



SKYPARK

Kepler

LIDO JOHOR BAHRU



VISIONARY MASTER CONCEPT:
A BLUEPRINT FOR EXCELLENCE

FACTS & FIGURES: HOLISTIC URBAN PLANNING

Step into a future defined by intelligence, connectivity, and sustainability. Lido Waterfront Boulevard transcends the concept of an integrated masterplan, seamlessly blending Johor's storied heritage with a forward-looking vision. Positioned as a vital gateway between Singapore and Malaysia, this international world-class hub offers everything for living, working, leisure, education, wellness, and hospitality. A vibrant destination where people of all ages and backgrounds can celebrate Johor's rich cultural legacy in one remarkable setting.

163 ACRES
TOTAL SITE AREA

78.75 ACRES
TOTAL DEVELOPABLE SITE

AVERAGE PLOT
RATIO OF **11**

20% OPEN
SPACE

4,108,687.93 SQM
TOTAL GROSS FLOOR AREA



2.5-KILOMETRE
WATERFRONT
PROMENADE



NEW COASTAL
PARK



ONE-STOP LIFESTYLE
& DUTY-FREE
DESTINATION



INTERNATIONAL
FOOD WALK



CULTURAL
BUILDING

A SMART CITY BUILT FOR SMART LIVING



SMART CITY

Creating connected, data-driven and sustainable environments where technology is seamlessly integrated into daily life.



2.5KM WATERFRONT PROMENADE

Intersection of leisure, culture and sustainability, creating a vibrant public space that encourages social interaction, physical activity and environmental awareness.



QUAYSIDE EXPERIENCES

Creating spaces where people can live, work and play in the most seamless ways.



32-ACRE CENTRAL PARK

Designed to bring you back to nature to enjoy scenic paths, green spaces and eco-friendly initiatives for a healthier lifestyle.



PEDESTRIAN WALKWAY & CYCLIST PATH

Safe and efficient routes for non-motorized transport and also encourage healthier lifestyles and contribute to the city's environmental goals.



20% DEDICATED TO GREEN SPACES

Enhancing environmental sustainability, public health and the overall quality of life for residents.



RAINWATER HARVESTING

Reduces demand on ground water.



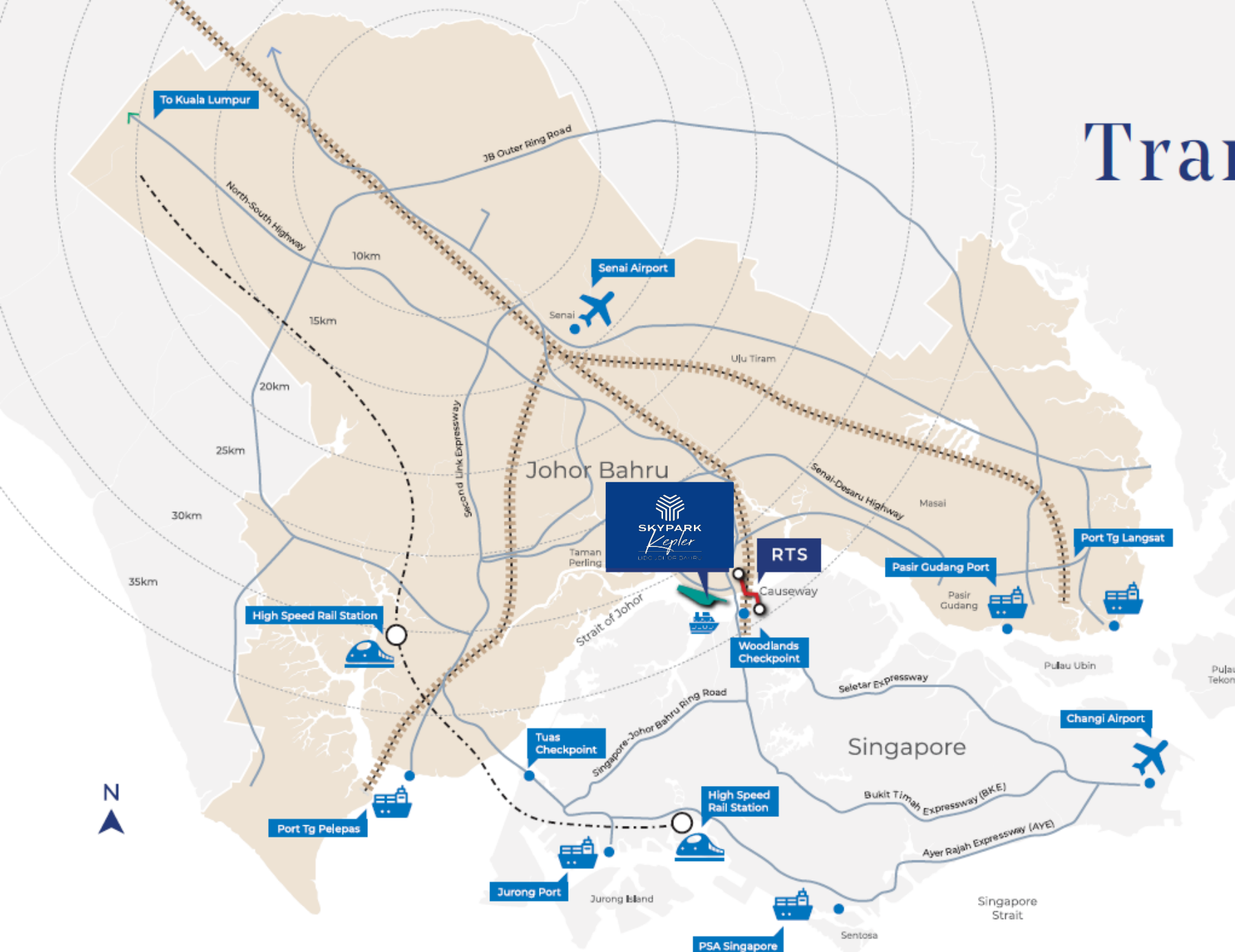
GREENRE RESIDENTIAL BUILDING

Increase energy and water efficiency while reducing carbon emissions.

ACTUAL SITE



Johor's Premier Transportation Hub



01



International Airports

02



Ports

03



Highways

04



Bus Rapid Transit

05



Rail Transport

SEAMLESS CONNECTIVITY AND CONVENIENCE



Total Length

4km in length
(Malaysia: 2.7km and
Singapore: 1.3km)



Number of Stations

2 stations
(Malaysia: Bukit Chagar Station and
Singapore: Woodlands North Station)



Frequency

3.6 minutes (Ultimate)
during peak hour



Journey Time

The estimated train
journey time is 6 minutes
between stations



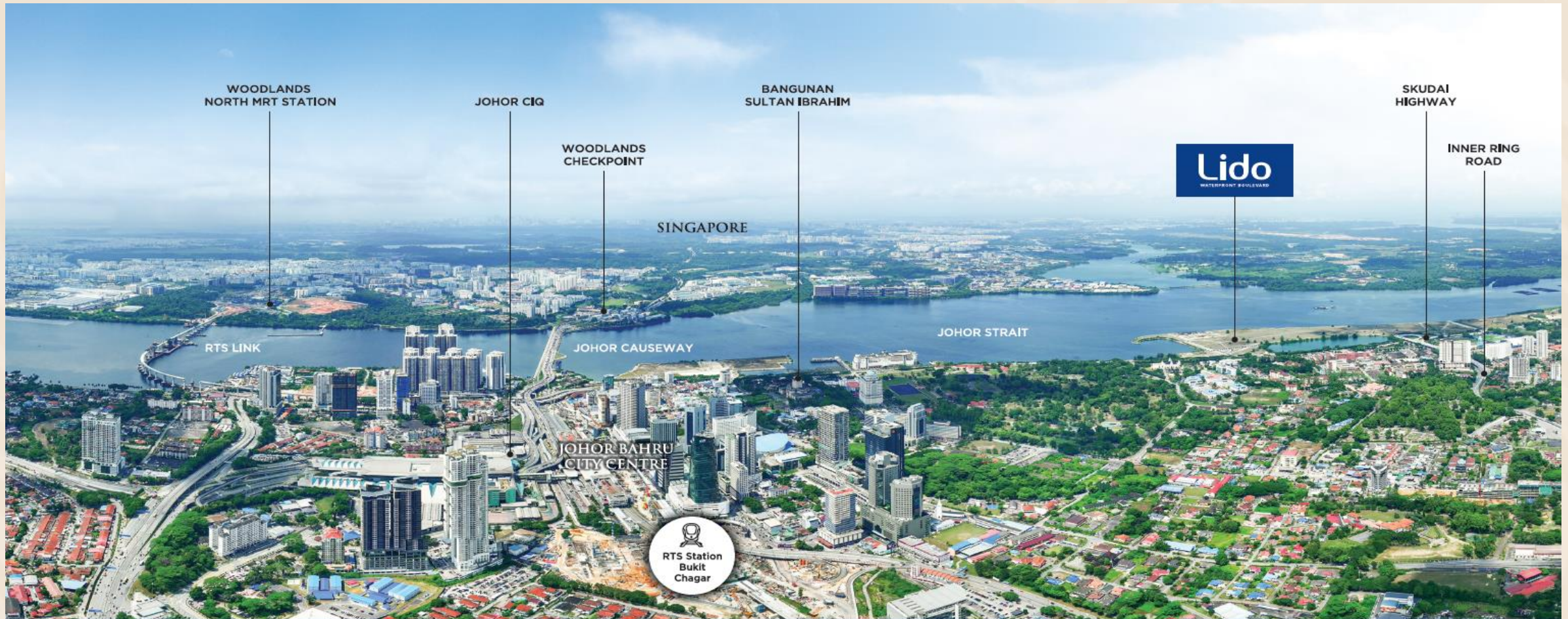
Train Capacity

10,000 passengers
per hour per direction



Ridership

Estimated to carry
40,000 passengers per
day upon opening



WELL CONNECTED – DEVELOPMENT FEATURES



JS-SEZ

MOU to improve cross-border flow of business via implementation of **single QR code border checkpoints** and **Virtual Payment Address (VPA)**



SINGAPORE

Special Economic Zone agreement signed; 20,000 jobs to be created

Chin Soo Fang for The Straits Times
© Jan 08, 2025 07:56 am



The new Johor-Singapore Special Economic Zone (JS-SEZ) in Malaysia is expected to create 20,000 skilled jobs for people on both sides of the Causeway.

The zone for business and investment, covering the Iskandar Development Region and Pengerang, also aims to support the expansion of 50 projects in the first five years, and a cumulative 100 projects in its first decade.

Prime Minister Lawrence Wong and his Malaysian counterpart Anwar Ibrahim witnessed the exchange of the agreement on Jan 7 during the 11th Malaysia-Singapore Leaders' Retreat in Putrajaya.

Speaking at a joint press conference, PM Wong said the JS-SEZ will create good jobs and more opportunities for the people of both countries.

"When negotiating the agreement, both sides have actively engaged stakeholders to ensure that the JS-SEZ has the conditions to help our businesses grow together for the longer term," he said.

"The greater potential for the JS-SEZ is not just about Singapore businesses going to Johor, but it's about both sides working together to attract new investment projects globally," he added.



PM Lawrence Wong with Malaysian PM Anwar Ibrahim at Perdana Putra during the Leaders' Retreat on Jan 7. ST PHOTO: AZMI ATHIR

THE GAME CHANGER

Connectivity a major plus for JS-SEZ

By SYAZWANI HASNIZAM



ECONOMY

Wednesday, 08 Jan 2025

Related News



NATION 1h ago
Asian economies must create own consumer markets, can't rely on...

WORLD 1d ago
News Analysis: Moderate recovery vs mounting risks: what to...

VIETNAM 1d ago
Vietnam economy expands by more than 7% in 2024, beating...



Mah Sing's Ong said Johor's appeal continues to grow due to infrastructure projects.

KUALA LUMPUR: The joint agreement between Malaysia and Singapore marks a new beginning for the Johor-Singapore Special Economic Zone (JS-SEZ), which aims to support economic growth and transform Johor into a regional powerhouse.

Mah Sing chief executive officer of property subsidiaries Benjamin Ong, a panelist at the CGS International 17th Annual Malaysia Corporate Day 2025, expressed optimism on Johor's economic prospects, attributing it to improving market dynamics and enhanced connectivity.

Asia

Malaysia-Singapore Leaders' Retreat: New Johor SEZ deal guns for global investments, 20,000 skilled jobs in 5 years

The signed Special Economic Zone agreement was exchanged at the retreat in Putrajaya, witnessed by Malaysia Prime Minister Anwar Ibrahim and Singapore Prime Minister Lawrence Wong.



Exchange of MoU for Johor-Singapore Special Economic Zone between Singapore Deputy Prime Minister Gan Kim

KUALA LUMPUR: A Special Economic Zone in Johor jointly run by Malaysia and Singapore will gun for global investments, with both countries setting sights on the creation of 20,000 skilled jobs in the first five years.

The target is to facilitate the expansion of 50 projects in the first five years and hit 100 projects in the first 10 years.

Aqil Haziq Mahmud

07 Jan 2025 01:29PM
(Updated: 08 Jan 2025 10:13AM)



JOHOR-SINGAPORE SPECIAL ECONOMIC ZONE (JS-SEZ)

9 FLAGSHIP ZONES OF JOHOR-SINGAPORE SPECIAL ECONOMIC ZONE

The JS-SEZ drives high-impact growth across nine key zones, fostering advancements in finance, high-tech manufacturing, logistics, digital innovation, sustainability, tourism, education, healthcare, and agri-tech. With world-class infrastructure and strategic positioning, it enhances regional trade, talent development, and economic resilience, positioning Johor as a global business hub.

STATES OF JOHOR



A JOHOR BARU CITY CENTRE
Business Services, Digital Economy, Health

D PASIR GUDANG
Manufacturing, Energy, Logistics

G FOREST CITY
Financial Services

B ISKANDAR PUTERI
Manufacturing, Business Services, Digital Economy, Education, Health, Tourism

E SENAI-SKUDAI
Manufacturing, Digital Economy, Education, Logistics, Tourism

H PENERANG INTEGRATED PETROLEUM COMPLEX (PIPC)
Manufacturing, Energy, Logistics

C TANJUNG PELEPAS-TANJUNG BIN
Manufacturing, Energy, Logistics

F SEDENAK
Manufacturing, Business Services, Digital Economy, Education, Energy, Food Security, Health, Logistics, Tourism

I DESARU
Education, Food Security, Health, Tourism

CATEGORY

INCENTIVE TYPE

DETAILS

MITI/MIDA Incentives



Pioneer Status

70% income tax exemption for 5-10 years for qualifying activities (e.g., advanced manufacturing, tech).

Investment Tax Allowance (ITA)

60-100% allowance on capital expenditure (CAPEX) for approved projects.

Customs Duty Exemptions

Waivers on machinery, equipment, and raw material imports for SEZ-approved projects.

Double Deduction Incentives

For R&D, training, and market expansion (e.g., deduct 2x expenses from taxable income).

Tax Incentives



Corporate Income Tax Reduction

Reduced rates (potentially 0-10%) for priority sectors (e.g., green tech, digital services).

Withholding Tax Exemptions

Exemptions on royalties, technical fees, or interest paid to non-residents.

Stamp Duty Exemptions

Waivers for asset transfers, leases, or financing agreements within the SEZ.

GST Relief

Exemptions on specific transactions (e.g., intra-SEZ trade).

Cross-Border Perks



Streamlined Customs

Fast-track clearance for goods moving between Johor and Singapore.

Foreign Ownership Flexibility

Relaxed equity rules for foreign investors in targeted sectors.

Talent Mobility

Simplified work permits/visas for Singaporean/Malaysian professionals.

Sector-Specific Focus



Advanced Manufacturing

Tax breaks for automation, robotics, and Industry 4.0 adoption.

Tech & Digital Services

Incentives for data centers, fintech, and startups (e.g., grants, subsidized utilities).

Tourism & Healthcare

Support for medical tourism, integrated resorts, and hospitality projects.

Key Notes

1. Pending Agreements: Final incentives depend on Malaysia-Singapore bilateral negotiations.
2. Singapore's Role: Singapore may offer complementary grants or tax credits via its EDB.

| COMPARISON OF NEW MM2H (2024), SARAWAK MM2H & SABAH MM2H | | | | | |
|--|--|------------------|--------------------|--|---|
| | NEW MM2H PROGRAMME 2024 | | | SARAWAK | SABAH |
| | SILVER | GOLD | PLATINUM | MM2H | MM2H |
| Age requirement | 25 years old | | | 30 years old | 30 years old |
| Residency requirement | Stay in Malaysia for at least 90 days each year (cumulative) For participants aged 21-49, the main applicant or one of the dependent family members can complete it | | | 30 days for each person | 30 days for each person |
| Dependant | Spouse, children under 34, and both parents | | | Spouse, children below 21 and both parents | Spouse, children below 21 and both parents |
| MM2H visa | 5 years | 15 years (5+5+5) | 20 years (5+5+5+5) | 10 years (5+5) | 10 years (5+5) |
| Fixed deposit after approval | US\$150,000 | US\$500,000 | US\$1 mil | Individual: RM150,000 Couple: RM300,000 | Individual: RM150,000 Family: RM300,000 |
| Financial proof | N/A | | | Offshore income proof Individual: RM7,000; Couple: RM10,000 Or liquid asset proof Individual:RM 50,000;Couple:RM100,000 | Offshore income proof Individual: RM10,000 Family: RM15,000 |
| Government application fee (one-off) | RM1,000 | RM3,000 | RM200,000 | - | - |
| Renewal application fees upon expiration | RM1,500 | RM3,000 | RM5,000 | - | - |
| Property purchase | Minimum RM600.000 | Minimum RM1 mil | Minimum RM2 mil | Minimum RM600,000 (Kuching) Minimum RM500,000 (other areas) | Minimum RM600,000 |
| Home purchase condition | Not allowed to resell within 10 years. House upgrade through new house purchase to a higher value is allowed. | | | - | - |
| Business activity | Not allowed | Not allowed | Allowed | Allowed | Allowed |
| Working | Not allowed | Not allowed | Allowed | Not allowed | Not allowed |
| Education | Children can attend school in Malaysia, including higher education | | | Children can study with student pass | Children below 18 allowed to study with MM2H visa |
| Medical care | Long-term treatment in Malaysia is allowed | | | | |
| Medical check-up | After approval, all applicants must undergo medical examinations at designated clinics or hospitals | | | Medical check-up In Sarawak | Medical check-up in Sabah |
| Agent fee | RM40,000 | RM55,000 | RM70,000 | Not fixed by government | Maximum RM15,000 |








PROPERTY TAXES FOR FOREIGNERS

| Stamp Duty (Property Transfer Tax) | Real Property Gains Tax (RPGT) | Foreign Levy (State-Specific) | Annual Property Assessment Tax | Quit Rent (Cukai Tanah) | Rental Income Tax |
|---|--|---|--|--|---|
| <p>Stamp duty is charged on the Memorandum of Transfer (MOT) based on the property's value:</p> <ul style="list-style-type: none"> • 1% on the first RM100,000 • 2% on the next RM100,001 – RM500,000 • 3% on the next RM500,001 – RM1 million • 4% on amounts exceeding RM1 million | <p>RPGT is imposed on capital gains when you sell your property:</p> <ul style="list-style-type: none"> • 30% if sold within the first 3 years • 20% in the 4th year • 15% in the 5th year • 10% from the 6th year onwards | <p>Different state impose different levy.</p> <p>Johor: 2% levy on property purchases</p> <p>Penang: 3% levy on property purchases</p> <p>Genting Highlands : RM100k or 2% of the property purchases, whichever higher</p> | <p>A local council tax paid semi-annually based on the estimated rental value of the property.</p> <p>Rates vary depending on property type and location.</p> | <p>An annual land tax applicable to landed properties.</p> <p>The rate is usually low, calculated per square foot or based on the property's land area.</p> | <p>Flat rate of 30% on net rental income for non-resident individuals</p> <p>Deductions on expenses (e.g., maintenance, property agent fees) are allowed</p> |

MALAYSIA EDUCATION (JOHOR)

| Category | Key Points | |
|------------------------------------|--|--|
| Strategic Location 📍 | <ul style="list-style-type: none">- Proximity to Singapore- Excellent transportation links (Causeway, RTS) | Johor Bahru's close proximity to Singapore and strong transport links make it a convenient hub for students. |
| Affordable Costs 🏷️ | <ul style="list-style-type: none">- Lower cost of living- Affordable tuition fees | The city offers a cost-effective lifestyle and education compared to neighboring countries like Singapore. |
| Diverse Institutions 🎓 | <ul style="list-style-type: none">- Reputable universities (e.g., UTM, Raffles University)- International schools | A wide range of high-quality institutions cater to various academic interests and levels. |
| Multicultural Environment 🤝 | <ul style="list-style-type: none">- Welcoming society- Cultural exchange opportunities | A diverse population fosters inclusivity and enriches the learning experience for international students. |
| English Medium 🇬🇧 | <ul style="list-style-type: none">- English as the primary language of instruction | English is widely used in education, making it easier for foreign students to adapt and excel. |
| Government Support 🏛️ | <ul style="list-style-type: none">- Visa facilitation- Scholarships- Post-study work opportunities | Government policies and incentives make Malaysia an attractive destination for international students |
| Quality of Life 🌟 | <ul style="list-style-type: none">- Modern amenities- Safe environment- Vibrant culture | Johor Bahru offers a comfortable and enjoyable lifestyle with access to modern facilities and entertainment. |

MALAYSIA EDUCATION (JOHOR)

| Category | Key Points | |
|--|--|--|
| Gateway to ASEAN  | <ul style="list-style-type: none"> - Access to ASEAN job markets - Networking opportunities | <p>Students gain exposure to one of the world's fastest-growing economic regions, enhancing career prospects.</p> |
| STEM and Innovation  <i>(science, technology, engineering, and mathematics)</i> | <ul style="list-style-type: none"> - Focus on STEM programs - Collaboration with tech parks (Iskandar) | <p>Johor Bahru is emerging as a hub for science, technology, and innovation, offering cutting-edge programs.</p> |
| Post-Graduation Opportunities  | <ul style="list-style-type: none"> - Career opportunities in Malaysia/Singapore - Iskandar economic zone | <p>Graduates can explore diverse job opportunities in thriving economic zones like Iskandar Malaysia.</p> |
| International Partnerships  | <ul style="list-style-type: none"> - Exchange programs - Dual degrees - Global exposure | <p>Collaborations with global institutions provide students with international exposure and academic flexibility.</p> |
| Sustainability Focus  | <ul style="list-style-type: none"> - Green initiatives - Environmental studies | <p>Many institutions incorporate sustainability into their curricula, preparing students for future challenges.</p> |
| Supportive Community  | <ul style="list-style-type: none"> - International student associations - Support services | <p>Dedicated support systems ensure foreign students feel welcomed and assisted throughout their academic journey.</p> |
| Entrepreneurship Potential  | <ul style="list-style-type: none"> - Startup ecosystem - Innovation opportunities | <p>Johor Bahru's growing economy and supportive environment encourage students to explore entrepreneurship.</p> |

WHAT & WHY BRANDED RESIDENCES

- **Added Value:** Global hospitality services, higher rental yields, and long-term investment potential.
- **Lifestyle:** Seamless integration of luxury living and world-class hospitality.

| Description | Brand Residences | Luxury Residences |
|-------------------|---|---|
| Definition | Properties managed by luxury hospitality brands, offering premium services and global recognition. | High-end properties with premium finishes, smart home technology, and luxurious amenities. |
| Benefits | <ul style="list-style-type: none"> ➤ Access to exclusive facilities and concierge services. ➤ Potential for high rental income through hotel-branded rental schemes. ➤ Global network and recognition, enhancing property value. | <ul style="list-style-type: none"> ➤ Personalized living experience with state-of-the-art features. ➤ Focus on comfort, privacy, and exclusivity. |

BANYAN GROUP

An Exquisite Collaborations

HOSPITALITY



SPA & WELLBEING



F&B & RETAIL



MEMBERSHIP, EDUCATION & LIFESTYLE



RESIDENCES



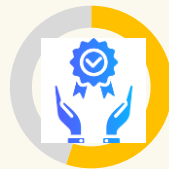
LEADERS IN HOSPITALITY

Accumulating over 3,000 industry awards, Banyan Group proudly sits among the Top 25 Hotel Brands in the World according to Travel + Leisure. Our hotels and resorts have received numerous awards in recognition of the team's commitment to delivering service excellence and introducing travellers to the most awe-inspiring corners of the world.

As we forge ahead into the future, our key focus remains steadfast. We drive wellbeing through all our offerings, from our Wellbeing Sanctuaries to our brand new app Beyond, while embedding sustainability through our Stay For Good programme.



Maximize Return



Quality and Maintenance Service



Marketing and Customer Service Excellence

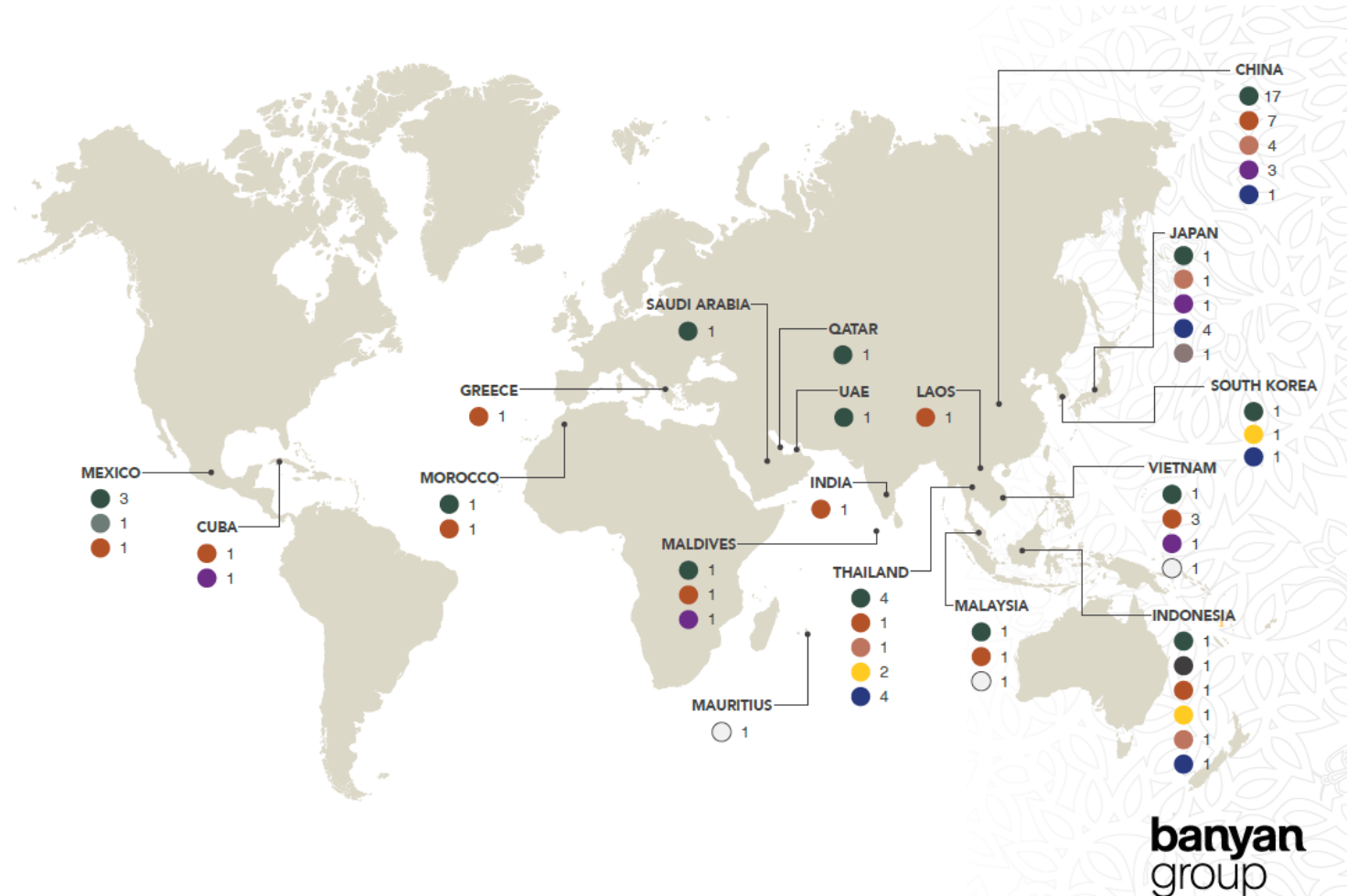


Future growth and Opportunities

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

DESTINATION NETWORK

With a network of **83+** properties in destinations across the world, owners are offered the chance to seek out a wide choice of new travel inspirations and discover a world of wonders.



*Updated as of 13 March 2025



Experience the perfect blend of exclusivity and profitability through our **collaboration with Banyan Group**. Tailored for discerning buyers and savvy owners, this partnership offers world-class hospitality, seamless management, and strategic market access—delivering exceptional experiences for residents and sustainable, high-value returns for property owners.

Maximize Return

- Revenue Management System
- Comprehensive Reporting
- Centralizes Reservation Platform
- Enhanced Property Visibility

Quality and Maintenance Service

- Routine Inspection & Housekeeping
- Estate Management Support
- Guest Interaction Management

Marketing and Customer Service Excellent

- Robust Digital Marketing
- 24/7 Multilingual Support
- Focus on Tenant Satisfaction

Future growth and Opportunities

- Access to Emerging Markets
- Innovation Quality Assurance
- Sustainable Partnership



THE SANCTUARY CLUB PRIVILEGES

THE SANCTUARY CLUB

BY THE BANYAN TREE GROUP

COMPLIMENTARY MEMBERSHIP

Unit owners are automatically enrolled, unlocking access to the club's exclusive privileges.

GLOBAL DISCOUNTS

Enjoy discounts across resorts, spas, retail galleries, and golf courses within the Banyan Tree network worldwide.

PERSONALIZED OWNER SERVICES

A dedicated, multi-lingual team is available to support owners with any queries or special requests.

EXCLUSIVE INVITATIONS

Receive early invitations to pre-opening events of new hotels and other special events hosted by the Banyan Tree Group.

EXCHANGE PROGRAM

Owners can exchange part of their annual entitlement for free stays within Banyan Tree's participating properties.

ACCESS TO PREMIUM AMENITIES

Benefit from access to on-site amenities such as spas, restaurants, gyms, and shuttle services within the five star resorts.

THE BENEFITS

Discount privileges at worldwide resorts:

- Hotel accommodation*
- Spa
- Restaurants
- Gallery merchandise
- Airport and ferry transfers**
- Golf (Phuket, Bintan, Lăng Cô)

Priority wait-list on reservations

Early check-in / late check-out***

Invitations to join Xperiential Guest Program

(pre-opening, trial stays at new resorts)

Banyan Tree Community

(invitation to Banyan Tree organized events worldwide)

* Best available rate at time of booking, terms and conditions apply

** Selected destinations only

*** Subject to availability on day of arrival / departure

Participating owners can exchange part of their annual entitlement for a complimentary stay at any destination within the network. In addition, discounts and special privileges are offered to owners with the standard discounts⁽¹⁾ and privileges are listed below (terms and conditions apply):

- 30% discount on best available rates for hotel accommodation⁽²⁾
- 30% discount on golf green fees⁽³⁾
- 25% discount on food and beverage⁽⁴⁾
- 20% discount on a-la-carte spa menu
- 15% discount on gallery merchandise⁽⁵⁾
- 15% discount on in-house tours⁽⁶⁾
- 15% discount on laundry
- 10% discount on airport and ferry terminal transfers⁽⁷⁾
- Priority wait-list on reservations
- Early check-in / late check-out⁽⁸⁾
- Invitations to Xperiential Guest Program (i.e. pre-opening / trial stays at new resorts)

⁽¹⁾ Higher discounts may apply at certain times and locations and may be subject to change without notice

⁽²⁾ Best available rate at time of booking

⁽³⁾ Phuket, Bintan and Lăng Cô only

⁽⁴⁾ Offers cannot be combined. Discounts may not apply to festive and special occasions

⁽⁵⁾ Not applicable to consignment items

⁽⁶⁾ Selected destinations only

⁽⁷⁾ Selected destinations only

⁽⁸⁾ Subject to availability on day of arrival / departure

EXCHANGE PROGRAMME

Owners whose properties are managed under a hotel branded rental scheme are allowed to exchange part of their annual entitlement for a complimentary stay at any destination within The Sanctuary Club network.

STEP 1

An owner deposits 15 annual entitlement days into the exchange pool.



STEP 2

The days are attributed a monetary value.



STEP 3

The monetary value can then be used to redeem stays at participating properties at the best available rate at time of booking.



STEP 4

Booking can be requested via the centralised multilingual team.



STEP 5

A confirmation of your reservation will be sent to you along with value redeemed and your remaining balance.



STEP 6

Enjoy your stays at participating properties.



THE NETWORK



BANYAN TREE
GROUP

CURRENT DESTINATIONS



ANGSANA

CHINA
Hangzhou
Tengchong-Hot Spring Village
Xian Lintong
Xishuangbanna
Zhuhai Phoenix Bay

INDIA
Bangalore

INDONESIA
● Bintan

LAOS
Maison Souvannaphum

MALAYSIA
● Teluk Bahang, Penang

MALDIVES
Ihuru
Velavaru

MAURITIUS
Balaclava

MEXICO
Hacienda Xcanatun by Angsana

MOROCCO
Riads Collection Morocco

THAILAND
Angsana Beachfront Residences
● Angsana Villas Resort Phuket
● Laguna Phuket

VIETNAM
● Lăng Cô



BANYAN TREE

CHINA
Anji
Chongqing Beibei
● Huangshan
Hangzhou
Jiuzhaigou
● Lijiang
Macau
Ringha
Sanya
Tengchong
Tianjin Riverside
Yangshuo

INDONESIA
● Bintan

MALAYSIA
Kuala Lumpur
Pavilion Hotel Kuala Lumpur

MALDIVES
Vabbinfaru

MEXICO
● Cabo Marqués
● Mayakoba

MOROCCO
Tamouda Bay

THAILAND
● Bangkok
Krabi
● Phuket DoublePool Villas
● Phuket Resort
Phuket Spa Sanctuary
Samui

VIETNAM
● Lăng Cô



CASSIA

INDONESIA
● Bintan

THAILAND
● Phuket



DHAWA

CUBA
Cayo Santa Maria



LAGUNA

THAILAND
● Dusit Thani Pool Villas
Laguna Holiday Club Phuket Resort

FUTURE DESTINATIONS



ANGSANA

CHINA
Chongqing Beibei
Dunhuang
Fuzhou Changle
Huizhou Luofushan
Kunming North
Lang Fang
Nanjing Tangshan
Qingcheng Shan
Wuxi

CAMBODIA
Siem Reap

GREECE
Corfu

INDONESIA
Bali

MOZAMBIQUE
Ilha Caldeira

SPAIN
Marbella
Penon del Lobo

TAIWAN
An Ping Harbor

THAILAND
Angsana Oceanview Residences

VIETNAM
Ho Tram
Quan Lan



BANYAN TREE

BAHRAIN
Janabiya

CHINA
Batu Bay
Dali
Dunhuang
Emeishan
Jilin Riverside
Tangshan of Jiangsu
Wuxi
Xian Lishan
Yangcheng Lake

INDIA
Goa

INDONESIA
Bali

QATAR
Doha

SOUTH KOREA
Busan



CASSIA

CHINA
● Lijiang

SOUTH KOREA
Jeju
Sokcho

THAILAND
Rama 9 Bangkok
Ram-Intra Bangkok



DHAWA

CHINA
Quzhou

THAILAND
Phuket



SKYPARK

THAILAND
Aurora Laguna Phuket
Lucean Jomtien Pattaya

● Properties participating in Exchange Programme

WHY INVEST IN BANYAN RESIDENCES

- **World-Class Hospitality:** Managed by Banyan Group, ensuring premium service and maintenance.
- **Global Recognition:** Access to a network of luxury properties and exclusive privileges.

| Description | Type A | Type B | Type C |
|---|--------------------------------|---------------------------------|---------------------------------|
| Built-up (sqft) | 463 | 667 | 807 |
| SPA Price | RM880,000 | RM1,233,000 | RM1,489,000 |
| Less 7% Rebate | -RM61,600 | -RM86,310 | -RM104,230 |
| Nett Purchase Price | RM818,400 | RM1,146,690 | RM1,384,770 |
| Est. Rental per Night | RM285 | RM410 | RM495 |
| Est. Occupancy (%) | 70% | 70% | 70% |
| Total Gross Rental Income | RM72,818 8.9% | RM104,755 9.1% | RM126,473 9.1% |
| Less Expenses (40%) | -RM29,127 | -RM41,902 | -RM50,589 |
| Est. Rental Income | RM43,691 | RM62,853 | RM75,884 |
| Less Maintenance Fee (RM 0.55 per sqft) | -RM3,056 | -RM4,402 | -RM5,326 |
| Est. Net Rental Income | RM40,635 | RM58,451 | RM70,557 |
| ROI (%) | 5.0% | 5.1% | 5.1% |

***Average rental income projection (base on 70% Occupancy Rate)**

A
Premier Investment
Just
Across The Border

Strategically located between Johor and Singapore,
Lido Waterfront Boulevard is an international hub
for life, work, and leisure.



SKYPARK
Kepler
LIDO JOHOR BAHRU





Skypark Kepler
 Branded Residences
 Size: 3.972 acre
 Targeted GFA: 1,307,654 sqft
 Targeted NFA: 1,064,836 sqft

LEGEND

- COMMERCIAL LOT
- GREEN AREA
- CULTURAL CENTRE

Plot 1
3.327ac

Plot 2
3.982ac

Plot 3
4.932ac

Plot 4
3.819ac

Plot 5
4.457ac

Plot 6
5.270ac

Plot 7
2.900ac

Plot 10
7.062ac

Plot 8
3.479ac

Plot 9
6.669ac

Plot 15
3.939ac

Plot 16
3.972ac

Plot 14
6.178ac

Plot 11
4.004ac
SOLD

Plot 12
4.004ac
SOLD

Plot 13
3.887ac
SOLD

Plot 17
6.733ac

Plot 18
4.788ac

Plot 19
7.158ac

Plot 20
PTB 24531

Plot 27

Plot 28

Plot 29

<< SKUDAI

PERSIARAN ABU BAKAR

Existing Water Body

MALAYSIA
SINGAPORE

STRAITS OF JOHOR

MALAYSIA
SINGAPORE

JOHOR BAHRU >>

PMU

PE

STP

PPU

PE

The Majestic Unveiling of



Artist's Impression

PINNACLE OF SMART LIVING

Our units offer an unparalleled experience in modern living, equipped with smart appliances and state-of-the-art smart fittings. Through a curated partnership with Samsung and other renowned international brands, residents can enjoy a seamlessly connected lifestyle.

| PROJECT NAME | SKYPARK KEPLER |
|-------------------------|---|
| Land Tenure | Freehold |
| Development Composition | Branded Residence (1,596 units) Retail Lots (16 units) |
| Launch Date | Q2 2025 |
| Land Area | 3.972 acres |
| Types of Unit | <ul style="list-style-type: none">Type A 463 sq.ft 268 unitsType B 667 sq.ft 1,214 unitsType C 807 sq.ft 114 units Total : 1,596 units |
| Car Park | 1,957 Bays |
| Maintenance Fees | Estimated RM0.55 psf |

TOWER A & B GROUND FLOOR

LEGEND

- 01 LOBBY A
- 02 LOBBY B
- 03 MANAGEMENT OFFICE
- 04 CHILDCARE CENTRE
- 05 RETAILS 16 UNITS
- 06 SALEABLE STORAGE – 16 NOS
- 07 ENTRANCE STATEMENT
- 08 FEATURES LANDSCAPE
- 09 PERIMETER GREEN



TOWER A & B LEVEL 9 - FACILITIES



01 FEATURE LANDSCAPE **03 RECREATIONAL SPACE**

- 1 Forest Tree Garden
- 2 Feature Seating
- 3 Stepping Walkway
- 4 Open Lawn
- 5 Lounge Gazebo
- 6 Playscape
- 7 Wall Play
- 8 Trampoline Play
- 9 Reflexology Path
- 10 Indoor Plants Garden

- 24 Half-basketball court
- 25 Outdoor Gym
- 26 Reflexology Path
- 27 Forest Garden
- 28 Buffer Garden
- 29 Yoga Deck
- 30 Pocket Garden
- 31 Seating Area
- 32 Walkway
- 33 Colored Garden

02 POOL ZONE

- 11 Encaustic Terrace
- 12 Wading Pool
- 13 Indoor Plants Garden
- 14 Ramp
- 15 Step Up
- 16 Gym Raised Platform
- 17 Stepping Walkway
- 18 Pool Garden & Outdoor Shower
- 19 Dry Lounge
- 20 Main Pool & Wet Lounge
- 21 Seating Garden
- 22 Pool Pergola & Wet Lounge
- 23 Bubble Pool & Jacuzzi

04 PUBLIC GATHERING

- 34 Pollintor Garden
- 35 Viewing Deck
- 36 Linear Garden
- 37 BBQ Pit
- 38 Feature Step
- 39 Feature Pergola
- 40 Stepping Walkway
- 41 Herb Raised Planters
- 42 Scented Garden
- 43 Feature Seat



ENTRANCE STATEMENT



DROP OFF AREA



PERIMETER GREEN



POOL ZONE



PUBLIC GATHERING



LUXURY LOUNGE

COMPONENTS & INDICATIVE PRICE

COMPONENT:

| Type | Description | Built Up (sf) | Built Up (sm) | Tower A No. of Units | Tower B No. of Units | Total Units | Car Park Allocation | Composition Ratio |
|----------------|----------------------|---------------|---------------|----------------------|----------------------|--------------|---------------------|-------------------|
| A | 1 Bedroom + 1 Bath | 463 | 43.01 | 134 | 134 | 268 | 1 | 17% |
| B | 2 Bedrooms + 2 Baths | 667 | 61.97 | 607 | 607 | 1214 | 1 | 76% |
| C | 3 Bedrooms + 3 Baths | 807 | 74.97 | 57 | 57 | 114 | 2 | 7% |
| Total = | | | | 798 | 798 | 1,596 | | 100% |

INDICATIVE PRICE:

| Tower | Type | No. Of Unit | Built up (Sqft) | Gross Selling Price (RM) | Gross Selling Price Psf (RM) | Gross Selling Price (SGD) | Gross Selling Price Psf (SGD) |
|-------|------|-------------|-----------------|--------------------------|------------------------------|---------------------------|-------------------------------|
| A | A | 134 | 463 | 587 K – 654 K | 1,268 – 1,413 | 118 K – 198 K | 255 - 427 |
| | B | 607 | 667 | 835 K – 920 K | 1,252 – 1,379 | 253 K – 279 K | 379 - 418 |
| | C | 57 | 807 | 1.01 mil – 1.07 mil | 1,257 – 1,327 | 306 K – 324 K | 379 - 401 |

| Tower | Type | No. Of Unit | Built up (Sqft) | Gross Selling Price (RM) | Gross Selling Price Psf (RM) | Gross Selling Price (SGD) | Gross Selling Price Psf (SGD) |
|-------|------|-------------|-----------------|--------------------------|------------------------------|---------------------------|-------------------------------|
| B | A | 134 | 463 | 839 k – 900 k | 1,812 – 1,955 | 254 k – 273 k | 549 – 592 |
| | B | 607 | 667 | 1.19 mil - 1.27 mil | 1,790 – 1,907 | 360 k – 385 k | 542 – 579 |
| | C | 57 | 807 | 1.43 mil - 1.50 mil | 1,778 – 1,862 | 433 k – 456 k | 538 – 564 |

TYPICAL FLOOR PLAN
22nd – 54th FLOOR

TOTAL OF 33 FLOORS

Per Tower 16 units/ floor/ tower

* Break Tank Stage 2 at 40th floor & 41st floor

TYPE A – 463ft² (2 units / floor/ tower)

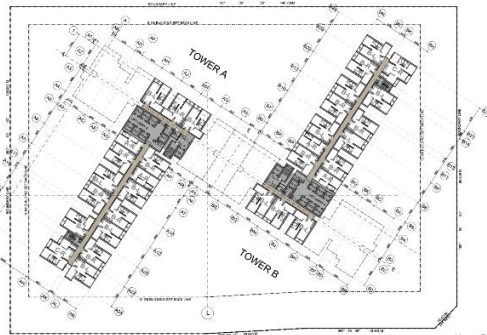
- Studio + Utility/store
- 1 Bathroom

TYPE B – 667ft² (13 units / floor/ tower)

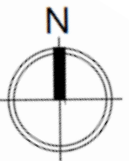
- 2 Bedroom
- 2 Bathroom

TYPE C – 807ft² (1 units / floor/ tower)

- 3 Bedroom
- 3 Bathroom



Upper Zone
Typical Tower Layout
(L23-L39, L42-L54)



FLOOR PLAN

TYPE
A



BUILT-UP
463 SF.

TOTAL UNITS
268 units



TYPE
B

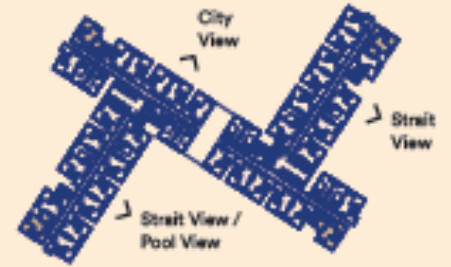


BUILT-UP
667 SF.

TOTAL UNITS
1,214 units

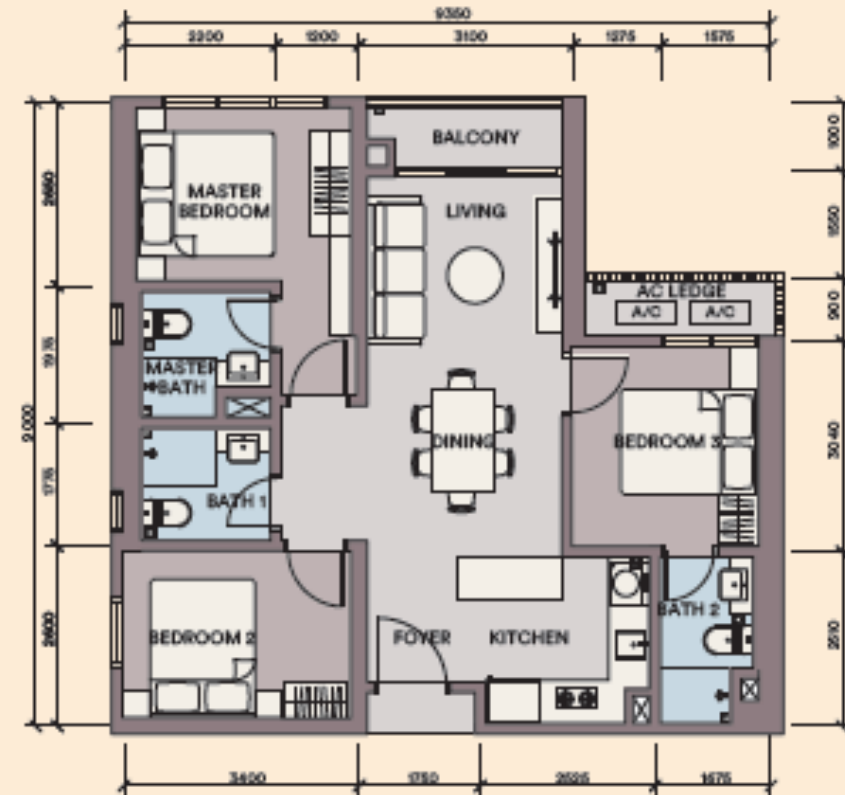
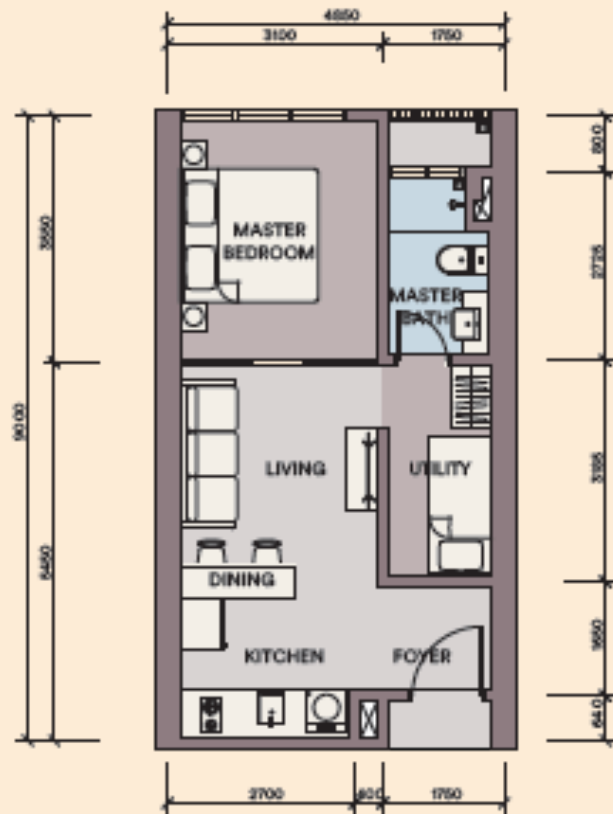


TYPE
C



BUILT-UP
807 SF.

TOTAL UNITS
114 units



FULLY FURNISHED UNITS

Fully furnished interiors with premium branded fittings, finishes and appliances



REFRIGERATOR/
TV/WASHER DRYER/
JET BOT VACUUM/
AIR PURIFIER

SAMSUNG

FITTINGS &
SANITARY WARE

KOHLER

- **MASTER BATHROOM:**
 - One-piece washdown WC with dual flush
 - Basin Mixer
 - Hand Bidet
 - Bath Shower Mixer
 - Sliding Rail with Hand shower
 - Overhead Shower

SECONDARY BATHROOM

- Soft Close with dual-flush

KITCHEN

- Sink Cold Tap

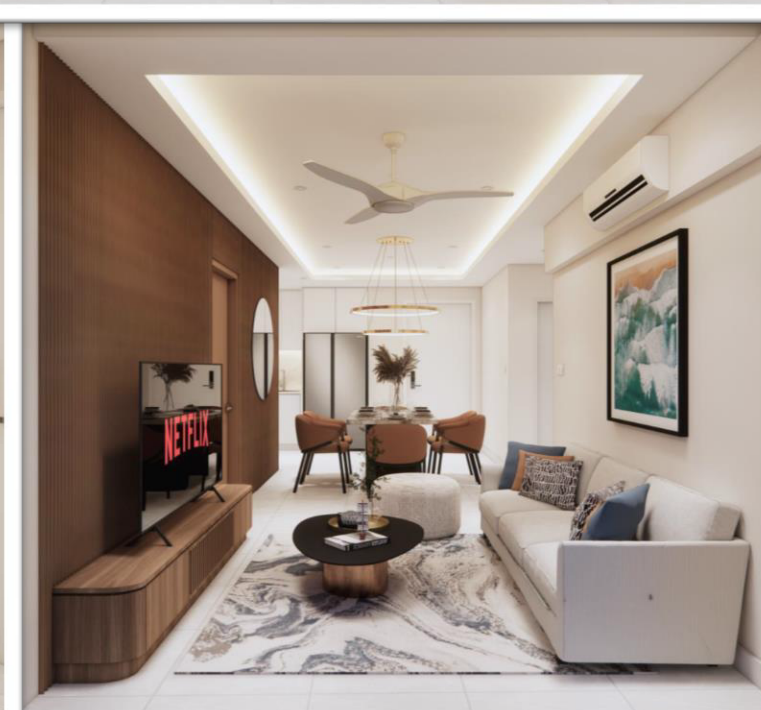
INTERIOR DESIGN TYPE A



INTERIOR DESIGN TYPE B



INTERIOR DESIGN TYPE C



SMART LIVING

Smart Living represents a futuristic vision of cities where technology and sustainability converge to create a more efficient, equitable, and enjoyable urban environment

CONNECTED, INSPIRED & SMART LIVING CONCEPT

Our development embodies the future of modern living, integrating advanced connectivity, innovative design, and intelligent technology to enhance your lifestyle. Here's how we bring this concept to life:



Predict energy consumption, pollution risks, and the effects on the environment



Bolster security with incident detection and intelligent CCTV



Increase efficiency with traffic and parking management for the building



Provide more adequate water supply, energy management, and waste management



Provide automated updates and tracking options on shuttle bus services & RTS



AI for Security, Management & Services

AI camera for Security Protection | AI Assisted Detection

Reducing Risks through AI Assisted Detection Instead of Labour Intensive Means

Entrances and Exits

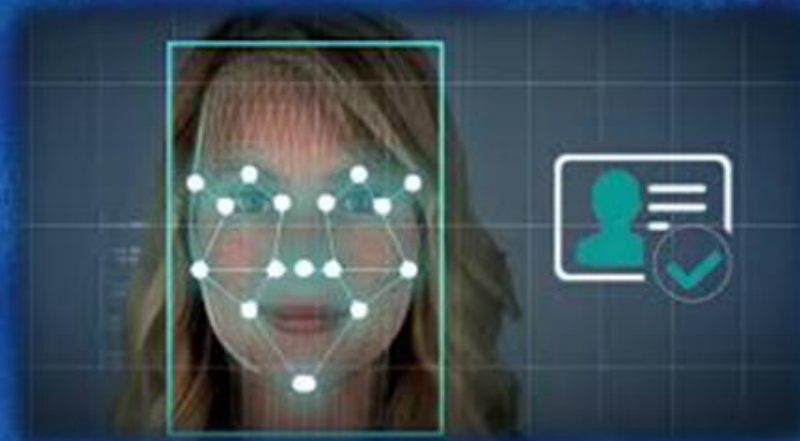


Personnel Entry/Exit

Detection of Parking
Violations on Outdoor Road

Easy Access/Clock-
in/out at building

Control/Guard Rooms



Intelligent
Management Of
Energy Efficiency

Personnel Access Control

Vehicle Access Control

Management/Behaviour
Analysis

Situation Awareness/
Behavior Analysis/
Voice Collaboration

Samsung appliances offer a variety of benefits that are centred around personalizing and enhancing the user experience through the advanced technology, and customization options.

- 1) Improved Efficiency and Convenience - Smart Scheduling , Smart Control via App
- 2) Energy Efficiency and Sustainability - Energy Saving, Eco-Friendly Feature
- 3) Enhanced Performance and Functionality - Powered Laundry, Intelligent Cooling in Refrigerators, Air Quality Management: Air conditioners
- 4) Improved User Interface and Control
- 5) Health and Hygiene Benefits - Hygiene Management, Food Preservation
- 6) Improved Durability and Reliability - Optimized Performance
- 7) Premium Aesthetic and Design - Sophisticated Look, Minimalist Design

Using Samsung appliances can significantly improve the convenience, efficiency, and sustainability of your home. From personalized smart technology to energy-saving capabilities and enhanced performance these appliances not only make daily tasks easier but also help optimize your home environment for health, comfort, and long-term savings.

- **Smart Washer/Dyer**
- **Smart Refrigerator**
- **Smart TV**
- **Smart Air purifier**
- **Smart Jet Bot Vacuum**
- **Microwave**

INVENTORY LIST – FULLY FURNISHED UNITS *(applicable to TOWER B only)*

FULLY FURNISHED UNITS – INVENTORY LIST

| No. | Items / Description | Unit | Type A – 463 sqft 1 Bedroom, 1 Bathroom | Type B - 667 sqft 2 Bedrooms, 2 Bathrooms | Type C - 807 sqft 3 Bedrooms, 3 Bathrooms |
|-----|--|------|--|--|--|
| 1. | Foyer Shoe Cabinet | no | • | • | • |
| 1. | Kitchen Kitchen Cabinet with Sink & Tap | no | • | • | • |
| 2. | Hood | no | • | • | • |
| 3. | Hob | no | • | • | N/A |
| 3a. | 2 burners | no | • | • | • |
| 3b. | 3 burners | no | N/A | N/A | • |
| 1. | Dining Dining Table | no | • | • | • |
| 2. | Dining Chair | no | • | • | • |
| 3. | Pendant Lamp | no | • | • | • |
| 1. | Living TV Console | no | • | • | • |
| 2. | Sofa | no | • | • | • |
| 3. | Coffee Table | no | • | • | • |
| 4. | Light Fitting | no | • | • | • |
| 1. | Master Bedroom Super King Bed with Headboard & Divan | no | • | • | • |
| 2. | Bedside Table | no | • | • | • |
| 3. | Light Fitting | no | • | • | • |
| 4. | Wardrobe | no | • | • | • |
| 5. | Dressing Table Mirror | no | • | • | • |
| 6. | Stool | no | • | N/A | N/A |
| 7. | Display Ledge | no | • | N/A | N/A |

INVENTORY LIST – FULLY FURNISHED UNITS *(applicable to TOWER B only)*

| No. | Items / Description | Unit | Type A – 463 sqft 1 Bedroom, 1 Bathroom | Type B - 667 sqft 2 Bedrooms, 2 Bathrooms | Type C - 807 sqft 3 Bedrooms, 3 Bathrooms |
|-------------------------------|-------------------------------|------|--|--|--|
| <u>Bedroom 2</u> | | | | | |
| 1. | Queen Bed with Divan | no | N/A | • | • |
| 2. | Bedside Table | no | N/A | N/A | • |
| 3. | Light Fitting | no | N/A | • | • |
| 4. | Full Height Bedhead | no | N/A | • | • |
| 5. | Wardrobe | no | N/A | • | • |
| 6. | Stool | no | NA | • | • |
| <u>Bedroom 3</u> | | | | | |
| 1. | Queen Bed with Divan | no | N/A | N/A | • |
| 2. | Bedside Table | no | N/A | N/A | • |
| 3. | Light Fitting | no | N/A | N/A | • |
| 4. | Full Height Bedhead | no | N/A | N/A | • |
| 5. | Wardrobe | no | N/A | N/A | • |
| <u>Bathroom</u> | | | | | |
| 1. | Mirror | no | • | • | • |
| 2. | Vanity Shelves | no | • | • | • |
| 3. | Shower Screen with Glass Door | no | • | • | • |
| <u>Home Appliances</u> | | | | | |
| 1. | Digital Lockset | no | • | • | • |
| 2. | Air-Conditioner | no | • | • | • |
| 3. | Ceiling Fan | no | • | • | • |
| 4. | TV | no | • | • | • |
| 5. | Refrigerator | no | • | • | • |
| 6. | Washer Dryer Combo | no | • | • | • |
| 7. | Water heater with storage | no | • | • | • |
| 8. | Microwave Oven | no | • | • | • |
| 9. | Jet Bot Vacuum | no | • | • | • |
| <u>Overall</u> | | | | | |
| 1. | Curtain / Blinds | set | L/S | L/S | L/S |
| 2. | Lightings | set | L/S | L/S | L/S |
| 3. | Painting & Ceiling Work | Set | L/S | L/S | L/S |

PROMOTION PACKAGE

Booking Fee: 10% of selling price

Legal Fee on SPA & Loan Agreement absorbed by the developer

MOT (excluded legal and disbursement fees) absorbed by the developer

Shuttle Bus service fee (absorbed by developer) to JB CITY CENTRE, RTS and CIQ for 2 years after CCC

Waive 2 Years' Maintenance Fees (Cost absorbed by developer)

Bumi Discount 15%

TOWER A

- Partly Furnished Units:- Air-conditions to all Rooms and Living, Kitchen Cabinet (Top & Bottom), Hod & Hood and Water Heater for all Bath.

TOWER B

- Fully Furnished Unit - refer to the Inventory List for Fully Furnished
- Exclusive Feature of SAMSUNG SMART HOME APPLIANCES
- Waive 1 Year of Broadband service starting on the VP Date (Cost absorbed by developer)