



Location :	Johor Bahru @ Danga City Mall				
Type :	Serviced Apartment				
Name :	Avenue Residences (Residensi Puncak Saujana - Fasa 2)				
Developer :	MBW City Sdn.Bhd.				
Complete Years :	2027 Q4				
Site Area :	6.12 Acres				
Tenure :	Freehold				
Total Units :	1796 units				
Tower :	Tower D,E,F,G				
Components :	Tower D : 30 levels serviced apartment (449 units)				
	Tower E : 30 levels serviced apartment (449 units)				
	Tower F : 30 levels serviced apartment (449 units)				
	Tower G : 30 levels serviced apartment (449 units)				
	Residences start from 7th floor - 36th floor				
Carpark Level :	Lower Ground 4-5th Floor (10 lvl car park include 1 commercial lvl)				
Facilities Level :	6th floor (Facilities Podium)				
Units per Level :	15 units per each levels				
Unit Details :	Type	Composition		Build-Up	No.of Unit
	1)	E	1 Bedroom + 1 Bathroom	435 sqft	596
	2)	F	2 Bedroom + 2 Bathroom	697 sqft	480
	3)	G	3 Bedroom + 2 Bathroom	863 sqft	480
	4)	H	3 Bedroom + 3 Bathroom	1001 sqft	240
Orientation :	SW / NE				
Total Lifts :	3+1 Lifts				
Carpark :	Tower D 17th floor TYPE G 2 carpark				
	Tower E 15th floor TYPE G 2 carpark				
	TYPE E,F 1 carpark TYPE H 2 carpark				
Ceilling Heights :	3m				
Remarks :	<i>Foreigner are not allowed to purchase</i>				
Main. Fee :	RM 0.35 / sqft (include sinking fund)				
Packages :	1) SPA rebates 8%				
	2) Free Legal Fees on SPA and LA				
	3) Free Stamp Duty on Loan Disbursement				
	4) MOT shall paid by buyer (when CCC after 2 years)				
	5) Kitchen Cabinet / Cooker Hood & Hob / Digital Lock				
	6) Free 1 Year Shuttle Bus Service to Johor Bahru CIQ Complex				
End Financing :			Panel Bank :		
	1)	90%	AFFIN BANK		
	2)	90%	ALLIANCE BANK		
	3)	90%	MBSB		
	4)	90%	MAYBANK		
	5)	90%	AMBANK		
	6)	100%	AMBANK		