


|                           |   |                             |                           |   |
|---------------------------|---|-----------------------------|---------------------------|---|
| <b>Location :</b>         | Lot PTB 22056,Danga Bay, Jalan Skudai,80200 Johor Bahru,Malaysia  |                             |                           |  |
| <b>Type :</b>             | Serviced Apartment  |                             |                           |   |
| <b>Name :</b>             | Country Garden [Kings Bay]  |                             |                           |   |
| <b>Developer :</b>        | Country Garden Danga Bay Sdn.Bhd.(1021190-k)  |                             |                           |   |
| <b>Complete Years :</b>   | 2017(CCC)   |                             |                           |   |
| <b>Site Area :</b>        | Total 57.11 Acres   |                             |                           |   |
| <b>Tenure :</b>           | FreeHold  |                             |                           |   |
| <b>Total Units</b>        | 676 Units   |                             |                           |   |
| <b>Tower</b>              | TOWER 16 A / B / C  |                             |                           |   |
| <b>Components :</b>       | Tower A   | 45th floor (270 units )     |                           |   |
|                           | Tower B   | 33th floor (198 units )     |                           |   |
|                           | Tower C   | 26th floor (208 units )     |                           |   |
| <b>Carpark Level :</b>    | Tower A/B/C (Ground Floor to level 4)   |                             |                           |   |
| <b>Facilities Level :</b> | Level 5th   |                             |                           |   |
| <b>Units per Level :</b>  | <b>Tower A</b>  | 1st-4st Floor               | CarPark                   |   |
|                           |   | 5th Floor                   | Facilities                |   |
|                           |   | 6th - 45th Floor            | 6units                    |   |
|                           | <b>Tower B</b>  | 1st - 4th Floor             | CarPark                   |   |
|                           |   | 5th Floor                   | Facilities                |   |
|                           |   | 6th - 33th Floor            | 6units                    |   |
|                           | <b>Tower C</b>  | 1st-4st Floor               | CarPark                   |   |
|                           |   | 5th Floor                   | Facilities                |   |
|                           |   | 6th - 26th Floor            | 8 units                   |   |
| <b>Unit Details :</b>     | <b>NO</b>   | <b>Type</b>                 | <b>Composition</b>        | <b>Build-Up</b>   |
|                           | 1)  | J535 C2                     | 2 Bedroom + 2 Bathroom    | 875 sqft  |
|                           | 2)  | J533 E                      | 3 Bedroom + 3 Bathroom    | 1232 sqft   |
|                           | 3)  | J533 H                      | 3+1 Bedroom + 3+1Bathroom | 1474 sqft   |
| <b>Orientation :</b>      | Tower 16 A / B / C  | East / South / West / North |                           |   |
| <b>Total Lifts :</b>      | 3+1 Lifts   |                             |                           |   |
| <b>Carpark:</b>           | J535 C2   | 1 Carpark                   |                           |   |
|                           | J533 E  | 1 Carpark                   |                           |   |
|                           | J533 H  | 2 Carparks                  |                           |   |
| <b>Ceilling Heights :</b> | 3.1 Meter   |                             |                           |   |
| <b>Remarks :</b>          | <b>Foreigner CAN Buy</b>  |                             |                           |   |
| <b>Main. Fee :</b>        | RM 0.36 Per sqft ( include sinking fund )   |                             |                           |   |
| <b>Booking Fee :</b>      | RM 2000 (Cancel or Reject Refund RM1500)  |                             |                           |   |
| <b>Packages :</b>         | <b>Cash Buy Rebate</b><br><b>[2 Bedrooms / 3 + 1 Bedrooms] ORI Price -2%-25%-20%=SPA Price</b><br><b>[3 Bedrooms ] ORI Price -2%-2%-1%-30%-20% =SPA Price</b><br><b>Booking Within 7Day Signing,3 Months Full Payment 3% Offer SPA Price</b><br><b>Booking Within 15Day Signing,14days Full Payment 7% Offer SPA Price</b><br><b>Booking Within 7Day Signing, 14 Days Full Payment 10% Offer SPA Price</b><br><b>Free Legal Fees on SPA and LA</b><br><b>MOT &amp; MOT Disburstment Fee Shall Paid By Buyer ( when Signing After 3-6 Month )</b><br><b>State Levy [RM11500] Shall Paid By Buyer [Foreigner Buyer]</b> |                             |                           |   |
|                           | <b>Loan Buy Rebate</b><br><b>[2 Bedrooms / 3 + 1 Bedrooms] ORI Price -2%-25%-8%-10%=Net Price</b><br><b>[3 Bedrooms ] ORI Price -2%-2%-1%-30%-8%-10% =Net Price</b><br><b>Free Legal Fees on SPA and LA</b><br><b>Free Stamp Duty on Loan Agreement</b><br><b>Free MOT Stamp Duty</b><br><b>Valuation Fee Shall Paid By Buyer</b><br><b>MOT Disburstment Fee Shall Paid By Buyer</b><br><b>State Levy [RM11500] Shall Paid By Buyer [Foreigner Buyer]</b>   |                             |                           |   |
|                           | <b>Free Bathroom Mirror Cabinet and Shower Screen (All Bathrooms)</b><br><b>Free Kitchen Cabinet / Cooker Hood &amp; Hob</b><br><b>Free All Room Aircon &amp; Living Room Aircon</b><br><b>Free Wardrobe (Master Bedrooms)</b><br><b>Free ICEBOX &amp; Washing Machine</b>  |                             |                           |   |