



ManSolin
Residences
TAMAN DESA TEBRAU

THE
Perfect Harmony
OF COMFORT & ACCESSIBILITY

Nestled in the vibrant heart of Taman Desa Tebrau, Mandolin Residences is a freehold sanctuary that seamlessly blends modern comfort with convenience. Positioned along the thriving Tebrau Corridor, just 14 km from Johor Bahru, it is surrounded by shopping malls, educational institutions & healthcare.



Aerial View | Artist's Impression



Drop-off Area | Artist's Impression

WHERE EVERY HOMECOMING
Feels Like a Warm Embrace



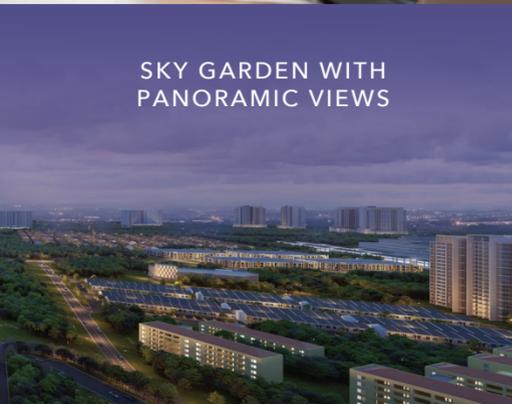
FREEHOLD
SERVICED RESIDENCES



FLEXIBLE LAYOUTS
& DUAL-KEY CONCEPTS



EXPERIENCE A LIFESTYLE
ENRICHED BY ABUNDANT
CRAFTED AMENITIES



SKY GARDEN WITH
PANORAMIC VIEWS



PRIME LOCATION
IN A VIBRANT TOWNSHIP



SECURE LIVING
WITH MULTI-TIER
SECURITY



Main Entrance | Artist's Impression



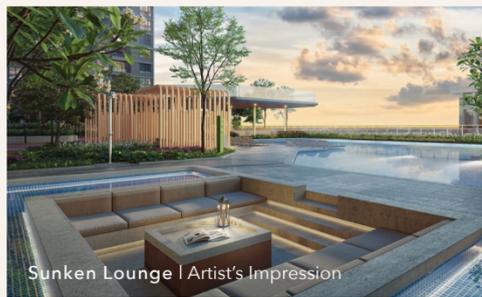
REDEFINING
Urban Living
WITH SERENITY & JOY

OUTDOOR

- 1 TERRACE SEATING
- 2 COVERED WALKWAY
- 3 OUTDOOR GYM
- 4 CABANA
- 5 SUN LOUNGER
- 6 SWIMMING POOL
- 7 WADING POOL
- 8 SUNKEN LOUNGE
- 9 REFLECTIVE POOL
- 10 JOGGING TRACK
- 11 FUTSAL/MULTIPURPOSE COURT
- 12 ADVENTURE ZON/PLAYGROUND
- 13 VIEWING DECK 1
- 14 SEATING AREA
- 15 VIEWING DECK 2
- 16 HERBS GARDEN
- 17 PAVILLION VIEW DECK
- 18 SEATING NOOK
- 19 GAME / PICNIC TABLE

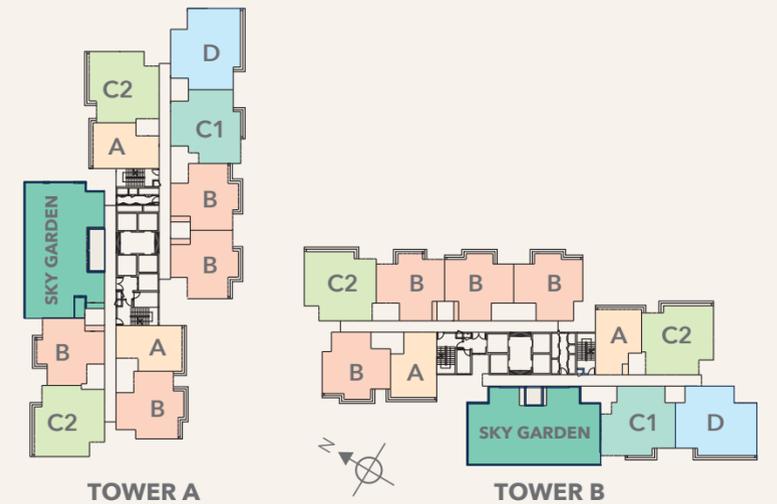
INDOOR

- 20 GYM
- 21 ADVENTURE ZON/PLAYGROUND
- 22 MALE CHANGING ROOM
- 23 BABY ROOM
- 24 FEMALE CHANGING ROOM
- 25 MANAGEMENT OFFICE
- 26 RECREATION ROOM 1
- 27 MULTIPURPOSE HALL
- 28 SURAU
- 29 WASH ROOM
- 30 RECREATION ROOM 2
- 31 READING ROOM
- 32 LOUNGE
- 33 GAME ROOM
- 34 RECREATION ROOM 3



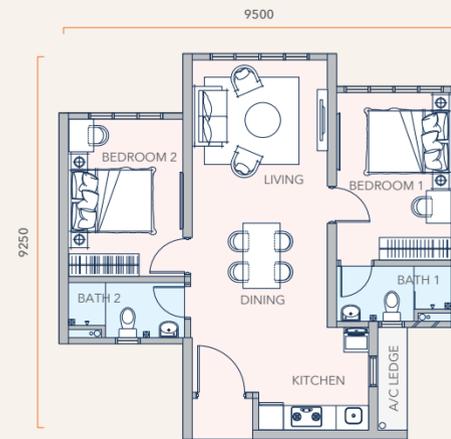
SKY GARDEN FACILITIES

- Viewing Deck
- Sky Lounge
- Hanging Sofa
- Recreational Corner
- Reading Corner

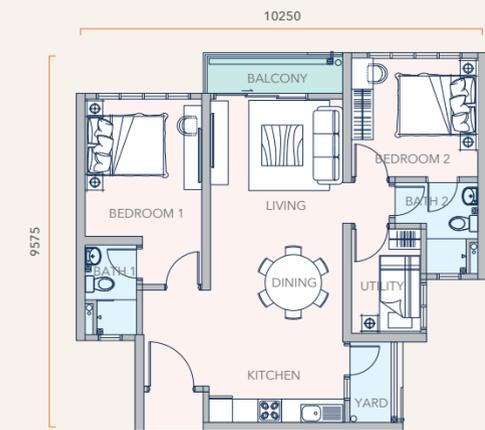




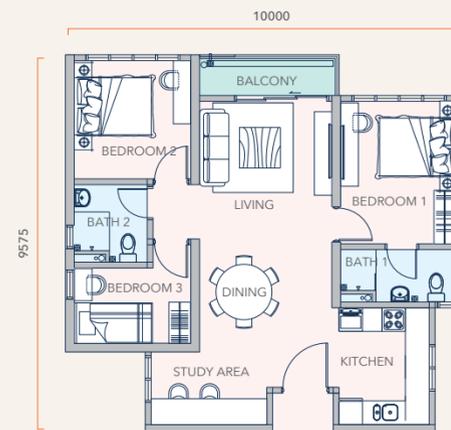
TYPE A STUDIO 1 | BATHROOM
528 SQ.FT.



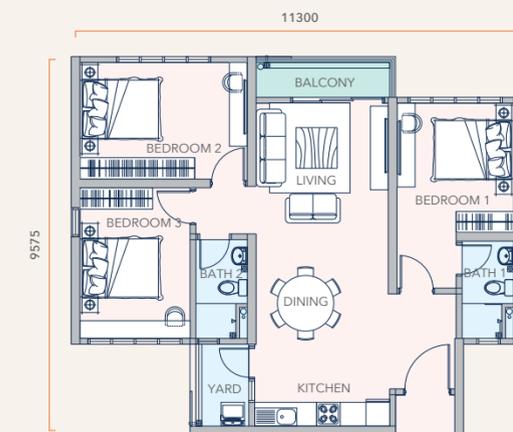
TYPE B 2 BEDROOMS | 2 BATHROOMS
741 SQ.FT.



TYPE C1 2+1 BEDROOMS | 2 BATHROOMS
906 SQ.FT.



TYPE C2 3 BEDROOMS | 2 BATHROOMS
924 SQ.FT.



TYPE D 3 BEDROOMS | 2 BATHROOMS
1,017 SQ.FT.



SPECIFICATIONS

Structure : Reinforced Concrete

Wall : Reinforced Concrete Wall / Brick Wall

Roof Covering : Reinforced Concrete Flat Roof

Ceiling : Skim Coat Finish / Plaster Ceiling

Windows : Aluminium Framed Glass Window

Doors : Fire Rated Door / Flush Door / Sliding Door

Ironmongery : Selected Quality Lockset

Wall Finishes Living / Dining : Plaster / Skim Coat with Paint
 Bedrooms : Plaster / Skim Coat with Paint
 Balcony : Plaster / Skim Coat with Paint (except Type A)
 Yard : Plaster / Skim Coat with Paint (Type C1 and D only)
 Study Area : Plaster / Skim Coat with Paint (Type C2 only)
 Kitchen : Selected Wall with Wall Tiles to 1500mm High
 Bathrooms : Selected Wall with Wall Tiles to Ceiling High
 Utility : Plaster / Skim Coat with Paint (Type C1 only)

Floor Finishes Entrance : Tiles
 Living/ Dining : Tiles
 Kitchen : Tiles
 Bedrooms : Tiles
 Bathrooms : Tiles
 Balcony : Tiles (Type C1,C2 & D only)
 Utility : Tiles (Type C1 only)
 Study Area : Tiles (Type C2 only)
 Yard : Tiles (Type C1 & D only)
 Aircond Ledge : Cement Render (Type A & B only)

Sanitary & Plumbing Fittings Bathroom 1 : Wash Basin, Water Closet, Bib Tap, Shower Head
 Bathroom 2 : Wash Basin, Water Closet, Bib Tap, Shower Head (Except Type A)
 Kitchen : Kitchen Sink with Tap

Electrical Installation	Type A	Type B	Type C1/C2	Type D
: Lighting Points	: 7 nos	9 nos	12 nos	12 nos
: Fan Points	: 2 nos	3 nos	3 nos	4 nos
: Power Point	: 7 nos	10 nos	13 nos	15 nos
: Water Heater Points	: 1 no	2 nos	2 nos	2 nos
: Air-Cond Points	: 2 nos	3 nos	3 nos	4 nos
: Distribution Board	: 1 no	1 no	1 no	1 no
: Fiber Optic Point (Fiber Wall Socket)	: 1 no	1 no	1 no	1 no

Internal Telecommunication Conduit & Cabling : 1 Lot

Sprinkler System : To Bomba Approval

Mandolin Residences



LEGEND

- SPORTS COMPLEX & FAMILY RECREATION CENTRE
- GOLF & COUNTRY CLUB
- MEDICAL CENTRE
- EDUCATION CENTRE

HEALTHCARE

HOSPITAL SULTAN ISMAIL	1.2KM
KPJ BANDAR DATO'ONN SPECIALIST HOSPITAL	9.1KM
COLUMBIA ASIA HOSPITAL	9.3KM
REGENCY SPECIALIST HOSPITAL	16KM

EDUCATION

AUSTIN HEIGHTS PRIVATE & INTERNATIONAL SCHOOL	1.6KM
SUNWAY COLLEGE JOHOR BAHRU	2.3KM
SJK(C) FOON YEW 5	3.0KM
CRESCENDO & HELP INTERNATIONAL SCHOOL	4.7KM

ACCESSIBILITY

TEBRAU HIGHWAY
PASIR GUDANG HIGHWAY
NORTH-SOUTH HIGHWAY
EASTERN DISPERSAL LINK
SENAI DESARU HIGHWAY

PLENITUDE

PLENITUDE TEBRAU SDN BHD 198401008434 (120951-T)
 A Wholly-owned Subsidiary of Plenitude Berhad
 No 61 JALAN HARMONIUM 35/1, TAMAN DESA TEBRAU, 81100 JOHOR BAHRU, JOHOR
PLENITUDE.COM.MY

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@ plenitude.property
o Plenitude Berhad

07 350 8282
MANDOLIN SALES GALLERY

• Pemaju : Plenitude Tebrau Sdn Bhd. 198401008434(120951-T). Anak Syarikat Milik Penuh Plenitude Berhad. No.61, Jalan Harmonium 35/1, Taman Desa Tebrau, 81100 Johor Bahru, Johor. Tel : 07-350 8282. No. Lesen Pemaju : 6418/11-2028/1459(A) • Tempoh Sah : 27/11/2023 - 26/11/2028 • No.Pemiti Iklan & Jualan : 6418-41/10-2028/0900(N)-(S) • Tempoh Sah : 28/10/2025 - 27/10/2028 • Jenis : Rumah Pangsapuri Perkhidmatan 37 Tingkat Fasa 2 (712 Unit) / BLOK A (356 Unit) Jenis A Jumlah Unit : 60 • Harga Jualan : RM450,000 (min) - RM522,000 (maks) • Jenis B Jumlah Unit : 176 • Harga Jualan : RM608,000 (min) - RM692,000 (maks) • Jenis C1 Jumlah Unit : 30 • Harga Jualan : RM725,000 (min) - RM785,000 (maks) • Jenis C2 Jumlah Unit : 60 • Harga Jualan : RM751,000 (min) - RM811,000 (maks) • Jenis D Jumlah Unit : 30 • Harga Jualan : RM798,000 (min) - RM858,000 (maks) • BLOK B (356 Unit) Jenis A Jumlah Unit : 60 • Harga Jualan : RM469,000 (min) - RM537,000 (maks) • Jenis B Jumlah Unit : 176 • Harga Jualan : RM627,000 (min) - RM730,000 (maks) • Jenis C1 Jumlah Unit : 30 • Harga Jualan : RM754,000 (min) - RM812,000 (maks) • Jenis C2 Jumlah Unit : 60 • Harga Jualan : RM768,000 (min) - RM835,000 (maks) • Jenis D Jumlah Unit : 30 • Harga Jualan : RM828,000 (min) - RM888,000 (maks) • Pihak Berkuasa Meluluskan Pelan Bangunan : Majlis Perbandaran Johor Bahru • No Rujukan : MBJB/U/2024/14/BGN/155/KOM • Tarikh Dijangka Siap : OKT 2029 • Bebanan Tanah : Tiada • Pegangan Tanah : Hakmilik Kekal • Diskaun Bumiputera : 15%

SEKATAN - SEKATAN KEPENTINGAN : i) Tuanpunya tanah tidak dibenarkan menjual unit-unit (parcel) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii) Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik daripada apacara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apacara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

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