Radiating with Vibrant Conveniences



LEGEND

CHECKPOINT	
Johor Causeway Johor Bahru Checkpoint (CIQ)	5km
Second Link Bridge Sultan Abu Bakar Immigration (ICQS)	36km
PUBLIC TRANSPORTS	
RTS Station	3.0km
Larkin Sentral Bus Terminal	7.4km
LEISURE	
Plaza Pelangi	1.5km
KSL City Mall	2.1km
RNF Mall	4.1km
JB City Square	4.4km
The Mall, Mid Valley Southkey	5.7km
SPORTS/GOLF CLUB	
Tiara Sport World	2.8km
Ponderosa Golf & Country Resort	13.2km

EDUCATION	
SMK Taman Pelangi	1.4km
Foon Yew High School	3.4km
Paragon Private & International School	16.0km
OTHERS	
Balai Polis Taman Pelangi	550m
Istana Pasir Pelangi	2.3km
Menara MBJB	2.4km
Sheraton Johor Bahru	2.4KM
Stulang Beach	3.1km
Balai Bomba dan Penyelamat Johor Bahru	4.7km
HOSPITAL	
Columbia Asia Hospital	4.5km
KPJ Johor Specialist Hospital	5.5km
Hospital Sultanah Aminah	5.7km

Reinvent Spaces. Enhance Life.

MahSing

011 6198 6228
WhatsApp Kelvin · One Union Realty

Dsara Sentral Sdn. Bhd. (200401006399 (644903-D)) • Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor • Developer License No.: 9600/09-2026/0761 (A) • Validity Period: 03/09/2021–02/09/2026 • Serviced Apartment • Phase 1, Tower A (61 Floors) • Advertising Permit No.: 9600-6/08-2031/0878(R)-(S) • Validity Period: 29/08/2025–28/08/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/UI/2025/14/BGN/105/KOM • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: July 2030 • Pricing: RM437,000 (Min.) – RM896,000 (Max.) • Total Unit: 843 • Phase 2, Tower B (61 Floors) • Advertising Permit No.: 9600-7/11-2028/0954(N)-(S) • Validity Period: 11/11/2025–10/11/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/UI/2025/14/BGN/106/KOM • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: October 2030 • Pricing: RM480,000 (Min.) – RM1,000,000 (Max.) • Total Unit: 890 • 15% discount for Bumiputera only

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. DEVELOPMENT INFORMATION AND APPROVAL ADVERTISEMENT CAN BE CHECKED ON PORTAL TEDUH.KPKT.GOV.MY

GRAND MINORI

JOHOR BAHRU

The New Minori Life

Residensi Anggun Mewah

Bask in the
Golden Beam of Life

M Grand Minori is meticulously designed with pillars of Japanese-inspired elegance, where every space and experience is infused with a signature Zen opulence.

Iki-Gen
A sense of grand arrival.

Iki-Gawa
Tranquil and flowing spaces.

Iki-Niwa
Elegance of Japanese gardens.

Iki-Mado
Windows fill homes with light and air.



RESIDENTIAL EXCELLENCE

With wellness facilities

Curated for families, designed to nurture body, mind, and soul.

Pillars of
Elevated Minori Life

Anchored by three pillars of opulence in both form and function, M Grand Minori elevates not just spaces, but the very lifestyle of its community.

PRACTICAL LAYOUT

With rental income potential

Multiple types of units offer greater privacy for multigenerational living or passive income by renting out part of the unit.

ECO-CONSCIOUS

With GreenRE certification

Dedicated to promoting eco-friendly living through integrated and environmental, social, and governance elements.

Practical Attributes for
Modern Investment

BUILDING

- 41 Luxurious Facilities
- GreenRE Certification
- Retail Convenience Onsite
- Speed Ramp to Carpark
- Automatic Waste Collection
- Rainwater Harvesting System
- EV Charging Points

SERVICES

- Concierge Support
- Shuttle Bus to RTS & CIQ
- Parcel Management



Immersive Experiences for Ultimate Relaxation

When it comes to facilities, M Grand Minori understands the need for leisure spaces for families. The water features, including the 35m Lap Pool and jacuzzi, are perfect for family fun, while the Lobby Lounge offers a grand welcome.

LOBBY LOUNGE



35M LAP POOL



GOURMET KITCHEN



For city dwellers who enjoy some me-time after work, our Gymnasium and Games Room offer the perfect escape. For hosting or family bonding, residents can also enjoy the Gourmet Kitchen and Kid's Play Room.

Relaxation ✦ Entertainment ✦ Lifestyle

GAMES ROOM



GYMNASIUM



KID'S PLAY ROOM



41 Lifestyle Facilities

Designed for Elevated Living



LEVEL 12

WATER AMENITIES

1. 35m Lap Pool
2. Jacuzzi
3. Wading Pool
4. Kid's Aqua Play
5. Raised Pool Deck
6. Floating Pool Cabana
7. Outdoor Shower

GARDENS & LANDSCAPING

8. Linear Garden
9. Zen Garden
10. Edible Garden
11. Rock Garden
12. Serene Garden

LEISURE & WELLNESS

13. Children Playground
14. Hammock Swing
15. Family Lawn
16. BBQ Terrace
17. Chilling Lounge
18. Resting Lounge
19. Reflexology Path
20. Meditation Lawn
21. Dining Deck
22. Outdoor Co-Working Space
23. Library / Co-Working Space
24. Sauna
25. Toilet / Changing Room
26. Surau
27. Indoor Lounge / Gourmet Kitchen
28. Karaoke / Movie Room
29. Games Room

FITNESS & SPORTS

30. Outdoor Fitness Station
31. Exercise Lawn
32. Yoga & Meditation Deck
33. Gymnasium
34. Badminton Court
35. Pickleball Court
36. Half Basketball Court
37. Kid's Play Room
38. Yoga / Dance Studio

SUB BASEMENT 2

39. Calming Path
40. Outdoor Lounge & Rock Garden

LEVEL 1

41. Childrencare Centre (Space allocated for operator)

FLOATING POOL CABANA



Where Playful Moments

Meet Everyday Calm

From lively afternoons at the Kid's Aqua Play and Children Playground to quiet moments by the Floating Pool Cabana, there is always room for families to reconnect, recharge and enjoy life at their own pace.

CHILDREN PLAYGROUND



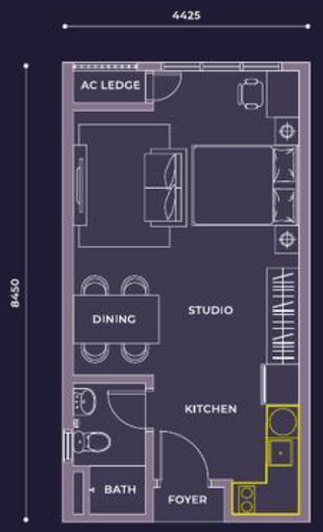
KID'S AQUA PLAY



FLOOR PLAN

Type A

Studio unit
Built-up size: 403 sqft



Renovation Package
*Terms & Conditions apply.

FLOOR PLAN

Type B

1 Bedroom | 1 Bathroom
Built-up size: 496 sqft

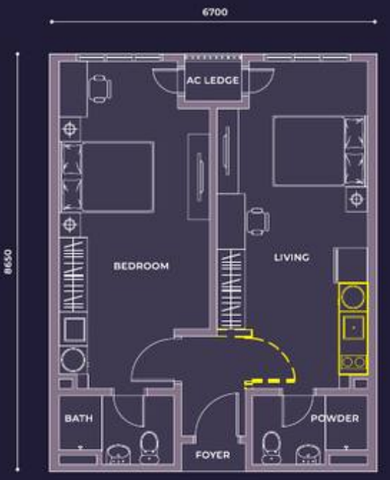


Renovation Package
*Terms & Conditions apply.

FLOOR PLAN

Type C

1 Bedroom | 1 Bathroom | 1 Powder Room
Built-up size: 624 sqft

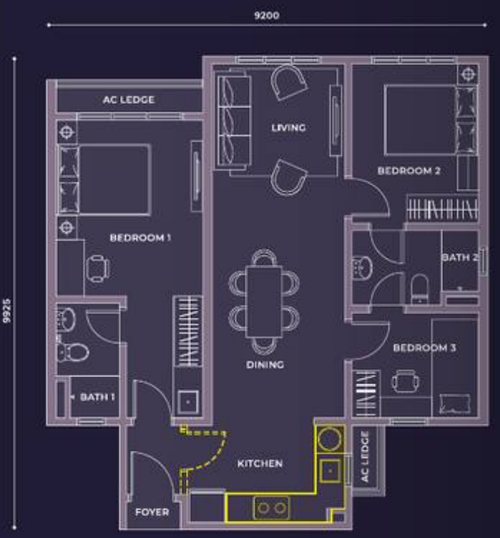


Renovation Package
*Terms & Conditions apply.

FLOOR PLAN

Type E

3 Bedrooms | 2 Bathrooms
Built-up size: 835 sqft

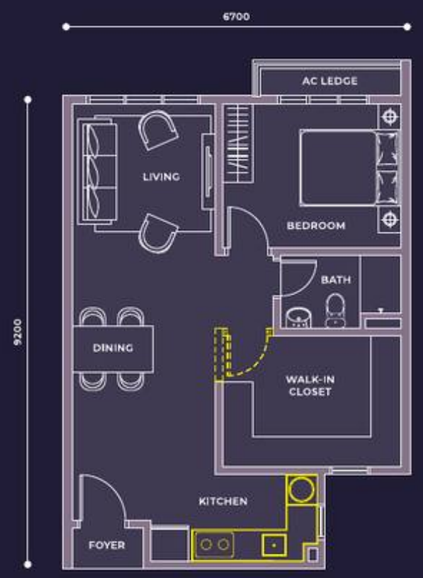


Renovation Package
*Terms & Conditions apply.

FLOOR PLAN

Type D

1 Bedroom | 1 Bathroom
Built-up size: 630 sqft

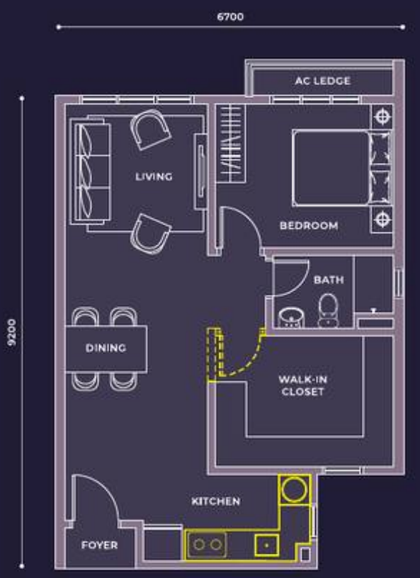


Renovation Package
*Terms & Conditions apply.

FLOOR PLAN

Type D1

1 Bedroom | 1 Bathroom
Built-up size: 630 sqft



Renovation Package
*Terms & Conditions apply.



Disclaimer: The Site Plan shown applies to all floors and standard layouts, except for floors 34, 38, and 44.

SPECIFICATIONS

Structure		Reinforced Concrete
Walls		Reinforced Concrete / Brick
Roof Covering		Reinforced Concrete
Ceiling		Skim Coating / Plaster Board
Windows		Aluminium Framed Glass Windows
Doors		Solid Timber Door / Flush Door
Ironmongery		Selected Lockset
Wall Finishes	Internal Wall	Cement Plaster And Paint / Skim Coat & Paint
	Bathroom / Powder Room (Type C)	Tiles Up To Ceiling Height
	Kitchen	Cement Plaster And Paint
Floor Finishes	Foyer / Living / Dining / Kitchen / Bedrooms	Tiles
	Bathroom / Powder Room (Type C)	Tiles
	Yard / AC Ledge (Type B)	Tiles
	AC Ledge (Type A, C, D, D1 & E)	Cement Render

		Type A	Type B	Type C	Type D/D1	Type E
Sanitary Fittings	Kitchen Sink	1	1	1	1	1
	Wash Basin	1	1	2	1	2
	Toilet Roll Holder	1	1	2	1	2
	Water Closet	1	1	2	1	2

		Type A	Type B	Type C	Type D/D1	Type E
Electrical Provision	Lighting Point	5	9	10	10	13
	13A Power Point	9	11	14	13	18
	15A Power Point (For Kitchen Hob)	1	1	1	1	1
	15A Wiring Point (For Aircond)	1	2	2	3	4
	Ceiling Fan Point	1	2	2	2	2
	TV Point	1	1	2	1	2

PARTIALLY FURNISHED

- Kitchen Cabinet With Hood And Hob
- Air-Conditioner
- Digital Lockset
- Water Heater
- 2-in-1 Washer Dryer

GreenRE Certified Development

Designed with sustainability in mind, M Grand Minori is a **GreenRE certified development**. This reflects a commitment to environmentally responsible living. Energy-efficient features, sustainable materials and thoughtful building design help reduce environmental impact while enhancing comfort, promoting healthier living environments and delivering long-term value for residents.



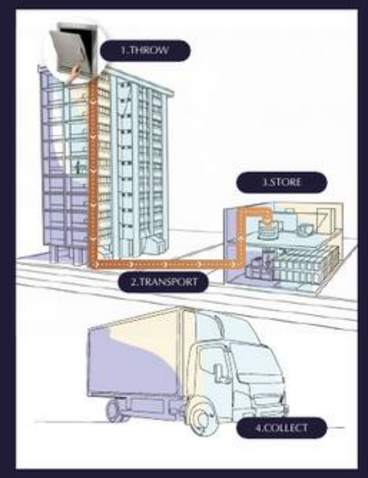
Efficient Speed Ramp System

A well-planned speed ramp system enables smooth and efficient vehicle circulation between parking levels. This thoughtful design minimises congestion and waiting time, allowing residents and visitors to move seamlessly throughout the car park while enjoying a safer and more convenient arrival and departure experience.



Automatic Waste Disposal System

The automatic waste disposal system offers a cleaner and more convenient waste management solution. Residents can dispose of household waste at designated points on each floor, where it is transported through a sealed system directly to a central collection area, helping maintain hygiene while reducing odours.



A Thriving Address
in the Heart of the City

Over the years, **Taman Pelangi** has evolved into one of the most sought-after districts within **Johor Bahru**. What began as a quiet township has flourished into a bustling urban neighbourhood known for its lively atmosphere, diverse dining scene and established commercial activity.

Today, the area offers residents:

- A mature and well-known neighbourhood setting
- An abundance of eateries, cafés and lifestyle options
- Close proximity to key city amenities and transport links
- A vibrant environment that blends tradition with modern city living

Positioned within this dynamic locale, **M Grand Minori** enjoys the advantages of a thriving and well-connected address, where the past and present come together to shape the future of urban living.

Source: MRT Corp Website