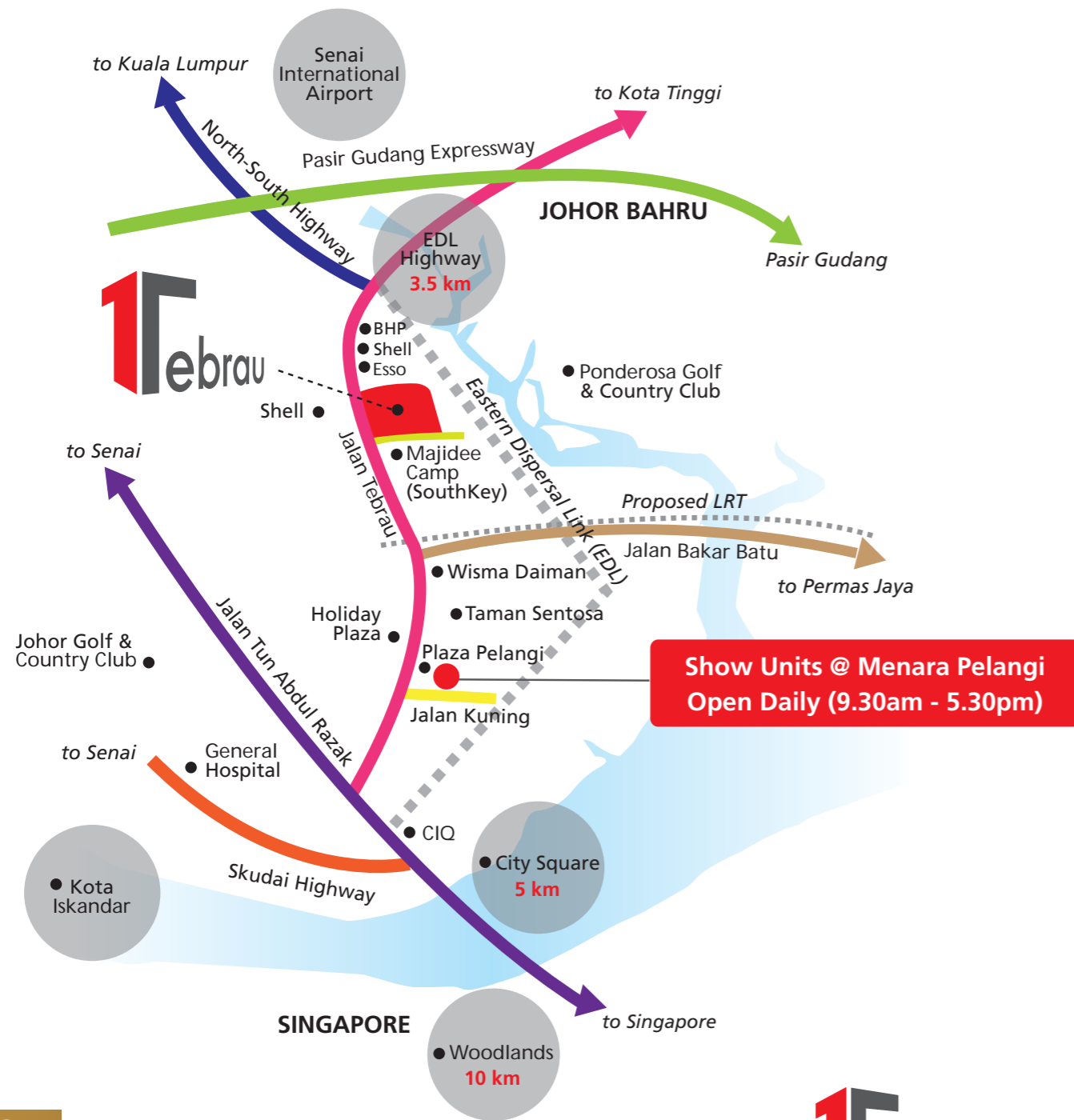


# One right place at the right time



## Residences @ **1Tebrau**

The first integrated residential and commercial centre featuring:  
**483 units** of designer suites with recreational facilities



**Distinctive Properties Sdn. Bhd.** (900117-X)  
 Suite 1, Menara Pelangi, 2, Jalan Kuning, Taman Pelangi,  
 80400 Johor Bahru, Johor Darul Takzim  
 Fax : +607 331 9388  
 Email : sales@distinctive.com.my  
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One for all, all in One

+607 332 1388  
 +017 772 0388  
 +017 792 0388

Developer Licence No: 11758-1/01-2017/119 (Validity: 31 Jan 2012 to 30 Jan 2017) • Advertising Permit No: 11758-1/1125/2013(05) (Validity: 11 May 2012 to 10 May 2013) • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Building Plans No.: PL/PB 151/2011 • Expected Completion: Nov 2015 • Total Units: 36 units 4-storey shop offices and 588 units designer suites • Selling Price (designer suites): from RM310,000, (4-Storey shop offices): from RM1.95 million • Land Tenure: Leasehold 99 years • Land Encumbrances: Charged to OCBC Bank (Malaysia) Sdn. Bhd. • Financiers: OCBC Bank (Malaysia) Sdn. Bhd.

The information contained herein may be changed or altered at any time without prior notice and/or subject to amendment as may be required by developer, the authorities and the developer's consultants from time to time. This advertisement shall not be construed or deemed to be a representation by the developer in anyway whatsoever. Purchasers are advised to refer to actual information, specifications or plans as inserted in the stamped Sales & Purchase Agreement entered into between the developer and the purchasers. All drawings are merely artist impressions only.

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Residences @ 1 Tebrau consist of 210 studio units and 273 three-bedroom family suites that feature.

- Contemporary design and layout
- Recreational facilities
- A variety of amenities

Our luxurious designer suites is crafted with a contemporary design in a gated and guarded community featuring:

- Built-in wardrobes for all bedrooms
- Kitchen cabinet equipped with hood and hob
- Split-type air-conditioners for all bedrooms, living and dining
- Water heater for all bathrooms
- Panic-button and intercom linked to guardhouse
- CCTV and guard patrol
- Electronic access card for lobby and lifts
- Designated parking bay
- Enjoy convenience at your doorstep in 1 Tebrau.

### Master Plan - Recreational Floor (Plaza)



- Legend:**
- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| 1 Reading Room           | 7 Gymnasium              | 13 Nursery               |
| 2 Surau                  | 8 Children's Pool        | 14 Games Room            |
| 3 Laundry                | 9 Cafeteria              | 15 Landscape Garden      |
| 4 Multipurpose Hall      | 10 Pool Deck / BBQ Area  | 16 Toilets               |
| 5 Convenient Shop        | 11 Management Office     | 17 Children's Playground |
| 6 Infinity Swimming Pool | 12 Changing Room / Sauna |                          |

### ► SITE PLAN



#### Legend :

- |   |   |   |   |
|---|---|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> Type A 97m <sup>2</sup> (1049 ft <sup>2</sup> ) | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> Type B 57m <sup>2</sup> (621 ft <sup>2</sup> ) | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Type C 93m <sup>2</sup> (1000 ft <sup>2</sup> ) | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> Type D 115m <sup>2</sup> (1238 ft <sup>2</sup> ) |
|---|---|---|---|

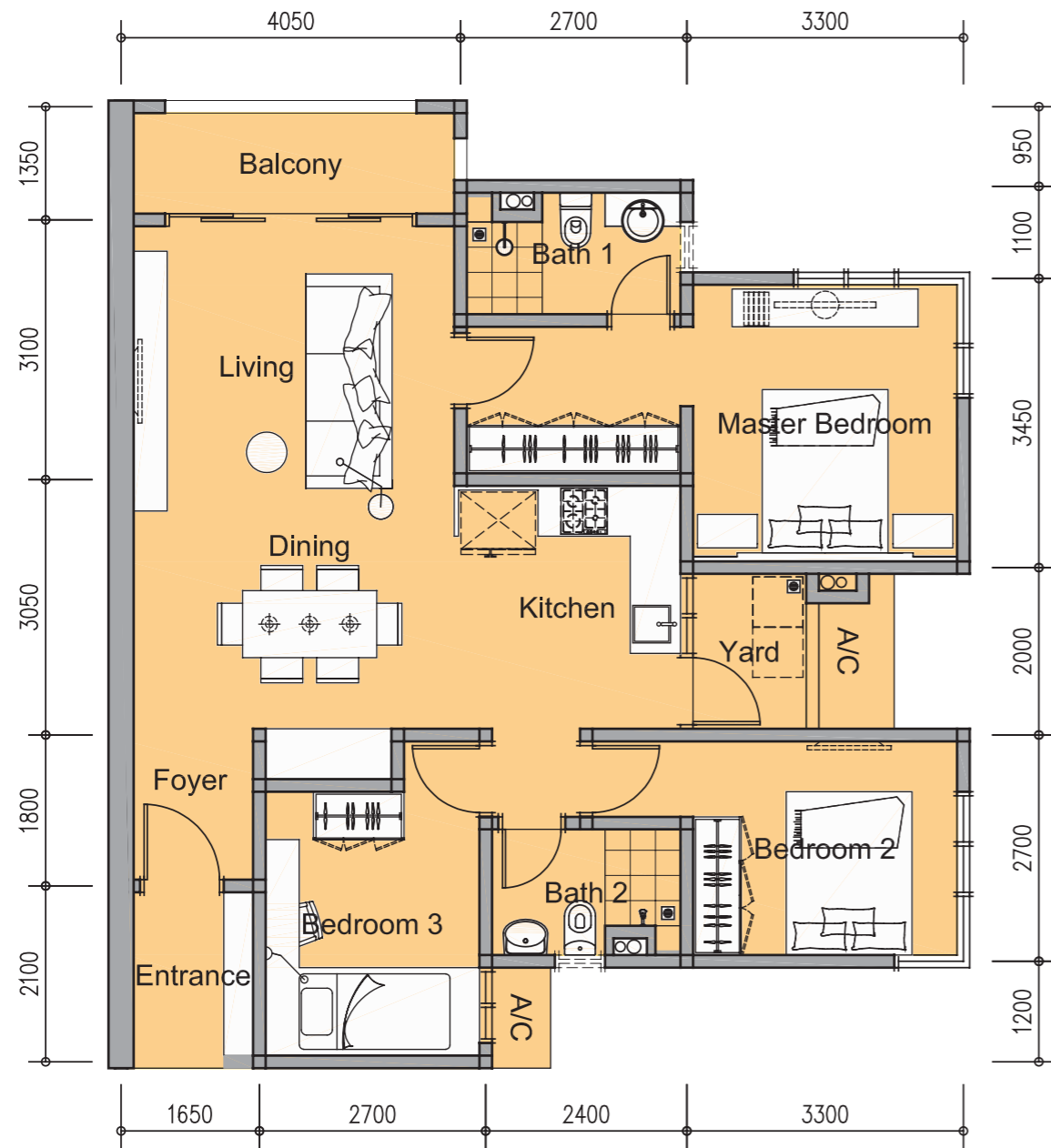
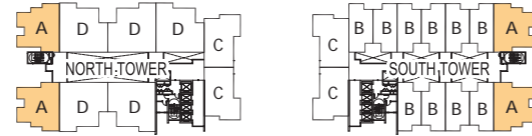
### ► DESIGNER SUITES SPECIFICATION (TYPE A/B/C/D)

	Type A	Type B	Type C	Type D
<b>STRUCTURE</b> : Reinforced Concrete				
<b>WALLS</b> : Reinforced Concrete / Bricks				
<b>ROOFING</b> : Reinforced Concrete Slab				
<b>CEILING</b> : Skim Coat / Plaster Board Ceiling				
<b>DOORS</b>				
Main Entrance : Timber Door				
Others : Flush Door/ Aluminum Frame Sliding Door				
<b>WINDOWS</b> : Aluminum Frame Windows				
<b>FLOOR FINISHES</b>				
Entrance / Living / Dining / Pantry	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Kitchen / Bedrooms	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Yard / Bathrooms	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Balcony	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
<b>SANITARY FITTINGS</b>				
Kitchen Sink	1 no	1 no	1 no	1 no
Pedestal W.C	2 nos	1 no	2 nos	2 nos
Wash Basin	2 nos	1 no	2 nos	2 nos
Toilet Roll Holder	2 nos	1 no	2 nos	2 nos
Shower	2 nos	1 no	2 nos	2 nos
Bidet	2 nos	1 no	2 nos	2 nos
Washing Machine Bib Tap	1 no	1 no	1 no	1 no
<b>ELECTRICAL FITTINGS</b>				
Lighting Point	14 nos	8 nos	13 nos	15 nos
13A S/S/O Power Point	15 nos	11 nos	15 nos	15 nos
Fan Point	5 nos	3 nos	5 nos	5 nos
Television Point	2 nos	1 no	2 nos	2 nos
Broadband Point	1 no	1 no	1 no	1 no
Air-Conditioner Point	4 nos	2 nos	4 nos	4 nos
Heater Point	2 no	1 no	2 no	2 no
Intercom	1 no	1 no	1 no	1 no
Door Bell Point	1 no	1 no	1 no	1 no
Panic Button	1 no	1 no	1 no	1 no
<b>WALL FINISHES</b>				
<b>Kitchen</b> : Ceramic Tiles to 1500mm height to part of walls				
<b>Bathrooms</b> : Ceramic Tiles to Ceiling height				
<b>External Wall</b> : Weather Resistant Paint				
<b>Internal Wall</b> : Emulsion Paint				

# Type A

1049ft<sup>2</sup> (97m<sup>2</sup>)

Key Plan



# Type B

621ft<sup>2</sup> (57m<sup>2</sup>)

Key Plan

