PARAGON GATEWAY

JOHOR BAHRU

FREEHOLD

REMARKABLE LIVING

KEY HIGHLIGHTS

PRIME LOCATION WITH
EXCELLENT CONNECTIVITY
AND ROAD LINKAGE

PRACTICAL DESIGN
WITH A SEMI-
FURNISHED UNIT

SURROUNDED BY
THRIVING MATURED
TOWNSHIP

A new address at the doorstep of Singapore

Own this freehold ideal home in Johor Bahru close to Singapore with a promising investment value, a premium deck of facilities, a great view, and a glorious landscape of serene surroundings.

5.24
ACRES
LAND AREA

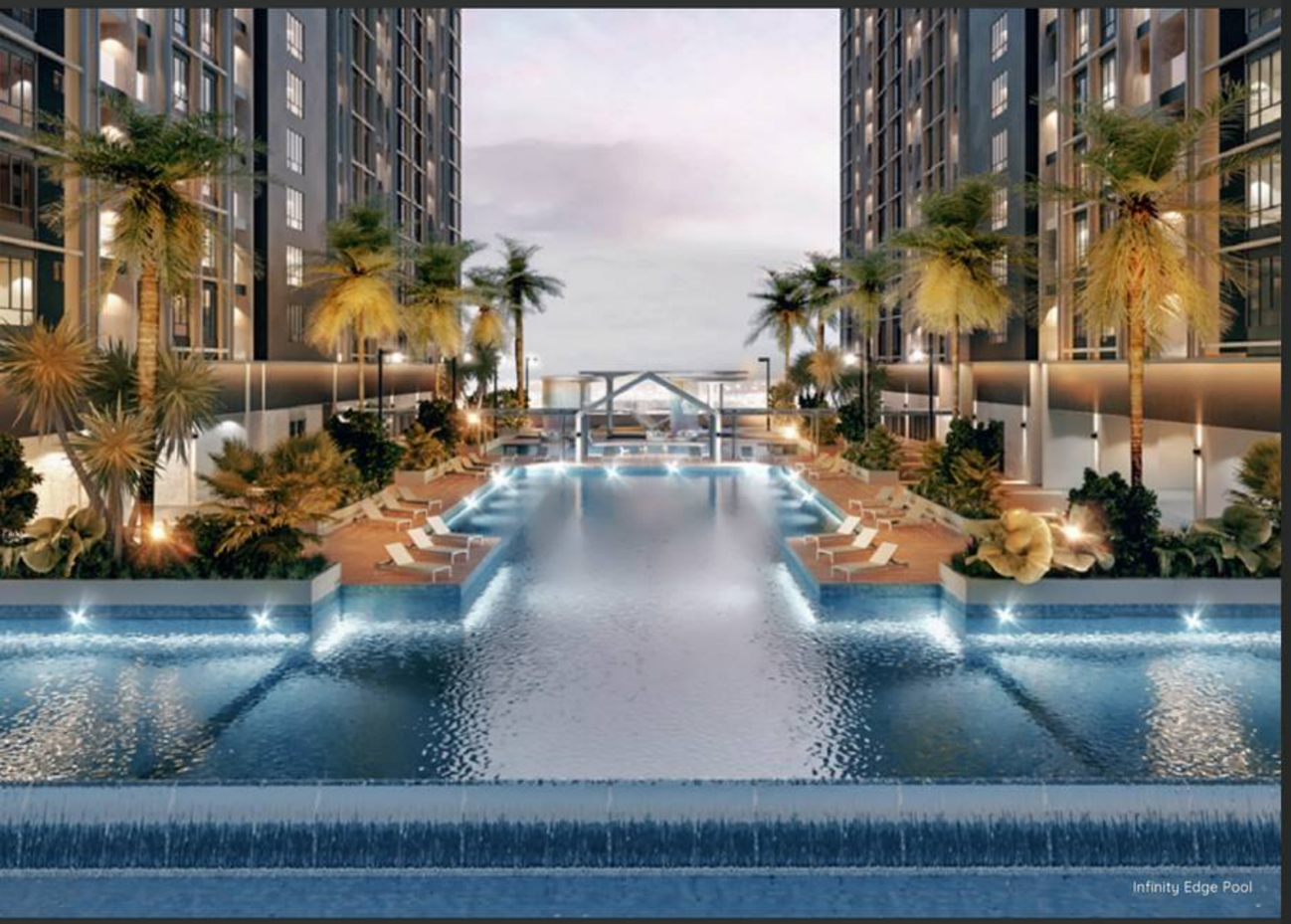
4
TOWERS

2,136
EXCLUSIVE
UNITS

Welcome to a splash *of luxury*



Unwind, relax, and revive with a full deck of premium facilities. Tame your senses, evolve, and enjoy a sensible connection with your vibrant and best self without boundaries and limitations.



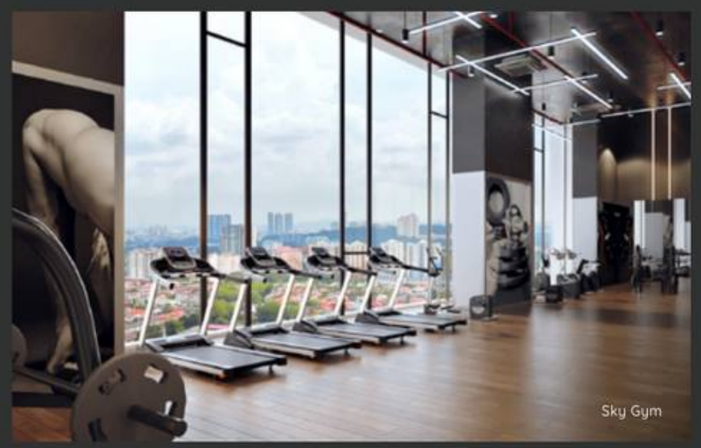
Infinity Edge Pool

Enjoy a complete podium *of* *5-star* facilities

FACILITY DECK | LEVEL 10 (PODIUM)



1. Infinity Edge Pool
2. Lap Pool
3. Shallow Pool
4. Wading Pool
5. Aqua Pool
6. Jacuzzi
7. Co-office
8. Reading/Study Room
9. Entertainment Room
10. Pool Side Terrace
11. Pre Function Lounge
12. Multi Purpose Room
13. Children Room
14. Chess Terrace
15. Children Adventure Zone
16. Pool Deck
17. Timber Pavillion
18. Pool Deck/Outdoor Yoga
19. Sky Gym
20. Gourmet Kitchen
21. Sizzle & Gril
22. Showers & Toilets
23. Sauna
24. Surau
25. Management Office
26. Meeting Room
27. Bridge
28. Star Deck
29. Metal Pavillion
30. Leisure Terrace
31. Sky Park
32. E-game Arena
33. Family Terrace
34. Multi Function Area
35. Outdoor Fitness
36. Leisure Pool
37. Children Play Zone
38. Open Game Area
39. Squash Court
40. Toilets
41. Event Room
42. Jogging Trail



Sky Gym



Children Adventure Zone



Sky Park





Thoughtfully designed *floor plans*

TYPE A — 499 *sq.ft.*
1 bedroom
1 bathroom



TYPE B — 648 *sq.ft.*
1 bedroom
1 bathroom



TYPE C — 788 *sq.ft.*
2 bedrooms
2 bathrooms



TYPE D — 915 *sq.ft.*
3 bedrooms
2 bathrooms



TYPE D1 — 915 *sq.ft.*
3 bedrooms
2 bathrooms



TYPE E — 1,177 *sq.ft.*
3 bedrooms
3 bathrooms



Specifications

STRUCTURE	Reinforced Concrete Frame	
WALL	Reinforce Concrete Wall / Brickwall / Light Weight Block (Where Applicable)	
ROOF	Reinforce Concrete Flat Roof	
CEILING	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)	
DOOR	Metal Door Frame with Wooden Door	
WINDOW	Aluminium Frame Glass Window	
LOCKSET	Selected Quality Locksets	
WALL FINISHES	Kitchen (Selected Area)	1500mm Height Tiles
	Bathrooms	Full Height Tiles
	External Wall	Weather Resistant Paint
	Others	Render / Plastering / Skim coat with Emulsion Paint
FLOOR FINISHES	Living / Dining	Tiles
	All Bedrooms / Study Area	Tiles
	Kitchen	Tiles
	All Bathrooms	Tiles
	Yard	Tiles
	Balcony	Tiles
	Entrance	Tiles

SANITARY & PLUMBING FITTINGS — TYPE	A	B	C	D	D1	E
Kitchen Sink	1	1	1	1	1	1
Sitting W.C	1	1	2	2	2	3
Wash Hand Basin	1	1	2	2	2	3
Tissue Roll Holder	1	1	2	2	2	3
Shower Rose	1	1	2	2	2	3
Tap	2	2	3	3	3	4
ELECTRICAL INSTALLATION — Lighting Point	9	12	14	14	14	18
Fan Point	2	2	3	2	2	3
Power Point	9	12	13	15	15	17
Water Heater Power Point	1	1	2	2	2	3
Air-Cond Power Point	2	3	3	4	4	4
SMATV Point	1	1	1	1	1	2
Distribution Board	1	1	1	1	1	2
Fiber Wall Socket	1	1	1	1	1	1

A strategic location with *excellent* connectivity

Live within a connected location with great accessibility, conveniences and amenities close by.

LEGEND :

- Shopping & Leisure
- Recreational & Golf
- Medical Institution
- Educational Institution
- Bus Station
- Ferry Terminal
- Future JB-SG RTS Link
- Future Bus Rapid Transit Network



A JOINT VENTURE PROJECT BETWEEN:

JUNLAND 君置地集团 GROUP

KUOPACIFIC GROUP 郭太平洋集团

DEVELOPED BY:

PARAGON PREMIUM SDN. BHD.
Co.No. 201601021916 (1192855-H)

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