



PANDAN HEIGHTS

NB
W | PANDAN CITY

RESIDENSI PANDAN 3



Freehold
Serviced Apartment



Convenient Living
1 level of commercial space
below the apartments

ACCESSIBILITY



Major Roads
NSE-EDL, Pasir Gudang Highway,
Jalan Pandan-Tebrau Highway



Future MBRT Tebrau Line
- Kg. Pandan Station

COMPREHENSIVE FACILITIES



- Basketball Half Court
- Swimming Pool
- Children Playground
- Games Room
- Leisure Walking Path
- Wading Pool
- Jacuzzi Pool
- Gymnasium
- Outdoor Gym
- BBQ Pit



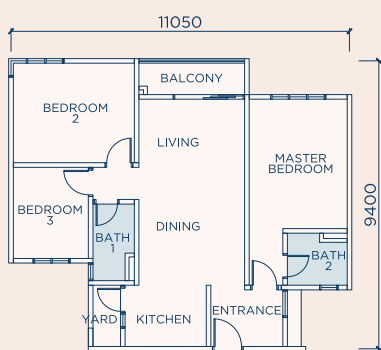
BUILDING DESCRIPTION

A) STRUCTURE	Reinforced Concrete Frame
B) WALL	Brick Wall/ Reinforced Concrete Wall/ Light Weight Block (Where Applicable)
C) ROOF	Reinforced Concrete Flat Roof
D) CEILING	<ul style="list-style-type: none"> • Skim Coat • Plaster Ceiling Board with Emulsion Paint (Where Applicable)
E) DOORS	Wooden Door/ Aluminium Sliding Glass Door
F) WINDOWS	Aluminium Frame Casement Glass Window/ Aluminium Frame Top Hung Glass Window/ Aluminium Frame Fixed Glass Window
G) LOCKSET	Selected Quality Locksets
H) FLOOR FINISHES	Tiles
I) WALL FINISHES	<ul style="list-style-type: none"> • Plaster/ Skim Coat with Emulsion Paint • Weather Resistant Paint on External Wall • Full Height Wall Tiles at All Bathrooms • Tiles at 1500mm Height at Kitchen (Where Applicable)

J) SANITARY FITTINGS	TYPE A & A1	TYPE B
Kitchen Sink	1	1
Sitting W/C	2	2
Wash Hand Basin	2	2
Shower Rose	2	2
Tap	3	3
K) ELECTRICAL FITTINGS	TYPE A & A1	TYPE B
Lighting Point	17	16
Ceiling Fan Point	3	3
Power Point	14	14
Water Heater Power Point	2	2
Air-cond Power Point	4	3
Door Bell Point	1	1
TV Point	2	2
Distribution Board	1	1

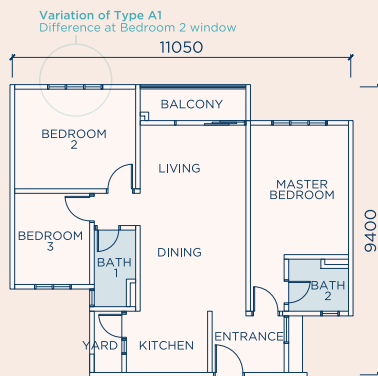
TYPE A1 88 sq m / 950 sq ft

3 2



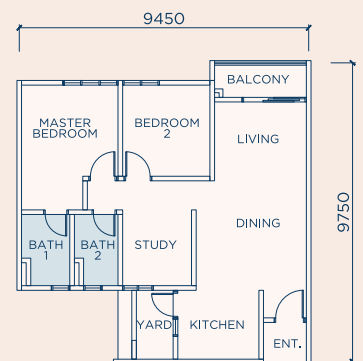
TYPE A 88 sq m / 950 sq ft

3 2



TYPE B 79 sq m / 850 sq ft

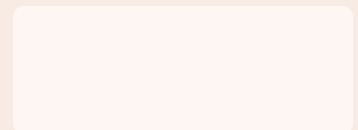
2+1 2



Developer:
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 Co. No. 201901006593 (1315920-U)
 Unit 6.08, Level 6, Plaza DNP, No.59, Jalan Dato' Abdullah Tahir,
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MB WORLD GROUP

For enquiries, please contact:



• Development Name: Residensi Pandan 3 • Development Type: Serviced Apartment • Developer's License No.: 20166/10-2028/1165(R) • Validity: 6/10/2023 - 5/10/2028 • Advertising and Sales Permit No.: 20166-2/06-2026/0686(N)-(S) • Validity: 13/6/2023 - 12/6/2026 • Expected Date of Completion: December 2027 • Authority Approving Building Plans: Majlis Bandaraya Johor Bahru • Building Plans Approval No.: MBJB/U/2015/14/BGN/142(34) • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • Total Units: 1,012 Units (Block A - 249 Units; Block B - 257 Units; Block C - 257 Units; Block D - 249 Units) • No. of Car Parking Lot: 1 - 2 Per Unit • Selling Price: [Block A] (min.) RM442,000 - (max.) RM507,000; [Block B] (min.) RM443,000 - (max.) RM507,000; [Block C] (min.) RM443,000 - (max.) RM507,000; [Block D] (min.) RM443,000 - (max.) RM507,000

Sekatan-sekatan Kepentingan: i. Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang dituluskan 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 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.