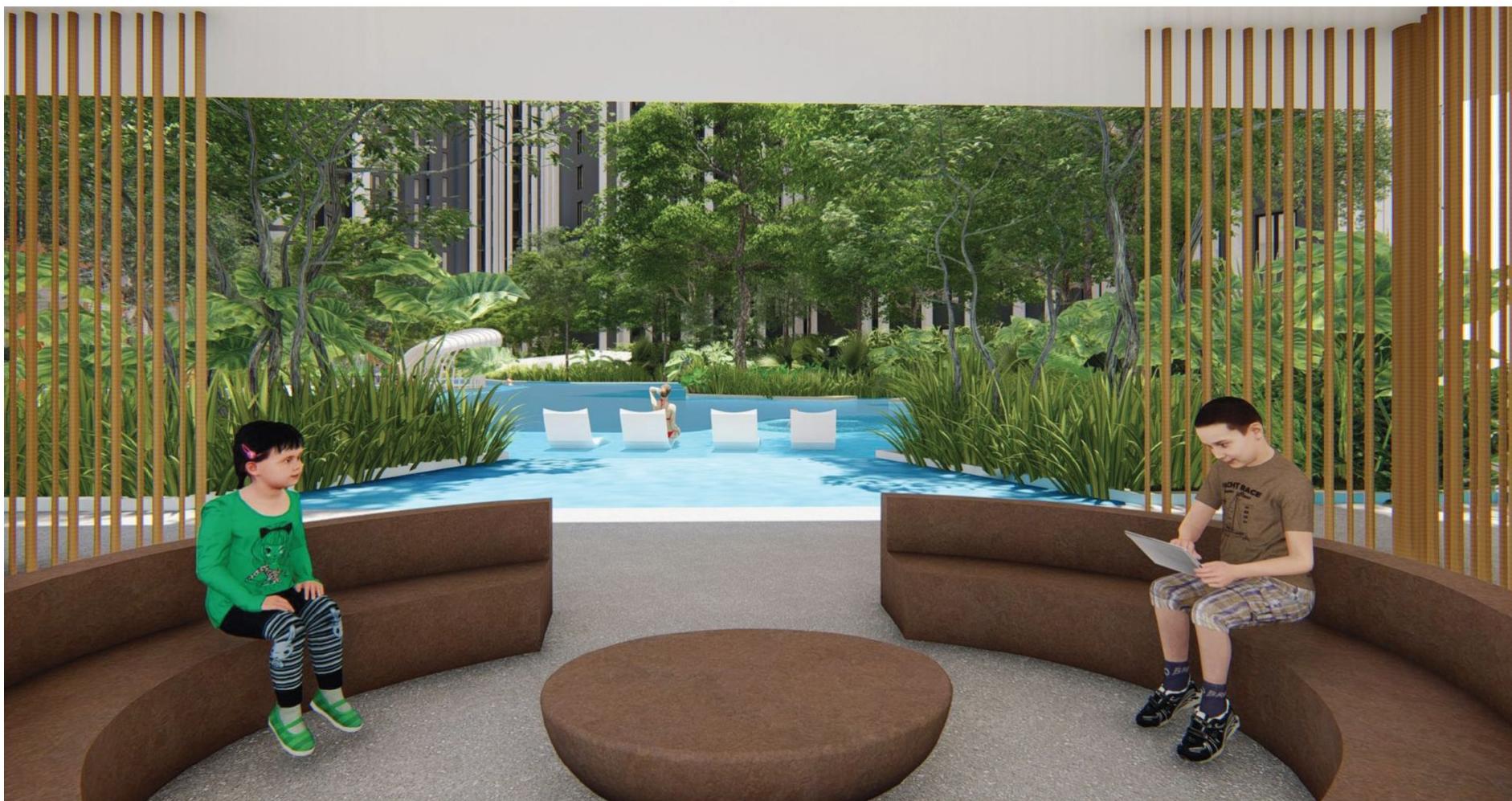


Jacuzzi in D' Nature

Podium Facility

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Perspective



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Perspective

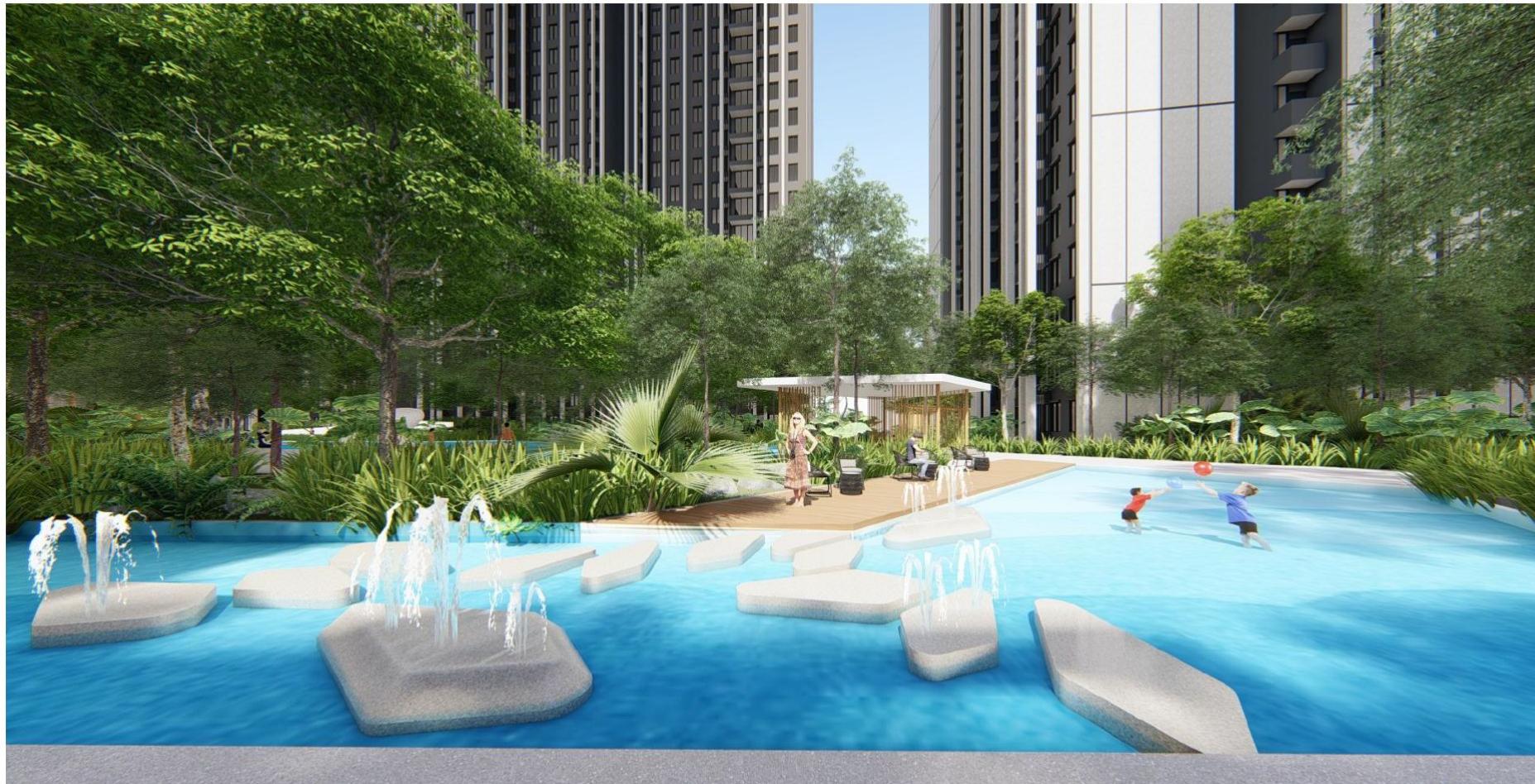


Whispering Water Play

Podium Facility

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Perspective



Podium Facility

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Stepping step garden walk

Podium Facility

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Landscape Concept

Landscape Plan

Sky Roof



1. Forest entry statement
2. Sky Reef Garden node
3. Sky Rooftop Herbs Garden
4. Glowing Sky BBQ
5. Sparkle Sky parcourse
6. Tranquility Sparkle Garden



Landscape Concept



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Landscape Concept



Sky Reef Garden node

Sky Roof

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Landscape Concept



Glowing Sky BBQ

Sky Roof

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Landscape Concept



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PHASE 2

Dover Tower

Tower D

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Dover Tower Fact Sheet

	SERVICE APARTMENT (TOWER D1)	SERVICE APARTMENT (TOWER D2)
Description	<p>Tower D1: 60 Storeys Serviced Apartment Building (810 units) comprising:</p> <ul style="list-style-type: none"> - 315 Units of Type C (Level 12 - 56) - 225 Units of Type D1 (Level 12 - 56) - 135 Units of Type D2 (Level 12 - 56) - 45 Units of Type E1 (Level 12 - 56) - 45 Units of Type E2 (Level 12 - 56) - 45 Units of Type F2 (Level 12 - 56) 	<p>Tower D2: 60 Storeys Serviced Apartment Building (717 units) comprising:</p> <ul style="list-style-type: none"> - 222 Units of Type C (Level 12 - 56) - 180 Units of Type D1 (Level 12 - 56) - 45 Units of Type D2 (Level 12 - 56) - 90 Units of Type E1 (Level 12 - 56) - 45 Units of Type E2 (Level 12 - 56) - 135 Units of Type F1 (Level 12 - 56)
Total Unit	Tower D1: 810 Units	Tower D2: 717 Units
Units Per Floor	Level 13-56: 18 units	Level 13-39: 16 units Level 40: 13 units Level 41-56: 16 units
Building Height	60 Levels	
No. Of Lift	6 Passenger Lifts + 1 Service Lift	6 Passenger Lifts + 1 Service Lift
Maintenance Fee	TBC	

Dover Tower Fact Sheet

	SERVICE APARTMENT (TOWER D1)	SERVICE APARTMENT (TOWER D2)
Building Composition	<p>Lower Ground 02 - Entrance</p> <p>Lower Ground 01 - Guard House , Drop Off, Waiting Lounge, Co-working space, Parcel Room, Mail Room.</p> <p>Ground Floor - Car Parks , Retails</p> <p>Level 1 - Retails</p> <p>Level 2-11 - Podium Car Parks</p> <p>Level 12 - Residential Units, The Ocean Estuaries Playground, Coastal Funscape, Trampoline Jump Oasis, Wavy Laguna Play, Washover Fitness Hub, Hide Cliff, Rest node, Seaside Forest Walk, Seaside breeze Garden, Breeze Seating Lounge.</p> <p>Level 13-56 - Residential Units</p> <p>Level 57 - Forest Entry Statement, Sky Roof Garden Node, Sky Rooftop Herbs Garden, Glowing Sky BBQ, Sparkle Sky Parcours, Tranquility Sparkle Garden</p>	
Orientation	<p>Southwest - Facilities</p> <p>Northeast - Facilities</p> <p>Southeast - Singapore</p> <p>Northwest - Facilities</p>	<p>Northwest - Facilities, CIQ, RTS</p> <p>Southeast - Singapore</p> <p>Southwest - Sea View, Zaharah Botanic Garden</p> <p>Northeast - Facilities</p>

Dover Tower Fact Sheet

	SERVICE APARTMENT (TOWER D1)	SERVICE APARTMENT (TOWER D2)
Facilities	Sky BBQ Gymnasium Swimming Pool Wading Pool Multi-purpose hall Co-Working Space Games Room Karaoke Room Landscape Reading Room Half Basketball Court	

360 Drone Shoot :

<https://360vr.my/exsim/lumbakuda/>

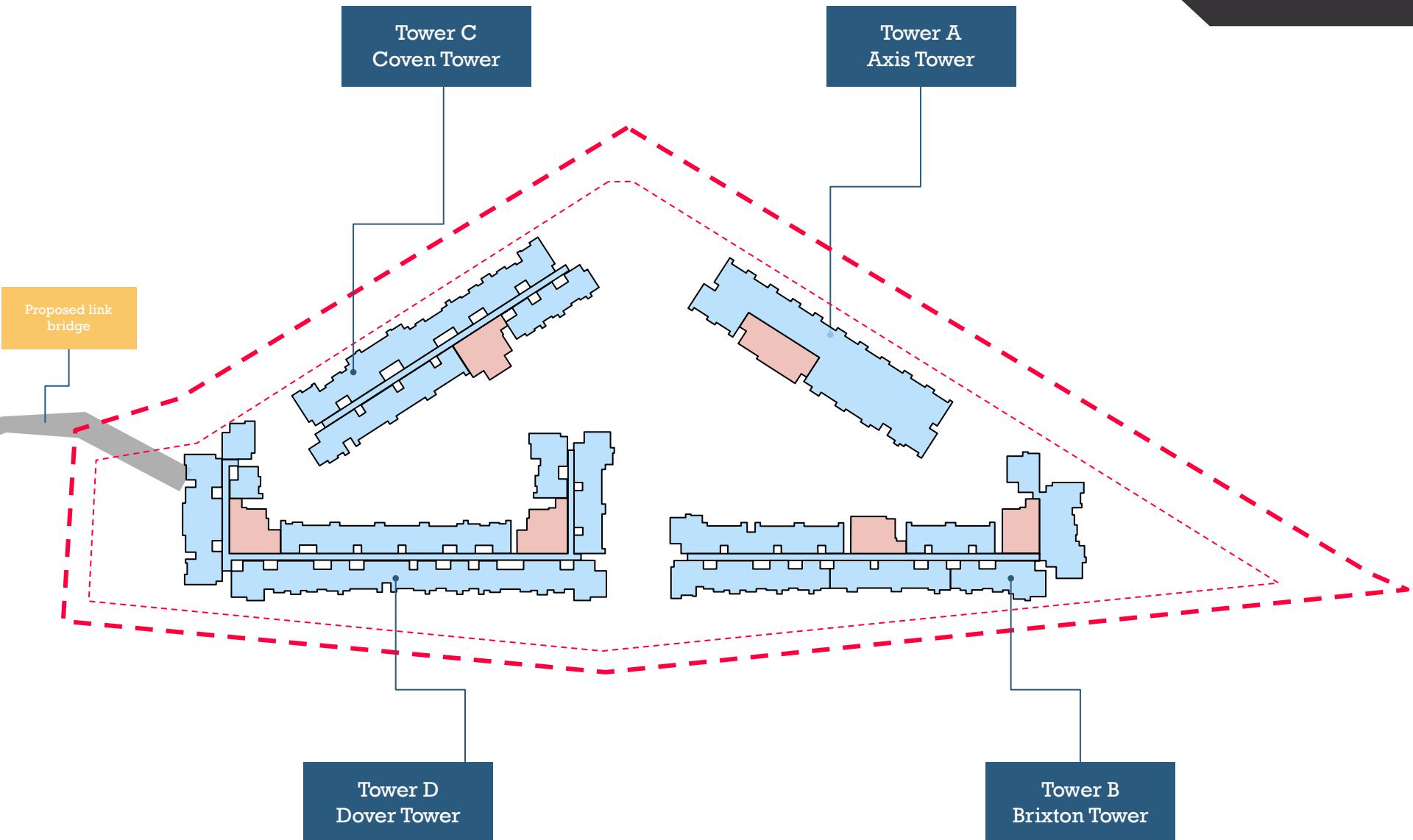
Dover Tower Fact Sheet

TYPE	SIZE	LAYOUT	TOTAL UNIT	BALCONY	CAR PARK NO	ESTIMATED PRICE RANGE (GROSS)
C	474 SF	1R 1B	537	NO	1 Single	RM700,500 to RM727,500 (RM1,477.85 to RM1,534.81)
D1	667 SF	2R 2B	405	NO	1 Single	RM967,200 to RM1,012,450 (RM1,450.07 to RM1,517.92)
D2	667 SF	2R 2B	180	NO	1 Single	RM972,200 to RM1,009,950 (RM1,457.57 to RM1,514.17)
E1	850 SF	3R 2B	135	YES	2 Single	RM1,188,700 to RM1,246,000 (RM1,398.47 to RM1,465.88)
E2	850 SF	3R 2B	90	NO	2 Single	RM1,206,700 to RM1,246,000 (RM1,419.65 to RM1,465.88)
F1 (Dual-Key)	850 SF	3R 2B	135	YES	2 Single	RM1,232,000 to RM1,259,000 (RM1,449.41 to RM1,481.18)
F2 (Dual-Key)	850 SF	3R 2B	45	NO	2 Single	RM1,217,000 to RM1,239,000 (RM1,431.76 to RM1,457.65)
		TOTAL	1527			

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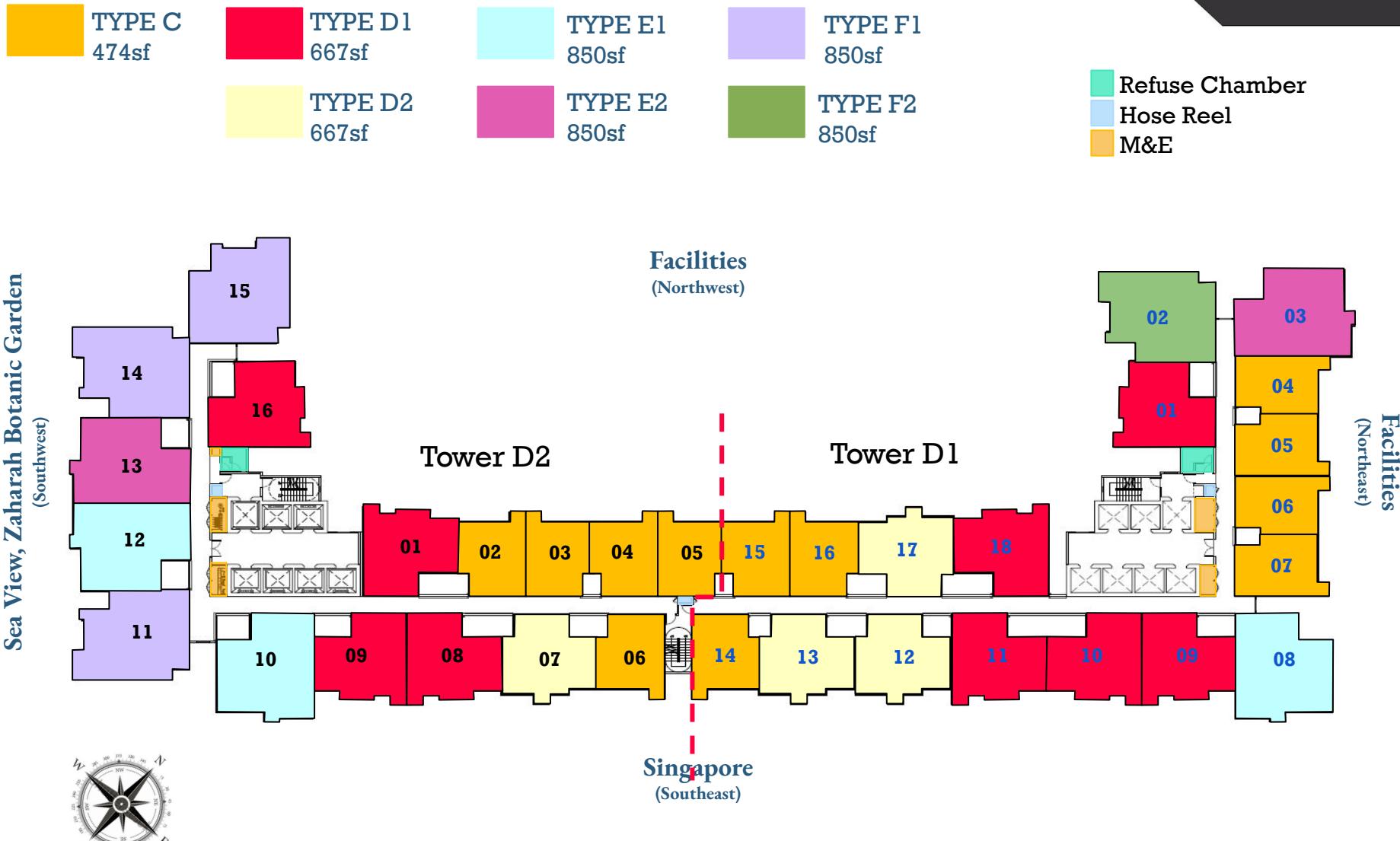
- Unit Layout & Floor Plan -

Tower Plan



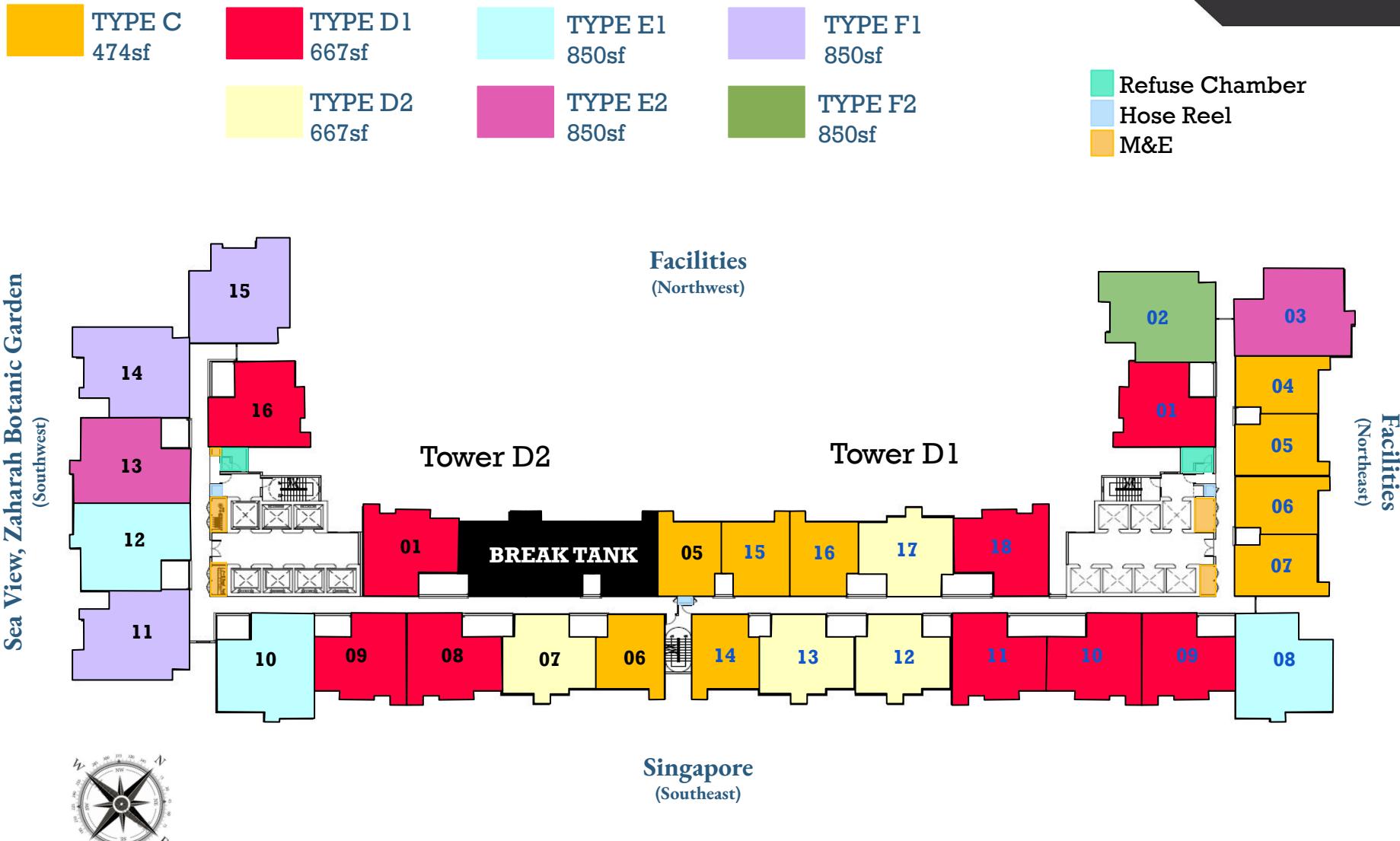
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Dover Tower Typical Floor



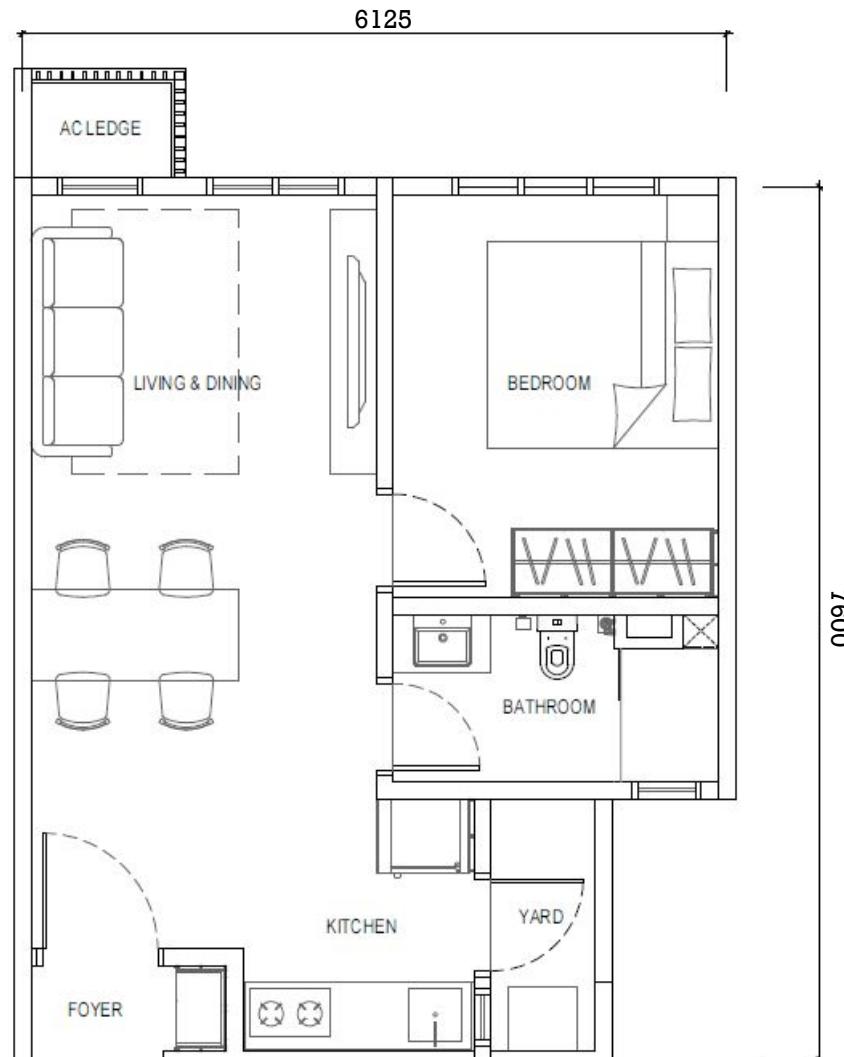
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Dover Tower Typical Floor

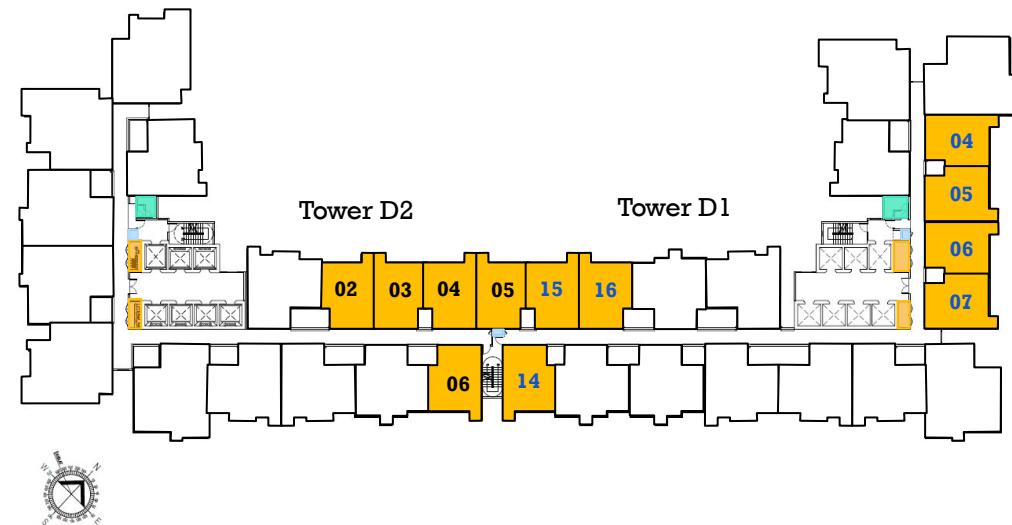


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Unit Layout: Type C (474sf, 44sm)

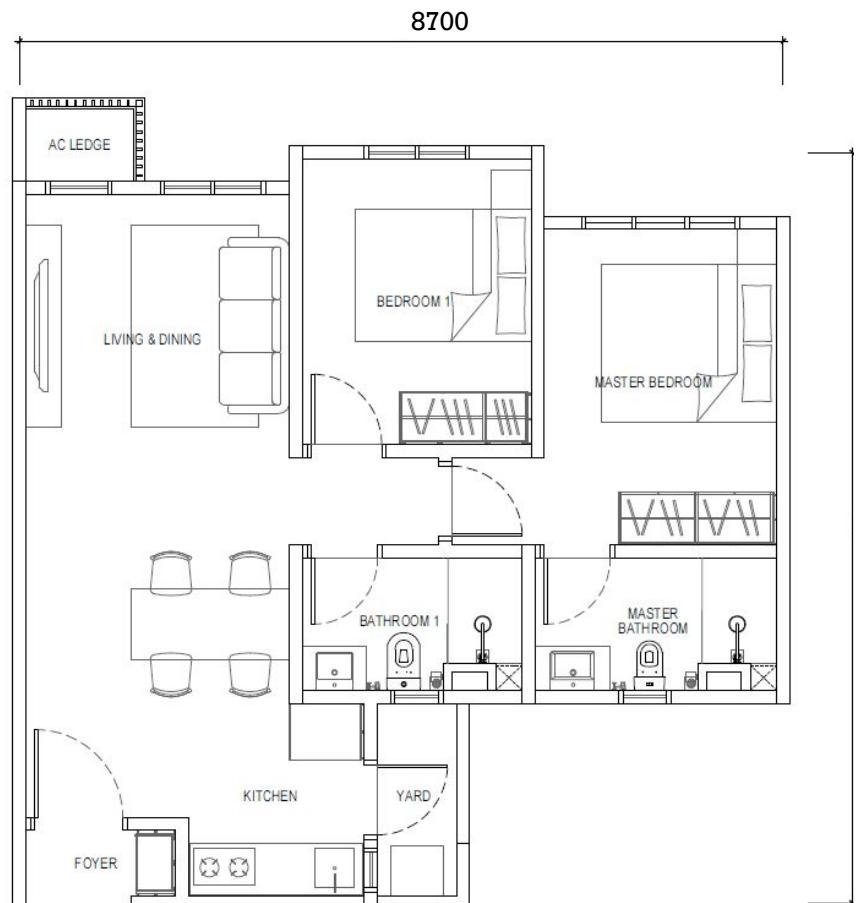


Type C
1 Room, 1 Bathroom

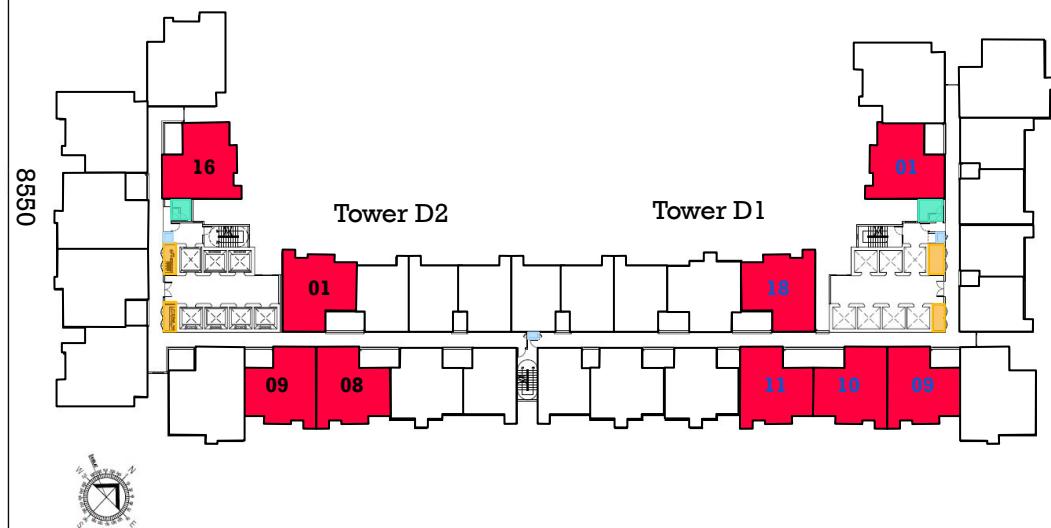


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Unit Layout: Type D1 (667sf, 62sm)

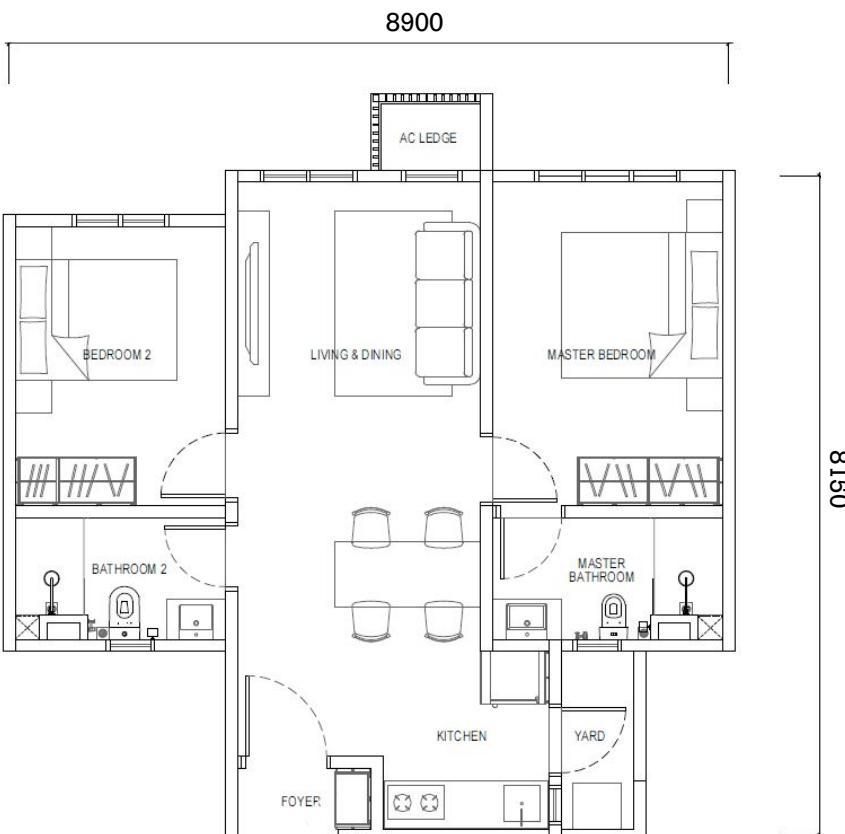


Type D1
2 Rooms, 2 Bathrooms

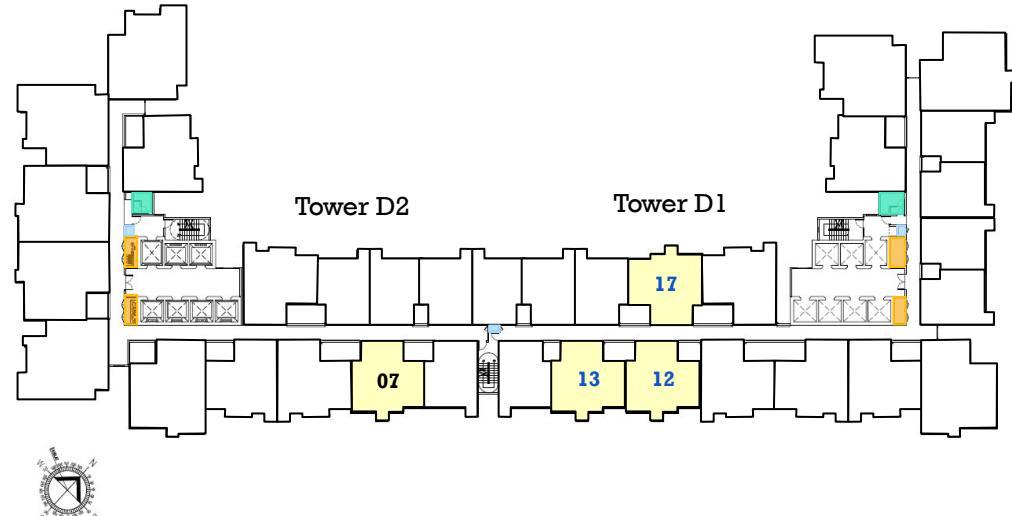


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Unit Layout: Type D2 (667sf, 62sm)

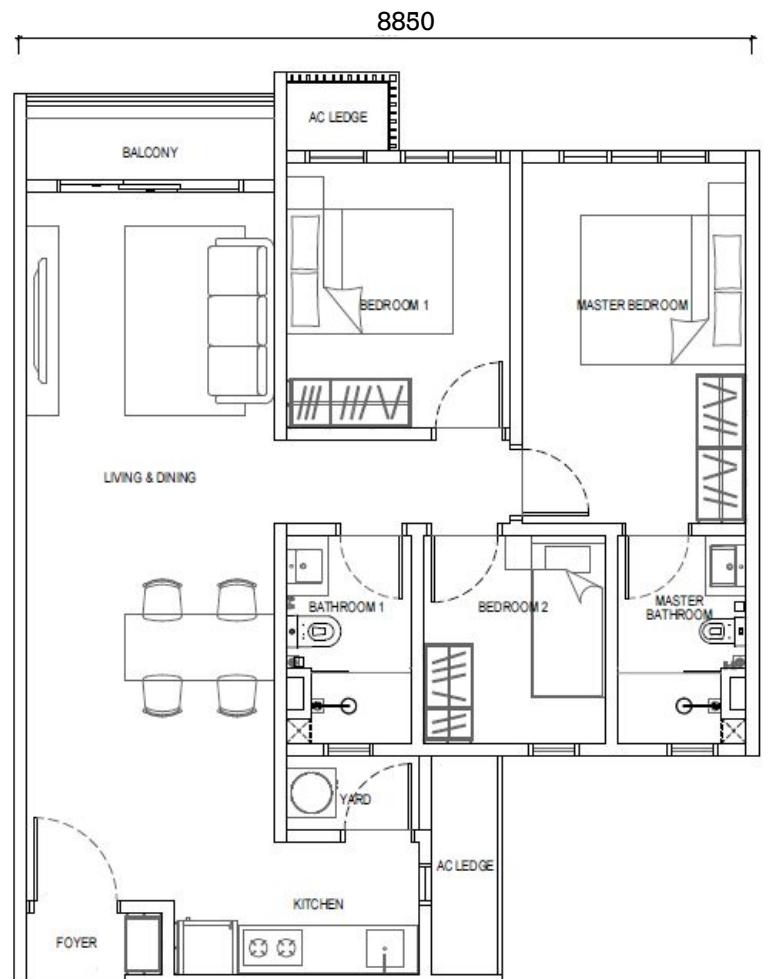


Type D2
2 Rooms, 2 Bathrooms

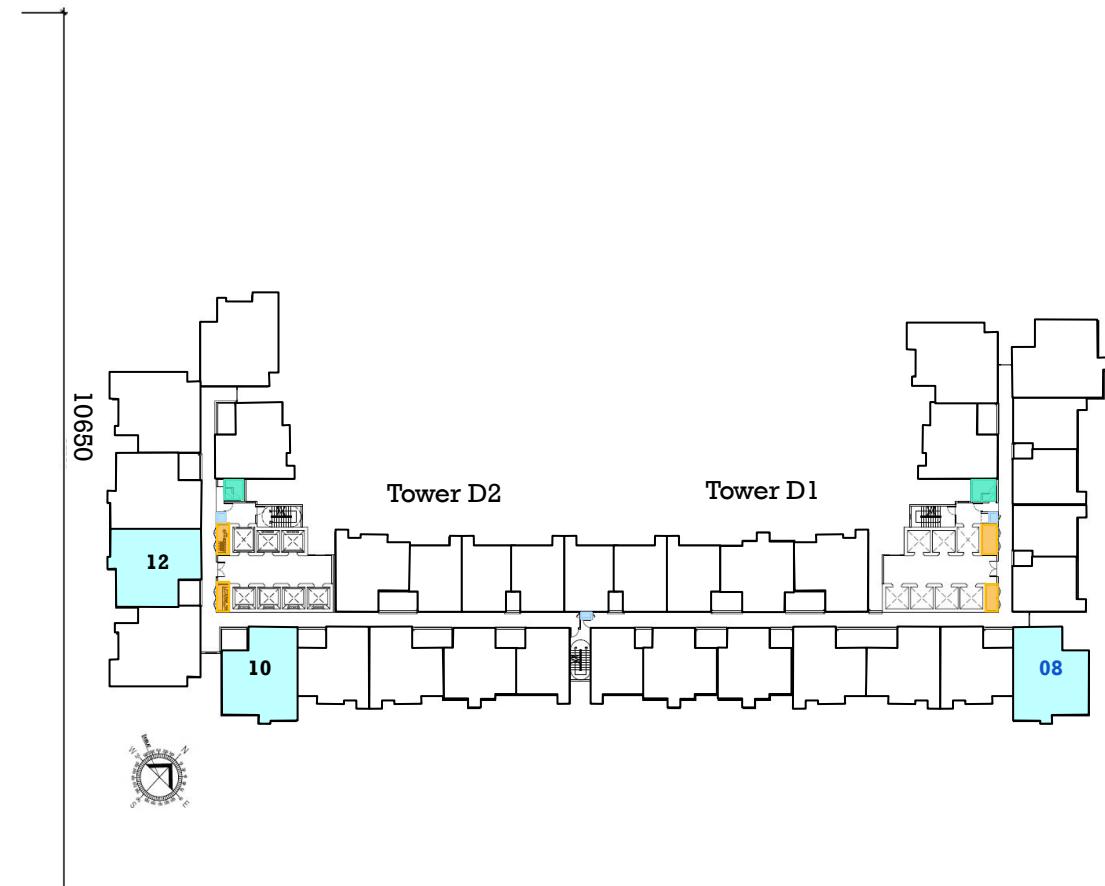


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Unit Layout: Type E1 (850sf, 79sm)

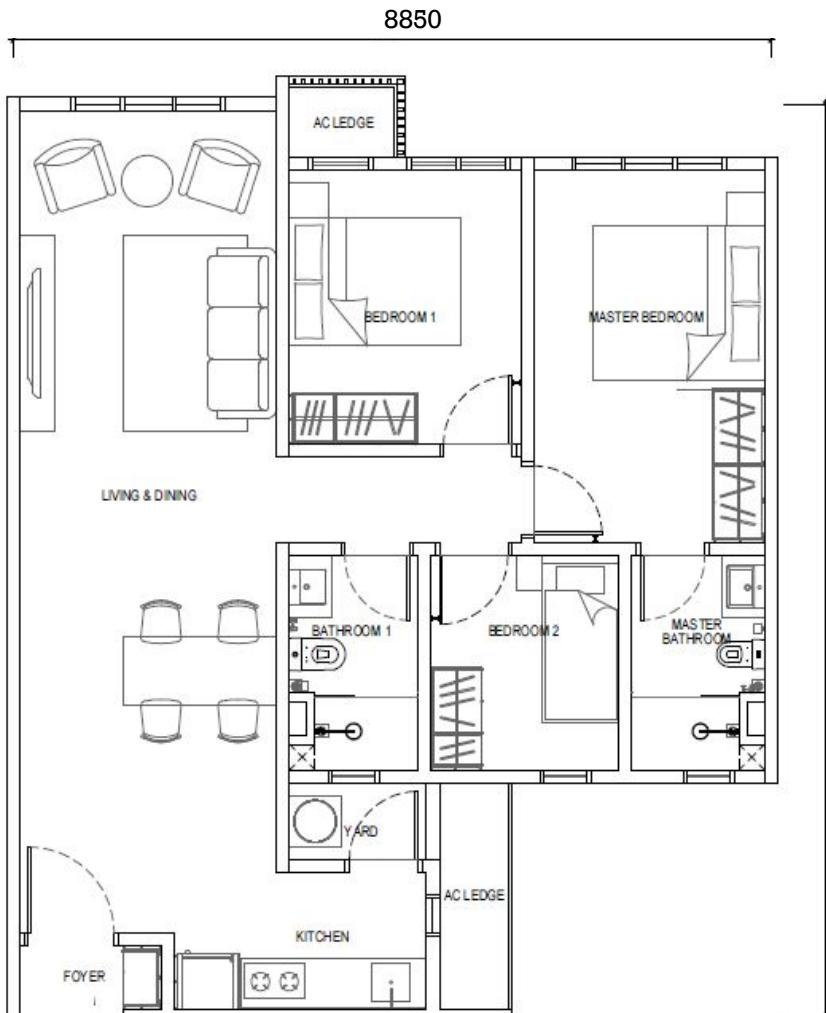


Type E1
3 Rooms, 2 Bathrooms

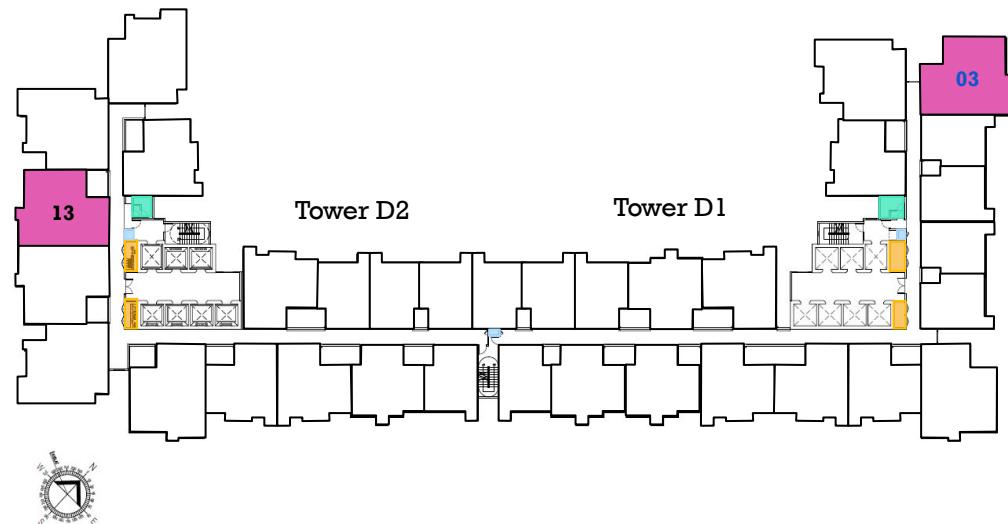


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Unit Layout: Type E2 (850sf, 79sm)

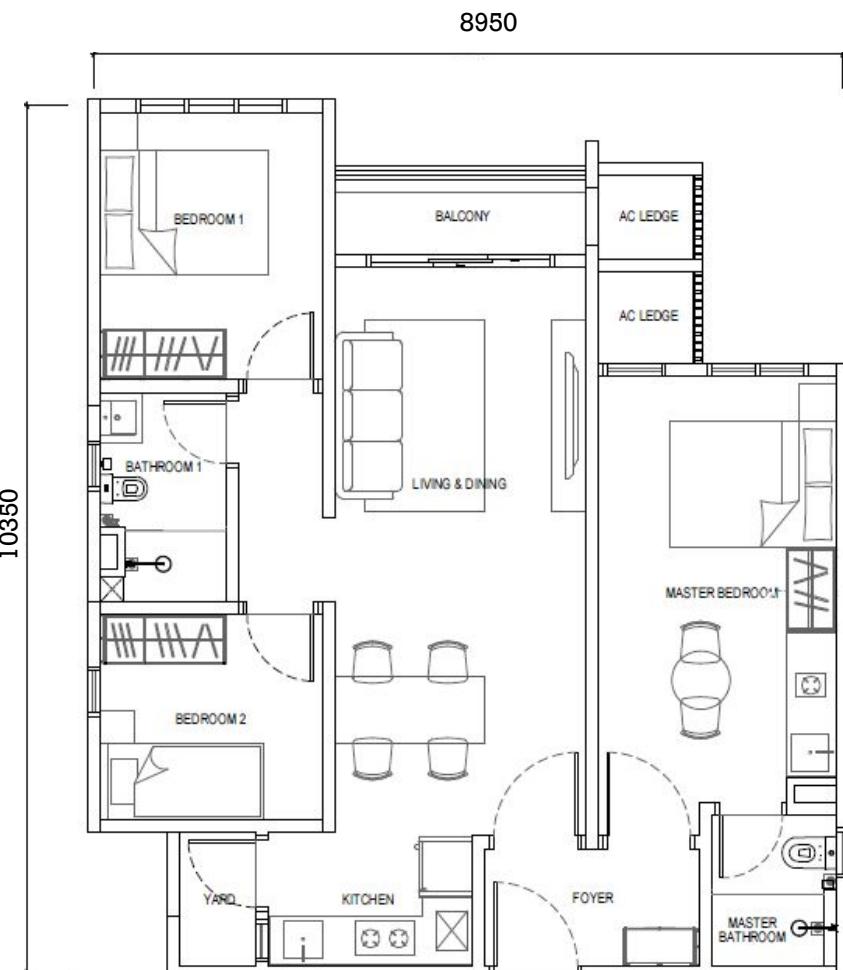


Type E2
3 Rooms, 2 Bathrooms

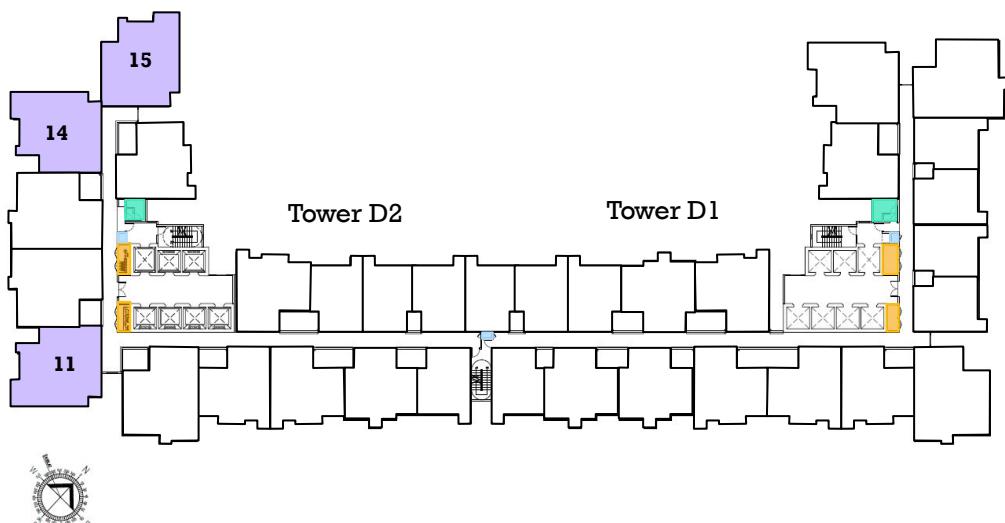


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Unit Layout: Type F1 (850sf, 79sm) Dual-Key

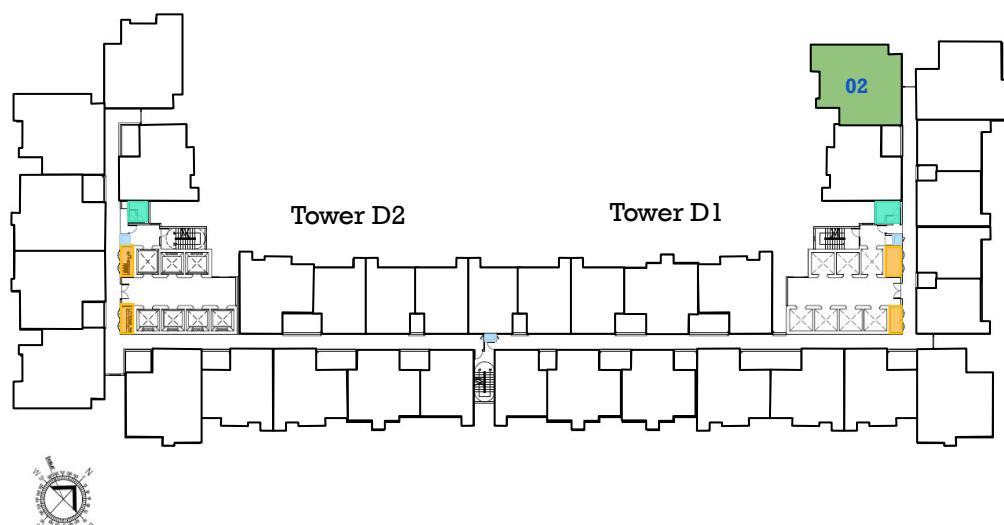


Type F1
3 Rooms, 2 Bathrooms



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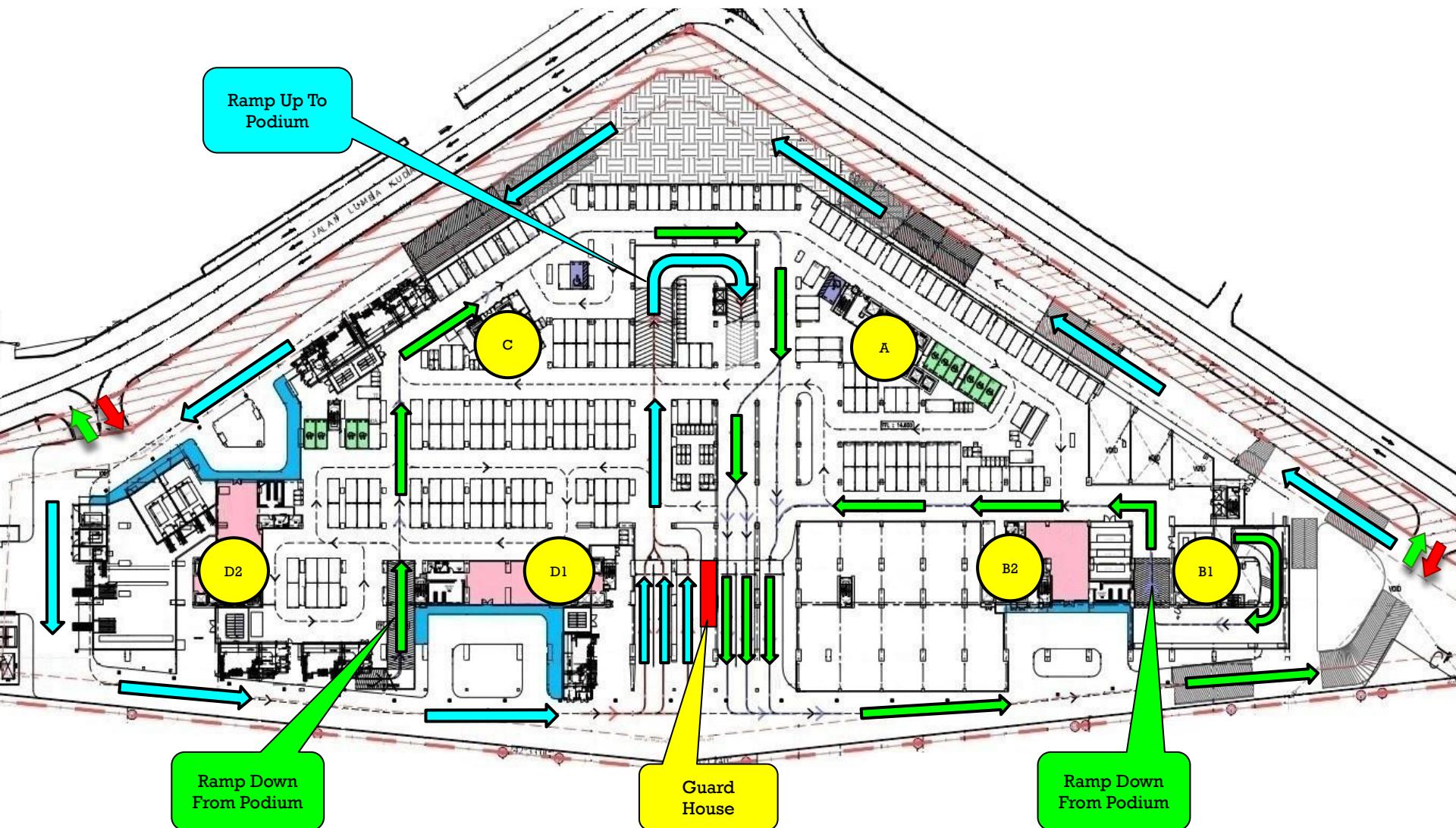
Unit Layout: Type F2 (850sf, 79sm) Dual-Key



Type F2
3 Rooms, 2 Bathrooms

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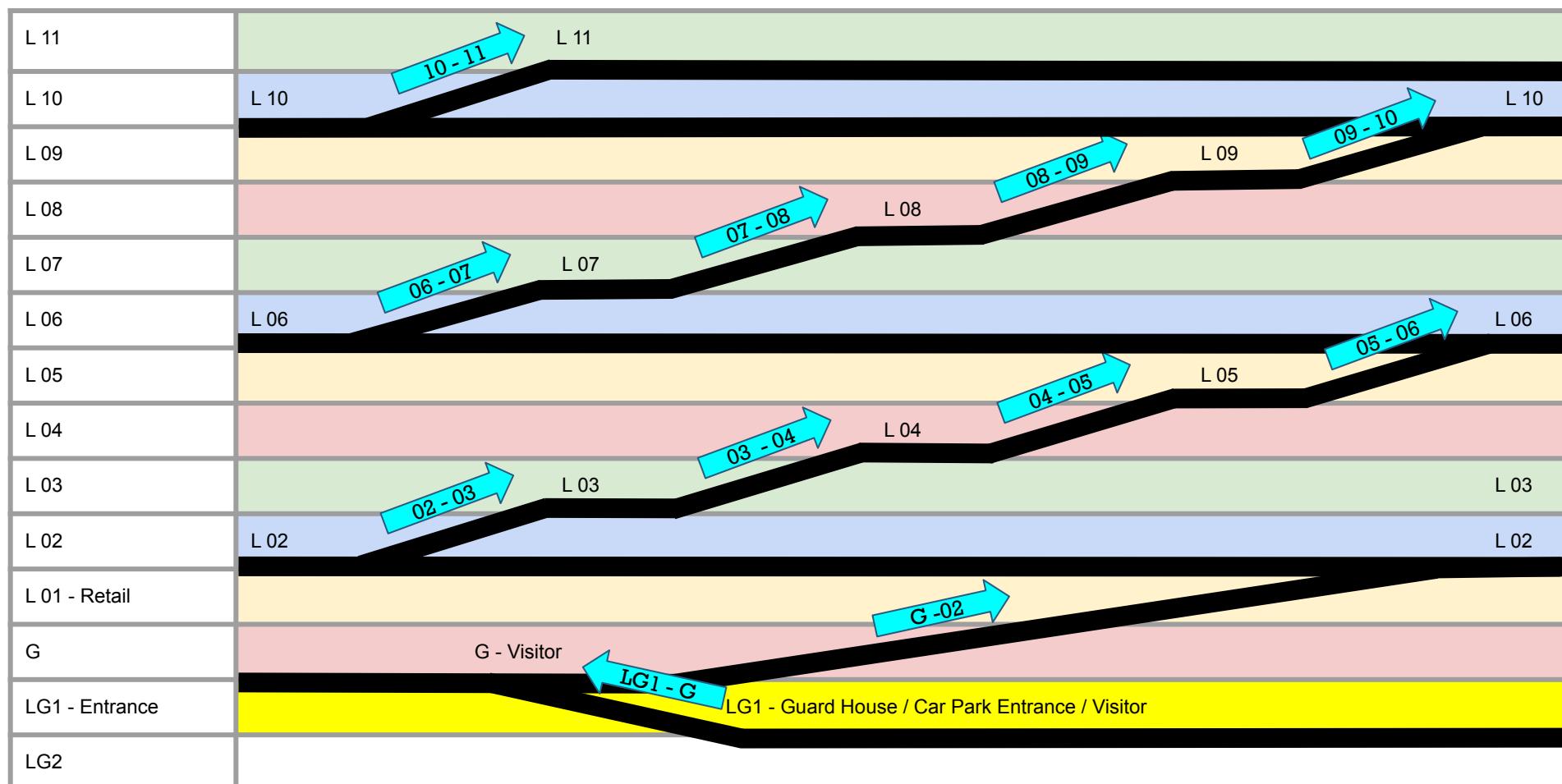
Car Park Podium Speed Ramp (Ramp Up)



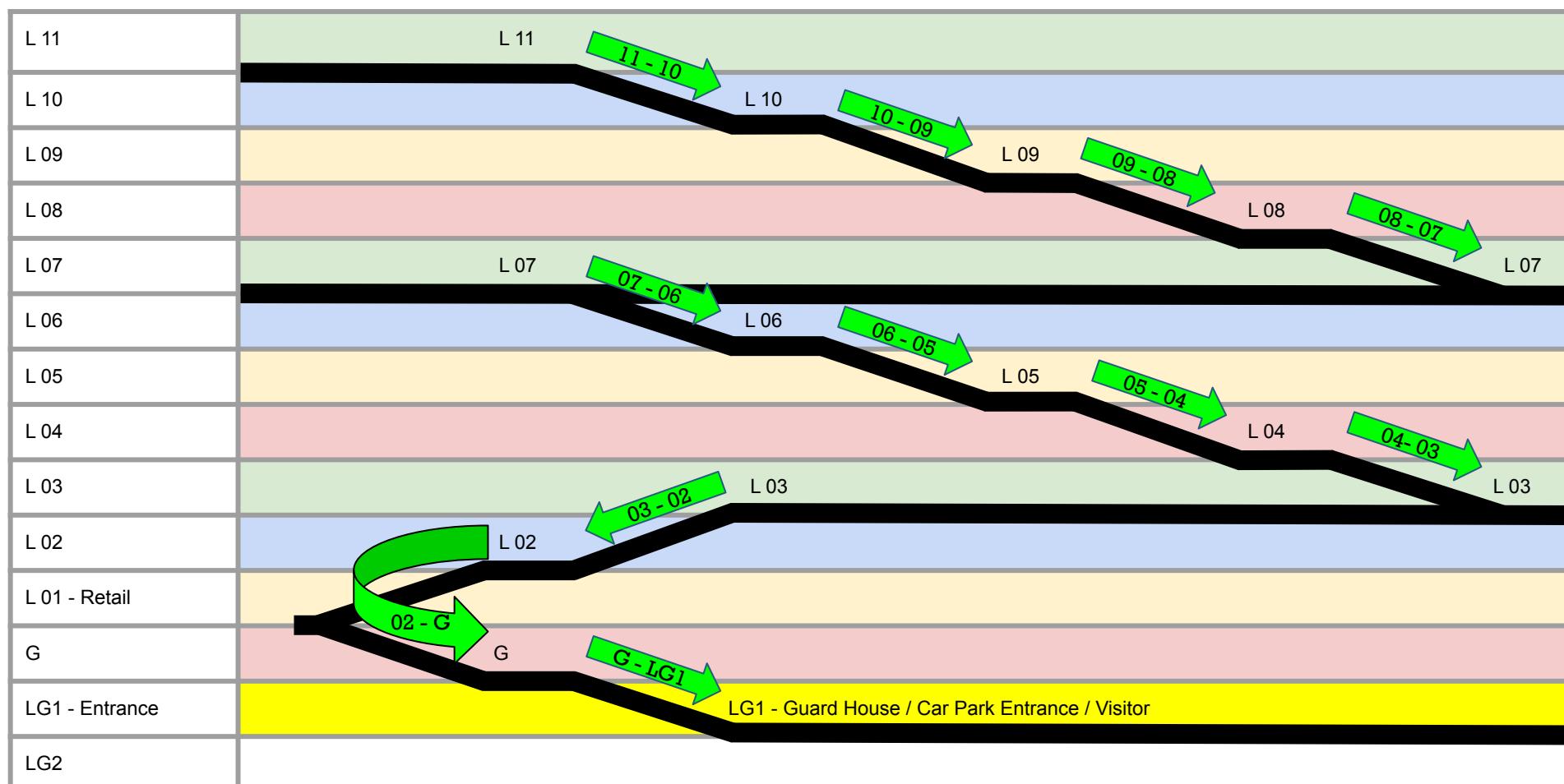
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Car Park Podium Speed Ramp (Ramp Up)

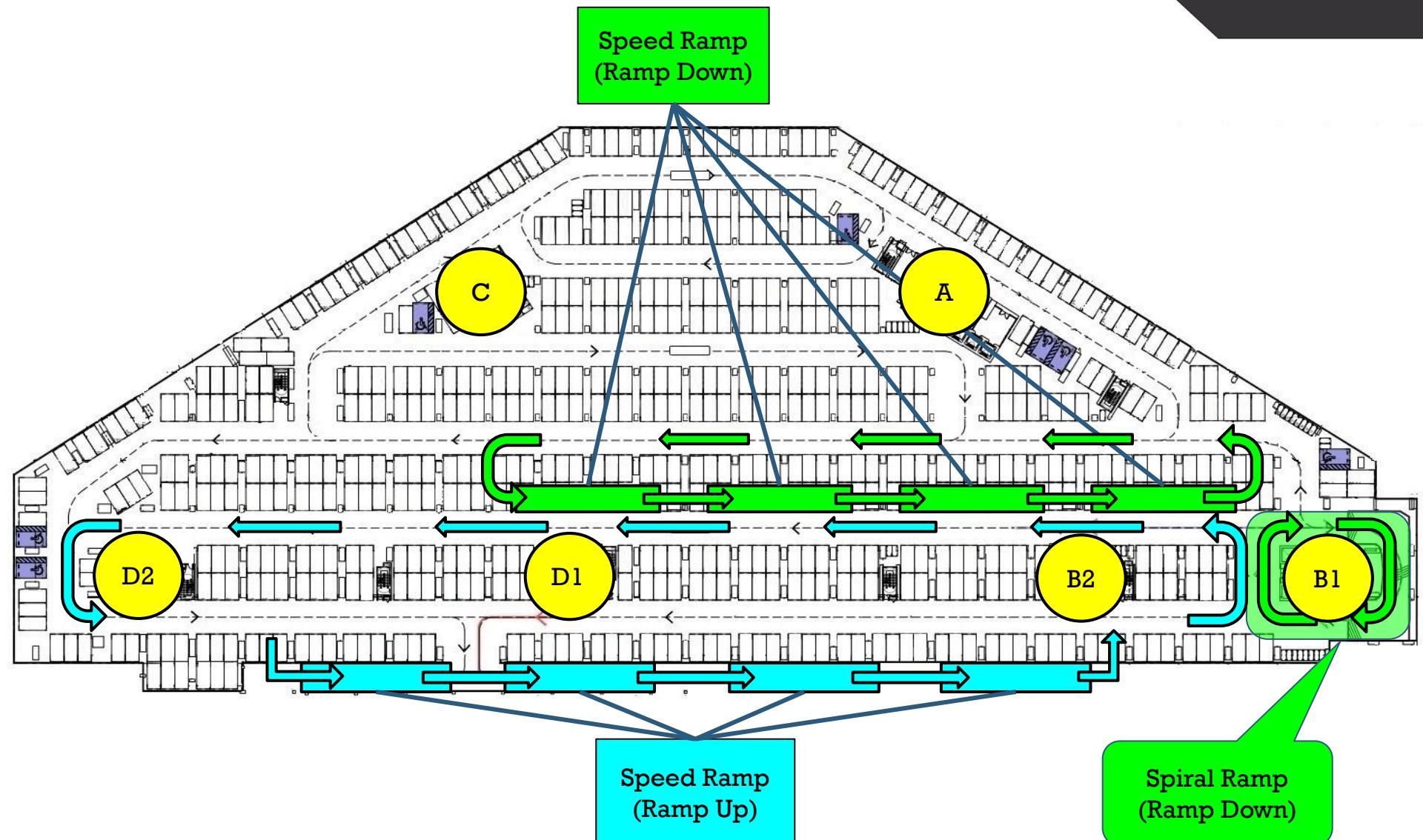
New Version



Car Park Podium Speed Ramp (Ramp Down)



Car Park Podium Speed Ramp Concept



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- Freebies Package -

Freebies - Partly Furnish

	C	D1	D2	E1	E2	F1	F2
FREE legal fees on Sale & Purchase Agreement							
FREE legal fees on Loan Documentation and Stamping Fees							
FREE portable induction hob	-	-	-	-	-	1	1
FREE built-in kitchen hood and hob	1	1	1	1	1	1	1
FREE built-in shoes cabinet	1	1	1	1	1	1	1
FREE designer built-in high & low kitchen cabinet	1	1	1	1	1	2	2
FREE branded refrigerator	1	1	1	1	1	2	2
FREE branded microwave	1	1	1	1	1	2	2
FREE branded 2-in-1 washer dryer	1	1	1	1	1	2	2
FREE digital lockset	1	1	1	1	1	2	2
FREE bathroom accessories	1	2	2	2	2	2	2
FREE storage water heater	1	2	2	2	2	2	2
FREE designer built-in wardrobe	1	2	2	3	3	3	3
FREE air-conditioner	2	3	3	4	4	4	4

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Freebies - Bare Furnish

	C	D1	D2	E1	E2	F1	F2
FREE legal fees on Sale & Purchase Agreement							
FREE legal fees on Loan Documentation and Stamping Fees							
FREE digital lockset	1	1	1	1	1	2	2
FREE bathroom accessories	1	2	2	2	2	2	2
FREE air-conditioner	2	2	2	2	2	2	2

Rebate Package

Non-Bumi - Partially Furnish 8%

Unit No: B1-32-10

Bumi **Discount**: NIL

Calculation:

D1-12-10
D1
RM 972,200
667 sq ft

List Price	RM 972,200.00
Bumi Discount (NIL)	RM 0.00
SPA Price	RM 972,200.00
Rebate (8%)	RM 77,776.00
Nett Price	RM 894,424.00

Bumi - Bare Unit 6%

Unit No: B1-32-11

Bumi **Discount**: 15%

Calculation:

B **D1-12-10**
D1
RM 972,200
667 sq ft

List Price	RM 972,200.00
Bumi Discount (15%)	RM 145,830.00
SPA Price	RM 826,370.00
Rebate (6%)	RM 49,582.20
Nett Price	RM 776,787.80

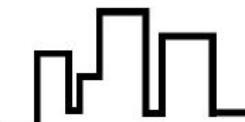
Remark:

1. Cash Buyer & Foreigner will need to pay 5% down payment
2. Not allowed to change unit

- Landscape -

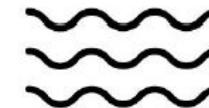
Landscape Concept

①
viewpoint overlooking johor city :
urban rigidity

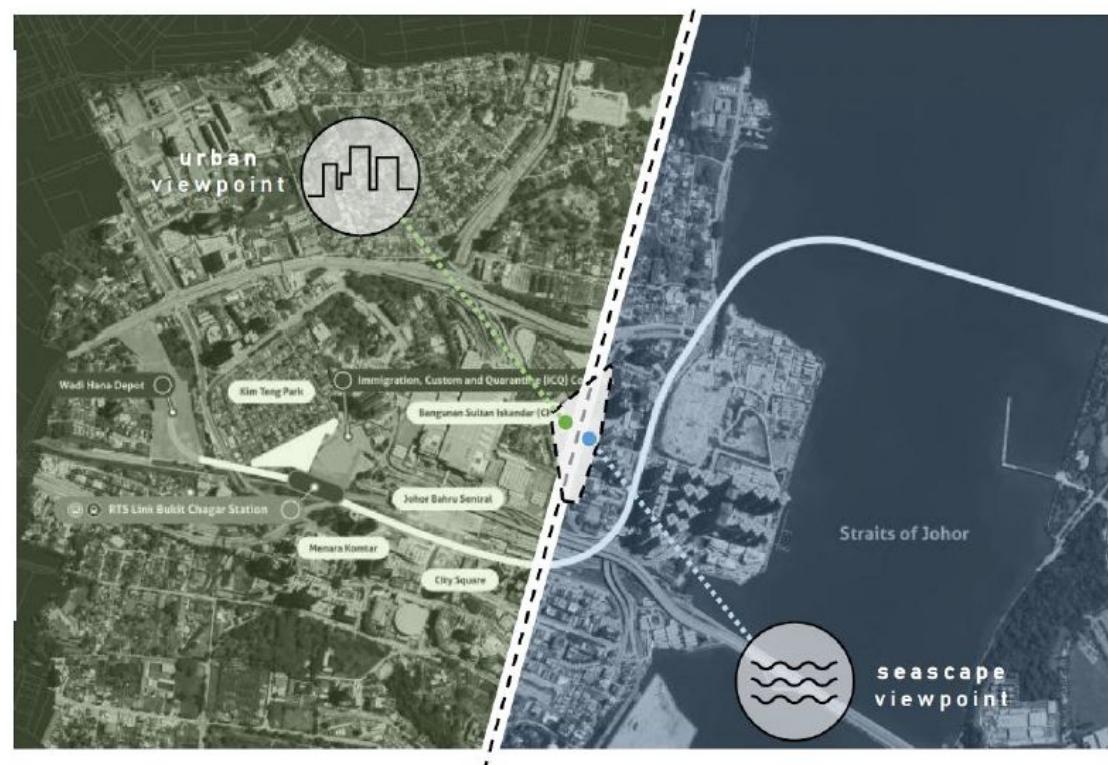


structured urban environment
which resembles **mountain peaks**

②
viewpoint overlooking singapore :
the straits



fluidity & natural flow/movement
of the **seascape** surrounding



Case Study

Landscape Concept

The Concept

“ Ocean Lullaby ”

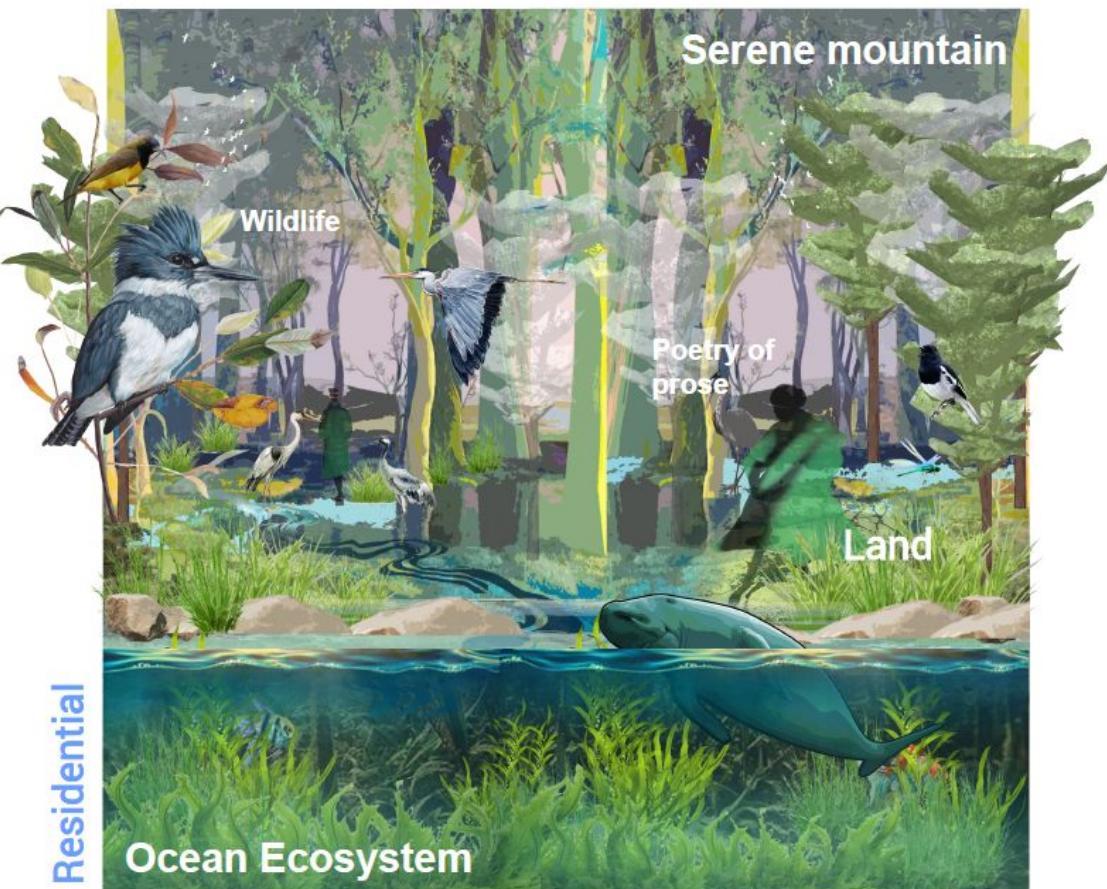
Intertwined with nature

Ocean Lullaby refers to serve as a reminder to take a moment to **breathe and relax**, drawing on the **soothing qualities** of the sea to promote **mindfulness and calmness**.

The term represent the calming effect of the ocean, evoking feelings of peace, safety, and the embrace of nature. Imagery might include descriptions of waves lapping at the shore, the moonlight reflecting on the water, and the whisper of the sea breeze.

It might also represent the ocean as a nurturing presence, cradling life within its depths and providing a sense of connection between serene and watery landscape.

Nurturing a harmonized cohabitation between marine and wildlife



Case Study

Landscape Concept

The Languages

“ Ocean Lullaby ”

Intertwined with nature

The Ocean Lullaby resonates profoundly through its vibrant, aquatic realm. Water, celebrated for its fluidity and ever-changing nature, contrasts sharply with design, which is often perceived as a solid and immutable fixture of our environment.

This interplay between the liquid and the permanent invites us to reconsider our relationship with space. The dynamic movements of water evoke a sense of life and spontaneity, while the structures of design provide grounding and stability. Together, they create a harmonious balance that transforms our surroundings, reminding us that even the most rigid elements can be influenced by the gentle rhythms of the ocean.

Inspiration

Marine x Green



Emotional Depth



Flowing



Reflection



Fluidity



Poetry of prose



Ocean to land

straits of Singapore

SULTAN ISKANDAR CIQ

TRANSITION OF JOURNEY

S I T E

JB SENTRAL

DRAMATIC OF MARINE

INTERTWINED WITH NATURE

straits of Johor

Case Study

Landscape Concept

Design Elements

Hardscape and Softscape Texture

Hardscape



Trails

Flexible

Pod

Natural

Softscape



Tropical Paradise

Grassy Mist

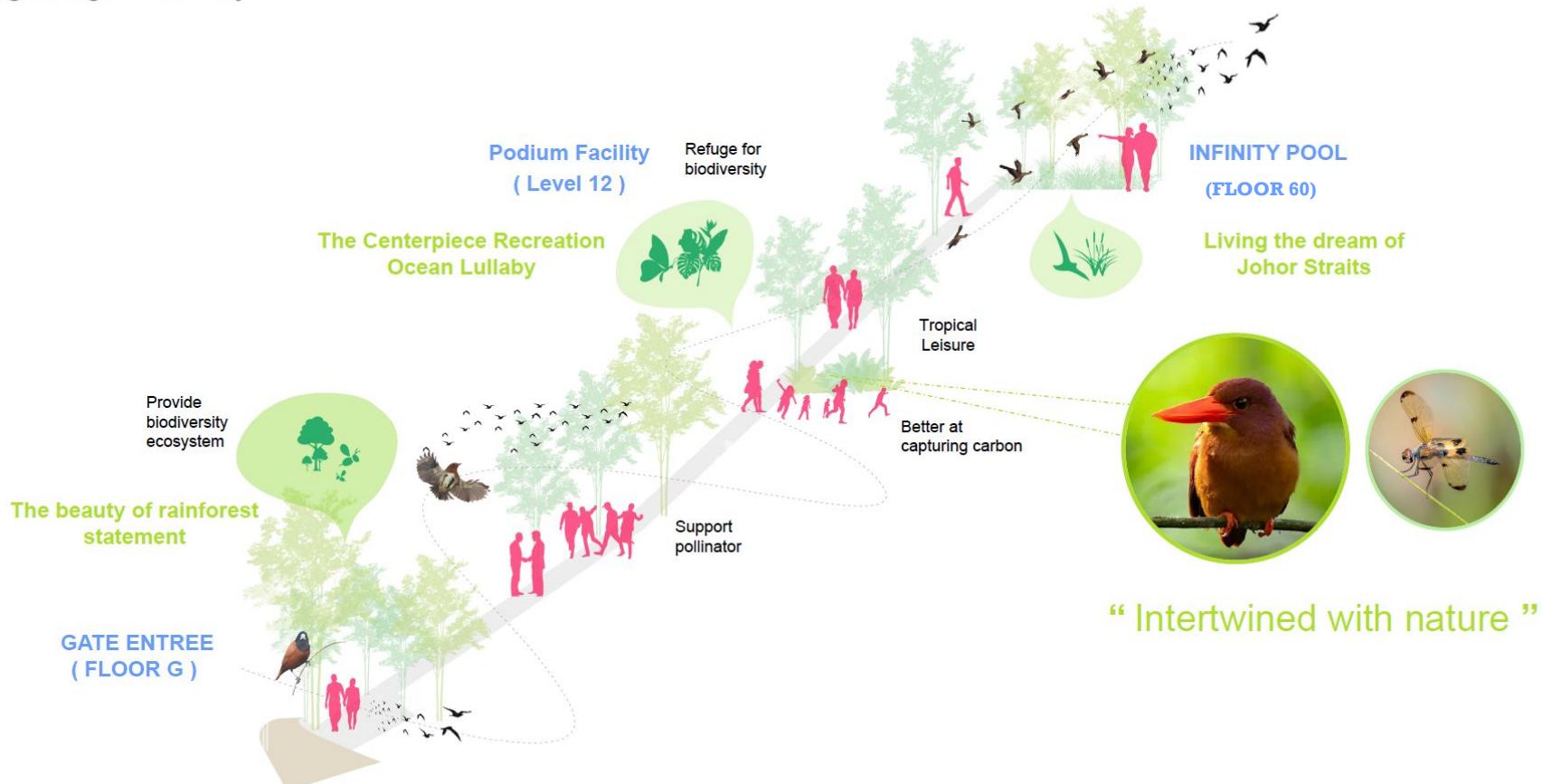
Reflection of aquatic plants

Case Study

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Landscape Concept

Designing Biological Diversity



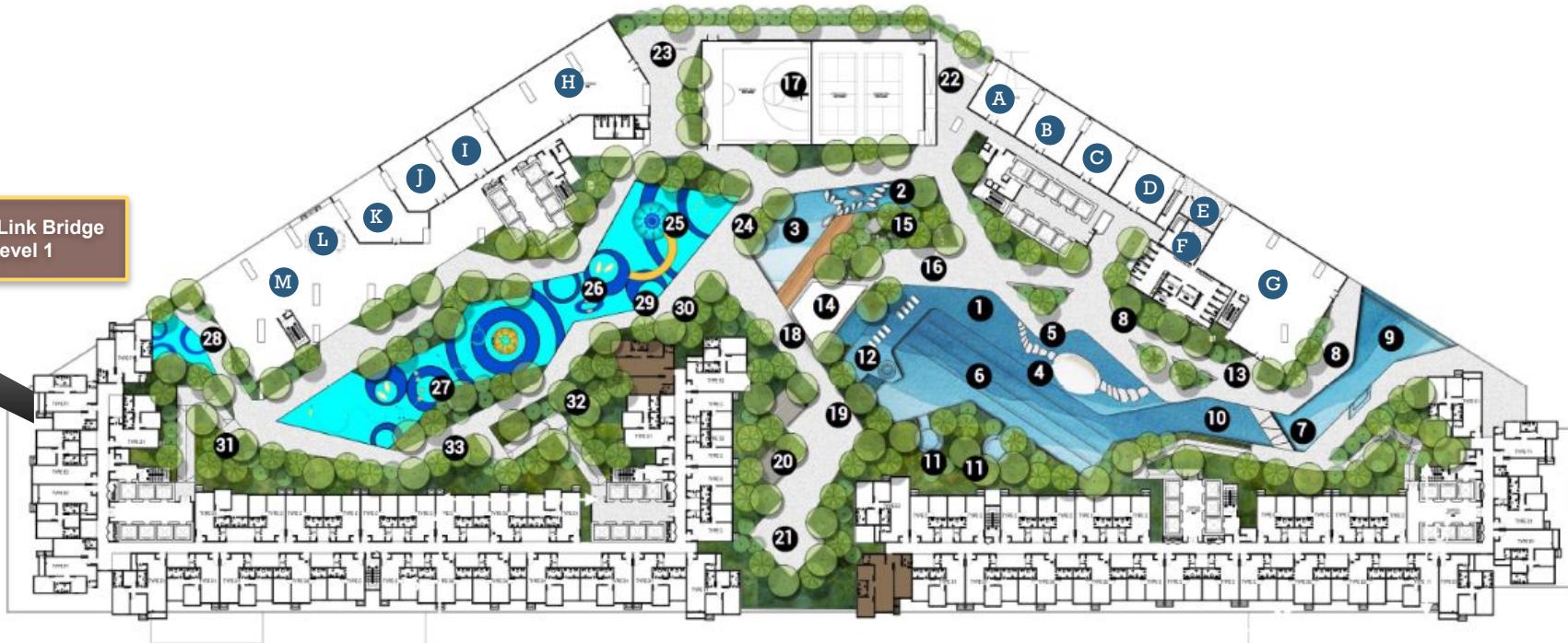
Case Study

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Dover Tower

Tower D Podium Facilities

Landscape Concept



Phase 1

1. The Coral Shallow Pools
2. Whispering Water Play
3. Wading pool
4. The Pearl pavilion
5. Bubble stepping step
6. Lap pool
7. Ocean floating Walk
8. Soothing Deck
9. Infinity seaside view pool
10. The Tranquil pool
11. Spa in D' nature
12. Bubble jacuzzi
13. Ocean lullaby walk
14. Pavilion
15. Stepping stone garden walk
16. Deck pool
17. Multi - Purpose Court
18. Forest walk
19. Luminescence Forest
20. Forest shelter
21. Yoga deck
22. Warm up zone

Phase 2

- A. Management Office
- B. Karaoke Room
- C. Game Room
- D. Reading Room
- E. Surau (M)
- F. Surau (F)
- G. Gymnasium
23. Full body cardio workout in D' garden
24. The Ocean Estuaries Playground
25. Coastal Funscape
26. Trampoline Jump Oasis
27. Wavy Laguna Play
28. Washover Fitness hub
29. Hide Cliff
30. Rest node
31. Seascape forest walk
32. Seascape breeze garden
33. Breeze seating lounge
- H. Gymnasium
- I. Reading Room
- J. Entertainment Room
- K. Karaoke Room
- L. Sky Kitchen
- M. Kids Playground

Perspective



Sea echoes interactive play

Podium Facility

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Perspective



Sea echoes interactive play

Podium Facility

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Perspective



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Perspective



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Sky Reef Garden node

Sky Roof

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- Perspective -

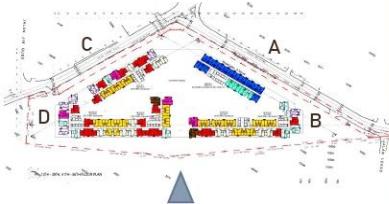
Perspective (Causewayz Square @ JBCC)



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Perspective

TOWER B & D



CAUSEWAYZ
SQUARE
@ JBCC

RDC

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Perspective

TOWER B & D

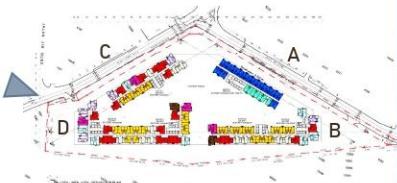


CAUSEWAYZ
SQUARE
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Perspective

TOWER D



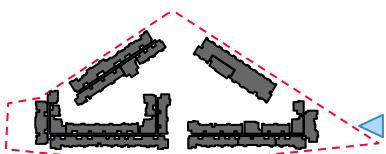
Propose
Connection
Link Bridge To
600m to CIQ /
400m to Mall

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SQUARE
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Perspective

DROP OFF LOBBY TOWER B1 (LG2)

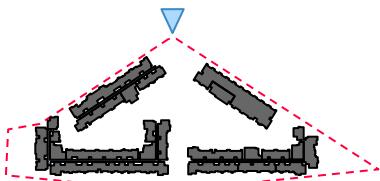


**CAUSEWAYZ
SQUARE**
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Perspective

DROP OFF LOBBY TOWER A&C (GF)



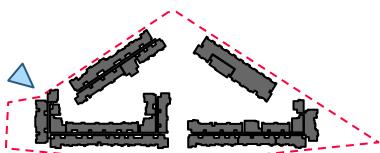
CAUSEWAYZ
SQUARE

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Perspective

DROP OFF LOBBY TOWER D2 (LG1)

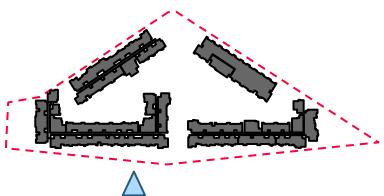


**CAUSEWAYZ
SQUARE**
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Perspective

DROP OFF LOBBY TOWER D1 (LG1)



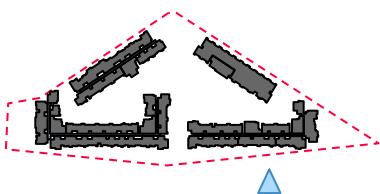
CAUSEWAYZ
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Perspective

DROP OFF LOBBY TOWER B2 (LG1)



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Perspective



Ground floor

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Perspective



Ground floor

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Perspective



Ground floor

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