



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. : 13732-3/07-2023/0542 (L) • VALIDITY : 06/07/2021 - 05/07/2023 • ADVERTISING & SALES PERMIT NO. : 13732-3/07-2023/0542 (P) • VALIDITY : 06/07/2021 - 05/07/2023 • TENURE OF LAND : FREEHOLD • LAND ENCUMBRANCES : NIL • RESTRICTION OF INTEREST : NIL • APPROVAL AUTHORITY : MAJLIS PERBANDARAN JOHOR BAHRU (MPJB) • BUILDING PLAN REFERENCE : MSJB U2016/14/SSDN/16/PP • TYPES & TOTAL UNITS : 2-STOREY CLUSTER HOMES (20 UNITS) & 2-STOREY SEMI-D (10 UNITS) • SELLING PRICE : 2-STOREY CLUSTER HOMES : RM 1,397,200.00 (MIN) - RM 2,789,200.00 (MAX), 2-STOREY SEMI-D : RM 1,635,200.00 (MIN) - RM 3,483,200.00 (MAX) • DATE OF COMPLETION : APRIL 2023 • BUMIPUTERA DISCOUNT : 15%



GLENMARIE JOHOR
PHASE 1D-2A
SEMI-D & 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



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



Semi-D living area

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



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 living area



Cluster Home chill out area

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



Semi-D master bedroom

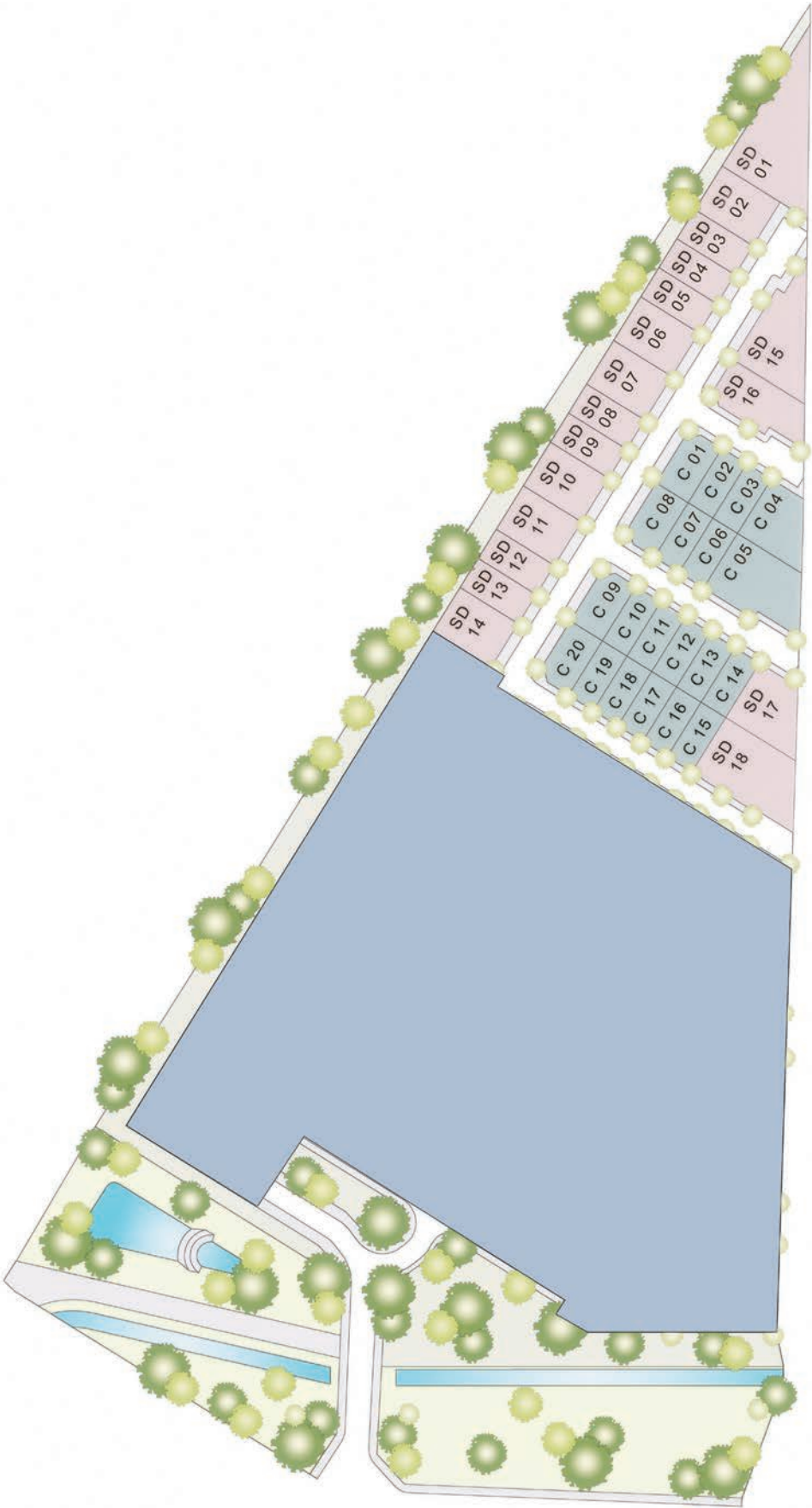
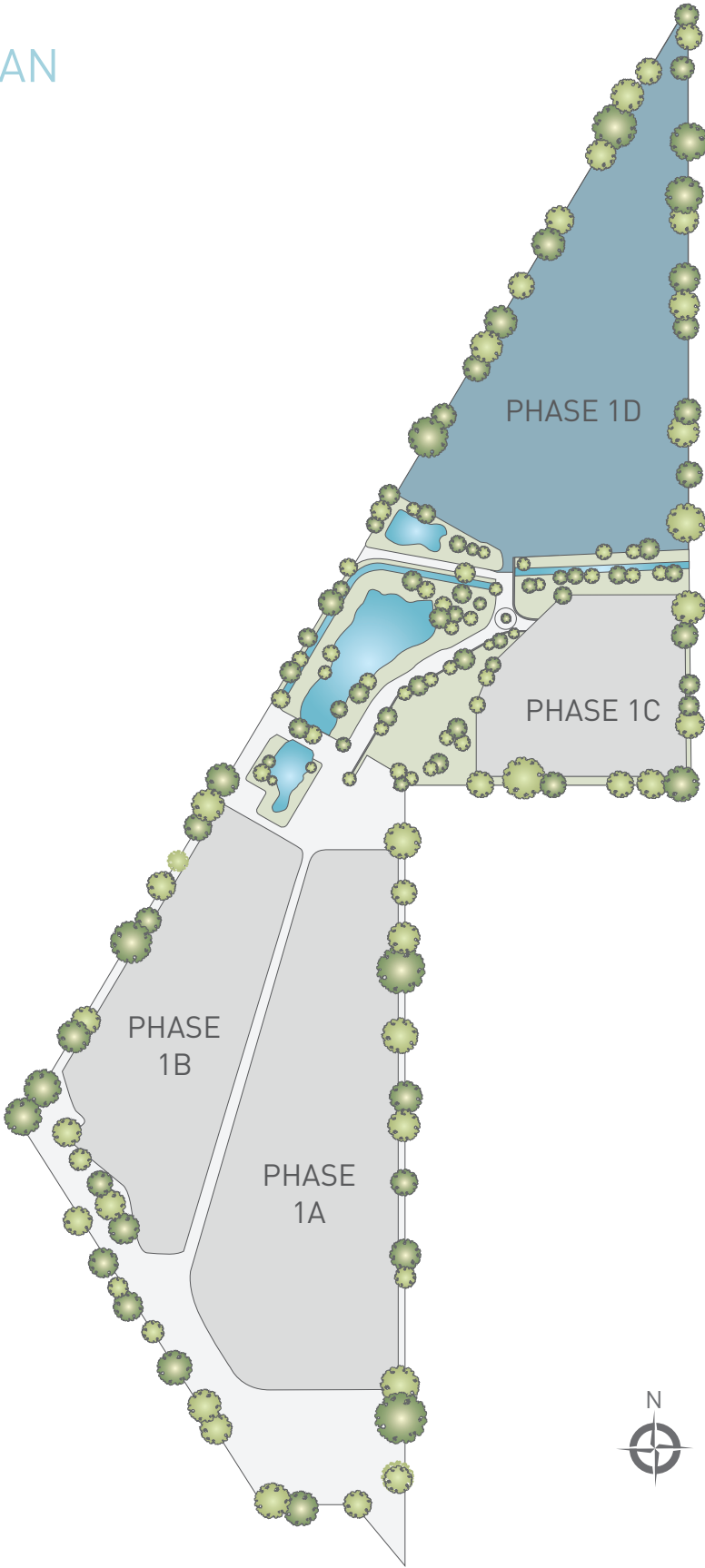


Semi-D master bathroom



Cluster Home master bedroom

MASTER
LAYOUT PLAN



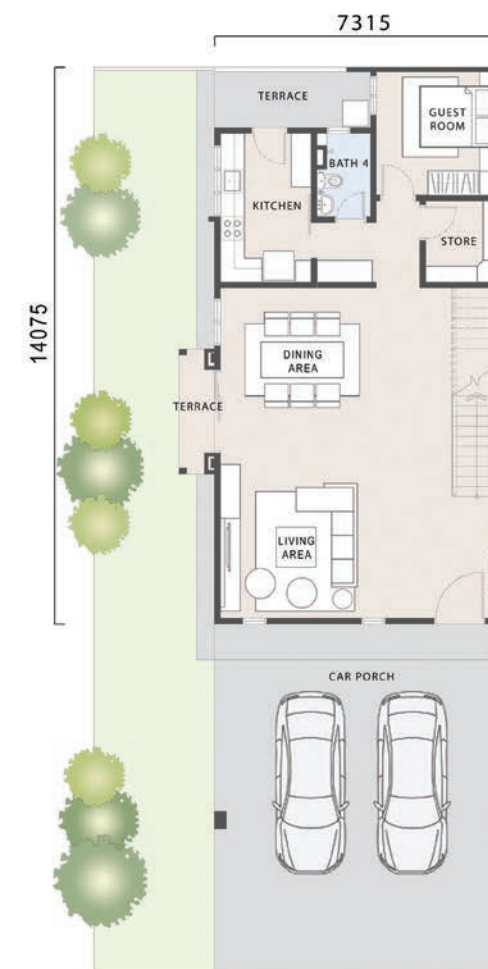
PHASE 1D-2A

SEMI-D
CLUSTER HOMES

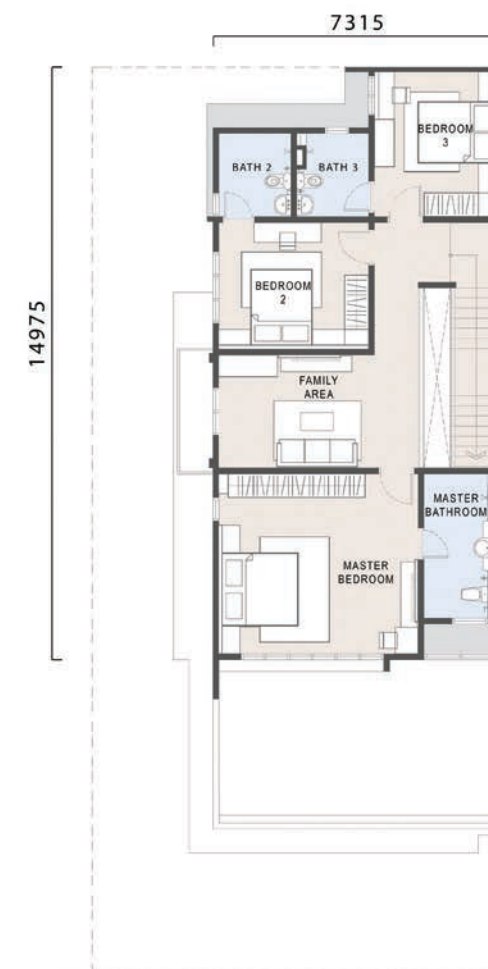
Note: All drawings are not to scale

MODERN MINIMALIST

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



GROUND FLOOR
CLUSTER
TYPE A



FIRST FLOOR
CLUSTER
TYPE A

CLUSTER HOMES



4+1 BEDROOMS



4 BATHROOMS

LAND AREA
34' x 75'

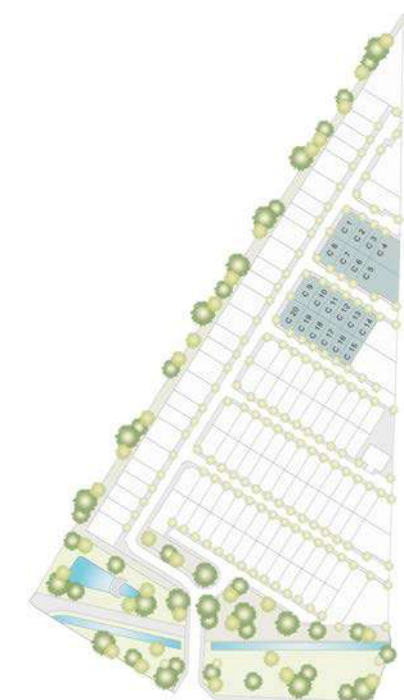
BUILT-UP
2,429 sqft

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

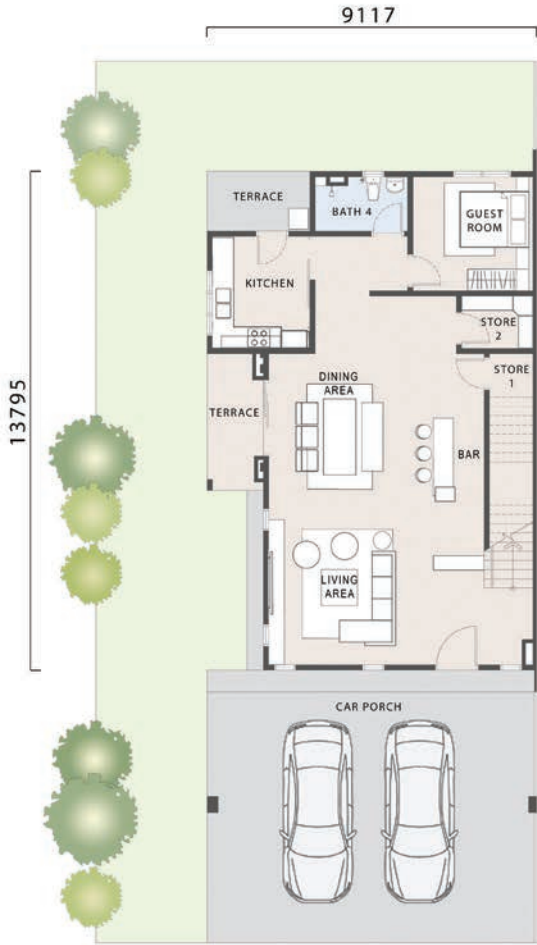


CLUSTER HOMES

Note: All drawings are not to scale

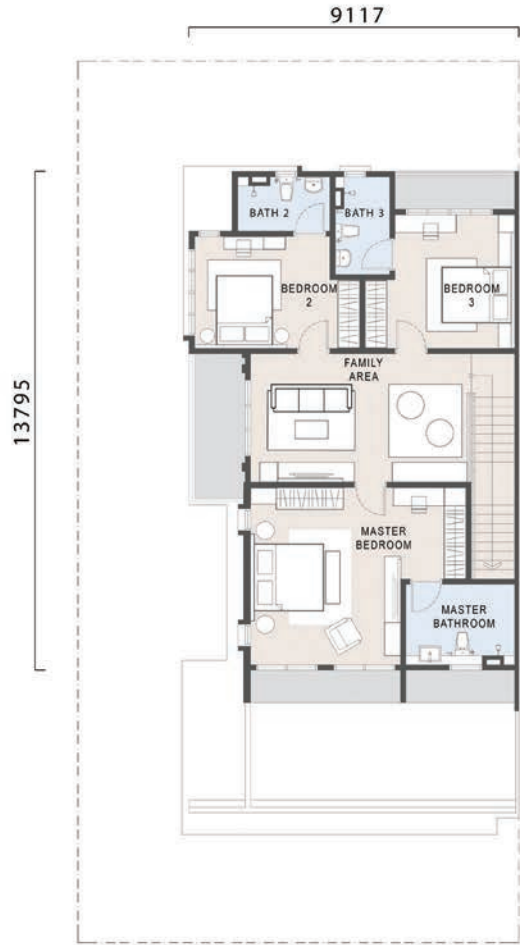
NATURAL
CONTEMPORARY

THEME THAT APPEALS TO EVEN
THE MOST AFFLUENT.



GROUND FLOOR

SEMI-D
TYPE A



FIRST FLOOR

SEMI-D
TYPE A

SEMI-D



4+1 BEDROOMS



4 BATHROOMS

LAND AREA
40' x 80'

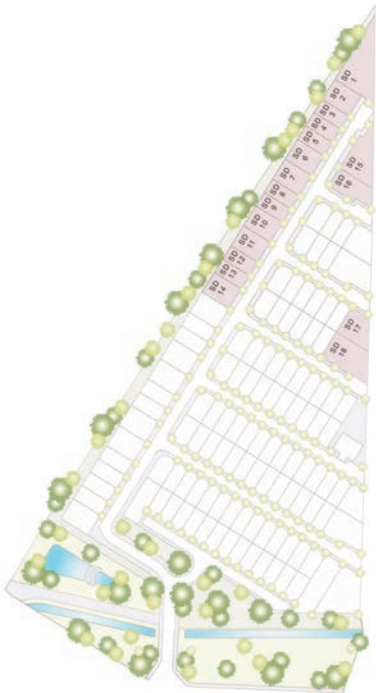
BUILT-UP
2,690 sqft

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



SEMI-D

CLUSTER HOMES

Type A / A1
SPECIFICATIONS

SEMI-D

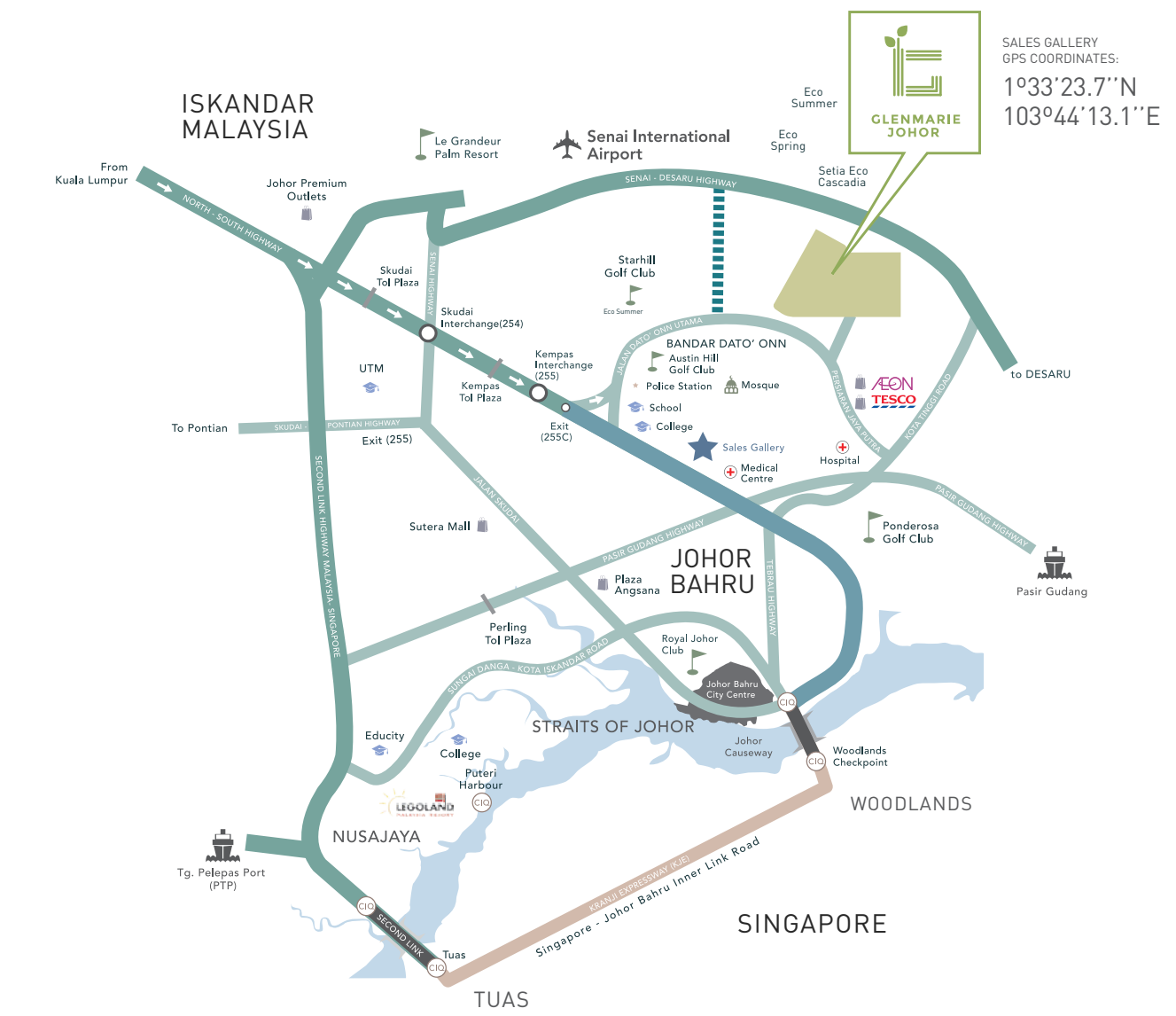
Type A / A1
SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework	
WALL	: Brickwall	
ROOF COVERING	: Metal Roof, RC Flat Roof	
ROOF FRAMING	: Metal Trusses	
CEILING	: Ground Floor : First Floor	- Skim Coat, Plasterboard Ceilings - Skim Coat, Plasterboard Ceilings
DOORS	: Main Entrance / Living Dining Bedrooms Bathrooms Kitchen Store	- 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 Kitchen Guest Room Store / Refuse Bin Car Porch Terrace : First Floor Master Bedroom Bedroom 2 & 3 Bathrooms Family Area	- Porcelain Tiles - Homogeneous Tiles - Porcelain Tiles - Homogeneous Tiles - Concrete Imprint - Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Porcelain Tiles - Porcelain Tiles
WALL FINISHES	: External wall : Internal wall : Bathrooms : Kitchen	- Plaster and Paint - Plaster and Paint - Porcelain Tiles - 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 Wall Light Point Ceiling Fan Point 13amp Powert Point Air-cond Point SMATV Point Gate Bellt Point Water Heater Point Telephone Point Automatic Gate Point	- 27 Nos. - 2 Nos. - 7 Nos. - 25 Nos. - 5 Nos. - 3 Nos. - 1 Nos. - 3 Nos. - 3 Nos. - 3 Nos. - 1 Nos.

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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 OWNERSHIP | 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 | |