

FAQ (PARAGON GATEWAY)

COMPANY INFORMATION

1) Who is the developer?

JOLAND (completed project at JB ,Paragon suite and Paragon residence)

PROJECT INFORMATION

2) Where is this project situated?

Located at the jalan tebrau, an unique location in Johor Bahru with easy access to nearby CIQ Causeway Link & Johor-Singapore Rapid Transit System in the near future about 8 minutes. 5 minutes away from Plaza Pelangi, KSL City Mall.

3) What type of property is this?

Serviced apartment

4) Where is the show room?

Grand paragon hotel

6). What is the land tenure for this project? If Leasehold how many years left?

Freehold

7) What is the land size?

5.24 acres

8) Project is under residential or commercial title?

commercial

9) How much is the maintenance fees?

RM0.35/sqft maintenance fee (est)

10) When is the project completion year?

2027

11) What is the corridor width?

1.8m

12) Car park only for apartment residence only?

All car parks inside the building are for residence . All car parks outside the building are for commercial. There are 116 car parks outside building including 2 OKU car parks for the commercial.

13) How many total units?

2136 residential units (Tower A&B 699 /Tower C&D 369)

14) How many units per floor?

Block A/B 20 units per floor. Block C/D 10 units per floor

15) How many storey?

Tower A&B

45level

Level 1-9 car park

Level 10 Facilities

Level 11-45 residential

Tower C&D

47level

Level 1-9 car park

Level 10 Facilities

Level 11-47 residential

16) What is the typical unit layout plan?

TYPE A =499sqft

TYPE B=648sqft

TYPE C =788sqft

TYPE D=915sqft

TYPE E=1177sqft

17) Where is the refuse bin located?

Beside service corridor each floor

18)What type foreigner can buy ? SPA above?

500k above ,levy pay by purchaser

19)Shop lot inside have toilet ?

YES

20)How many entrance of apartment car park?

one only

21)Have ramp bridge can direct access to higher carpark floor ?

no

22)Furnishing?what is include?

Wardrobe(all bedrooms)

kitchen cabinet Hob & Hood (top and bottom) (electric hob)

aircon(living room and all bedrooms)

digital lock

23)Free shuttle bus?

yes

24)Floor to floor height?

3.1m

25)Any tandem carpark? Or all side by side

Tandem , side by side , front behind

26)Distance between block A&B block B&C.

28m and 26m

27)Access card only can access own floor,carpark and all facilities?

Yes

28)Level 1 & 2 how many car park?

Level 1 - 34 car park

Level 2 - 205 car park

29)Sales gallery showroom type?

Type A , C , E

30)Cash buy

One Time Payment

Settlement within 60 days will entitled for additional 3% rebate and will offset into SPA price.

Normal cash buyer

NO MORE DISCOUNT

31)M&E , Water Pump, Water Tank

M&E 27 Floor

Water Pump 27 Floor

Water Tank Roof Top (45 or 47 Floor)