

i.nova

SOHO @ JOHOR BAHRU

Live Where
You Work,

Love Where
You Live



Kempas Utama

太子岭

FREEHOLD

Your Business, Your Home in One Statement.

A bold facade that embodies the spirit of SOHO living, where your professional goals and personal lifestyle come together in perfect balance. Crafted for those who value flexibility, this is more than just a space; it is a dynamic environment that evolves with your needs.

Whether you are running a business, working remotely, or simply enjoying the comfort of modern living, this is where you make your mark confidently, seamlessly, and on your own terms.





TWO WORLDS, ONE SPACE

At dawn, it is a sunlit command center where ideas take flight against a backdrop of Johor Bahru skyline. As daylight fades, it becomes an intimate retreat where the glow of city lights replaces the glow of screens—and the only agenda is unwinding in style.

i-nova masters the alchemy of work-life harmony through intelligent design that adapts to your rhythm—not the other way around. Modular spaces, ergonomic details, and seamless tech integration ensure every square foot serves both your ambition and your tranquility.



Accessible to
Major Highways



3km to
ETS Station



Multi-tiered
Security



Flexible
Layout





Artist's Impression

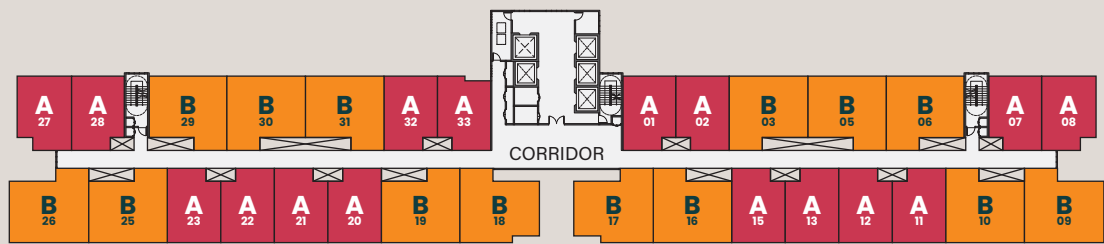
Designed for Visionaries

Smart, Flexible
Living Spaces



Artist's Impression

Typical Floor Plan



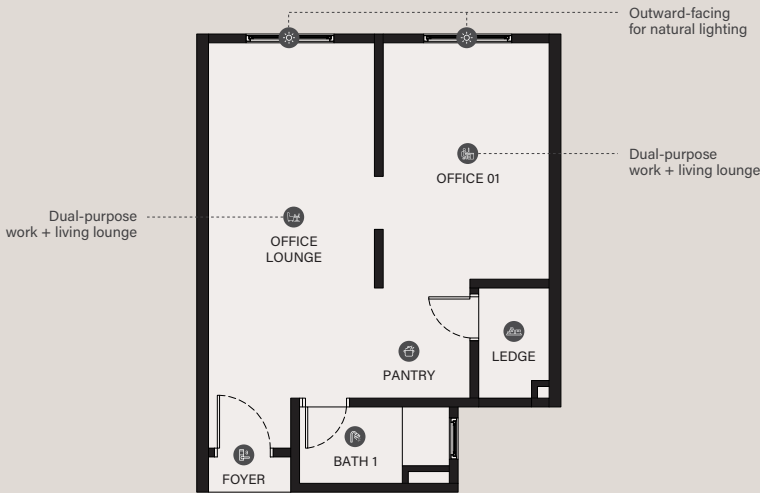
Type A 467 sq. ft. **Type B** 646 sq. ft.

TYPE
A

467
sq. ft.

1
Office

1
Bathroom

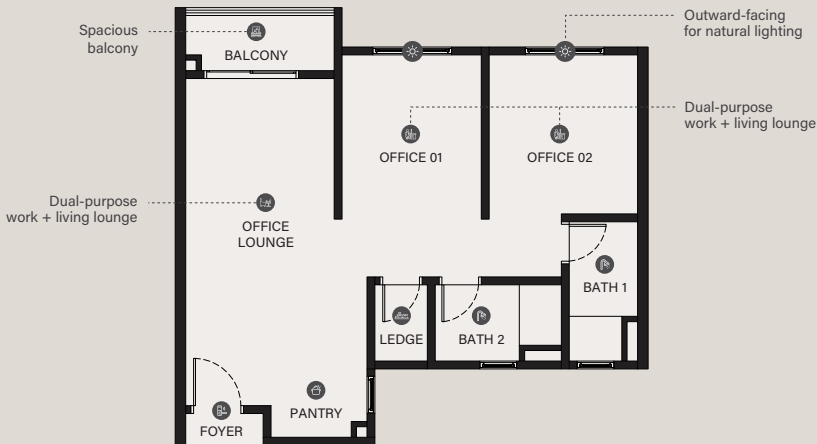


TYPE
B

646
sq. ft.

2
Offices

2
Bathrooms



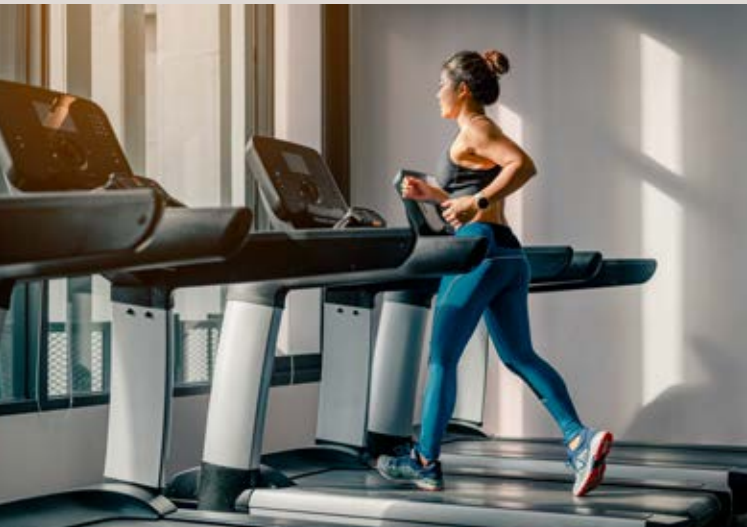
Disclaimer: All renderings, illustrations, photographs, show units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building. Plans, specifications, materials and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the developer/vendor or as directed by the relevant authorities or consultants. All areas and measurements are approximate only and subject to final survey. All features, fixtures, fittings, goods, accessories and furniture reflected or displayed in the show units are strictly for display purposes only and are not part of the final amenities and finishes. Any models of furniture or electrical appliances provided are up to the developer/vendor's discretion and do not form part of any contract or warranty. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the developer/vendor and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The sale and purchase agreement embodies all the terms and conditions between the developer/vendor and the purchasers.

Work. Live. Unwind. All in One Place.

Children laugh in the sun-dappled playground while you find your center by the poolside yoga lawn. Little ones splash joyfully in the dedicated kids' pool as sunlight filters through the trees. From sunrise workouts in the fully-equipped gym to evening strolls through the sensory gardens, every convenience lives within your private sanctuary, each moment flowing effortlessly into the next.



- | | | |
|--------------------------|----------------------|----------------------------|
| 1 Signature Wall | 11 Pool Shower | 21 Picnic Area |
| 2 Rest Area | 12 Gymnasium | 22 Covered Walkway |
| 3 Playground | 13 Zumba Studio | 23 Lift Lobby |
| 4 Outdoor Gym | 14 Multipurpose Hall | 24 Reading Room |
| 5 Pavilion | 15 Prayer Rooms | 25 Co-working Space |
| 6 Yoga/ Meditation Plaza | 16 Saunas | 26 Bicycle Park |
| 7 Reflexology Path | 17 Changing Rooms | 27 Loading/ Unloading Area |
| 8 Pool Lounge | 18 Locker Rooms | 28 Management Office |
| 9 Kids' Pool | 19 BBQ Pavilion | |
| 10 Swimming Pool | 20 Herbs Garden | |





Artist's Impression

Work-Life Balance Perfected

Work and life in perfect harmony. Your SOHO apartment blends productivity and comfort seamlessly, creating the ideal space to thrive professionally and personally.



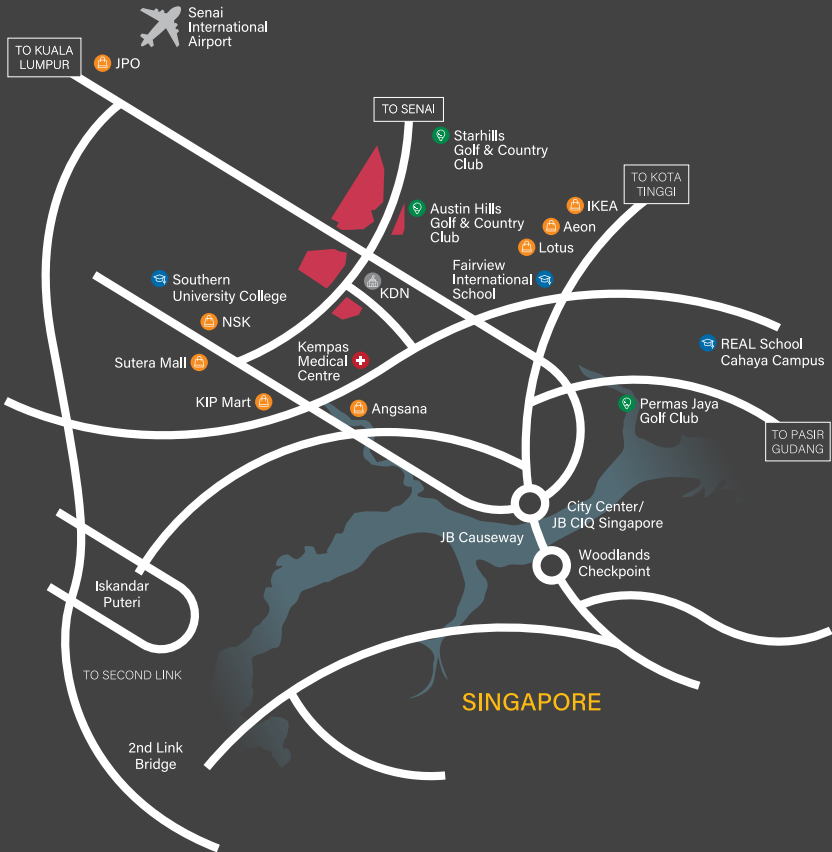
Specifications

Structure	Reinforced concrete structure		
Walls	Concrete wall / brick wall		
Roofing covering	Reinforced concrete roof		
Roofing framing	Reinforced concrete framing		
Ceiling	Plaster ceiling board / Skim coat		
Windows	Aluminium framed glass windows		
Doors	Fire rated door / Aluminium framed sliding glass door / Flush door		
Ironmongery	Selected lockset		
Wall finishes	Internal wall	Plaster and paint up to ceiling level	
	External wall	Plaster and paint	
	Bathroom	Tiles up to ceiling level	
Floor finishes		Type A	Type B
	Office lounge/offices	SPC flooring	SPC flooring
	Foyer / Ledge	Tiles	Tiles
	Pantry /Bathrooms	Tiles	Tiles
	Balcony	-	Tiles
Sanitary and plumbing fittings	W.C.	1	2
	Basin	1	2
	Shower rose	1	2
	Bib tap	2	3
Electrical installation	Lighting point	9	14
	Ceiling fan point	2	3
	Power point	10	11
	Water heater point	1	2
	AC point	1	3
Internal telecommunication trunking and cabling	Fibre wall socket point		

**All drawings and specifications are subject to changes by the relevant Authorities, Engineers or Architects

Your Gateway to Effortless Urban Living

Positioned at Johor Bahru's key growth corridor, i-nova offers seamless access to Singapore via the North-South Highway and Second Link. With strategic highway connections to CIQ and major economic zones, this development puts essential destinations within easy reach. The ultimate address for those who value accessibility and modern living.



Connectivity

- 1km - Kempas Toll Plaza
- 3km - ETS Kempas
- 5km - Skudai Highway
- 6km - Pasir Gudang Highway
- 13km - RTS/ CIQ
- 14km - Senai International Airport

Shopping Malls

- 1km - Lotus's Setia Tropika
- 4km - NSK Trade City Skudai
- 6km - Paradigm Mall Johor Bahru
- 7km - Aeon Mall Bandar Dato' Onn
- 12km - Aeon Mall Tebrau City
- 17km - Johor Premium Outlets

Healthcare

- 4km - Kempas Medical Centre
- 5km - KPJ Dato' Onn Specialist Hospital
- 12km - Hospital Sultanah Aminah/ Columbia Asia Hospital
- 13km - Hospital Sultan Ismail

07-707 8101
ioiproperties.com.my/inova

Wealthy Growth Sdn Bhd (740335-V) (200601020582)
(A Subsidiary Company of IOI Properties Group Berhad)
(201301005964) (1035807-A)

IOI Galleria @ Kempas Utama
PTD153338, Jalan Kempas Lama, 81300 Johor Bahru, Johor.

Scan for More Info



Residensi Idaman Nova (i-nova) | Total Units: 922 units | No. of Storeys: 31 Storeys | Developer Name: Wealthy Growth Sdn Bhd, (Company No: 200601020582 (740335-V)) | Type of Property: SOHO | Developer's License No: 10713/04-2027/1078(A) | Validity Period: 28.04.2022 – 27.04.2027 | Advertising Permit No: 10713-19/06-2028/0509(A)-(S) | Validity Period: 01.07.2025 – 30.06.2028 | Building Plan Approving Authority: Majlis Bandaraya Johor Bahru | Building Plan Approval No: MBJB/U/2024/14/BGN/171/KOM12 | Tenure of Land: Freehold | Land Encumbrance: Nil | Expected Date of Completion: June 2029 | Selling Price: RM 294,015 (Min) – RM 589,900 (Max)
This advertisement has been approved by National Housing Department

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A Township Development By:



IOI PROPERTIES
Trusted.