


Location :	Persiaran Abu Bakar Sultan, Mukim Bandar, Daerah Johor Bahru, Johor Darul Takzim.				
Type :	Serviced Apartment				
Name :	Florian Residences (Vista Tiara)				
Developer :	MB World Properties SDN.BHD.				
Complete Years :	Follow SPA 36 Month (Complete <i>ESTIMATE</i> 2026 year Q2)				
Site Area :	3.60 Acres (Parcel F1B: Tower 4 to Tower 6)				
Tenure :	Freehold				
Total Units	911 Units				
Tower	Parcel F1B: Tower 4,5,6				
Components :	Tower 4	49th floor (41 level serviced apartments (312 units)			
	Tower 5	51th floor (43 level serviced apartments (287 units)			
	Tower 6	49th floor (41 level serviced apartments (312 units)			
Carpark Level :	Level G to P7				
Facilities Level :	Level 8th				
Sky Garden level:	Tower 4	13 level - 14 level & 31 level - 32 level			
	Tower 5	16 level - 17 level & 33 level - 34 level			
	Tower 6	15 level -16 level & 31 level - 32 level			
Units per Level :	Tower 4	8 units per each levels			
	Tower 5	7 units per each levels			
	Tower 6	8 units per each levels			
Unit Details :	NO	Type	Composition	Build-Up	No.of Unit
	1)	A6 /A6(M)	1+1 Bedroom +1 Bathroom (Tower 4&6)	639 sqft	156
	2)	A7 /A7(M)	1+1 Bedroom +1 Bathroom (Tower 4&6)	679 sqft	156
	3)	B1A/B1A(M)	1+1 Bedroom +1 Bathroom (Tower 4&6)	728 sqft	156
	4)	B14/B14(M)	2+1 Bedrooms + 2 Bathrooms (Tower 4)	1029 sqft	78
	5)	B14/B14(M)	2+1 Bedrooms + 2 Bathrooms (Tower 6)	1027 sqft	78
	6)	A4	1+1 Bedroom +1 Bathroom (Tower 5)	538 sqft	41
	7)	A5	1 Bedroom +1 Bathroom (Tower 5)	592 sqft	41
	8)	A8	1+1 Bedroom +1 Bathroom (Tower 5)	693 sqft	41
	9)	B3	1+1 Bedroom +1 Bathroom (Tower 5)	747 sqft	41
	10)	B7	2+1 Bedroom +1 Bathroom (Tower 5)	859 sqft	41
	11)	B10	2 Bedroom +2 Bathroom (Tower 5)	891 sqft	41
	12)	B11	2 Bedroom +2 Bathroom (Tower 5)	874 sqft	41
Orientation :	Tower 4	NW / N/ SW / NE			
	Tower 5	SE / NE / NW			
	Tower 6	E / W /SW /NE			
Total Lifts :	3+1 Lifts				
Carpark:	1 ~ 2 Carpark				
Ceilling Heights :	3 Meter				
Remarks :	<i>Foreigner CAN purchase up to SPA RM 500K (but need to pay LEVY FEE)</i>				
	<i>Foreigner CANNOT purchase (Type B14 & B14M)</i>				
Main. Fee :	RM 0.35 ~ RM0.40 / sqft (include sinking fund) <i>ESTIMATE</i>				
Booking Fee :	RM 1000 (Fully Refund) / <i>Foreigner</i> RM 5000 (Fully Refund)				
Packages :	SPA REBATE -8%				
	<i>Foreigner SPA REBATE -5%</i>				
	Free Legal Fees				
	Free Stamp Duty				
	<i>MOT shall paid by buyer (when CCC after 2 years)</i>				
	Free Kitchen Cabinet / Cooker Hood & Hob / Digital Lock				
Free 1 Year Shuttle bus Service to CIQ JOHOR BAHRU					
Booking Procedure Upload Basic Loan Document (Must fulfilled all the document as below)					
EXAMPLE:	Malaysia	Employee			
		Latest 3 Months Payslip			
		EPF			
		IC (Front and Back)			
		Self Employed			
		IC (Front and Back)			
	Foreigner	Employee			
		Latest 3 Months Payslip			
		CPF (Singapore)			
		IC (Front and Back)			
		Self Employed			
		IC (Front and Back)			
	Working Singapore (Malaysia)	Employee			
		Latest 3 Months Payslip			
		Employment Letter			
	Cash Buyer	Cash Buyer			
IC (Front and Back)					
Booking Fees Slip					