

# TRELLIS

MBW | RESIDENCES | MBW CITY

(RESIDENSI PUNCAK SAUJANA)

GPS Coordinates: N 1° 28' 31.1", E 103° 45' 13.7"

F  
R  
E  
E  
H  
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L  
D



**EASY ACCESS  
TO FUTURE BUKIT CHAGAR  
RTS LINK STATION**

Connecting Woodlands North, Singapore

**CONVENIENCE  
A STONE'S THROW AWAY**



Enhanced connectivity with  
Shuttle Bus Service to Johor Bahru  
CIQ Complex





#### 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

## BUILDING DESCRIPTION

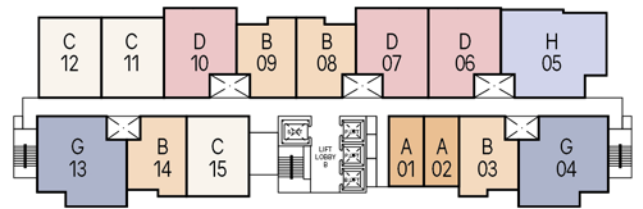
#### SANITARY FITTINGS

	A	B	C	D	G	H
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

#### ELECTRICAL FITTINGS

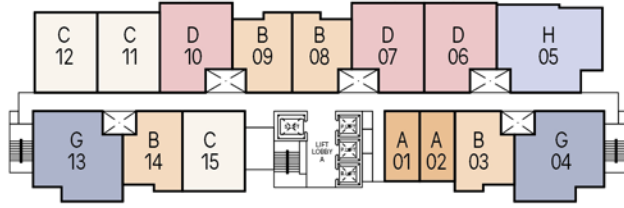
	A	B	C	D	G	H
Lighting Point	5	9	10	11	14	16
Fan Point	1	2	3	3	4	4
Power Point (13A)	10	12	13	13	17	20
Water Heater Power Point	1	1	1	2	2	3
Air-cond Power Point	1	2	3	3	4	4
Door Bell Point	1	1	1	1	1	1
SMATV Point	1	2	2	2	3	3
Distribution Board	1	1	1	1	1	2
Fiber Wall Socket	1	1	1	1	1	1
Power Point (15A)	1	1	1	1	1	2

# TYPICAL FLOOR PLAN

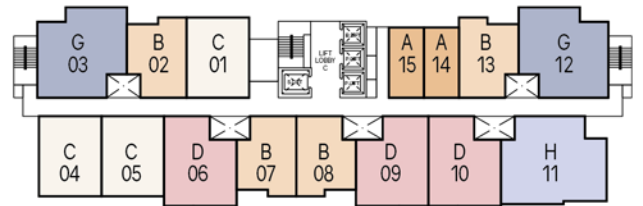


**TOWER B**

**TOWER A**

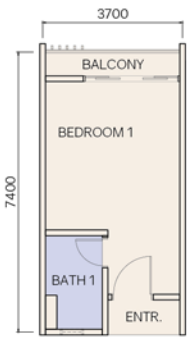


**TOWER C**



↖ ↗ Not to scale. The unit number is an indicative number only and does not represent the house numbering in your actual address.

**TYPE A / 295 SQ FT**



**TYPE B / 510 SQ FT**



**TYPE C / 600 SQ FT**



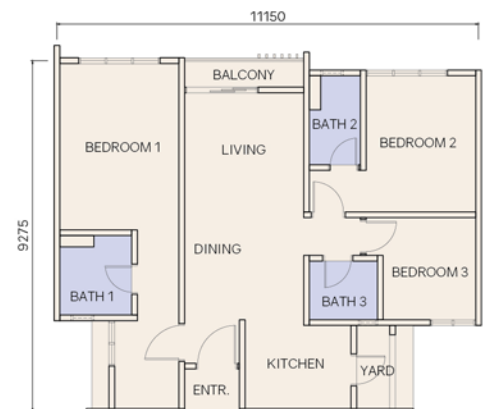
**TYPE D / 703 SQ FT**



**TYPE G / 863 SQ FT**



**TYPE H / 1,001 SQ FT**



# TRELLIS

RESIDENCES

(RESIDENSI PUNCAK SAUJANA)

FUTURE BUKIT CHAGAR  
RTS LINK STATION

CIQ

JB  
SENTRAL

WOODLANDS  
CHECKPOINT

SMK INFANT  
JESUS  
CONVENT

SMK (P)  
SULTAN  
IBRAHIM

TO THE MALL, MID  
VALLEY SOUTHKEY

R&F  
MALL

CITY SQUARE &  
KOMTAR JBCC

SEK. KEB.  
TEMENGGONG  
ABDUL RAHMAN  
1 & 2

SK (P)  
SULTAN  
IBRAHIM

SULTANAH  
AMINAH  
HOSPITAL

INNER RING ROAD

# CITY AT YOUR DOORSTEP

SURROUNDED BY AMENITIES MEETING EVERY ASPECT OF YOUR LIFE: FROM DAILY NECESSITIES, HEALTHCARE FACILITIES, ENTERTAINMENT, LEISURE AND MANY MORE.

## TRANSPORTATION

- Johor Bahru CIQ Complex
- Future Bukit Chagar RTS Link Station
- Johor Bahru Sentral
- Johor Bahru International Ferry Terminal

## HEALTHCARE

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

## SHOPPING CENTRES

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

## LEISURE

- Johor Golf & Country Club
- Merdeka Park
- Hutan Bandar MJB
- Tan Hiok Nee Heritage Street

## SCHOOLS & COLLEGES

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



MB WORLD GROUP

DEVELOPER: MBW City Sdn. Bhd.

Co. No. 201901039216 (1348546-V) Subsidiary of MB World Group Berhad

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For enquiries,  
please contact:

Project Name: Trellis Residences (Residensi Puncak Saujana) • Property Type: Serviced Apartment • Developer's License No.: 20101/04-2023/0239(A) • Validity Period: 20/04/2021 - 19/04/2023 • Advertising & Sales Permit No.: 20101-1/04-2023/0359(A)-(S) • Validity Period: 20/04/2021 - 19/04/2023 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MJB/U/2020/14/BGN/83/RP(41) • Land Encumbrances: RHB Bank Berhad • Land Tenure: Freehold • Expected Date of Completion: December 2025 • No. of Car Park: 1, 2 or 3 Per Unit • No. of Units: 1,302 (Type A - 171 units; Type B - 348 units; Type C - 261 units; Type D - 261 units; Type G - 174 units; Type H - 87 units) • Selling Price: [Tower A] RM240,000.00 (min.) - RM668,000.00 (max.); [Tower B] RM240,000.00 (min.) - RM668,000.00 (max.); [Tower C] RM243,000.00 (min.) - RM666,000.00 (max.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.