

NEW PHASE

ADISON

SERVICED APARTMENTS

City sights. Urban delights.

PROJECT BRIEF

DEVELOPER

WCT GREEN SDN BHD

(A subsidiary of WCT Land Sdn Bhd)

MASTER PLAN NAME

W CITY LARKINTON, JOHOR BAHRU

SERVICED APARTMENTS

ADISON SERVICED APARTMENTS

Total Unit : 896 Units

Phase 2A : 224 Units [21 Storey]

Phase 2B : 238 Units [22 Storey] - *Future Phase*

Phase 2C : 224 Units [21 Storey] - *Future Phase*

Phase 2D : 210 Units [20 Storey] - *Future Phase*

COMMERCIAL LOTS

ADISON COMMERCIAL LOTS

Phase 2R : 32 Units [Ground Floor]

LAND AREA (PLOT 1)

8.62 Acres

LAND USE

MIXED USED (Commercial Lots & Serviced Apartments)

LAND TENURE

FREEHOLD

COMPLETION

48 months (each tower – est. Q4 2028)



PROJECT BRIEF

SERVICED APARTMENTS

Phase 2B – Tower B : 238 Units [22 Storey]

Unit Per Floor : 14 Units / Floor

Parcel Area : **TYPE A**

Studio

46sq.m* | 501 sq.ft.* (Incl A/C ledge: 1sq.m | 15sq.ft)

Main Parcel : 486 sq.ft./ 45 sq.m

TYPE B1

2 Bedrooms + 1 Bath + Yard

64sq.m* | 681 sq.ft.* (Incl A/C ledge: 2sq.m | 17sq.ft)

Main Parcel : 664 sq.ft./ 62 sq.m

TYPE B2

2 Bedrooms + 1 Bath + Yard

63sq.m* | 679 sq.ft.* (Incl A/C ledge: 1sq.m | 17sq.ft)

Main Parcel : 664 sq.ft./ 62 sq.m

TYPE C

2 Bedrooms + 2 Baths

73sq.m* | 791 sq.ft.* (Incl A/C ledge: 2sq.m | 17sq.ft)

Main Parcel : 774 sq.ft./ 72 sq.m

TYPE C1

2 Bedrooms + 2 Baths

73sq.m* | 791 sq.ft.* (Incl A/C ledge: 2sq.m | 17sq.ft)

Main Parcel : 774 sq.ft./ 72 sq.m



PROJECT BRIEF

COMMERCIAL

LOTS Parcel Area : 1,270 sq.ft. - 2,519 sq.ft./
118 sq.m - 234 sq.m.**

CARPARK

Level : Basement B1- Ground L1 (Commercial)
Podium L2 - L5 (Serviced Apartment)

* Including A/C ledge ** Including signboard & A/C ledge



UNIQUE SELLING POINTS



FREEHOLD
Serviced Apartments



**INTEGRATED MIXED-
USE MASTERPLAN**
Office Suites, Convention & Exhibition
Centre, Hotels and Retail Mall



**WALKING DISTANCE TO
JOHOR GOLF & COUNTRY
CLUB (JGCC)**
18-hole International Course (Par 72) and
newly renovated Clubhouse



**2.9 ACRES FOR
RESIDENTIAL FACILITIES**
spanning 200 metres inclusive of an
OLYMPIC-LENGTH swimming pool (50m).



TIME-CENTRIC
seamlessly connects residences
to retail lots to a variety of
eateries and shops, eliminating
the need to drive out



SECURITY SYSTEM
with Security Registration, Vehicle
Access Control, CCTV at Car Park
Entrance & Lift Lobbies, Card Access
Control to Podium Lift Lobbies, and
Security Guard Patrolling



**UP TO 95% FOREIGN
OWNERSHIP (>RM400k)**
allowed for the entire
W City Larkinton Johor Bahru, encouraging
higher foreign mix in the masterplan
development.



**EXPERIENCED
DEVELOPER WITH
PROVEN TRACK RECORD**
with experience and expertise in retail
and hotel management and real estate
development



STRATEGIC ACCESSIBILITY
direct access to Jalan Tun Abdul Razak
which connects directly to:
10 KM JB City / JB Central CIQ
13 KM Rapid Transit System JB (RTS)
18 KM North-South Expressway (Skudai Toll)
25 KM Senai International Airport
30 KM Tuas 2nd Link (Singapore CIQ)



- 9.6KM Sultan Iskandar CIQ
- 12.5KM Woodland Singapore
- 24KM Senai International Airport

SHOPPING MALLS & COMMERCIAL

- 4.3KM Angsana Mall
- 4.9KM Beletime Danga Bay
- 5.2KM Komtar JBCC
- 5.3KM Johor Bahru City Square
- 6.9KM Paradigm Mall
- 8.8KM Sutera Mall
- 9.1KM R & F Mall
- 9.8KM KSL City Mall
- 11.1KM AEON Bukit Indah
- 12.8KM AEON Tebrau City
- 13.4KM IKEA / Toppen Shopping Centre
- 14.4 KM The Mall, Mid Valley Southkey

MEDICAL CENTRES

- 1.6KM KPJ Puteri Specialist Hospital
- 3.2KM KPJ Johor Specialist Hospital
- 5.5KM Maria Hospital
- 5.6KM Sultanah Aminah Hospital
- 6.2KM Columbia Asia Hospital - Tebrau
- 6.5KM Kempas Medical Centre
- 12.1KM Sultan Ismail Hospital
- 12.5KM Columbia Asia Hospital - Iskandar Puteri
- 15.4KM Gleneagles Medini Hospital

EDUCATIONAL INSTITUTIONS

- 7.3KM Institut Kemahiran MARA (IKM)
- 9.0KM Sri Utama School
- 14.2KM Marlborough College Malaysia
- 14.3KM Raffles American School

RECREATION

- 500M Johor Golf & Country Club
- 3.7KM Bukit Serene Palace
- 14.6KM Legoland Malaysia
- 17.3KM Puteri Harbour
- 17.7KM Ponderosa Golf & Country Club
- 19.7KM Daiman 18 Golf Club



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Sultan Iskandar CIQ 9.6KM



KOMTAR JBCC 5.2KM



JOHOR BAHRU CITY SQUARE 5.3KM



GLENEAGLES MEDINI HOSPITAL 15.4KM



Puteri Harbour @ Iskandar Puteri 17.3KM



Woodlands Link Bridge 11.6KM



DATARAN BANDARAYA JOHOR BAHRU 6.5KM



Legoland Malaysia 14.6KM



Johor Bahru Sentral 9.5KM



Bukit Serene Palace 3.7KM

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Rapid Transit System Link (RTS)

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RTS Site Progress @ December 2023

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JOHOR GOLF & COUNTRY CLUB

*18holes
International
Golf Course
(PAR72)*



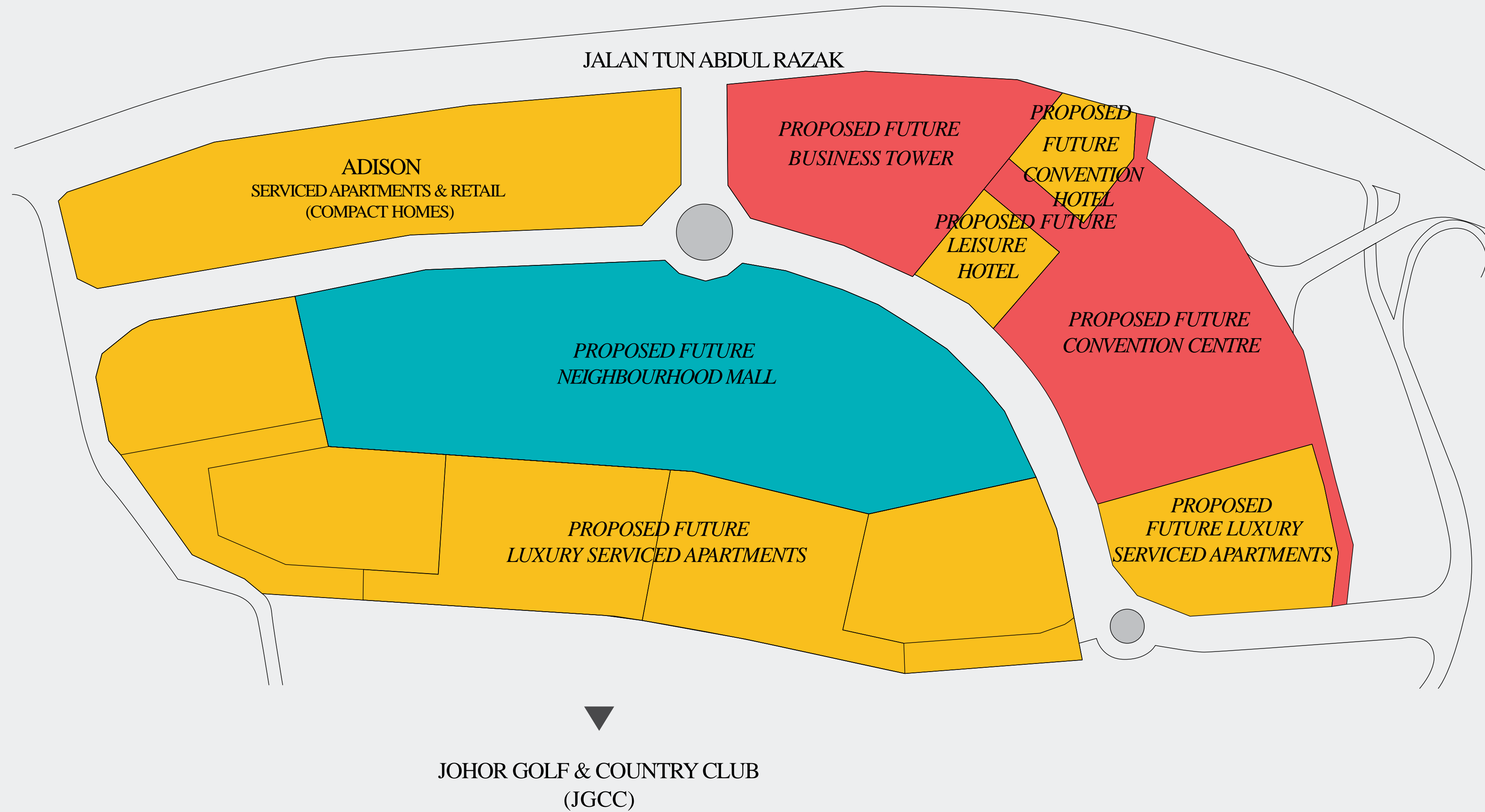


W CITY
LARKINTON
— JOHOR BAHRU —

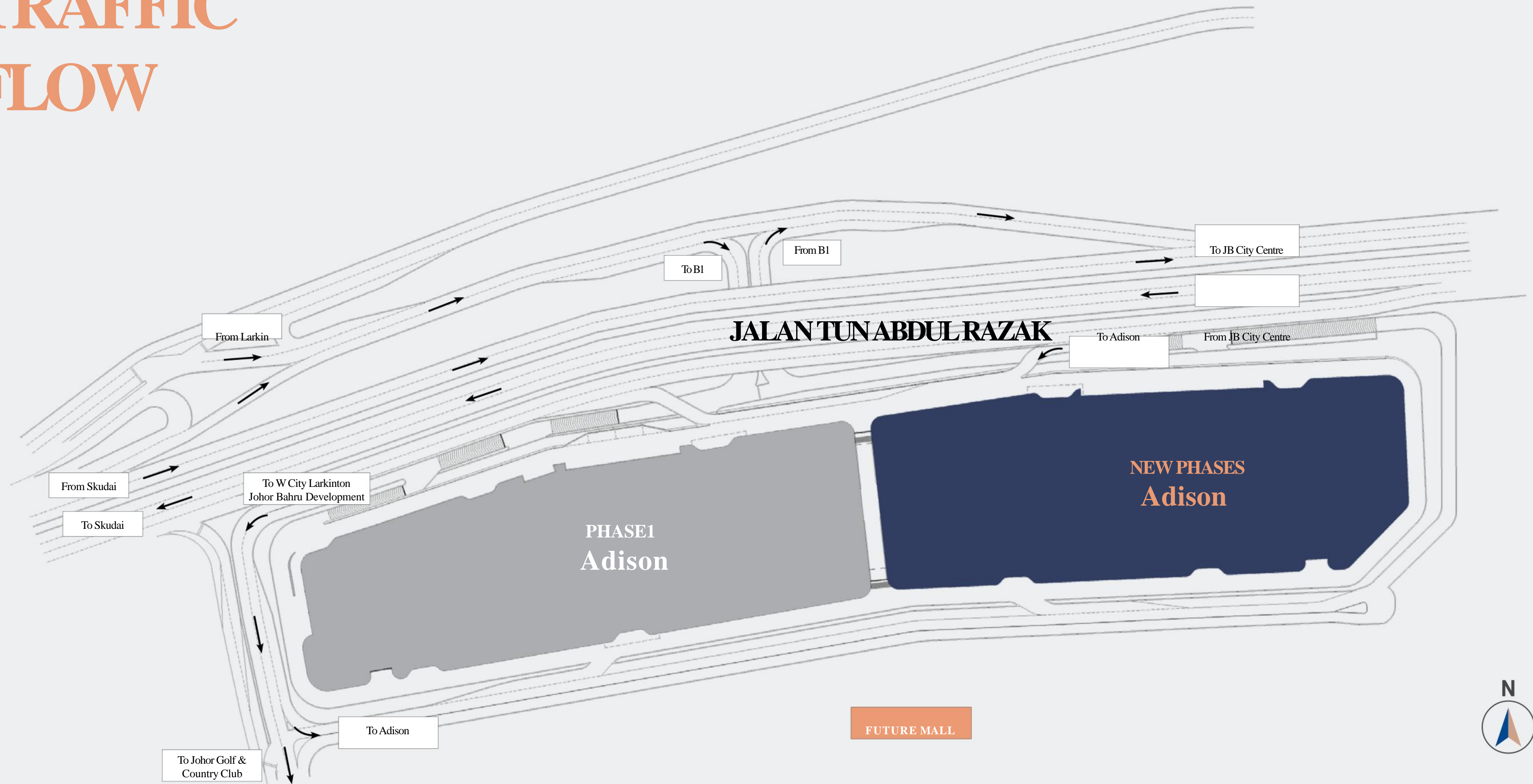
W City Larkinton Aerial View from Johor Golf & Country Club

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MASTER PLAN COMPONENTS



TRAFFIC FLOW



GROUND FLOOR
SITE PLAN



LEVEL 6

FACILITIES PODIUM

- | | |
|-----------------|-------------------------|
| 1. BBQ Pit | 8. Jacuzzi |
| 2. Plaza | 9. Pool Lounge |
| 3. Decking | 10. Swimming Pool |
| 4. Playground | 11. Sunken Amphitheatre |
| 5. Seating Area | 12. Pavilion |
| 6. Leisure Area | 13. Gym and Yoga Room |
| 7. Wading Pool | 14. Multipurpose Hall |



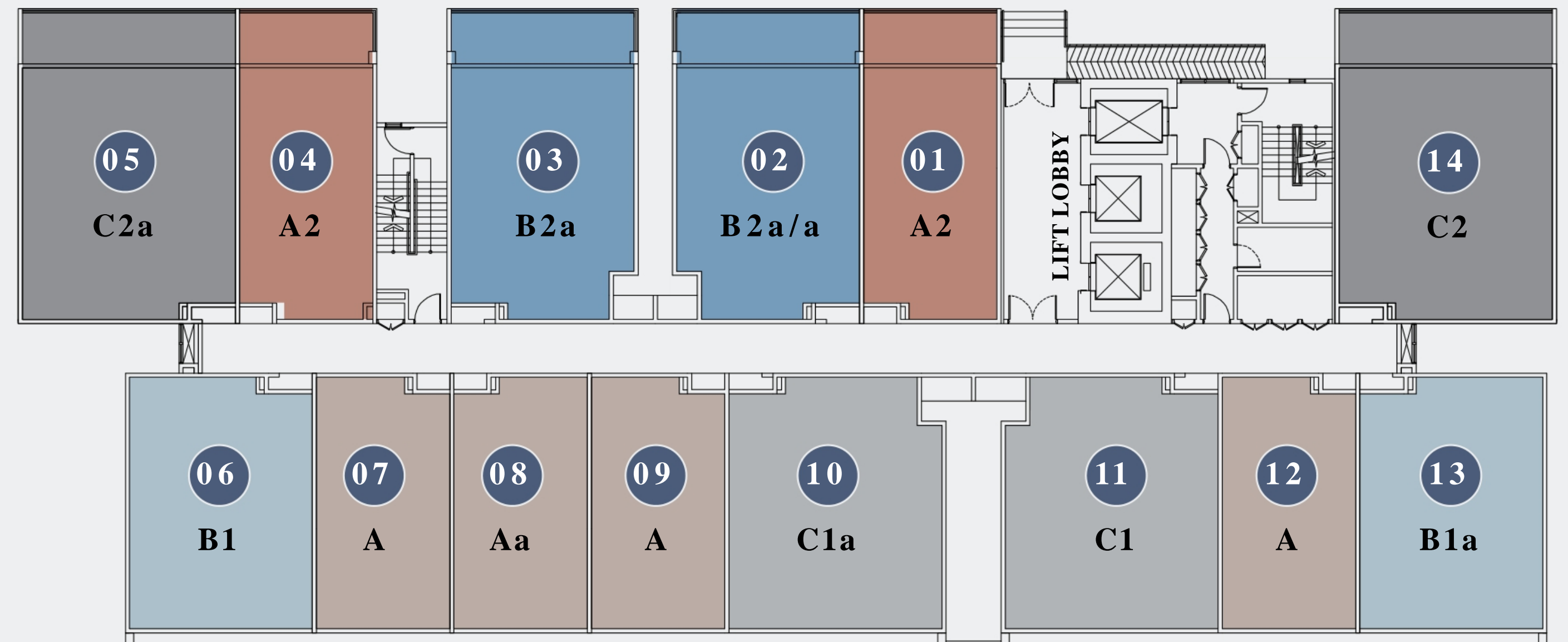
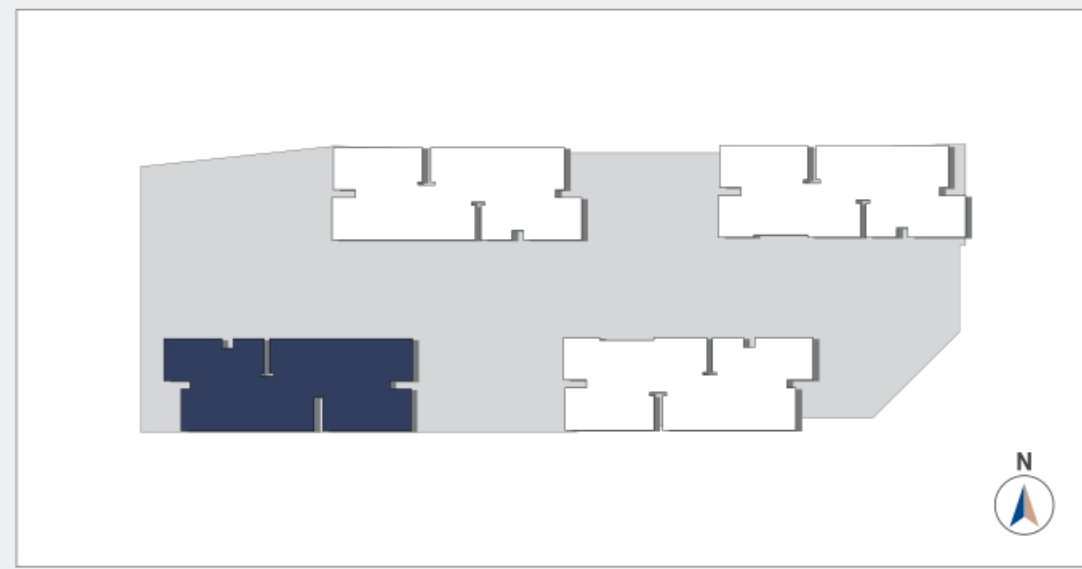
ADISON NEW PHASES

UNIT COMPOSITION

| TYPE | | PARCEL AREA | | TOTAL BUILT-UP AREA | TOWER B (2B) | TOWER A (2A) | TOWER D (2D) | TOWER C (2C) |
|----------|--|--------------------|------------------|---------------------|--------------|--------------|--------------|--------------|
| | | Main Parcel | Accessory Parcel | | PHASE 4 | PHASE 3 | PHASE 6 | PHASE 5 |
| | | | | | 22 storey | 21 storey | 20 storey | 21 storey |
| | | | | | Unit | Unit | Unit | Unit |
| Type A | [Studio 1 Bathroom] | 45 sq.m [486sq.ft] | 1sq.m [15sq.ft] | 501sq.ft | 100 | 94 | 88 | 94 |
| Type A2 | [Studio 1 Bathroom Balcony] | 55 sq.m [594sq.ft] | 1sq.m [15sq.ft] | 608sq.ft | 2 | 2 | 2 | 2 |
| Type B1 | [2 Bedrooms 1 Bathroom Yard] | 62 sq.m [664sq.ft] | 2sq.m [17sq.ft] | 681sq.ft | 34 | 32 | 30 | 32 |
| Type B2 | [2 Bedrooms 1 Bathroom Yard] | 62 sq.m [664sq.ft] | 1sq.m [15sq.ft] | 679sq.ft | 32 | 30 | 28 | 30 |
| Type B2a | [2 Bedrooms 1 Bathroom Yard Balcony] | 75 sq.m [810sq.ft] | 1sq.m [15sq.ft] | 825sq.ft | 2 | 2 | 2 | 2 |
| Type C | [2 Bedrooms 2 Bathroom Yard] | 72 sq.m [774sq.ft] | 2sq.m [17sq.ft] | 791sq.ft | 32 | 30 | 28 | 30 |
| Type C1 | [2 Bedrooms 2 Bathroom Yard] | 72 sq.m [774sq.ft] | 2sq.m [19sq.ft] | 793sq.ft | 34 | 32 | 30 | 32 |
| Type C2 | [2 Bedrooms 1 Bathroom Yard Balcony] | 88 sq.m [944sq.ft] | 2sq.m [17sq.ft] | 961sq.ft | 2 | 2 | 2 | 2 |
| Total | | | | | 238 | 224 | 210 | 224 |

TOWERA

NON-TYPICAL FLOOR PLAN



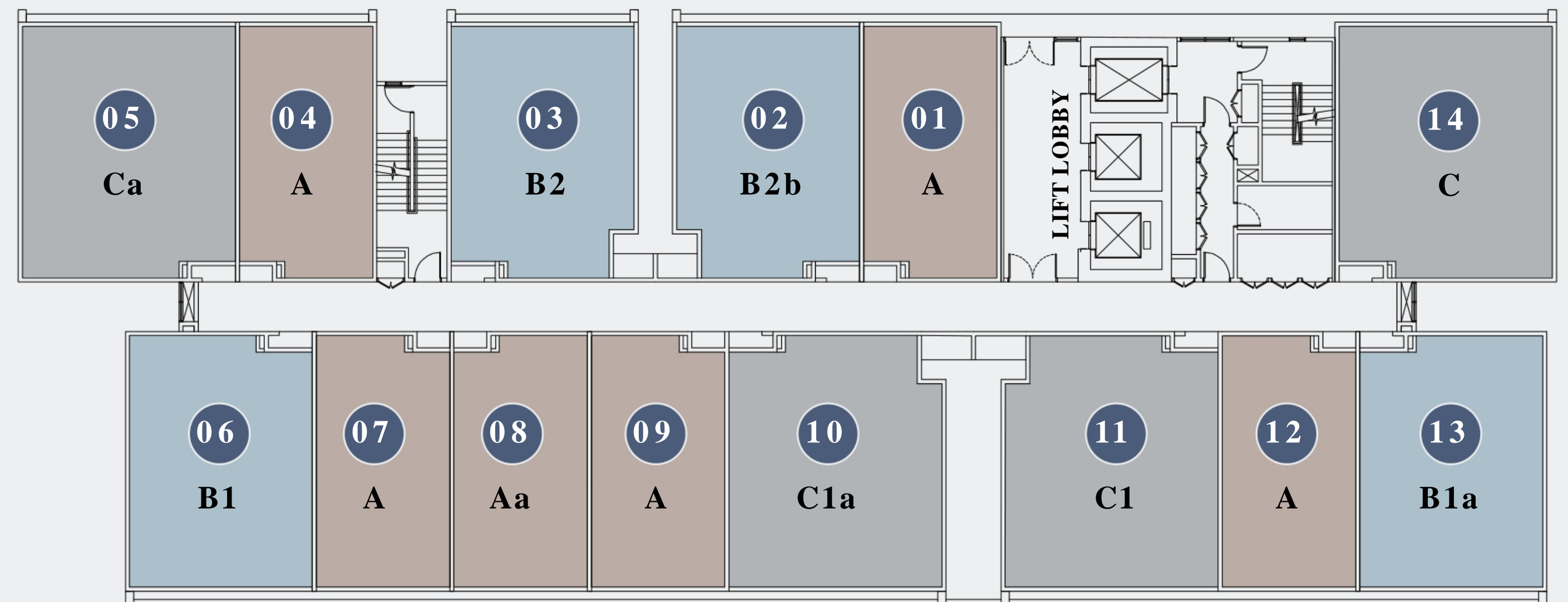
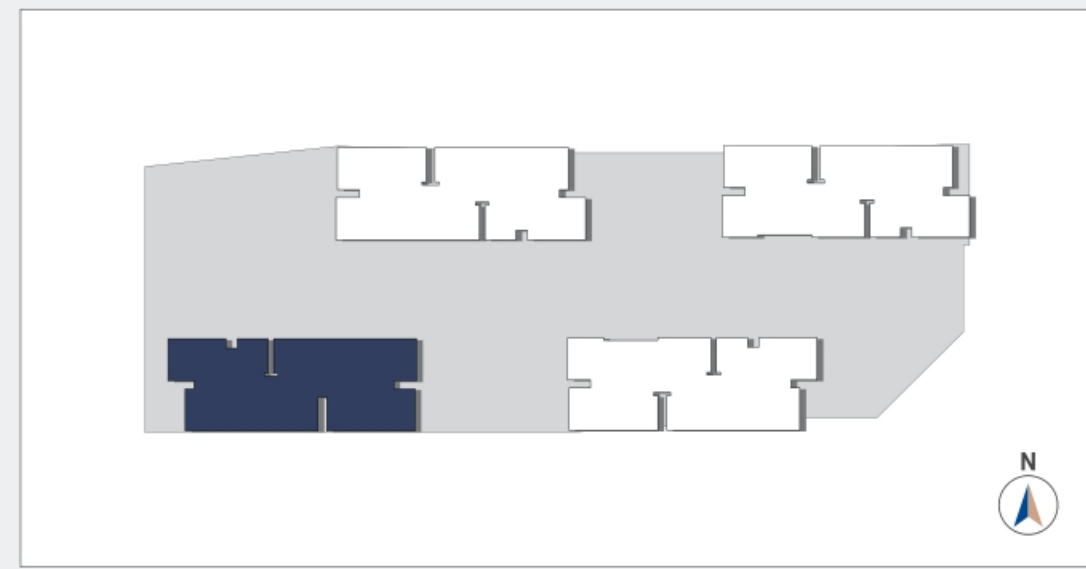
| | |
|--|---|
| TYPE A / Aa INCLUDE A/C LEDGE 501 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 486+15 sq.ft. (45+1 sq.m.) | TYPE A2 INCLUDE A/C LEDGE 608 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 594+15 sq.ft. (55+1 sq.m.) |
| TYPE B1 / B1a INCLUDE A/C LEDGE 681 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 664+17 sq.ft. (62+2 sq.m.) | TYPE B2a / B2a/a INCLUDE A/C LEDGE 825 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 810+15 sq.ft. (75+1 sq.m.) |
| TYPE C1 / C1a INCLUDE A/C LEDGE 793 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 774+19 sq.ft. (72+2 sq.m.) | TYPE C2 / C2a INCLUDE A/C LEDGE 961 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 944+17 sq.ft. (88+2 sq.m.) |

LEVEL 6
Total 14 units / floor

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TOWERA

TYPICAL FLOOR PLAN



TYPE A / Aa

INCLUDE A/C LEDGE

501 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL
486+15 sq.ft. (45+1 sq.m.)

TYPE B1 / B1a

INCLUDE A/C LEDGE

681 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL
664+17 sq.ft. (62+2 sq.m.)

TYPE B2 / B2b

INCLUDE A/C LEDGE

679 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL
664+15 sq.ft. (62+1 sq.m.)

TYPE C / Ca

INCLUDE A/C LEDGE

791 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL
774+17 sq.ft. (72+2 sq.m.)

TYPE C1 / C1a

INCLUDE A/C LEDGE

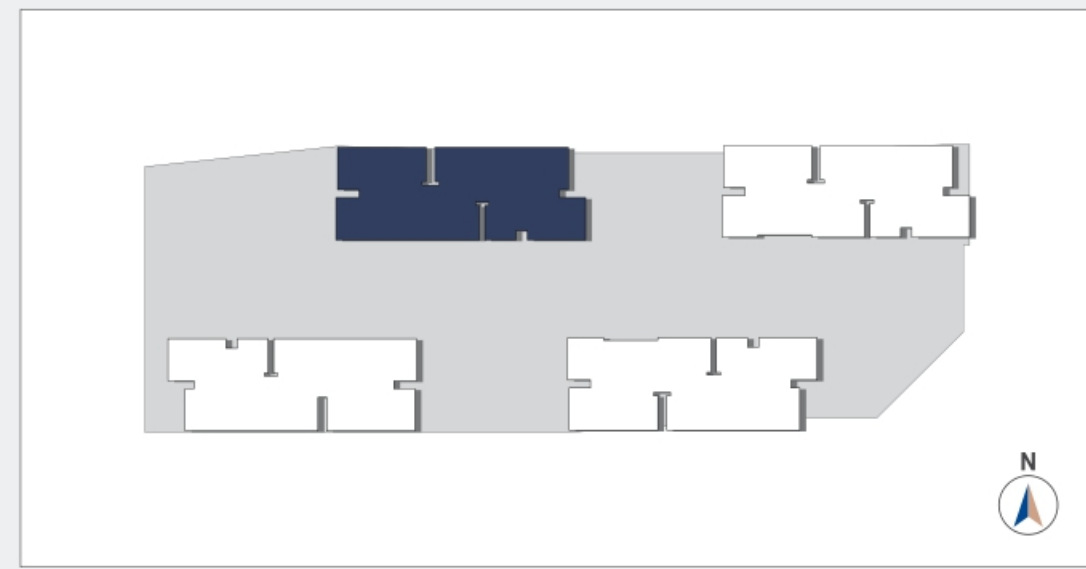
793 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL
774+19 sq.ft. (72+2 sq.m.)

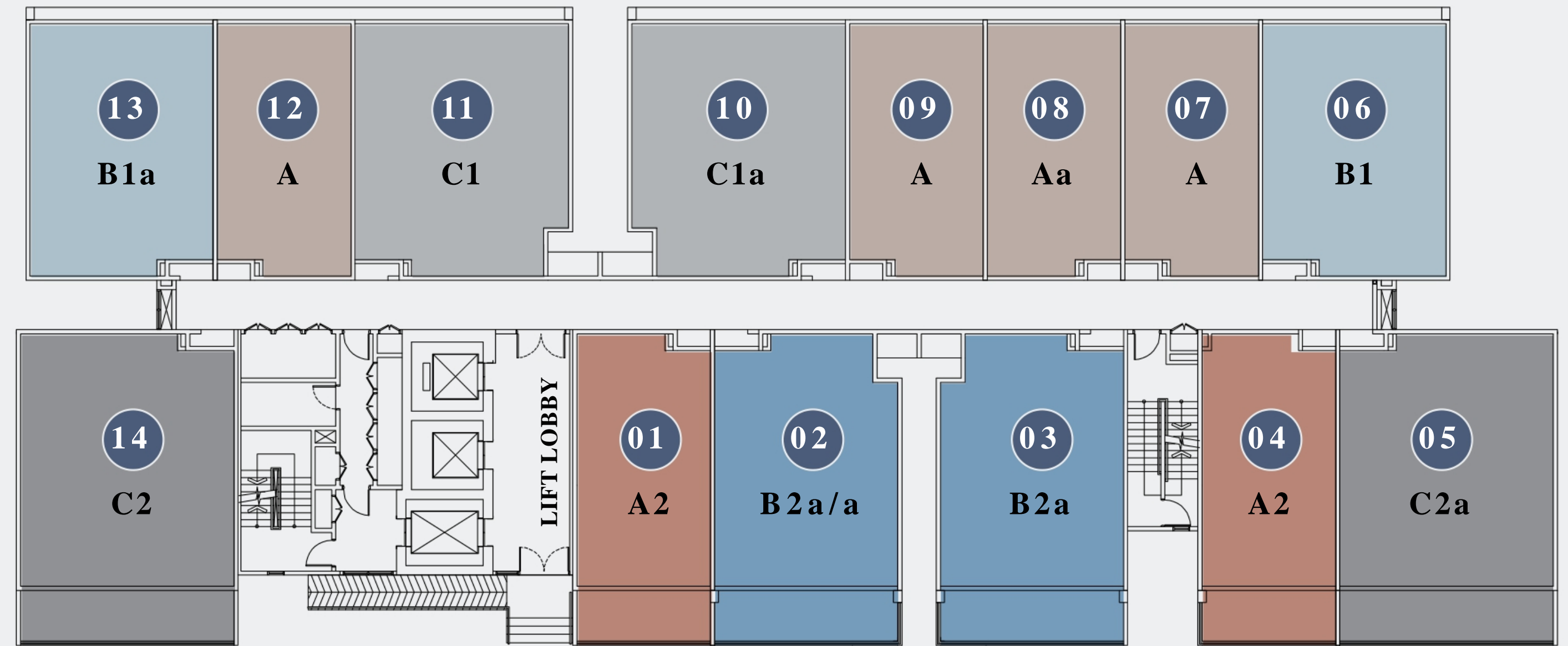
LEVEL 7 - 21
Total 14 units / floor

TOWER B

NON-TYPICAL FLOOR PLAN



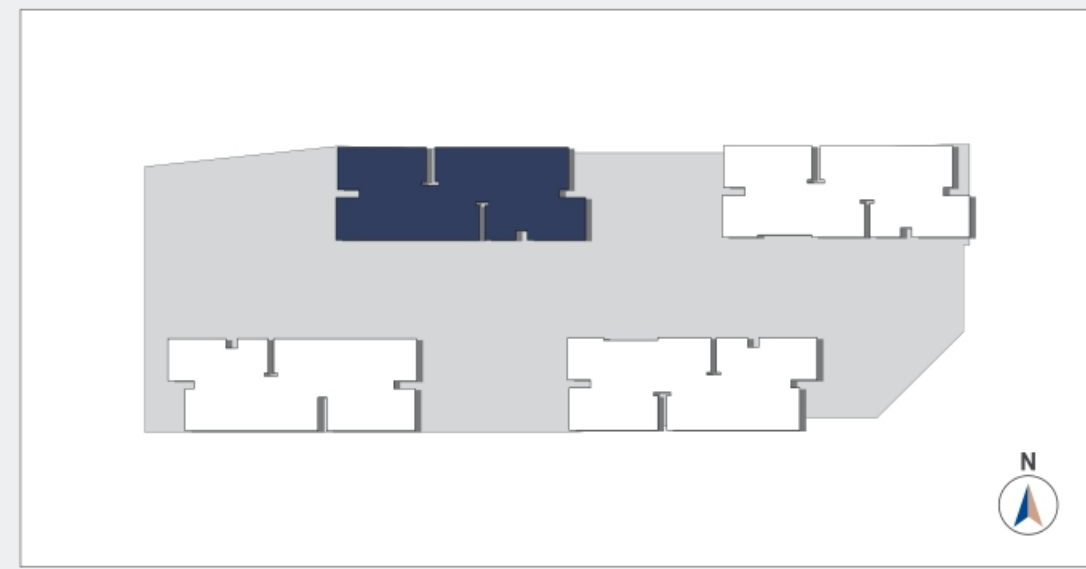
| | |
|---|--|
| <p>TYPE A / Aa INCLUDE A/C LEDGE 501 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 486+15 sq.ft. (45+1 sq.m.)</p> | <p>TYPE A2 INCLUDE A/C LEDGE 608 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 594+15 sq.ft. (55+1 sq.m.)</p> |
| <p>TYPE B1 / B1a INCLUDE A/C LEDGE 679 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 664+15 sq.ft. (62+1 sq.m.)</p> | <p>TYPE B2a / B2a/a INCLUDE A/C LEDGE 825 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 810+15 sq.ft. (75+1 sq.m.)</p> |
| <p>TYPE C1 / C1a INCLUDE A/C LEDGE 791 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 774+17 sq.ft. (72+2 sq.m.)</p> | <p>TYPE C2 / C2a INCLUDE A/C LEDGE 961 sq.ft. MAIN PARCEL + ACCESSORY PARCEL 944+17 sq.ft. (88+2 sq.m.)</p> |



LEVEL 6
Total 14 units / floor

TOWER B

TYPICAL FLOOR PLAN



TYPE A / Aa

INCLUDE A/C LEDGE

501 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL

486+15 sq.ft. (45+1 sq.m.)

TYPE B1 / B1a / B2 / B2b

INCLUDE A/C LEDGE

679 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL

664+15 sq.ft. (62+1 sq.m.)

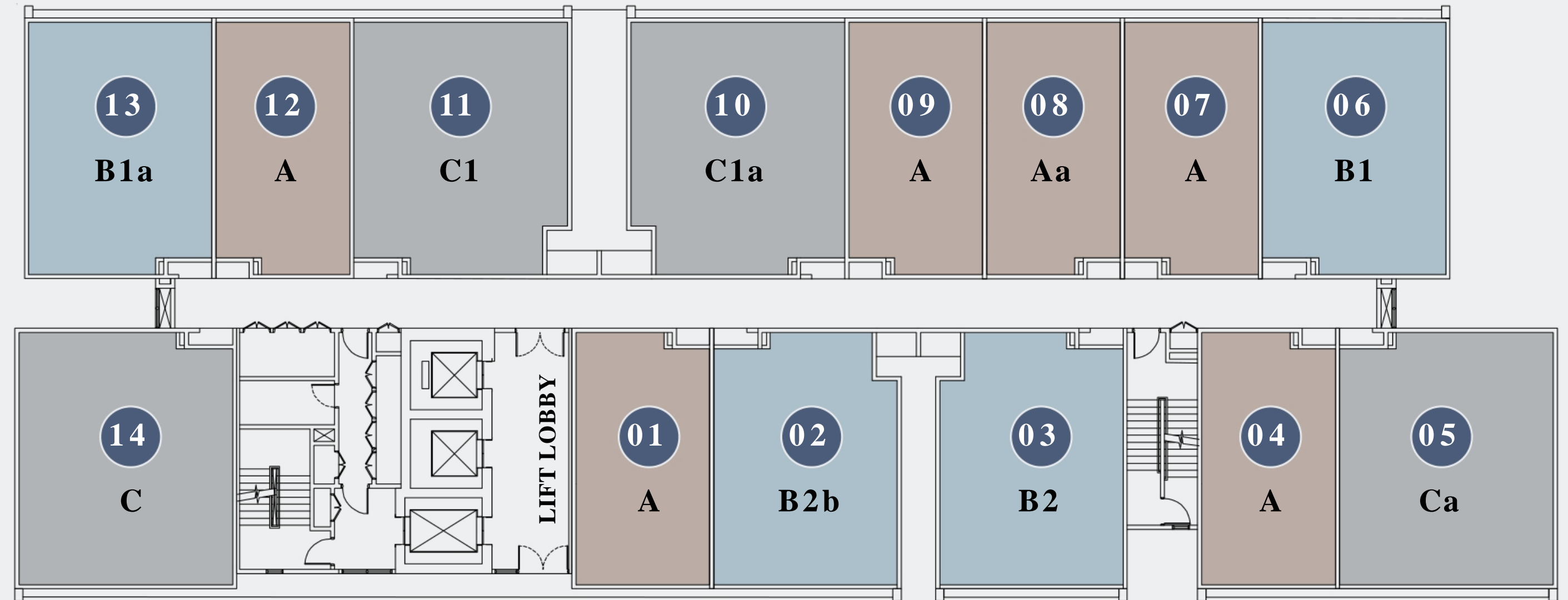
TYPE C / Ca / C1 / C1a

INCLUDE A/C LEDGE

791 sq.ft.

MAIN PARCEL + ACCESSORY PARCEL

774+17 sq.ft. (72+2 sq.m.)



LEVEL 7 - 22
Total 14 units / floor

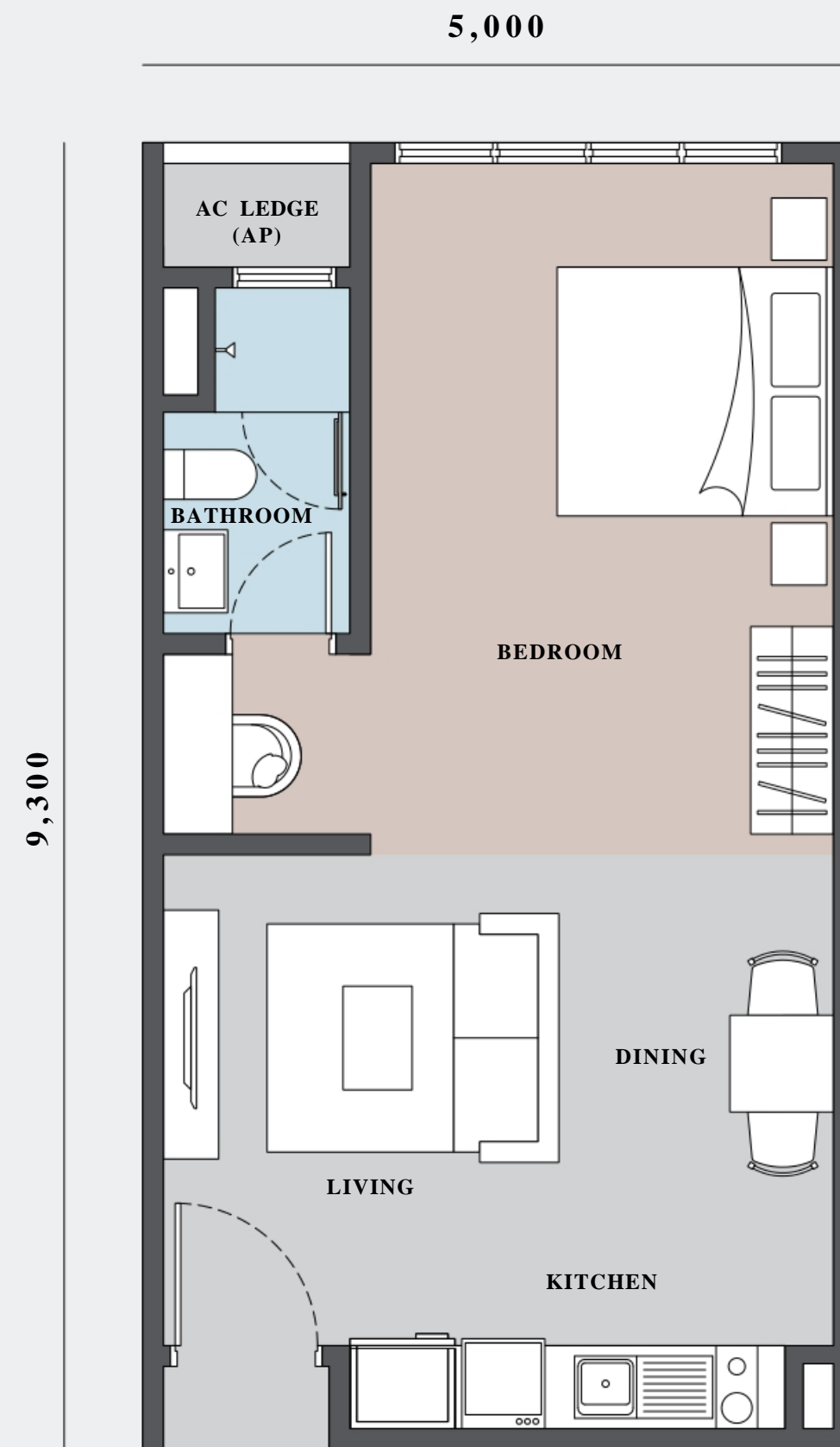
FLOORPLAN
TYPE A

501 sq.ft.

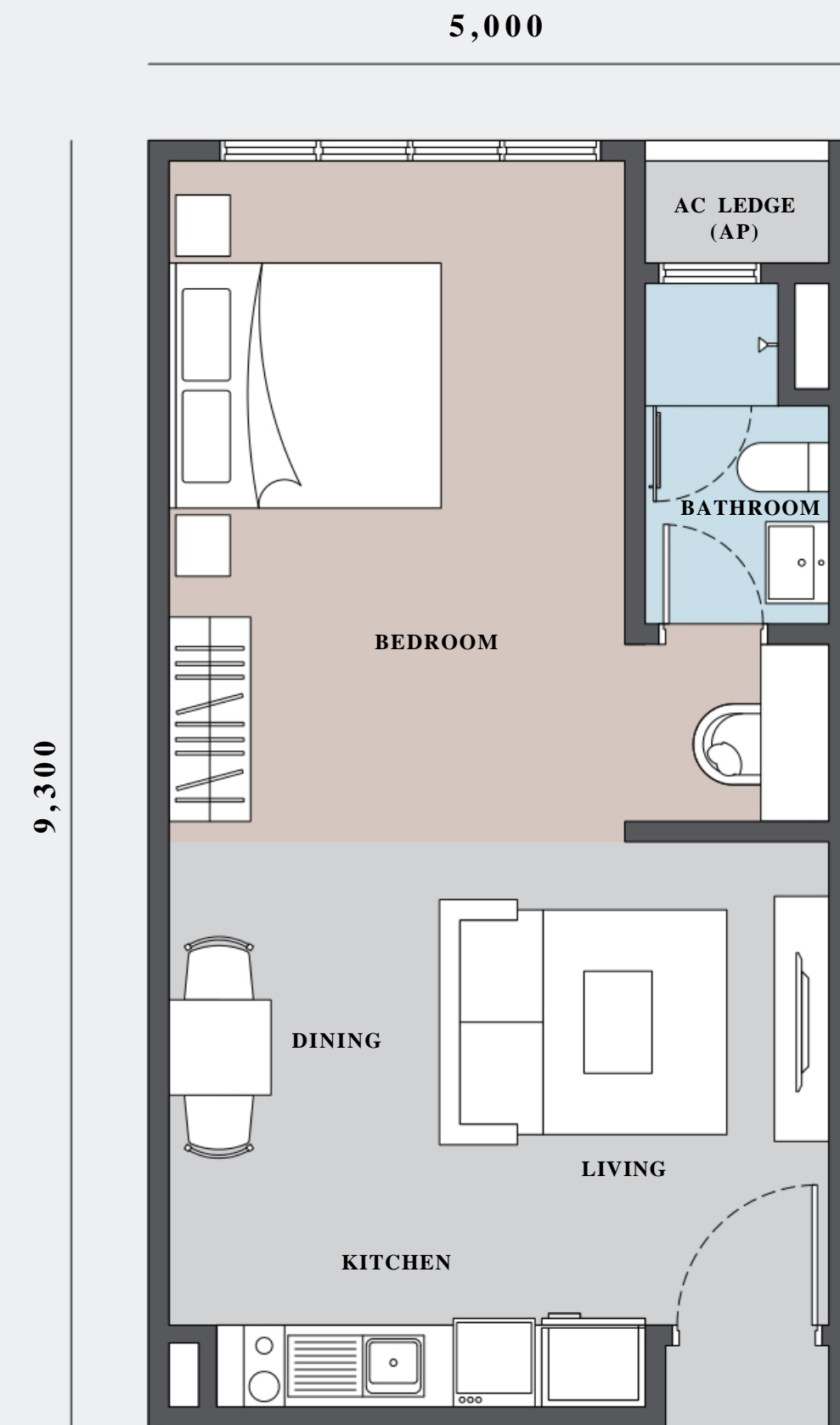
incl. AC ledge 15 sq.ft.

45 sq.m. [486 sq.ft.] + 1 sq.m. [15 sq.ft.]

Studio | 1 Bathroom



TYPE A



TYPE Aa

FLOORPLAN

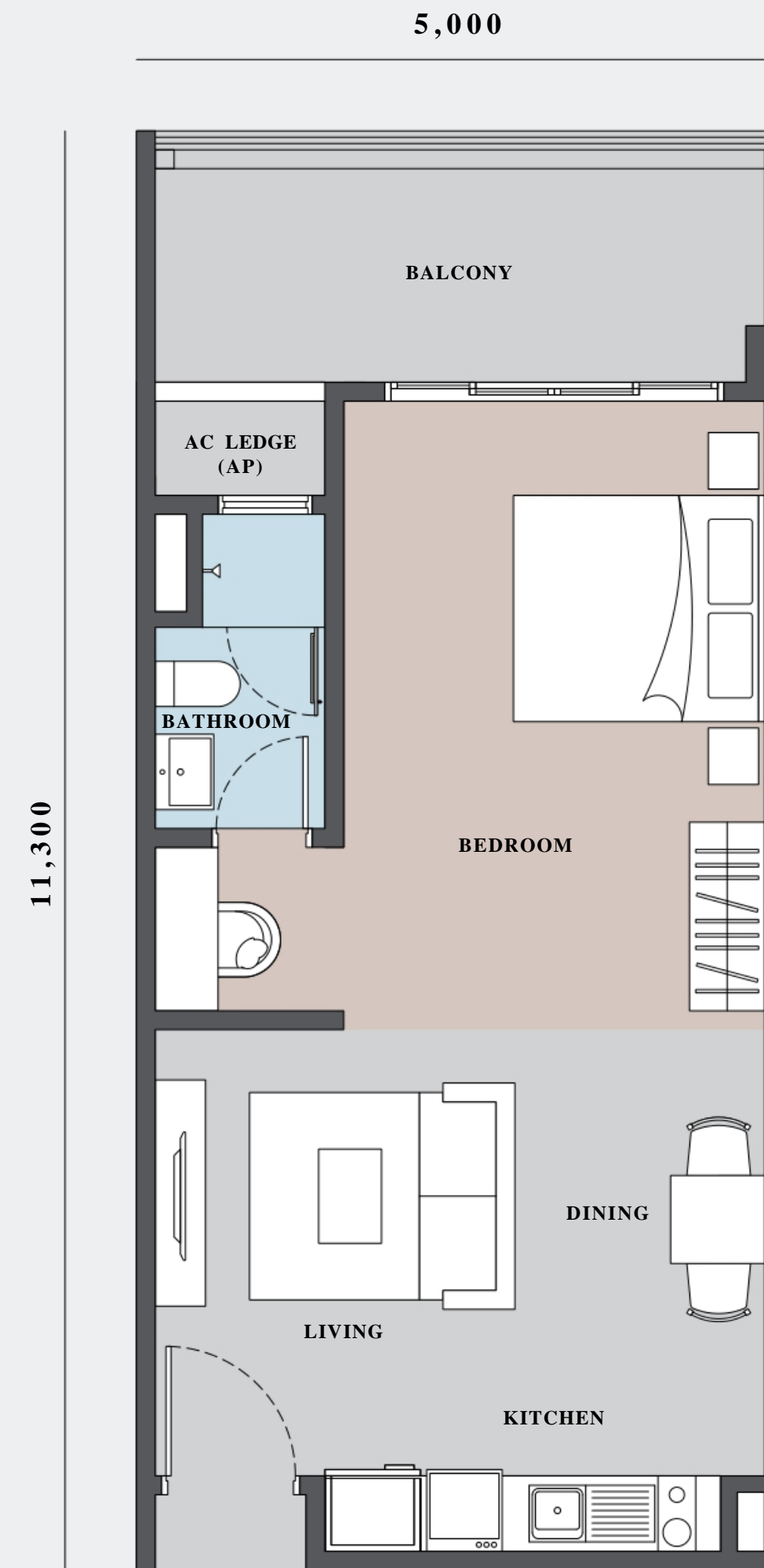
TYPE A2

608 sq.ft.

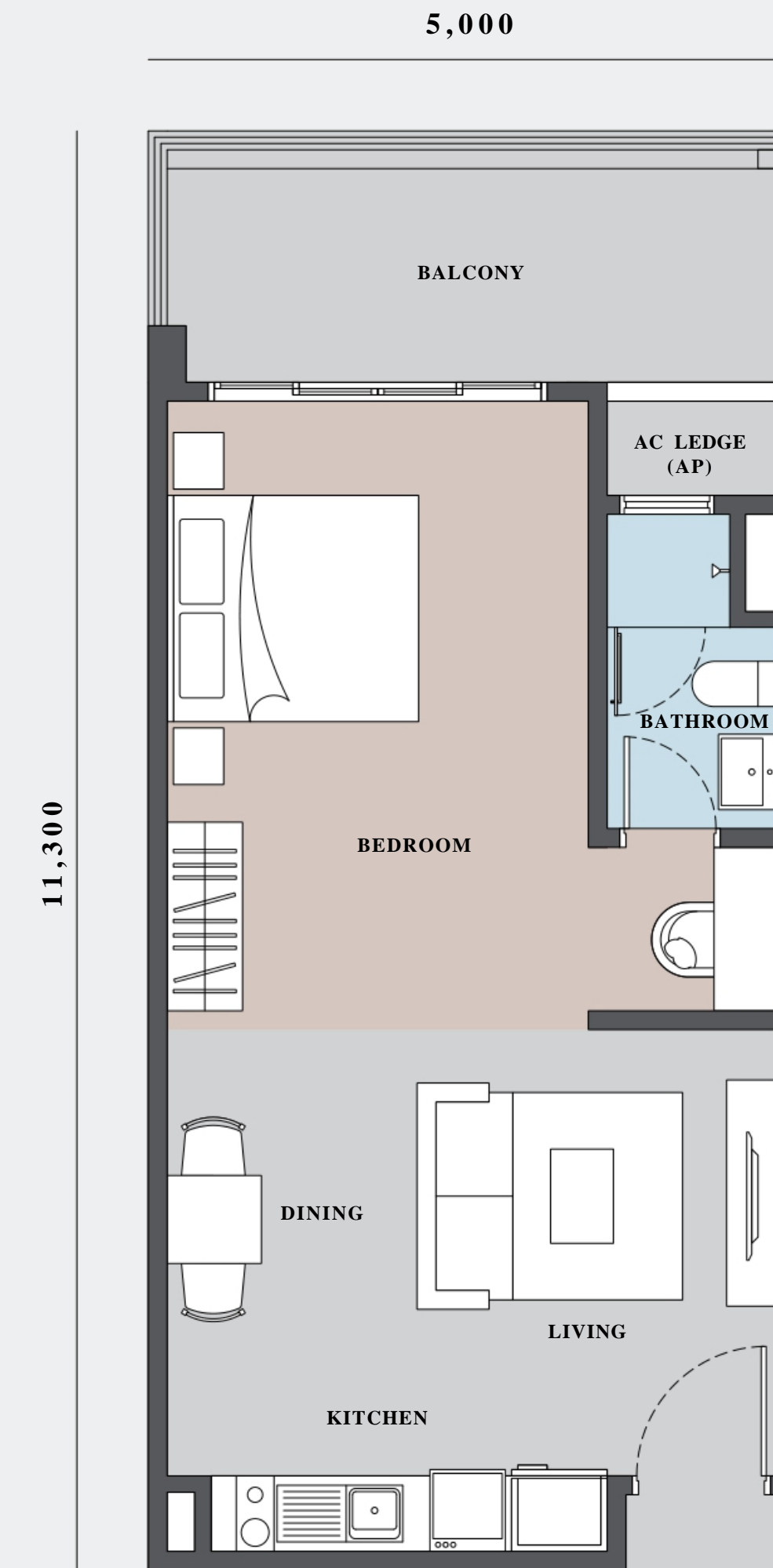
incl. AC ledge 15 sq.ft.

55 sq.m. [594 sq.ft.] + 1 sq.m. [15 sq.ft.]

Studio | 1 Bathroom | Balcony



TYPE A2



TYPE A2a

FLOORPLAN

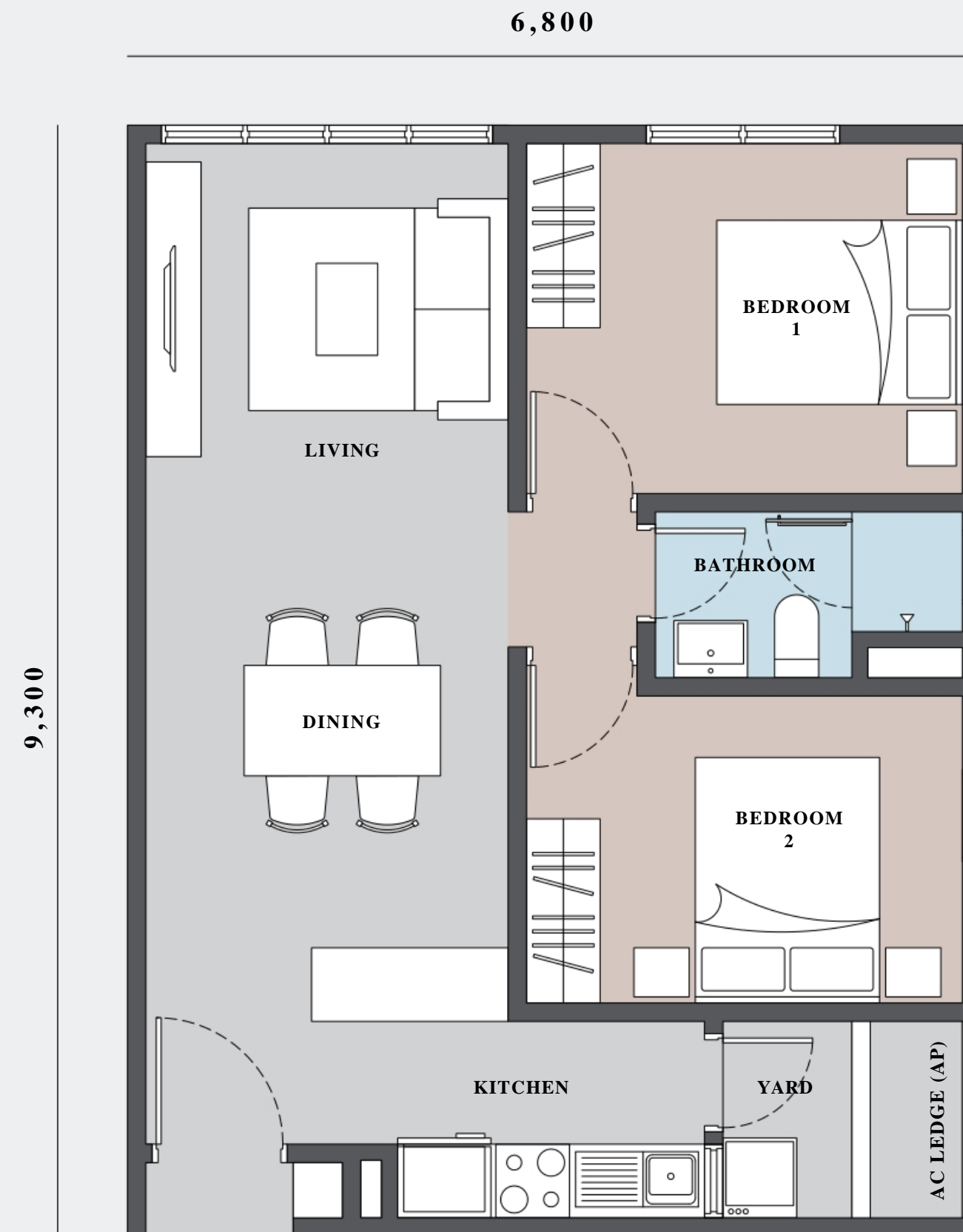
TYPE B1

681 sq.ft.

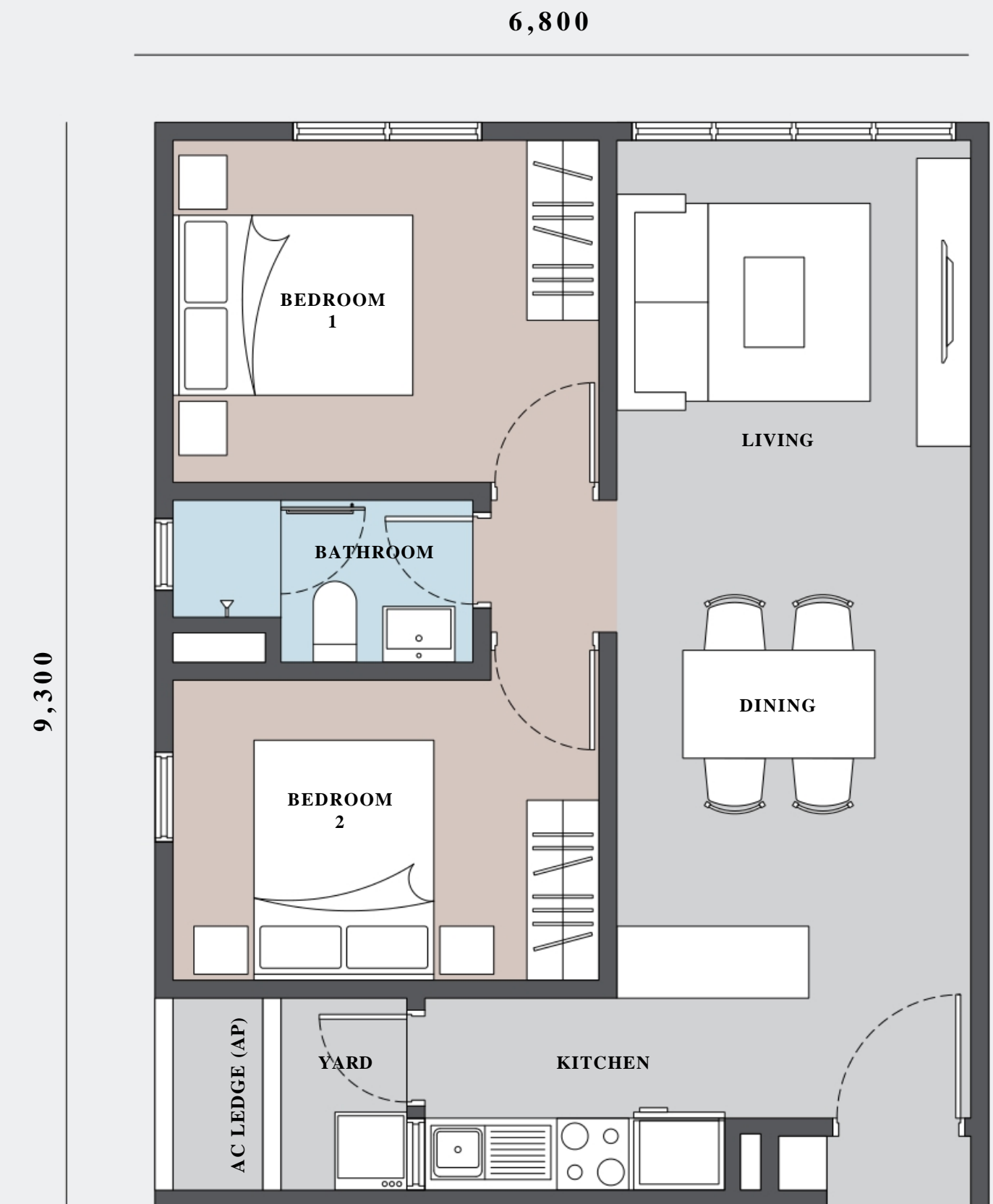
incl. AC ledge 17 sq.ft.

62 sq.m. [664 sq.ft.] + 2 sq.m. [17 sq.ft.]

2 Bedrooms | 1 Bathroom |
Yard



TYPE B1



TYPE B1a

FLOORPLAN

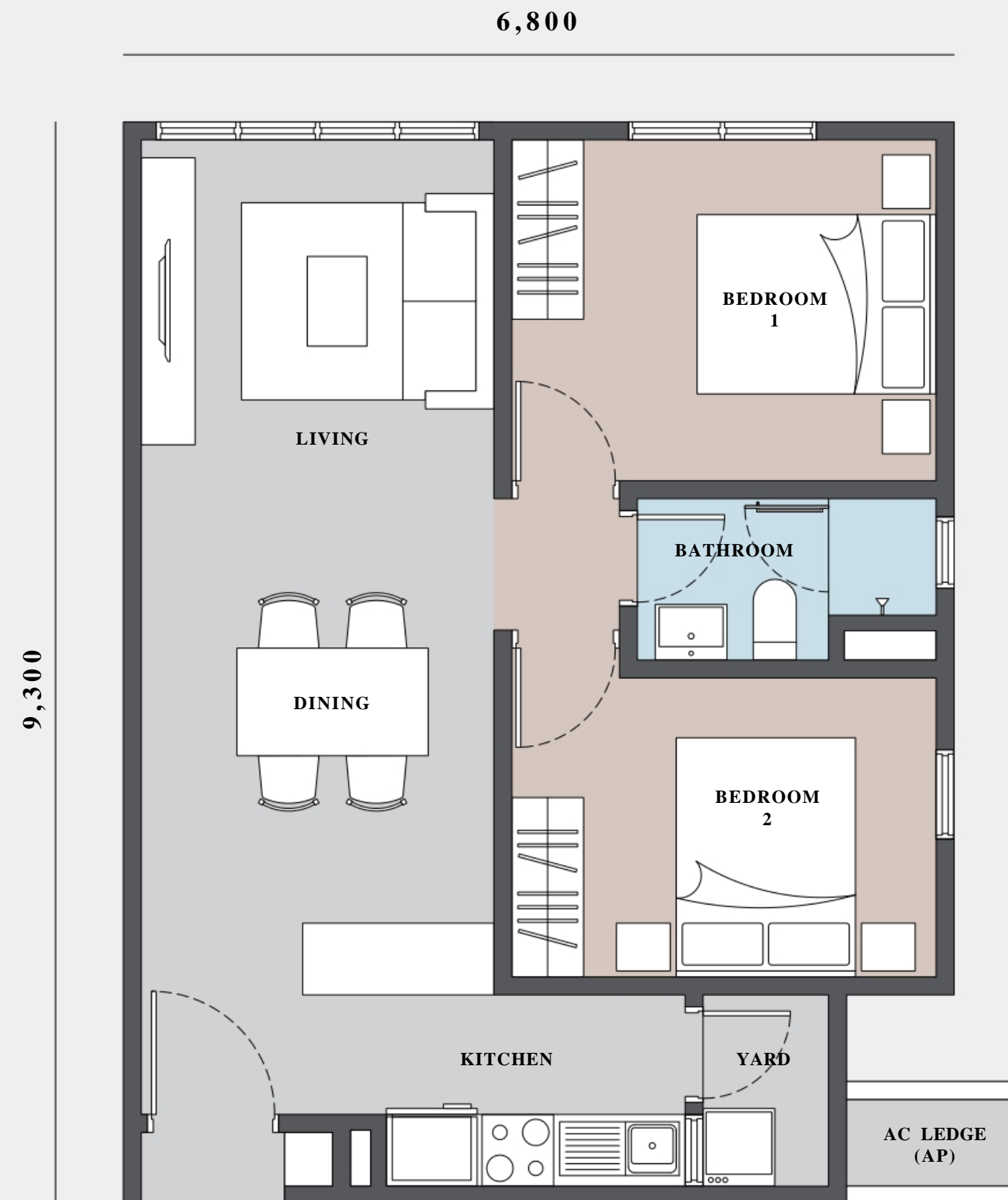
TYPE B2

679 sq.ft.

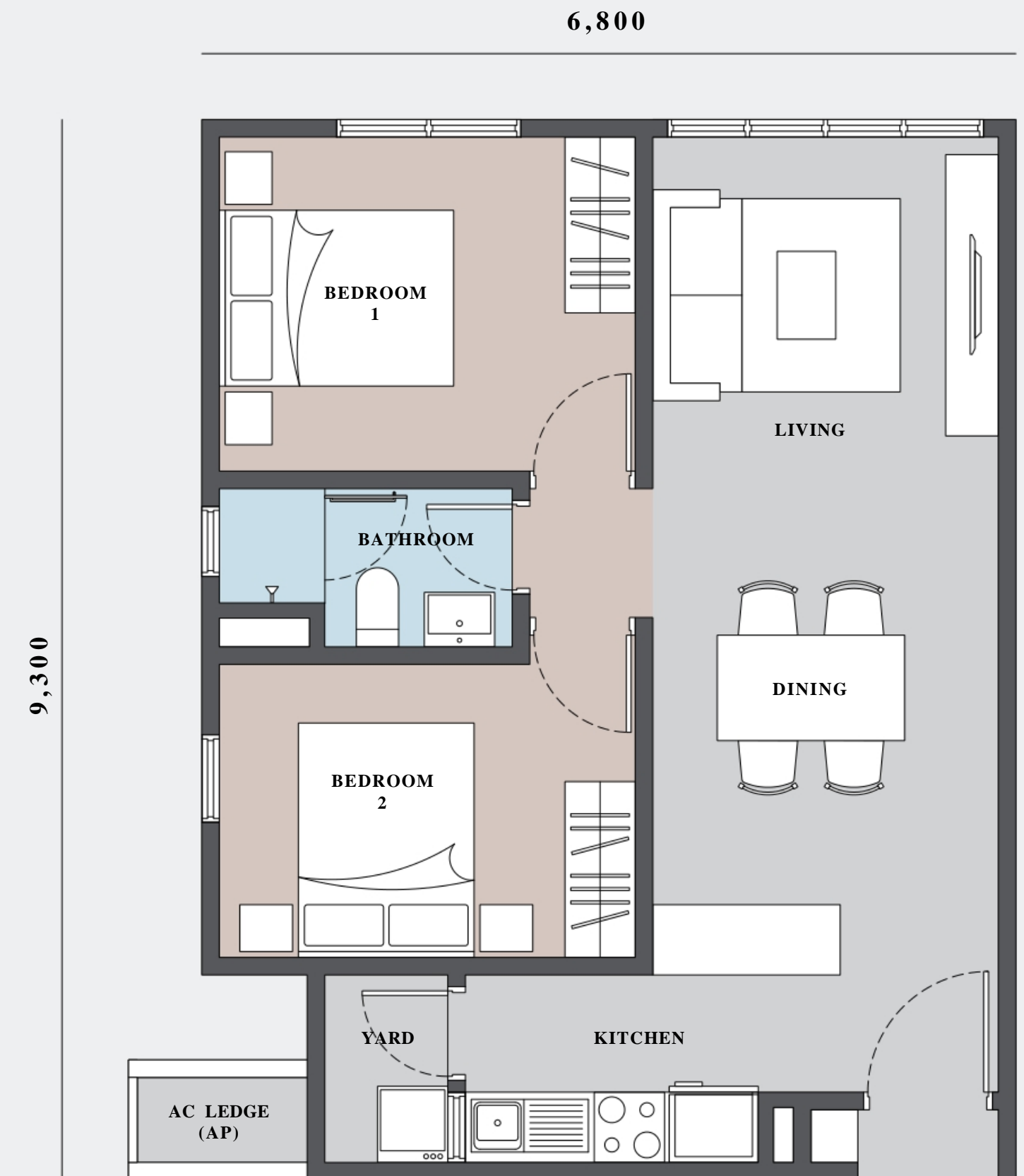
incl. AC ledge 15 sq.ft.

62 sq.m. [664 sq.ft.] + 1 sq.m. [15 sq.ft.]

2 Bedrooms | 1 Bathroom |
Yard



TYPE B2



TYPE B2b

FLOORPLAN

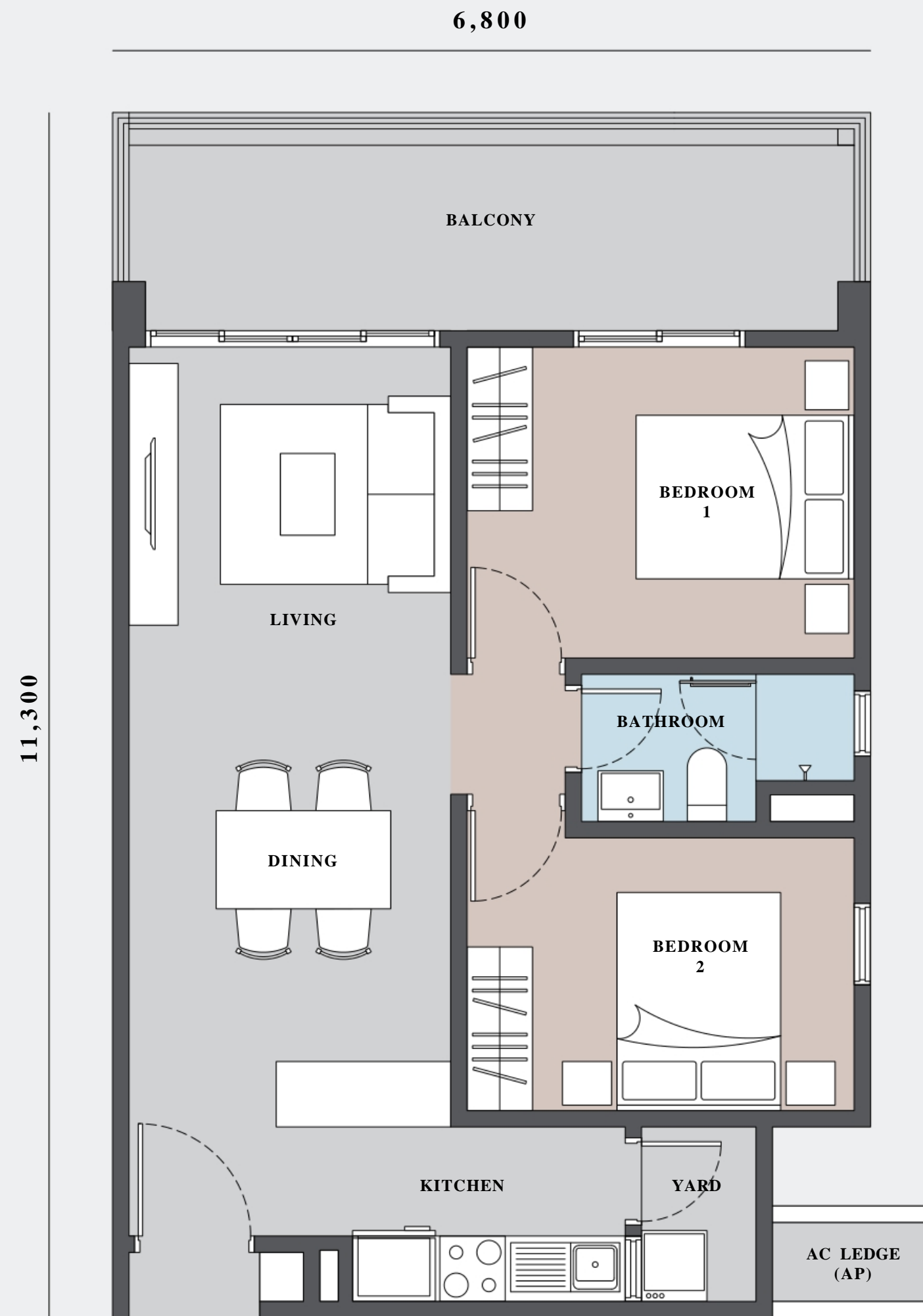
TYPE B2a

825 sq.ft.

incl. AC ledge 15 sq.ft.

75 sq.m. [810 sq.ft.] + 1 sq.m. [15 sq.ft.]

2 Bedrooms | 1 Bathroom |
Yard | Balcony



TYPE B2a



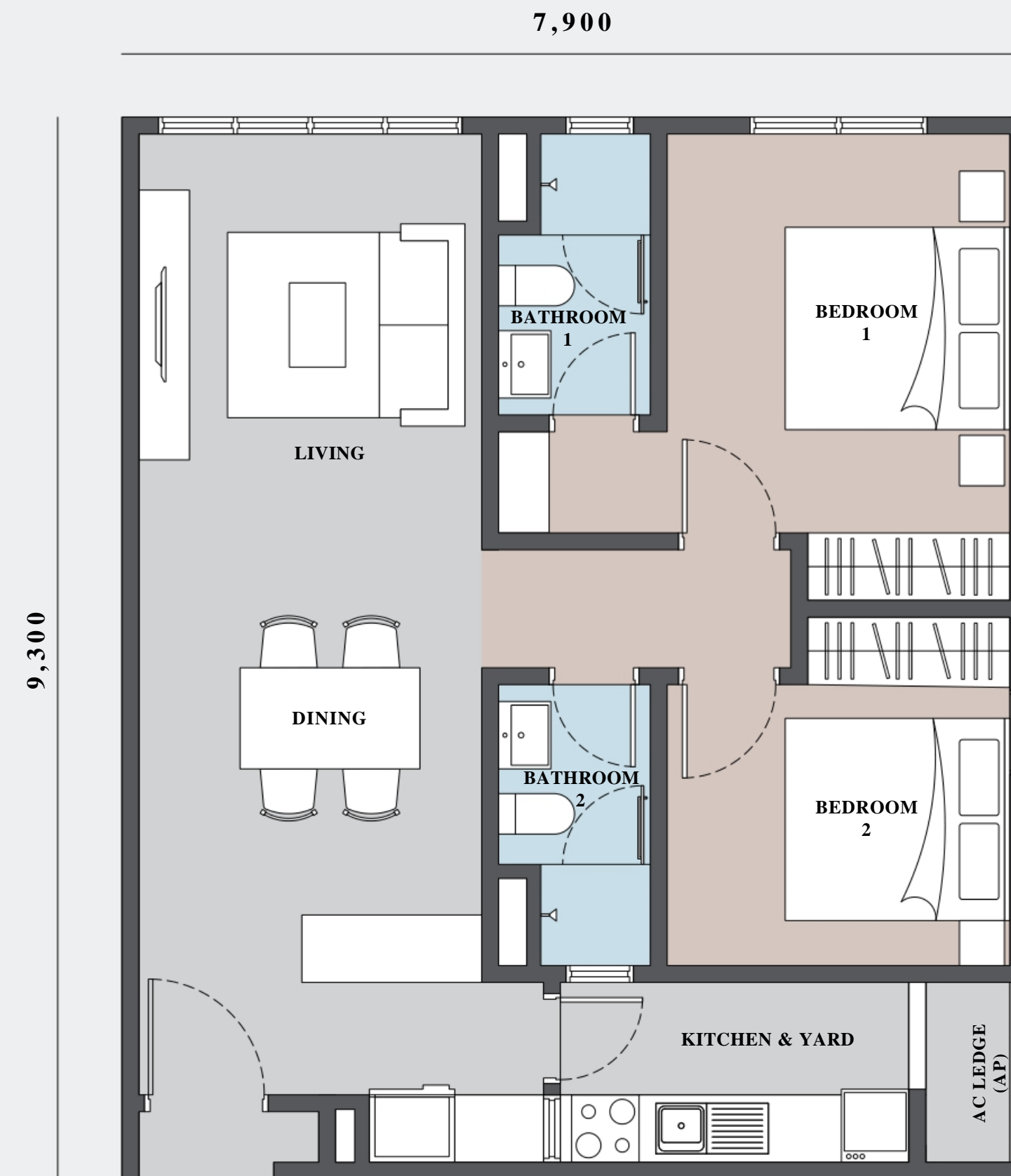
TYPE B2a/a

FLOORPLAN
TYPE C

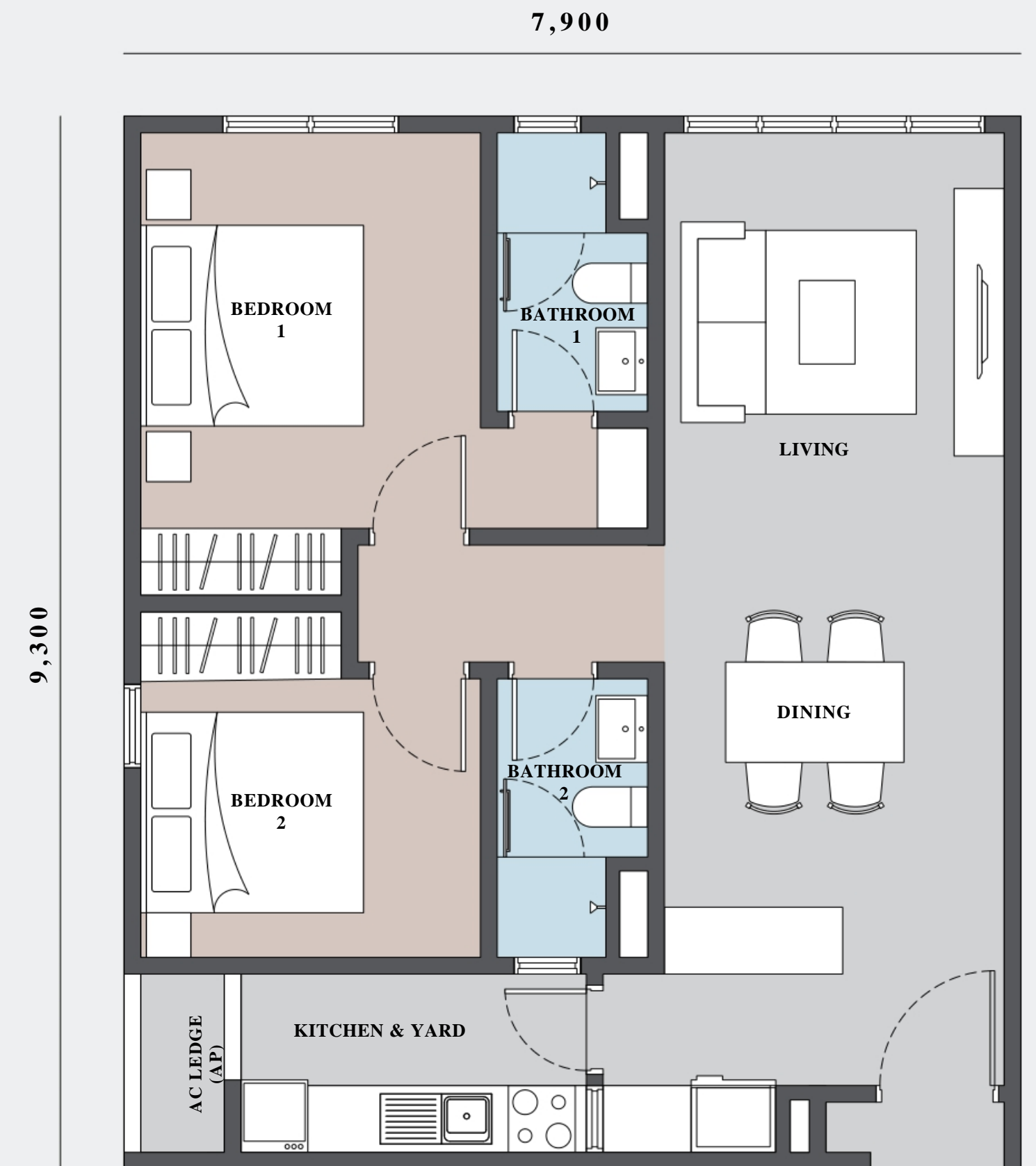
791 sq.ft.
 incl. AC ledge 17 sq.ft.

72 sq.m. [774 sq.ft.] + 2 sq.m. [17 sq.ft.]

**2 Bedrooms | 2 Bathrooms |
 Yard**



TYPE C



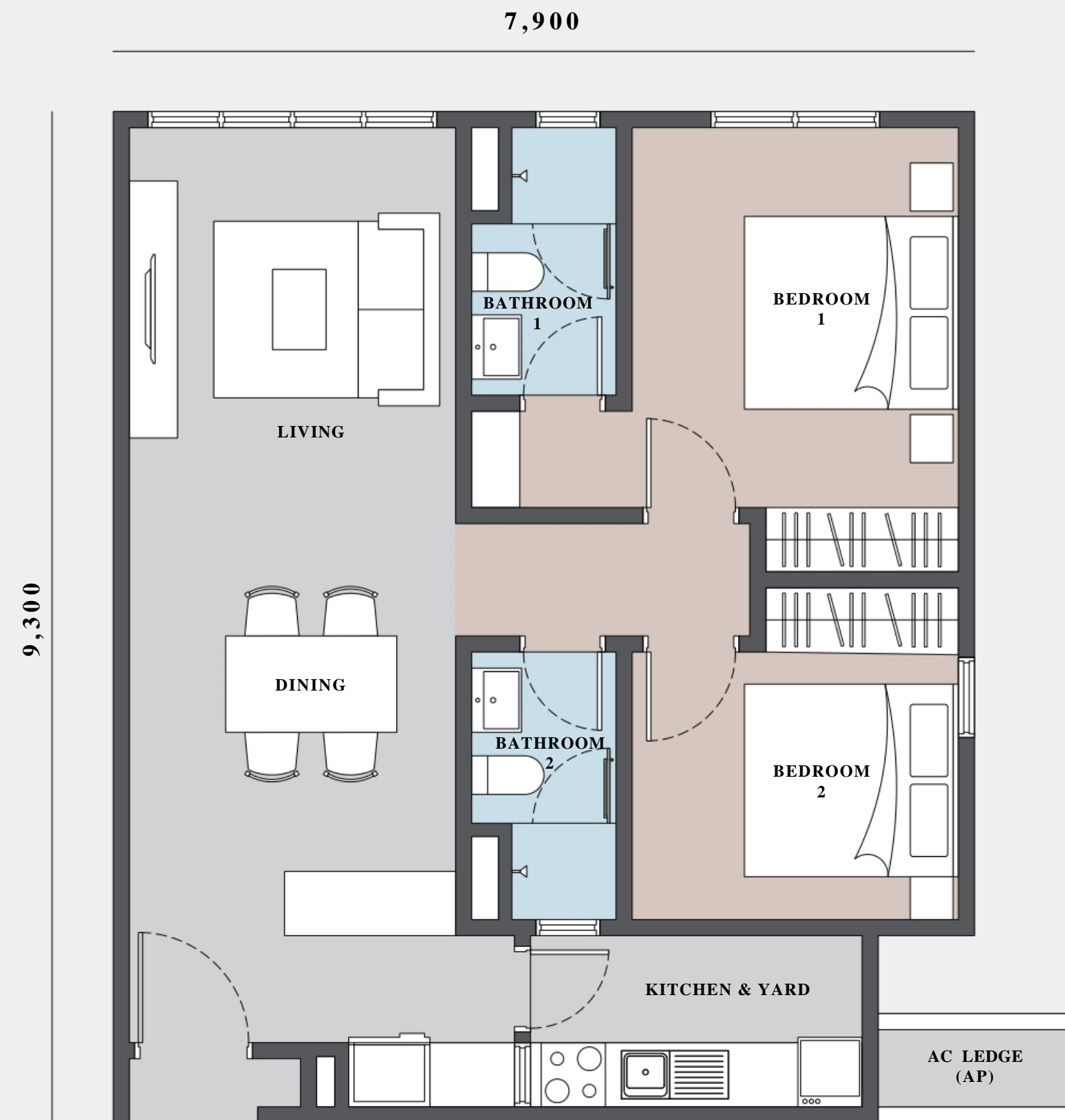
TYPE Ca

FLOORPLAN
TYPE C1

793 sq.ft.
 incl. AC ledge 17 sq.ft.

72 sq.m. [774 sq.ft.] + 2 sq.m. [19 sq.ft.]

**2 Bedrooms | 2 Bathrooms |
 Yard**



TYPE C1



TYPE C1a

FLOORPLAN

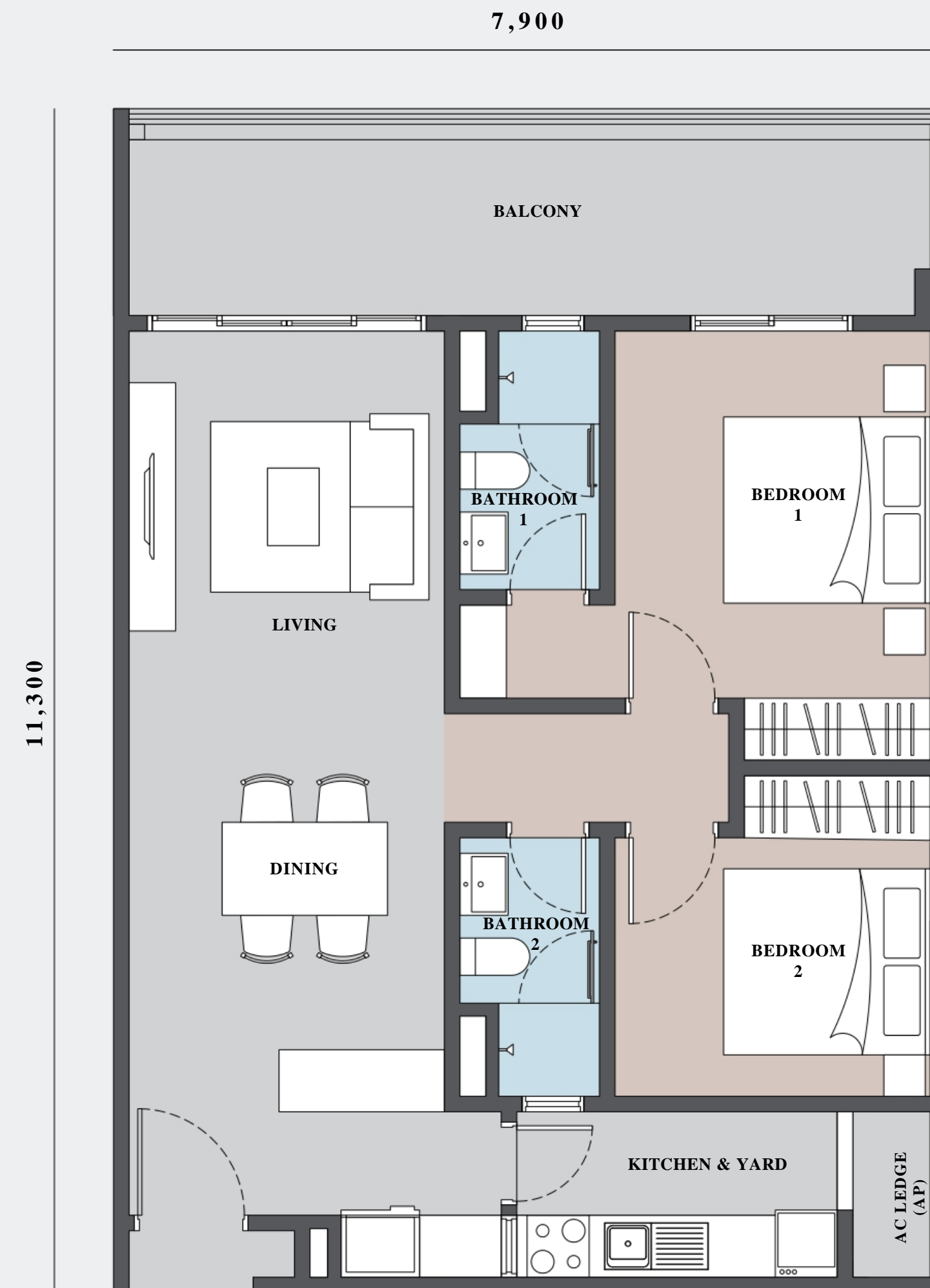
TYPE C2

961 sq.ft.

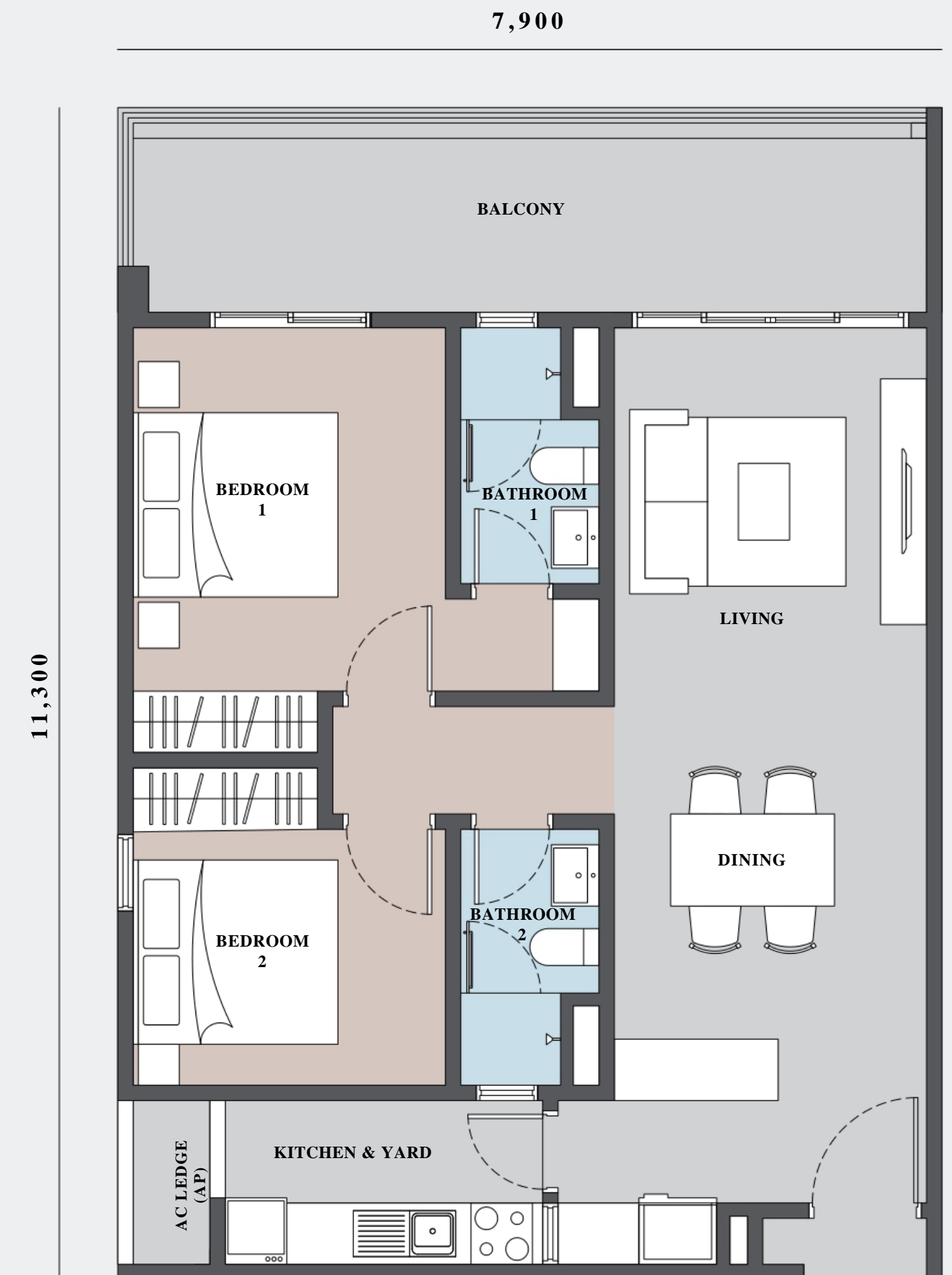
incl. AC ledge 17 sq.ft.

88 sq.m. [944 sq.ft.] + 2 sq.m. [17 sq.ft.]

2 Bedrooms | 2 Bathrooms |
Yard | Balcony



TYPE C2



TYPE C2a

STACKHOLDER ACCOUNT

Lim Soh & Goonting Client's AC

Bank : Public Bank Berhad

Account No : 3-2126994-34

Branch : Johor Bahru Branch

Bank Swift Code : PBBEMYKL

CHECKLIST

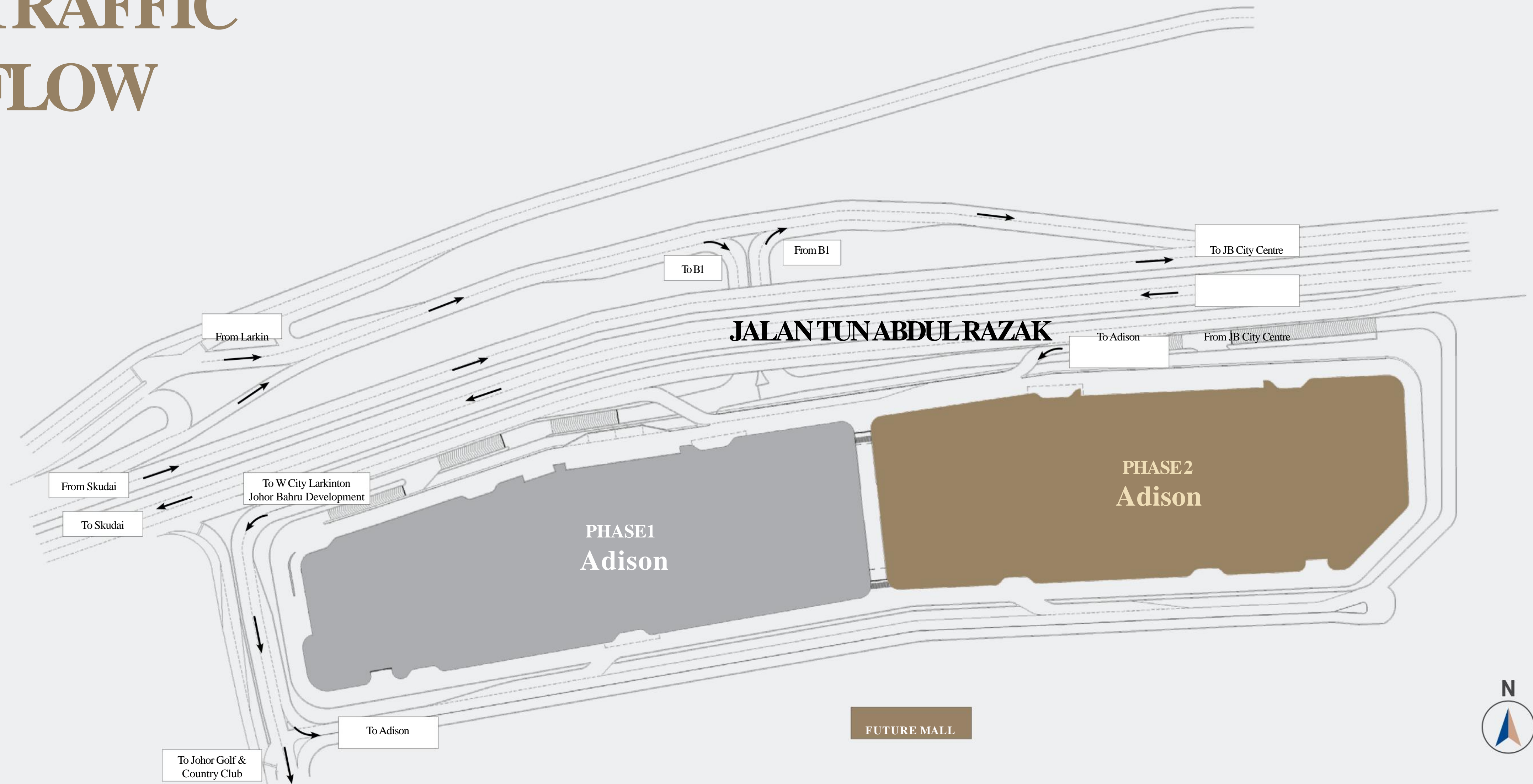
- OTP FORM
- IC COPY/ PASSPORT COPY
- UNILATERAL OFFER TO PURCHASE
- PROMOTION PACKAGE CONFIRMATION FORM
- PAYMENT PROOF
- CASH PURCHASE FORM (CASH BUYER)

NEW PHASE

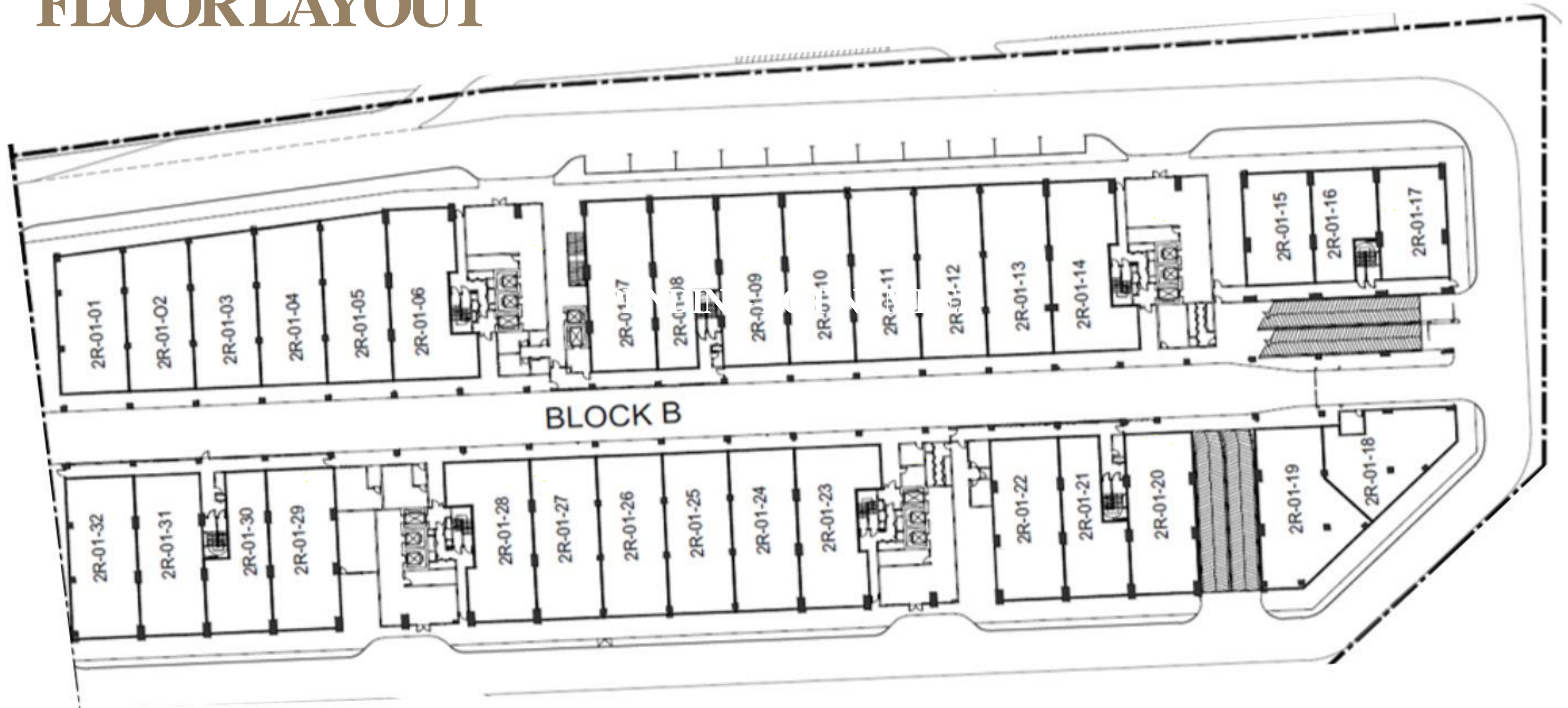
ADISON

COMMERCIAL LOTS

TRAFFIC FLOW



TYPICAL FLOOR LAYOUT



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LAYOUT & TYPOLOGIES

| Unit No. | Main Parcel Area | |
|----------|------------------|--------|
| | sq.m. | sq.ft. |
| 2R-1-01 | 179 | 1,927 |
| 2R-1-02 | 181 | 1,948 |
| 2R-1-03 | 189 | 2,034 |
| 2R-1-04 | 197 | 2,121 |
| 2R-1-05 | 204 | 2,196 |
| 2R-1-06 | 223 | 2,400 |
| 2R-1-07 | 210 | 2,260 |
| 2R-1-08 | 174 | 1,873 |
| 2R-1-09 | 210 | 2,260 |
| 2R-1-10 | 210 | 2,260 |
| 2R-1-11 | 210 | 2,260 |

| Unit No. | Main Parcel Area | |
|----------|------------------|--------|
| | sq.m. | sq.ft. |
| 2R-1-12 | 210 | 2,260 |
| 2R-1-13 | 210 | 2,260 |
| 2R-1-14 | 223 | 2,400 |
| 2R-1-15 | 143 | 1,539 |
| 2R-1-16 | 118 | 1,270 |
| 2R-1-17 | 143 | 1,539 |
| 2R-1-18 | 180 | 1,938 |
| 2R-1-19 | 234 | 2,519 |
| 2R-1-20 | 203 | 2,185 |
| 2R-1-21 | 157 | 1,690 |
| 2R-1-22 | 205 | 2,207 |

| Unit No. | Main Parcel Area | |
|----------|------------------|--------|
| | sq.m. | sq.ft. |
| 2R-1-23 | 210 | 2,260 |
| 2R-1-24 | 198 | 2,131 |
| 2R-1-25 | 198 | 2,131 |
| 2R-1-26 | 198 | 2,131 |
| 2R-1-27 | 198 | 2,131 |
| 2R-1-28 | 210 | 2,260 |
| 2R-1-29 | 205 | 2,207 |
| 2R-1-30 | 157 | 1,690 |
| 2R-1-31 | 198 | 2,131 |
| 2R-1-32 | 205 | 2,207 |



COMMERCIAL

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COMMERCIAL

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FREQUENTLY ASKED QUESTIONS

FAQ

A. GENERAL INFORMATION

Where is the site?

Lot 49977 , Jalan Tun Abdul Razak,
Mukim Bandar Johor Bahru, Daerah Johor
Bahru, 80200 Johor Darul Takzim

Where is the main access?

Direct access via Jalan Tun Abdul Razak

What is the size of the site?

W City Larkinton Johor Bahru : 68 acres
ADISON (Phase 1) & ADISON (Phase2) : 8.62 acres

Who is the Developer?

WCT Green Sdn Bhd
(A subsidiary of WCT Land Sdn Bhd)

What is the land tenure?

Freehold

What are the project's USPs?

- Freehold serviced apartment within an **INTEGRATED MIXED-USE TOWNSHIP**
- **WALKING DISTANCE TO JOHOR GOLF & COUNTRY CLUB (JGCC)**, 18-hole International Course (Par 72) and Clubhouse facilities eg. Driving Range, Swimming Pool, Ballroom, Private Lounges etc.
- **STRATEGIC ACCESSIBILITY**, fronting Jalan Tun Abdul Razak that directly connects to:
 - » JB City / JB Central CIQ : 6 km
 - » Rapid Transit System JB (RTS) : 6 km
 - » North-South Expressway (Skudai Toll) : 18 k m
 - » Senai Airport : 25 km
 - » Tuas 2nd Link (Singapore CIQ) : 30 km

- **SECURITY SYSTEM**

- » Security Registration
- » Vehicle Access Control
- » CCTV at Car Park
- » Entrances & Lift Lobbies
- » Card Access Control to Podium Lift Lobbies
- » Security Guard Patrolling for top notch security.

When is the expected completion date?

Q4 2028 (TBA)

Defect Liability Period

24 months from Vacant Possession

FAQ

B. ADISON SERVICED REISDENCES

How many storey?

| | |
|--------------|---|
| Tower B (2B) | 22 Storey |
| L7 - L22) | Typical floor Serviced Apartment |
| L6 | 1 non typical floor & facilities |
| L2 - L5 | Resident carparks/ visitor carparks/ OKU carparks |
| L1 | Lobby area |
| Basement | Private carpark |

How many units / floor?

14 units/floor

What is the car park bays provision for the unit?

| | |
|---------------------|----------|
| Type A/A2/B1/B2/B2a | - 1 bay |
| Type C/C1/C2 | - 2 bays |

**The entire nos. of car park (phase 1) for L2, L3, L4 & L5 : approximately 1,304 bays*

How many lift provided?

2 Passenger lifts and 1 Bomba lift

What is the capacity of the lift?

17 person/ lift

Is the lift big enough for stretcher?

Yes, Bomba lifts can accommodate a stretcher.

Door size & height : 1,000 (W) X 2,100 (H)

What is the speed for the lift ?

1.75 meter/sec.

What is the floor-to-floor height?

- Lounge lobby - 6.0m (L1)
- Car park floors - 2.85m (L2 - L5)
- Facilities Floor (L6)
 - Multipurpose / Function hall - 4.5m
 - Gym - 3.0m
- Typical residential floors - 3.2m (L6 onwards)
- Non-typical residential floors - 4.2m (Top floor)

FAQ

C.ARCHITECTURAL

Are there any parking bays for EV charger?

Yes, ready for connection.

What is the swimming pool size?

Swimming pool : Approximately 7.5m (W) x 50m (L) x 1.2m (D)

Kid's pool (depth) : 0.45m

Any car wash bay provided?

Yes

Any fire sprinkler provided? What about smoke detector?

No sprinklers are provided for the serviced apartments.

Smoke detectors are provided.

Any lobby counter provided?

Yes

Distances between tower-to-tower?

Left & right : 33m

Front & back : 15m

FAQ

C.ARCHITECTURAL

What are the ceiling finishes provided ?

- Bath & Kitchen - Plaster ceiling & paint
- Other Area - Skim coat & paint

What are the floor finishes provided ?

- Living/Dining - Tiles (600mm x 600mm)
- Bedrooms - Tiles (600mm x 600mm)
- Bathrooms - Tiles (300mm x 600mm)
- Yard - Tiles (300mm x 600mm)
- A/C Ledge - Cement render

What are the wall finishes provided?

- All areas - Skim coat / Plaster & Paint
- All bathrooms - Tiles (300mm x 600mm) up to ceiling level
- Kitchen - Tiles (300mm x 600mm) up to 1.5m height

What is the brand range for Sanitary Wares & Fittings ?

GBH or equivalent

What is the electrical provision to the units?

- **Type A/Aa** **Studio + 1 Bathroom | 501 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESSORY PARCEL
486+15 sq.ft. (45+1 sq.m.)
- **Type A2/A2a** **Studio + Balcony + 1 Bathroom | 608 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESSORY PARCEL
594+15 sq.ft. (55+1 sq.m.)
Living, Dining & Kitchen – 7 SSO, 1 SMATV pt, 1 A/C pt & Fibre Wall Socket
Room – 3 SSO & 1 A/C pt Bath – 1 Water Heater pt
- **Type B1/B1a** **2 Bedrooms + 1 Bathroom + Yard | 681 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESSORY PARCEL
664+17 sq.ft. (62+2 sq.m.)
- **Type B2/B2b** **2 Bedrooms + 1 Bathroom + Yard | 679 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESSORY PARCEL
664+15 sq.ft. (62+1 sq.m.)
- **TYPE B2a / B2a/a** **2 Bedrooms + 1 Bathroom + Yard | 825 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESSORY PARCEL
810+15 sq.ft. (75+1 sq.m.)
Living & Dining – 4 SSO, 1 SMATV pt, 1 A/C pt & Fibre Wall Socket
Room 1 – 3 SSO & 1 A/C pt Room 2 – 2 SSO & 1 A/C pt
Bath – 1 Water Heater Point Kitchen – 3 SSO
Yard – 1 SSO

FAQ

C.ARCHITECTURAL

What is the electrical provision to the units?

- **Type C/Ca** **2 Bedrooms + 2 Bathrooms + Yard | 791 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESORY PARCEL
774+17 sq.ft. (72+2 sq.m.)
- **Type C1/C1a** **2 Bedrooms + 2 Bathrooms + Yard | 793 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESORY PARCEL
774+19 sq.ft. (72+2 sq.m.)
- **Type C2** **2 Bedrooms + 2 Bathrooms + 1 Balcony | 961 sq.ft.** INCLUDE A/C LEDGE
MAIN PARCEL + ACCESORY PARCEL
944+17 sq.ft. (88+2 sq.m.)

Living & Dining – 4 SSO, 1 SMATV pt, 1 A/C pt & Fibre Wall Socket Master Bath & Bath 2 – 1 Water Heater Point/each bathroom

Room 1 – 3 SSO & 1 A/C pt

Room 2 – 2 SSO & 1 A/C pt

Kitchen – 2 SSO

Wet Kitchen / Yard – 3 SSO

FAQ

D. SERVICES CHARGES & END FINANCIERS

What is the estimated service charge for the project?

RM0.44 psf. (Include Sinking Fund) (Service Charge = RM0.40 + Sinking Fund = RM0.04 psf)

Who are the end financiers available for this project?

Maybank, Alliance Bank, OCBC Bank, Affin Bank, Ambank, Public Bank, CIMB Bank (TBA)

Can the purchaser pay deposit via online transfer?

Yes, into Stakeholder Account :

ACCOUNT NAME : LIM SOH AND GOONTING CLIENTS AC
COMPANY REG. NO. : 01375
BANK : PUBLIC BANK BERHAD
ACCOUNT NO. : 3-1553641-34
BRANCH : JOHOR BAHRU BRANCH
Bank Address : Level 1 & 12 Public Bank Tower 19 Jalan Wong Ah
Fook 80000 Johor Bahru
Bank Swift Code : PBBEMYKL
EMAIL : lsgjohor@gmail.com
 : jbaccount@limsohgoonting.com

E. LEGAL & DEVELOPER'S SALES PACKAGE

What are the early bird discounts, rebates and offers ?(TBA)

1. Partial payment of 10% downpayment
 - 1.1. RM 500 upon confirmation
 - 1.2. Balance 2% upon signing of SPA
 - 1.3. Cash purchase – balance 10% upon signing SPA
2. Legal Fees - Both SPA & LA absorbed
3. Disbursement - Both SPA & LA absorbed

REBATES & OTHER INCENTIVES :

All Types - 10% Rebate
Bumi Purchase - Bumi Discount 15% from non-bumi price

***All above offers subject to change without prior notification*