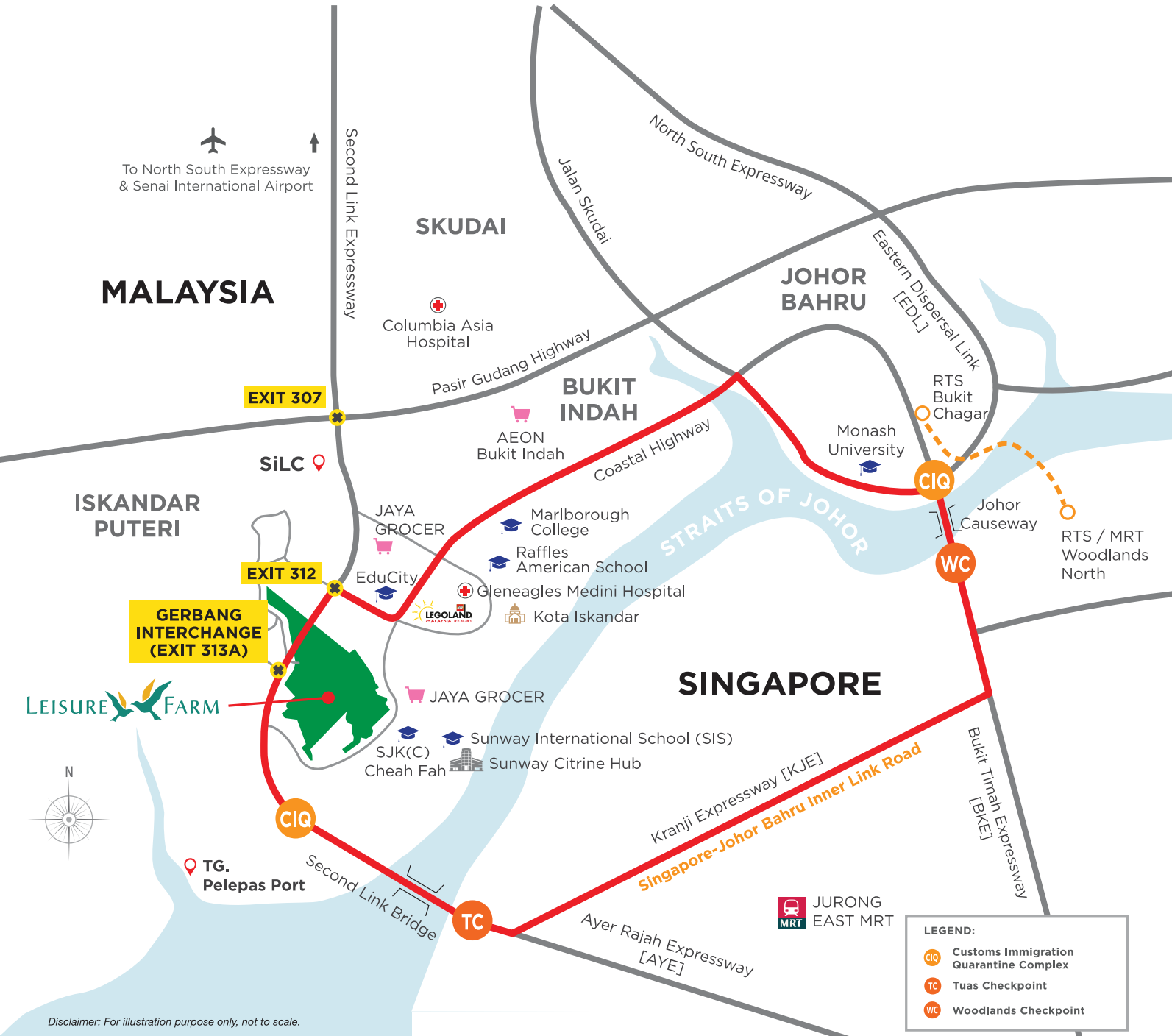




百优佳园
RESIDENSI BAYOU
 SEMI-D • GARDEN-LINK • SUPER-LINK
 双拼别墅 • 庭院联排别墅 • 联排别墅

MODERN LIFESTYLE AMIDST NATURE



FREEHOLD
 永久地契

Estimate Distance			
• Second Link / Tuas CIQ	: 11 km	• Jurong East MRT	: 31 km
• EduCity	: 11 km	• Senai Airport	: 33 km
• Marlborough College	: 13 km	• National University Singapore	: 34 km
• Gleneagles Medini Hospital	: 14 km	• Singapore CBD / Orchard Road	: 44 km
• Johor Bahru CBD	: 30 km	• Changi Airport	: 61 km

Developed by:
LEISURE FARM CORPORATION SDN. BHD. (109759-U)
 No. 8, Jalan Peranginan, Leisure Farm, 81560 Gelang Patah,
 Johor Darul Takzim, Malaysia.
 GPS Coordinates: Latitude: 1.407696 Longitude: 103.610902
www.leisurefarm.com.my

Sales Office Open Daily
 Mon - Fri 8.30am - 5.30pm
 Weekends & PH 10.00am - 5.00pm
 ☺ Leisure Farm Malaysia

+6018 233 3315
marketing@leisurefarm.com.my
 f i Leisure Farm Malaysia

A PLACE TO CALL YOUR OWN

Residents in Residensi Bayou can enjoy peace of mind in this low-density precinct with the security features, which includes individual perimeter fencing as well as 24 hours security services by professionally trained guards.

These homes feature Leisure Farm’s award winning themed gardens and stunning landscaping that promote harmonious living between nature and community.



LET NATURE NURTURE YOUR
FAMILY AT RESIDENSI BAYOU

The latest edition to Leisure Farm’s series of Lifestyle Homes, these three-storey stratafied Garden Link and Waterfront residences take eco-living concepts to new heights with cutting edge quality & design.

Residensi Bayou is 8.7 acres of natural living amidst contemporary waterfront Semi-Ds and Super Links as well as Garden Link homes.





Semi-D Actual Unit

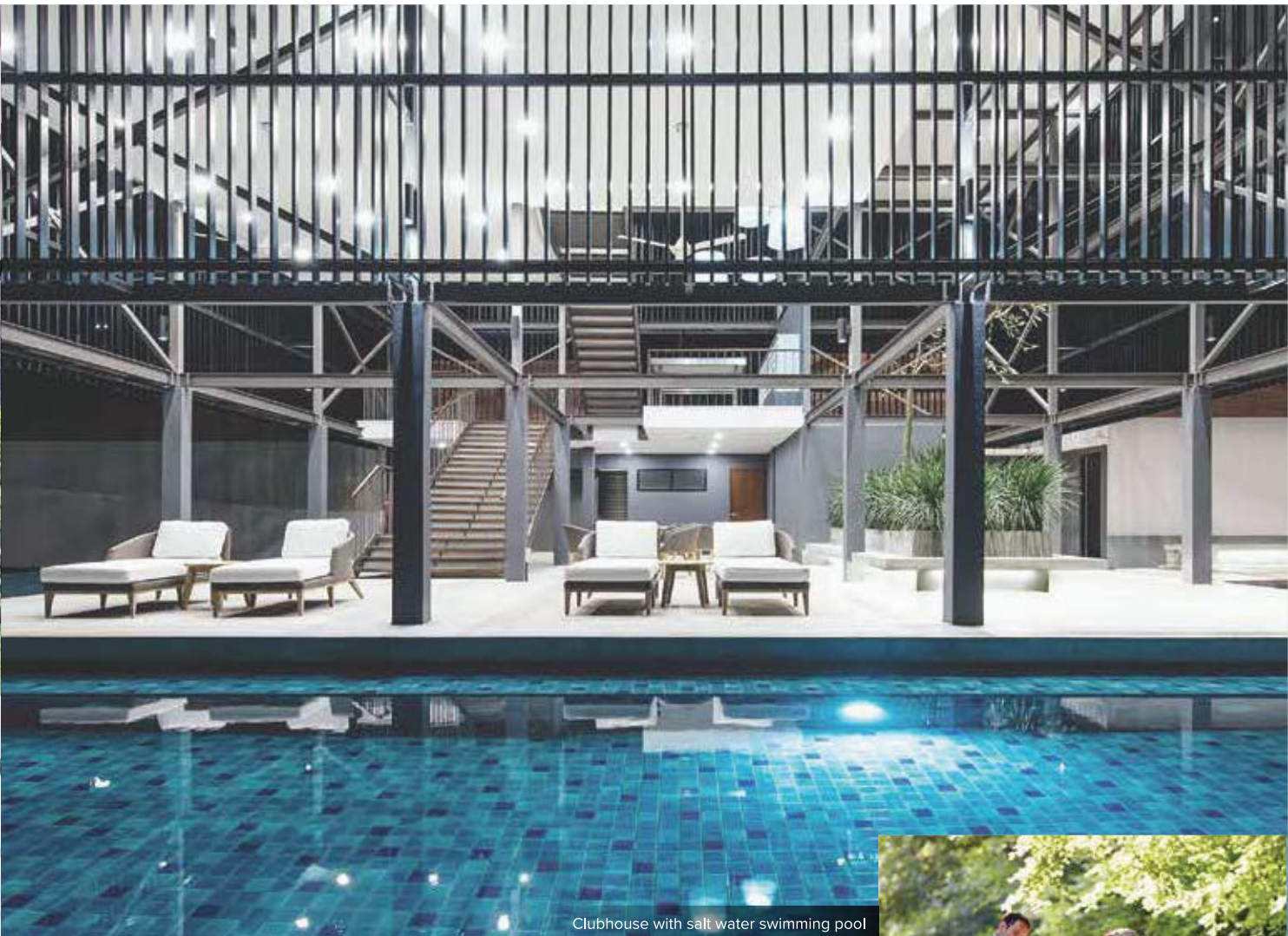


Stylishly designed from start to finish, the homes have been carefully planned for comfortable year-round tropical living, with air-conditioning and airy open living spaces, plus wide open windows and doors to ensure the easy flow of cool tropical breezes off the water.



Garden Link Actual Unit

Other luxury appointments include a fully fitted designer kitchen with branded electrical appliances and professional wardrobe systems in the bedrooms.



Clubhouse with salt water swimming pool

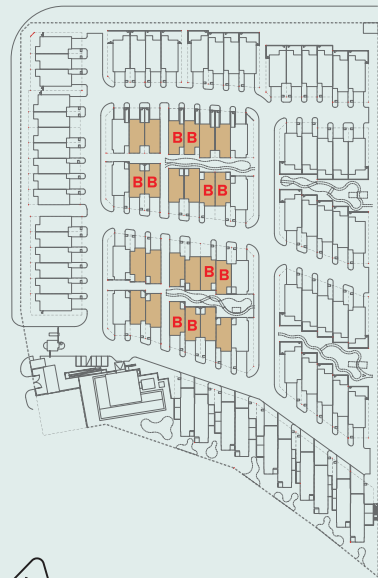
Leisure Farm boasts a vast array of amenities to cater to every aspect of holistic living. For those wanting something more tranquil activities such as bird watching, bike riding and gentle walks through the Canal Park all await you at Leisure Farm.



OTHER FACILITIES IN LEISURE FARM

- Gymnasium • Functional Training Room • Orchard Farm
- Balé Social Restaurant & Bar • 33-meter Infinity Pool • Multi Purpose Hall
- Tennis Court • Basketball Court • Pickleball Court • Football Field
- Rugby Field • Canal Park • Beach Lagoon Family Pool
- Children's Playground • Balé Dog Park • BBQ / Pavilion

recreation & facilities



Super Link
联排别墅

Land Area 占地面积

24' X 70'

1,680 square feet 平方尺

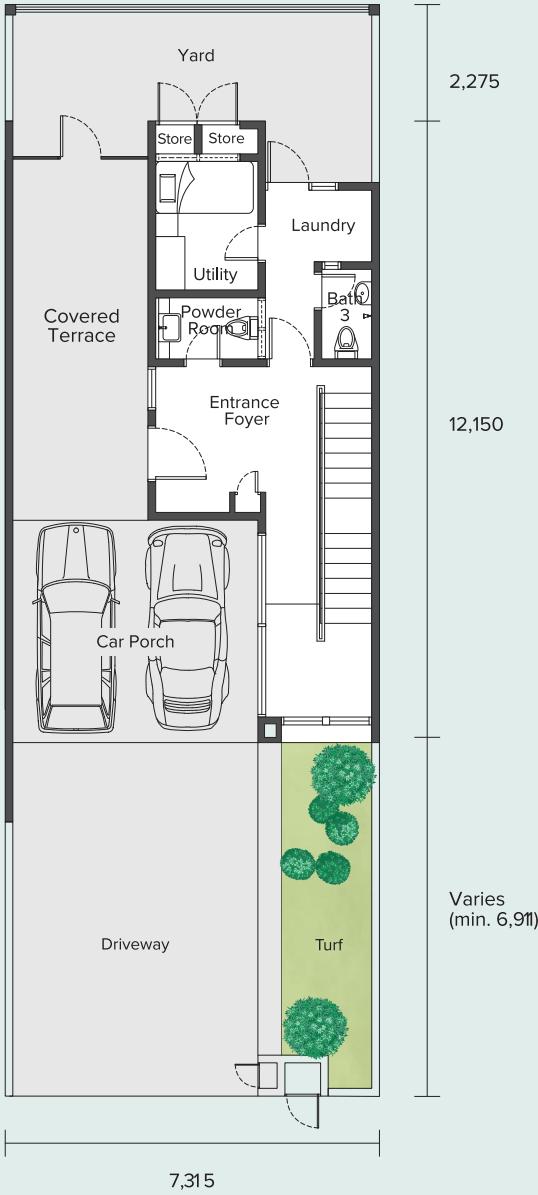
156 square meters 平方米

Built-up Area 建筑面积

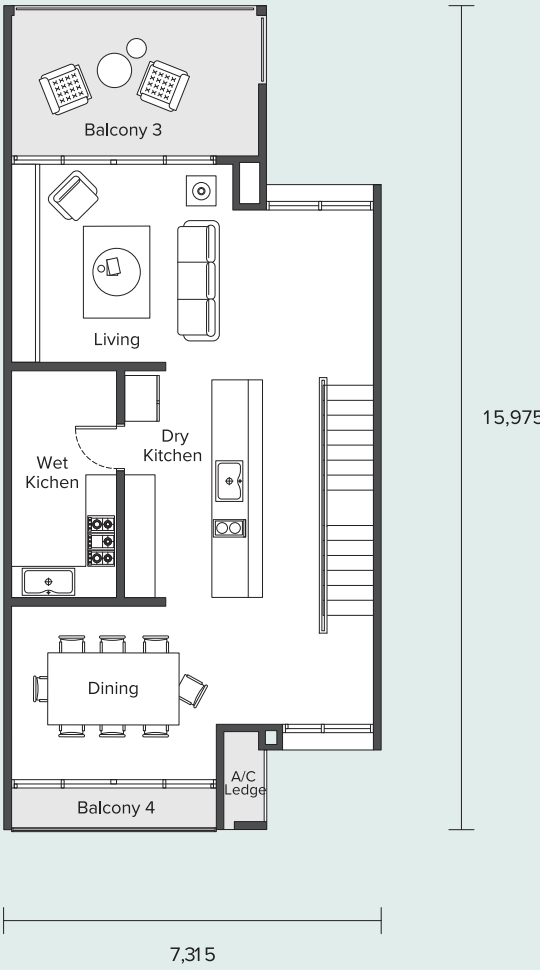
3,344 square feet 平方尺

311 square meters 平方米

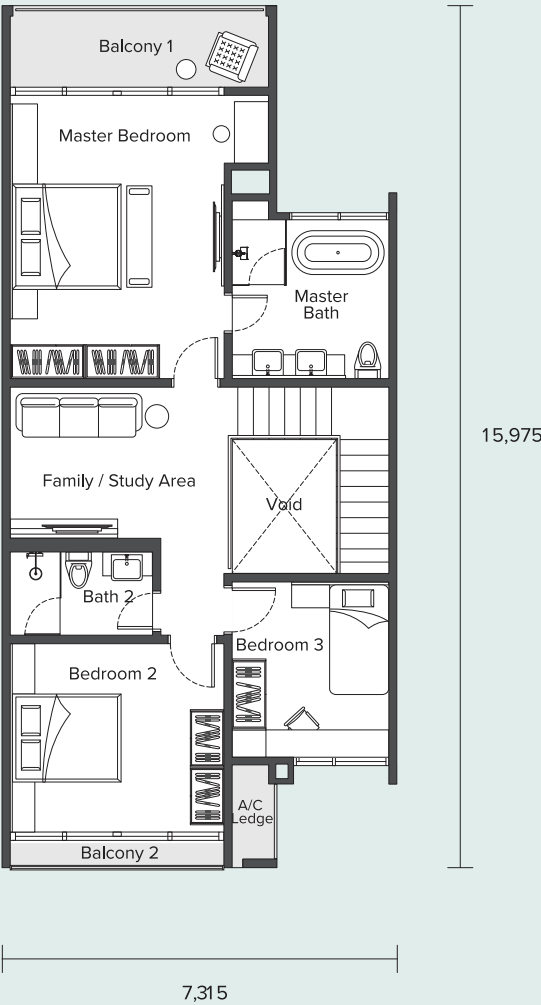
24 units 单位



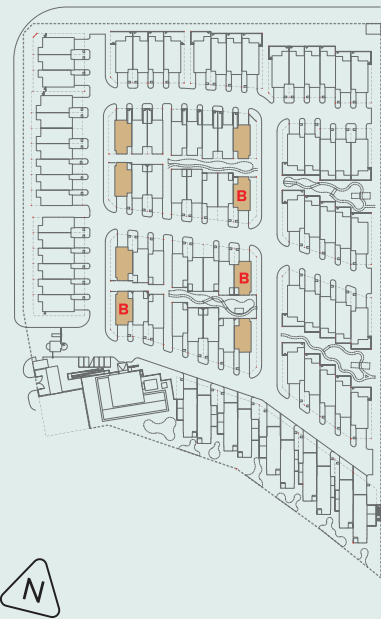
Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图



Super Link Corner Unit

联排别墅
角头单位

Land Area 占地面积

35' X 70'

2,450 square feet 平方尺

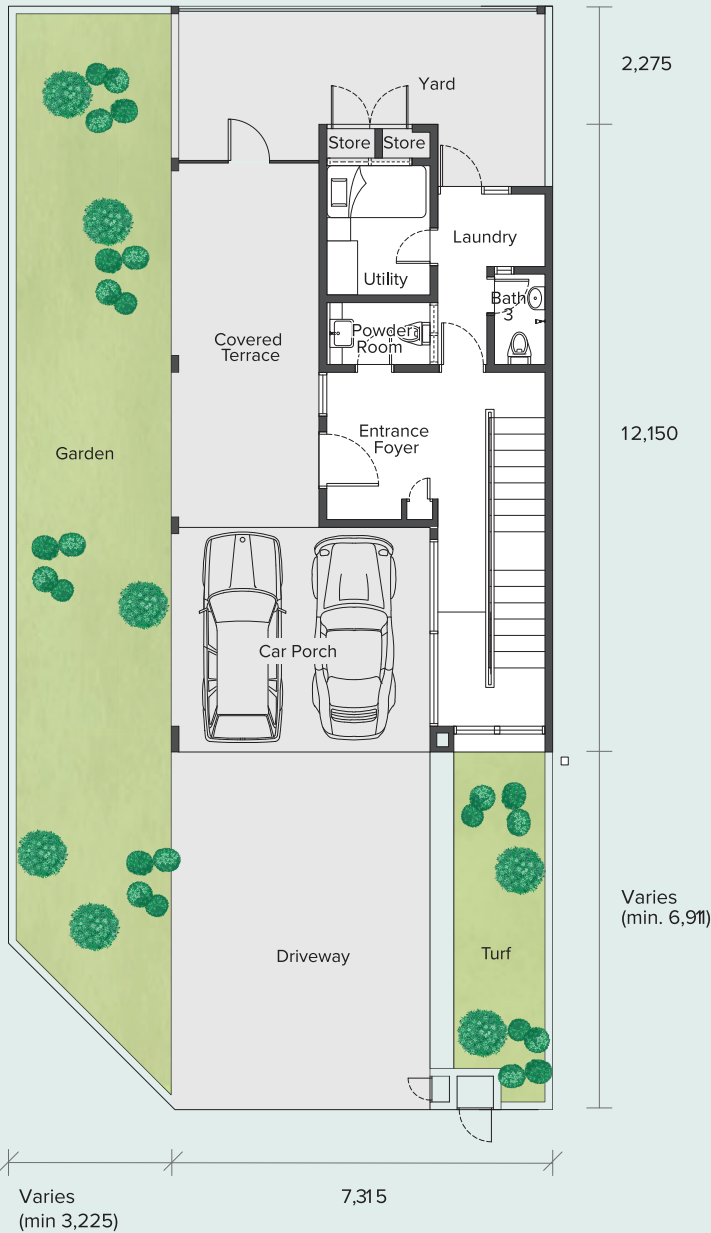
228 square meters 平方米

Built-up Area 建筑面积

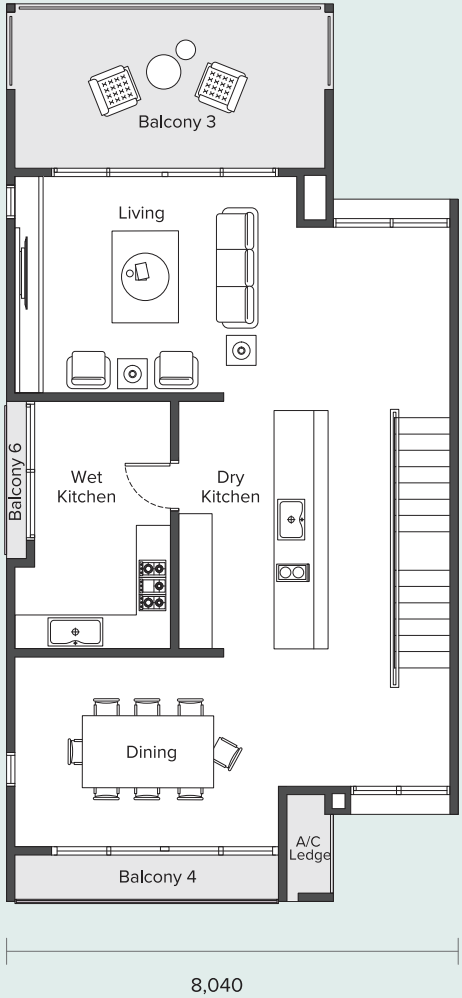
3,589 square feet 平方尺

333 square meters 平方米

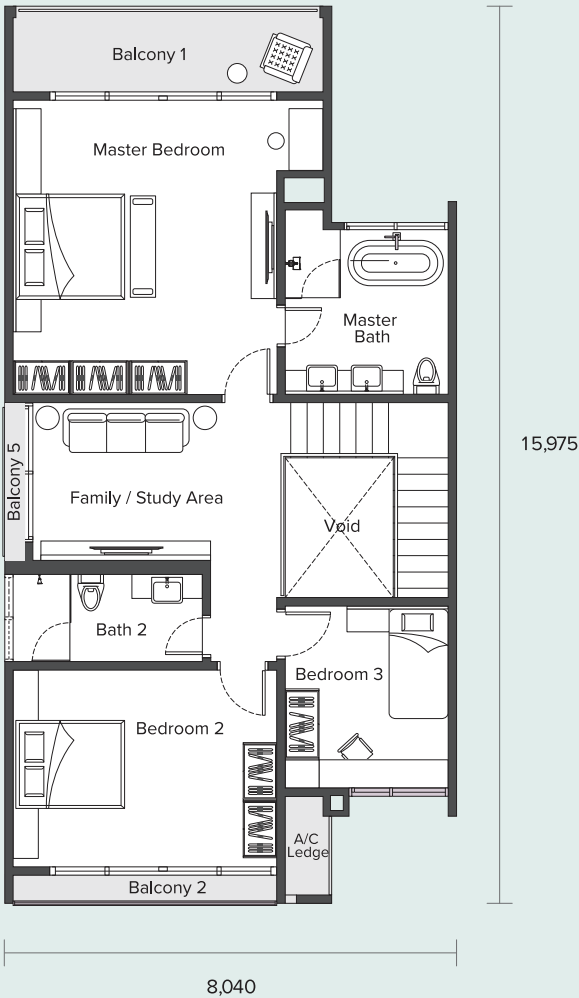
8 units 单位



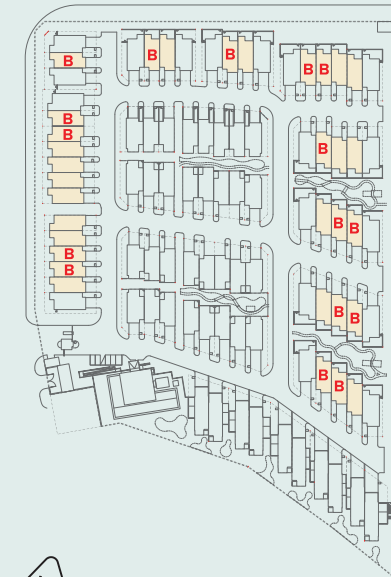
Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图



Garden Link

庭院联排别墅

Land Area 占地面积

24' X 80'

1,920 square feet 平方尺

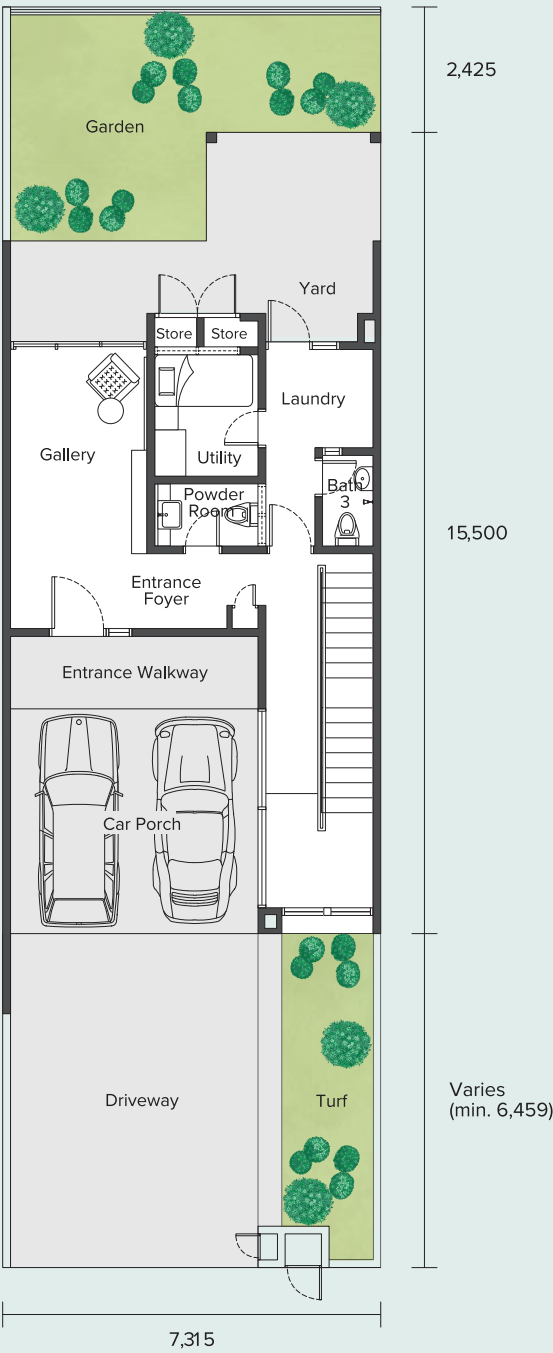
178 square meters 平方米

Built-up Area 建筑面积

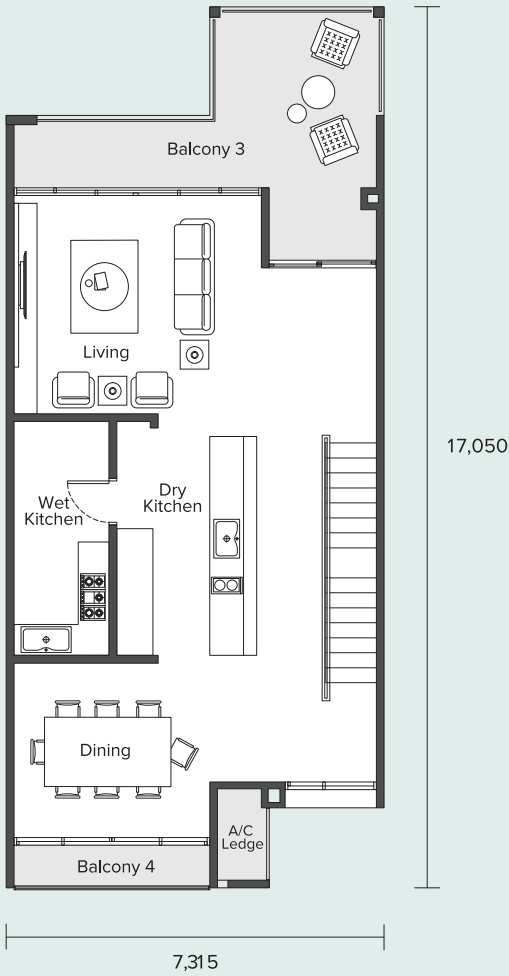
3,560 square feet 平方尺

331 square meters 平方米

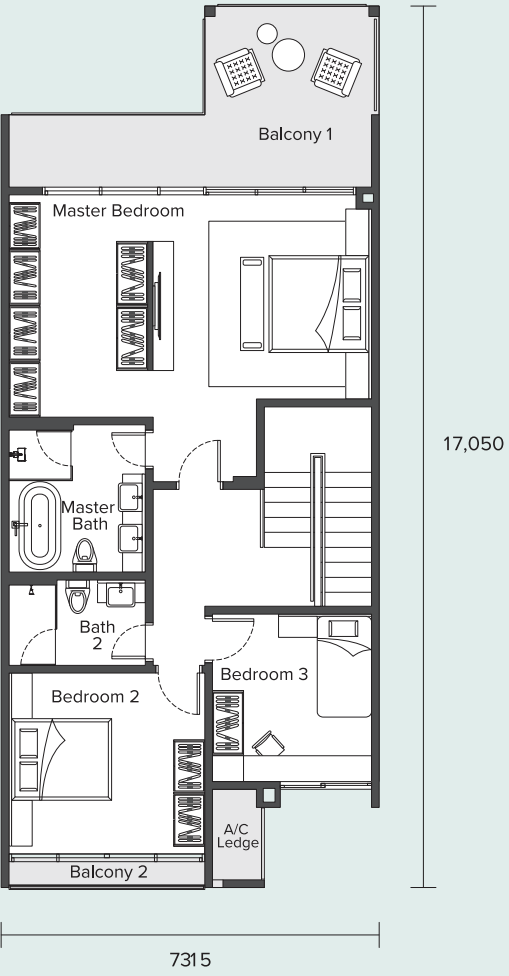
32 units 单位



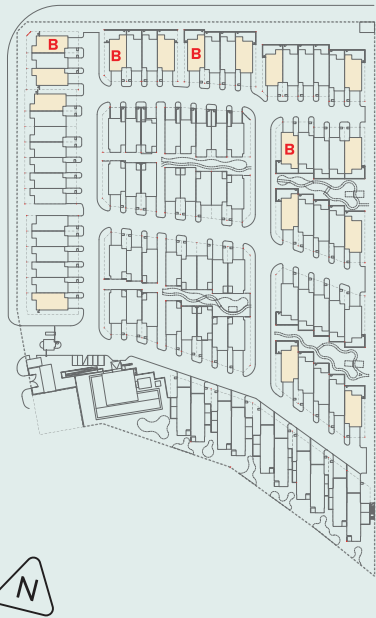
Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图



Garden Link
Corner Unit

庭院联排别墅
角头单位

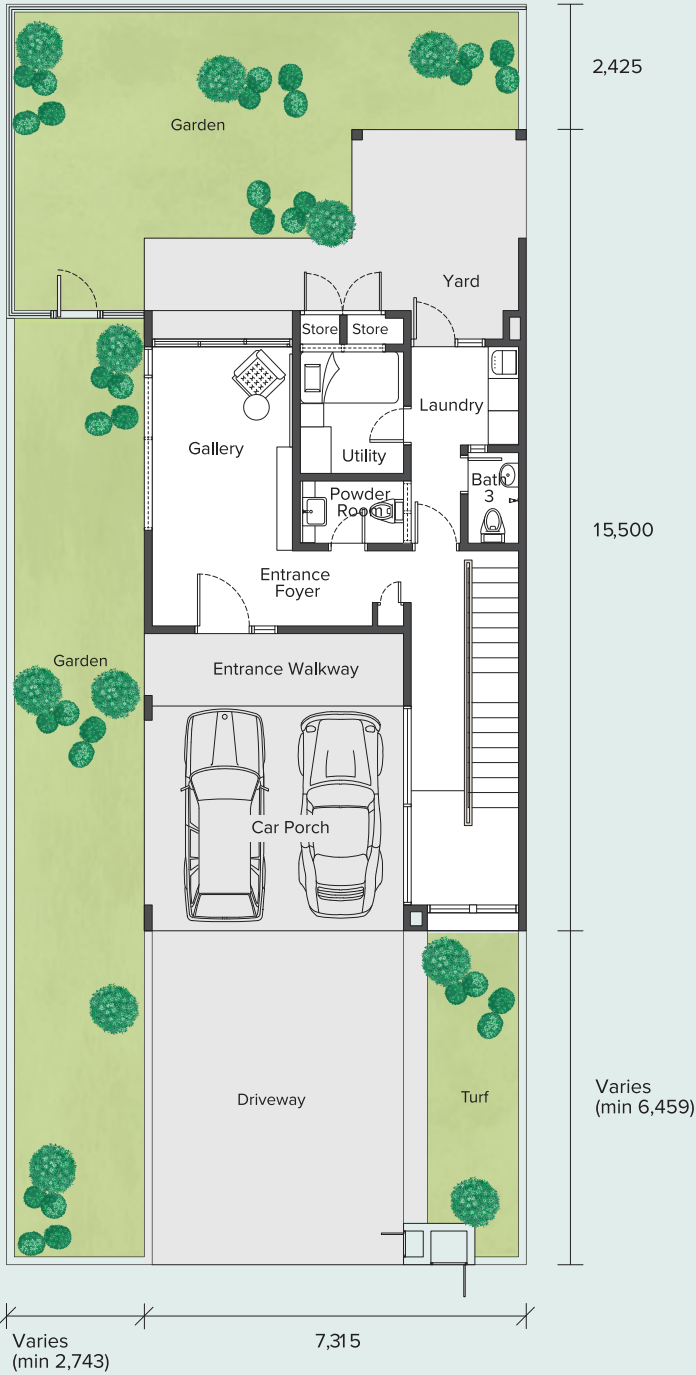
Land Area 占地面积

33' X 80'
2,640 square feet 平方尺
245 square meters 平方米

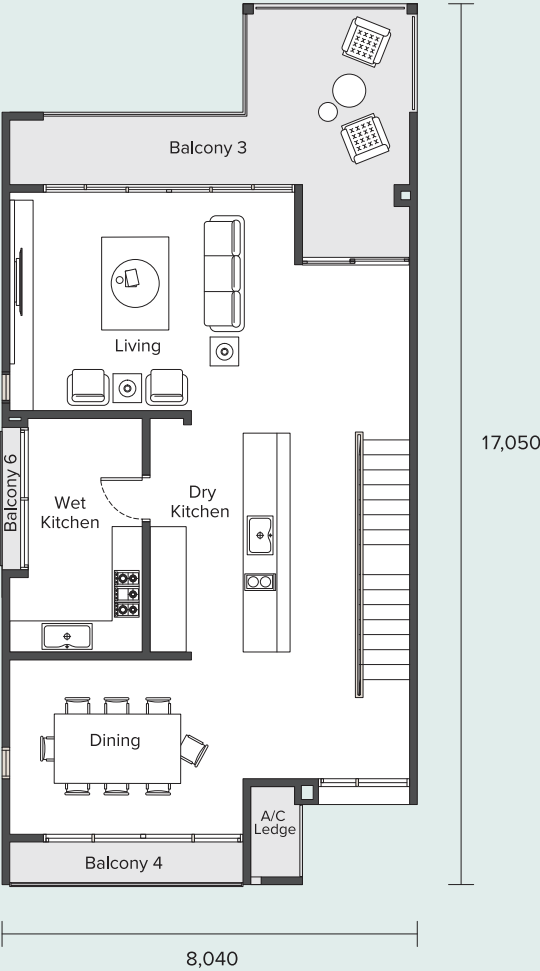
Built-up Area 建筑面积

3,783 square feet 平方尺
351 square meters 平方米

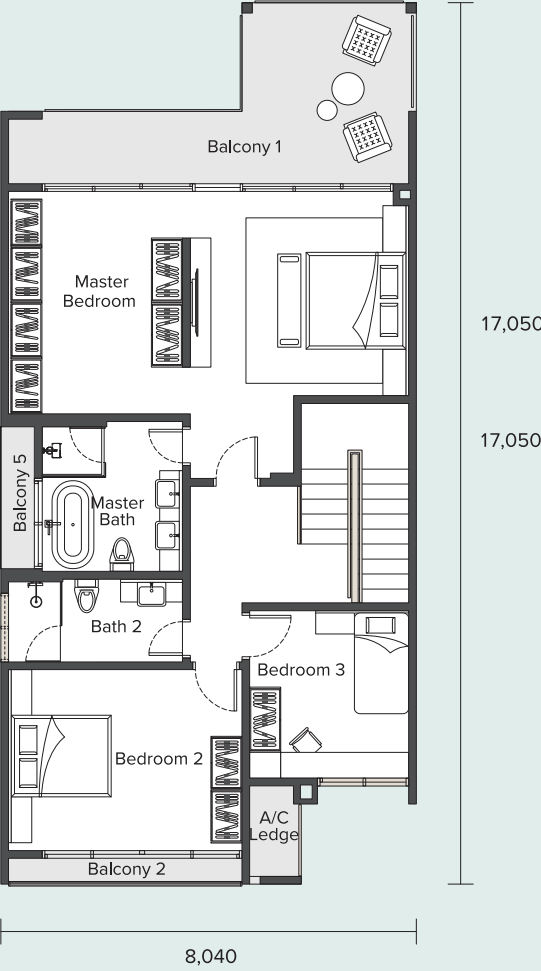
16 units 单位



Ground Floor
底层平面图



1st Floor
一层平面图



2nd Floor
二层平面图



Semi-D
双拼别墅

Land Area 占地面积

28' x 90'

2,520 square feet 平方尺

234 square meters 平方米

Built-up Area 建筑面积

3,457 square feet 平方尺

321 square meters 平方米

10 units 单位



6,575

Varies (min 2,000)

Lower Ground Floor
地下一层平面图

17,875

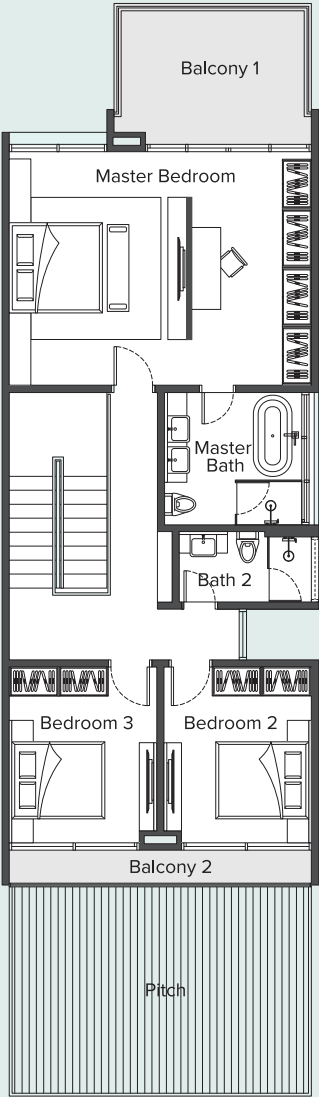


Ground Floor
底层平面图

7,925

14,935

Varies (min 4,692)



6,575

1st Floor
一层平面图

18,350

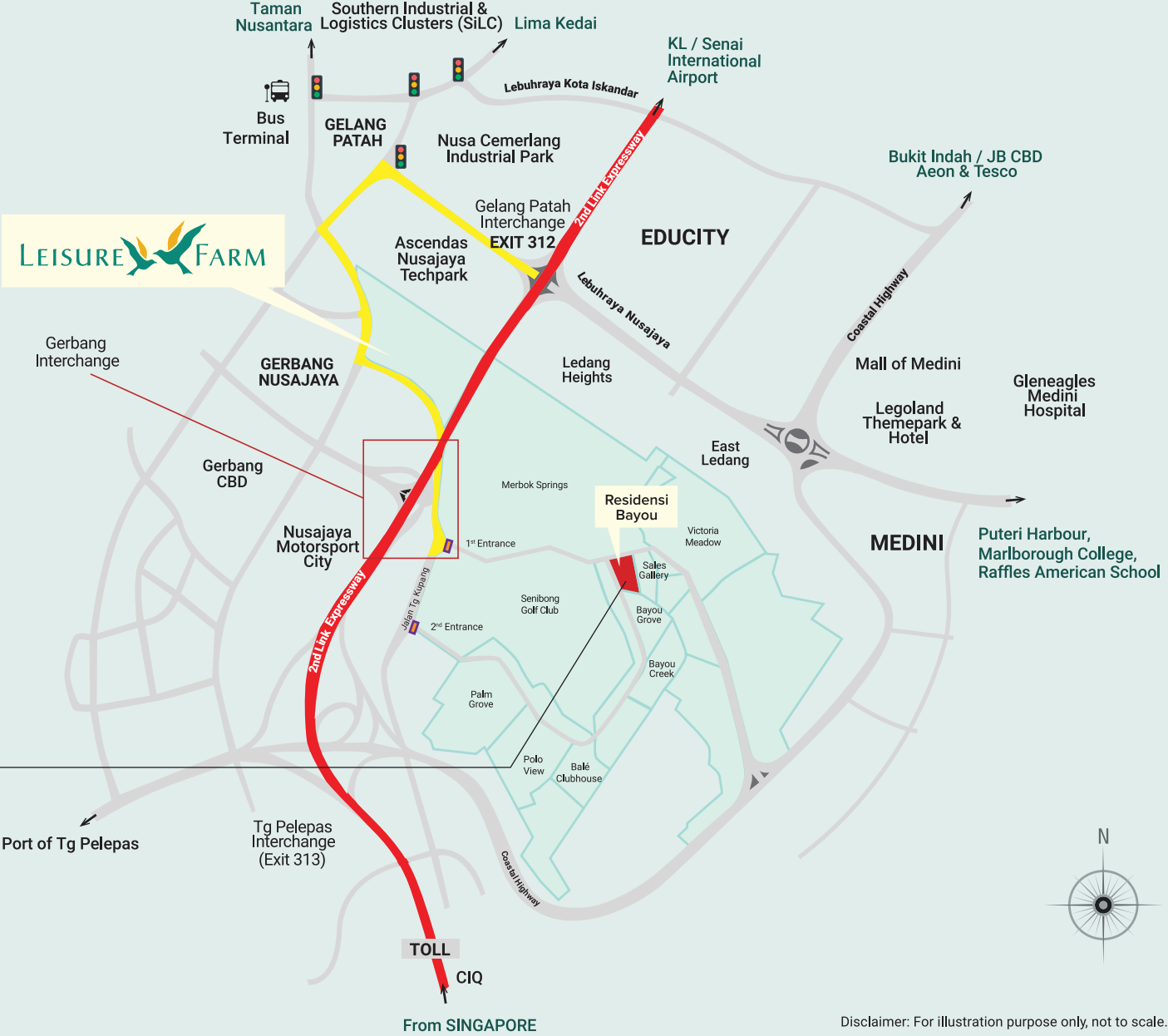
Site plan



LEGEND

- | | | | |
|---|--------------------|---|--------------------|
|  | Semi-Detached 双拼别墅 |  | Show Unit 样板间 |
|  | Super Link 联排别墅 |  | Bumi Unit 土著单位 |
|  | Garden Link 庭院联排别墅 |  | Resi Clubhouse 俱乐部 |

LOCATION MAP



EDUCITY

- Johan Cruyff Institute
- Netherland Maritime Institute of Technology
- Newcastle University Medicine
- Management Development Institute of Singapore
- Marlborough College Malaysia
- Multimedia University
- Raffles American School
- Raffles University
- Reliance Aviation Academy
- University of Reading
- University of Southampton

BUILDING
SPECIFICATIONS

Semi-D				Super Link				Garden Link			
Structure	Reinforced Concrete			Reinforced Concrete			Reinforced Concrete				
Wall	Brickwork			Brickwork			Brickwork				
Roof Covering	Metal Deck Roof Reinforced Concrete Flat Roof to Selected Area			Metal Deck Roof Reinforced Concrete Flat Roof to Selected Area			Metal Deck Roof Reinforced Concrete Flat Roof to Selected Area				
Roof Framing	Light Weight Metal Frame			Light Weight Metal Frame			Light Weight Metal Frame				
Ceiling	Fibrous Plaster Ceiling Skim Coat and Paint			Fibrous Plaster Ceiling Skim Coat and Paint			Fibrous Plaster Ceiling Skim Coat and Paint				
Window	Aluminium Glass Window			Aluminium Glass Window			Aluminium Glass Window				
Door	Timber Door / Timber Glass Door / Timber Louvered Door / Aluminium Glass Door			Timber Door / Timber Glass Door Timber Louvered Door / Aluminium Glass Door			Timber Door / Timber Glass Door Timber Louvered Door / Aluminium Glass Door				
Ironmongery	Quality Locksets and ironmongery			Quality Locksets and ironmongery			Quality Locksets and ironmongery				
Wall Finishes											
All Bathrooms / Powder Room	Porcelain Tiles			Bath 1	Porcelain Tiles, Plaster, Skim Coat and Paint			Bath 1	Porcelain Tiles, Plaster, Skim Coat and Paint		
Dry Kitchen / Wet Kitchen / Laundry	Porcelain Tiles, Plaster, Skim Coat and Paint			Other Bathrooms / Powder room	Porcelain Tiles			Other Bathrooms Powder room	Porcelain Tiles		
Other Internal Area	Plaster, Skim Coat and Paint			Pantry/ Kitchen	Porcelain Tiles, Plaster, Skim Coat and Paint			Pantry/ Kitchen	Porcelain Tiles, Plaster, Skim Coat and Paint		
All External Area	Plaster and Paint			Other Internal Area	Plaster, Skim Coat and Paint			Other Internal Area	Plaster, Skim Coat and Paint		
				All External Area	Plaster and Paint			All External Area	Plaster and Paint		
Flooring Finishes											
Driveway / Car Porch	Concrete Imprint			Driveway	Cement Render			Driveway	Cement Render		
Entrance Foyer	Porcelain Tiles			Car Porch	Concrete Imprint			Car Porch	Concrete Imprint		
Living / Dining / Dry Kitchen / Wet Kitchen	Porcelain Tiles			Covered Walkway	Cement Render			Entrance Walkway	Porcelain Tiles		
All Bedrooms	Timber Strip			Entrance Foyer	Porcelain Tiles			Gallery/ Corridor	Porcelain Tiles		
Staircase / Landing	Timber Strip			Living/Dining/ Kitchen/ Pantry	Porcelain Tiles			Living/Dining/ Kitchen/ Pantry	Porcelain Tiles		
All Bathrooms / Powder Room	Porcelain Tiles			All Bedrooms	Timber Strip			All Bedrooms	Timber Strip		
Utility / Laundry	Porcelain Tiles			Staircase/ Walkway/ Landing	Timber Strip			Staircase/ Walkway/ Landing	Timber Strip		
Stores	Porcelain Tiles / Cement Render			All Bathrooms / Powder Room	Porcelain Tiles			All Bathrooms Powder Room	Porcelain Tiles		
Yard	Shanghai Plaster			Utility/ Laundry	Porcelain Tiles			Utility/ Laundry	Porcelain Tiles		
Lanai	Composite Wood			Yard/ Stores/ AC Ledge	Cement Render			Yard/ Stores/ AC Ledge	Cement Render		
Deck (applicable to unit SD2, SD6, SD10, SD14 & SD18 only)	Composite Wood			All Balconies	Porcelain Tiles			All Balconies	Porcelain Tiles		
All Balconies	Porcelain Tiles										
Sanitary and Plumbing	Water Closet	5		4			4				
	Paper roll holder	5		4			4				
	Wash Basin	6		5			5				
	Kitchen Sink	2		2			2				
	Shower	4		3			3				
	Long Bath	1		1			1				
Electrical Installations	Light Point	55		50			50				
	Socket Outlet Point	50		50			50				
	Ceiling Fan Point	7		6			7				
	Wall Fan Point	1		1			1				
	TV Point	2		3			3				
	Data / Telephone Point	5		5			5				
	Door Bell	1		1			1				
	Air-conditioning Point	7		6			7				
	Shaver Point	1		1			1				
	Solar Hot Water System (Hot water supply to all Bathrooms, Powder Room, Dry Kitchen & Wet Kitchen)										
Turfing	Grass			Grass			Grass				
Security	Alarm system complete with magnetic contact point and vibration sensor			Alarm system complete with magnetic contact point and vibration sensor			Alarm system complete with magnetic contact point and vibration sensor				
	Intercom system			Intercom system			Intercom system				