

- ★ Enjoy 7 acres Private Lake Garden
- ★ Best home for Malaysian working in Singapore
- ★ Conveniently located within Johor Bahru City



FOR MORE INFORMATION |  +607-266 0818  +6012-399 1461  
 [pl.saleadmin@malpakat.com](mailto:pl.saleadmin@malpakat.com)

**AG PLANETIUM SDN. BHD.** (Co. No. 673363-U)

Address : 11th Floor **Menara Malpakat**, No.260, Jalan Dato' Sulaiman, Taman Abad 80250, Johor Bahru, Johor, Malaysia.

Sales Gallery : 08-01, Jalan Puteri 3/1, Taman Bayu Puteri 81750, Johor Bahru, Johor, Malaysia.

Tel : +607-266 0818

**AG Malpakat Group**

Developer's License No: 13561-1/08-2019/02543(L) . Validity Period: 22/08/2018 – 21/08/2019 . Approved Plan No: MJB/U/2013/14/BGN/136(18) . Approving Local Authority: Majlis Bandaraya Johor Bahru. Land Tenure: Expired on 27 december 2105. Land Encumbrances: Maybank . CCC Date: 15 Jan 2019 . Total Units: 168 Units / Type A – 84 Units / Type B – 84 Units .



**MARINA RESIDENCE**  
Pangsapuri Bayu Permai

**AG Malpakat Group**



# STRATEGIC LOCATION WITHIN JOHOR BAHRU TOWN AREA

MAP

NEARBY CONVENIENCES

**MARINA RESIDENCE**

From EDL to Marina Residence  
From Tebrau Highway to Marina Residence

PLANETIUM SDN. BHD. (Company No: 673363-U)  
(A subsidiary of Malpakat Group Sdn Bhd)

	— 1.5KM	5.0KM	—	
	— 3.0KM	5.0KM	—	
	— 6.0KM	5.0KM	—	
	— 5.5KM	8.0KM	—	

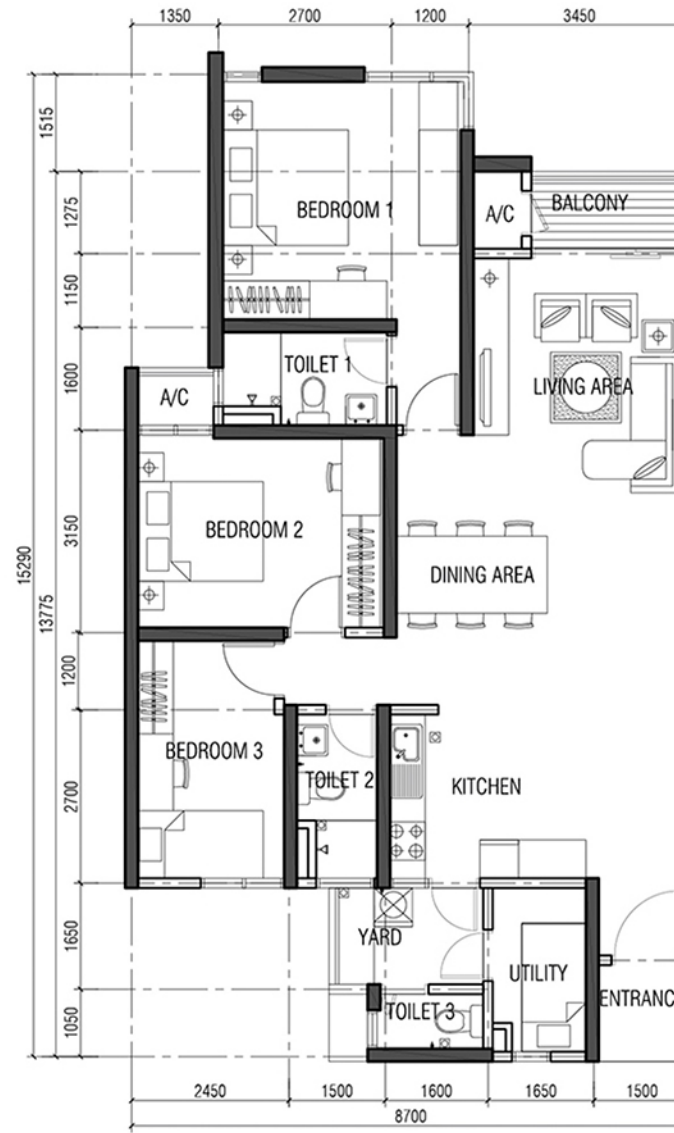
Marina Residence is primely located in the heart of Johor Bahru city and surrounded by mother nature in the form of a beautiful river - Sungai Tebrau. It is a mere 1.0km away from the EDL interchange to the North-South Highway and a short distance of 6km away from CIQ. South Key - Mid Valley Megamall is only 1.5km away from this Serviced Apartment. With a total of 168 units, Marina Residence is a low density community which offers privacy to its resident. Lastly, a 7-acre private Lake Garden is exclusively accessible for residents only to spend some recreational time amidst a modern city. Marina Residence - Your Tranquil Living In Johor Bahru City

LAYOUT PLAN



**LOW DENSITY  
TOTAL 168 UNITS**

Actual show unit photo



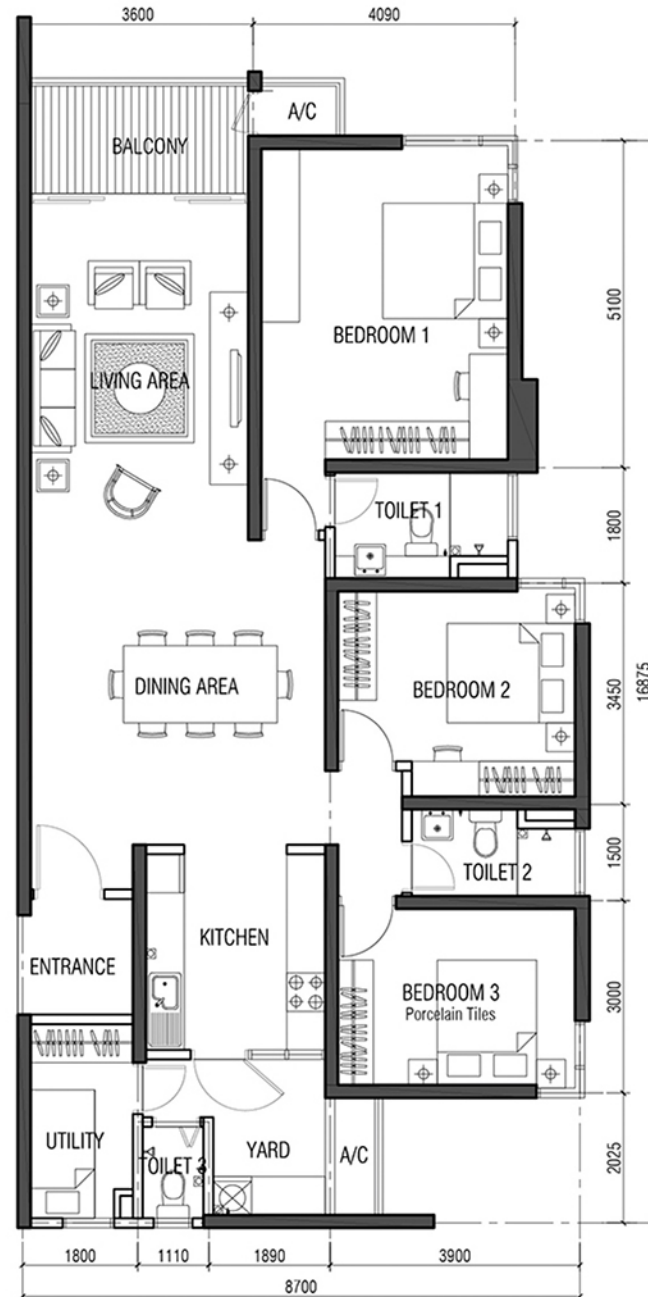
**TYPE B  
FLOOR PLAN**

**3 BEDROOMS  
BUILT-UP AREA :  
1,213 SQ. FT  
UNIT 84**



**TYPE A  
FLOOR PLAN**

**3 BEDROOMS  
BUILT-UP AREA :  
1,466 SQ. FT  
UNIT 84**

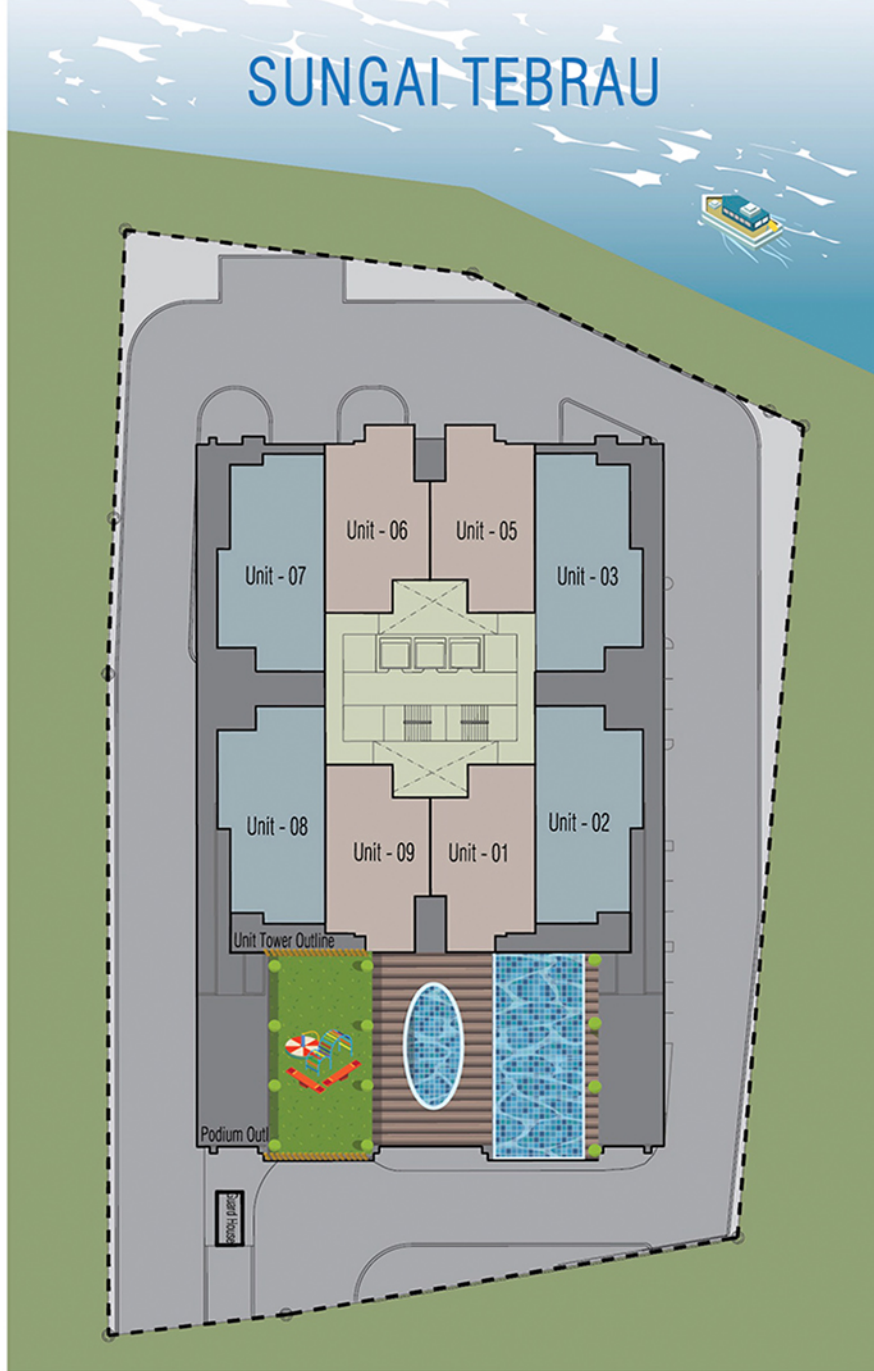


**RIVER VIEW  
BY YOUR BALCONY**

Actual show unit photo

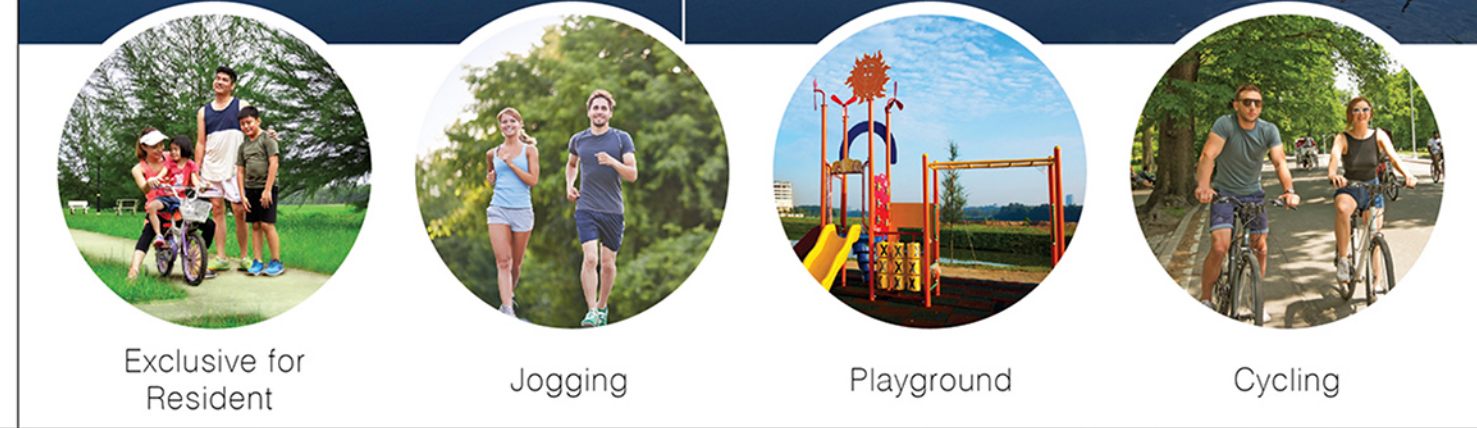
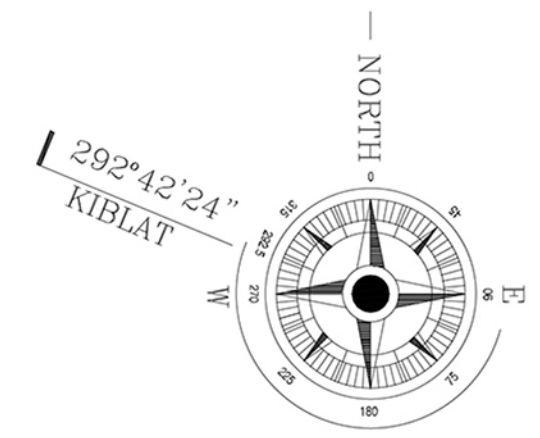


**SITE PLAN**



**LEVEL PLANS**

- CARPARK  
LEVEL 1- 6**
- FACILITIES FLOOR  
LEVEL 7**
- RESIDENTIAL UNIT FLOOR  
LEVEL 8-28**
- TYPE A** - 1466 sqft
- TYPE B** - 1213 sqft





# SOUTH EAST CITY VIEW



# INFINITY POOL

## SPECIFICATIONS

<b>STRUCTURE</b>	: Reinforced Concrete Framework / Wall
<b>WALL</b>	: Brickwall / Reinforced Concrete Wall
<b>ROOFING COVERING</b>	: Reinforced Concrete Flat Roof
<b>ROOFING FRAMING</b>	: Reinforced Concrete Roof Beam
<b>CEILING</b>	: Skimcoat on Concrete Slab / Plaster Ceiling
<b>WINDOWS</b>	: Aluminium Frame Glass Window
<b>DOORS</b>	: Timber flush door / Timber decorative solid door / Aluminium frame sliding door
<b>LOCKS</b>	: Main Entrance Door - Digital Key lock : Other Doors - Quality Locks
<b>FLOOR FINISHES</b>	: Entrance / Living / Dining / Kitchen / Bedrooms - 600 x 600mm Procelain tiles : Toilets / Utility / Yard / Balcony - Ceramic Tiles : A/C ledge - Cement Render
<b>WALL FINISHES</b>	: Toilets - Full Height Ceramic Tiles : Kitchen - Ceramic tiles / Plaster & Paints : Others areas - Plaster & Paints
<b>PAINTING</b>	: Emulsion Paint
<b>INTERNAL TELEPHONE TRUNKING &amp; CABLING</b>	: Provided
<b>FENCING</b>	: Low Brickwall With Plaster & Paint Finishes / M.S. Grille For Site Boundary Fencing

<b>SANITARY INSTALLATION</b>	<b>TYPE A</b>	<b>TYPE B</b>
Kitchen Sink	1 no.	1 no.
Wash Basin	2 nos.	2 nos.
Soap Holder	3 nos.	3 nos.
Toilet Roll Holder	3 nos.	3 nos.
Shower Hose	3 nos.	3 nos.
W.C.	3 nos.	3 nos.

<b>ELECTRICAL INSTALLATION</b>	<b>TYPE A</b>	<b>TYPE B</b>
Lighting Point	21 nos.	19 nos.
Power Point (13A)	25 nos.	24 nos.
Telephone Point	1 no.	1 no.
T.V Point	2 nos.	2 nos.
Fan Point	0 no.	0 no.
Air-con Point	5 nos.	5 nos.
Water Heater Point	3 nos.	3 nos.
Bell Point	1 nos.	1 nos.

## FACILITIES



# SAUNA



# GYM



# PLAYGROUND