

PROJECT BRIEF



SKUDAI HEIGHTS

SKUDAI PARADE (PANGSAPURI-BLOK C)

Proposed 268-unit Apartment at SKS Mall Skudai (Skudai Parade), Skudai, Johor Bahru, Johor.

Jointly Brought to You By:

Developer:

Tenggara Land Sdn. Bhd.

201701038693 (1252864-W)



Project Manager:

MB World Group Berhad

199901010244 (485144-H)



Note: All renderings, illustrations, photographs, furniture, displayed units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building and/or denote any legal representations. Plans, specifications, materials, unit numbers, address, name of project 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. All areas and other measurements are approximate only and subject to final survey.

Project Data

Project Name	Skudai Heights [Skudai Parade (Pangsapuri-Blok C)] <small>*Subject to local authority's approval</small>				
Developer	Tenggara Land Sdn. Bhd. [Co. No. 201701038693 (1252864-W)]				
Project Manager	MB World Group Berhad [Co. No. 199901010244 (485144-H)]				
Location	Lot 59592 (Original Lot: Lot 1100), Mukim Pulai, Daerah Johor Bahru, Johor. GPS Coordinates: 1.541978, 103.65948				
Total Site Area	6.73 acres				
Land Tenure	Freehold				
Type of Development	22 levels apartments (268 units)				
Unit Type	Type		Built-up Area		No. of Units
			sq m	sq ft	
	A	3 Bedrooms + 2 Toilets	90	969	40
	B	3 Bedrooms + 2 Toilets	86	926	100
	C	2 Bedrooms + 2 Toilets + 1 Study	90	969	64
	D	2 Bedrooms + 2 Toilets	81	872	64
			Total Units		268
Facility	<ol style="list-style-type: none"> 1. Gym 2. Reading Room 3. Games Zone 4. Family Terrace 5. Fitness Zone 6. Children Adventure Zone 7. Playroom 		<ol style="list-style-type: none"> 8. Children Playground 9. Adult Adventure Zone 10. Multipurpose Hall 11. Wading Pool 12. Swimming Pool 13. BBQ Pit 		



Location



Nearby Amenities

Shopping Centre	Est. Distance
NSK Trade City - Skudai	3 km
Paradigm Mall Johor Bahru	4.2 km
Sutera Mall	5 km
Mydin Mall Mutiara Rini	6.2 km
Lotus's Mutiara Rini	6.3 km
B5 Johor Street Market	7.3 km
Bestari Bestmart	7.5 km
Perling Mall	8.4 km
AEON Taman Universiti	8.6 km
AEON Mall Bukit Indah	12.7 km
Beletime Danga Bay	12.8 km
KOMTAR JBCC	16.4 km
Johor Bahru City Square	16.8 km
Johor Premium Outlets	16.8 km
The Mall, Mid Valley Southkey	19.2 km
IKEA Tebrau	19.4 km
Toppen Shopping Centre	19.7 km

Medical Centre	Est. Distance
Kempas Medical Centre	10.4 km
KPJ Puteri Specialist Hospital	12.7 km
KPJ Bandar Dato' Onn Specialist Hospital	13.5 km
Columbia Asia Hospital - Iskandar Puteri	14 km
Sultanah Aminah Hospital	14.2 km
KPJ Johor Specialist Hospital	14.4 km
Kensington Green Specialist Centre	15.1 km
Columbia Asia Hospital - Tebrau	17.1 km
Hospital Sultan Ismail	19.6 km

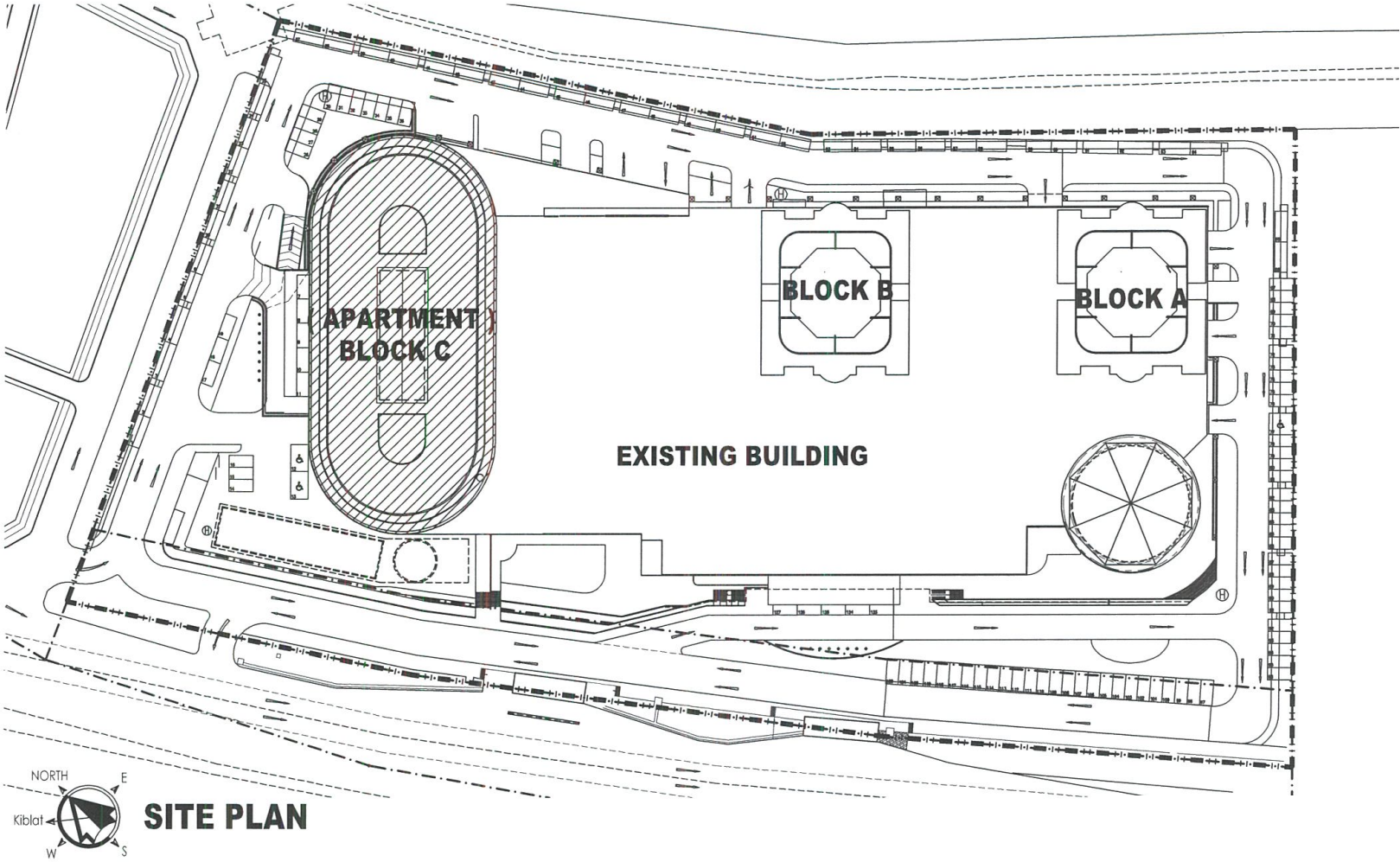
Leisure Destination	Est. Distance
Daiman Sri Skudai Sports Center	4.2 km
Impian Emas Golf Club & Driving Range	5.7 km
Hutan Bandar Mutiara Rini	6.4 km
Sultan Ibrahim Stadium	10.9 km
SIREH Park	14.6 km
Horizon Hills Golf & Country Club	17.6 km
Palm Resort Golf & Country Club	17.9 km

School & College	Est. Distance
SJK(C) Pu Sze	2.2 km
SK Sekudai Batu 10	2.7 km
SMK Taman Sutera	3 km
SJK(C) Kuo Kuang	3.3 km
Southern University College	3.4 km
SMK Impian Emas	4 km
SMK Skudai	4.1 km
SK Sri Skudai	4.3 km
SJK(T) Taman Tun Aminah	5.7 km
Universiti Teknologi Malaysia	8.9 km
Fairview International School Johor	14 km
Clinical School Johor Bahru, Monash University Malaysia	15.2 km
Open University Malaysia Johor Bahru	17.6 km
Foon Yew High School (Johor Bahru)	18.2 km
Foon Yew High School Kulai	19.7 km
EduCity Iskandar	22.8 km

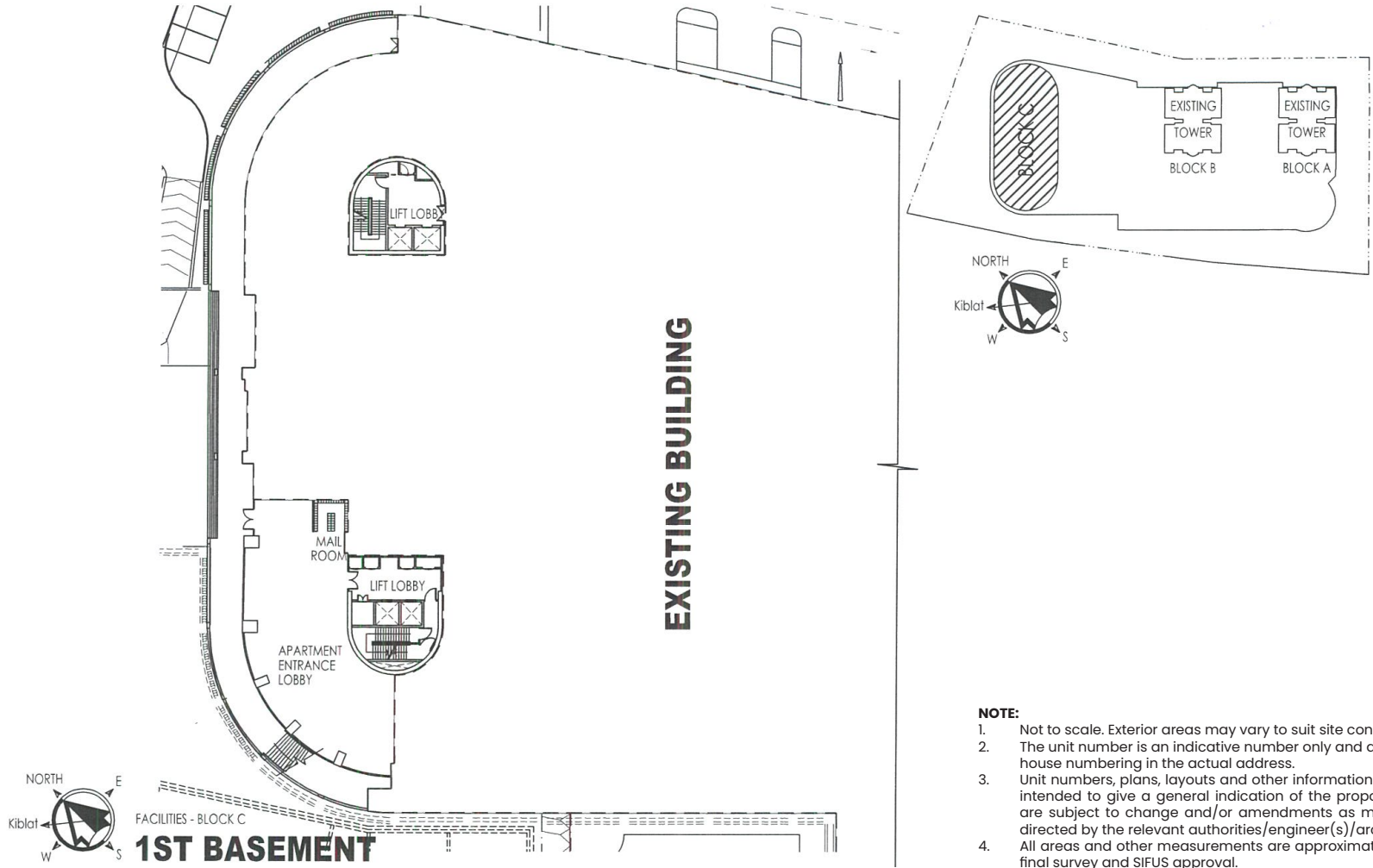
Site Plan

NOTE:

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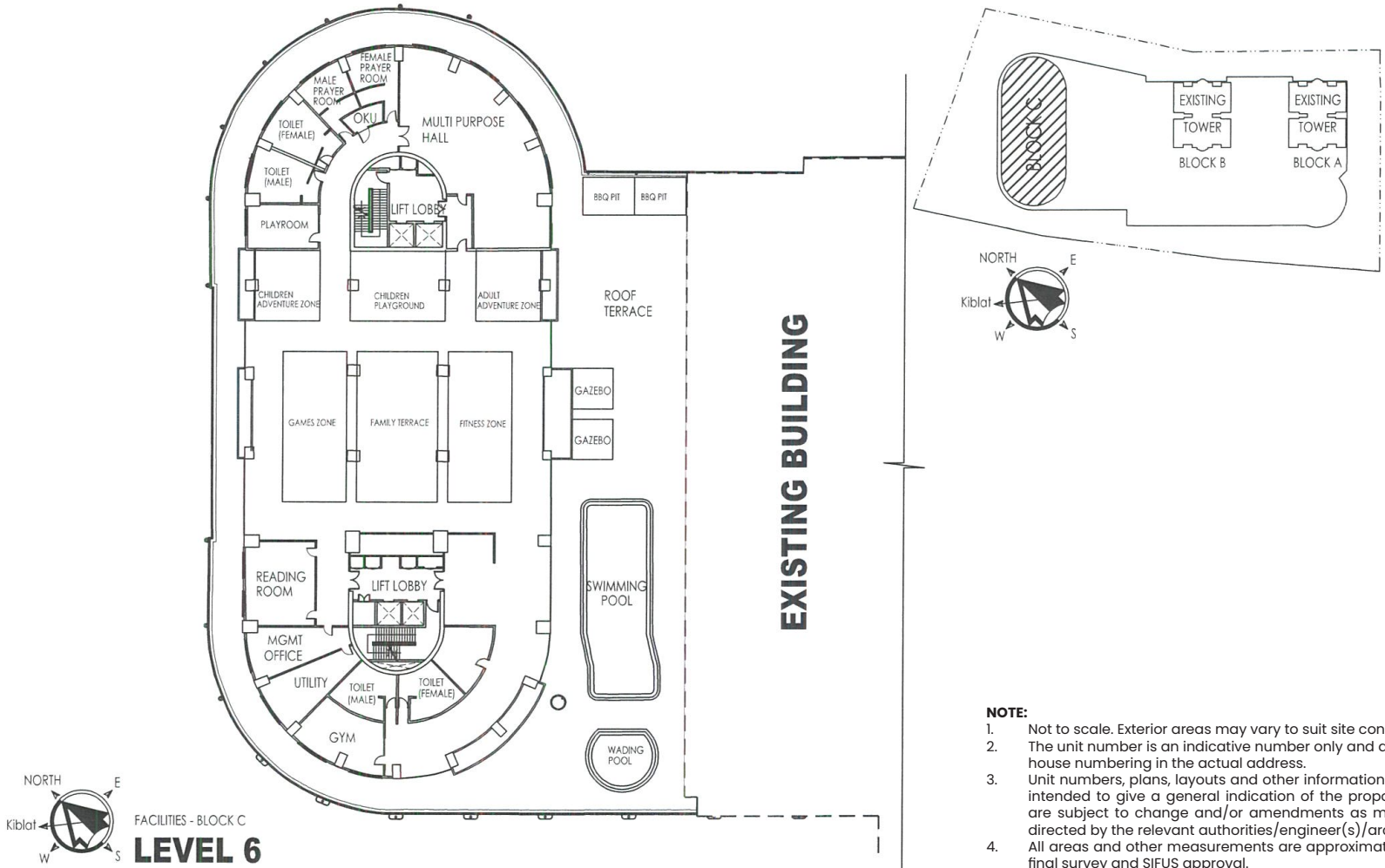


Entrance Lobby - 1st Basement



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Facilities - Level 6



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All images are for illustration purpose only. Subject to change.



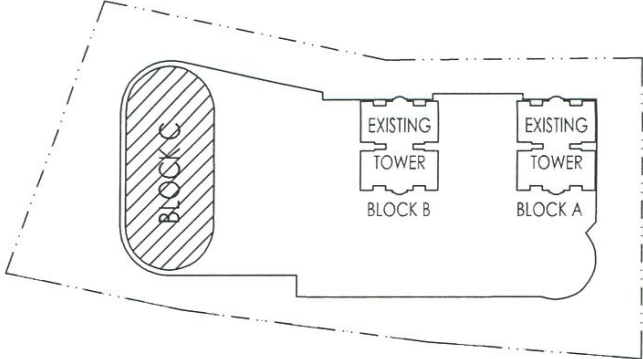
Storey Plan

NOTE:

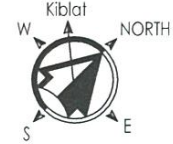
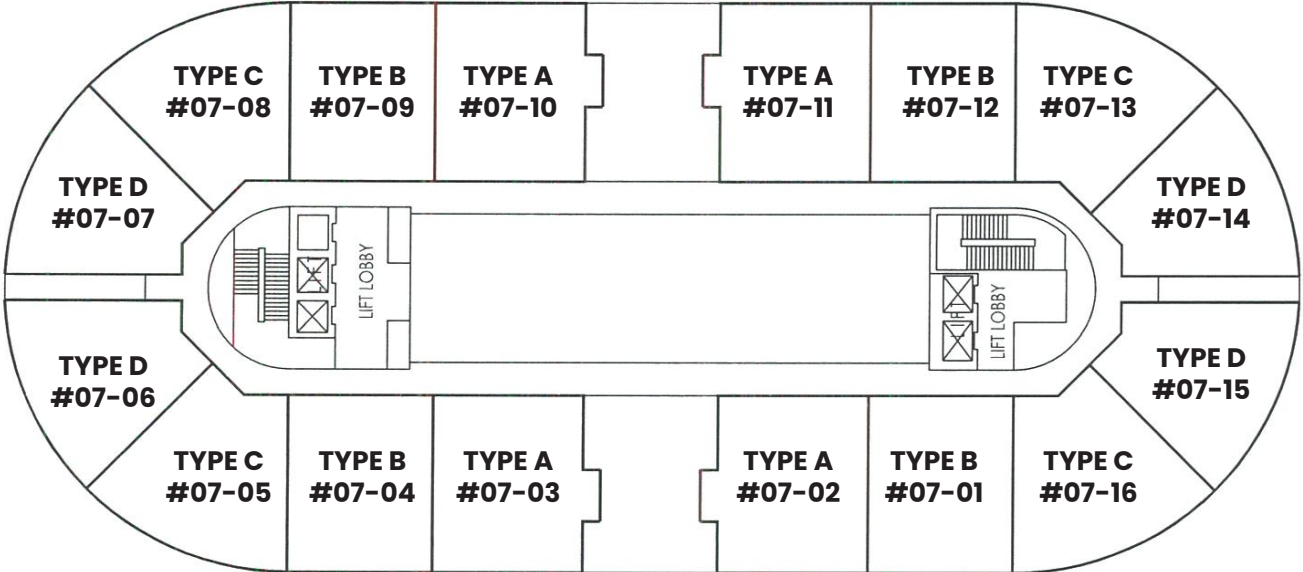
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LEVEL																			UNIT	
22	# 22-09 TYPE C	# 22-08 TYPE D	VOID	# 22-07 TYPE D	# 22-06 TYPE C	# 22-05 TYPE B	# 22-04 TYPE B	# 22-03 TYPE B	# 22-02 TYPE B	# 22-01 TYPE B	# 22-10 TYPE B	# 22-11 TYPE B	# 22-12 TYPE B	# 22-13 TYPE B	# 22-14 TYPE B	# 22-15 TYPE C	# 22-16 TYPE D	# 22-17 TYPE D	# 22-18 TYPE C	18
21	# 21-09 TYPE C	# 21-08 TYPE D		# 21-07 TYPE D	# 21-06 TYPE C	# 21-05 TYPE B	# 21-04 TYPE B	# 21-03 TYPE B	# 21-02 TYPE B	# 21-01 TYPE B	# 21-10 TYPE B	# 21-11 TYPE B	# 21-12 TYPE B	# 21-13 TYPE B	# 21-14 TYPE B	# 21-15 TYPE C	# 21-16 TYPE D	# 21-17 TYPE D	# 21-18 TYPE C	18
20	# 20-09 TYPE C	# 20-08 TYPE D	# 20-07 TYPE D	# 20-06 TYPE C	# 20-05 TYPE B	# 20-04 TYPE B	# 20-03 TYPE B	# 20-02 TYPE B	# 20-01 TYPE B	# 20-10 TYPE B	# 20-11 TYPE B	# 20-12 TYPE B	# 20-13 TYPE B	# 20-14 TYPE B	# 20-15 TYPE C	# 20-16 TYPE D	# 20-17 TYPE D	# 20-18 TYPE C	18	
19	# 19-09 TYPE C	# 19-08 TYPE D	# 19-07 TYPE D	# 19-06 TYPE C	# 19-05 TYPE B	# 19-04 TYPE B	# 19-03 TYPE B	# 19-02 TYPE B	# 19-01 TYPE B	# 19-10 TYPE B	# 19-11 TYPE B	# 19-12 TYPE B	# 19-13 TYPE B	# 19-14 TYPE B	# 19-15 TYPE C	# 19-16 TYPE D	# 19-17 TYPE D	# 19-18 TYPE C	18	
18	# 18-09 TYPE C	# 18-08 TYPE D	# 18-07 TYPE D	# 18-06 TYPE C	# 18-05 TYPE B	# 18-04 TYPE B	# 18-03 TYPE B	# 18-02 TYPE B	# 18-01 TYPE B	# 18-10 TYPE B	# 18-11 TYPE B	# 18-12 TYPE B	# 18-13 TYPE B	# 18-14 TYPE B	# 18-15 TYPE C	# 18-16 TYPE D	# 18-17 TYPE D	# 18-18 TYPE C	18	
17	# 17-09 TYPE C	# 17-08 TYPE D	# 17-07 TYPE D	# 17-06 TYPE C	# 17-05 TYPE B	# 17-04 TYPE B	# 17-03 TYPE B	# 17-02 TYPE B	# 17-01 TYPE B	# 17-10 TYPE B	# 17-11 TYPE B	# 17-12 TYPE B	# 17-13 TYPE B	# 17-14 TYPE B	# 17-15 TYPE C	# 17-16 TYPE D	# 17-17 TYPE D	# 17-18 TYPE C	18	
16	# 16-08 TYPE C	# 16-07 TYPE D	VOID	# 16-06 TYPE D	# 16-05 TYPE C	# 16-04 TYPE B	# 16-03 TYPE A	# 16-02 TYPE A	# 16-01 TYPE B	# 16-09 TYPE B	# 16-10 TYPE A	VOID	# 16-11 TYPE A	# 16-12 TYPE B	# 16-13 TYPE C	# 16-14 TYPE D	# 16-15 TYPE D	# 16-16 TYPE C	16	
15	# 15-08 TYPE C	# 15-07 TYPE D		# 15-06 TYPE D	# 15-05 TYPE C	# 15-04 TYPE B	# 15-03 TYPE A	# 15-02 TYPE A	# 15-01 TYPE B	# 15-09 TYPE B	# 15-10 TYPE A		# 15-11 TYPE A	# 15-12 TYPE B	# 15-13 TYPE C	# 15-14 TYPE D	# 15-15 TYPE D	# 15-16 TYPE C	# 15-17 TYPE D	# 15-18 TYPE C
14	# 14-08 TYPE C	# 14-07 TYPE D	# 14-06 TYPE D	# 14-05 TYPE C	# 14-04 TYPE B	# 14-03 TYPE A	# 14-02 TYPE A	# 14-01 TYPE B	# 14-09 TYPE B	# 14-10 TYPE A	# 14-11 TYPE A	# 14-12 TYPE B	# 14-13 TYPE C	# 14-14 TYPE D	# 14-15 TYPE D	# 14-16 TYPE C	# 14-17 TYPE D	# 14-18 TYPE C	16	
13	# 13-08 TYPE C	# 13-07 TYPE D	# 13-06 TYPE D	# 13-05 TYPE C	# 13-04 TYPE B	# 13-03 TYPE A	# 13-02 TYPE A	# 13-01 TYPE B	# 13-09 TYPE B	# 13-10 TYPE A	# 13-11 TYPE A	# 13-12 TYPE B	# 13-13 TYPE C	# 13-14 TYPE D	# 13-15 TYPE D	# 13-16 TYPE C	# 13-17 TYPE D	# 13-18 TYPE C	16	
12	# 12-08 TYPE C	# 12-07 TYPE D	# 12-06 TYPE D	# 12-05 TYPE C	# 12-04 TYPE B	# 12-03 TYPE A	# 12-02 TYPE A	# 12-01 TYPE B	# 12-09 TYPE B	# 12-10 TYPE A	# 12-11 TYPE A	# 12-12 TYPE B	# 12-13 TYPE C	# 12-14 TYPE D	# 12-15 TYPE D	# 12-16 TYPE C	# 12-17 TYPE D	# 12-18 TYPE C	16	
11	# 11-08 TYPE C	# 11-07 TYPE D	# 11-06 TYPE D	# 11-05 TYPE C	# 11-04 TYPE B	# 11-03 TYPE A	# 11-02 TYPE A	# 11-01 TYPE B	# 11-09 TYPE B	# 11-10 TYPE A	# 11-11 TYPE A	# 11-12 TYPE B	# 11-13 TYPE C	# 11-14 TYPE D	# 11-15 TYPE D	# 11-16 TYPE C	# 11-17 TYPE D	# 11-18 TYPE C	16	
10	# 10-08 TYPE C	# 10-07 TYPE D	# 10-06 TYPE D	# 10-05 TYPE C	# 10-04 TYPE B	# 10-03 TYPE A	# 10-02 TYPE A	# 10-01 TYPE B	# 10-09 TYPE B	# 10-10 TYPE A	# 10-11 TYPE A	# 10-12 TYPE B	# 10-13 TYPE C	# 10-14 TYPE D	# 10-15 TYPE D	# 10-16 TYPE C	# 10-17 TYPE D	# 10-18 TYPE C	16	
9	# 09-08 TYPE C	# 09-07 TYPE D	# 09-06 TYPE D	# 09-05 TYPE C	# 09-04 TYPE B	# 09-03 TYPE A	# 09-02 TYPE A	# 09-01 TYPE B	# 09-09 TYPE B	# 09-10 TYPE A	# 09-11 TYPE A	# 09-12 TYPE B	# 09-13 TYPE C	# 09-14 TYPE D	# 09-15 TYPE D	# 09-16 TYPE C	# 09-17 TYPE D	# 09-18 TYPE C	16	
8	# 08-08 TYPE C	# 08-07 TYPE D	# 08-06 TYPE D	# 08-05 TYPE C	# 08-04 TYPE B	# 08-03 TYPE A	# 08-02 TYPE A	# 08-01 TYPE B	# 08-09 TYPE B	# 08-10 TYPE A	# 08-11 TYPE A	# 08-12 TYPE B	# 08-13 TYPE C	# 08-14 TYPE D	# 08-15 TYPE D	# 08-16 TYPE C	# 08-17 TYPE D	# 08-18 TYPE C	16	
7	# 07-08 TYPE C	# 07-07 TYPE D	# 07-06 TYPE D	# 07-05 TYPE C	# 07-04 TYPE B	# 07-03 TYPE A	# 07-02 TYPE A	# 07-01 TYPE B	# 07-09 TYPE B	# 07-10 TYPE A	# 07-11 TYPE A	# 07-12 TYPE B	# 07-13 TYPE C	# 07-14 TYPE D	# 07-15 TYPE D	# 07-16 TYPE C	# 07-17 TYPE D	# 07-18 TYPE C	16	
6	FACILITIES																			
5	RETAIL																			
4	RETAIL																			
DECK 5	VOID																			
3	RETAIL																			
2	RETAIL																			
DECK 2	VOID																			
1	RETAIL																			
B1	RETAIL																			
B2	VOID																			
B3	BASEMENT CAR PARK																			
B4	BASEMENT CAR PARK																			
																			TOTAL	
																			268	

Floor Plan - Level 7



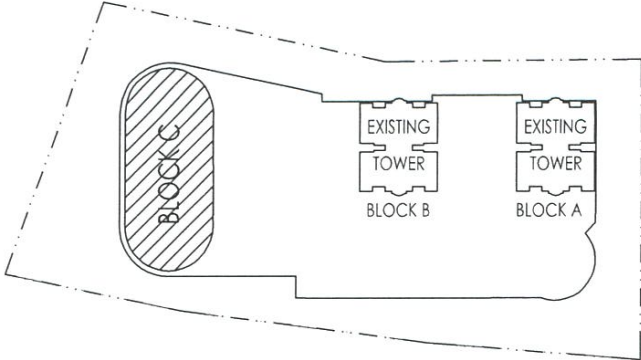
JALAN SKUDAI



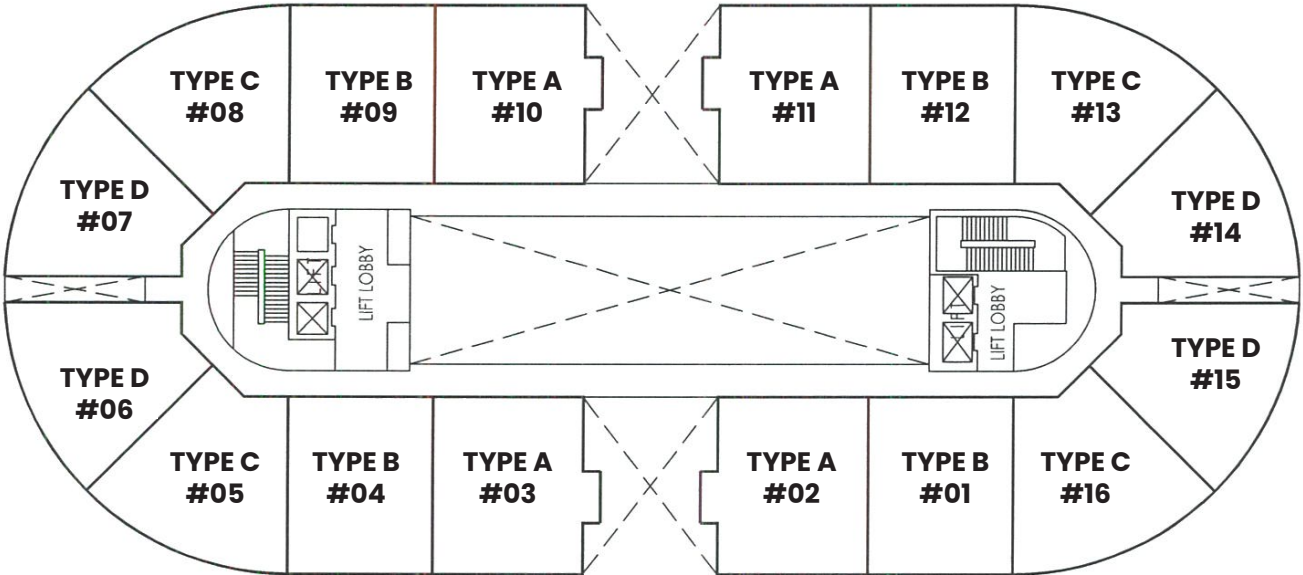
LEVEL 7

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Floor Plan - Level 8 to 16

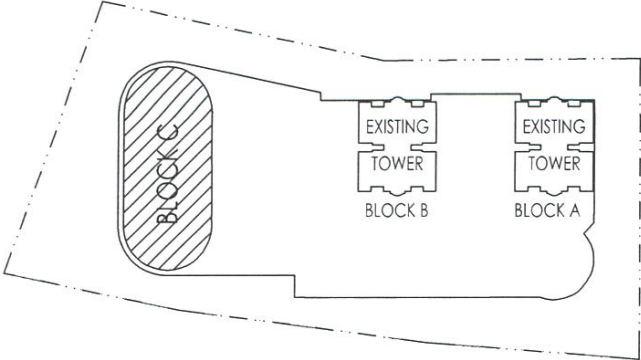


JALAN SKUDAI

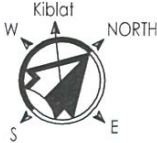
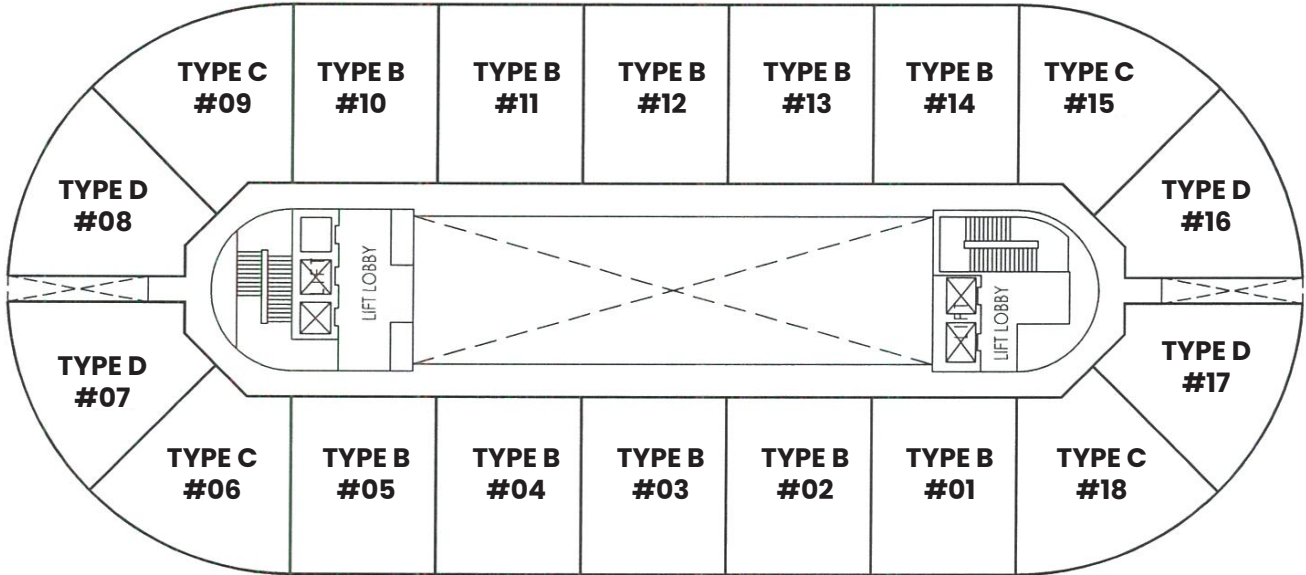


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Floor Plan - Level 17 to 22



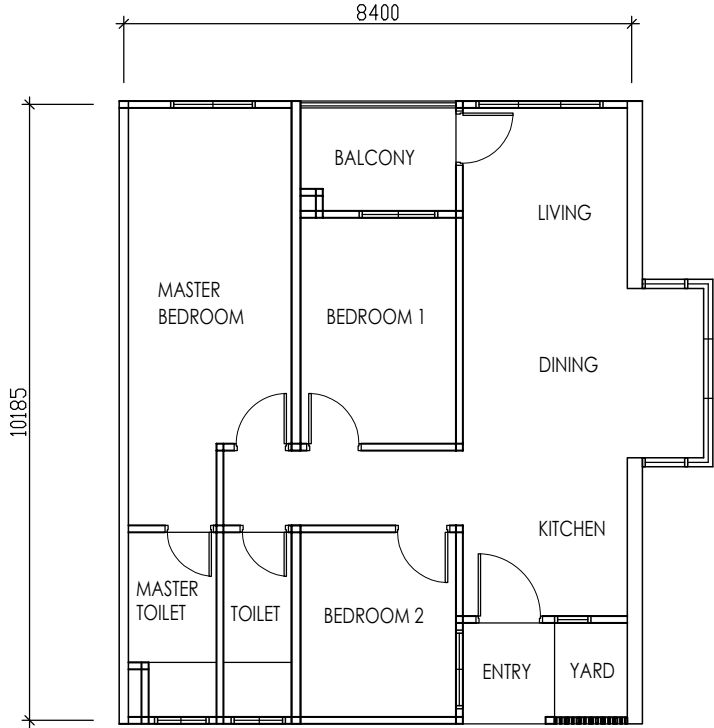
JALAN SKUDAI



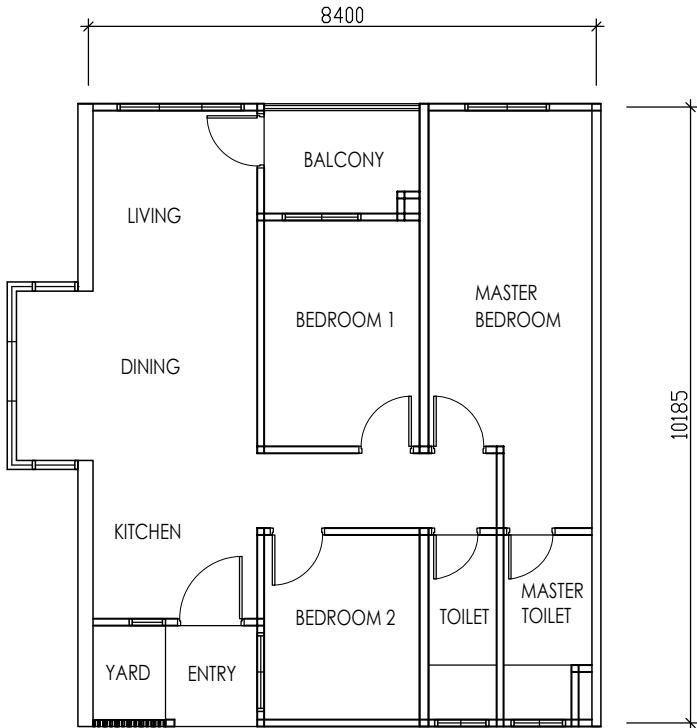
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Unit Plan - Type A

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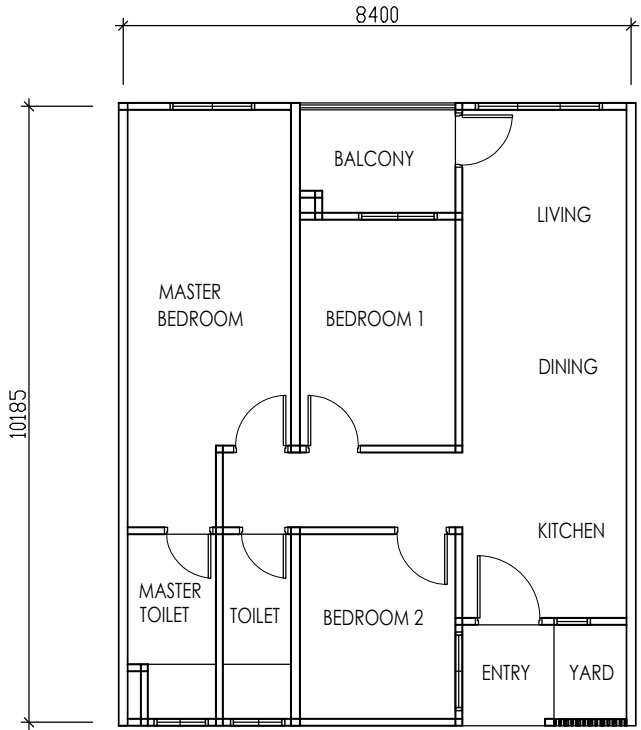
TYPE A (LEFT)
TOTAL AREA : 90 SQM (969 SQFT)



TYPE A (RIGHT)
TOTAL AREA : 90 SQM (969 SQFT)

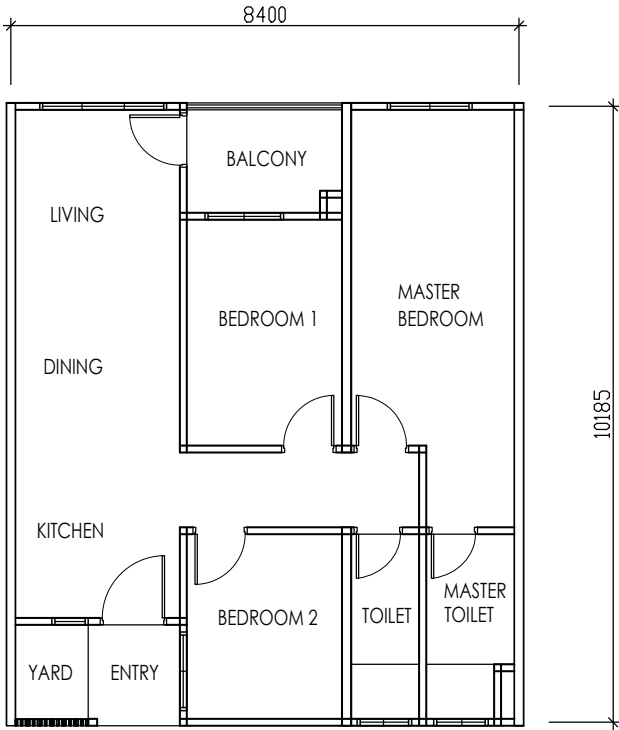
Unit Plan - Type B

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TYPE B (LEFT)

TOTAL AREA : 86 SQM (926 SQFT)

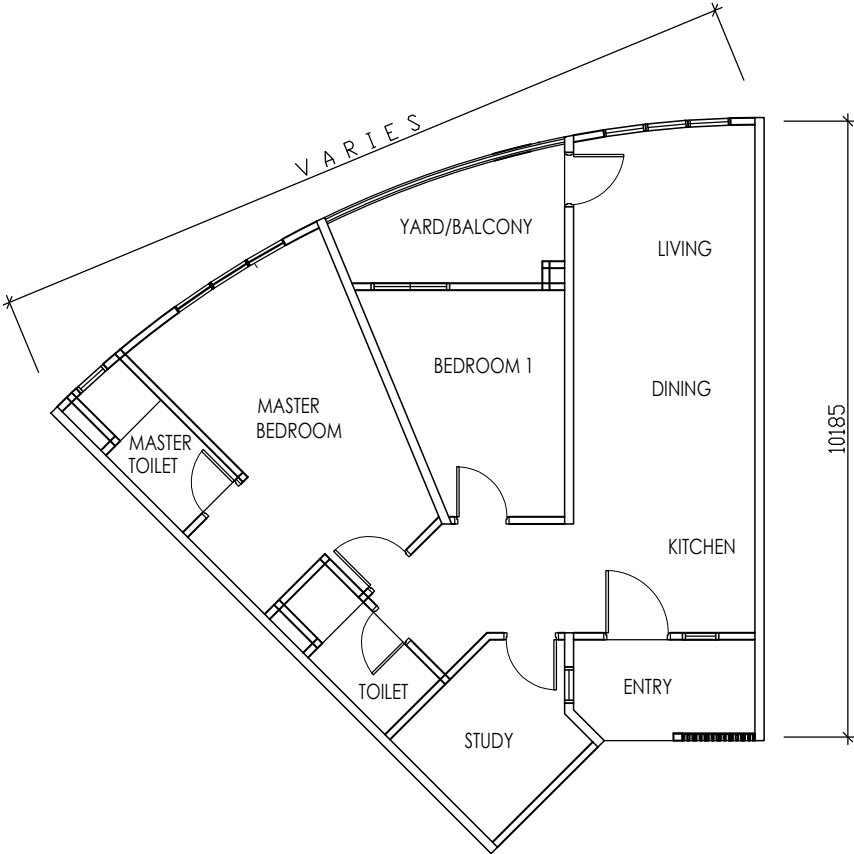


TYPE B (RIGHT)

TOTAL AREA : 86 SQM (926 SQFT)

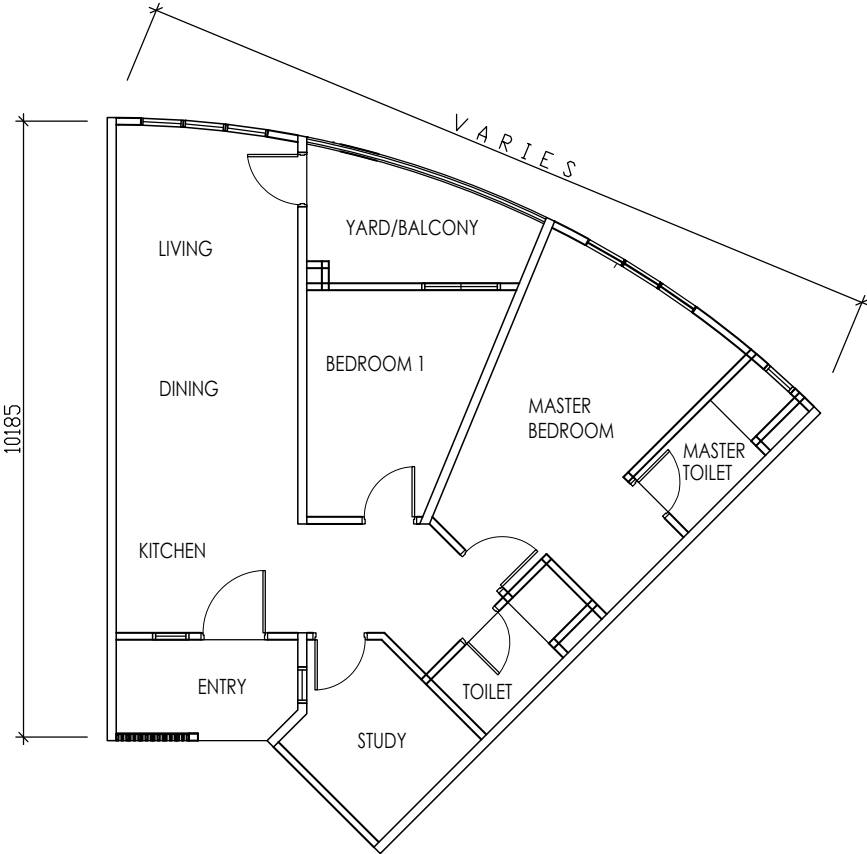
Unit Plan - Type C

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TYPE C (LEFT)

TOTAL AREA : 90 SQM (969 SQFT)

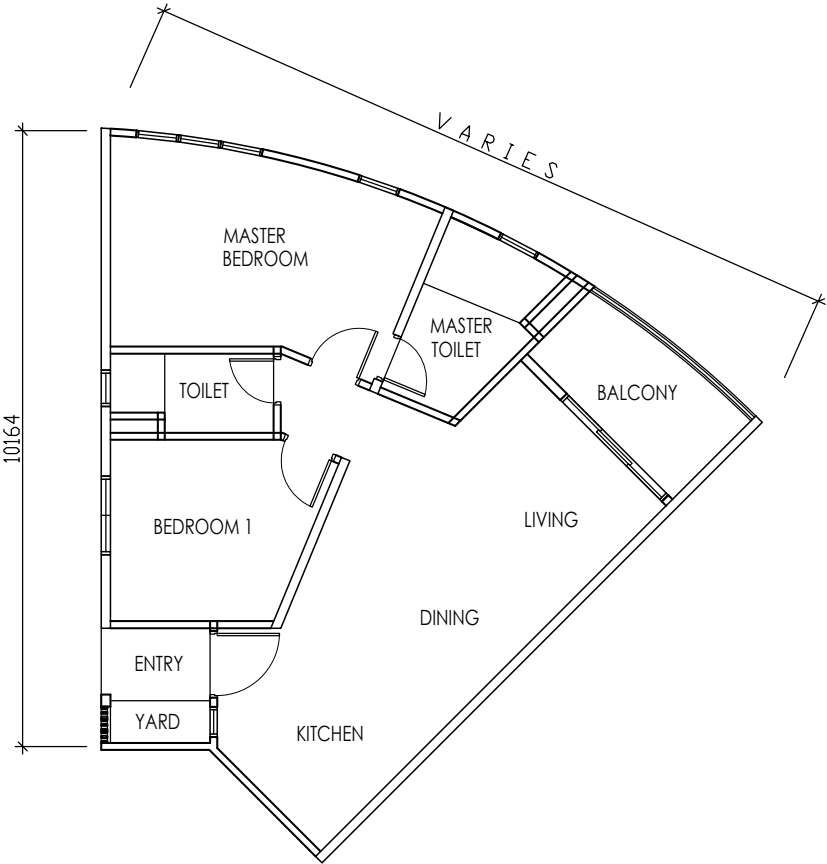


TYPE C (RIGHT)

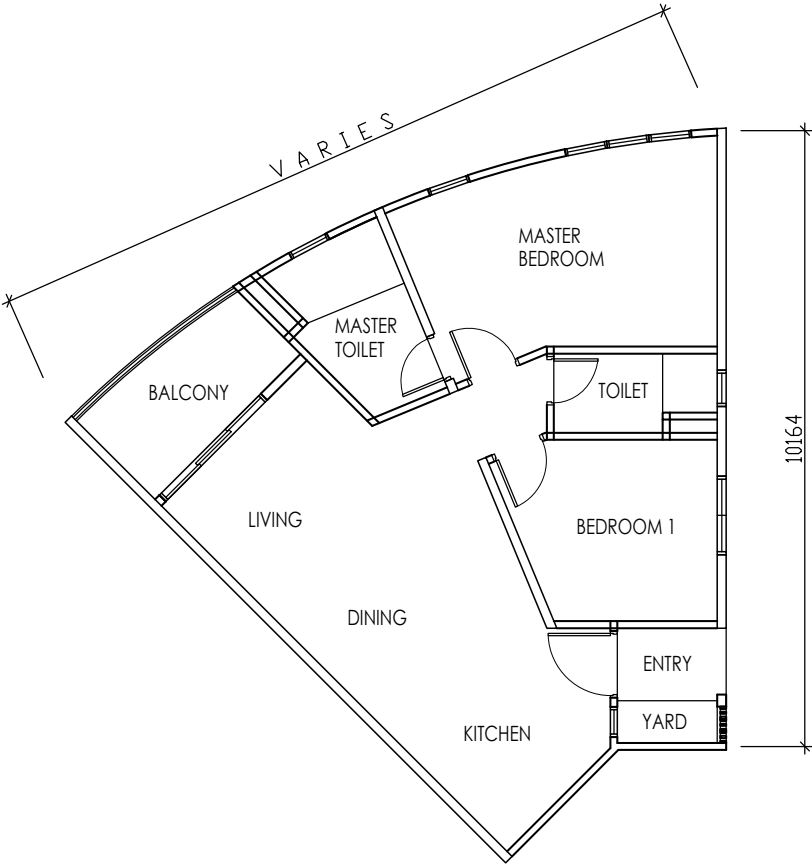
TOTAL AREA : 90 SQM (969 SQFT)

Unit Plan - Type D

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TYPE D (LEFT)
TOTAL AREA : 81 SQM (872 SQFT)



TYPE D (RIGHT)
TOTAL AREA : 81 SQM (872 SQFT)

Building Description

Structure	Reinforced Concrete Frame
Wall	Reinforced Concrete Wall/Brickwall/Lightweight Block (Where Applicable)
Roofing	Reinforced Concrete Flat Roof
Ceiling	Skim Coat/Plaster Ceiling Board with Emulsion Paint (Where Applicable)
Windows	Aluminium Framed Glass Windows
Doors	Grille at Selected Entry Grille at Selected Yard Metal Door Frame with Wooden Doors Aluminium Framed Sliding Glass Door
Ironmongery	Selected Quality Lock Set
Wall Finishes	Render/Plastering/Skim Coat with Emulsion Paint Weather Resistant Paint on External Wall Wall Tiles to Ceiling Height at Bathrooms Wall Tiles to 1500mm Height at Selected Kitchen Area
Floor Finishes	Floor Tiles

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Sanitary and Plumbing Fittings

Item	Type A	Type B	Type C	Type D
Kitchen Sink	1	1	1	1
Water Closet	2	2	2	2
Wash Basin with Tap	2	2	2	2
Shower Rose	2	2	2	2
Tap	3	3	3	3

Electrical Installation

Item	Type A	Type B	Type C	Type D
Lighting Point	14	13	13	11
Fan Point	4	4	3	3
Power Point	16	16	14	11
Water Heater Power Point	2	2	2	2
Air Cond Power Point	4	4	4	3
SMATV Point	2	2	2	2
Distribution Board	1	1	1	1
Fibre Wall Socket	1	1	1	1

Last Page of Document