

FREEHOLD

NEW PHASE

# ADISON

SERVICED APARTMENTS



W CITY

LARKINTON

JOHOR BAHRU

# A 68-acre Greenfront Lifestyle Centre in Johor Bahru City

柔佛新山全新的68英亩绿意盎然活力四射的综合发展项目



## EXPLORE 探索

Where your adventure kicks off. Dive in, chill out, and savour the epic lineup of experiences waiting just for you.

这里是您探索的起点。深潜其中，舒展情怀，史诗般的体验正等著您的到来。

## CONNECT 连结

Where your story unfolds. Get in the mix and link up with the peeps on the same wavelength.

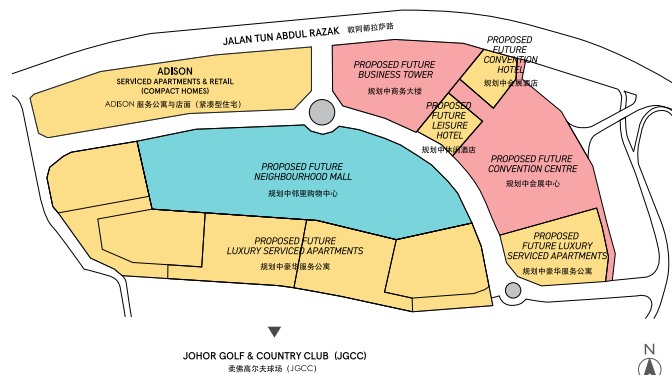
这里是故事的起点。融会贯通，与志同道合的夥伴共创未来。

## BELONG 归属

Where your vibe finds its tribe. Make every moment count in the epicentre of your daily adventures.

这里是您氛围的归属。就让您每日生活的每一分、每一秒发挥至极致。

1. Alluring magnetism: the neighbourhood mall draws you in to browse and explore. 无穷魅力：社区商场吸引着您进入浏览和探索。
2. High-tech flex: modern workspaces to suit different needs. 灵活且高科技：满足不同需求的现代化工作空间。
3. Relax and unwind: luxury residences facing the green serenity of the golf course. 放松身心：豪华住宅面向高尔夫球场的绿色宁静。





## HIGH ENERGY, COOL STYLE

高能量·酷潮活

Adison new phase is your ultimate hangout spot, where you get to live life on your own terms.

Positioned closest to exciting future developments like office spaces and a retail mall, it's the perfect base for a lively and connected lifestyle.

新一期的Adison 是您理想的休闲聚居地，在这里您可以按照自己的方式享受生活。坐落于未来充满活力的开发区域，临近办公空间和购物中心，是追求活力和便利生活方式的完美之选。

## DIVE RIGHT IN!

立刻行动！

This place is where all the action's at! Splash in the cool blue pool, hit the gym, fire up the BBQ, and play in the sun-drenched park—your ultimate combo for non-stop fun and epic vibes!

这里是活力四射的好去处！跳进清凉泳池，畅快健身，烧烤派对，尽情享受阳光明媚的公园——带给你无尽的欢乐和超棒的氛围！



# FACILITIES PODIUM

## 设施平面图



- |                 |       |                         |        |
|-----------------|-------|-------------------------|--------|
| 1. BBQ Pit      | 烧烤专区  | 8. Jacuzzi              | 按摩池    |
| 2. Plaza        | 广场    | 9. Pool Lounge          | 泳池休息区  |
| 3. Decking      | 平台    | 10. Swimming Pool       | 泳池     |
| 4. Playground   | 儿童游乐区 | 11. Sunken Amphitheatre | 露天剧场花园 |
| 5. Seating Area | 休闲座位区 | 12. Pavilion            | 凉亭     |
| 6. Leisure Area | 休闲区   | 13. Gym and Yoga Room   | 健身及瑜伽室 |
| 7. Wading Pool  | 儿童浅水池 | 14. Multipurpose Hall   | 多功能礼堂  |

# SPECIFICATIONS

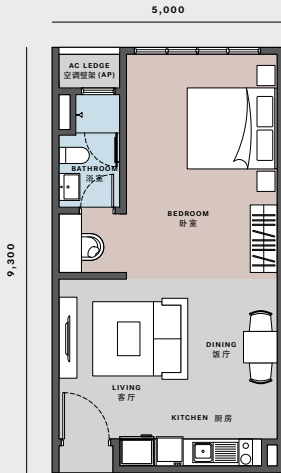
## 建筑规格

<b>STRUCTURE</b>	结构	Reinforced Concrete	钢筋混凝土
<b>WALL</b>	墙壁	Reinforced Concrete / Masonry	钢筋混凝土 / 水泥墙
<b>ROOF COVERING</b>	屋顶	Reinforced Concrete	钢筋混凝土
<b>CEILING</b>	天花板	Skim Coat / Plasterboard	抹灰 / 石膏板
<b>WINDOWS</b>	窗户	Aluminium Frame Glass Window	铝框玻璃窗
<b>IRONMONGERY</b>	锁具	Main Entrance 正门	Digital Lockset 电子锁
		Other Area 其它区域	Quality Lockset 高档锁
<b>DOORS</b>	门	Main Entrance 正门	Fire-Rated Door 防火门
		Balcony 阳台	Sliding Door (for Type A2/A2a, B2a/B2a/a & C2/C2a Only) 滑动门 (仅限户型A2/A2a, B2a/B2a/a及C2/C2a)
		Other Area 其它区域	Flush Door 平面门
<b>WALL FINISHES</b>	墙面	Bathroom 浴室	Tiles to ceiling height 瓷砖至天花板
		Kitchen 厨房	Tiles to 1.5m height / Plaster and Paint 瓷砖至1.5公尺高 / 石膏及漆
		Others 其它	Plaster and Paint 石膏及漆
<b>FLOOR FINISHES</b>	地面	Entrance Foyer / Living / Dining / Kitchen / Bathroom / Bedroom	Tiles 地砖
		玄关 / 客厅 / 饭厅 / 厨房 / 浴室 / 卧室	
		A/C Ledge / Others	Cement Render 洋灰地板
		空调壁架 / 其它	

Type 户型	A/Aa	A2/A2a	B1/B1a/ B2/B2b	B2a/ B2a/a	C/Ca/ C1/C1a	C2/C2a
<b>ELECTRICAL INSTALLATIONS 电气装置</b>						
Lighting Point 照明座	8	9	12	13	14	15
Fan Point 风扇座	2	2	4	4	4	4
Power Point 电源插座	10	10	13	13	14	14
Air Conditioning Point 空调座	2	2	3	3	3	3
SMATV Point 智能电视座	1	1	1	1	1	1
Fibre Wall Socket (FWS) 光纤电缆墙面座	1	1	1	1	1	1
Door-Bell Point 门铃座	1	1	1	1	1	1
Water Heater Point 热水器座	1	1	1	1	2	2
Distribution Board 配电箱	1	1	1	1	1	1
<b>SANITARY WARE &amp; FITTINGS 卫生装置</b>						
WC 马桶	1	1	1	1	2	2
Sink + Tap 洗涤槽 + 水龙头	1	1	1	1	1	1
Shower 花洒	1	1	1	1	2	2
Wash Basin + Tap 洗手盆 + 水龙头	1	1	1	1	2	2
Toilet Paper Holder 厕纸托架	1	1	1	1	2	2
Tap 水龙头	2	2	2	2	3	3
Hand-bidet 手持喷头	1	1	1	1	2	2

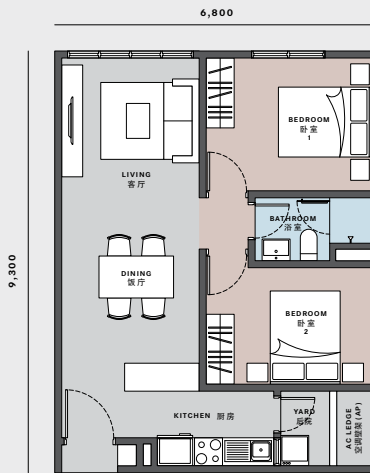
# FLOOR PLANS

## 平面图



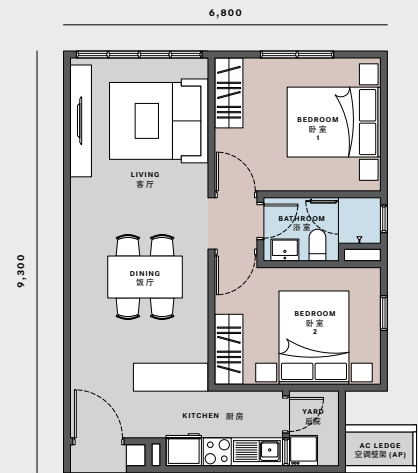
**A** Studio 套房 | 1 Bedroom 卧室 | 1 Bathroom 浴室  
**501** sq.ft. 平方尺

incl. AC ledge | 含空调壁架 : 1 sq.m. | 平方米  
 Main parcel area | 主面积 : 45 sq.m. | 平方米



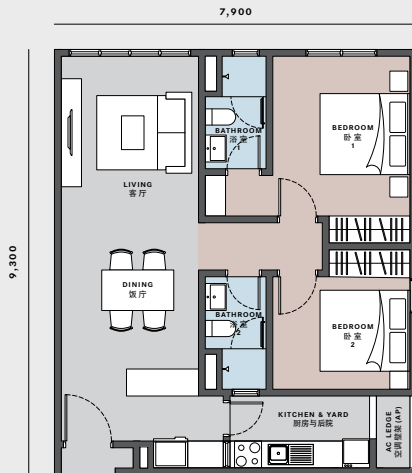
**B1** 2 Bedrooms 卧室 | 1 Bathroom 浴室 | Yard 后院  
**681** sq.ft. 平方尺

incl. AC ledge | 含空调壁架 : 2 sq.m. | 平方米  
 Main parcel area | 主面积 : 62 sq.m. | 平方米



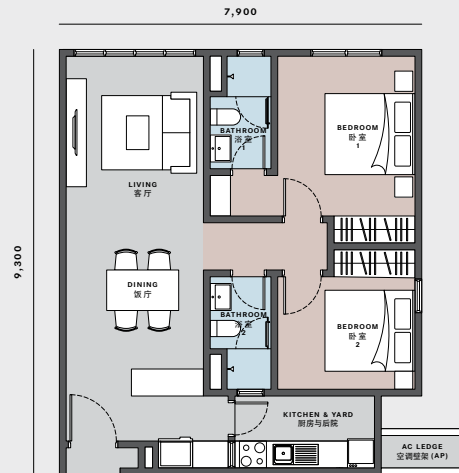
**B2** 2 Bedrooms 卧室 | 1 Bathroom 浴室 | Yard 后院  
**679** sq.ft. 平方尺

incl. AC ledge | 含空调壁架 : 1 sq.m. | 平方米  
 Main parcel area | 主面积 : 62 sq.m. | 平方米



**C** 2 Bedrooms 卧室 | 2 Bathrooms 浴室 | Yard 后院  
**791** sq.ft. 平方尺

incl. AC ledge | 含空调壁架 : 2 sq.m. | 平方米  
 Main parcel area | 主面积 : 72 sq.m. | 平方米



**C1** 2 Bedrooms 卧室 | 2 Bathrooms 浴室 | Yard 后院  
**793** sq.ft. 平方尺

incl. AC ledge | 含空调壁架 : 2 sq.m. | 平方米  
 Main parcel area | 主面积 : 72 sq.m. | 平方米

# SCORE BIG WITH OUR SPOT!

A strategic hub in the global game that offers convenience on steroids, W City Larkinton Johor Bahru is only 6km from the Singapore-Johor border (CIQ), the upcoming RTS station and close to the coolest transport hubs and landmarks in town.

# 黄金地段 捷足先登

这是柔佛唯一 一个可让您体验到终极城市生活方式的地方，拥有所有现代化便利设施，并且可以欣赏到让人叹为观止高球景观。作为区域房地产界的战略中心，W City Larkinton提供超乎寻常的便利，距离新加坡-柔佛边境（CIQ）仅6公里，临近即将开通的新柔轻轨站（RTS），以及城市中最重要交通枢纽和地标。



## SHOPPING MALLS & COMMERCIAL 购物商场与商务中心

4.3KM	Angsana Mall
4.9KM	Beletime Danga Bay
5.2KM	Komtar JBCC
5.3KM	Johor Bahru City Square
6.9KM	Paradigm Mall
8.8KM	Sutera Mall
9.1KM	R & F Mall
9.8KM	KSL City Mall
11.1KM	AEON Bukit Indah
12.8KM	AEON Tebrau City
13.4KM	IKEA / Toppen Shopping Centre
14.4 KM	The Mall, Mid Valley Southkey

## EDUCATIONAL INSTITUTIONS 教育机构

7.3KM	Institut Kemahiran MARA (IKM)
9.0KM	Sri Utama School
14.2KM	Marlborough College Malaysia
14.3KM	Raffles American School

## RECREATION 休闲

500M	Johor Golf & Country Club
3.7KM	Bukit Serene Palace
14.6KM	Legoland Malaysia
17.3KM	Puteri Harbour
17.7KM	Ponderosa Golf & Country Club
19.7KM	Daiman 18 Golf Club

## MEDICAL CENTRES 医药中心

1.6KM	KPJ Puteri Specialist Hospital
3.2KM	KPJ Johor Specialist Hospital
5.5KM	Maria Hospital
5.6KM	Sultanah Aminah Hospital
6.2KM	Columbia Asia Hospital - Tebrau
6.5KM	Kempas Medical Centre
12.1KM	Sultan Ismail Hospital
12.5KM	Columbia Asia Hospital - Iskandar Puteri
15.4KM	Gleneagles Medini Hospital

Another Prestigious Development by:



**WCT Green Sdn Bhd** (929961-P)  
(A member of WCT Holdings Berhad)

**WCT Property Gallery |**  
**W City Larkinton JB**  
LOT PTB 24466, Jalan Tun Abdul Razak,  
80000 Johor Bahru, Johor.  
Email: wctsales@wct.my



PropertyGuru  
Asia Property Awards  
2024  
Best High End High-Rise  
Development (Southern)



**+6013-727 9988**  
wcitylarkinton.com

WCT Property Gallery | W City Larkinton



Developer: WCT Green Sdn Bhd 20110001824 (929961-P) • Developer's License No.: 30376/02-2028/0053(A) • Validity: 17/02/2023 – 16/02/2028 • Advertising & Sales Permit No.: (Phase 3) 30376-3/01-2028/0006(N)-S, Validity: 02/01/2025 – 01/01/2028; (Phase 4) 30376-2/12-2027/1128(A)-S, Validity: 10/12/2024 – 09/12/2027; (Phase 5) 30376-4/01-2028/0060(N)-S, Validity: 22/01/2025 – 21/01/2028; (Phase 6) 30376-5/01-2028/0059(N)-S, Validity: 22/01/2025 – 21/01/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MB/JU/2021/14/BGN/134/KOM (69) • Land Tenure: Freehold • Expected Completion Date: December 2028 • Land Encumbrances: NIL • Type of Property: Serviced Apartments • Development Name: Adison (Phase 3, 4, 5 and 6) • Car Park Bays: (Phase 3, 4, 5 and 6) 1 Unit: 1-2 bays • Total No. of Units: (Phase 3) 224 Units; (Phase 4) 238 Units; (Phase 5) 224 Units; (Phase 6) 210 Units • Selling Price: (Phase 3): Min. RM 462,000.00 – Max. RM 798,000.00; (Phase 4) Min. RM 449,000.00 – Max. RM 778,000.00; (Phase 5) Min. RM 483,000.00 – Max. RM 823,000.00; (Phase 6) Min. RM 469,000.00 – Max. RM 818,000.00 • 15% Bumiputera Discount. Sekatan-sekatan Kepentingan: 1. Tanah yang dikuriamkan ini tidak boleh dijual, dicagar, digada, dipajak atau dipindahkan dengan apa cara sekalipun termasuk dengan cara menggunakan surat perjanjian yang bertujuan untuk melepaskan/menjual tanah ini tanpa kebenaran Pihak Berkuasa Negeri; 2. Tuanpunya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan; 3. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada Seorang Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak, atau dipindahkan daripada apa cara sekalipun kepada Orang Bukan Bumiputera/ Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri; 4. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahkan dengan apa cara sekalipun kepada Bukan Warganegara/ Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri; 5. Syarat ini adalah terpakai dan berkuatkuasa ke atas skim strata yang berdampingan iaitu PTB24788 dan PTB 24790.

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