LAMAN ESTUARI

ESTUARI GREENS
PUTERI HARBOUR

by **UEM Sunrise**

Freehold Semi-Detached Homes
Phase 1B1 & 1B2

Highly-Acclaimed International Destination

Puteri Harbour, in Iskandar Puteri is envisioned as a premier international destination; a vibrant lifestyle playground of marina living, waterfront retail, family entertainment and F&B choices that continues to attract both local and international visitors.

The Estuari Sports Centre fosters a community built around wellness and recreation. Families will delight in being moments from LEGOLAND, where fun and adventure await all ages. With access to quality education, from the international institutions within EduCity to reputable schools nearby, and modern healthcare facilities, life at Puteri Harbour feels balanced, convenient, and complete.

Strategically positioned just 16km from the Malaysia–Singapore Second Link and seamlessly connected by the Puteri Harbour International Ferry Terminal (PHIFT), Puteri Harbour stands as the southern gateway; bridging lifestyles, opportunities, and destinations across borders.













Green Surroundings Encourage A Tranquil & Wholesome Lifestyle



Playground Area



Jogging & Cycling Trail



Central Park

Endless Activities For Every Lifestyle

Discover a multitude of activities, from exploring the landscaped beauty of the central park with your family to enjoying an active lifestyle outdoors.



Legend

- Type A 40' X 80'
- Type B 40' X 80'
- Type C 40' X 80'
- Type C1 40' X 80'
- Bumiputera Lots

1. Multipurpose Court
2. Community Open Field
3. Jogging & Cycling Trail
4. Multipurpose Hall Site
5. Kindergarten Site
6. Surau Site
7. Playground Area
8. Rain Garden Trail

Timeless Homes In Nature's Serenity

At Estuari Greens, home is where families come together and everyday moments are cherished in a serene setting. Thoughtfully designed for larger households, these homes provide the flexibility to accommodate multiple generations under one roof, offering ample space for living, gathering, and truly feeling at ease.

Seamless kitchen & dining

Separate dry & wet kitchens

Master bathroom with bathtub

4 bedrooms + 5 bathrooms

EV infrastucture ready



Type B Living Room



Type B Facade



Type C Dining Room



Type B Family Area

Spaces That Fit The Way You Live

Step into interiors thoughtfully planned for spacious, comfortable, and practical living, with layouts that support togetherness in everyday life. Whether relaxing, gathering with loved ones, or enjoying quiet moments at home, each area is proportioned for ease of use and natural flow.

Generous dimensions throughout the home allow every space to be experienced comfortably, offering the flexibility for households to shape their own way of living.

Type B Master Bedroom

The master bedroom is designed as a calm and private retreat within the home. An adjoining walk-in wardrobe provides a dedicated area for organisation, allowing for neat and efficient use of space. Together, these areas are planned to support daily routines with clarity and ease.



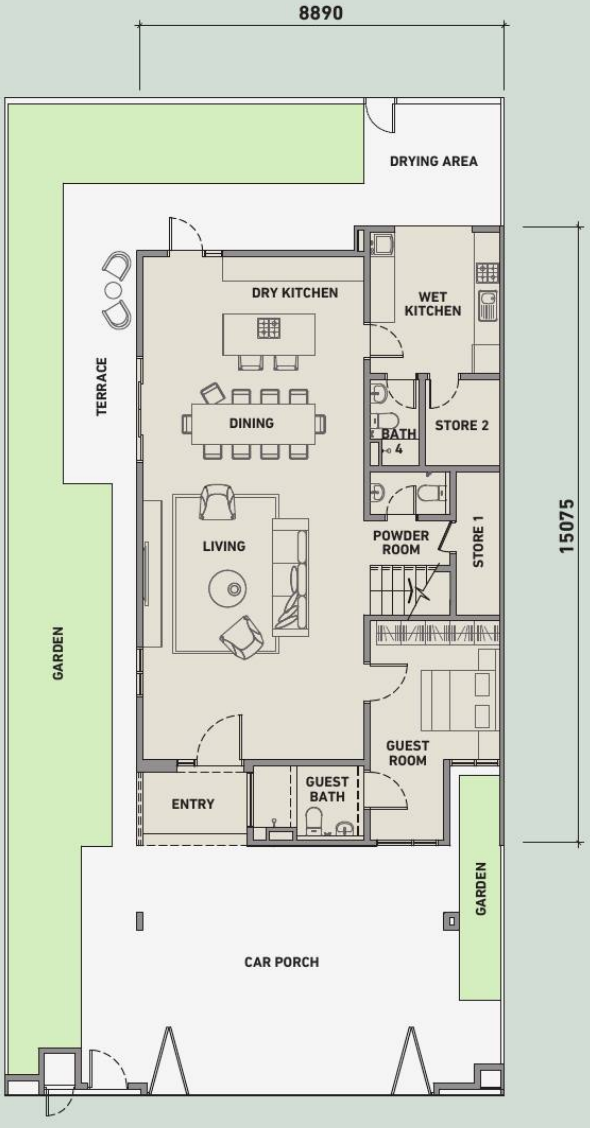
Type C Wardrobe

FLOOR PLANS

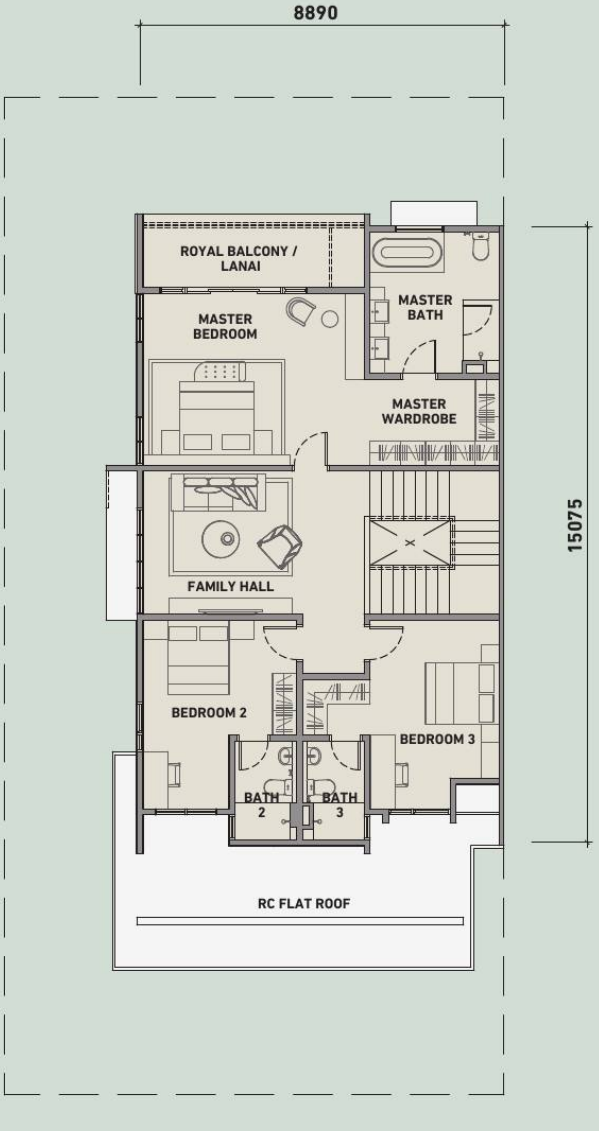
TYPE
A



12.2m x 24.4m (40' x 80')
284.7 sqm (3,065 sqft)
4 Bedrooms
5 Bathrooms



Ground Floor



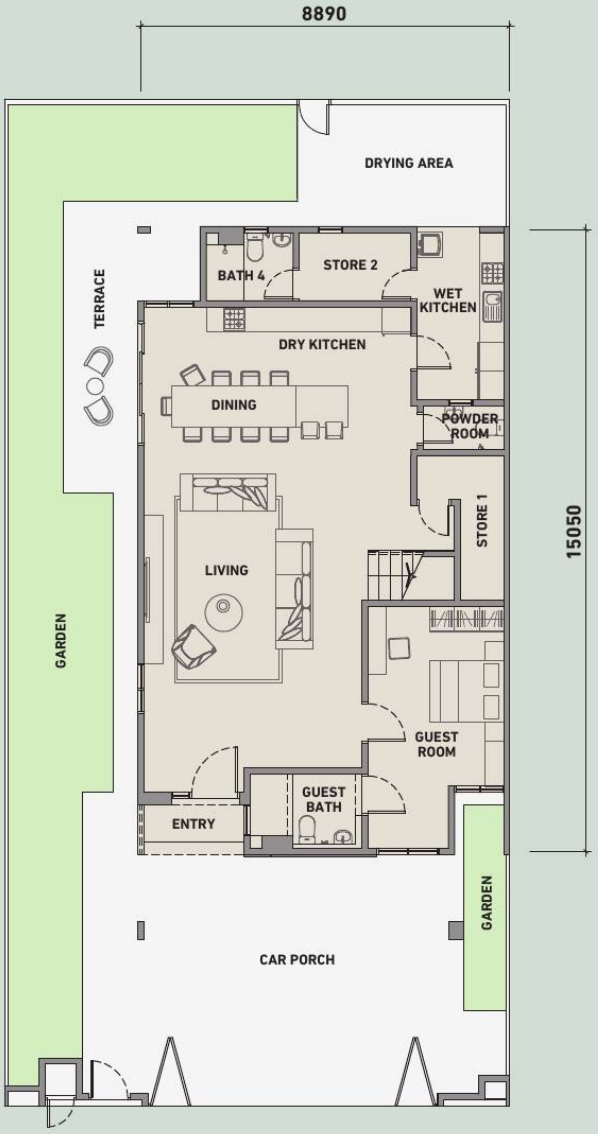
First Floor

FLOOR PLANS

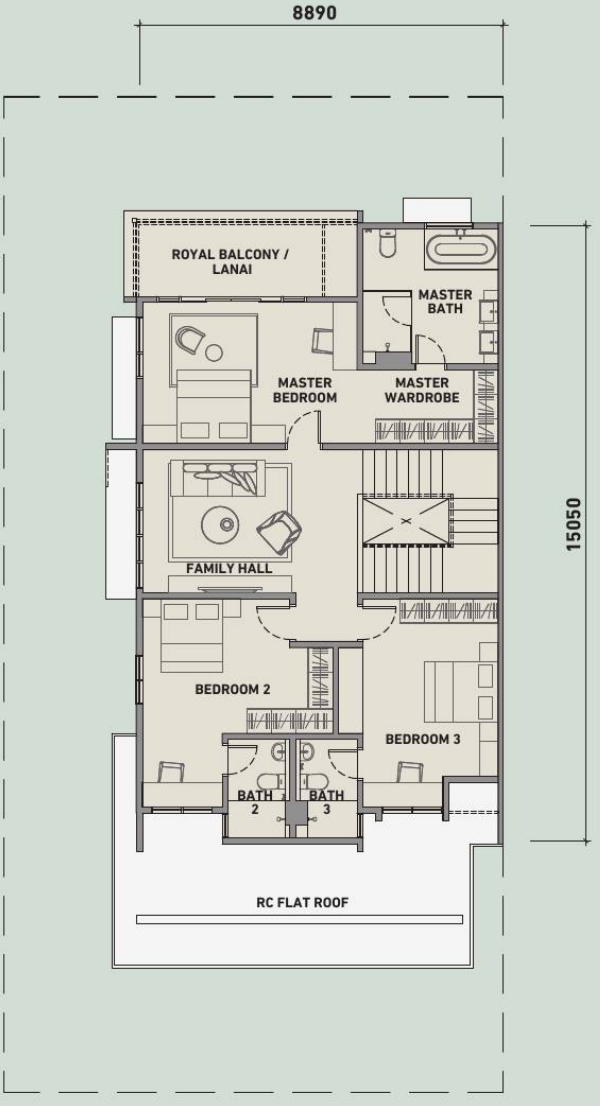
TYPE
B



12.2m x 24.4m (40' x 80')
286.3 sqm (3,082 sqft)
4 Bedrooms
5 Bathrooms



Ground Floor



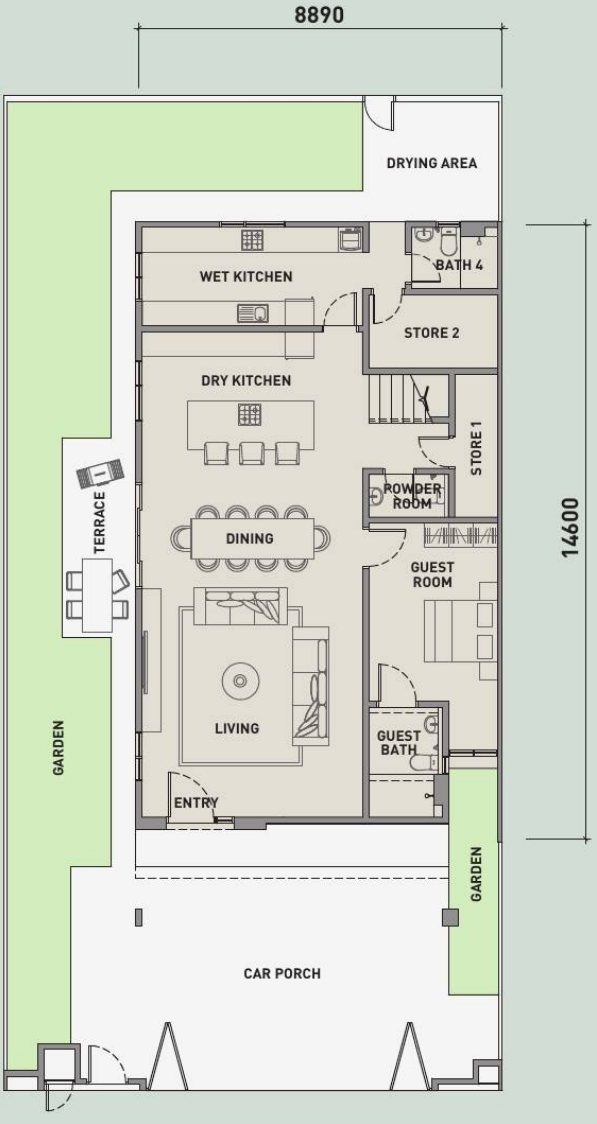
First Floor

FLOOR PLANS

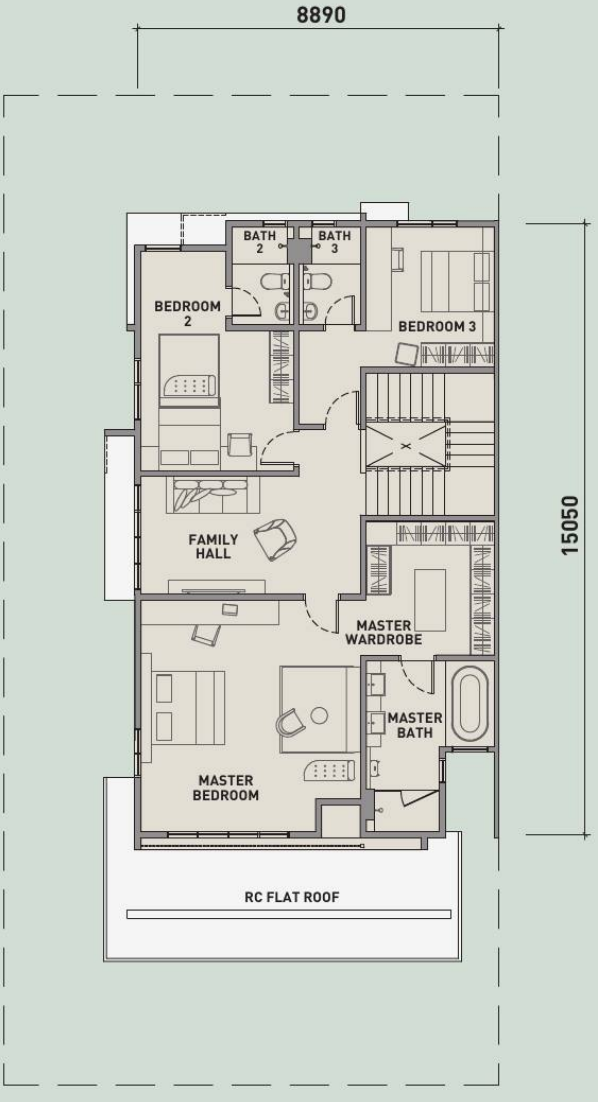
TYPE
C



- 12.2m x 24.4m (40' x 80')
- 286.7 sqm (3,087 sqft)
- 4 Bedrooms
- 5 Bathrooms



Ground Floor



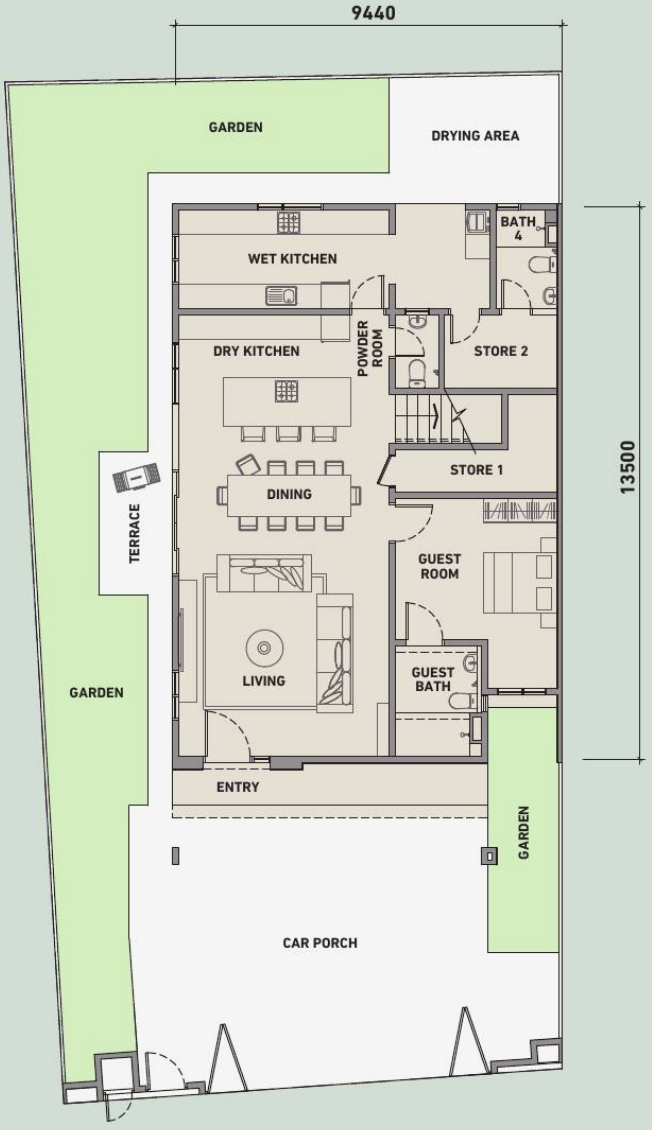
First Floor

FLOOR PLANS

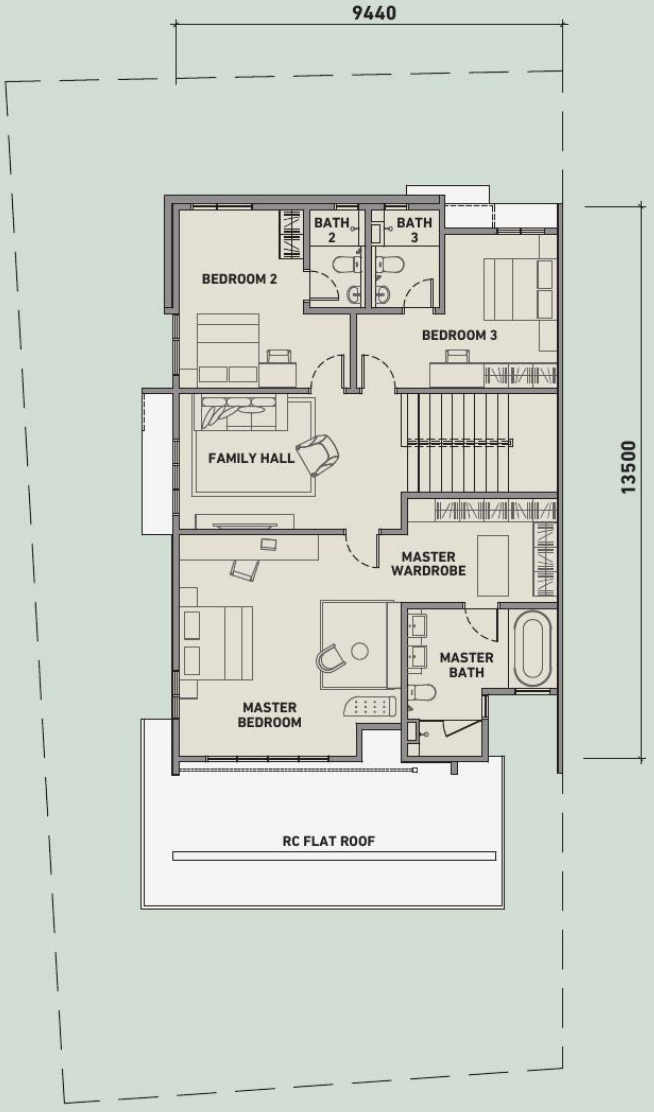
TYPE
C1



12.2m x 24.4m (40' x 80')
292.6 sqm (3,150 sqft)
4 Bedrooms
5 Bathrooms



Ground Floor



First Floor

SPECIFICATIONS

Structure		Reinforced Concrete
Wall		Masonry Wall
Roof Covering		Roof Tiles / Concrete
Roof Framing		Metal
Ceiling		Plaster / Gypsum Board / Skim Coat
Windows	All	Aluminium Frame Glass Window
Doors	Main Entrance	Solid Timber Door
	Other Doors	Flush Door / Aluminium Sliding Door
Ironmongery		Lockset with Accessories
Wall Finishes	External Wall	Plaster & Paint
	Master Bath / Powder Room / Guest Bath / Bath 2 / Bath 3 / Bath 4	Tiles up to Ceiling Height
	Kitchen	1.8m High Tiles / Plaster & Paint
	Others	Plaster & Paint
Floor Finishes	Living / Foyer / Dining	Tiles
	Kitchen	Tiles
	Guest Room	Tiles
	Terrace / Balcony	Tiles
	Car Porch	Tiles
	Family Area / Staircase / Store / Master Bedroom / Bedroom 1 / Bedroom 2	Tiles
	Master Bath / Powder Room / Guest Bath / Bath 1 / Bath 2	Tiles
	Drying Area	Tiles

Sanitary & Plumbing Fittings

TYPE	A	B	C	C1
Water Closet	6	6	6	6
Wash Basin and Tap	7	7	7	7
Bath Tub	1	1	1	1
Shower Rose	5	5	5	5
Paper Roll Holder	6	6	6	6
Hand Bidet	6	6	6	6
Bib Tap	7	7	7	7
Kitchen Sink and Tap	1	1	1	1

Electrical Installations

TYPE	A	B	C	C1
Light Point	41	42	41	41
Gate Light Point	2	2	2	2
Power Point	26	27	27	27
Fan Point	7	7	7	7
Door Bell Point	1	1	1	1
Water Heater Power Point	3	4	4	4
Telephone / Data Point	2	2	2	2
Air Conditioning Point	6	6	6	6
TV Point	3	3	3	3
Wall Fan Point	1	1	1	1
Auto Gate Point	1	1	1	1

Fencing	Brickwall / Mild Steel
Turfing	Spot Turfing

Location Map



LAMAN ESTUARI

ESTUARI GREENS
PUTERI HARBOUR

by **UEM Sunrise**

5 - 10km

- Puteri Harbour International Ferry Terminal
- Legoland
- EduCity
- Gleneagles Hospital
- Jaya Grocer

10 - 15km

- Senibong Golf Club
- Columbia Asia Hospital
- Malaysia-Singapore Second Link

About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad.

With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.

THE EDGE Top Property Developers Awards 2025

CX ASIA EXCELLENCE AWARDS 2022

PUTRA BRAND AWARDS GOLD 2024

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UEM SUNRISE

• Developer: Bandar Nusajaya Development Sdn. Bhd. • Address: Level 6, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour 79000 Iskandar Puteri, Johor • Phone No.: 07-277 3700 • PHASE 1B1 • Developer License No.: 14032/08-2027/1344(A) • Validity Period: 19/8/2022 until 18/8/2027 • Advertising Permit No.: 14032-8/08-2027/0703(N)-(L) • Validity Period: 26/8/2025 until 25/8/2027 • Expected Date of Completion: August 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No.: MBIP(JB)RP/9/12/2024(27) • Type: 2 Storey Semi-Detached Type B • No of units: 34 • Price (Min.) RM2,472,000 • Price (Max.): RM2,856,000 • Built-Up: 3,082 sqft • Lot Size: 40' x 80' • Type: 2 Storey Semi-Detached Type C • No of units:12 • Price (Min.) : RM2,460,000 • Price (Max.): RM3,000,000 • Built-Up: 3,087 sqft • Lot Size: 40' x 80' • PHASE 1B2 • Developer License No.: 14032/08-2027/1344(A) • Validity Period:19/8/2022 - 18/8/2027 • Advertising Permit No.: 14032-10/02-2028/0099(N)-(L) • Validity Period: 6/2/2026 – 5/2/2028 • Expected Date of Completion: December 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No.: MBIP(JB)RP/9/17/2025(19) • Type: 2 Storey Semi-Detached Type A • No of units: 20 • Price (Min.): RM2,369,000 • Price (Max.): RM2,538,050 • Built-Up: 3,065 sqft • Lot Size: 40' x 80' • Type: 2 Storey Semi-Detached Type B • No of units: 12 • Price (Min.): RM2,380,500 • Price (Max.): RM2,512,750 • Built-Up: 3,082 sqft • Lot Size: 40' x 80' • Type: 2 Storey Semi-Detached Type C • No of units: 22 • Price (Min.): RM2,260,900 • Price (Max.): RM2,387,400 Built-Up: 3,087 sqft • Lot Size: 40' x 80' • Type: 2 Storey Semi-Detached Type C1 • No of units: 2 • Price (Min.): RM2,257,450 • Price (Max.):RM2,266,650 • Built-Up: 3,150 sqft • Lot Size: 40' x 80'

Restrictions In Interest: The land comprised in this title shall not be sold or transferred in any manner whatsoever to a Non-Citizen / Foreign Company without the consent of the State Authority. Land allocated for Bumiputera, once transferred to a Bumiputera individual or a Bumiputera company, shall thereafter not be sold, leased, or transferred in any manner whatsoever to any non-Bumiputera individual or non-Bumiputera company without the approval of the State Authority.

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Estuari Greens · Puteri Harbour

Enquiries

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