



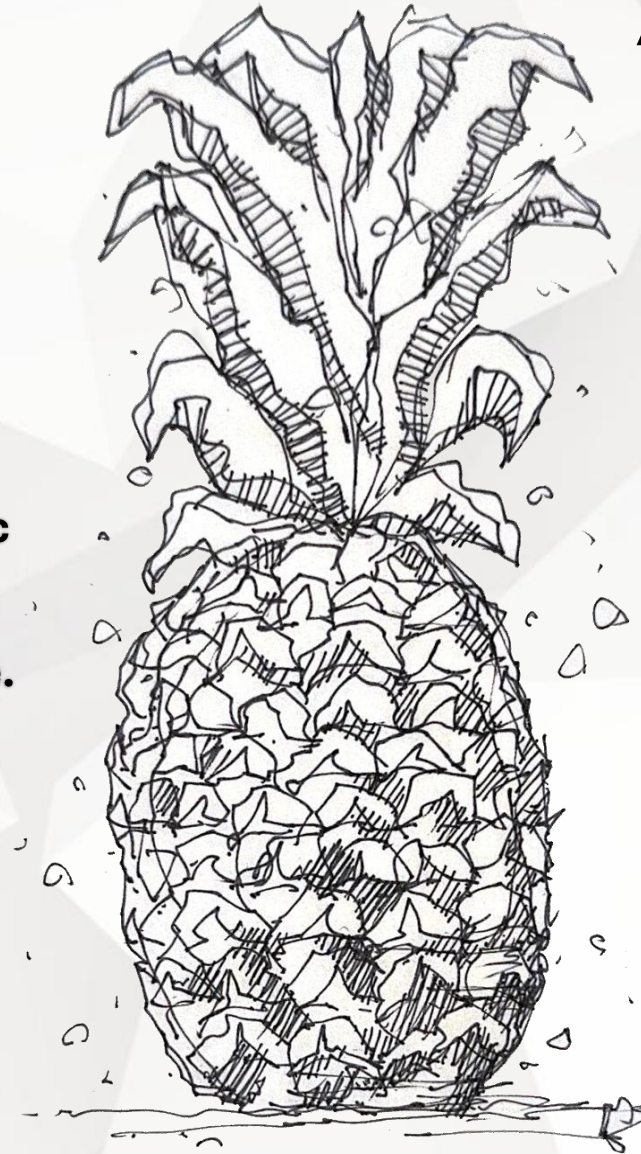
THE

# ADDRESS

JOHOR BAHRU

# Building & Design Concepts

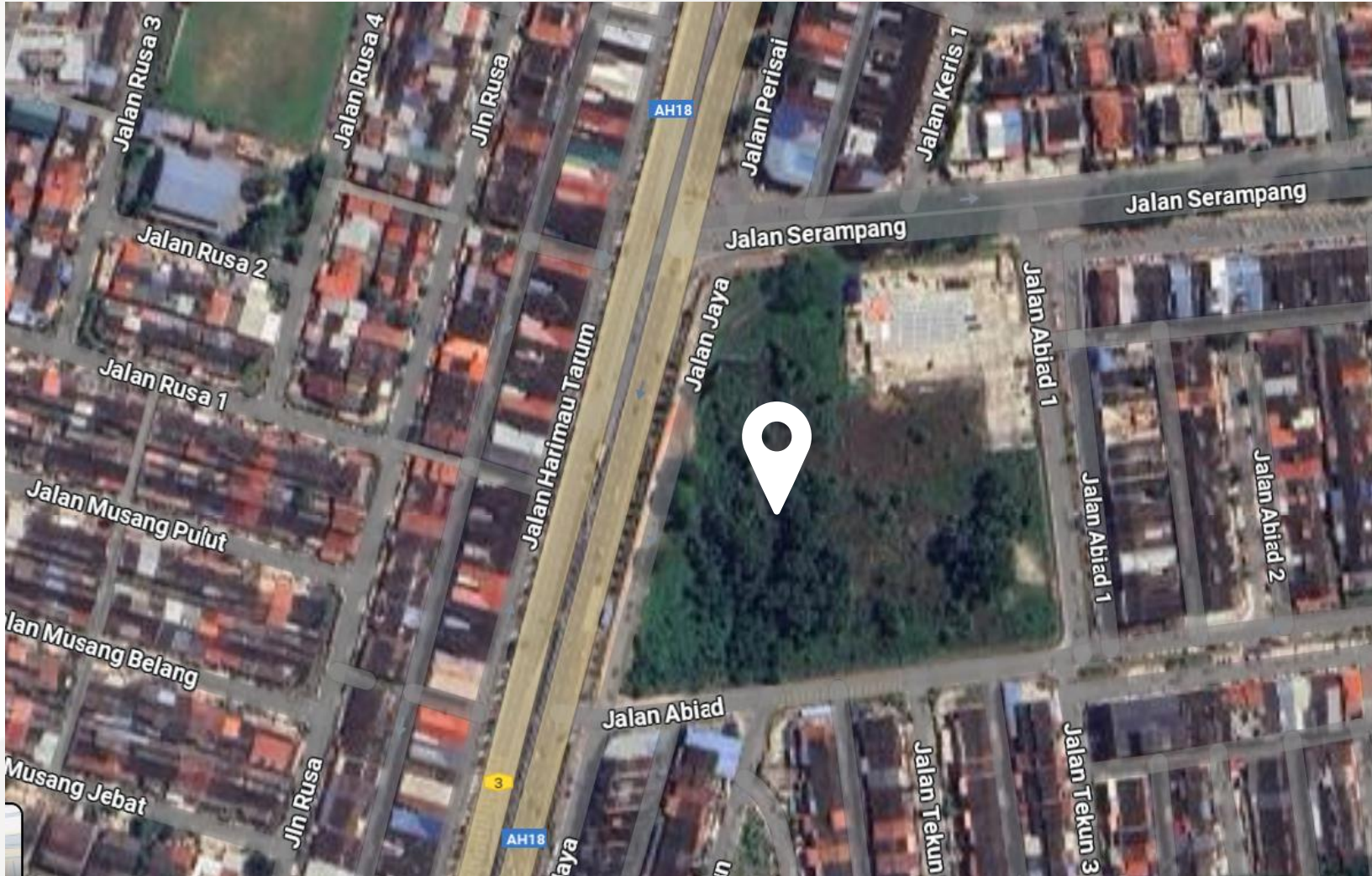
- **The design incorporates tropical elements, inspired by Johor's pineapple cultivation, using natural materials and ventilation.**
- **The façade features hexagonal patterns and tiered roofs to mimic pineapple leaves, promoting a warm and welcoming atmosphere.**





- Plentong, Johor Darul Ta'zim
- The project includes three towers:
  - Tower A (48 storeys, 858 units)
  - Tower B (48 storeys, 858 units)
  - Tower C (58 storeys, 1,027 units)
- Total units:
  - 2,743, with a mix of 1BR, 2BR, and 3BR apartments.
- The site is located at Lot 16996, Jalan Abiad, Mukim .

# The Land



**283,362.19 sq ft**

**26,325.12 sqm**

**6,505.8 acres**

**Plot Ratio : 1:7**

 **GPS Coordinates:  
1.4833, 103.7659**

# The Land



Strategically located along Jalan Abiad in the mature and vibrant Taman Pelangi area, this flat parcel of land offers excellent visibility and accessibility—ideal for residential or commercial use.

## **Highlights:**

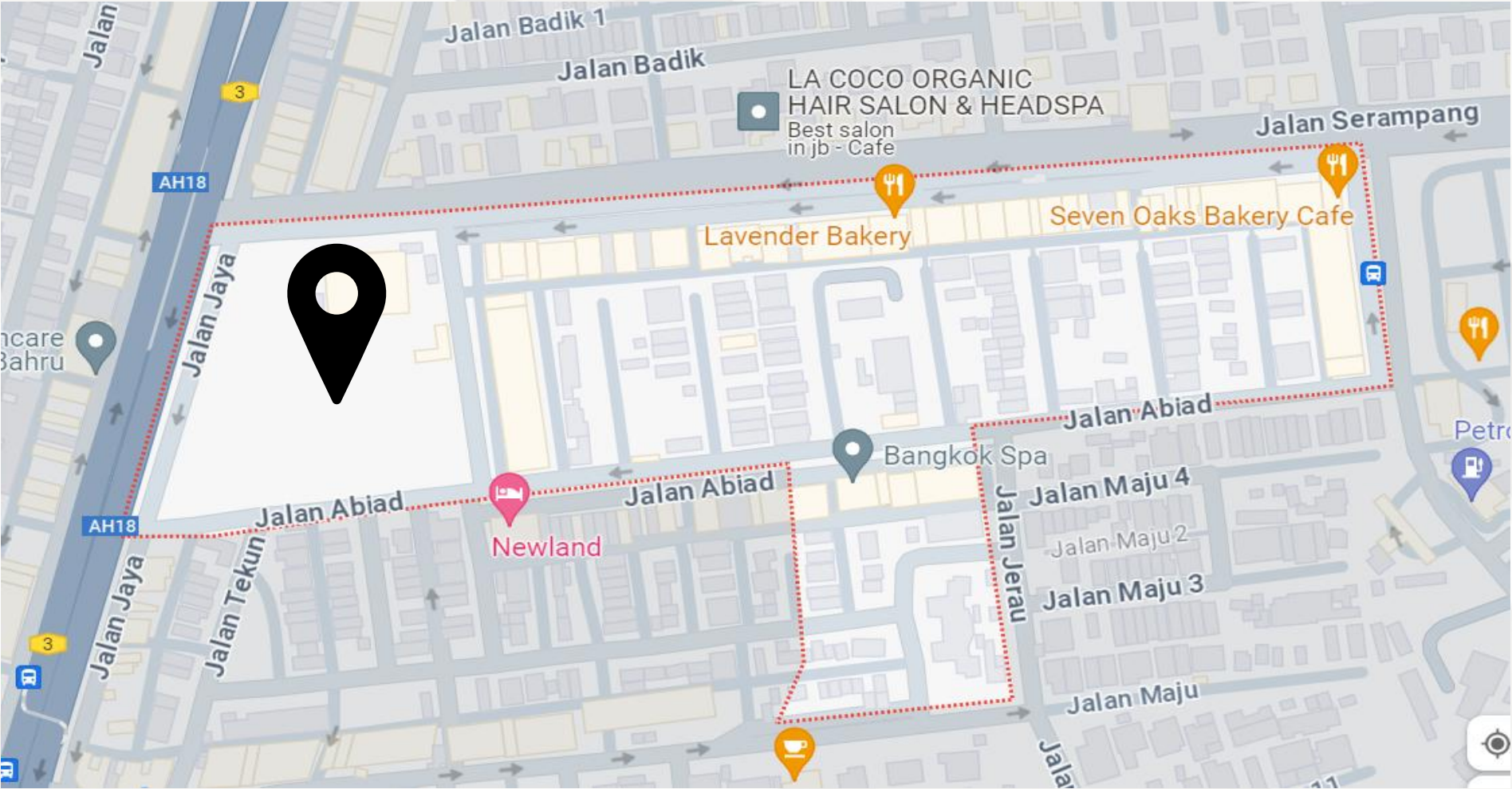
- Prime location near Jalan Serampang & Jalan Jaya
- Surrounded by amenities: malls, banks, schools, clinics, eateries
- Flat land, easy for development

Suitable for showrooms, cafes, offices, or luxury homes (subject to zoning)

## **Community:**

Taman Pelangi is a well-known township, popular with locals and expatriates for its convenience and accessibility within Johor Bahru

# Location Map



# Unique Selling Point



- 📍 **Strategic Location** in the heart of Johor Bahru
- 🌿 **GreenRE® Certified** – promoting sustainable and energy-efficient living
- 🚗 **Propose for Shuttle Service to the Johor Bahru–Singapore Rapid Transit System (RTS) Link**, a cross-border rail connecting Bukit Chagar (JB) to Woodlands North (Singapore)
- 🏢 **Approx 3–6 minutes by car to the Johor–Singapore CIQ (Customs, Immigration & Quarantine Complex)**

# Location & Accessibility



## Nearest Hospitals

- **KPJ Puteri Specialist Hospital** – Approx. 3.8 km away
- **Johor Specialist Hospital (JSH)** – Approx. 5.2 km away
- **Columbia Asia Hospital – Tebrau** – Approx. 9.5 km (about 15–18 minutes drive)



## Nearest Airport

- **Senai International Airport (JHB)** – Approx. 27 km from the site (Approx 25–30 minutes by car)



## Nearby Shopping Malls

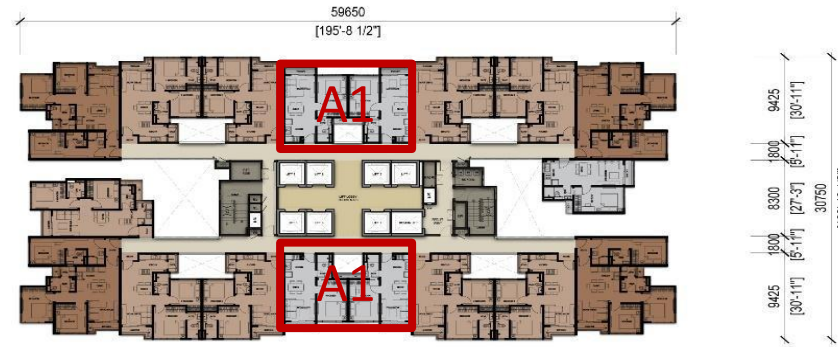
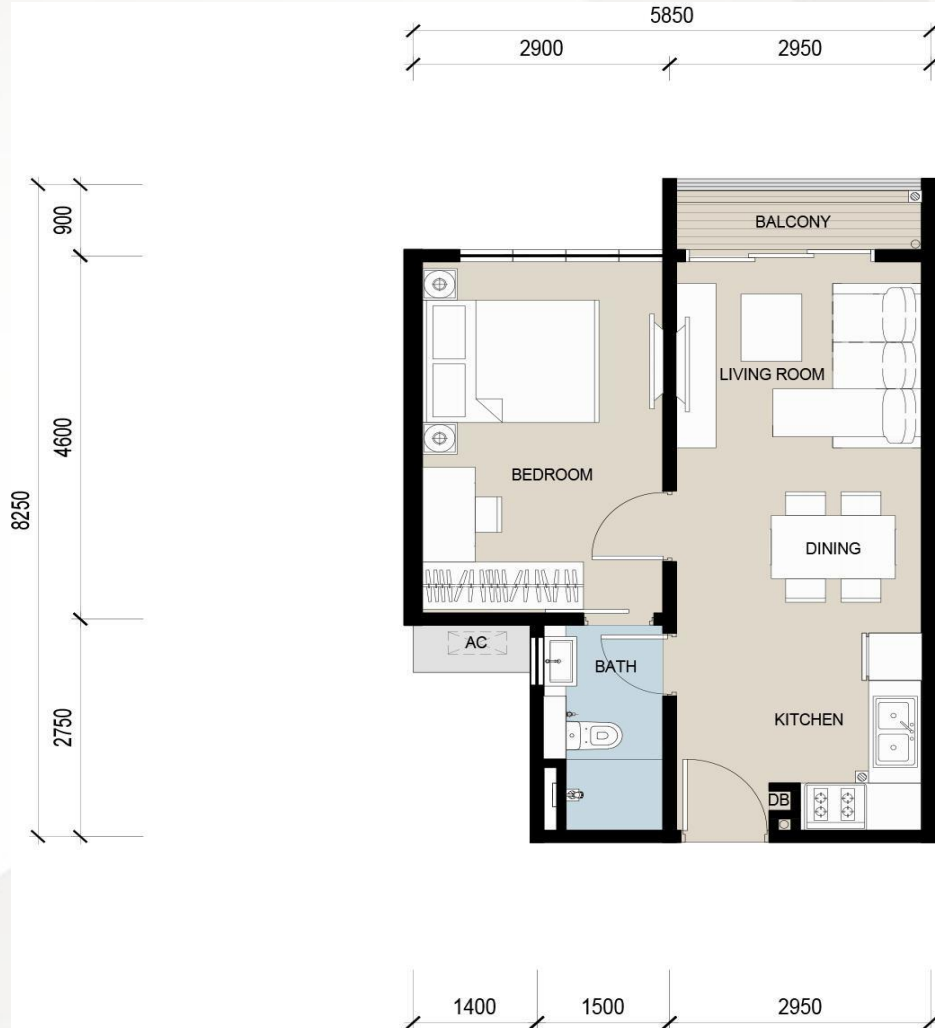
- **KSL City Mall** – Approx. 3.2 km (7 minutes drive )
- **Plaza Pelangi** – Approx. 3.5 km (5–6 minutes drive)
- **Holiday Plaza** – Approx. 3.7 km (8–9 minutes drive)
- **Mid Valley Southkey** – Approx 5.5 km (10–12 minutes drive)



## Public Transport & Access

- **Larkin Sentral (Main Bus Terminal JB)** –Approx. 5.6 km (10 –12 minutes)
- **Upcoming RTS Station – Bukit Chagar** – Approx. 6.5 km to the **north**  
*(Direct link to Singapore, expected to open in 2027 – great for daily commuters)*

# Residential Units & Layouts



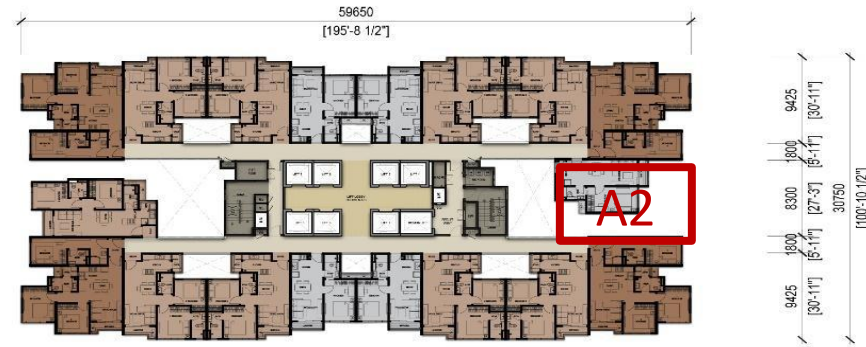
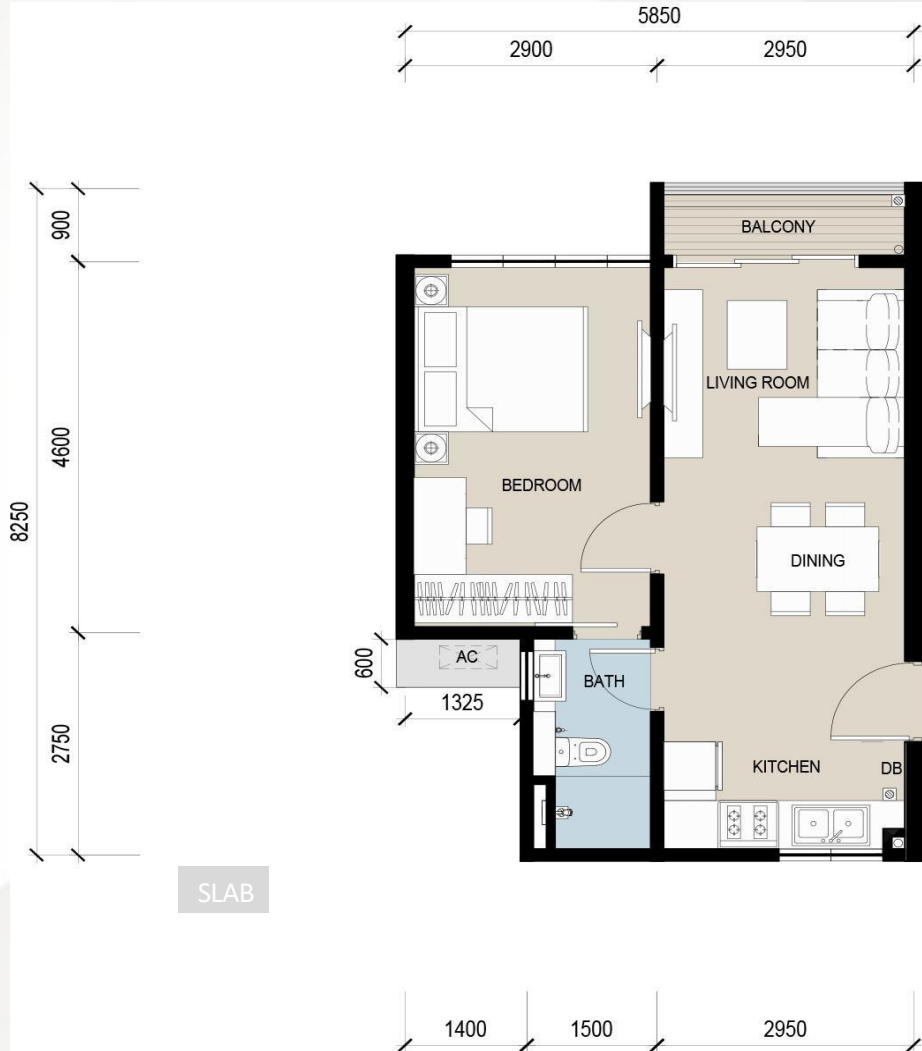
PREVIOUS:		CURRENT:	
NFA	11,652 sqft	NFA	11,652 sqft
CMA	3,144 sqft	CMA	3,269 sqft
TOTAL	14,795 sqft	TOTAL	14,921 sqft
EFFICIENCY: 79%		EFFICIENCY: 78%	

BLOCK A & B RESIDENT  
FLOOR PLAN  
scale 1:250 (A3)

## Type A1

-1 + 1 BEDROOM & 1 BATH  
-41.80sqm / 450sqft

# Residential Units & Layouts

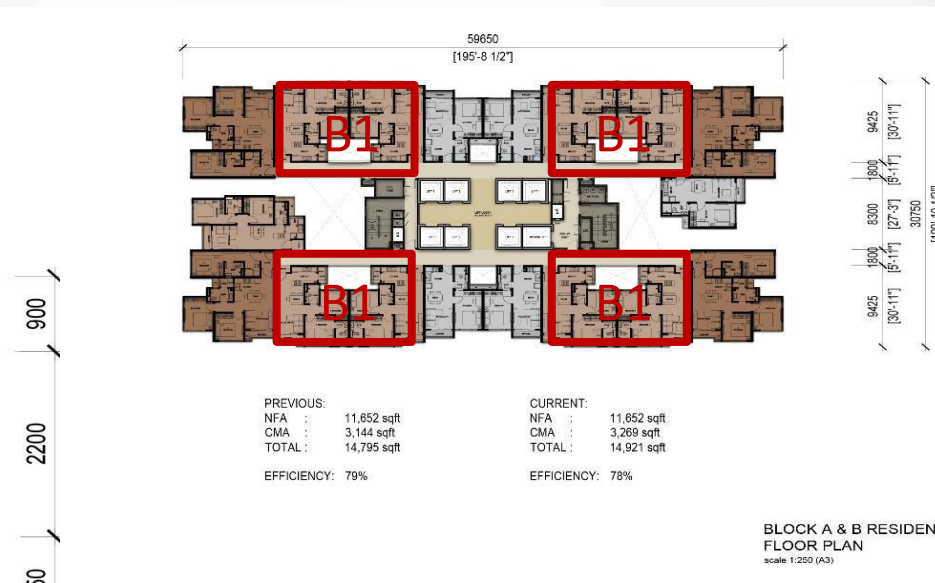


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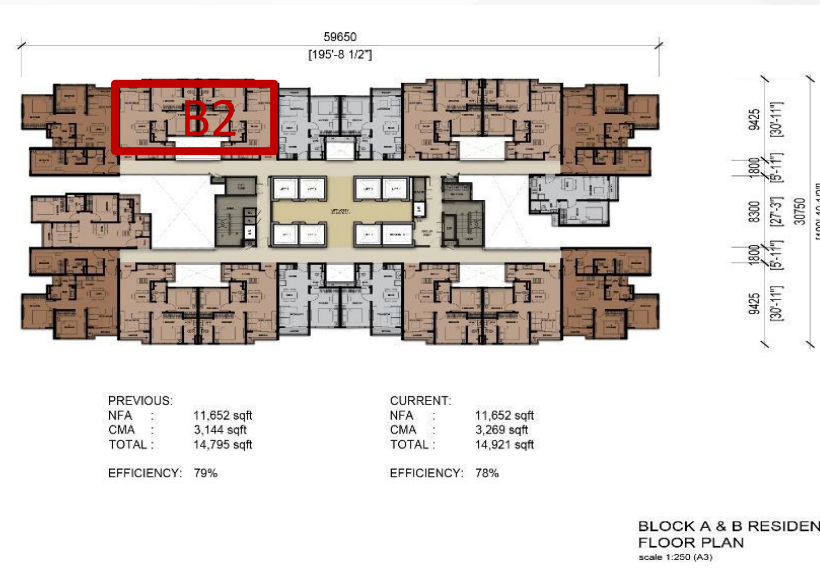
**Type A2**  
-1 + 1 BEDROOM & 1 BATH  
-41.80sqm / 450sqft

# Residential Units & Layouts



**Type B1**  
-2 BEDROOM & 2 BATH  
-61.34sqm / 660sqft

# Residential Units & Layouts

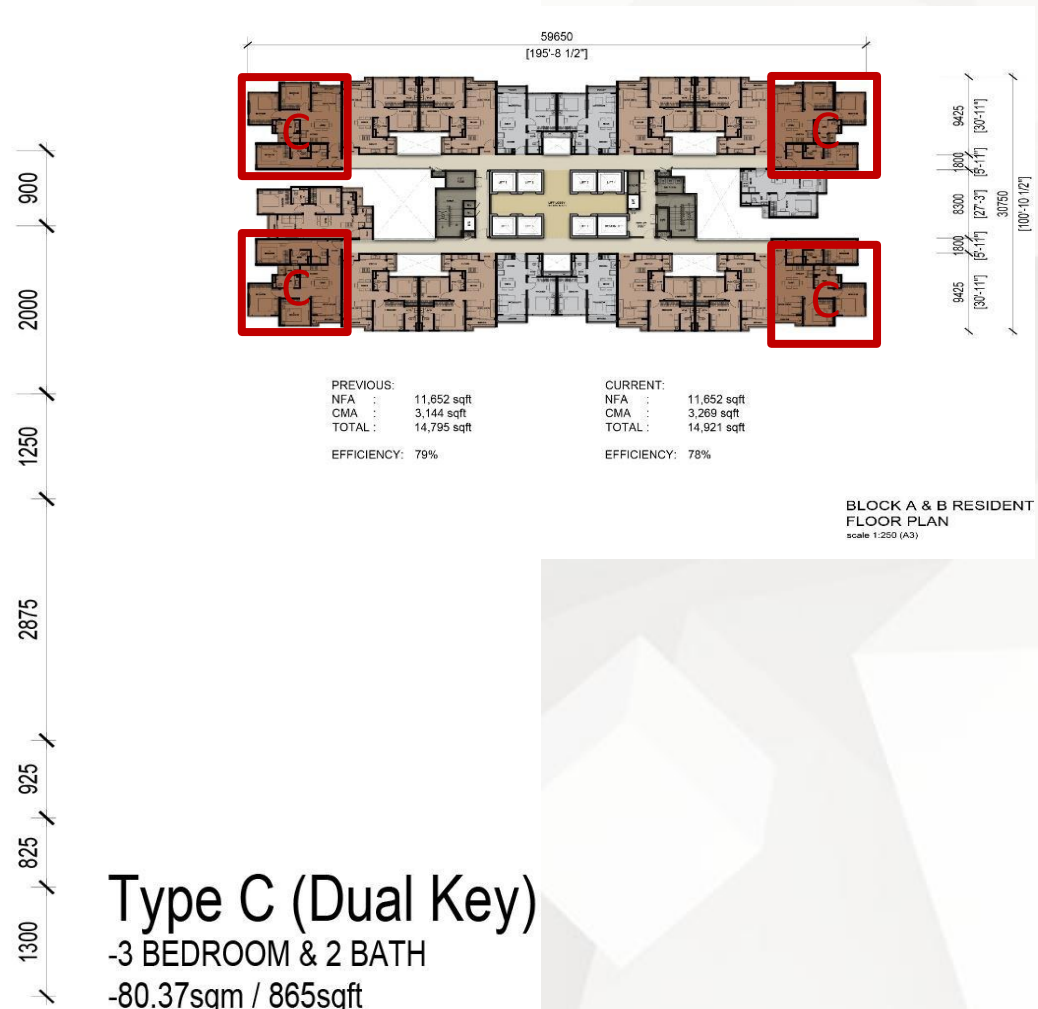
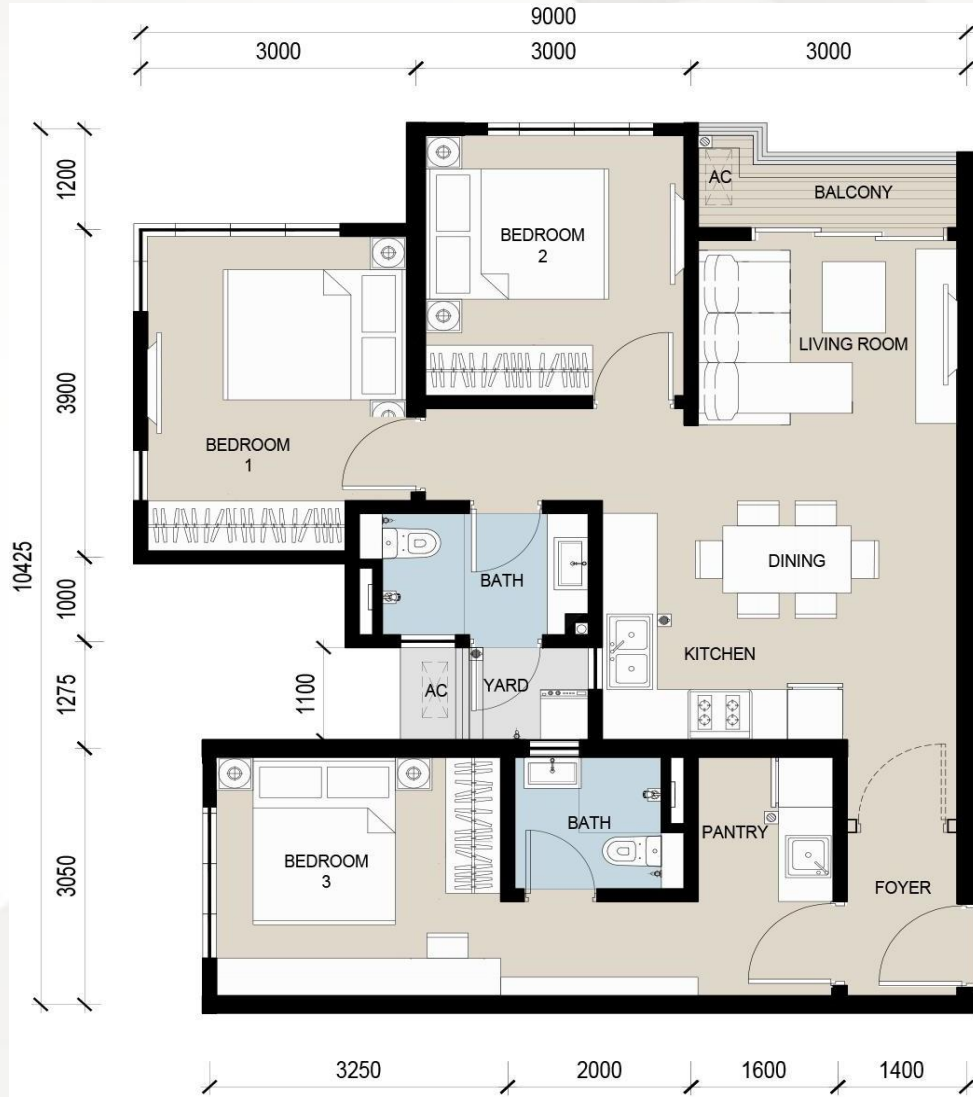


**Type B2**  
-2 BEDROOM & 2 BATH  
-61.31sqm / 660sqft

# Residential Units & Layouts



THE  
**ADDRESS**  
JOHOR BAHRU



**Type C (Dual Key)**  
-3 BEDROOM & 2 BATH  
-80.37sqm / 865sqft

# Computation & Tabulation

TOWER	A	B	C	Total
Units	858	858	1,027	2,743
No. of Storeys	48	48	58	158
Unit/Floor	18			18
Total Lifts	8	8	9	25
Build-up Size (Sqft)	450 - 865			

Type	Bedroom /Bathroom	Sqft	No. of Unit/Floor	Area/Floor	Carpark/Unit	Total Unit
A1	1BR/1B	450	4	1,800	1	608
A2	1BR/1B	450	1	450	1	154
B1	2BR/2B	660	8	5,280	1	1,214
B2	2BR/2B	660	1	660	1	152
C (Dual Key)	3BR/2B	865	4	3,460	2	614
Penthouse (Tower C)		5,906.91			2	1
<b>Total</b>						<b>2,743</b>

# Facilities & Features



## LEGEND

1. GYMNASIUM
2. OUTDOOR GYM
3. STUDIO
4. GAMES ROOM
5. OUTDOOR LOUNGE
6. SURAU
7. SAUNA & LOCKER
8. CHANGING ROOM
9. LAWN
10. WORKING & STUDY LOUNGE
11. OUTDOOR WORKING AREA
12. PUBLIC WASHROOM
13. LAUNDRY
14. RETAIL
15. OUTDOOR THEATER
16. LIFT LOBBY C
17. RESIDENCE LOUNGE
18. SOCIAL KITCHEN
19. OUTDOOR LOUNGE DECK
20. HALL FOYER
21. TERRACE
22. MULTIPURPOSE HALL
23. OUTDOOR PREPARATION AREA

## 11<sup>TH</sup> FLOOR PLAN (FACILITIES PODIUM)

SCALE: NTS

# GreenRE® Certification – The Address

Malaysia's Our development in **Taman Pelangi** adopts the **GreenRE® (Green Real Estate)** framework leading green building certification to promote sustainability, energy efficiency, and eco-friendly living.

## **GreenRE Features Implemented:**






- Energy-saving design
- Water-efficient fittings
- Natural ventilation & daylight
- Low VOC materials
- Eco-friendly construction waste management
- Green landscaping

[www.worldgbc.org](http://www.worldgbc.org)



# Unique Selling Points



-  **Strategic Location** – Situated in the heart of Johor Bahru, surrounded by key amenities
-  **Only 3KM to CIQ (Customs, Immigration & Quarantine)** – Quick access to Singapore
-  **Proposed ART Station Nearby** – Future connectivity with Johor’s Autonomous Rapid Transit (ART)
-  **Proposed Shuttle Bus to RTS Station** – Convenient access to the upcoming RTS Link to Singapore
-  **GreenRE® Certified Development** – Energy-efficient, sustainable, and eco-friendly living

# Facilities & Features





THE  
**ADDRESS**  
JOHOR BAHRU



THE  
**ADDRESS**  
JOHOR BAHRU



# Landscape Concepts





**VIEW TOWARDS DROF-OFF AREA (TOWER**

# End Financing



- ❖ Affin Bank
- ❖ Alliance Bank
- ❖ Bank of China (Malaysia) Berhad
- ❖ CIMB Bank
- ❖ Hong Leong Bank Berhad
- ❖ Public Bank
- ❖ HSBC
- ❖ RHB Bank Berhad
- ❖ United Overseas Bank (Malaysia) Bhd