



RESIDENSI PUNCAK SAUJANA  
(FASA 2)

# AVENUE

**MBW** | RESIDENCES | **MBW CITY**

FREEHOLD

Registered with:





Playground & Outdoor Gym



Swimming Pool

## AN URBAN OASIS

Avenue Residences is a freehold development conveniently stands at the intersection of Inner Ring Road and Jalan Tun Abdul Razak, ensuring connectivity and ease in commuting to its surrounding amenities and locations.

Spend time alone or with family outdoors when you explore the modern facilities designed for fun, leisure, and well-being, such as the BBQ pit and swimming pool. Indoors you will find a kids playroom, a games room, sauna, gymnasium and a multipurpose hall.

## BUILDING DESCRIPTION

### STRUCTURE

Reinforced Concrete Frame

### WALL

Reinforced Concrete Wall / Brick Wall / Light Weight Block  
(Where Applicable)

### ROOF

Reinforced Concrete Flat Roof

### CEILING

Skim Coat / Plaster Ceiling Board with Emulsion Paint  
(Where Applicable)

### DOORS

Metal Door Frame with Wooden Door

### WINDOWS

Aluminium Frame Glass Window

### LOCKSET

Selected Quality Locksets

### FLOOR FINISHES

Tiles

### WALL FINISHES

- Plastering / Skim Coat with Emulsion Paint
- Weather Resistant Paint on External Wall
- Full Height Tiles at All Bathroom
- 1500mm Height Tiles at Selected Kitchen Area

### SANITARY FITTINGS

	TYPE E	TYPE F	TYPE G	TYPE H
Kitchen Sink	1	1	2	2
Sitting W/C	1	2	2	3
Wash Hand Basin	1	2	2	3
Shower Rose	1	2	2	3
Tap	2	3	3	4

### ELECTRICAL FITTINGS

	TYPE E	TYPE F	TYPE G	TYPE H
Lighting Point	9	11	14	17
Fan Point	2	3	4	4
Power Point (13A)	11	13	21	21
Water Heater Power Point	1	2	2	3
Air-cond Power Point	2	3	4	4
SMATV Point	2	2	3	3
Distribution Board	1	1	1	1
Fiber Wall Socket	1	1	1	1
Power Point (15A)	1	1	1	2

# TYPICAL FLOOR PLAN

THE DEFINITION OF  
**MODERN COMFORT**

**TYPE E** 435 SQ FT / 40.39 SQ M



**TYPE F** 697 SQ FT / 64.79 SQ M



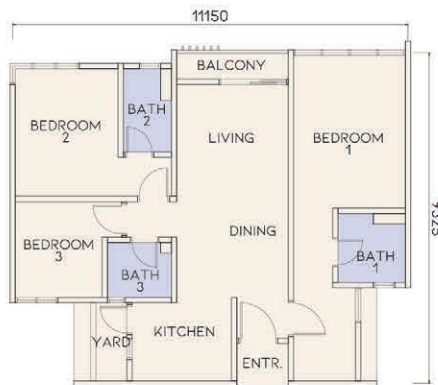
Turn your house into a home designed for comfort, modern lifestyles, and multi-generational living.

Choose from 4 layouts to find function that fits your lifestyle.

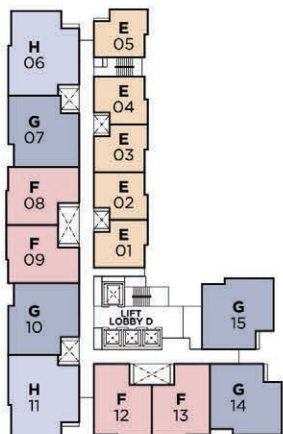
**TYPE G** 863 SQ FT / 80.17 SQ M



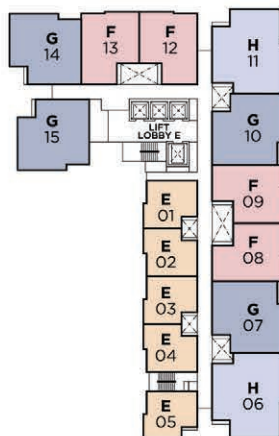
**TYPE H** 1,001 SQ FT / 93.04 SQ M



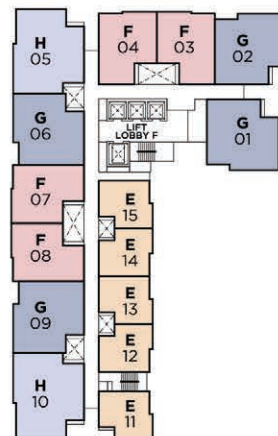
**TOWER D**



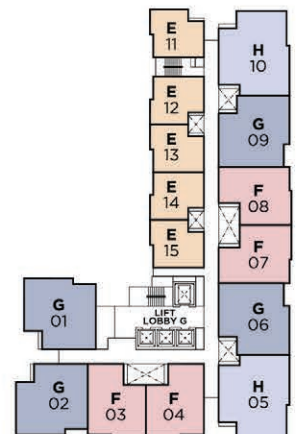
**TOWER E**



**TOWER F**



**TOWER G**



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

PROJECT SITE GPS COORDINATES  
N 1° 28' 24.4", E 103° 45' 17.1"



## NEARBY AMENITIES

### TRANSPORTATION

- Johor Bahru CIQ Complex
- Johor Bahru Sentral
- Johor Bahru International Ferry Terminal
- Future Johor Bahru-Singapore RTS Link

### LEISURE

- Hutan Bandar MBB
- Merdeka Park
- Johor Golf & Country Club
- Tan Hiok Nee Heritage Street

## SHOPPING CENTRES

- Johor Bahru City Square
- KOMTAR JBCC
- Galleria @ Kotaraya
- R&F Mall
- Beletime Danga Bay
- The Mall, Mid Valley Southkey

## HEALTHCARE

- Sultanah Aminah Hospital
- KPJ Johor Specialist Hospital
- KPJ Puteri Specialist Hospital
- Columbia Asia Hospital - Tebrau

## SCHOOLS & COLLEGES

- SK Temenggong Abdul Rahman 1
- SK Temenggong Abdul Rahman 2
- SK(P) Sultan Ibrahim
- SMK(P) Sultan Ibrahim
- SMK Infant Jesus Convent
- SJK(C) St Joseph
- Foon Yew Primary School II
- Foon Yew High School
- City University of Malaysia - Johor Bahru Campus
- Open University Malaysia - Johor Bahru Campus



MB WORLD GROUP

DEVELOPER: MBW CITY SDN. BHD.

Co. No. 201901039216 (1348546-V) A Subsidiary of MB World Group Berhad

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For enquiries,  
please contact:



• Project Name: Residensi Puncak Saujana • Property Type: Serviced Apartment • Developer's License No.: 20101/04-2028/0598(A) • Validity Period: 20/04/2023 - 19/04/2028 • Advertising & Sales Permit No.: 20101-2/03-2027/0247(N)-(S) • Validity Period: 15/03/2024 - 14/03/2027 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/U/2021/14/BGN/14/RP(11) • Land Encumbrances: RHB Bank Berhad • Land Tenure: Freehold • Expected Date of Completion: December 2027 • No. of Car Park: 1 - 2 Per Unit • No. of Units: 1,796 • Selling Price: [Tower D] 449 units of serviced apartments (30 levels) - (Min.) RM409,000.00, (Max.) RM787,000.00; [Tower E] 449 units of serviced apartments (30 levels) - (Min.) RM407,000.00, (Max.) RM787,000.00; [Tower F] 449 units of serviced apartments (30 levels) - (Min.) RM409,000.00, (Max.) RM782,000.00; [Tower G] 449 units of serviced apartments (30 levels) - (Min.) RM407,000.00, (Max.) RM789,000.00

• Sekatan Kepentingan: i. Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.