PARAGON

SIGNATURE SUITES

JOHOR BAHRU



GreenRE

Greener Buildings For
A Sustainable Future

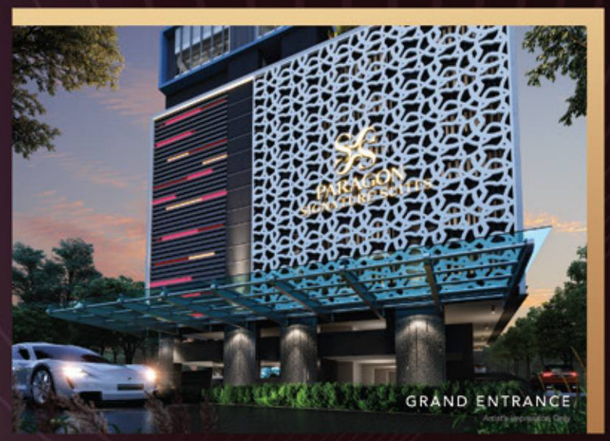
ELEGANT VIEWS

A PRESTIGIOUS ICON

Perched high in the sky, the exquisite design of Paragon Signature Suites captures attention from afar and turns heads up close, making it a prestigious icon in the vicinity. Here, splendid views are a given. Residents bask in the awe-inspiring cityscape from within, while passersby are captivated by the opulent exterior design.

With the adoption of GreenRE standards, residents can experience a green lifestyle that embraces sustainability at its core, embarking on a journey toward balance and enrichment.

Artist's Impression Only



DEFINED BY
ARTISTRY AND GRANDEUR

AN OPULENT WELCOME



Step into a space that exudes a graceful design filling every corner, creating an inviting warmth and comfort. A residence which aims to enhance the quality of life, fostering an environment that nourishes both body and soul through its carefully crafted aesthetic.

1.14 ACRES
LAND AREA

2 LAYOUT
TYPES

5KM TO RTS & CIQ

ACCESSIBLE TO MAJOR HIGHWAYS

SHUTTLE SERVICE TO CIQ

PARTIALLY FURNISHED

DUAL-LEVEL FACILITIES

CRAFTED SPACES

A DYNAMIC LIVING PERFECTED

A living environment designed not just for today, but for every evolving moment of your life.



Spaces crafted for BALANCE, ENERGY & EFFORTLESS LIVING.

LEVEL 10

1. Reading Lounge
2. Male Toilet
3. Female Toilet
4. Female Surau
5. Male Surau
6. Management Office
7. Mail Room
8. Multipurpose Room
9. Yoga Room
10. Function Room
11. Co-Office

LEVEL 9

1. Kids Room
2. Male Toilet
3. Female Toilet
4. Gym
5. Kids Zone
6. Pool Deck
7. Wading Pool
8. Swimming Pool
9. Games Room
10. Entertainment Room
11. Leisure Terrace
12. Sunken Lounge
13. Pickleball Court





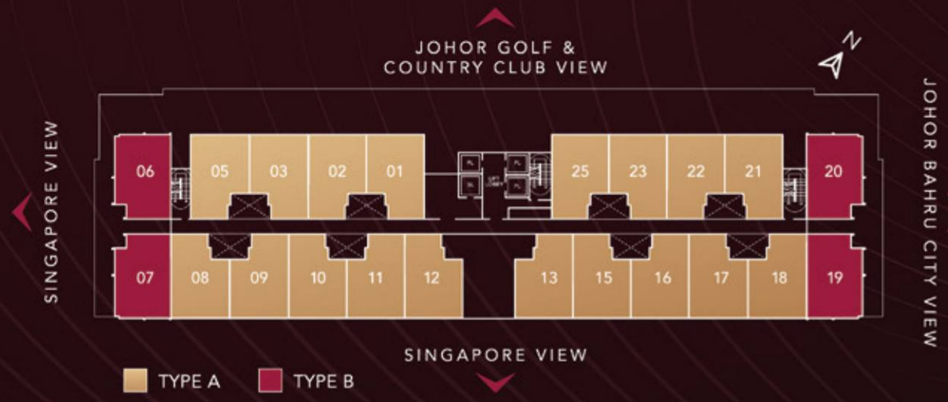






LAYOUT PLAN

LEVEL 11 - 32



TYPE A

645 SQ.FT.

1+1 BEDROOMS
1 BATH



TYPE B

649 SQ.FT.

1 BEDROOM
1 BATH



Not to scale.
The unit number is an indicative number only and does not represent the numbering in your actual address.

88 EXCLUSIVE UNITS FOR SINGLE DWELLERS

ELEGANT BATHROOM



This tranquil haven is designed for ultimate rest and rejuvenation in refined elegance. Featuring exclusive units with bathtubs and fittings from distinguished brands, each home is meticulously crafted for single dwellers with discerning taste and a sophisticated lifestyle.

UNCOMPROMISING LUXURY







SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame
WALL	Reinforced Concrete Wall / Brickwall / Light Weight Block (Where Applicable)
CEILING	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)
DOORS	Metal Door Frame with Wooden Door
WINDOWS	Aluminium Frame Glass Window
LOCKSET	Selected Quality Locksets
FLOOR FINISH	Tiles/SPC (Where Applicable)
WALL FINISHES	Render / Plastering / Skim Coat with Emulsion Paint Weather Resistant Paint on External Wall Ceiling Height Tiles at Bathroom 1500mm Height Tiles at Selected Kitchen Area

SANITARY FITTINGS	A	B
Kitchen Sink	1	1
Sitting W.C	1	1
Wash Hand Basin	1	1
Tissue Roll Holder	1	1
Shower Rose	1	1
Tap	2	2
Bathtub	NIL	1

ELECTRICAL FITTINGS	A	B
Lighting Point	12	12
Fan Point	2	2
Power Point	10	9
Water Heater Power Point	1	1
Air-Cond Power Point	2	2
SMATV Point	1	1
Distribution Board	1	1
Fiber Wall Socket	1	1

ENDLESS PURSUITS WITHIN ARM'S REACH

SHUTTLE SERVICE

Paragon Signature Suites offers an exclusive private shuttle service, ensuring effortless access to CIQ, the RTS Station, and nearby amenities. Enjoy smooth connectivity and return to a sanctuary of comfort and ease.





RTS LINK

Expected to complete in 2026, the RTS Link will enhance connectivity between Johor Bahru and Singapore, driving economic growth and potentially increasing investment returns in the region.

JB SENTRAL

As a vital transportation hub, it provides convenient bus connections between Singapore and Johor Bahru, while long-distance rail services extend across key regions of the Malay Peninsula.

LARKIN SENTRAL

Recognized as one of the key public bus transportation hubs in Johor Bahru, it facilitates easy connectivity across Malaysia, serving as a vital link for the movement of professionals between Southern Malaysia and the entire Malay Peninsula.

ABOUT RTS LINK

TOTAL LENGTH

4KM IN LENGTH
(Malaysia: 2.7km and Singapore: 1.3km)

TRAIN CAPACITY

10,000 PASSENGERS
per hour per direction

FREQUENCY

3.6 MINUTES
(Ultimate) during peak hour

TOTAL PASSENGERS

Estimated to carry 40,000 PASSENGERS
per day upon opening

JOURNEY TIME

The estimated train journey time is 6 MINUTES between stations.

NUMBER OF STATIONS

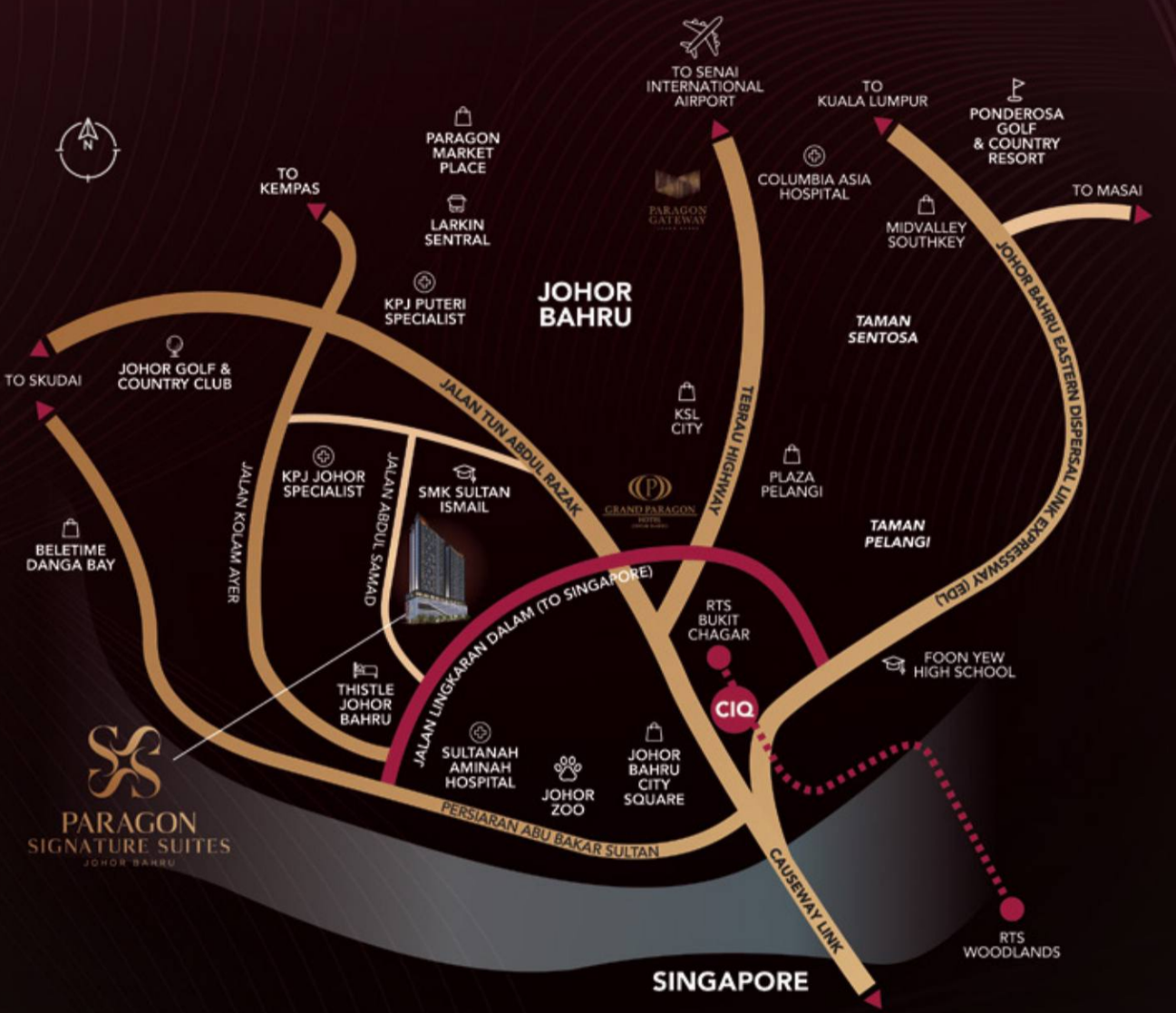
2 STATIONS
(Malaysia: Bukit Chagar Station and Singapore: Woodlands North Station)

Source: Mass Rapid Transit Corporation, 2023



UNMATCHED CONNECTIVITY

Located minutes from the upcoming RTS Link, enjoy seamless access to diverse city amenities in Johor Bahru and Singapore, ensuring the convenience and comprehensiveness of urban living.



1.6KM	3.3KM	4.0KM	4.4KM	4.5KM	4.6KM	6.9KM	8.0KM
KPJ JOHOR SPECIALIST	SULTANAH AMINAH HOSPITAL	JOHOR ZOO	RTS BUKIT CHAGAR	JOHOR BAHRU CITY SQUARE	KSL MALL	LARKIN SENTRAL	MID VALLEY SOUTHKEY

A PROJECT BY:

JUALAND 柔置地集团 GROUP

FOR MORE INFORMATION, PLEASE CONTACT :

011-6198 6228

Kelvin | One Union Realty

Suite Premium Paragon • Developer's License No.: 30917/11-2029/0260(N) • Validity Period: 22/11/2024 – 21/11/2029 • Advertising & Sales Permit No.: 30917-1/06-2028/0468(N)-(S) • Validity Period: 13/06/2025 – 12/06/2028 • Land Tenure: Freehold • Authority Approval: Majlis Bandaraya Johor Bahru • Approval Building Plan Reference No.: MBJB/U/2024/14/BGN/108/RP (18) • Expected Date of Completion: June 2029 • Land Charge: AmBank Islamic Berhad • Total Units: 484 Unit – (Min): RM581,400 (Max): RM650,285 • SiFus Reference No.: PTG/SIFUS/11/02/40/303/10/2025 -15% Discount for Bumiputera • All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.