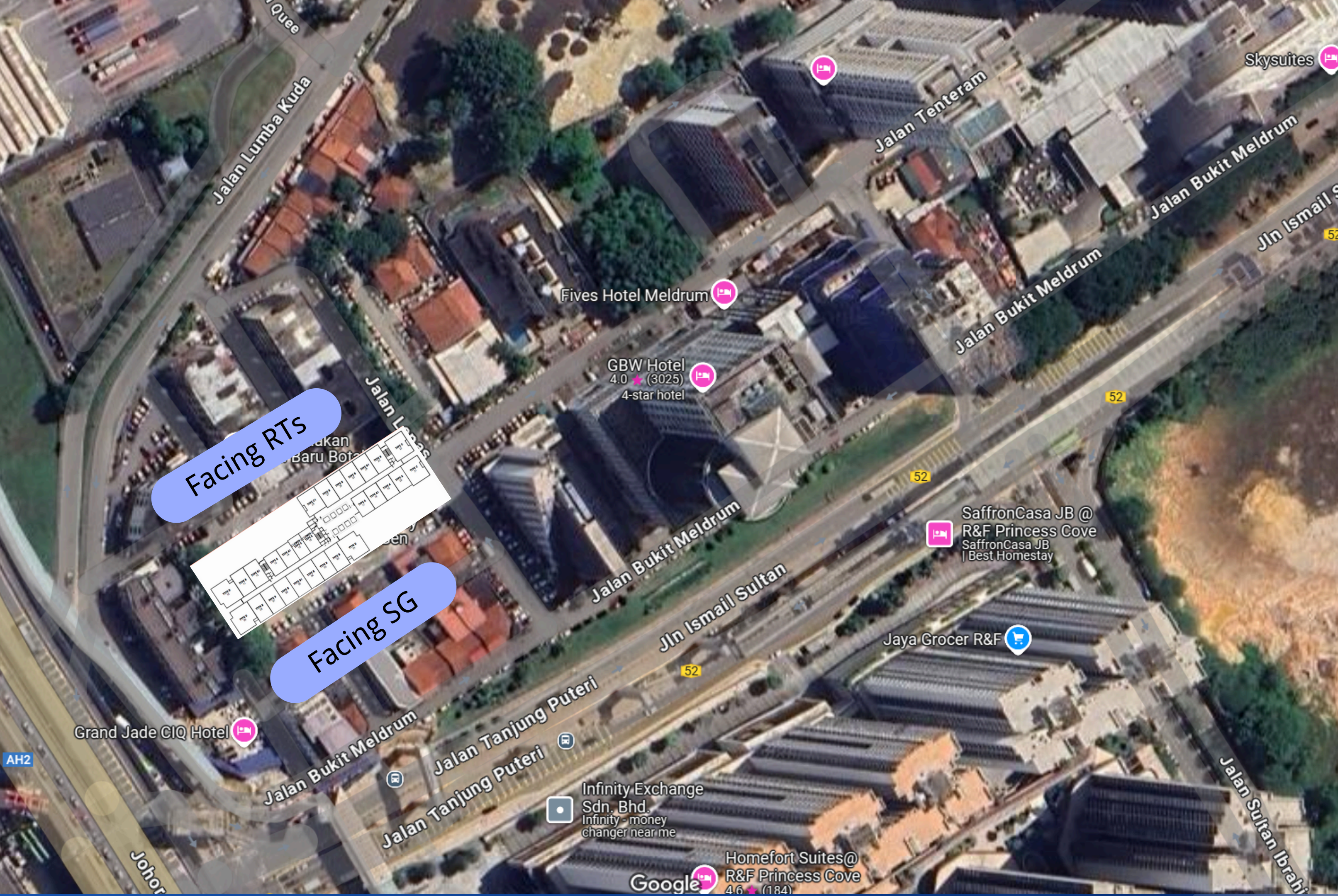




Majestic Gen Rise 2

JBCC





Facing RTs

Facing SG



Land Tenure	Freehold
Land Usage	Commercial
Development Type	Serviced Apartment 1 Block (50 level + 2LG)
Site Location	Refer google map
Total Units	996 units
Unit Per Floor / Lift	25-28 units / 8 lifts
Built Up	459sf - 755sf
Maintenance Fee	TBC
Building Composition	<p>LG2 & LG1 – Retail, Car Parking and M&E Room</p> <p>Level 1 (Ground Floor) – Car Parking, Facilities and Retail</p> <p>Level 2 to 10 – Car Parking</p> <p>Level 11 – Facilities Podium</p> <p>Level 12 to 48 – Serviced Apartment</p> <p>Level 49 to 50M – Roof Facilities</p>



Unique Selling Point

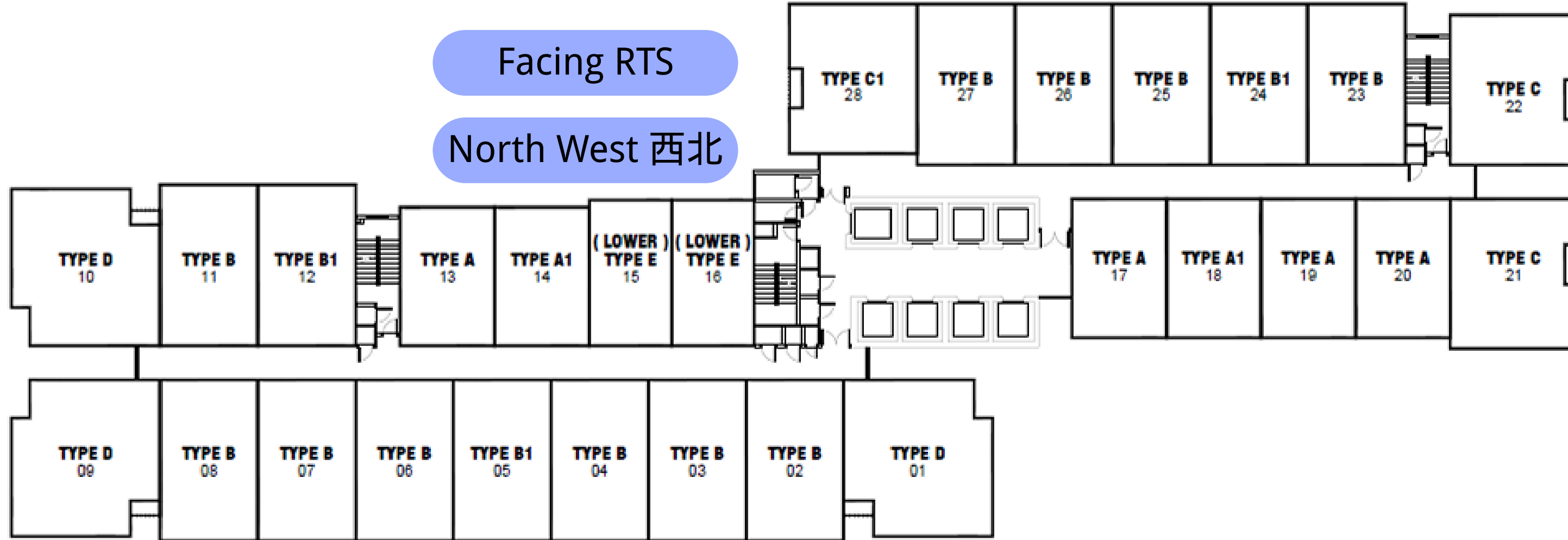
1. Freehold
2. Walking distance to JB Sentral (approx. 440m*) & Bukit Chagar RTS Link Station (another approx. 260m* from JB Sentral)
3. Proposed direct connection* linked to the existing link bridge to JB Sentral
4. Retail convenience ready below apartment
5. Walking distance to conveniences and amenities
6. Strategic Location Easy Access
7. Dual key flexibility layout design available for all units
8. 4 levels of facilities with 8 thematic zones
9. Ideal own stay, rent out or holiday homes
10. Lush green landscapes
11. Multi-tiers security
12. GreenRE
13. EV charging bay



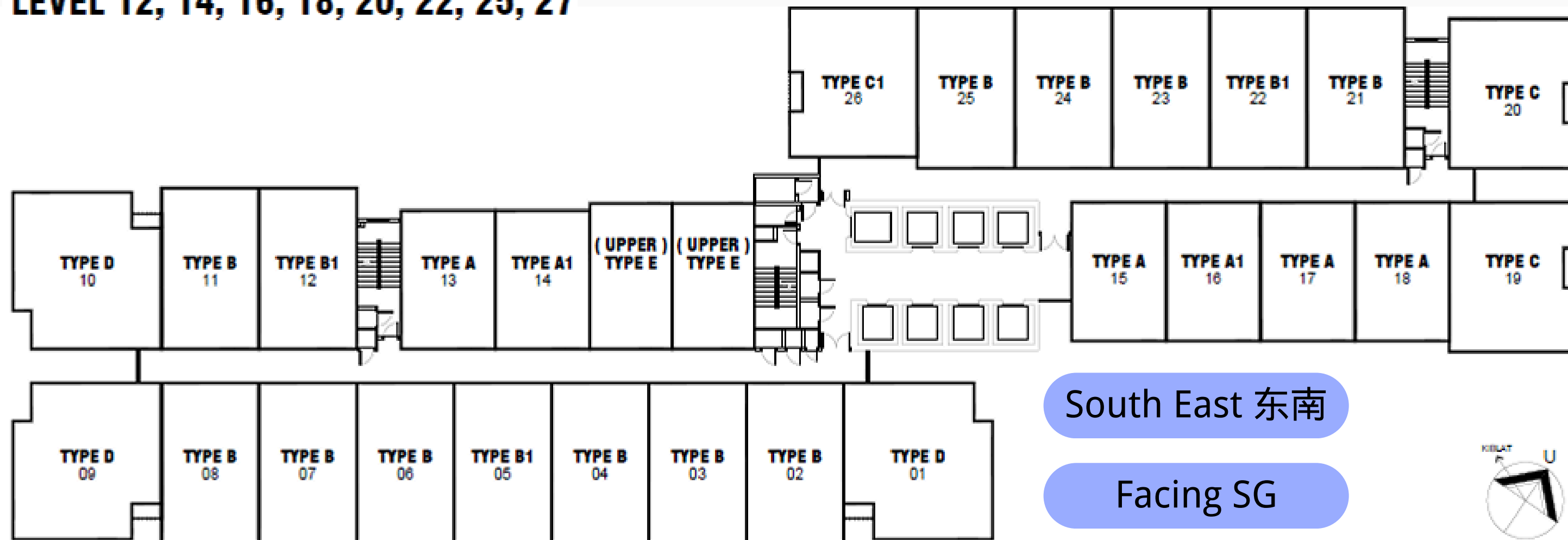
SP SAM PROPERTY
SDN BHD

Facing RTS

North West 西北



LEVEL 12, 14, 16, 18, 20, 22, 25, 27



LEVEL 13, 15, 19, 21, 23, 26

South East 东南

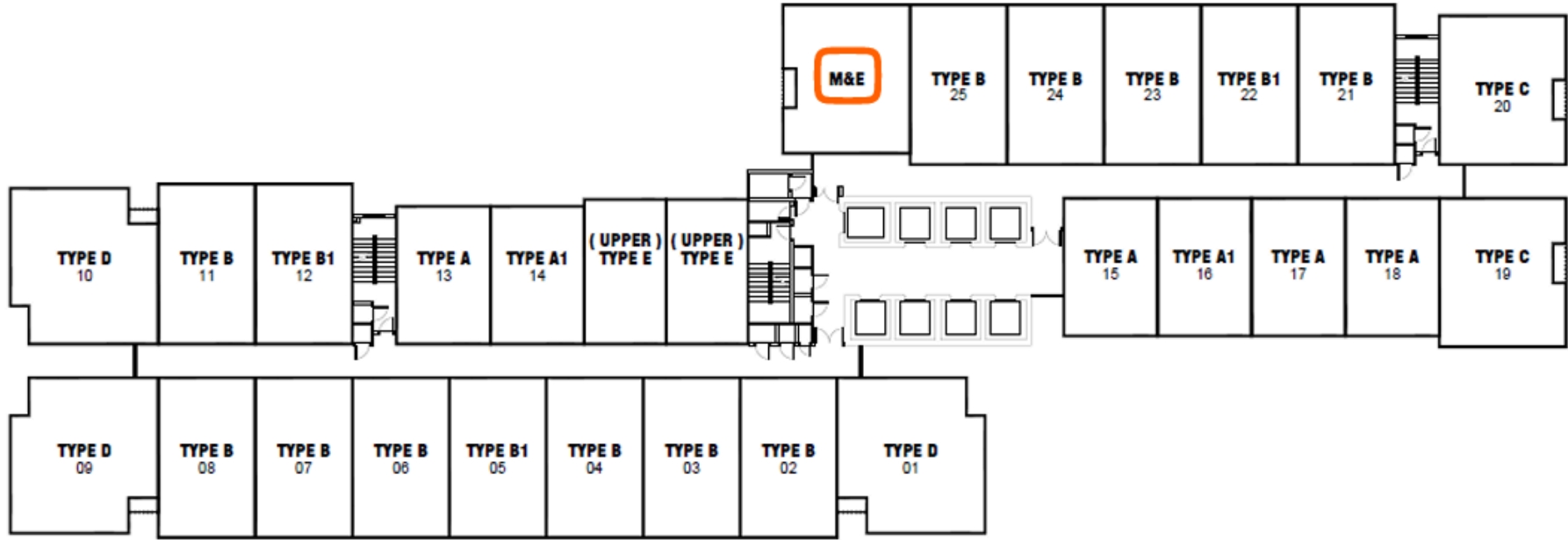
Facing SG



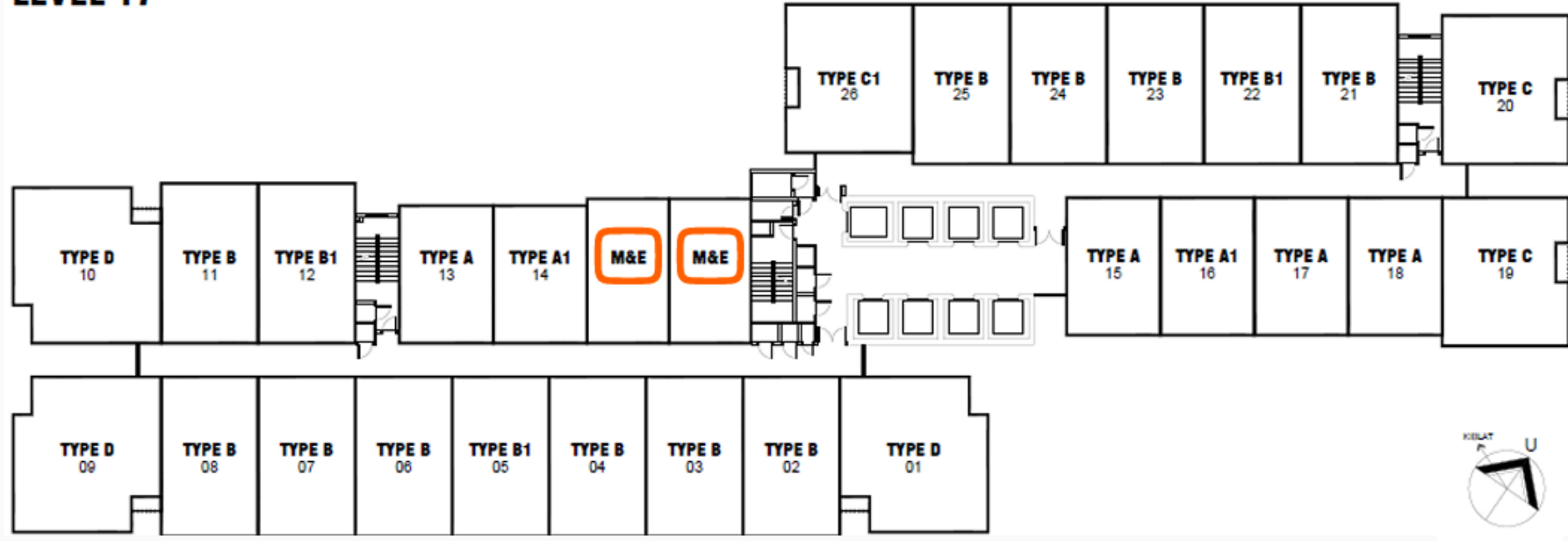
NOT TO SCALE



SP SAM PROPERTY
SDN BHD



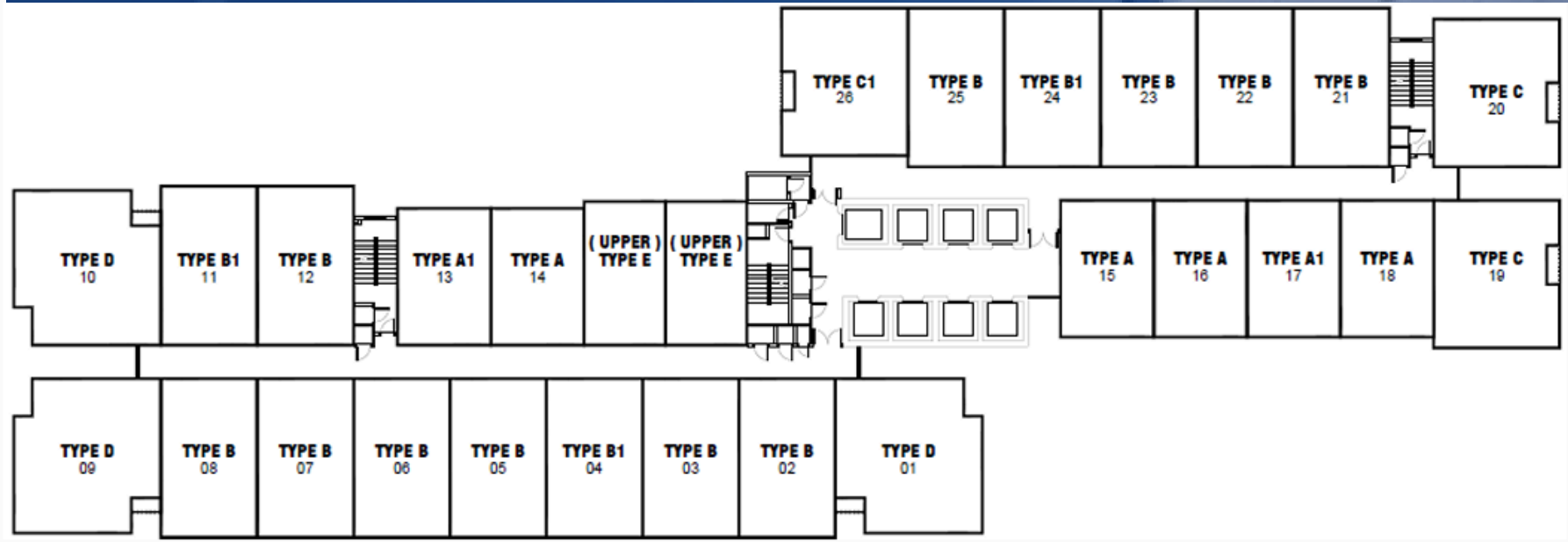
LEVEL 17



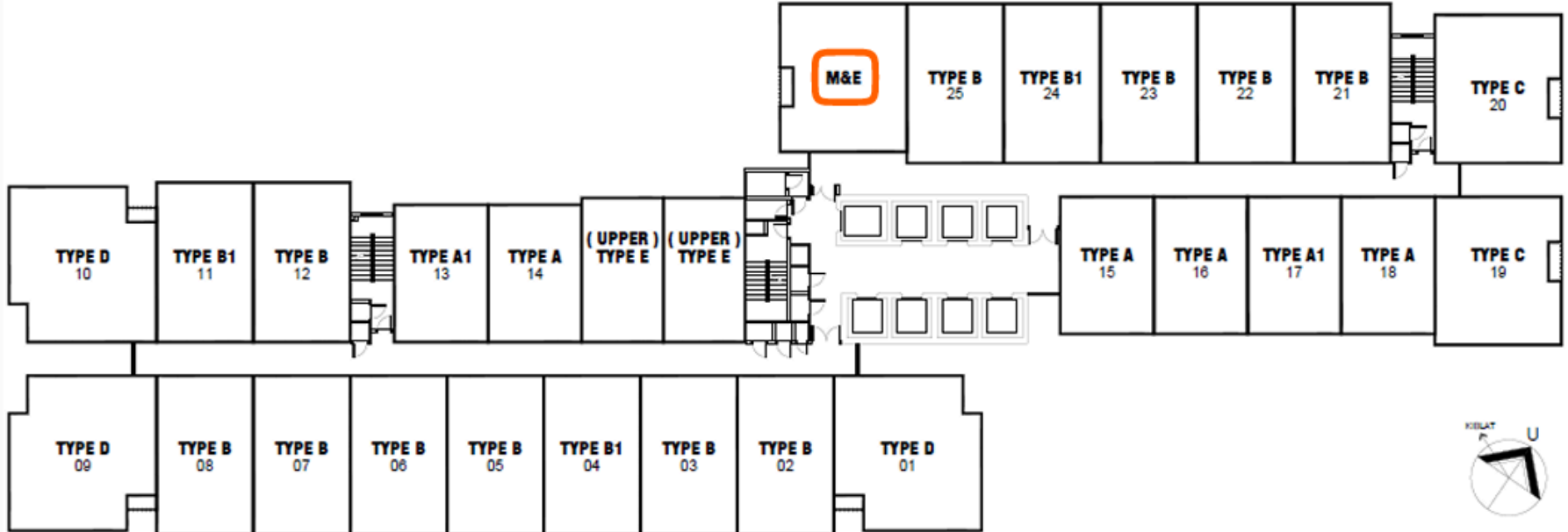
LEVEL 24



NOT TO SCALE



LEVEL 32, 34, 38, 40, 42, 44, 46, 48

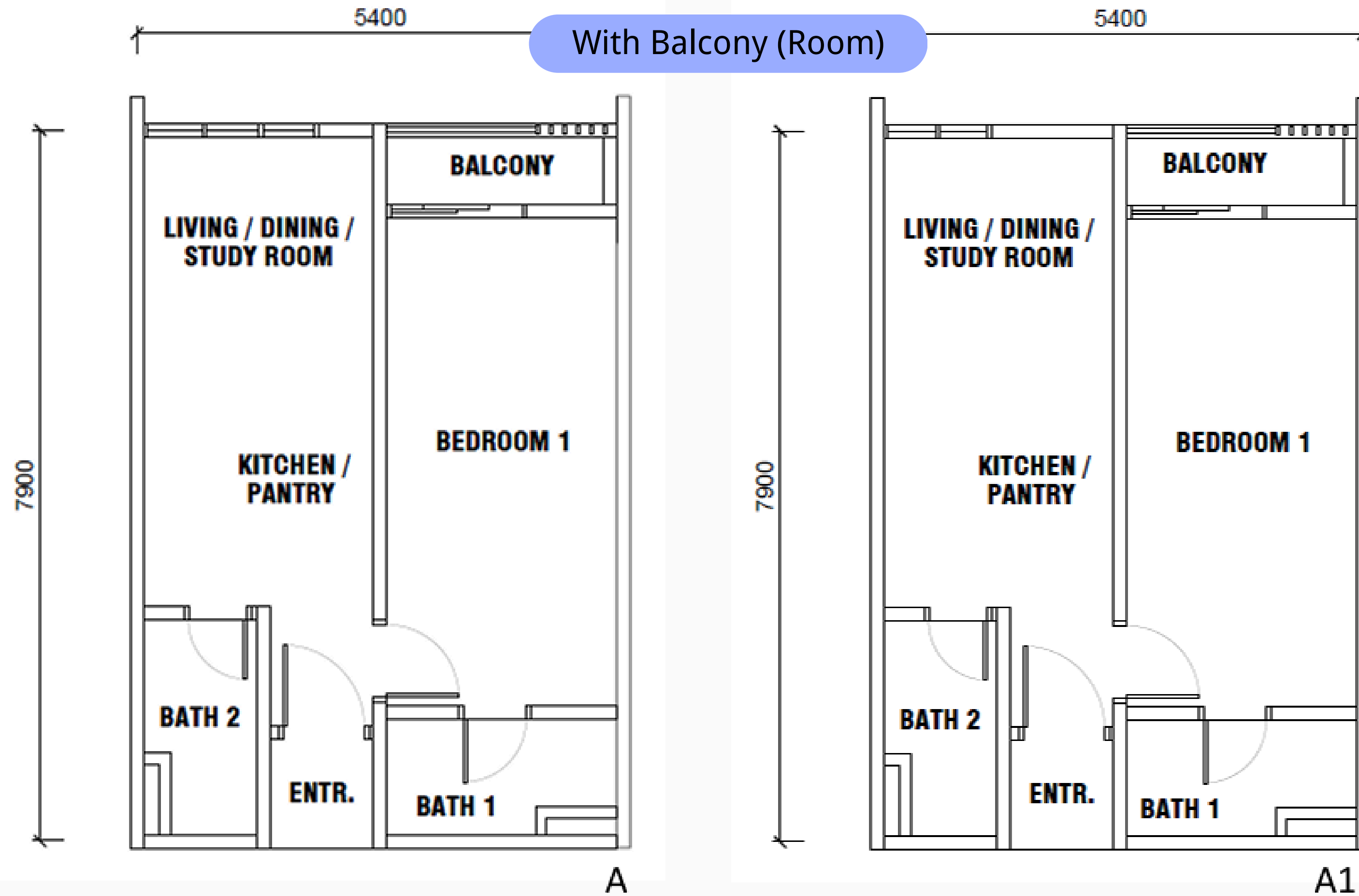


LEVEL 36



NOT TO SCALE





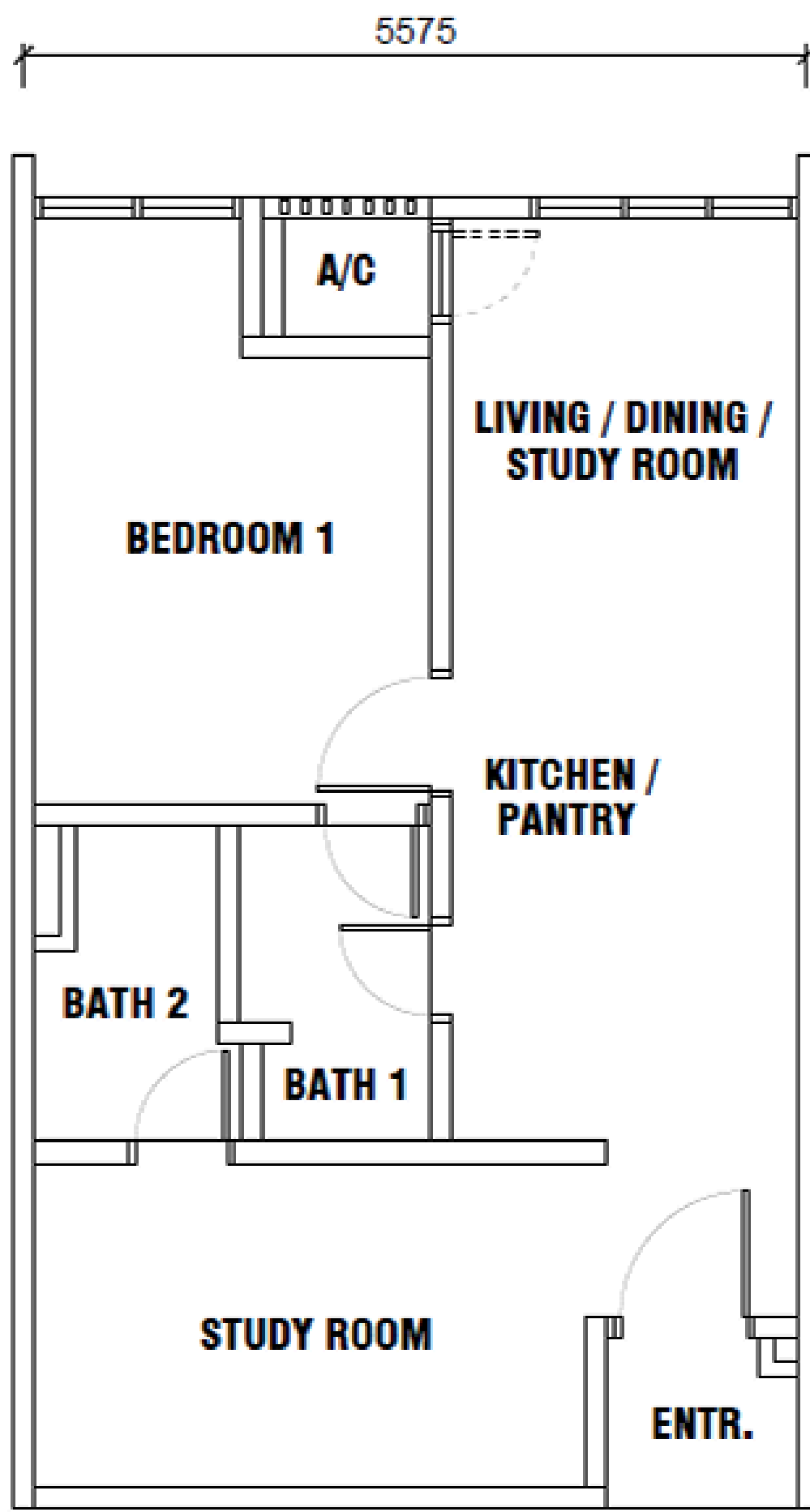
TYPE A / A1

459 SQ FT / 42.66 SQ M

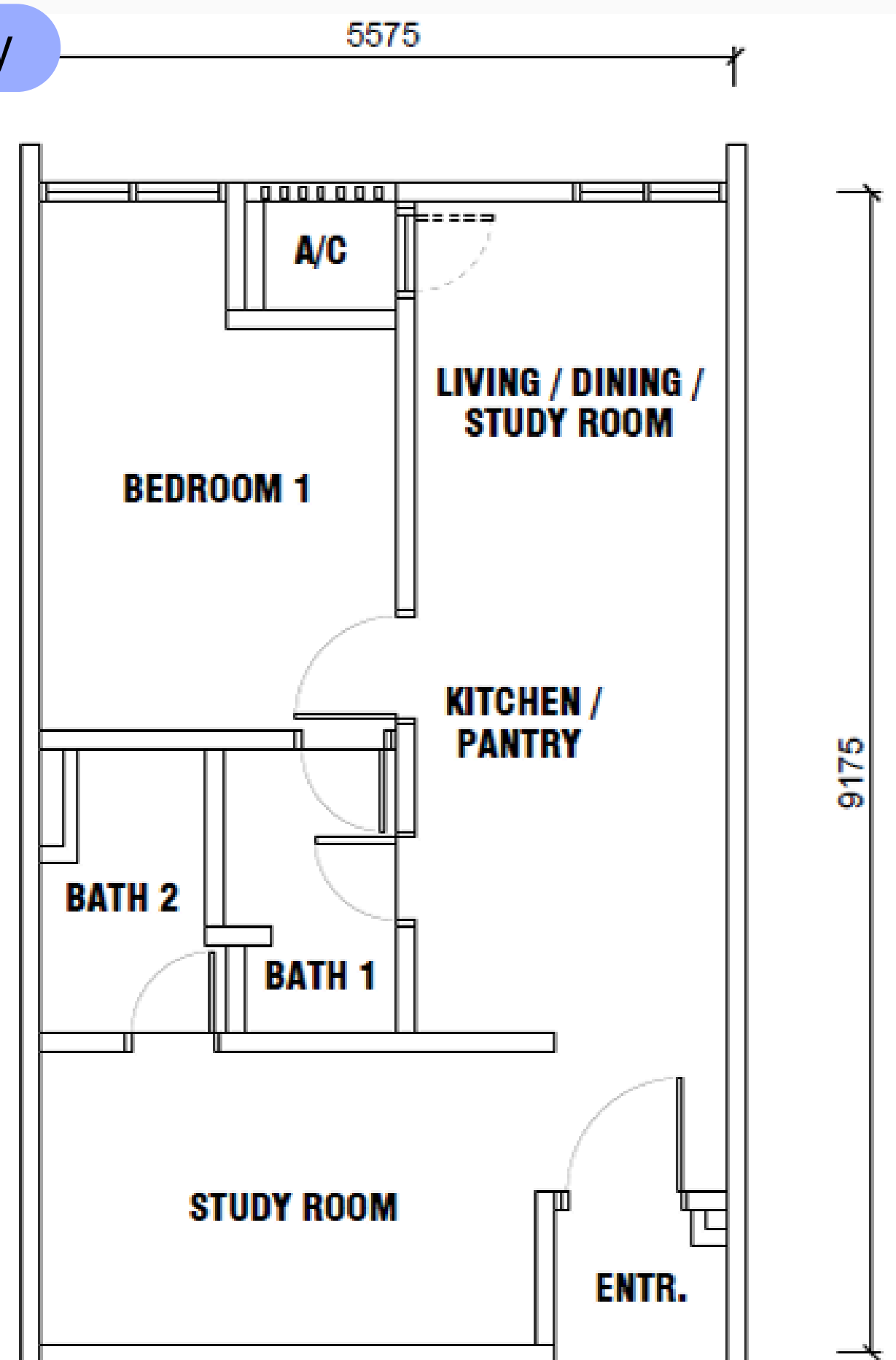
1 Bedroom & 2 Baths



SP SAM PROPERTY
SDN BHD



No Balcony

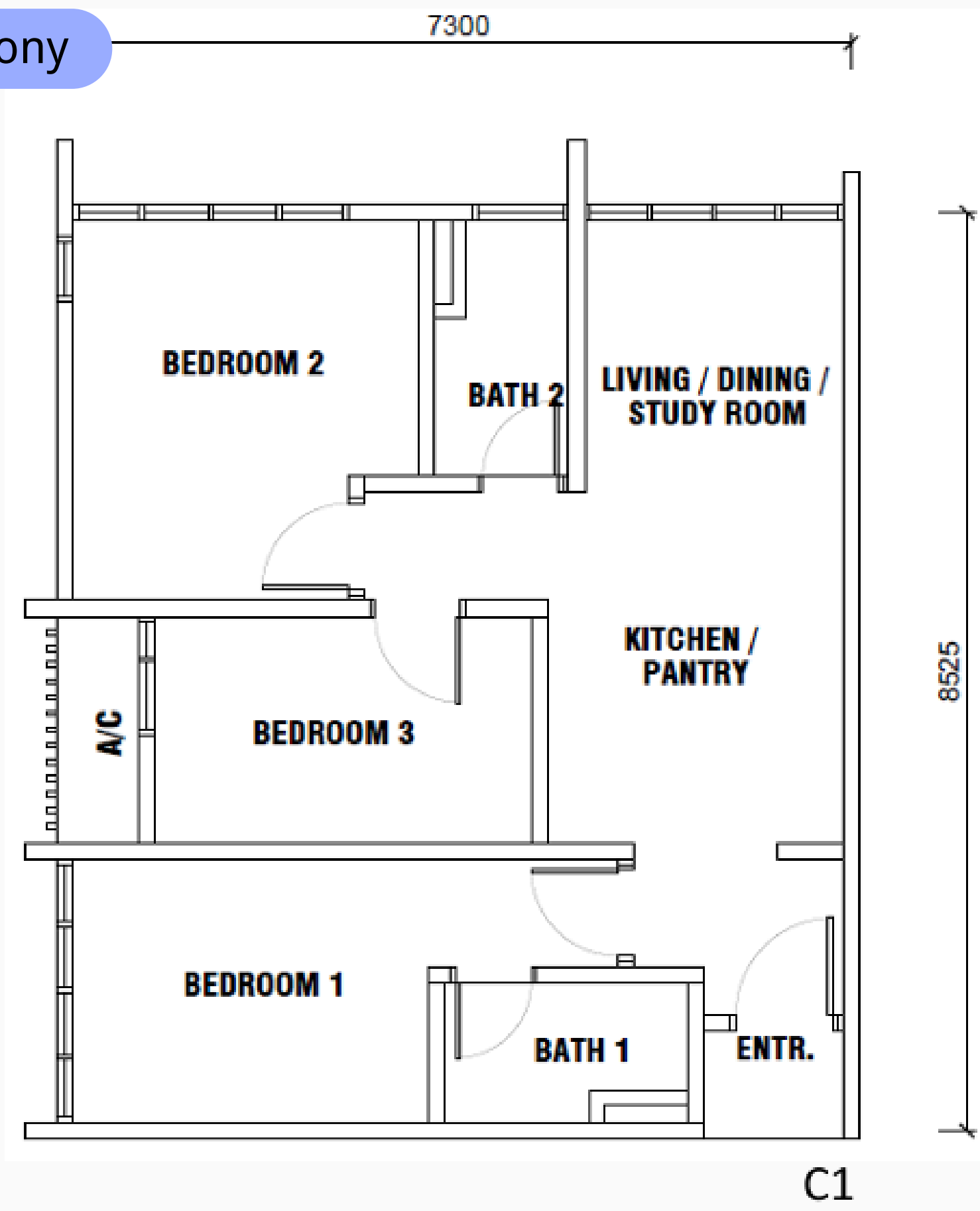
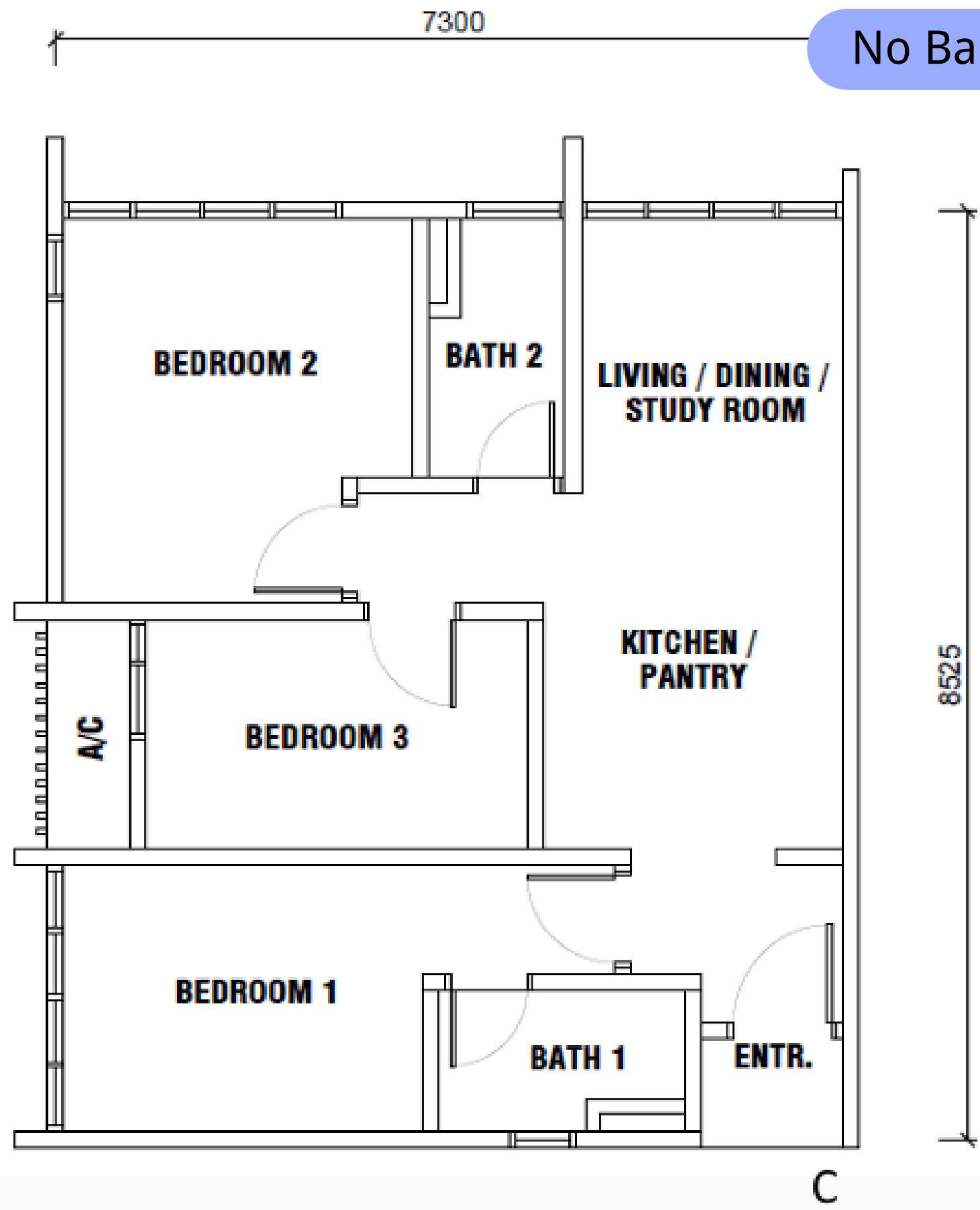


TYPE B / B1 551 SQ FT / 51.15 SQ M 1 Bedroom & 2 Baths





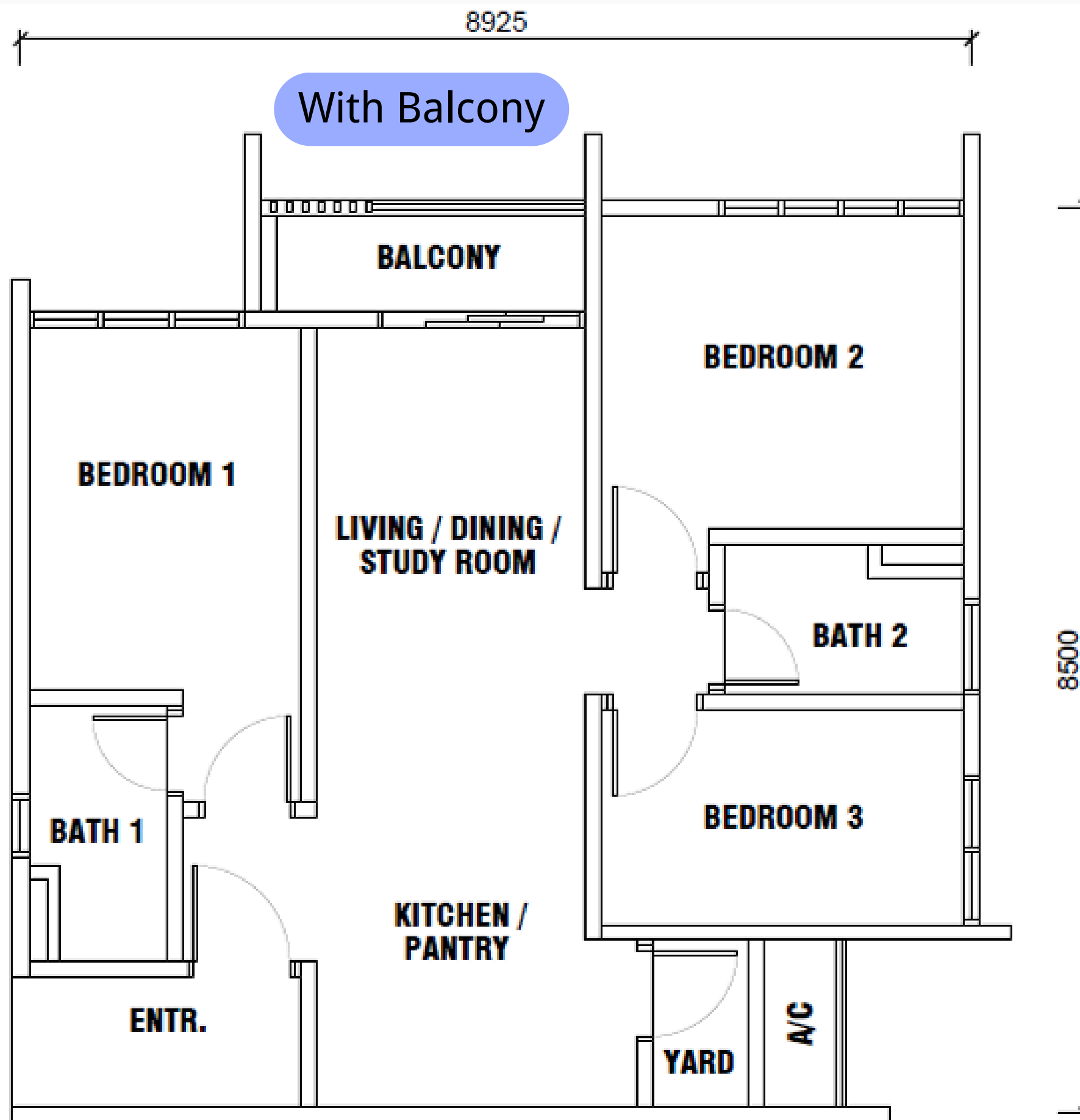
SP SAM PROPERTY
SDN BHD



TYPE C / C1 652 SQ FT / 60.54 SQ M 3 Bedrooms & 2 Baths



SP SAM PROPERTY
SDN BHD



TYPE D

755 SQ FT / 70.13 SQ M

3 Bedrooms & 2 Baths

Facilities

Level 11	Level 49
1. Pavilion	1. Indoor Activity
2. BBQ Terrace	2. Surau
3. Deck	3. Management & Maintenance Office
4. Yoga Deck	
5. Jogging Path	Level 50
6. Reflexology Path	1. Swimming Pool
7. Outdoor Fitness	2. Wading Pool
8. Working Pod	3. SPA Pool
9. Children Playground	4. Cabana
10. Lawn (Artificial Turf)	5. Pool Terrace
11. Recreational Basketball Court	6. Pool Deck
12. Chill Lounge / Private Event	7. Outdoor Lounge
13. Skating Zone	8. Toilet
14. Child Care	9. Sauna
15. Co-working Space	
16. Entertainment / Games Zone	Level 50 M
17. Multi Function Room Theatre / Stage	1. Gymnasium
18. Toilet	2. Pickle Ball / Badminton



Fitness Zone

Level 50 M



Aqua Zone



Retreat Zone

Level 50



Retreat Zone

Level 49



Active Zone



Leisure Zone



Wellness Zone

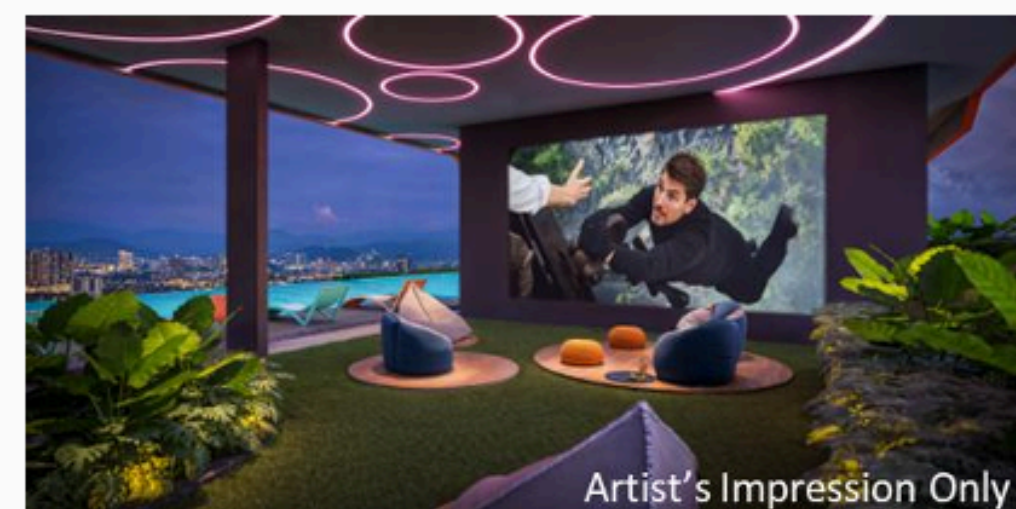
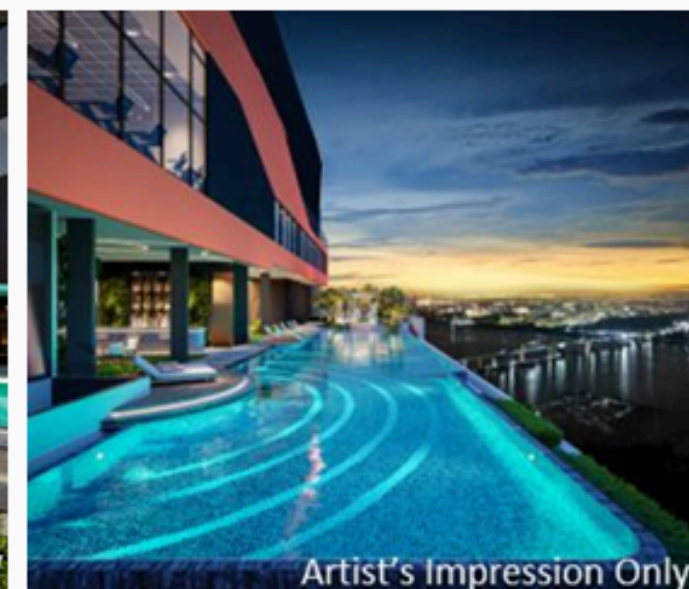


Core Zone



Social Zone

Level 11



Furniture Package

- Digital Lock
- Aircond (Type A & E - 2, Type B - 3, Type C & D - 4)
- Kitchen Cabinet / Cooking Hood & Hod
- Water Heater (All Type - 2)
- Shower Screen (All Type - 2)
- Mirror (All Type - 2)

Carpark Allocation

- Type A
 - Level 13 - 31 No Carpark
 - Level 32 - 47 One (1) Carpark
 - Type B, C, D, E
 - Every level One (1) Carpark
-

Estimated SPA Price

Type	Estimated SPA Price	Estimated SPA Price PSF
Type A / A1 459 sq ft	RM 609,000 - 718,000	RM 1,326 - 1,564
Type B / B1 551 sq ft	RM 785,000 - 856,000	RM 1,424 - 1,553
Type C / C1 652 sq ft	RM 916,000 - 1,010,000	RM 1,404 - 1,549
Type D 755 sq ft	RM 1,040,000 - 1,120,000	RM 1,377 - 1,483
Type E 700 sq ft	RM 950,000 - 1,010,000	RM 1,357 - 1,442

Commission

Unit	Commission %
1-50	1.5%
51-100	1.7%
101 and Above	2%

SPA Signed = 1%
Stage 2(a) = Remaining Comm
Leader Comm 0.15%



SP SAM PROPERTY
SDN BHD

Thank You

