



## VISTA TIARA TOWER 4 - TOWER 6

**Developer: MB World Properties Sdn. Bhd.**

199101012056 (222368-V)

*Subsidiary of MB World Group Berhad*



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## NEARBY AMENITIES

TRANSPORTATION	EST. DISTANCE
Larkin Sentral	7.7 km
Johor Bahru Sentral	8.5 km
Future Bukit Chagar RTS Link Station	9.5 km
Johor Bahru CIQ Complex	9.5 km
Johor Bahru International Ferry Terminal	10.5 km
Senai International Airport	24.5 km
Sultan Abu Bakar ICQS Complex	25.5 km

SHOPPING CENTRE	EST. DISTANCE
Beletime Danga Bay	500 m
Angsana Johor Bahru Mall	5.5 km
Giant Tampoi	5.8 km
Paradigm Mall Johor Bahru	8 km
R&F Mall Tanjung Puteri	8.2 km
Johor Bahru City Square	8.3 km
KOMTAR JBCC	8.5 km
KSL City Mall	9.7 km
Sutera Mall	9.8 km
NSK Trade City @ Skudai	11.6 km
The Mall, Mid Valley Southkey	12.9 km
IKEA Tebrau	20.5 km
Toppen Shopping Centre	20.9 km

MEDICAL CENTRE	EST. DISTANCE
Sultanah Aminah General Hospital	5.4 km
KPJ Puteri Specialist Hospital	6.5 km
KPJ Johor Specialist Hospital	7.5 km
Columbia Asia Hospital - Tebrau	11 km
Gleneagles Hospital Medini	16.4 km
Sultan Ismail Hospital	20.6 km

RECREATION DESTINATION	EST. DISTANCE
Danga Bay Park	550 m
Tan Hiok Nee Heritage Street	7.6 km
Hutan Bandar MBBB	8 km
Johor Golf & Country Club	8.4 km
Tunku Mahkota Ismail Youth Centre	8.4 km

SCHOOLS & COLLEGES	EST. DISTANCE
Tun Fatimah School	7 km
SK & SMK Infant Jesus Convent	7.2 km
SK Temenggong Abdul Rahman 1 & 2	8.5 km
SK & SMK (P) Sultan Ibrahim	8.8 km
Foon Yew High School	11.2 km
City University Malaysia - Johor Bahru Campus	11.7 km
Universiti Teknologi Malaysia	17.8 km
EduCity	18.7 km

\*Estimated distance

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# WELL-CONNECTED TRANSPORT NETWORK



- 1** MBW Bay is strategically located along Persiaran Abu Bakar Sultan (Skudai Highway), with easy access to other major roads such as:
  - Inner Ring Road
  - Jalan Ismail Sultan
- 2** **Future Johor Bahru-Singapore Rapid Transit System (RTS) Link**
  - Connecting Bukit Chagar in Johor Bahru and Woodlands North in Singapore - will be integrated with public transport systems at both stations;
  - Capacity of 10,000 passengers per hour per direction;
  - Malaysian ICQ and Singaporean CIQ facilities will be co-located within the same building - allowing the entire immigration process of leaving and entering both countries to be completed at the departing station;
  - For more information and latest updates, visit <https://www.mymrt.com.my/public/rts-link/>
- 3** **Complimentary One (1) Year Shuttle Bus Service to Johor Bahru Sentral**  
\* Terms and conditions apply

# FLORIAN RESIDENCES TOWER 4 - TOWER 6

<b>Project Name</b>	Florian Residences (Vista Tiara)				
<b>Developer</b>	MB World Properties Sdn. Bhd. 199101012056 (222368-V)				
<b>Location</b>	Persiaran Abu Bakar Sultan, Mukim Bandar, Daerah Johor Bahru, Johor Darul Takzim. N 1° 28' 07.2", E 103° 43' 31.8"				
<b>Site Area</b>	Approx. 3.60 acres (Parcel F1-B: Tower 4 to Tower 6)	<b>Land Tenure</b>	Freehold	<b>Total Units</b>	911
<b>Components</b>	<ul style="list-style-type: none"> <li><b>Tower 4:</b> 41-level serviced apartments (312 units)</li> <li><b>Tower 5:</b> 43-level serviced apartments (287 units)</li> <li><b>Tower 6:</b> 41-level serviced apartments (312 units)</li> </ul>		<ul style="list-style-type: none"> <li>Podium with car parks, 2 levels of commercial space and 1 level of recreational facilities</li> </ul>		



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# UNIT TYPES

Unit Details			Unit Area		No. of Unit					
Type	Room	Bathroom	sq m	sq ft	Tower 4	Tower 5	Tower 6	Total		
A6	1 Bedroom & 1 Study Area	1	60	639.00	39		39	78	156	17.1%
A6(M)	1 Bedroom & 1 Study Area	1	60	639.00	39		39	78		
A7	1 Bedroom & 1 Study Area	1	63	679.20	39		39	78	156	17.1%
A7(M)	1 Bedroom & 1 Study Area	1	63	679.20	39		39	78		
B1A	1 Bedroom & 1 Study Area	1	68	728.61	39		39	78	156	17.1%
B1A(M)	1 Bedroom & 1 Study Area	1	68	728.61	39		39	78		
B14	2 Bedrooms & 1 Study Room	2	96	Tower 4: 1029.13 Tower 6: 1027.25	39		39	78	156	17.1%
B14(M)	2 Bedrooms & 1 Study Room	2	96	Tower 4: 1029.13 Tower 6: 1027.25	39		39	78		
A4	1 Bedroom & 1 Study Area	1	50	538.95		41		41	41	4.5%
A5	1 Bedroom	1	55	592.12		41		41	41	4.5%
A8	1 Bedroom & 1 Study Area	1	64	693.10		41		41	41	4.5%
B3	1 Bedroom & 1 Study Area	1	70	747.97		41		41	41	4.5%
B7	2 Bedrooms & 1 Study Room	1	80	859.72		41		41	41	4.5%
B10	2 Bedrooms	2	83	891.85		41		41	41	4.5%
B11	2 Bedrooms	2	81	874.09		41		41	41	4.5%
<b>Total Units</b>					<b>312</b>	<b>287</b>	<b>312</b>	<b>911</b>	<b>911</b>	<b>100%</b>

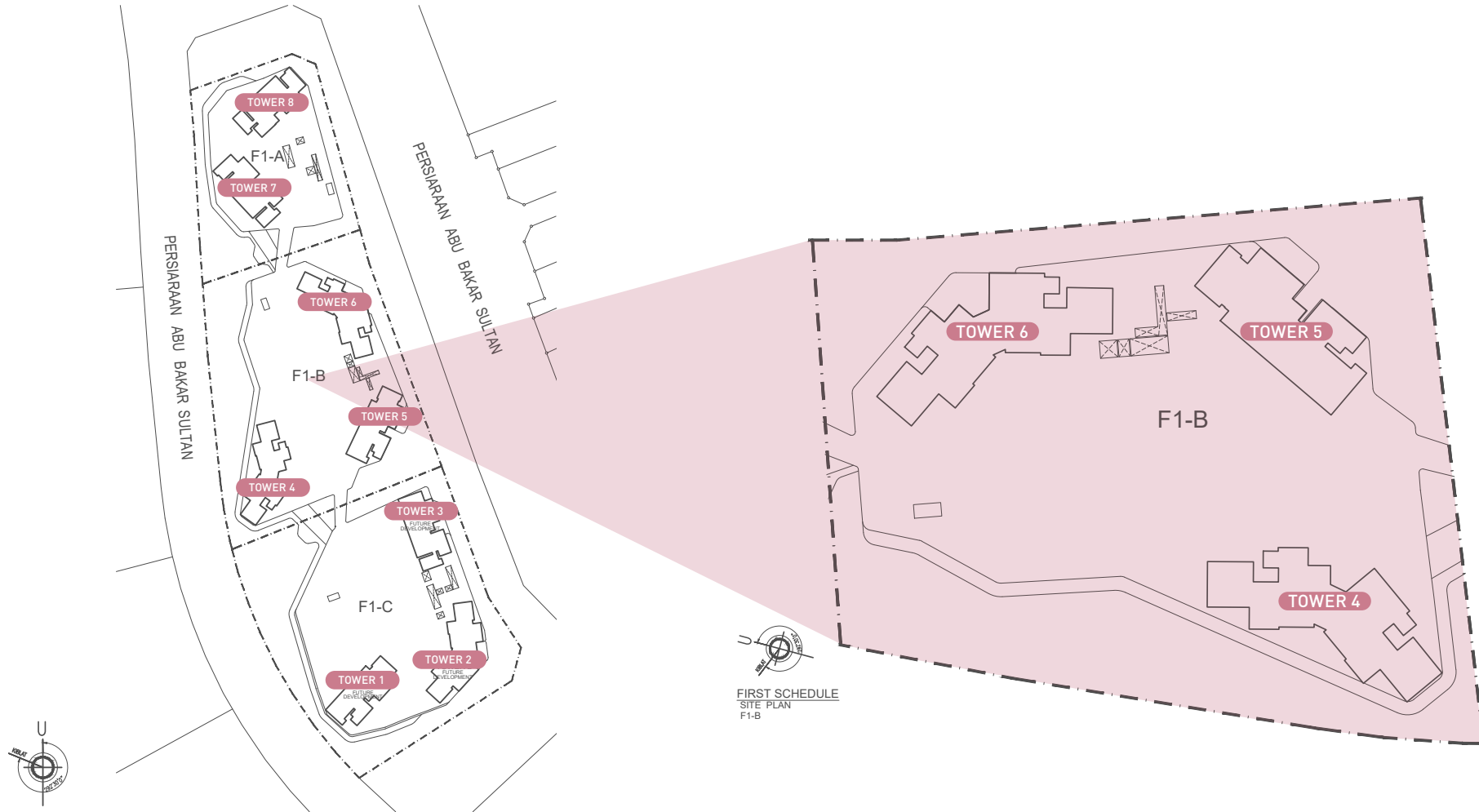
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# SITE PLAN

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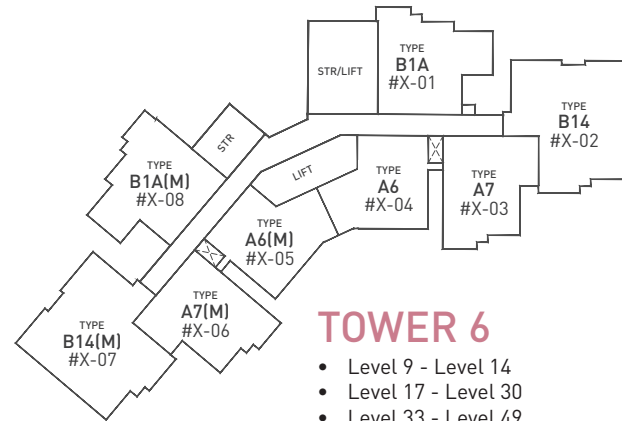
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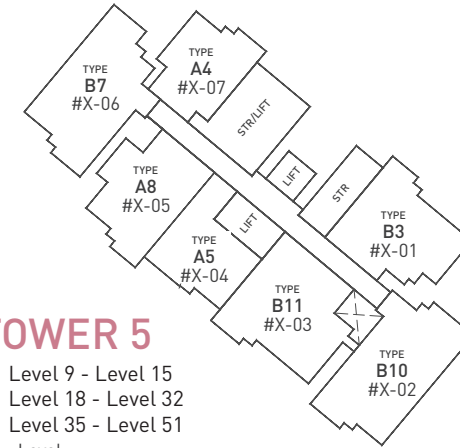


# TYPICAL FLOOR PLAN



## TOWER 6

- Level 9 - Level 14
  - Level 17 - Level 30
  - Level 33 - Level 49
- \*X = Level

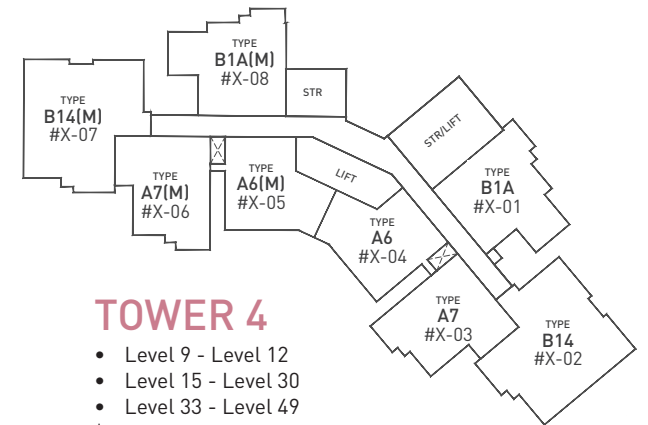
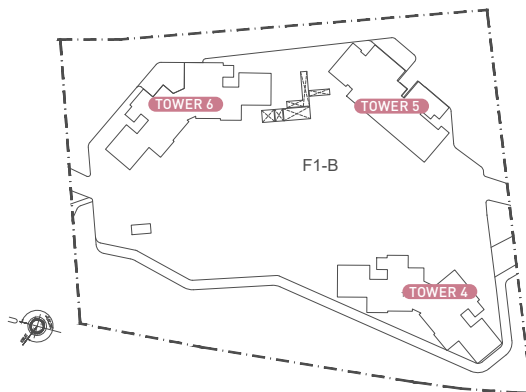


## TOWER 5

- Level 9 - Level 15
  - Level 18 - Level 32
  - Level 35 - Level 51
- \*X = Level

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## TOWER 4

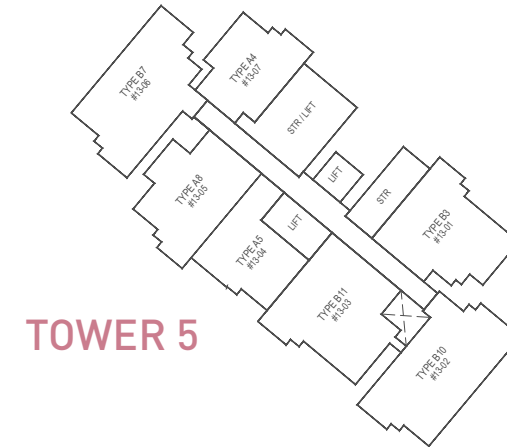
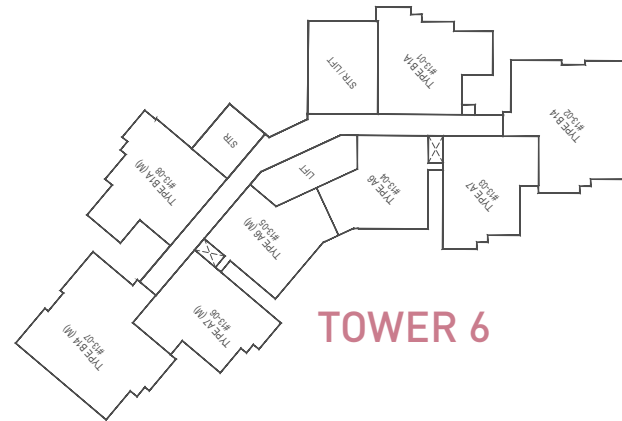
- Level 9 - Level 12
  - Level 15 - Level 30
  - Level 33 - Level 49
- \*X = Level

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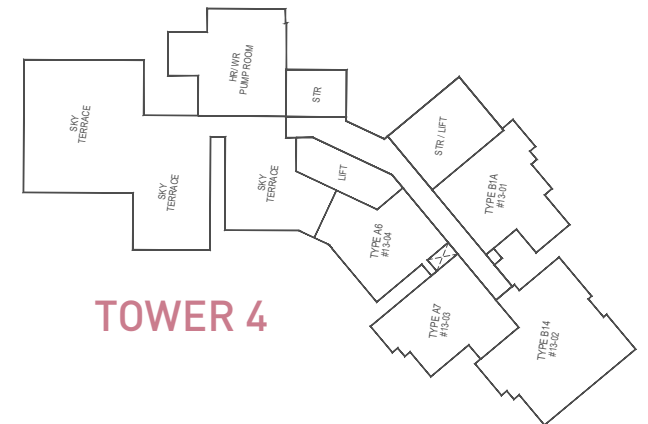
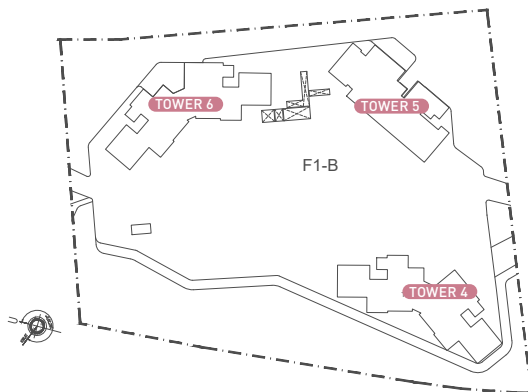
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# LEVEL 13 FLOOR PLAN



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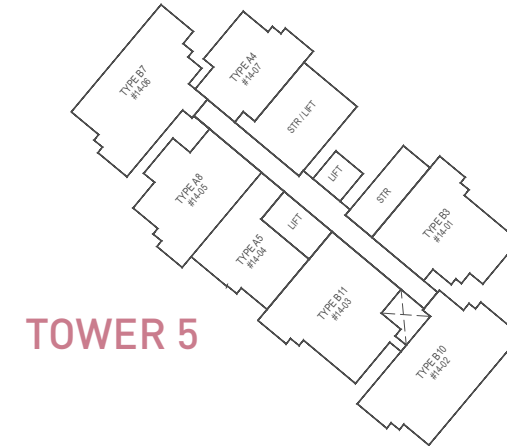
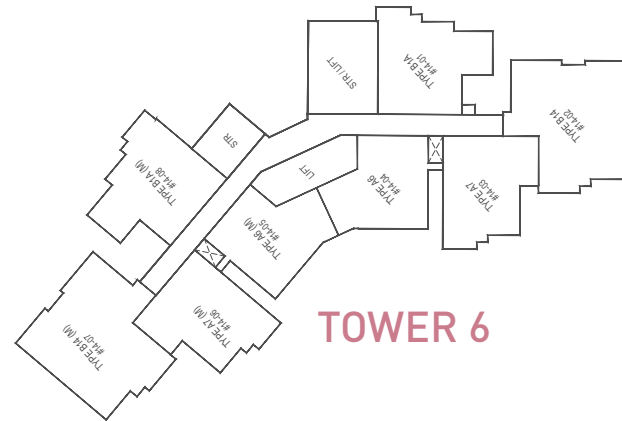


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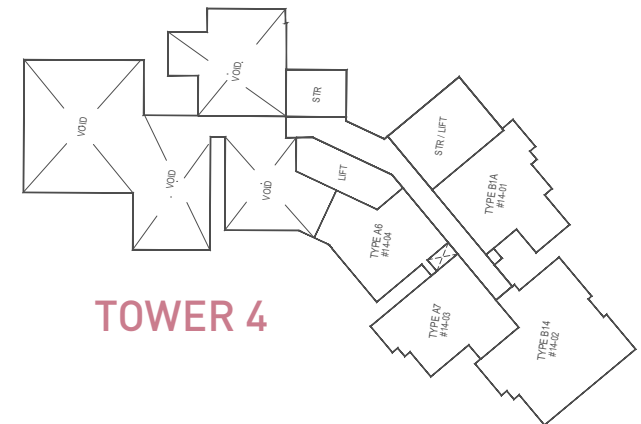
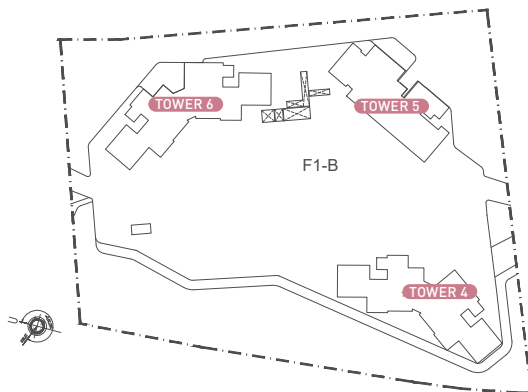
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# LEVEL 14 FLOOR PLAN

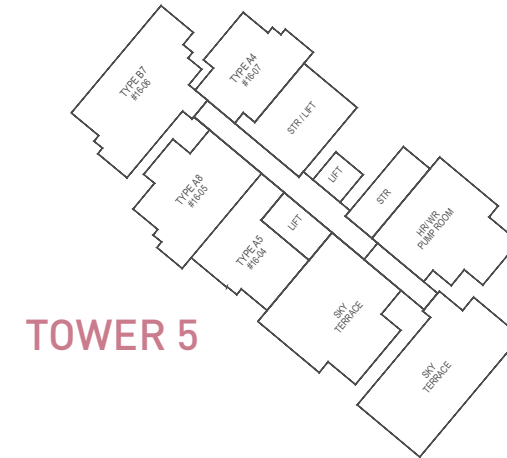
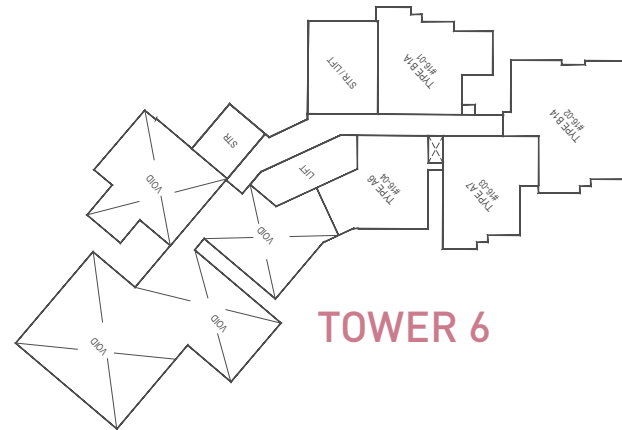


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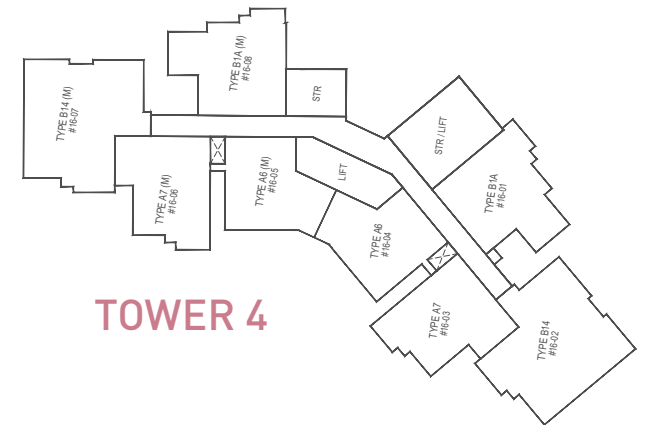
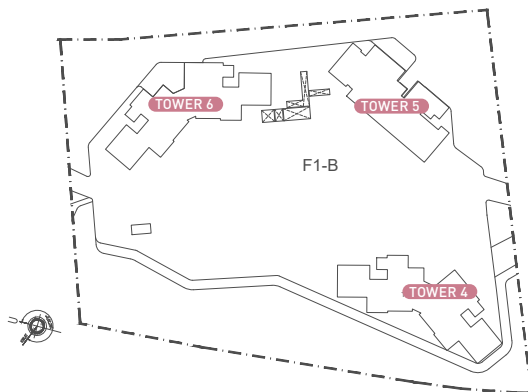


# LEVEL 16 FLOOR PLAN



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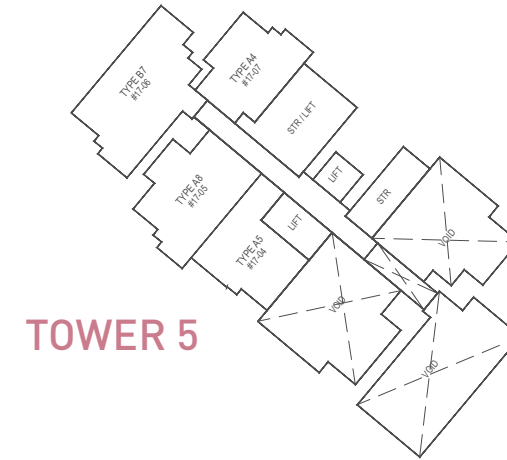
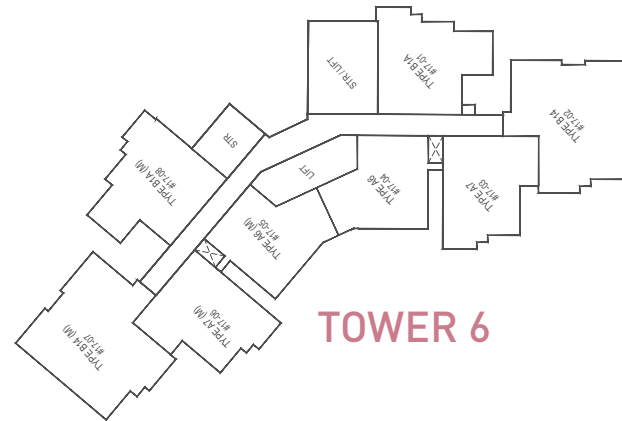


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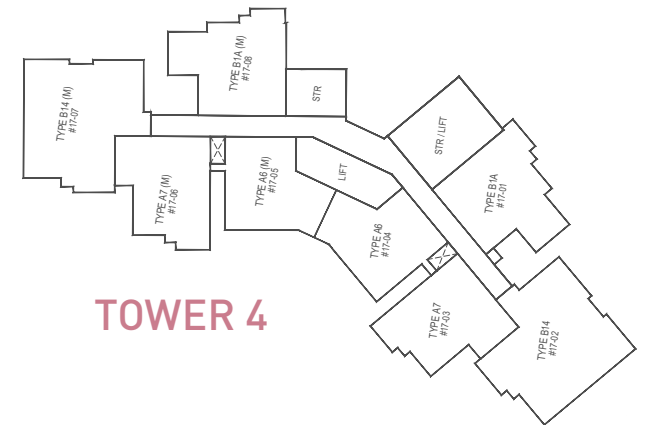
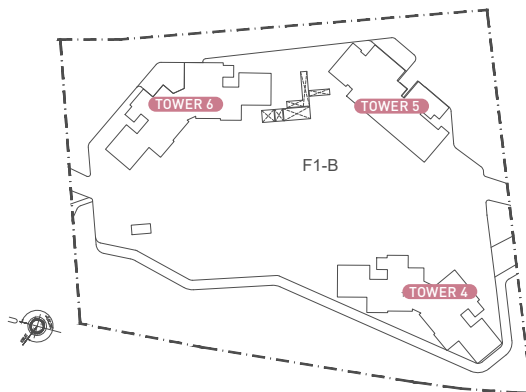
# LEVEL 17 FLOOR PLAN



TOWER 5

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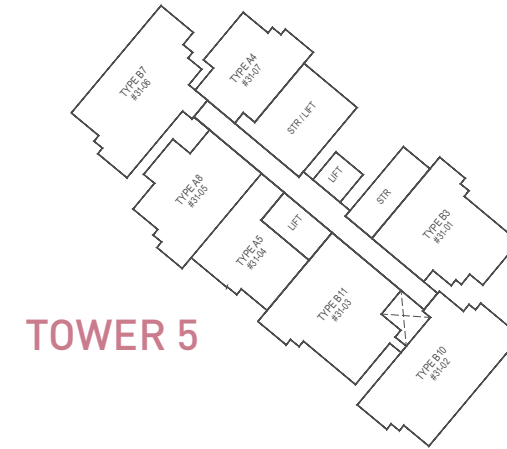
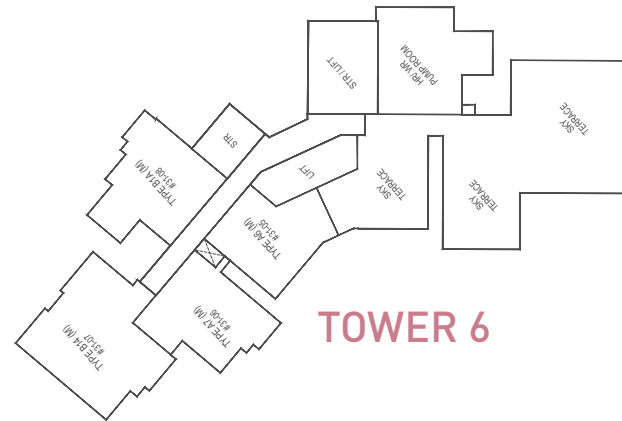
TOWER 4

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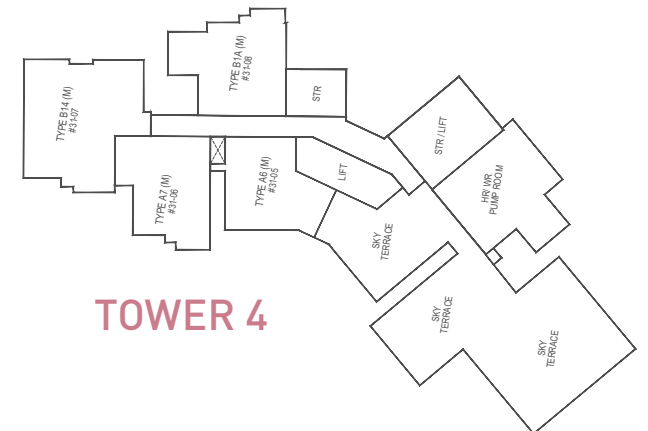
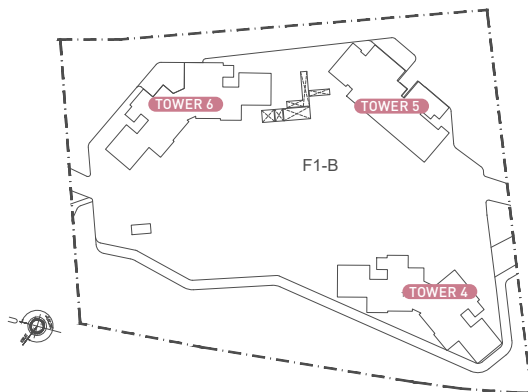
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# LEVEL 31 FLOOR PLAN



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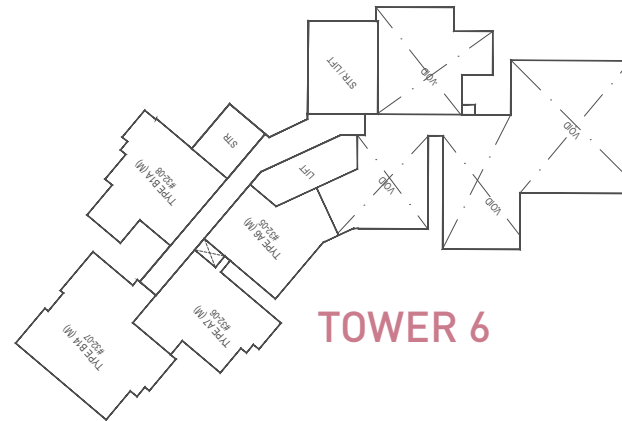


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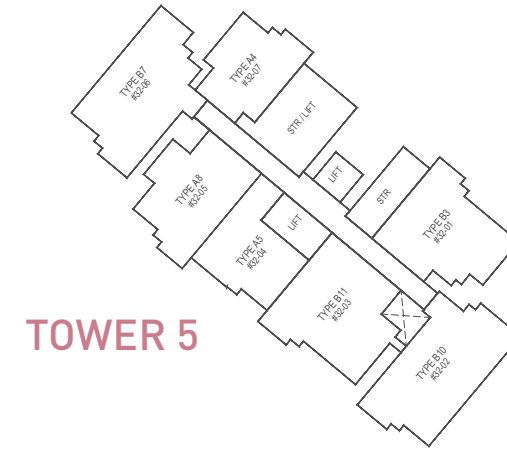
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# LEVEL 32 FLOOR PLAN



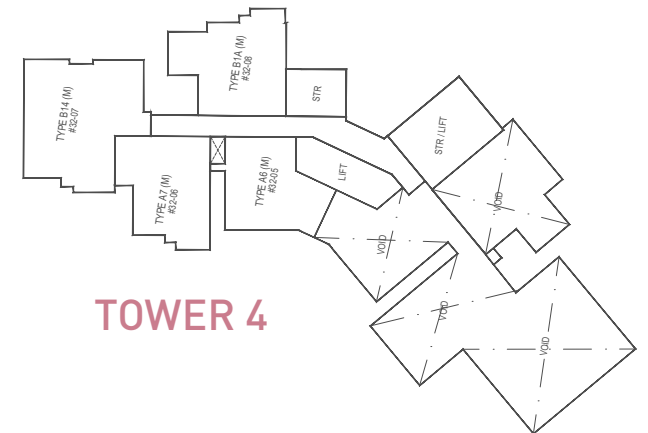
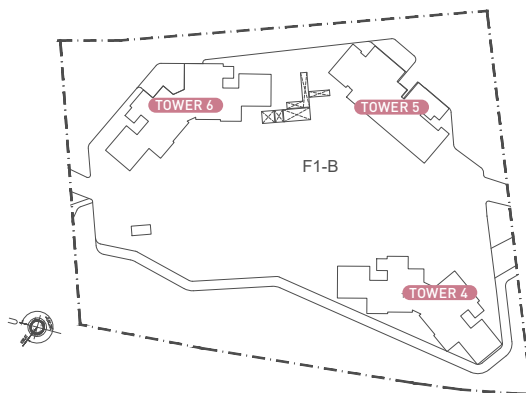
TOWER 6



TOWER 5

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TOWER 4

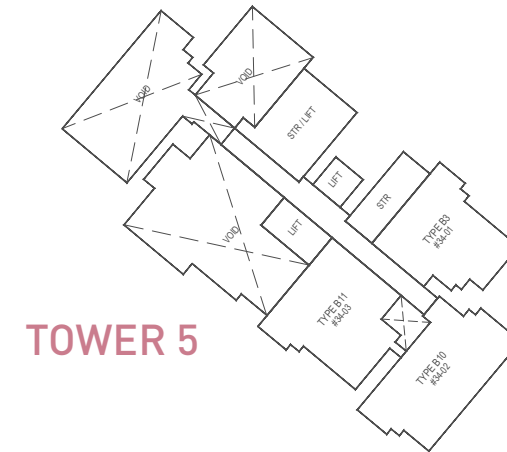
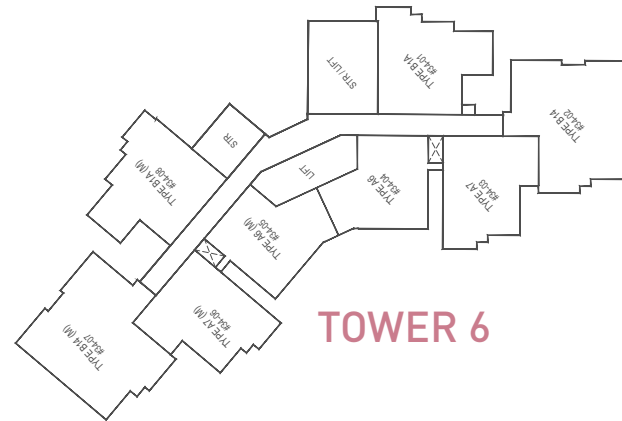
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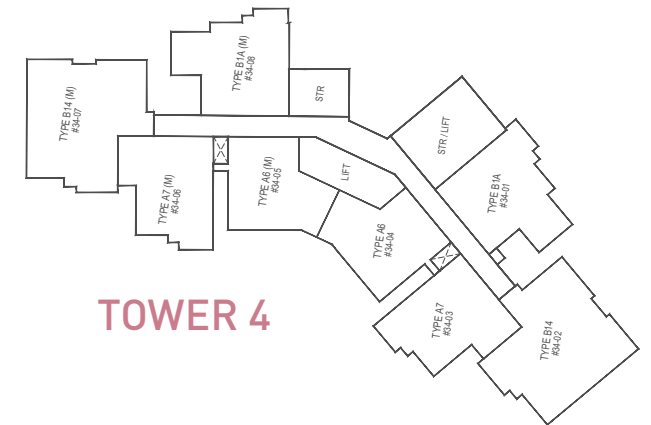
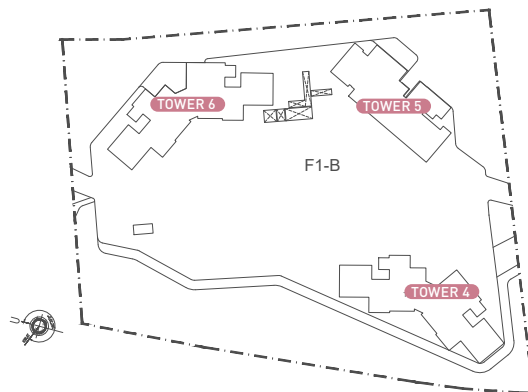


# LEVEL 34 FLOOR PLAN



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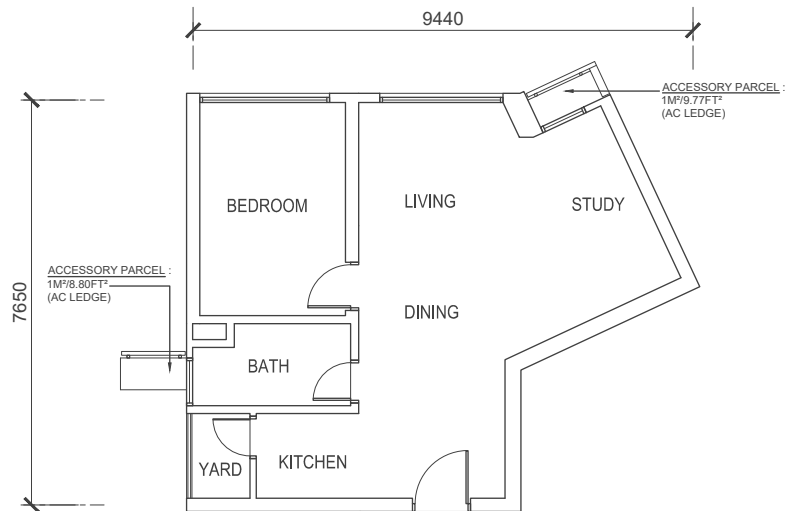
# UNIT PLAN TOWER 4 & 6

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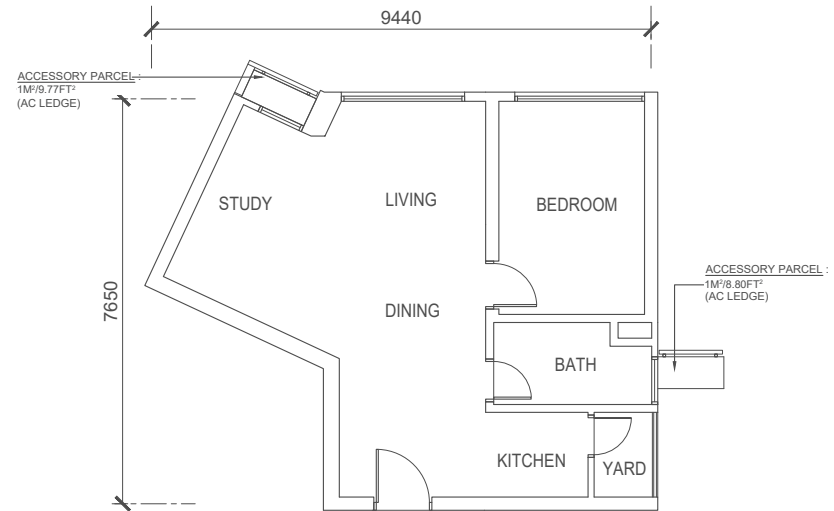
## TYPE A6

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **60 sq m / 639 sq ft**
- Tower 4: 39 units
- Tower 6: 39 units



## TYPE A6(M)

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **60 sq m / 639 sq ft**
- Tower 4: 39 units
- Tower 6: 39 units



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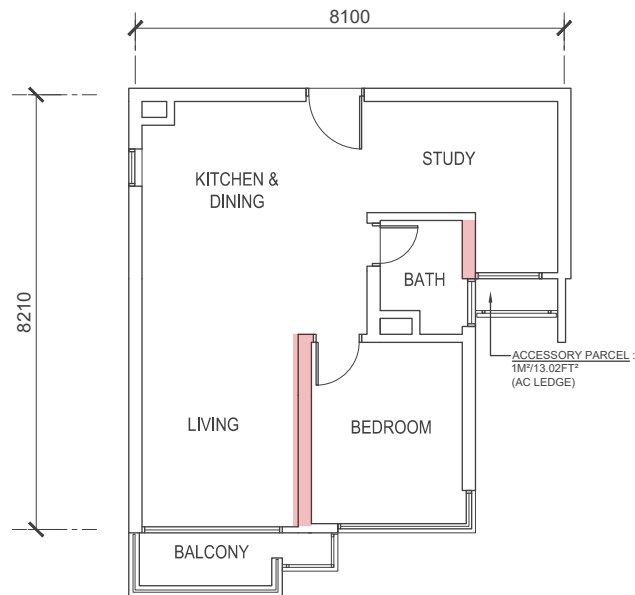
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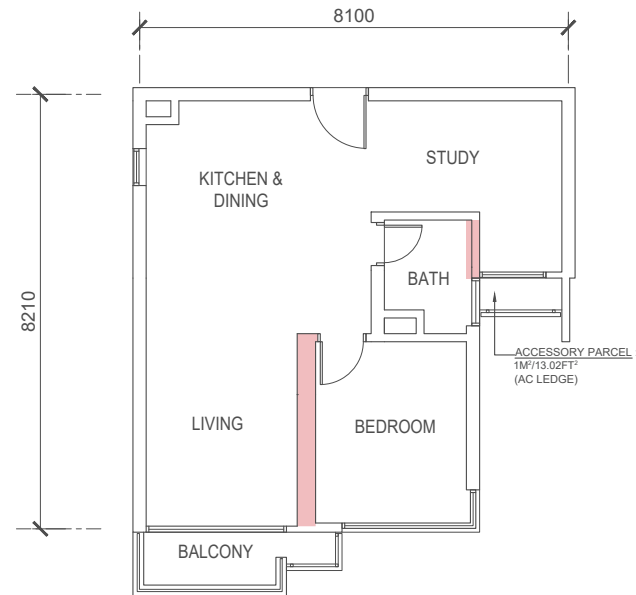
## TYPE A7

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **63 sq m / 679.20 sq ft**
- Tower 4: 39 units



## TYPE A7

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **63 sq m / 679.20 sq ft**
- Tower 6: 39 units



### VARIATION

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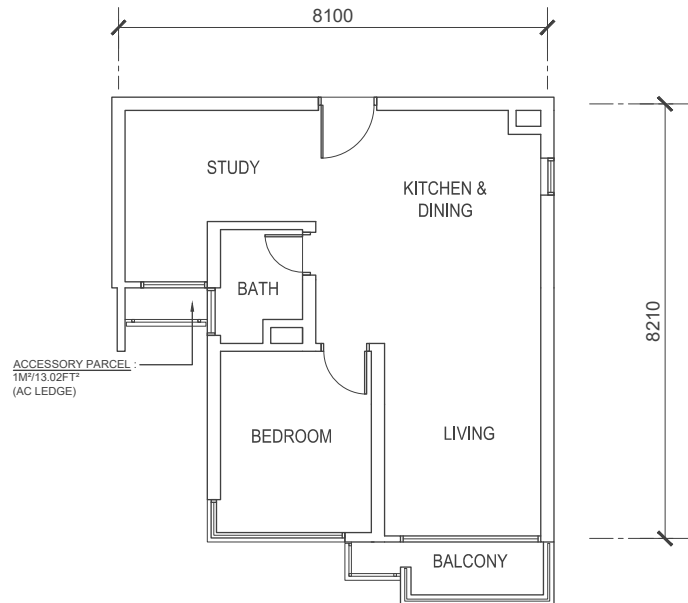
# UNIT PLAN TOWER 4 & 6

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## TYPE A7(M)

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **63 sq m / 679.20 sq ft**
- Tower 4: 39 units
- Tower 6: 39 units



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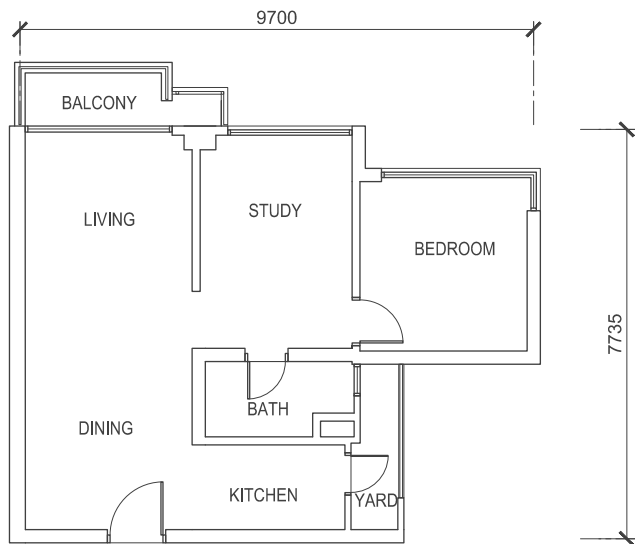
# UNIT PLAN TOWER 4 & 6

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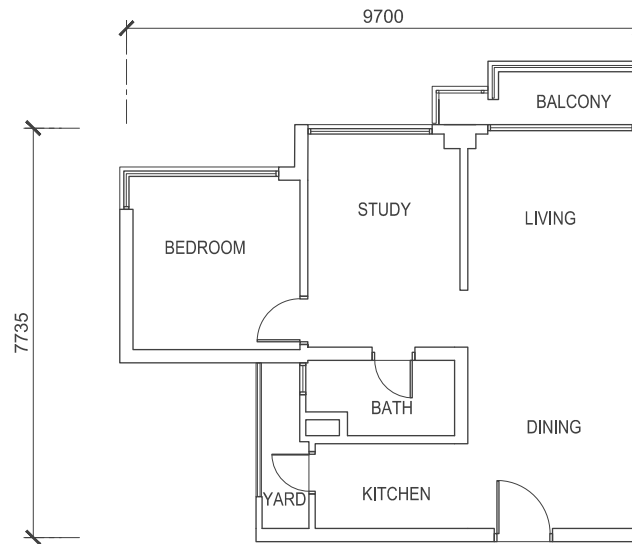
## TYPE B1A

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **68 sq m / 728.61 sq ft**
- Tower 4: 39 units
- Tower 6: 39 units



## TYPE B1A(M)

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **68 sq m / 728.61 sq ft**
- Tower 4: 39 units
- Tower 6: 39 units



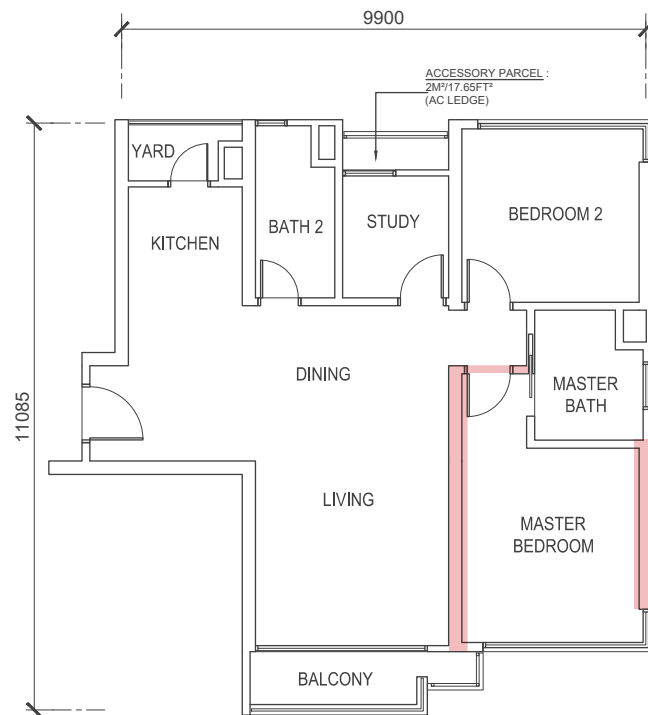
# UNIT PLAN TOWER 4 & 6

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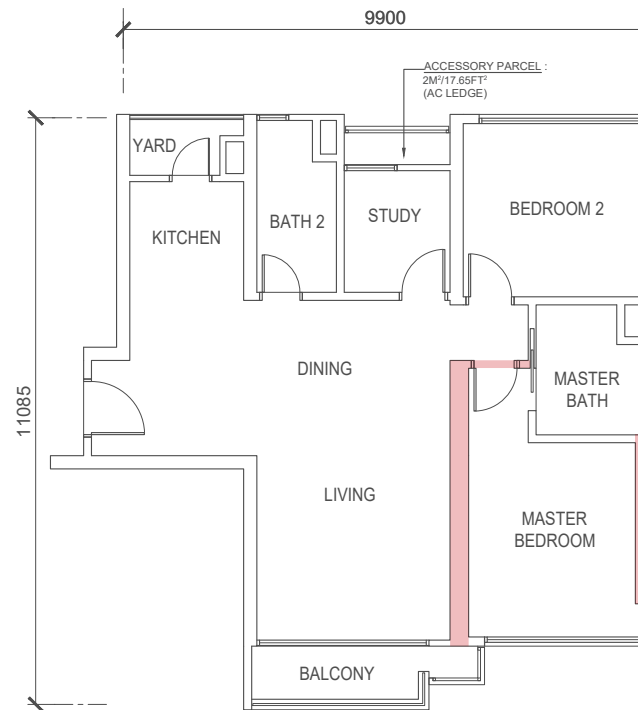
## TYPE B14

- 2 Bedrooms + 1 Study Room + 2 Bathrooms
- **96 sq m / 1029.13 sq ft**
- Tower 4: 39 units



## TYPE B14

- 2 Bedrooms + 1 Study Room + 2 Bathrooms
- **96 sq m / 1027.25 sq ft**
- Tower 6: 39 units



### VARIATION

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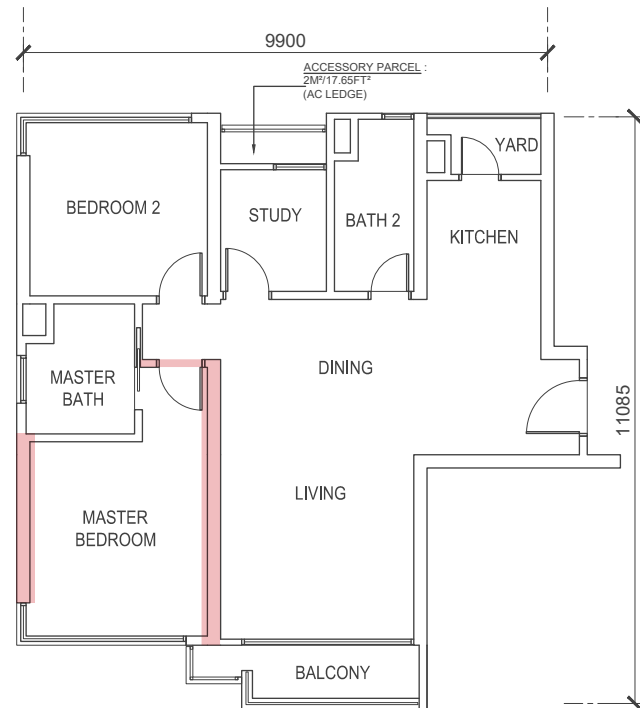
# UNIT PLAN TOWER 4 & 6

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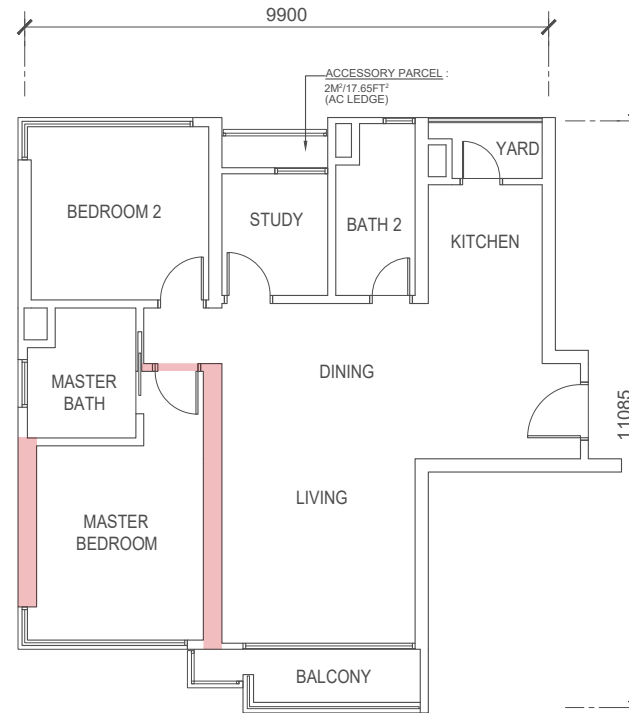
## TYPE B14(M)

- 2 Bedrooms + 1 Study Room + 2 Bathrooms
- **96 sq m / 1029.13 sq ft**
- Tower 4: 39 units



## TYPE B14(M)

- 2 Bedrooms + 1 Study Room + 2 Bathrooms
- **96 sq m / 1027.25 sq ft**
- Tower 6: 39 units



### VARIATION

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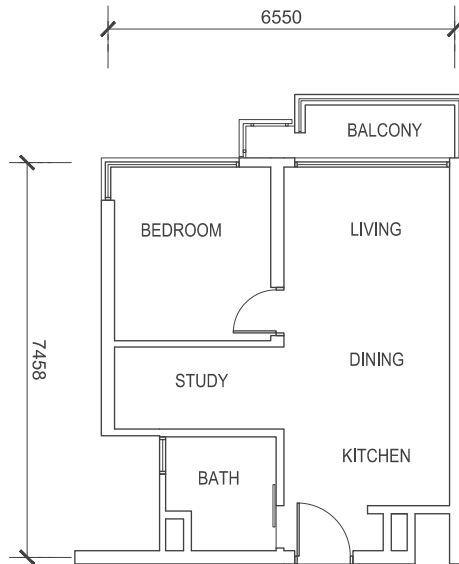
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# UNIT PLAN TOWER 5

## TYPE A4

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **50 sq m / 538.95 sq ft**
- Tower 5: 41 units

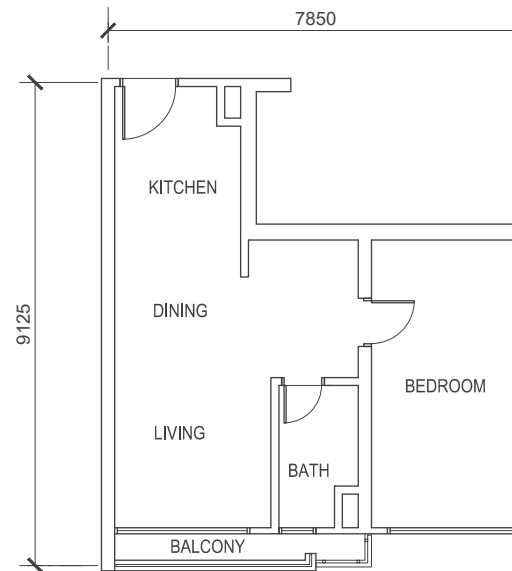


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## TYPE A5

- 1 Bedroom + 1 Bathroom
- **55 sq m / 592.12 sq ft**
- Tower 5: 41 units



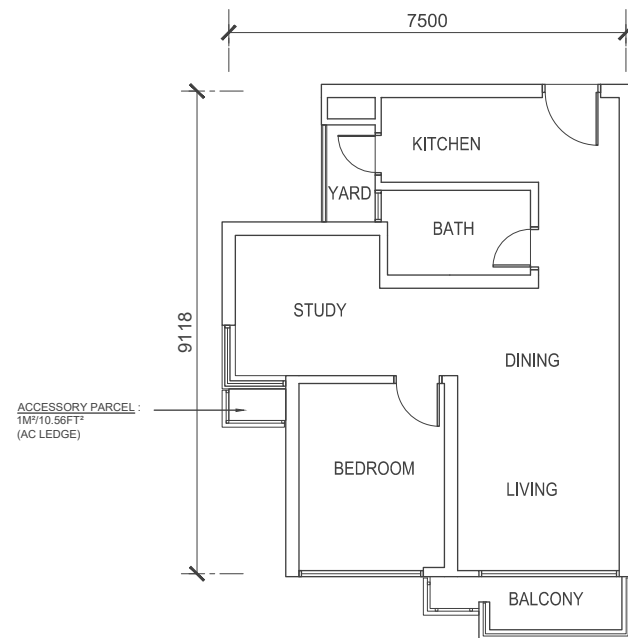
# UNIT PLAN TOWER 5

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## TYPE A8

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **64 sq m / 693.10 sq ft**
- Tower 5: 41 units



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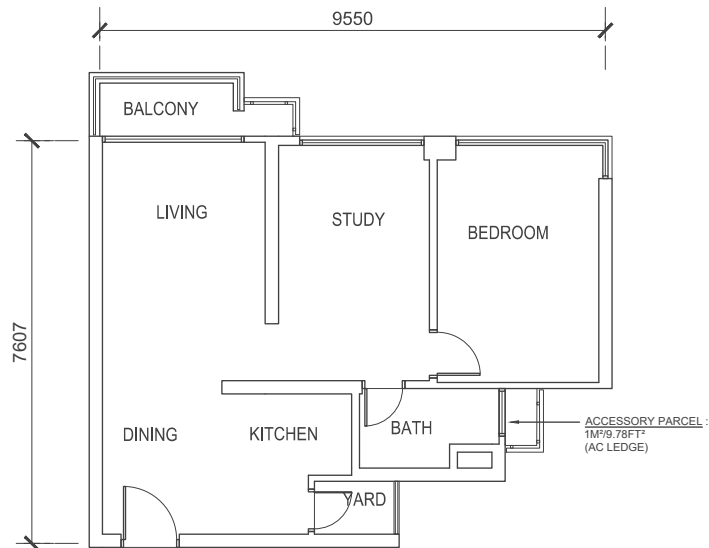
# UNIT PLAN TOWER 5

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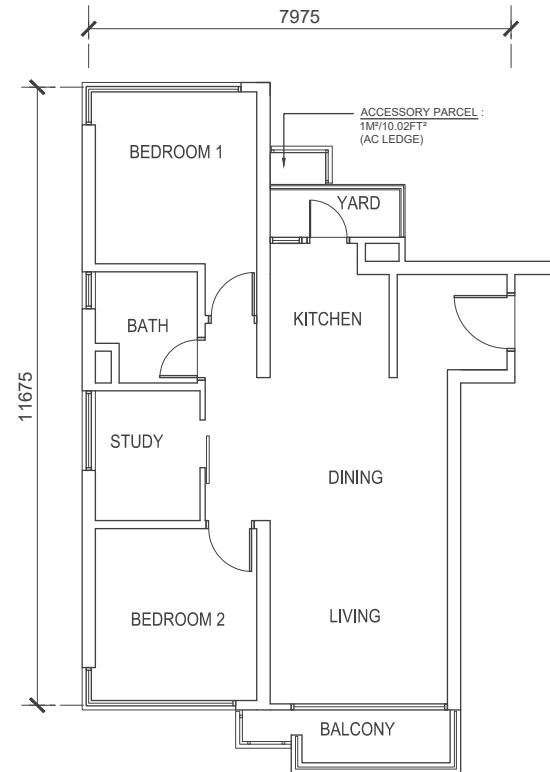
## TYPE B3

- 1 Bedroom + 1 Study Area + 1 Bathroom
- **70 sq m / 747.97 sq ft**
- Tower 5: 41 units



## TYPE B7

- 2 Bedrooms + 1 Study Room + 1 Bathroom
- **80 sq m / 859.72 sq ft**
- Tower 5: 41 units



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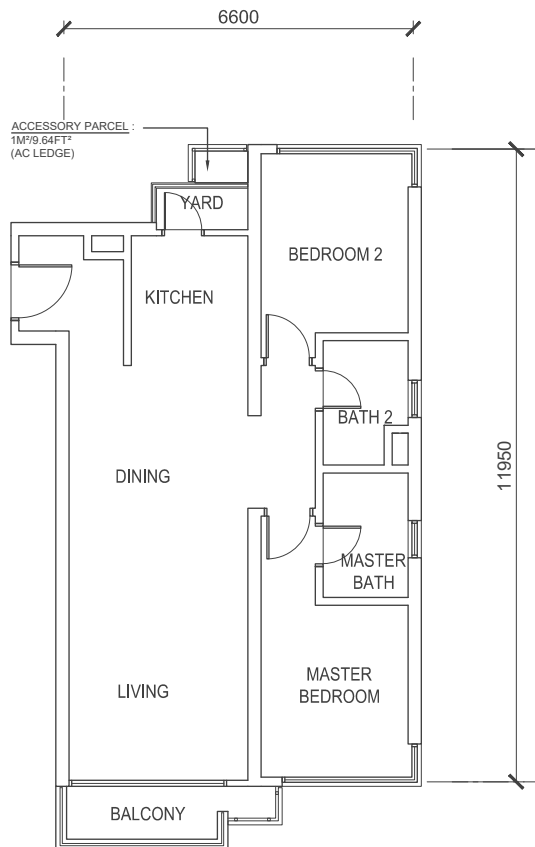
# UNIT PLAN TOWER 5

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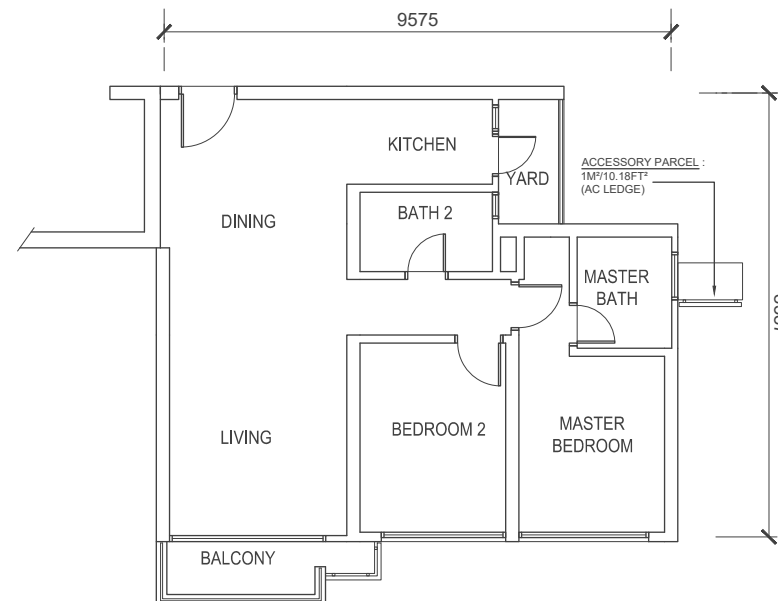
## TYPE B10

- 2 Bedrooms + 2 Bathrooms
- **83 sq m / 891.85 sq ft**
- Tower 5: 41 units



## TYPE B11

- 2 Bedrooms + 2 Bathrooms
- **81 sq m / 874.09 sq ft**
- Tower 5: 41 units



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# BUILDING DESCRIPTION

For preview only. Subject to change.

**Structure**

Reinforced Concrete Structure

**Wall**

Reinforced Concrete Wall / Brick Wall / Light Weight Block Wall

**Roof Framing**

Reinforced Concrete Flat Roof

**Ceiling**

Skim Coat / Plaster Ceiling

**Windows**

Aluminium Frame Glass Window

**Doors**

Metal Frame Timber Door  
Aluminium Frame Glass Door

**Ironmongery**

Quality Locksets

**Wall Finishes**

- Kitchen : Wall Tiles Height as per BP / Plaster/ Skim Coat with Emulsion Paint
- Bathroom : Full Height Tiles till Ceiling Level
- Internal : Plaster / Skim Coat with Emulsion Paint
- External : Weather Resistant Paint

**Floor Finishes**

- Living / Dining / Kitchen / Study / All Bedrooms : Tiles
- All Bathrooms : Tiles
- Utility, Yard, Balcony : Tiles
- Other Areas : Cement Render

**All Types**

	Type										
	A4	A5	A6 / A6M	A7 / A7M	A8	B1A / B1AM	B3	B7	B10	B11	B14 / B14M
<b>Sanitary and Plumbing Fittings</b>											
Kitchen Sink	1	1	1	1	1	1	1	1	1	1	1
Wash Basin	1	1	1	1	1	1	1	1	2	2	2
Shower Rose	1	1	1	1	1	1	1	1	2	2	2
W.C.	1	1	1	1	1	1	1	1	2	2	2
Bib Tap	1	1	1	1	1	1	1	1	2	2	2
Washing Machine Tap	1	1	1	1	1	1	1	1	1	1	1
<b>Electrical Installation</b>											
Lighting Point	8	8	9	9	10	9	9	10	11	10	11
Power Point (Include 13A/15A)	9	11	13	11	12	14	12	14	13	13	15
Ceiling Fan Point	2	2	2	2	2	2	2	3	3	3	3
TV Point	2	2	2	2	2	2	2	2	2	2	2
Water Heater Point	1	1	1	1	1	1	1	1	2	2	2
Air-cond Point	3	2	2	3	3	3	3	4	3	3	4
Distribution Board	1	1	1	1	1	1	1	1	1	1	1
<b>Communication</b>											
Fibre Wall Socket Point	1	1	1	1	1	1	1	1	1	1	1

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