



07 353 6136 | 03 2052 8457
 www.glenmarieproperties.com

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'S LICENSE NO. : 13732/07-2028/0999(A) • VALIDITY : 06/07/2023 - 05/07/2028 • ADVERTISING & SALES PERMIT NO. : 13732-8/08-2025/0910(N)-LJ • VALIDITY : 11/08/2023 - 10/08/2025 • TENURE OF LAND : FREEHOLD • LAND ENCUMBRANCES : NIL • RESTRICTION OF INTEREST : YES • APPROVAL AUTHORITY : MAJLIS PERBANDARAN JOHOR BAHRU (MPJB) • BUILDING PLAN REFERENCE : MBJBA/2018/14/B-GN/17/RP/13 • TYPES & TOTAL UNITS : 2-STORY SEMI-D (14 UNITS) • SELLING PRICE : RM 1,507,000.00 (MIN) - RM 1,860,200.00 (MAX),
 • DATE OF COMPLETION : JUNE 2025 • BUMPUTERA DISCOUNT : 15%



GLENMARIE JOHOR
 PHASE 1D-1C
 SEMI-D HOMES

**THE FINAL GEM,
 ONLY FOR THE
 DISCERNING FEW.**

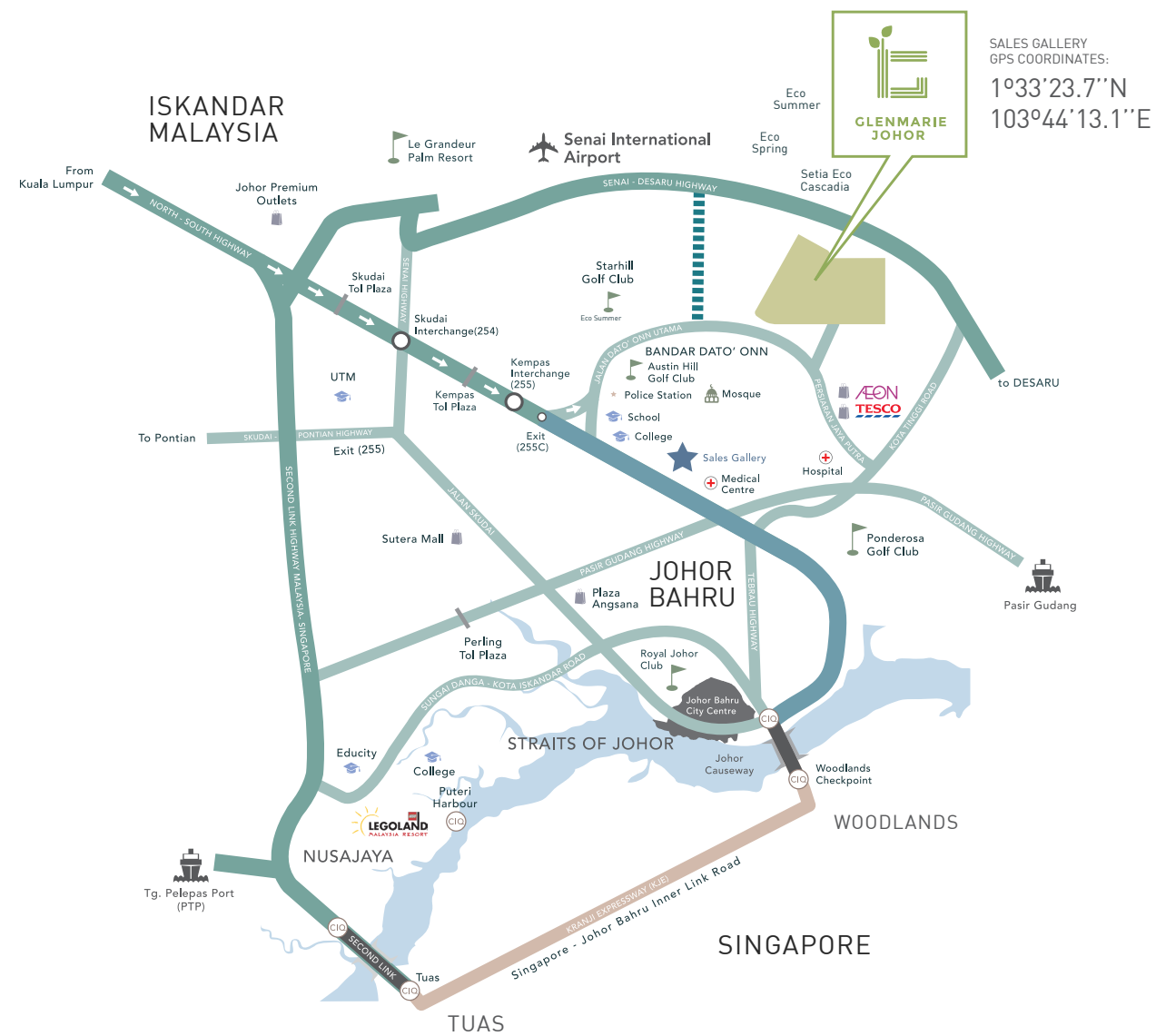
Cover Inside

Back Cover Inside



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.



SALES GALLERY
GPS COORDINATES:
1°33'23.7"N
103°44'13.1"E

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



A FREEHOLD 69-acre prime development in Johor with its own central park and landscaped water bodies. Your private sanctuary awaits!

LEGEND

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

SEMI-D

Type A / A1

SPECIFICATIONS



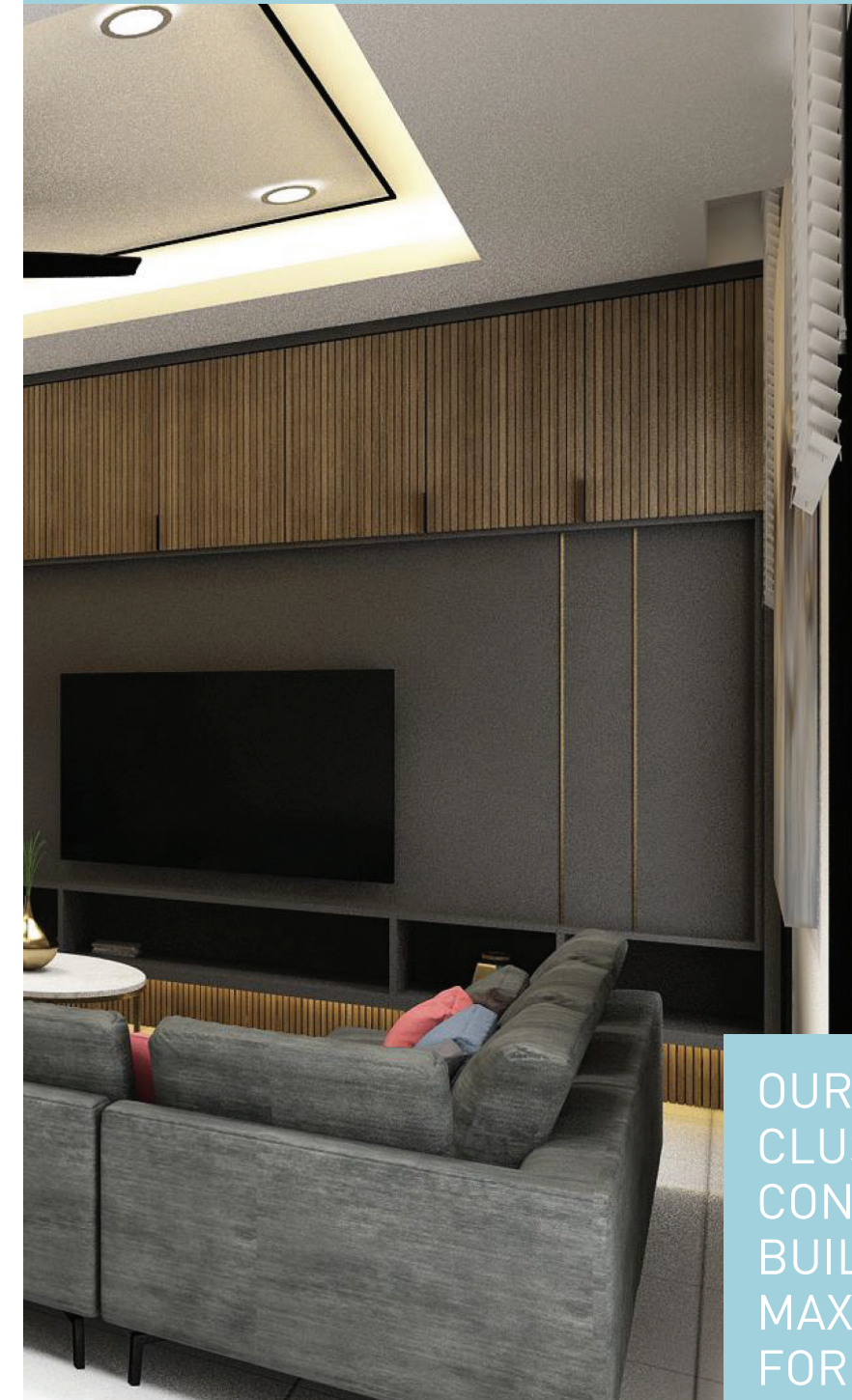
Semi-D living area

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 Dining Bedrooms Bathrooms Kitchen Store 1 & 2	- Solid Timber Door - Aluminium Frame Sliding Glass Door - Timber Flush Door - Timber Flush Door - Aluminium Frame Sliding Glass Door / Timber Flush Door - Timber Louvered Door
WINDOWS	: Aluminium Frame Glass Window	
IRONMONGERY	: Quality Locksets With Accessories	
STAIRCASE	: Porcelain Tiles Flooring, Plaster and Paint	
FLOOR FINISHES	: Ground Floor	
	Entrance / Living / Dining	- Porcelain Tiles
	Kitchen	- Homogeneous Tiles
	Guest Room	- Porcelain Tiles
	Store 1 & 2 / Refuse Bin	- Homogeneous Tiles
	Car Porch	- Concrete Imprint
	Terrace	- Porcelain Tiles
	: First Floor	
	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	- 8 Nos.
	13amp Power Point	- 26 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.

CLUSTER HOMES

Type A / A1
SPECIFICATIONS

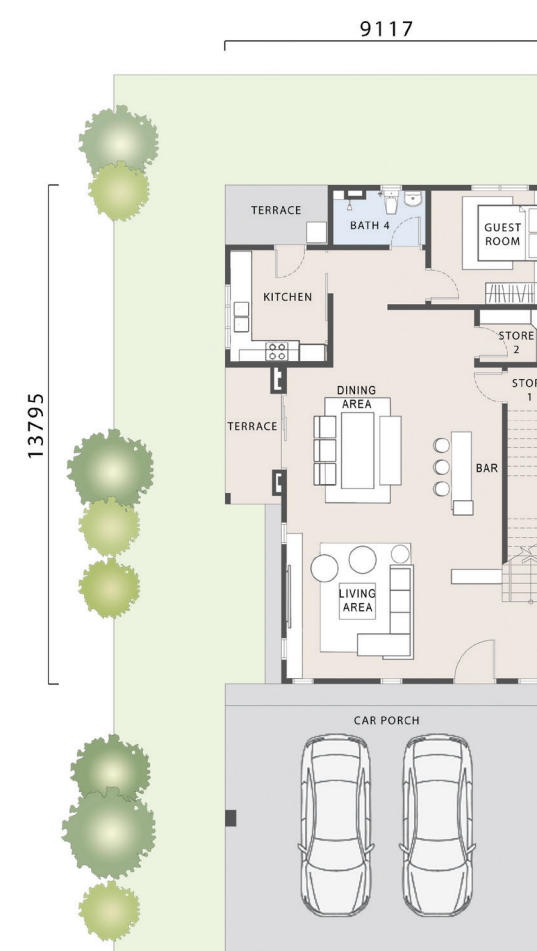
STRUCTURE	: Reinforced Concrete Framework	
WALL	: Brickwall	
ROOF COVERING	: Metal Roof, RC Flat Roof	
ROOF FRAMING	: Metal Trusses	
CEILING	: Ground Floor	- Skim Coat, Plasterboard Ceilings
	: First Floor	- Skim Coat, Plasterboard Ceilings
DOORS	: Main Entrance / Living Dining	- Solid Timber Door
	Bedrooms	- Aluminium Frame Sliding Glass Door
	Bathrooms	- Timber Flush Door
	Kitchen	- Timber Flush Door
	Store	- Aluminium Frame Sliding Glass Door / Timber Flush Door
		- Timber Louvered Door
WINDOWS	: Aluminium Frame Glass Window	
IRONMONGERY	: Quality Locksets With Accessories	
STAIRCASE	: Porcelain Tiles Flooring, Plaster and Paint	
FLOOR FINISHES	: Ground Floor	
	Entrance / Living / Dining	- Porcelain Tiles
	Kitchen	- Homogeneous Tiles
	Guest Room	- Porcelain Tiles
	Store / Refuse Bin	- Homogeneous Tiles
	Car Porch	- Concrete Imprint
	Terrace	- Porcelain Tiles
	: First Floor	
	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.



OUR LATEST SEMI-D & CLUSTER HOMES ARE CONCEPTUALISED AND BUILT TO OFFER MAXIMISED LIVING SPACES FOR YOUR FAMILY'S UTMOST COMFORT.



Cluster Home living area



GROUND FLOOR SEMI-D TYPE A



FIRST FLOOR SEMI-D TYPE A

SEMI-D 4+1 BEDROOMS 4 BATHROOMS

LAND AREA 40' x 80' | BUILT-UP 2,690 sqft | TOTAL UNITS 18



Type A:
SD02, SD04, SD06, SD08,
SD10, SD12, SD14
Type B: SD15
Type B1: SD16

Type A1:
SD01, SD03, SD05, SD07,
SD09, SD11, SD13
Type C: SD17
Type CM: SD18



Note: All drawings are not to scale

NATURAL CONTEMPORARY

THEME THAT APPEALS TO EVEN
THE MOST AFFLUENT.



SPEND QUALITY TIME WITH
YOUR LOVED ONES AND
SAVOUR PRECIOUS MOMENTS
WITH THEM, RIGHT AT WHERE
IT MATTERS MOST –
THE PLACE YOU CALL HOME.



Cluster Home chill out area



Semi-D master bedroom



CLUSTER HOMES

4+1 BEDROOMS 4 BATHROOMS

LAND AREA 34' x 75' | BUILT-UP 2,429 sqft | TOTAL UNITS 20



Type A:
 C02, C04, C06, C08, C10,
 C12, C14, C16, C18, C20

Type A1:
 C01, C03, C05, C07, C09,
 C11, C13, C15, C17, C19



Note: All drawings are not to scale

MODERN MINIMALIST

DESIGN THAT'S CAPTIVATING ON THE OUTSIDE,
SPACIOUS ON THE INSIDE.



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

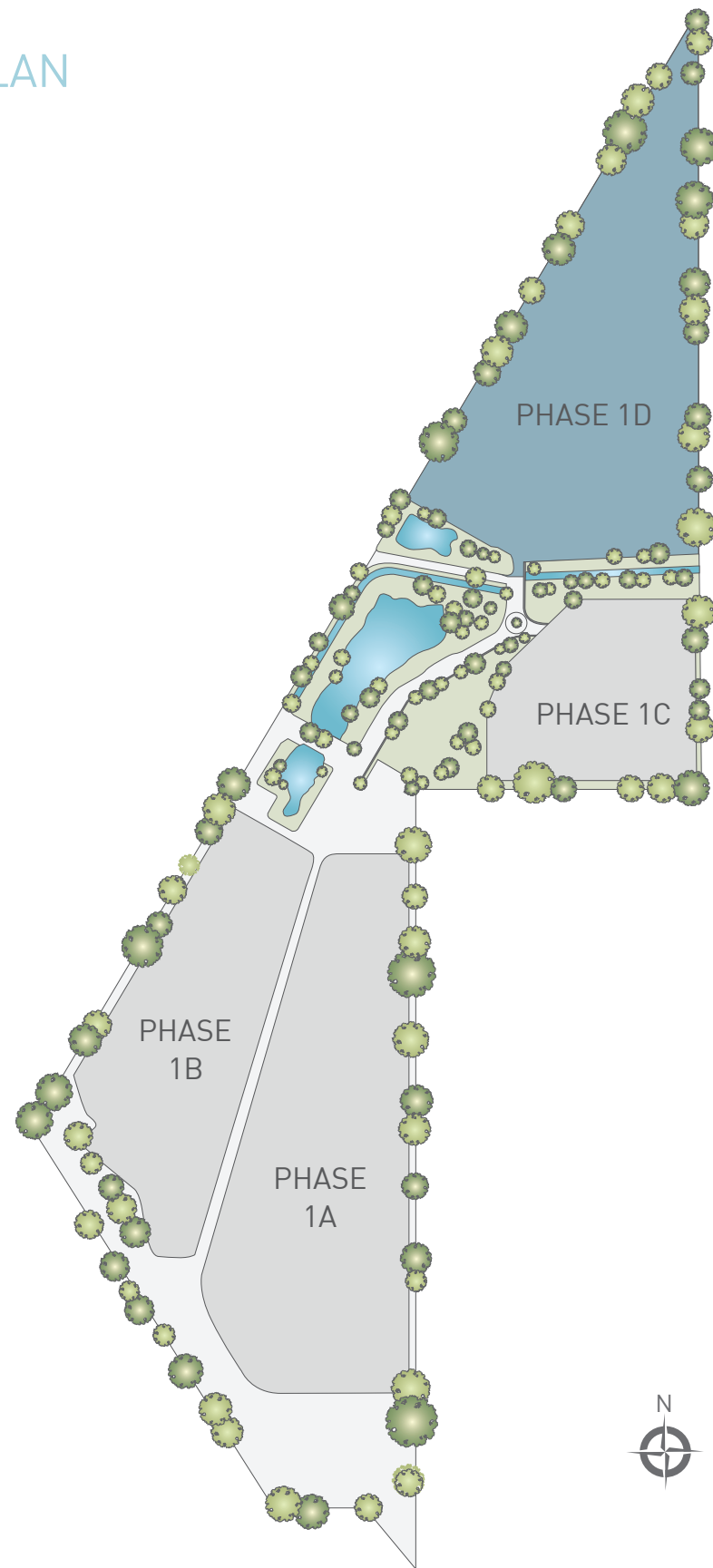


Semi-D master bathroom



Cluster Home master bedroom

MASTER LAYOUT PLAN



SITE LAYOUT PLAN

