

CIQ PROJECT

EXCLUSIVE

by



Service You Trust
JOHOR BAHRU

A tall, modern skyscraper with a dark facade and many lit windows, standing prominently against a twilight sky. The building's base is integrated with lush greenery and glass-fronted lower levels. In the foreground, a high-speed train with a blurred motion effect travels along a track. Other city buildings are visible in the background under a deep blue and purple sky.

A SOLUTION, NOT JUST A SPACE

More than just a home, it is a thoughtfully crafted solution to everyday living style of the modern day. We've taken the time to understand the real needs of today's people, creating a place where convenience and lifestyle blend effortlessly.

Here, your home is a hub of connectivity, a retreat from the demands of daily life, and an investment in your future—all in one. At here, your life becomes easier, more fulfilling, and more inspiring.



FACILITIES

- | | | | |
|---------------------|-----------------------|--------------------------------|-------------------------|
| 1. Social Lounge | 7. Chill Corner | 13. Half Olympic Swimming Pool | 18. Sauna |
| 2. 24 Hours AI Mart | 8. WOW Room | 14. Children Pool | 19. Children Playground |
| 3. The Soap Bar | 9. Multi Purpose Hall | 15. Sunken Lounge | 20. Learning Center |
| 4. Co-Working Space | 10. Outdoor Terrace | 16. Gym | |
| 5. Media Room | 11. BBQ Area | 17. Outdoor Gym | |
| 6. Hoop Station | 12. Jacuzzi | | |

* All renderings contained are artist impressions only.
The developer reserves the right to modify any part or parts of the building, development and/or any facility prior to completion.

**INSPIRED BY THE
WAY YOU LIVE**





**BUILD FOR
YOUR COMFORT,**



**CONNECTED
TO YOUR LIFE**



Smart Living, Secure Solutions

Experience a new era of security with our advanced system designed for smart living. Seamlessly integrating cutting-edge technology. This system provides unmatched protection while offering convenience at your fingertips. Control and monitor access from anywhere, enjoy keyless entry, and customize setting to fit your lifestyle. With enhanced features like real-time alerts and robust encryption, it ensures your home stays safe, secure, and effortlessly connected. Live smarter, live safe - Welcome to the future of home security.



Fingerprint



Pin Code



Card



Mechanical Key



Bluetooth APP



Wifi Optional

• Security Function

Privacy Mode | Lockout Mode |
Passage Mode | Fake Pin Code

• Alarming / Indication

Low Voltage | Wrong-Entry Alarming

YOUR LIFESTYLE, OUR BLUEPRINT

Smarter Homes, Safer Living

Smart Property Management & Security System

With the latest Property Management & Security System, you can rest assured that your home is well-protected while you are away.



Panic Alarm

Hold 3 sec to activate SOS;
security guards will be alerted



Digital Key

Unlock access door / facility
room with your mobile phone



Bill Payment

No More Missing Invoices | Pay
Anytime
Payment History | Receipts



My Face

Unlock the barrier gate / access
door / lift with your face



Feedback / Report

Easy & Simple | Private &
Confidential
Easy to follow up | Responsive



My Vehicles

Automated Car Plate
Recognition



Intelligent Visitor Tracking

No more unidentified personnel on the
premise



DELTA Switches And Sockets

Design in perfection. The DELTA Switch and Socket ranges combine forward-looking design with innovative and proven technology in high quality. Design is thereby perfectly translated into feelings of life - from the construction and function of the light switches to the shaping and the use of ecological materials.

SIEMENS

Secured Soundproof Safe Window

Experience peace and security with our soundproof windows. Designed for ultimate quiet and safety, they protect your home from noise and intruders, ensuring comfort and peace of mind.



STREAM
AUTOMATED WASTE COLLECTION SYSTEM



Automated Waste Collection System For Your Seamless Convenience



Environmental

- Encourage waste separation at source
- Environmental friendly
- Contribute to green building tools
- More space
- Higher sustainability



Systematic

- Automated and sealed system
- Applicable for retrofitting
- Remote accessible and mobile troubleshooting



Improve

- Hygienic and pest-free
- Treat and deodorise waste odour
- Cleaner environment
- Enhance ambience
- Improve living conditions



Remove

- No waste spillage
- Minimises carbon emissions
- Reduce movement of garbage trucks in a development
- Eliminate direct contact with waste during transportation

Strategically located just a short walk from the Johor Bahru CIQ, it offers unmatched accessibility for modern living. Whether you're commuting to Singapore or exploring Johor Bahru's vibrant city life, everything you need is within reach. From retail hubs and dining options to healthcare facilities and entertainment, it is your gateway to a life of convenience, comfort, and connectivity.



**COVERED
WALKWAY TO**

RTS & CIQ

WITHIN 850m

**DRIVE TO
JB CITY CENTRE**

5 minutes



**NEW CIQ
PROJECT**

SHOPPING AND DINING

- Johor Bahru City Square
- Komtar JBCC
- AEON Tebrau
- KSL City Mall
- Mid Valley Southkey
- Paradigm Mall
- Plaza Pelangi
- Toppen Shopping Centre
- Sutera Mall
- Sunway Big Box Retail Park
- Johor Premium Outlet

HEALTHCARE

- Gleneagles Hospital Johor
- KPJ Specialist Hospital Johor
- KPJ Puteri Specialist Hospital Johor
- Columbia Asia Hospital
- Regency Specialist Hospital

RECREATION AND ENTERTAINMENT

- Legoland Malaysia Resort & Legoland Hotel
- Austin Heights Water & Adventure Park
- Angry Birds Activity Park
- Johor Bahru Old Chinese Temple
- Sultan Abu Bakar State Mosque
- Desaru Beach
- Thomas Town Puteri Harbour
- Dinosaurs Alive Water Theme Park
- Kota Tinggi Firefly Park

EDUCATION

- University of Southampton Malaysia
- Netherlands Maritime Institute of Technology
- Crescendo International College
- Raffles University
- Sunway College Johor Bahru
- University of Reading Malaysia
- Newcastle University Medicine Malaysia

FLOOR PLAN

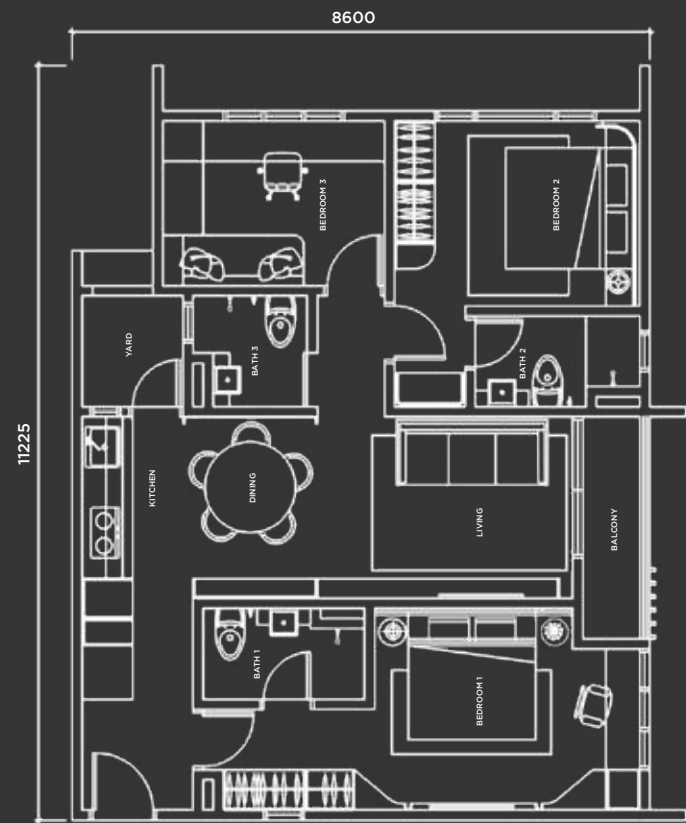
Unit includes a fully fitted kitchen complete with elegant cabinets, a modern hood and a hob for your convenience.



Kitchen Cabinet

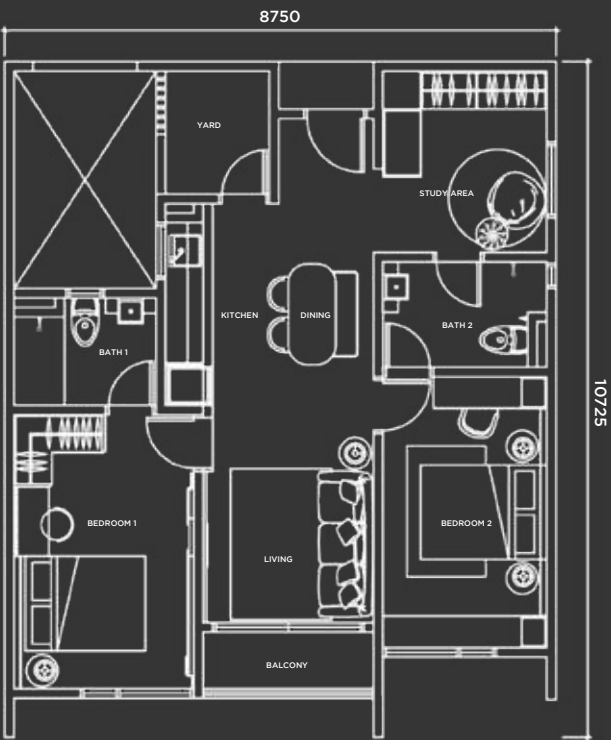


Cooking Hood
And Hob



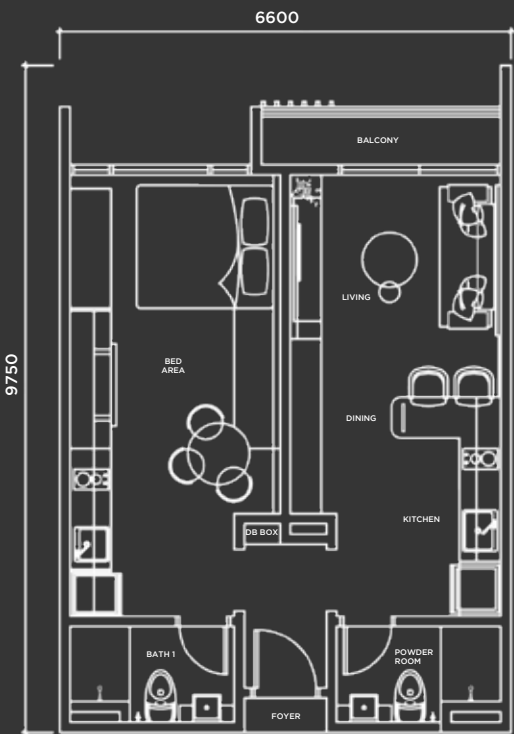
TYPE A | Dual Key
912 sq ft

Bedroom **3** | Bathroom **3**



TYPE B
808 sq ft

Bedroom **2 + 1** | Bathroom **2**



TYPE C
Dual Studio | Bathroom **2**