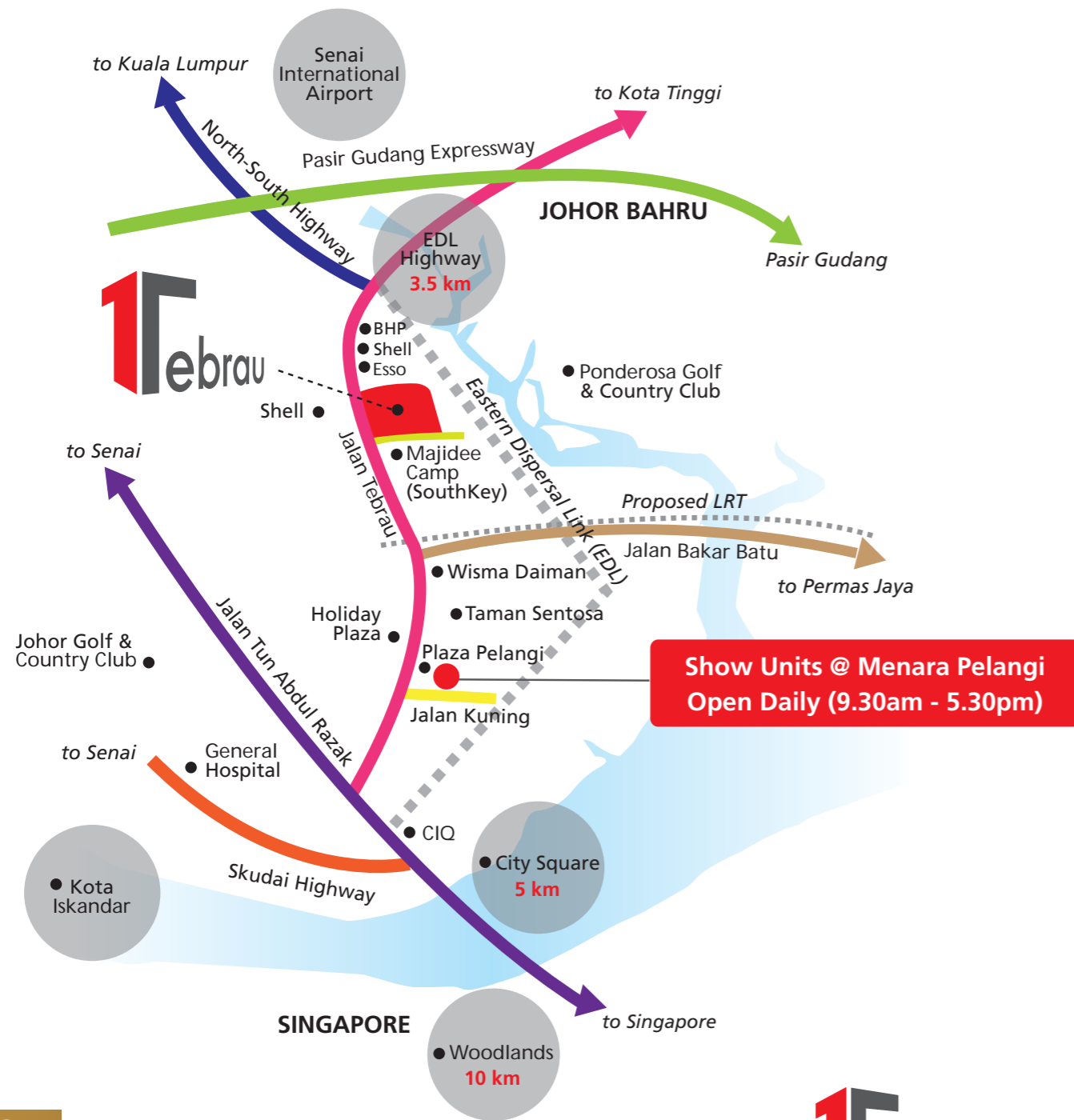


One right place at the right time



Residences @ **1Tebrau**

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



Distinctive Properties Sdn. Bhd. (900117-X)

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One for all, all in One

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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 :

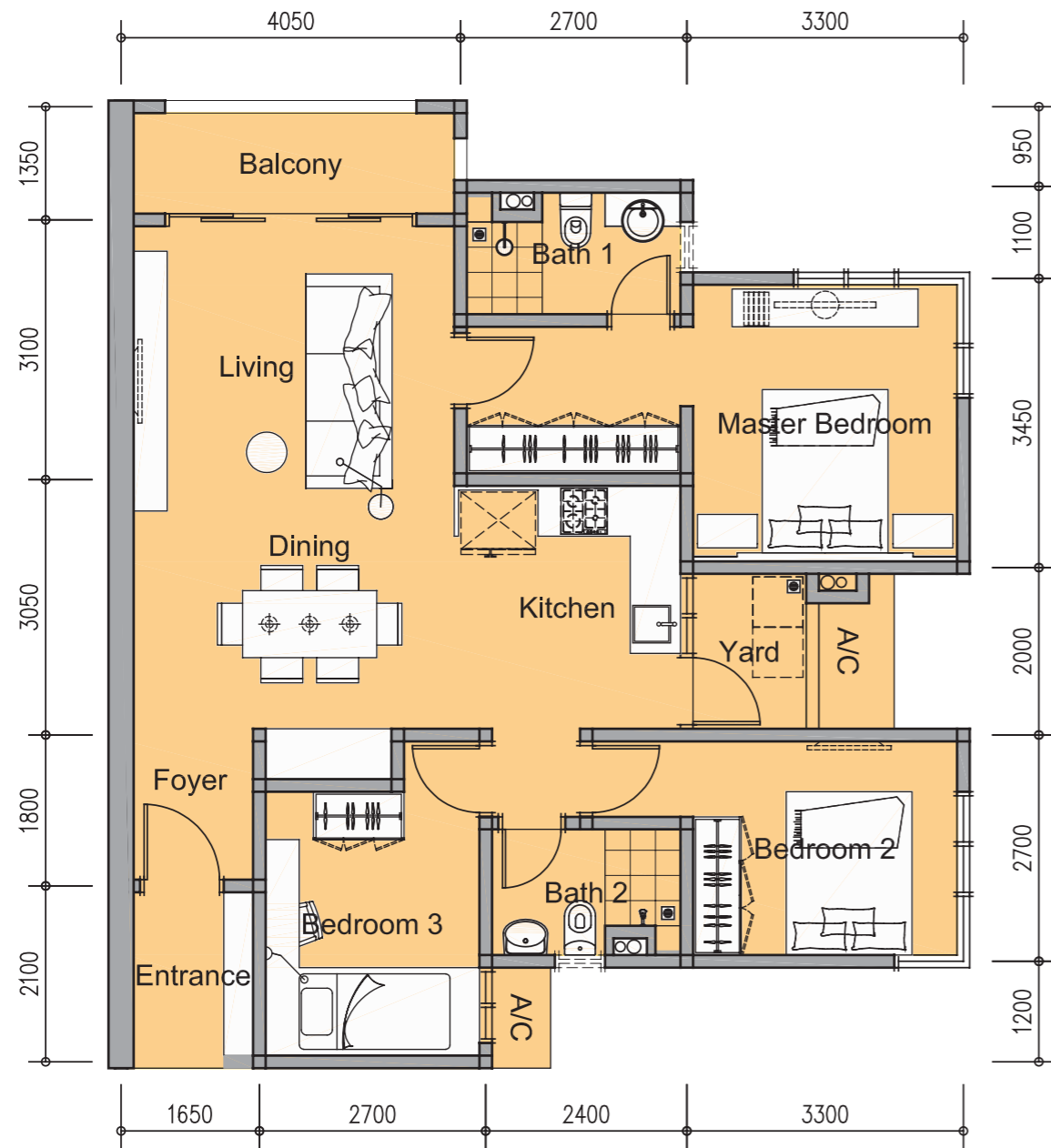
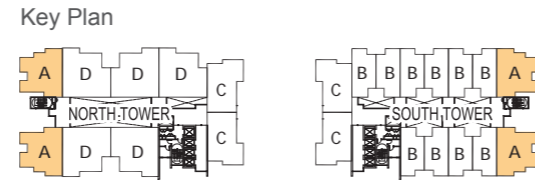
- | | | | |
|---|---|---|---|
| Type A 97m ² (1049 ft ²) | Type B 57m ² (621 ft ²) | Type C 93m ² (1000 ft ²) | Type D 115m ² (1238 ft ²) |
|---|---|---|---|

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

	Type A	Type B	Type C	Type D
STRUCTURE :	Reinforced Concrete			
WALLS :	Reinforced Concrete / Bricks			
ROOFING :	Reinforced Concrete Slab			
CEILING :	Skim Coat / Plaster Board Ceiling			
DOORS				
Main Entrance :	Timber Door			
Others :	Flush Door/ Aluminum Frame Sliding Door			
WINDOWS :	Aluminum Frame Windows			
FLOOR FINISHES				
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
SANITARY FITTINGS				
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
ELECTRICAL FITTINGS				
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
WALL FINISHES				
Kitchen :	Ceramic Tiles to 1500mm height to part of walls			
Bathrooms :	Ceramic Tiles to Ceiling height			
External Wall :	Weather Resistant Paint			
Internal Wall :	Emulsion Paint			

Type A

1049ft² (97m²)



Type B

621ft² (57m²)

