


Location :	TAMAN MEGAH RIA, MUKIM PLENTONG, JOHOR BAHRU, JOHOR.				
Type :	Serviced Apartment				
Name :	PINEGATE RESIDENCY				
Developer :	PINEGATE DEVELOPMENT SDN BHD				
Complete Years :	Phase 1 :Tower A & B Est. COMPLETION DATE - Q4 2026 (48MONTHS SPA)				
	Phase 2 :Tower C & D Est. COMPLETION DATE - Q4 2028 (48MONTHS SPA)				
Site Area :	3.97 ACRES				
Tenure :	Freehold				
Total Units	1792 units				
Tower	TOWER A / TOWER B / TOWER C / TOWER D				
Components :	Tower A	30 floor, Ground to 29th floor (448 units)			
	Tower B	30 floor, Ground to 29th floor (448 units)			
	Tower C	30 floor, Ground to 29th floor (448 units)			
	Tower D	30 floor, Ground to 29th floor (448 units)			
Carpark Level :	9 storey, Ground to 8th Floor				
Facilities Level :	Ground Floor				
Units per Level :	Tower A	Ground Floor	13 units		
		1st Floor to 29th Floor	15 units		
	Tower B	Ground Floor	13 units		
		1st Floor to 29th Floor	15 units		
	Tower C	Ground Floor	13 units		
		1st Floor to 29th Floor	15 units		
	Tower D	Ground Floor	13 units		
		1st Floor to 29th Floor	15 units		
Unit Details :	NO	Type	Composition	Build-Up	No.of Unit
	1)	TYPE A	2 Bedroom + 2 Bathroom	667 sqft	-
	2)	TYPE A1	2 Bedroom + 2 Bathroom (Balcony)	667 sqft	-
	3)	TYPE B	3 Bedroom + 2 Bathroom	764 sqft	-
	3)	TYPE B1	3 Bedroom + 2 Bathroom (Balcony)	764 sqft	-
	3)	TYPE C	3 Bedroom + 2 Bathroom	882 sqft	-
	3)	TYPE C1	3 Bedroom + 2 Bathroom (Balcony)	882 sqft	-
Orientation :	Tower A & C unit 1 to 8 Facing SW (Podium View), Unit No. 9 to 15 Facing NE (City View) Tower B & D unit 1 to 8 Facing NE (Podium View), Unit No. 9 to 15 Facing SW (City View)				
Total Lifts :	2 Passenger Lifts + 1 Bomba Lift				
Carpark:	TYPE A, A1, B, B1 (13th & below)	1 Carpark			
	TYPE B1 (14th & above), C & C1	2 Carpark			
Ceilling Heights :	2.9 Meter				
Panel Bank:	<i>phase 1: MBB, AFFIN, ALLIANCE, HLB, RHB, AMB</i> <i>phase 2: Est. JUNE WILL GET EF</i>				
Main. Fee :	Proposed MAINTENANCE FEES: RM0.35/sf				
Booking Fee :	RM 1000 (Fully Refund)				
Packages :	DISCOUNT 8% + RM5K REBATE				
	SPECIAL REBATE RM1K FOR UNIT NO. 02 & 15, EXTRA RM8K FOR GF, RM5K FOR 1-5F				
	EXTRA RM8K FOR GF, RM5K FOR 1-5F				
	DISCOUNT 8% + RM5K REBATE				
	Free Legal Fees on SPA and LA				
	Free Stamp Duty on Loan Agreement				
	MOT shall paid by buyer				