



VISTA TIARA 1 TOWER 7 & TOWER 8

Developer: MB World Properties Sdn. Bhd.

199101012056 (222368-V)

Subsidiary of MB World Group Berhad



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NEARBY AMENITIES

TRANSPORTATION	EST. DISTANCE
Larkin Sentral	7.5 km
Johor Bahru Sentral	8 km
Future Bukit Chagar RTS Link Station	8.5 km
Johor Bahru CIQ Complex	8.8 km
Johor Bahru International Ferry Terminal	11 km
Senai International Airport	24 km
Sultan Abu Bakar ICQS Complex	25 km

SHOPPING CENTRE	EST. DISTANCE
Beletime Danga Bay	500 m
B5 Johor Street Market	4.5 km
Angsana Johor Bahru Mall	5 km
Giant Tampoi	5.3 km
Paradigm Mall Johor Bahru	7.5 km
R&F Mall Tanjung Puteri	7.8 km
Johor Bahru City Square	7.9 km
KOMTAR JBCC	8 km
KSL City Mall	9.1 km
Sutera Mall	9.3 km
The Mall, Mid Valley Southkey	13.5 km
IKEA Tebrau	17.8 km
Toppen Shopping Centre	18 km

MEDICAL CENTRE	EST. DISTANCE
Sultanah Aminah General Hospital	4.9 km
KPJ Puteri Specialist Hospital	6.1 km
KPJ Johor Specialist Hospital	7.1 km
Columbia Asia Hospital - Tebrau	10.5 km
Gleneagles Hospital Medini	16 km
Sultan Ismail Hospital	17.8 km

RECREATION DESTINATION	EST. DISTANCE
Danga Bay Park	400 m
Tan Hiok Nee Heritage Street	7.1 km
Hutan Bandar MBBJ	7.5 km
Johor Golf & Country Club	7.8 km
Tunku Mahkota Ismail Youth Centre	8 km

SCHOOLS & COLLEGES	EST. DISTANCE
Tun Fatimah School	6.5 km
SK & SMK Infant Jesus Convent	6.5 km
SK Temenggong Abdul Rahman 1 & 2	8 km
SK & SMK (P) Sultan Ibrahim	8.3 km
Foon Yew High School	9.3 km
City University Malaysia - Johor Bahru Campus	11 km
Universiti Teknologi Malaysia	17.4 km
EduCity	18.2 km

*The distances indicated above are estimates only.

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WELL-CONNECTED TRANSPORT NETWORK



1 MBW Bay is strategically located along Persiaran Abu Bakar Sultan (Skudai Highway), with easy access to other major roads such as:

- Inner Ring Road
- Jalan Ismail Sultan

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 Complimentary One (1) Year Shuttle Bus Service to Johor Bahru Sentral

* Terms and conditions apply

FLORIAN RESIDENCES TOWER 7 & TOWER 8

Project Name	Florian Residences (Vista Tiara 1)				
Developer	MB World Properties Sdn. Bhd. 199101012056 (222368-V)				
Location	Persiaran Abu Bakar Sultan, Mukim Bandar, Daerah Johor Bahru, Johor Darul Takzim. N 1° 28' 10.5", E 103° 43' 33.7"				
Site Area	Approx. 1.96 acres (Parcel F1-A: Tower 7 & Tower 8)	Land Tenure	Freehold	Total Units	388
Components	<ul style="list-style-type: none"> Tower 7: 36-level serviced apartments (203 units) Tower 8: 33-level serviced apartments (185 units) Podium with car parks and 4 levels of hotel; 1 level of recreational facilities 				



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UNIT TYPES

Unit Details			Unit Area		No. of Unit			
Type	Room	Bathroom	sq m	sq ft	Tower 7	Tower 8	Total	
A	1 Bedroom	1	46	495.36	32	31	63	16.2%
B1	2 Bedrooms	2	77	826.50	34	29	63	16.2%
B2	2 Bedrooms	2	74	799.36	34	29	63	16.2%
C1	2 Bedrooms + 1 Study	2	86	925.59	32	31	63	16.2%
D1	2 Bedrooms + 1 Study	2	100	1071.72	34	29	63	16.2%
D1 (M)	2 Bedrooms + 1 Study	2	100	1071.72	32	31	63	16.2%
PH1	Lower	3 Bedrooms + 1 Utility	2	135	1	1	2	0.5%
	Upper	1 Bedroom + 1 Study	1	125				
PH2	Lower	1 Bedroom + 1 Utility	2	77	1	1	2	0.5%
	Upper	2 Bedrooms	2	62				
PH3	Lower	1 Bedroom + 1 Utility	2	74	1	1	2	0.5%
	Upper	2 Bedrooms	2	59				
PH 4	Lower	2 Bedrooms + 1 Utility	3	102	1	1	2	0.5%
	Upper	1 Bedroom	1	77				
PH4 (M)	Lower	2 Bedrooms + 1 Utility	3	102	1	1	2	0.5%
	Upper	1 Bedroom	1	77				
Total Units					203	185	388	100%

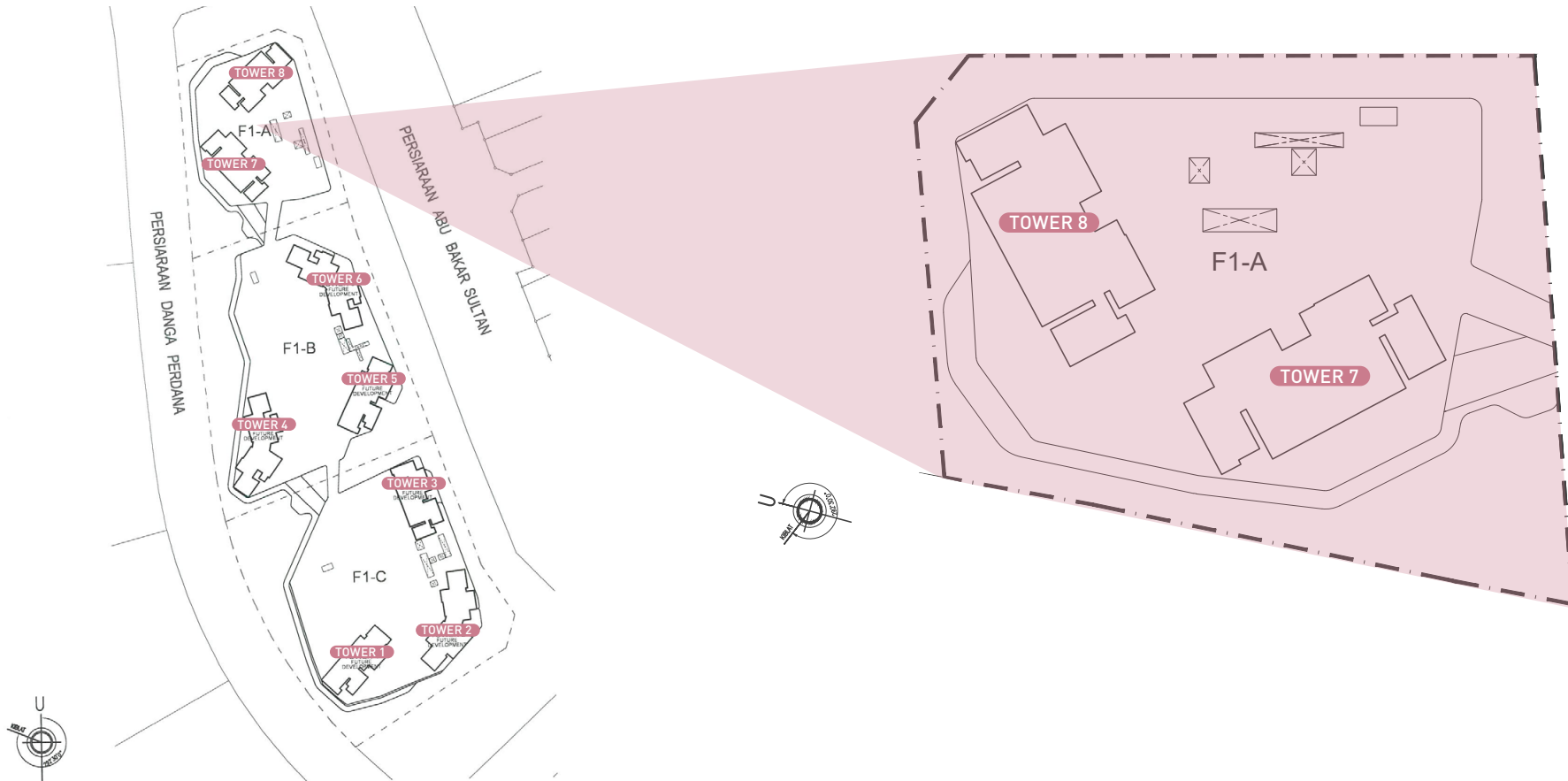
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SITE PLAN

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.



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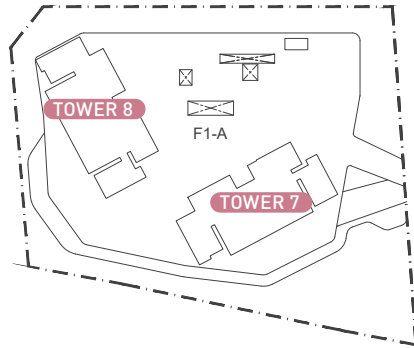
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STOREY PLAN

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FIRST SCHEDULE
SITE PLAN

TOWER 7

TOWER 7						
ROOF/M&E SERVICES						
L46						
L45						
L44	#44-01 PH2	#44-02 PH3	#44-03 PH4	#44-04 PH4M	#44-05 PH1	
L43	#43-01 B1	#43-02 B2	#43-03 D1	#43-04 D1M	#43-05 C1	#43-06 A
L42	#42-01 B1	#42-02 B2	#42-03 D1	#42-04 D1M	#42-05 C1	#42-06 A
L41	#41-01 B1	#41-02 B2	#41-03 D1	#41-04 D1M	#41-05 C1	#41-06 A
L40	#40-01 B1	#40-02 B2	#40-03 D1	#40-04 D1M	#40-05 C1	#40-06 A
L39	#39-01 B1	#39-02 B2	#39-03 D1	#39-04 D1M	#39-05 C1	#39-06 A
L38	#38-01 B1	#38-02 B2	#38-03 D1	#38-04 D1M	#38-05 C1	#38-06 A
L37	#37-01 B1	#37-02 B2	#37-03 D1	#37-04 D1M	#37-05 C1	#37-06 A
L36	#36-01 B1	#36-02 B2	#36-03 D1	#36-04 D1M	#36-05 C1	#36-06 A
L35	#35-01 B1	#35-02 B2	#35-03 D1	#35-04 D1M	#35-05 C1	#35-06 A
L34	#34-01 B1	#34-02 B2	#34-03 D1	#34-04 D1M	#34-05 C1	#34-06 A
L33	#33-01 B1	#33-02 B2	#33-03 D1	#33-04 D1M	#33-05 C1	#33-06 A
L32	#32-01 B1	#32-02 B2	#32-03 D1	#32-04 D1M	#32-05 C1	#32-06 A
L31	#31-01 B1	#31-02 B2	#31-03 D1	#31-04 D1M	#31-05 C1	#31-06 A
L30	#30-01 B1	#30-02 B2	#30-03 D1	#30-04 D1M	#30-05 C1	#30-06 A
L29	#29-01 B1	#29-02 B2	#29-03 D1	#29-04 D1M	#29-05 C1	#29-06 A
L28	#28-01 B1	#28-02 B2	#28-03 D1	SKY GARDEN		
L27	#27-01 B1	#27-02 B2	#27-03 D1	SKY GARDEN		
L26	#26-01 B1	#26-02 B2	#26-03 D1	#26-04 D1M	#26-05 C1	#26-06 A
L25	#25-01 B1	#25-02 B2	#25-03 D1	#25-04 D1M	#25-05 C1	#25-06 A
L24	#24-01 B1	#24-02 B2	#24-03 D1	#24-04 D1M	#24-05 C1	#24-06 A
L23	#23-01 B1	#23-02 B2	#23-03 D1	#23-04 D1M	#23-05 C1	#23-06 A
L22	#22-01 B1	#22-02 B2	#22-03 D1	#22-04 D1M	#22-05 C1	#22-06 A
L21	#21-01 B1	#21-02 B2	#21-03 D1	#21-04 D1M	#21-05 C1	#21-06 A
L20	#20-01 B1	#20-02 B2	#20-03 D1	#20-04 D1M	#20-05 C1	#20-06 A
L19	#19-01 B1	#19-02 B2	#19-03 D1	#19-04 D1M	#19-05 C1	#19-06 A
L18	#18-01 B1	#18-02 B2	#18-03 D1	#18-04 D1M	#18-05 C1	#18-06 A
L17	#17-01 B1	#17-02 B2	#17-03 D1	#17-04 D1M	#17-05 C1	#17-06 A
L16	#16-01 B1	#16-02 B2	#16-03 D1	#16-04 D1M	#16-05 C1	#16-06 A
L15	#15-01 B1	#15-02 B2	#15-03 D1	#15-04 D1M	#15-05 C1	#15-06 A
L14	#14-01 B1	#14-02 B2	#14-03 D1	#14-04 D1M	#14-05 C1	#14-06 A
L13	#13-01 B1	#13-02 B2	#13-03 D1	#13-04 D1M	#13-05 C1	#13-06 A
L12	#12-01 B1	#12-02 B2	#12-03 D1	#12-04 D1M	#12-05 C1	#12-06 A
L11	#11-01 B1	#11-02 B2	#11-03 D1	#11-04 D1M	#11-05 C1	#11-06 A
L10	#10-01 B1	#10-02 B2	#10-03 D1	#10-04 D1M	#10-05 C1	#10-06 A
L9	FACILITY					
P8M	UTILITIES SERVICES					
P7 & P8	PODIUM CAR PARK					
P6 & P8	PODIUM CAR PARK					
P4 (L) & P4 (H)	PODIUM CAR PARK					
P3 (L) & P3 (H)	HOTEL			PODIUM CAR PARK		
P2 (L) & P2 (H)	HOTEL			PODIUM CAR PARK		
P1 (L) & P1 (H)	HOTEL			PODIUM CAR PARK		
G	HOTEL					

TOWER 8

TOWER 8						
ROOF/M&E SERVICES						
#41-01 PH2	#41-02 PH3	#41-03 PH4	#41-04 PH4M	#41-05 PH1	#41-06 A	
#39-01 B1	#39-02 B2	#39-03 D1	#39-04 D1M	#39-05 C1	#39-06 A	
#38-01 B1	#38-02 B2	#38-03 D1	#38-04 D1M	#38-05 C1	#38-06 A	
#37-01 B1	#37-02 B2	#37-03 D1	#37-04 D1M	#37-05 C1	#37-06 A	
#36-01 B1	#36-02 B2	#36-03 D1	#36-04 D1M	#36-05 C1	#36-06 A	
#35-01 B1	#35-02 B2	#35-03 D1	#35-04 D1M	#35-05 C1	#35-06 A	
#34-01 B1	#34-02 B2	#34-03 D1	#34-04 D1M	#34-05 C1	#34-06 A	
#33-01 B1	#33-02 B2	#33-03 D1	#33-04 D1M	#33-05 C1	#33-06 A	
#32-01 B1	#32-02 B2	#32-03 D1	#32-04 D1M	#32-05 C1	#32-06 A	
#31-01 B1	#31-02 B2	#31-03 D1	#31-04 D1M	#31-05 C1	#31-06 A	
#30-01 B1	#30-02 B2	#30-03 D1	#30-04 D1M	#30-05 C1	#30-06 A	
#29-01 B1	#29-02 B2	#29-03 D1	#29-04 D1M	#29-05 C1	#29-06 A	
#28-01 B1	#28-02 B2	#28-03 D1	#28-04 D1M	#28-05 C1	#28-06 A	
#27-01 B1	#27-02 B2	#27-03 D1	#27-04 D1M	#27-05 C1	#27-06 A	
SKY GARDEN				#26-04 D1M	#26-05 C1	#26-06 A
SKY GARDEN				#25-04 D1M	#25-05 C1	#25-06 A
#24-01 B1	#24-02 B2	#24-03 D1	#24-04 D1M	#24-05 C1	#24-06 A	
#23-01 B1	#23-02 B2	#23-03 D1	#23-04 D1M	#23-05 C1	#23-06 A	
#22-01 B1	#22-02 B2	#22-03 D1	#22-04 D1M	#22-05 C1	#22-06 A	
#21-01 B1	#21-02 B2	#21-03 D1	#21-04 D1M	#21-05 C1	#21-06 A	
#20-01 B1	#20-02 B2	#20-03 D1	#20-04 D1M	#20-05 C1	#20-06 A	
#19-01 B1	#19-02 B2	#19-03 D1	#19-04 D1M	#19-05 C1	#19-06 A	
#18-01 B1	#18-02 B2	#18-03 D1	#18-04 D1M	#18-05 C1	#18-06 A	
#17-01 B1	#17-02 B2	#17-03 D1	#17-04 D1M	#17-05 C1	#17-06 A	
#16-01 B1	#16-02 B2	#16-03 D1	#16-04 D1M	#16-05 C1	#16-06 A	
#15-01 B1	#15-02 B2	#15-03 D1	#15-04 D1M	#15-05 C1	#15-06 A	
#14-01 B1	#14-02 B2	#14-03 D1	#14-04 D1M	#14-05 C1	#14-06 A	
#13-01 B1	#13-02 B2	#13-03 D1	#13-04 D1M	#13-05 C1	#13-06 A	
#12-01 B1	#12-02 B2	#12-03 D1	#12-04 D1M	#12-05 C1	#12-06 A	
#11-01 B1	#11-02 B2	#11-03 D1	#11-04 D1M	#11-05 C1	#11-06 A	
#10-01 B1	#10-02 B2	#10-03 D1	#10-04 D1M	#10-05 C1	#10-06 A	
FACILITY						

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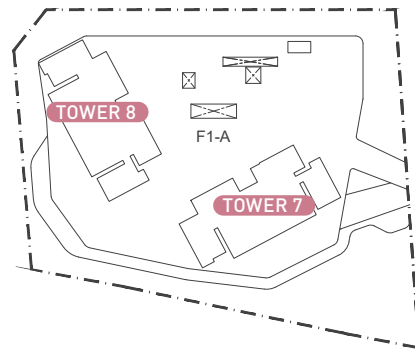
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TYPICAL FLOOR PLAN

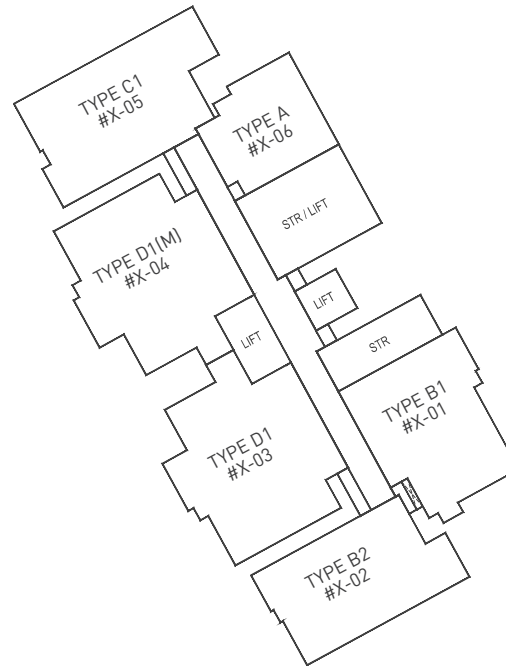
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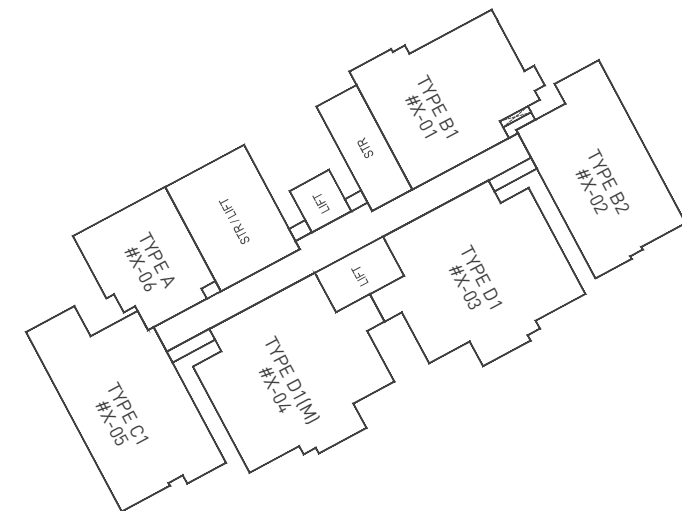
TOWER 8

- Level 10 - Level 24
- Level 27 - Level 40
- *X = Level Number



TOWER 7

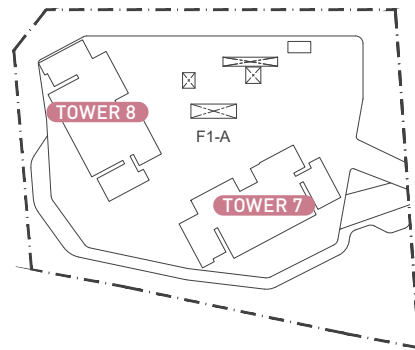
- Level 10 - Level 26
- Level 29 - Level 43
- *X = Level Number



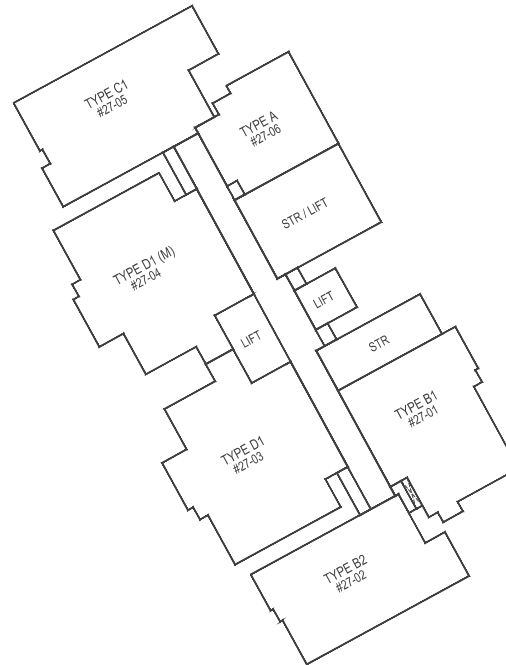
SKY GARDEN LEVEL - TOWER 7

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TOWER 8 • Level 27



TOWER 7 • Level 27



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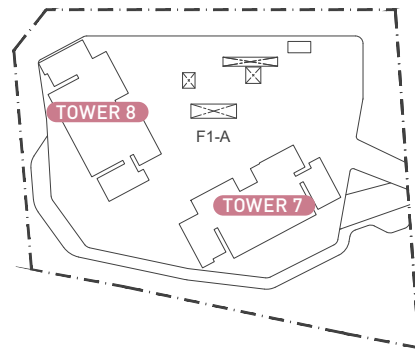
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SKY GARDEN LEVEL - TOWER 7

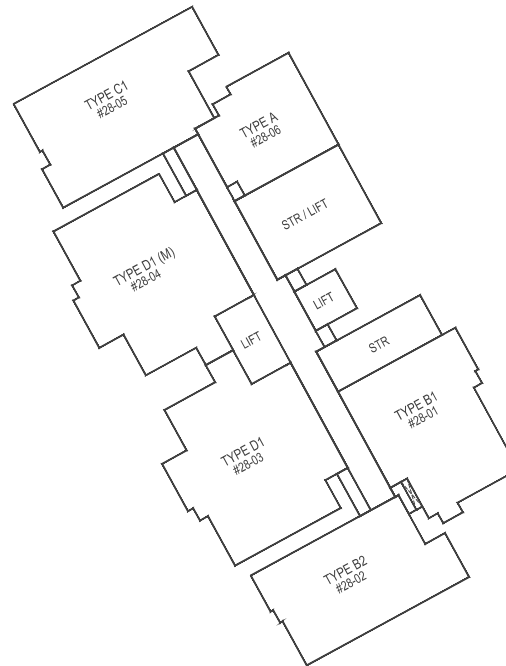
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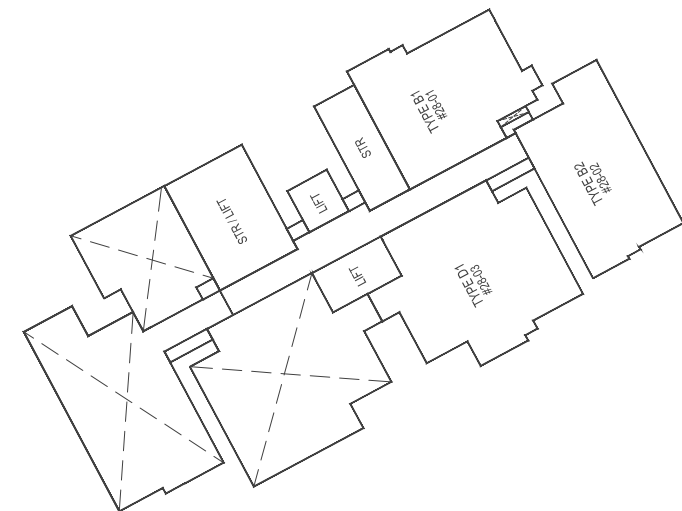


FIRST SCHEDULE
F1-A
SITE PLAN

TOWER 8 • Level 28



TOWER 7 • Level 28



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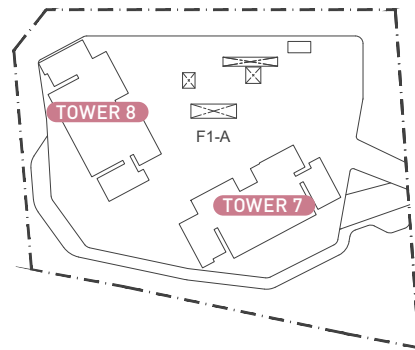
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SKY GARDEN LEVEL - TOWER 8

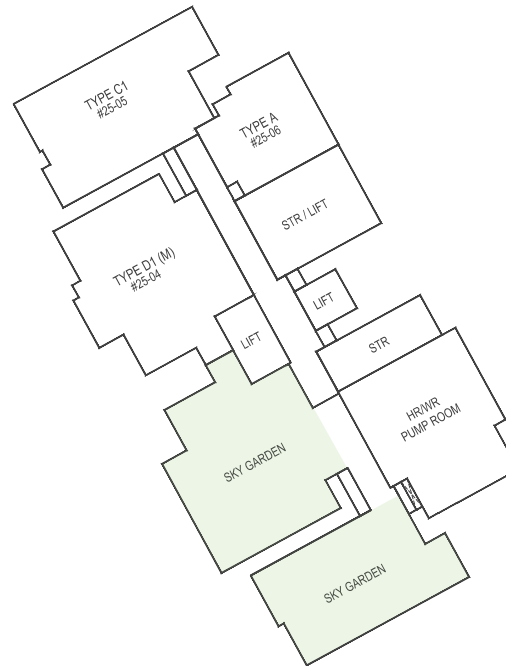
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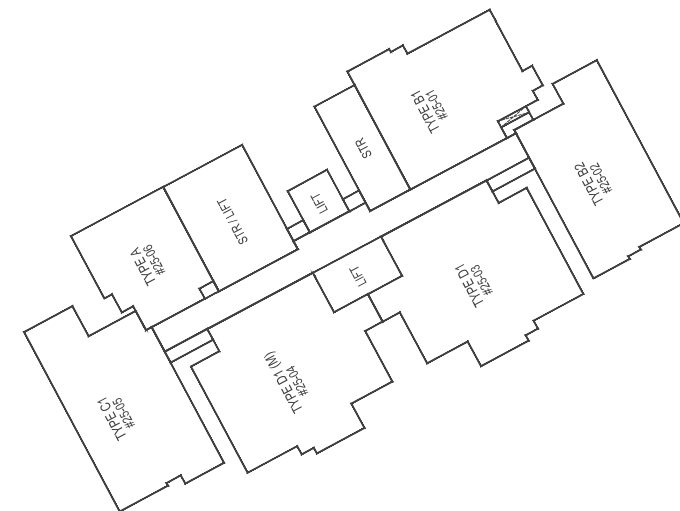


FIRST SCHEDULE
F1-A
SITE PLAN

TOWER 8 • Level 25



TOWER 7 • Level 25



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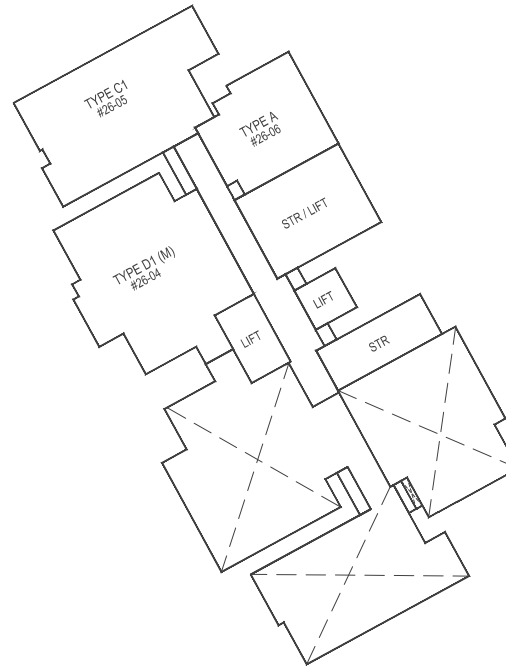
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SKY GARDEN LEVEL - TOWER 8

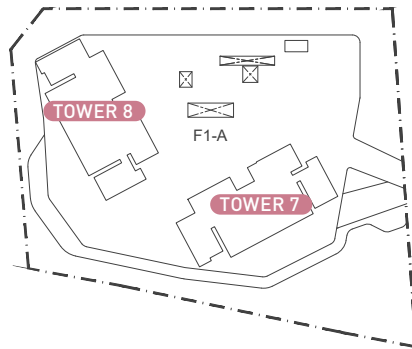
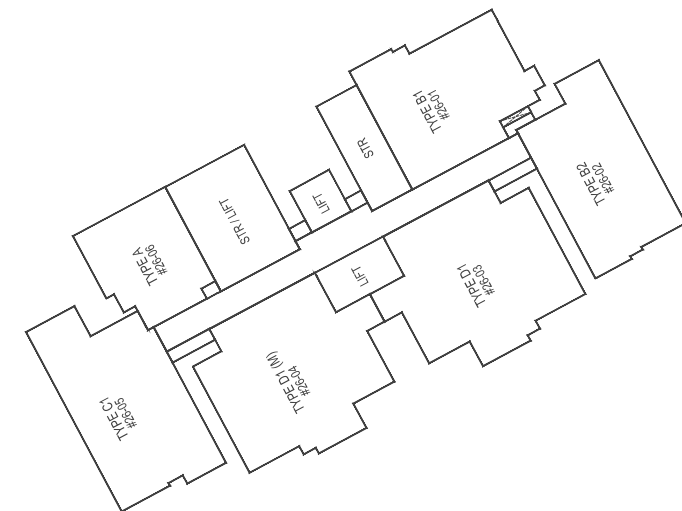
NOTE:

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TOWER 8 • Level 26



TOWER 7 • Level 26



FIRST SCHEDULE
F1-A
SITE PLAN

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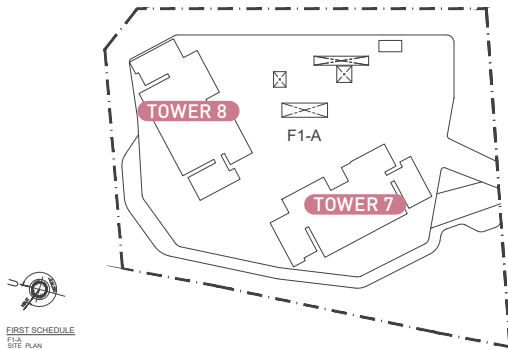
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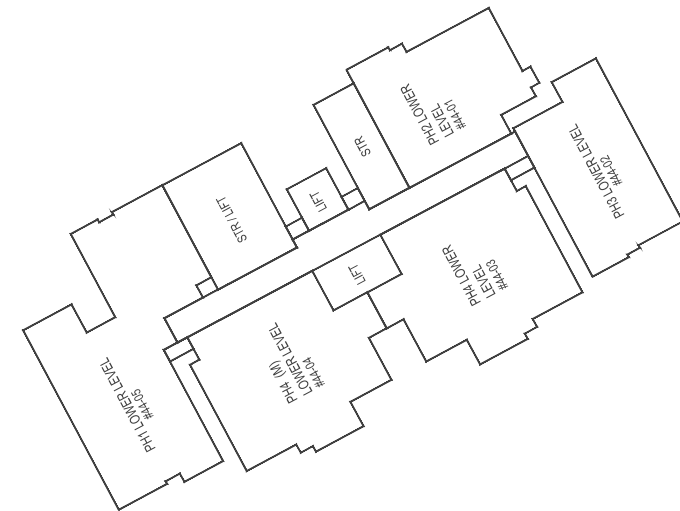
PENTHOUSE LEVEL - TOWER 7

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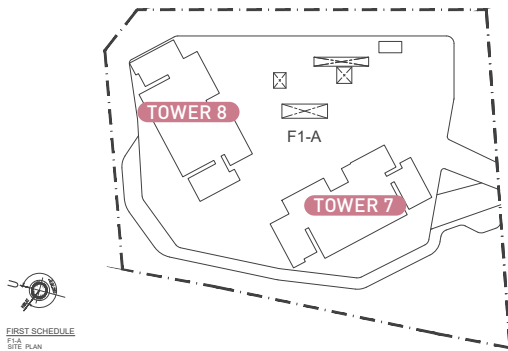
TOWER 7 • Level 44



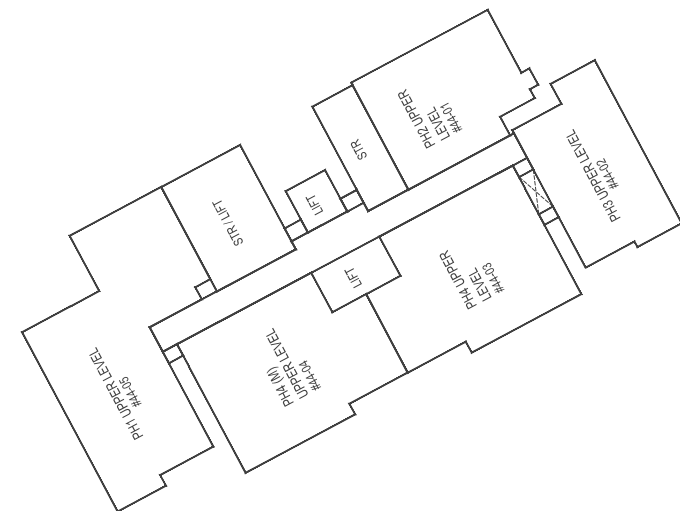
PENTHOUSE LEVEL - TOWER 7

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TOWER 7 • Level 45

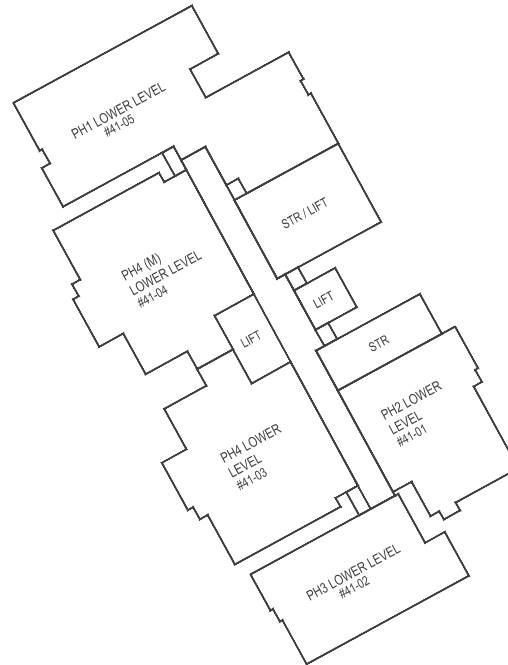


PENTHOUSE LEVEL - TOWER 8

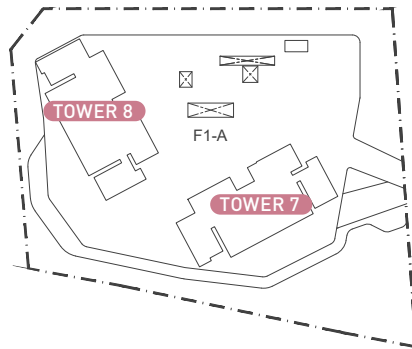
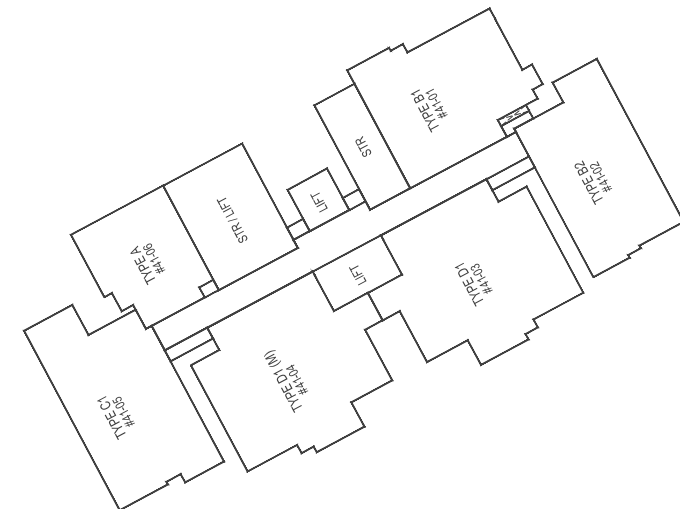
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TOWER 8 • Level 41



TOWER 7 • Level 41



FIRST SCHEDULE
F1-A
SITE PLAN

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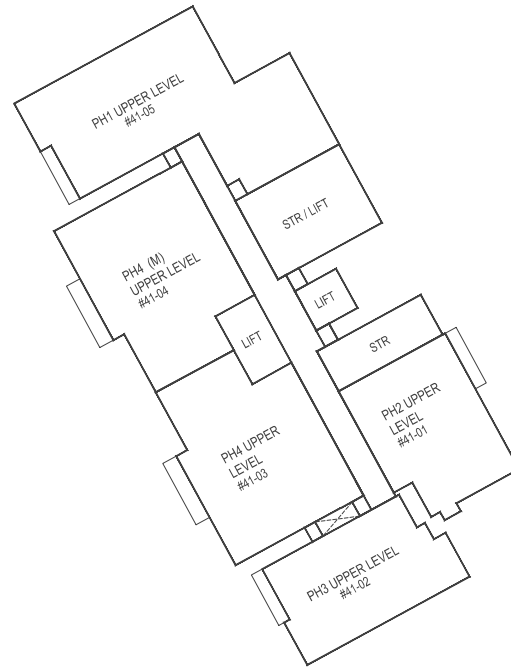
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PENTHOUSE LEVEL - TOWER 8

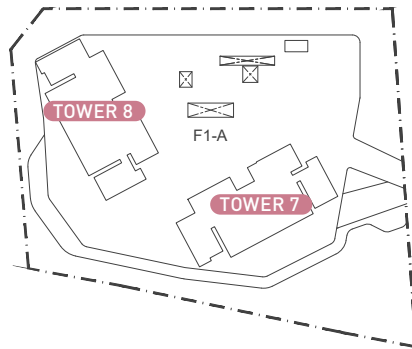
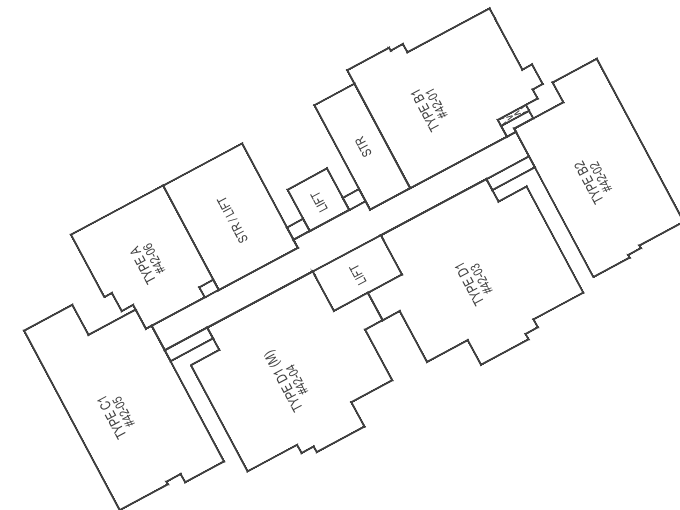
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TOWER 8 • Level 42



TOWER 7 • Level 42



FIRST SCHEDULE
F1-A
SITE PLAN

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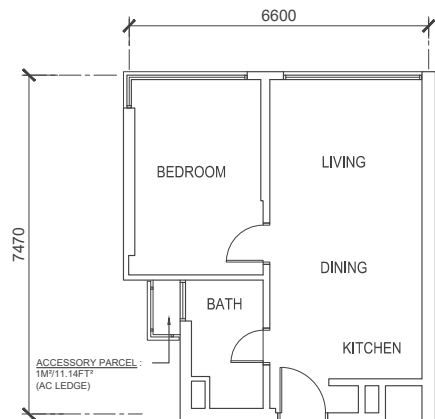
TYPICAL UNIT PLAN

NOTE:

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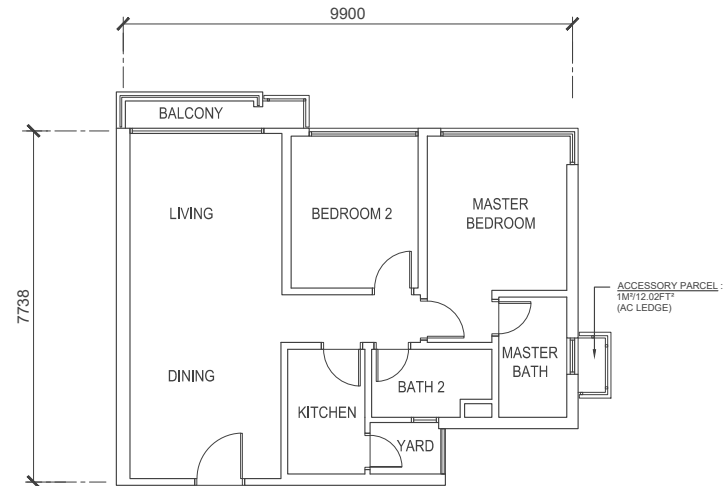
TYPE A

- 1 Bedroom + 1 Bathroom
- **46 sq m / 495.36 sq ft**



TYPE B1

- 2 Bedrooms + 2 Bathrooms
- **77 sq m / 826.50 sq ft**



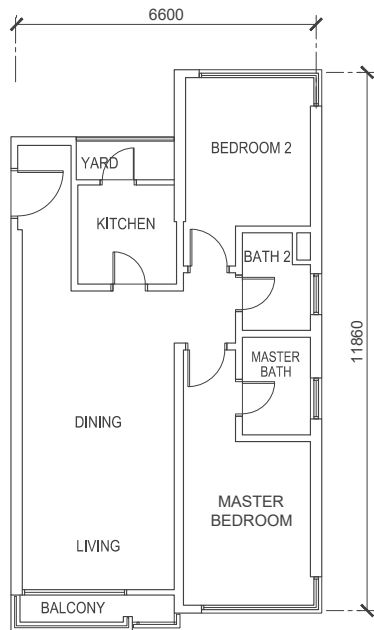
TYPICAL UNIT PLAN

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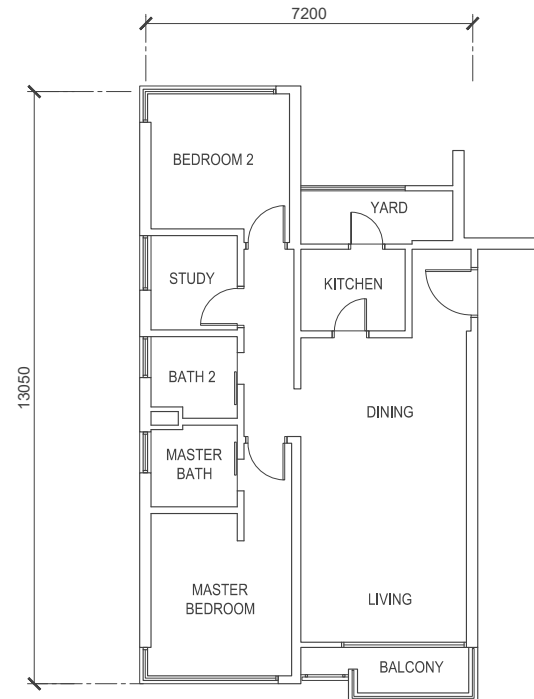
TYPE B2

- 2 Bedrooms + 2 Bathrooms
- **74 sq m / 799.36 sq ft**



TYPE C1

- 2 Bedrooms + 1 Study + 2 Bathrooms
- **86 sq m / 925.59 sq ft**



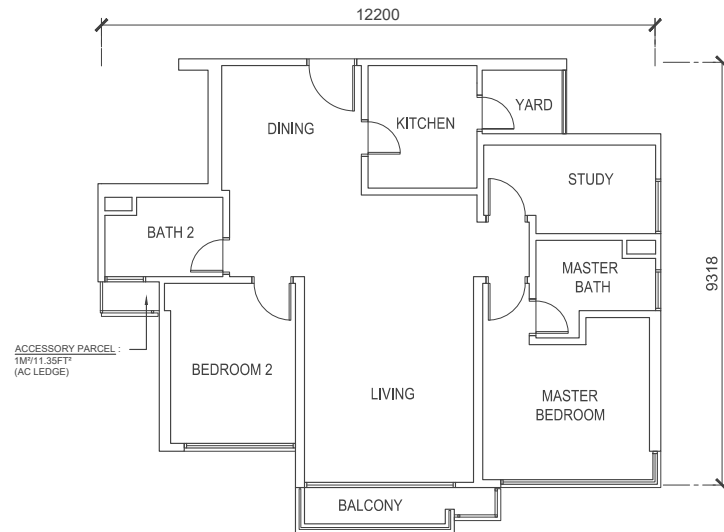
TYPICAL UNIT PLAN

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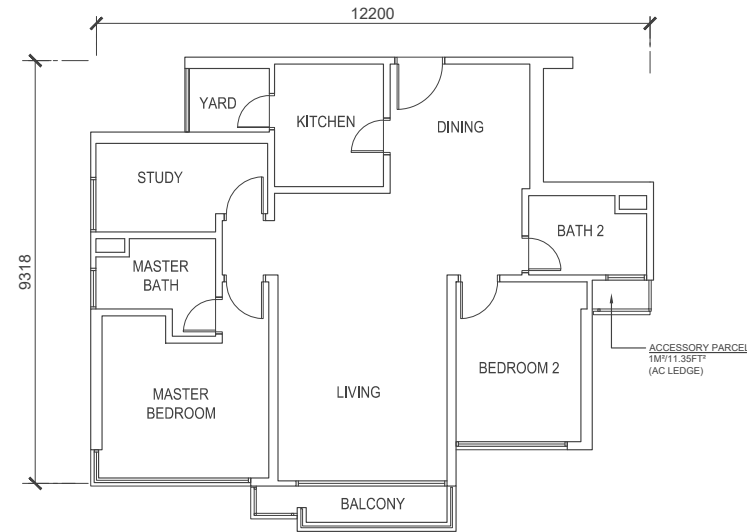
TYPE D1

- 2 Bedrooms + 1 Study + 2 Bathrooms
- **100 sq m / 1071.72 sq ft**



TYPE D1 (M)

- 2 Bedrooms + 1 Study + 2 Bathrooms
- **100 sq m / 1071.72 sq ft**



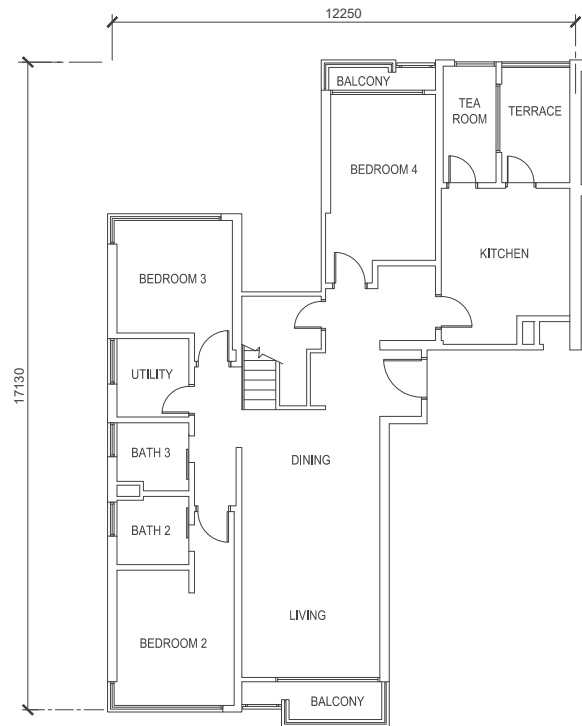
PENTHOUSE PLAN

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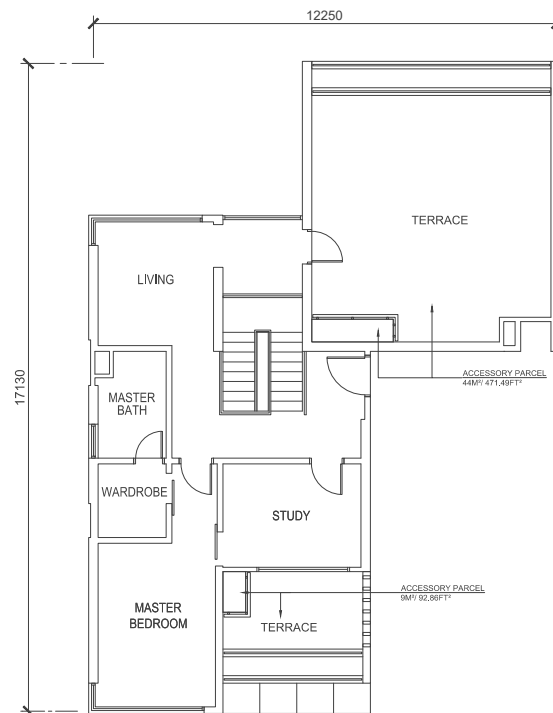
PH1 Lower

- 3 Bedrooms + 1 Utility + 2 Bathrooms
- **135 sq m / 1456.29 sq ft**



PH1 Upper

- 1 Bedroom + 1 Study + 1 Bathroom
- **125 sq m / 1340.21 sq ft**



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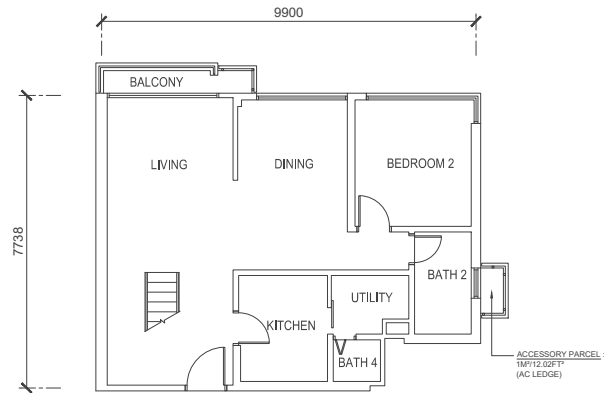
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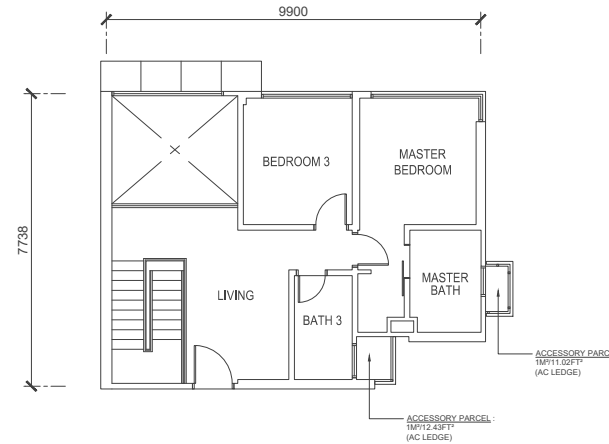
PH2 Lower

- 1 Bedroom + 1 Utility + 2 Bathrooms
- **77 sq m / 828.41 sq ft**



PH2 Upper

- 2 Bedrooms + 2 Bathrooms
- **62 sq m / 669.37 sq ft**



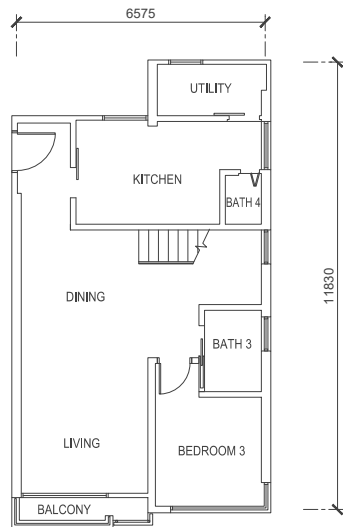
PENTHOUSE PLAN

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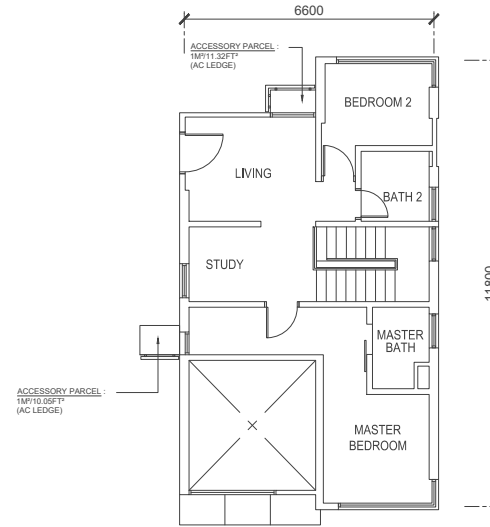
PH3 Lower

- 1 Bedroom + 1 Utility + 2 Bathrooms
- **74 sq m / 798.69 sq ft**



PH3 Upper

- 2 Bedrooms + 2 Bathrooms
- **59 sq m / 631.58 sq ft**



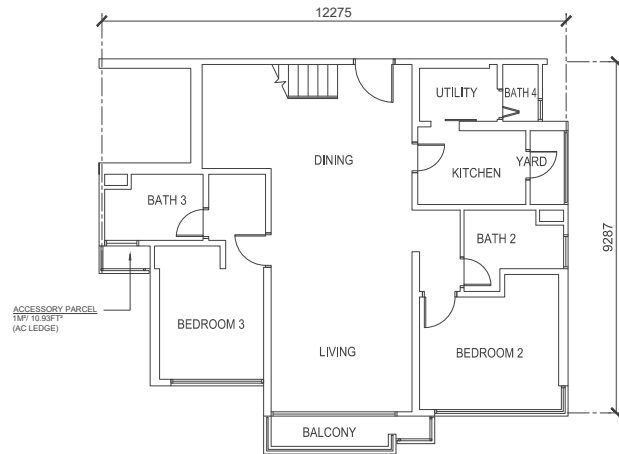
PENTHOUSE PLAN

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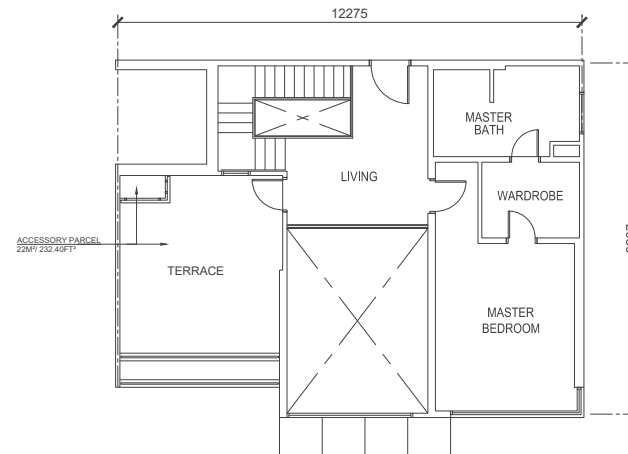
PH4 Lower

- 2 Bedrooms + 1 Utility + 3 Bathrooms
- **102 sq m / 1095.80 sq ft**



PH4 Upper

- 1 Bedroom + 1 Bathroom
- **77 sq m / 826.21 sq ft**



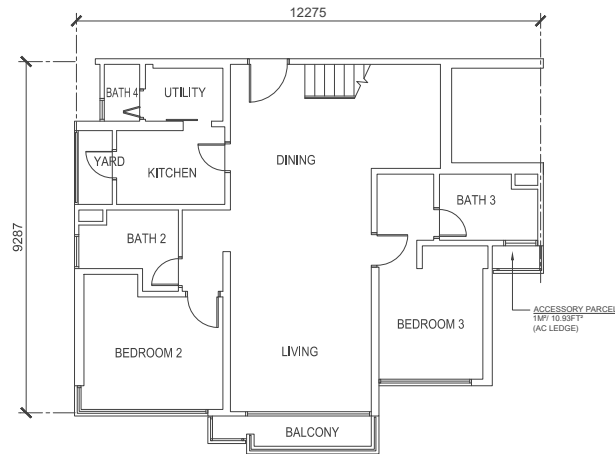
PENTHOUSE PLAN

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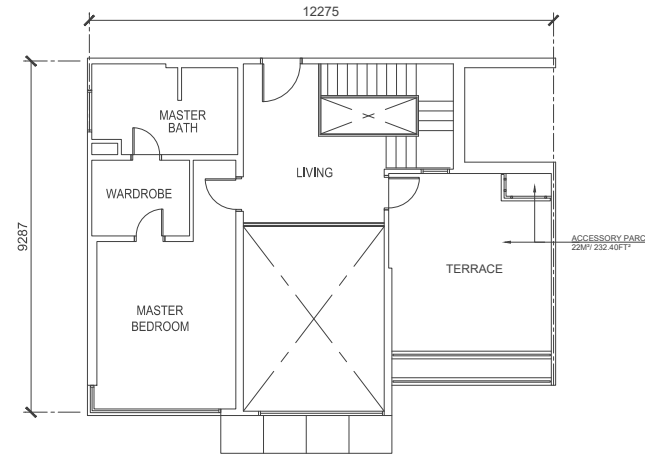
PH4(M) Lower

- 2 Bedrooms + 1 Utility + 3 Bathrooms
- 102 sq m / 1095.80 sq ft



PH4(M) Upper

- 1 Bedroom + 1 Bathroom
- 77 sq m / 826.21 sq ft



BUILDING DESCRIPTION: TYPICAL UNIT

For preview only. Subject to change.

Structure

Reinforced Concrete Structure

Wall

Reinforced Concrete Wall / Brick Wall / Light Weight Block Wall

Roof Framing

Reinforced Concrete Flat Roof

Ceiling

Skim Coat / Plaster Ceiling

Windows

Aluminium Frame Glass Window

Doors

Metal Frame Timber Door
Aluminium Frame Glass Door

Ironmongery

Quality Locksets

Wall Finishes

- Kitchen : Wall Tiles Height as per BP/ Plaster / Skim Coat with Emulsion Paint
- Bathroom : Full Height Tiles till Ceiling Level
- Internal : Plaster / Skim Coat with Emulsion Paint
- External : Weather Resistant Paint

Floor Finishes

- Living / Dining / Kitchen / Study / All Bedrooms
- All Bathrooms
- Utility, Yard, Balcony
- Other Areas

All Types

- : Tiles
- : Tiles
- : Tiles
- : Cement Render

	Type				
	A	B1	B2	C1	D1/ D1M
Sanitary and Plumbing Fittings					
Kitchen Sink	1	1	1	1	1
Wash Basin	1	2	2	2	2
Shower Rose	1	2	2	2	2
W.C.	1	2	2	2	2
Bib Tap	1	2	2	2	2
Washing Machine Tap	1	1	1	1	1
Electrical Installation					
Lighting Point	8	14	14	15	15
Power Point (Include 13A/15A)	13	16	17	18	19
Ceiling Fan Point (Without Fan Mounting Bracket)	2	3	3	3	3
TV Point	2	2	2	2	2
Water Heater Point	1	2	2	2	2
Air-cond Point	2	3	3	3	5
Distribution Board	1	1	1	1	1
Communication					
Fibre Wall Socket Point	1	1	1	1	1

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BUILDING DESCRIPTION: PENTHOUSE

For preview only. Subject to change.

Structure

Reinforced Concrete Structure

Wall

Reinforced Concrete Wall / Brick Wall / Light Weight Block Wall

Roof Framing

Reinforced Concrete Flat Roof

Ceiling

Skim Coat / Plaster Ceiling

Windows

Aluminium Frame Glass Window

Doors

Metal Frame Timber Door
Aluminium Frame Glass Door

Ironmongery

Quality Locksets

Wall Finishes

- Kitchen : Wall Tiles Height as per BP / Plaster / Skim Coat with Emulsion Paint
- Bathroom : Full Height Tiles till Ceiling Level
- Internal : Plaster / Skim Coat with Emulsion Paint
- External : Weather Resistant Paint

Floor Finishes

- Living, Dining, Kitchen, Study, All Bedrooms
- All Bathrooms
- Tea Room, Utility, Yard, Balcony, Terrace
- Other Areas

All Types

- : Tiles
- : Tiles
- : Tiles
- : Cement Render

	Type			
	PH1	PH2	PH3	PH4/4M
Sanitary and Plumbing Fittings				
Kitchen Sink	1	1	1	1
Wash Basin	3	4	4	4
Shower Rose	3	4	4	3
W.C.	3	4	4	3
Bib Tap	3	4	4	3
Washing Machine Tap	1	1	1	1
Bath Tub	0	1	0	1
Electrical Installation				
Lighting Point	37	22	23	24
Power Point (Include 13A/15A)	34	25	22	24
Ceiling Fan Point (Without Fan Mounting Bracket)	7	5	5	4
TV Point	2	2	2	2
Water Heater Point	3	3	3	3
Air-cond Point	5	4	4	4
Distribution Board	2	2	2	2
Communication				
Fibre Wall Socket Point	1	1	1	1

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