

SIGNATURE APPRECIATION INVESTMENT

Located in Johor's eastern coast, Desaru Avenue in Kota Tinggi district is an emerging commercial hub that's poised to be the choice of many. It enjoys spillover effect from neighbouring landmarks and destinations such as Desaru Coast, RAPID and PIPC. Desaru Avenue is accessible via Senai-Desaru Expressway (SDE) and Pengerang Highway, allowing advantageous proximity to a myriad of amenities for smooth day to day business operations.



SEAMLESS CONNECTIVITY

- To JB city centre, Senai International Airport and Iskandar Puteri via Senai-Desaru Highway
- Tanjung Belungkor ferry terminal for convenient access to Changi, Singapore



EDUCATION HUB

- Institut Sains dan Teknologi Darul Takzim (INSTEDT)
- Institut Kemahiran Belia Negara (IKBN)
- Kolej Profesional MARA
- Kolej Komuniti Bandar Penawar
- Bandar Penawar Sports School



THRIVING INDUSTRIES

- Bio Desaru
- Pengerang Integrated Petroleum Complex (PIPC)
- Refinery and Petrochemical Integrated Development (RAPID)



TOURIST ATTRACTIONS

- Desaru Fruit Farm
- Desaru Ostrich Farm
- Desaru Firefly River Cruise
- Fishermen Museum
- Sg. Rengit Fishing Village
- Upcoming Desaru Coast with world class hotel, water theme park and conference centre



For Enquiry: **012-757 1708** SYAMSILLA
013-242 2856 HIDAYAH
019-766 4110 SYAH
017-732 1177 SALES GALLERY

SALES GALLERY
TAMAN SRI PENAWAR
SALES GALLERY OPENS DAILY
10am to 5pm
 (Except for Public Holidays)



MB
WORLD GROUP
 金鳳集團

Developer: Cocoa Valley Development Sdn Bhd (1178919-P)

Unit 5-01, Level 5, Plaza DNP, No.59, Jalan Dato Abdullah Tahir, 80250 Johor Bahru, Johor. T: 07-330 5979 F: 07-330 5239

* Note: All renderings, illustrations, photographs, furniture, displayed units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building and/or denote any legal representations. Plans, specifications, materials, unit numbers, address, name of project and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required by the Developer or as directed by the relevant authorities/ architect. All areas and other measurements are approximate only and subject to final survey. All statements are believed to be correct but are not to be regarded as representation of facts. While every reasonable care has been taken in preparing this website/publication/banner/poster and in constructing the scale models and sales gallery/show unit, the Developer and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the purchasers, and supersedes and cancels all previous representations, warranties, promises, inducements or statements of intention, whether in written, oral or visual made by the Developer and/or its agents which are not embodied in the Sale and Purchase Agreement. Interested persons should rely on their own inquiries.

SRI PENAWAR
 @ DESARU

SELLING FAST

Limited Units Left



SRI PENAWAR
 @ DESARU



A NEW INTEGRATED
BUSINESS HUB
 IN DESARU

DESARU AVENUE

DOUBLE STOREY SHOP OFFICE

Built-up Area: 3,080 sq.ft.
 Land Area: 22' x 70'

WHERE BUSINESS THRIVES

Desaru Avenue offers the perfect setting strategically located within the thriving township of Desaru.



Growing catchment population with convenient amenities within **5km** radius

Ideal for **various types of businesses** from restaurants, convenience shops, corporate offices, retail outlets, medical clinics, mini marts, banks, hotels and many more

66ft. wide inner road with generous parking space

Corner lots with **extra floor area** that permits flexibility in business layout

Surrounded by existing matured townships, schools, colleges and renowned tourist attractions

DOUBLE STOREY SHOP OFFICE

22' x 70'

Built-up area:
3,080 sq.ft.

SITE PLAN & FLOOR PLAN

