


|                           |   |   |                                 |                 |   |
|---------------------------|---|---|---------------------------------|-----------------|---|
| <b>Location :</b>         | Tanjung Puteri, 80300 Johor Bahru, Johor                          |   |                                 |                 |  |
| <b>Type :</b>             | Serviced Apartment  |   |                                 |                 |   |
| <b>Name :</b>             | Majestic Gen Sphere   |   |                                 |                 |   |
| <b>Developer :</b>        | Majestic Gen Sdn. Bhd. 201301026450 (1056280-K)                   |   |                                 |                 |   |
| <b>Complete Years :</b>   | 48 months   |   |                                 |                 |   |
| <b>Site Area :</b>        |   |   |                                 |                 |   |
| <b>Tenure :</b>           | Freehold  |   |                                 |                 |   |
| <b>Total Units</b>        | 996 Units   |   |                                 |                 |   |
| <b>Tower</b>              | 1 Block   |   |                                 |                 |   |
| <b>Components :</b>       | 1 Block   | 50th floor  |                                 |                 |   |
| <b>Carpark Level :</b>    | 12 Level (LG2 - Level 10)   |   |                                 |                 |   |
| <b>Facilities Level :</b> | Level 1, 11, 49, 50   |   |                                 |                 |   |
| <b>Units per Level :</b>  | 25-28 units per floor   |   |                                 |                 |   |
| <b>Unit Details :</b>     | <b>NO</b>   | <b>Type</b>                                       | <b>Composition</b>              | <b>Build-Up</b> | <b>No.of Unit</b>   |
|                           | 1)  | TYPE A / A1                                       | 1 Bedroom + 2 Bathroom          | 459 sqft        |   |
|                           | 2)  | TYPE B / B1                                       | 1 Bedroom + 2 Bathroom          | 551 sqft        |   |
|                           | 3)  | TYPE C / C1                                       | 3 Bedroom + 2 Bathroom          | 652 sqft        |   |
|                           | 4)  | TYPE D  | 3 Bedroom + 2 Bathroom          | 755 sqft        |   |
|                           | 5)  | TYPE E  | 1 Bedroom + 2 Bathroom (Duplex) | 700 sqft        |   |
| <b>Orientation :</b>      | 1 Block   | NE (RTS) / SW (Singapore)                         |                                 |                 |   |
| <b>Total Lifts :</b>      | 8 Lifts   |   |                                 |                 |   |
| <b>Carpark:</b>           | TYPE A  | 13 - 31 NO Carpark, Level 32 - 47 ONE (1) carpark |                                 |                 |   |
|                           | TYPE B, C, D, E   | 1 Carparks  |                                 |                 |   |
| <b>Ceilling Heights :</b> | 3 Meter   |   |                                 |                 |   |
| <b>Remarks :</b>          | <i>Foreigner eligible to buy above RM 1mil</i>                    |   |                                 |                 |   |
| <b>Main. Fee :</b>        | RM0.40 / sqft ( include sinking fund ) <b>ESTIMATE</b>            |   |                                 |                 |   |
| <b>Booking Fee :</b>      | RM 2,000 (Fully Refund)   |   |                                 |                 |   |
| <b>Packages :</b>         | <b>SPA REBATE - 8%</b>  |   |                                 |                 |   |
|                           | <b>Early Bird Rebate - 2% (base on SPA price) (Collect on VP)</b> |   |                                 |                 |   |
|                           | <b>Signing Incentive - 3% (base on SPA price) (Collect on VP)</b> |   |                                 |                 |   |
|                           | <b>Move in Bonus - 2% (base on SPA price) (Collect on VP)</b>     |   |                                 |                 |   |
|                           | <b>Free Legal Fees on SPA and LA</b>                              |   |                                 |                 |   |
|                           | <b>Free Stamp Duty on Loan Agreement</b>                          |   |                                 |                 |   |
|                           | <b>Partially Furnish (Kindly follow the furnilure listing)</b>    |   |                                 |                 |   |
|                           |   |   |                                 |                 |   |
|                           |   |   |                                 |                 |   |