

CIQ Project(Walking distance 720m)



I am Maxx Pei

**DownTown
Residential Specialist**

14 Years Experience

**Sell 76+ Projects
300+ Successful Buyer**



Johor Bahru-Singapore Rapid Transit System (RTS) Link



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

Johor Bahru-Singapore Rapid Transit System (RTS) Link



Total distance: **4km**

Stations:

> **Two (Bukit Chagar in Johor Baru and Woodlands North in Singapore)**

> **Project will also include a train depot in Wadi Hana in Johor Baru**

Project completion: **Dec 31, 2026**

RTS train capacity:
10,000 passengers per hour per direction

Journey duration: **15 to 30 minutes**

*TheStar*graphics

Train frequency:

> **4 minutes during peak hour**

Parking availability:

> **800 bays for cars**

> **1,000 bays for motorcycles**

Operations hours: **6am to 12am**

Operating company:
RTS Operations Pte. Ltd

Concession period: **30 years**

Overall project progress: **65%**

Overall cost Malaysian side:
RM5bil

Potential spillover investments:
RM25bil from RTS

Johor Baru-Singapore RTS Link project almost 80 pct completed



By **Jasmine Shadip** • June 13, 2024 @ 11:50am



The Johor Bahru-Singapore Rapid Transit System (RTS) project is progressing as scheduled with 77.61 per cent work completed as of May 31. Pic courtesy of MRT Corp

JOHOR BARU: The Johor Bahru-Singapore Rapid Transit System (RTS) project is progressing as scheduled with 77.61 per cent work completed as of May 31.

Mass Rapid Transit Corporation (MRT Corp) in a statement said the Wadi Hana maintenance depot in the city centre which is a key part of the railway infrastructure marked 82.14 per cent completion.

This will allow the rail system installation to be carried out by the end of the year.

While the track-level floor, architectural, mechanical and electrical systems, as well as external works, are also progressing as scheduled.



HOME

CORPORATE

PROJECTS

MRT LINES

BUSINESS

NEWS & EVENTS



Total Length

4km in length
(Malaysia: 2.7km and
Singapore: 1.3km)



Number of Stations

2 stations
(Malaysia: Bukit Chagar Station
and Singapore: Woodlands
North Station)



Universal Accessibility Design

RTS Link facilities will be
equipped with OKU friendly
facilities that comply with MS
1184 : 2014



Train

4 cars per train set



Speed

Maximum operation speed is
80 km/h



Train Capacity

10,000 passengers per hour
per direction



Ridership

Estimated to carry 40,000
passengers per day upon
opening



Journey Time

The estimated train journey
time is 6 minutes between
stations.



Frequency

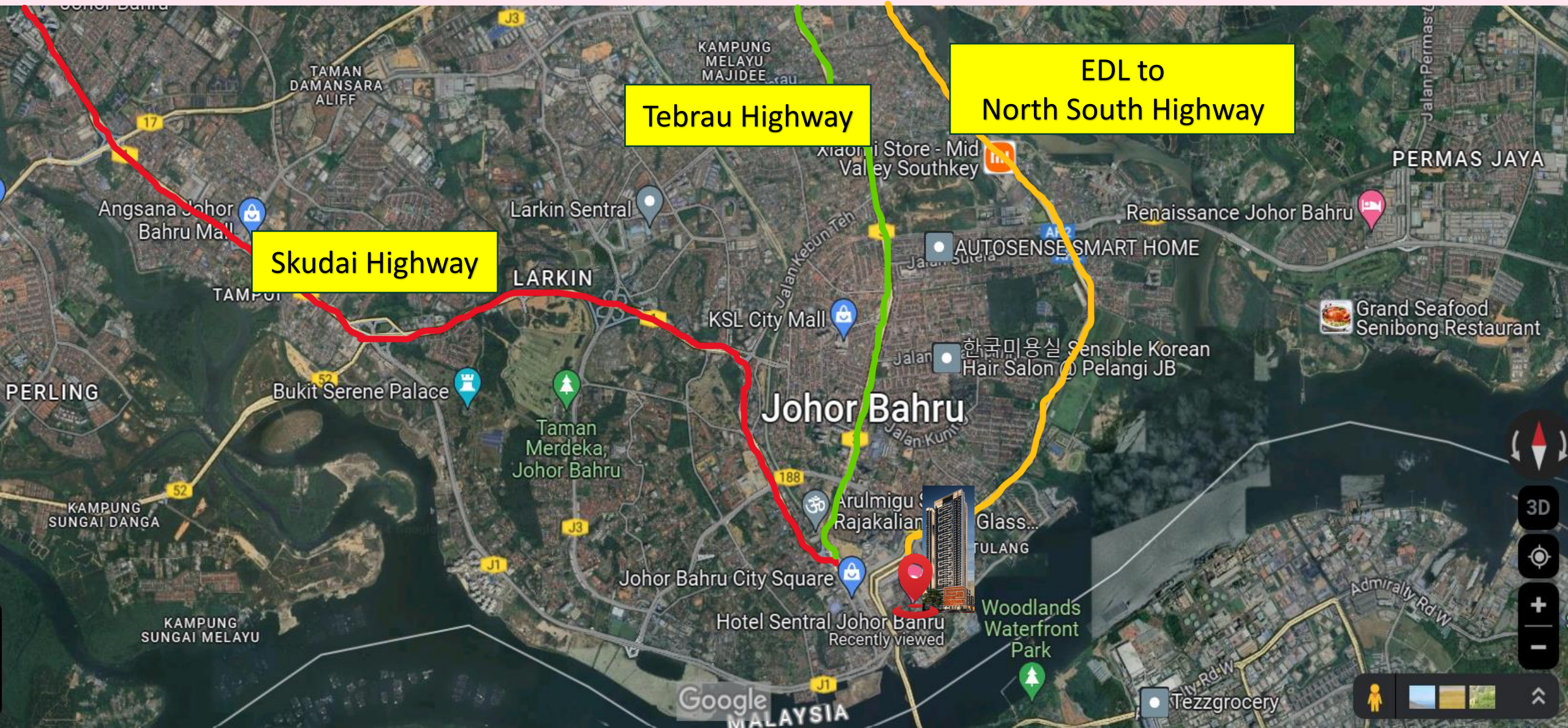
3.6 minutes (Ultimate) during
peak hour



Depot

RTS Link Maintenance Depot
will be located at Wadi Hana,
Johor Bahru.

We at middle of Johor Bahru



Walking To CIQ

CADANGAN PROJEK:
PILIHAN MOHONAN PELAN BANGUNAN DI BAWAH AKTA 133 BAGI TUJUAN MEROBOK DAN MEMBINA SEMULA 1 BLOK PANGSAPURI PERKHIDMATAN DAN RUANG PERNIAGAAN 47 TINGKAT YANG MENGANDUNGI:
I. 1 TINGKAT TEMPAT LETAK KENDERAAN DAN KEMUDAHAN M&E (ARAS BAWAH TANAH)
II. 1 TINGKAT TEMPAT LETAK KENDERAAN DAN KEMUDAHAN BERSERTA 1 UNIT RUANG PERNIAGAAN (ARAS 1)
III. 9 TINGKAT TEMPAT LETAK KENDERAAN (ARAS 2-10)
IV. 1 TINGKAT KEMUDAHAN REKREASI (ARAS 11)
V. 34 TINGKAT PANGSAPURI PERKHIDMATAN (732 UNIT) (ARAS 12 - 45)
VI. 2 TINGKAT KEMUDAHAN REKREASI BERSERTA 1 UNIT RUANG PERNIAGAAN (ARAS 46 & 47)

DI ATAS LOT 2897, LOT 10578 DAN LOT 10579, JALAN TENTERAM, BANDAR JOHOR BAHRU, DAERAH JOHOR BAHRU, JOHOR DARUL TA'ZIM.

UNTUK TETUAN:
MAJESTIC GEN SDN. BHD.

PEMAJU: **MAJESTIC GEN**
MAJESTIC GEN SDN. BHD.
UNIT NO. 3A-05-01, LEVEL 5, CORPORATE TOWER 3A, PAVILION DAMANSARA HEIGHTS,
NO. 3, JALAN DAMANLELA, 50490 KUALA LUMPUR.
TEL: 03-2994 9939

ARKITEK: **GOTKOKKHENG**
GOTKOKKHENG ARCHITECT
NO. 05-11, VISMA SP SETIA, INDAH WALK 3, JALAN INDAH 15,
TAMAN BUKIT INDAH 81200 JOHOR BAHRU, JOHOR.
TEL: 07-232 6629

JURUTERA C & S (STRUKTUR): **JRK**
JURUTERA JRK SDN. BHD.
NO. 7, BLOCK C, KOMPLEKS AUSTIN PERDANA, JALAN AUSTIN PERDANA 2,
TAMAN AUSTIN PERDANA, 81100 JOHOR BAHRU, JOHOR.
TEL: 07-628 0300 FAX: 07-364 9897

JURUTERA M & E: **PERUNDING ACE**
PERUNDING ACE
NO. 12-02 & 12-03, JALAN PERMAS 10/9, BANDAR BARU PERMAS JAYA,
81750 JOHOR BAHRU, JOHOR.
TEL: 07-387 4518

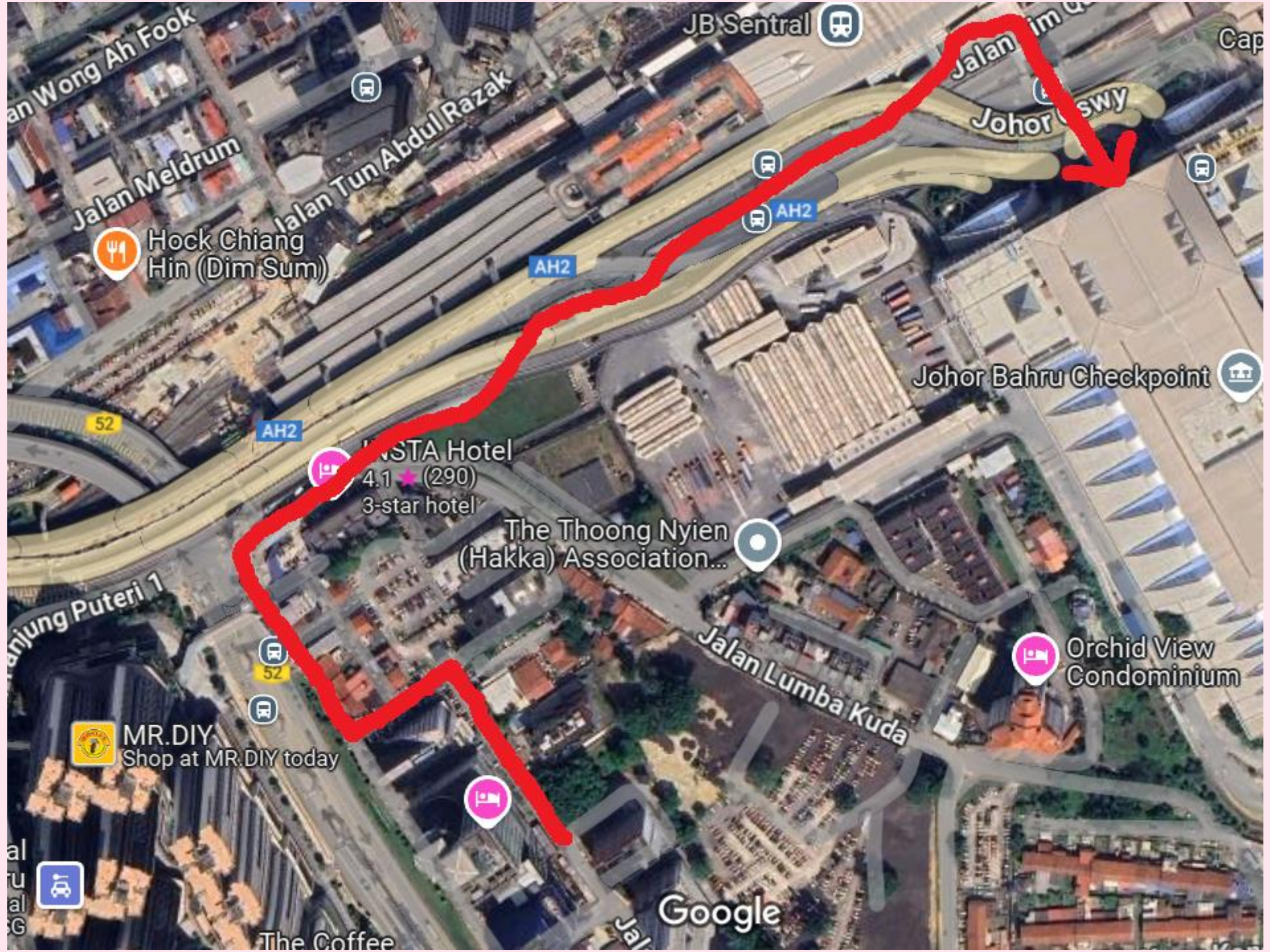
JURUUKUR BAHAN: **JQS**
JQS INTERNATIONAL SDN. BHD.
NO. 5, JALAN BERLINGIN, TAMAN KEBUN TEH,
80250 JOHOR BAHRU, JOHOR.
TEL: 07-338 3444 FAX: 07-338 3344

ARKITEK LANDSKAP: **jrd**
JUST RIGHT DESIGN SDN. BHD.
NO. 6-7-3A, BLOCK B, ATVO PLAZA NO. 1, JALAN PJU 9/1, DAMANSARA AVENUE,
BANDAR SRI DAMANSARA, 52200 KUALA LUMPUR.
TEL: 03-6263 8583 FAX: 03-6263 8902

KONTRAKTOR BANGUNAN:

PELAN BANGUNAN DILULUSKAN OLEH: MAJLIS BANDARAYA JOHOR BAHRU
NO RUJUKAN BANGUNAN:
NO RUJUKAN PERMIT SEMENTARA:
NO RUJUKAN JKKP:
NO RUJUKAN CIDB:
NO RUJUKAN APDL:

TARIKH MULA:
TARIKH SIAP:



Land size: 1.14 Acres

Total Units: 732

Total Block: 1

Total Level: 47+1 Basement

Lift per floors: 6 Passenger Lifts

Unit per floors: 22 units

Unit Size from 497sqft-1,930sqft

3-tiers security

1st to 10st Floor: Carparks

11st Floor: Podium Facilities

12nd to 45th Floor: Units

46th Floor: Infinity Pool, Kids Pool, SPA Pool

47th Floor: Gym

Maintenance fee: TCB

Foreigner can buy: From RM1mil SPA

Completion year: Q4 2028

#2 POPULATION

**Move-in
Population**



Cap. Gain | Rental

**Organic
Population**



Capital Gain

**Moving
Population**



RENTAL

JB POPULATION

Year of 2030

+214,815 populations

71,605 units

143 Developments

POPULATION

JOHOR BAHRU (JB)



Base on
Yearly 3% Increment

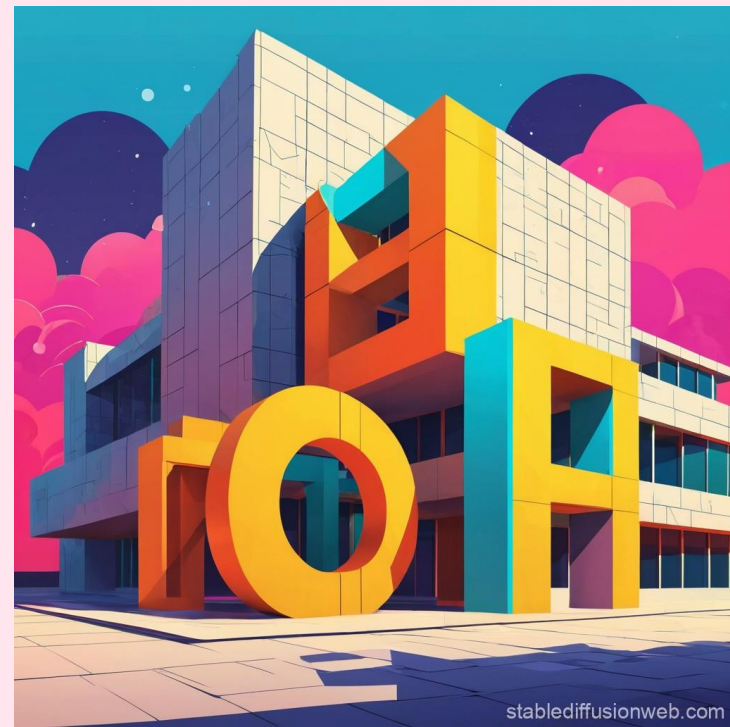
2030
1,321,815



Ground Floor



Pop Brutalism



Landscape concept

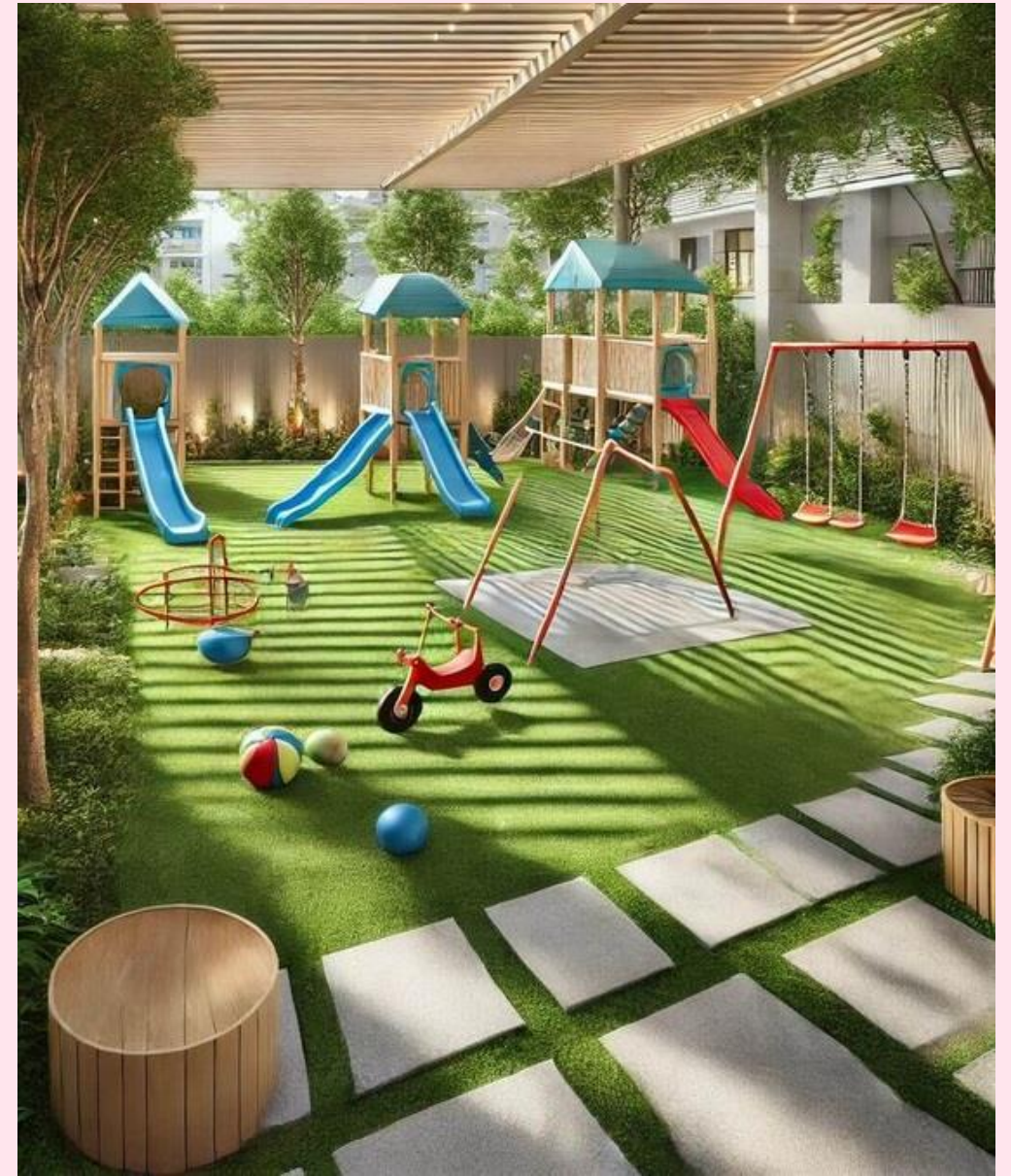
Harmonious Zone



11st Floor Facilities(Harmonious Zone)

Children Playground

Rian Drop Fountain



Landscape concept



Harmonious Zone

An aerial photograph of a park area. A light-colored, winding path curves through a lush green landscape. The path is bordered by various trees and shrubs, some of which are planted in circular planters. The overall scene is peaceful and well-maintained.



Wellness Zone

An aerial photograph of a park area. A large, vibrant green lawn is the central feature, surrounded by dense trees and shrubs. The lawn is bordered by a light-colored path. The overall scene is bright and healthy, suggesting a space for physical activity and relaxation.



11st Floor Facilities(Wellness Zone)

Jogging Trade



Yoga Area



Landscape concept



Harmonious Zone



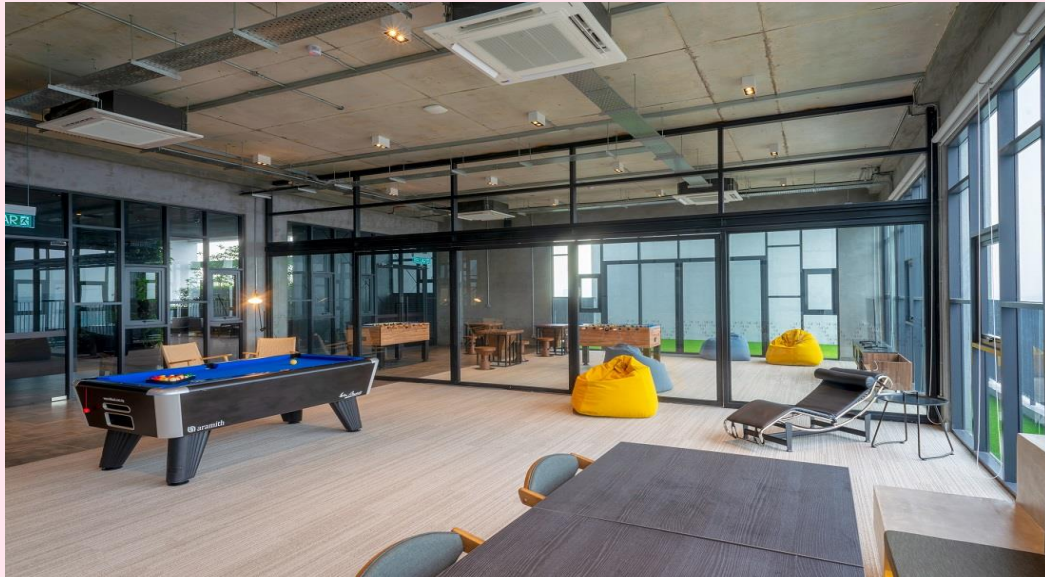
Wellness Zone



Active Zone

11st Floor Facilities(Active Zone)

Game Room



Outdoor Fitness



Boxing Ring



Basketball Court



Landscape concept

An aerial photograph of a landscape design featuring a light-colored, winding path that curves around a central area. The area is filled with various trees and shrubs, some with reddish foliage. The overall tone is warm and natural.

Harmonious Zone

An aerial photograph of a landscape design featuring a paved area with a curved path. There are several trees and shrubs, some in circular planters. The overall tone is cool and modern.

Leisure Zone

An aerial photograph of a landscape design featuring a green area with a curved path. There are several trees and shrubs, some in circular planters. The overall tone is green and natural.

Wellness Zone

An aerial photograph of a landscape design featuring a paved area with a curved path. There are several trees and shrubs, some in circular planters. The overall tone is warm and active.

Active Zone

11st Floor Facilities(Leisure Zone)

Glamping Site



Pavilion



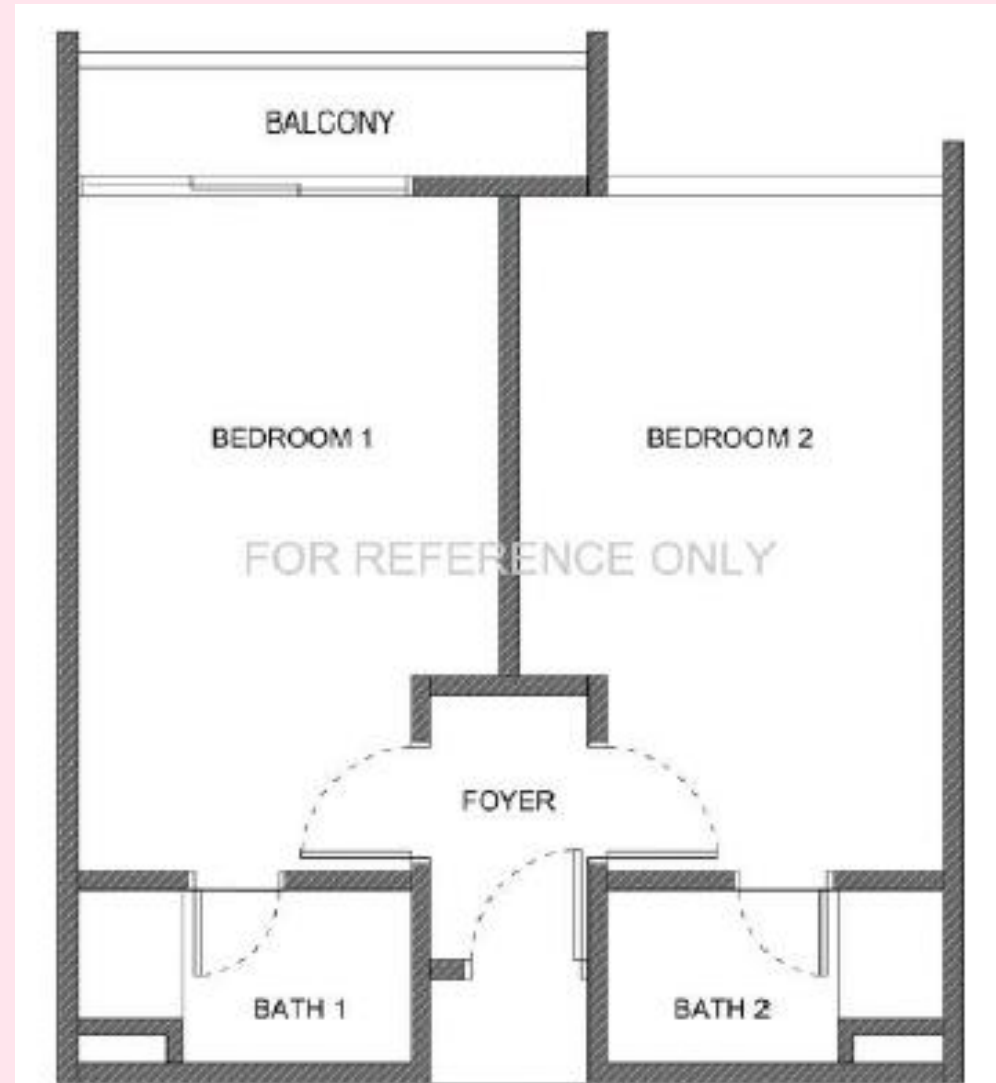
46th & 47th Infinity Pools(Aqua Zone & Gym(Fitness Zone)



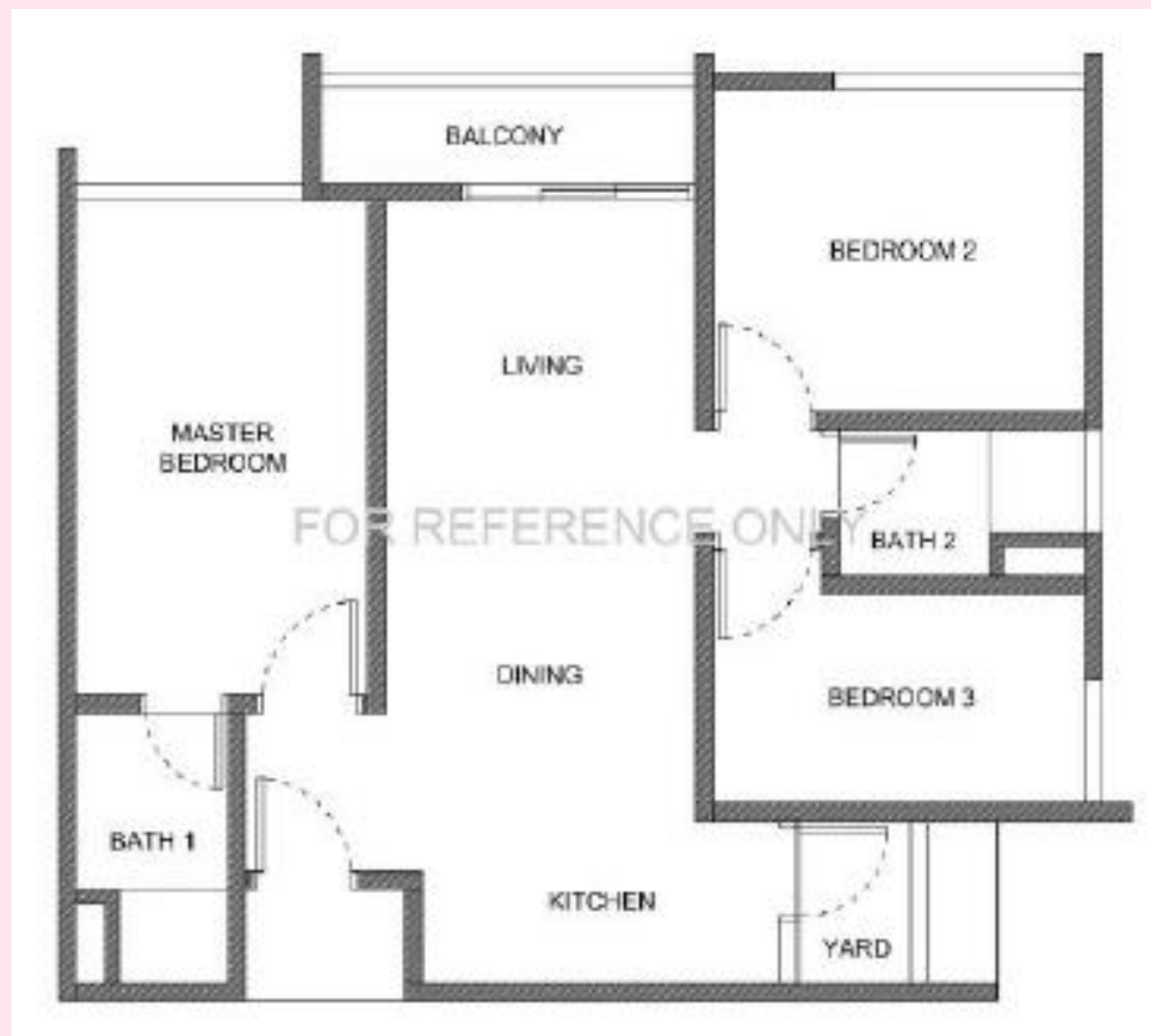
Type A/A1, 497sqft



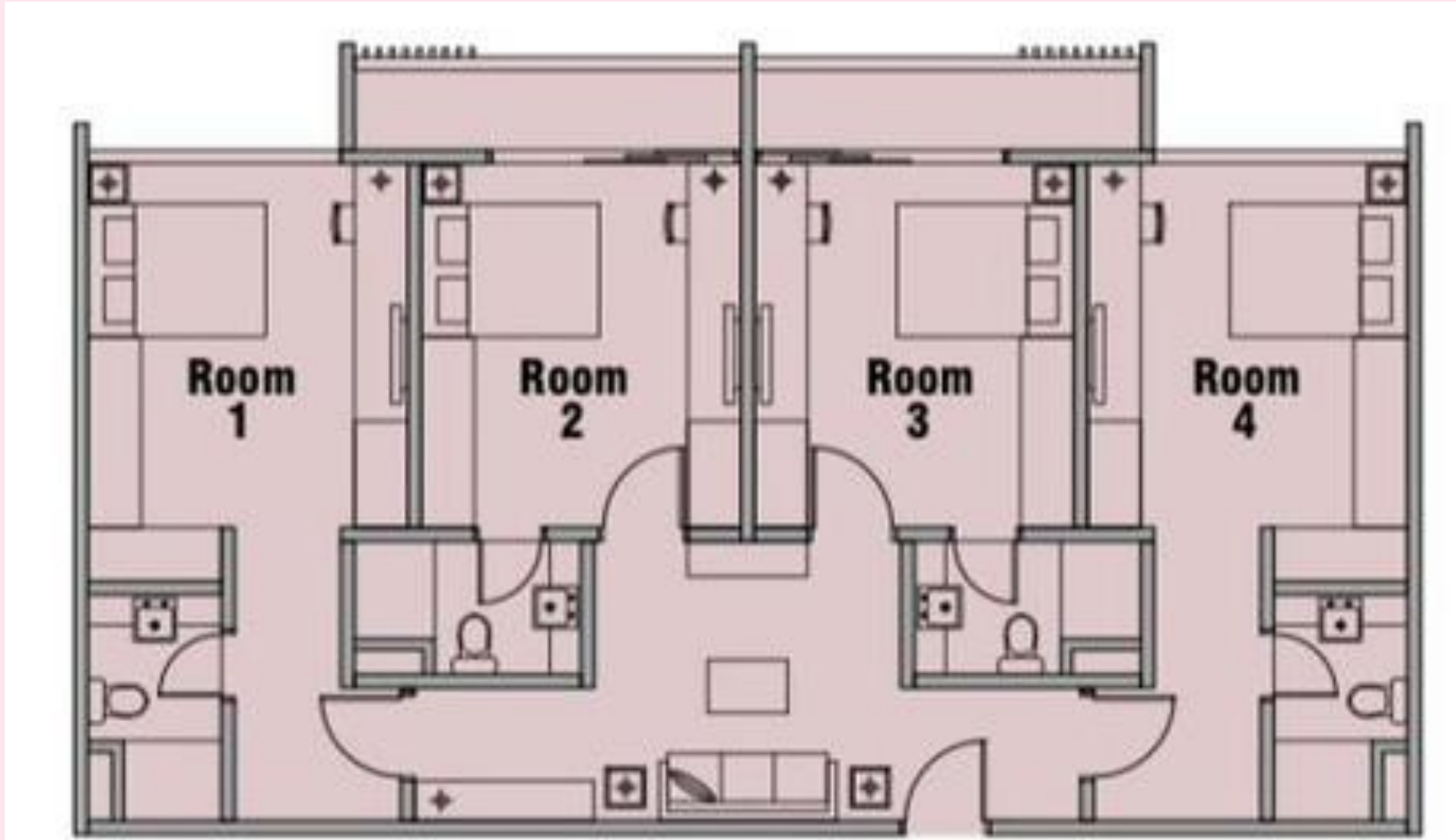
Type B, 672sqft



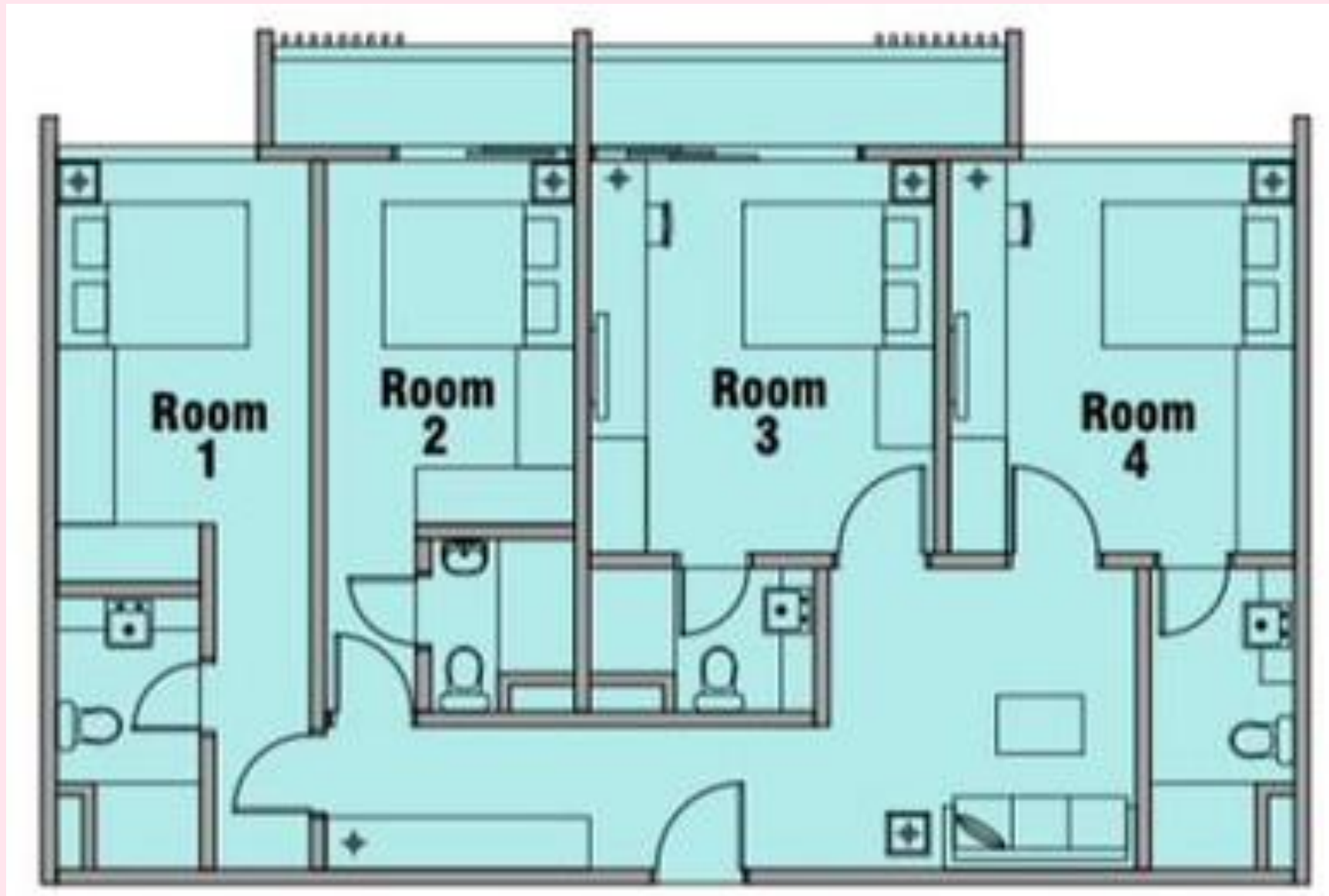
Type C, 854sqft



Type E, 1,344sqft



Type F, 1,169sqft



Early Bird Package



FREE
RM50k – RM60k

1. **FREE** legal fees on SPA
2. **FREE** legal fees on LA and stamp duty
3. **FREE** air-conditioner
4. **FREE** designer kitchen high and low cabinet
5. **FREE** designer kitchen hob and hood
6. **FREE** electric water heater
7. **FREE** Bathroom Vanity Cabinet
8. **FREE** digital lock set
9. **FREE** Shower Screen
10. **FREE** Type B with 2 set kitchen cabinet, hoob & hod



Different Floor View

10th Floor View

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20th Floor View

https://drive.google.com/file/d/13EwUVcUMPpaOnkhbXhKE5I1NVjosz0ZJ/view?usp=drive_link

30th Floor View

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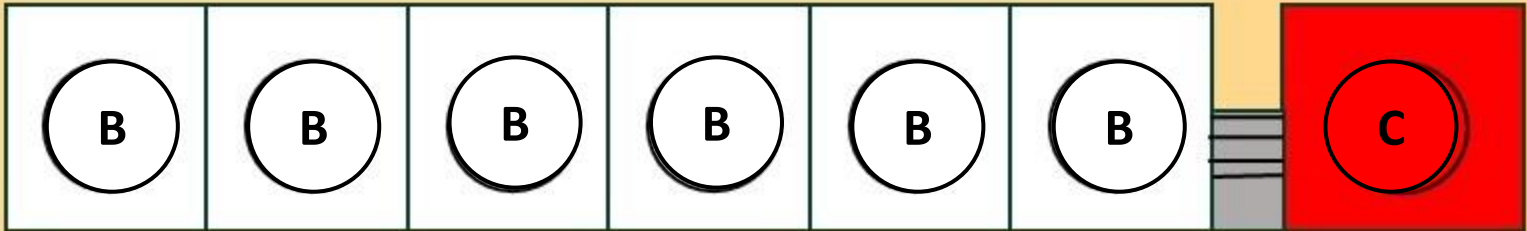
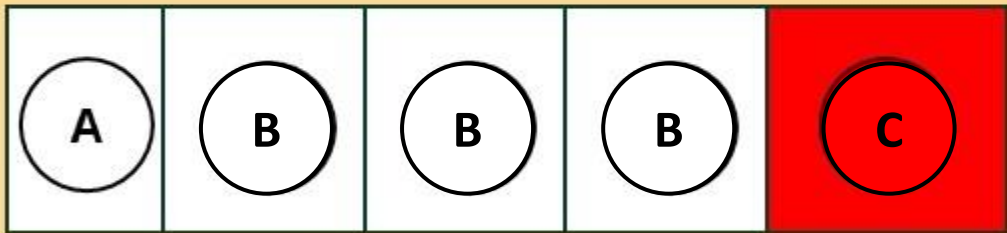
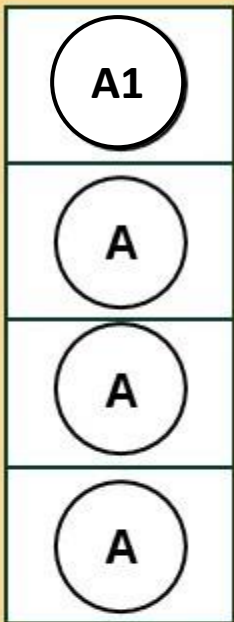
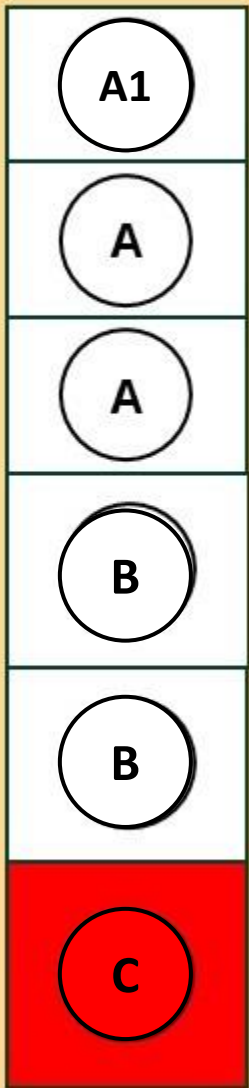
40th Floor View

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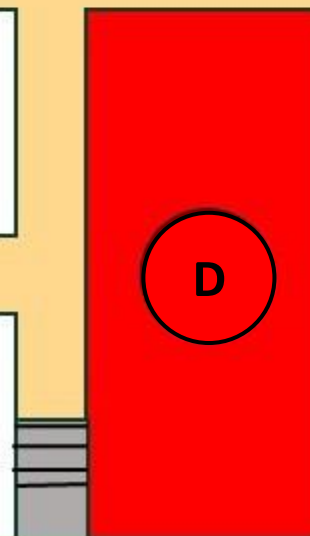
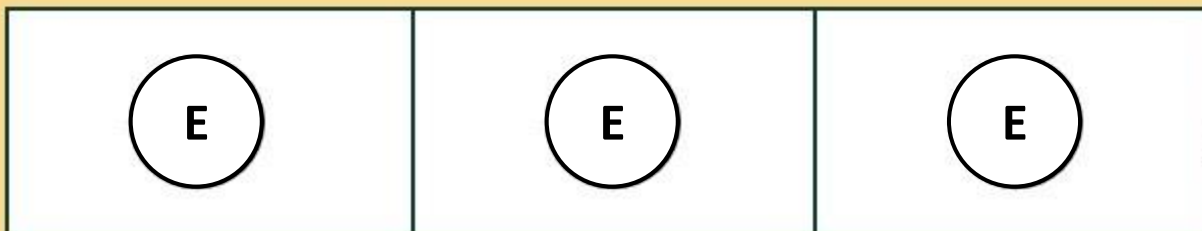
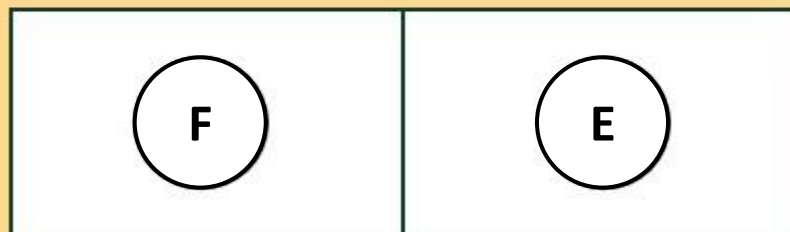
50th Floor View

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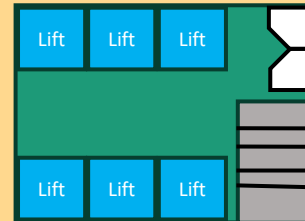
12nd to 44th Floor



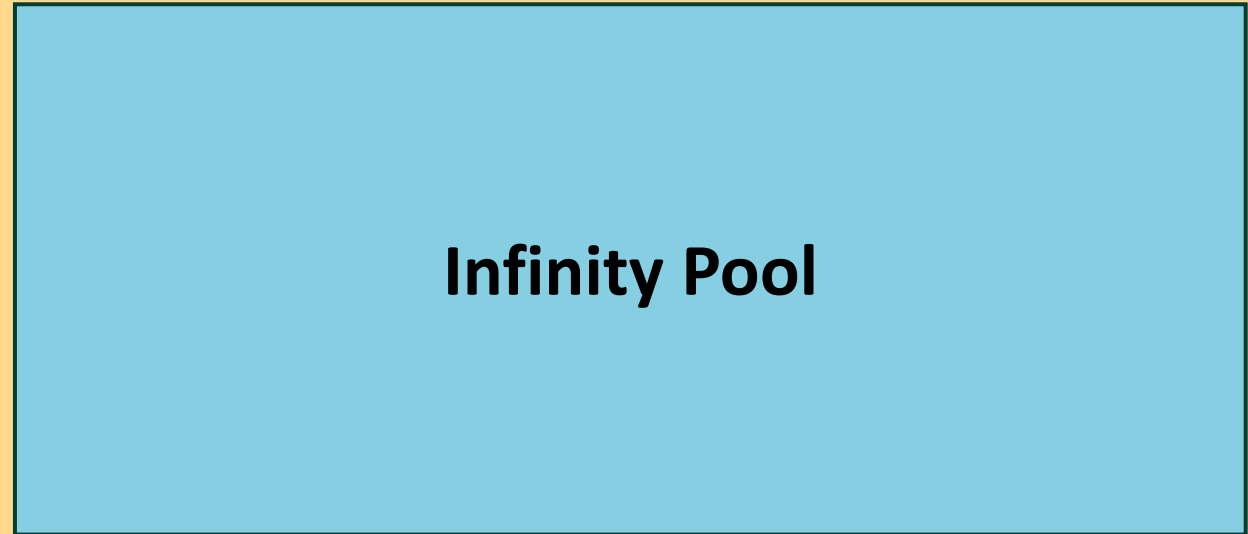
45th Floor



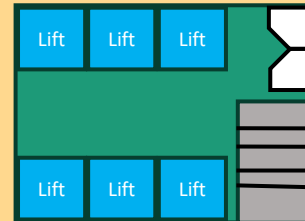
46th Floor



Infinity Pool



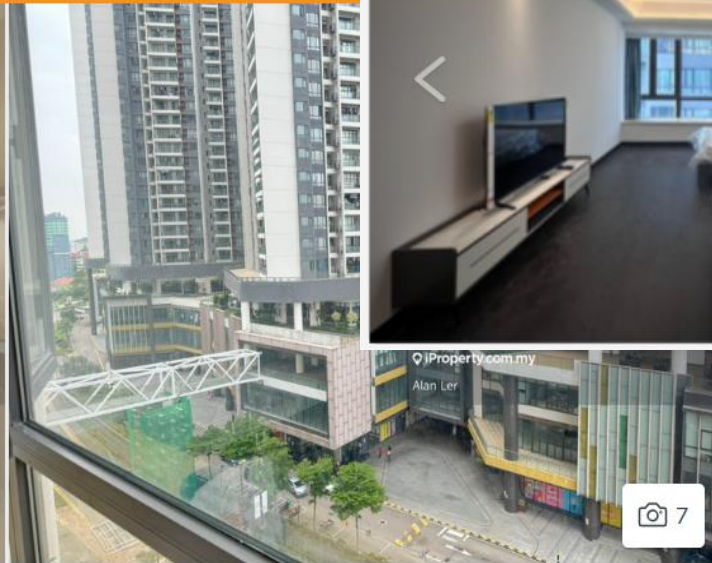
47th Floor



Gym



Alan Ler Posted on 25 Oct 2024 07:01 PM



RM 2,300 (RM 4.91 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence | Intermediate • Built-up : 468 sq. ft.

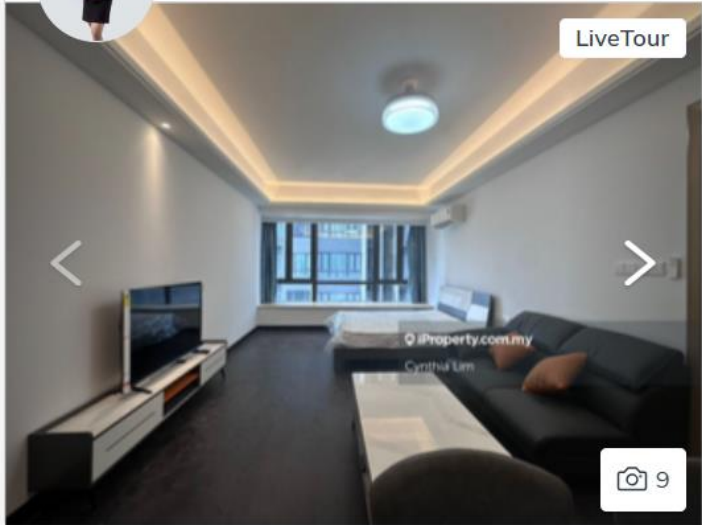
1 1

☆ Save

☎ Contact agent



Cynthia Lim Posted on 23 Oct 2024 06:35 PM



LiveTour

RM 2,400 (RM 5.33 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

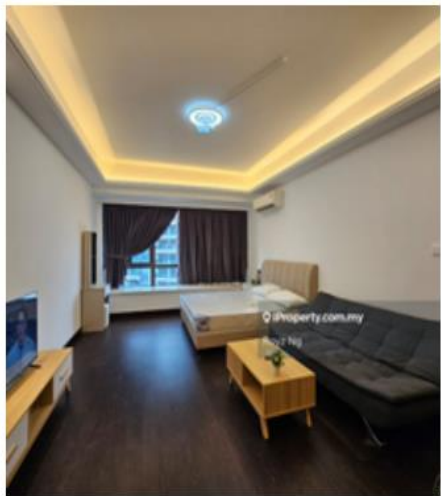
Serviced Residence • Built-up : 450 sq. ft. • Fully furnished

1 Studio 1 1

☆ Save

☎ Contact agent

View details



Royz Ng Posted today 11:09 AM

RM 2,300 (RM 4.88 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence | Intermediate • Built-up : 471 sq. ft. • Fully furnished

1 Studio 1 1

☆ Save

View details



Deven Thye Posted on 25 Oct 2024 09:30 PM

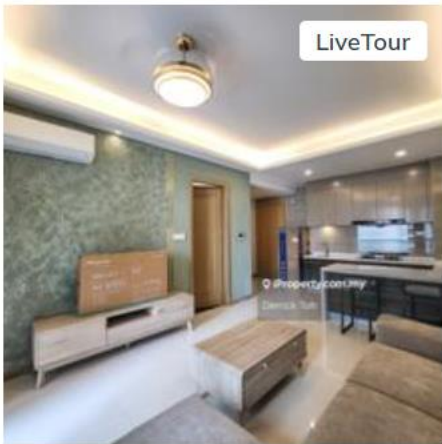
RM 2,600 (RM 5.52 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 471 sq. ft. • Fully furnished

Studio 1 1



LiveTour

Derrick Toh Posted today 12:23 AM

RM 2,600 (RM 4.82 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 539 sq. ft. • Fully furnished

1 1

☆ Save

View details



LiveTour

Derrick Toh Posted today 12:22 AM

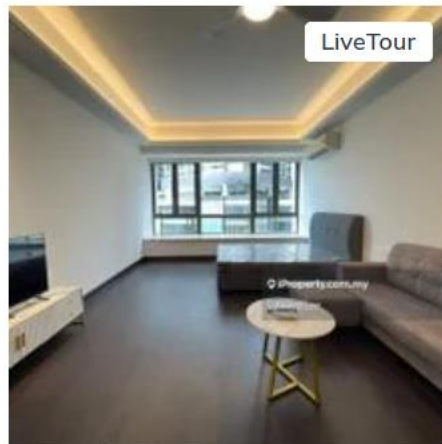
RM 2,500 (RM 5 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 500 sq. ft. • Fully furnished

Studio 1



LiveTour

Edward Lee Posted on 25 Oct 2024 03:07 PM

RM 2,400 (RM 3.69 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 650 sq. ft. • Fully furnished

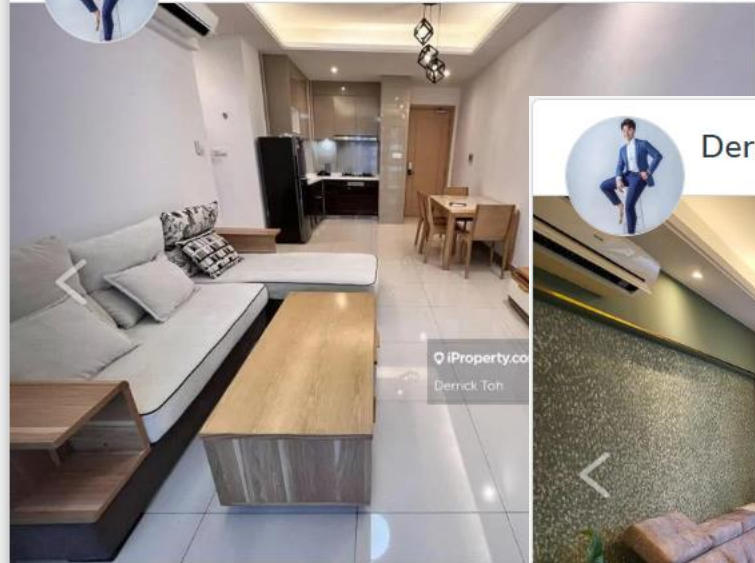
Studio 1 1

☆ Save

View details



Derrick Toh Posted today 02:16 AM



RM 2,800 (RM 3.25 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence • Built-up : 862 sq. ft.

2 2



Derrick Toh Posted on 25 Oct 2024 04:21 PM



RM 3,000 (RM 3.58 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence • Built-up : 839 sq. ft.

2 1



Derrick Toh Posted on 24 Oct 2024 10:22 AM



RM 3,000 (RM 3.58 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence • Built-up : 838 sq. ft.

2 2

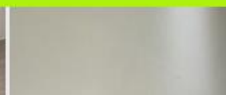
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📞 Contact agent

View details



Chriss Chong Posted on 22 Oct 2024 01:17 PM



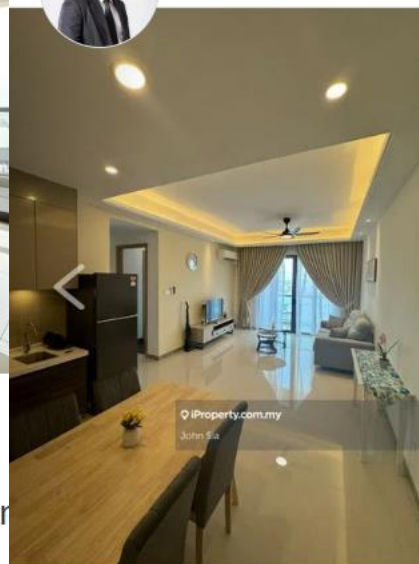
Lywen Thye Posted on 22 Oct 2024 08:02 PM



LiveTour



John Sia Posted on 21 Oct 2024 12:00 PM



LiveTour

13

RM 3,200 (RM 3.56 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence • Built-up : 900 sq. ft.

2 2 1

RM 3,200 (RM 3.82 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence | Corner lot • Built-up : 900 sq. ft.

2 2 1

RM 3,300 (RM 3.94 per sq. ft.)

R&F Princess Cove, Johor Bahru
Johor Bahru, Johor

Serviced Residence • Built-up : 838 sq. ft. • Fully furnished

2 2 1

☆ Save

Contact agent

View details



LiveTour

Derrick Toh Posted today 12:22 AM

RM 3,500 (RM 2.74 per sq. ft.)

R&F Princess Cove, Johor Bahru



Mandy Liew Posted on 24 Oct 2024 05:53 PM



LiveTour

RM 3,600 (RM 3.06 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 1,176

3 2 1



Kinki Loh Posted on 23 Oct 2024 04:11 PM



RM 3,800 (RM 3.54 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence | Intermediate • Built-up : 1,073 sq. ft. • Fully furnished

3 2 1

☆ Save

📞 Contact agent

View details



Alvin Voon Posted yesterday 03:26 PM

RM 3,600 (RM 3 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 1,200 sq. ft.

🚗 3 🏠 2

☆ Save

View details



Derrick Toh Posted today 12:22 AM

RM 3,700 (RM 3.39 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 1,093 sq. ft. • Fully furnished

🚗 3 🏠 2

☆ Save

View details



Crissie Wong Posted on 25 Oct 2024 11:02 PM

RM 3,800 (RM 3.46 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 1,097 sq. ft. • Fully furnished

🚗 3 🏠 2

☆ Save

View details

Room Rental in R&F Princess Cove

Sort by: Publish Date ↓ Views Price

RM 1,788.00



JB CIQ Room Rent - R&F Princess Cove - M... 60 Views

Johor

Publish Date: 15/10/2024

📍 R&F Princess Cove, Johor Bahru

👤 Prefer muslim friendly, 12 month and above, Malaysian, Student, Employed, Malay, Chinese, Other, Single Female

🛏 Master Room

🏠 Air-Conditioning, Washing Machine, Wifi / Internet Allowed, Share Bathroom, Private Bathroom, Near LRT / MRT, Near KTM, Near LRT, Near MRT, Near 24 hours security, Swimming Pools, Gymnasium hall, Playground, Covered car park, Surau, Min

👁 View



MYR 1663 / month

📌🔥 Spacious Mini Studio Hotel Room for Rental (Just Opposite R&F) Walk to CIQ only 10 Mins 🌸 [ZERO DEPOSIT]

📅 3 / 6 / 9 / 12 / 24 Month(s) Contract

📍 TANJUNG PUTERI, Johor

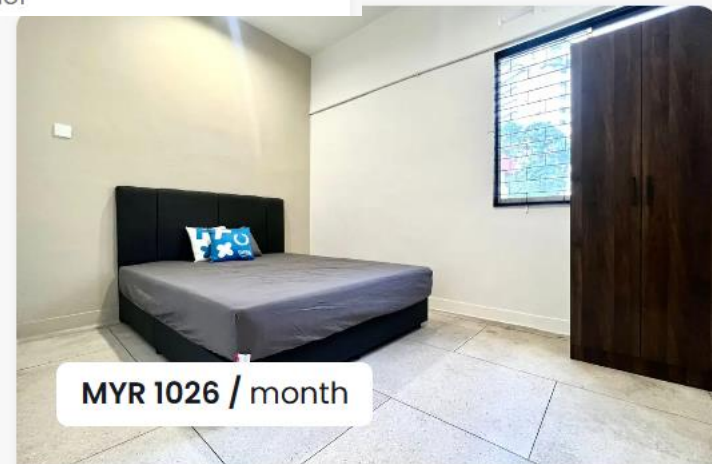


MYR 1590 / month

📌📌 Affordable Studio Room For Rent nearby CIQ Custom (ZERO DEPOSIT AVAILABLE) 🔥

📅 3 / 6 / 9 / 12 / 24 Month(s) Contract

📍 Johor Bahru, Johor



MYR 1026 / month

📌📌 Spacious Medium Room for Rent nearby CIQ Checkpoint (ZERO DEPOSIT AVAILABLE)

📅 3 / 6 / 9 / 12 / 24 Month(s) Contract

📍 Johor Bahru, Johor



Chriss Chong Posted today 11:28 AM



RM 1,300 (RM 1.23 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 1,059 sq. ft. • Fully furnished

🛏 1 🍽 1

☆ Save

📞 Contact



Benjamin Oh Posted on 25 Oct 2024 11:13 AM



LiveTour



RM 1,400 (RM 14 per sq. ft.)

R&F Princess Cove, Johor Bahru

Johor Bahru, Johor

Serviced Residence • Built-up : 100 sq. ft.

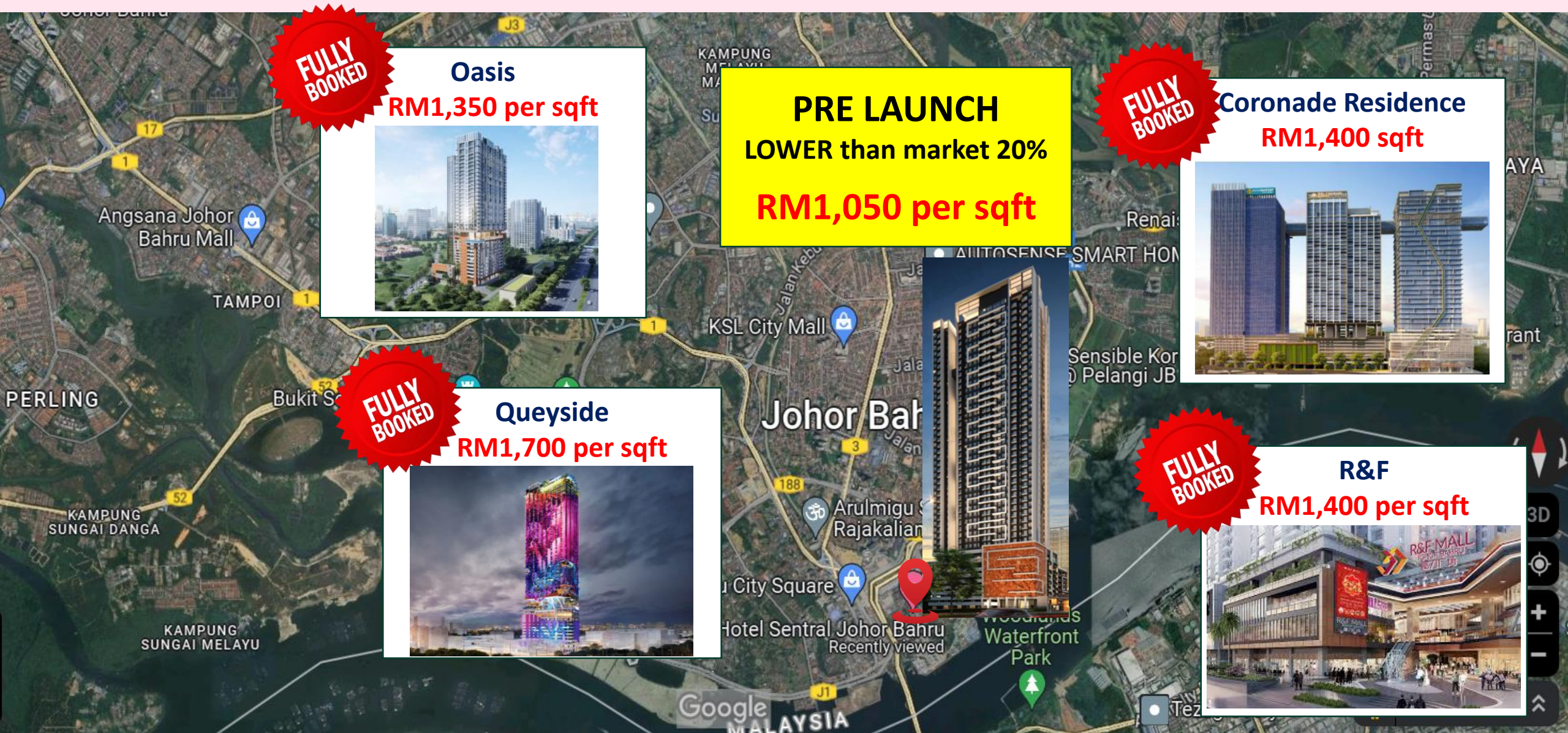
🛏 1 🍽 1

☆ Save

📞 Contact agent

View details

Surrounding Comparison (Studio or 1 Bedroom)



FULLY BOOKED

Oasis

RM1,350 per sqft



PRE LAUNCH
LOWER than market 20%

RM1,050 per sqft

FULLY BOOKED

Coronade Residence

RM1,400 sqft



FULLY BOOKED

Queyside

RM1,700 per sqft



FULLY BOOKED

R&F

RM1,400 per sqft





1+1 Bedrooms(497sqft) Rental Income

Estimated Price for 1+1 bedrooms

SPA Price RM560,000

Rebate 7% -RM39,200

Nett Price RM520,800

FREEBIES

FREE SPA Lawyer

FREE Loan Lawyer

FREE Stamp Duty

FREE Furnishing

FREE Simple Reno

FREE
RM40k – RM50k

Monthly Expenses

Instalment RM2,231

Maintenance Fee RM 200

Total :RM2,431

Rental Income

Long Term Rental RM2,500

Positive Cash Flow RM69

ROOM RENTAL

Master Room RM1,500

Common Room RM1,000x2

Total Rental **RM3,500**

Positive Cash Flow RM1,069

Capital Gain

2024 : RM1,050 psf

(Base on 6% Inflection & RTS
bring more population move
in to JB) +275psf

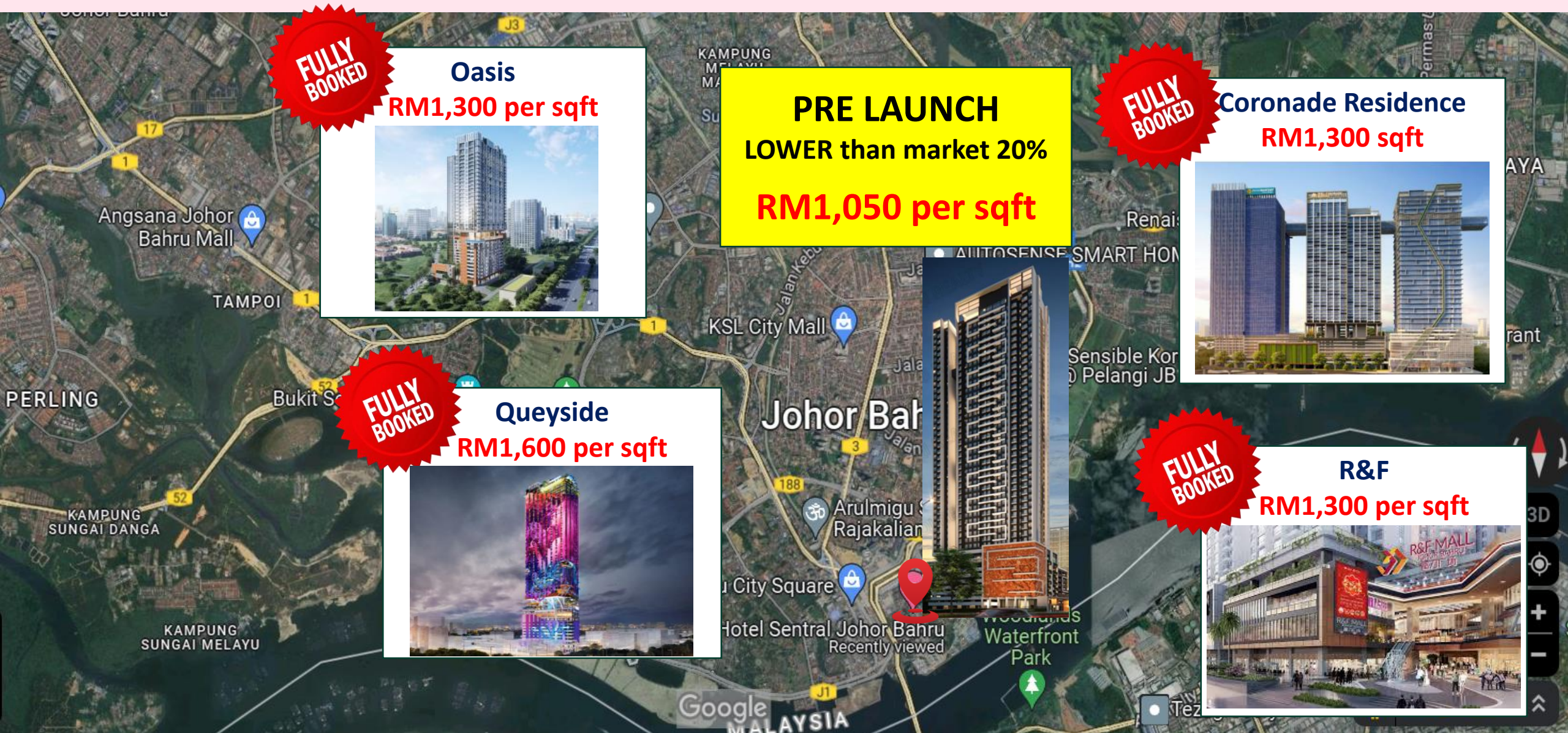
2028 : RM1,325 psf

Selling Price RM658,525

RM658,525 – RM520,800

Min Earn **RM137,725**

Surrounding Comparison (2 Bedrooms)



FULLY BOOKED

Oasis

RM1,300 per sqft



FULLY BOOKED

Queyside

RM1,600 per sqft



PRE LAUNCH
LOWER than market 20%
RM1,050 per sqft

FULLY BOOKED

Coronade Residence

RM1,300 sqft



FULLY BOOKED

R&F

RM1,300 per sqft





2 Bedrooms(672sqft) Dualkey Rental Income

Estimated Price for 2 bedrooms

SPA Price RM756,000

Rebate 7% -RM52,920

Nett Price RM703,080

FREEBIES

FREE SPA Lawyer
FREE Loan Lawyer
FREE Stamp Duty
FREE Furnishing
FREE Simple Reno

FREE
RM45k – RM55k

Monthly Expenses

Instalment RM3,012

Maintenance Fee RM 269

Total :RM3,281

Rental Income

Long Term Rental RM3,500

Positive Cash Flow RM219

ROOM RENTAL

Studio Room RM2,000x2

Carpark RM400

Total Rental **RM4,400**

Positive Cash Flow RM1,119

Capital Gain

2024 : RM1,050 psf

(Base on 6% Inflection & RTS
bring more population move
in to JB) +275psf

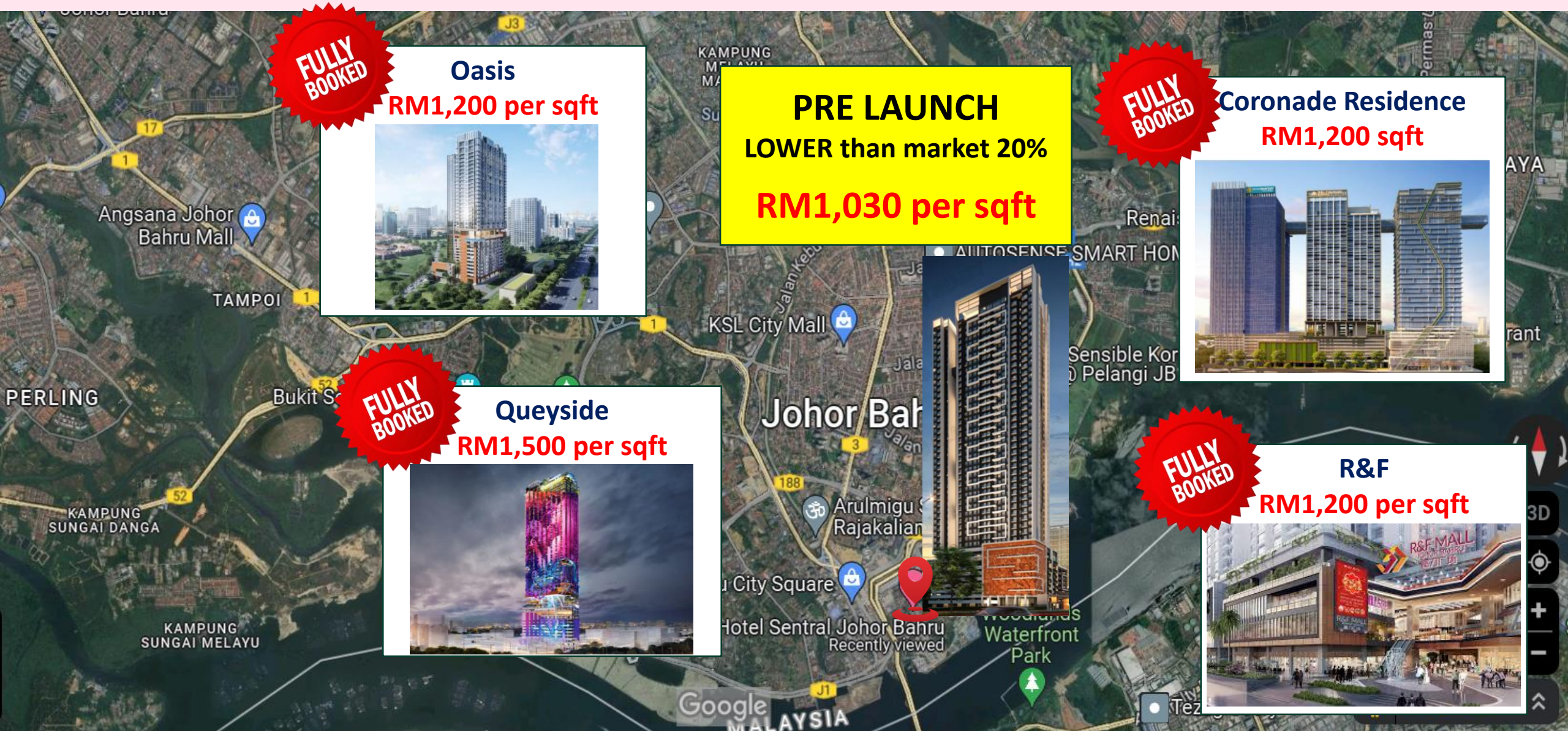
2028 : RM1,325 psf

Selling Price RM890,400

RM890,400 – RM703,080

Min Earn **RM187,320**

Surrounding Comparison (3 Bedrooms)



FULLY BOOKED

Oasis

RM1,200 per sqft



FULLY BOOKED

Queyside

RM1,500 per sqft



PRE LAUNCH
LOWER than market 20%
RM1,030 per sqft

FULLY BOOKED

Coronade Residence

RM1,200 sqft



FULLY BOOKED

R&F

RM1,200 per sqft





3 Bedrooms(854sqft) Rental Income

Monthly Expenses

Instalment RM3,773
Maintenance Fee RM 341
Total :RM4,114

Rental Income

Long Term Rental RM4,000

ROOM RENTAL

Master Room RM1,500
Common Room RM1,000x3
Carpark RM400x2
Total Rental **RM5,300**

Positive CashFlowRM1,186

Capital Gain

2024 : RM1,031 psf

(Base on 6% Inflection & RTS
bring more population move
in to JB) +270psf

2028 : RM1,301 psf

Selling Price RM1,111,054

RM1,111,054 – RM880,710

Min Earn **RM230,344**

Estimated Price for 3 bedrooms

SPA Pricce RM947,000

Rebate 7% -RM66,290

Nett Price RM880,710

FREEBIES

FREE SPA Lawyer
FREE Loan Lawyer
FREE Stamp Duty
FREE Furnishing
FREE Simple Reno

FREE
RM50k – RM60k

GreenRE

EV Charging bay 4 units

原先的酒店会拆完，重新建