



SERVICED APARTMENT

Embracing Life at Ease



PROJECT DEVELOPMENT STATUS

- Tower A — 426 units (93% Sold)
- Tower B — 593 units (93% Sold)
- Tower D — 373 units (87% Sold)
- Tower E — 360 units (71% sold)
- Tower C — Target to Launch in Q1, 2024



PROJECT BRIEF

9.15 acres development areas

Hotel Suites Conceptual

Commercial Land

Freehold

Total 5 Towers consist of 2,600 units

Types:

Studio

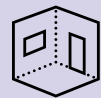
2 Bedroom

1 + 1 Bedroom

2 + 1 Bedroom



PROJECT UNIQUE **SELLING POINTS (USP)**



Multiple
Units



Strategic
Location



Amenities



Investment
Opportunity

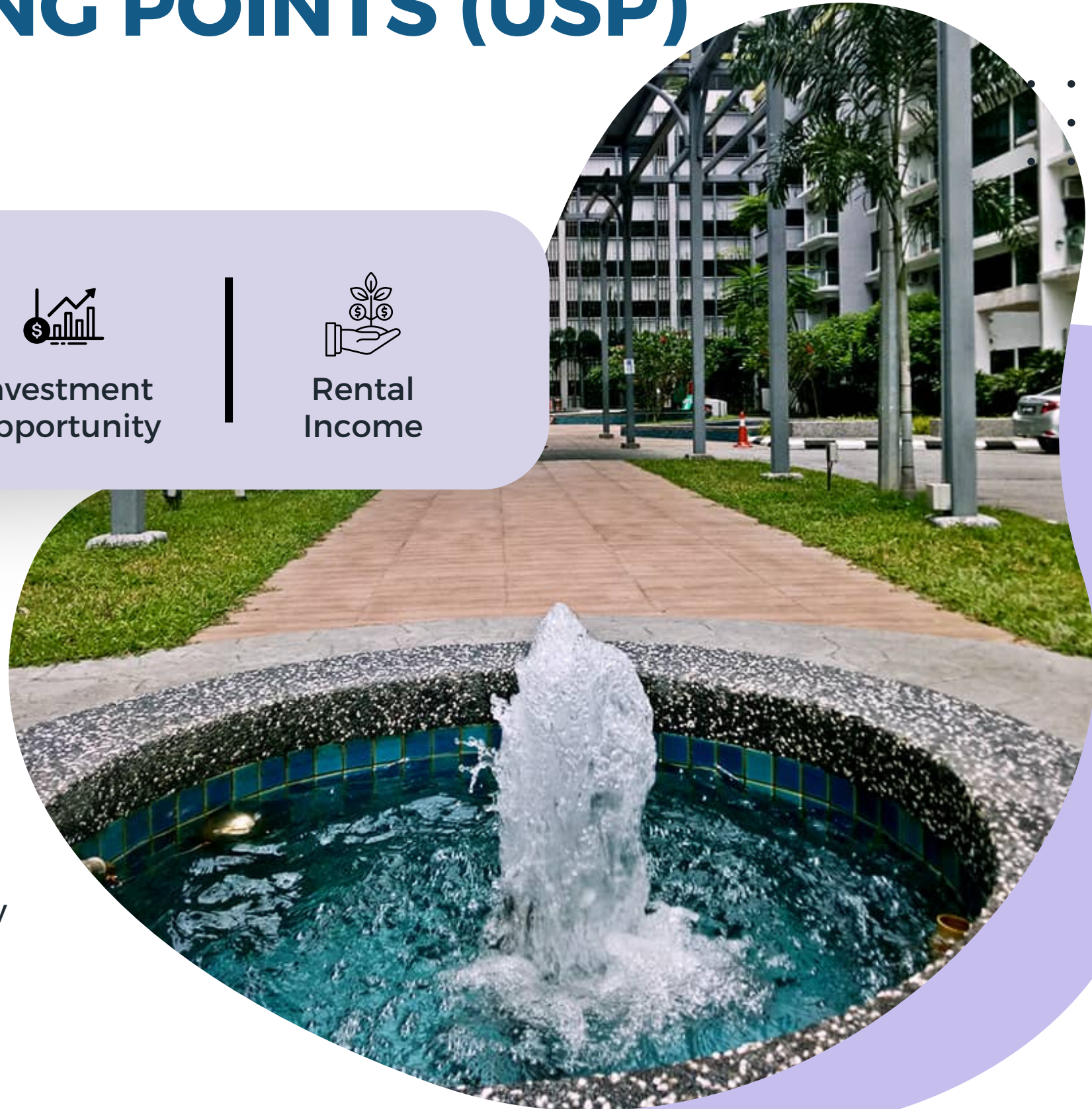


Rental
Income

THE EPITOME OF LUXURY

Parc Regency offers excitement in the most serene settings, evoking the best of contemporary living. Giant Hypermarket is across the street and has a great location near Daiman 18 Golf Club, and in front of Lotus Plentong. A variety of living excellence, including sports, relaxation, cuisine, and entertainment facilities, as well as a podium and a multi-facility clubhouse.

Well-connected and easily accessible by Pasir Gudang Highway, Easter Dispersal Link (EDL), Jalan Masai Baru, and Tebrau Highway. Parc Regency is constantly engaged in marketing competition. We offer modern technology along with improved specifications.



CONNECTIVITY



JB CIQ



EDL HIGHWAY



PASIR GUDANG HIGHWAY



NUSAJAYA

SURROUNDINGS



LOTUS SUPERMARKET



IKEA



MID VALLEY SOUTHKEY



UITM, UTM, CRESCENDO

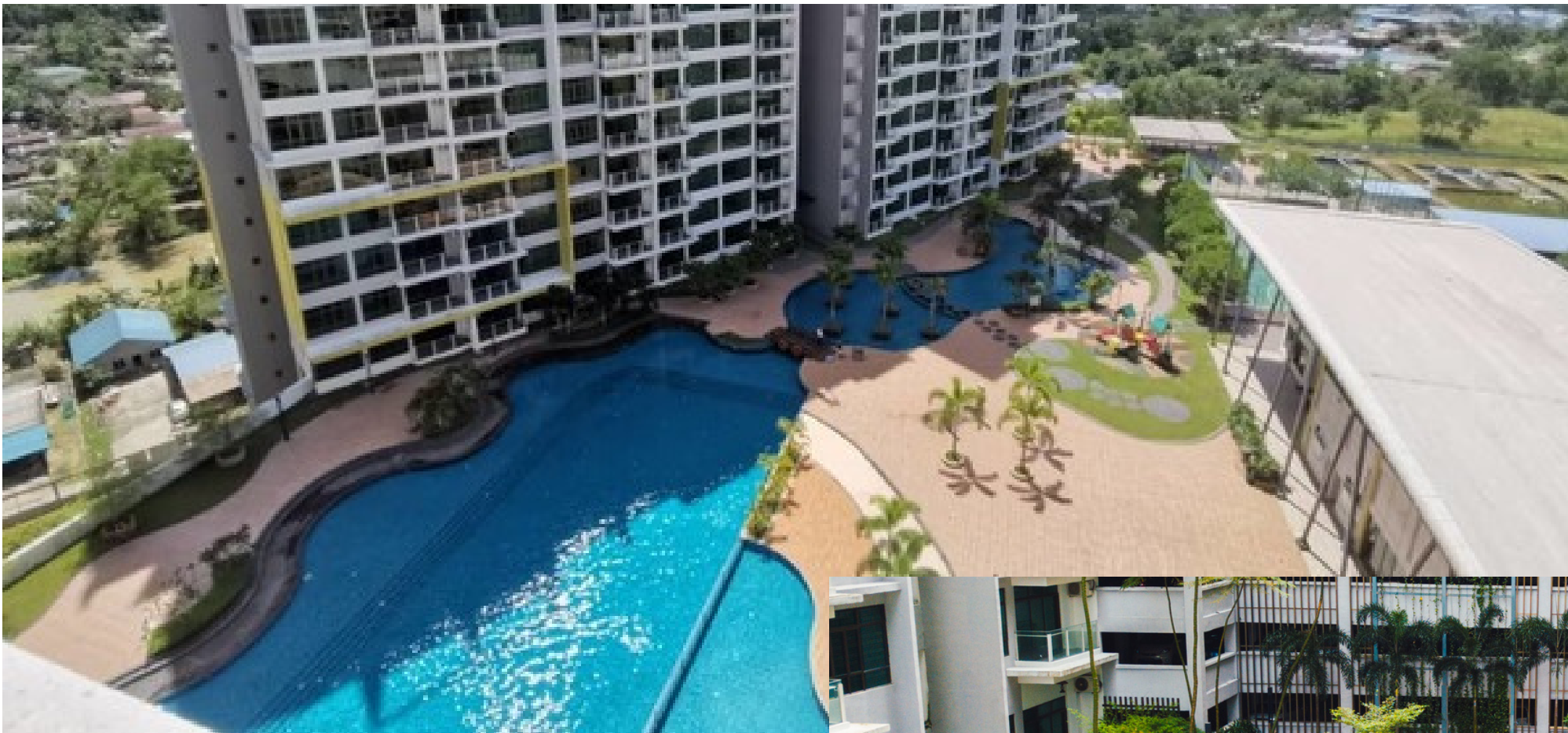
Building Facilities



- | | |
|--------------------------|-----------------------------|
| A Guardhouse | H Cafe |
| B Grand Courtyard | I Play Area |
| C Sandpit | J Jacuzzi / Spa Pool |
| D Games Room | K Basketball Court |
| E Gym | L Wading Pool |
| F Function Hall | M Lazy Pool |
| G Sauna Room | N BBQ Pavillion |



Building Facilities





Cypress Tower

Open for Registration



This is for internal use only and should not be distributed.

Cypress Tower

Embracing Life at Ease

TOTAL: 848 UNITS

21 - STOREY

Type A1A/A1B/A2A/A3A/A3B/B2 - Studio

Type B1 - 2 Bedroom

Newly Launch!



Cypress Tower *PRODUCT COMPOSITION SUMMARY*

Type	Built Up (sqft)	Total Unit	Min Price (RM)	Max Price (RM)
A1a GF	545	4	200,506	235,889
A1a	420	168	176,423	247,556
A1b GF	568	4	196,973	231,733
A1b	380	168	159,800	228,000
A2a	430	192	202,300	258,000
A3a	528	16	202,734	238,511
A3b	430	144	185,300	235,778
B2 GF	560	2	240,533	246,089
B2	425	74	178,500	255,556
B1 GF	800	2	332,444	338,000
B1	560	74	239,323	321,556
Total		848		

Cypress Tower *STOREY PLAN*



GROUND FLOOR

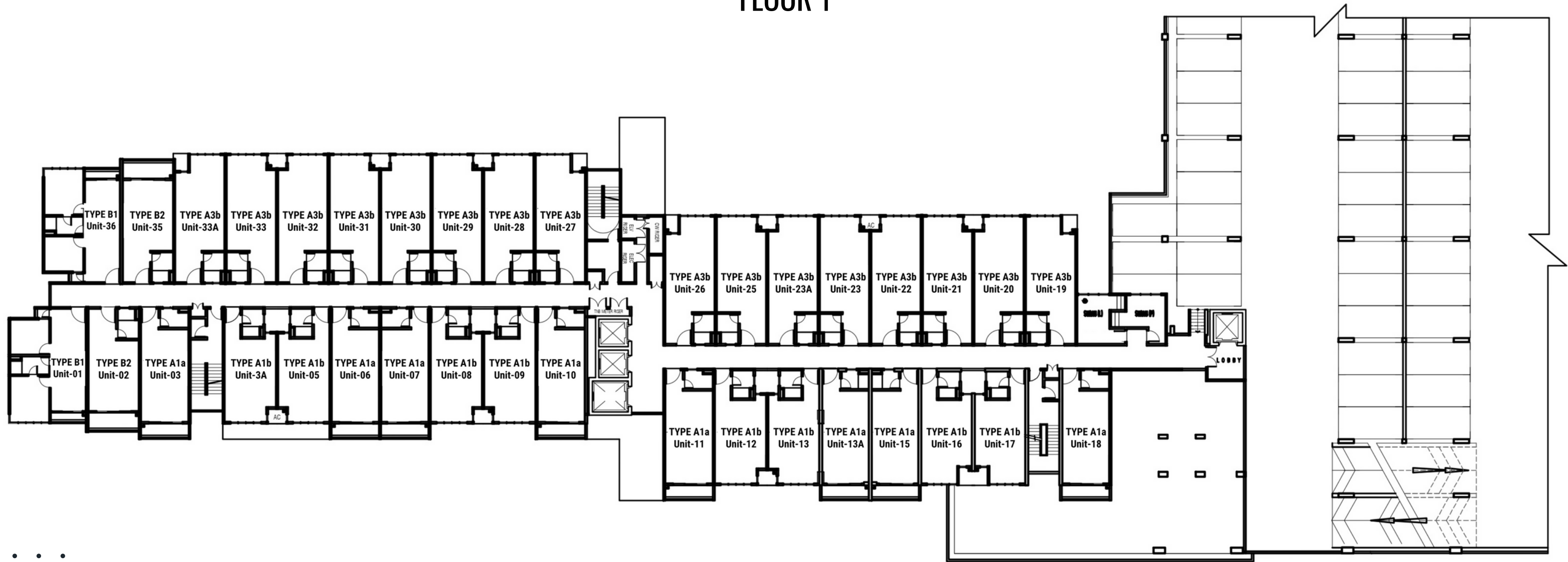


This is for internal use only and should not be distributed.

Cypress Tower *STOREY PLAN*



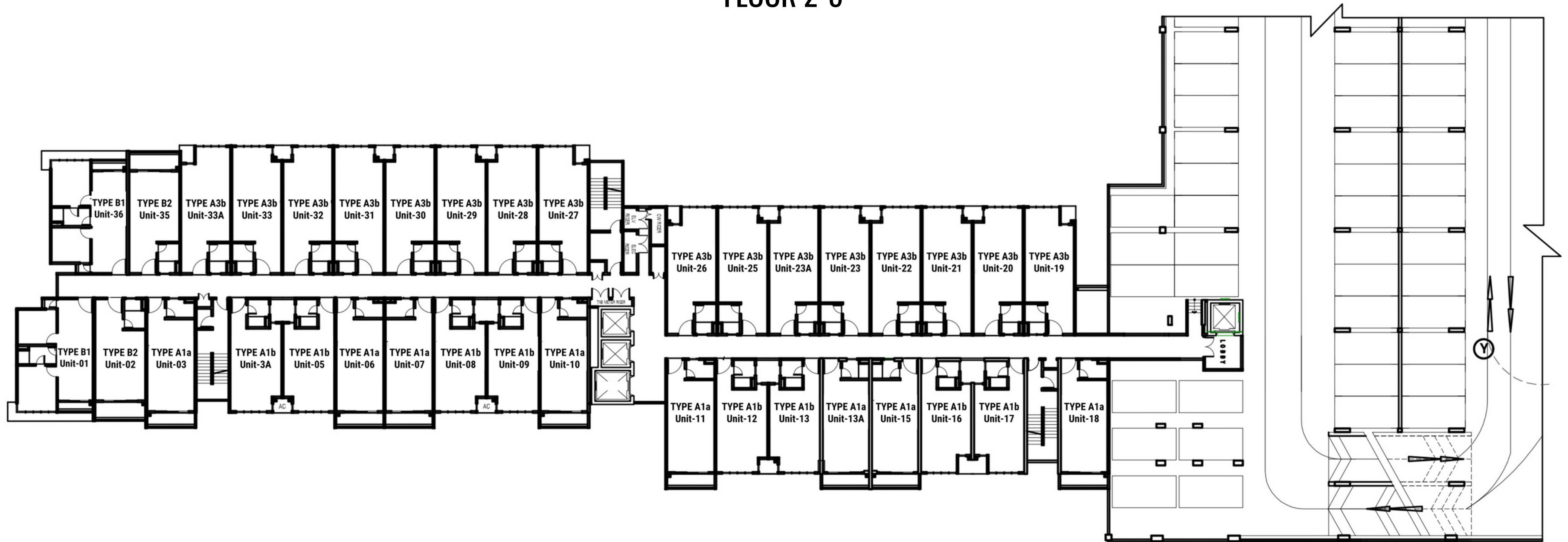
FLOOR 1



Cypress Tower *STOREY PLAN*



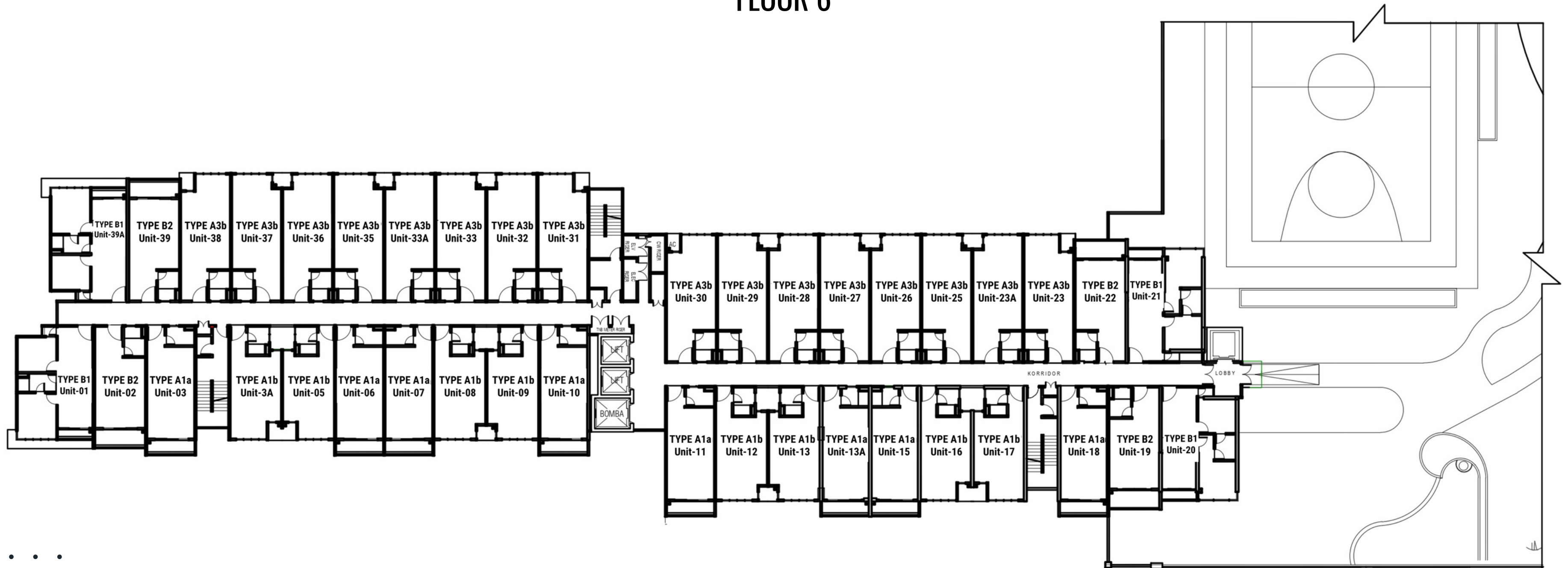
FLOOR 2-5



Cypress Tower *STOREY PLAN*



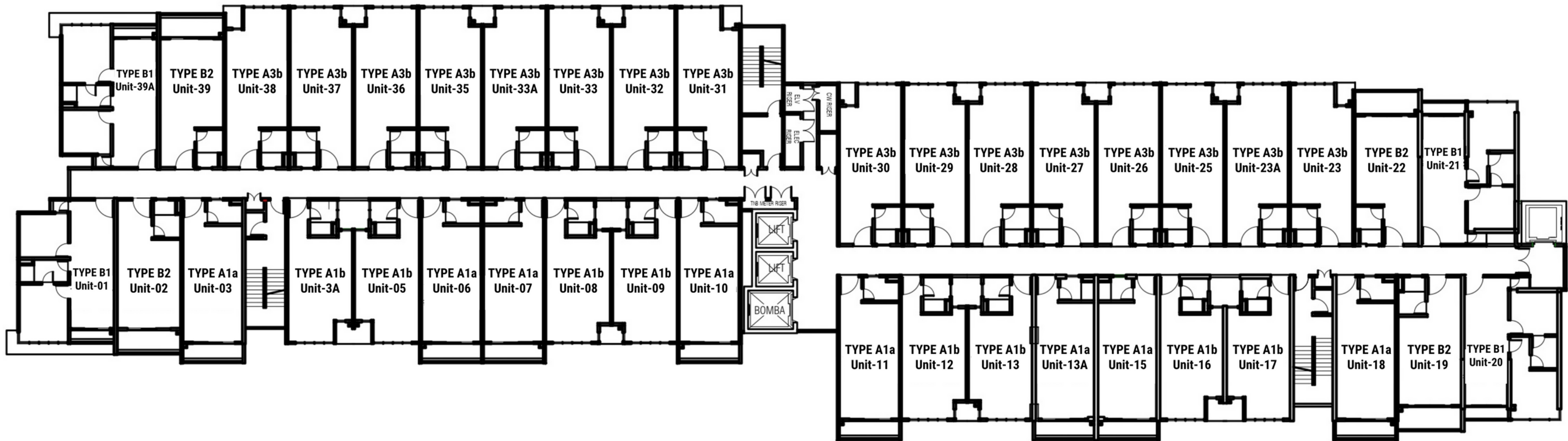
FLOOR 6



Cypress Tower *STOREY PLAN*



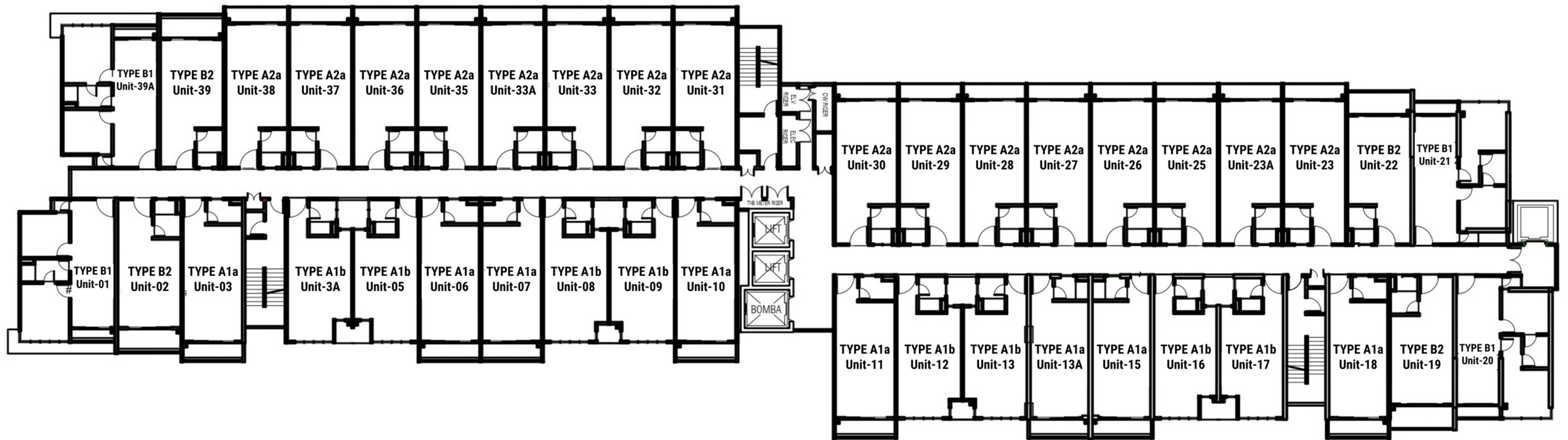
FLOOR 7-9



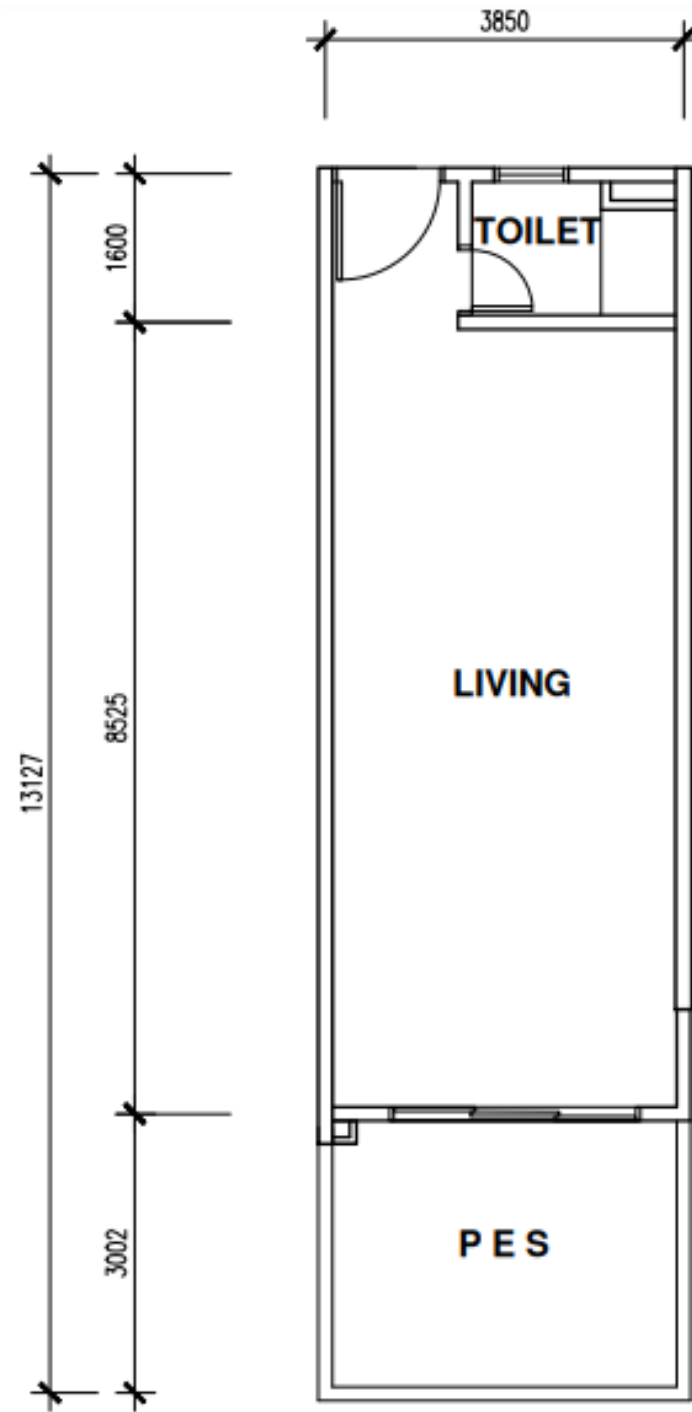
Cypress Tower *STOREY PLAN*



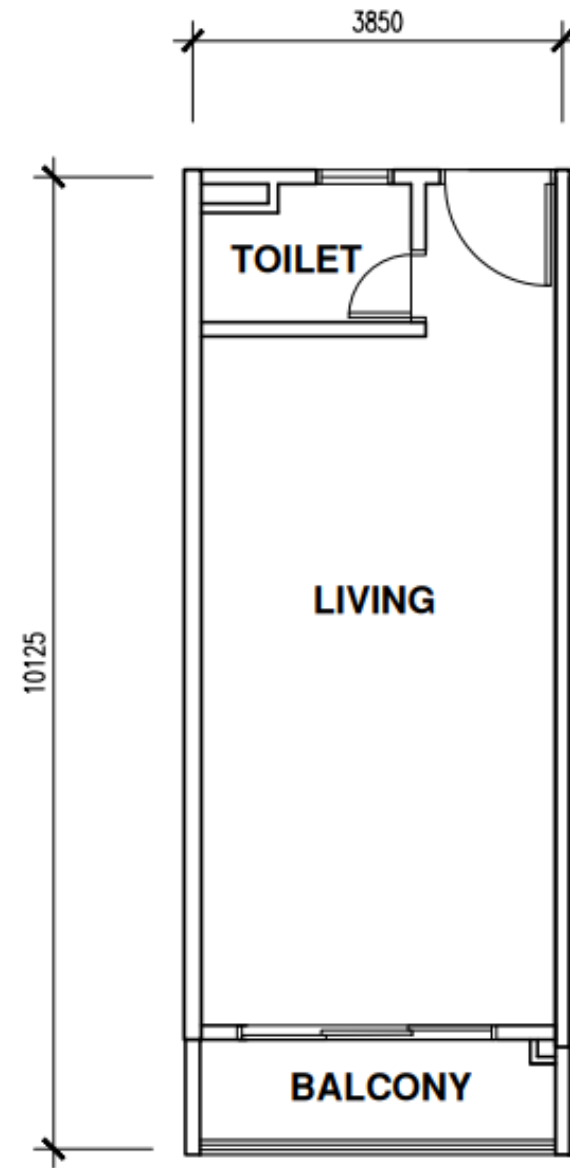
FLOOR 10-21



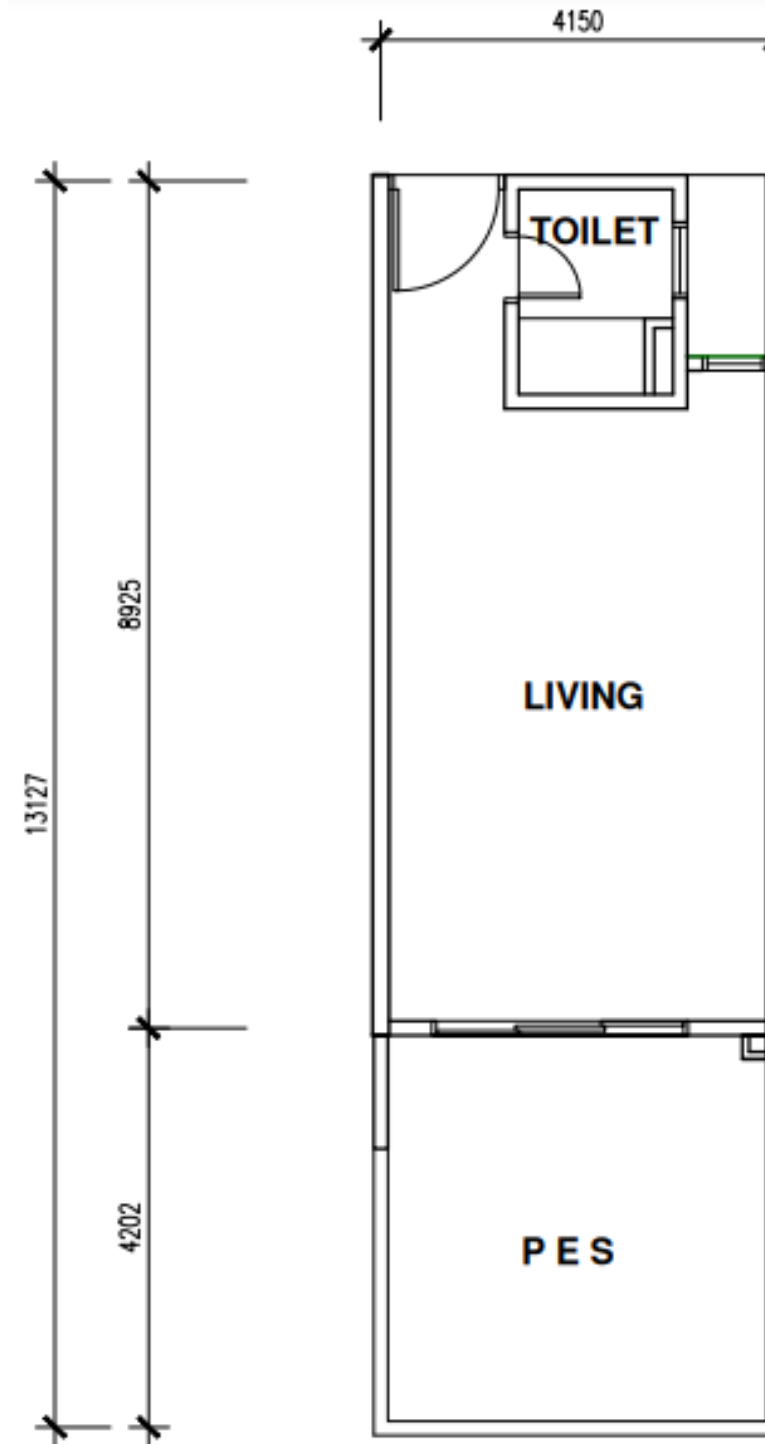
Cypress Tower *TYPICAL LAYOUT PLAN*



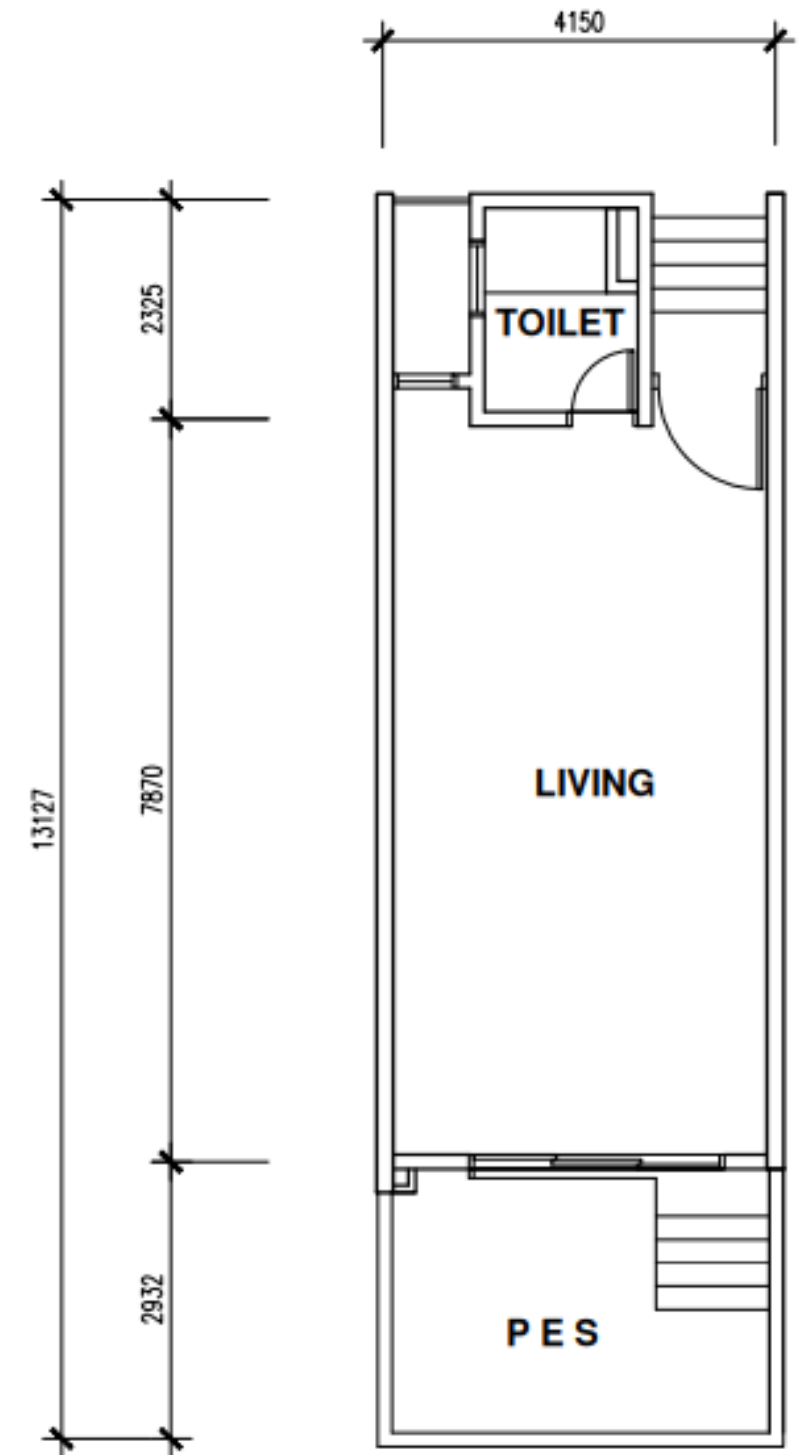
TYPE A1a (GF)
544 sqft



TYPE A1a
420 sqft

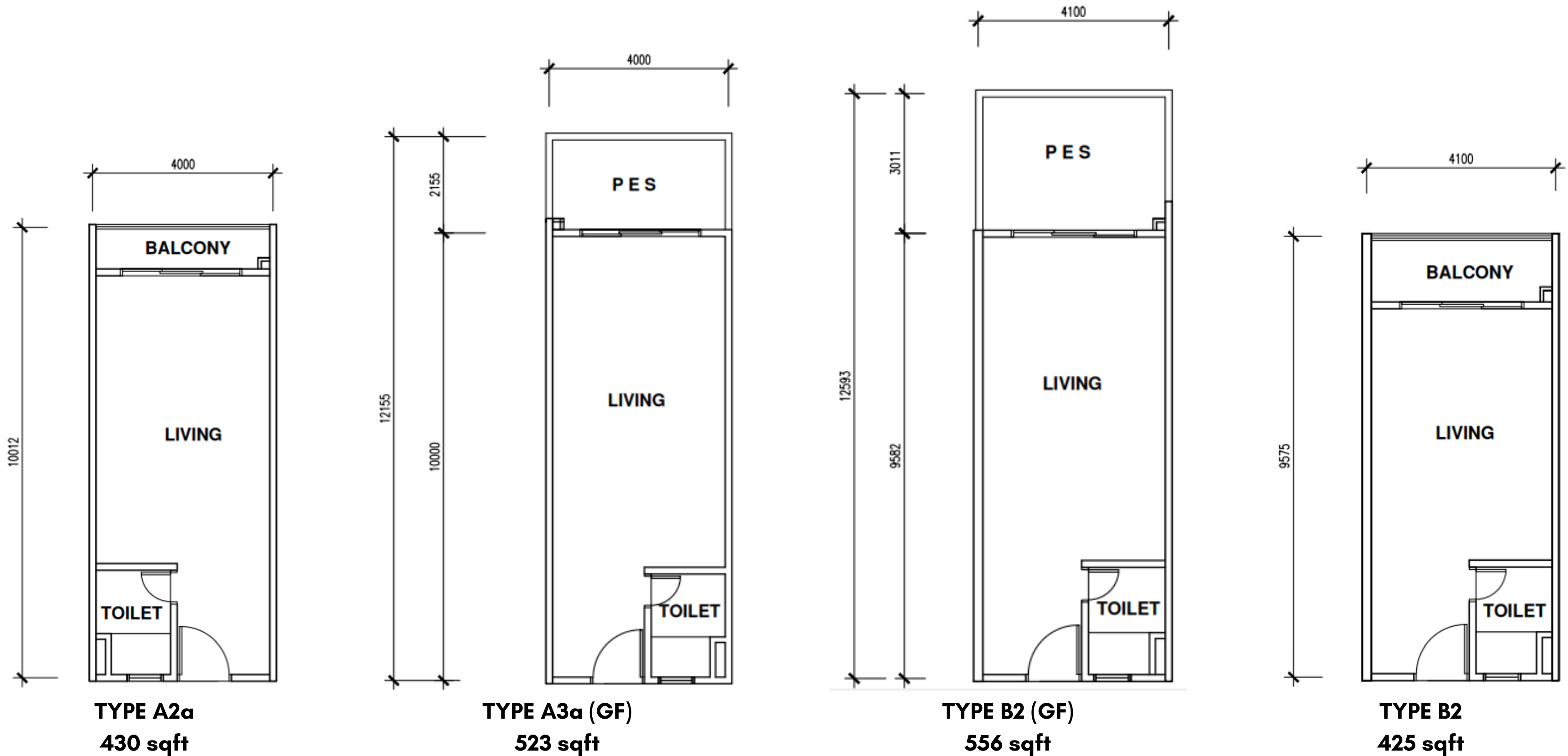


TYPE A1b (GF)
566 sqft

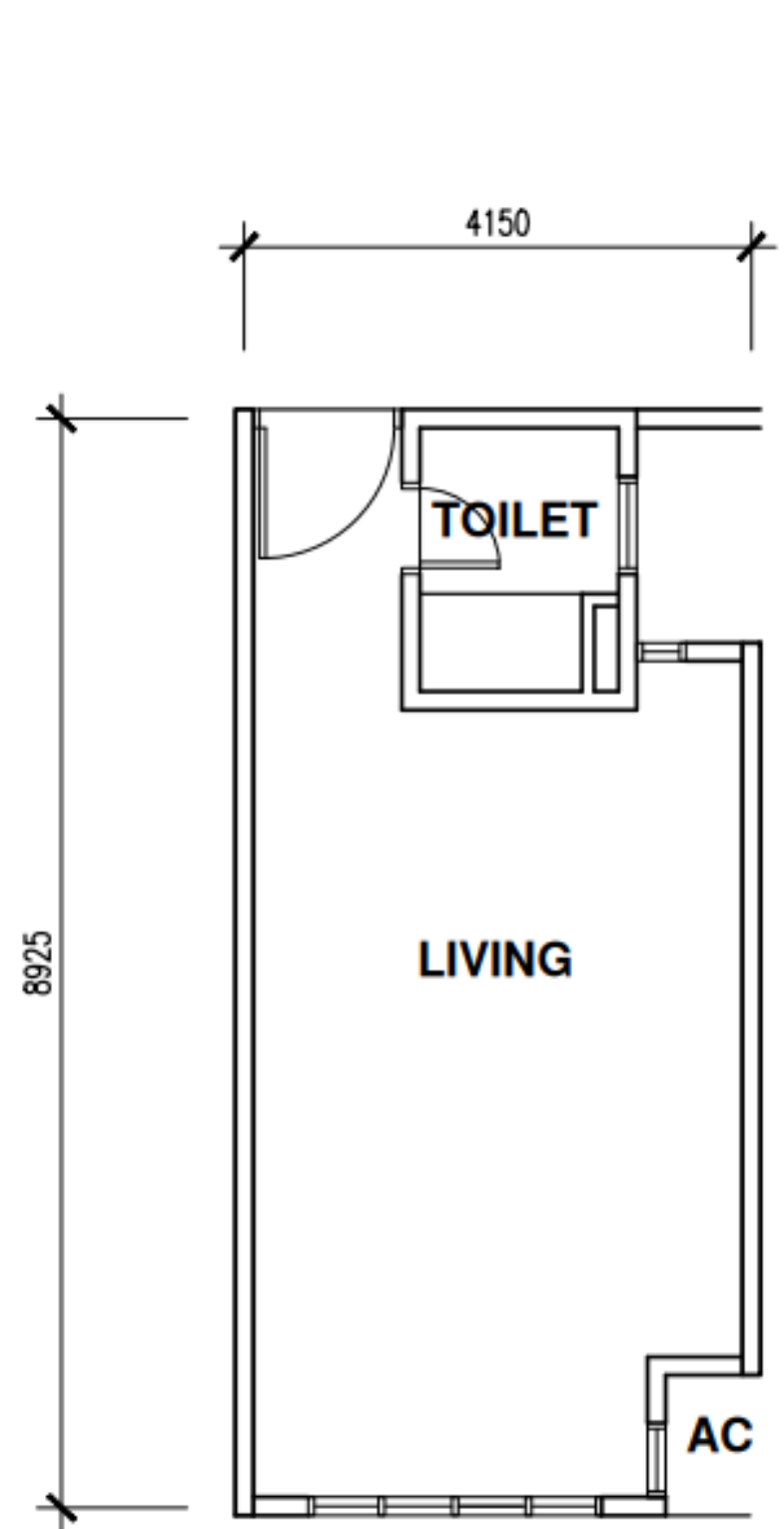


TYPE A1b (Stairside)
566 sqft

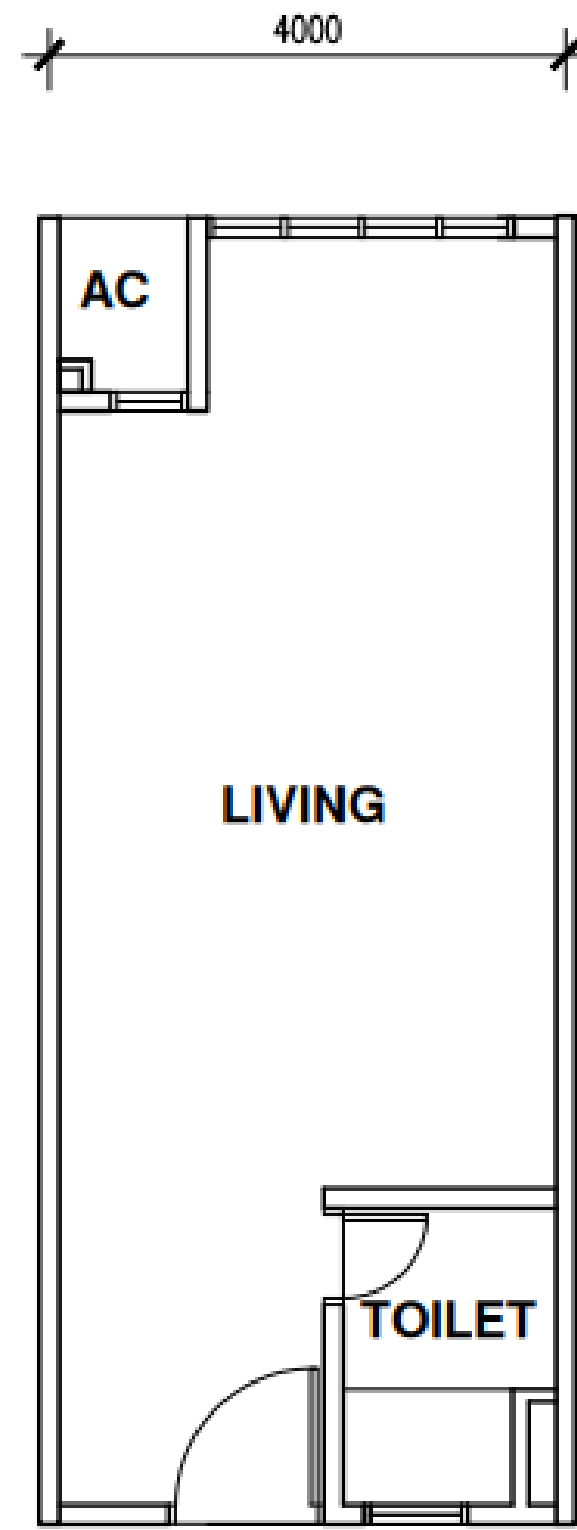
Cypress Tower *TYPICAL LAYOUT PLAN*



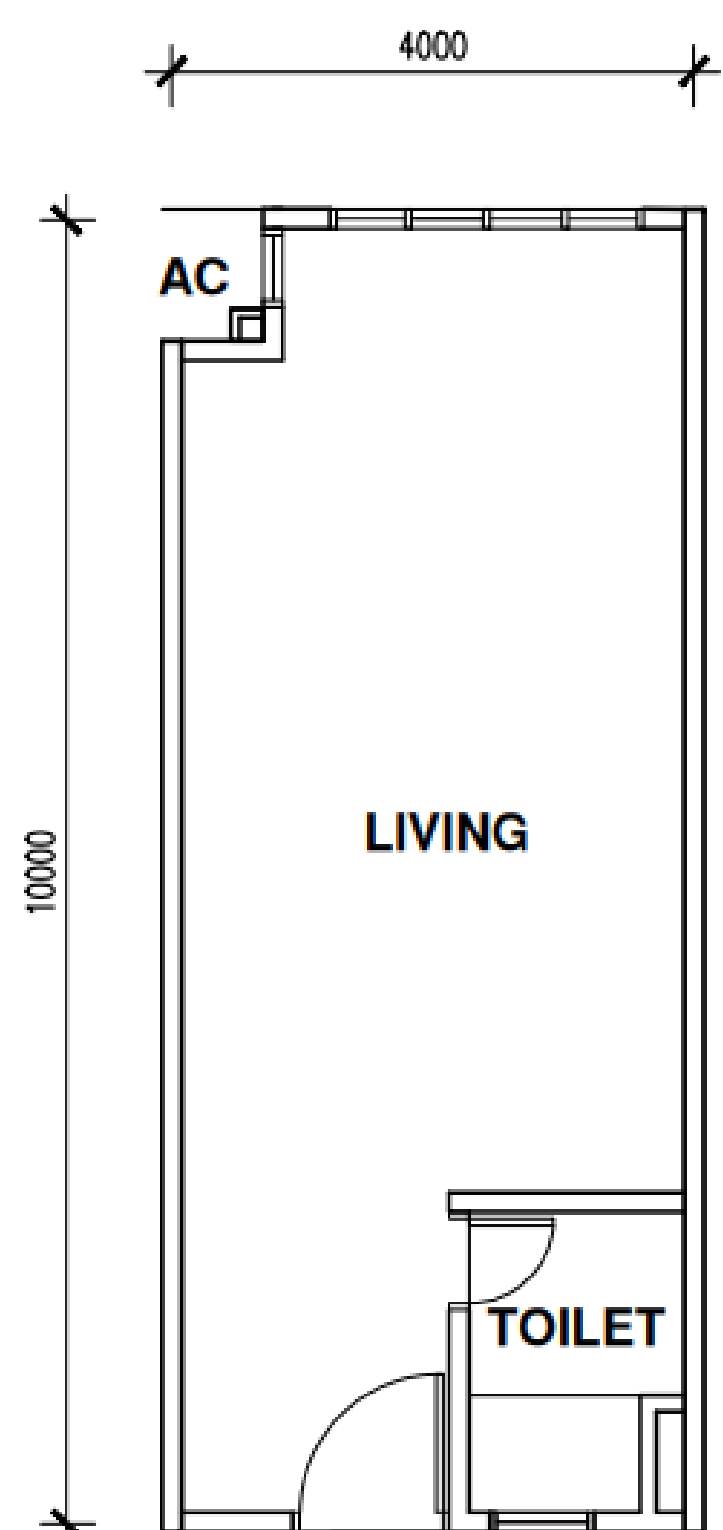
Cypress Tower *TYPICAL LAYOUT PLAN*



TYPE A1b
380 sqft

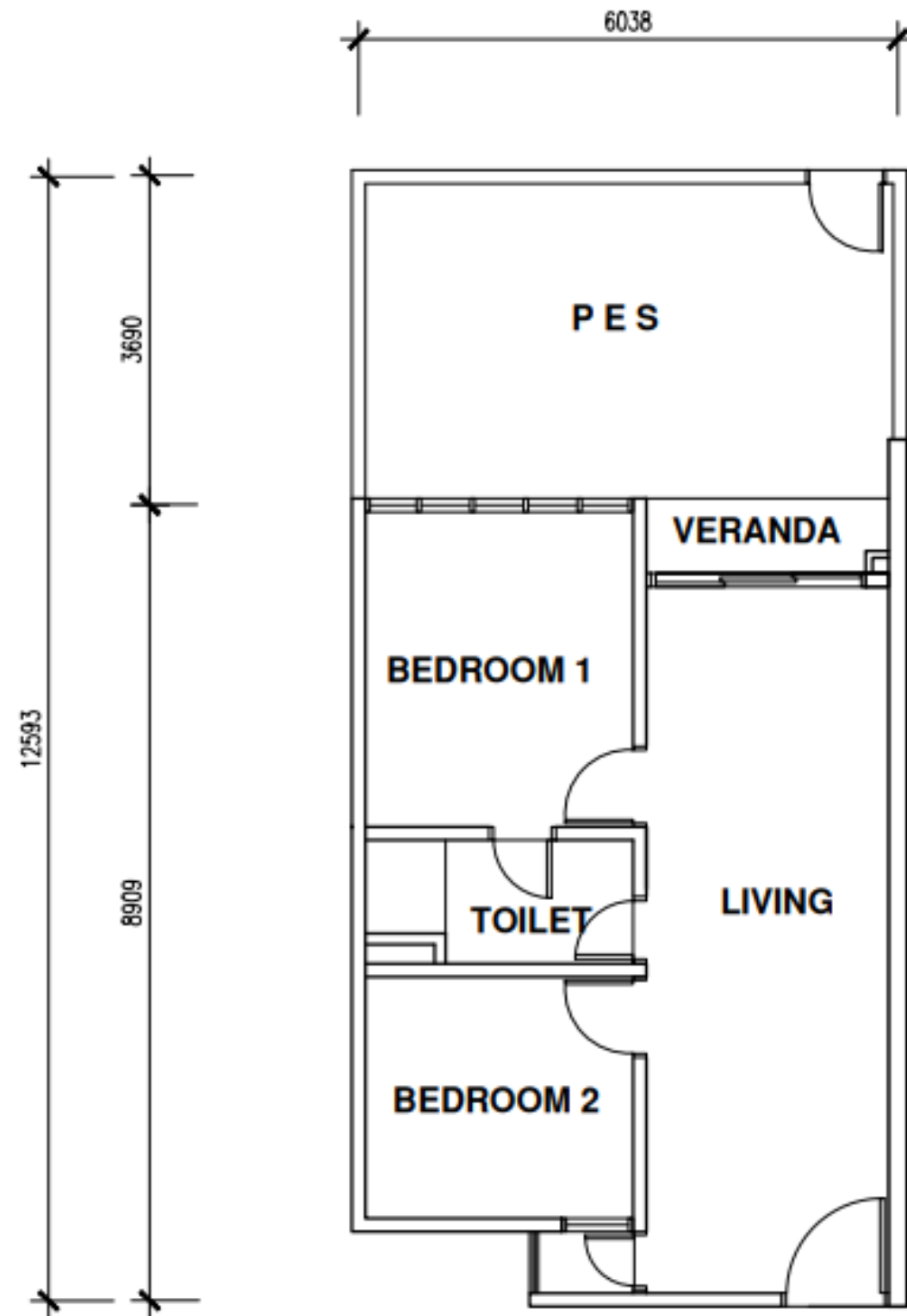


TYPE A3b (End Unit)
430 sqft

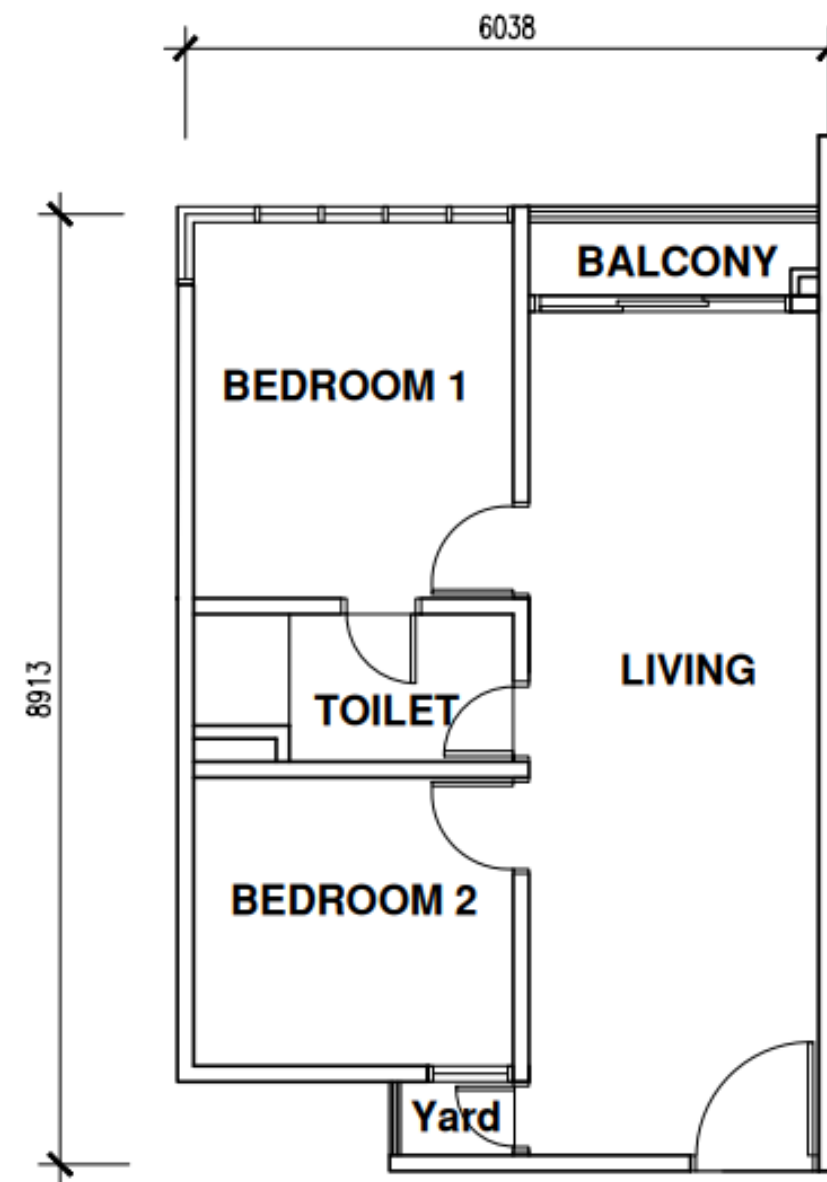


TYPE A3b (Intermediate Unit)
430 sqft

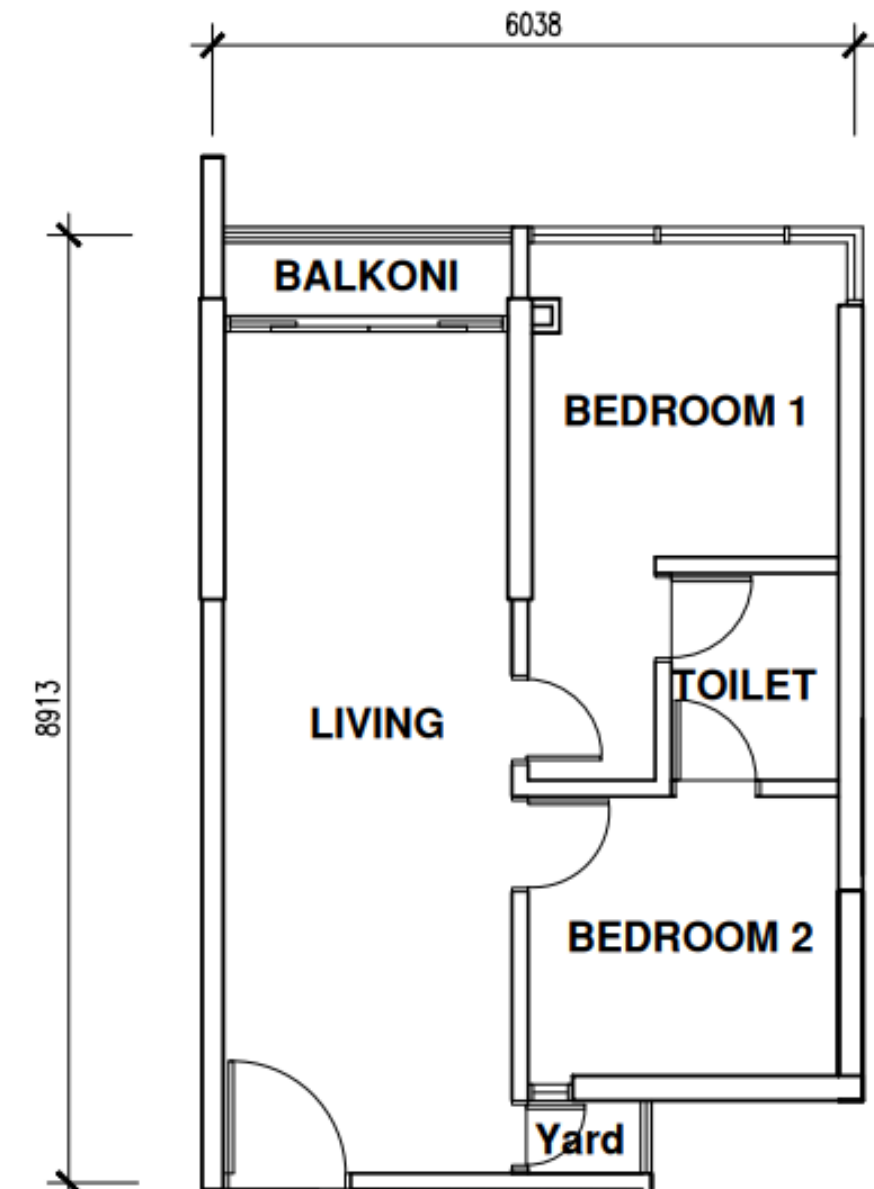
Cypress Tower *TYPICAL LAYOUT PLAN*



TYPE B1 (GF)
800 sqft



TYPE B1
560 sqft



PANEL END - FINANCER



End - Financer	PIC	Contact No.	Email Address



LOCATION MAP

SEE YOU THERE!



Developer

MAYLAND PROJECTS (JOHOR) SDN BHD

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