

PAMPER YOURSELF AS YOU  
UNWIND AFTER A HARD DAY'S  
WORK IN YOUR OPULENT  
MASTER BEDROOM. YOUR  
WELL-DESERVED REWARD!



Semi-D master bathroom



Cluster Home master bedroom

07 353 6136 03 2052 8457  
www.glenmarieproperties.com

**BENUA KURNIA SDN BHD** (709893-M)  
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)

DEVELOPERS' LICENSE NO. : 13732-01-2023/0542 (A) • VALIDITY : 06/07/2021 - 05/07/2023 • ADVERTISING & SALES PERMIT NO. : 13732-503-2023/0302 (N-B) • VALIDITY : 28/03/2023 - 27/03/2025 • TENURE OF LAND : FREEHOLD • LAND ENCUMBRANCES : NIL • RESTRICTION OF INTEREST : NIL • APPROVAL AUTHORITY : MAULIS PERBAGAWAN JOHOR BAHRU (MPJB) • BUILDING PLAN REFERENCE : MBJ28/02/01/143 (QNT/14/PRD7) • TYPES & TOTAL UNITS : 2-STORY CLUSTER HOMES - 1B (58 UNITS) • SELLING PRICE : 2-STORY CLUSTER HOMES : RM915,200.00 (MIN) - RM1,500,000.00 (MAX), 3-STORY CLUSTER HOMES - 2B (50 UNITS) • SELLING PRICE : 2-STORY CLUSTER HOMES : RM962,800.00 (MIN) - RM1,065,000.00 (MAX) • DATE OF COMPLETION : DECEMBER 2024 • BUMIPUTRA DISCOUNT : 10%

A Subsidiary of  
**DRB-HICOM**

**GLENMARIE JOHOR**  
PHASE 1D-1B & 2B  
CLUSTER HOMES

THE FINAL GEM,  
ONLY FOR THE  
DISCERNING FEW.

THIS IS YOUR OPPORTUNITY  
TO BE A PART OF GLENMARIE  
JOHOR'S LATEST & FINAL  
PHASE OF EXCLUSIVE  
RESIDENCES

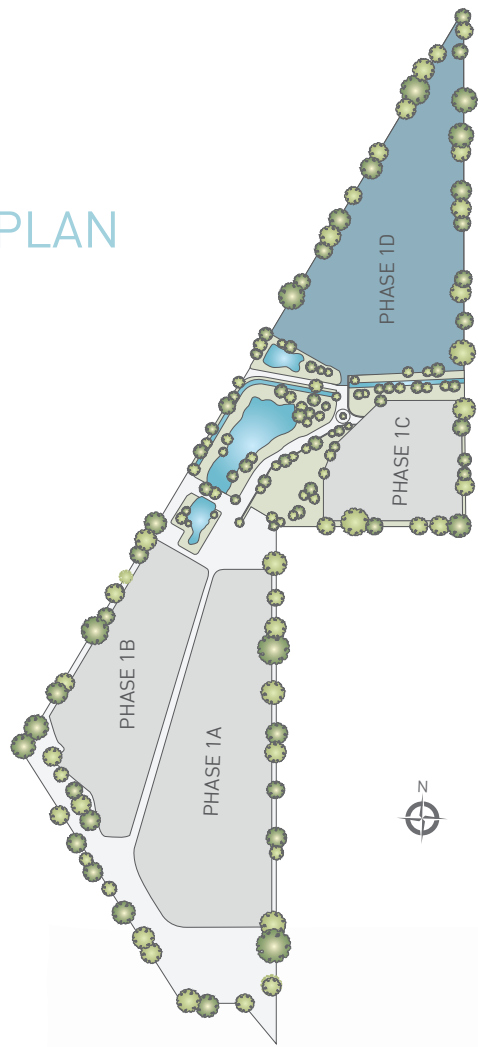
Cluster Home chill out area



Cluster Home living area



MASTER  
LAYOUT PLAN



SITE  
LAYOUT PLAN



CLUSTER HOMES 4+1 BEDROOMS 4 BATHROOMS

LAND AREA  
34' x 75'

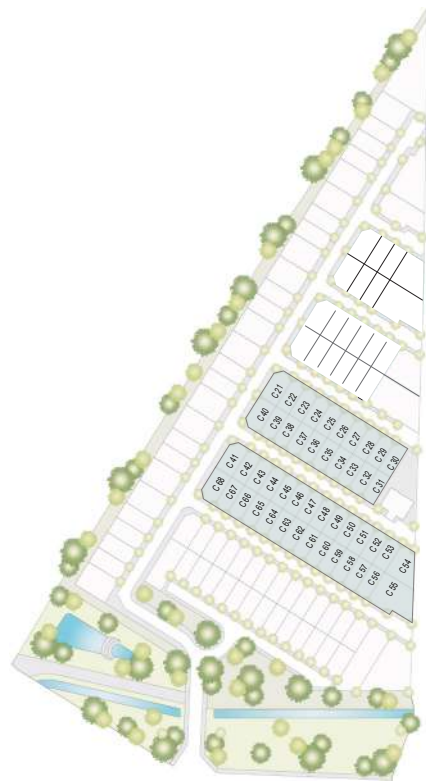
BUILT-UP  
2,429 sqft

TOTAL UNITS  
48



Type A:  
C22, C24, C26, C28, C30,  
C32, C34, C36, C38, C40,  
C42, C44, C46, C48, C50,  
C52, C54, C56, C58, C60,  
C62, C64, C66, C68

Type A1:  
C21, C23, C25, C27, C29,  
C31, C33, C35, C37, C39,  
C41, C43, C45, C47, C49,  
C51, C53, C55, C57, C59,  
C61, C63, C65, C67



CLUSTER HOMES

Note: All drawings are not to scale

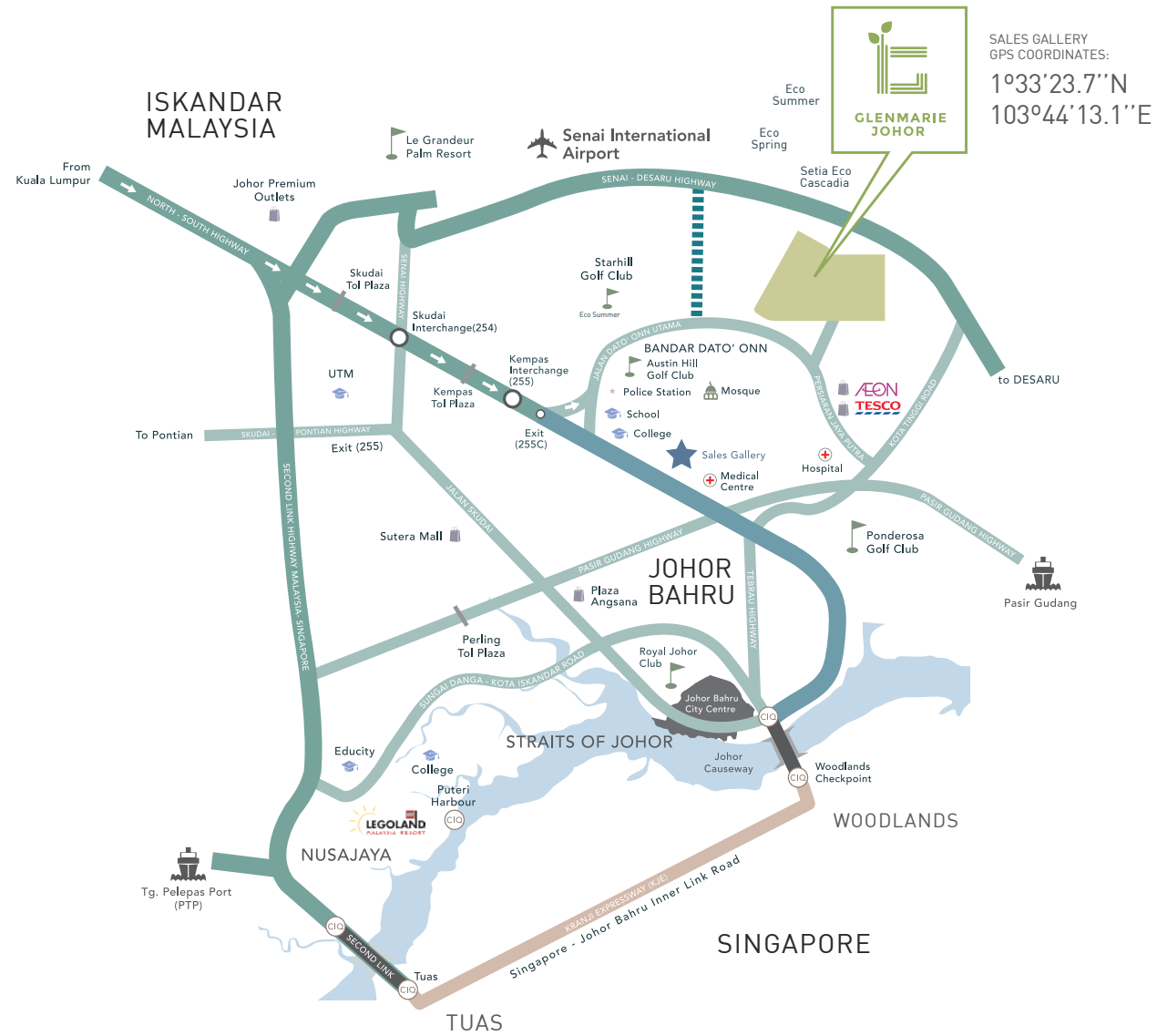
CLUSTER  
HOMES

Type A / A1  
SPECIFICATIONS

|                         |                                               |                                                                                 |
|-------------------------|-----------------------------------------------|---------------------------------------------------------------------------------|
| STRUCTURE               | : Reinforced Concrete Framework               |                                                                                 |
| WALL                    | : Brickwall                                   |                                                                                 |
| ROOF COVERING           | : Metal Roof, RC Flat Roof                    |                                                                                 |
| ROOF FRAMING            | : Metal Trusses                               |                                                                                 |
| CEILING                 | : Ground Floor                                | - Skim Coat, Plasterboard Ceilings                                              |
|                         | : First Floor                                 | - Skim Coat, Plasterboard Ceilings                                              |
| DOORS                   | : Main Entrance / Living                      | - Solid Timber Door                                                             |
|                         | Dining                                        | - Aluminium Frame Sliding Glass Door                                            |
|                         | Bedrooms                                      | - Timber Flush Door                                                             |
|                         | Bathrooms                                     | - Timber Flush Door                                                             |
|                         | Kitchen                                       | - Aluminium Frame Sliding Glass Door / Timber Flush Door                        |
|                         | Store                                         | - Timber Louvered Door                                                          |
| WINDOWS                 | : Aluminium Frame Glass Window                |                                                                                 |
| IRONMONGERY             | : Quality Locksets With Accessories           |                                                                                 |
| STAIRCASE               | : Porcelain Tiles Flooring, Plaster and Paint |                                                                                 |
| FLOOR FINISHES          | : <b>Ground Floor</b>                         |                                                                                 |
|                         | Entrance / Living / Dining                    | - Porcelain Tiles                                                               |
|                         | Kitchen                                       | - Homogeneous Tiles                                                             |
|                         | Guest Room                                    | - Porcelain Tiles                                                               |
|                         | Store / Refuse Bin                            | - Homogeneous Tiles                                                             |
|                         | Car Porch                                     | - Concrete Imprint                                                              |
|                         | Terrace                                       | - Porcelain Tiles                                                               |
|                         | : <b>First Floor</b>                          |                                                                                 |
|                         | Master Bedroom                                | - Porcelain Tiles                                                               |
|                         | Bedroom 2 & 3                                 | - Porcelain Tiles                                                               |
|                         | Bathrooms                                     | - Porcelain Tiles                                                               |
|                         | Family Area                                   | - Porcelain Tiles                                                               |
| WALL FINISHES           | : External wall                               | - Plaster and Paint                                                             |
|                         | : Internal wall                               | - Plaster and Paint                                                             |
|                         | : Bathrooms                                   | - Porcelain Tiles                                                               |
|                         | : Kitchen                                     | - Porcelain Tiles                                                               |
| FITTINGS                | : Kitchen                                     | - Stainless Steel Sink, Tap                                                     |
| SANITARY FITTINGS       | : Bathrooms                                   | - Wash basin, Water Closet, Shower Rose, Hand Bidet, Tissue Holder & Floor Trap |
| ELECTRICAL INSTALLATION | : Light Point                                 | - 27 Nos.                                                                       |
|                         | Wall Light Point                              | - 2 Nos.                                                                        |
|                         | Ceiling Fan Point                             | - 7 Nos.                                                                        |
|                         | 13amp Power Point                             | - 25 Nos.                                                                       |
|                         | Air-cond Point                                | - 5 Nos.                                                                        |
|                         | SMATV Point                                   | - 3 Nos.                                                                        |
|                         | Gate Bellt Point                              | - 1 Nos.                                                                        |
|                         | Water Heater Point                            | - 3 Nos.                                                                        |
|                         | Telephone Point                               | - 3 Nos.                                                                        |
|                         | Automatic Gate Point                          | - 1 Nos.                                                                        |

UNRIVALLED  
LOCATION

Glenmarie Johor is strategically located along the Tebrau Corridor with excellent connectivity to Johor Bahru yet tucked in a serene and tranquil neighbourhood.



|                              |                                                             |                                |
|------------------------------|-------------------------------------------------------------|--------------------------------|
| LEGEND                       |                                                             |                                |
| GLENMARIE PROPERTIES OWNSHIP | 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                                           |                                |