




**PERMAS
HEIGHTS**
WATERFRONT
PERMAS JAYA


SP SAM PROPERTY
SDN BHD

Permas Heights

@ Waterfront
Permas Jaya



RE

○ CIQ

○ JOHOR BAHRU CITY CENTRE

○ FUTURE BUKIT CHAGAR RTS LINK

○ THE MALL, MID VALLEY SOUTHKEY

○ SJK(C) PEI HWA 2

○ COLUMBIA ASIA HOSPITAL TEBRAU

○ REAL SCHOOLS JOHOR BAHRU CAMPUS

○ PERMAS JAYA GOLF CLUB

○ AEON MALL PERMAS JAYA

○ SK TAMAN PERMAS JAYA 2

○ SMK PERMAS JAYA

○ PERMAS SPORT COMPLEX



PERMAS HEIGHTS
WATERFRONT
PERMAS JAYA

ALAM PERMAS UTARA - PASIR BUKIT NEORWAY

JOHOR BAHRU EAST COAST PARKWAY

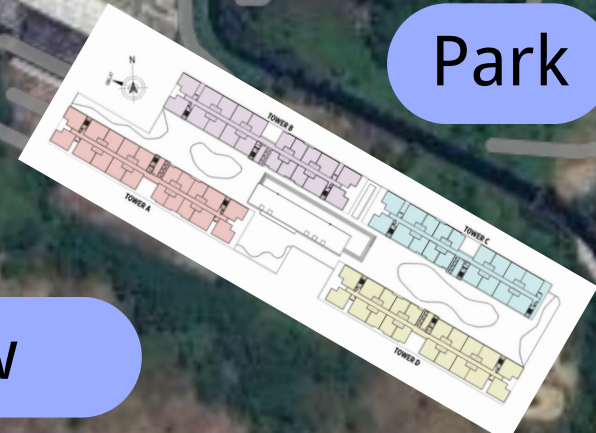


Site Area	11.01 Acres
Tenure	Freehold
Completed Year	2029 (48 months)
Total Unit	1950

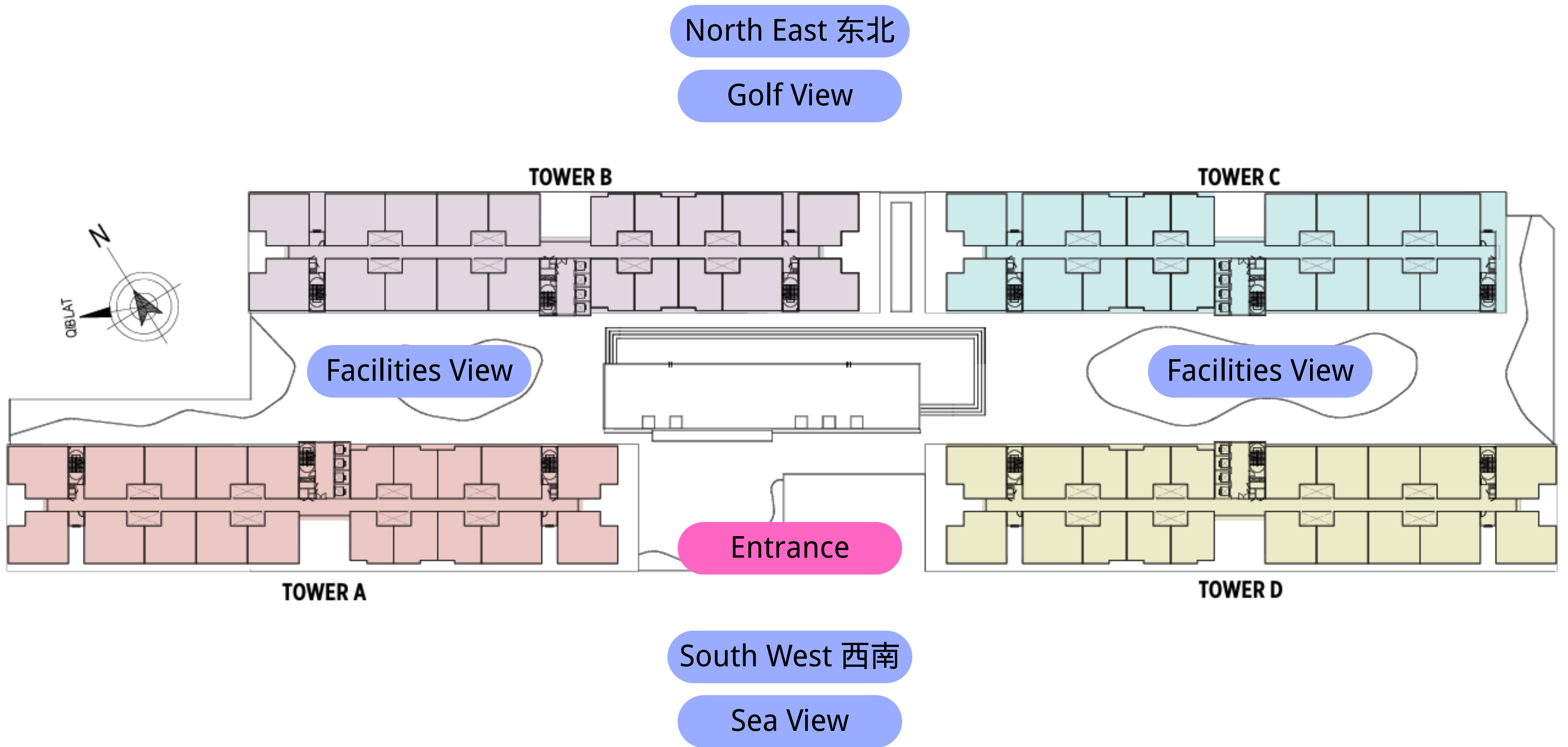
Golf View

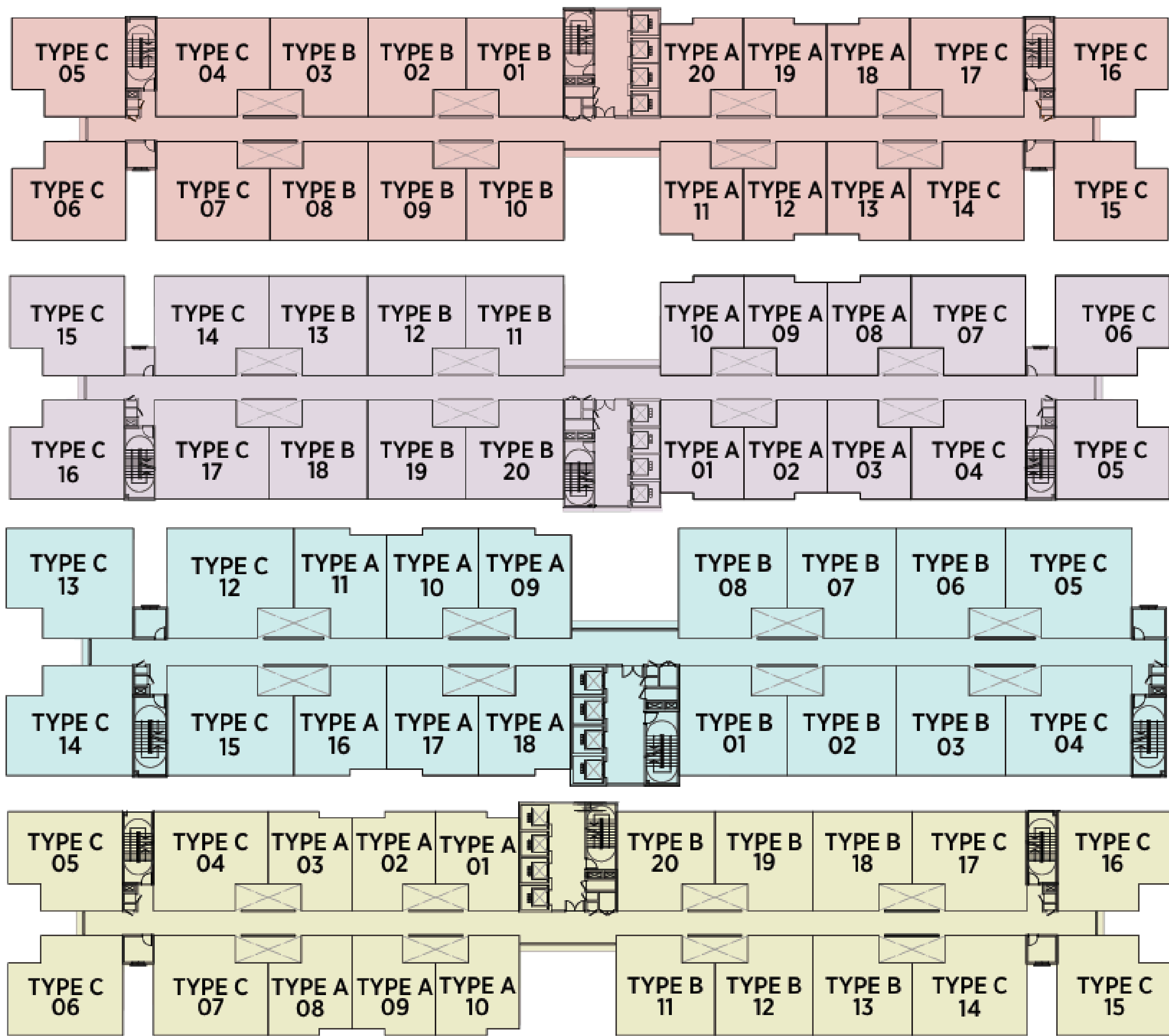
Park

Sea view



SITE PLAN





TOWER A

TOWER B

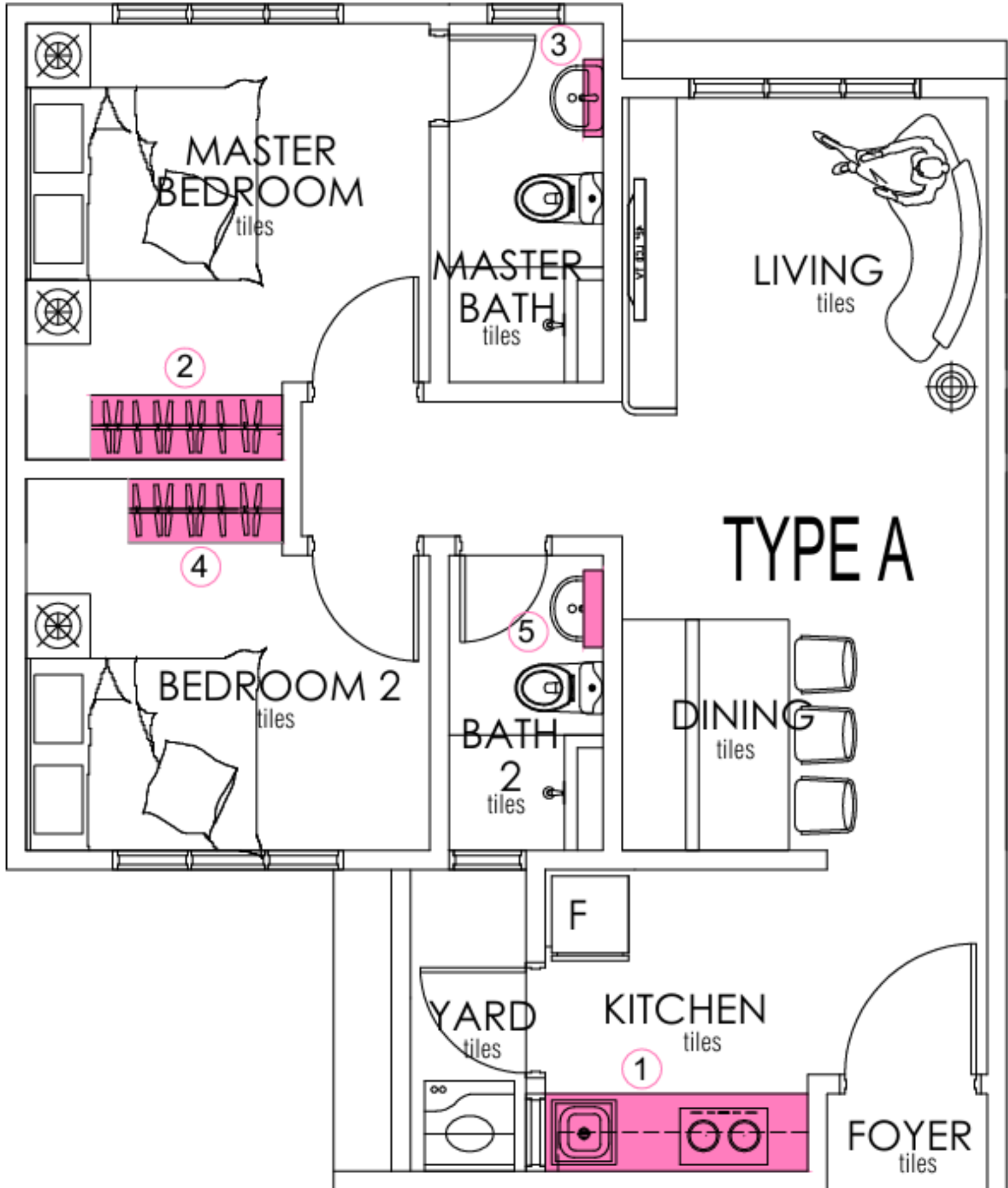
TOWER C

TOWER D

No. of Level	34 Level
Unit per Floor	Tower A, B, D 20 units Tower C 18 units
No. of Lift	4
Carpark Level	Level 1 - 8
Facilities Floor	Level 9
No. of Carpark	Type A - 1 carpark (29th Above 2 carpark) Type B, C - 2 Carpark
No. of Type	Type A 2b 2b 650sqft Type B 3b 2b 891sqft Type C 3b 2b 948sq ft

TYPE A

No Balcony

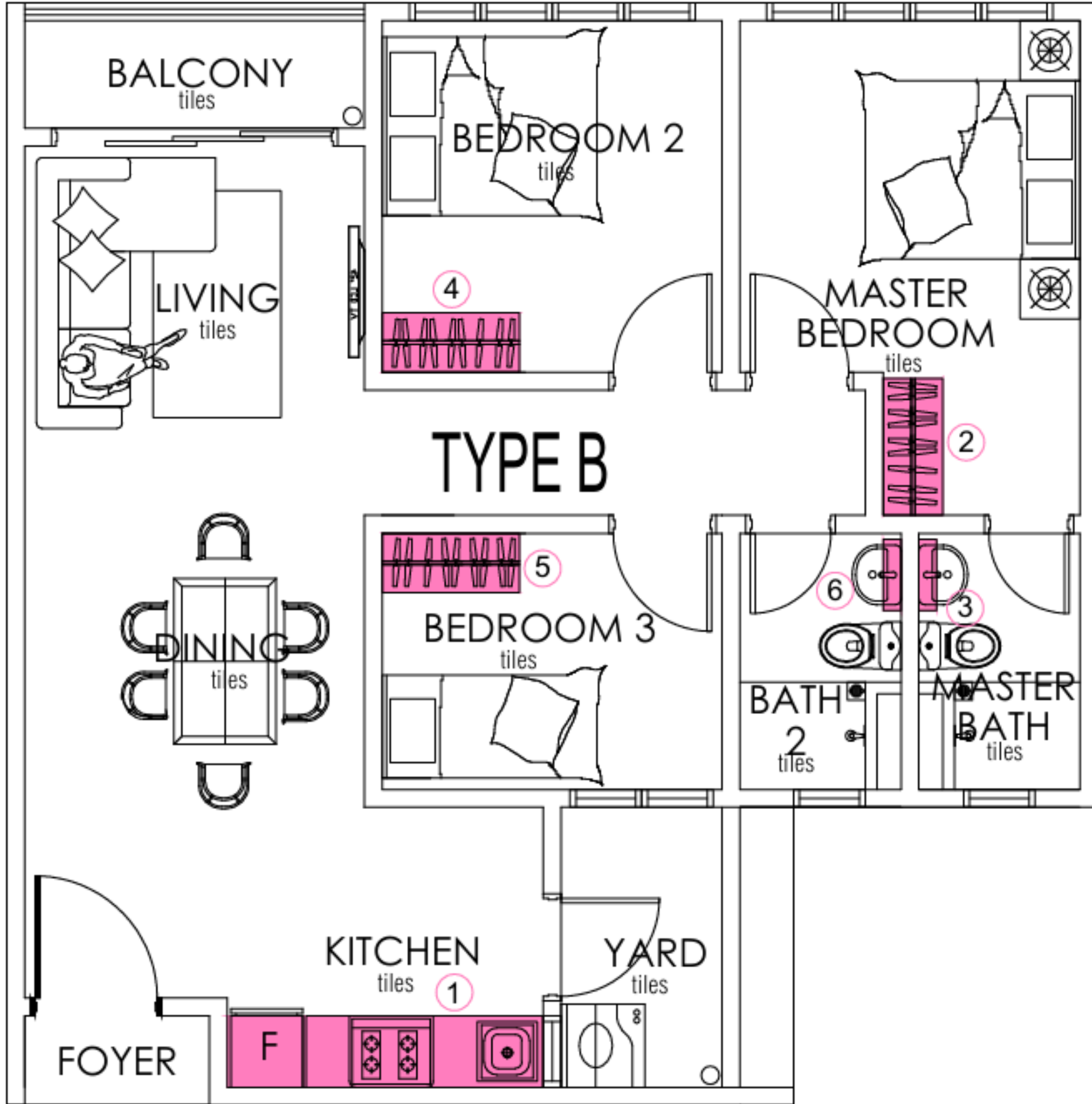


	ITEM	QUANTITY
1.	<u>Kitchen :</u> Kitchen cabinet (hood and hob)	1 Set
2.	<u>Master Bedroom:</u> Wardrobe 1.5 meter length	1 Set
3.	<u>Master Bath:</u> Vanity wall mirror cabinet	1 Set
4.	<u>Bedroom 2:</u> Wardrobe 1.2 meter length	1 Set
5.	<u>Bath 2:</u> Vanity wall mirror cabinet	1 Set

Type A
2 Bedrooms 2 Bathroom
650 Sq Ft



TYPE B

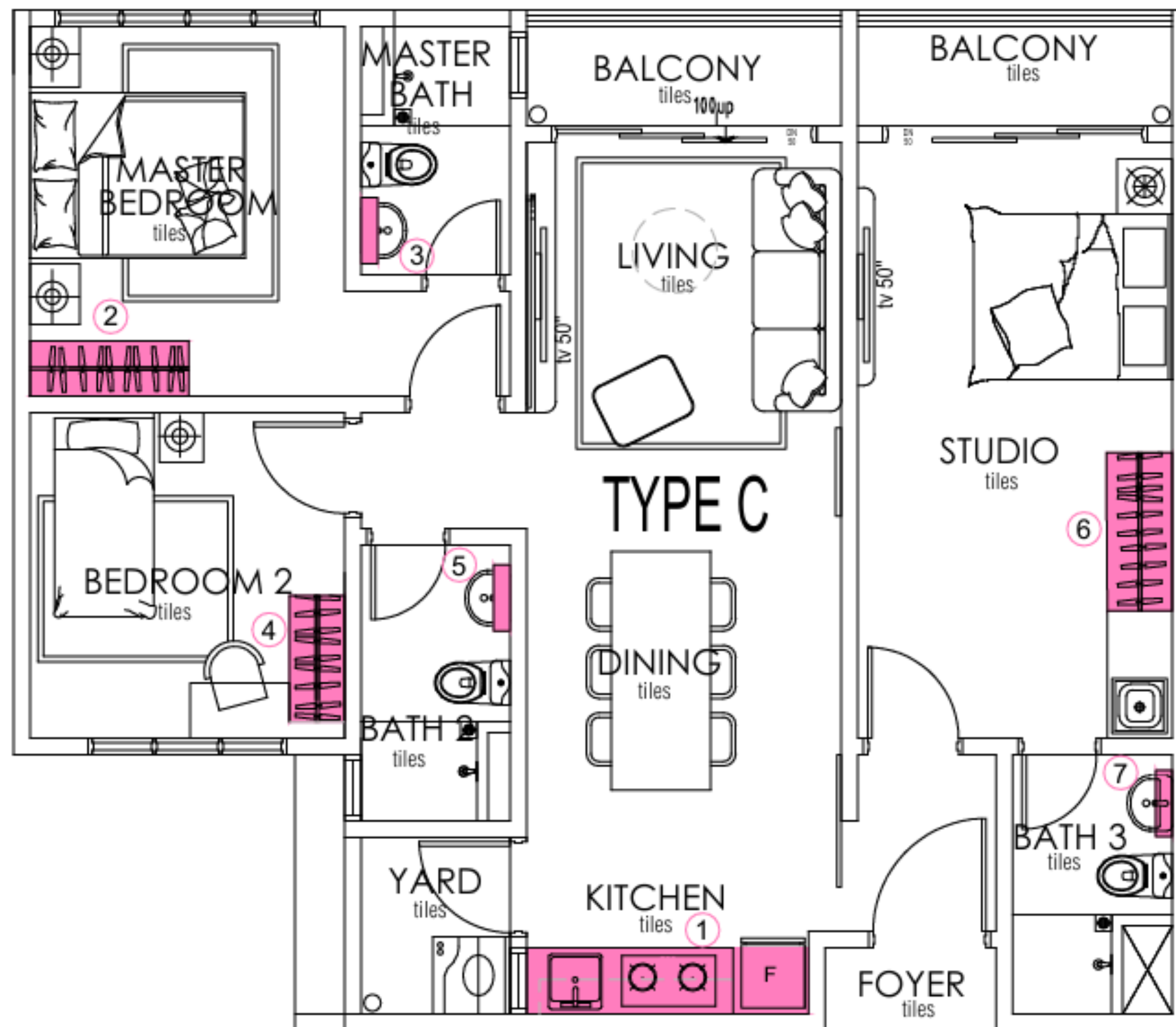


	ITEM	QUANTITY
1.	<u>Kitchen :</u> Kitchen cabinet (hood and hob)	1 Set
2.	<u>Master Bedroom:</u> Wardrobe 1.2 meter length	1 Set
3.	<u>Master Bath:</u> Vanity wall mirror cabinet	1 Set
4.	<u>Bedroom 2:</u> Wardrobe 1.2 meter length	1 Set
5.	<u>Bedroom 3:</u> Wardrobe 1.2 meter length	1 Set
6.	<u>Bath 2:</u> Vanity wall mirror cabinet	1 Set

Type B
3 Bedrooms 2 Bathroom
801 Sq Ft



Two (2) Balcony



ITEM	QUANTITY
1. <u>Kitchen :</u> Kitchen cabinet (hood and hob)	1 Set
2. <u>Master Bedroom:</u> Wardrobe 1.5 meter length	1 Set
3. <u>Master Bath:</u> Vanity wall mirror cabinet	1 Set
4. <u>Bedroom 2:</u> Wardrobe 1.2 meter length	1 Set
5. <u>Bath 2:</u> Vanity wall mirror cabinet	1 Set
6. <u>Studio:</u> Wardrobe 1.5 meter length	1 Set
7. <u>Bath 3:</u> Vanity wall mirror cabinet	1 Set

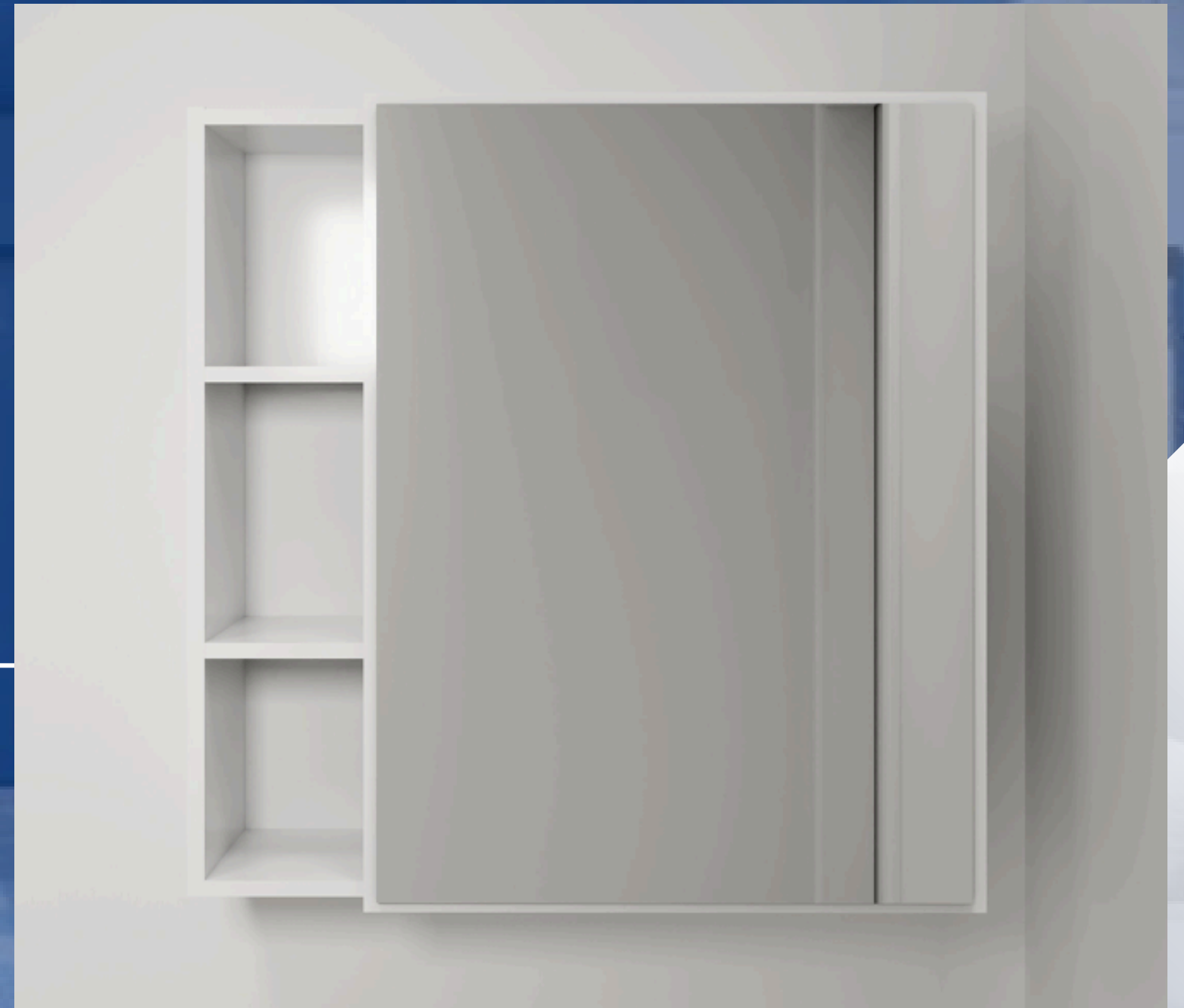
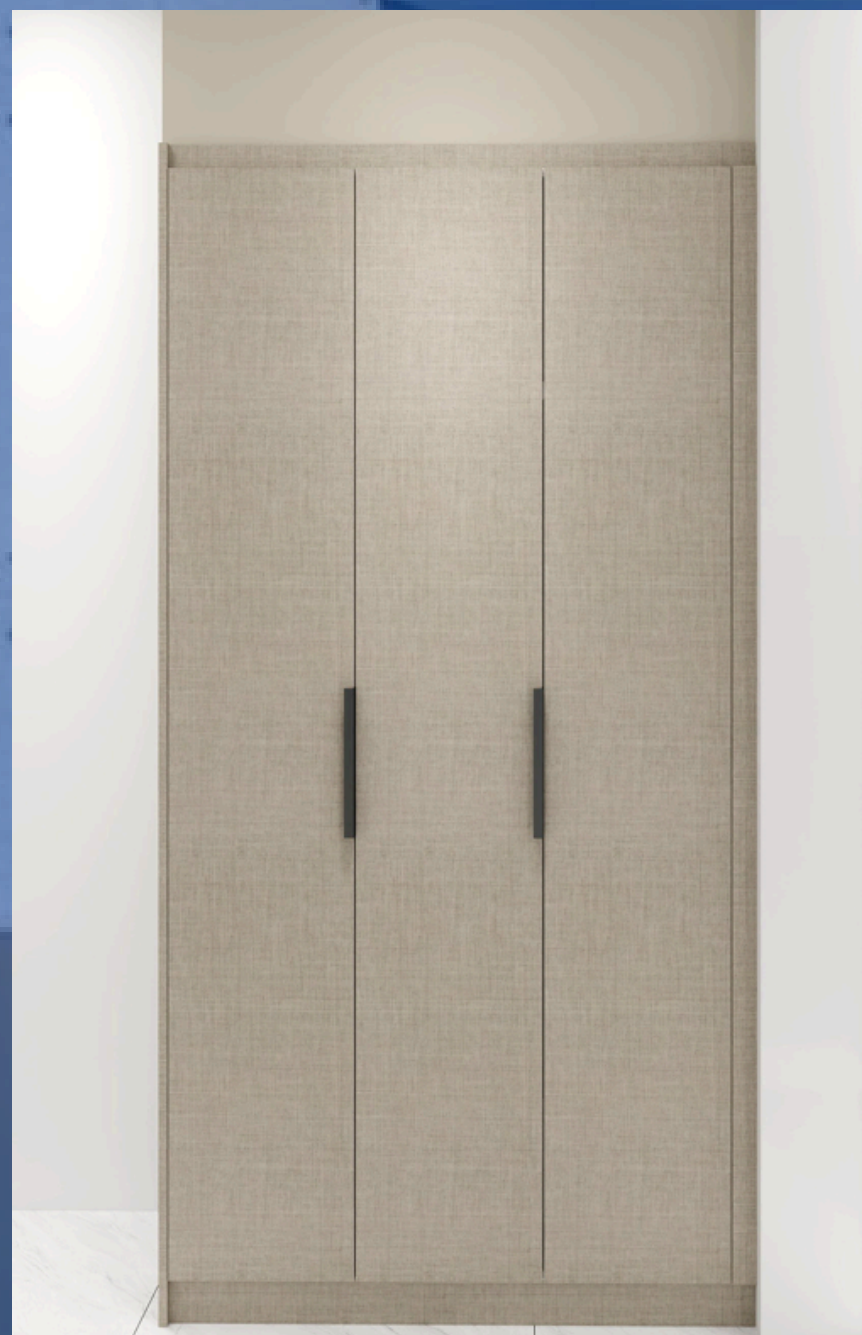
Type C
3 Bedrooms 2 Bathroom
Dual Key
948 Sq Ft

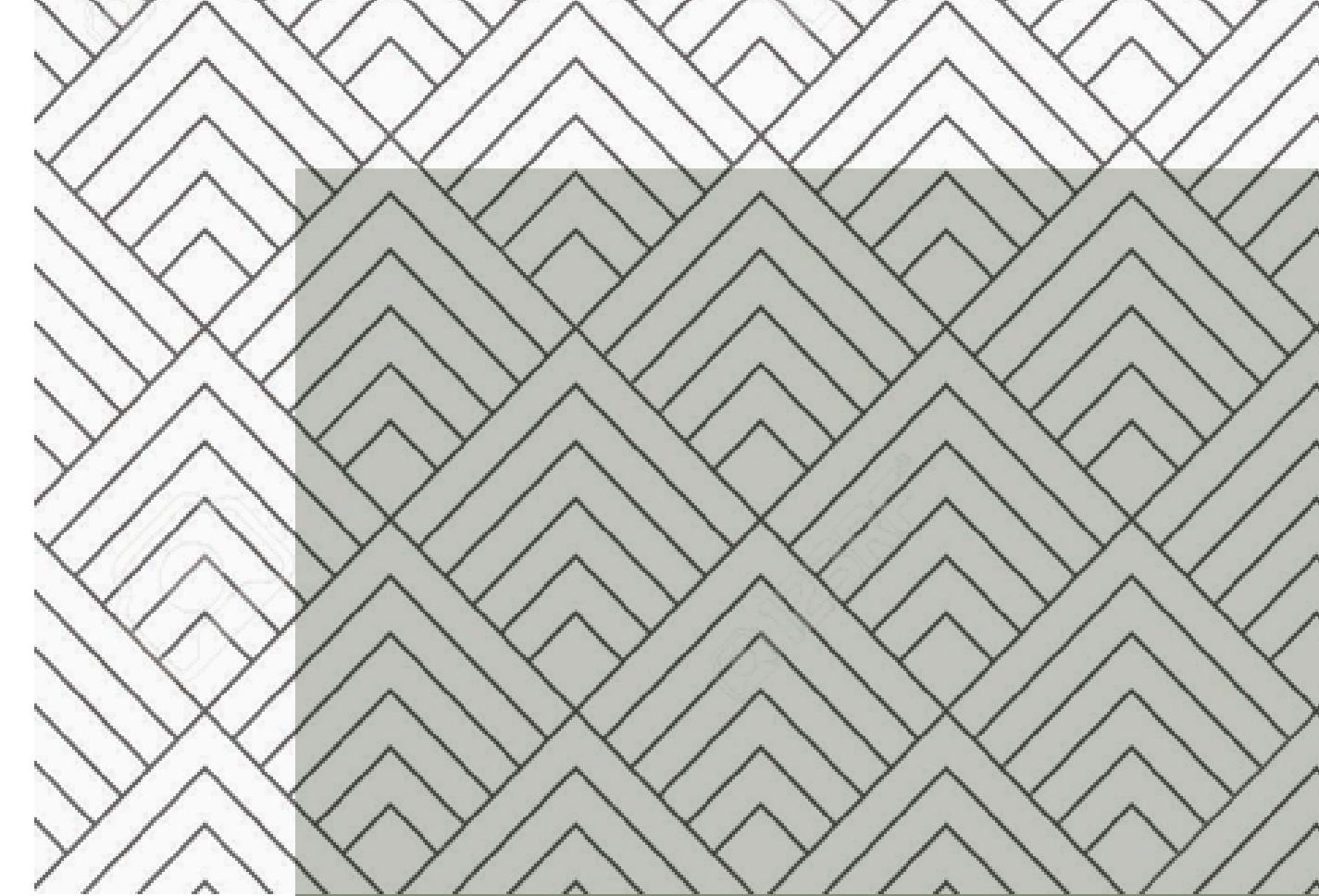


Kitchen and Cabinet Design



Wardrobe & Mirror Cabinet Design





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THE
S
QUARE

5 storey retail mall

Land Area

11.01 acres

Including serviced apartment development site

Gross Floor Area

approx.

314,373 sq ft

Net Lettable Area

approx.

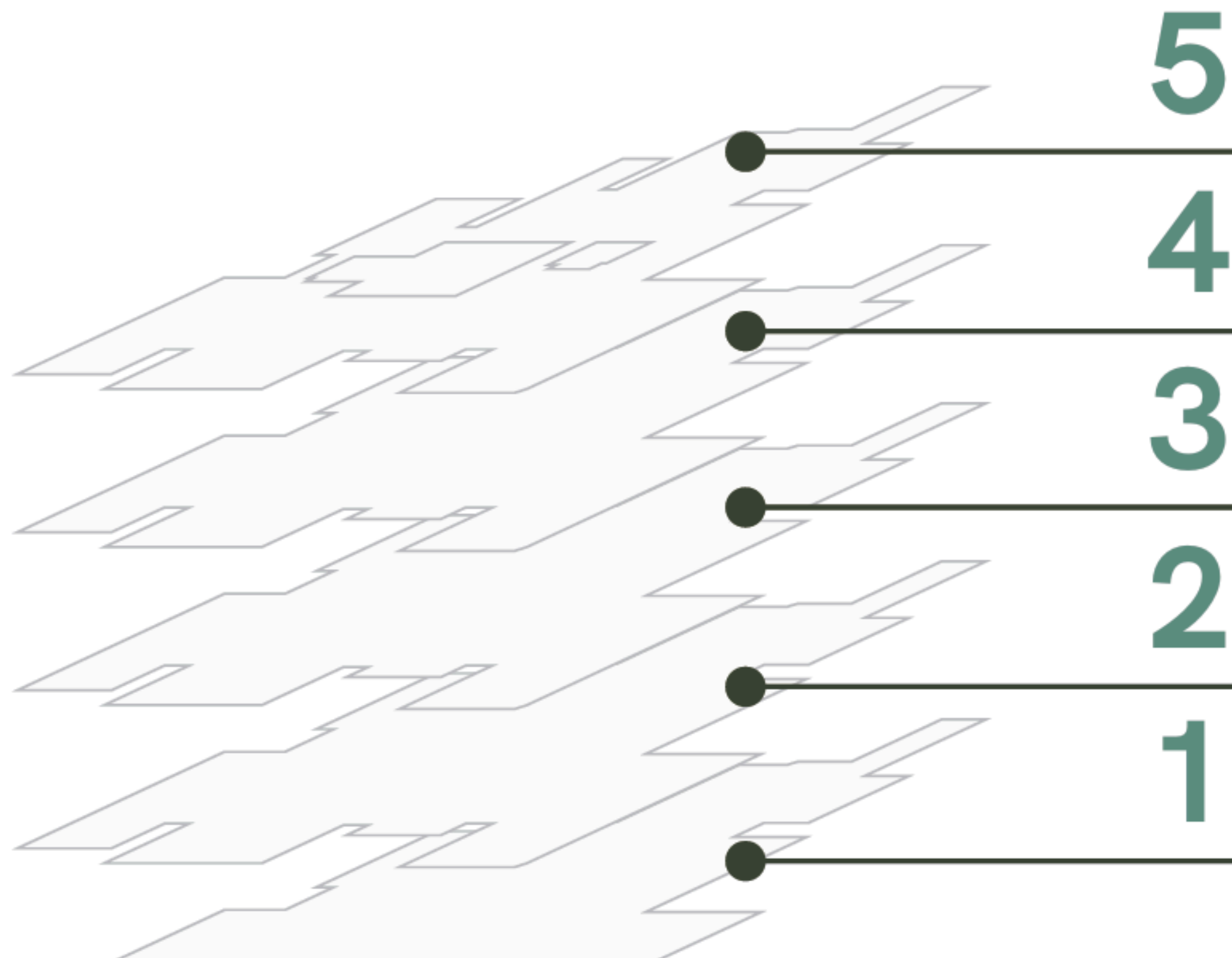
173,557 sq ft

Car Park

approx.

684 nos

Including 16 OKU Parking & 2 EV Parking



more than just a *mall*.

This nature-inspired property focuses on an active lifestyle, offering open spaces surrounded by greenery, with exciting F&B, education, entertainment, sports activities, and wellness services.



Social

A vibrant, open space where youth unite to relax and connect in nature.



Active

A dynamic space for people to embrace an active lifestyle and fuel their passion for movement.



Green

Nature-covered retail: a green and collaborative society.



Lifestyle

Where nature meets retail in perfect harmony.



Food & Beverage

A delicious destination for all, offering diverse F&B options from gourmet dining to trendy fast-casual spots.



Grocery

A convenient stop for shoppers, offering fresh produce and everyday essentials.



Education

Education centres that blend academic excellence with vibrant cultural experiences.



Entertainment

A wide array of entertainment options for a fun-filled experience for all ages.



SP SAM PROPERTY
SDN BHD

THE
S
QUARE



Package

- Rebate 8%
- Free Legal Fee on SPA and LA
- Free Stamp Duty on LA
- Free Wardrobe (All Bedroom)
- Free Kitchen Cabinet
- Free Bathroom Mirror Cabinet (All Bathroom)
- Free Digital Lock

Price

Type	Min Price	Min Price PSF
Type A 650 sq ft	RM 426,880	RM 656
Type B 801 sq ft	RM 508,760	RM 635
Type C 948 sq ft	RM 603,520	RM 637



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SDN BHD

Thank You

