



PARAGON
SIGNATURE SUITES
JOHOR BAHRU

DEVELOPMENT CONCEPT

PROJECT NAME	PARAGON SIGNATURE SUITES
Developer:	Paragon Urban Sdn Bhd
Development Size:	Approximately 1.14 acres
Land Tenure:	Freehold
Type:	Serviced Apartment
Total unit:	484 units International lot – 290 units Bumi Lot – 194 units
Total Type:	2 type Type A – 646 sqft Type B – 649 sqft
Total Floor:	32 Levels
Car Park :	Level 1 – Level 8
Facility Floor:	Level 9 – Level 10
Residential Floors:	Level 11 – Level 32

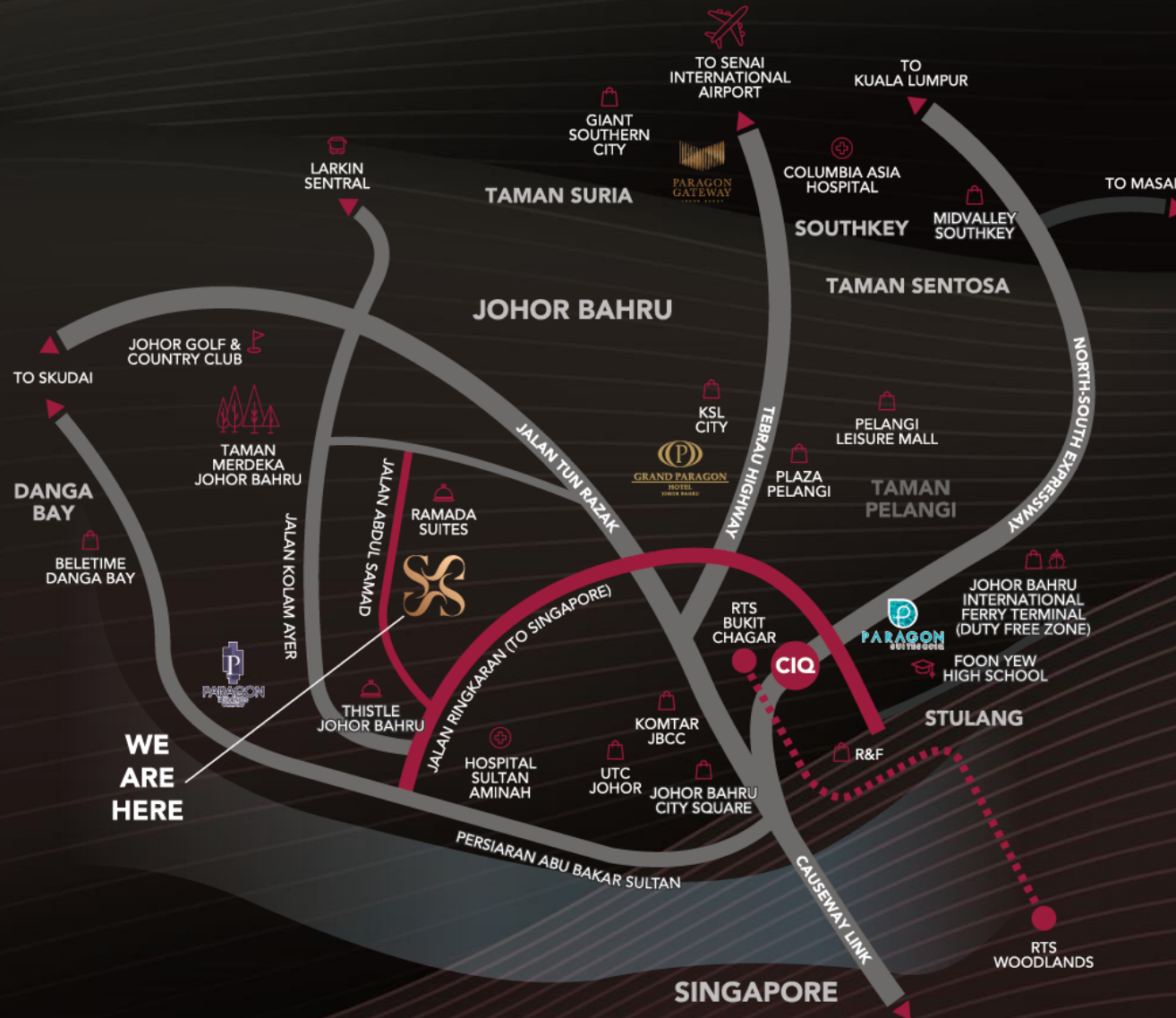
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PROJECT COMPONENT

TYPE	COMPOSITION	BUILT-UP AREA	UNIT	FITTING
A	1+1 room, 1 bath	646 sf	396	Partial Furnished
B	1 bedroom, 1 bath	649 sf	88	Partial Furnished + Featuring Bathtubs & Fittings

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GLOWING GEM AMID BUSTLING CITY



Located in the heart of Johor Bahru and minutes away from the upcoming RTS Link, enjoy seamless access to diverse city amenities in JB and Singapore, ensuring urban living with endless comfort and convenient.

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URBAN CONVENIENCE



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TRANSPORTATION AMENITIES

4.4km	Bukit Chagar RTS Link Station
4.8km	Johor Bahru Sentral
6km	Johor Bahru International Ferry Terminal
6.9km	Larkin Sentral
29km	Senai International Airport



CAPACITY
Up To 10,000
Passengers Per Hour



**ONE-STOP
IMMIGRATION**
Clear Authorities At
Your Departure Point



JOURNEY TIME
About 5 Minutes
Between 2 Stations



CONNECTIVITY
Integrate With The
Local Transit Network

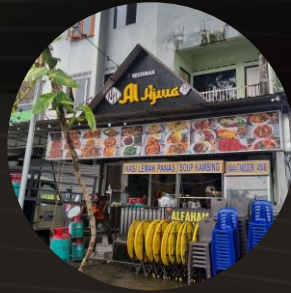


**Shuttle Service
to JB CIQ**

CONVENIENCE AT YOUR FEET



Famous Café
0.1km



Mamak
0.1km



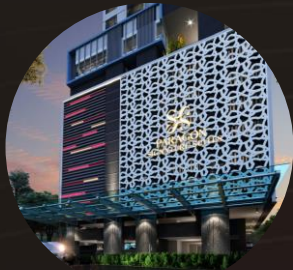
Chinese Seafood
Restaurant 0.2km



Made on Monday HQ
0.4 km



Pisang Goreng
Mawar 0.8km



Indian Restaurant
0.1km



Grocery Store
0.1km



Sedap Corner
0.3km



KFC Seri Gelam DT
0.7km



McDonald's
Nong Chik DT 1.1km



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HEALTHCARE



KPJ Johor Specialist **1.6km**



Big Pharmacy **3km**



Hospital Sultanah Aminah **3.3km**



KPJ Puteri Specialist **6.4km**



Columbia Asia Hospital Tebrau **6.6km**

EDUCATION



SJK (C) Foon Yew 2 1.9km



SMK Sultan Ismail (SSI) 2.2km



English College 2.3km



MindChamps PreSchool 2.8km



Monash University 2.9km



Foon Yew High School 5.4km

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LEISURE & RECREATION



Plaza Pelangi 3.5km



Johor Zoo 4.0km



Johor Bahru City Square 4.5km



KSL City Mall 4.6km



Beletime Danga Bay 5.2km



Johor Golf & Country Club 6.3km



Mid Valley Southkey 8.0km



Paragon Market Place 10km



Paradigm Mall JB 12.5km

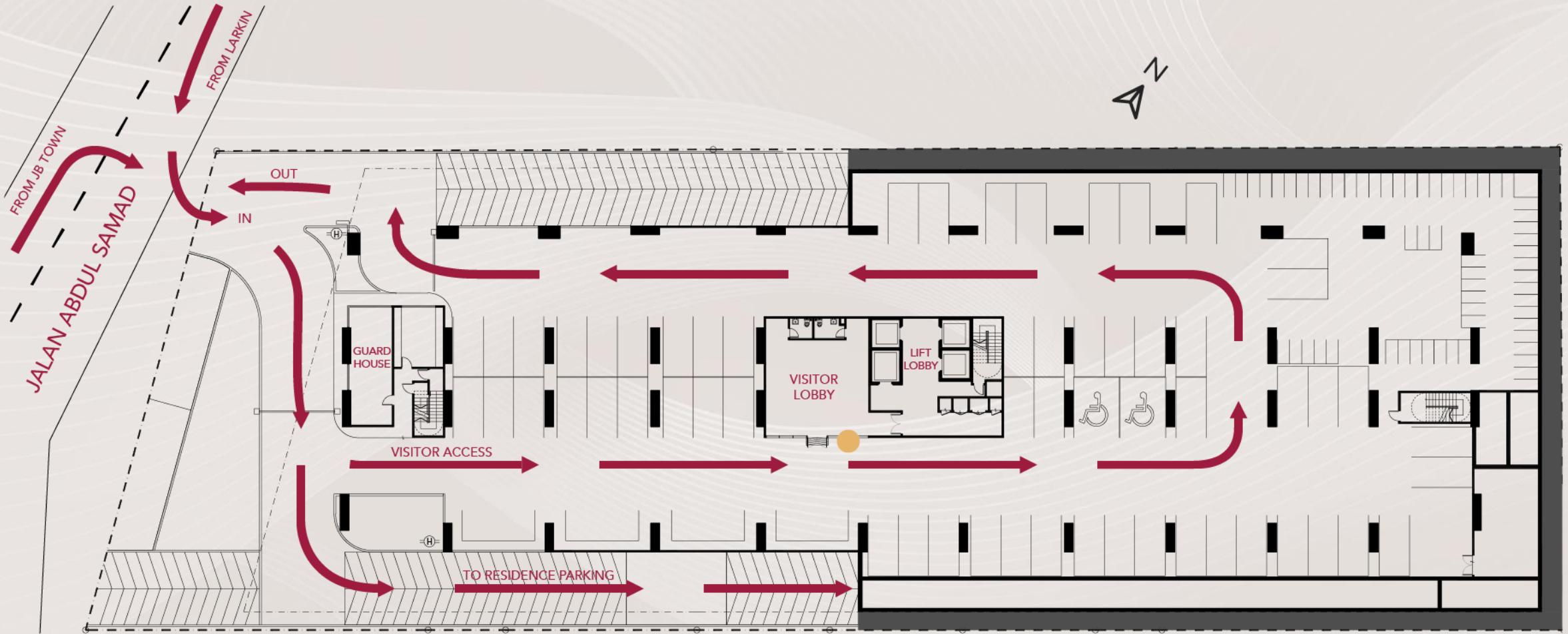
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PROPOSED ARCHITECTURE DESIGN



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PROPOSED SITE PLAN & TRAFFIC FLOW

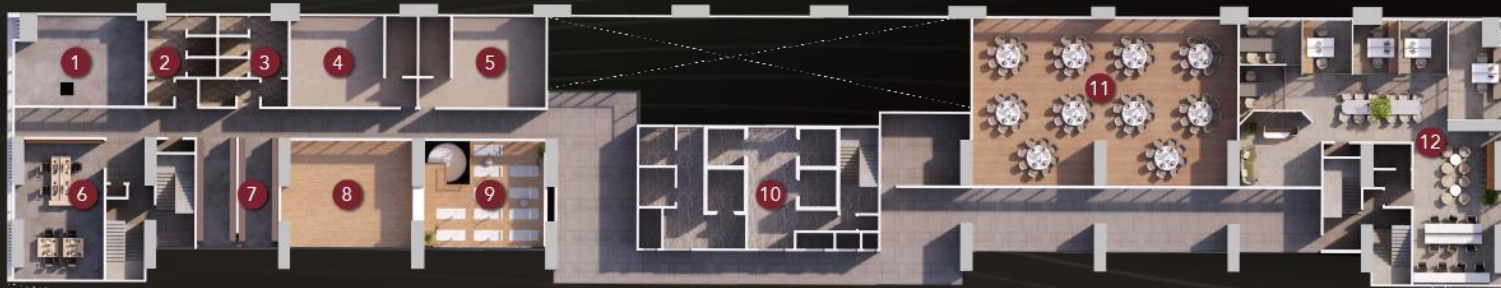


LEVEL 1

● Shuttle service pick up & drop off point

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PROPOSED FACILITIES (LEVEL 9 - 10)



LEVEL 10

LEVEL 10

- | | | |
|------------------|---------------------|------------------|
| 1 Utility Room 1 | 5 Male Surau | 9 Yoga Room |
| 2 Male Toilet | 6 Management Office | 10 Lift Lobby |
| 3 Female Toilet | 7 Mail Room | 11 Function Room |
| 4 Female Surau | 8 Utility room 2 | 12 Co-Office |



LEVEL 9

LEVEL 9

- | | | |
|-----------------|-----------------|-----------------------|
| 1 Kids Room | 6 Pool Deck | 11 Entertainment Room |
| 2 Male Toilet | 7 Wading Pool | 12 Leisure Terrace |
| 3 Female Toilet | 8 Swimming Pool | 13 Sunken Lounge |
| 4 Gym | 9 Lift Lobby | 14 Pickle Ball Court |
| 5 Kids Zone | 10 Games Room | |

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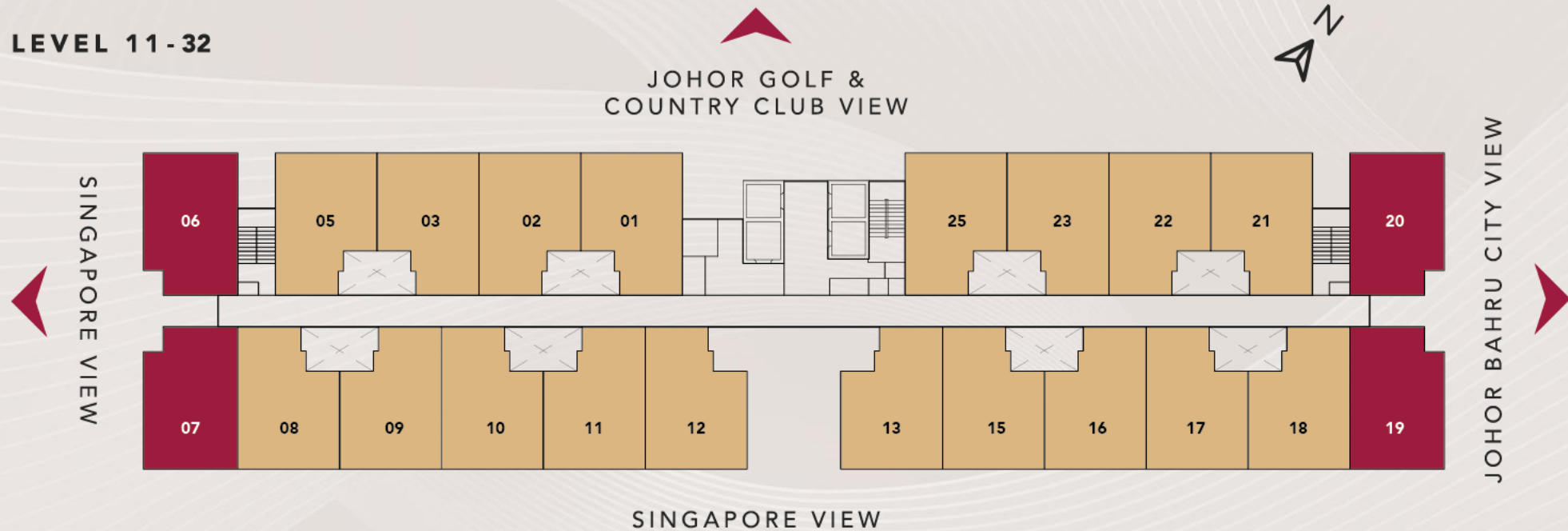
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TYPICAL FLOOR PLAN

LEVEL 11 - 32



- Type A – 646 sf (1+1 bedroom)
- Type B – 649 sf (1 bedroom)

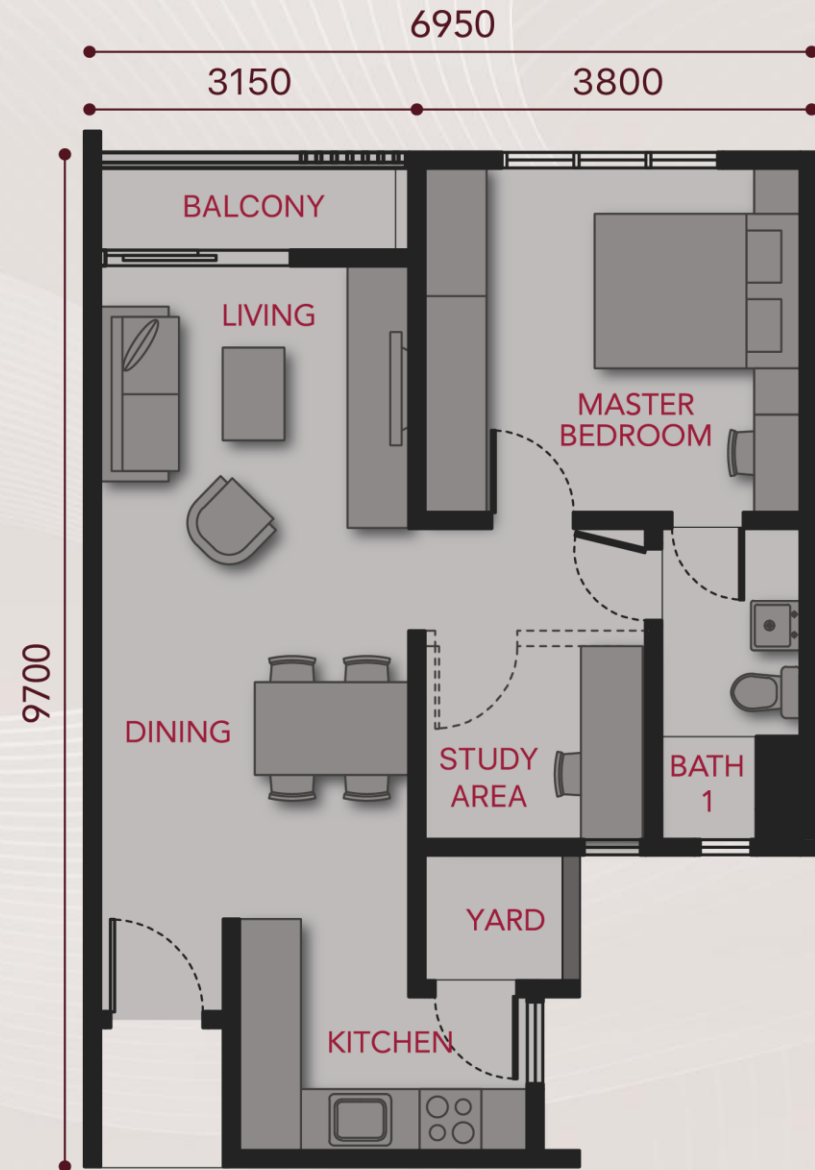
22 units per floor
Type A (18 units) + Type B (4 Units)
3 Passenger Lifts + 1 Service Lift

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UNIT LAYOUT PLAN

Type A | 646 sqft

1+1 bedrooms
1 bath
Balcony

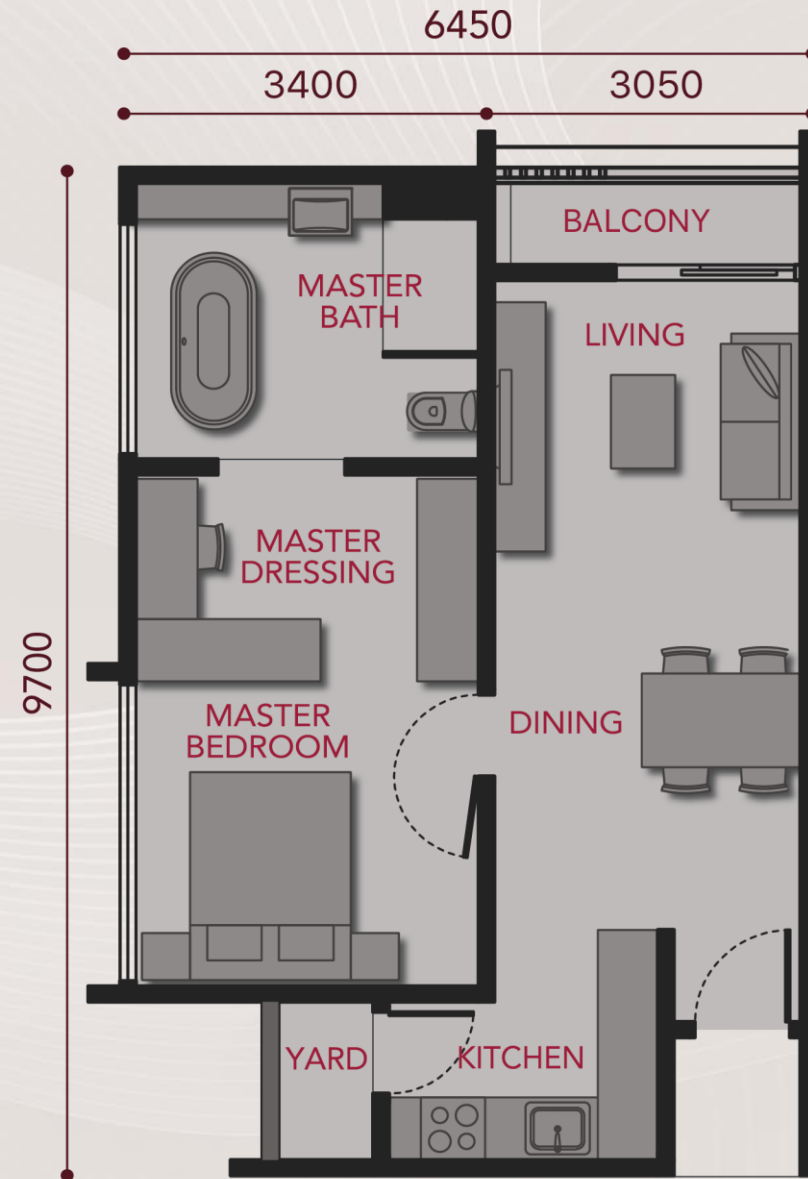


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UNIT LAYOUT PLAN

Type B | 649 sqft

1 bedroom
1 bath
Balcony



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SHOW UNIT GALLERY (TYPE A)



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SHOW UNIT GALLERY (TYPE B)



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UNIQUE FEATURES FOR UNPARALLELED LIVING



484
Signature Units



88 Exclusive Units
For Single Dwellers



Partially
Furnished



Sustainable Living
with GreenRE Cert.



Airbnb
Friendly



Free Shuttle
Services



5km to
RTS & CIQ



Dual-level Facilities
For Endless Bliss

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TARGET AUDIENCE



YOUNG PROFESSIONAL

25 – 40 years old

Suitable for working adults working in JB or Singapore, who want to purchase their first home. Ideal for independent youngsters who wish to pursue their ideal lifestyle yet remain close to family home with the amazing connectivity.



NEWLYWEDS

25 - 40 years old

Young couples looking for a cozy home for their growing family within their shared budget. Perfect for couples working in Singapore or planning to enroll their children in Singaporean schools.



UPGRADERS / INVESTORS

40 years old & above

Individuals of management level and higher who are looking for a lifestyle and location upgrade. Parents who are looking to purchase a new home for their child for their working convenience. Investors seeking to rent out the unit to renters who stays in JB but work in Singapore.

PROPOSED SALES PACKAGE

Sales package	Standard Rebate (%)	Move in Bonus (%)	Add. Move in Bonus (%)	Furnishing Package
TYPE A	9	2	-	Fully Furnishing Voucher (5k electrical + 8k furniture)
TYPE B	9	1	RM8,800	Fully Furnishing Voucher (5k electrical + 8k furniture)

**All info is strictly for training purpose and internal use only. Sales & promotional package subject to change upon management decision.*

PSS booking units:

- 1) All new bookings from 1/1/25 onwards will be entitle to this new package.
- 2) Update booking unit status and filter on 21/1/25.
- 3) Loan status filter in every/following 21 days.
- 4) Units will be released if still remain same loan status (pending LO) in the following cycles.

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THANK YOU