

MBW BOULEVARD 1

TAMPOI

RESIDENSI TIARA CEMERLANG 1

URBAN
CONNECTIVITY,
VIBRANT
COMMUNITY



Swimming Pool



Social Lounge

YOUR PATHWAY TO A VIBRANT LIFESTYLE

MBW Boulevard 1 represents a new approach to urban living, where style and functionality come together seamlessly, creating an environment that supports your every need.



Located at the intersection of major roads, i.e. Pasir Gudang Highway and Skudai Highway

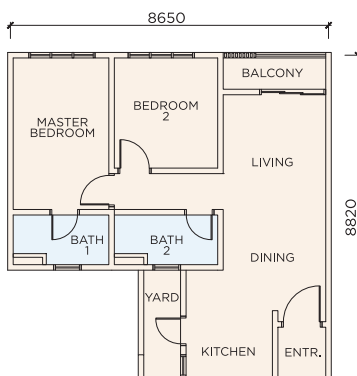


Complemented by lifestyle facilities and retail shops

TYPICAL UNIT PLAN

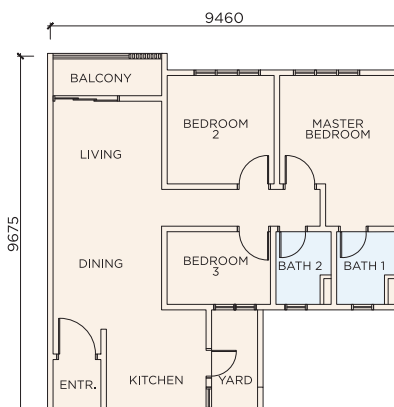
Type A
65 sq m

2 Rooms
2 Baths



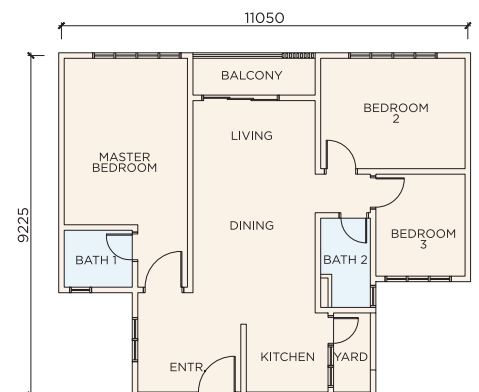
Type B
78 sq m

3 Rooms
2 Baths



Type C
88 sq m

3 Rooms
2 Baths





NEARBY AMENITIES

TRANSPORTATION HUB

Terminal Tun Aminah	5.4 km
Larkin Sentral	9.2 km
Johor Bahru Sentral	12.2 km
Future Bukit Chagar RTS Station	12.5 km
Johor Bahru CIQ Complex	13 km
Stulang Laut Ferry Terminal	13.9 km
Senai International Airport	18.3 km

SCHOOL & COLLEGE

SK Kampong Pasir	1.7 km
SJK(C) Tampoi	3.4 km
Dato' Abdul Rahman Yassin High School	3.7 km
SJK(C) Kuo Kuang	4 km
SMK Bandar Baru Uda	4.5 km
100 Lambs International School & Preschool	5.5 km
Southern University College	6 km
Universiti Teknologi Malaysia	12 km
Invictus International School	12.5 km
Seri Omega Private & International School	13.5 km
Fairview International School	14.5 km

SHOPPING CENTRE

KIPMall Tampoi	1.2 km
Paradigm Mall Johor Bahru	2 km
B5 Johor Street Market	2.8 km
Angsana Johor Bahru Mall	3.3 km
Perling Mall	3.6 km
Sutera Mall	3.8 km
NSK Trade City @ Skudai	5.8 km
Bestari Bestmart	7.6 km
Beletime Danga Bay	7.8 km
AEON Mall Bukit Indah	7.9 km
Paragon Market Place	8.7 km
KSL City Mall	10.1 km
KOMTAR JBCC	11.4 km
Johor Bahru City Square	11.7 km
The Mall, Mid Valley Southkey	13.9 km
IKEA Tebrau	16.1 km

MEDICAL CENTRE

Tampoi Health Clinic	2.6 km
Kempas Medical Centre	7.1 km
KPJ Puteri Specialist Hospital	7.6 km
Sultanah Aminah Hospital	9.1 km
Columbia Asia Hospital - Iskandar Puteri	9.2 km
KPJ Johor Specialist Hospital	9.4 km
Kensington Hospital Johor	10.3 km
KPJ Bandar Dato' Onn Specialist Hospital	11.7 km
Columbia Asia Hospital - Tebrau	12.1 km

LEISURE DESTINATION

Daiman Sri Skudai Sports Center	7.1 km
Impian Emas Golf Club and Driving Range	8.3 km
Taman Merdeka	9 km
Arena Larkin	9.1 km
Johor Golf & Country Club	9.5 km

BUILDING DESCRIPTION

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

	Type A	Type B	Type C
j) Sanitary Fittings :			
Kitchen Sink	1	1	1
Sitting WC	2	2	2
Wash Hand Basin	2	2	2
Shower Rose	2	2	2
Tap	3	3	3
k) Electrical Installation :			
Lighting Point	13	14	15
Fan Point	3	4	4
Power Point (Include 13A & 15A)	15	17	21
Water Heater Power Point	2	2	2
Air-cond Power Point	3	3	3
SMATV Point	2	2	2
Distribution Board	1	1	1
Fiber Wall Socket	1	1	1

Developer:
TIARA CEMERLANG SDN. BHD.
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SP SAM PROPERTY SDN BHD

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• Project Name: Residensi Tiara Cemerlang 1 • Property Type: Serviced Apartment • Developer's License No.: 30981/03-2030/0037(A) • Validity Period: 10 March 2025 - 9 March 2030 • Advertising & Sales Permit No.: 30981-1/06-2028/0501(A)-(S) • Validity Period: 25 June 2025 - 24 June 2028 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/U/2024/14/BGN/193/KOM(16) • Land Encumbrances: AmBank (M) Berhad • Land Tenure: Leasehold (99 Years; Expiring on 21 September 2124) • Expected Date of Completion: December 2029 • No. of Car Park: 1- 2 Per Unit • No. of Units: 945 Units (Tower A) 326 units, (Tower B) 319 units, (Tower C) 300 units • Selling Price: 24-level serviced apartments (326 units), RM486,000.00 (Minimum), RM684,000.00 (Maximum); 24-level serviced apartments (319 units), RM495,000.00 (Minimum), RM684,000.00 (Maximum); 23-level serviced apartments (300 units), RM495,000.00 (Minimum), RM683,000.00 (Maximum)

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 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 Bukan 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.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**