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GLENMARIE JOHOR  
PHASE 1C  
SEMI-D & CLUSTER HOMES

PREMIUM LIFESTYLE COLLECTION



Developed by

**BENUA KURNIA SDN BHD** (709893-V)  
1st Floor, Wisma DRB-HICOM, No. 2 Jalan Usahawan U1/8,  
Seksyen U1, 40150 Shah Alam, Selangor

**JOHOR BAHRU SALES GALLERY**  
No. 2, Jalan Perjiranan 2, Bandar Dato Onn, 81100 Johor Bahru, Johor  
SALES GALLERY OPEN DAILY : 10.00AM - 5.45PM (except Public Holidays)



Developer : Benua Kurnia Sdn Bhd (709893-V) • Developer's Address : Aras 1, Wisma DRB-Hicom, No. 2, Jalan Usahawan, U1/8, Seksyen U1, 40150 Shah Alam, Selangor • Developer's License No. : 13732-2/03-2020/0216 (L) • Validity : 02/03/2018 – 01/03/2020 • Advertising & Sales Permit No. : 13732-2/03-2020/0216 (P) • Validity : 02/03/2018 – 01/03/2020 • Tenure of Land : Freehold • Land Encumbrances : Nil • Approval Authority : Majlis Perbandaran Johor Bahru (MPJB) • Building Plan Reference : MPJB/U/2017/14/BGN/42 • Types & Total Units : 2-Storey Semi-D (12 Units) & 2-Storey Cluster Homes (44 Units) • Selling Price : 2-Storey Semi-D : RM1,607,700.00 (Min) - RM1,785,950.00 (Max), 2-Storey Cluster Homes : RM1,262,700.00 (Min) - RM1,860,700.00 (Max) • Date of Completion : Jan 2020 • Bumiputera Discount : 15% • Restrictions : Nil

*your*  
**KEY**  
*to a luxe*  
NEW  
**LIFESTYLE**



*in this low-density enclave of*  
**NATURE & LIFE,  
PEACE & SERENITY**  
*GLOW BRIGHT in WELCOME*





a NEW  
CHAPTER

HOME IS WHERE LOVE RESIDES,  
MEMORIES ARE CREATED AND  
LOVED ONES BOND. Flourish in the  
comfort of trendy Cluster Homes or  
elegant Semi-Ds with spacious built-ups  
perfect for all-sized families.



cluster homes living area



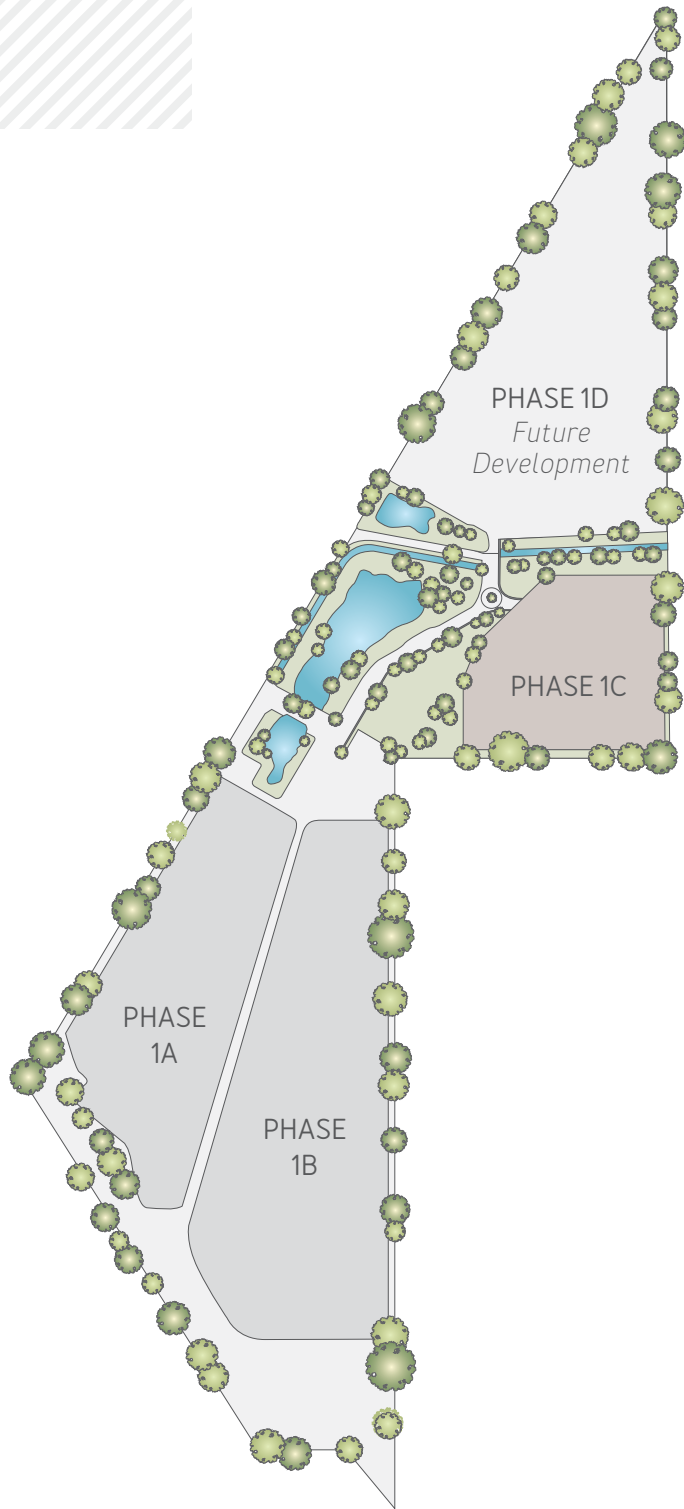


semi-d dining area

**TROPICAL-STYLE HOMES**  
*that INVITE GREENERY, FRESH AIR  
& NATURAL LIGHT IN*



MASTER  
LAYOUT  
PLAN



SITE  
LAYOUT  
PLAN

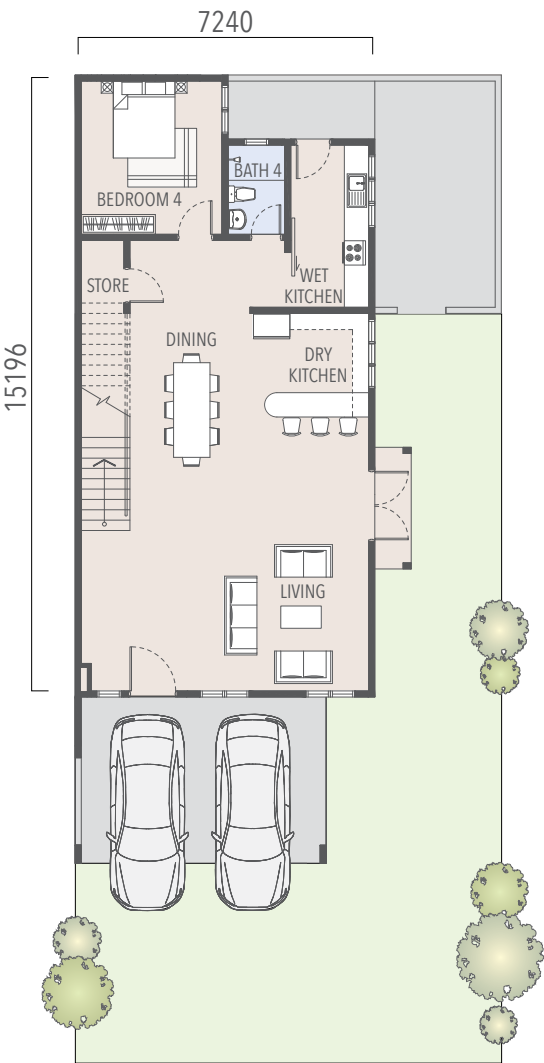
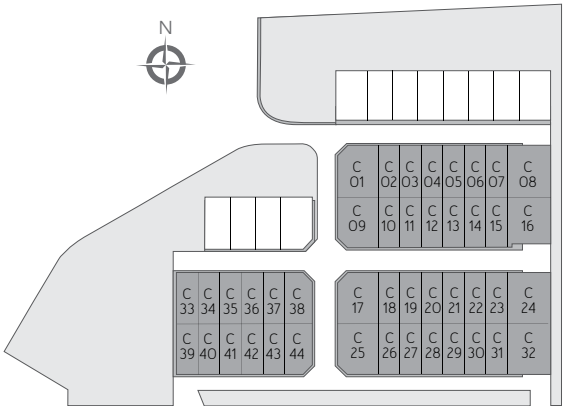




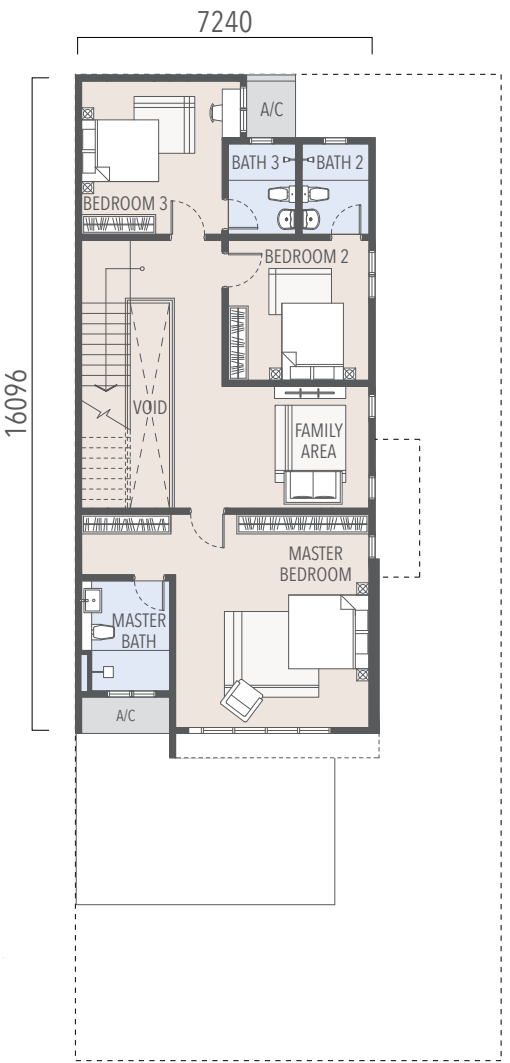
# CLUSTER HOMES

4 BEDROOMS + 4 BATHROOMS

land area	built-up	total units
34' x 80'	2,600 sq ft	44



GROUND FLOOR



FIRST FLOOR

## MODERN touch

BRING OUT THE BEST OF FAMILY IN THESE CONTEMPORARY CLUSTER HOMES ELEVATED BY STYLISH DESIGN AND VERDANT SURROUNDS. A living area with fully ensuite bedrooms upstairs plus an extra guest room downstairs knits family closer together.

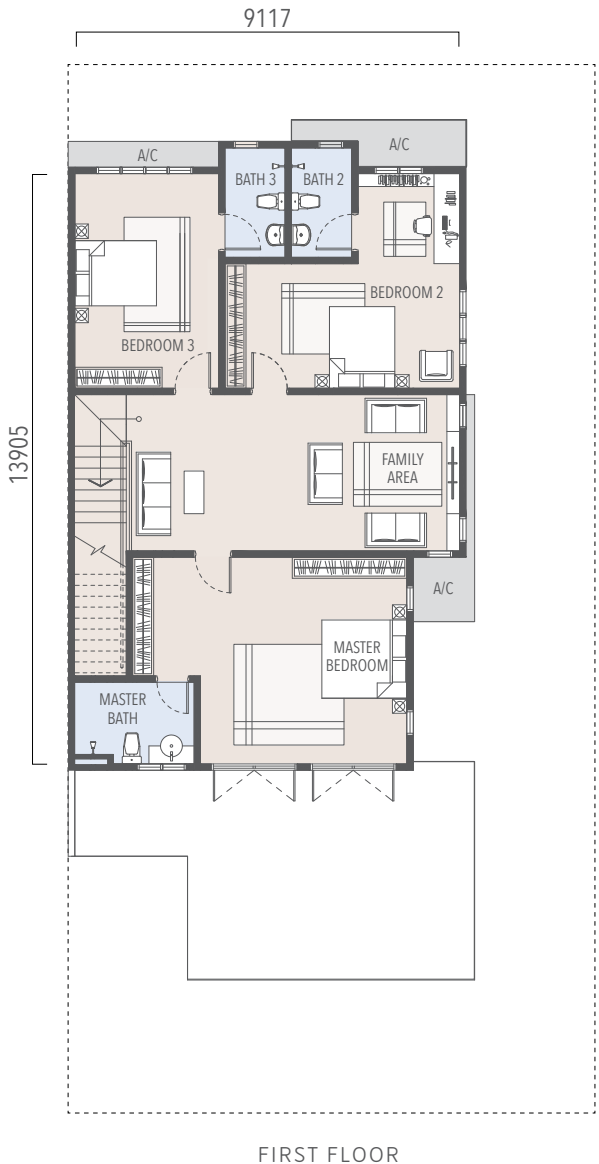
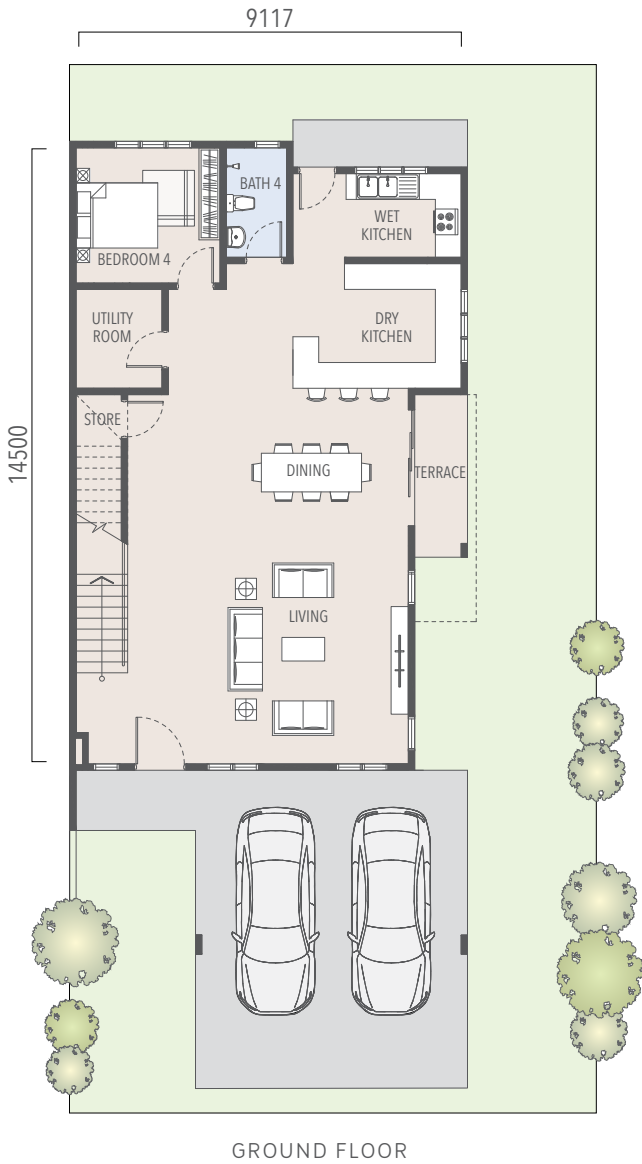
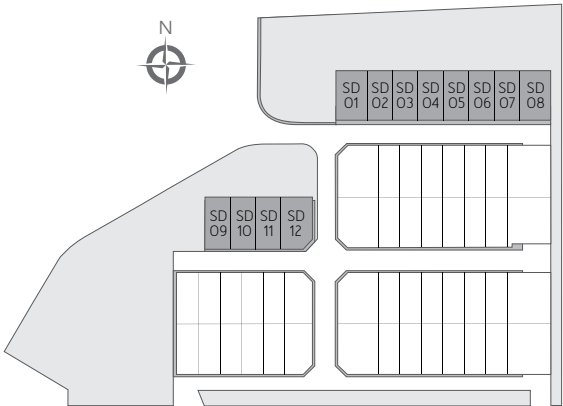




# SEMI-D

4 BEDROOMS + 4 BATHROOMS

land area	built-up	total units
40' x 80'	3,000 sq ft	12



## BRILLIANT *composition*

GATHER LOVED ONES CLOSE IN THESE GENEROUSLY SPACED SEMI-D HOMES THAT OPEN OUT TO NATURE. The perfect canvas for growing families, it has an open plan layout, additional bedroom downstairs plus a family area upstairs with fully ensuite bedrooms.



SPECIFICATIONS

CLUSTER HOMES

STRUCTURE	Reinforced Concrete Framework	
GENERAL WALL	Cement Sand Bricks	
PARTY WALL	R.C. Wall	
ROOF COVERING	Concrete Roof Tiles / RC Slab	
ROOF FRAMING	Metal Trusses	
CEILING	<b>Ground Floor</b>	
	Car Porch, Dining, Dry Kitchen,	Skim Coat
	Bedroom 4, Store, Yard, Terrace	
	Living	Skim Coat / Plasterboard
	Wet Kitchen, Bath 4, Staircase	Plasterboard
	<b>First Floor</b>	
WINDOWS	Master Bedroom, Bedroom 2 & 3,	Plasterboard
	Family Area, Master Bath, Bath 2 & 3	
	Aluminium Frame Casement Window	
DOOR	<b>Ground Floor</b>	
	Living	Solid Timber Door
	Dining	Aluminium Frame Glass Swing Door
	Wet Kitchen, Bedroom 4	Timber Flush Door
	Store	Timber Louvred Door
	Bath 4	Timber Flush Door
	<b>First Floor</b>	
	Master Bedroom, Bedroom 2 & 3,	Timber Flush Door
	Master Bath, Bath 2 & 3	
	Quality Lockset	
FLOOR FINISHES	<b>Ground Floor</b>	
	Driveway, Carporch	Concrete Imprint
	Living, Dining, Dry Kitchen, Bedroom 4	Tiles (600mmx 600mm)
	Wet Kitchen, Bath 4, Staircase, Terrace	Tiles (300mmx 600mm)
	Store, Yard	Tiles (300mm x 300mm)
	<b>First Floor</b>	
	Master Bedroom, Bedroom 2 & 3, Family Area	Tiles (600mmx 600mm)
	Master Bath, Bath 2, Bath 3	Tiles (300mmx 600mm)
	Air-conditioner Ledge	Cement Render
WALL FINISHES	<b>Ground Floor</b>	
	Living, Dining, Bedroom 4, Store, Staircase	Plaster & Paint
	Dry & Wet Kitchen, Bath 4	Tiles (300mm x 600mm)
	<b>First Floor</b>	
	Master Bedroom, Bedroom 2 & 3, Family Area	Plaster & Paint
SANITARY FITTINGS	Master Bath, Bath 2 & 3	Tiles (300mm x 600mm)
	Wash Basin, Water Closet, Shower Rose, Soap Holder, Tissue Holder, Mirror, Hand Bidet , Floor Trap & Kitchen Sink with Drainer	
ELECTRICAL INSTALLATIONS	Light Point	29
	Ceiling Fan Point	7
	13amp Power Point	25
	Air-conditioner Point	5
	SMATV Point	3
	Water Heater Point	3
	Telephone Point	2
	Gate Bell Point	1
	Automatic Gate Point	1
FENCING	Half Brick with Steel Fencing	

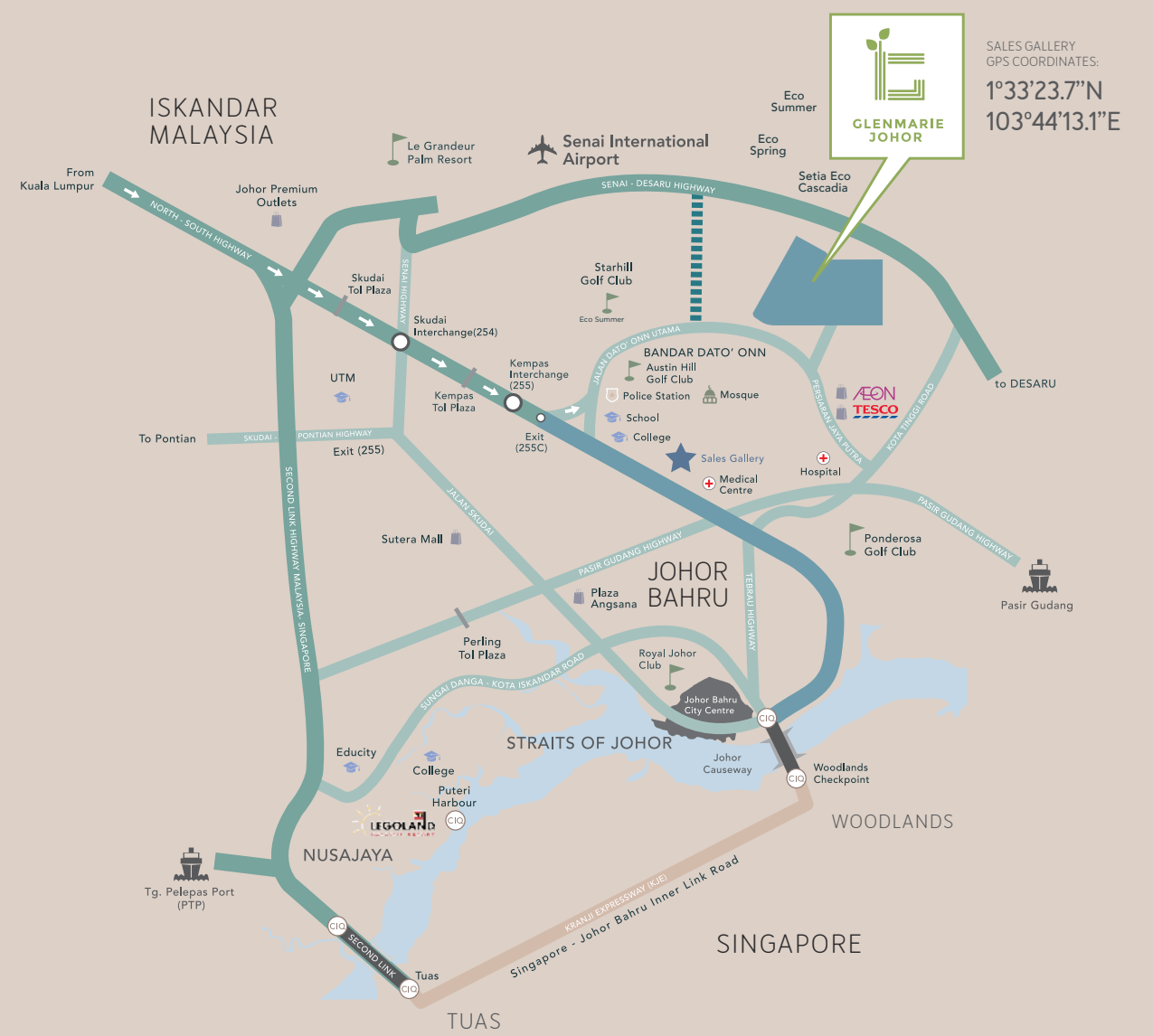
SEMI-D

STRUCTURE	Reinforced Concrete Framework	
GENERAL WALL	Concrete Roof Tiles / RC Slab	
PARTY WALL	R.C. Wall	
ROOF COVERING	Concrete Roof Tiles	
ROOF FRAMING	Metal Trusses	
CEILING	<b>Ground Floor</b>	
	Car Porch, Dining, Dry Kitchen,	Skim Coat
	Bedroom 4, Utility, Store, Yard, Terrace	
	Living	Skim Coat / Plasterboard
	Wet Kitchen, Bath 4, Staircase	Plasterboard
	<b>First Floor</b>	
WINDOWS	Master Bedroom, Bedroom 2 & 3,	Plasterboard
	Family Area, Master Bath, Bath 2 & 3	
	Aluminium Frame Casement Window	
DOOR	<b>Ground Floor</b>	
	Living	Solid Timber Door
	Dining	Aluminium Frame Glass Sliding Door
	Wet Kitchen, Bedroom 4	Timber Flush Door
	Utility, Store	Timber Louvred Door
	Bath 4	Timber Flush Door
	<b>First Floor</b>	
	Master Bedroom, Bedroom 2 & 3,	Timber Flush Door
	Master Bath, Bath 2 & 3	
	Quality Lockset	
FLOOR FINISHES	<b>Ground Floor</b>	
	Driveway, Carporch	Concrete Imprint
	Living, Dining, Dry Kitchen, Bedroom 4, Utility	Tiles (600mm x 600mm)
	Wet Kitchen, Bath 4, Staircase, Terrace	Tiles (300mm x 600mm)
	Store, Yard	Tiles (300mm x 300mm)
	<b>First Floor</b>	
	Master Bedroom, Bedroom 2 & 3, Family Area	Tiles (600mm x 600mm)
	Master Bath, Bath 2, Bath 3	Tiles (300mm x 600mm)
	Air-conditioner Ledge	Cement Render
WALL FINISHES	<b>Ground Floor</b>	
	Living, Dining, Bedroom 4, Utility, Store, Staircase	Plaster & Paint
	Dry & Wet Kitchen,	Ceramic Tiles
	Bath 4	Tiles
	<b>First Floor</b>	
SANITARY FITTINGS	Master Bedroom, Bedroom 2 & 3, Family Area	Plaster & Paint
	Master Bath, Bath 2 & 3	Homogenous Tiles
	Wash Basin, Water Closet, Shower Rose, Soap Holder, Tissue Holder, Mirror, Hand Bidet , Floor Trap & Kitchen Sink with Drainer	
ELECTRICAL INSTALLATIONS	Light Point	31
	Ceiling Fan Point	8
	13amp Power Point	25
	Air-conditioner Point	5
	SMATV Point	3
	Water Heater Point	3
	Telephone Point	2
	Gate Bell Point	1
	Automatic Gate Point	1
FENCING	Half Brick with Steel Fencing	



# LOCATION

STRATEGICALLY LOCATED ALONG THE  
TEBRAU CORRIDOR WITH EXCELLENT  
CONNECTIVITY TO JOHOR BAHRU.  
Glenmarie Properties invites you to a splendid  
life enriched by amenities and greenery.



## LEGEND

- |                               |   |                                |
|-------------------------------|---|--------------------------------|
| GLENMARIE PROPERTIES TOWNSHIP | HIGHWAY   | CUSTOMS IMMIGRATION QUARANTINE |
| EASTERN DISPERSAL LINK (EDL)  | PROPOSED DEDICATED INGRESS / EGRESS TO SENAI-DESARU HIGHWAY | AIRPORT                        |
| LINK TO SINGAPORE             | GLENMARIE PROPERTIES SALES GALLERY                          | EDUCATIONAL INSTITUTION        |
| KRANJI EXPRESSWAY (KJE)       | RETAIL & SHOPPING   |                                |