

g RESIDENCE

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Artist's Impression Only

# Inspired to Bring the Beauty of Your life to the Top

## VIEWING DECK & LOUNGE

### - The Sky Bridge -

The spectacular Sky Bridge linking the two towers with the double volume height glass walls allows you to enjoy the sun-kissed days and star lit nights as you spend some valuable time with your loved ones.

The view of the crystal clear water of the swimming pool is incredible from the transparent glass square on the floor of the Sky Bridge.

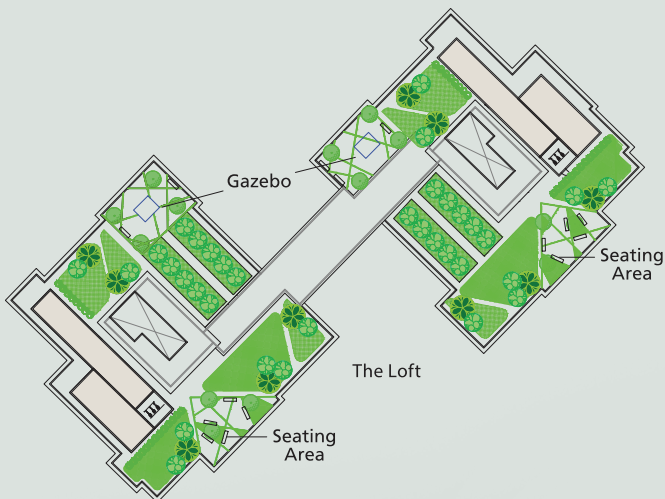


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## THE ROOFTOP GARDEN

### - The Gazebo -

Take pleasure in the grandeur of panoramic views of Johor Bahru and beyond from the Rooftop Garden (Gazebo) which is the only high rise garden in the vicinity. Indulge yourself in the world of pleasure as you enjoy an outdoor refreshment with family and friends amidst the magnificent views of the city.



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# Smart Living Concept

*Have Your Life in Your Hands*



Proudly offers a Smart Living concept so that residents seamlessly and remotely manage their connected homes from anywhere and anytime in accordance with the today's fast-paced technology.



*The diverse features of the Smart Living Concept includes of*

- Mobile Video Intercom
- Wifi Internet Connection
- Visitors Access Management
- Integrated RFID Access Control
- Event Organizer & Invitation Message Blast
- Online Facilities Booking
- Access to Community Public CCTV
- Events Sharing & Community Bulletin
- Interior Remote System
- Smart Lock System
- Wireless Emergency Button

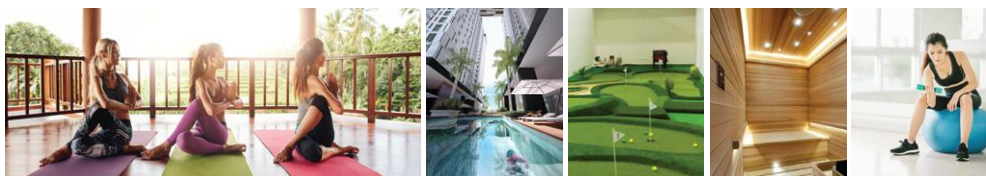


## THE RESORT DECK

*Delightful living experience  
with exclusive facilities*

Experience the pinnacle of luxury at the Resort Deck which offers an ideal setting for relaxation, work, play and leisure. The lavish expanse of indoor and outdoor recreational space on level 7 is the living heart of g Residence where all your needs will be taken care of.

The exclusive facilities are designed to bring the finest pleasures in your life and also to pamper the needs of your body, mind and soul without ever leaving home. Begin your day with an invigorating work out at the gym and have a refreshing dip in the inviting swimming pool to wash away the day's stresses.



# STRATEGIC LOCATION *with* EXCELLENT ACCESSIBILITY



g Residence is located in one of the most desirable neighbourhood of Johor Bahru. It is brilliantly positioned in the vicinity of fast-transforming Plentong where there is a growing demand from purchasers who prefer to stay within proximity to Johor Bahru city centre and those who commute to Singapore daily via the causeway. Travelling is a breeze for the residents of g Residence working in Pasir Gudang, Tanjung Langsat, and to the East Johor.

The excellent connectivity ensures easy access to major highways such as the North-South Expressway (PLUS), Eastern Dispersal Link (EDL), Pasir Gudang Highway and New Coastal Highway.





## *A myriad of vibrant shopping, dining and entertainment venues at your doorstep*



### **Shopping and Leisure Amenities**

IKEA, AEON, Tesco, Aeon Big, Giant, The Store



### **Educational Institution**

SJK(C) Chien Chi, SK Taman Permas Jaya, Paragon Private and International School



### **Golf Clubs**

Daiman 18 Golf Clubhouse, Octville Golf & Country Club, Ponderosa Golf & Country Club, Royal Johor Country Club



### **Medical Facilities**

Hospital Sultan Ismail, Siow Specialist Hospital, Regency Specialist Hospital



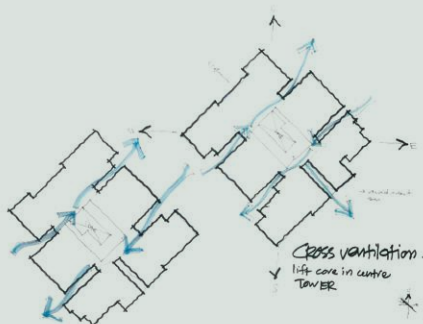
### **Recreation Park**

Legoland Malaysia, Hello Kitty Town, Austin Heights Water Theme Park

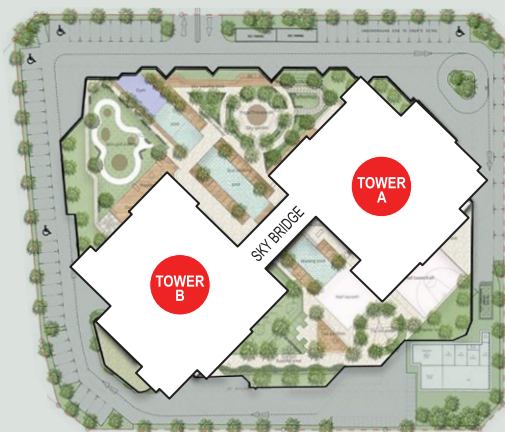
The innovative architecture is dedicated to provide a comfortable living experience for the residents.

g Residence is built with an orientation of 45 degrees on site which is parallel to the sun's orientation to offer an abundance of natural light and increase the flow of fresh air with the well-designed open spaces of the building.

*Designed with you in mind*



## *Development Details*



- **Location**  
8 Jalan Mutiara 7, Taman Perindustrian Plentong, 81750 Johor Bahru, Johor Darul Takzim, Malaysia
- **GPS**  
Coordinate 1.525208, 103.817379
- **Land Size**  
2.72 acres
- **Land Tenure**  
Freehold
- **Total Development**  
2 blocks of 25 storey Residence Suites comprising  
2 levels of commercial & retail  
1 level of facility floor  
5 levels of podium car park cum resident  
24 levels of residence suites  
1 sky bridge



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*The Residences Suites*

**TYPE A**

Built-up Area  
594-653 sq.ft.

- 1 Bedroom
- 1 Bathroom
- 1 Kitchen
- 1 Dining
- 1 Balcony

**TYPE B**

Built-up Area  
814-865 sq.ft.

- 2 Bedrooms
- 2 Bathrooms
- 1 Kitchen
- 1 Dining
- 1 Balcony

**TYPE C**

Built-up Area  
1,049-1,087 sq.ft.

- 3 Bedrooms
- 3 Bathrooms
- 1 Kitchen
- 1 Dining
- 1 Balcony

**TYPE D**

Built-up Area  
1,433-1,552 sq.ft.

- 3 Bedrooms
- 3 Bathrooms
- 1 Utility Room
- 1 Kitchen
- 1 Dining
- 1 Balcony

**LEVEL 9 - 24 ( TOWER A & TOWER B )**



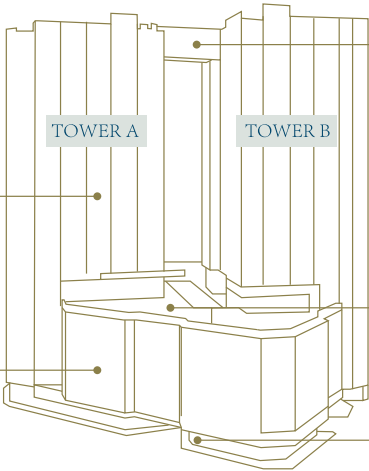
**LEVEL PLAN**



Residential Units



Residential Car Parks



Rooftop Garden ( Gazebo )  
& The Sky Bridge



Resort Deck with Facilities



Ground Floor with  
Commercial

DEVELOPER :



**GSB PROPERTIES SDN BHD (807671-T)**  
(A Subsidiary Company of GSB Group Berhad) 287036-X

## SALES GALLERY

**8, Jalan Mutiara 7, Taman Perindustrian Plentong  
81750 Johor Bahru, Johor Darul Takzim, Malaysia  
Tel: +607 355 8822 / +603 7803 8282**

**Open daily from 9.30am – 5.30pm  
(Including public holidays)  
GPS Coordinates: 1.525208, 103.817379**

**Website: [www.gresidence.com.my](http://www.gresidence.com.my)**

No. Lesen Pemaju: 10795-2/11-2019/03120 (L) • Tempoh Sah: 07/11/2018 – 06/11/2019 • No. Permit Iklan: 10795-2/11-2019/03120 (P)  
• Tempoh Sah: 07/11/2018 – 06/11/2019 • Pelan Bangunan Diluluskan Oleh: Majlis Perbandaran Johor Bahru Tengah  
• No. Kelulusan Pelan Bangunan: MPJBT (JB)RP/3/7/2014  
• Bebanan Tanah: Pajak Kepada United Overseas Bank (Malaysia) Bhd • Hakmilik Tanah: Pegangan Bebas  
• Jenis Unit: Pangsapuri Servis • Jumlah Unit: 480 Unit • Harga Jualan: RM370,300 (Min) – RM945,300 (Maks)  
• Sekatan-sekatan Kepentingan: Tanah ini tidak boleh dipindahmilik, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri • Bumiputera Diskaun: 15%

The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot be deemed to be part of an offer or contract.

The content of this brochure supersede that of the previous brochure and other materials.