

FOR MALAYSIAN PURCHASERS



## RESIDENSI PUNCAK SAUJANA

Proposed Serviced Apartments at Lot PTB 24737  
(Sebahagian Lot Asal 4271), Jalan Tun Abdul Razak / Jalan Lingkaran Dalam,  
Bandar Johor Bahru, Dearah Johor Bahru, Johor.

### Developer:

MBW City Sdn. Bhd. 201901039216 (1348546-V)

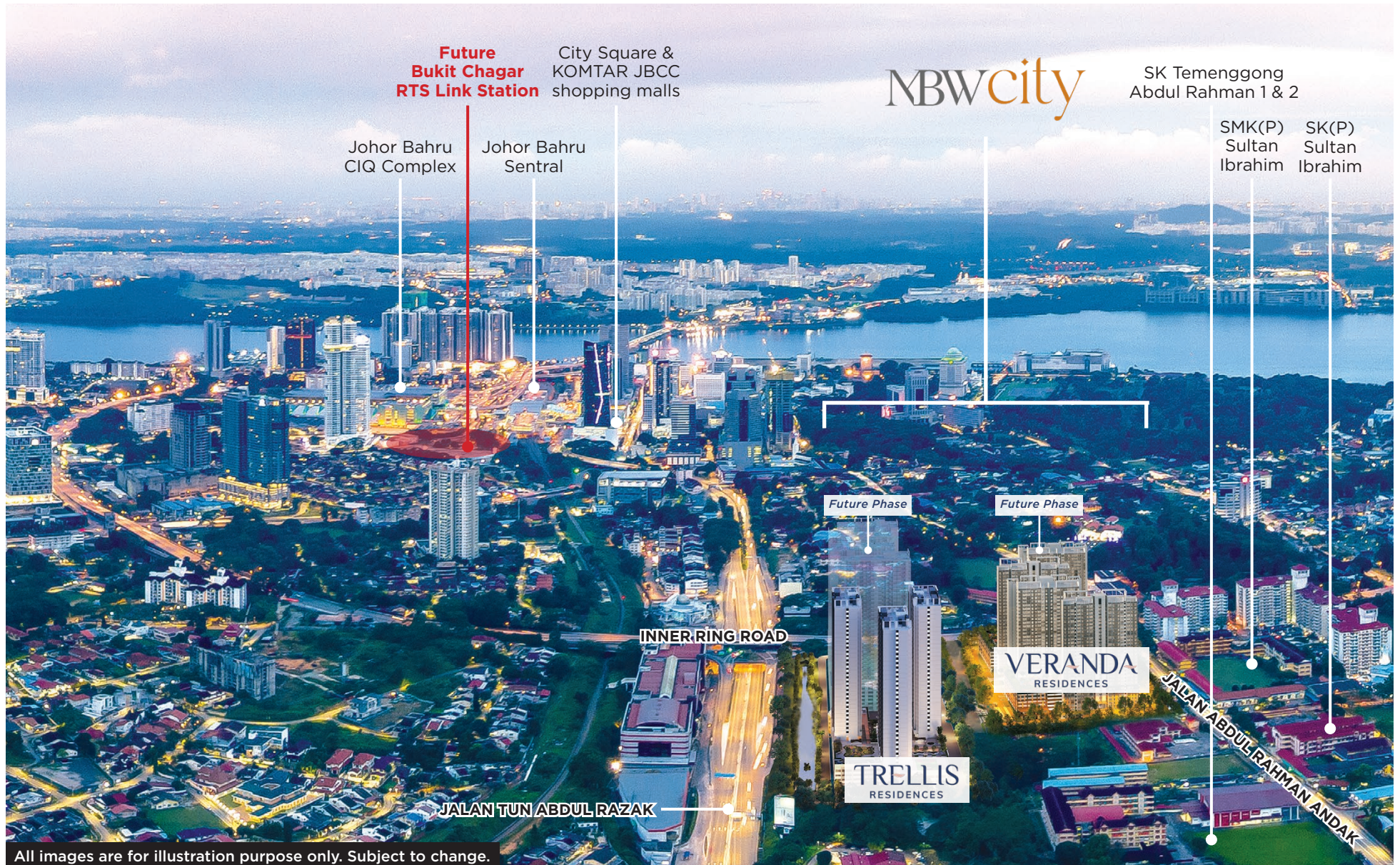
*Subsidiary of MB World Group Berhad*



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*LAST UPDATED ON 12 MAY 2023 • BASED ON SPA DRAWINGS SIGNED 20230417*



# LOCATION



Image Source: Google Maps

## NEARBY AMENITIES

### TRANSPORTATION

- Future Johor Bahru-Singapore RTS Link
- Johor Causeway
- Johor Bahru Sentral
- Johor Bahru International Ferry Terminal

### NEARBY MEGA PROJECTS

- Ibrahim International Business District (IIBD)
- One Bukit Senyum (OBS)

### SHOPPING

- Johor Bahru City Square
- KOMTAR JBCC
- R&F Mall
- Galleria @ Kotaraya
- Beletime Danga Bay
- The Mall, Mid Valley Southkey
- KSL Mall
- The ZON Duty Free

### EDUCATION

- SMK Infant Jesus Convent\*
- SJK St Joseph
- SK St Joseph\*
- SK Temenggong Abdul Rahman 1\*
- SK Temenggong Abdul Rahman 2
- SK(P) Sultan Ibrahim\*
- SMK(P) Sultan Ibrahim\*
- Foon Yew Primary School II
- Foon Yew High School
- City University of Malaysia - Johor Bahru Campus
- Open University Malaysia (Johor Bahru Campus)

\* Cluster School of Excellence (High Performing School)

### LEISURE

- Johor Golf & Country Club
- Merdeka Park
- Hutan Bandar MBBB
- Bazaar Karat
- Tan Hiok Nee Heritage Street

### HEALTHCARE

- Sultanah Aminah Hospital
- KPJ Johor Specialist Hospital
- KPJ Puteri Specialist Hospital
- Columbia Asia Hospital - Tebrau

## WELL-CONNECTED TRANSPORT NETWORK



**1** MBW City is strategically located at the intersection of major roads - Jalan Abdul Rahman Andak, Jalan Tun Abdul Razak and Inner Ring Road.

It also has easy access to other major roads such as:

- Jalan Tebrau
- Eastern Dispersal Link (EDL)
- Johor Causeway



**2 Future Johor Bahru-Singapore Rapid Transit System (RTS) Link**

- Connecting Bukit Chagar in Johor Bahru and Woodlands North in Singapore - will be integrated with public transport systems at both stations;
- Capacity of 10,000 passengers per hour per direction;
- Malaysian ICQ and Singaporean CIQ facilities will be co-located within the same building - allowing the entire immigration process of leaving and entering both countries to be completed at the departing station;
- More information: <https://www.mymrt.com.my/public/rts-link/>

**3 Shuttle Bus Service to Johor Bahru CIQ Complex**  
\* Terms and conditions apply

# TRELLIS RESIDENCES

<b>Project Name</b>	Trellis Residences (Residensi Puncak Saujana)		
<b>Developer</b>	MBW City Sdn. Bhd. 201901039216 (1348546-V)		
<b>Lot Number</b>	Part of PTB 24737		
<b>Site Area</b>	Approximately 4.96 acres		
<b>Land Tenure</b>	Freehold		
<b>Components</b>	<ul style="list-style-type: none"> <li>• Tower A: 29 levels serviced apartments (434 units)</li> <li>• Tower B: 29 levels serviced apartments (434 units)</li> <li>• Tower C: 29 levels serviced apartments (434 units)</li> <li>• Podium with 7 levels car park and 1 level recreational facility</li> </ul>		
<b>Unit Details</b>		<b>Built-up Area (sq ft)</b>	<b>No. of Unit</b>
<b>Type</b>	<b>Composition</b>		
A	Studio + 1 Bathroom	295	171
B	1 Bedroom + 1 Bathroom	510	348
C	1 Bedroom + 1 Study Room + 1 Bathroom	600	261
D	1 Bedroom + 1 Study Room + 2 Bathrooms	703	261
G	3 Bedrooms + 2 Bathrooms	863	174
H	3 Bedrooms + 3 Bathrooms	1,001	87
<b>Total Units</b>			1,302

**Trellis** /'treɪlɪs/

A framework of light wooden or metal bars, chiefly used as a support for fruit trees or climbing plants.

All images are for illustration purpose only. Subject to change.



Entrance

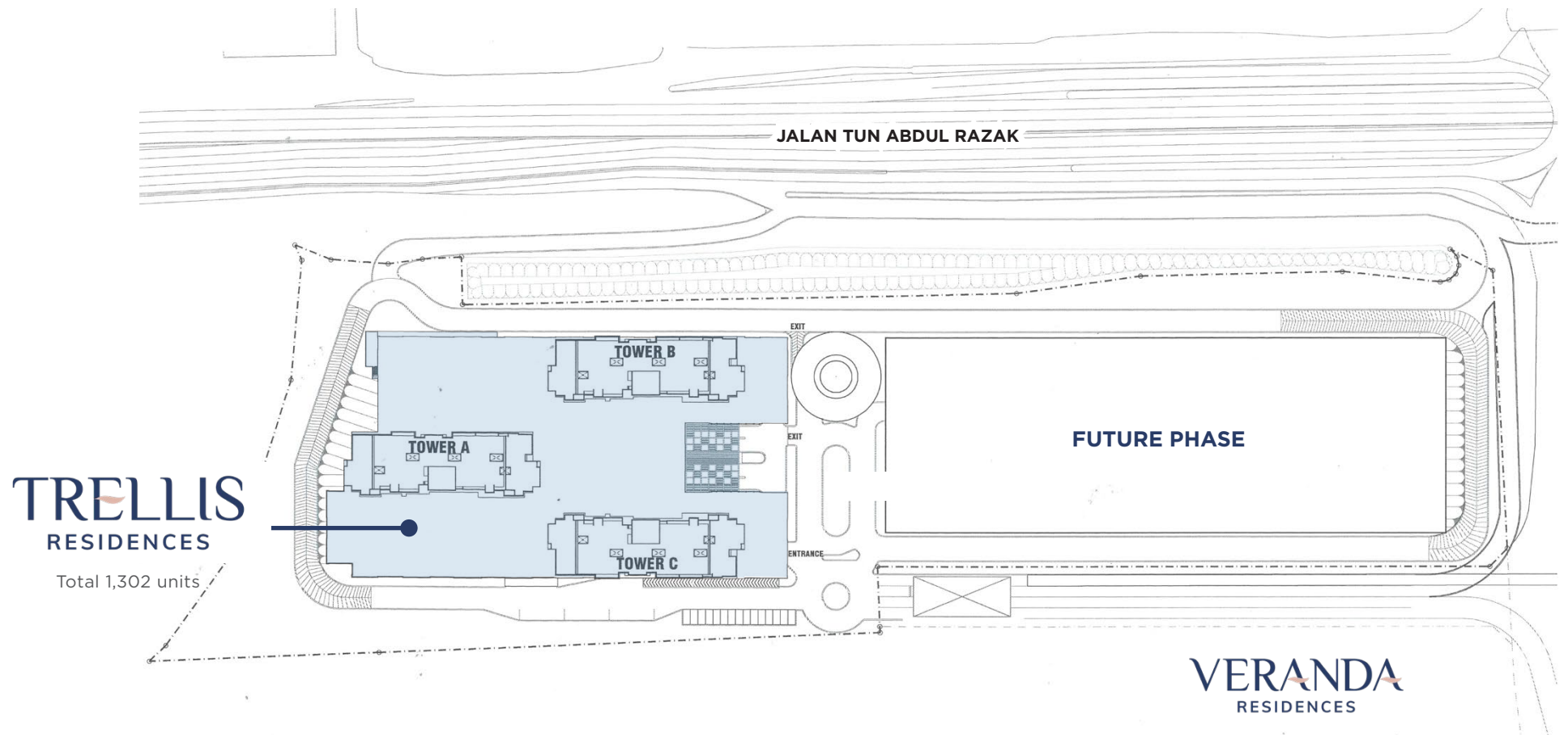


Swimming Pool



Outdoor Fitness &  
Children Adventure Zone

# SITE PLAN



**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 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.

# FACILITY

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## LEGEND

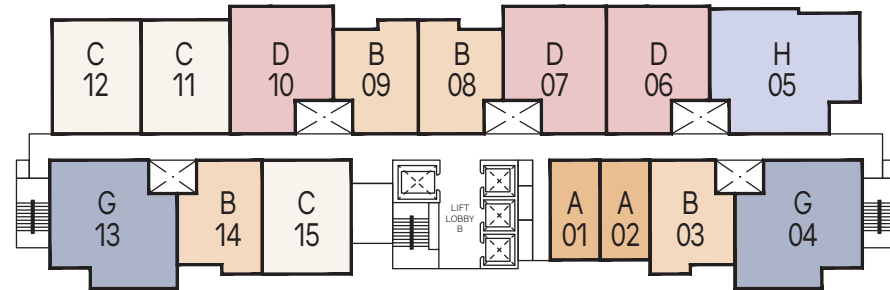
### Level 4

- 1 Reflexology Path
- 2 Children Adventure Zone
- 3 Outdoor Fitness
- 4 Kids Playroom
- 5 Games Room
- 6 Reading Room
- 7 Function Room
- 8 Chess/ Family Terrace
- 9 Party Terrace
- 10 BBQ Pit
- 11 Multipurpose Hall
- 12 Sauna
- 13 Wading Pool
- 14 Swimming Pool
- 15 Basketball Court
- 16 Herbs Garden
- 17 Tai Chi/ Yoga
- 18 Fitness Club

# TYPICAL FLOOR PLAN

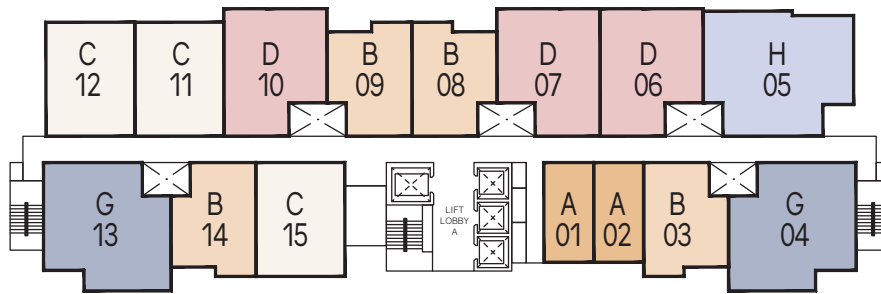
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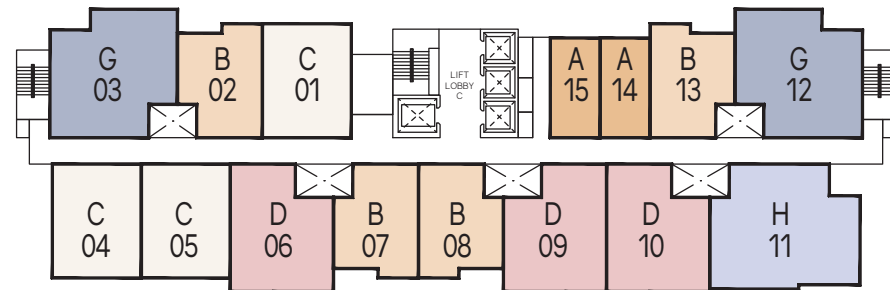


**TOWER B**

**TOWER A**



**TOWER C**



- Type A:** Studio + 1 Bathroom / 295 sq ft
- Type B:** 1 Bedroom + 1 Bathroom / 510 sq ft
- Type C:** 1 Bedroom + 1 Study Room + 1 Bathroom / 600 sq ft
- Type D:** 1 Bedroom + 1 Study Room + 2 Bathrooms / 703 sq ft
- Type G:** 3 Bedrooms + 2 Bathrooms / 863 sq ft
- Type H:** 3 Bedrooms + 3 Bathrooms / 1,001 sq ft

# STOREY PLAN

## TOWER A

- Type A:** Studio + 1 Bathroom / 295 sq ft
- Type B:** 1 Bedroom + 1 Bathroom / 510 sq ft
- Type C:** 1 Bedroom + 1 Study Room + 1 Bathroom / 600 sq ft
- Type D:** 1 Bedroom + 1 Study Room + 2 Bathrooms / 703 sq ft
- Type G:** 3 Bedrooms + 2 Bathrooms / 863 sq ft
- Type H:** 3 Bedrooms + 3 Bathrooms / 1,001 sq ft

TOWER A																
33RD FLOOR	# 33-08 TYPE B	# 33-09 TYPE B	# 33-10 TYPE D	# 33-11 TYPE C	# 33-12 TYPE C	# 33-13 TYPE G	# 33-14 TYPE B	# 33-15 TYPE C	# 33-01 TYPE A	# 33-02 TYPE A	# 33-03 TYPE B	# 33-04 TYPE G	# 33-05 TYPE H	# 33-06 TYPE D	# 33-07 TYPE D	15
32ND FLOOR	# 32-08 TYPE B	# 32-09 TYPE B	# 32-10 TYPE D	# 32-11 TYPE C	# 32-12 TYPE C	# 32-13 TYPE G	# 32-14 TYPE B	# 32-15 TYPE C	# 32-01 TYPE A	# 32-02 TYPE A	# 32-03 TYPE B	# 32-04 TYPE G	# 32-05 TYPE H	# 32-06 TYPE D	# 32-07 TYPE D	15
31ST FLOOR	# 31-08 TYPE B	# 31-09 TYPE B	# 31-10 TYPE D	# 31-11 TYPE C	# 31-12 TYPE C	# 31-13 TYPE G	# 31-14 TYPE B	# 31-15 TYPE C	# 31-01 TYPE A	# 31-02 TYPE A	# 31-03 TYPE B	# 31-04 TYPE G	# 31-05 TYPE H	# 31-06 TYPE D	# 31-07 TYPE D	15
30TH FLOOR	# 30-08 TYPE B	# 30-09 TYPE B	# 30-10 TYPE D	# 30-11 TYPE C	# 30-12 TYPE C	# 30-13 TYPE G	# 30-14 TYPE B	# 30-15 TYPE C	# 30-01 TYPE A	# 30-02 TYPE A	# 30-03 TYPE B	# 30-04 TYPE G	# 30-05 TYPE H	# 30-06 TYPE D	# 30-07 TYPE D	15
29TH FLOOR	# 29-08 TYPE B	# 29-09 TYPE B	# 29-10 TYPE D	# 29-11 TYPE C	# 29-12 TYPE C	# 29-13 TYPE G	# 29-14 TYPE B	# 29-15 TYPE C	# 29-01 TYPE A	# 29-02 TYPE A	# 29-03 TYPE B	# 29-04 TYPE G	# 29-05 TYPE H	# 29-06 TYPE D	# 29-07 TYPE D	15
28TH FLOOR	# 28-08 TYPE B	# 28-09 TYPE B	# 28-10 TYPE D	# 28-11 TYPE C	# 28-12 TYPE C	# 28-13 TYPE G	# 28-14 TYPE B	# 28-15 TYPE C	# 28-01 TYPE A	# 28-02 TYPE A	# 28-03 TYPE B	# 28-04 TYPE G	# 28-05 TYPE H	# 28-06 TYPE D	# 28-07 TYPE D	15
27TH FLOOR	# 27-08 TYPE B	# 27-09 TYPE B	# 27-10 TYPE D	# 27-11 TYPE C	# 27-12 TYPE C	# 27-13 TYPE G	# 27-14 TYPE B	# 27-15 TYPE C	# 27-01 TYPE A	# 27-02 TYPE A	# 27-03 TYPE B	# 27-04 TYPE G	# 27-05 TYPE H	# 27-06 TYPE D	# 27-07 TYPE D	15
26TH FLOOR	# 26-08 TYPE B	# 26-09 TYPE B	# 26-10 TYPE D	# 26-11 TYPE C	# 26-12 TYPE C	# 26-13 TYPE G	# 26-14 TYPE B	# 26-15 TYPE C	# 26-01 TYPE A	# 26-02 TYPE A	# 26-03 TYPE B	# 26-04 TYPE G	# 26-05 TYPE H	# 26-06 TYPE D	# 26-07 TYPE D	15
25TH FLOOR	# 25-08 TYPE B	# 25-09 TYPE B	# 25-10 TYPE D	# 25-11 TYPE C	# 25-12 TYPE C	# 25-13 TYPE G	# 25-14 TYPE B	# 25-15 TYPE C	# 25-01 TYPE A	# 25-02 TYPE A	# 25-03 TYPE B	# 25-04 TYPE G	# 25-05 TYPE H	# 25-06 TYPE D	# 25-07 TYPE D	15
24TH FLOOR	# 24-08 TYPE B	# 24-09 TYPE B	# 24-10 TYPE D	# 24-11 TYPE C	# 24-12 TYPE C	# 24-13 TYPE G	# 24-14 TYPE B	# 24-15 TYPE C	# 24-01 TYPE A	# 24-02 TYPE A	# 24-03 TYPE B	# 24-04 TYPE G	# 24-05 TYPE H	# 24-06 TYPE D	# 24-07 TYPE D	15
23RD FLOOR	# 23-08 TYPE B	# 23-09 TYPE B	# 23-10 TYPE D	# 23-11 TYPE C	# 23-12 TYPE C	# 23-13 TYPE G	# 23-14 TYPE B	# 23-15 TYPE C	# 23-01 TYPE A	# 23-02 TYPE A	# 23-03 TYPE B	# 23-04 TYPE G	# 23-05 TYPE H	# 23-06 TYPE D	# 23-07 TYPE D	15
22ND FLOOR	# 22-08 TYPE B	# 22-09 TYPE B	# 22-10 TYPE D	# 22-11 TYPE C	# 22-12 TYPE C	# 22-13 TYPE G	# 22-14 TYPE B	# 22-15 TYPE C	# 22-01 TYPE A	# 22-02 TYPE A	# 22-03 TYPE B	# 22-04 TYPE G	# 22-05 TYPE H	# 22-06 TYPE D	# 22-07 TYPE D	15
21ST FLOOR	# 21-08 TYPE B	# 21-09 TYPE B	# 21-10 TYPE D	# 21-11 TYPE C	# 21-12 TYPE C	# 21-13 TYPE G	# 21-14 TYPE B	# 21-15 TYPE C	# 21-01 TYPE A	# 21-02 TYPE A	# 21-03 TYPE B	# 21-04 TYPE G	# 21-05 TYPE H	# 21-06 TYPE D	# 21-07 TYPE D	15
20TH FLOOR	# 20-08 TYPE B	# 20-09 TYPE B	# 20-10 TYPE D	# 20-11 TYPE C	# 20-12 TYPE C	# 20-13 TYPE G	# 20-14 TYPE B	# 20-15 TYPE C	# 20-01 TYPE A	# 20-02 TYPE A	# 20-03 TYPE B	# 20-04 TYPE G	# 20-05 TYPE H	# 20-06 TYPE D	# 20-07 TYPE D	15
19TH FLOOR	# 19-08 TYPE B	# 19-09 TYPE B	# 19-10 TYPE D	# 19-11 TYPE C	# 19-12 TYPE C	# 19-13 TYPE G	# 19-14 TYPE B	# 19-15 TYPE C	# 19-01 TYPE A	# 19-02 TYPE A	# 19-03 TYPE B	# 19-04 TYPE G	# 19-05 TYPE H	# 19-06 TYPE D	# 19-07 TYPE D	15
18TH FLOOR	# 18-08 TYPE B	# 18-09 TYPE B	# 18-10 TYPE D	# 18-11 TYPE C	# 18-12 TYPE C	# 18-13 TYPE G	# 18-14 TYPE B	# 18-15 TYPE C	# 18-01 TYPE A	# 18-02 TYPE A	# 18-03 TYPE B	# 18-04 TYPE G	# 18-05 TYPE H	# 18-06 TYPE D	# 18-07 TYPE D	15
17TH FLOOR	# 17-08 TYPE B	# 17-09 TYPE B	# 17-10 TYPE D	# 17-11 TYPE C	# 17-12 TYPE C	# 17-13 TYPE G	# 17-14 TYPE B	# 17-15 TYPE C	# 17-01 TYPE A	# 17-02 TYPE A	# 17-03 TYPE B	# 17-04 TYPE G	# 17-05 TYPE H	# 17-06 TYPE D	# 17-07 TYPE D	15
16TH FLOOR	# 16-08 TYPE B	# 16-09 TYPE B	# 16-10 TYPE D	# 16-11 TYPE C	# 16-12 TYPE C	# 16-13 TYPE G	# 16-14 TYPE B	# 16-15 TYPE C	# 16-01 TYPE A	# 16-02 TYPE A	# 16-03 TYPE B	# 16-04 TYPE G	# 16-05 TYPE H	# 16-06 TYPE D	# 16-07 TYPE D	15
15TH FLOOR	# 15-08 TYPE B	# 15-09 TYPE B	# 15-10 TYPE D	# 15-11 TYPE C	# 15-12 TYPE C	# 15-13 TYPE G	# 15-14 TYPE B	# 15-15 TYPE C	# 15-01 TYPE A	# 15-02 TYPE A	# 15-03 TYPE B	# 15-04 TYPE G	# 15-05 TYPE H	# 15-06 TYPE D	# 15-07 TYPE D	15
14TH FLOOR	# 14-08 TYPE B	# 14-09 TYPE B	# 14-10 TYPE D	# 14-11 TYPE C	# 14-12 TYPE C	# 14-13 TYPE G	# 14-14 TYPE B	# 14-15 TYPE C	# 14-01 TYPE A	# 14-02 TYPE A	# 14-03 TYPE B	# 14-04 TYPE G	# 14-05 TYPE H	# 14-06 TYPE D	# 14-07 TYPE D	15
13TH FLOOR	# 13-08 TYPE B	# 13-09 TYPE B	# 13-10 TYPE D	# 13-11 TYPE C	# 13-12 TYPE C	# 13-13 TYPE G	# 13-14 TYPE B	# 13-15 TYPE C	# 13-01 TYPE A	# 13-02 TYPE A	# 13-03 TYPE B	# 13-04 TYPE G	# 13-05 TYPE H	# 13-06 TYPE D	# 13-07 TYPE D	15
12TH FLOOR	# 12-08 TYPE B	# 12-09 TYPE B	# 12-10 TYPE D	# 12-11 TYPE C	# 12-12 TYPE C	# 12-13 TYPE G	# 12-14 TYPE B	# 12-15 TYPE C	# 12-01 TYPE A	# 12-02 TYPE A	# 12-03 TYPE B	# 12-04 TYPE G	# 12-05 TYPE H	# 12-06 TYPE D	# 12-07 TYPE D	15
11TH FLOOR	# 11-08 TYPE B	# 11-09 TYPE B	# 11-10 TYPE D	# 11-11 TYPE C	# 11-12 TYPE C	# 11-13 TYPE G	# 11-14 TYPE B	# 11-15 TYPE C	# 11-01 TYPE A	# 11-02 TYPE A	# 11-03 TYPE B	# 11-04 TYPE G	# 11-05 TYPE H	# 11-06 TYPE D	# 11-07 TYPE D	15
10TH FLOOR	# 10-08 TYPE B	# 10-09 TYPE B	# 10-10 TYPE D	# 10-11 TYPE C	# 10-12 TYPE C	# 10-13 TYPE G	# 10-14 TYPE B	# 10-15 TYPE C	# 10-01 TYPE A	# 10-02 TYPE A	# 10-03 TYPE B	# 10-04 TYPE G	# 10-05 TYPE H	# 10-06 TYPE D	# 10-07 TYPE D	15
9TH FLOOR	# 09-07 TYPE B	# 09-08 TYPE B	# 09-09 TYPE D	# 09-10 TYPE C	# 09-11 TYPE C	# 09-12 TYPE G	# 09-13 TYPE B	# 09-14 TYPE C	M&E ROOM	# 09-01 TYPE A	# 09-02 TYPE B	# 09-03 TYPE G	# 09-04 TYPE H	# 09-05 TYPE D	# 09-06 TYPE D	14
8TH FLOOR	# 08-08 TYPE B	# 08-09 TYPE B	# 08-10 TYPE D	# 08-11 TYPE C	# 08-12 TYPE C	# 08-13 TYPE G	# 08-14 TYPE B	# 08-15 TYPE C	# 08-01 TYPE A	# 08-02 TYPE A	# 08-03 TYPE B	# 08-04 TYPE G	# 08-05 TYPE H	# 08-06 TYPE D	# 08-07 TYPE D	15
7TH FLOOR	# 07-08 TYPE B	# 07-09 TYPE B	# 07-10 TYPE D	# 07-11 TYPE C	# 07-12 TYPE C	# 07-13 TYPE G	# 07-14 TYPE B	# 07-15 TYPE C	# 07-01 TYPE A	# 07-02 TYPE A	# 07-03 TYPE B	# 07-04 TYPE G	# 07-05 TYPE H	# 07-06 TYPE D	# 07-07 TYPE D	15
6TH FLOOR	# 06-08 TYPE B	# 06-09 TYPE B	# 06-10 TYPE D	# 06-11 TYPE C	# 06-12 TYPE C	# 06-13 TYPE G	# 06-14 TYPE B	# 06-15 TYPE C	# 06-01 TYPE A	# 06-02 TYPE A	# 06-03 TYPE B	# 06-04 TYPE G	# 06-05 TYPE H	# 06-06 TYPE D	# 06-07 TYPE D	15
5TH FLOOR	# 05-08 TYPE B	# 05-09 TYPE B	# 05-10 TYPE D	# 05-11 TYPE C	# 05-12 TYPE C	# 05-13 TYPE G	# 05-14 TYPE B	# 05-15 TYPE C	# 05-01 TYPE A	# 05-02 TYPE A	# 05-03 TYPE B	# 05-04 TYPE G	# 05-05 TYPE H	# 05-06 TYPE D	# 05-07 TYPE D	15
[TRANSFER BEAM]																-
4TH FLOOR [FACILITIES PODIUM]																-
3RD FLOOR																-
2ND FLOOR																-
1ST FLOOR																-
GROUND FLOOR																-
LOWER GROUND 1																-
LOWER GROUND 2																-
LOWER GROUND 3																-

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▼ 32ND FLOOR	# 32-08 TYPE B	# 32-07 TYPE B	# 32-06 TYPE D	# 32-05 TYPE C	# 32-04 TYPE C	# 32-03 TYPE G	# 32-02 TYPE B	# 32-01 TYPE C	# 32-15 TYPE A	# 32-14 TYPE A	# 32-13 TYPE B	# 32-12 TYPE G	# 32-11 TYPE H	# 32-10 TYPE D	# 32-09 TYPE D	15			
▼ 31ST FLOOR	# 31-08 TYPE B	# 31-07 TYPE B	# 31-06 TYPE D	# 31-05 TYPE C	# 31-04 TYPE C	# 31-03 TYPE G	# 31-02 TYPE B	# 31-01 TYPE C	# 31-15 TYPE A	# 31-14 TYPE A	# 31-13 TYPE B	# 31-12 TYPE G	# 31-11 TYPE H	# 31-10 TYPE D	# 31-09 TYPE D	15			
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▼ 29TH FLOOR	# 29-08 TYPE B	# 29-07 TYPE B	# 29-06 TYPE D	# 29-05 TYPE C	# 29-04 TYPE C	# 29-03 TYPE G	# 29-02 TYPE B	# 29-01 TYPE C	# 29-15 TYPE A	# 29-14 TYPE A	# 29-13 TYPE B	# 29-12 TYPE G	# 29-11 TYPE H	# 29-10 TYPE D	# 29-09 TYPE D	15			
▼ 28TH FLOOR	# 28-08 TYPE B	# 28-07 TYPE B	# 28-06 TYPE D	# 28-05 TYPE C	# 28-04 TYPE C	# 28-03 TYPE G	# 28-02 TYPE B	# 28-01 TYPE C	# 28-15 TYPE A	# 28-14 TYPE A	# 28-13 TYPE B	# 28-12 TYPE G	# 28-11 TYPE H	# 28-10 TYPE D	# 28-09 TYPE D	15			
▼ 27TH FLOOR	# 27-08 TYPE B	# 27-07 TYPE B	# 27-06 TYPE D	# 27-05 TYPE C	# 27-04 TYPE C	# 27-03 TYPE G	# 27-02 TYPE B	# 27-01 TYPE C	# 27-15 TYPE A	# 27-14 TYPE A	# 27-13 TYPE B	# 27-12 TYPE G	# 27-11 TYPE H	# 27-10 TYPE D	# 27-09 TYPE D	15			
▼ 26TH FLOOR	# 26-08 TYPE B	# 26-07 TYPE B	# 26-06 TYPE D	# 26-05 TYPE C	# 26-04 TYPE C	# 26-03 TYPE G	# 26-02 TYPE B	# 26-01 TYPE C	# 26-15 TYPE A	# 26-14 TYPE A	# 26-13 TYPE B	# 26-12 TYPE G	# 26-11 TYPE H	# 26-10 TYPE D	# 26-09 TYPE D	15			
▼ 25TH FLOOR	# 25-08 TYPE B	# 25-07 TYPE B	# 25-06 TYPE D	# 25-05 TYPE C	# 25-04 TYPE C	# 25-03 TYPE G	# 25-02 TYPE B	# 25-01 TYPE C	# 25-15 TYPE A	# 25-14 TYPE A	# 25-13 TYPE B	# 25-12 TYPE G	# 25-11 TYPE H	# 25-10 TYPE D	# 25-09 TYPE D	15			
▼ 24TH FLOOR	# 24-08 TYPE B	# 24-07 TYPE B	# 24-06 TYPE D	# 24-05 TYPE C	# 24-04 TYPE C	# 24-03 TYPE G	# 24-02 TYPE B	# 24-01 TYPE C	# 24-15 TYPE A	# 24-14 TYPE A	# 24-13 TYPE B	# 24-12 TYPE G	# 24-11 TYPE H	# 24-10 TYPE D	# 24-09 TYPE D	15			
▼ 23RD FLOOR	# 23-08 TYPE B	# 23-07 TYPE B	# 23-06 TYPE D	# 23-05 TYPE C	# 23-04 TYPE C	# 23-03 TYPE G	# 23-02 TYPE B	# 23-01 TYPE C	# 23-15 TYPE A	# 23-14 TYPE A	# 23-13 TYPE B	# 23-12 TYPE G	# 23-11 TYPE H	# 23-10 TYPE D	# 23-09 TYPE D	15			
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▼ 21ST FLOOR	# 21-08 TYPE B	# 21-07 TYPE B	# 21-06 TYPE D	# 21-05 TYPE C	# 21-04 TYPE C	# 21-03 TYPE G	# 21-02 TYPE B	# 21-01 TYPE C	# 21-15 TYPE A	# 21-14 TYPE A	# 21-13 TYPE B	# 21-12 TYPE G	# 21-11 TYPE H	# 21-10 TYPE D	# 21-09 TYPE D	15			
▼ 20TH FLOOR	# 20-08 TYPE B	# 20-07 TYPE B	# 20-06 TYPE D	# 20-05 TYPE C	# 20-04 TYPE C	# 20-03 TYPE G	# 20-02 TYPE B	# 20-01 TYPE C	# 20-15 TYPE A	# 20-14 TYPE A	# 20-13 TYPE B	# 20-12 TYPE G	# 20-11 TYPE H	# 20-10 TYPE D	# 20-09 TYPE D	15			
▼ 19TH FLOOR	# 19-08 TYPE B	# 19-07 TYPE B	# 19-06 TYPE D	# 19-05 TYPE C	# 19-04 TYPE C	# 19-03 TYPE G	# 19-02 TYPE B	# 19-01 TYPE C	# 19-15 TYPE A	# 19-14 TYPE A	# 19-13 TYPE B	# 19-12 TYPE G	# 19-11 TYPE H	# 19-10 TYPE D	# 19-09 TYPE D	15			
▼ 18TH FLOOR	# 18-08 TYPE B	# 18-07 TYPE B	# 18-06 TYPE D	# 18-05 TYPE C	# 18-04 TYPE C	# 18-03 TYPE G	# 18-02 TYPE B	# 18-01 TYPE C	# 18-15 TYPE A	# 18-14 TYPE A	# 18-13 TYPE B	# 18-12 TYPE G	# 18-11 TYPE H	# 18-10 TYPE D	# 18-09 TYPE D	15			
▼ 17TH FLOOR	# 17-08 TYPE B	# 17-07 TYPE B	# 17-06 TYPE D	# 17-05 TYPE C	# 17-04 TYPE C	# 17-03 TYPE G	# 17-02 TYPE B	# 17-01 TYPE C	# 17-15 TYPE A	# 17-14 TYPE A	# 17-13 TYPE B	# 17-12 TYPE G	# 17-11 TYPE H	# 17-10 TYPE D	# 17-09 TYPE D	15			
▼ 16TH FLOOR	# 16-08 TYPE B	# 16-07 TYPE B	# 16-06 TYPE D	# 16-05 TYPE C	# 16-04 TYPE C	# 16-03 TYPE G	# 16-02 TYPE B	# 16-01 TYPE C	# 16-15 TYPE A	# 16-14 TYPE A	# 16-13 TYPE B	# 16-12 TYPE G	# 16-11 TYPE H	# 16-10 TYPE D	# 16-09 TYPE D	15			
▼ 15TH FLOOR	# 15-08 TYPE B	# 15-07 TYPE B	# 15-06 TYPE D	# 15-05 TYPE C	# 15-04 TYPE C	# 15-03 TYPE G	# 15-02 TYPE B	# 15-01 TYPE C	# 15-15 TYPE A	# 15-14 TYPE A	# 15-13 TYPE B	# 15-12 TYPE G	# 15-11 TYPE H	# 15-10 TYPE D	# 15-09 TYPE D	15			
▼ 14TH FLOOR	# 14-08 TYPE B	# 14-07 TYPE B	# 14-06 TYPE D	# 14-05 TYPE C	# 14-04 TYPE C	# 14-03 TYPE G	# 14-02 TYPE B	# 14-01 TYPE C	# 14-15 TYPE A	# 14-14 TYPE A	# 14-13 TYPE B	# 14-12 TYPE G	# 14-11 TYPE H	# 14-10 TYPE D	# 14-09 TYPE D	15			
▼ 13TH FLOOR	# 13-08 TYPE B	# 13-07 TYPE B	# 13-06 TYPE D	# 13-05 TYPE C	# 13-04 TYPE C	# 13-03 TYPE G	# 13-02 TYPE B	# 13-01 TYPE C	# 13-15 TYPE A	# 13-14 TYPE A	# 13-13 TYPE B	# 13-12 TYPE G	# 13-11 TYPE H	# 13-10 TYPE D	# 13-09 TYPE D	15			
▼ 12TH FLOOR	# 12-08 TYPE B	# 12-07 TYPE B	# 12-06 TYPE D	# 12-05 TYPE C	# 12-04 TYPE C	# 12-03 TYPE G	# 12-02 TYPE B	# 12-01 TYPE C	# 12-15 TYPE A	# 12-14 TYPE A	# 12-13 TYPE B	# 12-12 TYPE G	# 12-11 TYPE H	# 12-10 TYPE D	# 12-09 TYPE D	15			
▼ 11TH FLOOR	# 11-08 TYPE B	# 11-07 TYPE B	# 11-06 TYPE D	# 11-05 TYPE C	# 11-04 TYPE C	# 11-03 TYPE G	# 11-02 TYPE B	# 11-01 TYPE C	# 11-15 TYPE A	# 11-14 TYPE A	# 11-13 TYPE B	# 11-12 TYPE G	# 11-11 TYPE H	# 11-10 TYPE D	# 11-09 TYPE D	15			
▼ 10TH FLOOR	# 10-08 TYPE B	# 10-07 TYPE B	# 10-06 TYPE D	# 10-05 TYPE C	# 10-04 TYPE C	# 10-03 TYPE G	# 10-02 TYPE B	# 10-01 TYPE C	# 10-15 TYPE A	# 10-14 TYPE A	# 10-13 TYPE B	# 10-12 TYPE G	# 10-11 TYPE H	# 10-10 TYPE D	# 10-09 TYPE D	15			
▼ 9TH FLOOR	# 09-08 TYPE B	# 09-07 TYPE B	# 09-06 TYPE D	# 09-05 TYPE C	# 09-04 TYPE C	# 09-03 TYPE G	# 09-02 TYPE B	# 09-01 TYPE C	M&E ROOM	# 09-14 TYPE A	# 09-13 TYPE B	# 09-12 TYPE G	# 09-11 TYPE H	# 09-10 TYPE D	# 09-09 TYPE D	14			
▼ 8TH FLOOR	# 08-08 TYPE B	# 08-07 TYPE B	# 08-06 TYPE D	# 08-05 TYPE C	# 08-04 TYPE C	# 08-03 TYPE G	# 08-02 TYPE B	# 08-01 TYPE C	# 08-15 TYPE A	# 08-14 TYPE A	# 08-13 TYPE B	# 08-12 TYPE G	# 08-11 TYPE H	# 08-10 TYPE D	# 08-09 TYPE D	15			
▼ 7TH FLOOR	# 07-08 TYPE B	# 07-07 TYPE B	# 07-06 TYPE D	# 07-05 TYPE C	# 07-04 TYPE C	# 07-03 TYPE G	# 07-02 TYPE B	# 07-01 TYPE C	# 07-15 TYPE A	# 07-14 TYPE A	# 07-13 TYPE B	# 07-12 TYPE G	# 07-11 TYPE H	# 07-10 TYPE D	# 07-09 TYPE D	15			
▼ 6TH FLOOR	# 06-08 TYPE B	# 06-07 TYPE B	# 06-06 TYPE D	# 06-05 TYPE C	# 06-04 TYPE C	# 06-03 TYPE G	# 06-02 TYPE B	# 06-01 TYPE C	# 06-15 TYPE A	# 06-14 TYPE A	# 06-13 TYPE B	# 06-12 TYPE G	# 06-11 TYPE H	# 06-10 TYPE D	# 06-09 TYPE D	15			
▼ 5TH FLOOR	# 05-08 TYPE B	# 05-07 TYPE B	# 05-06 TYPE D	# 05-05 TYPE C	# 05-04 TYPE C	# 05-03 TYPE G	# 05-02 TYPE B	# 05-01 TYPE C	# 05-15 TYPE A	# 05-14 TYPE A	# 05-13 TYPE B	# 05-12 TYPE G	# 05-11 TYPE H	# 05-10 TYPE D	# 05-09 TYPE D	15			
▼ (TRANSFER BEAM)																-			
▼ 4TH FLOOR (FACILITIES) (PODUM)	FACILITIES															-			
▼ 3RD FLOOR	CAR PARK															-			
▼ 2ND FLOOR	CAR PARK															-			
▼ 1ST FLOOR	CAR PARK															-			
▼ GROUND FLOOR	CAR PARK															-			
▼ LOWER GROUND 1	CAR PARK															-			
▼ LOWER GROUND 2	CAR PARK															-			
▼ LOWER GROUND 3	CAR PARK															-			
																JUMLAH UNIT 434			

**NOTE:**

1. Not to scale.
2. The unit number is an indicative number only and does not represent the house numbering in the actual address.
3. Unit numbers, plans, layouts and other information contained herein are intended 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.

# UNIT PLAN

## TYPE A

- Studio + 1 Bathroom
- 295 sq ft
- 171 Units

### NOTE:

1. Not to scale. The unit areas, dimensions and layouts shown are approximate only and subject to final survey. Exterior areas may vary to suit site conditions.
2. Unit numbers, plans, layouts and other information contained herein are intended 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.

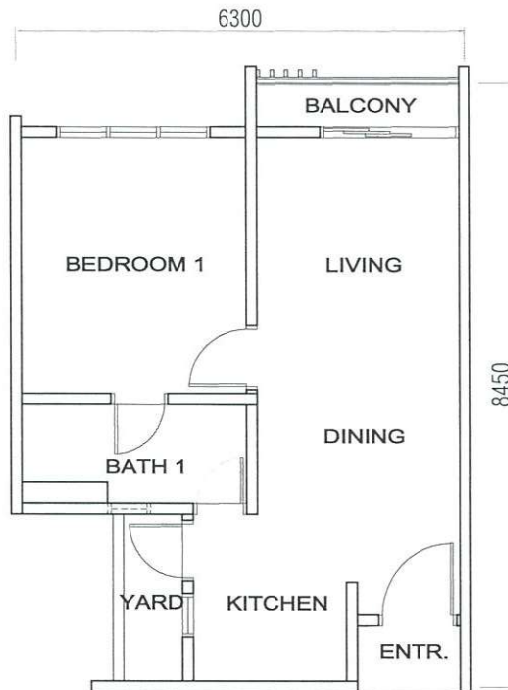


## TYPE B

- 1 Bedroom + 1 Bathroom
- 510 sq ft
- 348 Units

### NOTE:

1. Not to scale. The unit areas, dimensions and layouts shown are approximate only and subject to final survey. Exterior areas may vary to suit site conditions.
2. Unit numbers, plans, layouts and other information contained herein are intended 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.

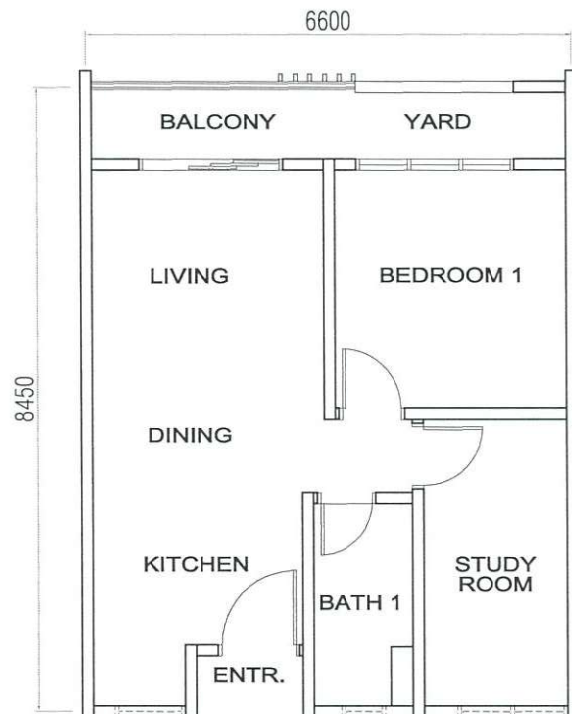


## TYPE C

- 1 Bedroom + 1 Study Room + 1 Bathroom
- 600 sq ft
- 261 Units

### NOTE:

1. Not to scale. The unit areas, dimensions and layouts shown are approximate only and subject to final survey. Exterior areas may vary to suit site conditions.
2. Unit numbers, plans, layouts and other information contained herein are intended 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.

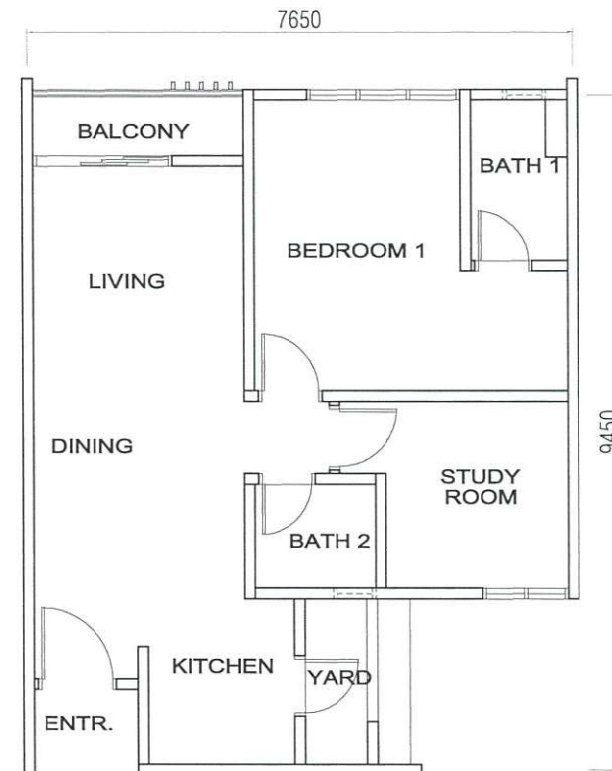


## TYPE D

- 1 Bedroom + 1 Study Room + 2 Bathrooms
- 703 sq ft
- 261 Units

### NOTE:

1. Not to scale. The unit areas, dimensions and layouts shown are approximate only and subject to final survey. Exterior areas may vary to suit site conditions.
2. Unit numbers, plans, layouts and other information contained herein are intended 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.



## TYPE G

- 3 Bedrooms + 2 Bathrooms
- 863 sq ft
- 174 Units

### NOTE:

1. Not to scale. The unit areas, dimensions and layouts shown are approximate only and subject to final survey. Exterior areas may vary to suit site conditions.
2. Unit numbers, plans, layouts and other information contained herein are intended 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.

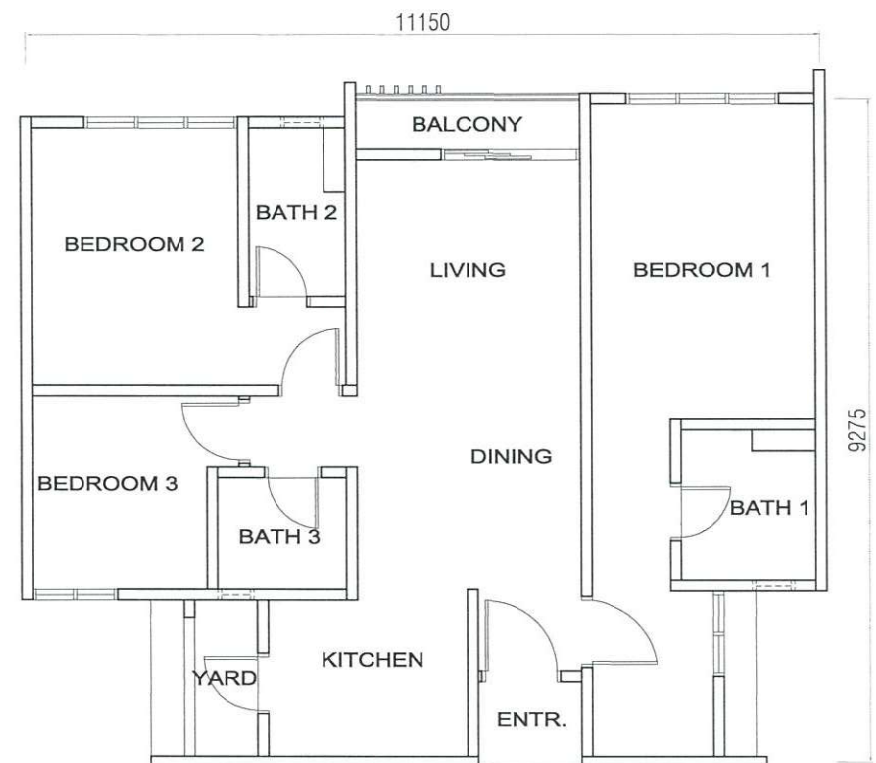
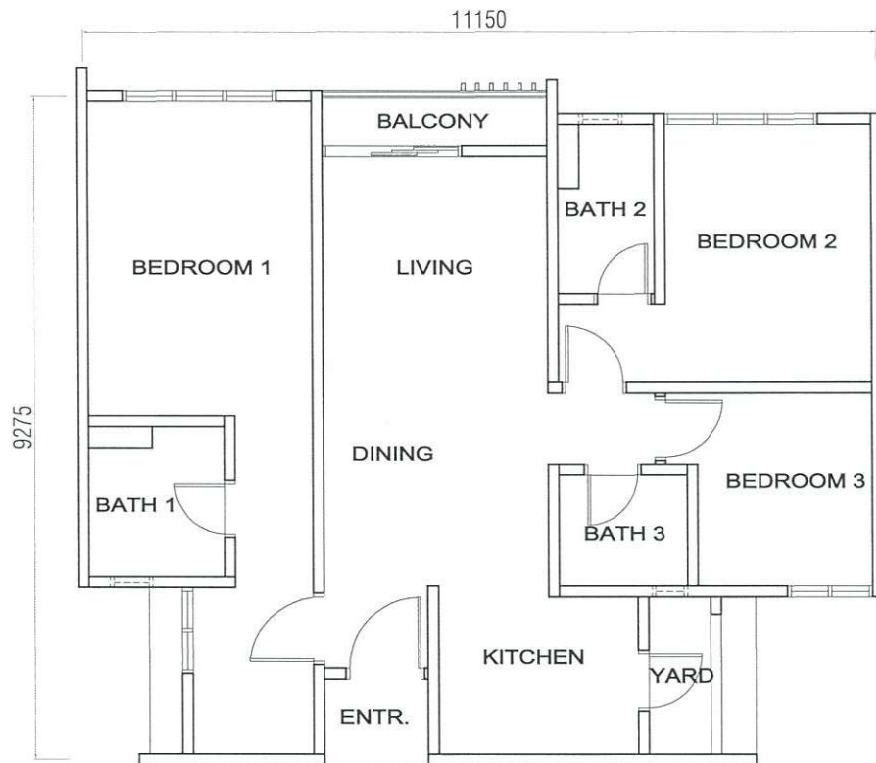


## TYPE H

- 3 Bedrooms + 3 Bathrooms
- 1,001 sq ft
- 87 Units

### NOTE:

1. Not to scale. The unit areas, dimensions and layouts shown are approximate only and subject to final survey. Exterior areas may vary to suit site conditions.
2. Unit numbers, plans, layouts and other information contained herein are intended 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.



# BUILDING DESCRIPTION

29.12.2022 (REVISED 02.03.2023)

For preview only. Subject to change.

## Structure

Reinforced Concrete Frame

## Wall

Reinforced Concrete Wall / Brickwall / Light Weight Block (Where Applicable)

## Roof

Reinforced Concrete Flat Roof

## Ceiling

Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)

## Doors

Metal Door Frame with Wooden Door

## Windows

Aluminium Frame Glass Window

## Lockset

Selected Quality Locksets

## Floor Finishes

Tiles

## Wall Finishes

- Plastering / Skim Coat with Emulsion Paint
- Weather Resistant Paint on External Wall
- Full Height Tiles at All Bathroom
- 1500mm Height Tiles at Selected Kitchen Wall

	Type A	Type B	Type C	Type D	Type G	Type H
<b>Sanitary Fittings</b>						
Kitchen Sink	1	1	1	1	1	1
Sitting W/C	1	1	1	2	2	3
Wash Hand Basin	1	1	1	2	2	3
Shower Rose	1	1	1	2	2	3
Tap	2	2	2	3	3	4
<b>Electrical Fittings</b>						
Lighting Point	5	9	10	11	14	16
Fan Point	1	2	3	3	4	4
Power Point (13A)	10	12	13	13	17	20
Water Heater Power Point	1	1	1	2	2	3
Air-cond Power Point	1	2	3	3	4	4
Door Bell Point	1	1	1	1	1	1
SMATV Point	1	2	2	2	3	3
Distribution Board	1	1	1	1	1	2
Fiber Wall Socket	1	1	1	1	1	1
Power Point (15A)	1	1	1	1	1	2

# SALES PACKAGE (TOWER A / B / C) Effective 22 March 2023.

**NOTE:** Any models of furniture/ electrical appliances provided are up to the vendor's discretion and do not form part of any contract or warranty.

Item Description	TYPE					
	A	B	C	D	G	H
Rebate For Malaysian Purchasers	6%	6%	8%	8%	8%	8%
Move-in Bonus	-	-	-	-	-	-
<b>Furniture/ Electrical Appliances</b>						
Free Kitchen Cabinet	1	1	1	1	1	1
Free Cooker Hood & Hob	1	1	1	1	1	1
<b>Air-conditioner (Voucher)</b>						
Living Room - 1.0hp Wall-mounted A/C (Voucher)	-	1	1	1	1	-
Living Room - 1.5hp Wall-mounted A/C (Voucher)	-	-	-	-	-	1
Bedroom 1 - 1.0hp Wall-mounted A/C (Voucher)	-	1	1	1	-	-
Bedroom 1 - 1.5hp Wall-mounted A/C (Voucher)	1	-	-	-	1	1
<b>Standard Package</b>						
	1. Free Legal Fees on SPA & LA					
	2. Free Stamp Duty on Loan Disbursement					
	3. Free 1 Year Shuttle Bus Service to Johor Bahru CIQ Complex					



# AMENDMENTS LIST

Date	No.	Page	Item	Remarks
4 July 2022	1.	All	Type B unit plan	Bathroom area
13 July 2022	1.	1, 7	Project approved name	Residence Puncak Saujana
18 July 2022	1.	22-24	Furniture listing	1. Air-cond. quantity and capacity 2. Refrigerator 240L > 200L
22 July 2022	1.	9	Site Plan Labelling	Readjust Linear Park and Trellis Residences logo position
	2.	Related	Project perspectives	Replace with updated project perspectives
22 July 2022	1.	7, 11-14, 17-18	Type C and Type D composition	Bedroom 2 change to Study Room
24 Nov 2022	1.	8	Special Feature	Remove descriptions.
	2.	9, 11-20	Building Plans	Replace with drawings dated 28 July 2022.
2 Dec 2022	1.	21	Building Specification	Amend quantity of electrical fittings
6 January 2023	1.	20	Type H unit plan	Add Type H (Right) unit plan.
	2.	21	Building Description	1. Change title Building Specification to Building Description. 2. Change "Area" to "Wall" in "1500mm Height Tiles at Selected Kitchen Wall".
2 March 2023	1.	1, 7	Company Name	Remove "Formerly known as / FKA...."
	2.	7	Site Area	Amend site area to 4.96 acres.
	3.	21	Building Description	Remove tissue roll holder.
	4.	25	Tower C Furniture Listing	Insert Tower C - Furniture Listing
18 March 2023	1.	21	Sales Package	Replace with Sales Package (Effective 20 March 2023)
5 April 2023	1.	21	Sales Package > Type A	Amend kitchen cabinet and cooker hood and hob quantity.
12 May 2023	1.	8	Site plan	Update site plan.