ONE UNION REALTY

MARINA RESIDENCE

PANGSAPURI BAYU PERMAI



Malpakat Group



ONE UNION REALTY

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项目介绍

PROJECT INTRODUCTION



ONE UNION REALTY

01 项目介绍

ONE UNION REALTY

Planetium Sdn Bhd

(A subsidiary of Malpakat Group Sdn Bhd)

Malpakat Group Sdn Bhd 成立于 1991 年，是高层建筑、有地住宅区、工厂、学院、酒店和度假村基础设施工程的开发商和总承包商。

2016 年，我们首家四星级酒店 – Holiday Villa Johor Bahru City Centre 开业。Holiday Villa Johor Bahru City Centre 提供 343 间配备现代时尚设施的豪华客房和套房，以及会议室/大厅、最多可容纳 35 桌的大厅以及最多可容纳 80 桌的无柱式宴会厅 时间。

01 项目介绍

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SUBJECT	INFO
TOTAL UNIT	**168 UNITS**
COMPLETION YEAR	**2018** (leasehold until 2105)
STOREY	**LVL 1-6: CAR PARK** **LVL 7: FACILITIES** **LVL 8-28: RESIDENTIAL**
LAND ACRE	**7 ACRES**
TOWERS	**1**
PROPERTY TYPE / TITLE	**SERVICED APARTMENT / COMMERCIAL**
ROOM TYPE	**TYPE A - 1466SQFT - 3 BEDROOMS 2car park** **TYPE B - 1213 SQFT - 3 BEDROOMS 1car park**

01 项目介绍

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- **前往** Mid Valley – 1.5KM
- **前往** AEON PERMAS JAYA – 3KM
- **前往** CIQ – 6KM
- **前往** PLAZA PELANGI – 5.5KM
- **前往** KSL CITY MALL – 5KM
- **前往** HOLIDAY VILLA – 5KM
- **前往宽柔中学** – 5KM
- **前往** CITY SQUARE – 8KM
- **前往 JBCC – 8KM**

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01

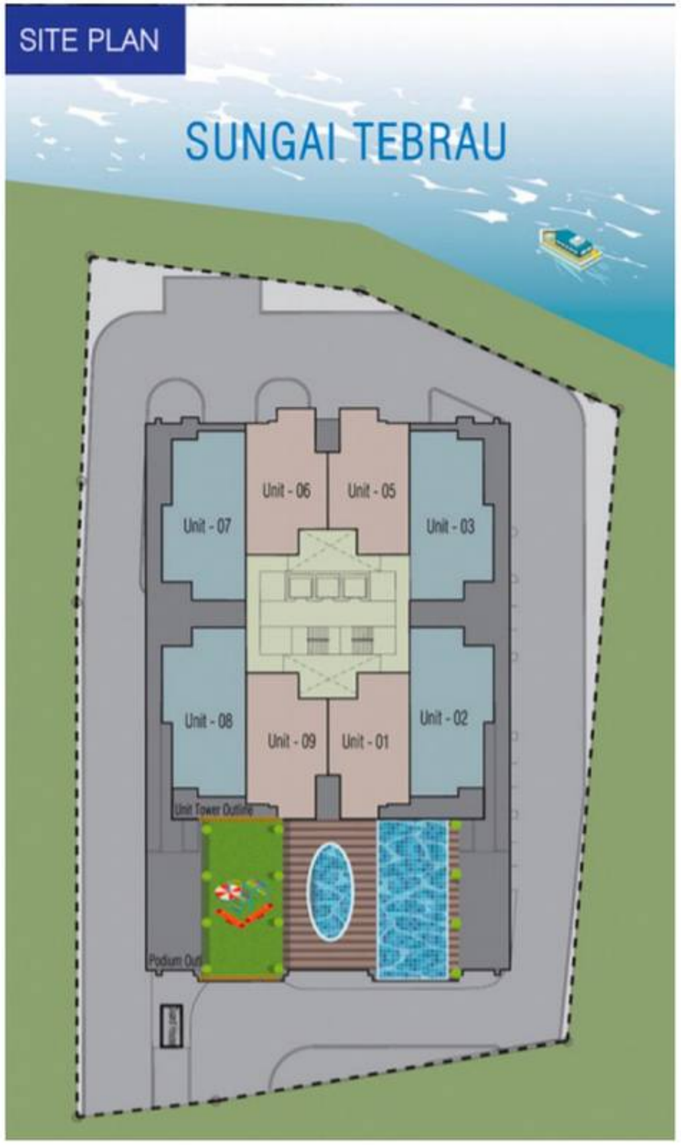
项目介绍

ONE UNION REALTY



01 项目介绍

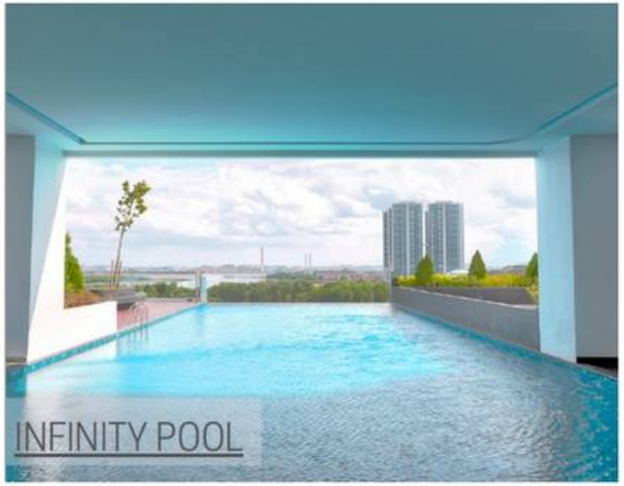
ONE UNION REALTY



低密度社区
Low Density Community

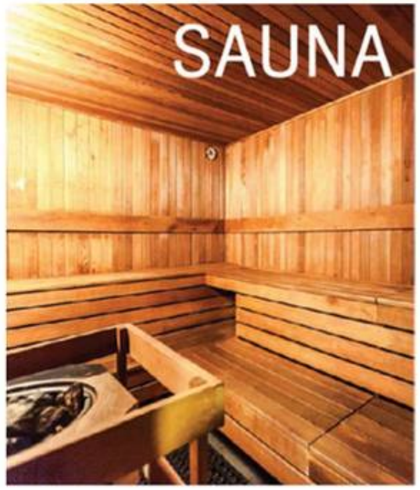
- 现在有很多公寓，动辄就有200多个，甚至1000个单位
- 我们这里只有 168 个单位
- 每个角落有 2 个单位
- 我们是附近唯一的独立高层建筑，下一座高层建筑离我们有300m
- 总体而言，它为您提供了令人惊叹的 360 度畅通无阻的视野，然后是您生活环境中的低密度社区

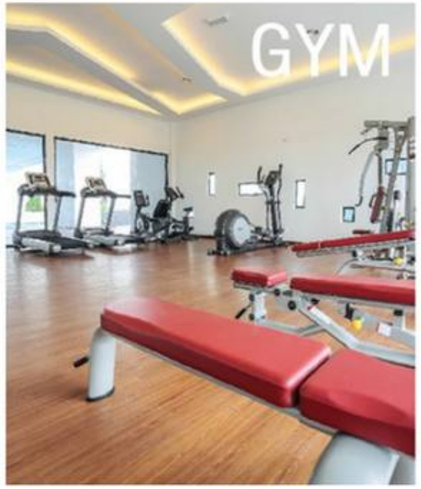
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公共设施

Serviced Apartment Facilities

- 25m Infinity Pool
- Children Pool
- Playground
- Reading Room
- Children Play Room
- BBQ Area
- Sauna
- Gym Room

2

房款介绍

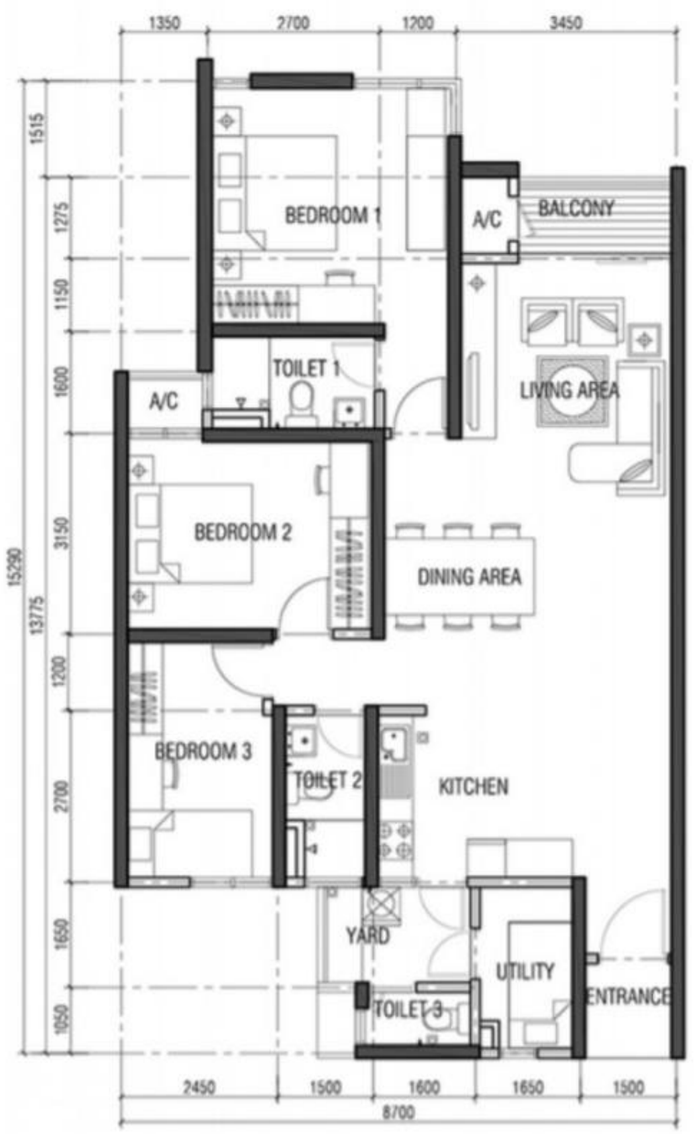
ROOM TYPE



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02 房款介绍

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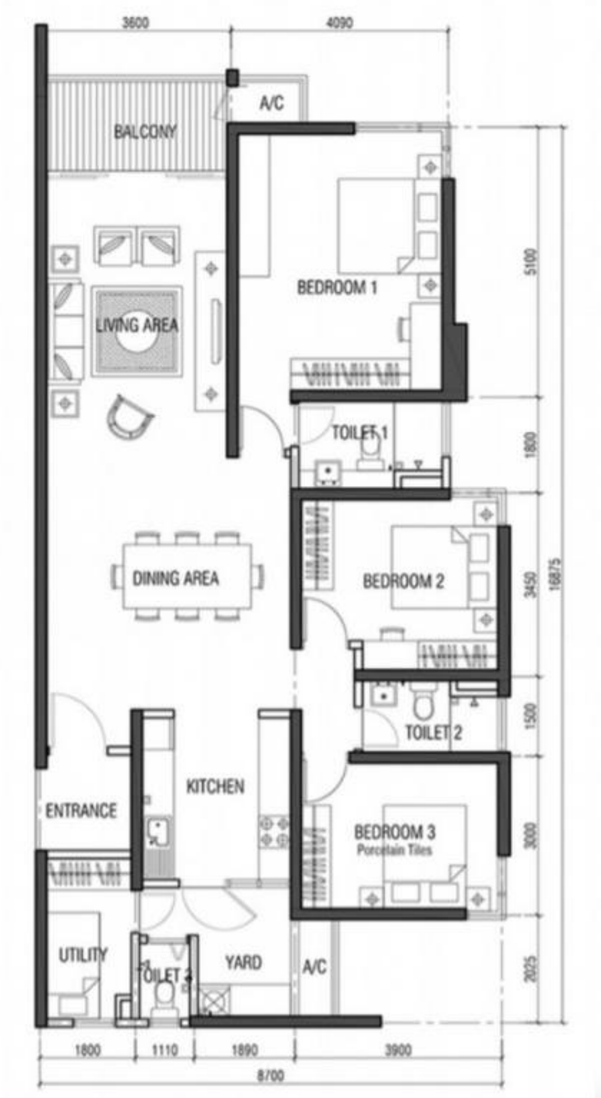
Type B - 1213sqft
(3 BEDROOM + 3 BATHROOMS)

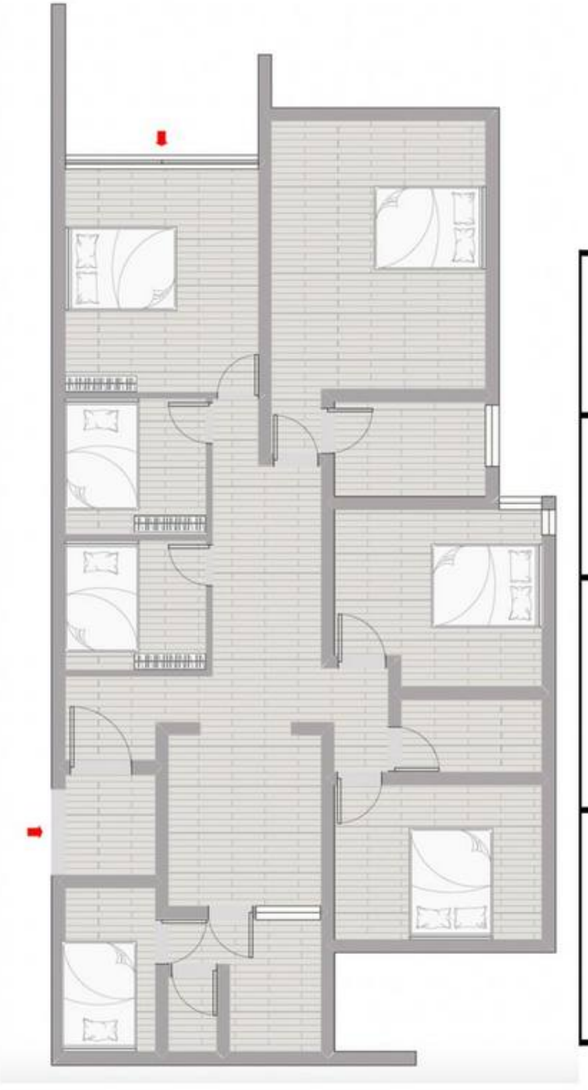
SPA PRICE	STARTS FROM | RM 709,605
NETT PRICE	STARTS FROM | RM 639,251
MONTHLY INSTALMENT	STARTS FROM | RM 2904.88 (35 years with 4.2% interest)
MONTHLY MAINTENANCE included sinking fund	1213sqft x 0.33 psf = 400.29

02

房款介绍

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Type A - 1466sqft
(3 BEDROOM + 3 BATHROOMS)

SPA PRICE	STARTS FROM RM 857,610
NETT PRICE	STARTS FROM RM 772,582
MONTHLY INSTALMENT	STARTS FROM RM 3510.76 (35 years with 4.2% interest)
MONTHLY MAINTENANCE included sinking fund	1466sqft x 0.33 psf = 483.78

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适合人群

TARGET AUDIENCE



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03 公寓特点/适合人群

- 公寓超低密度，幽静环境
- 公寓地点避开主要塞车地点
- 公寓拥有360度无遮挡风景

人群：

- 新马工作者，单人收入SGD 2500起
- 想要退休找现成房，大房款的新加坡人
- 想要找方便来回CIQ的3房，不要高密度



4

配套&优惠

SALES PACKAGE



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04 配套&优惠

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RESERVATION FEE :

- **Loan Buyer RM1,000**
- **Cash Buyer RM 5,000**

Package:

1. **Free SPA and LA Legal Fee, Stamp Duty and Disbursement Fee**
2. **MOT Subsidy for Buyers**
   a. **LOCAL BUYER ONLY NEED TO PAY RM5,000 (BEFORE SIGNING) ;**
   b. **FOREIGN BUYER ONLY NEED TO PAY RM18,000 (BEFORE SIGNING) TO ONE UNION GROUP SDN BH**
3. **Free Reno package (if customer prefer empty unit discount 15,000 - 18,000)**

04

Free Reno and Furnish Package

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1. **General Works**
    a. **To paint interior feature wall for living room & bedroom**
    b. **Kitchen cabinet c/w cooker,sinky**
    c. **To install surface downlight**
    d. **To install water heater**
    e. **To install tracklight**

Curtain

- **Living hall room, Room 1, 2 & 3 - Curtain Night Only**

04

Free Reno and Furnish Package

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- **Furniture**
  - Queen size bed frame with mattress
  - Dressing table with stool
  - Side table
  - 3.5ft wardrobe
  - TV counter & coffee table
  - 3 seater Sofa
  - Dining Table

1. **Electrical appliances**
   - Surface Downlight
   - Tracklight
   - Aircond X2 (MASTER ROOM & LIVING ROOM)

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ONE UNION GROUP SDN BHD
B-03-14, BLOCK B 1TEBRAU,
JALAN TEBRAU, KG SETANGGI,
80250 JOHOR BAHRU, JOHOR.

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