City Living Meets Everyday Ease

At Elmora Condominium (Pangsapuri Wawari Perdana) , every detail is designed to find connection and convenience in life. From well-planned homes and lifestyle facilities to effortless access across Iskandar Puteri, you'll find connection and convenience in equal measure.

It's not just about living well. It's about living smarter, in the heart of it all.



REGISTER WITH

GreenRE

In the Heart of Wawari Township



SHOPPING

• Mall of Medini	7.3KM
• AEON Mall Bukit Indah	8.8KM
• Lotus's Bukit Indah	9.5KM
• Sunway Big Box	11.9KM

EDUCATION

• Marborough College Malaysia	0.17KM
• Raffles American School	1.2KM
• Educity Hub	6KM
• SMK Medini	7.1KM
• SJKC Poay Chai	7.9KM
• Raffles University	9.5KM
• Stellar International School	10.6KM
• Sunway International School	13.3KM

HEALTHCARE

• Gleneagles Hospital Medini Johor	7.4KM
• Kensington Green Specialist Centre	7.7KM
• Columbia Asia Hospital	11KM

TRANSPORT

• Puteri Harbour International Ferry Terminal	11KM
• Tuas Checkpoint	21KM

RECREATION

• Educity Sports Complex	6KM
• Eco Tourism Kampung Sungai Melayu	6.1KM
• Legoland Malaysia	6.7KM
• Sireh Park	8.3KM
• Horizon Hills Golf & Country Club	8.5KM
• Puteri Harbour	10.1KM
• Sultan Ibrahim Stadium	11.3KM
• X Park Sunway Iskandar	11.5KM

DEVELOPER

MARCUS PROPERTY SDN BHD
201701000197 (1214347-A)
(Formerly known as Shiya Development Sdn Bhd)

Enquiries: WhatsApp Kelvin
011-6198 6228
One Union Realty

IN COLLABORATION WITH

ISKANDAR CAPITAL SDN BHD
201301015287 (1045120-K)

Nama Projek: Pangsapuri Wawari Perdana I Jenis Hartanah: Lot Perumahan Berstrata I No. Lesen Pemaju: 19869/01-2029/1494(A) I Tarikh Sah: 12/01/2024 – 11/01/2029 I Permit Iklan & Jualan: 19869-6/06-2029/0447(A)-(S) I Tempoh Sah: 18/06/2026 - 17/06/2029 I Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Bandaraya Iskandar Puteri I No Kelulusan Pelan Bangunan: MBIP(JB)RP/9/48/2025(28) I Pegangan Tanah: Hakmilik Kekal I Tarikh Jangka Siap: April 2029 I Jumlah Parkir Kereta: 2 per unit I Jumlah unit: 1,032 units (Blok A - 505 units (Jenis A); 7 units (Jenis A1); 4 units (Jenis A2) & (Blok B - 505 units (Jenis A); 7 units (Jenis A1); 4 units (Jenis A2) I Harga Jualan: RM673,750 (minimum) – RM783,992 (maksimum).

Sekatan Kepentingan: (i) Tuan punya tanah tidak dibenarkan menawar 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 dimiliki oleh seorang Bumiputera/Syarikat Bumiputera tidak boleh dijual, dipajak atau dipindahmilik 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 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).

PANGSAPURI WAWARI PERDANA

ELMORA
CONDOMINIUM

Urban Living for a Connected Tomorrow



Contemporary. Community. Convenience.





Discover lifestyle spaces crafted for family, relaxation, and community. From secure living and lush landscaping to play areas and social spaces, every detail is designed to enrich your everyday.





FACILITIES AT LEVEL 4

Legend:

1. Swimming Pool
2. Kids Wading Pool
3. Shallow Pool
4. Jacuzzi
5. Aroma Garden
6. Herbs Garden
7. Kids Playground
8. Pickleball Court
9. Kids Adventure Zone
10. Camping
11. Jogging Trail
12. Basketball Court
13. Multi-purpose Room

Management Office | Meeting Room | Surau (M & F) | Changing Room & Toilet (M & F) | Sauna (M & F)
Games Room | Fitness Centre | Fitness Equipment | Children Playroom | Gourmet Kitchen / Party Lounge
BBQ Area | Party Terrace | Family Terrace | Event Terrace | Pavillion | Sunshine Pool Deck

FLOOR PLAN



TYPE A
92.90 sq. m. / 1,000 sq. ft.
3+1 Bedrooms | 3 Bathrooms



TYPE A1
112.22 sq. m. / 1,208 sq. ft.
3+1 Bedrooms | 3 Bathrooms



TYPE A2 (OKU Unit)
112.22 sq. m. / 1,208 sq. ft.
3+1 Bedrooms | 3 Bathrooms

SPECIFICATIONS

Structure	:	Reinforced Concrete Frame
Wall	:	Reinforce Concrete Wall / Brickwall / Light Weight Block (Where Applicable)
Ceiling	:	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)
Doors	:	Metal Door Frame with Wooden Door
Windows	:	Aluminium Frame Glass Window
Lockset	:	Selected Quality Locksets
Floor Finish	:	Tiles
Wall Finishes	:	Render / Plastering / Skim coat with Emulsion Paint Weather Resistant Paint On External Wall Ceiling Height Tiles At Bathroom 1,500mm Height Tiles At Selected Kitchen Area

Sanitary Fittings	**TYPE A**	**TYPE A1**	**TYPE A2 (OKU Unit)**
Kitchen Sink	1	1	1
Sitting W.C	3	3	3
Wash Hand Basin	3	3	3
Shower Rose	3	3	3
Bib Tap	3	4	4

Electrical Fittings	**TYPE A**	**TYPE A1**	**TYPE A2 (OKU Unit)**
Lighting Point	20	20	20
Fan Point	2	2	2
Power Point	17	17	17
Water Heater Power Point	3	3	3
Air-Cond Power Point	5	5	5
SMATV Point	1	1	1
Distribution Board	1	1	1
Fiber Wall Socket	1	1	1