

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

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

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

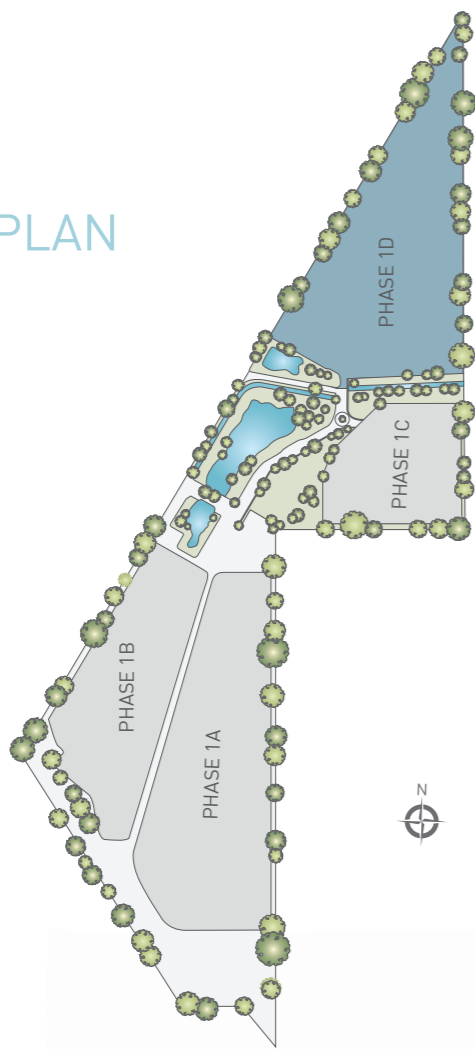


Cluster Home chill out area

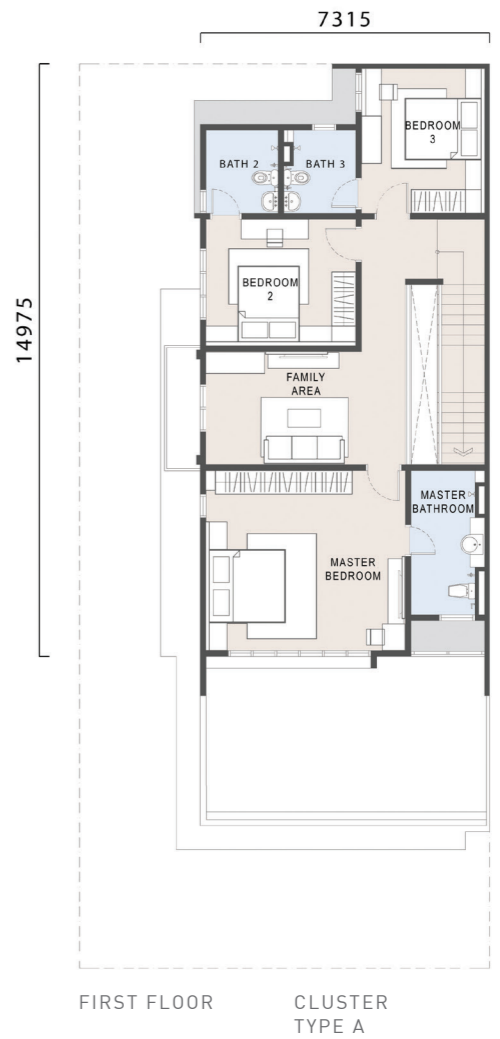
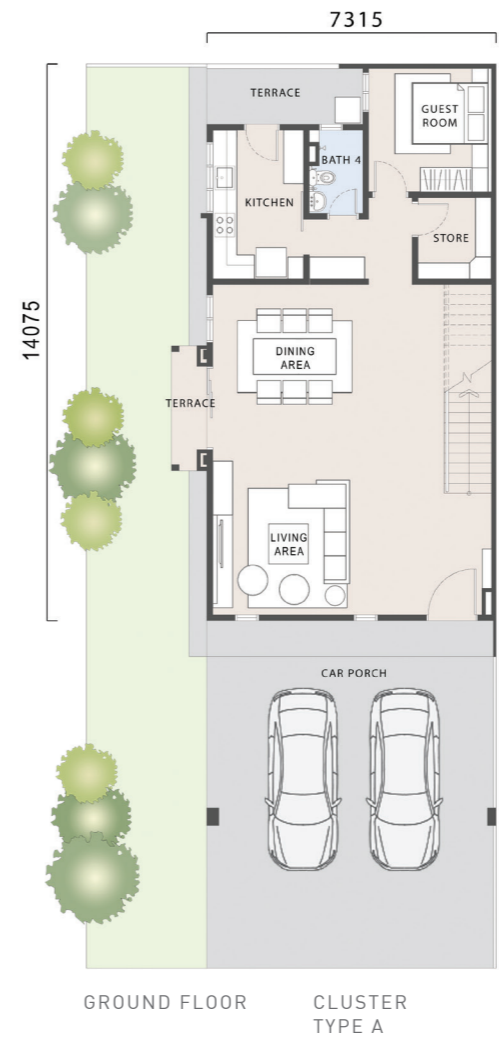


Cluster Home living area

MASTER LAYOUT PLAN



SITE LAYOUT PLAN



CLUSTER HOMES

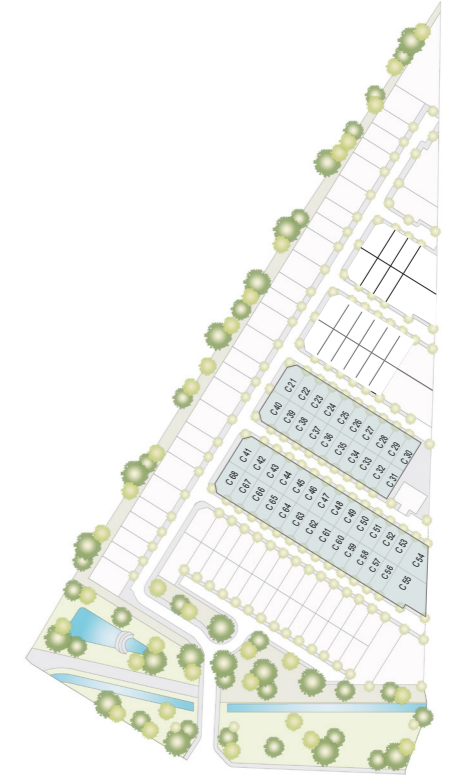
4+1 BEDROOMS 4 BATHROOMS

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



Note: All drawings are not to scale

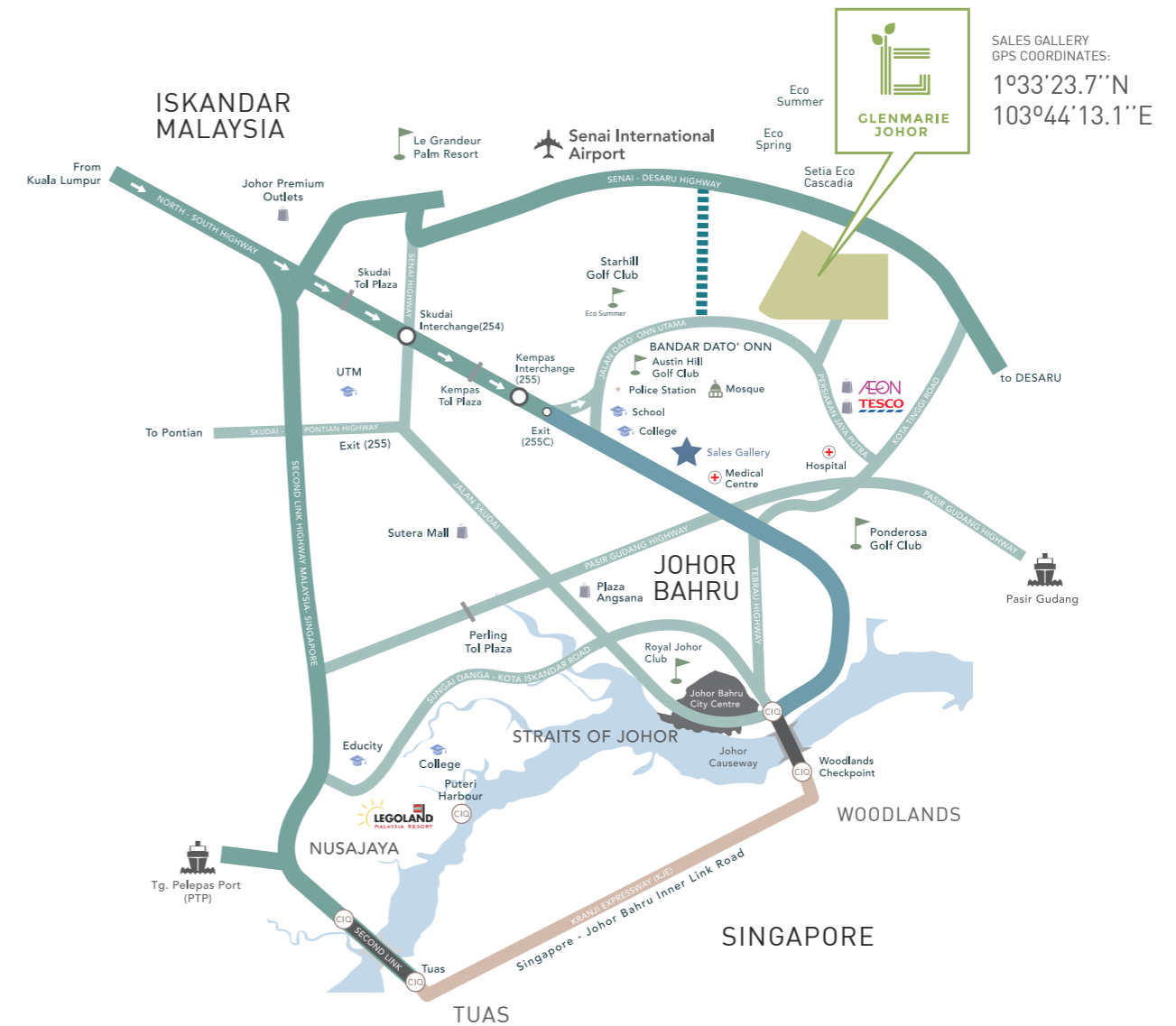
CLUSTER HOMES

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	: 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.

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	

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

Another Project by
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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. : 13732-4/03-2025/0334(N)-(L) • VALIDITY : 27/03/2023 - 26/03/2025 • TENURE OF LAND : FREEHOLD • LAND ENCUMBRANCES : NIL • RESTRICTION OF INTEREST : YES • APPROVAL AUTHORITY : MAJLIS PERBANDARAN JOHOR BAHRU (MPJB) • BUILDING PLAN REFERENCE : MBJBU/2018/14/B-GN/18/PP/63 • TYPES & TOTAL UNITS : 2-STOREY CLUSTER HOMES (28 UNITS) • SELLING PRICE : 2-STOREY CLUSTER HOMES : RM 1,040,000.00 (MIN) - RM 1,705,000.00 (MAX), • DATE OF COMPLETION : DISEMBER 2024 • BUMIPUTERA DISCOUNT : 15%

DEVELOPER'S LICENSE NO. : 13732/07-2028/0999 (A) • VALIDITY : 06/07/2023 - 05/07/2028 • ADVERTISING & SALES PERMIT NO. : 13732-5/03-2025/0352(N)-(L) • VALIDITY : 28/03/2023 - 27/03/2025 • TENURE OF LAND : FREEHOLD • LAND ENCUMBRANCES : NIL • RESTRICTION OF INTEREST : YES • APPROVAL AUTHORITY : MAJLIS PERBANDARAN JOHOR BAHRU (MPJB) • BUILDING PLAN REFERENCE : MBJBU/2018/14/B-GN/18/PP/67 • TYPES & TOTAL UNITS : 2-STOREY CLUSTER HOMES (20 UNITS) • SELLING PRICE : 2-STOREY CLUSTER HOMES : RM 1,025,000.00 (MIN) - RM 1,211,000.00 (MAX), • DATE OF COMPLETION : DISEMBER 2024 • BUMIPUTERA DISCOUNT : 15%

A Member of
DRB-HICOM