



# YOUR SERENE SANCTUARY

## BUILDING DESCRIPTION

- a. Structure : Reinforced Concrete Frame / Shear Wall
- b. Wall : Reinforced Concrete Wall / Brickwall  
/ Light Weight Block (Where Applicable)
- c. Roof : Reinforced Concrete Flat Roof
- d. Ceiling : Skim Coat / Plaster Ceiling Board (Where Applicable)
- e. Doors : Metal Door Frame With Wooden Door  
: Aluminium Frame Sliding Glass Door
- f. Window : Aluminium Frame Glass Window
- g. Lockset : Selected Quality Lockset
- h. Floor Finishes : Tiles
- i. Wall Finishes : Plaster / Skim Coat with Emulsion Paint  
Weather Resistant Paint on External Wall  
Full Height Tiles at All Bathrooms  
1500mm Height Tile at Selected Kitchen Wall

### j. SANITARY FITTINGS

Item	Quantity	
	Type A	Type B
Kitchen Sink	1	1
Sitting WC	2	2
Wash Hand Basin	2	2
Shower Rose	2	2
Tap	3	3

### k. ELECTRICAL INSTALLATION

Item	Quantity	
	Type A	Type B
Lighting Point	15	17
Fan Point	3	3
Power Point 13A	14	16
Power Point 15A	1	1
Water Heater Power Point	2	2
Air-Cond Power Point	3	4
SMATV Point	2	2
Distribution Board	1	1
Fiber Wall Socket	1	1



When the ocean knocks at your step the whole ambiance greets you with a warm and auspicious vibe. Embrace the waves of life in an ideal home, incredible location, and convenient amenities.

Enjoy exploring your senses with a complete podium of facilities and surrounding landscapes. Delight in a space designed for holistic living and find your best life balance amid the hustling city and a serene ocean atmosphere.

## TYPICAL FLOOR PLAN

TYPE  
**A**

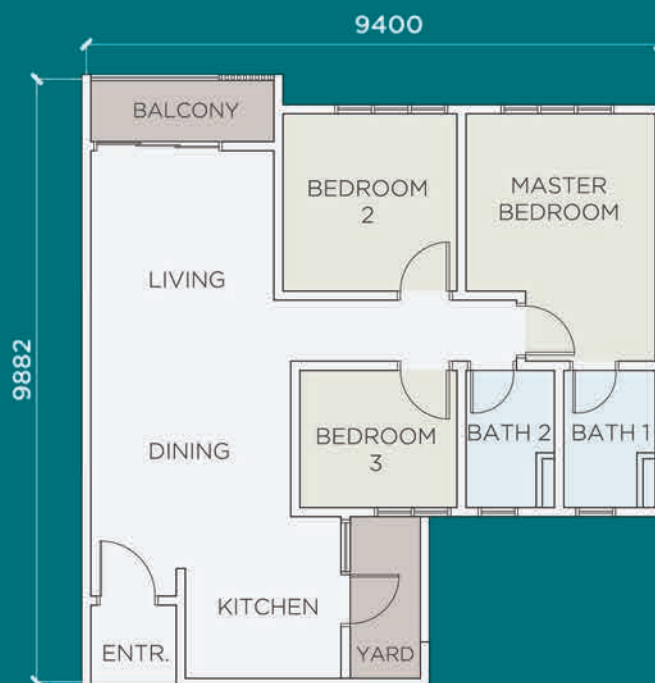
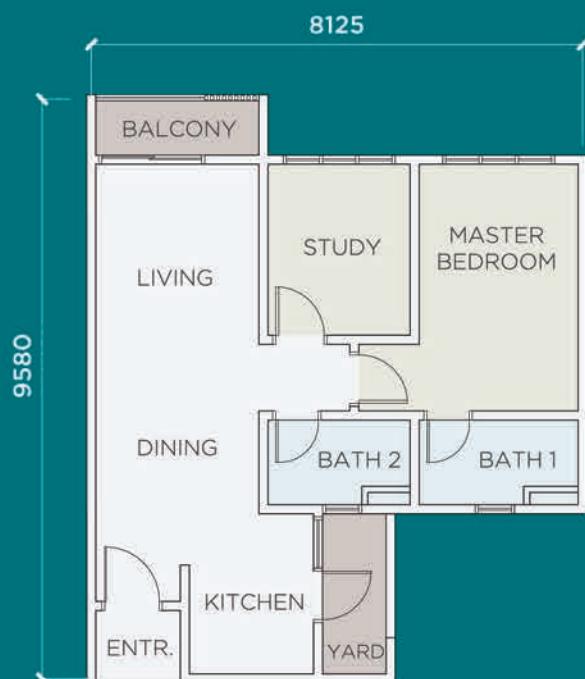
**685 sq.ft.**

1+1 Bedroom  
2 Bathrooms

TYPE  
**B**

**853 sq.ft.**

3 Bedrooms  
2 Bathrooms



## FACILITIES



1. Futsal Half Court



2. Herbs Garden



3. Reflexology Path



4. Swimming Pool



5. Wading Pool



6. Gymnasium



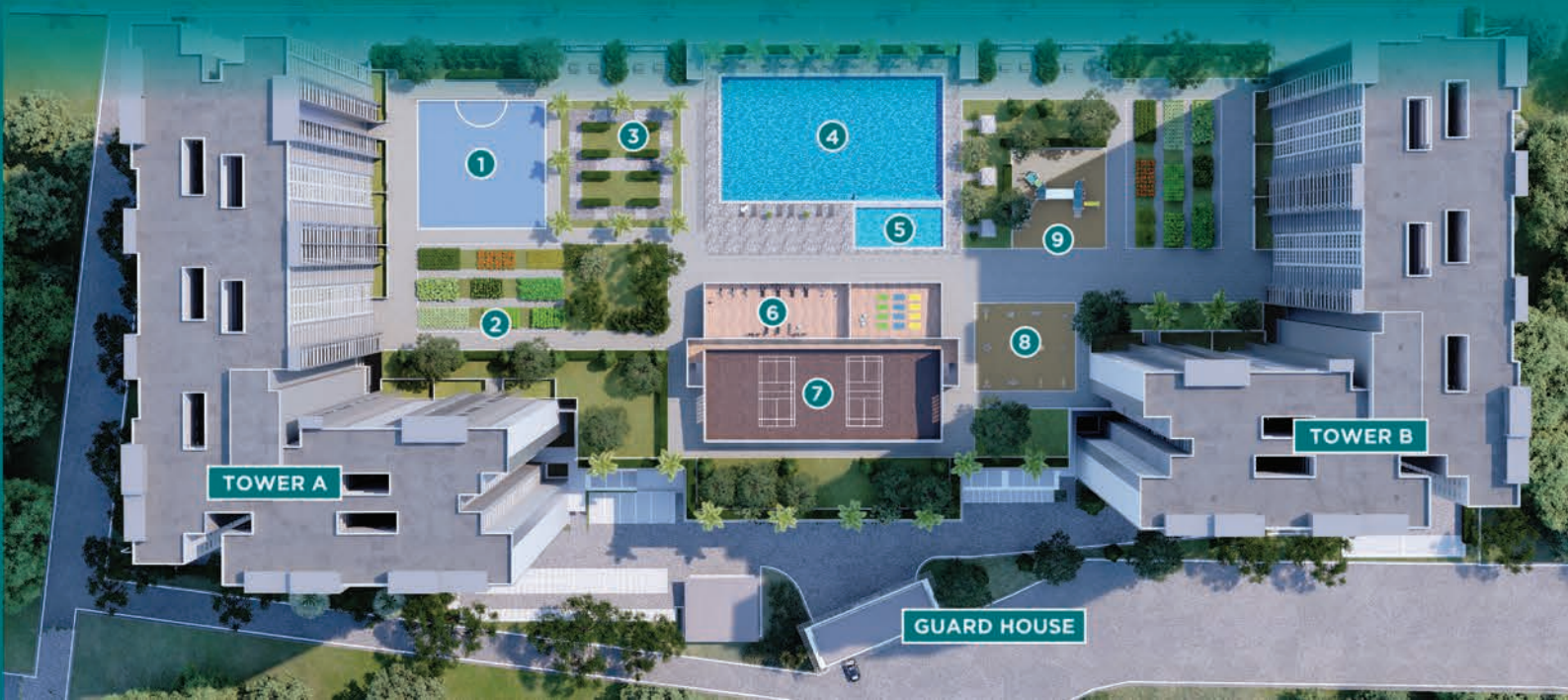
7. Multipurpose Hall  
& Badminton Court



8. Outdoor Gym



9. Playground



# LOCATION



\*The map is not drawn to scale



## SHOPPING :

- Mydin (Tmn Rinting) - 4.6KM
- Today's Market - 5.5KM
- Lotus's (Seri Alam) - 5.6KM
- AEON (Permas Jaya) - 5.8KM
- Giant (Plentong) - 9.7KM
- The Mall, Mid Valley Southkey - 10.1KM
- Lotus's (Plentong) - 10.7KM
- IKEA (Tmn Desa Tebrau) - 12.9KM
- AEON (Tmn Desa Tebrau) - 13.4KM
- TOPPEN (Tmn Desa Tebrau) - 13.6KM



## EDUCATION :

- REAL Schools, JB Campus - 7.2KM
- The Japanese School of Johor - 7.8KM
- Repton International School - 9.1KM
- Foon Yew High School Seri Alam - 9.4KM
- University KL MITEC - 9.8KM
- Paragon Private & International School - 9.8KM
- Austin Heights Private & Int. Schools - 15.7KM
- Sunway College, Johor Bahru - 15.8KM



## TRANSPORT :

- Future Bukit Chagar RTS Station - 15KM



## HEALTHCARE :

- Regency Specialist Hospital - 6.1KM
- KPJ Pasir Gudang Specialist Hospital - 9KM
- Penawar Hospital Pasir Gudang - 9KM
- Columbia Asia Hospital Tebrau - 12.3KM
- Sultan Ismail Hospital - 13.8KM



## RECREATION :

- Permas Jaya Golf Club - 5.7KM
- Bukit Layang- layang - 10.3KM

\*Estimated distance only

Developer:

**MBW COVE SDN. BHD.**  
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MB WORLD GROUP

**For enquiry, please contact:**

Project Name: Residensi Permata Indah (Aville Residences) • Property Type: Serviced Apartment • Developer's License No.: 30588/10-2028/0263(A) • Validity Period: 18/10/2023 - 17/10/2028 • Advertising & Sales Permit No.: 30588-1/06-2027/0514(N)-(S) • Validity Period: 13/06/2024 - 12/06/2027 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/U/2022/14/BGN/141/RP(23) • Land Encumbrances: Maybank Islamic Berhad • Land Tenure: Leasehold (99 years will end on February 21, 2098.) • Expected Date of Completion: Nov 2026 • No. of Car Park: 1 - 2 per unit • No. of Units: 1,046 (Type A - 596 units; Type B - 450 units) • Selling Price: [Tower A] RM374,000.00 (min.) - RM498,000.00(max.); [Tower B] RM374,000.00 (min.) - RM498,000.00 (max.).

• 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 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 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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