
PARAGON
Maple Wood
JOHOR BAHRU
JOLAND
柔置地集团 GROUP

Living Beyond Seasons

Inspired by the *maple tree* - celebrated for its elegant form, vibrant colors, and enduring strength - **Paragon Maplewood** embodies a home that evolves gracefully with life's changing seasons yet stays grounded in stability and warmth.



Location Map

Everything Your Family Needs All Close to Home

Positioned beside Jalan Tampoi & Paragon Market Place, and just minutes from Tebrau & Skudai Highway. This provides seamless access to key destinations while combining nature living with urban surroundings.



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Location Map



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Strategic Connectivity

Jalan Tampoi	140m (next to)
Pasir Gudang Highway	2.5km
Tebrau Highway	3km
Jalan Pandan	3.2km
North-south express way	3.6km
EDL	3.7km
Skudai Highway	5.4km



*Estimated Distance from Google

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Educational Institution

- CIDB Negeri Johor 1.0km
- Kolej Universiti Islam Johor Bahru Sultan Ibrahim (KUIJSI) 2.6km
- SJK (C) Foon Yew 4 3.0km
- SK SMK Bandar Baru Uda 4.5km
- SJK (C) Tampoi 5.2km
- Southern University College 9.7km
- Fairview International School 9.7km
- Invictus International School 16.8km
- University Technology Malaysia 19.1km



Shopping Center

- Paragon Market Place 300m
- Angsana Mall JB 5.1km
- Giant Tampoi 6.0km
- NSK Trade City Pandan 6.3km
- Mid Valley Southkey 6.6km
- KSL City Mall 6.8km
- Perling Mall 8.2km
- AEON Mall Tebrau City 8.3km
- Kipmall Tampoi 8.5km
- JB City Square 8.7km
- Paradigm Mall JB 8.8km
- IKEA Tebrau 9km
- Beletime Danga Bay 10.5km
- Sutera Mall 11km



Leisure Destination

- Arena Larkin Indoor Stadium 3.7km
- Taman Merdeka JB 5.9km
- Johor Golf & Country Club 6.9km
- Zoo Johor 9.4km



Medical Institution

- Kempas Medical Center 2.8km
- KPJ Puteri Specialist Hospital 3.9km
- Columbia Asia Hospital Tebrau 4.6km
- Tampoi Health Clinic 6.2km
- KPJ Johor Specialist Hospital 6.2km
- Sultan Aminah Hospital 8.5km
- KPJ Bandar Dato' Onn Specialist Hospital 9.3km

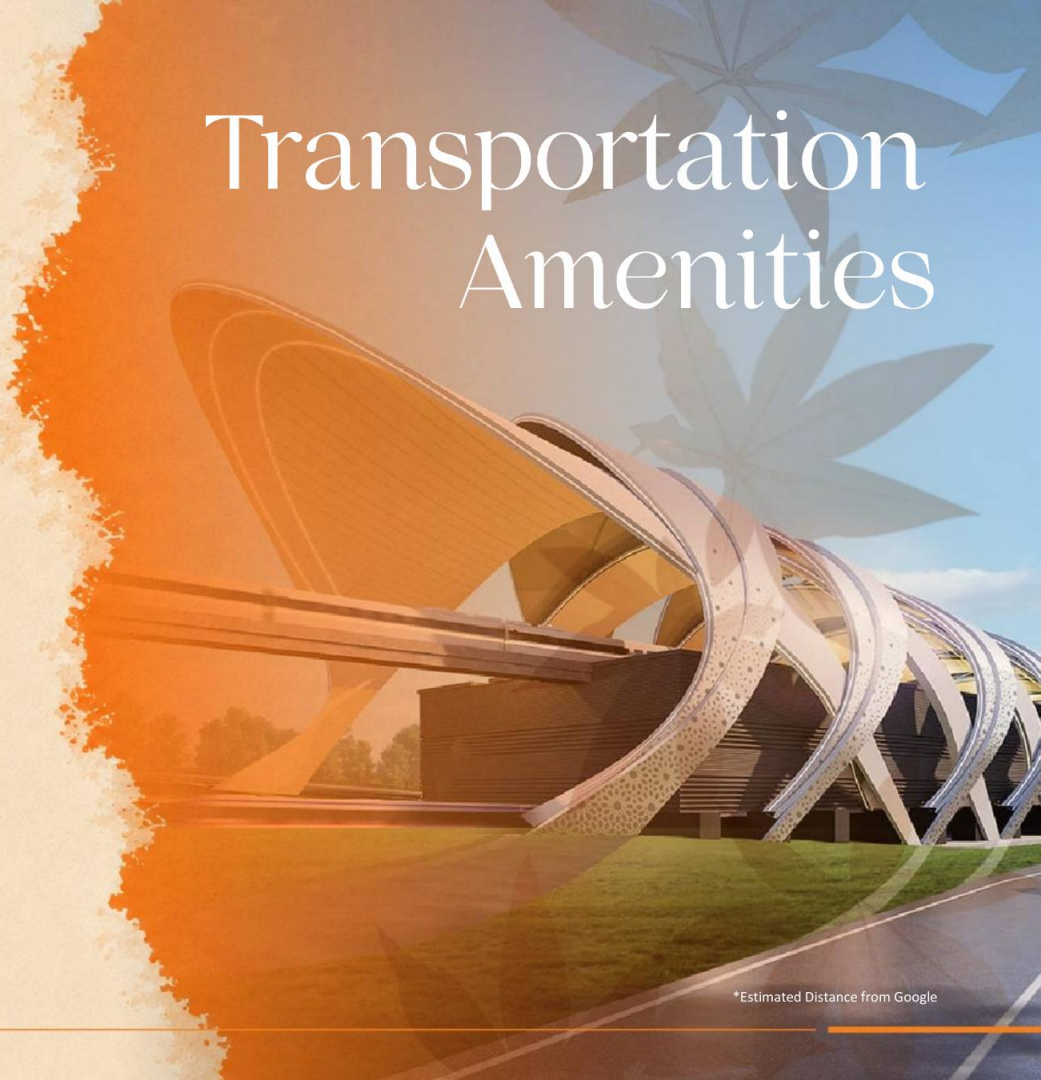
Location Nearby

*Estimated Distance from Google Map

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Transportation Amenities

Larkin Sentral	3.6km
KTMB Kempas Baru Station	5.7km
JB International Ferry Terminal	10.5km
JB Sentral	11.6km
CIQ	11.7km
Terminal Tun Aminah	12.6km
Future Bukit Chagar RTS Link Station	13.2km
Senai International Airport	25.5km



*Estimated Distance from Google

Lifestyle Circle Within 5km

Petrol Station (Convenience)

- Shell 1.1km
- Petron 1.3km
- BHP Petrol Station 1.6km
- Petronas 1.5km (with EV charge)

Pharmacy (Wellness)

- FS Pharmacy 2.7km
- Caring Pharmacy 3.4km
- Big Pharmacy 4.2km

Banks & ATM (Financial Service)

- Maybank ATM 1.6km (350m walk)
- Public bank 2km
- RHB bank 4.8km

Fast Food (F&B)

- Marrybrown 300m (Walk)
- Pizza Hut 2.8km
- KFC 2.8km



*Estimated Distance from Google Map

The Neighborhood Mall: Paragon Market Place

The Rising Icon @ Tampoi

Strategically located in the heart of Tampoi District, Paragon Market Place is undergoing a transformation into a fully enhanced neighborhood lifestyle hub, highly visible along Jalan Tampoi main road. The mall will introduce an upgraded tenant lineup featuring a comprehensive mix of grocery, dining, healthcare, retail and essential services designed for everyday convenience. Alongside the brilliantly conceptualized urban style retail stores, are more than 300 parking bays available within the premises, which enables this project to have more potential to further develop.

More than just a residence, this is a lifestyle destination where daily convenience comes naturally. Paragon Maplewood is directly connected to the upgraded Paragon Market Place via a dedicated linked bridge for added convenience and accessibility.



*Illustration Only

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Linked Bridge To Paragon Market Place

- Located along Jalan Tampoi, Johor Bahru.
- 3-storey lifestyle retail market with more than 100 units of retail store & pushcarts.
- Railway-inspired architecture with heritage charm.
- One-stop destination for dining, shopping & daily needs.
- Attracts steady crowd from nearby neighborhoods.



The Neighborhood Mall: Paragon Market Place









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Anchor Tenant of Paragon Market Place



Associated with Datuk Rosyam Nor.

First ST Rosyam Mart in Johor.

24 Hours Upsale Wholesale Retail Market, selling daily necessities at lower prices.

Daily essentials at competitive prices
Fresh food, groceries, household items and bulk products



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Anchor Tenant of Paragon Market Place































*Subject to Change

Development Concept

Project Name	Paragon Maplewood
Developer	Chempaka Logistik Sdn Bhd
Location	Jalan Tampoi, JB
Site Area	3.275 acres
Land Tenure	Freehold
Total Unit	621 units | Tower A: 253 units | Tower B: 368 units
Total Type	2 Types | Type A: 751 sqft | Type B: 886 sqft
Total Floor	31 Levels
Car Park	Level 1 – Level 7
Facility	Level 8
Residential Floor	Level 9 – Level 31

*Latest rendering WIP



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Project Component – Tower A & B

Type	Composition	Built-up area (sqft)	Tower A (253 units)				Tower B (368 units)			
			Total Units	Non-Bumi Lot	Bumi Lot	Parking Unit	Total Units	Non-Bumi Lot	Bumi Lot	Parking Unit
A	2 bedrooms & 2 baths	751	115	69	46	1	184	110	74	1
B	3 bedrooms & 2 baths	886	138	83	55	2	184	111	73	2

Disclaimer: Selected units come with additional parking, subject to authority approval.

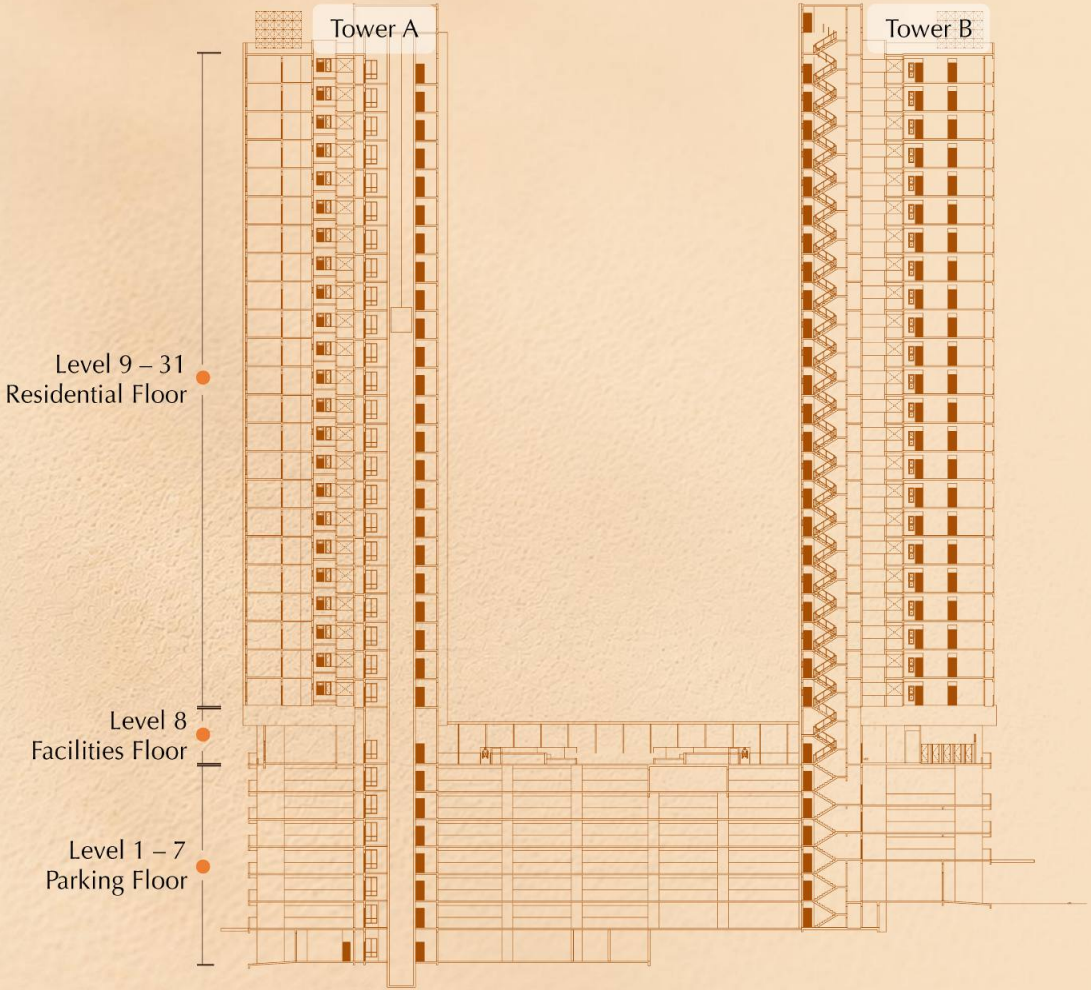
PROPOSED ARCHITECTURE DESIGN



*Latest Rendering WIP

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Elevation Plan



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*Latest Site Plan WIP

SITE PLAN



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Traffic Flow
Level 1



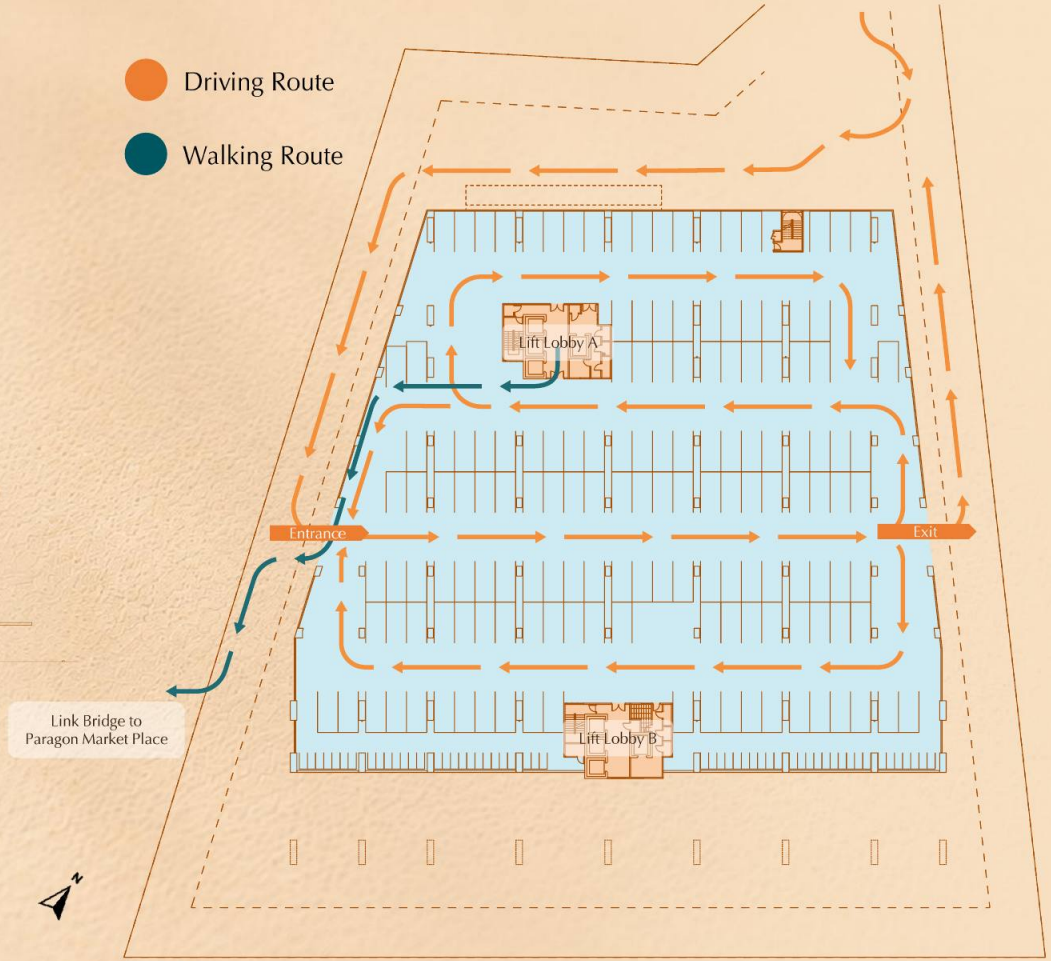


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Traffic Flow
Level 2

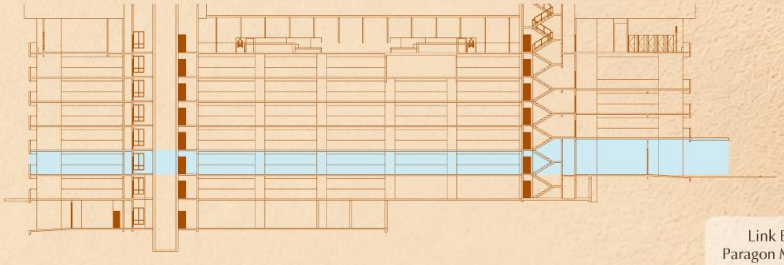




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Traffic Flow
Level 3



Driving Route

Walking Route

Lift Lobby A

Lift Lobby B

Link Bridge to
Paragon Market Place

From L4 - 7

To L4 - 7

Exit

drop off
/ pick up

Entrance

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Facilities Plan Level 8

1. Surau
2. Toilet/ Changing Room
3. Brest Feed Room
4. Management Office
5. Kids Room
6. Chill Zone
7. Pickleball Court
8. Open Terrace
9. BBQ Area
10. Covered Walkway
11. Outdoor Shower
12. Shallow Pool
13. Swimming Pool
14. Jacuzzi
15. Wading Pool
16. Parents Waiting Area
17. Playground
18. Kids Zone
19. Party Lounge
20. Function Room
21. Outdoor Fitness
22. Gymnasium
23. Yoga Room
24. Games Room



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Curated Lifestyle Categories

Family Moments
- BBQ Pit
- Party Lounge
- Open Terrace
- Function Room
- Chill Zone

Little Explorers
- Kids Room
- Kids Zone
- Wading Pool
- Playground

Essential & Everyday
- Management Office
- Surau
- Changing Room
- Breastfeeding Room
- Toilet

Wellness & Relaxation
- Jacuzzi
- Yoga Room
- Shallow Pool
- Pool Deck
- Outdoor Shower

Active Living
- Gym Room
- Outdoor Fitness
- Pickleball Court
- Games Room
- Swimming Pool



Facilities

*Latest Rendering WIP









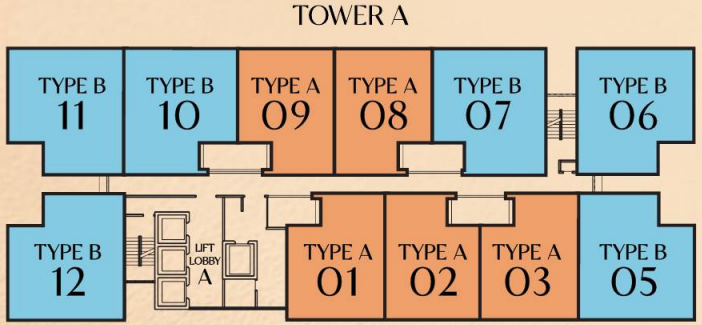
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Tower A

Type	Composition	Built-up (sqft)	Units per floor
A	2 bedrooms & 2 baths	751	5
B	3 bedrooms & 2 baths	886	6

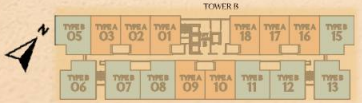
Total 11 units per floor with 3 lifts & 1 service lift sharing.



Type A

Type B



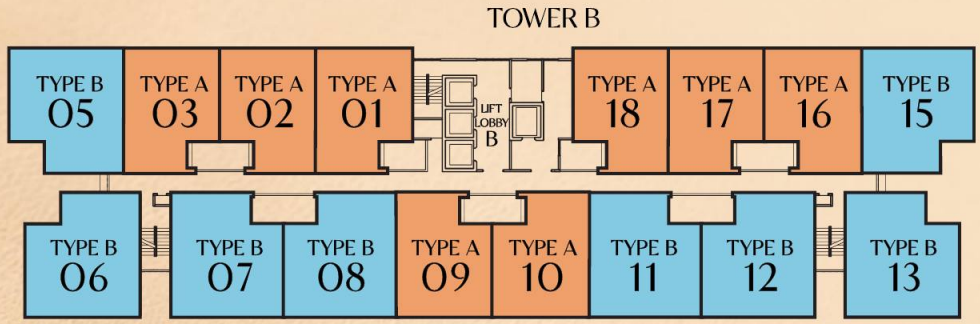


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Tower B

Type	Composition	Built-up (sqft)	Units per floor
A	2 bedrooms & 2 baths	751	8
B	3 bedrooms & 2 baths	886	8

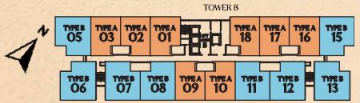
Total 16 units per floor with 3 lifts & 1 service lift sharing.



Type A

Type B





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Unit Layout Plan

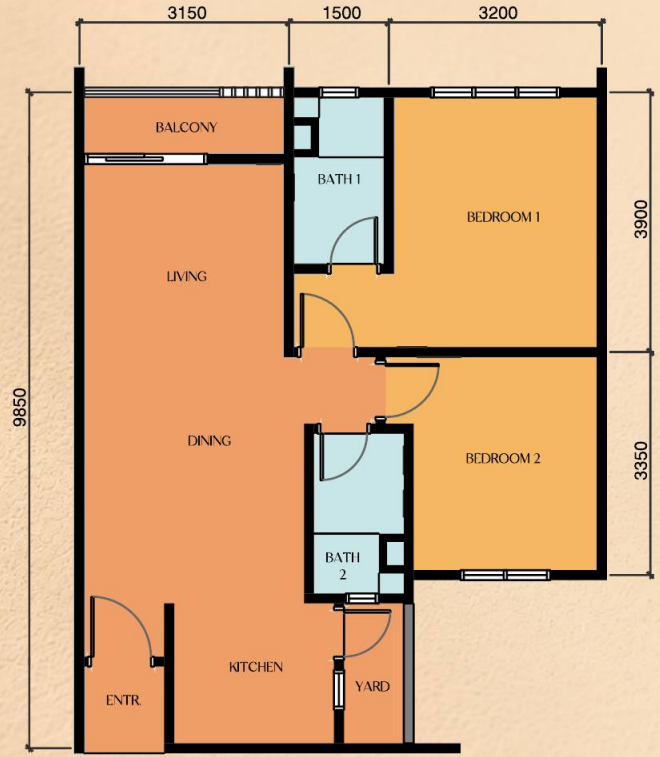
Type A

751 sqft

2 Bedrooms & 2 Bathrooms







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Proposed Show Unit Type A









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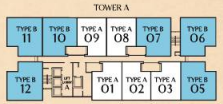
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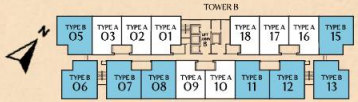
Unit Layout Plan

Type B

886 sqft

3 Bedrooms & 2 Bathrooms







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Proposed Show Unit Type B









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Partially Furnished



Air Conditioners
(Living + Master Bedroom)



Kitchen Cabinet



Kitchen Hood & Hob



Digital Lock

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Unique Selling Point

Easy Access to Highway
2.5km to Pasir Gudang Highway
3km to Tebrau Highway

Low Density
2 Towers with Total 621 units

Linked Bridge to Neighborhood Mall
Paragon Market Place

GreenRE®
Target for GreenRE Bronze Certified for Eco-conscious Living

Partially Furnished

24 Holistic Facilites

Shuttle Service to CIQ and RTS

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Thank You
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