07 353 6136
03 2052 8457
www.glenmarieproperties.com

Another Project by

GLENMARIE™

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)*

A Member of
DRB-HICOM

Developer : Benua Kurnia Sdn Bhd (709893-v) • Developer's Address : Aras 1, Wisma DRB-Hicom, No. 2, Jalan Usahawan, U1/8, Seksyen U1, 40150 Shah Alam, Selangor • Developer's License No. : 13732-2/03-2020/0216 (L) • Validity : 02/03/2018 – 01/03/2020 • Advertising & Sales Permit No. : 13732-2/03-2020/0216 (P) • Validity : 02/03/2018 – 01/03/2020 • Tenure of Land : Freehold • Land Encumbrances : Nil • Approval Authority : Majlis Perbandaran Johor Bahru (MPJB) • Building Plan Reference : MPJB/U/2017/14/BGN/42 • Types & Total Units : 2-Storey Semi-D (12 Units) & 2-Storey Cluster Homes (44 Units) • Selling Price : 2-Storey Semi-D : RM1,607,700.00 (Min) - RM1,785,950.00 (Max), 2-Storey Cluster Homes : RM1,262,700.00 (Min) - RM1,860,700.00 (Max) • Date of Completion : Jan 2020 • Bumiputera Discount : 15% • Restrictions : Nil

GLENMARIE JOHOR

PHASE 1C
SEMI-D & CLUSTER HOMES

PREMIUM LIFESTYLE COLLECTION

your
KEY
to a luxe
NEW
LIFESTYLE

in this low-density enclave *of*

NATURE & LIFE, PEACE & SERENITY

GLOW BRIGHT *in* WELCOME

a NEW

CHAPTER

HOME IS WHERE LOVE RESIDES, MEMORIES ARE CREATED AND LOVED ONES BOND. Flourish in the comfort of trendy Cluster Homes or elegant Semi-Ds with spacious built-ups perfect for all-sized families.

cluster homes living area

semi-d dining area

TROPICAL-STYLE HOMES
that INVITE GREENERY, FRESH AIR
& NATURAL LIGHT IN

MASTER LAYOUT PLAN

SITE LAYOUT PLAN

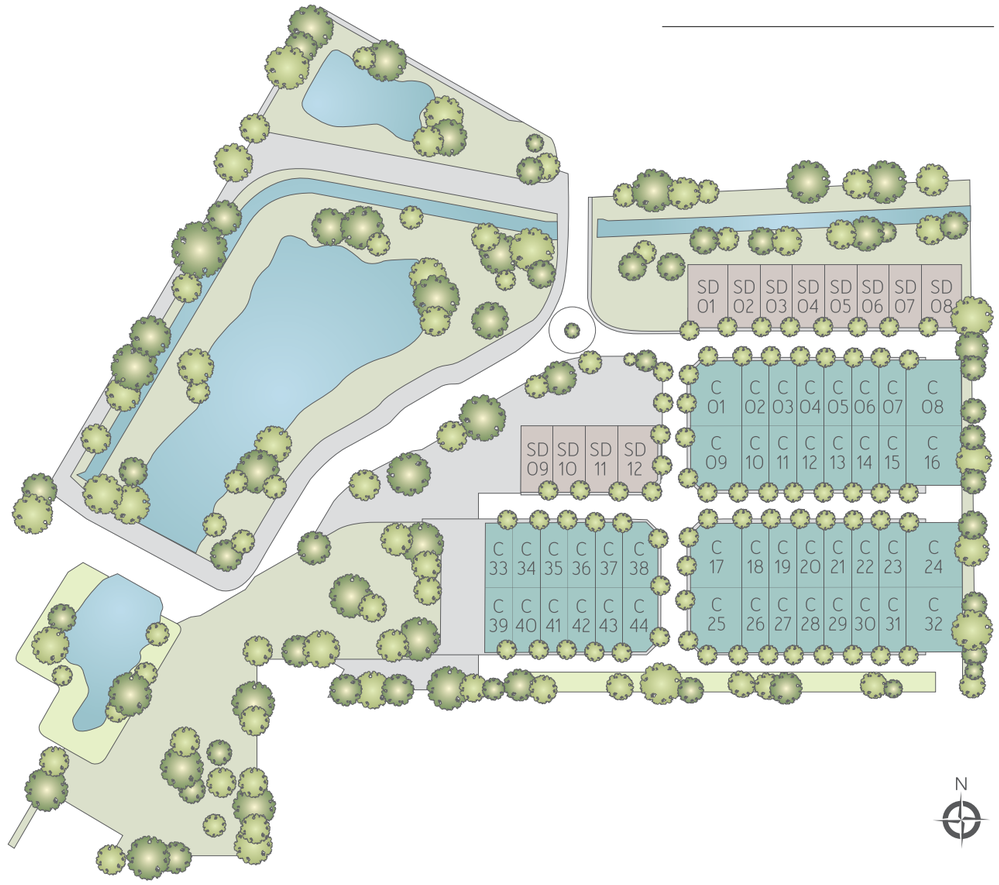
PHASE 1C

CLUSTER HOMES

land area	*built-up*
34' x 80'	approx. 2,600 sq ft

SEMI-D

land area	*built-up*
40' x 80'	approx. 3,000 sq ft



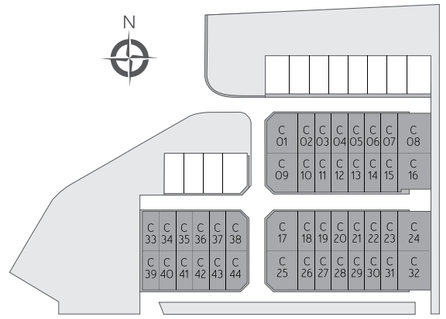
MODERN *touch*

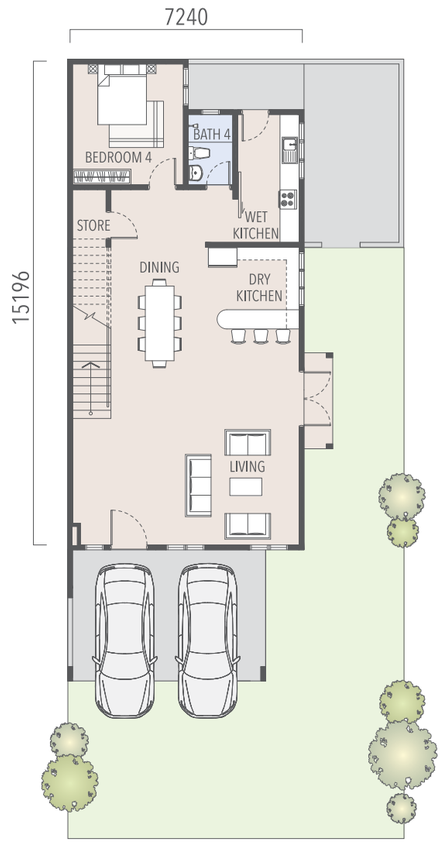
BRING OUT THE BEST OF FAMILY IN THESE CONTEMPORARY CLUSTER HOMES ELEVATED BY STYLISH DESIGN AND VERDANT SURROUNDS. A living area with fully ensuite bedrooms upstairs plus an extra guest room downstairs knits family closer together.

CLUSTER HOMES

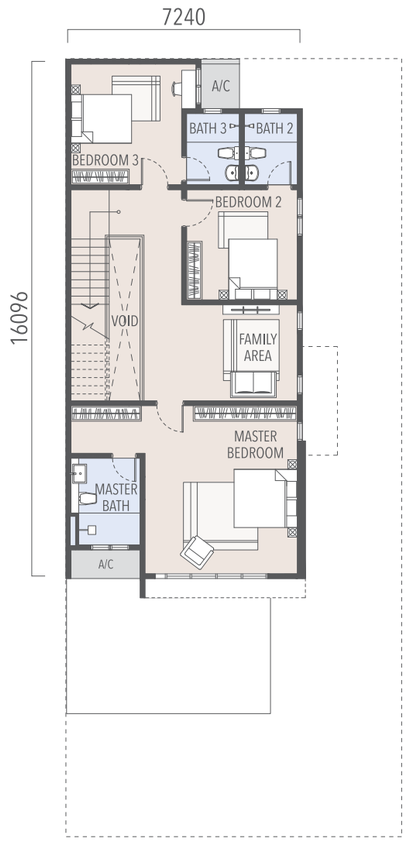
4 BEDROOMS + 4 BATHROOMS

land area	*built-up*	*total units*
34' x 80'	2,600 sq ft	44





GROUND FLOOR



FIRST FLOOR

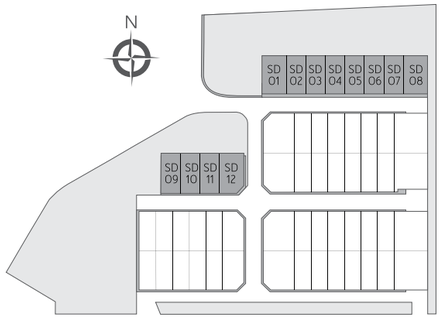
BRILLIANT *composition*

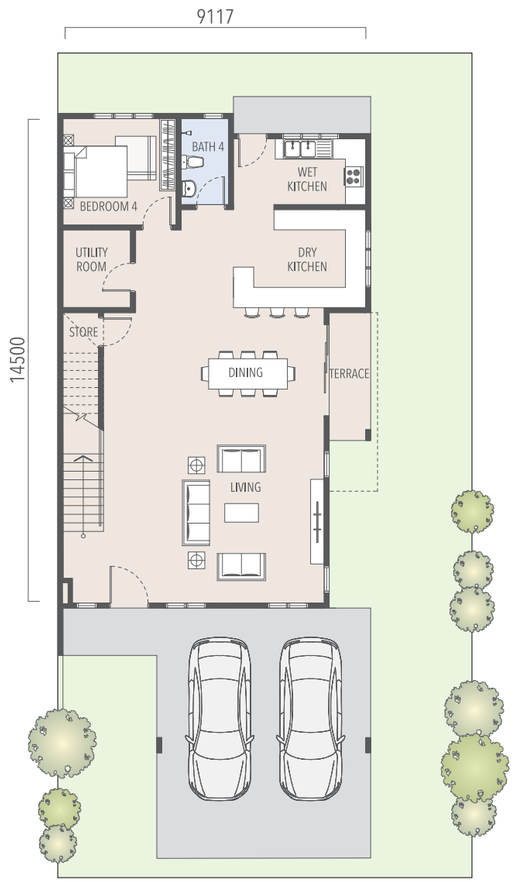
GATHER LOVED ONES CLOSE IN THESE GENEROUSLY SPACED SEMI-D HOMES THAT OPEN OUT TO NATURE. The perfect canvas for growing families, it has an open plan layout, additional bedroom downstairs plus a family area upstairs with fully ensuite bedrooms.

SEMI-D

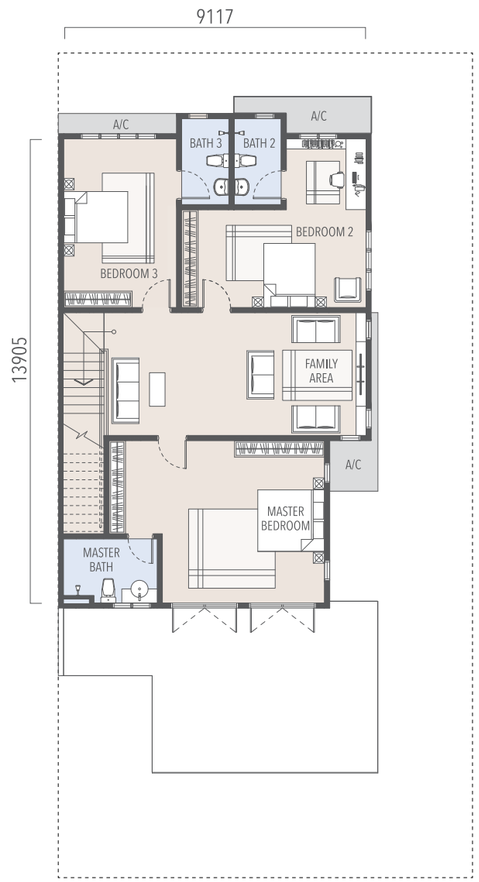
4 BEDROOMS + 4 BATHROOMS

land area	*built-up*	*total units*
40' x 80'	3,000 sq ft	12





GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

CLUSTER HOMES

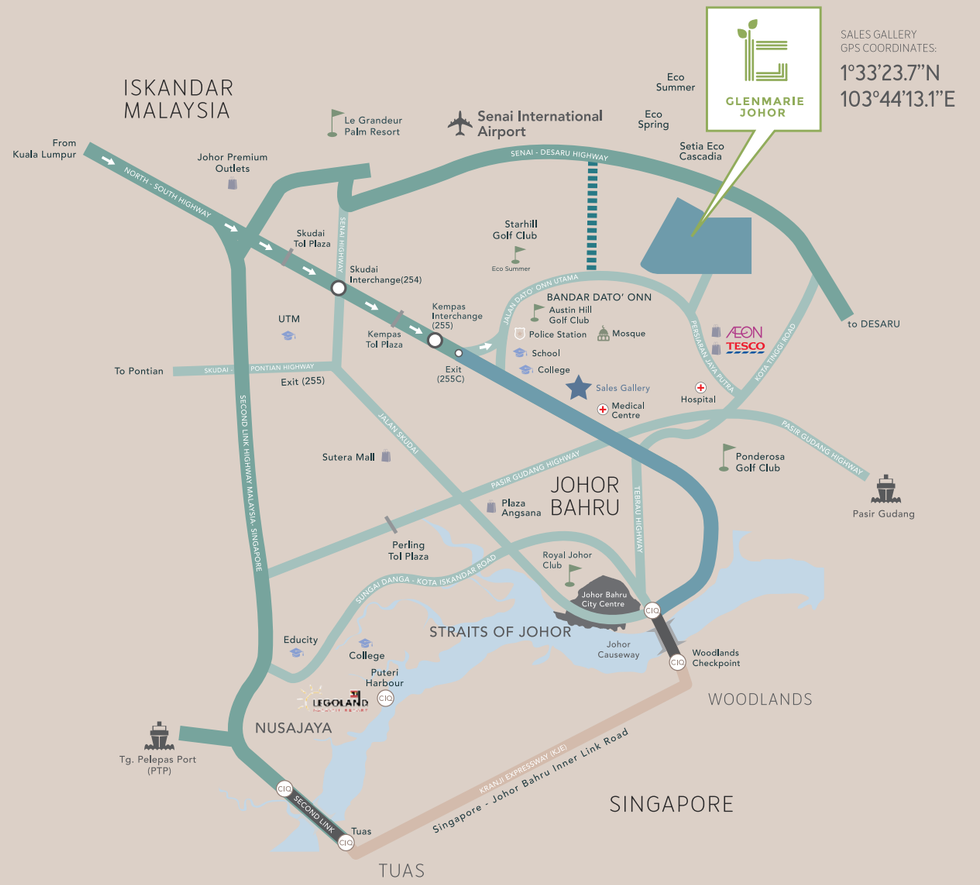
STRUCTURE	Reinforced Concrete Framework	
GENERAL WALL	Cement Sand Bricks	
PARTY WALL	R.C. Wall	
ROOF COVERING	Concrete Roof Tiles / RC Slab	
ROOF FRAMING	Metal Trusses	
CEILING	**Ground Floor**	
	Car Porch, Dining, Dry Kitchen, Bedroom 4, Store, Yard, Terrace	Skim Coat
	Living	Skim Coat / Plasterboard
	Wet Kitchen, Bath 4, Staircase	Plasterboard
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area, Master Bath, Bath 2 & 3	Plasterboard
WINDOWS	Aluminium Frame Casement Window	
DOOR	**Ground Floor**	
	Living	Solid Timber Door
	Dining	Aluminium Frame Glass Swing Door
	Wet Kitchen, Bedroom 4	Timber Flush Door
	Store	Timber Louvred Door
	Bath 4	Timber Flush Door
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Master Bath, Bath 2 & 3	Timber Flush Door
IRONMONGERY	Quality Lockset	
FLOOR FINISHES	**Ground Floor**	
	Driveway, Carporch	Concrete Imprint
	Living, Dining, Dry Kitchen, Bedroom 4	Tiles (600mmx 600mm)
	Wet Kitchen, Bath 4, Staircase, Terrace	Tiles (300mmx 600mm)
	Store, Yard	Tiles (300mm x 300mm)
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area	Tiles (600mmx 600mm)
	Master Bath, Bath 2, Bath 3	Tiles (300mmx 600mm)
	Air-conditioner Ledge	Cement Render
WALL FINISHES	**Ground Floor**	
	Living, Dining, Bedroom 4, Store, Staircase	Plaster & Paint
	Dry & Wet Kitchen, Bath 4	Tiles (300mm x 600mm)
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area	Plaster & Paint
	Master Bath, Bath 2 & 3	Tiles (300mm x 600mm)
SANITARY FITTINGS	Wash Basin, Water Closet, Shower Rose, Soap Holder, Tissue Holder, Mirror, Hand Bidet , Floor Trap & Kitchen Sink with Drainer	
ELECTRICAL INSTALLATIONS	Light Point	29
	Ceiling Fan Point	7
	13amp Power Point	25
	Air-conditioner Point	5
	SMATV Point	3
	Water Heater Point	3
	Telephone Point	2
	Gate Bell Point	1
	Automatic Gate Point	1
FENCING	Half Brick with Steel Fencing	

SEMI-D

STRUCTURE	Reinforced Concrete Framework	
GENERAL WALL	Concrete Roof Tiles / RC Slab	
PARTY WALL	R.C. Wall	
ROOF COVERING	Concrete Roof Tiles	
ROOF FRAMING	Metal Trusses	
CEILING	**Ground Floor**	
	Car Porch, Dining, Dry Kitchen, Bedroom 4, Utility, Store, Yard, Terrace	Skim Coat
	Living	Skim Coat / Plasterboard
	Wet Kitchen, Bath 4, Staircase	Plasterboard
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area, Master Bath, Bath 2 & 3	Plasterboard
WINDOWS	Aluminium Frame Casement Window	
DOOR	**Ground Floor**	
	Living	Solid Timber Door
	Dining	Aluminium Frame Glass Sliding Door
	Wet Kitchen, Bedroom 4	Timber Flush Door
	Utility, Store	Timber Louvred Door
	Bath 4	Timber Flush Door
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Master Bath, Bath 2 & 3	Timber Flush Door
IRONMONGERY	Quality Lockset	
FLOOR FINISHES	**Ground Floor**	
	Driveway, Carporch	Concrete Imprint
	Living, Dining, Dry Kitchen, Bedroom 4, Utility	Tiles (600mm x 600mm)
	Wet Kitchen, Bath 4, Staircase, Terrace	Tiles (300mm x 600mm)
	Store, Yard	Tiles (300mm x 300mm)
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area	Tiles (600mm x 600mm)
	Master Bath, Bath 2, Bath 3	Tiles (300mm x 600mm)
	Air-conditioner Ledge	Cement Render
WALL FINISHES	**Ground Floor**	
	Living, Dining, Bedroom 4, Utility, Store, Staircase	Plaster & Paint
	Dry & Wet Kitchen,	Ceramic Tiles
	Bath 4	Tiles
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area	Plaster & Paint
	Master Bath, Bath 2 & 3	Homogenous Tiles
SANITARY FITTINGS	Wash Basin, Water Closet, Shower Rose, Soap Holder, Tissue Holder, Mirror, Hand Bidet , Floor Trap & Kitchen Sink with Drainer	
ELECTRICAL INSTALLATIONS	Light Point	31
	Ceiling Fan Point	8
	13amp Power Point	25
	Air-conditioner Point	5
	SMATV Point	3
	Water Heater Point	3
	Telephone Point	2
	Gate Bell Point	1
	Automatic Gate Point	1
FENCING	Half Brick with Steel Fencing	

LOCATION

STRATEGICALLY LOCATED ALONG THE TEBRAU CORRIDOR WITH EXCELLENT CONNECTIVITY TO JOHOR BAHRU.
Glenmarie Properties invites you to a splendid life enriched by amenities and greenery.



LEGEND

- GLENMARIE PROPERTIES TOWNSHIP
- EASTERN DISPERSAL LINK (EDL)
- LINK TO SINGAPORE
- KRANJI EXPRESSWAY (KJE)
- HIGHWAY
- PROPOSED DEDICATED INGRESS / EGRESS TO SENAI-DESARU HIGHWAY
- GLENMARIE PROPERTIES SALES GALLERY
- RETAIL & SHOPPING
- CUSTOMS IMMIGRATION QUARANTINE
- AIRPORT
- EDUCATIONAL INSTITUTION