# Mandolin

## Residences

TAMAN DESA TEBRAU



# THE *Perfect Harmony*

OF COMFORT & ACCESSIBILITY

舒适便捷 和谐共融

IKEA TEBRAU

TOPPEN SHOPPING CENTRE

AEON TEBRAU CITY

HERO MARKET TEBRAU CITY

LOTUS'S TEBRAU CITY

HOSPITAL SULTAN ISMAIL

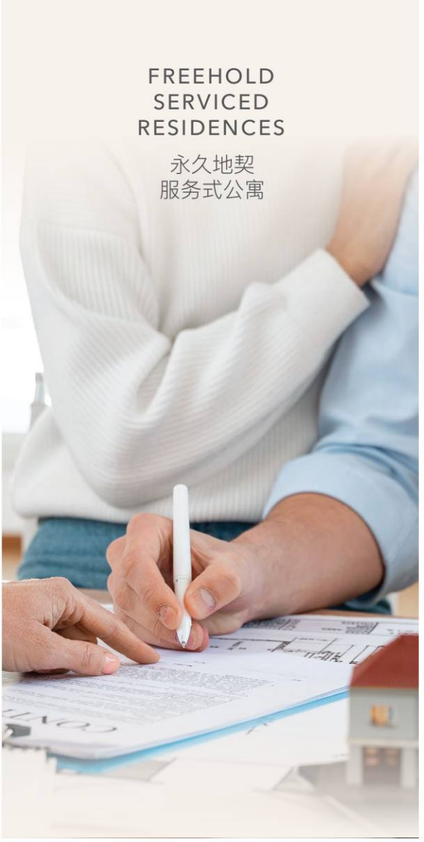
Future Development

Aerial View | Artist's Impression

Nestled in the vibrant heart of Taman Desa Tebrau, Mandolin Residences is a freehold sanctuary that seamlessly blends modern comfort with convenience. Positioned along the thriving Tebrau Corridor, just 14 km from Johor Bahru,it is surrounded by shopping malls, educational institutions & healthcare.

Mandolin Residences 坐落于充满活力的 Desa Tebrau 核心区域，融合了舒适与便利，打造优质永久地契的理想居所。项目位于蓬勃发展的地不佬黄金走廊，距离新山市区仅 14 公里，周边环绕大型购物中心、知名教育机构及完善医疗设施，为您的生活带来无尽便利与优越体验。

Mandolin
Residences



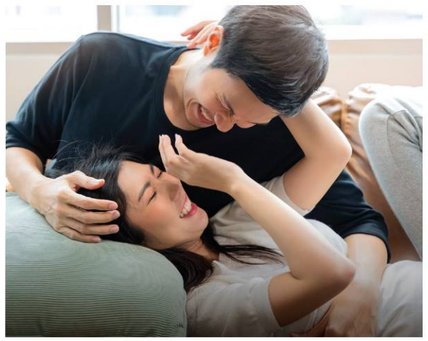
## FREEHOLD SERVICED RESIDENCES

永久地契
服务式公寓



## FLEXIBLE LAYOUTS & DUAL-KEY CONCEPTS

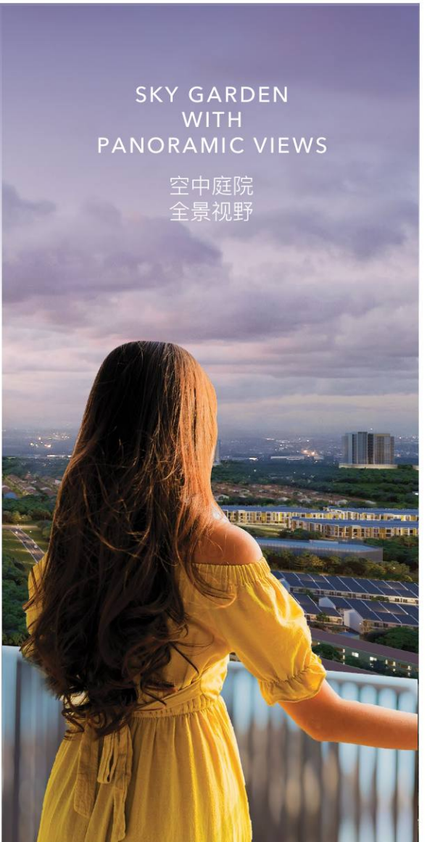
双钥匙灵活户型　畅享空间自由



## EXPERIENCE A LIFESTYLE ENRICHED BY ABUNDANT CRAFTED AMENITIES

尽享由丰富精致的设施
构筑的优雅生活方式





## SKY GARDEN WITH PANORAMIC VIEWS

空中庭院
全景视野



## PRIME LOCATION IN A VIBRANT TOWNSHIP

繁华社区的核心地段

## SECURE LIVING WITH MULTI-TIER SECURITY

多重保安
安心宜居



# *Welcome to Your Sanctuary*

OF COMFORT & TRANQUILITY

静谧舒居 心之归处



Exterior View of Mandolin Residences | Artist's Impression



Front View of Mandolin Residences | Artist's Impression

# *At the Heart*

OF EVERYTHING THAT MATTERS

汇聚生活所需 安心之所




Main Entrance | Artist's Impression




Drop-off Area | Artist's Impression

WHERE EVERY HOMECOMING

# *Feels Like a Warm Embrace*

每一次回家 皆是温暖拥抱





REDEFINING *Urban Living*

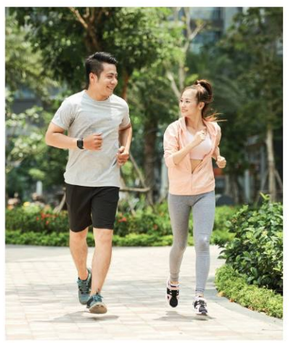
WITH SERENITY & JOY

宁静愉悦 焕新都市生活

Balcony view of the Facilities Deck | Artist's Impression

Swimming Pool | Artist's Impression

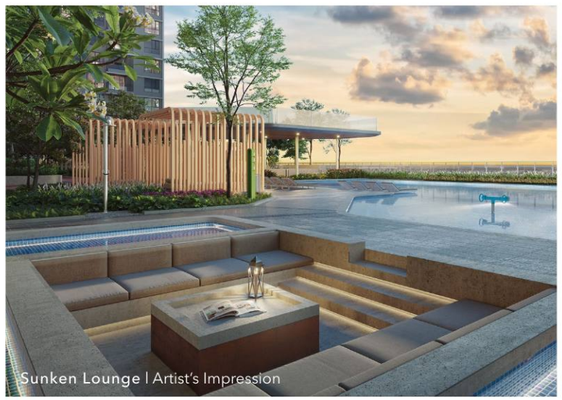
CONNECTED LIVING. ENERGISED LIFESTYLE.
STAY ACTIVE. FEEL REJUVENATED.





Children's Playground | Artist's Impression

动静相融。焕发生活新能量



Sunken Lounge | Artist's Impression



# FACILITIES 休闲设施

**LAYOUT PLAN** | PODIUM A - Level 6　设施平面图 | A座平台 • 六楼




## OUTDOOR 户外

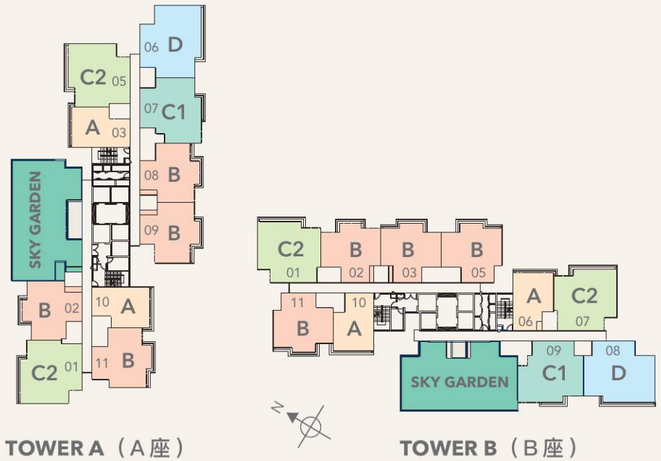
1. TERRACE SEATING 户外座位
2. COVERED WALKWAY 遮蔽式走廊
3. OUTDOOR GYM 户外健身区
4. CABANA 休闲凉亭
5. SUN LOUNGER 日光躺椅区
6. SWIMMING POOL 游泳池
7. WADING POOL 儿童戏水池
8. SUNKEN LOUNGE 泳池畔下沉式休闲区
9. REFLECTIVE POOL 镜面水池
10. JOGGING TRACK 慢跑道
11. FUTSAL / MULTIPURPOSE COURT 五人制足球场/多功能场地
12. ADVENTURE ZONE / PLAYGROUND 儿童游乐园
13. VIEWING DECK 1 观景台 1
14. SEATING AREA 休闲区
15. VIEWING DECK 2 观景台 2
16. HERBS GARDEN 香草花园
17. PAVILION VIEW DECK 亭子观景台
18. SEATING NOOK 舒适小角落
19. GAME / PICNIC TABLE 游戏 / 野餐桌

## INDOOR 室内

20. GYM 健身房
21. ADVENTURE ZONE / PLAYGROUND 儿童游乐园
22. MALE CHANGING ROOM 男更衣室
23. BABY ROOM 母婴室
24. FEMALE CHANGING ROOM 女更衣室
25. MANAGEMENT OFFICE 管理处/办公室
26. RECREATION ROOM 1 休闲室 1
27. MULTIPURPOSE HALL 多功能空间
28. SURAU 祈祷室
29. WASH ROOM 洗手间
30. RECREATION ROOM 2 休闲室 2
31. READING ROOM 阅读小区
32. LOUNGE 会客厅
33. GAME ROOM 娱乐游戏室
34. RECREATION ROOM 3 休闲室 3

# SKY GARDEN LEVEL 30 高空庭院 | 30楼


Sky Garden at Mandolin Residences | Artist's Impression




TOWER A（A座）　TOWER B（B座）

## SKY GARDEN FACILITIES
## 高空庭院设施

- Viewing Deck 观景台
- Sky Lounge 高空休闲区
- Hanging Sofa 悬挂式沙发
- Recreational Corner 康乐小角落
- Reading Corner 阅读小角落

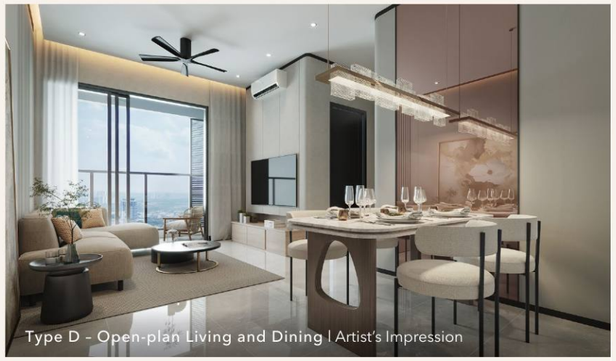

Panoramic View from the Sky Garden | Artist's Impression

Type A – Living and Bedroom Area | Artist's Impression

*Versatile Homes*

FOR MODERN LIVING

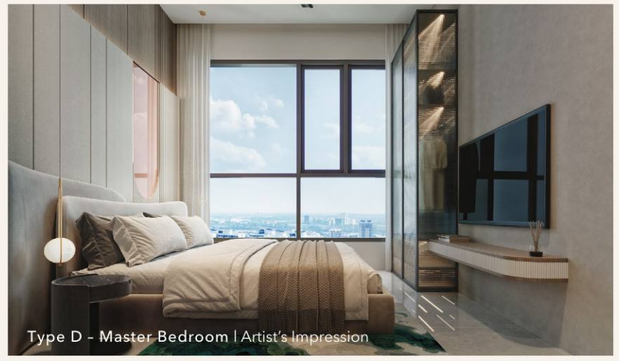
为现代生活打造的多元化居所



Type D – Open-plan Living and Dining | Artist's Impression

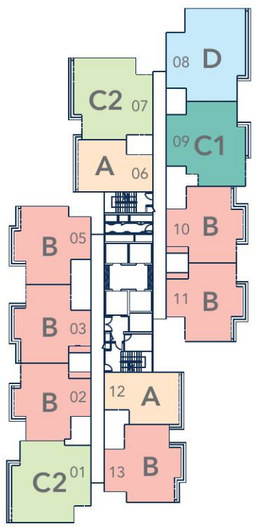
FLEXIBLE SPACES

灵活布局的空间



Type D – Master Bedroom | Artist's Impression

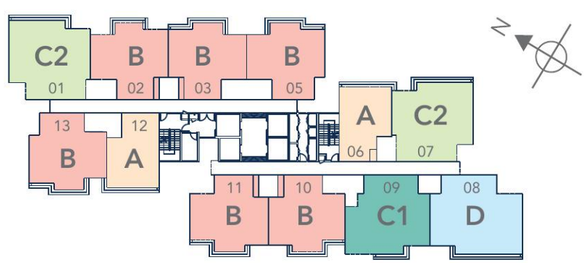
# FLOOR PLAN 楼层平面图



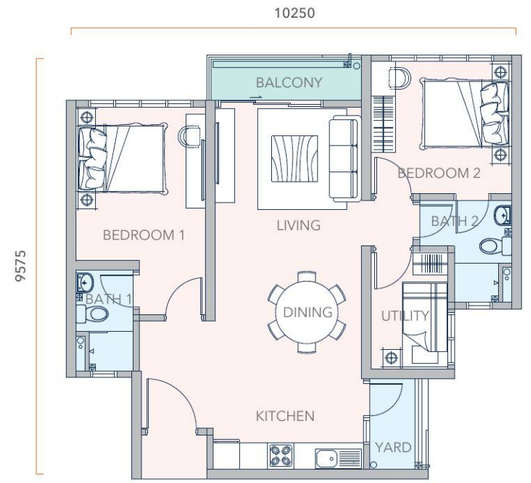

TOWER A（A座）

## Key Plan 楼层规划

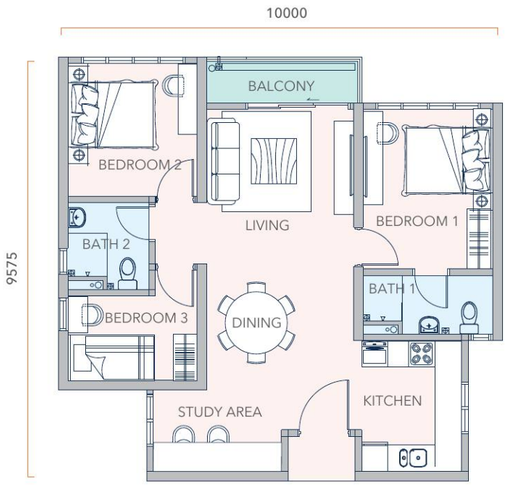
Podium Parking 停车楼: Ground Floor - Level 5 底楼 - 第5楼
Facilities 设施: Level 6 第6楼
Serviced Residences 服务式公寓: Level 7 - Level 36 第7楼 - 第36楼
Sky Garden 高空花园: Level 30 第30楼



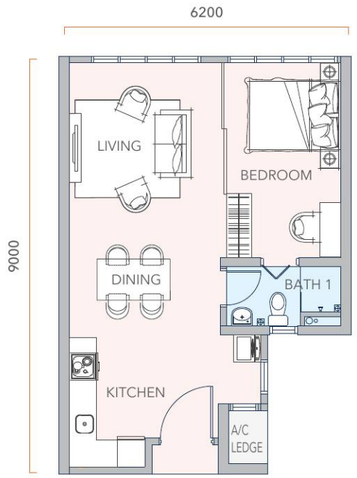

TOWER B（B座）



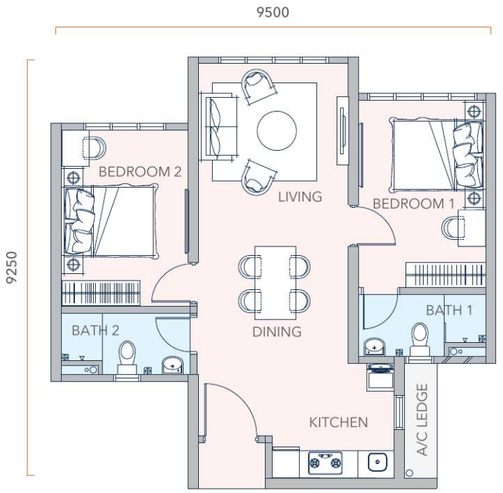

TYPE 户型 C1
2+1 BEDROOMS | 2 BATHROOMS
2+1 卧室 | 2 浴室
906 SQ.FT.



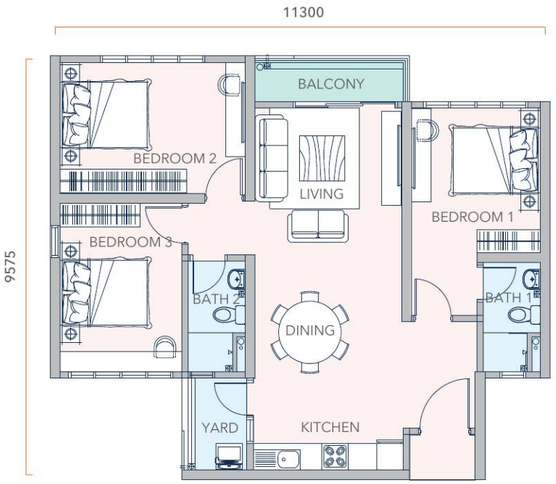

TYPE 户型 C2
3 BEDROOMS | 2 BATHROOMS
3 卧室 | 2 浴室
924 SQ.FT.




TYPE 户型 A
STUDIO | 1 BATHROOM
單间套房 | 1 浴室
528 SQ.FT.




TYPE 户型 B
2 BEDROOMS | 2 BATHROOMS
2 卧室 | 2 浴室
741 SQ.FT.




TYPE 户型 D
3 BEDROOMS | 2 BATHROOMS
3 卧室 | 2 浴室
1,017 SQ.FT.

## SPECIFICATIONS

| | | |
|---|---|---|
| Structure | | : Reinforced Concrete |
| Wall | | : Reinforced Concrete Wall / Brick Wall |
| Roof Covering | | : Reinforced Concrete Flat Roof |
| Ceiling | | : Skim Coat Finish / Plaster Ceiling |
| Windows | | : Aluminium Framed Glass Window |
| Doors | | : Fire Rated Door / Flush Door / Sliding Door |
| Ironmongery | | : Selected Quality Lockset |
| Wall Finishes | Living / Dining | : Plaster / Skim Coat with Paint |
| | Bedrooms | : Plaster / Skim Coat with Paint |
| | Balcony | : Plaster / Skim Coat with Paint ( except Type A & B ) |
| | Yard | : Plaster / Skim Coat with Paint ( Type C1 and D only ) |
| | Study Area | : Plaster / Skim Coat with Paint ( Type C2 only ) |
| | Kitchen | : Selected Wall with Wall Tiles to 1500mm High |
| | Bathrooms | : Selected Wall with Wall Tiles to Ceiling High |
| | Utility | : Plaster / Skim Coat with Paint ( Type C1 only ) |
| Internal Telecommunication Conduit & Cabling | | : 1 Lot |
| Sprinkler System | | : To Bomba Approval |

| | | |
|---|---|---|
| Floor Finishes | Entrance | : Tiles |
| | Living/ Dining | : Tiles |
| | Kitchen | : Tiles |
| | Bedrooms | : Tiles |
| | Bathrooms | : Tiles |
| | Balcony | : Tiles ( Type C1,C2 & D only ) |
| | Utility | : Tiles ( Type C1 only ) |
| | Study Area | : Tiles ( Type C2 only ) |
| | Yard | : Tiles ( Type C1 & D only ) |
| | Aircond Ledge | : Cement Render ( Type A & B only ) |
| Sanitary & Plumbing Fittings | Bathroom 1 | : Wash Basin, Water Closet, Bib Tap, Shower Head, |
| | Bathroom 2 ( Except Type A ) | : Wash Basin, Water Closet, Bib Tap, Shower Head |
| | Kitchen | : Kitchen Sink with Tap |

| | | Type A | Type B | Type C1/C2 | Type D |
|---|---|---|---|---|---|
| Electrical Installation | : Lighting Points | : 7 nos | 9 nos | 12 nos | 12 nos |
| | : Fan Points | : 2 nos | 3 nos | 3 nos | 4 nos |
| | : Power Point | : 7 nos | 10 nos | 13 nos | 15 nos |
| | : Water Heater Points | : 1 no | 2 nos | 2 nos | 2 nos |
| | : Air-Cond Points | : 2 nos | 3 nos | 3 nos | 4 nos |
| | : Distribution Board | : 1 no | 1 no | 1 no | 1 no |
| | : Fiber Optic Point (Fiber Wall Socket) | : 1 no | 1 no | 1 no | 1 no |

## 建筑规格

| | | |
|---|---|---|
| 结构 | | : 钢筋混凝土 |
| 墙壁 | | : 钢筋混凝土墙 / 砖墙 |
| 屋瓦盖板 | | : 钢筋混凝土平顶 |
| 天花板 | | : 涂层抹灰 / 石膏板 |
| 窗口 | | : 铝框玻璃窗 |
| 门 | | : 防火门 / 平面门 / 滑动门 |
| 门锁 | | : 精选优质门锁 |
| 墙砖修饰 | 客厅 / 饭厅 | : 抹灰 / 油漆抹面 |
| | 卧室 | : 抹灰 / 油漆抹面 |
| | 阳台 | : 抹灰 / 油漆抹面 ( 除了 户型 A ) |
| | 院子 | : 抹灰 / 油漆抹面 ( 仅限 户型 C1 和 D ) |
| | 学习区域 | : 抹灰 / 油漆抹面 ( 仅限 户型 C2 ) |
| | 厨房 | : 特定墙铺砌瓷砖至1500mm高 |
| | 浴室 | : 特定墙铺砌瓷砖至天花板高度 |
| 电话插座 | | : 1 个 |
| 自动喷水灭火系统 | | : 消防认证 |

| | | |
|---|---|---|
| 地面修饰 | 大门入口 | : 瓷砖 |
| | 客厅 / 饭厅 | : 瓷砖 |
| | 厨房 | : 瓷砖 |
| | 卧室 | : 瓷砖 |
| | 浴室 | : 瓷砖 |
| | 阳台 | : 瓷砖 ( 仅限 户型 C1, C2 & D ) |
| | 设施房 | : 瓷砖 ( 仅限 户型 C1 ) |
| | 学习区域 | : 瓷砖 ( 仅限 户型 C2 ) |
| | 院子 | : 瓷砖 ( 仅限 户型 C1 & D ) |
| | 空调架 | : 水泥抹面 ( 仅限 户型 A & B ) |
| 卫生设备 | 浴室 1 | : 洗手盆, 抽水马桶, 水龙头, 淋浴喷头 |
| | 浴室 2 ( 除了 户型 A ) | : 洗手盆, 抽水马桶, 水龙头, 淋浴喷头 |
| | 厨房 | : 厨房洗涤槽和水龙头 |

| | | 户型 A | 户型 B | 户型 C1/C2 | 户型 D |
|---|---|---|---|---|---|
| 电源装置 | : 电灯位 | : 7 个 | 9 个 | 12 个 | 12 个 |
| | : 风扇位 | : 2 个 | 3 个 | 3 个 | 4 个 |
| | : 大功率电源位 | : 7 个 | 10 个 | 13 个 | 15 个 |
| | : 热水器位 | : 1 个 | 2 个 | 2 个 | 2 个 |
| | : 冷气位电源 | : 2 个 | 3 个 | 3 个 | 4 个 |
| | : 配电箱 | : 1 个 | 1 个 | 1 个 | 1 个 |
| | : 光纤连接点 ( 光纤墙面插座 ) | : 1 个 | 1 个 | 1 个 | 1 个 |

## LOCATION MAP 位置图





**Kelvin 011-6198 6228**

One Union Realty



• Pemaju : Plenitude Tebrau Sdn Bhd. 198401008434(120951-T). Anak Syarikat Milik Penuh Plenitude Berhad. No.61, Jalan Harmonium 35/1, Taman Desa Tebrau, 81100 Johor Bahru, Johor. o. Lesen Pemaju : 6418/11-2028/1459(A) • Tempoh Sah : 27/11/2023 - 26/11/2028 • No.Permit Iklan & Jualan : 6418-41/10-2028/0900(IN)-(S) • Tempoh Sah : 28/10/2025 - 27/10/2028 • Jenis : Rumah Pangsapuri Perkhidmatan 37 Tingkat Fasa 2 (712 Unit) / BLOK A (356 Unit) Jenis A Jumlah Unit : 60 • Harga Jualan : RM450,000 (min) - RM522,000 (maks) • Jenis B Jumlah Unit : 176 • Harga Jualan : RM608,000 (min) - RM692,000 (maks) • Jenis C1 Jumlah Unit : 30 • Harga Jualan : RM725,000 (min)- RM785,000 (maks) • Jenis C2 Jumlah Unit : 60 • Harga Jualan : RM751,000 (min) - RM811,000 (maks) • Jenis D Jumlah Unit : 30 • Harga Jualan : RM798,000 (min) - RM858,000 (maks) • BLOK B (356 Unit) Jenis A Jumlah Unit : 60 • Harga Jualan : RM469,000 (min) - RM537,000 (maks) • Jenis B Jumlah Unit : 176 • Harga Jualan : RM627,000 (min) - RM730,000 (maks) • Jenis C1 Jumlah Unit : 30 • Harga Jualan : RM754,000 (min) - RM812,000 (maks) • Jenis C2 Jumlah Unit : 60 • Harga Jualan : RM768,000 (min) - RM835,000 (maks) • Jenis D Jumlah Unit : 30 • Harga Jualan : RM828,000 (min) - RM888,000 (maks) • Pihak Berkuasa Meluluskan Pelan Bangunan : Majlis Perbandaran Johor Bahru • No Rujukan : MBJB/U/2024/14/BGN/155/KOM • Tarikh Dijangka Siap : OKT 2029 • Bebanan Tanah : Tiada • Pegangan Tanah : Hakmilik Kekal • Diskaun Bumiputera : 15%

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