

A Prestigious Project By
Linbaq

URBAN LIVING



SPACE
RESIDENCY



Year
2024

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Year
2019

230

Meter tall

60

Storey high
(Roof Level)

2.37

Acres mix development

Urban Renewal

Space Residency, a 2.37- acre redevelopment is set to reenergise the vibrant city of Johor Bahru.

Indulge in the pinnacle of urban lifestyle at this tallest commercial epicenter impressively rising 230-meters, 60-storeys above where the city's best offering lay right at your doorstep.

Remarkable Precinct

One of the tallest edifices in Iskandar Malaysia, this mixed development precinct consists of lavish nature-inspired residential units, hotel and retail outlets.

Experience ultimate convenience and unrivaled excitement at the pulse of Johor Bahru's city.



First Paper Theme Park in Southeast Asia

Discover a new form of art and entertainment at the fascinating Carton King paper theme park. The first in Southeast Asia, this theme park targets to welcome its first visitors in 2023. From paper animals, architecture features, furniture and souvenirs, to retail units, handcraft bazaars and food and beverages stalls, this theme park is a fun-filled gala for entire families to enjoy.



Culinary Delights

You may enjoy all tastes in one spot at our F&B Pavilion, soon to you with tantalising dishes such as Hokkien Noodle, Wantan Noodle, Char Kway Teoy, Traditional Cakes, Grilled Fish and many more. These culinary delights pose as an attractive tourist highlight for many of Johor Bahru's foreign visitors too.





Novotel - Branded Hotel

First project of 4 star hotel by AccorHotel Group in Johor Bahru. AccorHotel group owned many well-known international hotel brand such as Raffles Hotel Singapore, Pullman KL, Sofitel KL and etc. Novotel boasts a network of 539 hotels and resorts in over 59 countries, located in the heart of major cities such as Hong Kong, Beijing, Shanghai, Phuket, and Seoul. It creates a high booking record with 1.05 times every minutes.





Sky Commercial

@ the highest point of JB

Feast your eyes on the captivating view of Johor Bahru's flourishing city centre and magnificent skyline as you satiate your sophisticated palate with an appetizing menu served at Space Residency's Sky Lounge.

Offering approximately 33,000 sqft business space, this high-flying retail spot is set to become one of Johor Bahru's new icons.

Develop A Bond

A great living space is the building block of relationships. Space Residency emphasises on comfort and sustainability, providing homes that ideally accommodate everyone's living needs and provides a chance to rediscover bonds of love and ties. Be surrounded by nature and immerse yourself in native and passive activities. From enjoying the sight of colourful fish swimming in its pond, to picking fresh herbs from an edible garden, and swimming in temperature-controlled saltwater swimming pool beneficial to your health and skin, every moment with your loved ones here are made meaningful and blissful.



Friends & Family



Space Residency's spacious homes offer ultimate flexibility to cater multi-generational living while its open layout inspires dedicated spaces tailor-made to meet each family's unique needs.



Center of Attraction

Spend time doing your favourite things with your favourite people. From shopping at the hottest boutiques in town, to catching a great movie on a day out, Space Residency is located at the heart of the city where everything is within easy reach.

Delve right into the culture of Johor Bahru's communities with a plethora of tantalising dishes offered all around, providing you with a taste of recipes passed down from generation to generation. Set your sights on unique architecture from the eras of 50s and 60s while strolling around Space Residency's matured neighbourhood and community.

Space Residency's strategic locality, in a vibrant city renders a focal attraction among the locals and tourists alike.



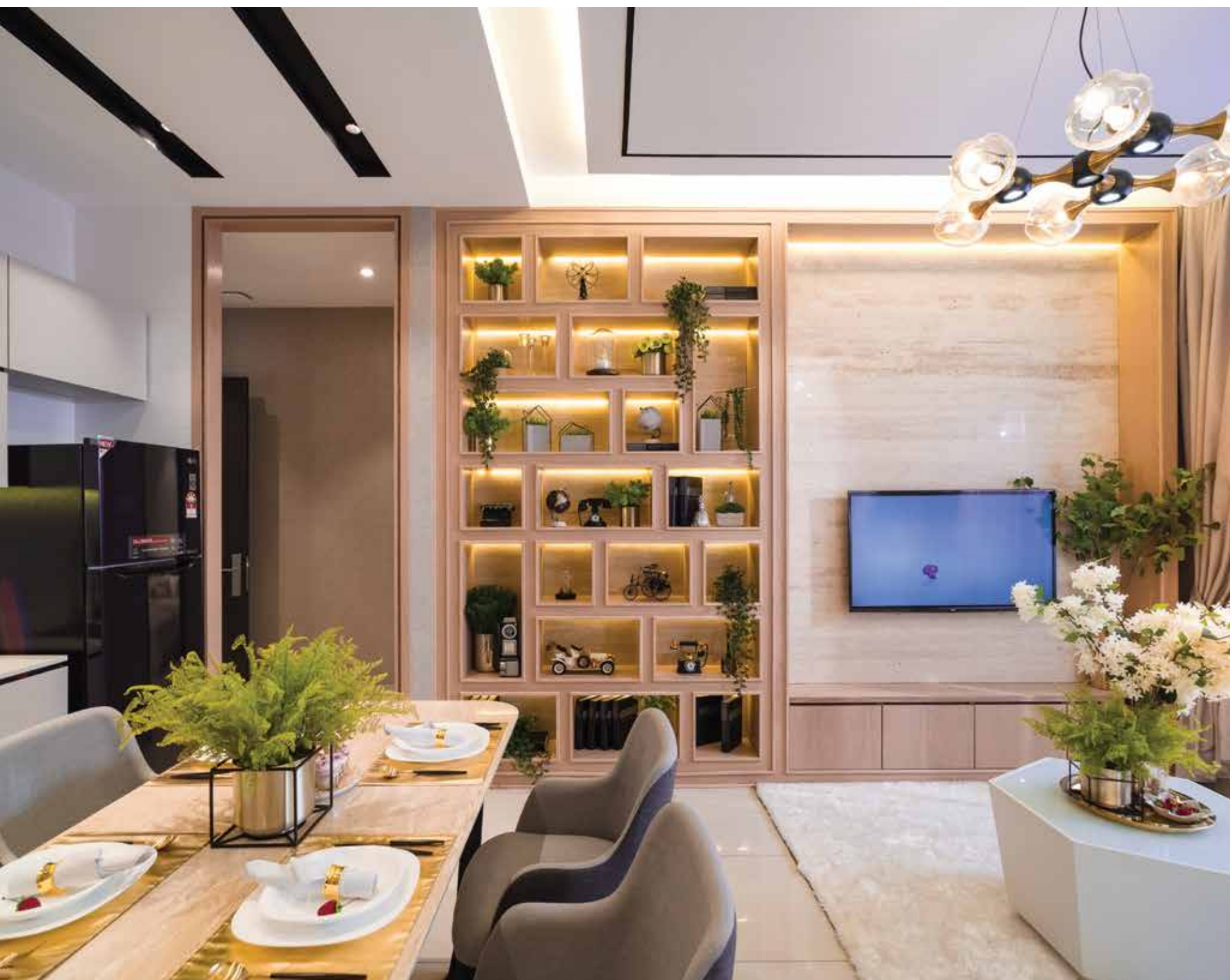
Detailed in Design

When it comes to designing, we focus on the details. From spacious dining and kitchen areas, to a practical laundry nook. Flexible layouts are ready for the spaces to be customised to your needs. Units are also designed away from direct sunlight and heat, providing for cool, cozy living areas for you to unwind.

Safe & Secure

Equipped with 4-tier security system including a floor-locked access card, Using Smart Community Apps, visitor entrance with owner alert, and QR code activated car park barrier, Space Residency offers its residents ultimate peace of mind. Auxiliary guard patrols and CCTV monitoring at every entrance and exit also provides for additional security measure.





Type C

The 3 bedrooms 3 bathrooms dual key unit tailor-made for generational shared living. Cultivating togetherness under one roof, every family is afforded their own privacy too with and isolated areas.

—Type C —



Dual Keys

3 Bedrooms
3 Bathrooms
880 sq.ft.

—Type C1 —



Dual Keys

3 Bedrooms
3 Bathrooms
907 sq.ft.

Creating Excellent Multi-functional Spaces

Educating, Sharing, Bonding

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- | | |
|------------------------|--|
| 1. BBQ Area | 12. Karaoke Room |
| 2. Children Playground | 13. Event Space |
| 3. Jogging Track | 14. Gourmet Kitchen |
| 4. Gazebo | 15. Games Room |
| 5. Fish Pond | 16. Squash Court |
| 6. Edible Garden | 17. Jacuzzi Swimming Pool
and Wading pool |
| 7. Reflexology Park | 18. Childcare |
| 8. Yoga Deck | 19. Gymnasium |
| 9. Green Yard | 20. Changing room and Sauna |
| 10. Meeting Room | 21. Laundry Room |
| 11. Community Room | |

Specification

BUILDING DESCRIPTION

(a) Structure	: Reinforced concrete structure	
(b) Walls	: *Reinforced concrete wall / Brick wall / Light weight block	
(c) Roofing covering	: *Reinforced concrete roof	
(d) Ceiling	: *Skim coating / Plaster ceiling	
(e) Windows	: Aluminium framed glass windows	
(f) Doors	: Fire-rated door / Plywood flush door	
(g) Ironmongery	: Quality lockset	
(h) Wall finishes		
(a) Internal wall	: Plastered wall finishes and paint	
(b)External wall	: Plastered wall finishes and paint	
(c) Bathroom	: Tiles to ceiling level at bathrooms	
(i) Floor finishes		
a) Foyer / Living / Family Area / Dining / Kitchen	: Tiles	
(b) Bedroom	: Tiles	
(c) Bathroom	: Tiles	
(d) Yard	: Tiles	
(j) Sanitary and plumbing fittings	: C	C1
(a) Kitchen sink	: 1	1
(b) Wash basin	: 3	3
(c) Toilet roll holder	: 3	3
(d) Shower rose	: 3	3
(e) Water closet	: 3	3
(f) Bib tap	: 3	3
(k) Electrical installation	: C	C1
(a) Lighting point	: 15	15
(b) Power point	: 16	16
(c) Ceiling fan point	: 3	4
(d) SMATV Socket Outlet	: 3	3
(e) Water heater point	: 3	3
(f) Aircon point	: 4	4
(g) Door bell point	: 1	1
(h) Exhaust fan point	: 1	-
(l) Internal telecommunication conduit and cabling	: C	C1
	1	1

Note: (All the above Specification are subject to changes to comply with the requirements of the Appropriate Authority or if the Vendor's Architect consider it necessary) with a * which may be deleted if not applicable.

Location Map

Ease of accessibility, centrality of Space Residency ensures shorter distances to and from work. Its surrounding matured neighbourhood is an instant attraction to both the locals and tourists. Surrounded by complete amenities like Shopping Malls, Hotels, Hospitals, School, Universities, Bus Terminals, and Public Sector Amenities. A new community within the vibrant city.

Highway

- Eastern Dispersal Link
- Pasir Gudang Highway
- Skudai Highway
- North-South Highway
- Tebrau Highway
- Johor Causeway

Hospital

- Columbia Asia Hospital
- Thomson Medical Centre
- General Hospital
- KPJ Johor Specialist Hospital
- Century Specialist

Shopping Mall

- SouthKey Midvalley
- Holiday Plaza
- Plaza Pelangi
- The Zon Duty Free
- JBCC
- City Square
- Giant
- Johor Premium Outlet
- KSL City Mall

School / University

- Monesh University Malaysia
- Foon Yew High School
- SMK Infant Jesus Convent
- Sri Utama International School
- Sri Ara International School

Transit Terminal

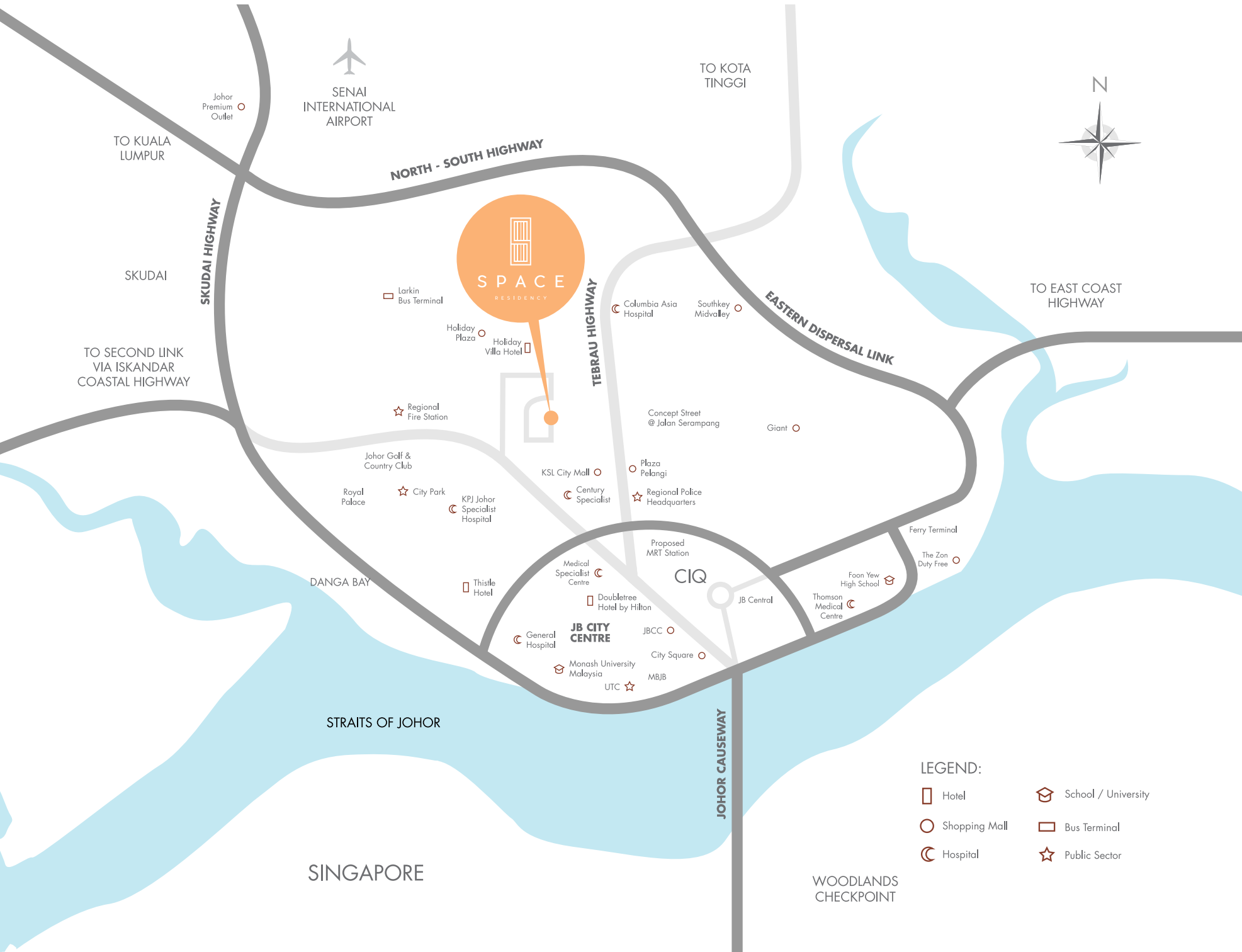
- Larkin Central
- JB Central
- Senai International Airport
- Berjaya Waterfront Ferry Terminal

Public Sector

- UTC
- Pos Malaysia
- MPJB

Hotel

- Holiday Villa Hotel
- Thistle Hotel
- Doubletree Hotel by Hilton



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