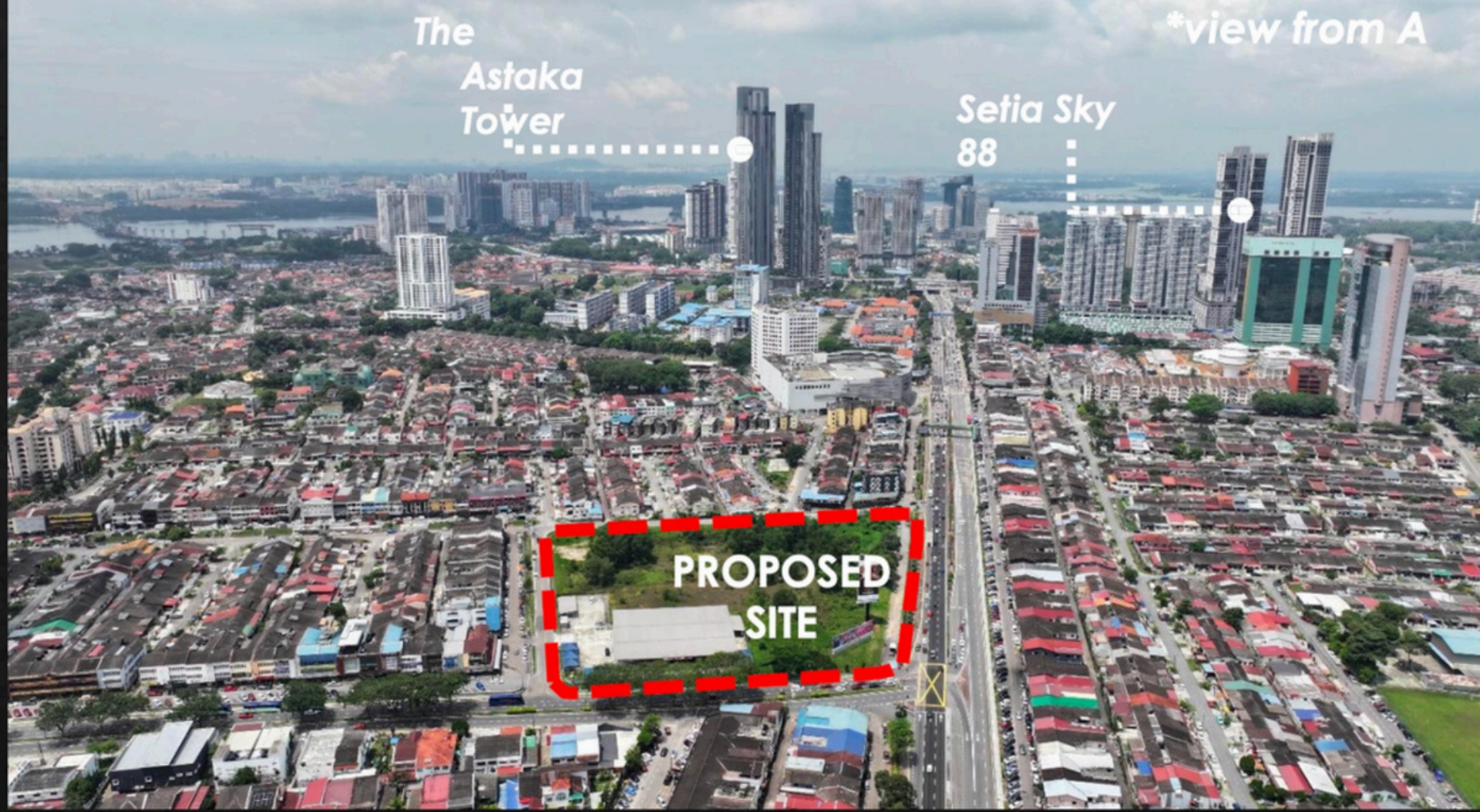


Pelangi Residence

JOHOR BAHRU



Site Analysis



Basic Project Info

Item	Info
Total Unit	Tower A (48 Storey, 858 units) Tower B (48 Storey, 858 units) Tower C (58 Storey, 1,027 units) Total = 2,743 units
Year of Completion	2029
Land Size	6.51 acres
Tenure	Freehold

Basic Project Info

Item	Info
Property Title	Service Apartment Commercial Title
Room Type	1 Bedroom 1 Bathroom - 450 sqft (Type A1, A2) 2 Bedroom 2 Bathroom - 660 sqft (Type B1, B2) 3 Bedroom 2 Bathroom - 865 sqft (Type C)
Unit Per Floor	18 units per floor + 8 Lifts

TYPICAL LAYOUT FOR TOWER A & B

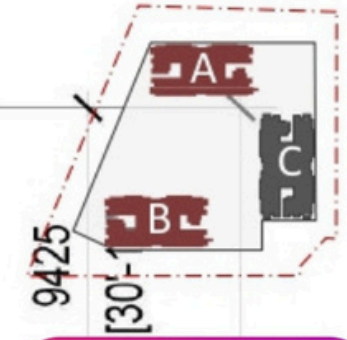
SERVICE APARTMENT AT JALAN SER...

Taman Sentosa



NW 西北

KSL Mall



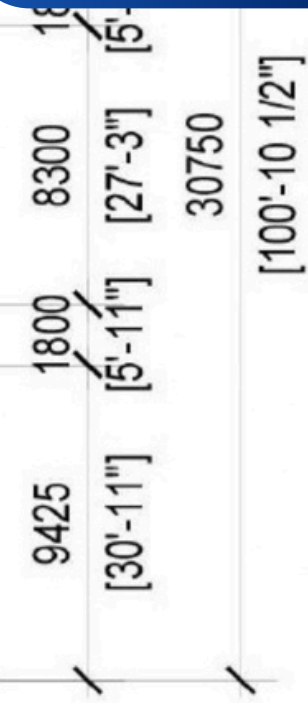
Q House

Pelangi Plaza

SW 西南



NE 东北



SE 东南

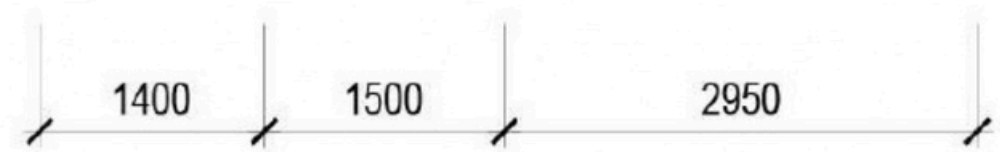
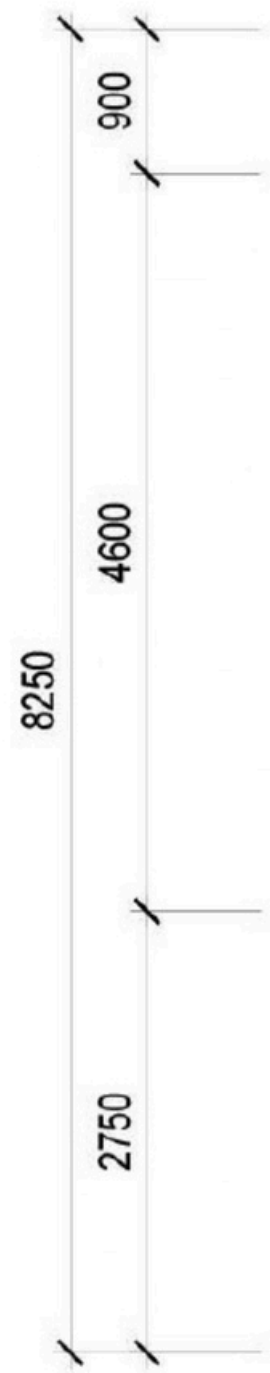
UNIT MIX FOR TOWER A & B

RESIDENTIAL UNIT	AREA PER UNIT	NO OF UNIT PER FLOOR	AREA PER FLOOR (SQFT)
TYPE A1 - 1BR	450	4	1,800
TYPE A2- 1BR	450	1	450
TYPE B1 - 2BR	660	8	5,280
TYPE B2 - 2BR	660	1	660
TYPE C (DK) - 3BR	865	4	3,460
CIRCULATION	3,380	-	3,380
TOTAL		18	15,030
EFFICIENCY (%)			77.51%

TYPICAL LAYOUT FOR TOWER A & B

SCALE: NTS

UNIT LAYOUT



Type A1
-1 BEDROOM & 1 BATH
-41.80sqm / 450sqft

UNIT LAYOUT



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

UNIT LAYOUT



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

UNIT LAYOUT



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

UNIT LAYOUT



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

FACILITIES FLOOR PLAN



- LEGEND**
- 1. LIFT LOBBY
 - 2. SWIMMING POOL (25X50M)
 - 3. MULTIPURPOSE HALL
 - 4. GYM
 - 5. SAUNAS
 - 6. STUDIO
 - 7. GAMES ROOM
 - 8. CAFE & LOUNGE
 - 9. CO-WORKING SPACE
 - 10. TROPICAL LANDSCAPE
 - 11. PLAYGROUND
 - 12. BBQ AREA
 - 13. RETAIL
 - 14. PARTY ROOM/PREPARATION
 - 15. SURAU
 - 16. OUTDOOR DECK
 - 17. PICKELBALL COURT

11TH FLOOR PLAN (FACILITIES PODIUM)
SCALE: NTS

PARKING DETAILS

CARPARK PROVIDED CALCULATION				
FLOOR	NORMAL CP	TANDEM CP	HANDICAP CP	TOTAL
10th Floor	321	23		344
9th Floor	333	32		365
8th Floor	334	27		361
7th Floor	334	28		362
6th Floor	334	27		361
5th Floor	334	28		362
4th Floor	334	27		361
3rd Floor	334	28		362
2nd Floor	333	28		361
1st Floor	108	2	18	128
Mazzenine	70		23	93
Upper Grd Flr.	75		22	97
Lower Grd Flr.	242		3	245
TOTAL	3,486	250	66	3,802

Estimated Price

Type	Estimated Price	Estimated Price PSF
Type A1 / A2 450 sq ft	RM 392,000	RM 871
Type B1 / B2 660 sq ft	RM 568,000	RM 860
Type C 865 sq ft	RM 736,000	RM 850

Commission

Unit	Commission %
0 - 150	1.5%
151 - 399	1.7%
400 and Above	2%

SPA Signed = 1%
Stage 2(a) = Remaining Comm



SP SAM PROPERTY
SDN BHD

Thank You

