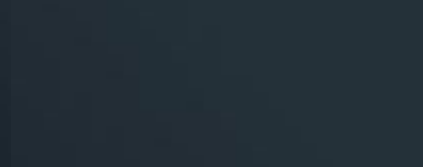


CAUSEWAYZ  
SQUARE  
@ JBCC

- **BRIXTON**



# - Development Concept -

# Development Concept

## CAUSEWAYZ SQUARE @ JBCC

**Tagline: "Connecting Worlds, Bridging Cultures."**

The term "Causeway" reflects the project's role as a vital link between Johor Bahru and Singapore, symbolizing both physical and cultural connectivity.

# Development Concept

## Infinite Possibilities in 9 MINUTES

The notion of "9 minutes" and "13 minutes" (the time it takes to get to the CIQ and future RTS station) could be used to explore how these small increments of time connect distant locations, people, and cultures. Each journey could have thematic spaces representing the "journey" itself.



**9 MINS**

TO CIQ



**13 MINS**

TO FUTURE RTS LINK



# Development Concept

CONCEPT

9 MINUTES TO A NEW WORLD

RECHARGE IN 9 MINUTES

9 MINUTES

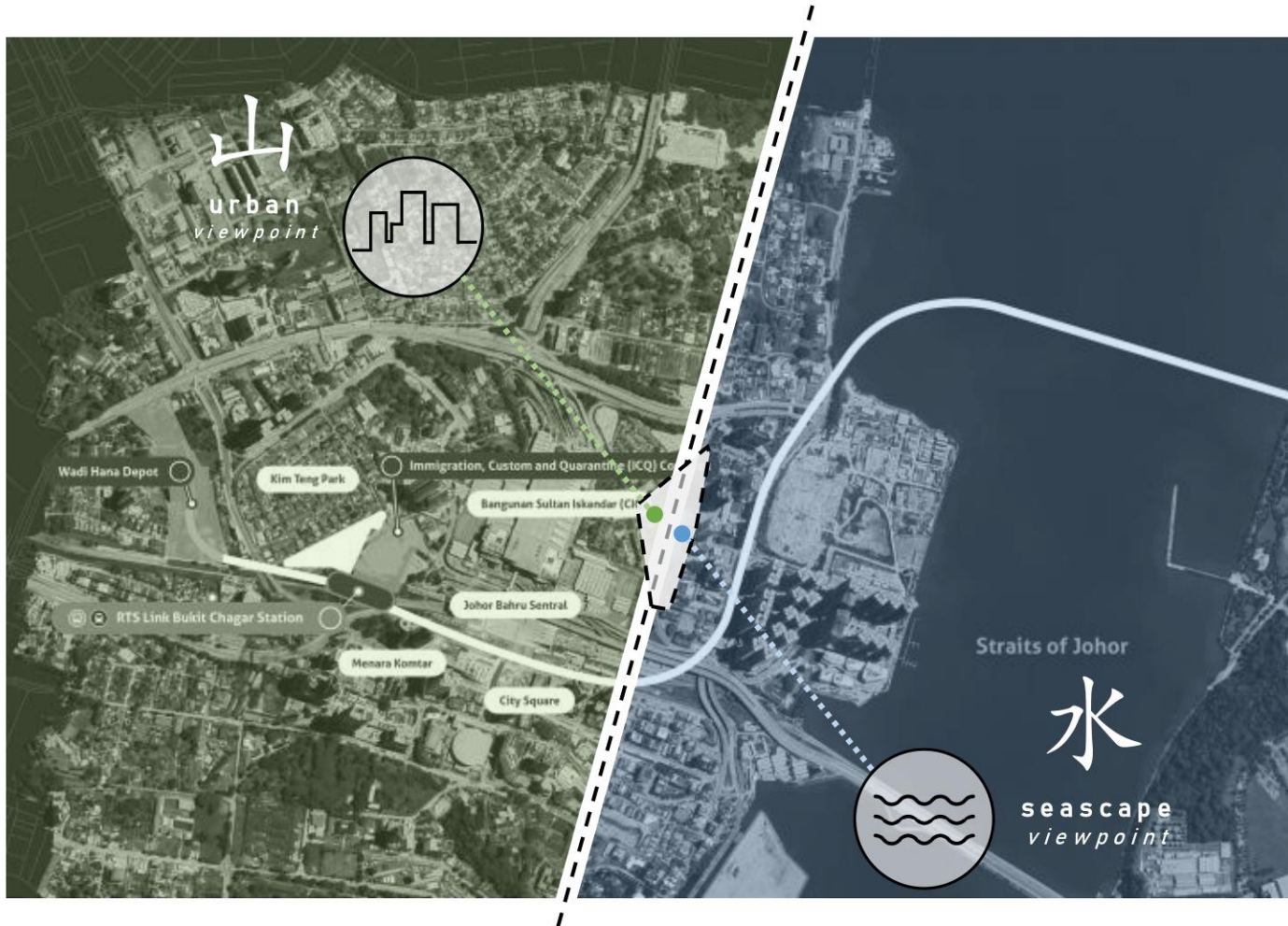
AS QUICK AS A COFFEE STOP

AS QUICK AS A MINI WORKOUT

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# Development Concept

## CONCEPT



EXSIM LUMBA KUDA

R D C

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# - Location & Fact Sheet -



# Site & Location



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# Site & Location



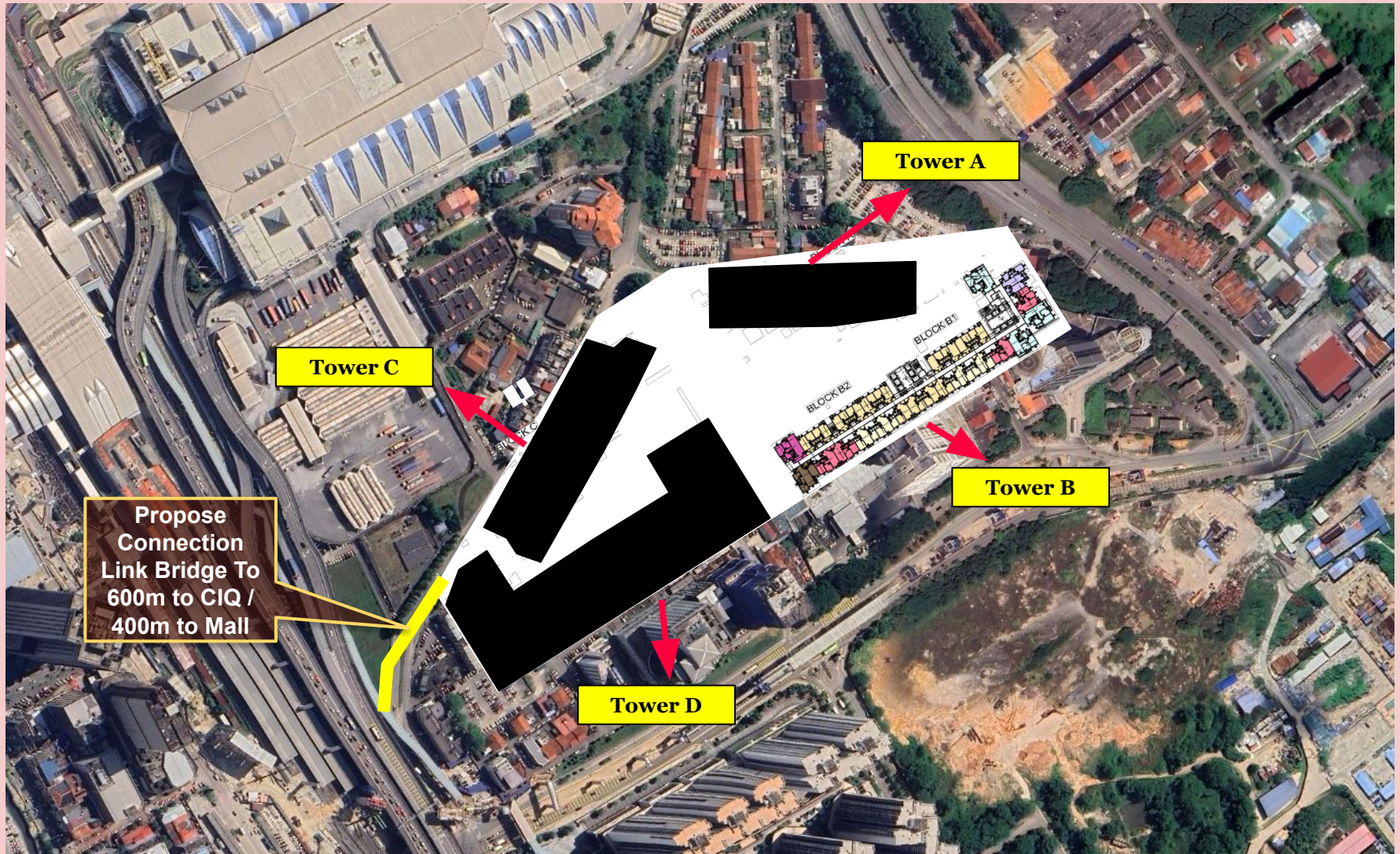
# Fact Sheet

Project Name	:	Causewayz Square @ JBCC
Developer	:	Exsim Lumba Kuda Sdn Bhd [202401010179 (1556029-T)] (a member of EXSIM Group)
Land Tenure	:	Freehold
Expected Completion	:	60 Months from APDL Date (Estimate)
Land Area	:	7.75 acres
Land Usage	:	Commercial (HDA)
Total Unit	:	Tower A: 908 Units Tower B: 1257 Units Tower C: 833 Units Tower D: 1527 Units <u>Total: 4525 units</u>
Total Car Parks	:	5829

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# Tower Introduction



# PHASE 1

# Brixton

## Tower B

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# Brixton Fact Sheet

	SERVICE APARTMENT ( TOWER B1 )	SERVICE APARTMENT ( TOWER B2 )
Description	<b>Tower B1: 60 Storeys Serviced Apartment Building (537 units) comprising:</b> <ul style="list-style-type: none"> <li>- 177 Units of Type C (Level 12 - 56)</li> <li>- 90 Units of Type D1 (Level 12 - 56)</li> <li>- 90 Units of Type D2 (Level 12 - 56)</li> <li>- 135 Units of Type E1 (Level 12 - 56)</li> <li>- 45 Units of Type F1 (Level 12 - 56)</li> </ul>	<b>Tower B2: 60 Storeys Serviced Apartment Building (720 units) comprising:</b> <ul style="list-style-type: none"> <li>- 450 Units of Type C (Level 12 - 56)</li> <li>- 90 Units of Type D1 (Level 12 - 56)</li> <li>- 90 Units of Type D2 (Level 12 - 56)</li> <li>- 45 Units of Type E2 (Level 12 - 56)</li> <li>- 45 Units of Type F2 (Level 12 - 56)</li> </ul>
Total Unit	<b>Tower B1: 537 Units</b>	<b>Tower B2: 720 Units</b>
Units Per Floor	<b>Level 12-39: 12 units</b> <b>Level 40: 9 units</b> <b>Level 41-56: 12 units</b>	<b>Level 12-56: 16 units</b>
Building Height	<b>60 Levels</b>	
No. Of Lift	<b>5 Passenger Lifts + 1 Service Lift</b>	<b>5 Passenger Lifts + 1 Service Lift</b>
Maintenance Fee	<b>TBC</b>	



# Brixton Fact Sheet

	SERVICE APARTMENT ( TOWER B1 )	SERVICE APARTMENT ( TOWER B2 )
Building Composition	<p>Lower Ground 02 - Entrance, Lobby B1 Drop off, Waiting Lounge, Co-working space, Parcel Room, Mail Room</p> <p>Lower Ground 01 - Guard House , Car Parks</p>	<p>Lower Ground 02 - Entrance</p> <p>Lower Ground 01 - Guard House, Car Parks, Lobby B2 Drop off, Waiting Lounge, Co-working space, Parcel Room, Mail Room.</p>
	<p>Ground Floor - Retails, Retails Car Parks</p> <p>Level 1 - Retails</p> <p>Level 2 - 11 - Podium Car Parks</p> <p>Level 12 - Residence Units, The Corail Shallow Pools, Whispering Water Play, Wading Pool, The Pearl Pavilion, Bubble Stepping Step, Lap Pool, Ocean Floating Walk, Soothing Deck, Infinity Seaside View Pool, The Tranquil Pool, Spa in D'nature, Bubble Jacuzzi, Ocean Lullaby Walk, Pavilion, Stepping Stone Garden Walk, Deck Pool, Multi-Purpose Court, Forest Walk, Luminescence Forest, Forest Shelter, Yoga Deck, Warm Up Zone, Full body Cardio Workout in D'Garden</p> <p>Level 13 - 56 - Residence Units</p> <p>Level 57 - Forest Entry Statement, Sky Roof Garden Node, Sky Rooftop Herbs Garden, Glowing Sky BBQ, Sparkle Sky Parcourse, Tranquility Sparkle Garden</p>	
Orientation	<p>Northwest - The Astaka, MBBJ, Pool View</p> <p>Northeast - Sea View, Stulang Beach</p> <p>Southeast - Singapore</p>	<p>Northwest - Pool View</p> <p>Southeast - Singapore</p>

# Brixton Fact Sheet

	SERVICE APARTMENT ( TOWER B1 )	SERVICE APARTMENT ( TOWER B2 )
Facilities	<div>Sky BBQ</div> <div>Gymnasium</div> <div>Swimming Pool</div> <div>Wading Pool</div> <div>Multi-purpose hall</div> <div>Co-Working Space</div> <div>Games Room</div> <div>Karaoke Room</div> <div>Landscape</div> <div>Reading Room</div> <div>Half Basketball Court</div>	

# Brixton Fact Sheet

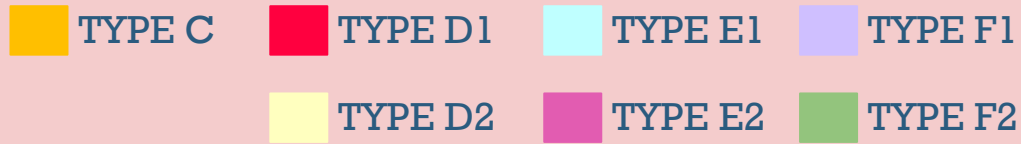
TYPE	SIZE	LAYOUT	TOTAL UNIT	BALCONY	CAR PARK NO
C	474 SF	1R 1B	627	NO	1
D1	667 SF	2R 2B	180	NO	1
D2	667 SF	2R 2B	180	NO	1
E1	850 SF	3R 2B	135	YES	2
E2	850 SF	3R 2B	45	NO	2
F1 (Dual-Key)	850 SF	3R 2B	45	YES	2
F2 (Dual-Key)	850 SF	3R 2B	45	NO	2
		TOTAL	1257		

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# - Unit Layout & Floor Plan -

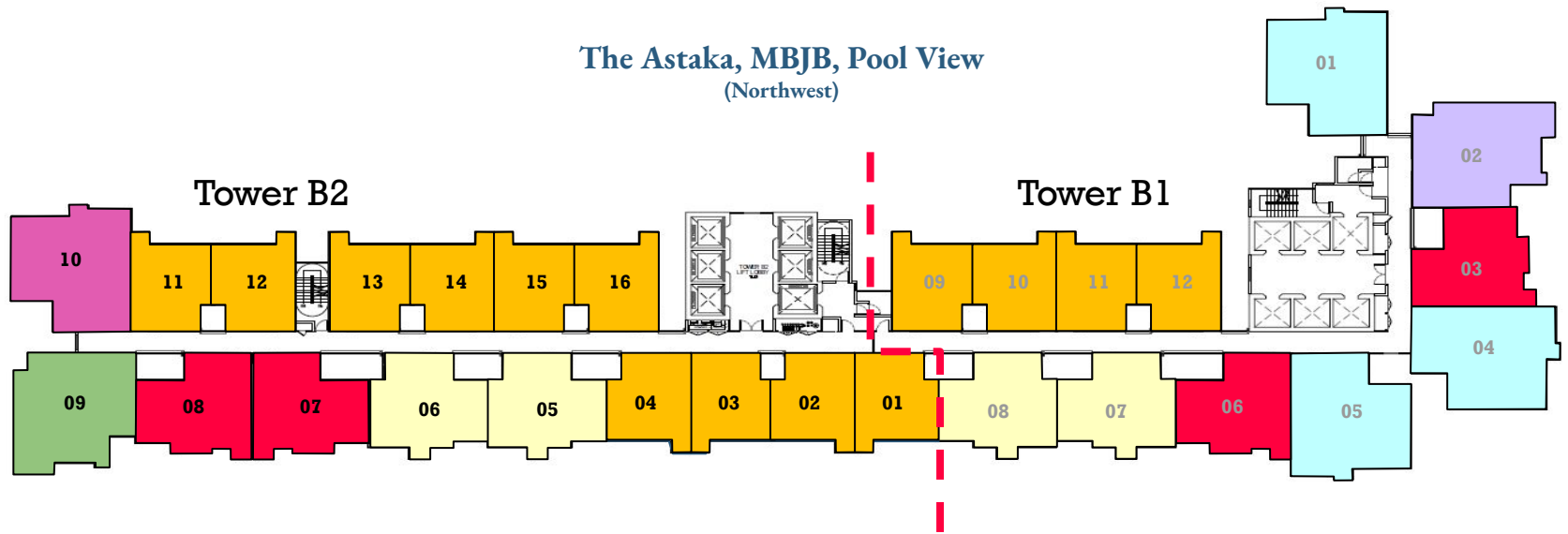
# Brixton Typical Floor



Sea View, Zaharah Botanic Garden  
(Southwest)

The Astaka, MBBJ, Pool View  
(Northwest)

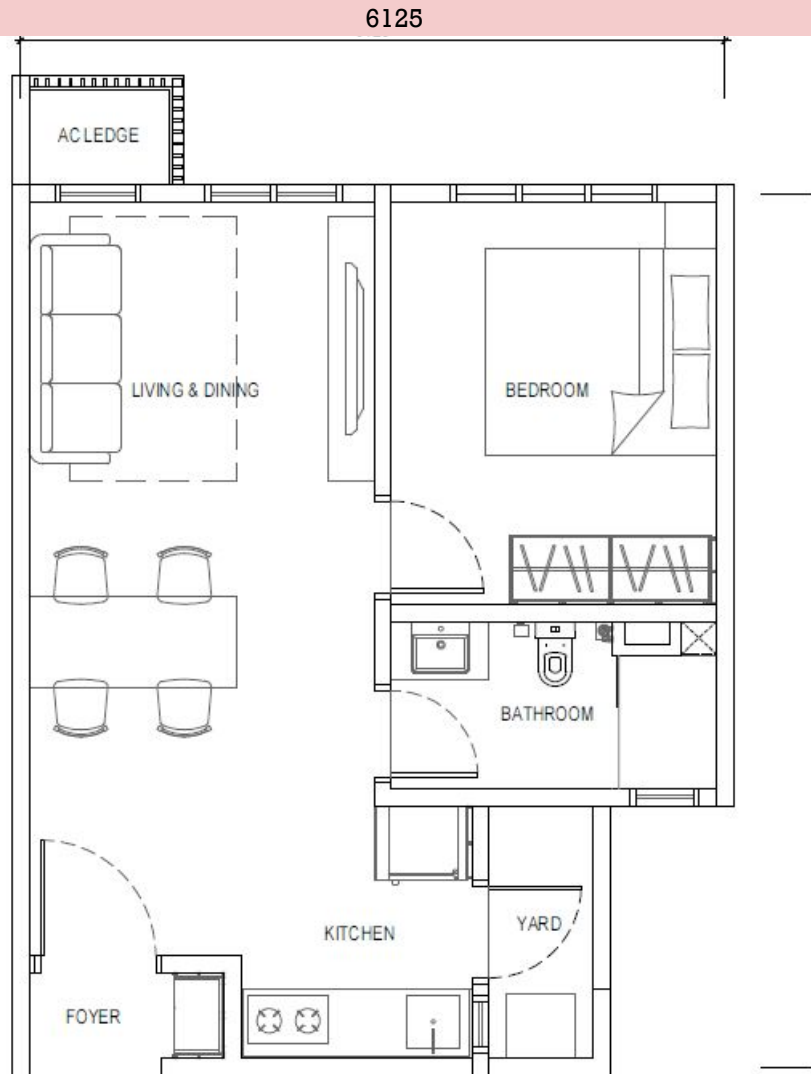
Sea View, Stulang Beach  
(Northeast)



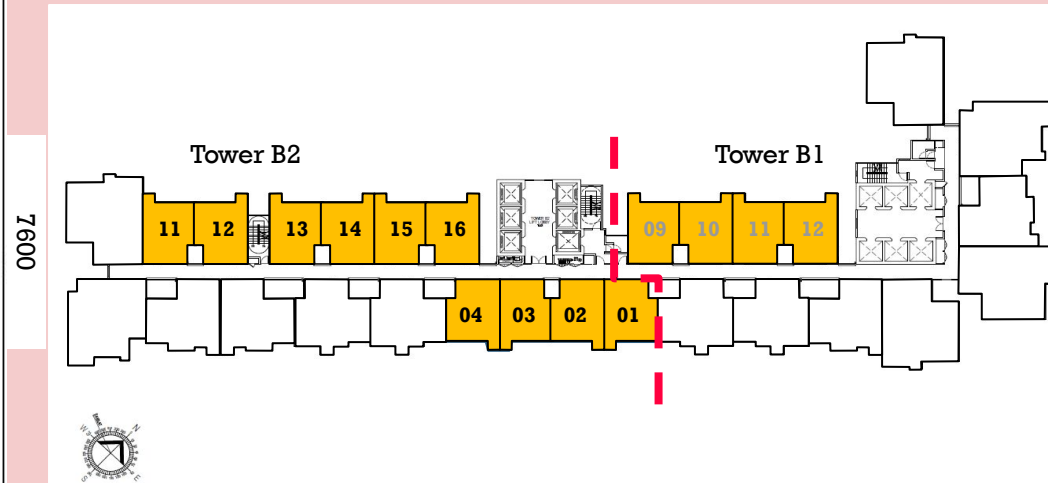
Singapore  
(Southeast)



# Unit Layout: Type C (474sf, 44sm)

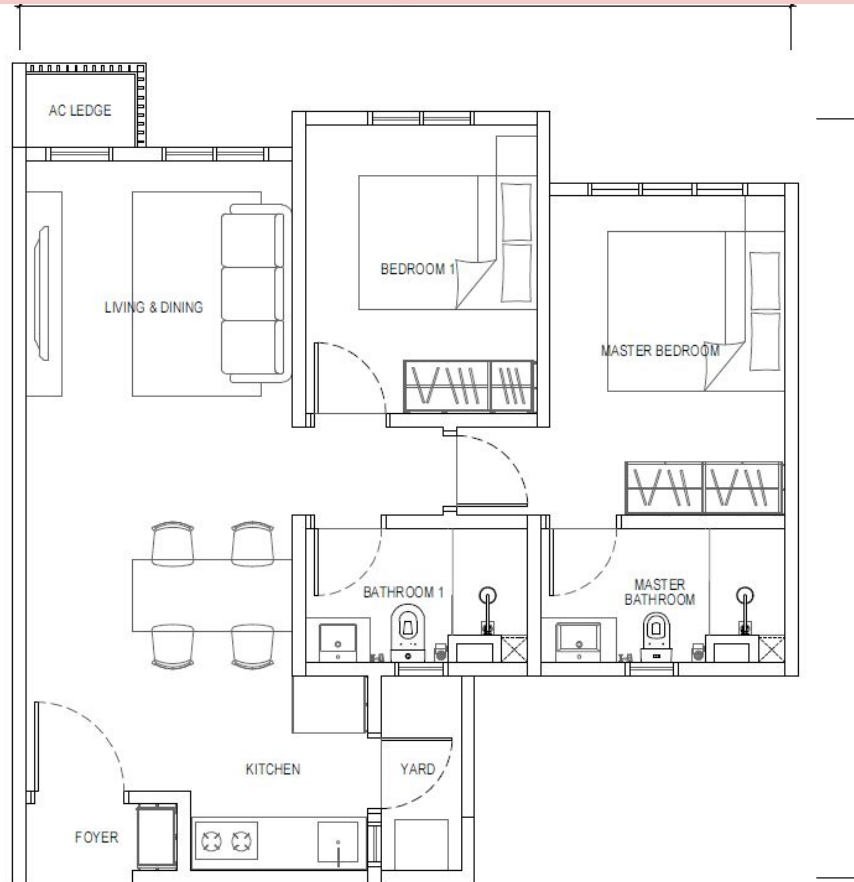


**Type C**  
1 Room, 1 Bathroom

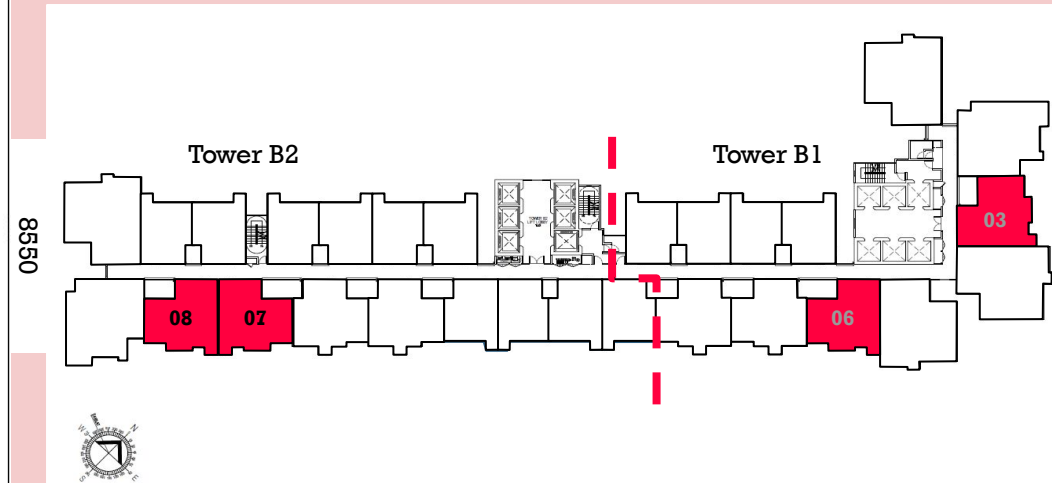


# Unit Layout: Type D1 (667sf, 62sm)

8700



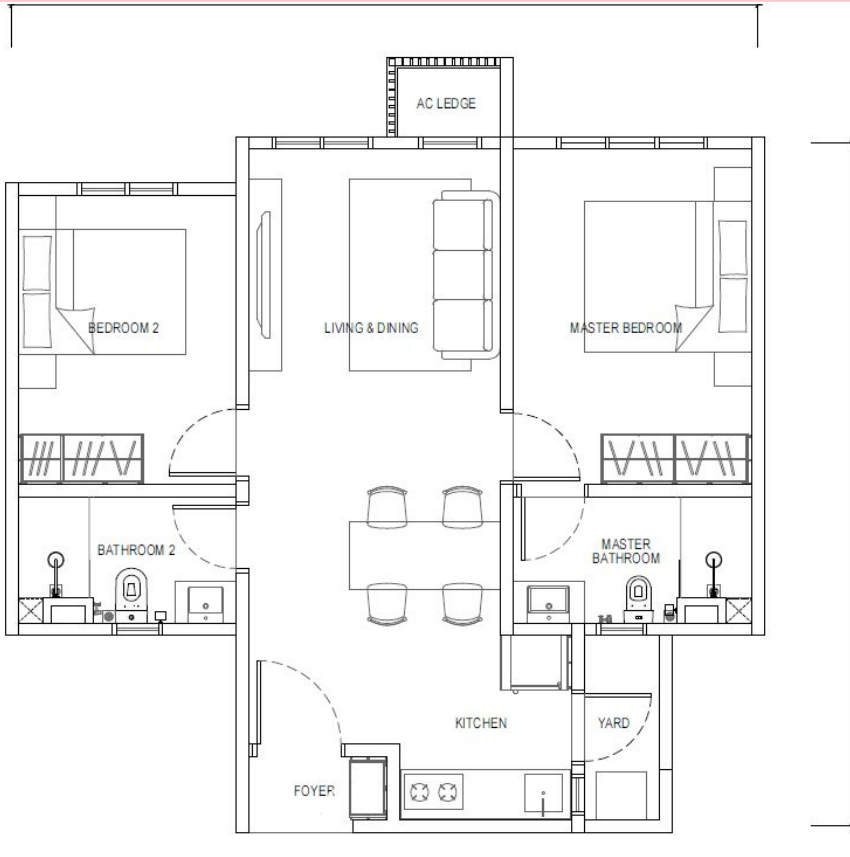
**Type D1**  
**2 Rooms, 2 Bathrooms**



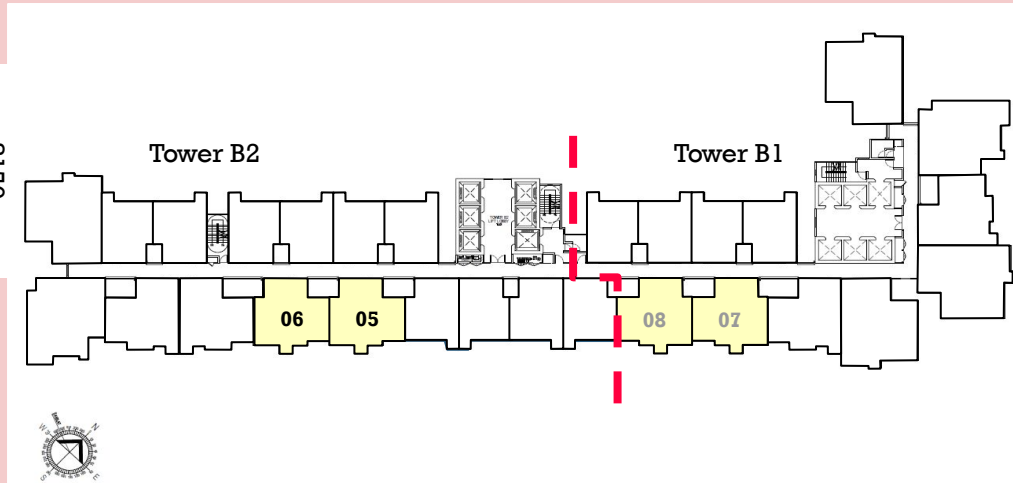
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# Unit Layout: Type D2 (667sf, 62sm)

8900



8150

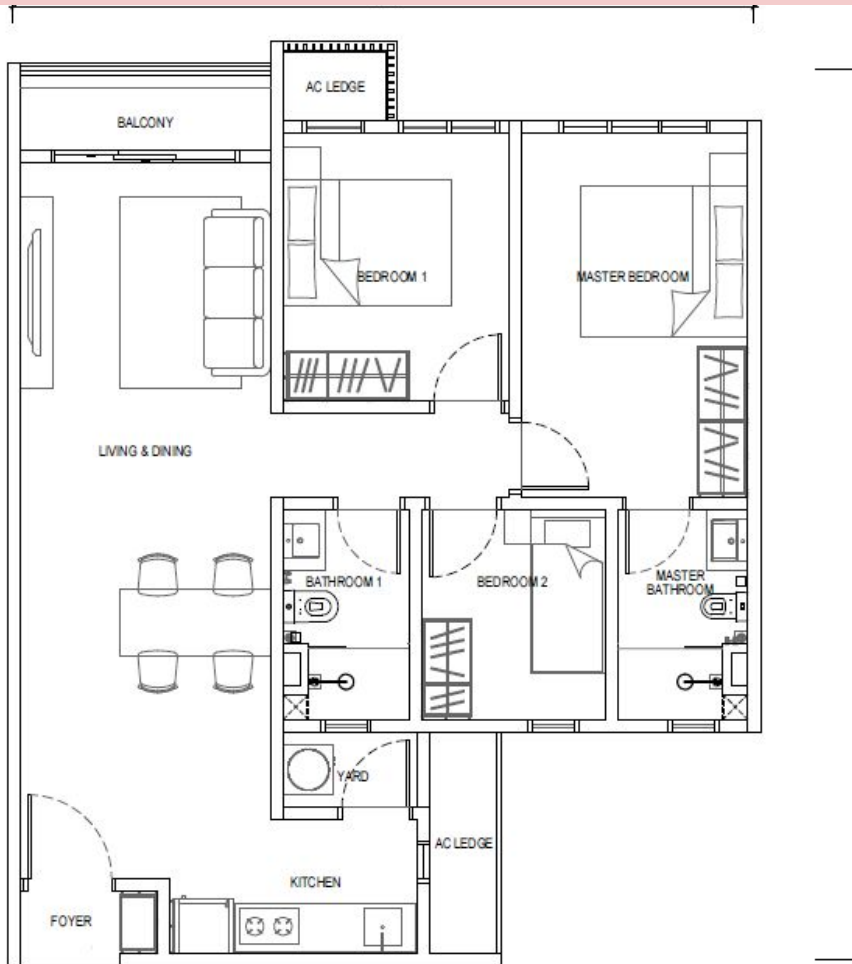


**Type D2**  
**2 Rooms, 2 Bathrooms**

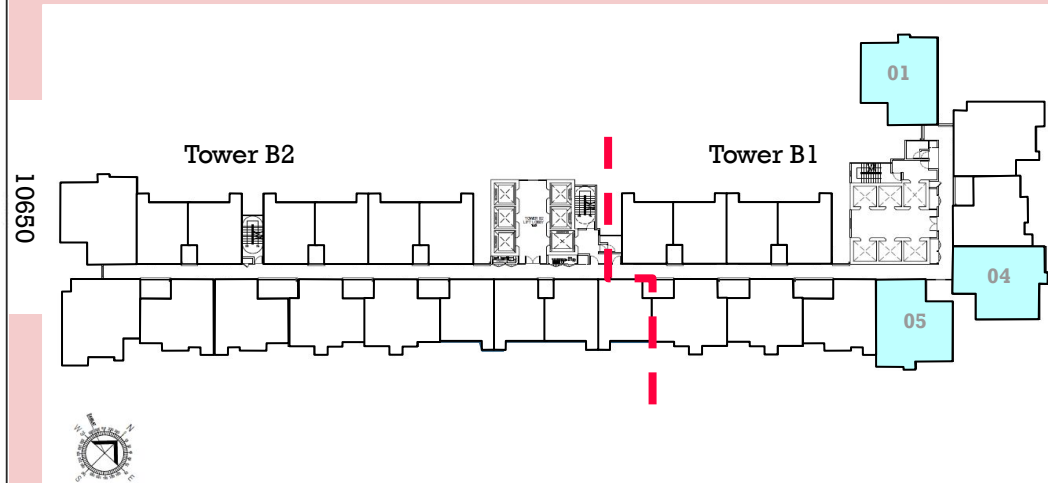
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# Unit Layout: Type E1 (850sf, 79sm)

8850



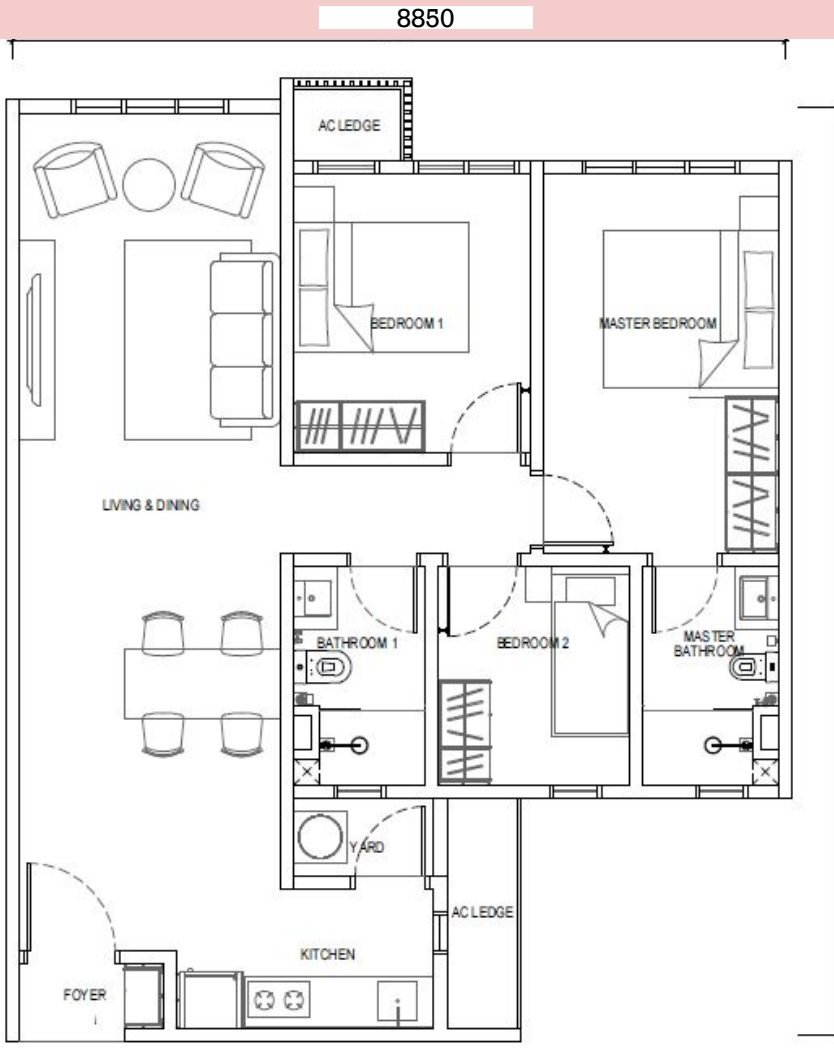
**Type E1**  
**3 Rooms, 2 Bathrooms**



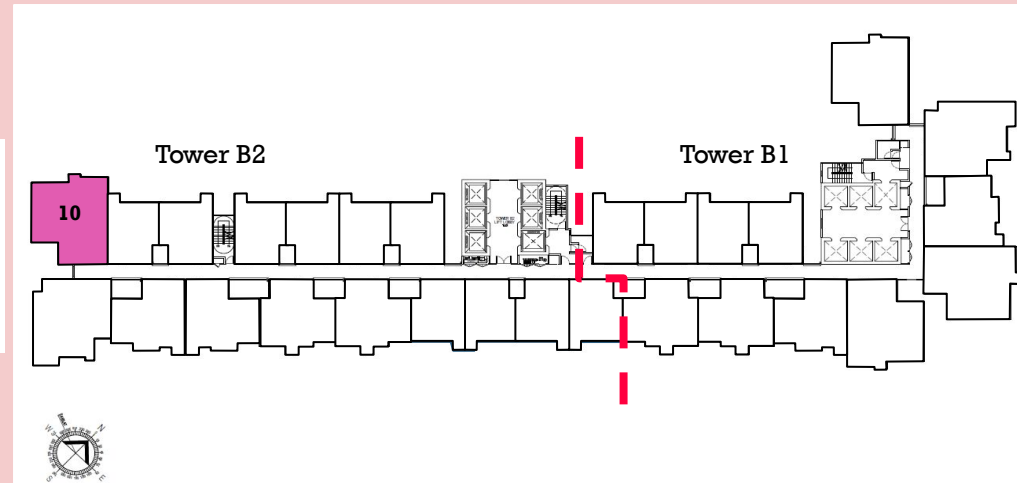
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# Unit Layout: Type E2 (850sf, 79sm)

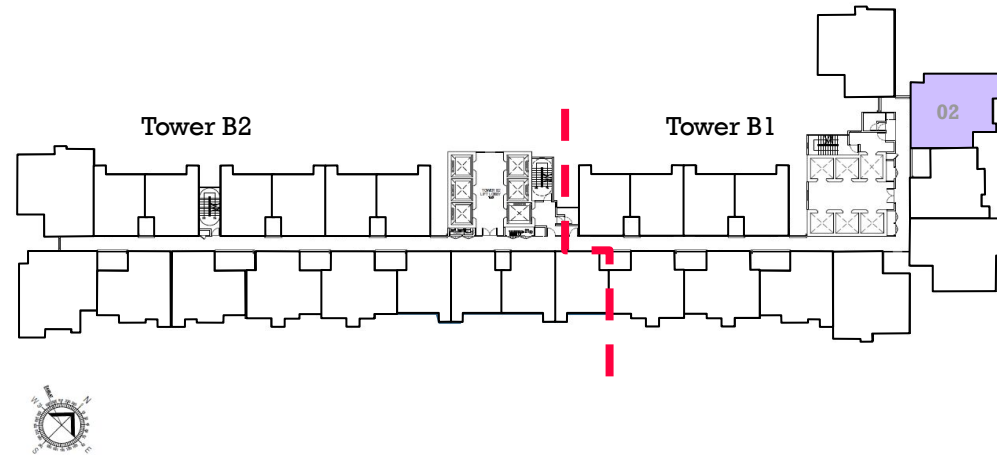


**Type E2**  
**3 Rooms, 2 Bathrooms**



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# Unit Layout: Type F1 (850sf, 79sm) Dual-Key



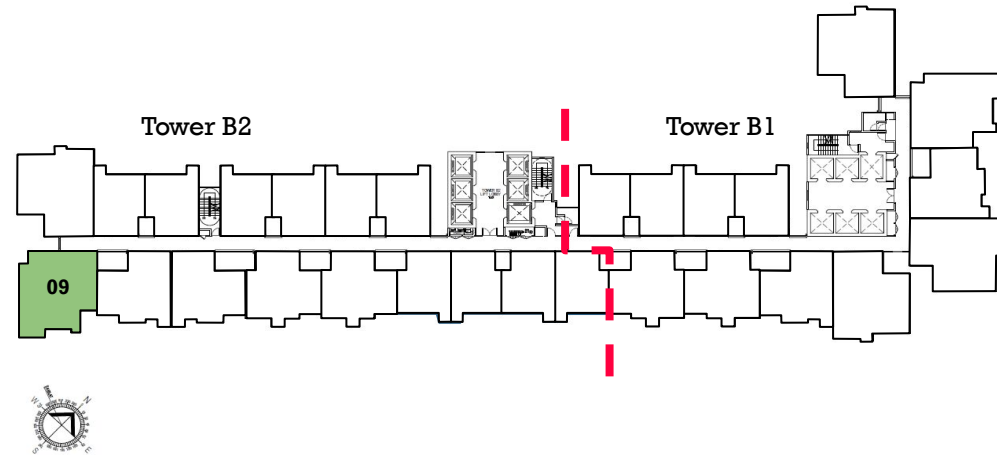
**Type F1**  
**3 Rooms, 2 Bathrooms**

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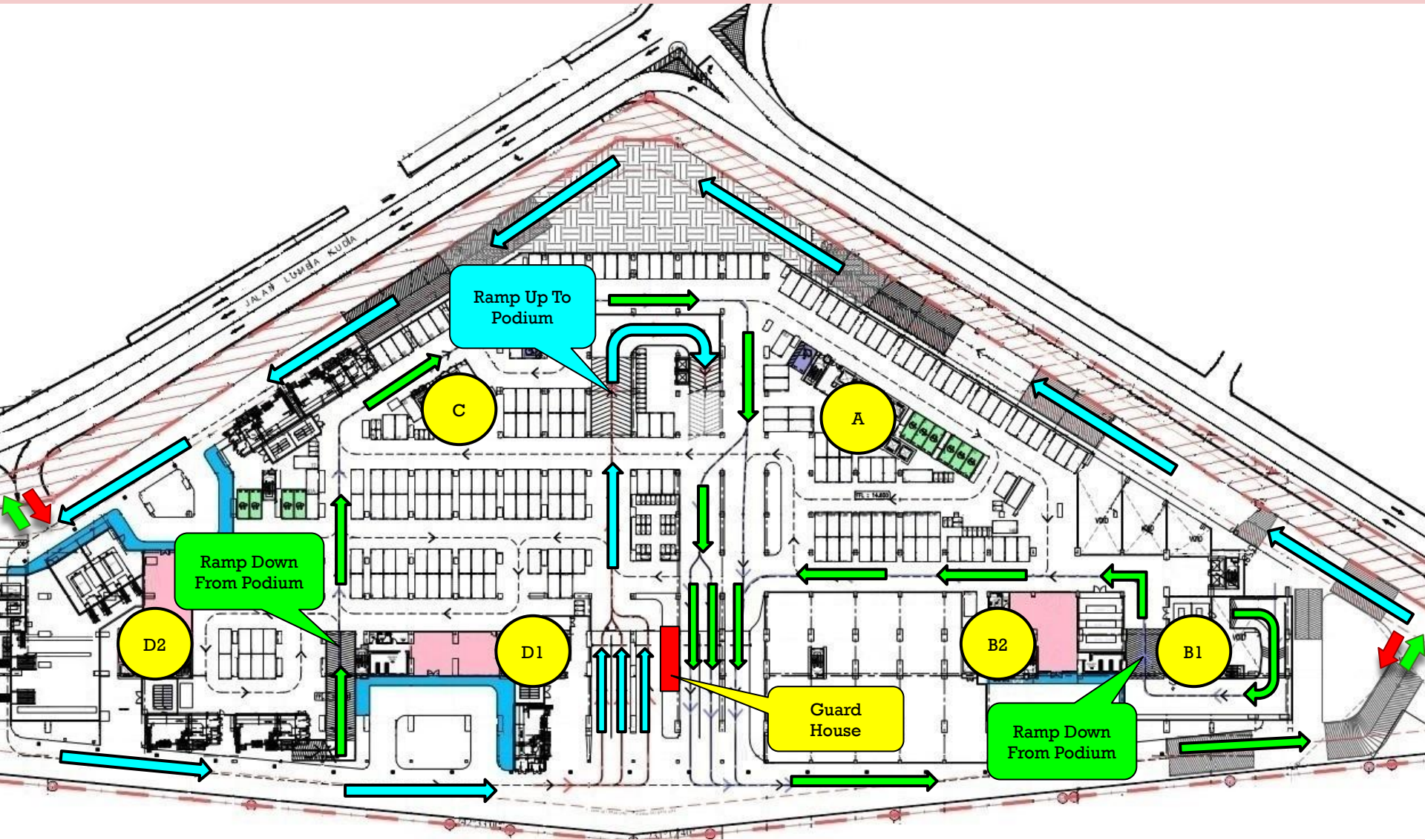
# Unit Layout: Type F2 (850sf, 79sm) Dual-Key



**Type F2**  
**3 Rooms, 2 Bathrooms**



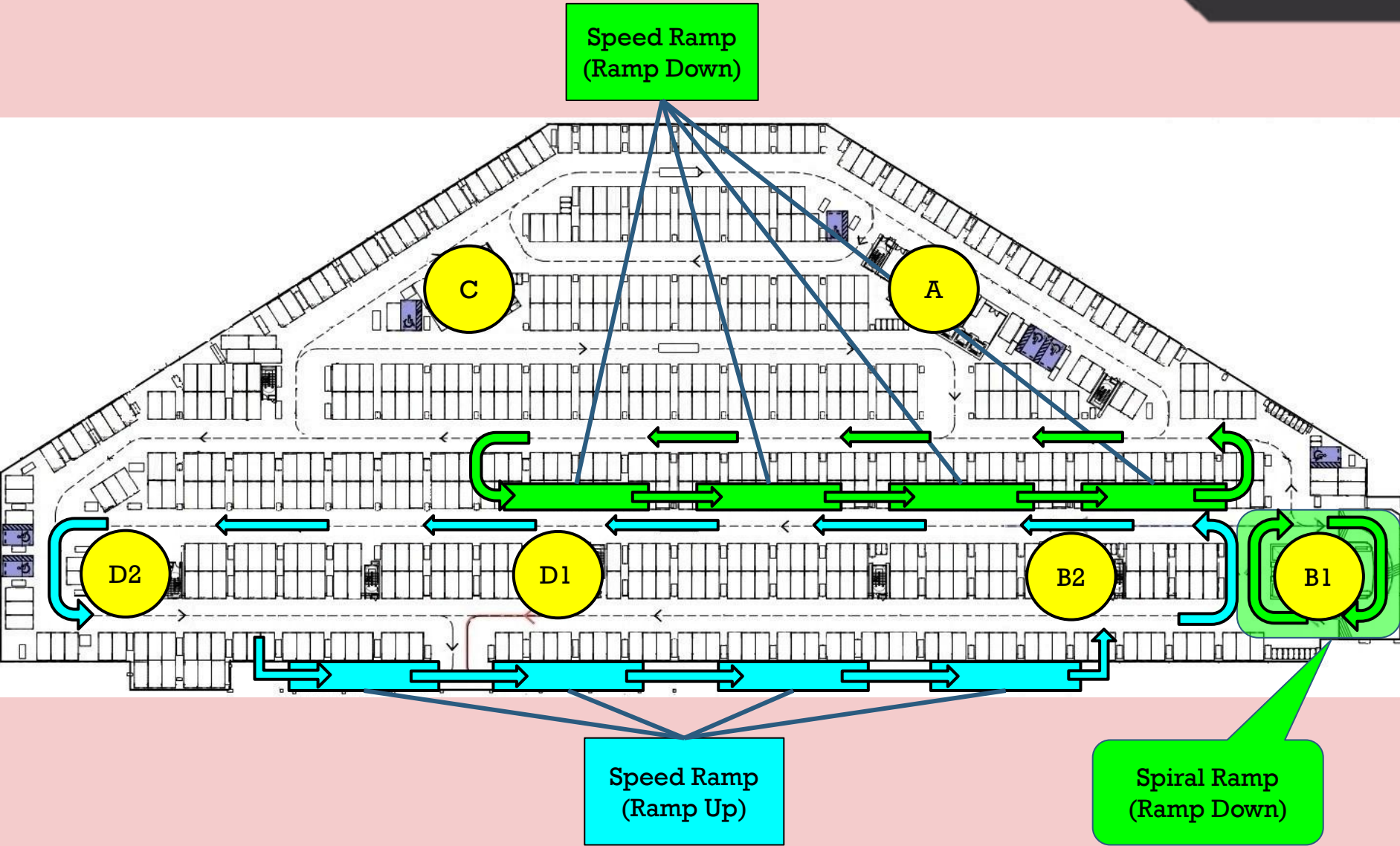
# Car Park Podium Speed Ramp (Ramp Up)



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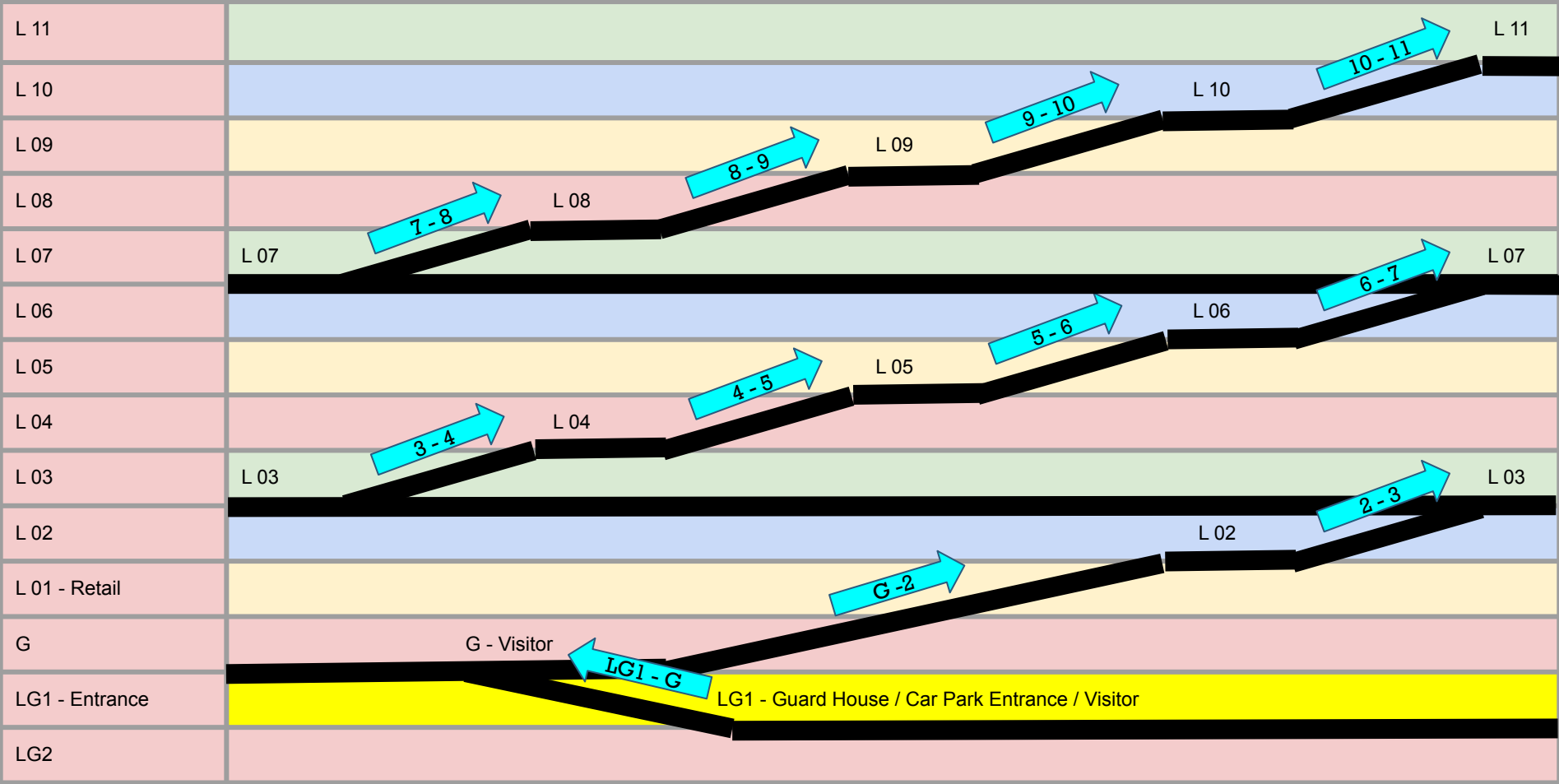


# Car Park Podium Speed Ramp Concept



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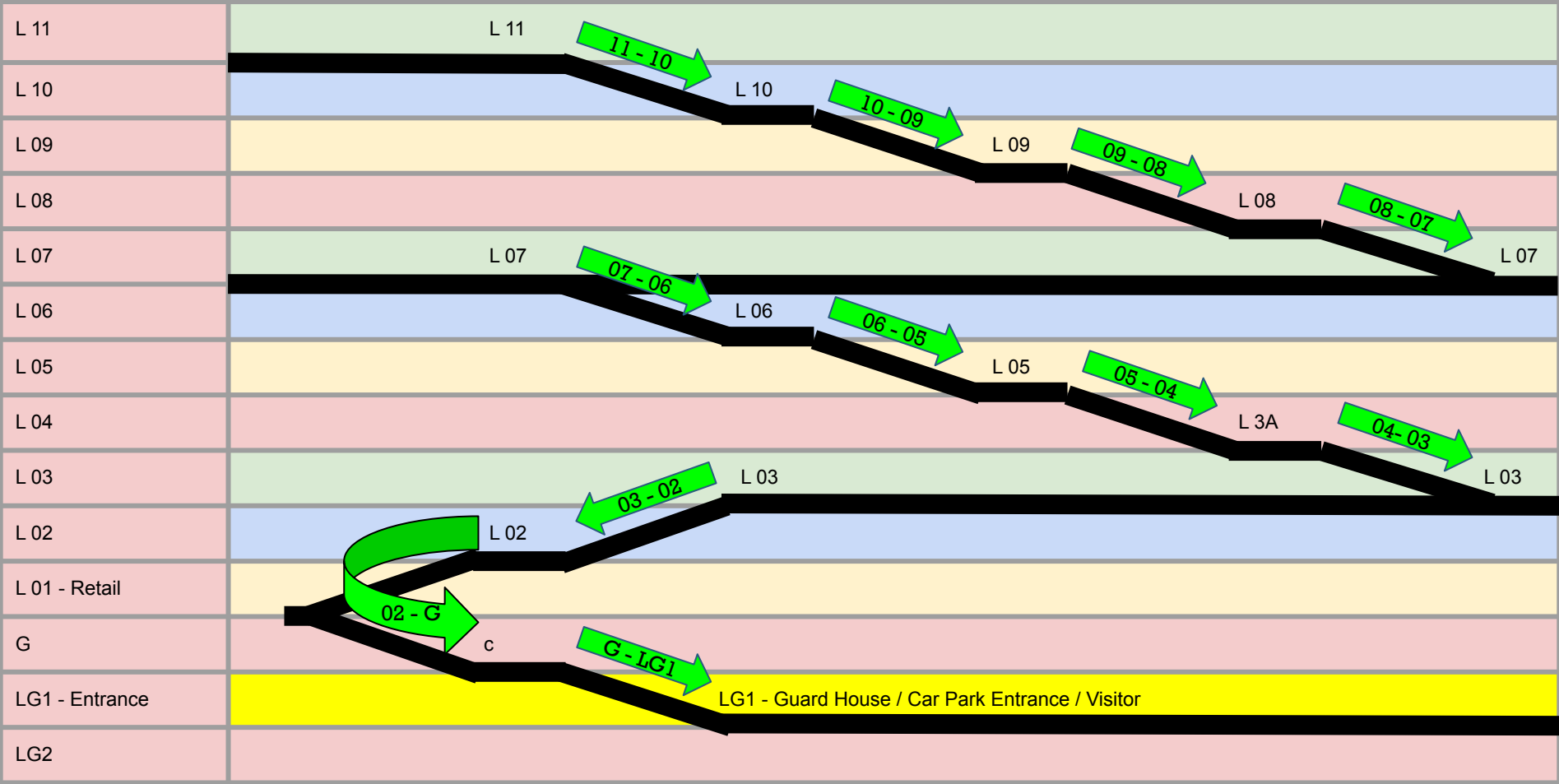
# Car Park Podium Speed Ramp (Ramp Up)



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# Car Park Podium Speed Ramp (Ramp Down)



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# - Freebies Package -

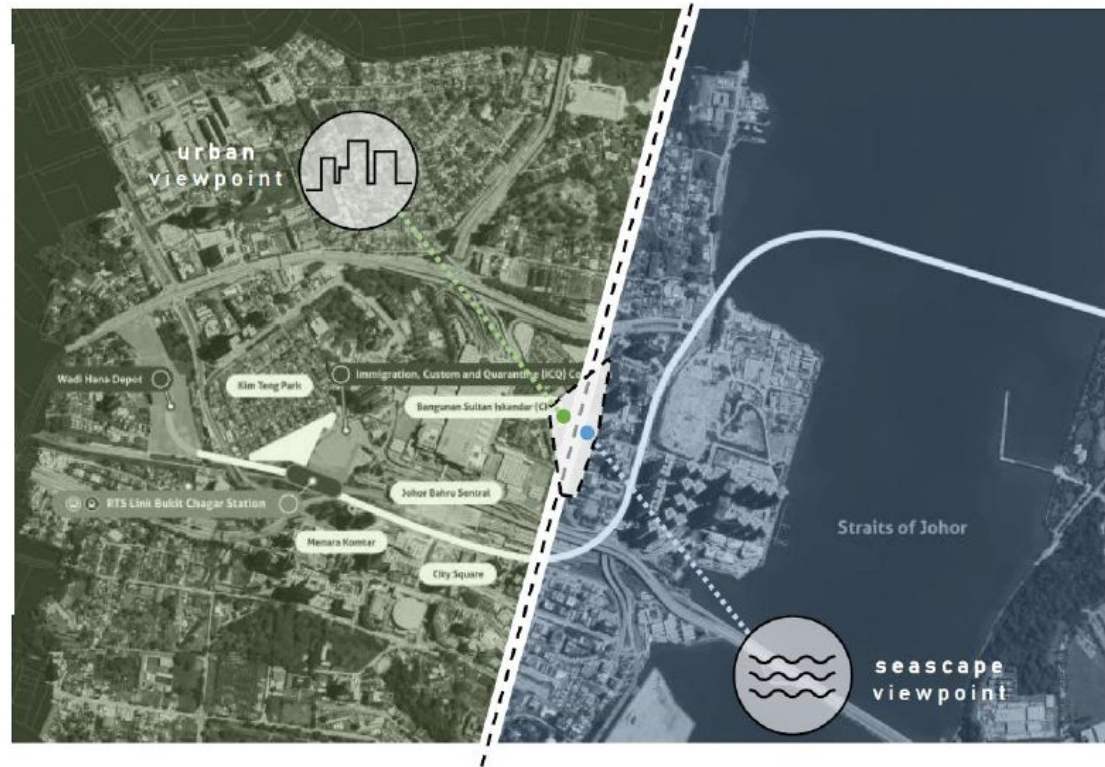
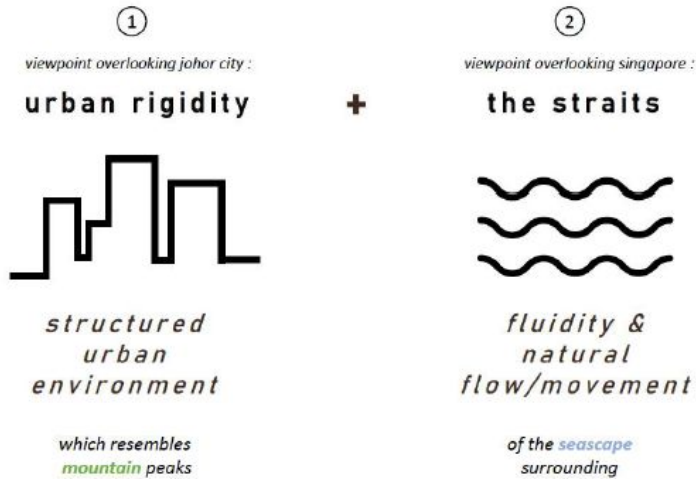
# Freebies

	C	D1	D2	E1	E2	F1	F2
FREE legal fees on Sale & Purchase Agreement							
FREE legal fees on Loan Documentation and Stamping Fees							
FREE designer built-in high & low kitchen cabinet							
FREE built-in kitchen hood and hob	1	1	1	1	1	1	1
FREE portable induction hob	-	-	-	-	-	1	1
FREE branded refrigerator	1	1	1	1	1	2	2
FREE branded microwave	1	1	1	1	1	2	2
FREE branded 2-in-1 washer dryer	1	1	1	1	1	2	2
FREE digital lockset	1	1	1	1	1	2	2
FREE built-in shoes cabinet	1	1	1	1	1	1	1
FREE air-conditioner	2	3	3	4	4	4	4
FREE designer built-in wardrobe	1	2	2	3	3	3	3
FREE bathroom accessories (vanity top with mirror)	1	2	2	2	2	2	2
FREE storage water heater	1	2	2	2	2	2	2

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# - Landscape -

# Landscape Concept



## Case Study

# Landscape Concept

## The Concept

### “Ocean Lullaby”

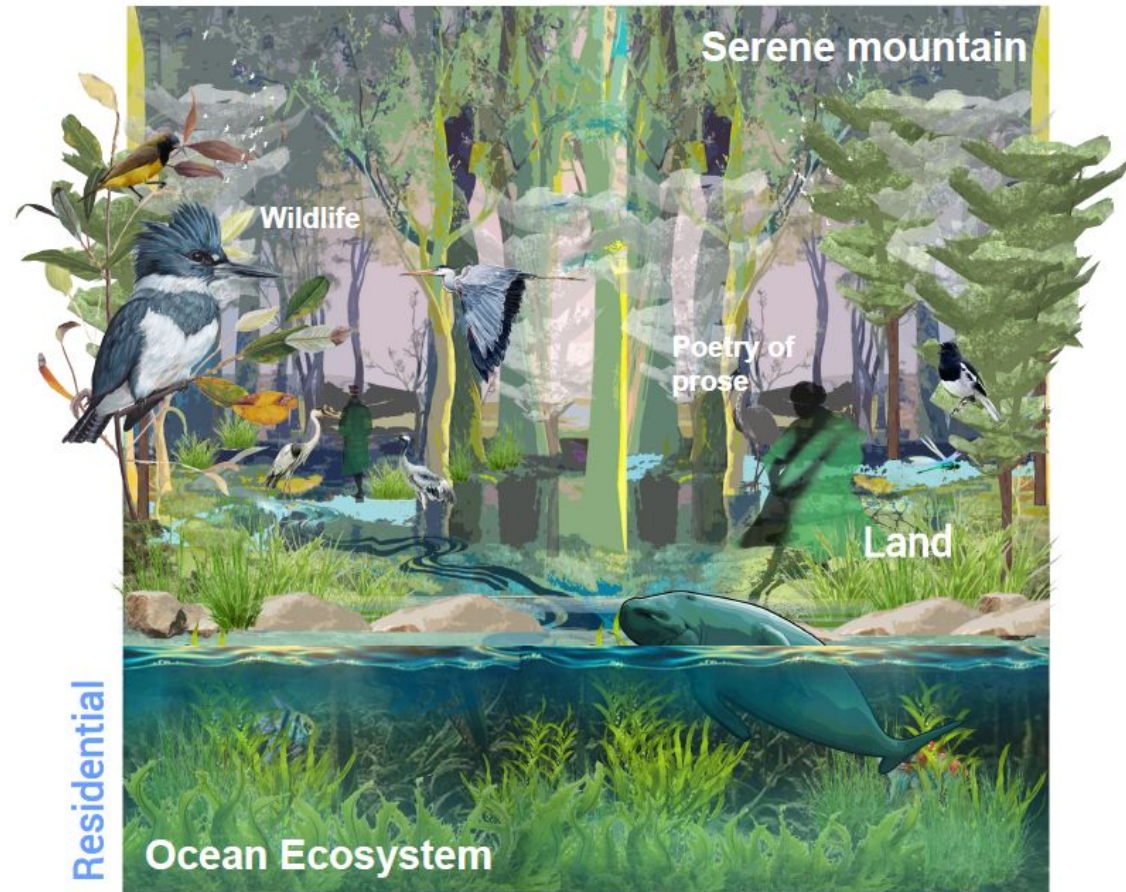
Intertwined with nature

**Ocean Lullaby** refers to serve as a reminder to take a moment to **breathe and relax**, drawing on the **soothing qualities** of the sea to promote **mindfulness** and **calmness**.

The term represent the calming effect of the ocean, evoking feelings of peace, safety, and the embrace of nature. Imagery might include descriptions of waves lapping at the shore, the moonlight reflecting on the water, and the whisper of the sea breeze

It might also represent the ocean as a nurturing presence, cradling life within its depths and providing a sense of connection between **serene and watery landscape**.

**Nurturing a harmonized cohabitation between marine and wildlife**



## Case Study

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# Landscape Concept

## The Languages

### “Ocean Lullaby”

Intertwined with nature

The Ocean Lullaby resonates profoundly through its vibrant, aquatic realm. Water, celebrated for its fluidity and ever-changing nature, contrasts sharply with design, which is often perceived as a solid and immutable fixture of our environment.

This interplay between the liquid and the permanent invites us to reconsider our relationship with space. The dynamic movements of water evoke a sense of life and spontaneity, while the structures of design provide grounding and stability. Together, they create a harmonious balance that transforms our surroundings, reminding us that even the most rigid elements can be influenced by the gentle rhythms of the ocean.

## Inspiration



Flowing



Refraction

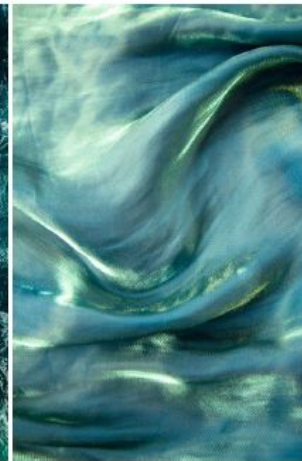
Marine x Green



Emotional Depth



Fluidity



Poetry of prose



Ocean to land



## Case Study

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# Landscape Concept

## Design Elements

### Hardscape and Softscape Texture

#### Hardscape



Trails

Flexible

Pod

Natural

#### Softscape



Tropical Paradise

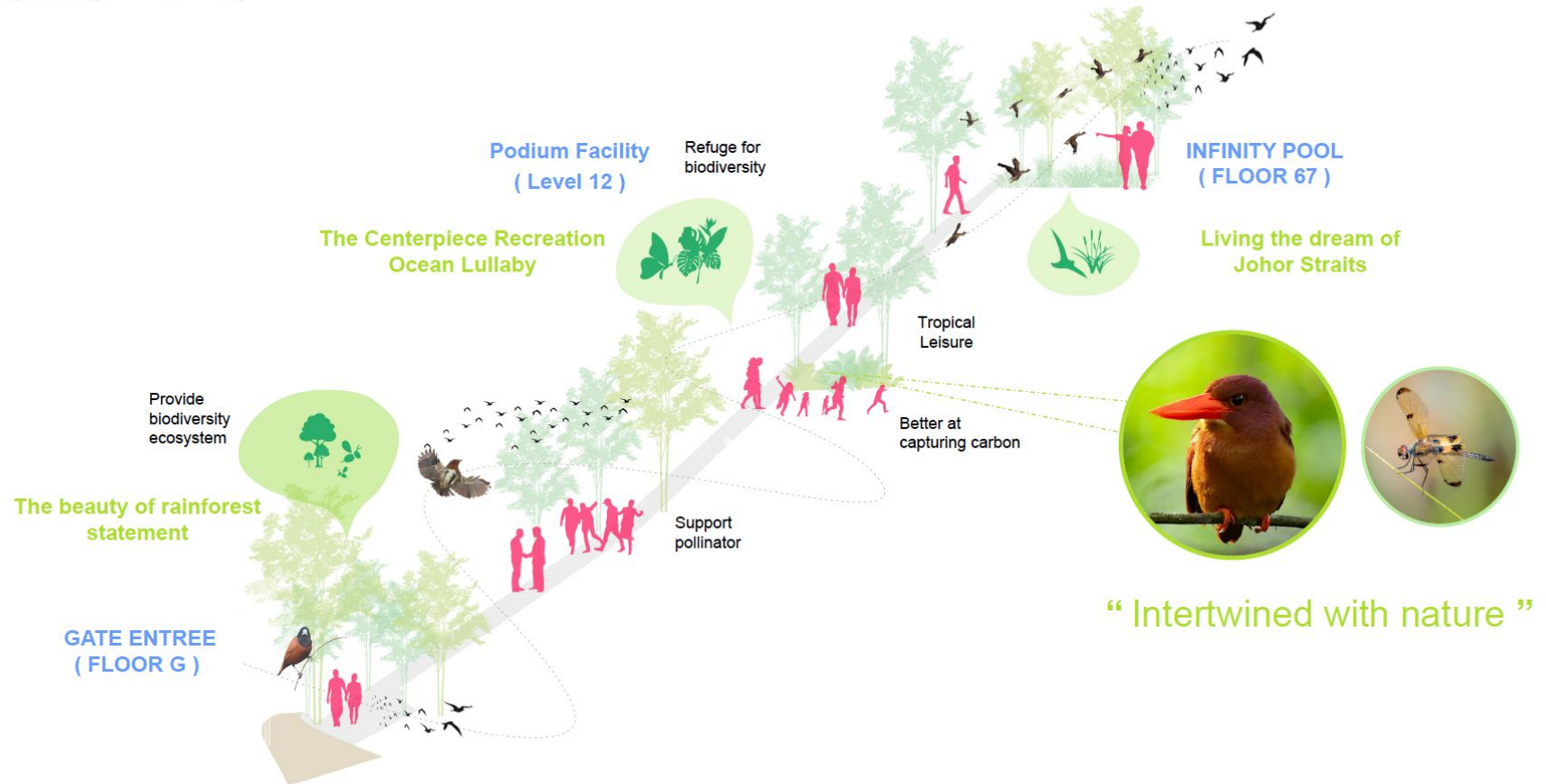
Grassy Mist

Reflection of aquatic plants

## Case Study

# Landscape Concept

## Designing Biological Diversity



## Case Study

# Brixton

## Tower B Podium Facilities



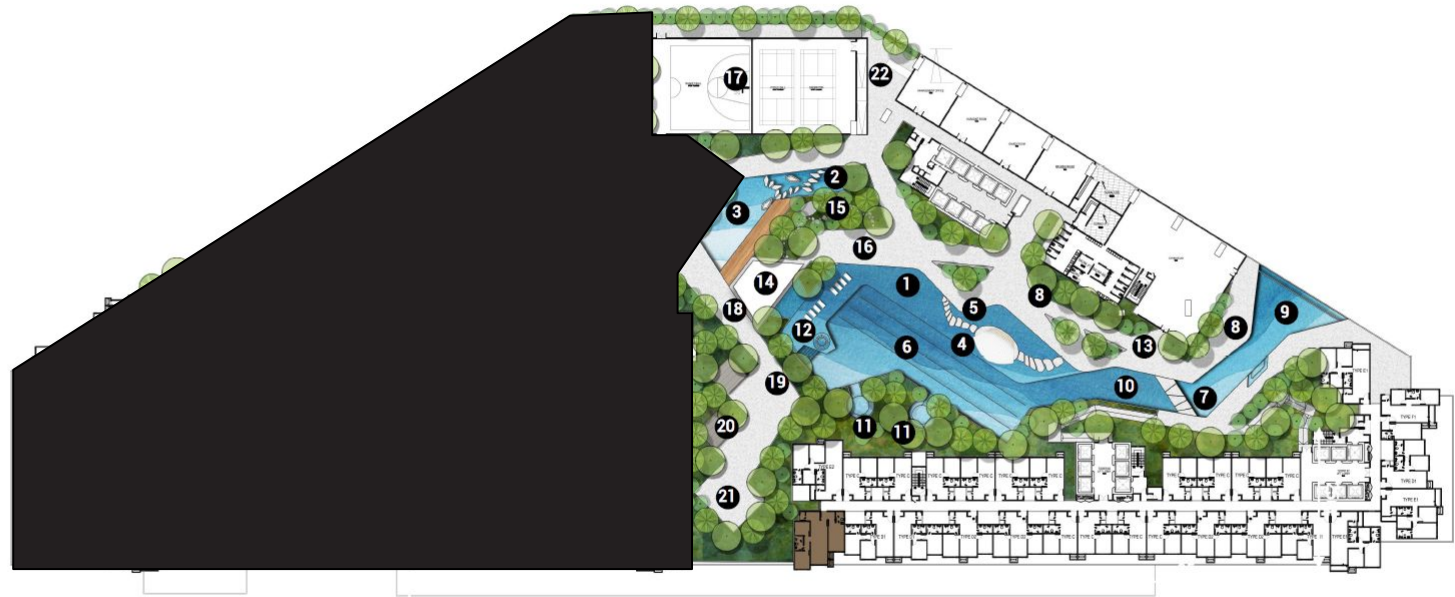
# Landscape Concept

## Landscape Plan - Revised Design

Based on architect's layout issued on 21/2/25

### Phase 1

1. The Coral Shallow Pools
2. Whispering Water Play
3. Wading pool
4. The Pearl pavilion
5. Bubble stepping step
6. Lap pool
7. Ocean floating Walk
8. Soothing Deck
9. Infinity seaside view pool
10. The Tranquil pool
11. Spa in D' nature
12. Bubble jacuzzi
13. Ocean lullaby walk
14. Pavillion
15. Stepping stone garden walk
16. Deck pool
17. Multi - Purpose Court
18. Forest walk
19. Luminescence Forest
20. Forest shelter
21. Yoga deck
22. Warm up zone
23. Full body cardio workout in D' garden



### Case Study

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# Perspective

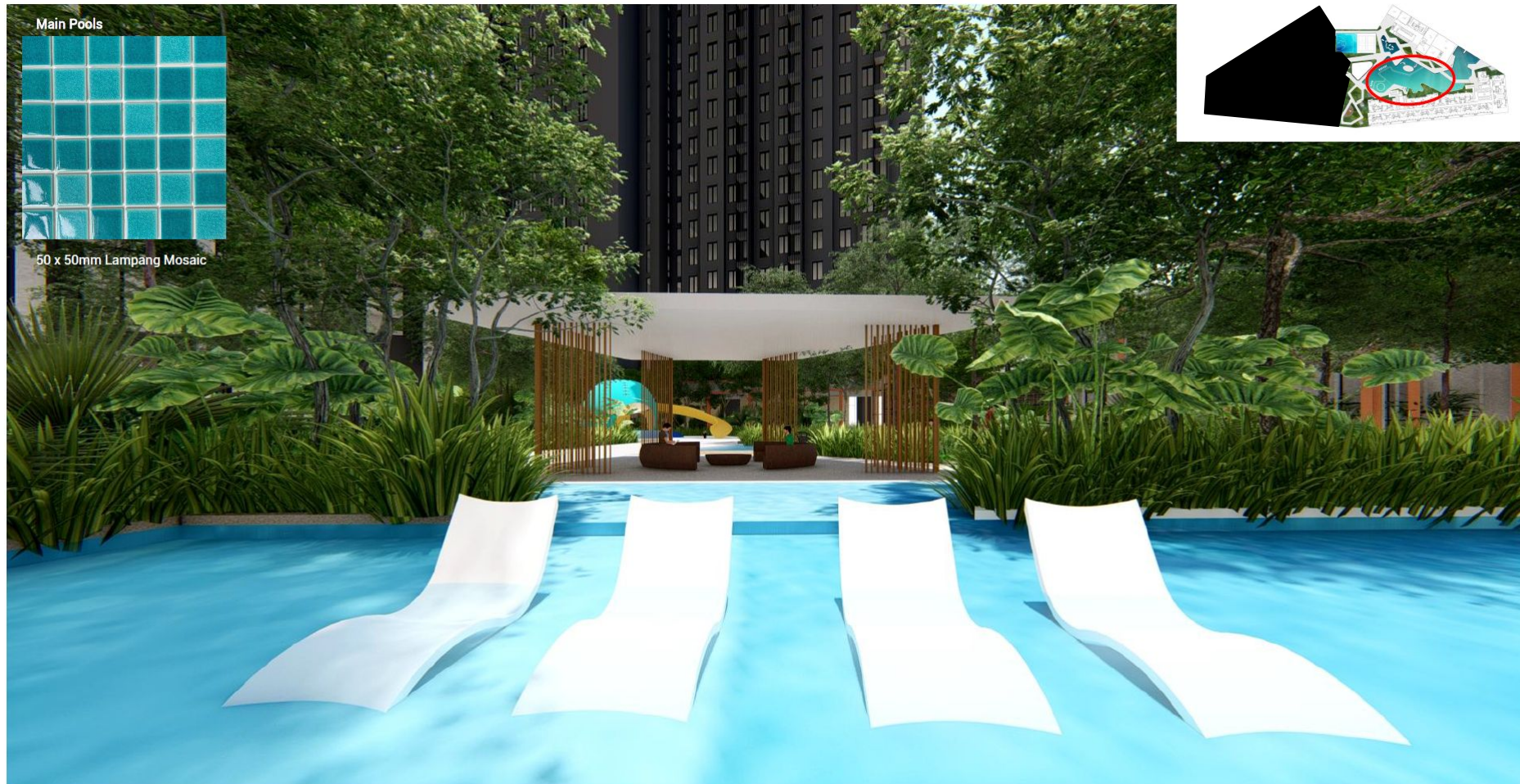


## The Pearl Crown & Stepping stone

Podium Facility



# Perspective



Podium Facility



# Perspective



Podium Facility



# Perspective



Podium Facility

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# Perspective



Podium Facility



# Perspective



## Whispering Water Play

Podium Facility



# Perspective



Podium Facility

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# Perspective



## Stepping step garden walk

Podium Facility



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# Landscape Concept



Sky Roof



# Landscape Concept



Sky Roof



# Landscape Concept



**Glowing Sky BBQ**

Sky Roof



# Landscape Concept



Sky Roof

# - Perspective -

# Perspective

## TOWER B



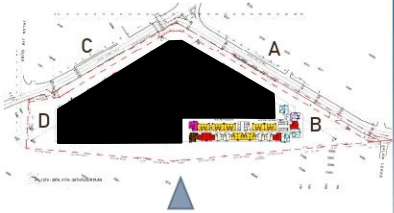
RDC

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# Perspective

TOWER B & D



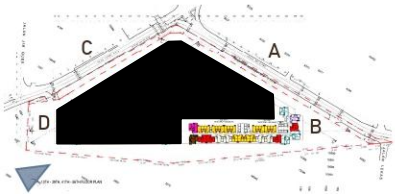
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# Perspective

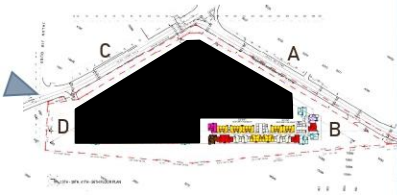
## TOWER B & D



RDC

# Perspective

TOWER D



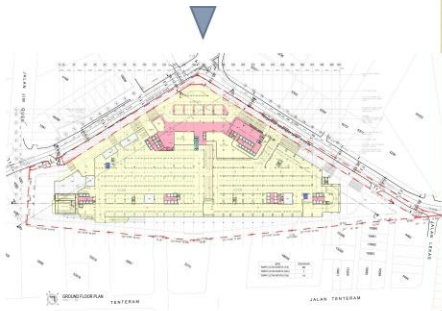
Propose  
Connection  
Link Bridge To  
600m to CIQ /  
400m to Mall

RDC



# Perspective

## DROP OFF LOBBY TOWER A&C (GF)



RDC

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# Perspective

## DROP OFF LOBBY TOWER B1 (LG2)



RDC

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# Perspective

## DROP OFF LOBBY TOWER B2 (LG1)



RDC

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# Perspective

## DROP OFF LOBBY TOWER D1 (LG1)



RDC

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# Perspective

## DROP OFF LOBBY TOWER D2 (LG1)



RDC

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# Perspective



Ground floor

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# Perspective

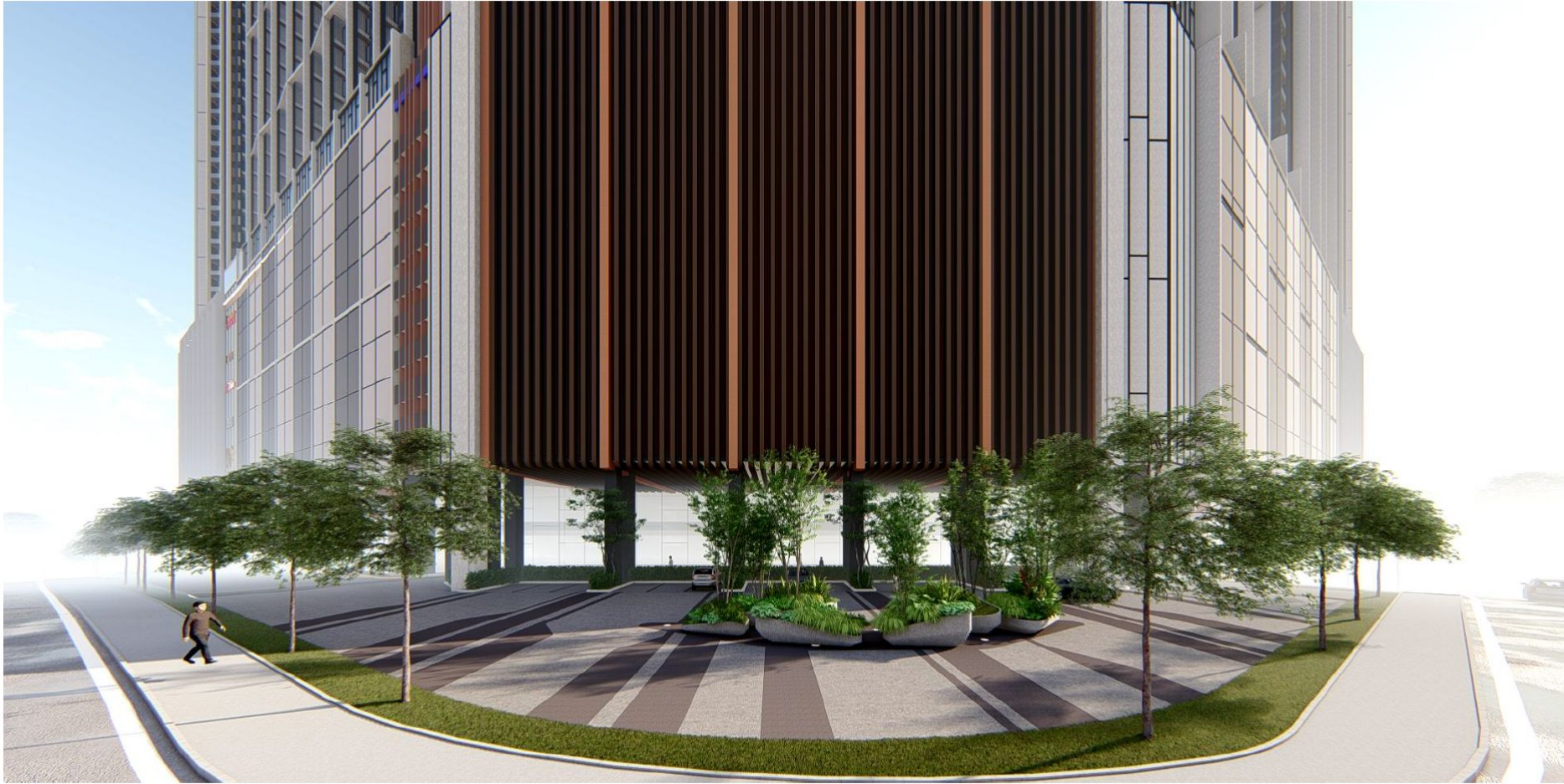


Ground floor

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# Perspective



Ground floor

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# - Why Causewayz Square @ JBCC -



# Growing Domestic Tourism in Johor Bahru



# Growing Population in Johor Bahru

1.1M

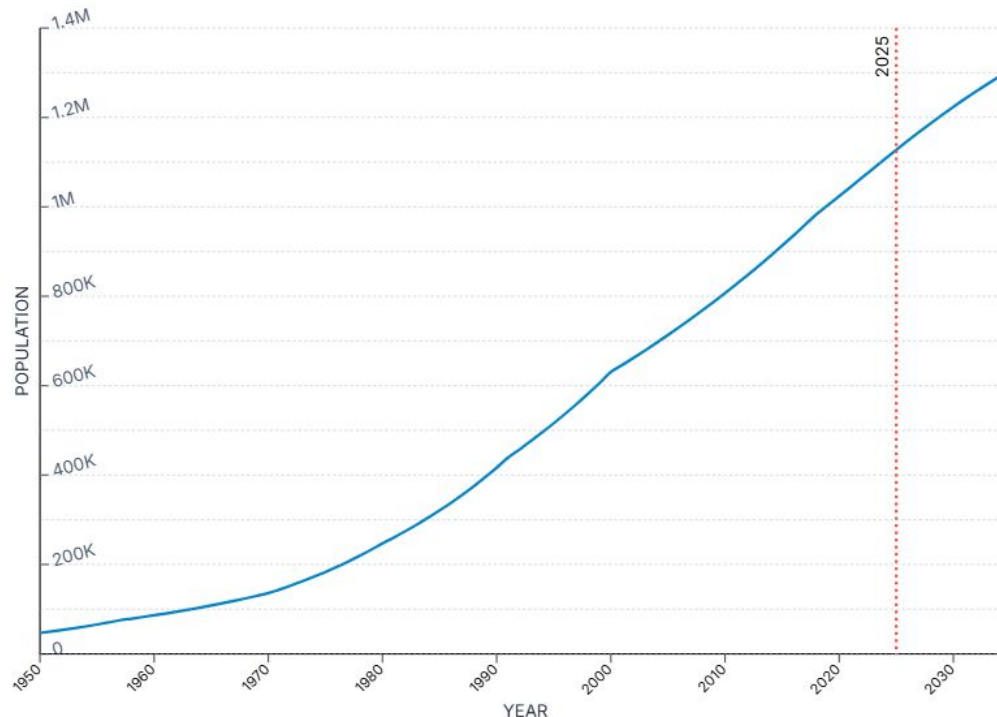
Total Population

20.5K

1.85%

Growth

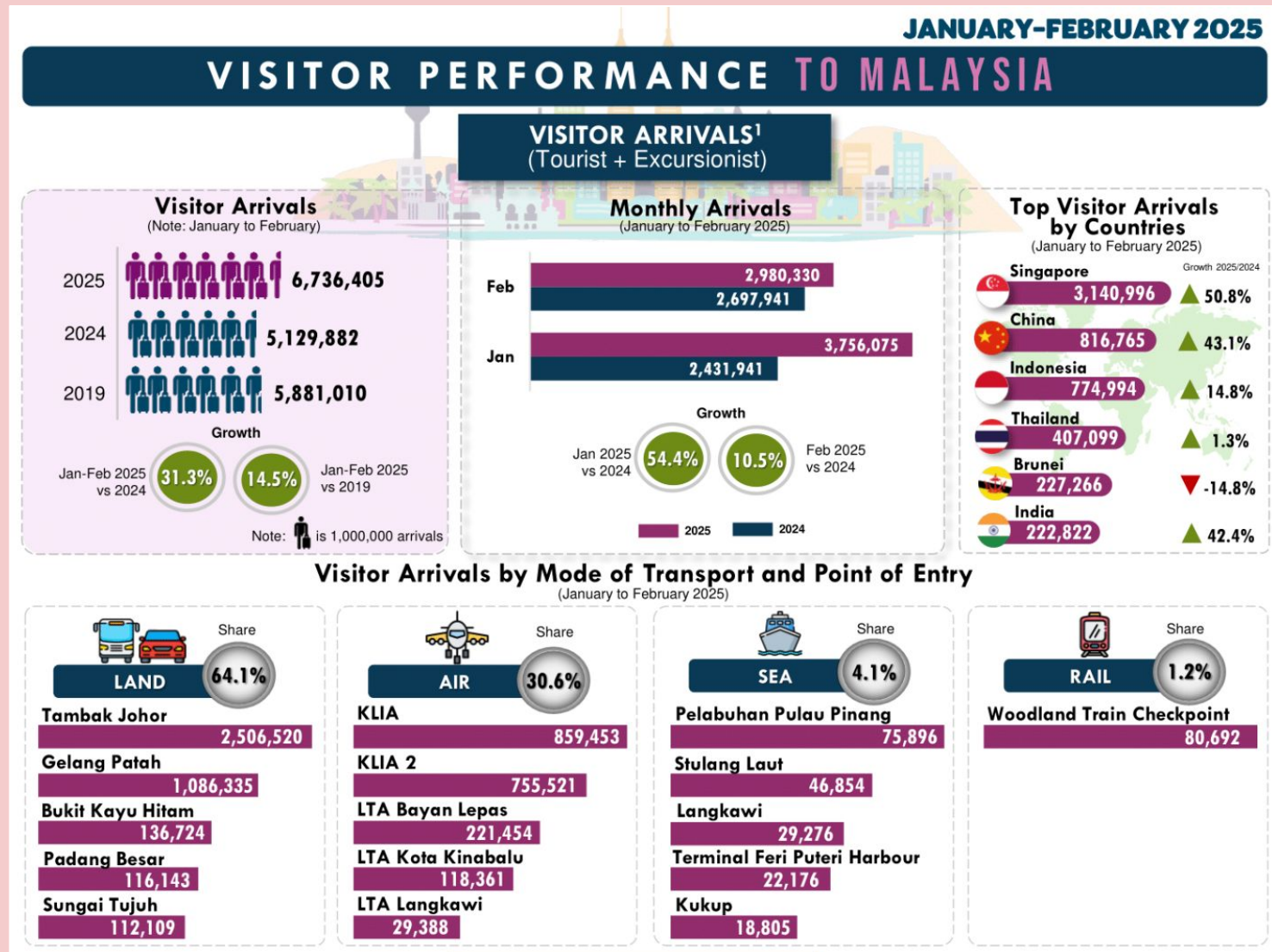
## Johor Bahru Population



<https://worldpopulationreview.com/cities/malaysia/johor-bahru>

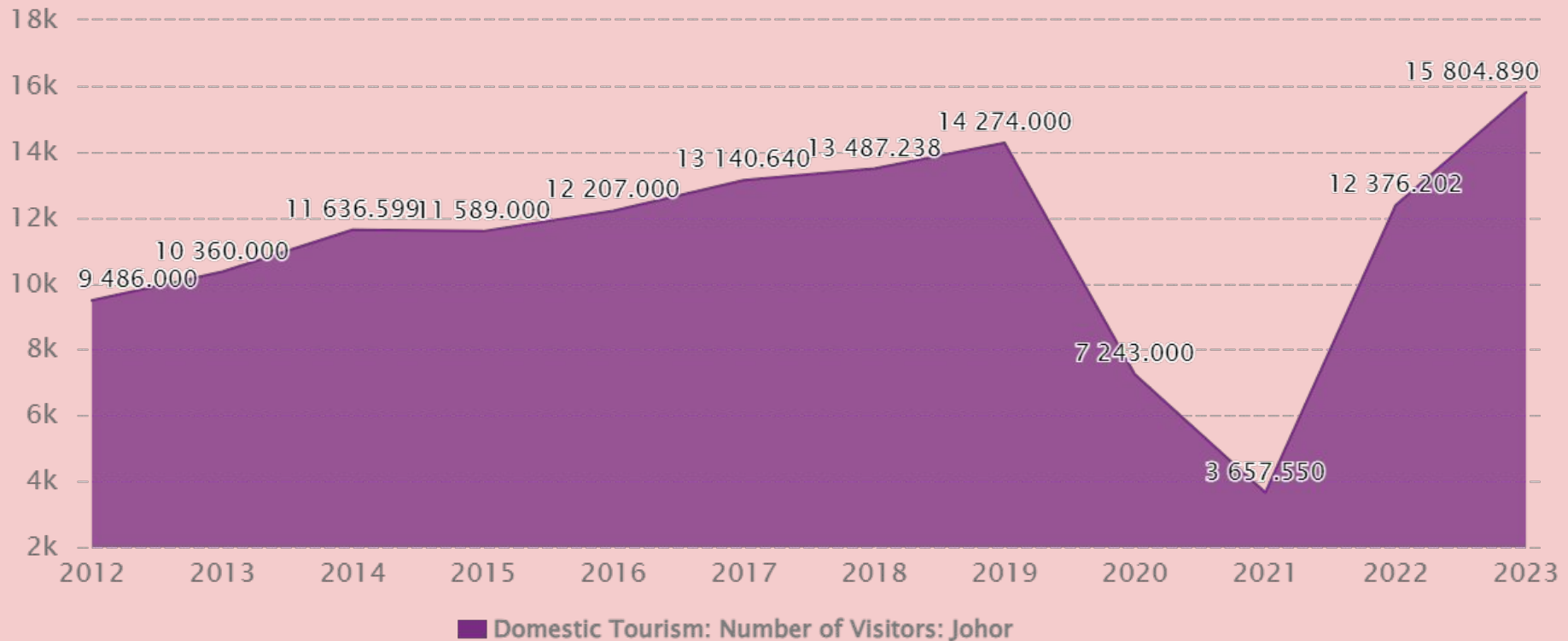


# Growing Domestic Tourism in Johor Bahru



# Growing Domestic Tourism in Johor Bahru

## Johor Domestic Tourism from 2013 to 2023




SOURCE: WWW.CEICDATA.COM | Department of Statistics


<https://data.tourism.gov.my/>



# Growing Domestic Tourism in Johor Bahru

**Johor ramping up for 2026 tourism push**

**METRO NEWS**  
Thursday, 02 Jan 2025



Sharil Nizam: State promotion plans include travel fairs and medical tourism roadshows.

Besides that, Tourism Johor will be promoting the state with the theme “Majestic Johor” alongside Tourism, Arts and Culture Ministry, Tourism Malaysia and travel agencies by participating in key travel trade shows such as MATTA Fair and medical tourism roadshows.

“In addition, familiarisation trips will be organised so travel agents and tour operators can experience Johor’s attractions first-hand and share their insights with a wider audience,” said Sharil Nizam.

He added that Johor government had allocated RM67.6mil in its 2024 budget to improve infrastructure in key areas such Johor national parks and host international events.

For the 2025 state budget, an additional RM5.75mil had been allocated for tourism-related marketing and initiatives, he said.

Sharil Nizam added that accessibility to Johor would also be improved through enhanced infrastructure and connectivity.

“Efforts are being made to streamline land transport, including collaborations with Singapore to improve border-crossing procedures.

“The expansion of Senai International Airport will allow for more international flights and passengers, with upgraded facilities such as lounges, duty-free shops and Immigration services enhancing the overall travel experience,” he added.

# Growing Domestic Tourism in Johor Bahru



**TOURISM JOHOR**

## CALENDAR OF EVENT 2025

EDISI : APRIL 2025



**VISIT JOHOR**  
2026

*Januari*

18 JAN SAMBUTAN ULANG TAHUN BATTLE AT PARIT SULONG  
PARIT SULONG, BATU PAHAT

18 JAN KONSERT MALAM AMBYAR JOHOR WITH DENNY CAKNA  
EDUCITY INDOOR STADIUM

15 - 20 JAN ASEAN TOURISM FORUM (ATF)  
PERSADA JOHOR

20 JAN PRA PELANCARAN LOGO TAHUN MELAWAT JOHOR 2026  
PERSADA JOHOR

*Februari*

3 FEB SAMBUTAN HARI TANAH LEMBAB SEDUNIA  
TAMAN NEGARA TANJUNG PAJAI

12 - 16 FEB PESTA LAYANG-LAYANG SEDUNIA PASIR GUDANG KALI KE - 27, 2025  
BUKIT LAYANG - LAYANG

14 - 16 FEB TENGGARA MADANI EUPHORIA FEST 2025 & PELANCARAN TIC KOTA TINGGI  
PUSAT INFORMASI & PELANCANGAN (PIC) KOTA TINGGI

15 - 16 FEB TANJUNG SURAT FEST X BOAT RACE 2025  
PERKARANGAN TANJUNG BELUNGKOR

18 FEB FESTIVAL CHINGAY  
JALAN WONG AH FOOK

21 - 23 FEB MATTA FAIR JOHOR  
AUSTIN INTERNATIONAL CONVENTION CENTRE

22 FEB MAJESTIC JOHOR FOOD AWARDS 2025  
PERSADA JOHOR

*Mac*

2 - 31 MAC BAZAR RAMADHAN & BAZAR AIDILFITRI  
SELURUH NEGERI JOHOR

*April*

19 APR JOHOR EXPEDITION DAY HIKE 2025  
21 GUNUNG & BUKIT DALAM NEGERI JOHOR

20 APR LEDANG CLIMBATHON  
TAMAN NEGARA GUNUNG LEDANG (JAGENDAI)

26 & 27 APR TIC KOTA TINGGI MTB JAMBOREE 1.0 @ TELOK SENGAT  
TELOK SENGAT

*Mei*

2 - 4 MEI FESTIVAL D'SAWAH 2025  
KG TELOK RIMBA, TANGKAK

10 MEI MAJESTIC JOHOR X FESTIVAL ART KULAI 3.0 2025  
THE COMMUNE LIFESTYLE MALL, KULAI

10 & 11 MEI PANTI BIRD RACE 2025  
SUAKA BURUNG PANTI, KOTA TINGGI

17 & 18 MEI CUP PRIX @ TANGKAK  
LITAR LUMBA TANGKAK

24 MEI TRANS MOUNT LAMBAK TRAIL 2025  
GUNUNG LAMBAK, KLUANG

27 MEI - 1 JUN MAJESTIC JOHOR X FAMA FEST 2025  
DATARAN PENGKARANG, BATU PAHAT

28 MEI - 1 JUN KARNIVAL KOMPLEKS KRAF SEMPENA AIDILADHA  
KOMPLEKS KRAF JOHOR

29 - 31 MEI WORLD CHEFS CHAMPIONSHIP MALAYSIA  
PERSADA JOHOR

31 MEI - 1 JUN TEATER MAGIKA  
KOMPLEKS WARISAN SULTAN ABU BAKAR

31 MEI KARNIVAL BERBASIKAL KULAI 2025  
KULAI CYCLING PARK

31 MEI MAJESTIC JOHOR X RENGGMAM FIESTA  
BANDAR RENGGMAM

31 MEI - 2 JUN PESTA TANJUNG BALAU  
PANTAI TANJUNG BALAU

*Jun*

1 JUN MERSING MTB JAMBOREE  
SEKITAR MERSING

5 - 8 JUN ROYAL DESARU COAST INTERNATIONAL CHAMPIONSHIP  
THE ELS CLUB DESARU COAST

14 - 16 JUN PROGRAM HARI BUAYA SEDUNIA 2025 (WORLD CROC DAY 2025)  
SARANG BUAYA PASIR GUDANG

25 - 26 JUN BUKIT SELANTAI GRAVITY RACE 2025  
BUKIT SELANTAI, AIR PAPAN MERSING

*Julai*

3 - 6 JULAI MAJESTIC JOHOR X RENGGMAM FIESTA  
BANDAR RENGGMAM

5 - 6 JULAI T3 INTERNATIONAL TRIATHLON  
DESARU

12 - 13 JULAI TRANS QJM GUNUNG PULAI ULTRA 2025  
GUNUNG PULAI, KULAI

18 - 20 JULAI MAJESTIC JOHOR X FESTIVAL DURIAN  
DATARAN SEGAMAI

19 - 20 JULAI MATTA FAIR BATU PAHAT  
THE SUMMIT, BATU PAHAT

24 - 27 JULAI MAJESTIC JOHOR X JOHO FEST  
PANTAI AIR PAPAN, MERSING

26 JULAI MTB BUKIT MOR  
PARIT JAWA

26 JULAI PROGRAM DINAMIKA HIJAU PASIR GUDANG  
BUKIT LAYANG - LAYANG, PASIR GUDANG

*Ogos*

1 - 3 OGOS MATTA FAIR JOHOR  
AUSTIN INTERNATIONAL CONVENTION CENTRE

4 - 7 OGOS MERSING CULTURAL FESTIVAL  
DEWAN JUBILINTAN SULTAN IBRAHIM, MERSING

16 OGOS SAWAH PADI GLOW NIGHT RUN 2025  
SAWAH PADI SG BALANG, MUAR

23 OGOS GUNUNG AROENG CHALLENGE  
GUNUNG AROENG, MERSING

23 - 24 OGOS VIPER JOHOR  
ISKANDAR PUTERI

27 - 31 OGOS KARNIVAL KOMPLEKS KRAF SEMPENA KEMERDEKAAN  
KOMPLEKS KRAF JOHOR

29 - 31 OGOS MAJESTIC JOHOR X NUSANTARA FESTIVAL  
TANJUNG BALAU

31 OGOS JOHOR MERDEKA HIKE 2025  
6 LOKASI GUNUNG HUTAN SIMPAN KEKAL NEGERI JOHOR

*September*

6 - 7 SEPT CUB PRIX @ TANGKAK  
LITAR LUMBA TANGKAK

13 - 17 SEPT HIMPUNAN AGUNG PENGAKAP JOHOR  
PANTAI TANJUNG LEMAN, MERSING

13 SEPT MOUNT PANTI ULTRA KOTA TINGGI  
4 GUNUNG PANTI DI NEGERI JOHOR

12 - 14 SEPT OMBAK FESTIVAL 2025  
DESARU COAST

14 - 21 SEPT MERSING SKYDIVE CHALLENGE 2025  
STADIUM MERSING

16 SEPT MDKT SPLASH & COLOUR RUN 2025  
ASTAKA BUDAYA, KOTA TINGGI

16 SEPT AERO RE JAMBOREE  
SAWAH SAGIL AYER HITAM

16 SEPT WORLD CLEAN UP DAY  
TAMAN NEGARA PULAU KUKUP

19 - 21 SEPT MTB JAMBOREE @ KEJORA 2025  
PANTAI TANJUNG PAJAI

19 - 21 SEPT FESTIVAL LAYANG - LAYANG ANTARABANGSA  
PANTAI BANDAR MERSING

20 - 21 SEPT FESTIVAL WONG JOWO 2.0  
KERATON MBIAH ANANG, MUAR

24 - 28 SEPT MAJESTIC JOHOR X AMAZING TANGKAK FESTIVAL 2025  
DACRAH TANGKAK

26 - 28 SEPT DESARU INTERNATIONAL BIKE WEEK  
DESARU

28 SEPT DRAGON BOAT REGATTA MUAR  
SUNCAI MUAR

*Oktober*

1 - 5 OKT KARNIVAL KOMPLEKS KRAF  
KOMPLEKS KRAF JOHOR

10 - 12 OKT ZAPIN JAUHAR - UNITY FIESTA OF MAJESTIC CULTURE  
EDUCITY STADIUM

11 OKT DYNAMIC SPORTS DAY NEON FUN RUN & RIDE 2025  
TMYC, PASIR GUDANG

22 - 25 OKT ROYAL FOREST CITY INTERNATIONAL CHAMPIONSHIP  
FOREST CITY GOLF CLUB

24 - 26 OKT MOTORCROSS CHALLENGE 2025  
BANDAR TENGGARA

25 - 26 OKT KARNIVAL LAYANG - LAYANG & YOK TURUN KE SAWAH 3.0  
SAWAH PADI SG BALANG, MUAR

28 - 29 OKT MERSING ENDURO CHALLENGE  
BUKIT SP. ANTAL MERSING

28 OKT - 1 NOV MAJESTIC JOHOR X D'KUKUP PENGHUJUNG BENUA ASIA  
TAMAN REKREASI SG RAMBAH

31 OKT - 2 NOV FESTIVAL TARI RAKYAT JOHOR  
KOMPLEKS WARISAN SULTAN ABU BAKAR (KWSAB)

*November*

22 - 23 NOV CUB PRIX @ MEDINI  
BANDAR MEDINI, ISKANDAR PUTERI

22 - 23 NOV MAJESTIC JOHOR X SULTAN ISMAIL BRIDGE CARNIVAL  
JAMRATAN SULTAN ISMAIL, MUAR

29 - 30 NOV KARNIVAL MEMANCING UDANG GALAH  
PEKIN PANGKONG, MUAR

29 - 30 NOV PROGRAM RHYTHM OF SELAT TEBRAU JOHOR BAHRU  
CITY SHOWCASE  
JOHOR BAHRU

*Disember*

1 - 5 DIS KARNIVAL KOMPLEKS KRAF  
KOMPLEKS KRAF JOHOR

18 - 22 DIS KARNIVAL WONDERFUL KOTA TINGGI  
ASTAKA BUDAYA, KOTA TINGGI

19 - 21 DIS KEJORA SURFING CUP  
PANTAI RAYU RAI ALAU

24 - 31 DIS GRAND FINALE YOK MANGAN SIRI 3  
DATARAN PENGKARANG, BATU PAHAT

31 DIS MAJESTIC JOHOR X  
SAMBUTAN TAHUN MELAWAT JOHOR 2026  
TBC



LAMAN MAHKOTA  
ISTANA BUKIT SERENE



BANGUNAN  
SULTAN IBRAHIM



QR CODE



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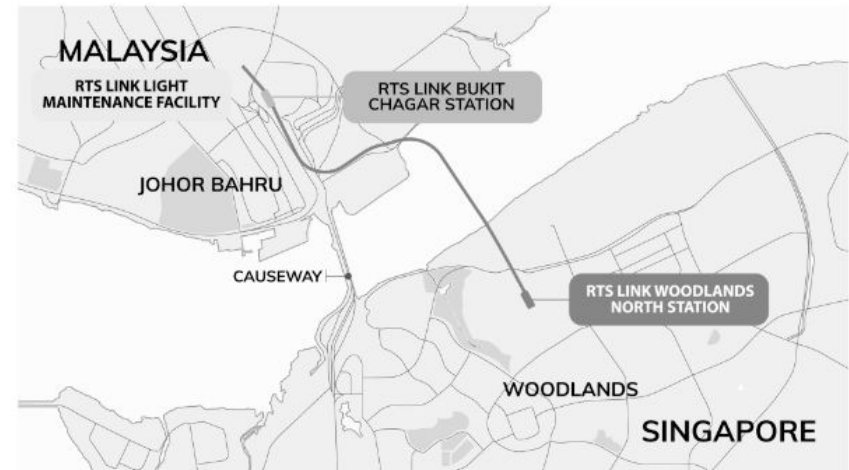


# Johor Bahru to Singapore (RTS)

## GATEWAY TO SINGAPORE

### Johor-Singapore

- Kebun Teh to CIQ within 10 min
- Easy accessibility to Bukit Chagar RTS Terminal Station
- Average **daily** people **crossing** between Sultan Iskandar Building and Sultan Abu Bakar Complex customs ranges from **430,000 to 450,000**.





# Johor Bahru to Singapore (RTS)

## Number of travellers using Johor's two land checkpoints exceed pre-pandemic levels



The average daily travellers at Johor's two land checkpoints with Singapore range from 430,000 to 450,000. (PHOTO: THE STRAITS TIMES NETWORK)

UPDATED MAY 28, 2024, 09:18 PM

**JOHOR BAHRU** - The daily number of travellers using Johor's two land checkpoints with Singapore has exceeded the pre-Covid-19 levels, said the Malaysian Immigration Department.

Johor Immigration Department director Baharuddin Tahir said the average daily number of travellers at both the Sultan Iskandar Building and Sultan Abu Bakar Complex customs, immigration and quarantine checkpoints currently ranges from 430,000 to 450,000.

"This is a significant increase from the previous 400,000 average daily travellers recorded before Covid-19 a few years ago," he told a press conference at the state immigration headquarters on March 27.

Source: <https://www.straitstimes.com/asia/se-asia/number-of-travellers-using-johor-s-two-land-checkpoints-exceeded-pre-covid-19-levels>

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FOCUS FOLLOW

## Johor Bahru-Singapore: Daily commute to work worth it

By NOR AZURA MD AMIN  
28 May 2023 10:50am

FOLLOW

**JOHOR BAHRU** - The increase in the value of the Singapore dollar (SGD) compared to the Malaysian ringgit (RM) has benefit the people in this country who work at the republic country.

Approximately around 400,000 Malaysians commute from Johor Bahru to Singapore for work, either through the Johor-Singapore Causeway or via the Malaysia-Singapore Second Link (Linkedua).

Most people who work in Singapore earned a monthly income of around SGD1,900 (RM6,095) to SGD3,000 (RM9,624) and the drop in ringgit currency caused their purchasing power to increase.

It was no wonder that due to having a high purchasing power, most Malaysians working in Singapore could already afford to buy a house worth more than RM300,000 in Johor.

Marine engineer Ahmad Samion Ismail, 35, said the purchasing power of Malaysians working in Singapore was increasing due to the current exchange rate, in which SGD1 was equivalent to RM3.40.

Source: [https://www.sinardaily.my/article/197083/focus/national/johor-bahru-singapore-daily-commute-to-work-worth-it#google\\_vignette](https://www.sinardaily.my/article/197083/focus/national/johor-bahru-singapore-daily-commute-to-work-worth-it#google_vignette)

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# Johor Bahru to Singapore (RTS)

**RTS Link update:  
5-minute JB-S'pore commute  
set to be possible by Dec 2026**

**Causewayz Square  
@ JBCC**

Wadi Hana Depot

Kim Teng Park

Immigration, Custom and Quarantine (ICQ)

Bangunan Sultan Iskandar (CIO)

Johor Bahru Sentral

Menara Komtar

City Square

Straits of Johor

RTS Link Woodlands North Station

RTS Link Bukit Chagar Station

## RAPID TRANSIT SYSTEM LINK

BETWEEN JOHOR BAHRU AND SINGAPORE

Connecting

KTM Intercity | ETS

Bus Rapid Transit Interchange

Thomson-East Coast Line




Artist Impression of the RTS Link Bukit Chagar Station



## Johor Bahru-Singapore Rapid Transit System (RTS) Link

### JB-SG RTS Link


GROUNDBREAKING!




Construction for the **Johor Bahru – Singapore Rapid Transit System (RTS) Link** has officially kickstarted! Slated to begin operations at the end of 2026.

#### What Can We Look Forward to?

##### FASTER JOURNEYS




A **4km RTS Link** connecting the Woodlands North Station in Singapore to the Bukit Chagar Station in Johor Bahru, Malaysia




**Easing traffic congestion** at the JB – Singapore Causeway, which facilitates close to 300,000 crossings daily

##### SMOOTHER TRANSITS



Customs can be cleared at **one point of departure** for both Singapore and Malaysia authorities



With **capacity of serving 10,000 commuters** during peak periods, every hour per direction

CONNECT

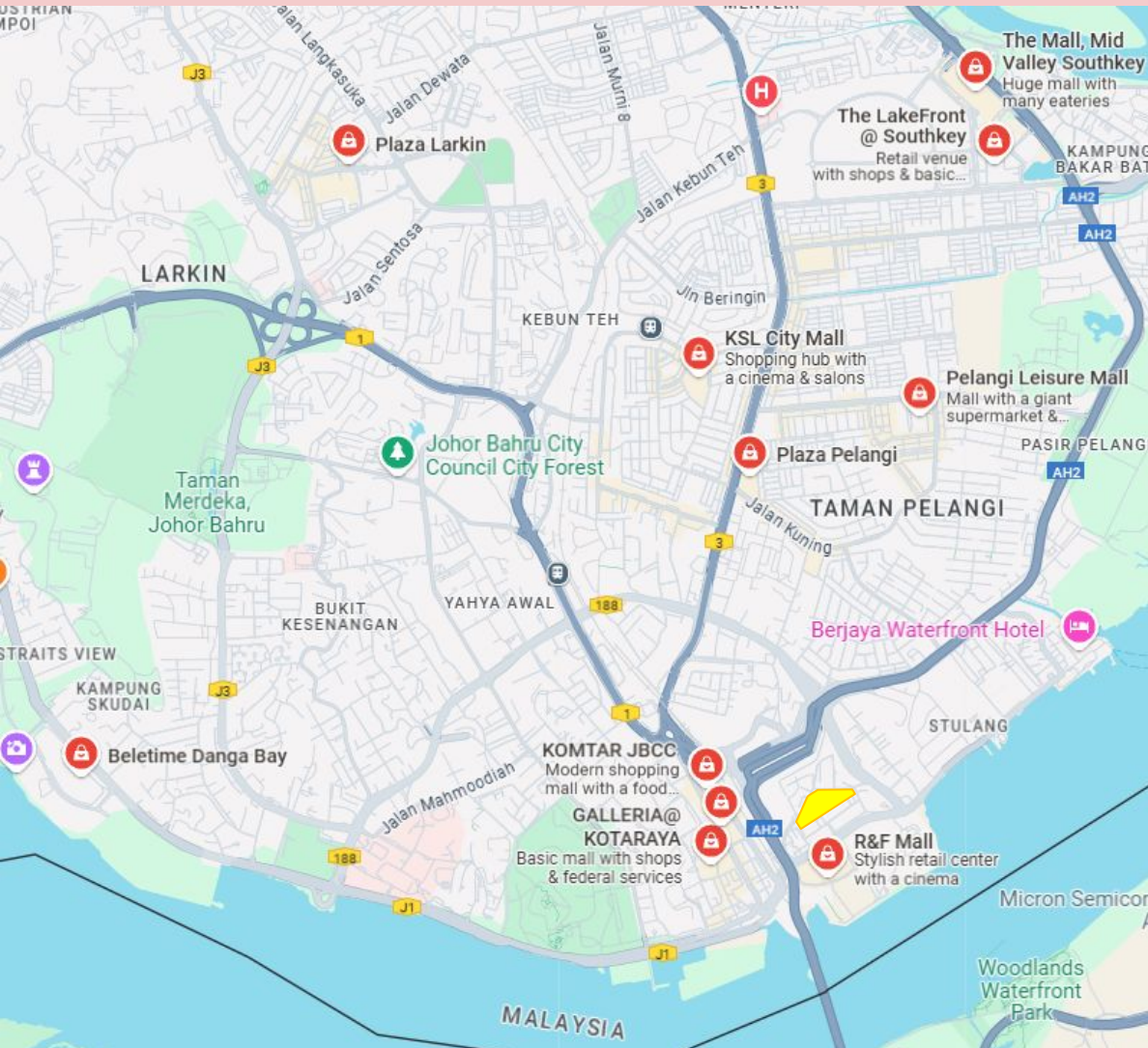


# Site & Location (ETS)



The Electric Train Service (ETS) to Johor Bahru is expected to **launch in August 2025**, connecting Gemas with Johor Bahru Sentral. This new service will include stops at Segamat, Kluang, and Kulai. **The journey time between Kuala Lumpur and Johor Bahru will be reduced to 3.5 hours, down from the current 7 hours with diesel trains**

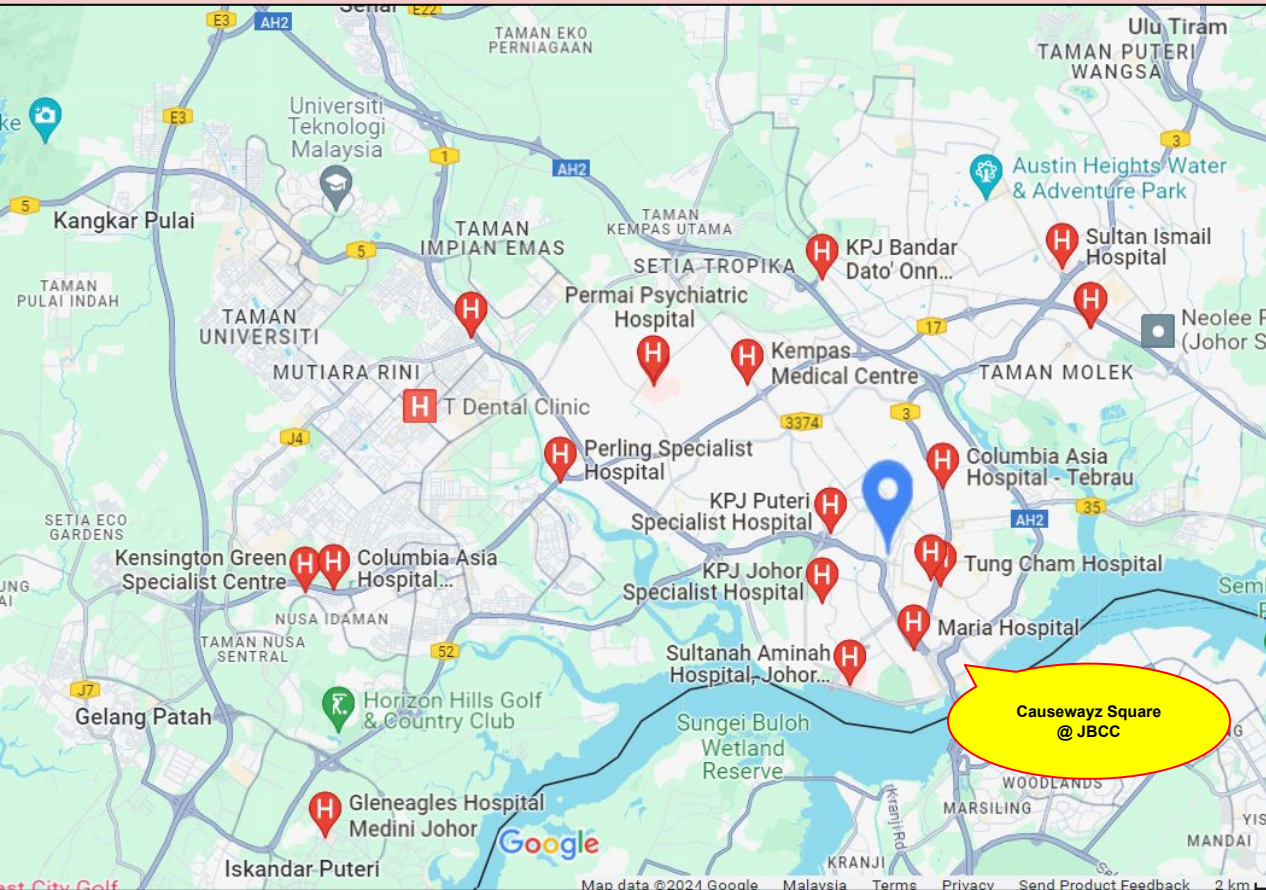
# Nearby Amenities (MALL)



MALL		
1.	Galleria@Kotaraya	1.4km
2.	Johor Bahru City Square	1.5km
3.	KOMTAR JBCC	1.8km
4.	Plaza Pelangi	2.7km
5.	KSL City Mall	3.6km
6.	Pelangi Leisure Mall	4km
7.	Pelangi Leisure Mall	4km
8.	Beletime Danga Bay	5.6km
9.	The Mall, Mid Valley Southkey	6.4km
10.	Plaza Larkin	7km
11.	Beletime Danga Bay	5.6km



# Nearby Amenities (Healthcare)

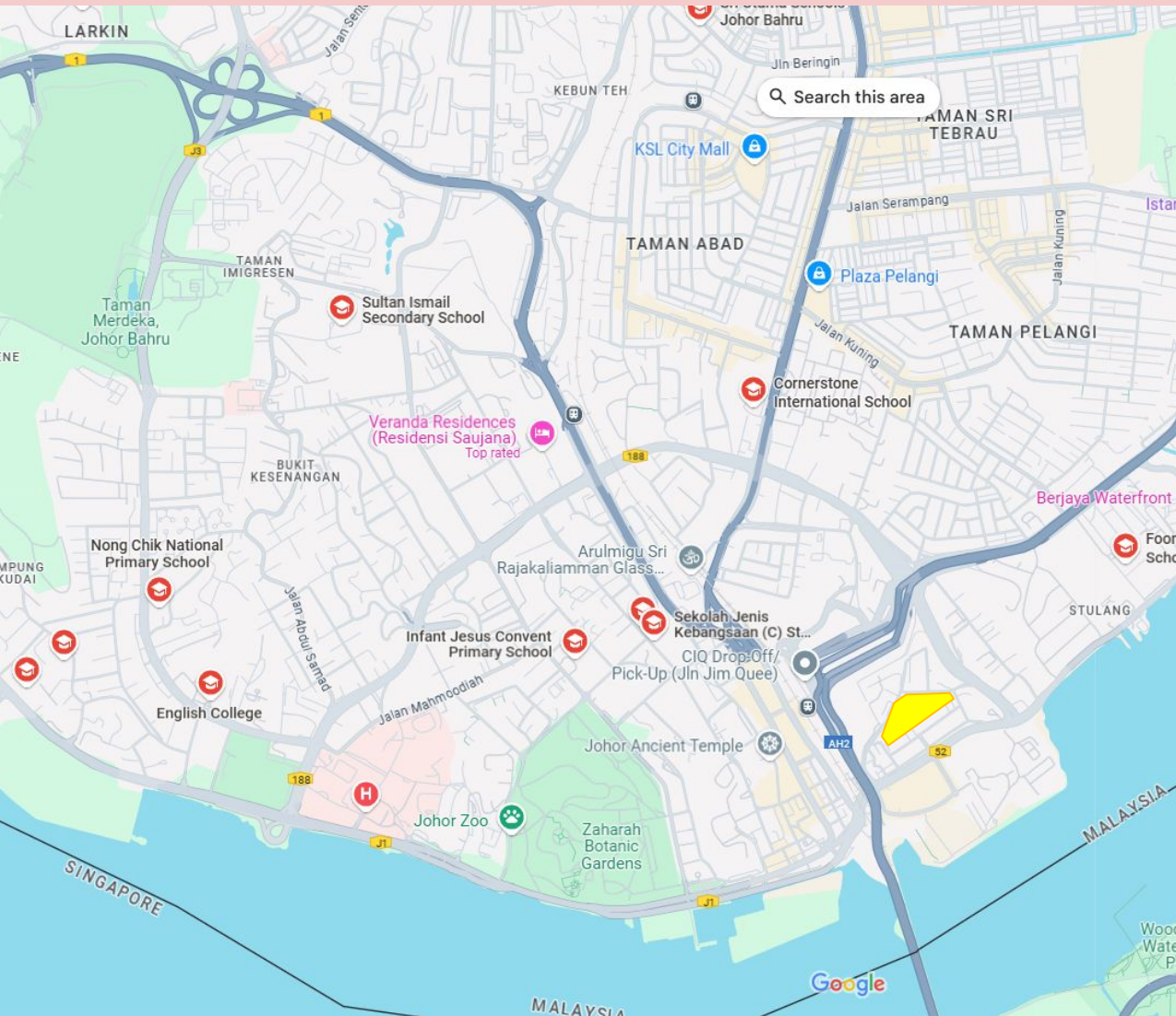


## HEALTHCARE FACILITIES

1.	Putra Specialist Hospital	1.4km
2.	KPJ Puteri Specialist Hospital	1.9km
3.	Columbia Asia Hospital - Tebrau	2.5km
4.	TMC Fertility and Women's Specialist Centre JB	3.4km
5.	Maria Hospital	4.2km
6.	KPJ Johor Specialist Hospital	4.3km
7.	Kempas Medical Centre	5.8km
8.	Sultanah Aminah Hospital	6.1km
9.	Sultan Ismail Hospital	10.4km
10.	Columbia Asia Hospital - Iskandar Puteri	16.8km
11.	Regency Specialist Hospital	18.6km
12.	Gleneagles Medini Hospital Johor Bahru	22.7km



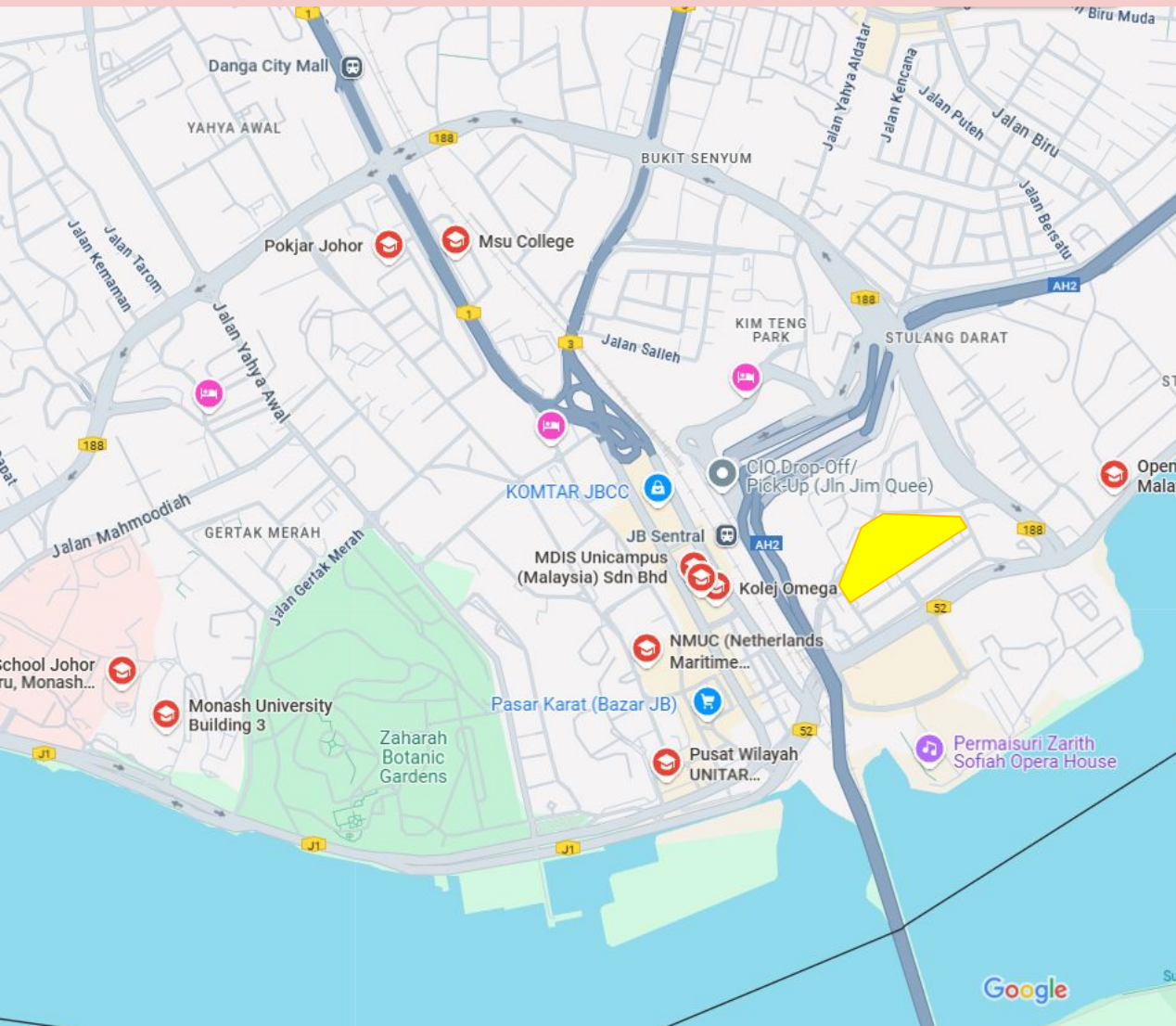
# Nearby Amenities (Schools)



## SCHOOLS

1.	Sekolah Jenis Kebangsaan (C) St Joseph	2.4km
2.	Bandar Tinggi Primary School	2.4km
3.	Infant Jesus Convent Primary School	2.8km
4.	Sekolah Menengah Kebangsaan Dato Jaafar	3.9km
5.	Cornerstone International School	2.3km
6.	Foon Yew High School	1.8km
7.	Sultan Ismail Secondary School	4.6km
8.	Nong Chik National Primary School	5.1km
9.	Sri Ara Schools	6.2km

# Nearby Amenities (Uni & College)

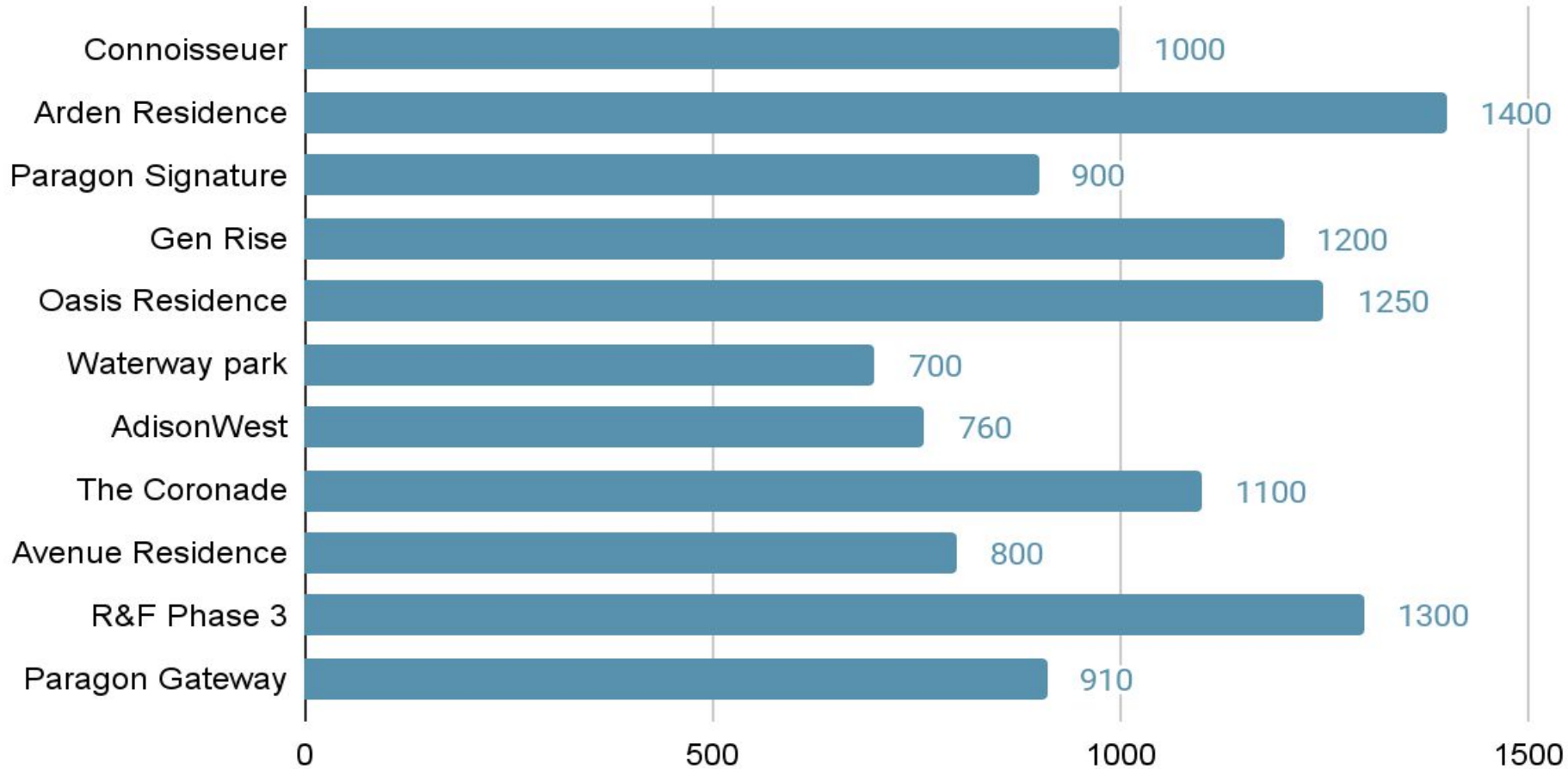


## UNIVERSITY & COLLEGE

1.	Kolej Omega	1.5km
2.	Nilai University College	1.5km
2.	MDIS Unicampus	1.5km
3.	NMUC (Netherlands Maritime University College)	1.5km
4.	Pusat Wilayah UNITAR International University	1.3km
5.	Monash University	3.3km
6.	Open University Malaysia	1km

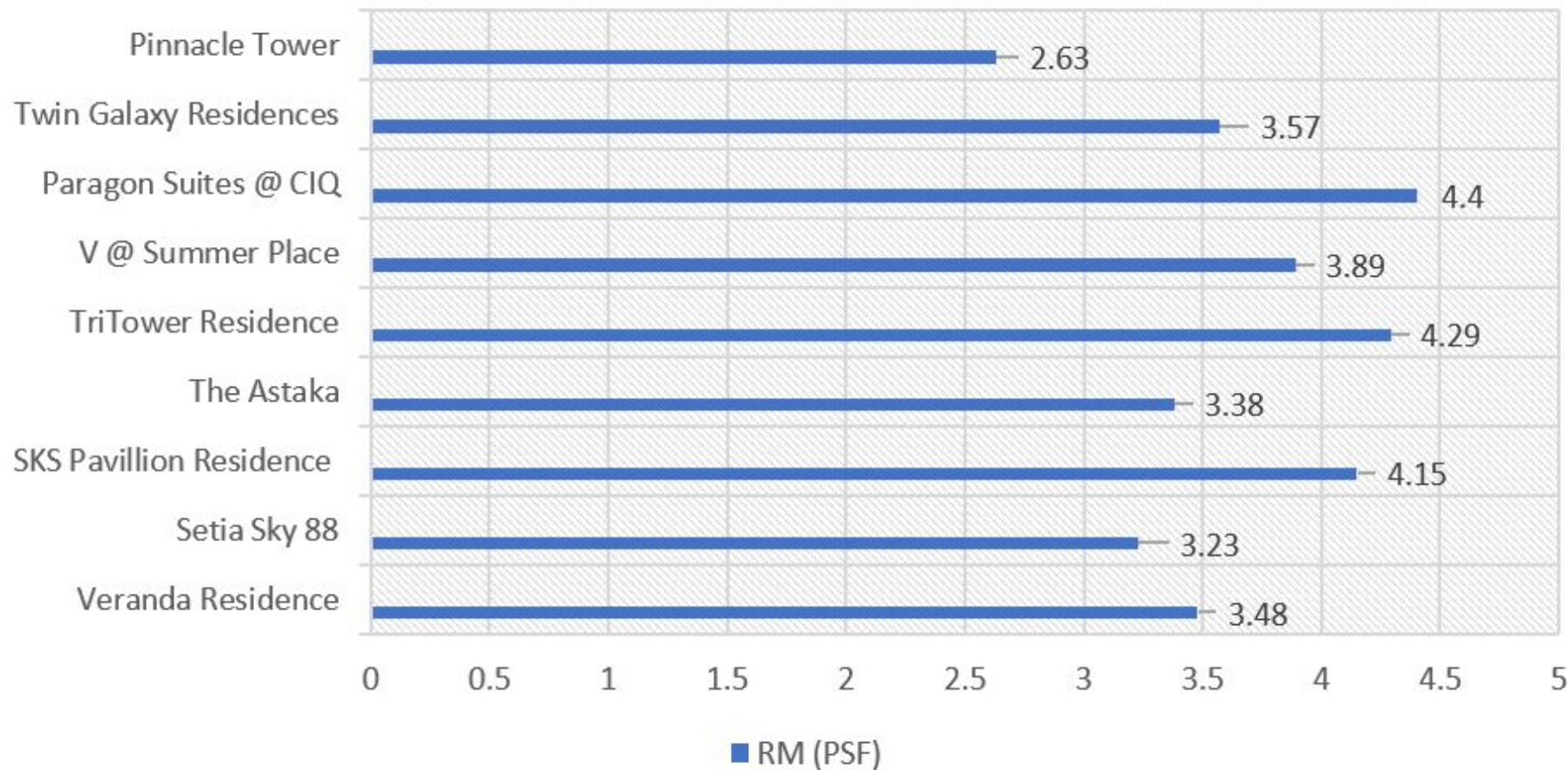
# Market Study

## Price Per SF

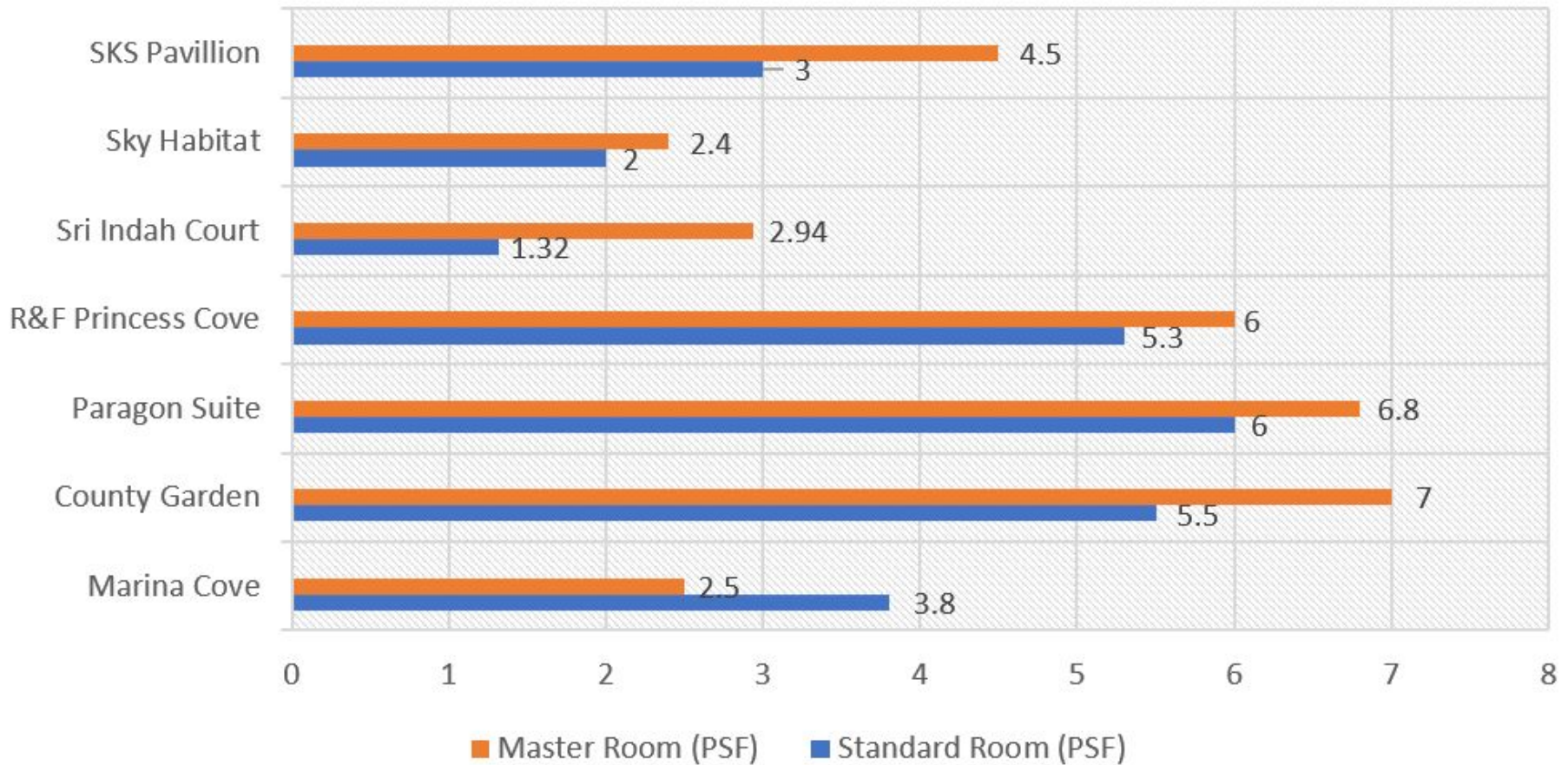




## Rental Price Range



## Room Rental Range





# - Thank You -