



# PERMAS HEIGHTS

Ⓐ WATERFRONT

**MB** | PERMAS JAYA  
**W**

**Developer :**  
**Blooming Properties Sdn. Bhd.**

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## PROJECT BRIEF

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# PROJECT DATA

Project Name	Permas Heights @ Waterfront					
Developer	Blooming Properties Sdn. Bhd. (202401021031 (1566880-P))					
Location	PTD 229077 & PTD 229080, Mukim Plentong, Daerah Johor Bahru, Johor darul Ta'zim					
Type of Development	<ul style="list-style-type: none"> <li>4 blocks of 26-level serviced apartment, Block A - 500 units, Block B - 500 units, Block C - 450 units, Block D - 500 units</li> <li>1 level of recreational facilities</li> <li>8 levels of car park</li> <li>1 Unit of guardhouse</li> </ul>					
Land Area	11.01 acres					
Land Tenure	Freehold					
Unit Details	Tower	Type	Bedrooms	Bathrooms	Built-up Area (sqft)	Total Unit
	A	A	2	2	650	150
		B	3	2	801	150
		C	3	3	948	200
	B	A	2	2	650	150
		B	3	2	801	150
		C	3	3	948	200
	C	A	2	2	650	150
		B	3	2	801	150
		C	3	3	948	150
	D	A	2	2	650	150
		B	3	2	801	150
		C	3	3	948	200
	<b>Total</b>					<b>1950</b>

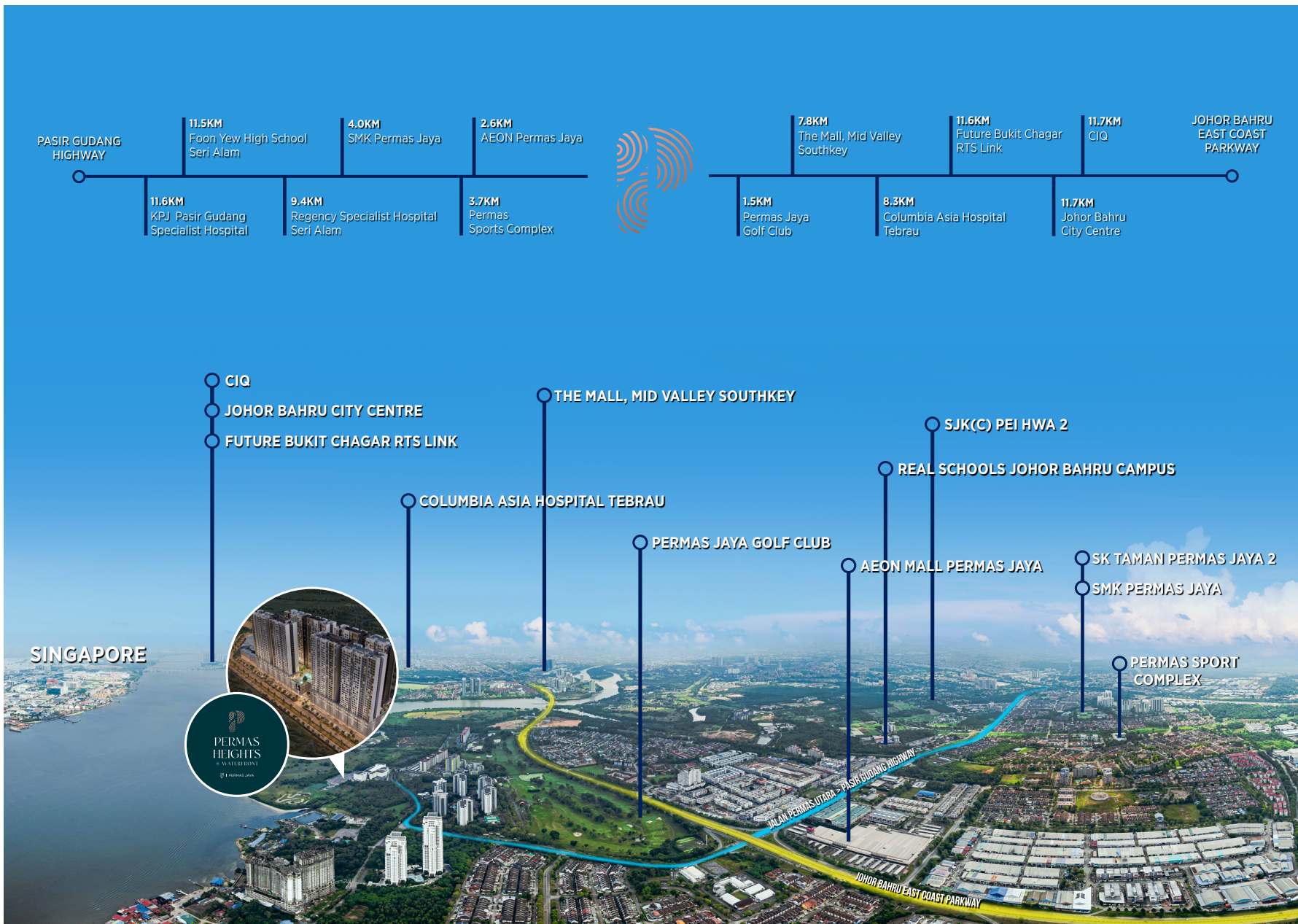
Key Project Features	<ul style="list-style-type: none"> <li>• <b>Connectivity:</b> Strategically located with easy access to CIQ Complex and JB Sentral.</li> <li>• <b>Convenience:</b> Easy access to shopping malls, hospitals and schools.</li> <li>• <b>Wide Array of Facilities:</b> Catered to all age groups</li> </ul>
Facilities	<ol style="list-style-type: none"> <li>1. Swimming Pool</li> <li>2. Kids Pool</li> <li>3. Playground</li> <li>4. Games Room</li> <li>5. Management Office</li> <li>6. Prayer Room</li> <li>7. Child Care</li> <li>8. Kid's Jungle</li> <li>9. Yoga Room</li> <li>10. GYM Room</li> <li>11. Multipurpose Hall</li> <li>12. Reading Room</li> </ol>



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# LOCATION



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# NEARBY AMENITIES

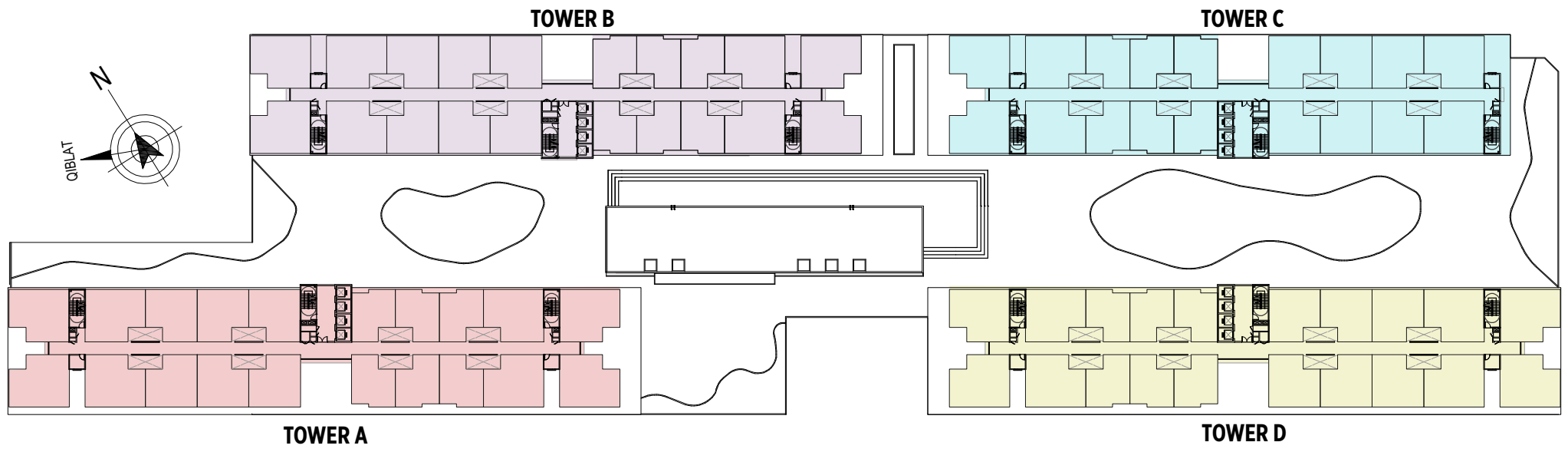
SHOPPING		KM
1	AEON Permas Jaya	2.6
2	Giant (Plentong)	6.5
3	Lotus's (Plentong)	6.7
4	The Mall, Mid Valley Southkey	7.8
5	Mydin (Taman Rinting)	8.5
6	Lotus's (Seri Alam)	8.9
7	Today's Market	9.3
8	NSK Trade City Pandan	10.9
9	AEON (Taman Desa Tebrau)	12
10	IKEA (Taman Desa Tebrau)	12.7
11	TOPPEN (Taman Desa Tebrau)	13.1

RECREATION		KM
1	Permas Jaya Golf Club	1.5
2	Permas Sports Complex	3.7
3	Tiara Sports World	6.4
4	Seri Alam Bike Park	9.3
5	Ponderosa Golf & Country Resort	11.5
6	Bukit Layang-layang	12.7

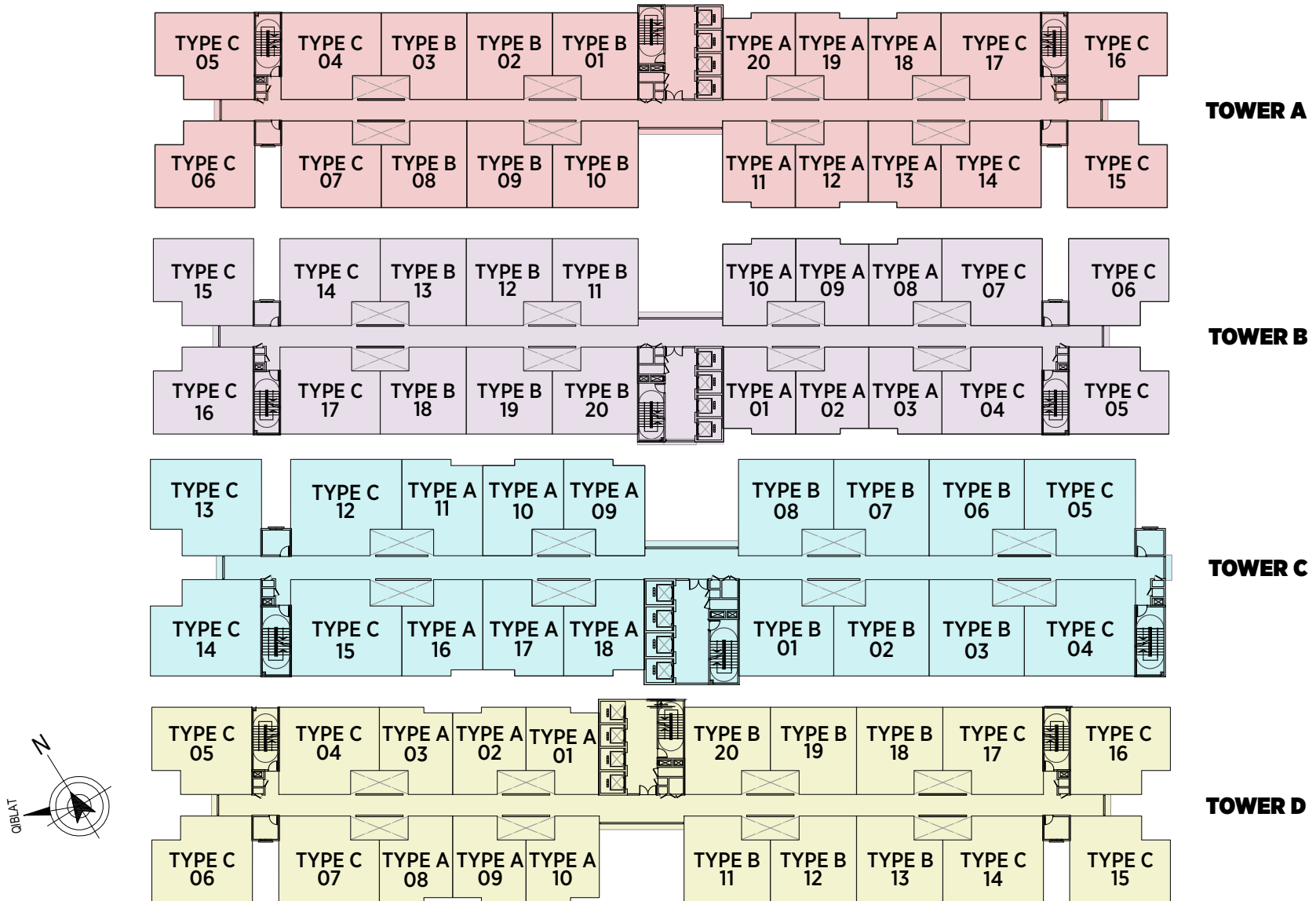
EDUCATION		KM
1	REAL Private and International Schools, JB Campus	3.7
2	SMK Permas Jaya	4.0
3	SJK(C) Pei Hwa 2	5.7
4	Paragon Private & International Schools	6.5
3	The Japanese School of Johor	10
4	UiTM Pasir Gudang	11.1
5	Invictus International School	11.3
6	Foon Yew High School Seri Alam	11.5
7	Austin Heights Private & International Schools	13.2
8	Sunway College, Johor Bahru	14
9	Universiti KL MITEC	14.4

HEALTHCARE		KM
1	Columbia Asia Hospital Tebrau	8.3
2	Regency Specialist Hospital	9.4
3	KPJ Pasir Gudang Specialist Hospital	11.6
4	Sultan Ismail Hospital	12.7
5	Penawar Hospital Pasir Gudang	13.5

# SITE PLAN

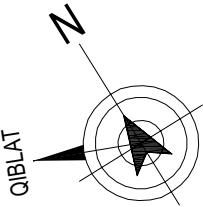
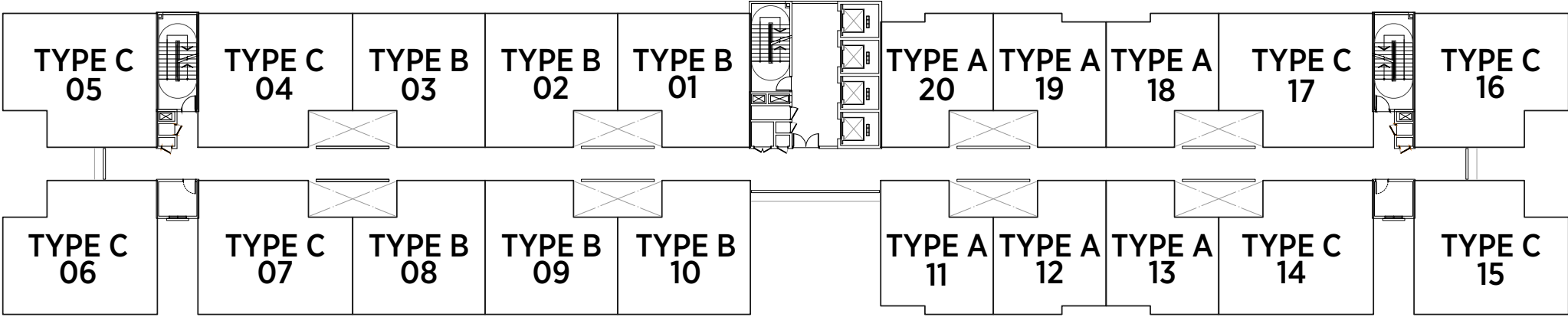


# TYPICAL FLOOR PLAN



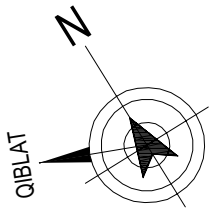
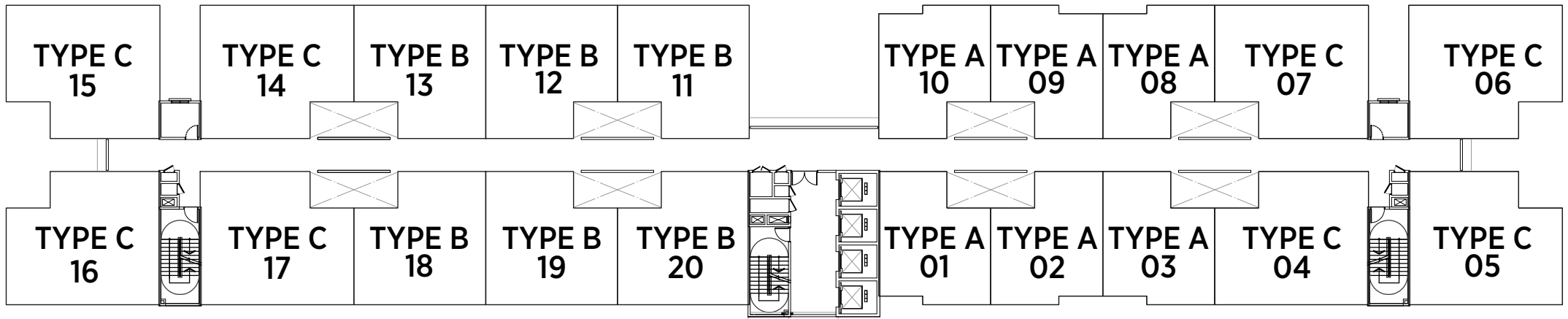
# TYPICAL FLOOR PLAN

Tower A



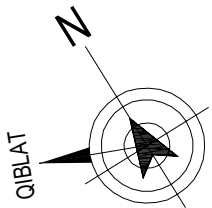
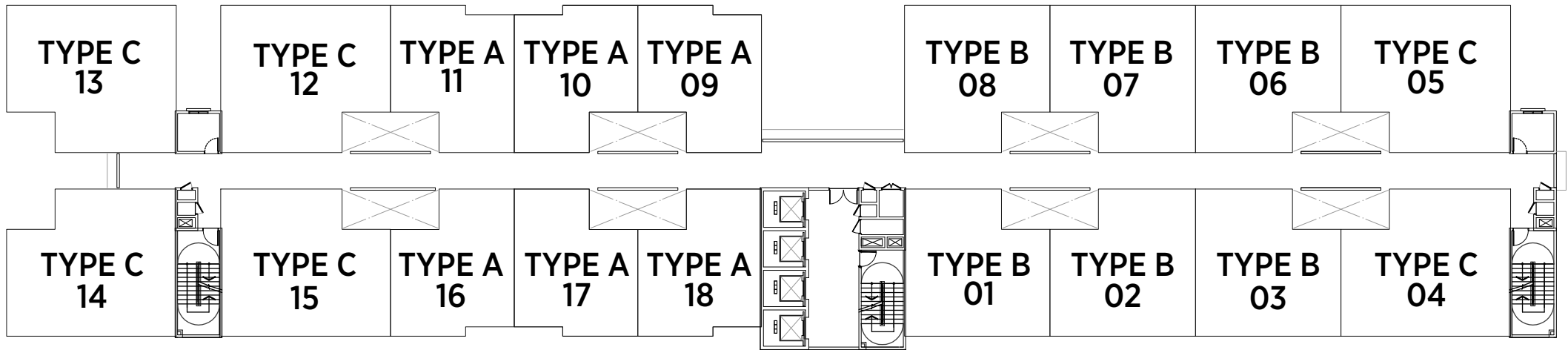
# TYPICAL FLOOR PLAN

## Tower B



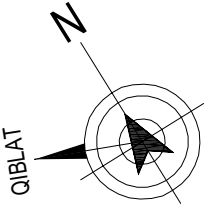
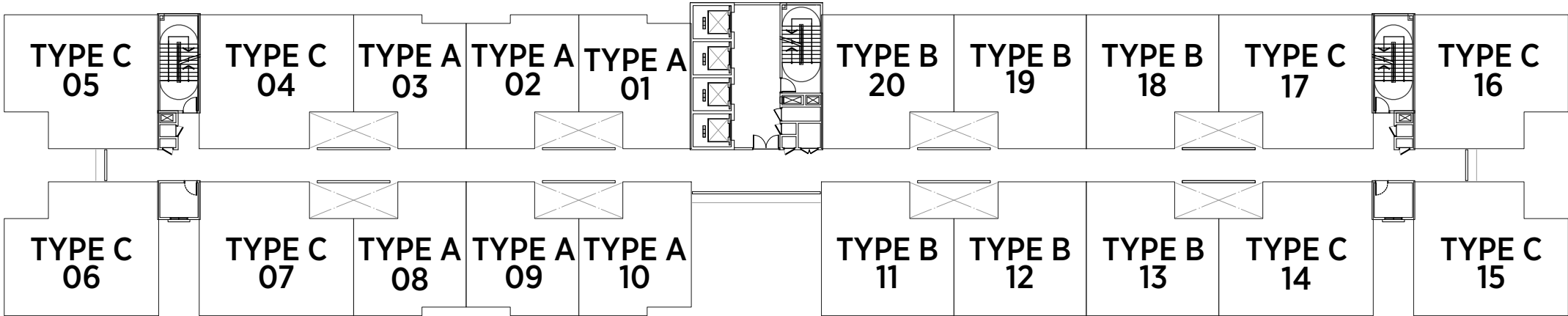
# TYPICAL FLOOR PLAN

## Tower C



# TYPICAL FLOOR PLAN

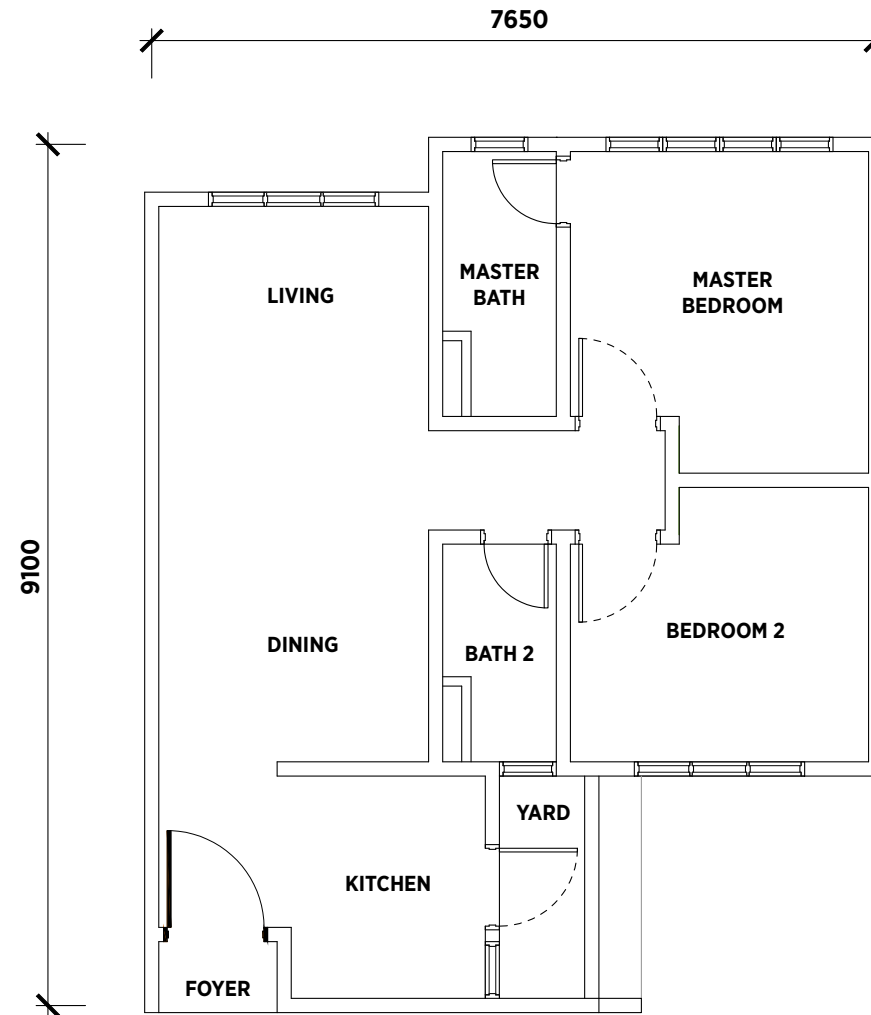
Tower D



# TYPICAL UNIT PLAN

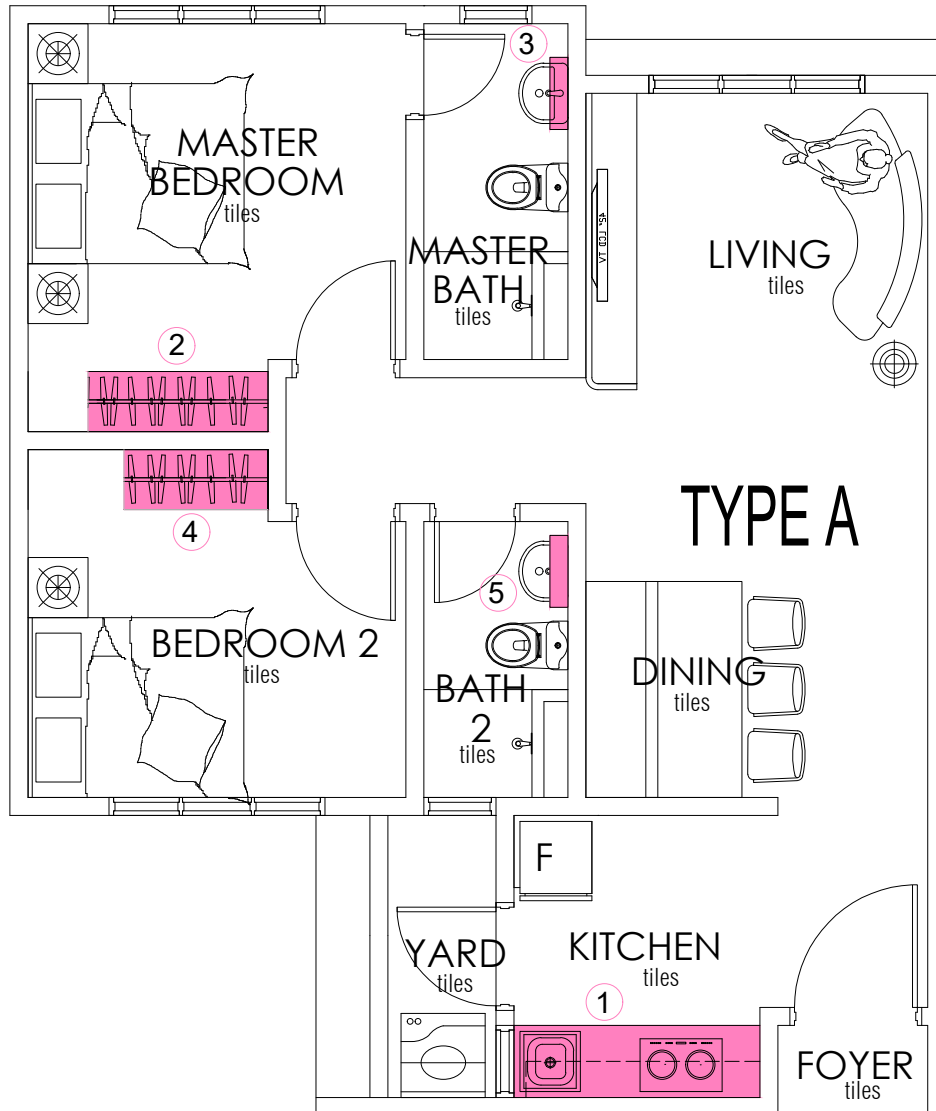
## TYPE A

- 2 Bedrooms & 2 Bathrooms
- 650 sqft
- 600 units



# FURNITURE PACKAGE

## TYPE A



	ITEM	QUANTITY
1.	<u>Kitchen :</u> Kitchen cabinet (hood and hob)	1 Set
2.	<u>Master Bedroom:</u> Wardrobe 1.5 meter length	1 Set
3.	<u>Master Bath:</u> Vanity wall mirror cabinet	1 Set
4.	<u>Bedroom 2:</u> Wardrobe 1.2 meter length	1 Set
5.	<u>Bath 2:</u> Vanity wall mirror cabinet	1 Set

KITCHEN CABINET  
TYPE : A



MASTER BEDROOM  
TYPE : A

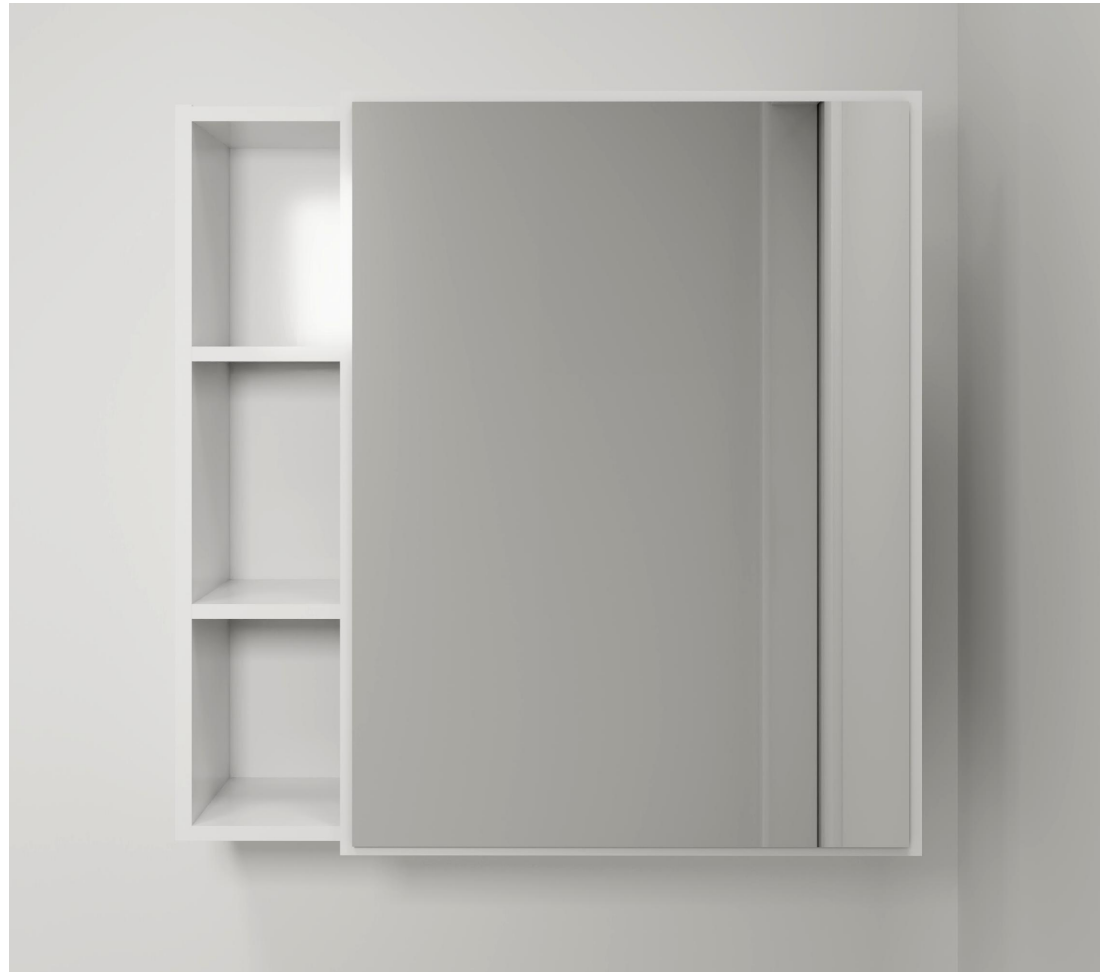


BEDROOM 2  
TYPE : A



MASTER BATH & BATH 2

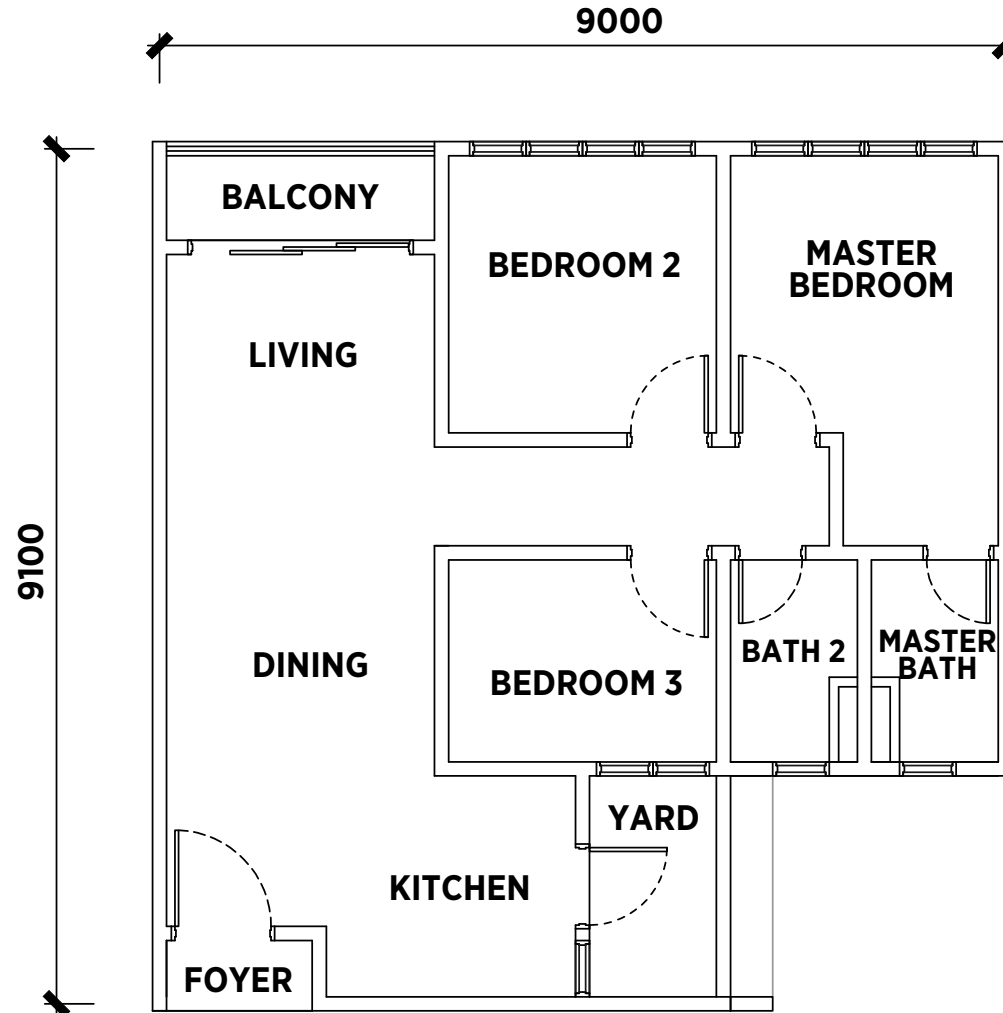
TYPE : A



# TYPICAL UNIT PLAN

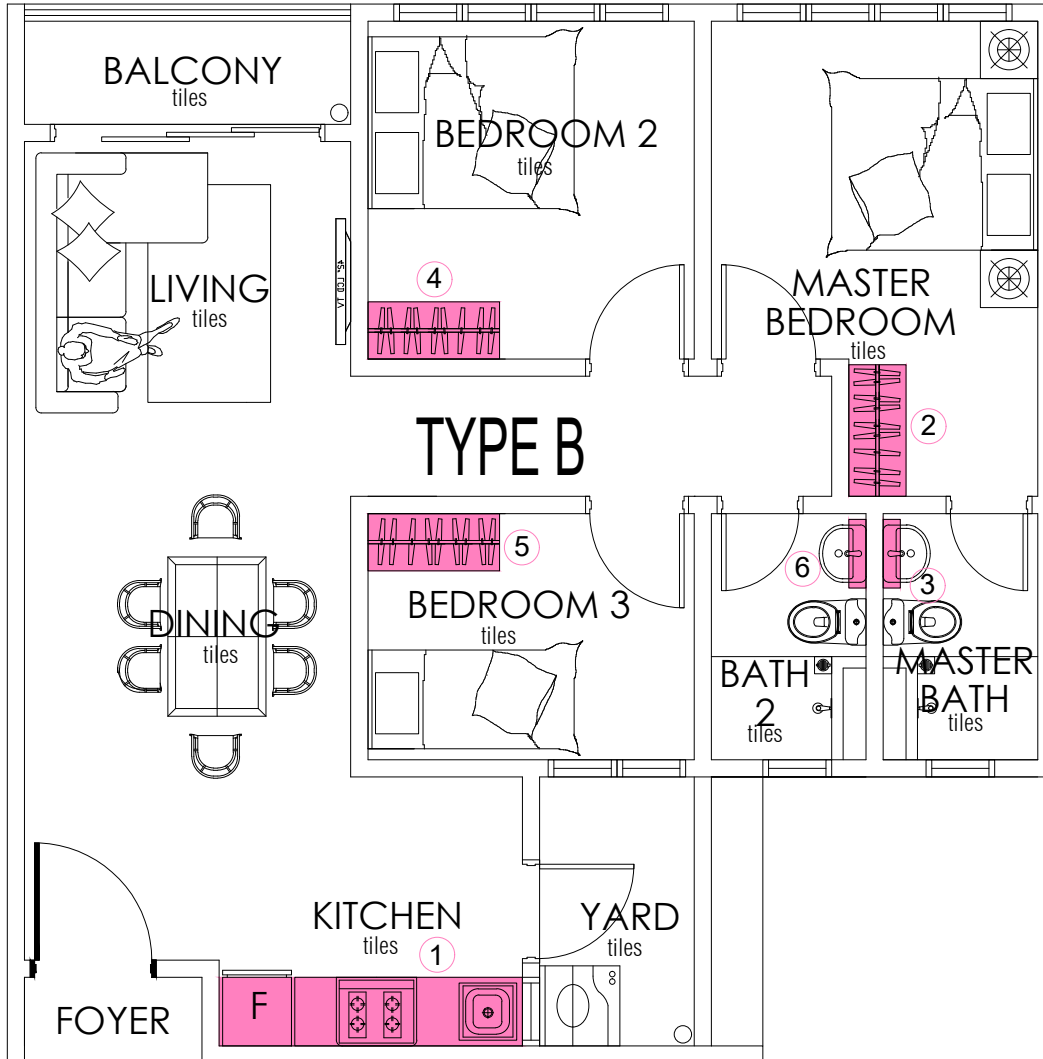
## TYPE B

- 3 Bedrooms & 2 Bathrooms
- 801 sqft
- 600 units



# FURNITURE PACKAGE

## TYPE B



	ITEM	QUANTITY
1.	<u>Kitchen :</u> Kitchen cabinet (hood and hob)	1 Set
2.	<u>Master Bedroom:</u> Wardrobe 1.2 meter length	1 Set
3.	<u>Master Bath:</u> Vanity wall mirror cabinet	1 Set
4.	<u>Bedroom 2:</u> Wardrobe 1.2 meter length	1 Set
5.	<u>Bedroom 3:</u> Wardrobe 1.2 meter length	1 Set
6.	<u>Bath 2:</u> Vanity wall mirror cabinet	1 Set

KITCHEN CABINET  
TYPE : B



BEDROOM 2

TYPE : B



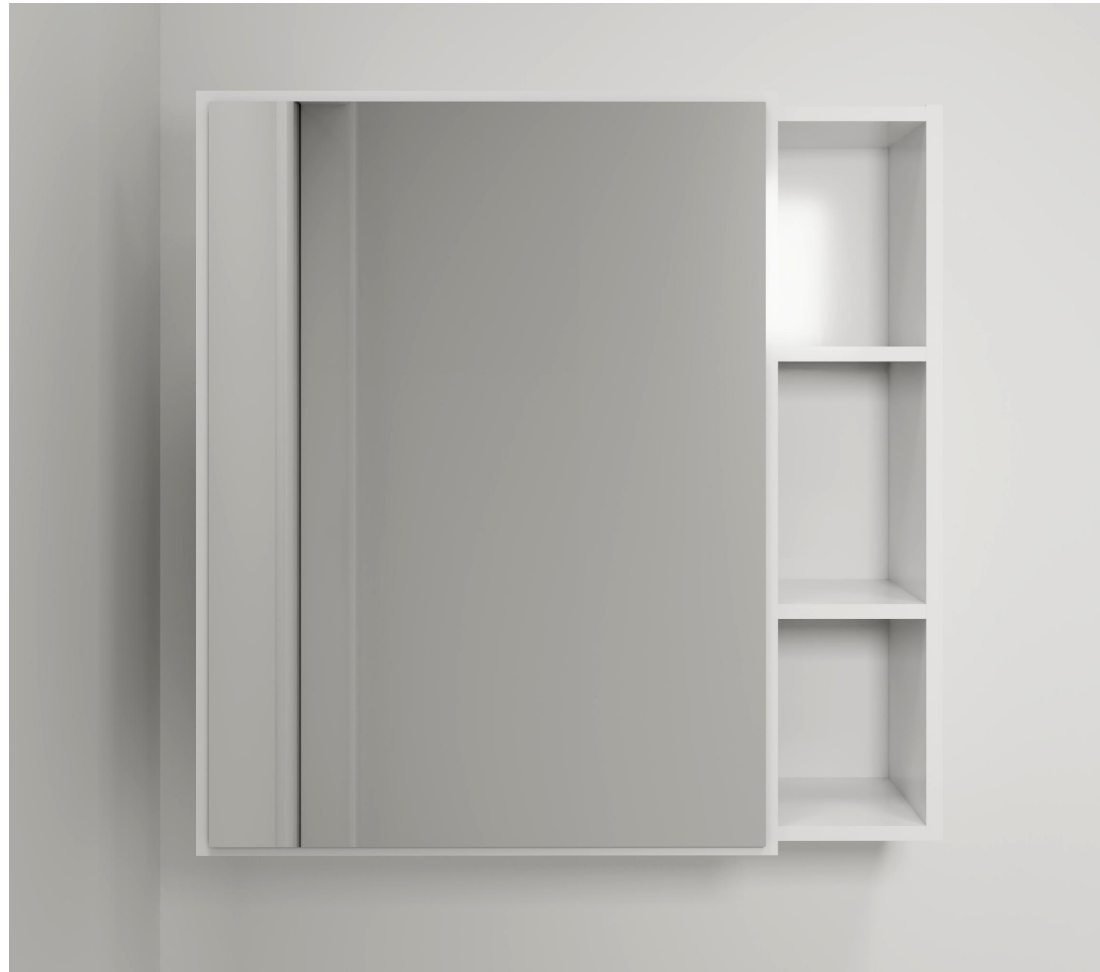
BEDROOM 3

TYPE : B

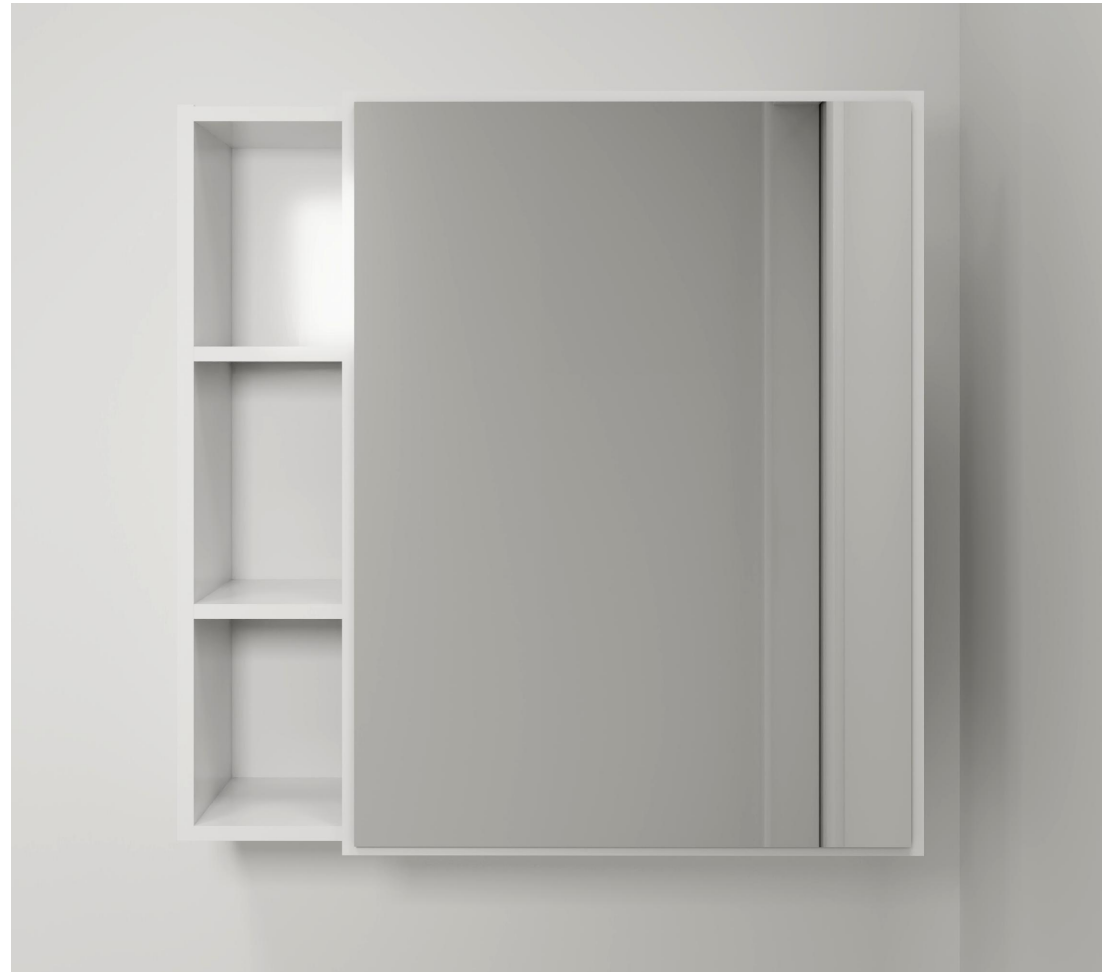


MASTER BATH

TYPE : B



BATH 2  
TYPE : B



# TYPICAL UNIT PLAN

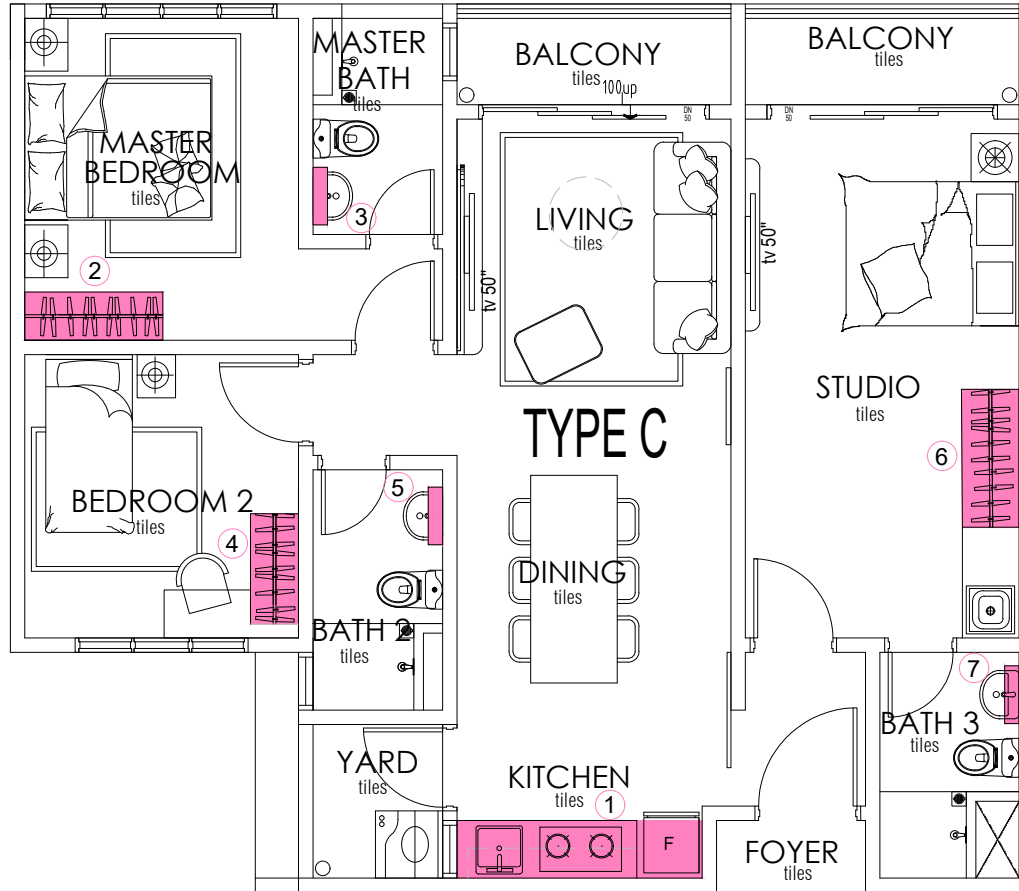
## TYPE C

- 2 Bedrooms & 2 Bathrooms + Dual Key
- 948 sqft
- 750 units



# FURNITURE PACKAGE

## TYPE C



ITEM	QUANTITY
1. <u>Kitchen :</u> Kitchen cabinet (hood and hob)	1 Set
2. <u>Master Bedroom:</u> Wardrobe 1.5 meter length	1 Set
3. <u>Master Bath:</u> Vanity wall mirror cabinet	1 Set
4. <u>Bedroom 2:</u> Wardrobe 1.2 meter length	1 Set
5. <u>Bath 2:</u> Vanity wall mirror cabinet	1 Set
6. <u>Studio:</u> Wardrobe 1.5 meter length	1 Set
7. <u>Bath 3:</u> Vanity wall mirror cabinet	1 Set

KITCHEN CABINET  
TYPE : C



MASTER BEDROOM

TYPE : C



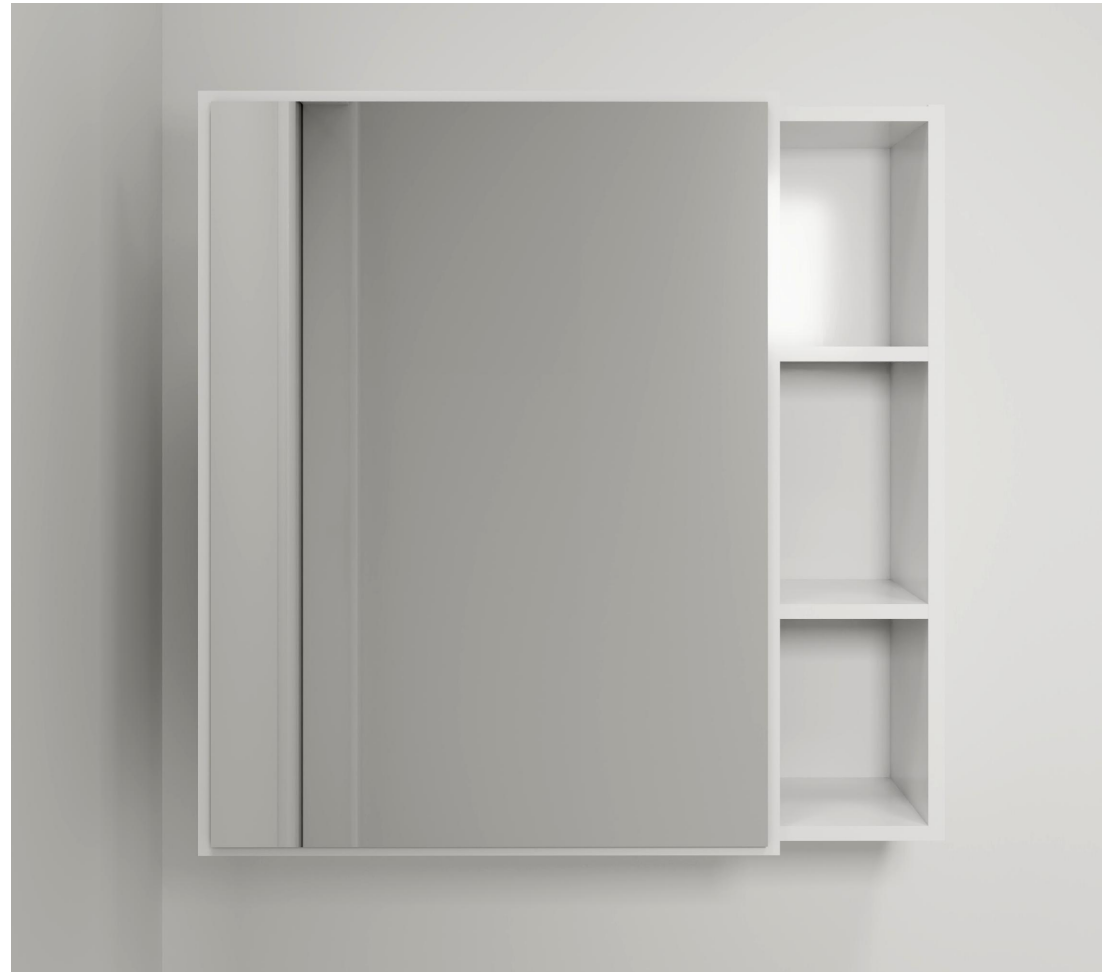
BEDROOM 2  
TYPE : C



STUDIO  
TYPE : C



MASTER BATH & BATH 2 & BATH 3  
TYPE : C







# BUILDING SPECIFICATIONS

## Structure

Reinforced Concrete Frame

## Wall

Concrete Wall / Block Wall / Lightweight Panel Wall

## Roof

Reinforced Concrete Flat Roof

## Ceiling

Skim Coat / Plaster Ceiling

## Windows

Aluminium Framed Glass Windows

## Doors

Main Entrance - Wooden Door

Bedrooms - Wooden Door

Bathrooms - Wooden Door

## Ironmongery

Lock set

## Floor Finishes

Tiles

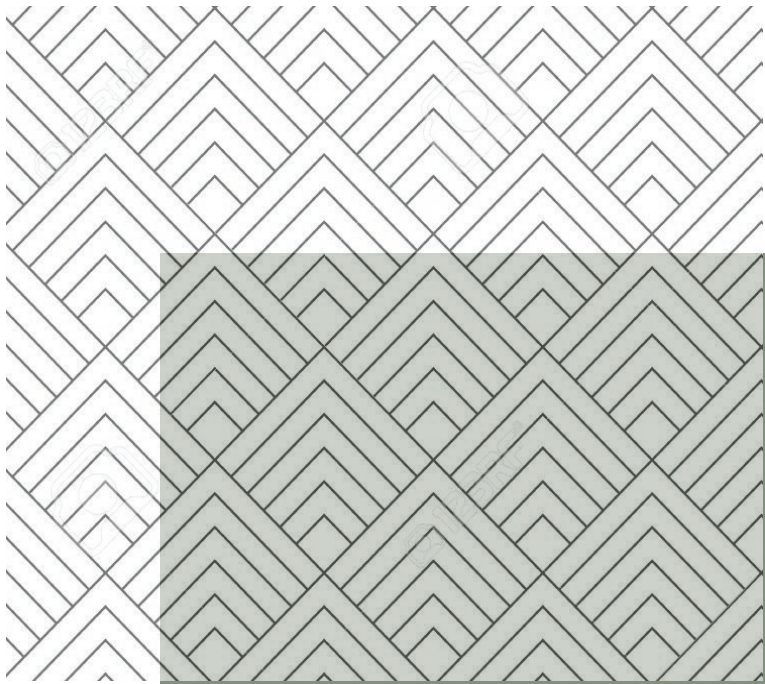
## Wall Finishes

External Wall - Render / Plaster & Paint

Internal Wall - Skimcoat / Plaster & Paint

Bathrooms - Ceiling Height Tiles

	Type A	Type B	Type C
<b>Sanitary Fittings</b>			
Pedestal Water Closet	2	2	3
Wash Hand Basin	2	2	3
Shower Rose	2	2	3
Kitchen Sink	1	1	1
Bib Tap	3	3	4
<b>Electrical Fittings</b>			
Lighting Point	13	16	20
Fan Point	2	3	3
Power Point (13A/15A)	12	13	17
Water Heater Power Point	2	2	3
Air-Cond Power Point	3	3	4
MATV Point	2	2	2
Distribution Board	1	1	1



THE  
S  
QUARE

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# more than just a *mall*.

This nature-inspired property focuses on an active lifestyle, offering open spaces surrounded by greenery, with exciting F&B, education, entertainment, sports activities, and wellness services.



## Social

A vibrant, open space where youth unite to relax and connect in nature.



## Active

A dynamic space for people to embrace an active lifestyle and fuel their passion for movement.



## Green

Nature-covered retail: a green and collaborative society.



## Lifestyle

Where nature meets retail in perfect harmony.



## Food & Beverage

A delicious destination for all, offering diverse F&B options from gourmet dining to trendy fast-casual spots.



## Grocery

A convenient stop for shoppers, offering fresh produce and everyday essentials.



## Education

Education centres that blend academic excellence with vibrant cultural experiences.



## Entertainment

A wide array of entertainment options for a fun-filled experience for all ages.

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# 5 storey retail mall

Land Area

**11.01 acres**

*Including serviced apartment development site*

Gross Floor Area

*approx.*

**314,373 sq ft**

Net Lettable Area

*approx.*

**173,557 sq ft**

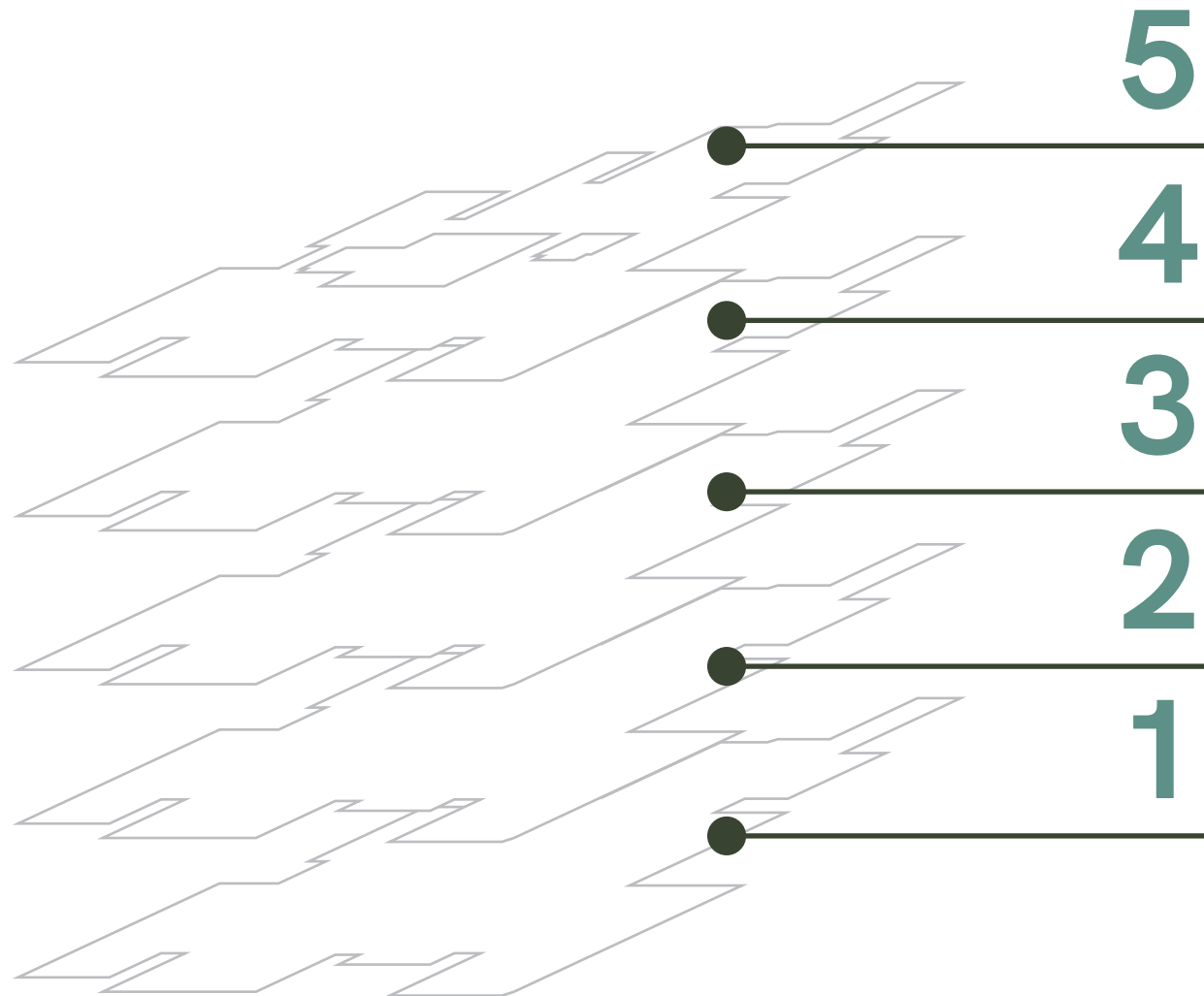
Car Park

*approx.*

**684 nos**

*Including 16 OKU Parking & 2 EV Parking*

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*a*

# VIBRANT RETAIL

*in nature*

-  
inspire and cultivate  
the ecosystem and  
culture.

# Delivering an unexpectedly captivating experience for visitors.





**Developer:****Blooming Properties Sdn. Bhd. (202401021031 (1566880-P)**Unit 6.08, Level 6, Plaza DNP, No. 59, Jalan Dato' Abdullah Tahir,  
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