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● CALIA

RESIDENCES

by PGB



CALIA

R E S I D E N C E S

by PGB

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Inspired by the Greek word *Kallos* meaning beauty, embodies comfort, harmony and a refined lifestyle.

Like a star born of sun and sea, Calia radiates beauty in every form—from its deep azure hues inspired by the ocean to its shining emblem of brilliance. It's a place where endless blue meets the sky at the horizon, inviting you to embrace a lifestyle of coastal luxury. Calia Residence is more than a home; it's a promise of elegance, allure, and a life as radiant as its name.



Key Pillar

Community

Provides a wide range of thoughtfully curated facilities, including a pickleball court, lap pool, party terrace, floating cabana and so on. Every space encourages residents to connect, interact, build lasting relationships and enjoy a sense of belonging.

Connectivity

Offer excellent connectivity to major transportation routes. Located next to the Skudai Highway and linked to Jalan Tun Abdul Razak. This makes it incredibly easy to access Johor Bahru's city center and streamlining your daily commute.

Comfort

Designed with lifestyle and comfort at its core, provide own yard and balcony, offering ample nature and private spaces for relaxation and enjoyment. The units are designed with practicality and comfort in mind, with flexible layouts that cater to various lifestyles.




Location Map

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



-  Shopping Mall
-  Education
-  Hotel
-  Hospital

Your Pathway to Key Destinations



Location Nearby



Seaside F&B

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



Medical Centre

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



Shopping Centre

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



Education

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



Theme Park / Recreation

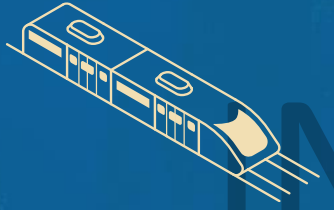
Istana Bukit Serene	1.3km
Johor Golf & Country Club	6.9km
Legoland	13.5km

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✦ Transportation Amenities



6.3km Larkin Sentral



7.7km Bukit Chagar RTS Link Station



7.7km Johor Bahru Sentral



9.6km JB International Ferry Terminal



22.7km Senai International Airport

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Development Concept

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

Project Component

Tower A: 637 units

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

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

Proposed Architecture Design





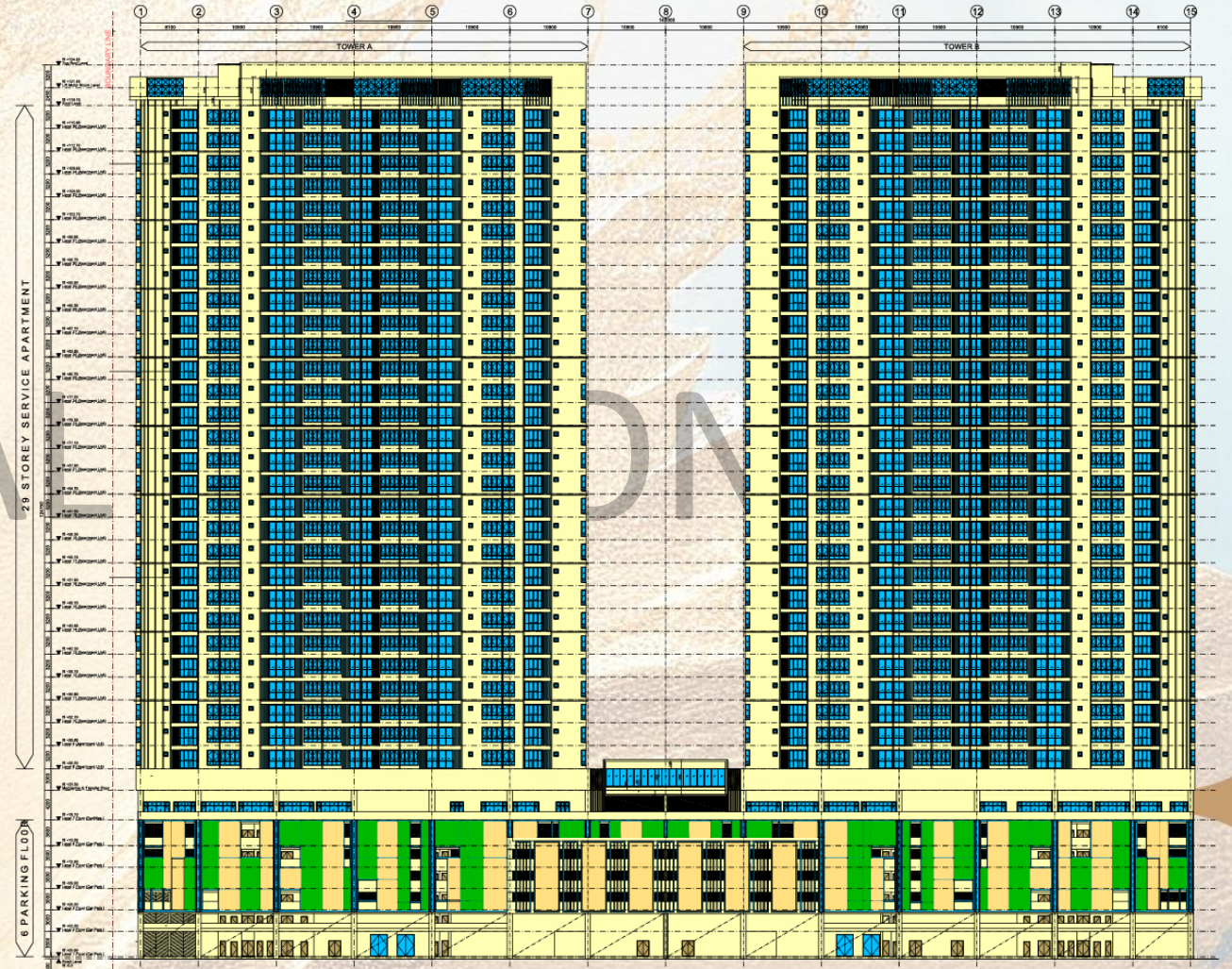
Elevation Plan

Level 8 - 36 Residential Floor

Level 7 - 7A Facilities Floor

Level 1 - 6 Parking Floor

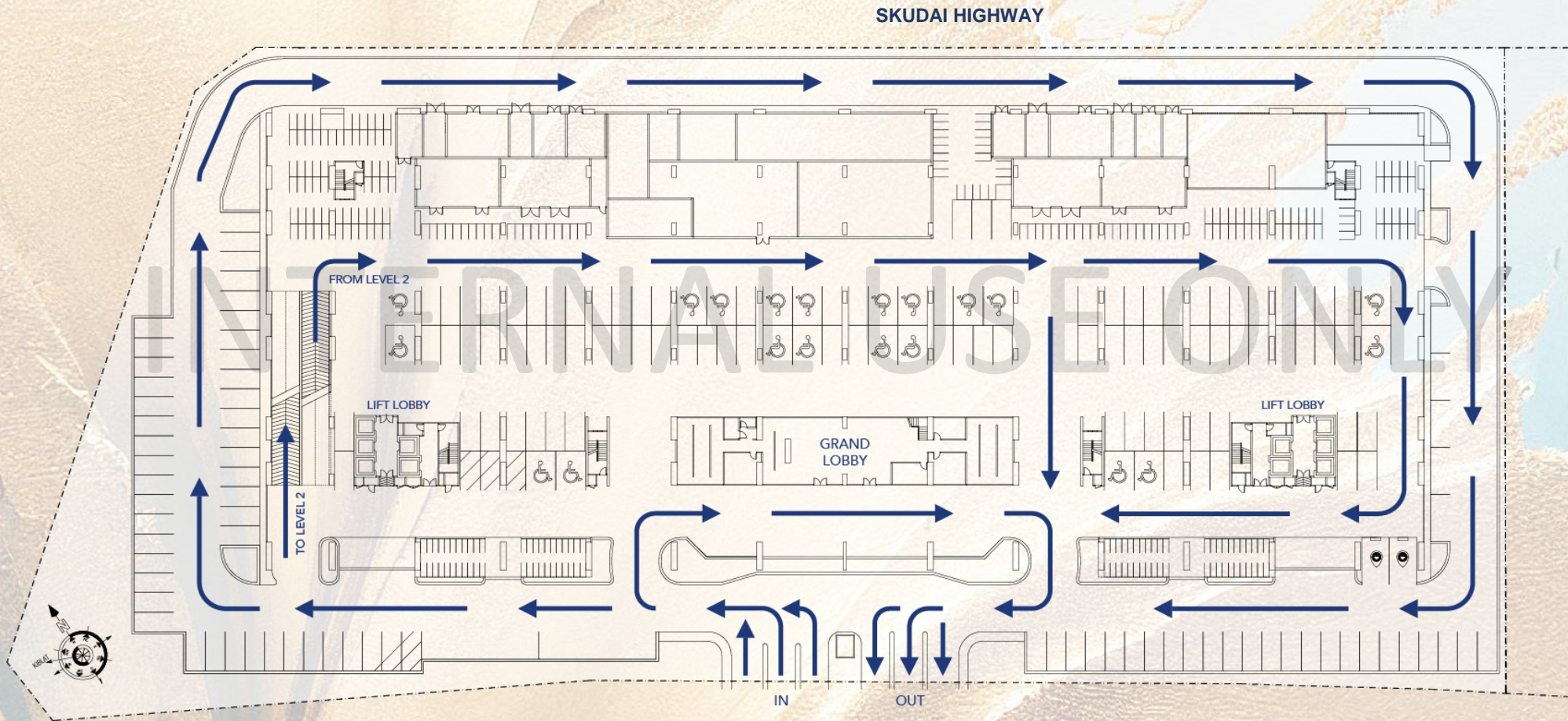
NOTE: not to scale. Exterior areas may vary to suit site conditions. Unit numbers, plans, layouts and other information contained herein are intended to give a general indication to give a general indication of the proposed design only and are subject to change and/or amendments as may be required or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



ELEVATION A
scale : 1:200

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Site Plan & Traffic Flow



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Facilities Plan (Level 7 & 7A)



Facilities Floor Plan

Level 7



Level 7 (Mezzanine)

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

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

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

- 19. Garden Terrace
- 20. Multi-purpose Room
- 21. Surau
- 22. Entertainment Room
- 23. Gourmet Kitchen
- 24. Premium Lounge

- 25. Party Terrace
- 26. Fitness Centre
- 27. Yoga

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Tailored Facilities for Every Lifestyle



Kids' Corner

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



Restful Nook

- Jacuzzi
- Shallow Pool
- Floating Cabana
- Garden Terrace



Family- Oriented Facilities

- Family Terrace
- BBQ Area
- Multipurpose Room



Community Hub

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

- Herbs Garden
- Poolside Terrace
- Cascading Pool
- Indoor Games Room



Workout and Energetic Living

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

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Unique Selling Point (USP)



Close Proximity To Serene Seaside Relaxation



Located In The Heart of JB - Connect To Major Highways



Shuttle Service to CIQ



GreenRE (GOLD) Certify For Eco-Conscious Living



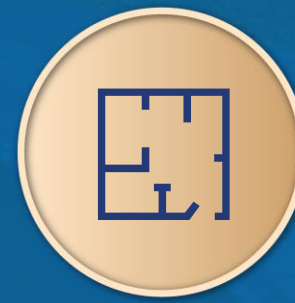
27 Holistic Lifestyle Facilities



Features EV Charging Stations



Multi-tier Security With Digital Lock



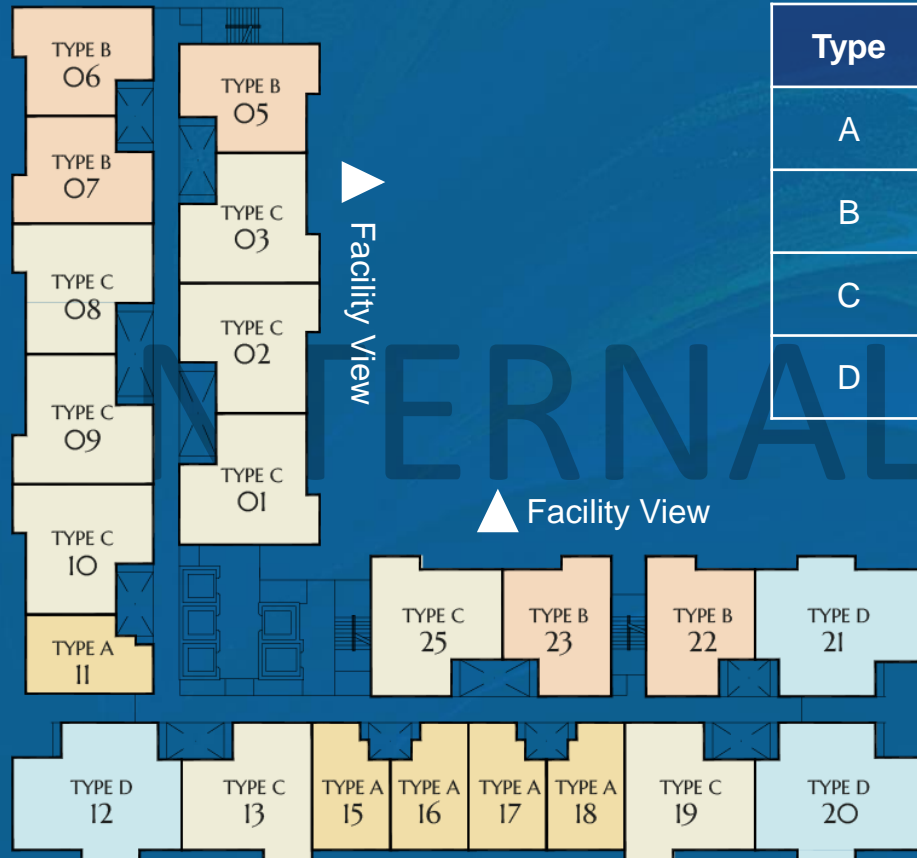
4 Flexible Layouts



Partially Furnished

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Typical Floor Plan



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

Total 22 units per floor
with 5 lifts sharing.

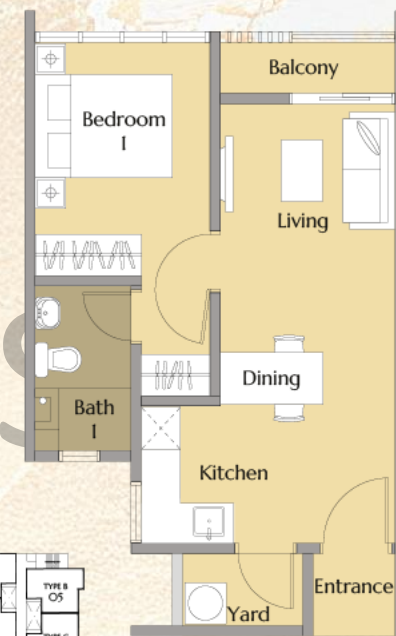
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Unit Layout Plan

TYPE A

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

5400
2700 2700



8650

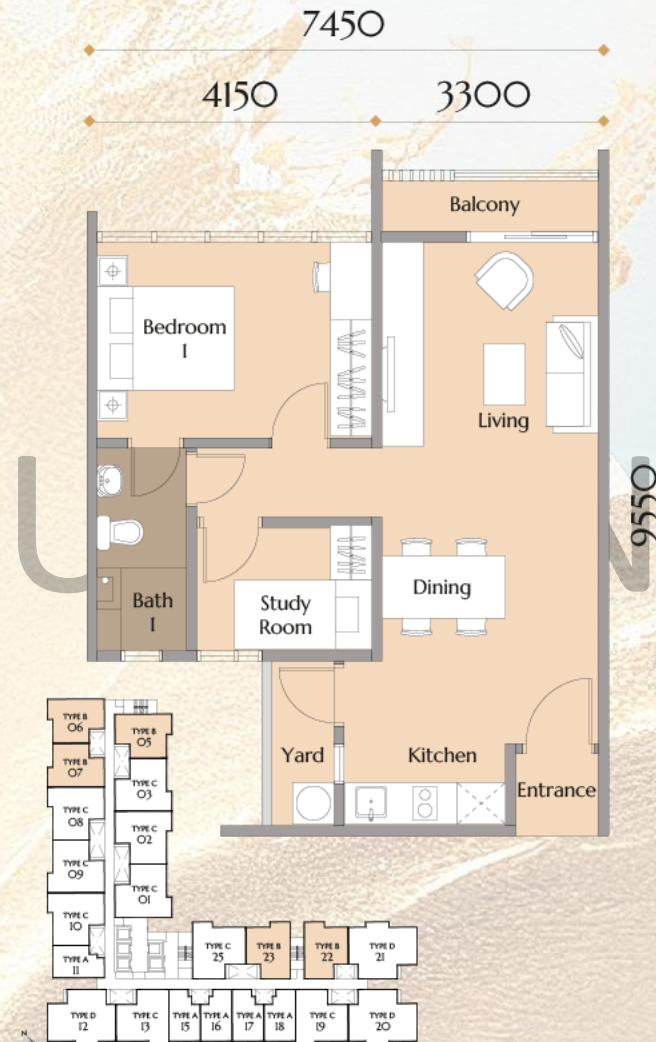


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Unit Layout Plan

TYPE B

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



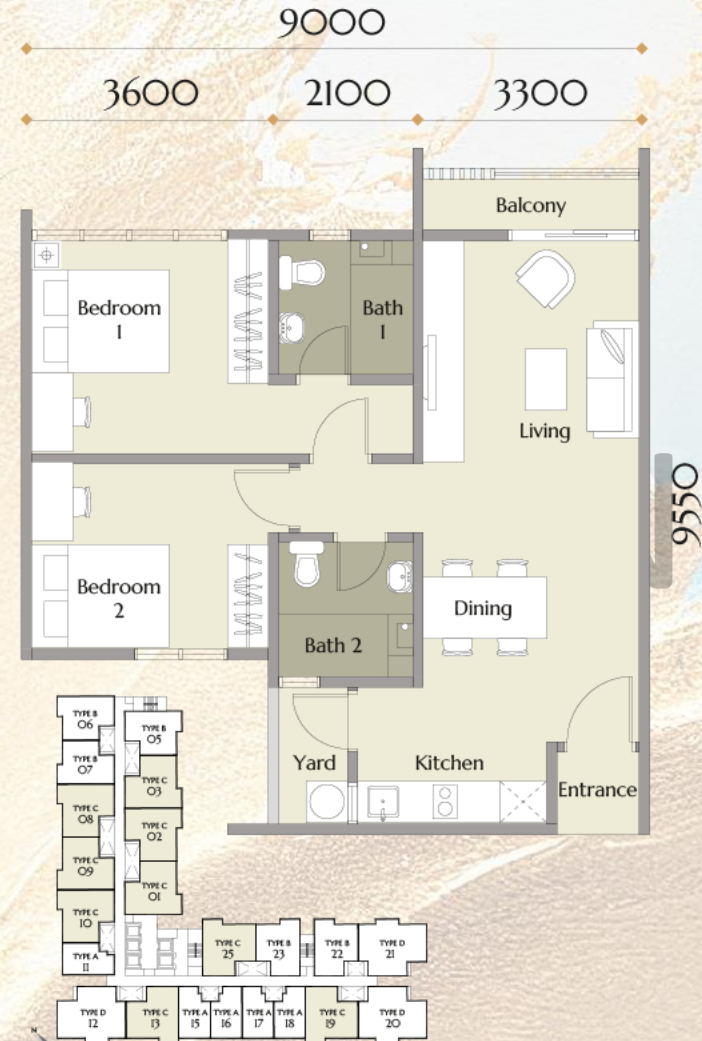
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Unit Layout Plan

TYPE C

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



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Unit Layout Plan

TYPE D

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



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Partially Furnishing



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



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



Digital Lock



Kitchen Cabinet



Kitchen Hood & Hob



Wardrobe
(All Bedrooms)

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Proposed Sales Package

As at March 2025

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

Remarks:

- 1) **Signing incentives** applicable for **SPA & LA signing within 30 days** from date informed by Developer.
- 2) **Early bird discount** only applicable for **booking made before APDL obtained**.
- 3) **Move in bonus, signing incentives and early bird discount** to be given upon **Stage 3 Vacant Possession** in credit notes.
- 4) Low foreign buyer threshold* - **eligible to buy RM400K and above**.



Proposed Selling Price

As at March 2025

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

Remarks:

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

Avg Gross:
RM857psf

Avg Net:
RM725psf

*Sales Package subject to change upon management approval

Overall Project Timeline

AWARENESS

(Jan 2025)

- FB awareness activation and social media teaser

REGISTRATION

(Feb 2025)

- Lead gen and interest collection
- Teaser Video
- Website Landing Page

PRE-LAUNCH

(Mar – April 2025)

- **March** - Calia Soft Launch (ROI) & Show Unit Private Preview
- EF for loan submission
- MHUB go live
- **April** - PGB Gallery Grand Opening

LAUNCHING

(Jun 2025)

- Official launch and SPA Signing event

PLEASE TAKE NOTE

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- 2) For agencies' marketing advertisements – Please **DO NOT mention Developer Name, Project Name, Price, Packages, Rebates** in all forms of marketing activities.
- 3) For agencies' marketing ads visuals – Please **DO NOT use any façade / external rendering photos, project logo, all plan drawings including site plan, facility plan, typical floorplan and floorplan layouts.**
- 4) For Pricing Info: **DO NOT disclose sales package and net prices**, do not shout on cashback; only refer to the monthly installment amount.
- 5) Please **DO NOT** collect any booking fee before MHUB system go live and until further announcement from the Developer.



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