


<b>Location :</b>	PTD 60251 (PTD Baru PTD 227234), Mukim Pulai, Daerah Johor Bahru, Johor.				
<b>Type :</b>	Serviced Apartment				
<b>Name :</b>	MBW Boulevard (Senna Residence , Tiara Cemerlang 1)				
<b>Developer :</b>	City Centre Transformation (JB) Sdn Bhd (1093039-V)				
<b>Complete Years :</b>	36 Months (2027 Q4)				
<b>Site Area :</b>	7.37 Acres				
<b>Tenure :</b>	Leasehold				
<b>Total Units</b>	945 Units				
<b>Tower</b>	TOWER A / TOWER B / TOWER C				
<b>Components :</b>	Tower A	24th floor (326 units )			
	Tower B	24th floor (319 units )			
	Tower C	23th floor (300 units )			
<b>Carpark Level :</b>	Tower A (Ground Floor to level 6), Tower B & C (Ground Floor to level 7)				
<b>Facilities Level :</b>	Level 6th				
<b>Units per Level :</b>	<b>Tower A</b>	Ground Floor		5 units	
		1st Floor		7 units	
		2nd - 5th Floor		8 units	
		6th Floor		11 units	
		7th - 17th & 19th - 23rd Floor		16 units	
		18th Floor		15 units	
	<b>Tower B</b>	Ground Floor		6 units	
		1st Floor		7 units	
		2nd - 6th Floor		8 units	
		7th Floor		11 units	
		8th - 17th & 19th - 23rd Floor		16 units	
	<b>Tower C</b>	Ground Floor		6 units	
		1st Floor		7 units	
		2nd - 7th Floor		8 units	
		8th - 17th & 19th - 22rd Floor		16 units	
		18th Floor		15 units	
<b>Unit Details :</b>	<b>NO</b>	<b>Type</b>	<b>Composition</b>	<b>Build-Up</b>	<b>No.of Unit</b>
	1)	TYPE A	2 Bedroom + 2 Bathroom	704 sqft	327
	2)	TYPE B	3 Bedroom + 2 Bathroom	838 sqft	254
	3)	TYPE C	3 Bedroom + 2 Bathroom	948 sqft	364
<b>Orientation :</b>	Tower A / B / C	NE/SW			
<b>Total Lifts :</b>	3+1 Lifts				
<b>Carpark:</b>	TYPE A	1 Carpark			
	TYPE B	2 Carparks for Tower A (level 9 & above) & Tower B (level 8 & above), Other 1 Carpark Only			
	TYPE C	2 Carparks			
<b>Ceilling Heights :</b>	3 Meter				
<b>Remarks :</b>	<b>Foreigner CAN NOT buy at the moment</b>				
<b>Main. Fee :</b>	RM 0.35 ~ RM0.40 / sqft ( include sinking fund ) <b>ESTIMATE</b>				
<b>Booking Fee :</b>	RM 1000 (Fully Refund)				
<b>Packages :</b>	<b>SPA REBATE - Early Bird -10% (200 UNIT), Standard -8%</b>				
	<b>Free Legal Fees on SPA and LA</b>				
	<b>Free Stamp Duty on Loan Agreement</b>				
	<b>MOT shall paid by buyer ( when CCC after 2 years )</b>				
	<b>Free 1 Unit Aircon (1 HP, Redeemable Voucher)</b>				
	<b>Free Built-In Wardrobe (All Bedrooms)</b>				
	<b>Free Bathroom Mirror Cabinet (All Bathrooms)</b>				
	<b>Free Kitchen Cabinet / Cooker Hood &amp; Hob / Digital Lock</b>				
	<b>Free Furnishing Package Worth RM 1000</b>				
	<b>Free Renovation Package Worth RM 1000</b>				
	<b>Free Electrical Product Package Worth RM 1000</b>				
	<b>Cash Buyer Rebate :</b>	<b>EARLY BIRD (200 UNITS)</b>		<b>NORMAL</b>	
		<b>Section 2(a)</b>	4%	3%	
		<b>Section 2(b)</b>	3%	3%	
		<b>Section 2(c)</b>	3%	2%	