

SEAFRONT RESIDENCES

DANGA BAY, JOHOR BAHRU

Where Dreams Come Ashore

SINGAPORE

Johor Causeway

R&F Mall &
Permaisuri Zarith Sofiah
Opera House

Johor Bahru
City Square &
KOMTAR JBCC

Johor Bahru
Sentral

Sultanah
Aminah
Hospital

Future
Bukit Chagar
RTS Link Station

Beletime
Danga Bay

Sultan
Ibrahim (G)
School

CIQ
Complex

Inner Ring Road

Inner Ring Road

Inner Ring Road

JB-SG RTS Link

TUE





INTEGRATED
With local transport
networks



**IMMIGRATION
CLEARANCE**
Co-located
CIQ facilities



CAPACITY
10,000 passengers
per hour per direction



JOURNEY TIME
Estimated 6 minutes
between stations



**EXPECTED
COMPLETION**
By end 2026

AMENITIES

Transportation

7.5 km	Larkin Sentral
8 km	Johor Bahru Sentral
8.5 km	Bukit Chagar RTS Link Station <i>*Future</i>
8.8 km	Johor Bahru CIQ Complex
11km	JB International Ferry Terminal
24 km	Senai International Airport
25 km	Sultan Abu Bakar ICQS Complex

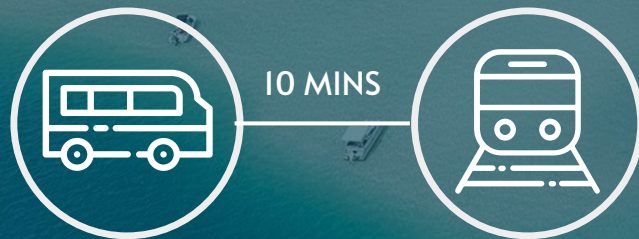
**The distances indicated above are estimates only.*



**Complimentary one (1) year shuttle
bus service to Johor Bahru Sentral**

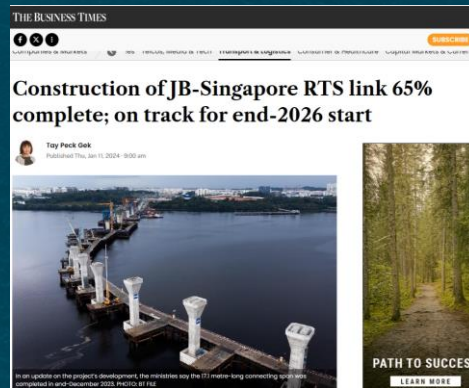
**Terms and conditions apply*

TRANSPORTATION



FREE SHUTTLE

JB CIQ
SENTRAL



AMENITIES



SHOPPING CENTRE

500 m	Beletime Danga Bay
6 km	Johor Bahru City Square
6.3 km	KOMTAR JBCC
7.5 km	Paradigm Mall Johor Bahru
8 km	KSL City Mall
10.8 km	The Mall, Mid Valley Southkey
17.6 km	IKEA Tebrau



RECREATION

400 m	Danga Bay Park
7.1 km	Tan Hiok Nee Heritage Street
7.5 km	Hutan Bandar MJB
7.8 km	Johor Golf & Country Club
8 km	Tunku Mahkota Ismail Youth Centre



SCHOOLS & COLLEGES

4.7 km	SK & SMK Infant Jesus Convent
5.3 km	SK Temenggong Abdul Rahman I & 2
5 km	SK & SMK (P) Sultan Ibrahim
6.5 km	Tun Fatimah School
9.3 km	Foon Yew High School
11 km	City University Malaysia - JB Campus
17.4 km	Universiti Teknologi Malaysia
18.2 km	EduCity



MEDICAL CENTRE

4.9 km	Sultanah Aminah General Hospital
6.1 km	KPJ Puteri Specialist Hospital KPJ
7.1 km	Johor Specialist Hospital
10.5 km	Columbia Asia Hospital - Tebrau
16 km	Gleneagles Hospital Medini
17.8 km	Sultan Ismail Hospital
24 km	Regency Specialist Hospital

Welcome to a lush sanctuary within Seafront Residences

TOWER 8

TOWER 7

FUTURE DEVELOPMENT





Unparalleled Living, Unmatched Features



CLOSE PROXIMITY
TO URBAN
AMENITIES



EASY ACCESS TO
UPCOMING RAPID
TRANSIT SYSTEM
(RTS) LINK



FREEHOLD



SKY GARDEN

PROJECT DETAILS

SEAFRONT RESIDENCES

LOCATION

Danga Bay, Johor Bahru, Johor

Persiaran Abu Bakar Sultan, Mukim Bandar, Daerah Johor Bahru, Johor.

N 1° 28' 10.5", E 103° 43' 33.7"

SITE AREA

- Parcel FI-A (Tower 7 & 8): Approx. 1.96 acres

LAND TENURE : Freehold

TOTAL UNITS

- Parcel FI-A (Tower 7 & 8): 388 units
Including 10 penthouses

TOWER 7 & 8

Typical Unit			Unit Area		No. of Unit		
Type	Room	Bathroom	Sq m	Sq ft	Tower 7	Tower 8	Total
A	1 Bedroom	1	46	495.36	32	31	63
BI	2 Bedrooms	2	77	826.50	34	29	63
B2	2 Bedrooms	2	74	799.36	34	29	63
CI	2 Bedrooms + 1 Study	2	86	925.59	32	31	63
DI	2 Bedrooms + 1 Study	2	100	1071.72	34	29	63
DI (M)	2 Bedrooms + 1 Study	2	100	1071.72	32	31	63

SEA 海



Level 10 - 24
Level 27 - 40

TOWER 8

Level 10 - 26
Level 29 - 43

TOWER 7

TOWER 7

[illegible]

FACILITY

UTILITIES SERVICES

PODIUM CAR PARK

PODIUM CAR PARK

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TOWER 8

ROOF/MAE SERVICES				
#41-01 B1	#41-02 B2	#41-03 D1	#41-04 D1M	#41-05 P1M
#40-01 B1	#40-02 B2	#40-03 D1	#40-04 D1M	#40-05 C1
#39-01 B1	#39-02 B2	#39-03 D1	#39-04 D1M	#39-05 C1
#38-01 B1	#38-02 B2	#38-03 D1	#38-04 D1M	#38-05 C1
#37-01 B1	#37-02 B2	#37-03 D1	#37-04 D1M	#37-05 C1
#36-01 B1	#36-02 B2	#36-03 D1	#36-04 D1M	#36-05 C1
#35-01 B1	#35-02 B2	#35-03 D1	#35-04 D1M	#35-05 C1
#34-01 B1	#34-02 B2	#34-03 D1	#34-04 D1M	#34-05 C1
#33-01 B1	#33-02 B2	#33-03 D1	#33-04 D1M	#33-05 C1
#32-01 B1	#32-02 B2	#32-03 D1	#32-04 D1M	#32-05 C1
#31-01 B1	#31-02 B2	#31-03 D1	#31-04 D1M	#31-05 C1
#30-01 B1	#30-02 B2	#30-03 D1	#30-04 D1M	#30-05 C1
#29-01 B1	#29-02 B2	#29-03 D1	#29-04 D1M	#29-05 C1
#28-01 B1	#28-02 B2	#28-03 D1	#28-04 D1M	#28-05 C1
#27-01 B1	#27-02 B2	#27-03 D1	#27-04 D1M	#27-05 C1
#26-01 B1	#26-02 B2	#26-03 D1	#26-04 D1M	#26-05 C1
#25-01 B1	#25-02 B2	#25-03 D1	#25-04 D1M	#25-05 C1
#24-01 B1	#24-02 B2	#24-03 D1	#24-04 D1M	#24-05 C1
#23-01 B1	#23-02 B2	#23-03 D1	#23-04 D1M	#23-05 C1
#22-01 B1	#22-02 B2	#22-03 D1	#22-04 D1M	#22-05 C1
#21-01 B1	#21-02 B2	#21-03 D1	#21-04 D1M	#21-05 C1
#20-01 B1	#20-02 B2	#20-03 D1	#20-04 D1M	#20-05 C1
#19-01 B1	#19-02 B2	#19-03 D1	#19-04 D1M	#19-05 C1
#18-01 B1	#18-02 B2	#18-03 D1	#18-04 D1M	#18-05 C1
#17-01 B1	#17-02 B2	#17-03 D1	#17-04 D1M	#17-05 C1
#16-01 B1	#16-02 B2	#16-03 D1	#16-04 D1M	#16-05 C1
#15-01 B1	#15-02 B2	#15-03 D1	#15-04 D1M	#15-05 C1
#14-01 B1	#14-02 B2	#14-03 D1	#14-04 D1M	#14-05 C1
#13-01 B1	#13-02 B2	#13-03 D1	#13-04 D1M	#13-05 C1
#12-01 B1	#12-02 B2	#12-03 D1	#12-04 D1M	#12-05 C1
#11-01 B1	#11-02 B2	#11-03 D1	#11-04 D1M	#11-05 C1
#10-01 B1	#10-02 B2	#10-03 D1	#10-04 D1M	#10-05 C1
FACILITY				

FACILITY

PARK
PARK

PARK

PARK

TYPICAL UNIT PLAN

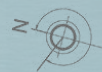
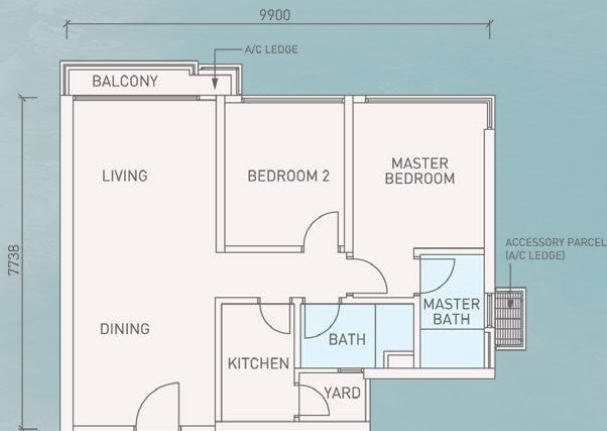
Type **A**

46 sq. m. | 495.36 sq. ft.
1 Bedroom, 1 Bathroom

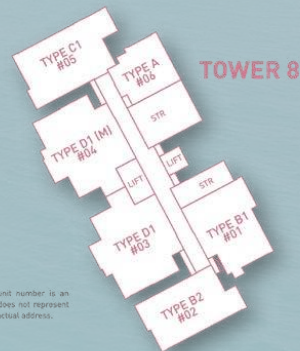


Type **B1**

77 sq. m. | 826.50 sq. ft.
2 Bedrooms, 2 Bathrooms



*Not drawn to scale. The unit number is an indicative number only and does not represent the house numbering in the actual address.

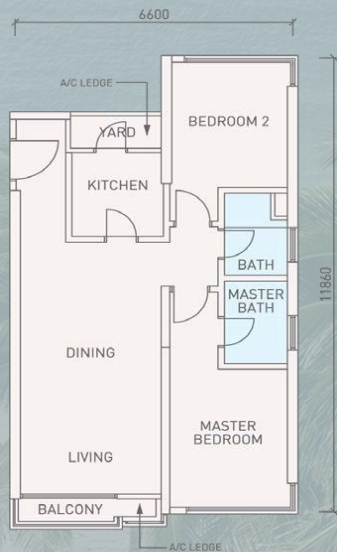


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TYPICAL UNIT PLAN

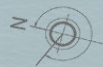
Type B2

74 sq. m. | 799.36 sq. ft.
2 Bedrooms, 2 Bathrooms

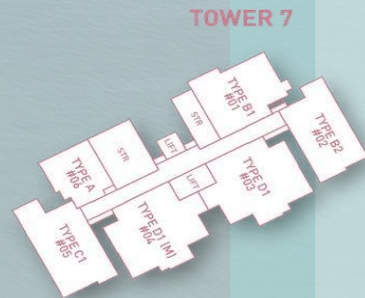
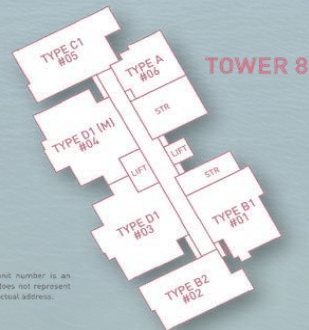


Type C1

86 sq. m. | 925.59 sq. ft.
2+1 Bedrooms, 2 Bathrooms



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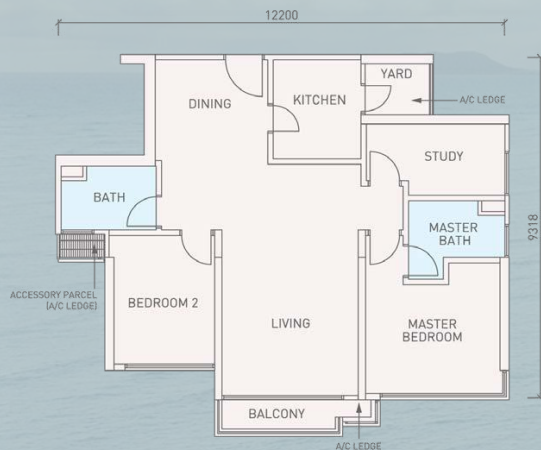
SEA 海

TYPICAL UNIT PLAN

Type D1

100 sq. m. | 1071.72 sq. ft.

2+1 Bedrooms, 2 Bathrooms



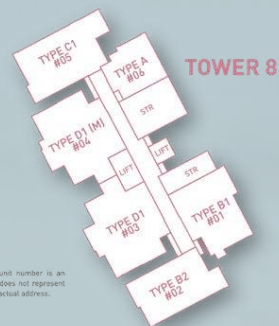
Type D1(M)

100 sq. m. | 1071.72 sq. ft.

2+1 Bedrooms, 2 Bathrooms



*Not drawn to scale. The unit number is an indicative number only and does not represent the house numbering in the actual address.



SEA 海

FACILITIES

PODIUM FI – A (Tower 7 & 8)

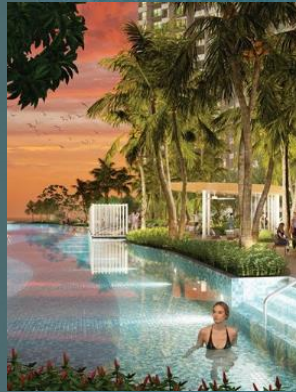
Tranquil Oasis Garden



- Wellness Garden
- Forest Haven
- Canopy Pavilion
- Jungle Walk
- BBQ Garden

PODIUM FI – B (Tower 4 & 6)

Water World



- Aqua Gym
- Kids Splash Pool
- Jacuzzi Pool
- Floating Pool Pavilion
- 95-m Swimming Pool
- Sunset Pavilion

PODIUM FI – C (Tower 1 & 3)

Active Sport



- Fit-Natural Zone
- Callisthenics Play
- Interactive Playscape
- Glamping Lawn
- Elevated Playground
- Basketball Court

PODIUM FI – A/B/C

Indoor Facilities



- Gourmet Kitchen & Dining Room
- Co-working Space
- Karaoke Room
- Yoga Room
- Gymnasium

**Facilities indicated above would only be available for use after the completion of the residential towers on respective podium*



LONGEST SWIMMING POOL IN JOHOR BAHRU

**Artist Impression purpose only*

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**Artist's impression for purpose only*

KIDS WATER PLAYGROUND



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ELEVATED PLAYGROUND

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JUNGLE WALK



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FOREST WALK

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BBQ GARDEN

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WELLNESS GARDEN

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GLAMPING LAWN

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YOGA ROOM

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BASKETBALL COURT

**Artist Impression purpose only*



KARAOKE ROOM

**Artist Impression purpose only*



MASSAGE & BEAUTY ROOM

**Artist Impression purpose only*



Why Must Buy



永久地契
FREEHOLD



价格实惠
VALUEABLE PRICE



地点便利
WELL-CONNECTED LOCATION
Easy access to JB CIQ Complex & JB Sentral, connecting to Singapore



综合生活
INTEGRATED LIVING
Commercial/Retails Space below the apartments



多种房型供选择
VARIETY LAYOUT PLAN
1 room, 2 rooms, 2+1 rooms



多项休闲设施
VARIETY OF FACILITIES



第一级开发商
FIRST CLASS DEVELOPER

THANKS!



GPLEX REALTY

NEW AGE REAL ESTATE

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