

LAGUNA HEIGHTS CONDOMINIUM



LAGUNA HEIGHTS



MASTER LAYOUT PLAN

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THE PROJECT OF LAGUNA HEIGHTS

- ▼ Location : Johor Bahru Iskandar Zone A(Jalan Sri laguna)
- ▼ Type : Condominium
- ▼ Total 21-Storey with 77 Units
- ▼ Freehold
- ▼ 2-Storey of Penthouse (20-21th Flr)
- ▼ 19-Storey Condo (1st-19th Flr)
- ▼ Facilities : 1th Floor:Indoor Swimming Pool, KTV Lounge, Table Tennis Room, Outdoor Gym, Fitness Centre, Mahjong Room, Cascading Garden, Tea House Pavilion, Mini-Library, Basketball Court, Snooker Room, BBQ Corner, Children's Playground, Sauna.
- ▼ Basements Car Park
- ▼ Maintenance : RM0.25 psf (Including Sinking Fund)
- ▼ Completion : END Of 2017

LAGUNA HEIGHTS CONCEPT

- ▼ STRATEGICAL LOCATION
- ▼ LOWEST DENSITY CONDOMINIUM
- ▼ PRIVACY
- ▼ EURO ARCHITECTURE DESIGN

THE LOCATION OF PROJECT



- ▶ Startegy Location
- ▶ Between First Link and Second Link
- ▶ From Laguna to Woodland Checkpoint 10mins
- ▶ From Laguna to Tuas Checkpoint 15mins-20mins

The Location Key Selling Points

Key Location Highlights

- ▼ 5 mins to Taman Perling
- ▼ 8 mins to Bukit Indah AEON Jusco
- ▼ 10 mins to Horizon Hills Golf & Country Club
- ▼ 15 mins to Edu City
- ▼ 15 mins to Kota Iskandar
- ▼ 15 mins to Legoland
- ▼ 20 mins to Second Link
- ▼ 20 mins to JPO
- ▼ 20 mins to Senai International Airport
- ▼ 2 mins to Istana of Johor Sultan
- ▼ 5 mins to Danga Bay
- ▼ 8 mins to Tun Aminah Hospital
- ▼ 8 mins to ST.John International School
- ▼ 8 mins to KPJ Specialist
- ▼ 8 mins to Larkin Bus Central
- ▼ 12 mins to JB City Centre
- ▼ 12 mins to CIQ
- ▼ 15 mins to KSL City Mall

LAGUNA AREA FUTURE MASTER PLAN



THE GATEWAY

**THE NEW CITY DOWNTOWN WILL
BE CREATED**



VENICE

**THEMED RIVERFRONT BUILDING
WITH VIBRANT ENTERTAINMENT
AND SHOPPING CONVENIENCES**



THE REVERA

URBAN LIVING BY THE RIVER



THE BUND

A NEW GOWTH CENTRE INFUSED WITH HISTORICAL AND HERITAGE ELEMENTS



THE FISHMAN WHARF & FISH MARKET



- ▼ THE FISHMAN WHARF : A PLACE FOR FESTIVALS PARTIES AND MARINE LIFESTYLE
- ▼ FISH MARKER : AUSTRALIAN CONCEPT LIFESTYLE MARKET.

LOW DENSITY CONDOMINIUM

ONLY **79 UNITS** (77 CONDOMINIUM AND 2 VILLA)

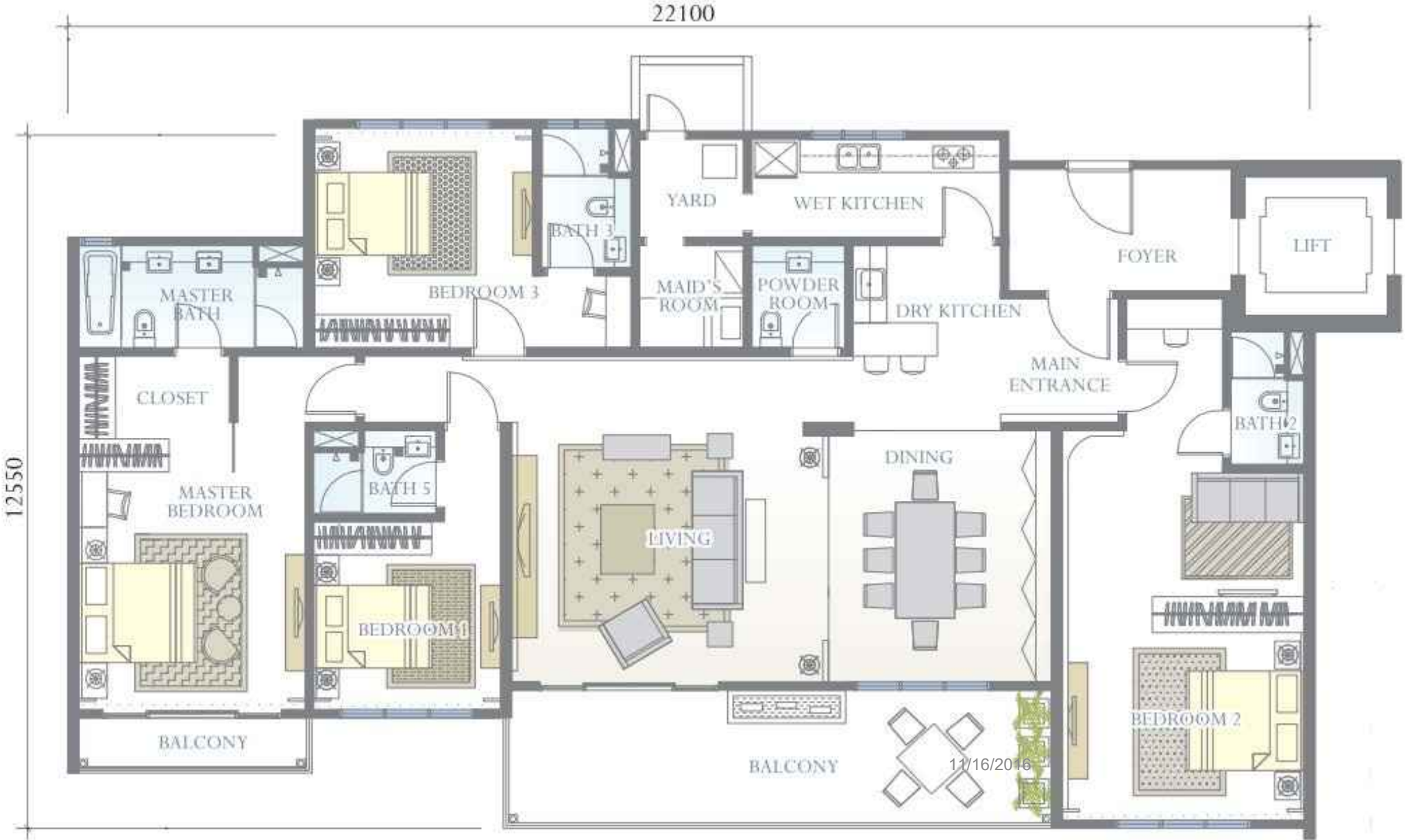


LOW DENSITY CONDOMINIUM

SKY SEMI-D CONDOMINIUM

- ▼ STANDARD SIZE 2750 SQF (4+1 BEDROOM 5 BATHROOM)
- ▼ TO IMITATE LANDED HOUSES 40 x 70
- ▼ DUAL-KEY SYSTEM
- ▼ EACH FLOOR ONLY 4 UNITS

UNITS LAYOUT



FULLY SEA VIEW 8TH FLOOR



SHOWROOM

INTERIOR DESIGN - LIVING HALL



SHOWROOM

INTERIOR DESIGN - DINNING AREA



SHOWROOM

INTERIOR DESIGN - BEDROOM



SHOWROOM

INTERIOR DESIGN - BEDROOM



11/16/2016

SHOWROOM

INTERIOR DESIGN KITCHEN AREA



11/16/2016

SHOWROOM

INTERIOR DESIGN - BATHROOM



SHOWROOM

INTERIOR DESIGN
-
BALCONY

33 X 8=254 SQF



DUAL -KEY SYSTEM



DUAL -KEY SYSTEM

- ▼ Following the demand of the Malaysian the younger generation between their parents how to live in same unit and different life style---the DUO-KEY living style(Studio apartment concept).
- ▼ Duo Key is means separate the unit to be two units belong to two different entrance and which is attach a bedroom,living hall and bathroom. (Studio Kichen to be renovate or share with main unit)
- ▼ 双钥匙公寓指的是，四个卧房式单位隔成三个卧房式单位以及一个“小型公寓”单位。各有一个入口和一套钥匙，两个单元自给自足，拥有独立的设施比如房间厕所，餐厅，没有厨房。厨房则需要共享。
- ▼ It can be multiple purpose space for another needs as below:
- ▼ DUAL KEY它满足了下面这部分人的需求：
 - ▼ 1)When childrens are grow up they need privacy
 - ▼ 2)When your wife,childrens and parent stay together.
 - ▼ 3)For studio tenant, it can be your side income.
 - ▼ 4)Small office home office just to your door step.
 - ▼ 5)Separately for Rent out purpose
 - ▼ 1) 成年孩子和父母一起住，又要有一定的隐私。
 - ▼ 2) 年轻夫妻和父母一起住，又要有一定的隐私。
 - ▼ 3) 投资加自住的人士，把小套间或者大套间出租，作为而外收入。
 - ▼ 4) 居家工作人士，把套间改为办公室；
 - ▼ 5) 纯投资人士，分别出租给不同组客。组客享有各自的隐私。

PRIVATE



PRIVATE LIFT

- DIRECT ACCESS TO
YOUR DOOR STEP

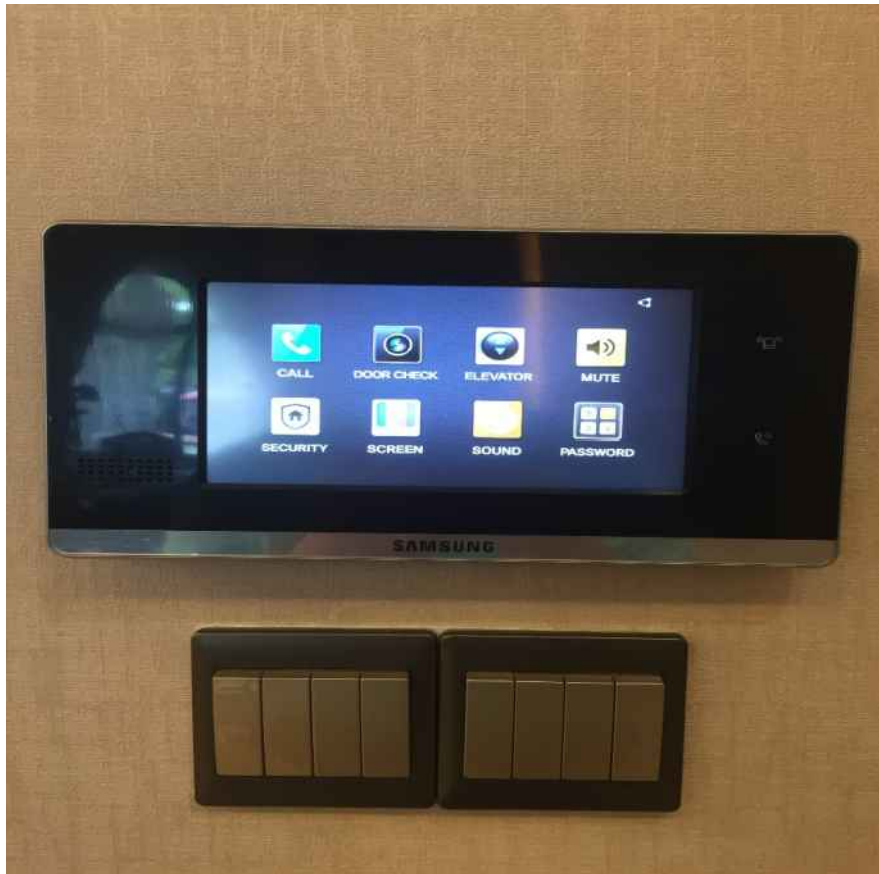
-LIFT SERVE TWO UNITS
FOR EACH FLOOR

-ACCESS CARD

PRIVATE

SUMSUNG SMART HOME SYSTEM

SUMSUNG CONTROL SCREEN



SUMSUNG ELETRONIC LOCK



PRIVATE

4 TIES SECURITY SYSTEM

- ▶ MAIN ENTRANCE / LIFT LOBBY
- ▶ LIFT / ELECTRONIC LOCK



EURO CLASSICAL DESIGN

CLUBHOUSE AND GARDEN



THE RENAISSANCE OF ELEGANCE

Like well-aged wine that promises an aftertaste that lingers on the palate, Laguna Heights promises a divine luxury exceeding ordinary lifestyle, reserved only for the elite.

From a heavenly clubhouse dedicated to indulge your every whim, to the finest fittings and finishes, as well as enhanced security features within a gated and guarded precinct - every detail has been meticulously planned so that you'll experience something extraordinary beyond your wildest dreams.



CLUBHOUSE FACILITIES



The Clubhouse 2nd floor is equipped with a Snooker Room
2 楼会所涵盖台球室



Mini-Library
儿童多媒体视听及迷你图书馆



Mahjong Room
棋牌 / 麻将室

CLUBHOUSE FACILITIES



GARDEN FACILITIES



LAGUNA SALES STATUS



- ▶ Condo part sell out 70% (ONLY LEFT 20 UNITS)
- ▶ BUYER 70% FROM LOCAL, 30% FROM SINGAPORE

LAGUNA HEIGHTS SITE

30/09/2016



▼ COMPLETION
BY Q4 OF
2017