R&F 富力集团 R&F GROUP | R&F PRINCESS COVE 富力公主湾

R&F DEVELOPMENT SDN. BHD. (CO.NO. 1069248-H)

Block C1

- Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Menu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 15578(05-20270318)(A) - Validity Period: 26/04/2022 – 05/05/2027 - Advertising and Sales Permit Number: 15578-R/07-2024(0627)(N)-(S) - Validity Period: 31/07/2025–30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MB.BS(E)2021618/(0)(1)T&K(08)(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: NIL - Total No. of Units: 422 - Selling Price: RM446,905 (Min.) – RM1,271,259 (Max.) - Built Up Area: 593 sq ft (Min.) – 781 sq ft (Max.). - Bumiputera Discount: 15% - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C2

- Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Menu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 15578(05-20270318)(A) - Validity Period: 26/04/2022 – 05/05/2027 - Advertising and Sales Permit Number: 15578-T07-2024(0622)(N)-(S) - Validity Period: 31/07/2025–30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MB.BS(E)2021474/(0)(1)T&K(08)(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: NIL - Total No. of Units: 1,337 - Selling Price: RM648,174 (Min.) – RM2,118,240 (Max.) - Built Up Area: 精 sq ft (Min.) – 1,776sq ft (Max.). - Bumiputera Discount: 15% - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C3

- Developer: R&F Development Sdn Bhd - Address: L2-086-A5, Menu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 15578(05-20270318)(A) - Validity Period: 26/04/2022 – 05/05/2027 - Advertising and Sales Permit Number: 15578-A/07-2024(0623)(N)-(S) - Validity Period: 31/07/2025–30/07/2028 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MB.BS(E)2021474/(0)(1)T&K(08)(16) - Expected Completion Date: 30/11/2029 - Land Tenure: Freehold - Land Encumbrance: NIL - Total No. of Units: 700 - Selling Price: RM761,168 (Min.) – RM3,567,168 (Max.) - Built Up Area: 515 sq ft (Min.) – 1,551sq ft (Max.). - Bumiputera Discount: 15% - Bumiputera Lot Available for Sale - Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

NEW CASA
SUITES

@ MERCU 3, R&F PRINCESS COVE
富力公主湾

PHASE 3

CONNECTING TWO CITIES, ENJOYING A NEW REALM OF LUXURY.

连接双城 尽享奢华新境界

TOP 10 REASONS FOR CHOOSING R&F PRINCESS COVE

十大理由选择富力公主湾

Situated at the vibrant heart of Johor Bahru, R&F Princess Cove offers a living experience like no other. Just a stone's throw from CIQ with direct connectivity to Singapore, this premier location boasts world-class facilities, cutting-edge architectural design, and the dynamic pulse of city life. Whether you're looking for a residence or an investment opportunity, R&F Princess Cove provides unmatched value and a lifestyle that redefines luxury and convenience.

01 Border Crossing with 350,000 Travellers Daily
扼守新马第一通关口岸 单日人流量达35万人次

02 Connected to RTS Station- Direct Access to Singapore
无缝连接RTS地铁站，轻松直通新加坡

03 650 Meters Sheltered Link Bridge Connected to CIQ
社区650米专属连桥 直通新马关口

04 Integrated Commercial Development Linked with R&F Mall
市中心商场上盖 滨海国际综合体

05 The Only 450m Sky Lounge Jogging Track in Johor Bahru
新山唯一空中慢跑道

06 Most Viewed Condominium & Rental Project in Malaysia
全马购房及租房浏览量最高项目

07 First Opera House in Johor Bahru
新山首座歌剧院

08 Private Yacht Club International Marina Boulevard
社区豪华游艇俱乐部 富力海上乐园

09 R&F Marina Place International Boulevard Closest to Singapore
新加坡对岸的滨海湾 富力新天地

10 R&R Sojourn Property Management Service
富邻旅居 无忧代租代管服务



The Leisure Collective
多元休闲 一站式体验

- Johor Bahru City Council City Forest
- Legoland Malaysia
- Austin Waterpark
- X Park Sunway Iskandar
- Singapore Marina Bay Sand
- Singapore Gardens by the bay
- Singapore Zoo

Tee Off at Your Doorstep
赛境生活 高尔夫为邻

- Ponderosa Golf & Country Club
- Daiman 18 Golf Club
- Austin Heights Golf & Hotel Resort
- Impian Emas Golf & Country Club
- Starhill Golf & Country Club
- Permas Jaya Golf Club
- Johor Golf & Country Club
- Horizon Hills Golf & Country Club

Holistic Health Living
优质医疗 全方位健康生活

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Malaysia Thomson Medical Centre
- Regency Specialist Hospital
- Singapore Thomson Medical Centre

Education All Around
完善教育 通向世界的跳板

- Marlborough College Malaysia
- Raffles American School
- Foon Yew High School
- Invictus International School
- Iskandar Edu City
- Nanyang Technological University
- National University of Singapore

Seamless Access, Anywhere
立体交通网络，出行无忧

- JB Sentral Bus Terminal
- Bukit Chargar RTS Station(Under Construction)
- KTM railway station
- Larkin Sentral Bus Terminal
- Senai Airport
- Changi International Airport

Elevated Living, Unmatched *Experiences*

卓越生活 非凡体验

Discover sophisticated urban living at New Casa Suites @ Mercu 3, where every detail caters to a luxurious lifestyle. Step directly into the R&F Mall for premium shopping, spend an evening at the contemporary opera house, or unwind at our exclusive yacht club.

Immerse yourself in a world of sophistication with state-of-the-art amenities like a modern fitness center and an elegant boardwalk, ensuring a lifestyle of luxury and convenience that redefines urban living.

The Dual-City Charm of New Casa

卡萨国际的双城魅力



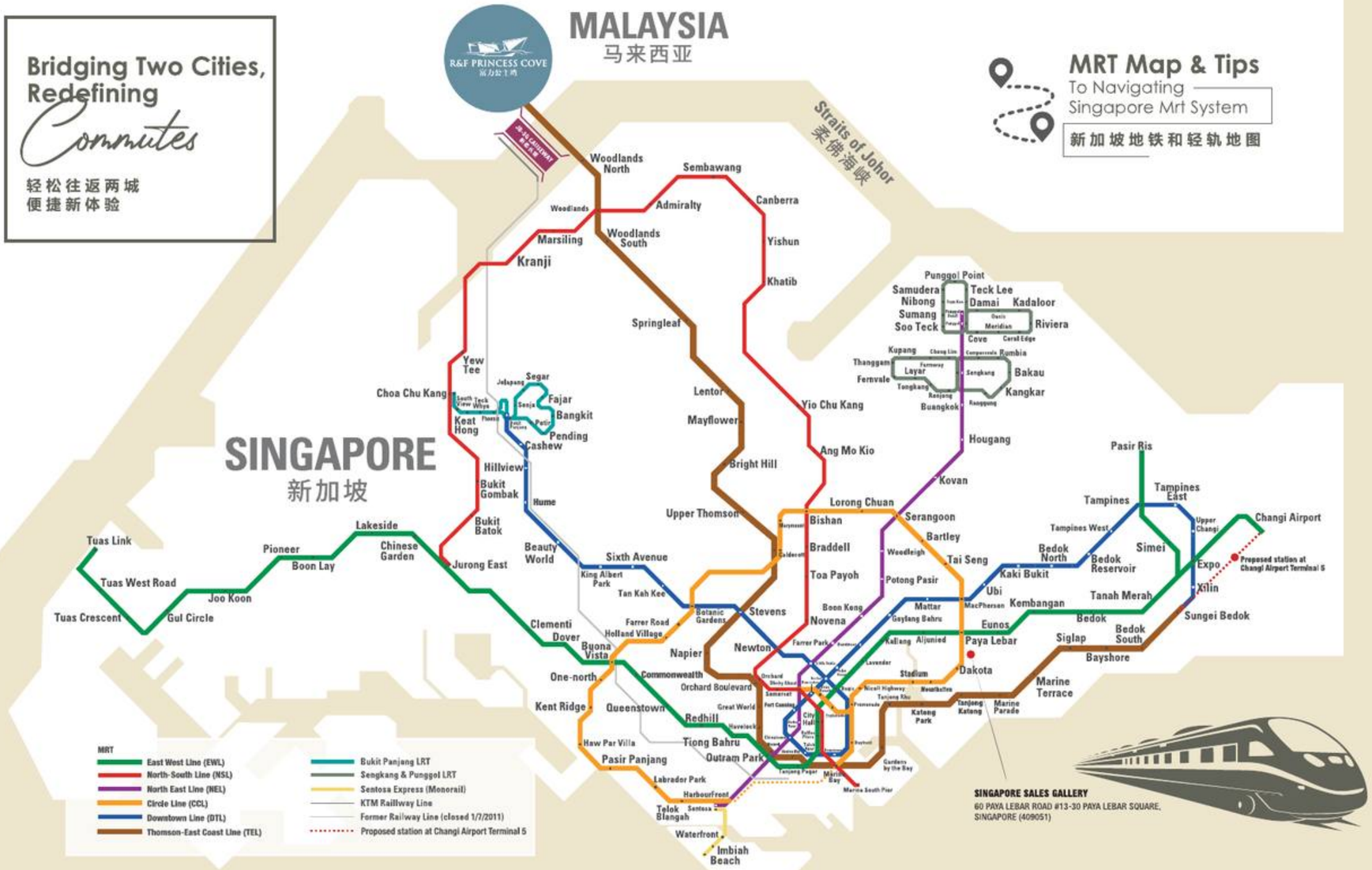
Explore vibrant city life just steps away from your residence. Enjoy direct access to shopping, dining, and seamless cross-border convenience — day or night.



Enjoy the ease of travel with well-connected surroundings that bring work, leisure, and lifestyle closer than ever.

Bridging Two Cities, Redefining *Commutes*

轻松往返两城
便捷新体验



MRT Map & Tips
To Navigating
Singapore Mrt System
新加坡地铁和轻轨地图

SINGAPORE SALES GALLERY
60 PAYA LEBAR ROAD #13-30 PAYA LEBAR SQUARE,
SINGAPORE (409051)

THE CLOSEST YOU CAN GET TO SINGAPORE
马新两国 · 一步之遥

Double Delights for New Casa Suites @ Mercu 3
Following the agreement of RTS commuting system signed between Singapore and Malaysia, travelling between the 2 megacities is even closer from now on!









EXPERIENCE THE BEST OF BOTH WORLDS
JUST FROM YOUR DOORSTEP

Urban Sky Park

YOUR ALL-IN-ONE ACTIVE ZONE

城市空中体育休闲公园　活力生活新主场

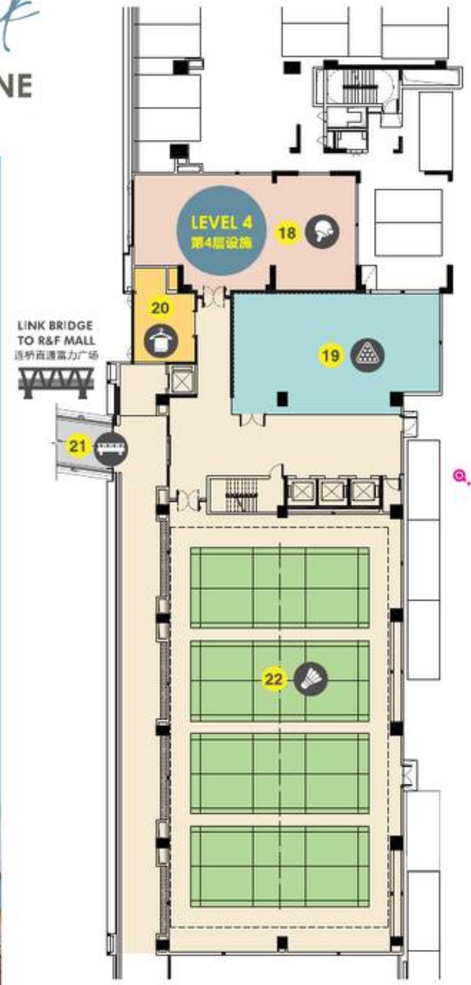
LEVEL 6 Facilities 第6层设施

01. Swimming Pool 会所露天泳池
02. Jacuzzi 水力按摩池
03. Kid's Swimming Pool 儿童泳池
04. Outdoor Covered BBQ Area 烧烤区
05. Leisure Lawn 休闲草坪
06. Children Playground 儿童游乐场
07. Sauna & Changing Room 桑拿房与更衣室
08. Gym Room 健身室
09. Yoga Room 瑜伽室
10. Childcare Centre 儿童活动室
11. Multipurpose Room 多功能室
12. Public Lobby 公共大堂
13. Tennis Court 网球场
14. Basketball Court 篮球场
15. Leisure Track 慢跑径
16. Recreation Area 休闲区
17. Outdoor Gym 户外健身区

LEVEL 4 Facilities 第4层设施

18. Table Tennis Room 乒乓室
19. Snooker Room 桌球室
20. Changing Room 更衣室
21. Link Bridge to R&F Mall 连桥直通富力广场
22. Badminton Hall 室内羽球场













Premier Amenities for Refined Living
高端设施，尊享人生

Facilities on the 4th & 6th Floor 四楼&六楼设施

Indulge in the luxury of choice at New Casa Suites @ Mercu 3. Refresh in our outdoor pools, stay active with tennis and basketball, or relax at the Jacuzzi and BBQ area. Our comprehensive fitness and recreational facilities, including a gym, yoga space, and leisure track, are complemented by a children's playground and indoor nursery, ensuring every family member finds their perfect space.







Rts Link

A Definitive Game Changer

Woodlands to Johor Bahru — A Seamless One-Stop Journey

地铁一响 黄金万两



RTS Link connects Johor Bahru and Singapore with one-stop dual customs clearance

RTS地铁连接新山与新加坡，
实现一关双检通关

Travel between Bukit Chagar and Woodlands North with seamless dual-country customs clearance at a single co-located station.Designed to accommodate up to 10,000 passengers per hour per direction, the RTS Link provides a faster, more efficient alternative to the congested Causeway.







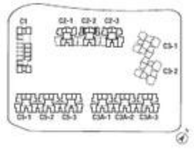


STUDIO

TYPE A/A(M)

1 ROOM 1 BATHROOM 单间





Compact Elegance

A space-efficient layout crafted for modern city living. The design integrates essential zones into one seamless flow, offering a cozy retreat with all the right functions in a bright, open environment.

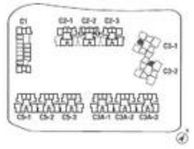
Size: Approx. 29.16m² • 313 sq.ft.

1 BEDROOM

TYPE B1b/B1b(M)

1 ROOM 1 BATHROOM 一房一卫





Balcony Bliss

An airy interior welcomes with abundant natural light, extending seamlessly toward a spacious balcony that opens the home to the outdoors. Perfect for those who value a refreshing, breezy living experience.

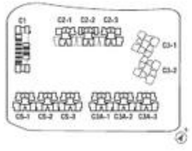
Size: Approx. 51.64m² • 555 sq.ft.

1 BEDROOM

TYPE B3/B3(M)

1 ROOM 1 BATHROOM 一房一卫





Scenic and Spacious

Designed for easy living, a practical layout thoughtfully integrates a dedicated dry yard that enhances practicality while maintaining a spacious interior flow. Its open layout encourages relaxation and personal expression.

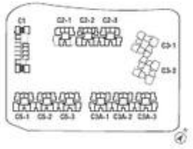
Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B3b/B3b(M)

1 ROOM 1 BATHROOM 一房一卫





Masterful Design

A well-zoned layout with smooth circulation from entrance to living area. Designed with modern routines in mind, the space offers both openness and clarity—ideal for balanced and comfortable living.

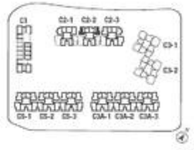
Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B2/B2(M)

1 ROOM 1 BATHROOM 一房一卫





Urban Retreat

An elongated layout that makes the most of every corner. With a functional arrangement of living, dining, and rest areas, this home is tailored for comfort and efficient day-to-day living.

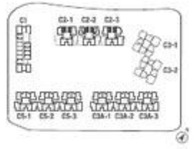
Size: Approx. 51.89m² • 558 sq.ft.

1 BEDROOM

TYPE B1/B1(M)

1 ROOM 1 BATHROOM 一房一卫





Sleek and Modern

A clean, well-structured layout enhances everyday living, ideal for those who value simplicity, function, and modern efficiency. The layout promotes comfort and ease, ideal for individuals or couples seeking a practical yet stylish urban home.

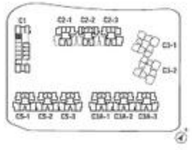
Size: Approx. 53.67m² • 577 sq.ft.

1 BEDROOM

TYPE B3c

1 ROOM 1 BATHROOM 一房一卫





Elegance Unfolded

Spacious interiors are thoughtfully arranged to distinguish communal living areas from more private quarters—balancing openness with personal retreat. Designed for modern lifestyles, it brings together comfort, flow, and contemporary style in one cohesive space.

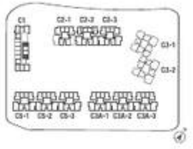
Size: Approx. 55.14m² • 593 sq.ft.

1 BEDROOM

TYPE B3a/B3a(M)

1 ROOM 1 BATHROOM 一房一卫





Streamlined Elegance

A design focused on simplicity and practicality ensures a smooth transition from the entryway to the heart of the home. The open space feels bright and well-balanced, perfect for a calm, uncluttered lifestyle.

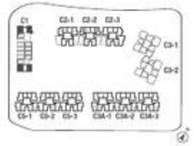
Size: Approx. 55.35m² • 595 sq.ft.

2 BEDROOMS

TYPE C/C(M)

2 ROOMS 2 BATHROOMS 两房两卫





Cozy Haven

Thoughtful zoning balances intimate privacy with open connectivity, delivering a living space that adapts to diverse needs. Ideal for compact modern living with thoughtfully positioned essentials throughout.

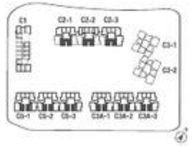
Size: Approx. 72.56m² • 781 sq.ft.

2 BEDROOMS

TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS 两房两卫





Modern Comfort

An open-concept living and dining area extends seamlessly to a balcony, enhancing both comfort and everyday usability. The spatial flow is intuitive, making it perfect for easy everyday living and occasional entertaining.

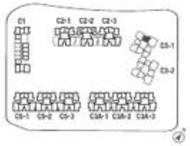
Size: Approx. 76.19m² • 820 sq.ft.

2 BEDROOMS

TYPE C4c

2 ROOMS 2 BATHROOMS 两房两卫





Sleek Sanctuary

Defined by contemporary lines and an airy balcony extension, the space brings together refined interior living and subtle outdoor moments. Ideal for those who enjoy simplicity paired with space to recharge.

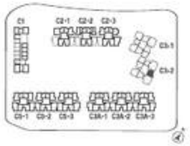
Size: Approx. 79.18m² • 852 sq.ft.

2 BEDROOMS

TYPE C4b

2 ROOMS 2 BATHROOMS 两房两卫





Symmetrical Sophistication

Balanced in every way, the design places equal-sized private suites on opposite sides of the home—offering symmetry, privacy, and flexibility. The central living area anchors the home with calm continuity and practical elegance.

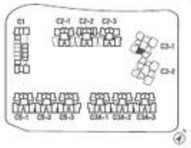
Size: Approx. 79.88m² • 859 sq.ft.

2 BEDROOMS

TYPE C4a

2 ROOMS 2 BATHROOMS 两房两卫





Serene Outlook

Crafted for peaceful living, this layout creates a private escape with clear flow from entrance to balcony. The design encourages openness while still offering distinct areas for unwinding and everyday function.

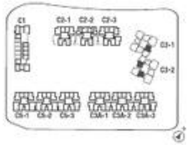
Size: Approx. 78.06m² • 840 sq.ft.

2 BEDROOMS

TYPE C4

2 ROOMS 2 BATHROOMS 两房两卫





Refined Spaces

Cleanly structured around a generous central living area, the design evokes an elevated sense of spaciousness. Its arrangement supports both relaxation and interaction with subtle separation between zones.

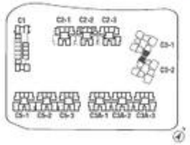
Size: Approx. 79.18m² • 852 sq.ft.

2 BEDROOMS

TYPE C5

2 ROOMS 2 BATHROOMS 两房两卫





Peak Sophistication

A premium layout designed for modern lifestyles, offering generous proportions, a central living core, and a refined overall aesthetic. Each zone feels intentional and comfortably expansive.

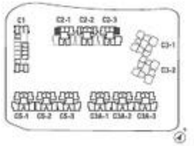
Size: Approx. 81.41m² • 876 sq.ft.

2 BEDROOMS

TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS 两房两卫





Functional Harmony

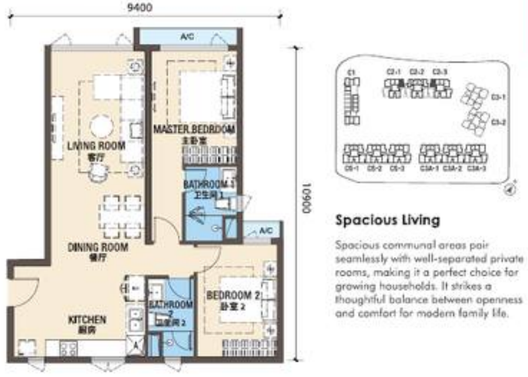
Crafted for practical living, the design combines everyday comfort and personal privacy within a well-zoned, intuitive flow. Each space is positioned to support day-to-day ease, while maintaining a welcoming and balanced environment.

Size: Approx. 81.54m² • 877 sq.ft.

2 BEDROOMS

TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS 两房两卫



Spacious Living

Spacious communal areas pair seamlessly with well-separated private rooms, making it a perfect choice for growing households. It strikes a thoughtful balance between openness and comfort for modern family life.

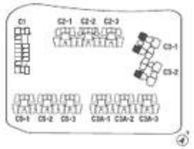
Size: Approx. 83.09m² • 894 sq.ft.

3 BEDROOMS

TYPE D1/D1(M)

3 ROOMS 2 BATHROOMS 三房两卫





Deluxe Family

Spacious and inviting, the open-plan layout encourages connection-perfect for hosting guests or enjoying time with family. Every corner is thoughtfully planned to enhance togetherness and easy everyday living.

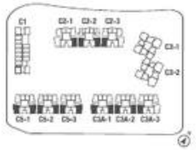
Size: Approx. 107.45m² • 1156 sq.ft.

3 BEDROOMS

TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS 三房两卫





Contemporary Luxury

Built with a modern lifestyle in mind, the space integrates expansive common areas, ample resting zones, and a private study corner — ideal for those blending work and personal life in one seamless space.

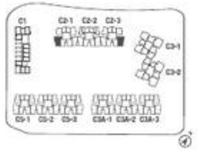
Size: Approx. 107.94m² • 1161 sq.ft.

3 BEDROOMS

TYPE D2/D2(M)

3 ROOMS 3 BATHROOMS 三房三卫





Expansive Elegance

A premier layout offering maximum space and flexibility. With well-defined zones and a subtle sense of luxury throughout, it supports sophisticated living with ample room for everyone to thrive.

Size: Approx. 118.47m² • 1275 sq.ft.



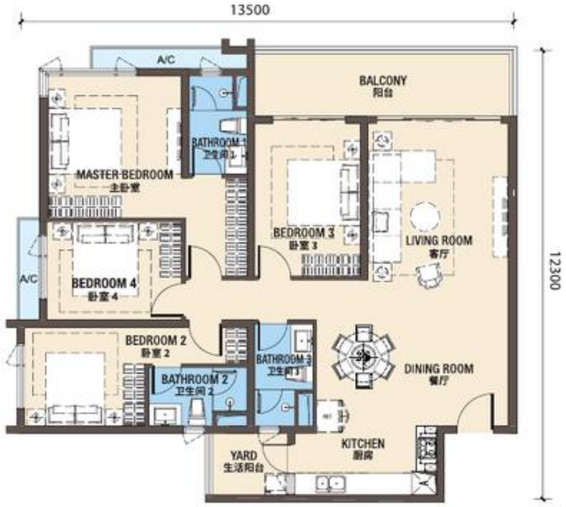
Every space at our residence is thoughtfully designed to enhance family interactions and provide comfort for all ages. From spacious family rooms ideal for gatherings to interactive play areas for children and tranquil retreats for parents, our facilities ensure that every family moment is cherished and celebrated.



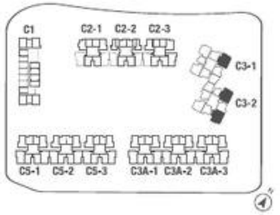
4 BEDROOMS

TYPE E/E(M)

4 ROOMS 3 BATHROOMS 四房三卫



Size: Approx. 144.55m² • 1555 sq.ft.



Grand Family Estate:

Spacious communal zones are paired with distinct private areas, creating a harmonious environment where multiple generations can live together—comfortably and respectfully. The open-plan core connects seamlessly to a wide balcony, creating a harmonious setting where everyday life, family bonding, and quiet moments naturally unfold.

SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brick Wall/ Reinforced Concrete
ROOF COVERING	Reinforced Concrete Roof
CEILING	Skim Coat/ Plaster Ceiling
WINDOW	Aluminium Frame Glazed Window

WALL FINISHING

BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster And Paint

DOORS

MAIN ENTRANCE	Quality Timber Door
BEDROOM / BATHROOM	Timber Flush Door
BALCONY / OTHERS (IF ANY)	Aluminium Frame Glazed Door/ Timber Flush Door/ Timber Frame Glazed Door
IRONMONGERY	Quality Locksets

RAILING

BALCONY	Glass railing

FLOOR FINISHES

LIVING/ DINING	Tiles
KITCHEN/ BATHROOM	Tiles
BEDROOMS/ STUDY ROOM	Tiles
BALCONY	Tiles
OTHER AREAS	Cement Render (Where Applicable)

SANITARY AND PLUMBING TYPE	A /A(M)	B1b /B1b(M)	B2 /B2(M)	B1 /B1(M)	B1 /B1(M)	B3b /B3b(M)	B3c	B3a /B3a(M)	C /C(M)	C1 /C1(M)	C4a	C4	C4c	C4b	C5	C2 /C2(M)	C3 /C3(M)	D1 /D1(M)	D3 /D3(M)	D2 /D2(M)	E /E(M)
KITCHEN SINK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
WASH BASIN	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
SHOWER FITTINGS	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
WATER CLOSET	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
BUILT-IN HIGH AND LOW KITCHEN CABINET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BUILT IN KITCHEN HOOD AND HOB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
*BATHROOM ACCESSORIES	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
ELECTRICAL INSTALLATIONS																					
LIGHTING POINT	5	9	10	9	9	9	9	9	17	17	15	15	15	15	15	16	16	23	21	25	25
POWER POINT	14	21	20	21	17	17	17	17	26	26	25	30	25	25	25	27	26	29	30	46	35
WATER HEATER	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
AIR CONDITIONER POINT	1	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	4	4	4	5
TV POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
DIGITAL LOCKSET	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
STORAGE WATER HEATER	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

*Each set comes with standard accessories including a mirror, towel rack, and others. Final quantities are based on actual delivery.

