

LAMAN ESTUARI

ESTUARI GREENS
PUTERI HARBOUR

by **UEM Sunrise**

Freehold Semi-Detached Homes
Phase 1B1

Highly-Acclaimed International Destination

Puteri Harbour, in Iskandar Puteri is envisioned as a premier international destination; a vibrant lifestyle playground of marina living, waterfront retail, family entertainment and F&B choices that continues to attract both local and international visitors.

The Estuari Sports Centre fosters a community built around wellness and recreation. Families will delight in being moments from LEGOLAND, where fun and adventure await all ages. With access to quality education, from the international institutions within EduCity to reputable schools nearby, and modern healthcare facilities, life at Puteri Harbour feels balanced, convenient, and complete.

Strategically positioned just 16km from the Malaysia–Singapore Second Link and seamlessly connected by the Puteri Harbour International Ferry Terminal (PHIFT), Puteri Harbour stands as the southern gateway; bridging lifestyles, opportunities, and destinations across borders.





Green Surroundings Encourage A Tranquil & Wholesome Lifestyle



Playground Area



Jogging & Cycling Trail







Central Park

Endless Activities For Every Lifestyle

Discover a multitude of activities, from exploring the landscaped beauty of the central park with your family to enjoying an active lifestyle outdoors.



Legend

	Type B 40' X 80'
	Type C 40' X 80'
	Bumiputera Lots
	Future Launch

1. Multipurpose Court
2. Community Open Field
3. Jogging & Cycling Trail
4. Multipurpose Hall Site
5. Kindergarten Site
6. Surau Site
7. Playground Area
8. Rain Garden Trail

Timeless Homes In Nature's Serenity

Estuari Greens offers generous living spaces and provides ample room for you to add your personal touches - creating a serene home that truly reflects your unique style and needs. The design of the interior space is well-thought-out and offers practicality when it comes to space planning.



Seamless kitchen & dining



Separate dry & wet kitchens



Master bathroom with bathtub



4 bedrooms + 5 bathrooms



EV infrastructure ready



Type B Living Room



Type B Facade



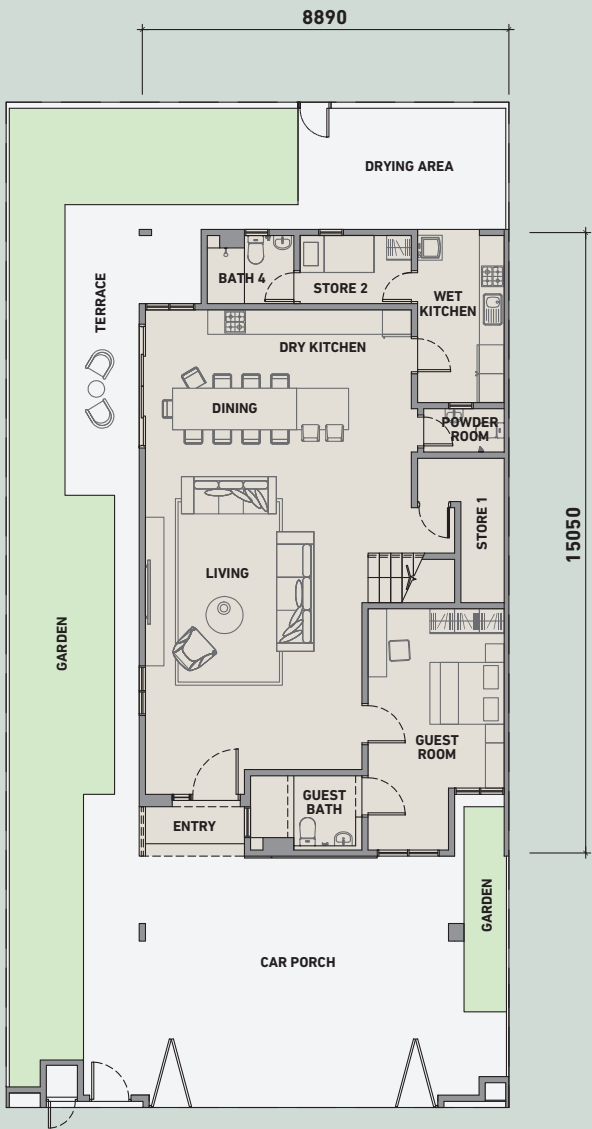
Type C Dining Room

FLOOR PLANS

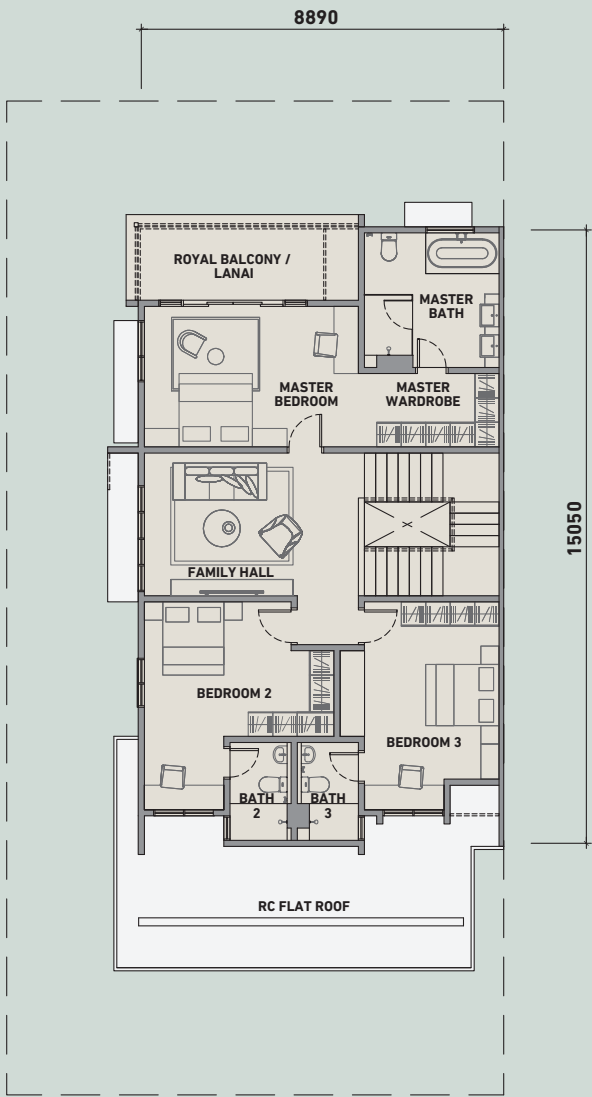
TYPE
B



- 12.2m x 24.4m (40' x 80')
- 286 sqm (3,082 sqft)
- 4 Bedrooms, 1 Utility Room
- 5 Bathrooms



Ground Floor



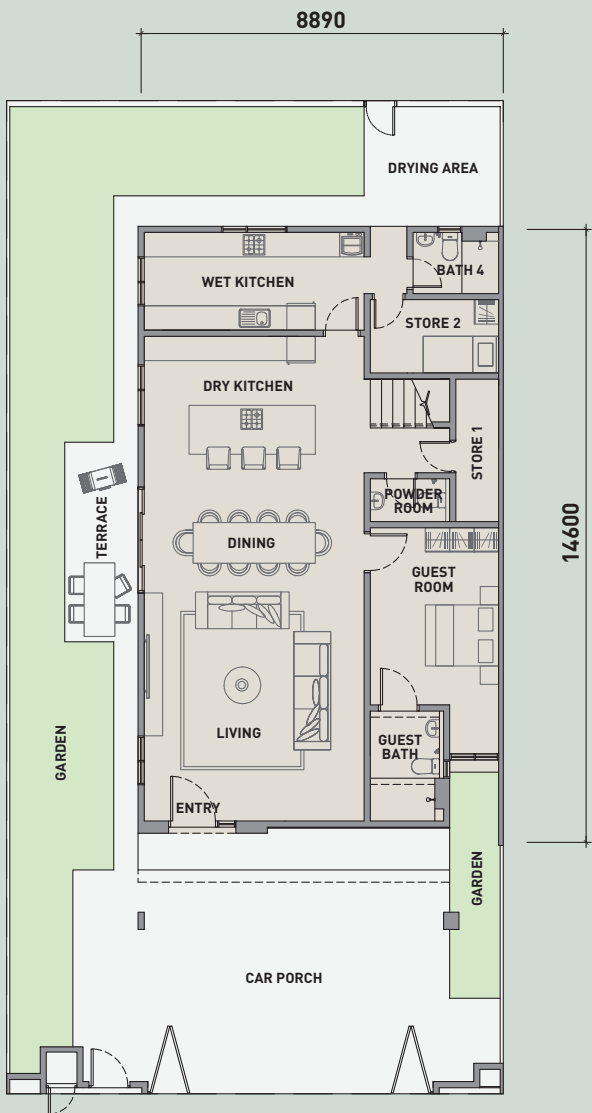
First Floor

FLOOR PLANS

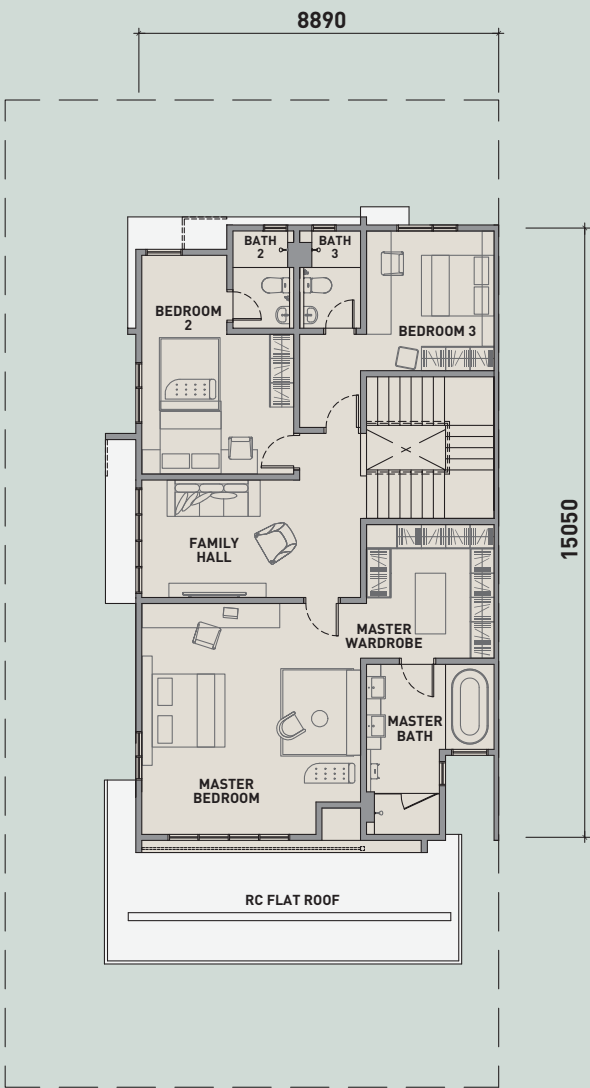
TYPE
C



- 12.2m x 24.4m (40' x 80')
- 287 sqm (3,087 sqft)
- 4 Bedrooms, 1 Utility Room
- 5 Bathrooms



Ground Floor



First Floor

SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Masonry Wall	
Roof Covering	Roof Tiles / Concrete	
Roof Framing	Metal	
Ceiling	Plaster / Gypsum Board / Skim Coat	
Windows	All	Aluminium Frame Glass Window
Doors	Main Entrance Others Doors	Solid Timber Door Flush Door / Aluminium Sliding Door
Ironmongery	Lockset with Accessories	
Wall Finishes	External Wall Master Bath / Powder Room / Guest Bath / Bath 2 / Bath 3 / Bath 4 Kitchen Others	Plaster & Paint Tiles up to Ceiling Height 1.8m High Tiles / Plaster & Paint Plaster & Paint
Floor Finishes	Living / Foyer / Dining Kitchen Guest Room Terrace / Balcony Car Porch Family Area / Staircase / Store Master Bedroom / Bedroom 1 / Bedroom 2 Master Bath / Powder Room / Guest Bath / Bath 1 / Bath 2 Drying Area	Tiles Tiles Tiles Tiles Tiles Tiles Tiles Tiles
Sanitary & Plumbing Fittings		
TYPE	B	C
Water Closet	6	6
Wash Basin and Tap	7	7
Bath Tub	1	1
Shower Rose	5	5
Paper Roll Holder	6	6
Hand Bidet	6	6
Bib Tap	7	7
Kitchen Sink and Tap	1	1
Electrical Installations		
TYPE	B	C
Light Point	42	41
Gate Light Point	2	2
Power Point	27	27
Fan Point	7	7
Door Bell Point	1	1
Water Heater Power Point	4	4
Telephone / Data Point	2	2
Air Conditioning Point	6	6
TV Point	3	3
Wall Fan Point	1	1
Auto Gate Point	1	1
Fencing	Brickwall / Mild Steel	
Turfing	Spot Turfing	

Location Map



LAMAN ESTUARI

ESTUARI GREENS
PUTERI HARBOUR
by UEM Sunrise

5 - 10km

- Puteri Harbour International Ferry Terminal
- Legoland
- EduCity
- Gleneagles Hospital
- Jaya Grocer

10 - 15km

- Senibong Golf Club
- Columbia Asia Hospital
- Malaysia-Singapore Second Link

About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad.

With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.

THE **EDGE** *Top Property*
Developers Awards
2024



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uemsunrise.com



• Developer: Bandar Nusajaya Development Sdn. Bhd. • Address: Level 6, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour 79000 Puteri Harbour Johor. Tel: 07-277 3700. • Developer's Licence No: 14032/08-2027/1344(A)
• Validity: 19/08/2022 - 18/08/2027 • Advertising & Sale Permit No: 14032-8/08-2027/0703(N)-(L) • Validity: 26/08/2025 - 25/08/2027 • Expected Date of Completion: August 2027 • Land Tenure: Freehold • Land Encumbrances:
Nil • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No: MBIP/JBIRP/9/12/2024(27) • Type: 2-Storey Semi-Detached Type B • No. of Units: 34 • Price (Min.): RM2,472,000 • Price (Max.): RM2,856,000
• Built-Up: 3,082 sqft • Lot Size: 40' x 80' • Type: 2-Storey Semi-Detached Type C • No. of Units: 12 • Price (Min.): RM2,460,000 • Price (Max.): RM3,000,000 • Built-Up: 3,087 sqft • Lot Size: 40' x 80' • Restriction In Interest: The land
contained in this title cannot be sold or transferred in any manner whatsoever to Non-Citizens/Foreign Companies without the approval of the State Authority.

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