



<b>Location :</b>	PTD 60251 (PTD Baru PTD 227234), Jalan Yahya Awal, Kolam Ayer, 80100 Johor Bahru, Johor				
<b>Type :</b>	PLOT 1 ( SOHO )				
<b>Name :</b>	<b>Sunway ( Sunway Majestic )</b>				
<b>Developer :</b>	Sunway Developer				
<b>Complete Years :</b>	48 Months (2029 Q3)				
<b>Site Area :</b>	15.525 Acres ( Plot 1 - 2.25 arces )				
<b>Tenure :</b>	Freehold				
<b>Total Units</b>	1,012 Units				
<b>Tower</b>	TOWER A / TOWER B				
<b>Components :</b>	Tower A	46th floor ( 540 units )			
	Tower B	46th floor ( 472 units )			
<b>Carpark Level :</b>	3rd Floor to 10th Floor ( with Floor Speed Ramp )				
<b>Facilities Level :</b>	Level 6th				
<b>Units per Level :</b>	<b>Tower A</b>	1st Floor : <b>Lobby, Retail Units, Retail Visitor Carparks</b>			
		3rd - 10th Floor : <b>Resident Parking</b>			
		11th Floor : <b>Facilities Floor</b>			
		12th - 45th Floor : <b>Residential Floor ( 540 Units )</b>			
	46th Floor : <b>Skyline BBQ Area</b>				
	<b>Tower B</b>	2nd Floor : <b>Lobby, Retail Units, Retail Visitor Carparks</b>			
		3rd - 10th Floor : <b>Resident Parking</b>			
		11th Floor : <b>Facilities Floor</b>			
12th - 45th Floor : <b>Residential Floor ( 472 Units )</b>					
46th Floor : <b>Skyline BBQ Area</b>					
<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	1 Bedroom + 1 Bathroom	467 sqft	234
	2)	TYPE B	2 Bedroom + 1 Bathroom	596 sqft	472
	3)	TYPE C	3 Bedroom + 2 Bathroom	681 sqft	306
<b>Orientation :</b>	Tower A / B	<b>North ( City Forests ) / South ( City Danga Bay View )</b>			
<b>Total Lifts :</b>	4 ( <b>SERVICE</b> ) +1 ( <b>CARGO / BOMBA</b> ) Lifts				
<b>Carpark:</b>	TYPE A	1 Carpark			
	TYPE B	1 Carpark			
	TYPE C	2 Carparks			
<b>Ceiling Heights :</b>	3 Meter				
<b>Remarks :</b>	<b>Foreigner CAN BUY ( PRICE MUST ABOVE RM600,000 )</b>				
<b>Main. Fee :</b>	RM 0.45 / sqft ( include sinking fund ) <b>ESTIMATE</b>				
<b>Booking Fee :</b>	<b>RM 2,000</b> ( First Collection to Lock Packages & Unit Selection ) Balance <b>RM 3,000</b> ( To Secure First 200 Units Loan Approval Extra Rebate )				
<b>Packages :</b>	<b>STANDARD REBATE 7% + SIGNING INCENTIVE 3% ( 10% )</b>				
	<b>Free Legal Fees on SPA and LA</b>				
	<b>Free Stamp Duty on Loan Agreement</b>				
	<b>Furniture Cashback</b> ~ Type A 467sqft - RM10,000 ~ Type B 596sqft - TBC ~ Type C 681sqft - TBC				
	<b>Free Inverter Air Conditioning</b> ~ Type A 467sqft - 2 Units ~ Type B 596sqft - 3 Units ~ Type C 681sqft - 4 Units				
	<b>Shuttle Bus Services ( CauseWay Partnership )</b>				