

Axis Tower

Tower A

Axis Tower Fact Sheet

AIRBNB (TOWER A)		
Description		Tower A: 63 Storeys Serviced Apartment Building (908 units) comprising: <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		Level 13-39: 20 units Level 40: 16 units Level 41-57: 20 units Level 58-59: 6 units
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)

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Axis Tower Fact Sheet

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

Axis Tower Fact Sheet

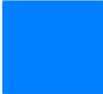
TYPE	SIZE	LAYOUT	TOTAL UNIT	BALCONY	CAR PARK NO	ESTIMATED PRICE RANGE (GROSS)
A	366 SF	STUDIO	311	NO	1 Single	RM 593,100 to RM 623,100 (RM1,620.49 to RM1,702.46)
B (Dual-Key)	592 SF	2R 2B	597	NO	1 Single	RM 930,200 to RM 975,200 (RM 1,571.28 to RM 1,647.30)
		TOTAL	908			

- Unit Layout & Floor Plan -

Axis Tower Typical Floor



TYPE A
366SF



TYPE B
592SF



Refuse Chamber

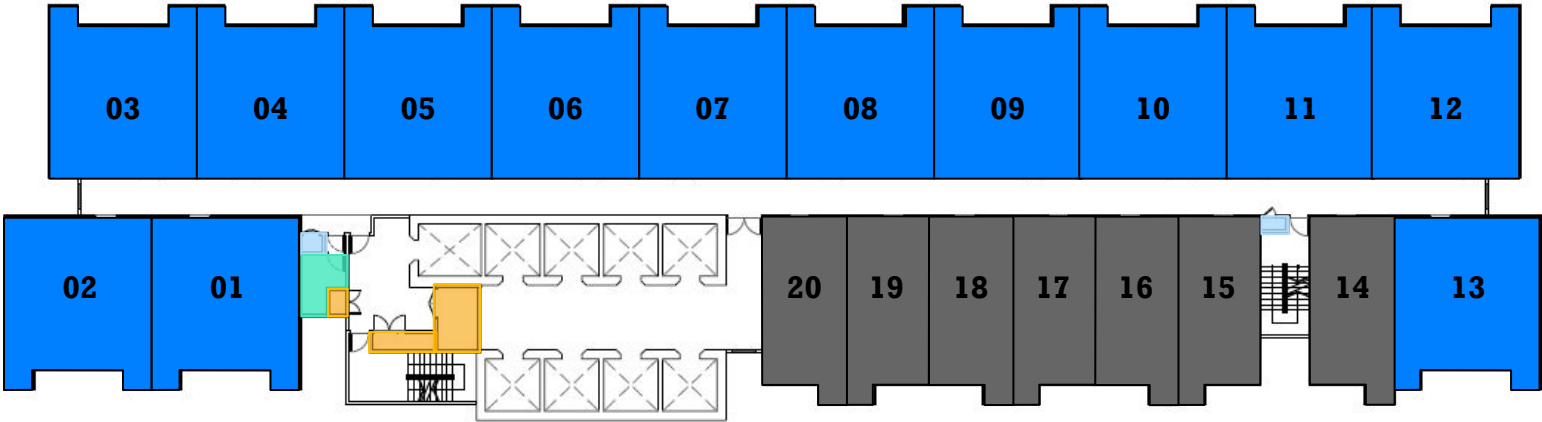


Hose Reel



M&E

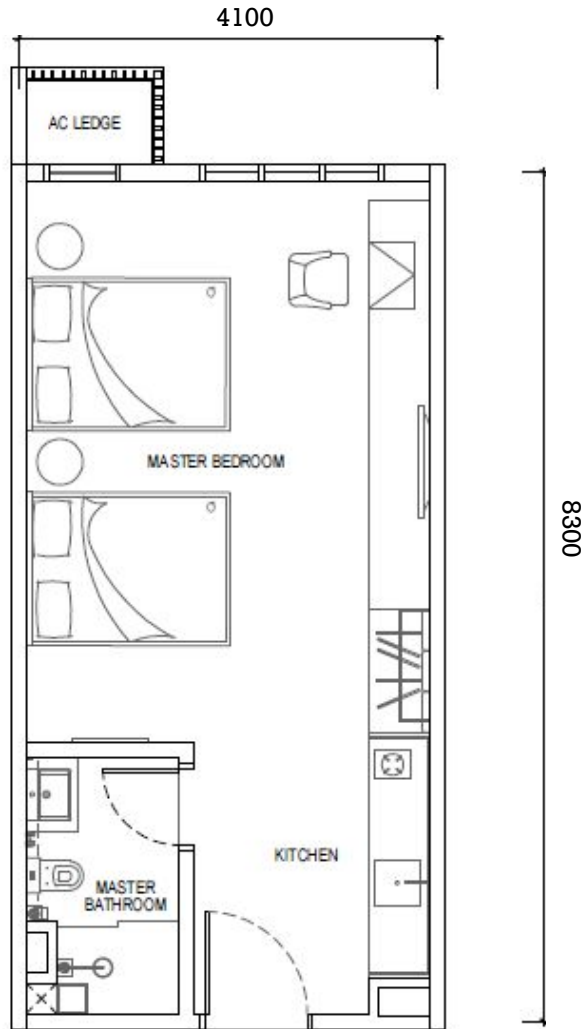
Jalan Ah Siang, Taman Pelangi, Istana pasir Pelangi
(North)



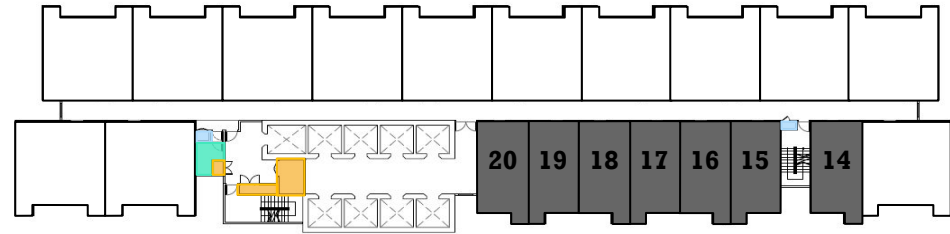
Singapore, Pool View
(South)



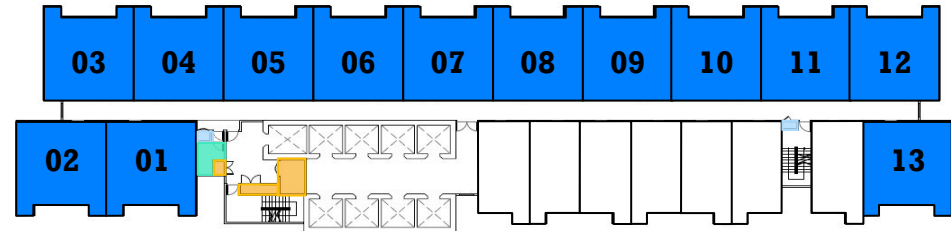
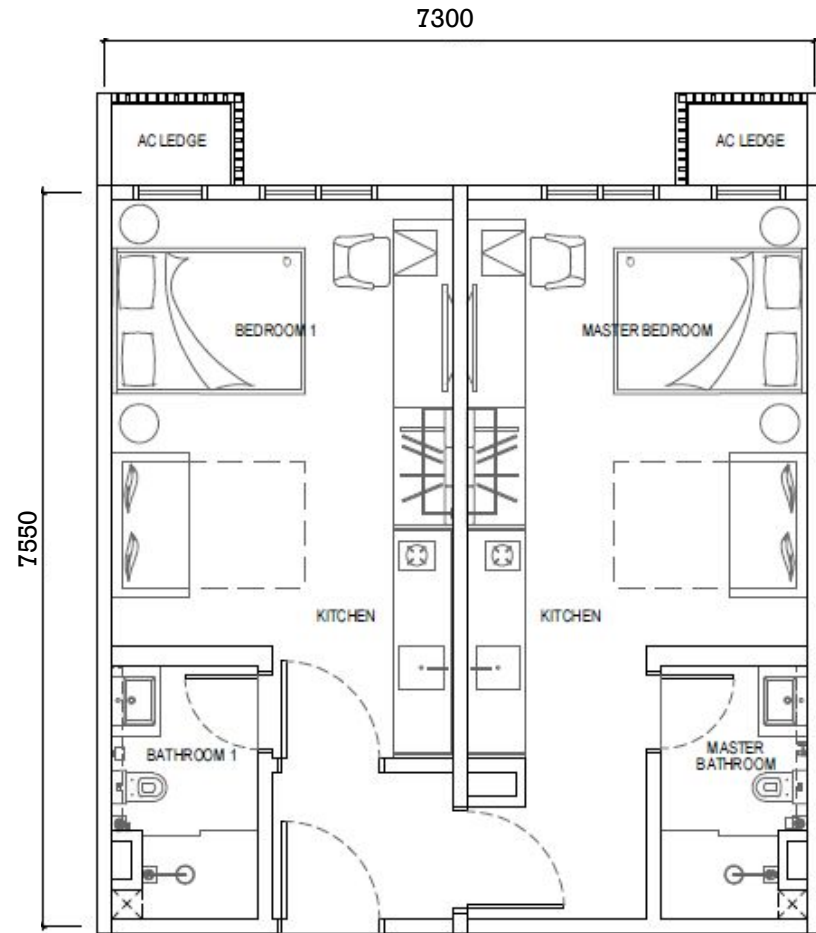
Unit Layout: Type A (366sf, 34sm)



Type A
1 Room, 1 Bathroom



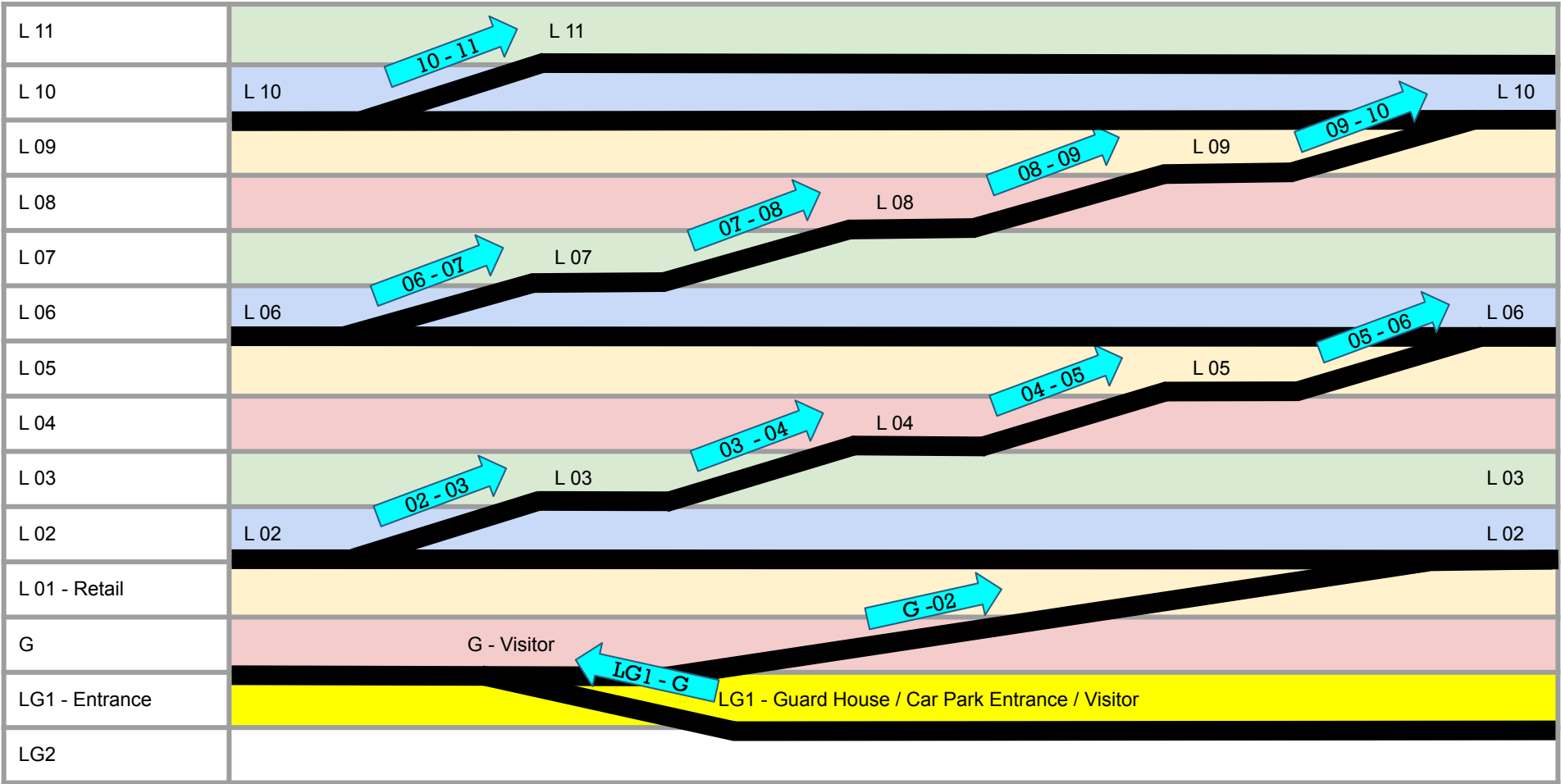
Unit Layout: Type B (592sf, 55sm)



Type B
2 Room, 2 Bathroom

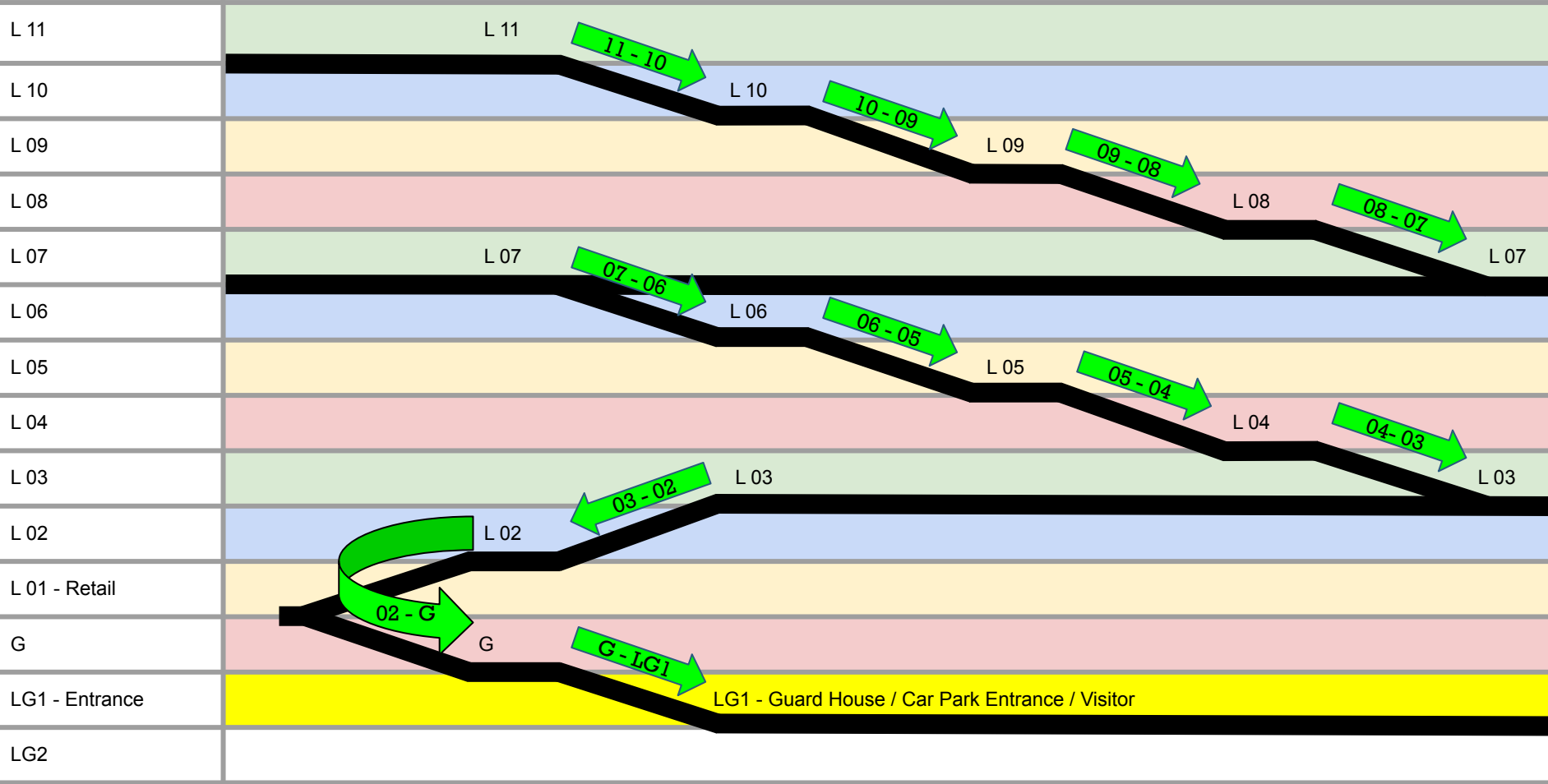
Car Park Podium Speed Ramp (Ramp Up)

New Version



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Car Park Podium Speed Ramp (Ramp Down)



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- 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

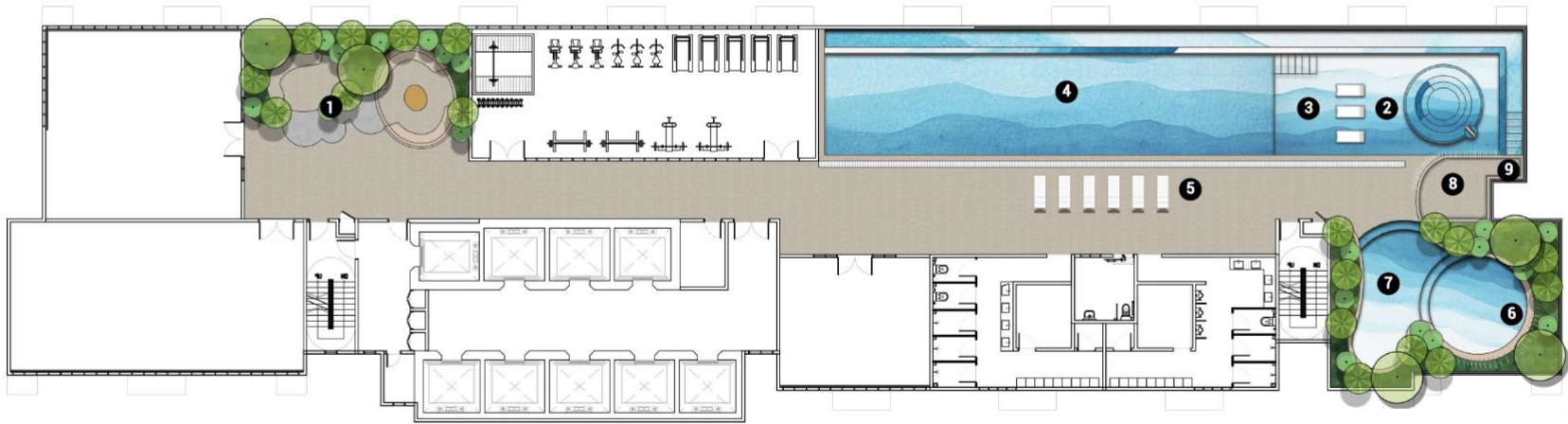
Tower A Sky Facilities

Landscape Concept

Landscape Plan

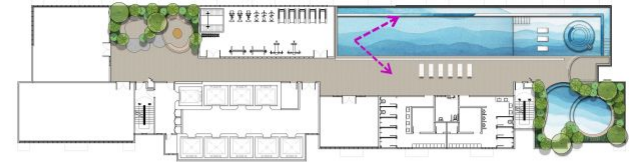
SKY ROOF FACILITY

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. Seascape wading pool
8. Outdoor shower corner (2 pax)
9. Maintenance gate



Sky Roof

Perspective



Wave-scape Infinity pool

Sky Roof

Perspective



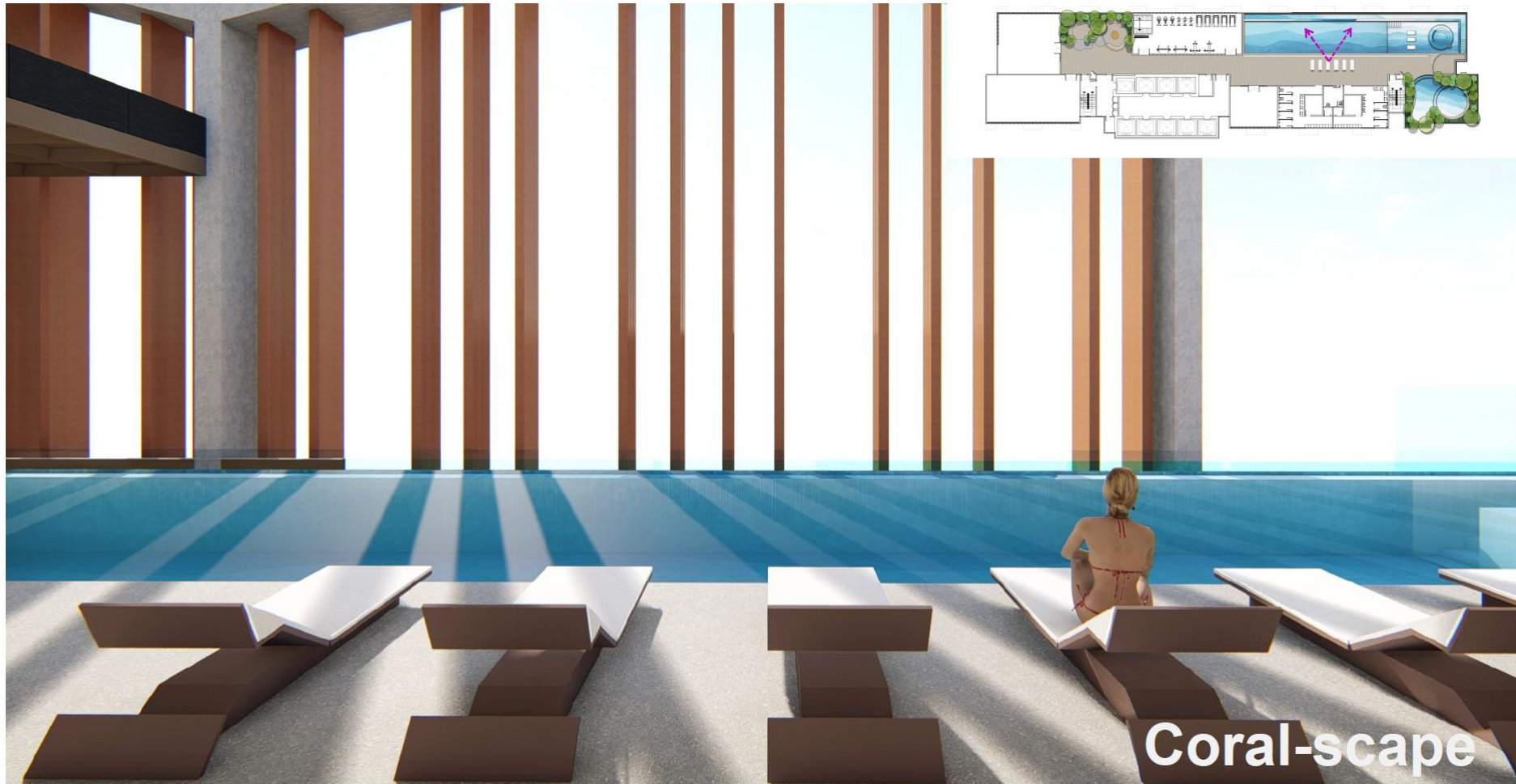
Sky Roof

Perspective



Sky Roof

Perspective



Sky Roof

Coral-scape

Perspective



Sky Roof

PHASE 1

Brixton Tower

Tower B

Facade (Brixton Tower)



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Brixton Tower Fact Sheet

	SERVICE APARTMENT (TOWER B1)	SERVICE APARTMENT (TOWER B2)
Description	Tower B1: 60 Storeys Serviced Apartment Building (537 units) comprising: <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) 	Tower B2: 60 Storeys Serviced Apartment Building (720 units) comprising: <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	Level 12-39: 12 units Level 40: 9 units Level 41-56: 12 units	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, MBBJ, 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	<p> Sky BBQ Gymnasium Swimming Pool Wading Pool Multi-purpose hall Co-Working Space Games Room Karaoke Room Landscape Reading Room Half Basketball Court </p>	

360 Drone Shoot :	https://360vr.my/exsim/lumbakuda/
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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

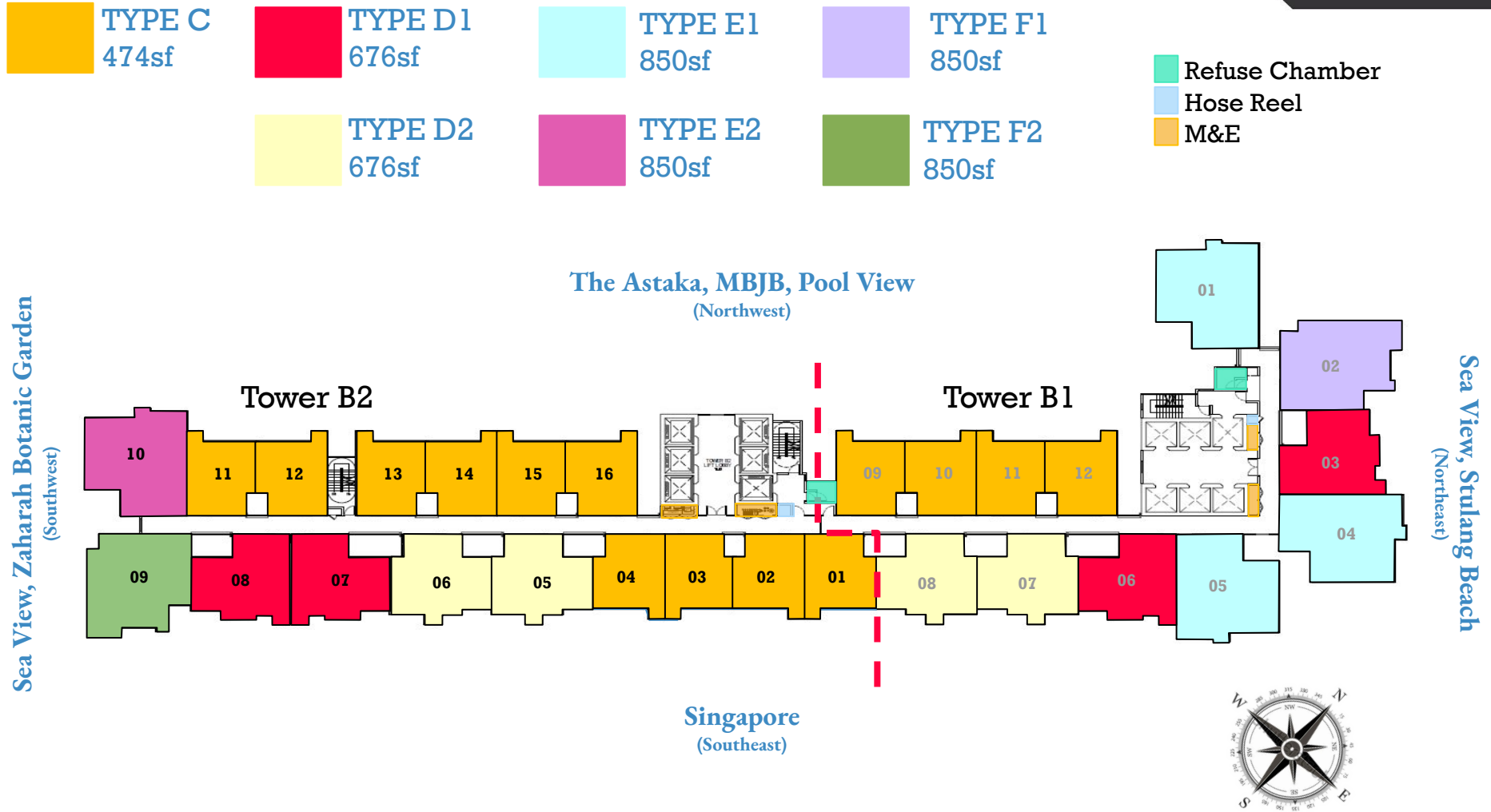
Brixton Tower Fact Sheet

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 (RM1,457.81 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 (RM1,437.63 psf)	RM 999,150 (RM 1,497.98 psf)
E1	850 SF	3R 2B	135	YES	2 Single	RM 1,170,700 (RM1,377.29 psf)	RM1,234,000 (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

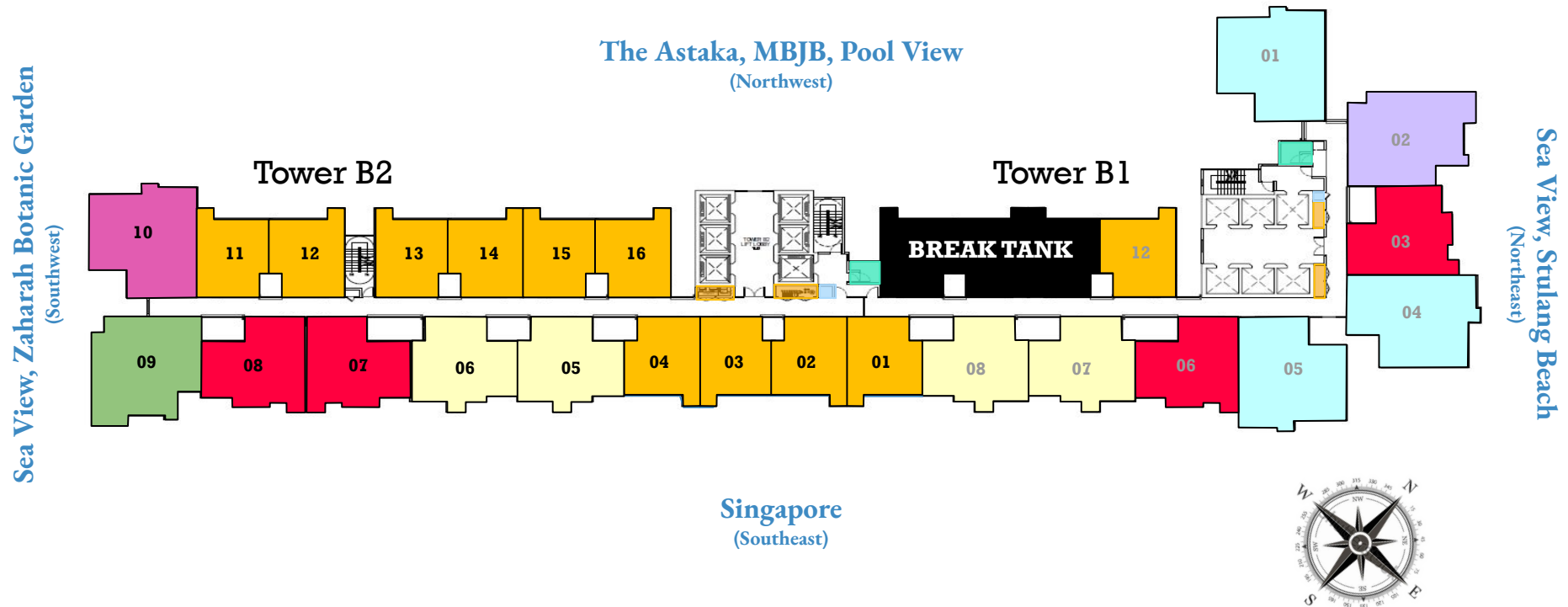


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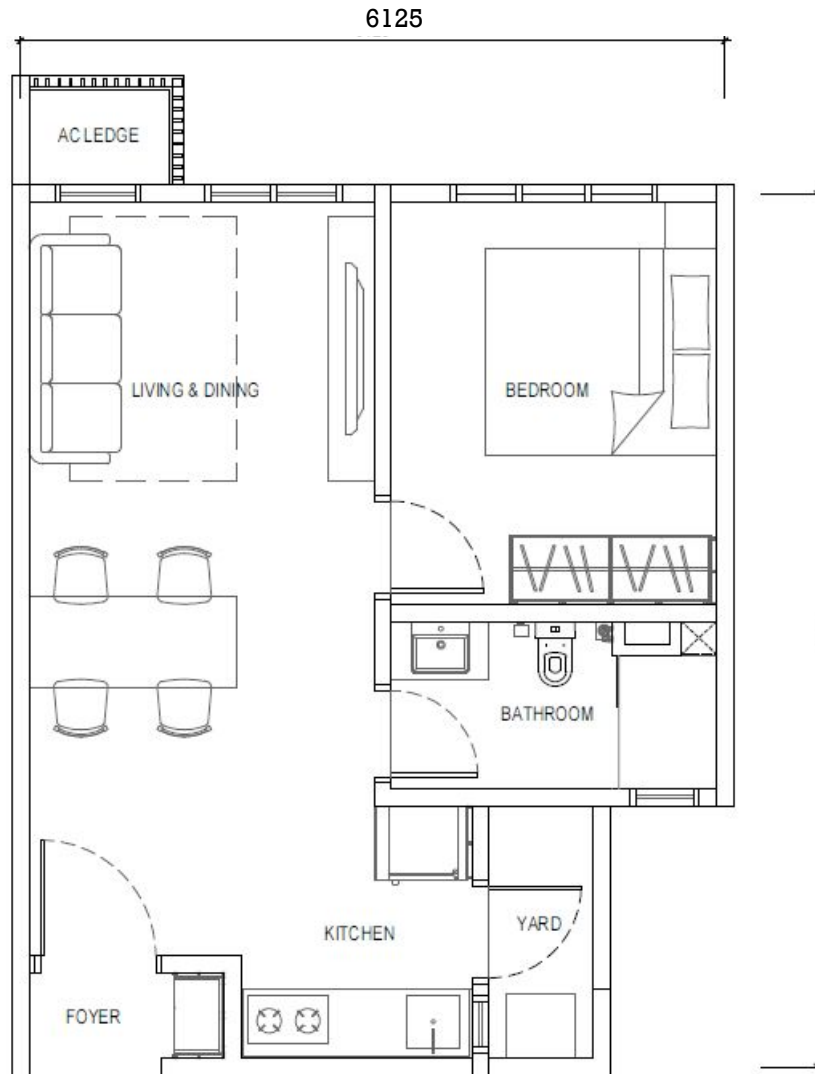
Brixton Tower Typical Floor (Level 40)

 TYPE C 474sf	 TYPE D1 676sf	 TYPE E1 850sf	 TYPE F1 850sf
	 TYPE D2 676sf	 TYPE E2 850sf	 TYPE F2 850sf

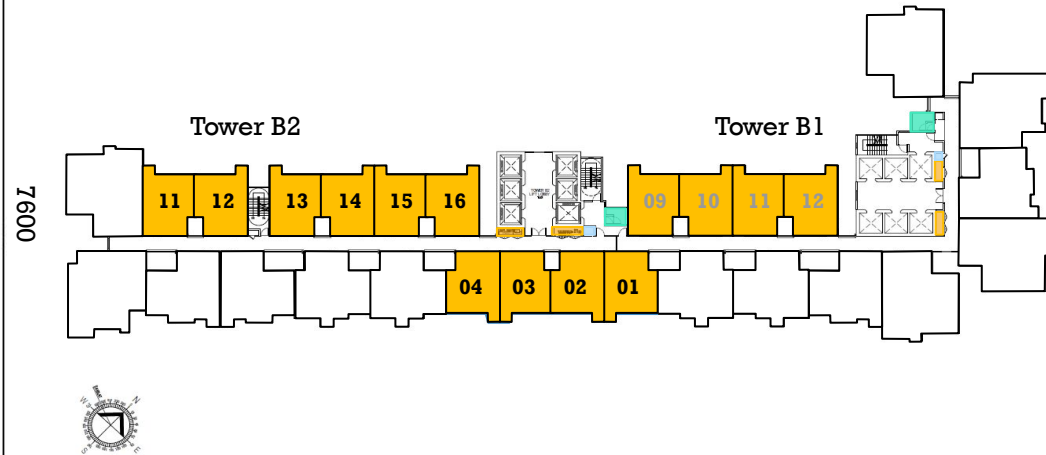
 Refuse Chamber
 Hose Reel
 M&E



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

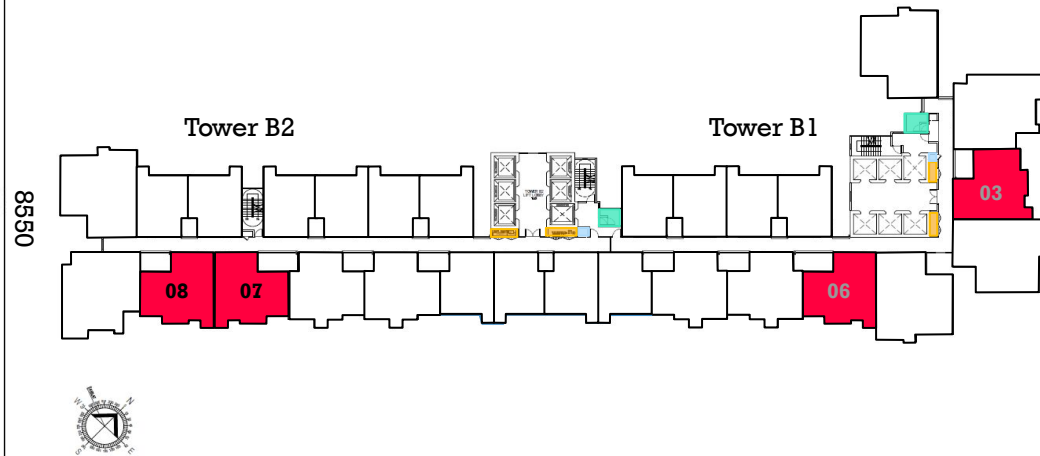
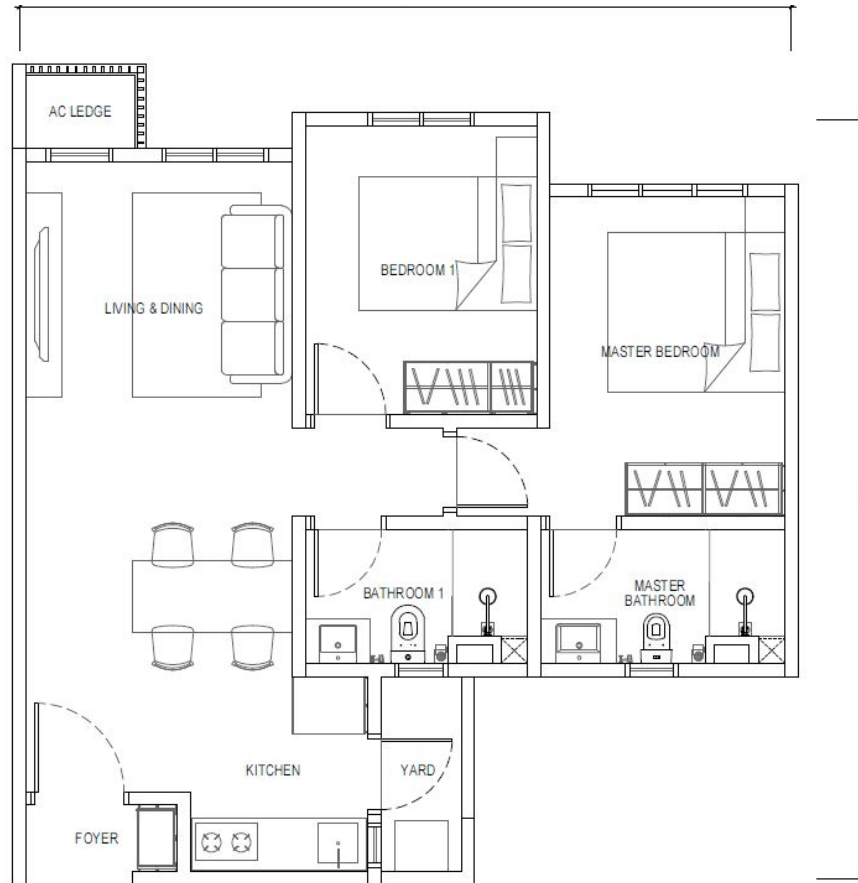


Type C
1 Room, 1 Bathroom



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

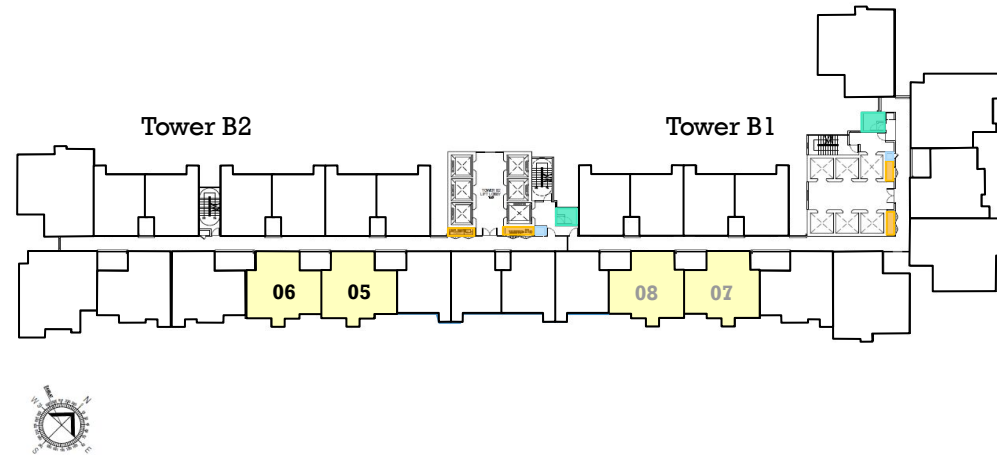
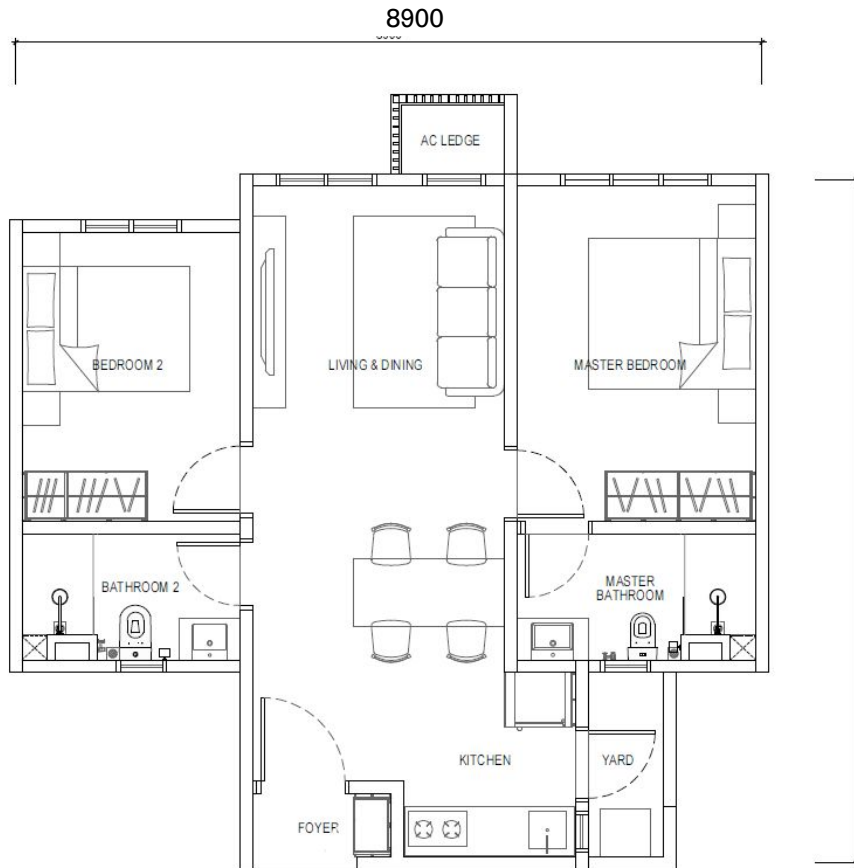
8700



Type D1
2 Rooms, 2 Bathrooms

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

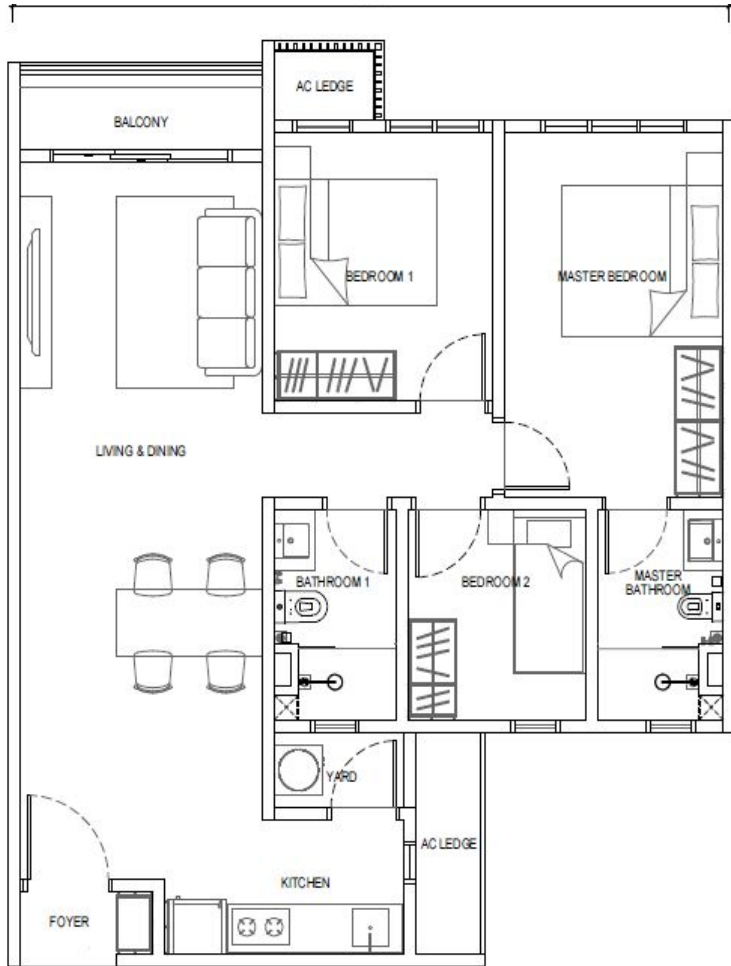


Type D2
2 Rooms, 2 Bathrooms

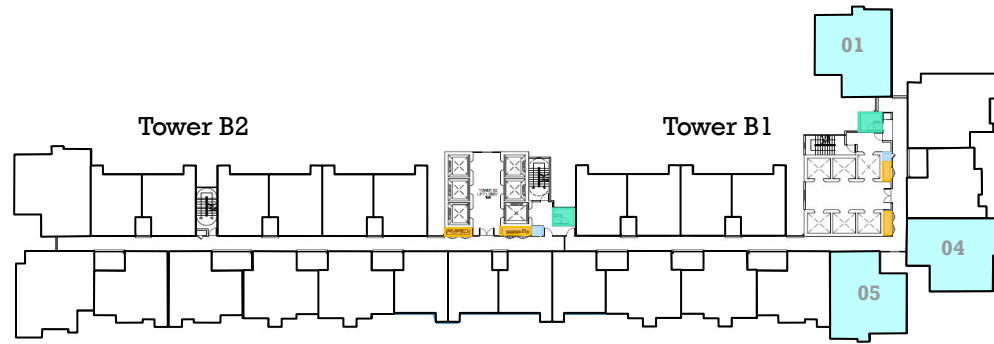
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Unit Layout: Type E1 (850sf, 79sm)

8850

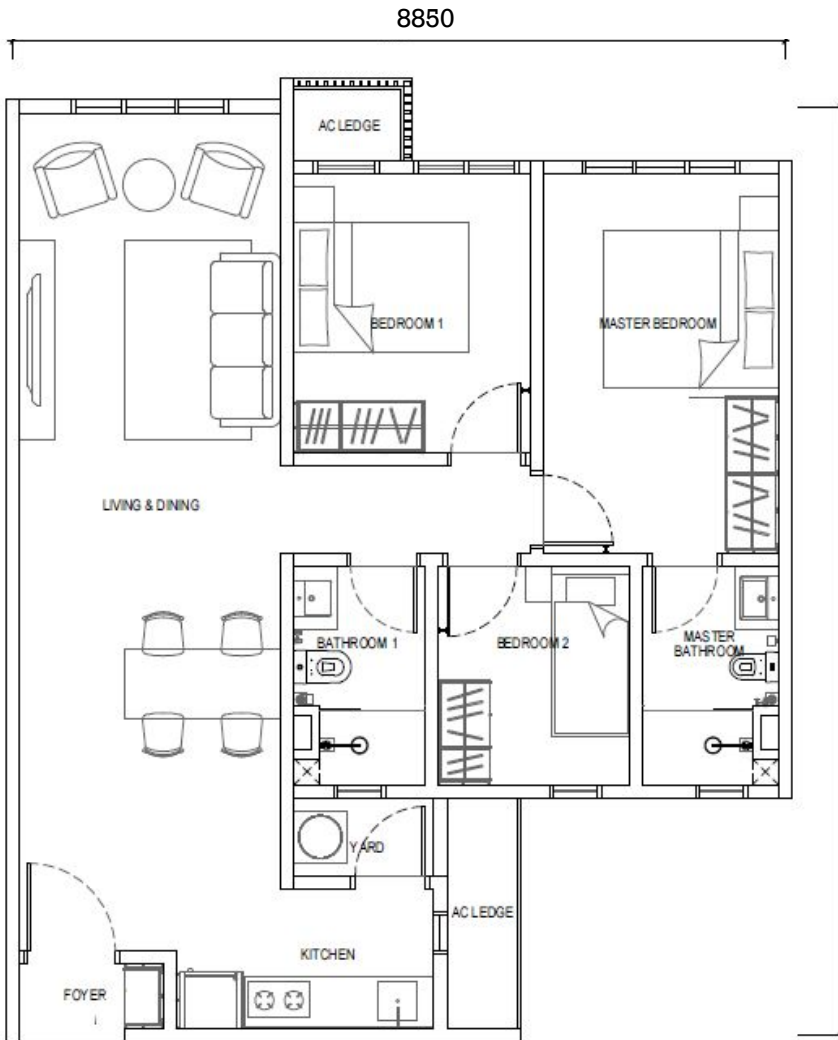


10650

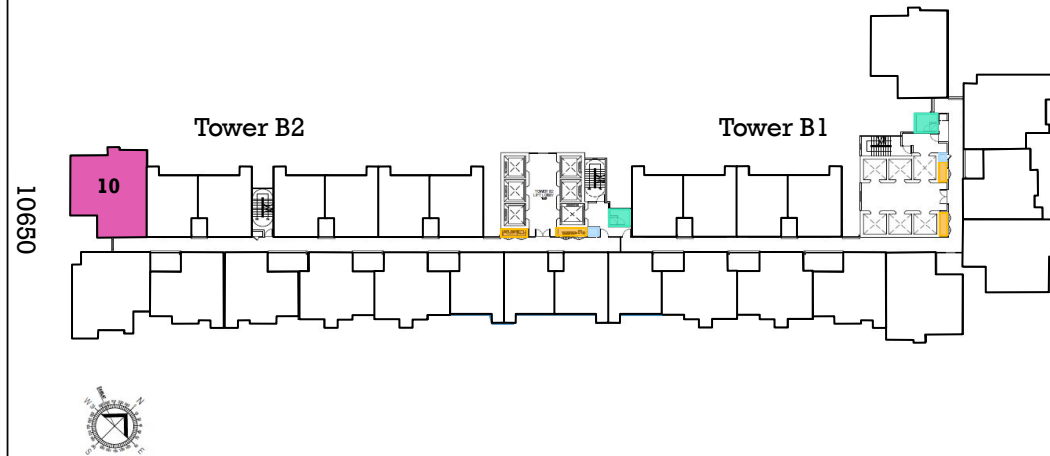


Type E1
3 Rooms, 2 Bathrooms

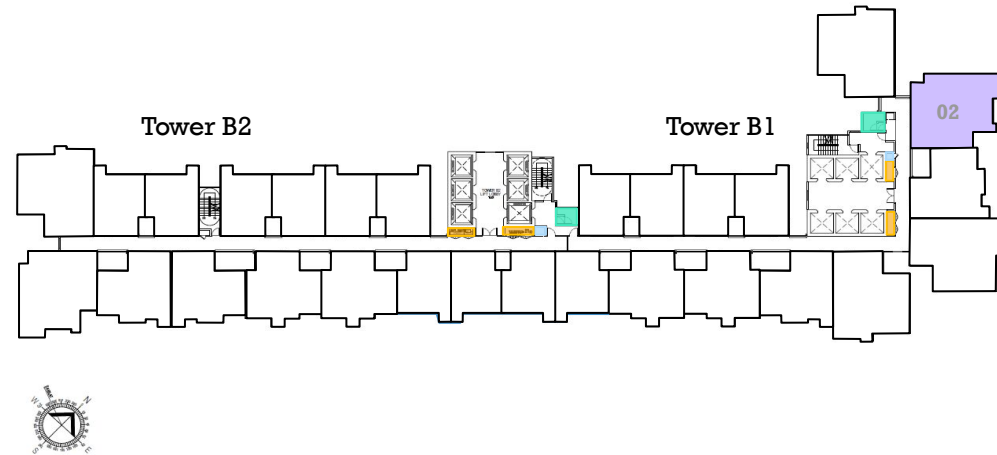
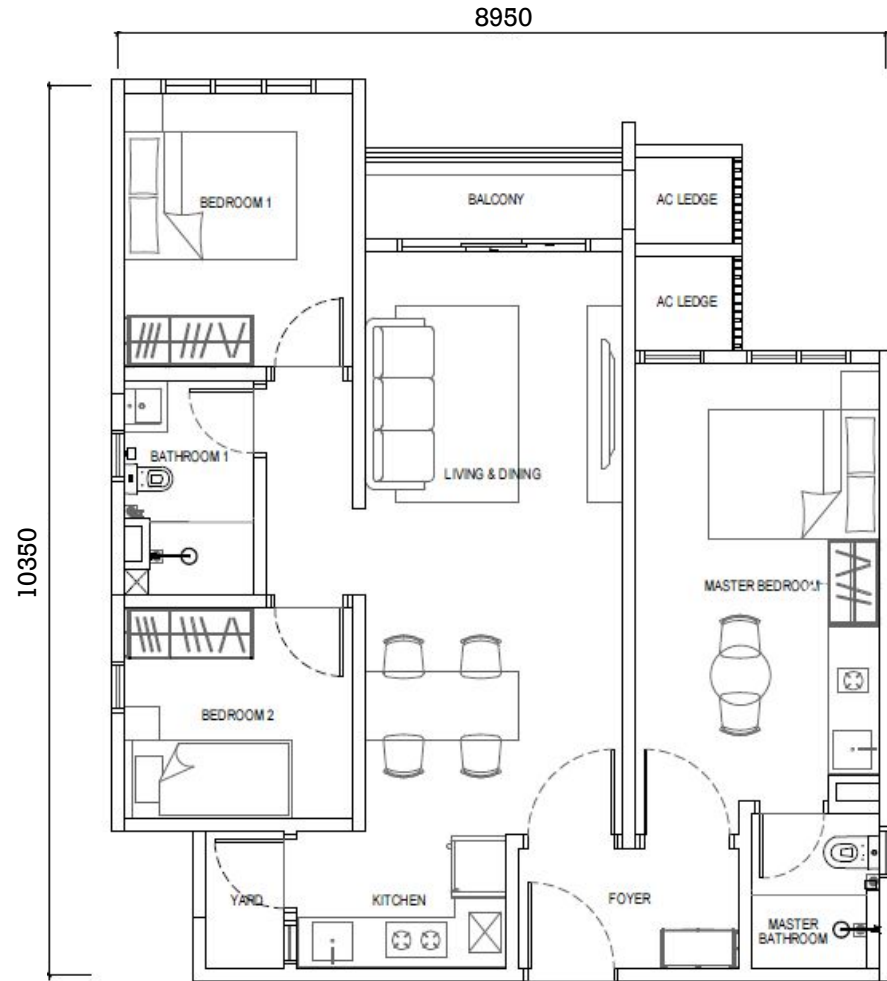
Unit Layout: Type E2 (850sf, 79sm)



Type E2
3 Rooms, 2 Bathrooms

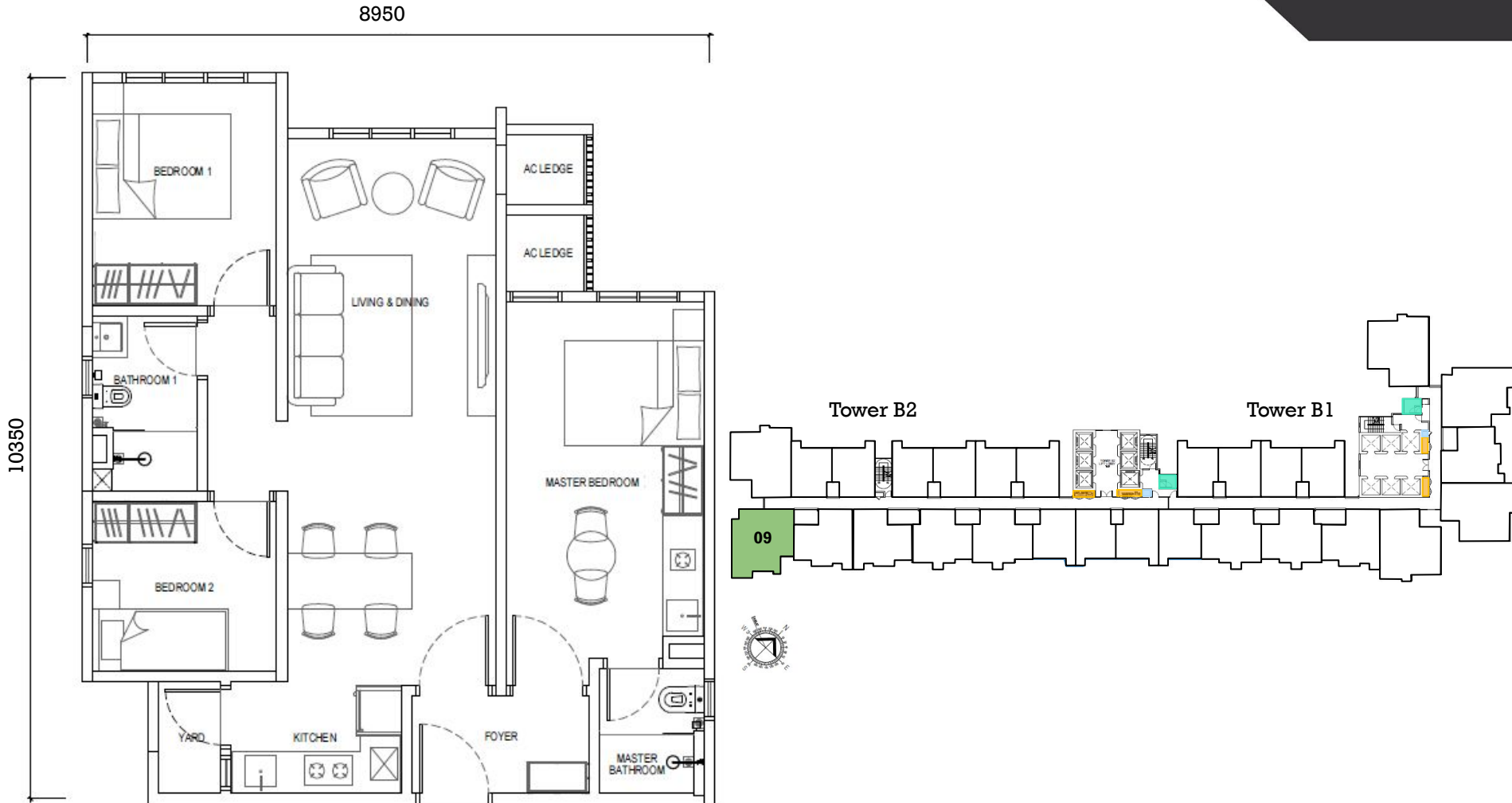


Unit Layout: Type F1 (850sf, 79sm) Dual-Key



Type F1
3 Rooms, 2 Bathrooms

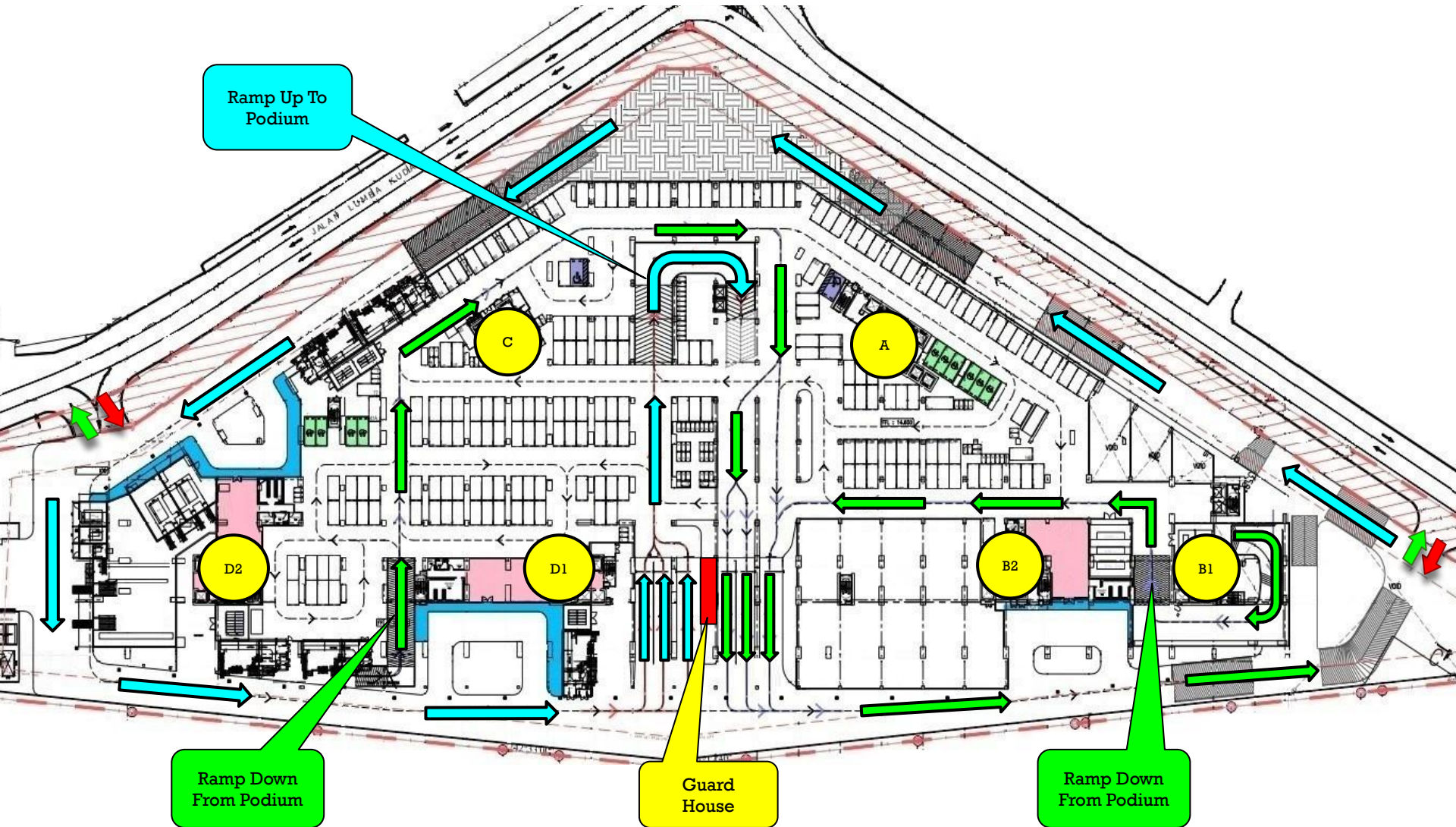
Unit Layout: Type F2 (850sf, 79sm) Dual-Key



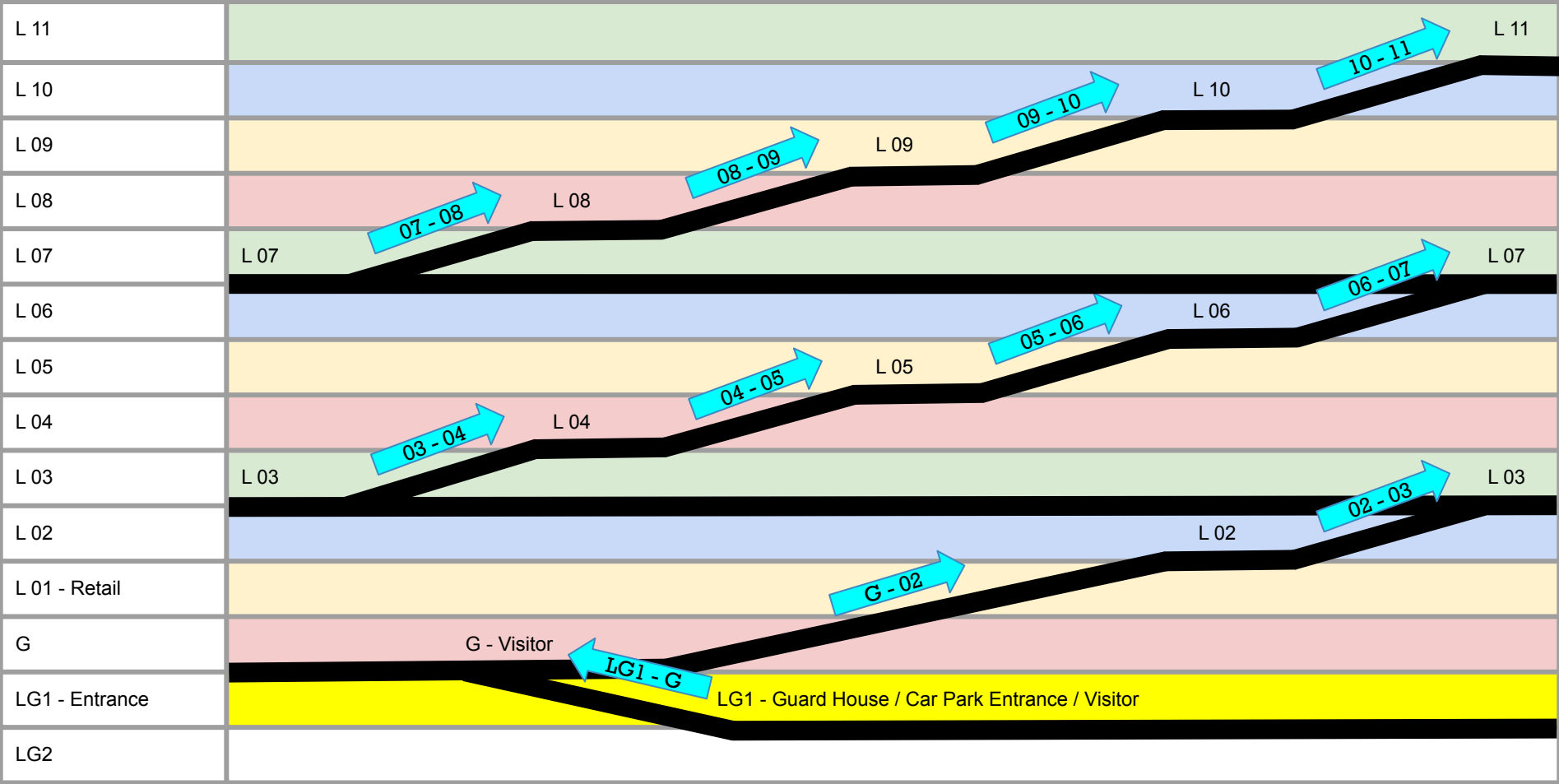
Type F2
3 Rooms, 2 Bathrooms

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Car Park Podium Speed Ramp (Ramp Up)



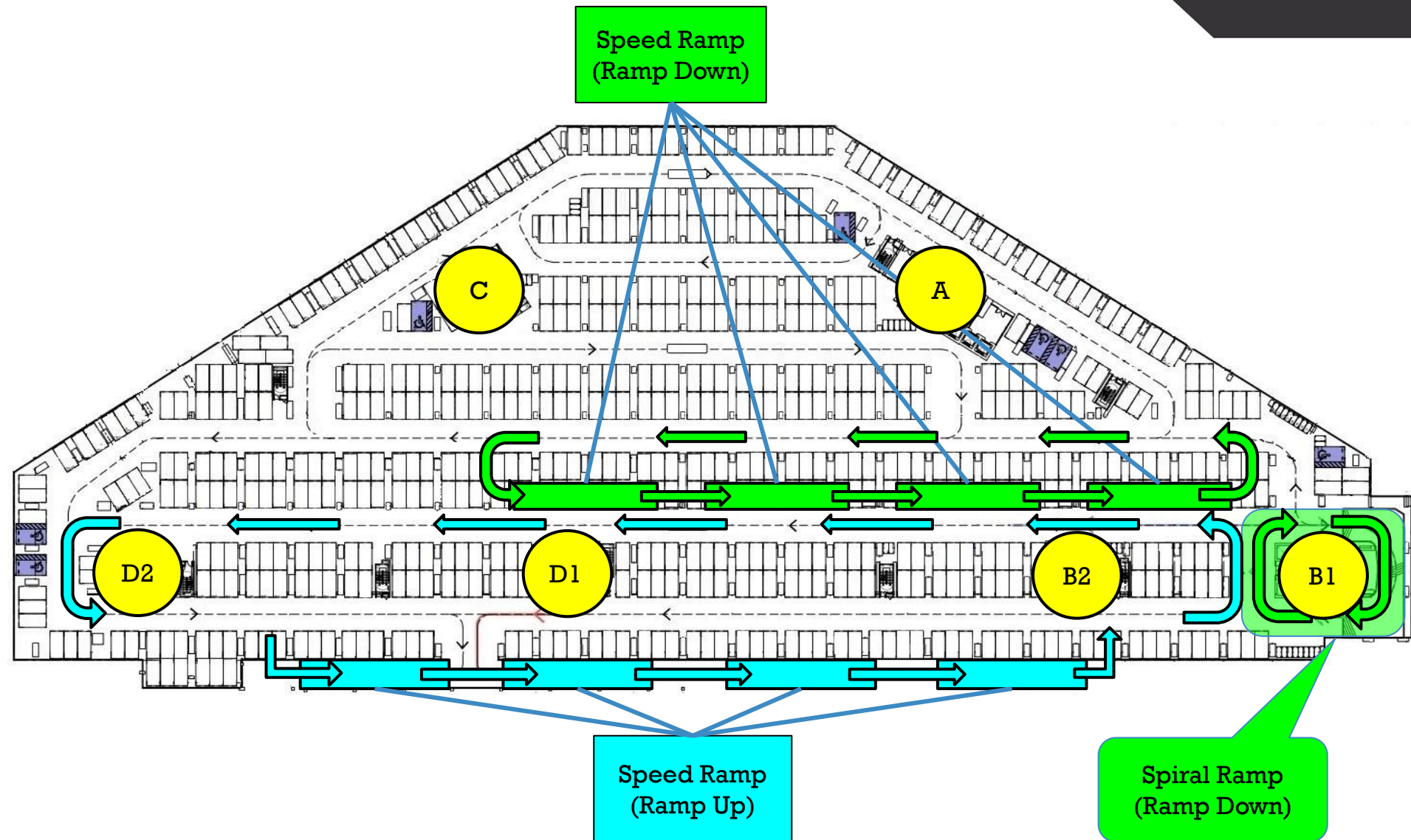
Car Park Podium Speed Ramp (Ramp Up)



Car Park Podium Speed Ramp (Ramp Down)



Car Park Podium Speed Ramp Concept



- 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:

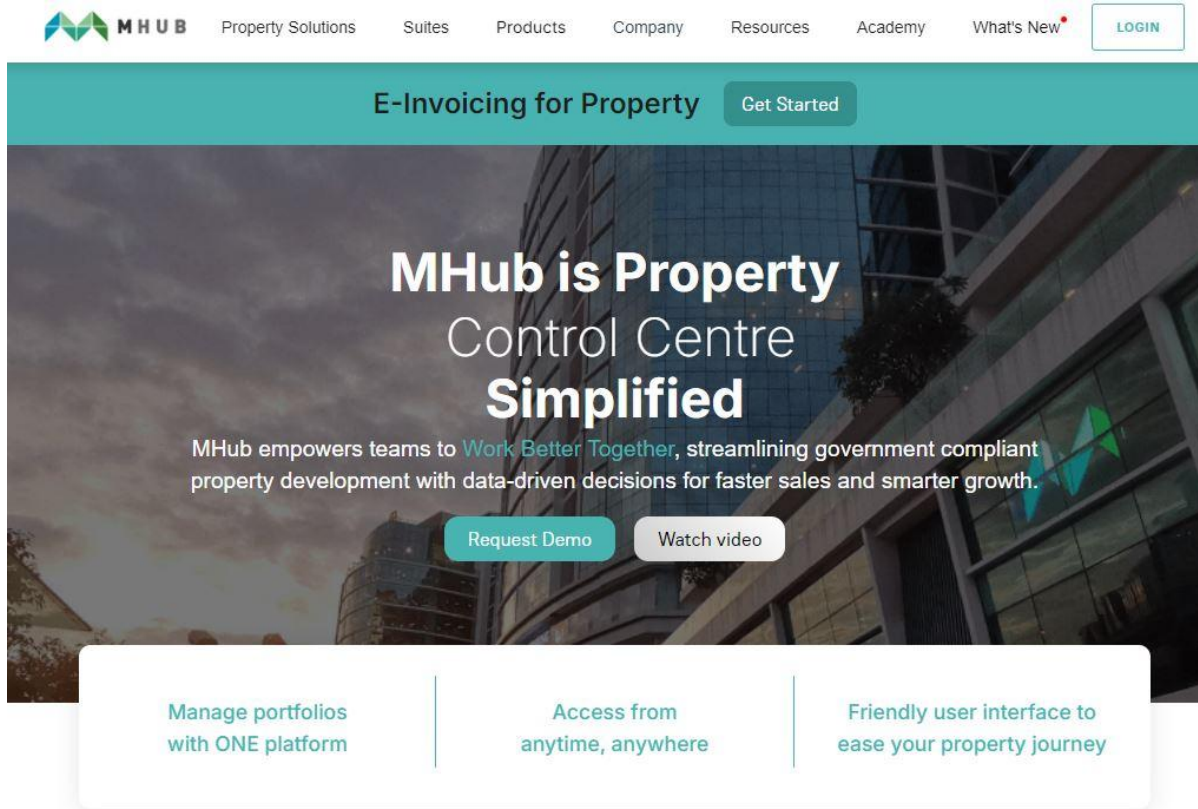
B **B1-12-09**
C(M)
RM 691,000
474sq ft

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 screenshot shows the MHub website's navigation bar with links for Property Solutions, Suites, Products, Company, Resources, Academy, What's New, and a LOGIN button. Below the navigation bar is a teal banner for 'E-Invoicing for Property' with a 'Get Started' button. The main content area features a large image of a modern building with the text 'MHub is Property Control Centre Simplified'. Below this, a paragraph states: 'MHub empowers teams to [Work Better Together](#), streamlining government compliant property development with data-driven decisions for faster sales and smarter growth.' Two buttons, 'Request Demo' and 'Watch video', are positioned below the text. At the bottom, three white boxes highlight key features: 'Manage portfolios with ONE platform', 'Access from anytime, anywhere', and 'Friendly user interface to ease your property journey'.

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	B 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

< 1 >

Search...



Draft



2/2 available

Brixton Tower

Johor Bahru, Johor

474 sqft - 667 sqft

RM750,000 - RM800,000

Commercial

Headquarters

Published



64 / 848 available

The Asteriaz @ Kebun Teh

Johor Bahru, Johor

560 sqft - 915 sqft

RM474,900 - RM769,900

Commercial

Johor Sales Gallery

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

[illegible] $A(M)$

507,900

A

510,900

B1(M

BUMI LO

718,400

Non-Bumi Unit

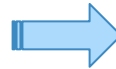
Bumi Unit - Appealing to Non-Bumi

Bumi Unit

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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/ul/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

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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*

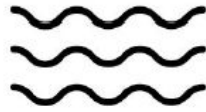
which resembles
mountain peaks

+

②

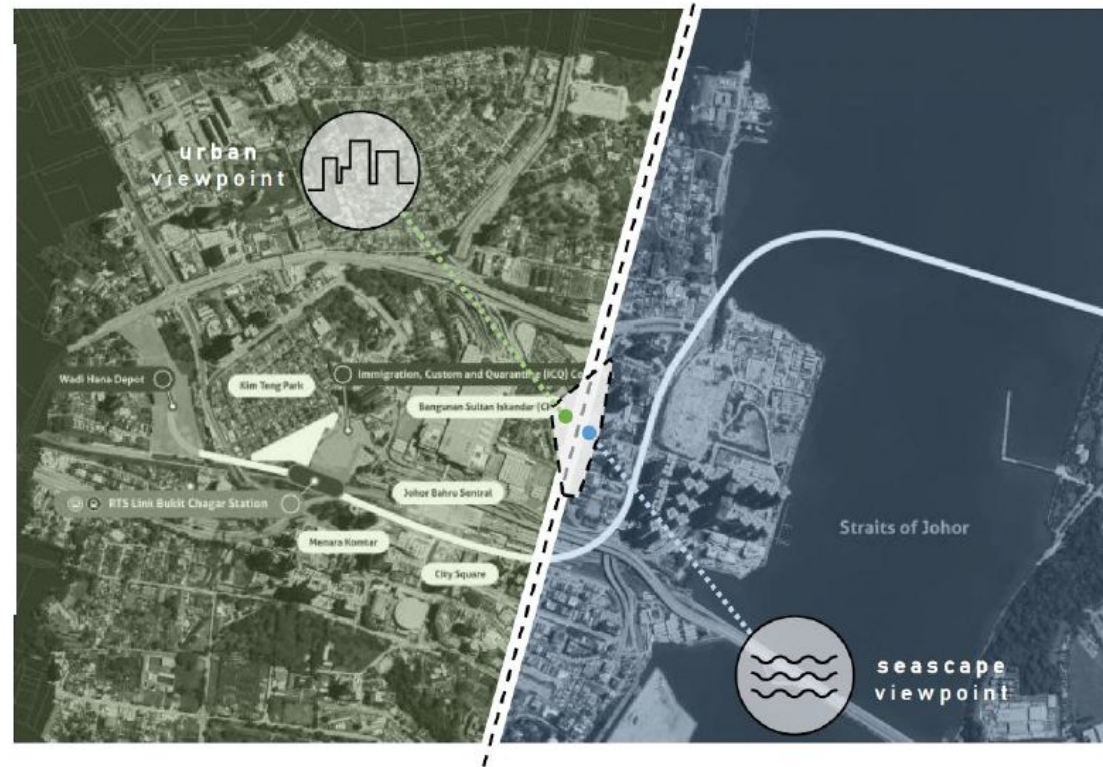
viewpoint overlooking singapore :

the straits



*fluidity &
natural
flow/movement*

of the seascape
surrounding



Case Study

Landscape Concept

The Concept

“Ocean Lullaby”

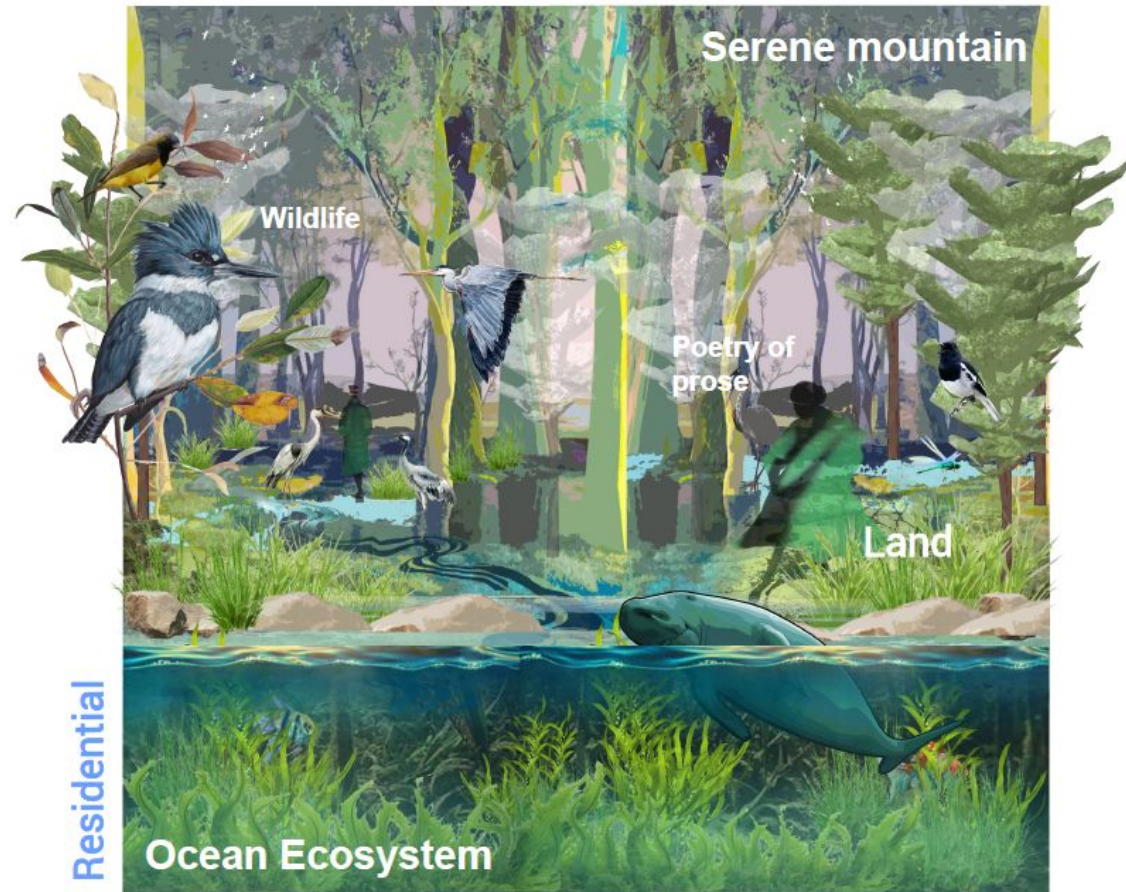
Intertwined with nature

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



Flowing



Refraction

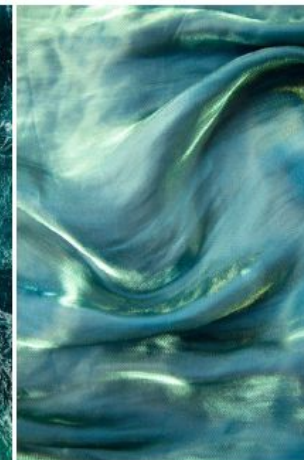
Marine x Green



Emotional Depth



Fluidity



Poetry of prose



Ocean to land



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

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



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. Pavillion
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

- A. Management Office
- B. Karaoke Room
- C. Game Room
- D. Reading Room
- E. Surau (M)
- F. Surau (F)
- G. Gymnasium

Phase 2

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

- I. Gymnasium
- J. Reading Room
- K. Entertainment Room
- L. Karaoke Room
- M. Sky Kitchen
- N. Kids Playground

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Perspective

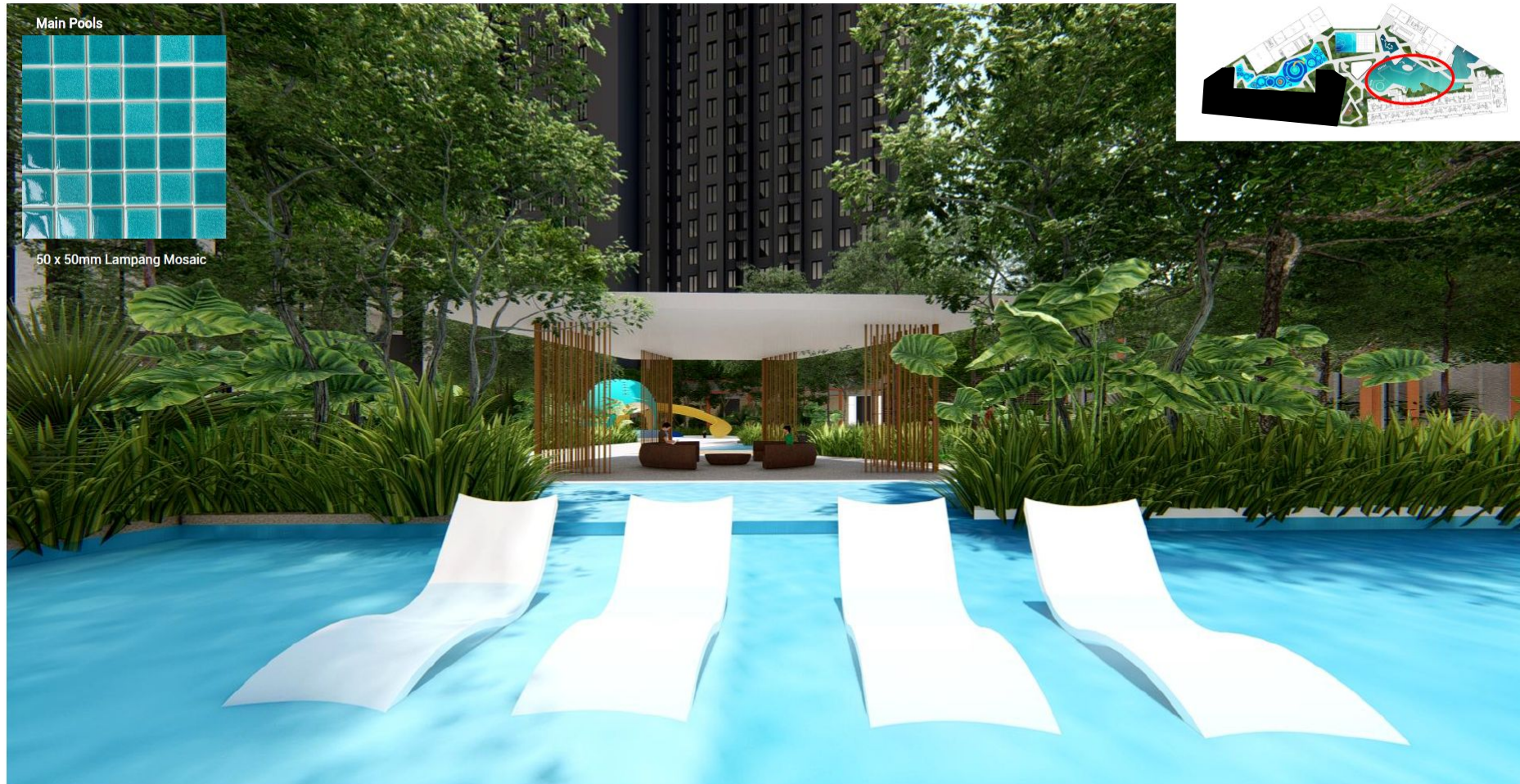


The Pearl Crown & Stepping stone

Podium Facility

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Perspective



Podium Facility

Perspective



Podium Facility

Perspective



Podium Facility

Perspective



Podium Facility

Perspective



Whispering Water Play

Podium Facility

Perspective



Podium Facility

Perspective



Podium Facility

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



Sky Roof

Landscape Concept



Sky Roof

Landscape Concept



Glowing Sky BBQ

Sky Roof

Landscape Concept



Sky Roof



Dover Tower

Tower D

Dover Tower Fact Sheet

	SERVICE APARTMENT (TOWER D1)	SERVICE APARTMENT (TOWER D2)
Description	Tower D1: 60 Storeys Serviced Apartment Building (810 units) comprising: <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) 	Tower D2: 60 Storeys Serviced Apartment Building (717 units) comprising: <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, Seascape Forest Walk, Seascape 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 Parcourse, 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 :

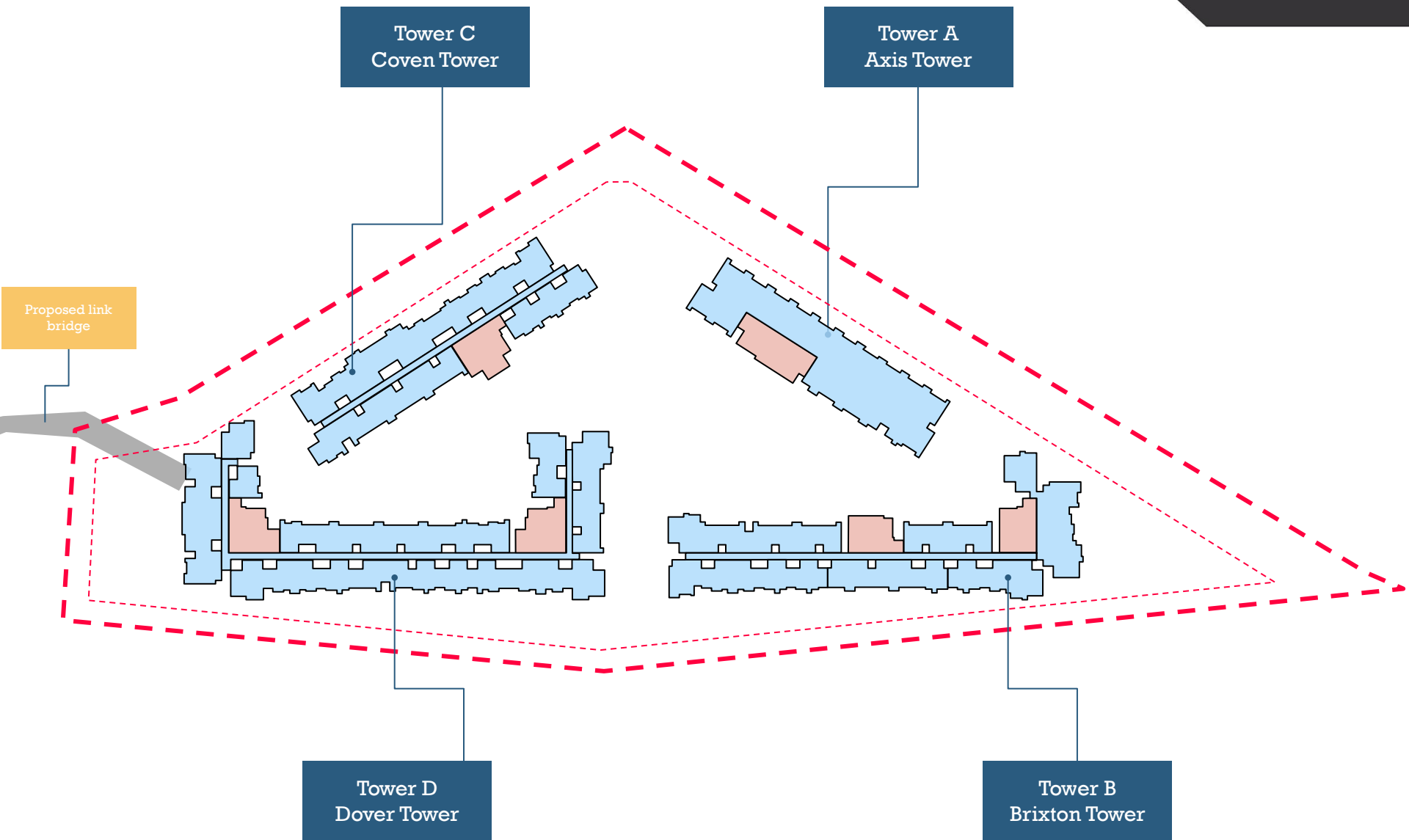
<https://360vr.my/exsim/lumbakuda/>

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			

- Unit Layout & Floor Plan -

Tower Plan



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Dover Tower Typical Floor

TYPE C
474sf

TYPE D1
667sf

TYPE E1
850sf

TYPE F1
850sf

TYPE D2
667sf

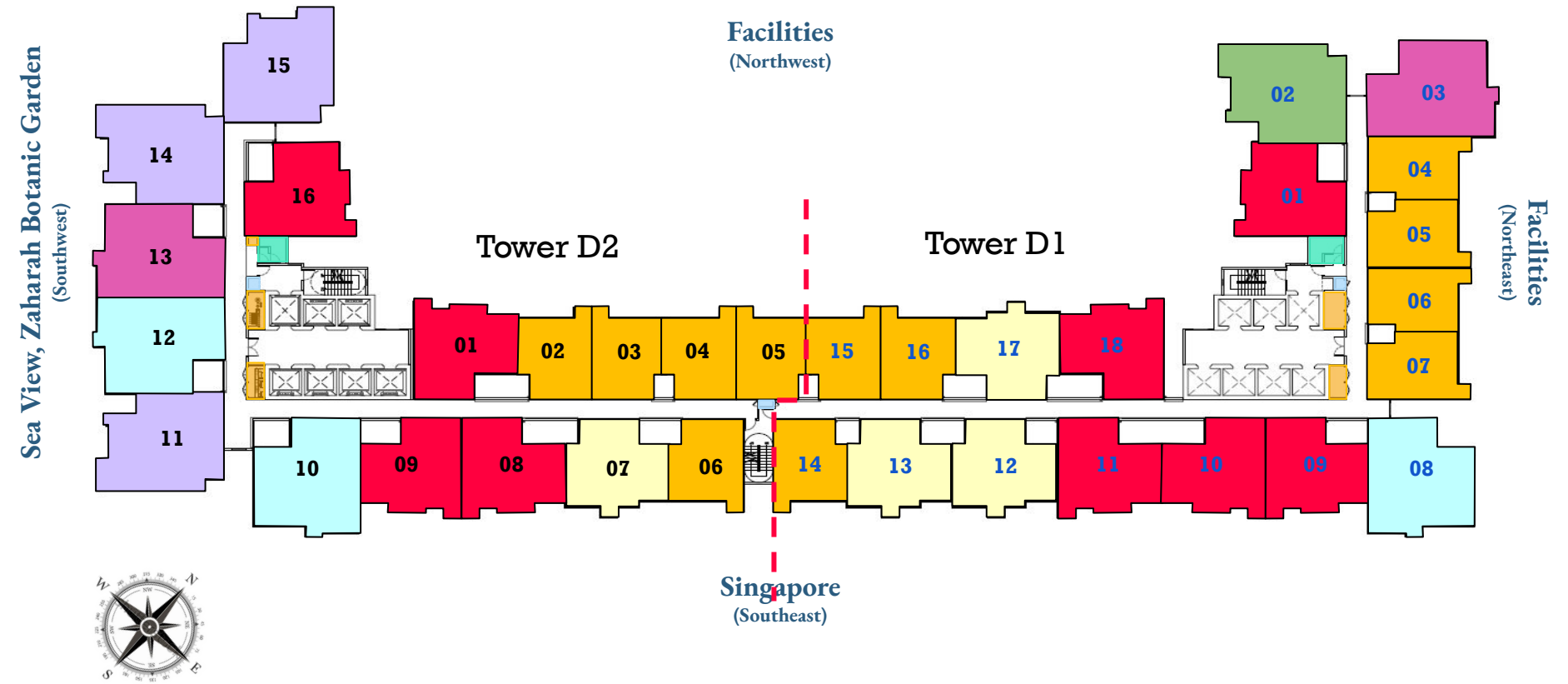
TYPE E2
850sf

TYPE F2
850sf

Refuse Chamber

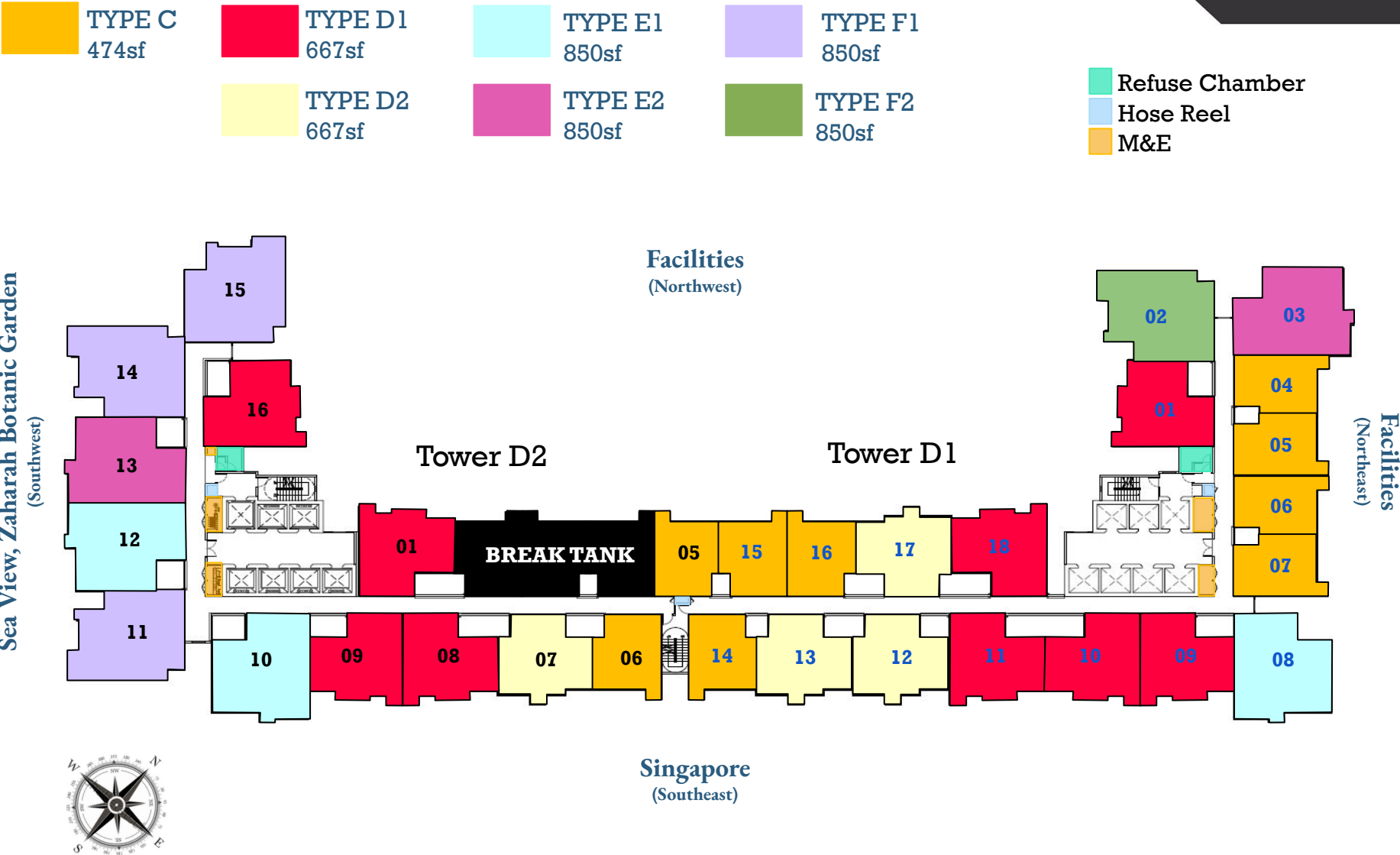
Hose Reel

M&E



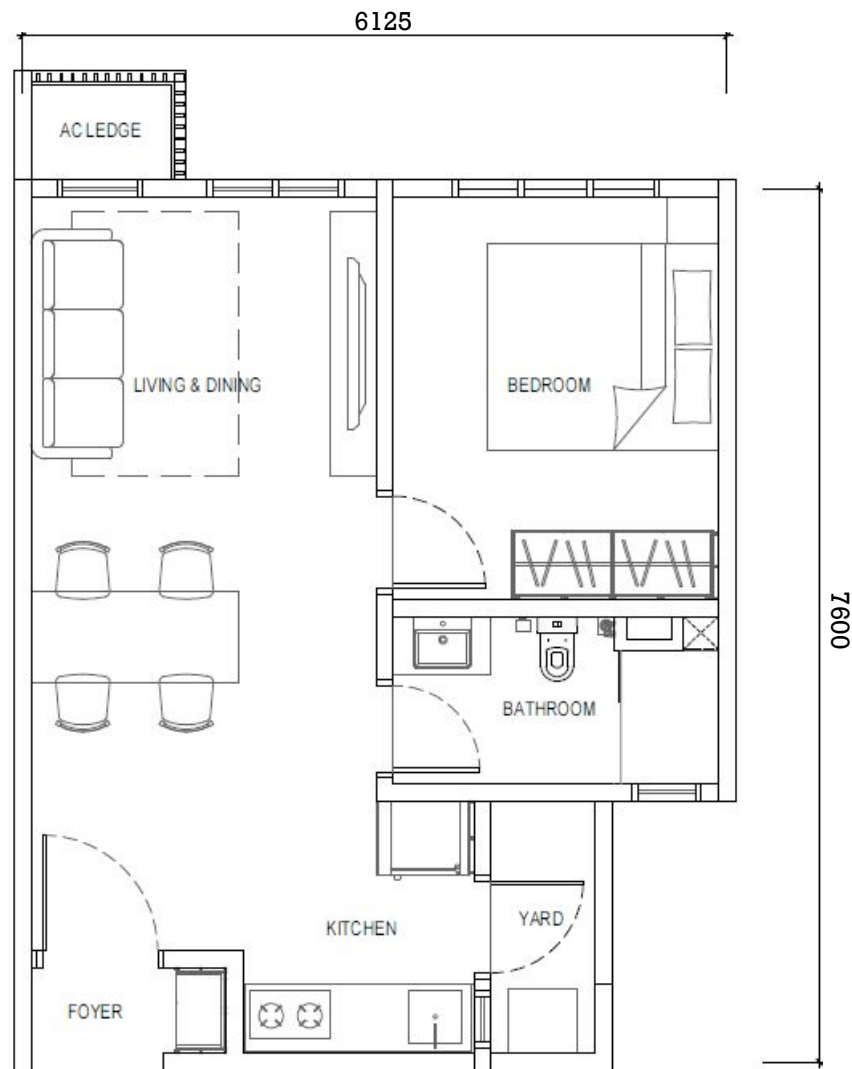
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Dover Tower Typical Floor

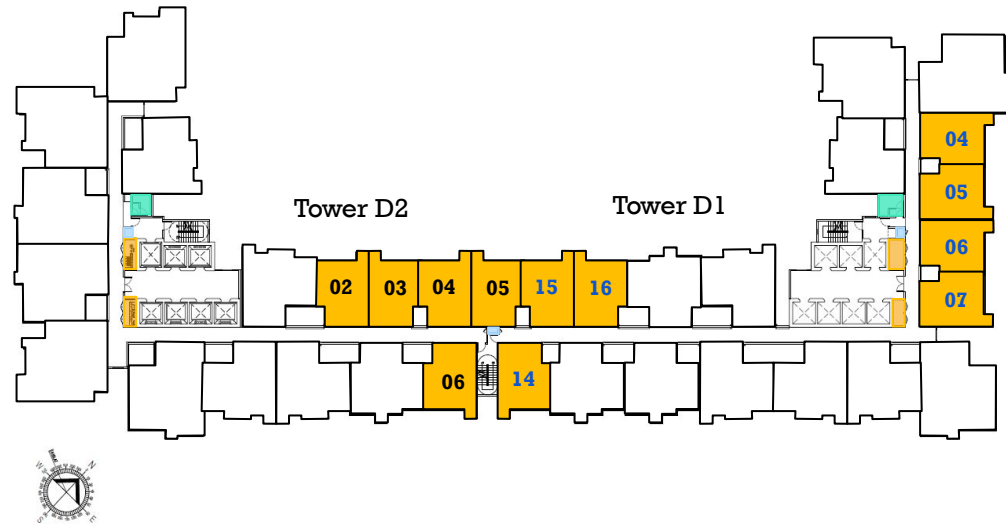


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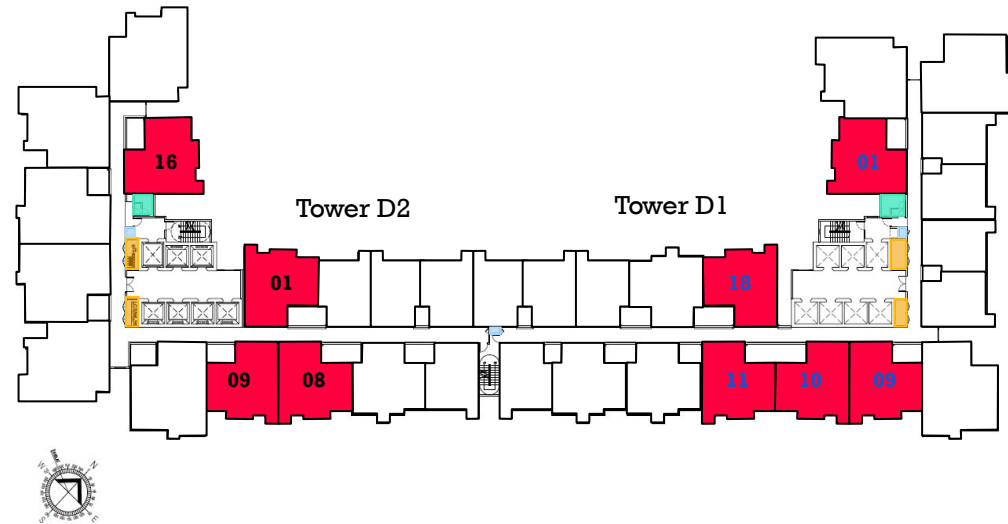
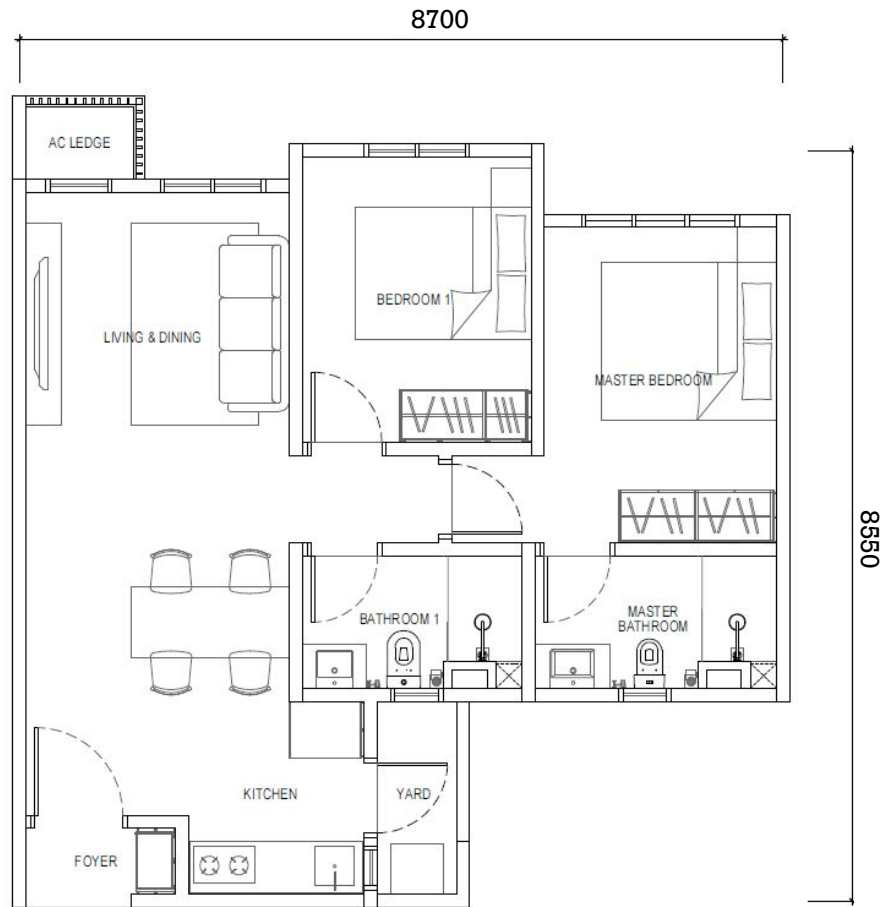
Unit Layout: Type C (474sf, 44sm)



Type C
1 Room, 1 Bathroom

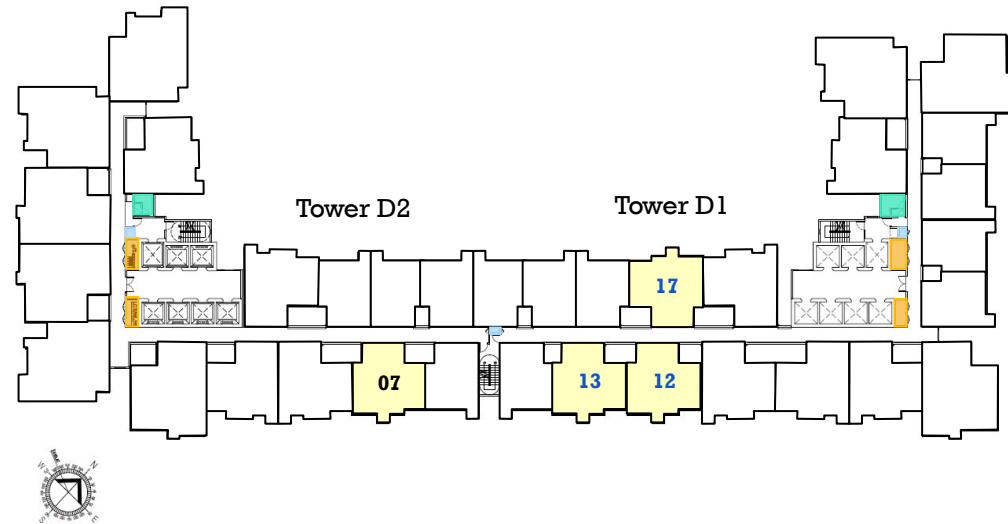
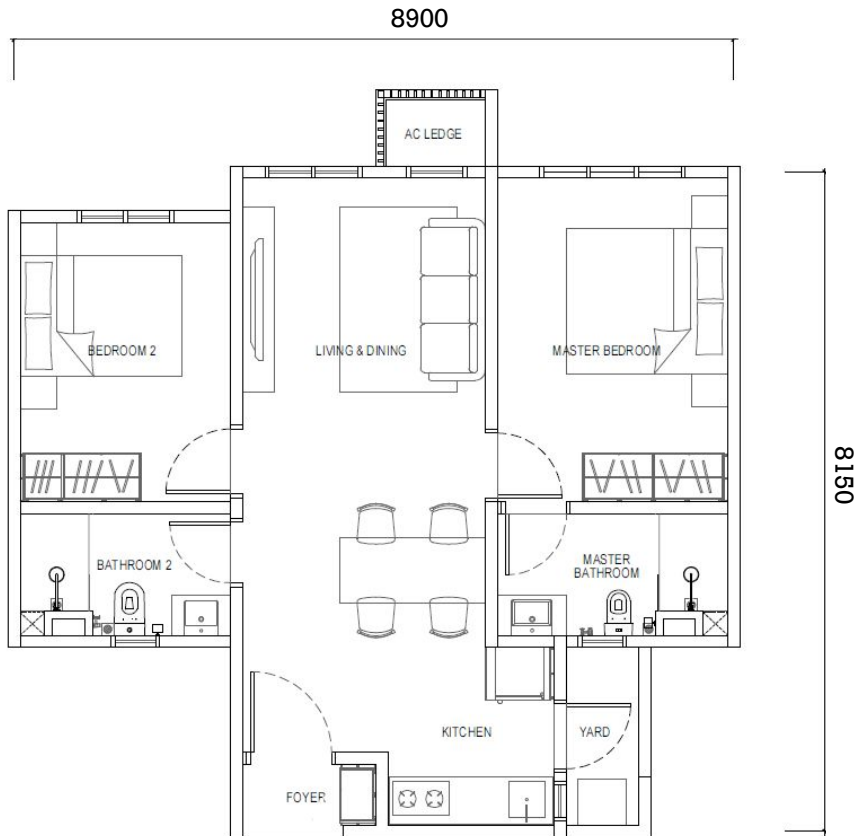


Unit Layout: Type D1 (667sf, 62sm)



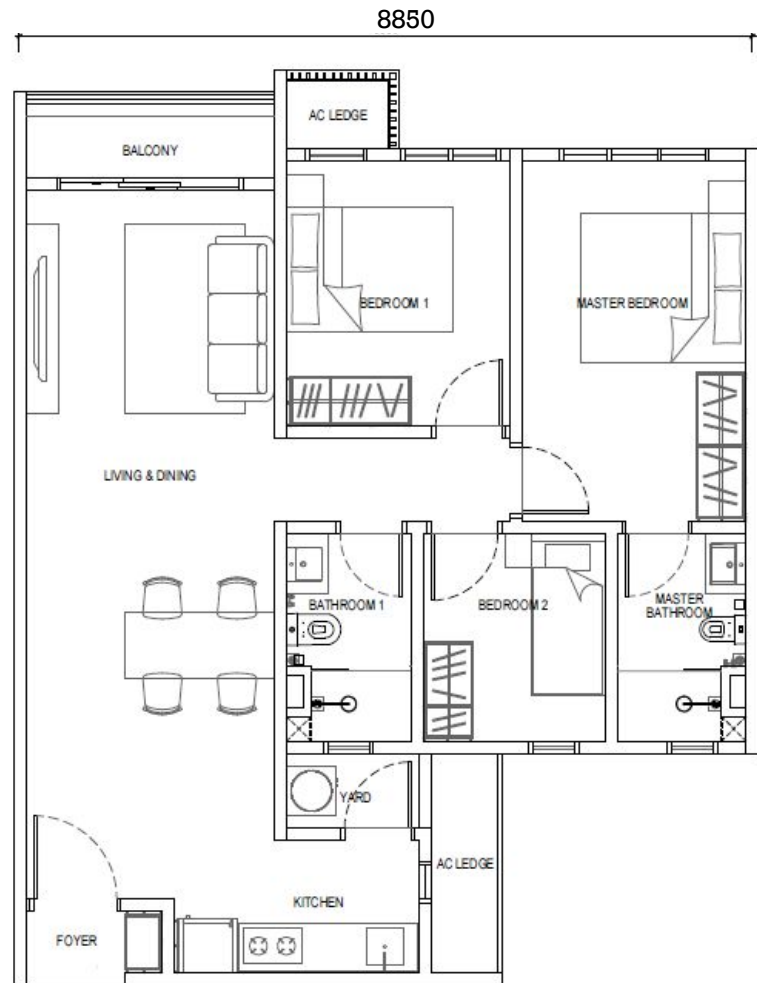
Type D1
2 Rooms, 2 Bathrooms

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

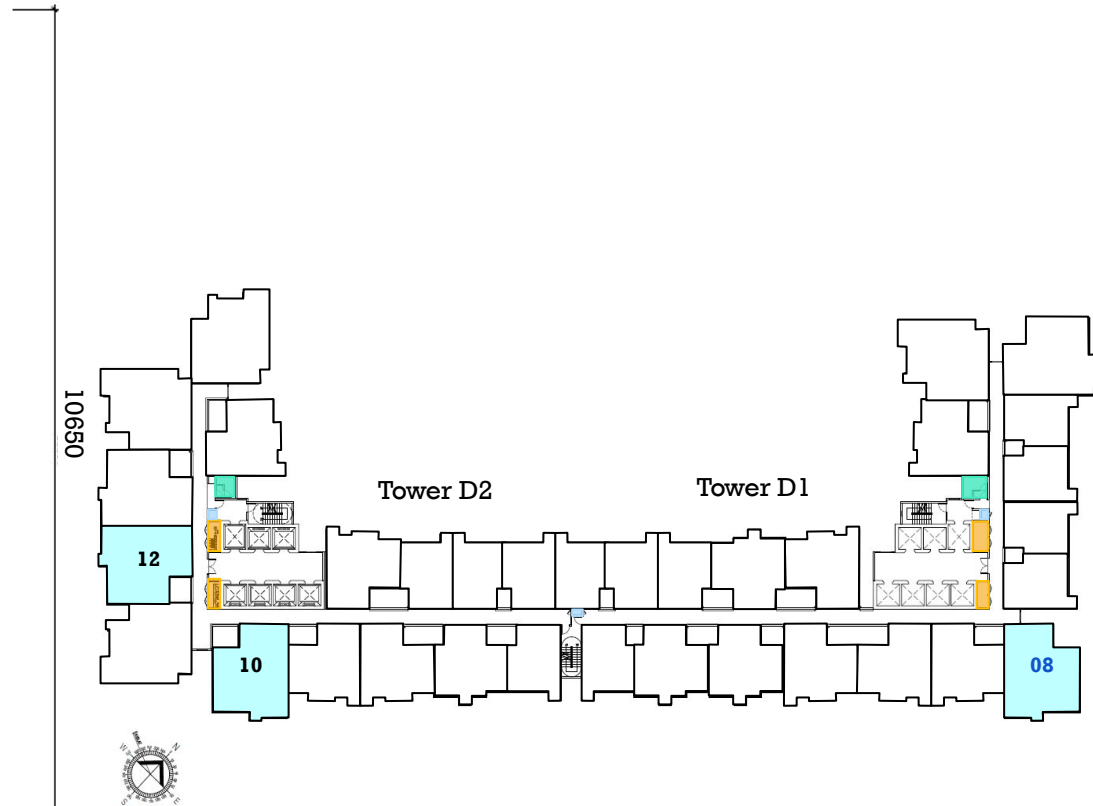


Type D2
2 Rooms, 2 Bathrooms

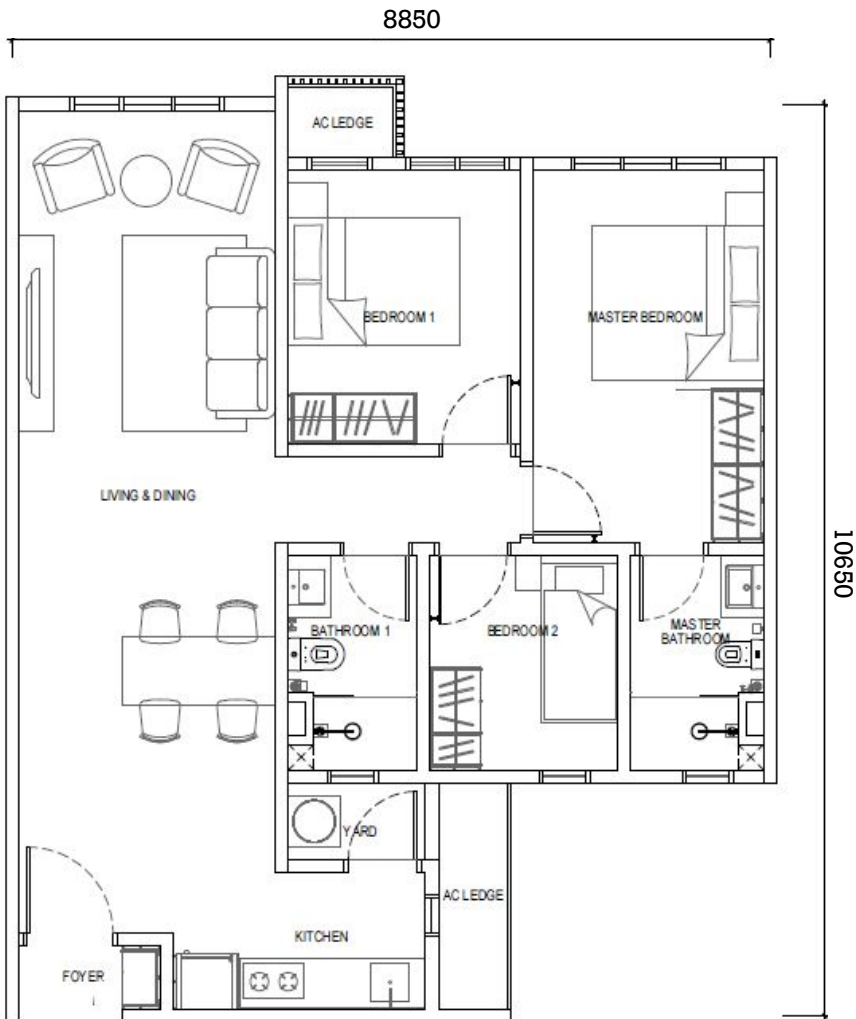
Unit Layout: Type E1 (850sf, 79sm)



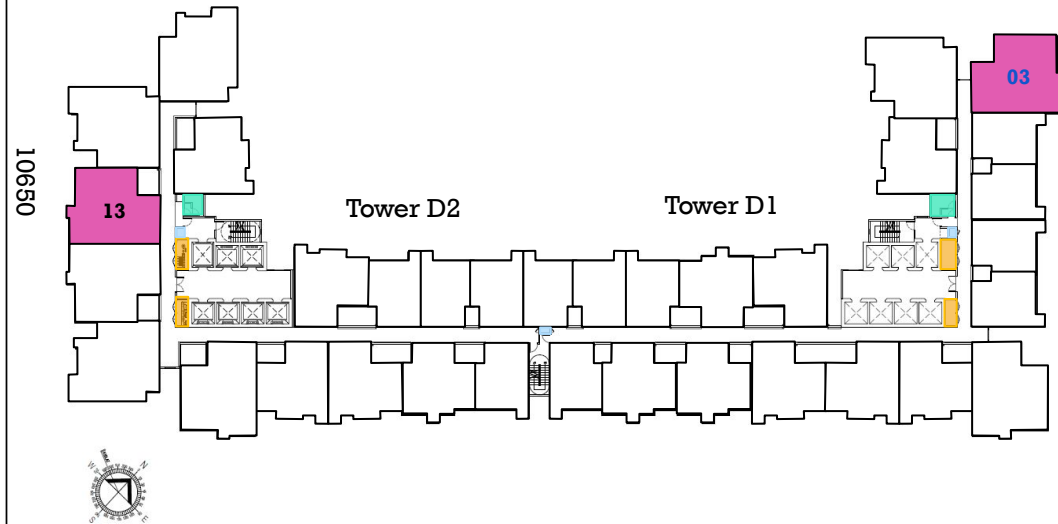
Type E1
3 Rooms, 2 Bathrooms



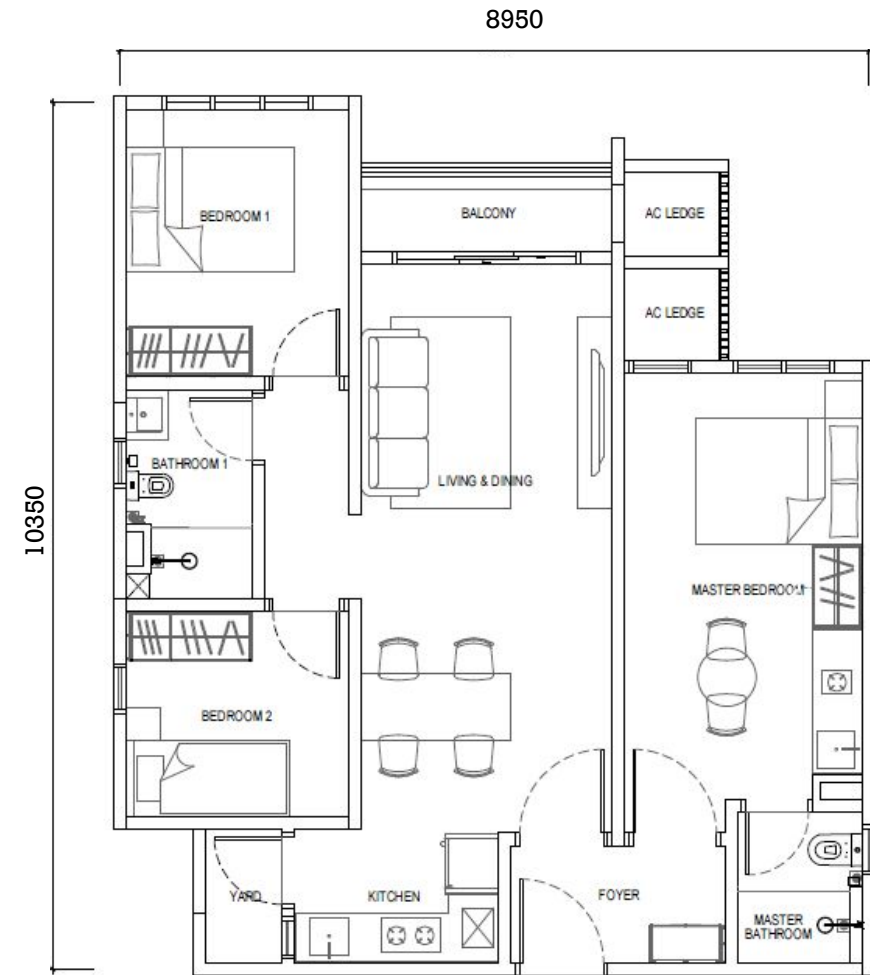
Unit Layout: Type E2 (850sf, 79sm)



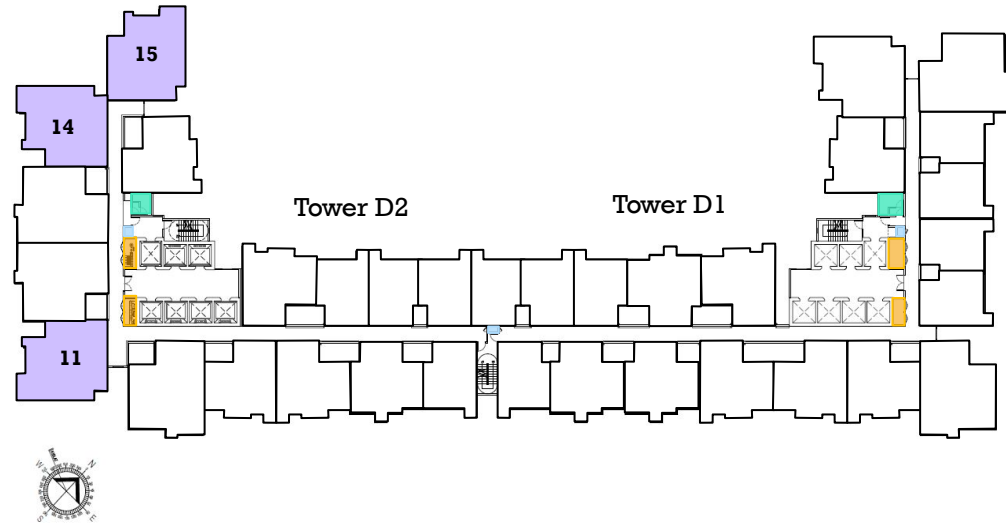
Type E2
3 Rooms, 2 Bathrooms



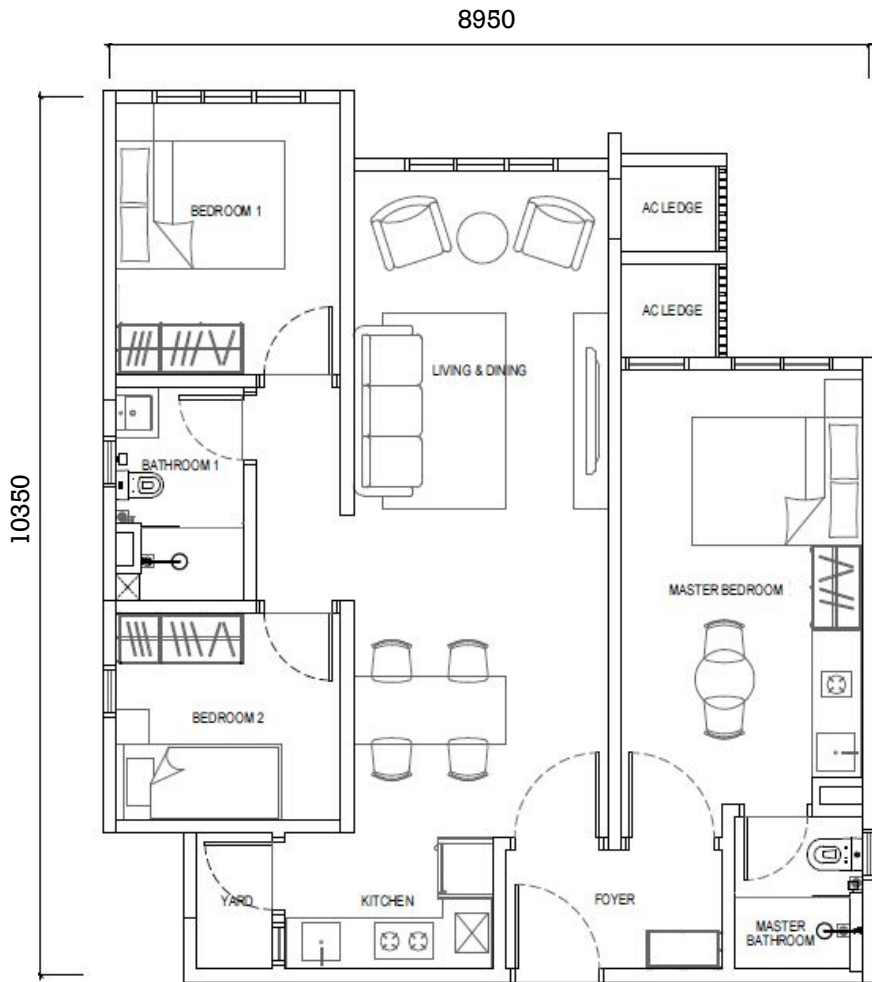
Unit Layout: Type F1 (850sf, 79sm) Dual-Key



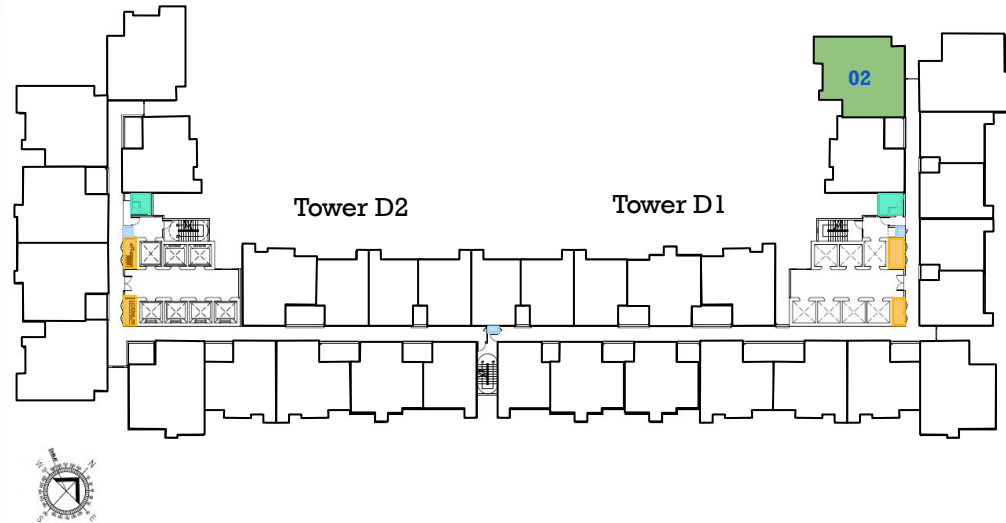
Type F1
3 Rooms, 2 Bathrooms



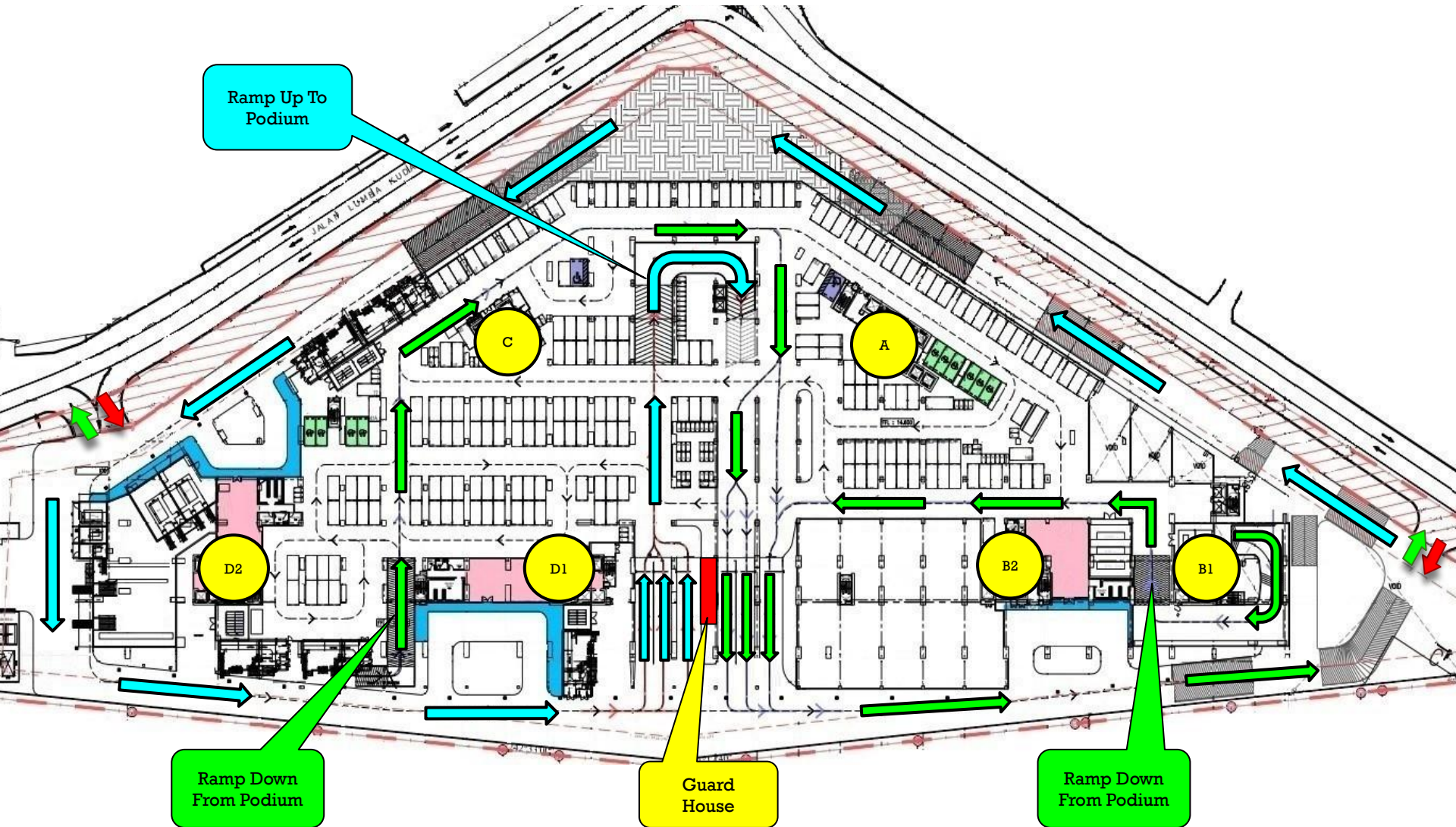
Unit Layout: Type F2 (850sf, 79sm) Dual-Key



Type F2
3 Rooms, 2 Bathrooms

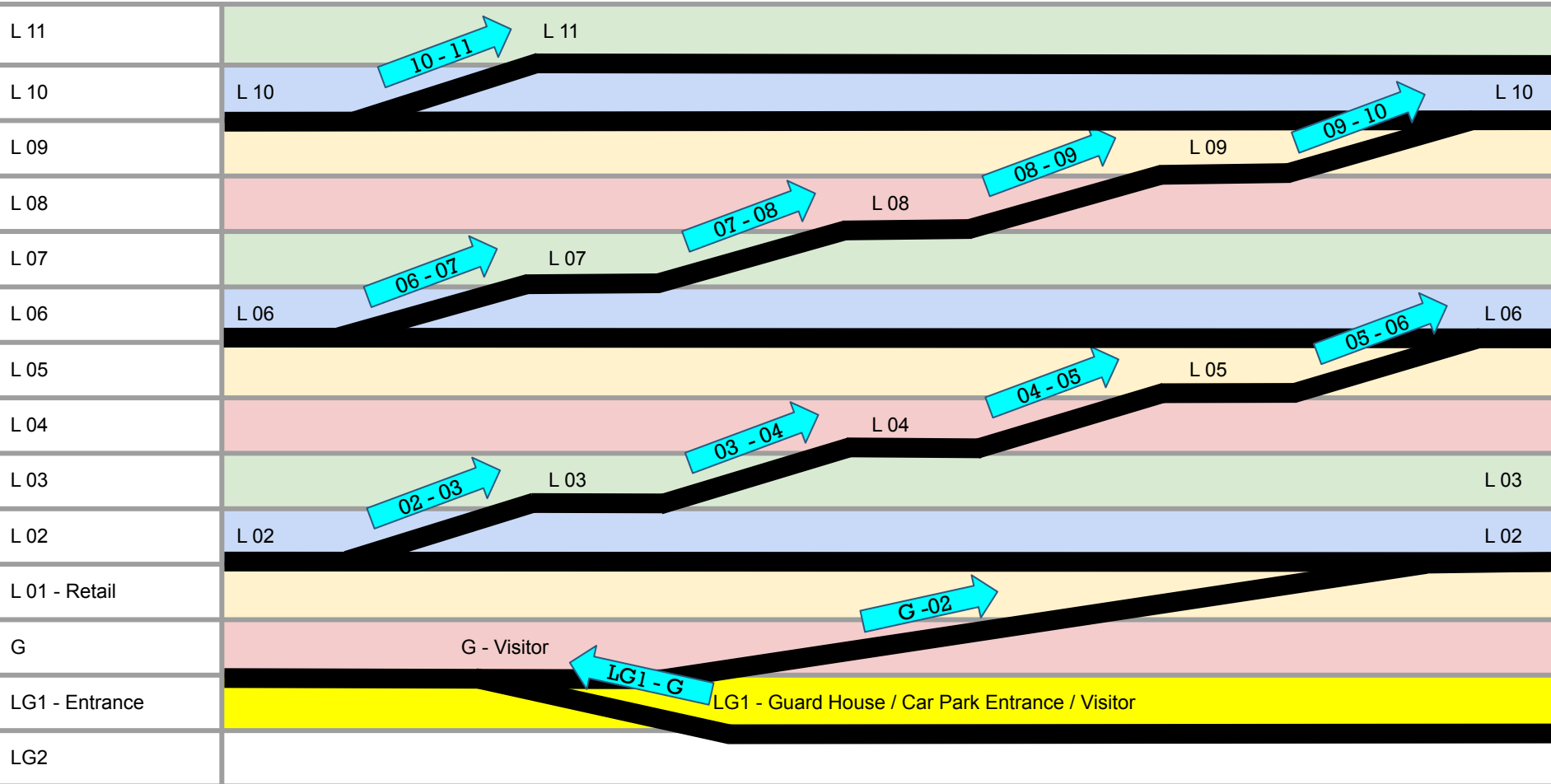


Car Park Podium Speed Ramp (Ramp Up)



Car Park Podium Speed Ramp (Ramp Up)

New Version



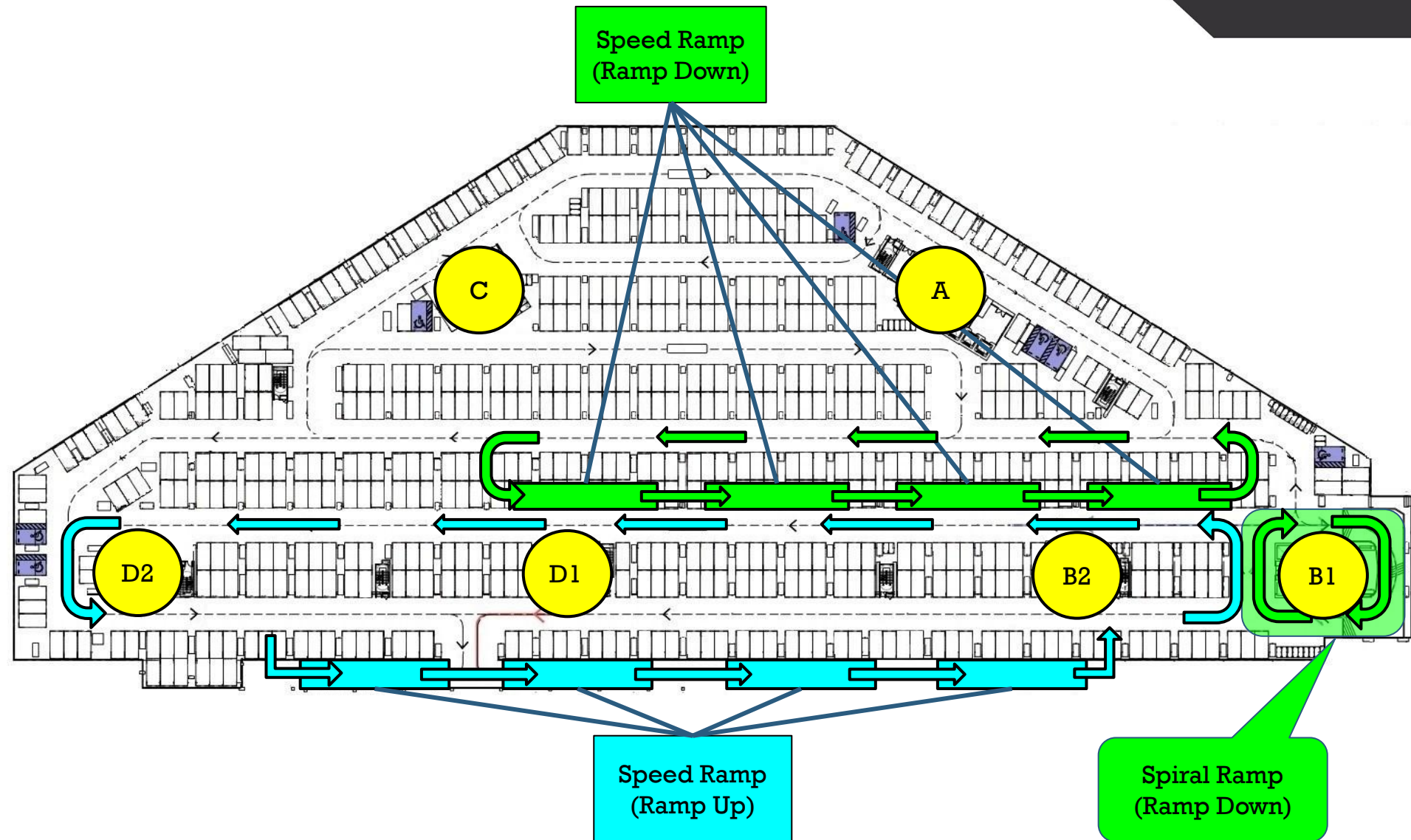
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Car Park Podium Speed Ramp (Ramp Down)



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Car Park Podium Speed Ramp Concept



- 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

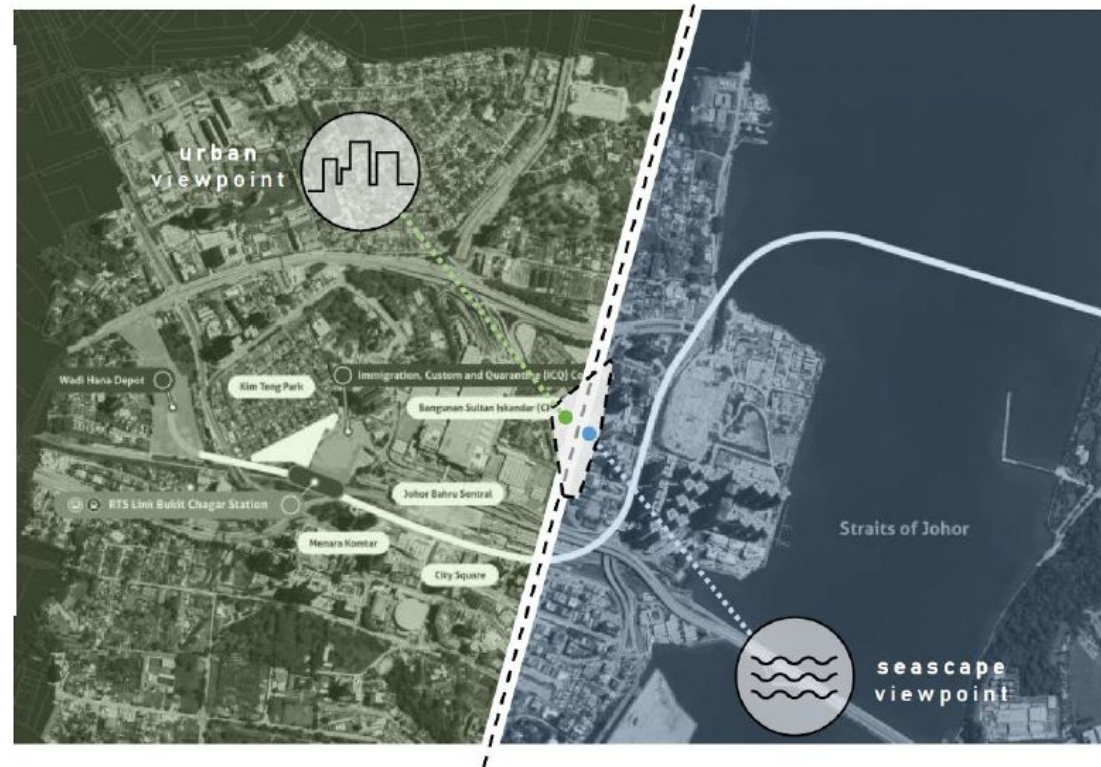
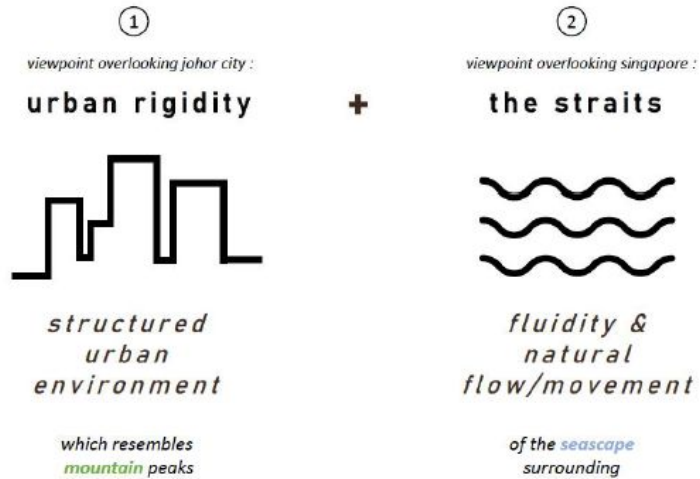
List Price	RM 972,200.00
Bumi Discount (15%)	RM 145,830.00
SPA Price	RM 826,370.00
Rebate (6%)	RM 49,582.20
Nett Price	RM 776,787.80

Remark:

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

- Landscape -

Landscape Concept



Case Study

Landscape Concept

The Concept

“Ocean Lullaby”

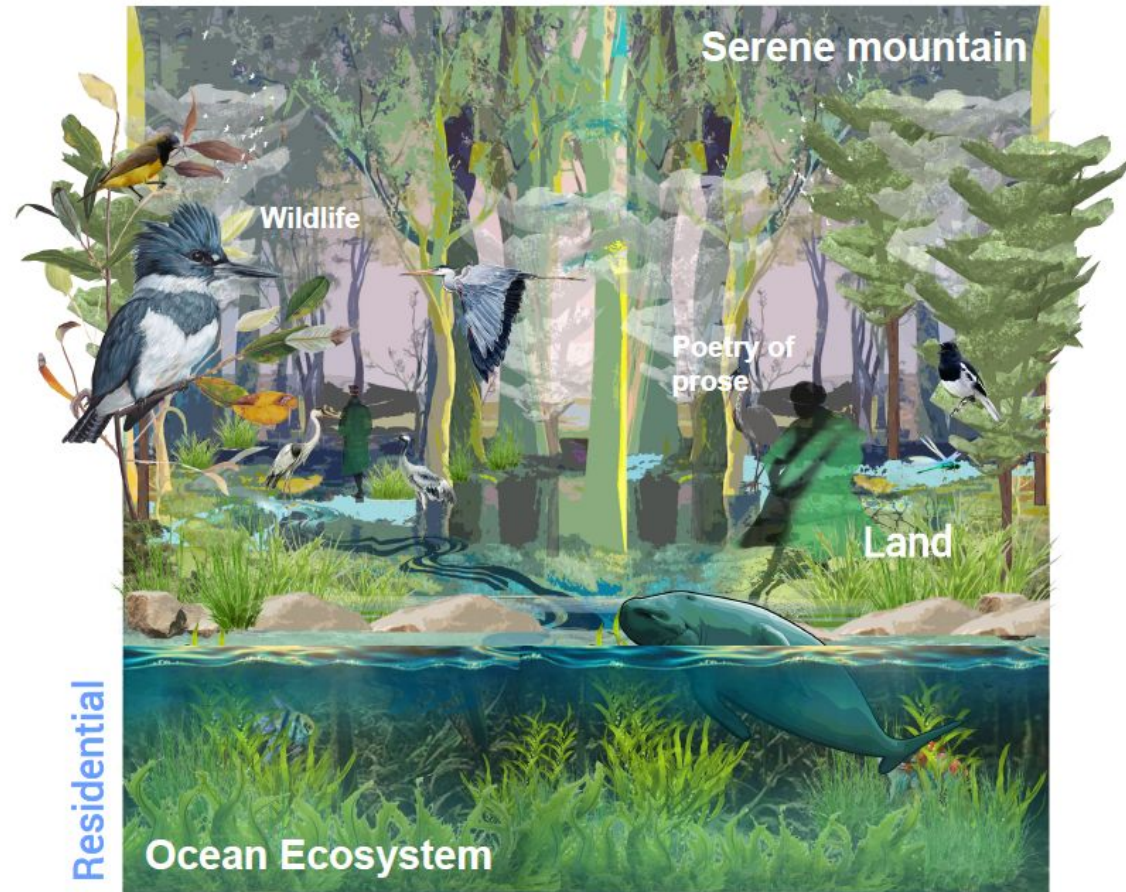
Intertwined with nature

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



Flowing



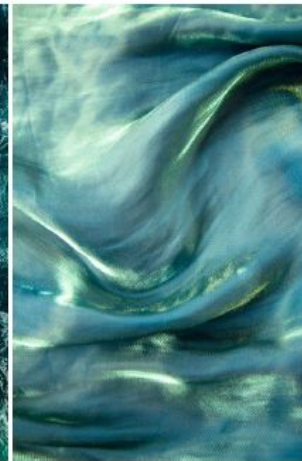
Refraction



Emotional Depth



Fluidity



Poetry of prose



Ocean to land



Case Study

Landscape Concept

Design Elements

Hardscape and Softscape Texture

Hardscape



Trails

Flexible

Pod

Natural

Softscape



Tropical Paradise

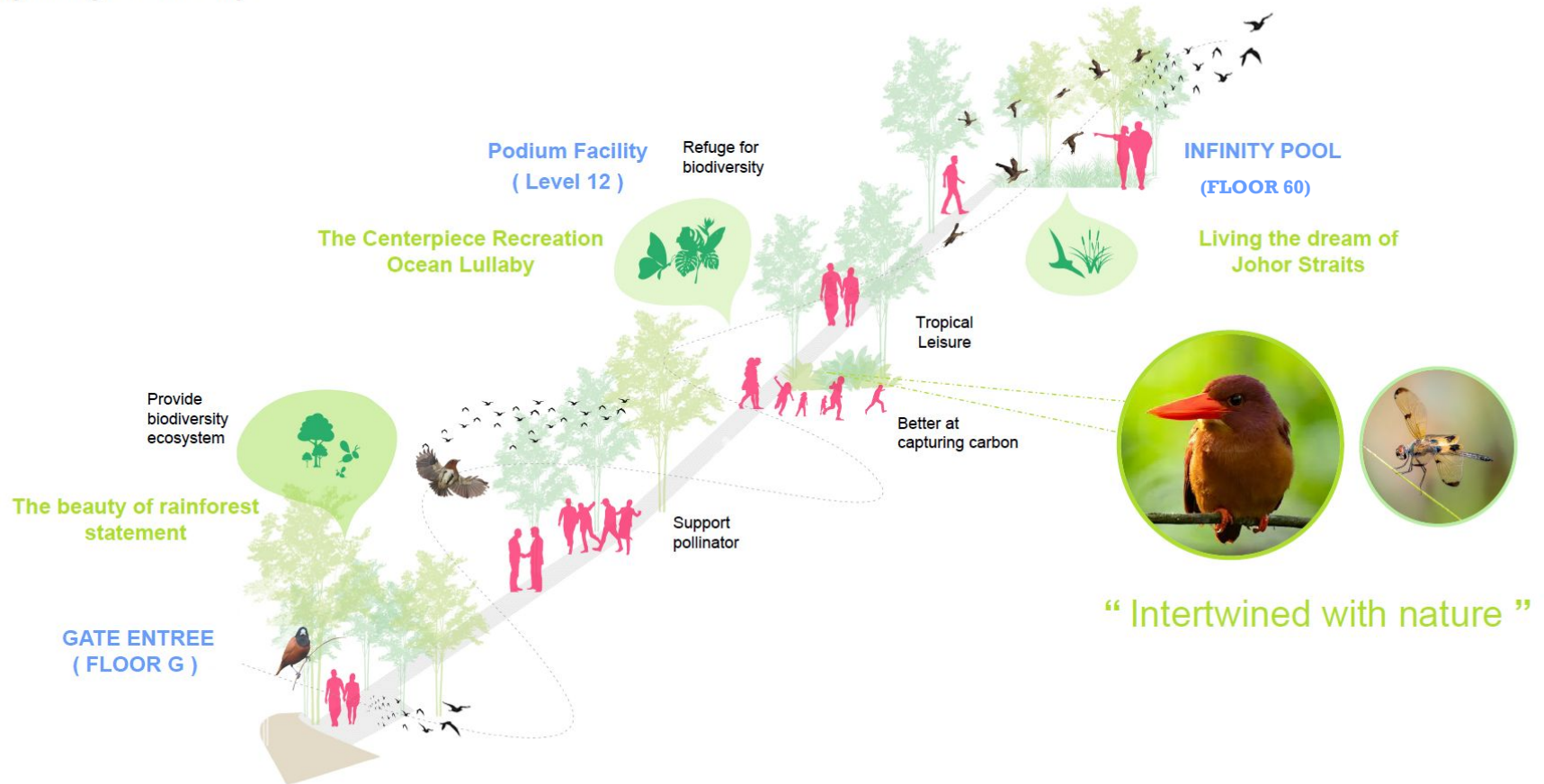
Grassy Mist

Reflection of aquatic plants

Case Study

Landscape Concept

Designing Biological Diversity



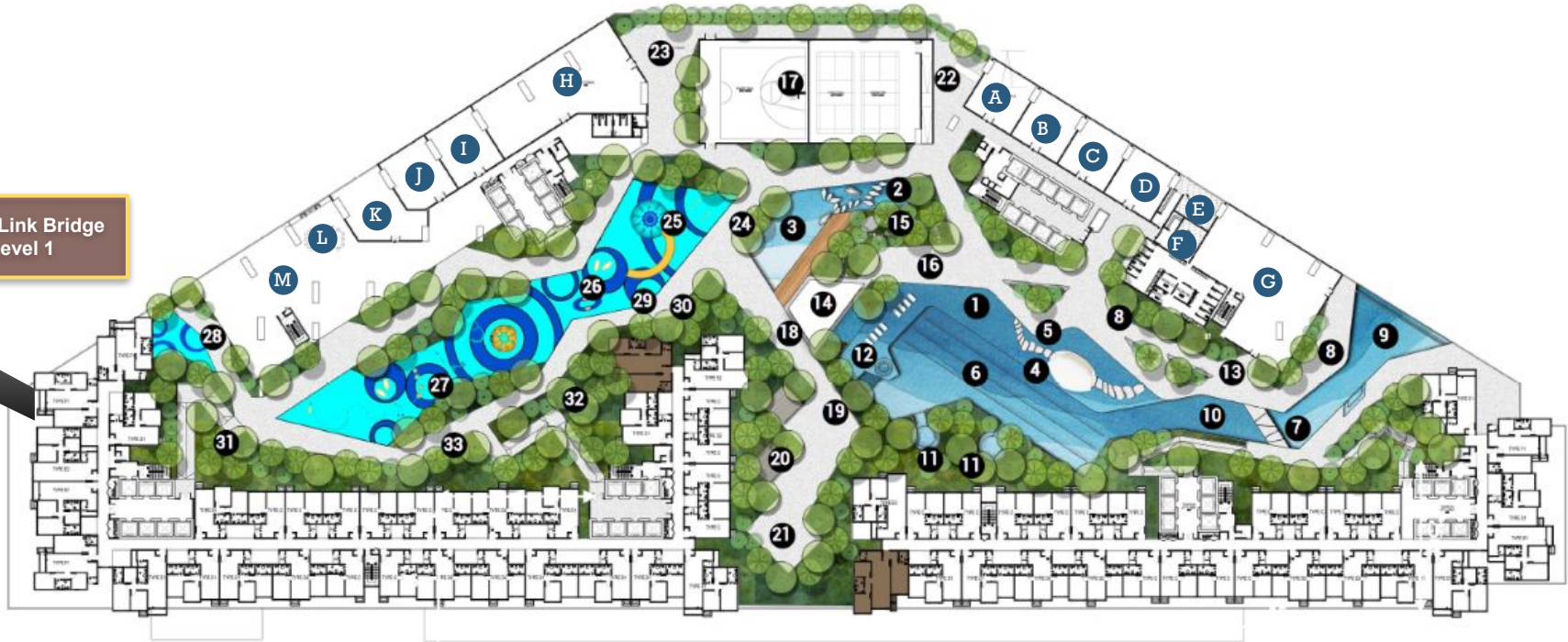
Case Study

Dover Tower

Tower D Podium Facilities

Landscape Concept

Propose Link Bridge
@ Level 1



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. Pavillion
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

- A. Management Office
- B. Karaoke Room
- C. Game Room
- D. Reading Room
- E. Surau (M)
- F. Surau (F)
- G. Gymnasium

Phase 2

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

Perspective



Sea echoes interactive play

Podium Facility

Perspective



Sea echoes Bubble Mist play

Podium Facility

Perspective



Multi-generation play

Podium Facility

Perspective



Podium Facility

Perspective



Sky Reef Garden node

Sky Roof

- Perspective -

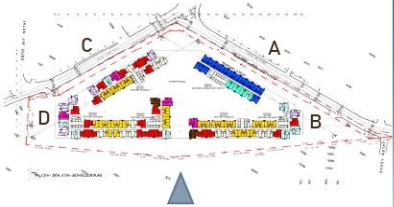
Perspective (Causewayz Square @ JBCC)



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Perspective

TOWER B & D



CAUSEWAYZ
SQUARE
@ JBCC

RDC

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Perspective

TOWER B & D

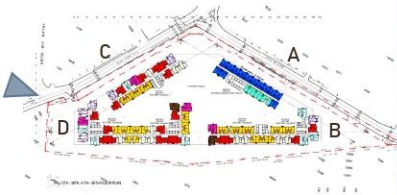


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Perspective

TOWER D



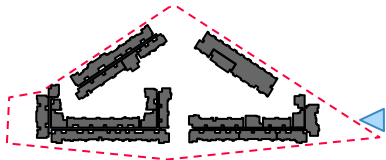
Propose
Connection
Link Bridge To
600m to CIQ /
400m to Mall

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Perspective

DROP OFF LOBBY
TOWER B1 (LG2)

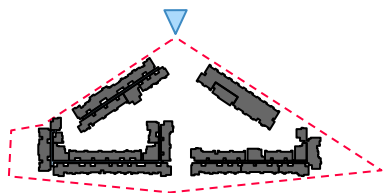


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SQUARE
@ JBCC

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Perspective

DROP OFF LOBBY
TOWER A&C (GF)

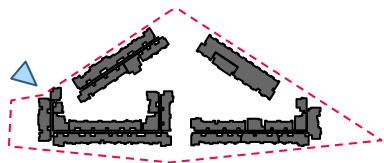


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SQUARE
@ JBCC

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Perspective

DROP OFF LOBBY
TOWER D2 (LG1)

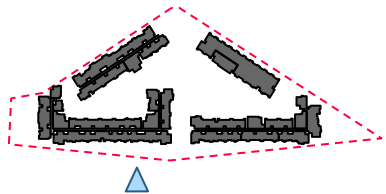


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Perspective

DROP OFF LOBBY TOWER D1 (LG1)

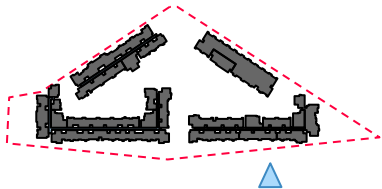


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Perspective

DROP OFF LOBBY
TOWER B2 (LG1)



CAUSEWAYZ
SQUARE
@ JBCC

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Perspective



Ground floor

Perspective



Ground floor

Perspective



Ground floor