



MALAYSIA HOTLINE
1800-18-7777

R&F PRINCESS COVE SALES GALLERY
Jalan Tanjung Puteri, 1, R&F, Tanjung Puteri,
80300 Johor Bahru.

SINGAPORE HOTLINE
1800-755-7777

SINGAPORE SALES GALLERY
60 PAYA LEBAR ROAD #13-30 PAYA LEBAR SQUARE
SINGAPORE (409051)

FOR RETAIL LEASING ENQUIRIES
+607-277 2777 (Ext 8023)

R&F DEVELOPMENT SDN. BHD. (P.012, 00000-2)
L2-08C-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&F Tanjung Puteri 80300 Johor Bahru.



* Developer: R&F Development Sdn Bhd - Address: L2-08B-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. - Developer's License No.: 13578/05-2027/0382(R)
- Validity Period: 28/04/2022 - 05/05/2027 - Advertising & Sales Permit No.: 13578-5/05-2024/0879(R)-(S) - Validity Period: 06/05/2023 - 05/05/2024 - Approving Authority: Majlis Bandaraya Johor Bahru - Building Plan Reference Number: MBJB/2017/14/BQ/N/110 - Expected Completion Date: Jun 2024 - Land Tenure: Freehold - Land Encumbrance: Nil - Total No. of Units: 3,724 - Selling Price: RM 750,787 (Min) - RM 2,459,045 (Max) - Built Up Area: 488 sqft (Min) - 1,471 sqft (Max) - 15% Discount Sunbitterna - Restriction in Interest: Nil *Every reasonable care has been taken in preparing this brochure. All measurements and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as statements or representations of fact.

NEW LANDMARK NEW LIFE

TOP 10 REASONS FOR CHOOSING R&F PRINCESS COVE

十大理由选择富力公主湾

01



BORDER CROSSING WITH 350,000 TRAVELLERS DAILY
扼守新马第一通关卡口岸 单日客流量达35万人次

02



CONNECTED TO RTS STATION 6 MINUTES TO SINGAPORE
新柔地铁RTS上盖 6分钟直达新加坡

03



650 METERS SHELTERED LINK BRIDGE CONNECTED TO CIQ
社区650米专属连桥 直通新马关口

04



INTEGRATED COMMERCIAL DEVELOPMENT LINKED WITH R&F MALL
市中心商场上盖 滨海国际综合体

05



FREEHOLD MIXED-DEVELOPMENT IN RELATION TO RESIDENTIAL UTILITIES TARIFF
永久产权 商住两用 民用住宅水电消费标准

06



MOST VIEWED CONDOMINIUM & RENTAL PROJECT IN MALAYSIA
全马购房及租房浏览量最高项目

07



FIRST OPERA HOUSE IN JOHOR BAHRU
新山首座歌剧院

08



PRIVATE YACHT CLUB INTERNATIONAL MARINA BOULEVARD
社区豪华游艇俱乐部 富力海上乐园

09



R&F MARINA PLACE INTERNATIONAL BOULEVARD CLOSEST TO SINGAPORE
新加坡对岸的滨海湾 富力新天地

10



R&F SOJOURN PROPERTY MANAGEMENT SERVICE
富邻美居 无忧代租代管服务

EXCLUSIVE SPACES WITH INSPIRING PANORAMIC VIEWS COOLED BY SEA BREEZES

一线海景 无限眺望

R&F Seine Region offers an expansive refreshing straits view – the lushness of the marina with Singapore's cityscape and soothing sea breeze.



1 SEINE REGION

2 PHASE 1 **SOLD OUT**

3 SEA LIFE WORLD BY R&F

4 OPERA HOUSE

5 R&F MARINA PLACE

6 CINEPLEX



ENJOY BOTH URBAN LIFESTYLE & CONVENIENCES IN MALAYSIA & SINGAPORE WITHIN 30 MINS

30分钟乐享新马生活圈
左拥新加坡繁华 右享新马便利

New Perspective to Open up Global Vision

国际焦点 开拓视野 ★

- Legoland Malaysia
- Ponderosa Golf & Country Club
- Singapore Marina Bay Sand
- Singapore Gardens by the Bay
- Singapore Night Safari

Quality Healthcare for you to Stay Healthy

优质医疗 呵护健康 ◆

- Columbia Asia Hospital
- Gleneagles Medini Hospital
- Hospital Sultanah Aminah
- Singapore Thomson Medical Centre
- Singapore Thomson Medical Centre

Better Academic Prospects for the Future Leaders

完善教育 留学天堂 📖

- Marlborough College Malaysia
- Raffles American School
- Foon Yew High School
- Repton International School
- Iskandar Edu City
- Nanyang Technological University
- National University of Singapore

LIVE LIFE TO THE FULLEST

高端配套 尊享人生

R&F Marina Place brings together the high-tech IMAX theatre, high-end wine club, luxury yacht club, special interpretation bar, style restaurant and fashion boutique.



SHOPPING WITH WHOLE NEW DIMENSION

颠覆您的购物体验

R&F Mall Johor Bahru is the first shopping mall developed by R&F Princess Cove, Malaysia.



Imagine

YOU'RE ONE OF THE PRIVILEGED
R&F PRINCESS COVE PREMISE OWNERS



THE CLOSEST YOU CAN GET TO SINGAPORE

马新两国 一步之遥

Double Delights for R&F Princess Cove

Following the agreement of RTS commuting system signed between Singapore and Malaysia, travelling between the 2 megacities is even closer from now on!



新柔捷运

MALAYSIA
马来西亚

SINGAPORE
新加坡



SEINE REGION

R&F 塞纳天地
@ R&F PRINCESS COVE 富力公1湾

塞纳天地 无敌海景房 火热销售

NEWLY LAUNCHED SEA VIEW UNIT

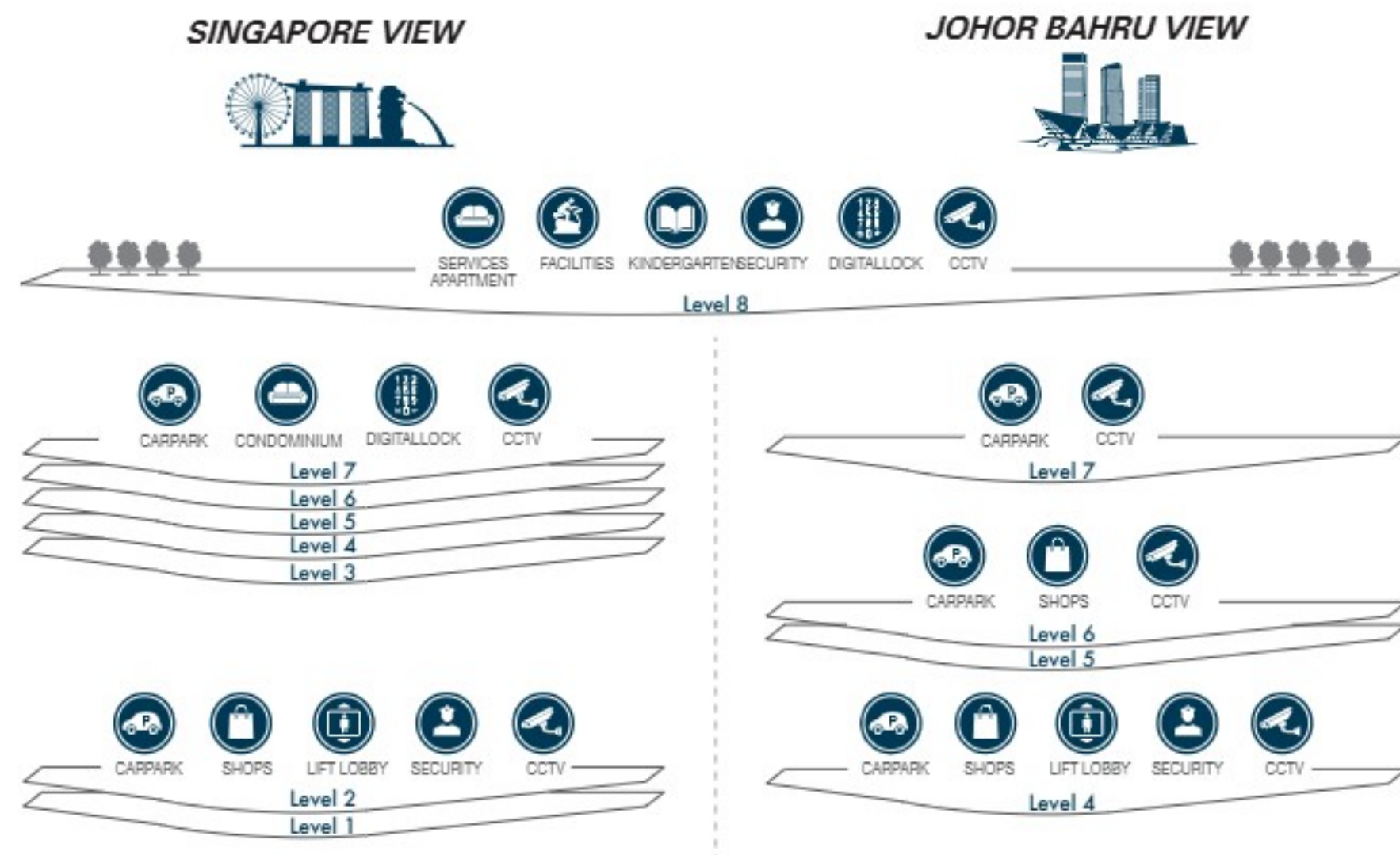
Princess Cove proudly presents our latest addition – the sea view units namely 'Seine Region', located adjacent to JB-Singapore Causeway, overlooking the dazzling Singapore cityscape. Here, your affluent way of living is complemented by Singapore and Johor Bahru City.

Seine Region's sky lounge features an infinity swimming pool, gym room, yoga room, jogging track and indoor function hall, cater for modern luxury and lifestyle conveniences.

LEGENDS

- | | |
|-------------------------------------|------------------------------|
| 01. Opera House 歌剧院 | 14. Leisure Track 慢跑径 |
| 02. R&F Marina Place 富力新天地 | 15. Gym 健身房 |
| 03. 5 Star Hotel under Hyatt 凯悦旗下酒店 | 16. Child Care Room 儿童活动中心 |
| 04. Cineplex 影院 | 17. Management Office 物业办公室 |
| 05. Marina Garden Walk 滨海木栈道 | 18. Chess Room 棋牌室 |
| 06. Adult Swimming Pool 成人泳池 | 19. Snooker Room 桌球室 |
| 07. Outdoor Shower Deck 户外淋浴区 | 20. Yoga Room 瑜伽室 |
| 08. Wading Pool 儿童池 | 21. Table Tennis 乒乓球室 |
| 09. Landscape Arch 景观廊架 | 22. Changing Room 更衣室 |
| 10. Playground 游乐园 | 23. Praying Room 祈祷室 |
| 11. Sunshine Lawn 阳光草坪 | 24. Multi Function Room 多功能室 |
| 12. Leisure Lounge 泳池吧 | 25. Yacht Berth 游艇泊位 |
| 13. Outdoor BBQ 户外烧烤吧 | |





SECURITY ASSURED ENSURING PEACE OF MIND

先进的保安系统
给予您安稳无忧的生活

Providing a safe, secure and private environment for homeowners.

- Digital locks
- Digital Visitor Management System with Visual Intercom
- Emergency call button linked to central security
- CCTVs in all public areas with central monitoring
- Card-controlled access to Skypark and residences
- Separate distinct vehicular access for residents
- 7 levels dedicated residents' parking
- Personal parking lots

1 BEDROOM

TYPE-D

R.&F princess core unit appreciation



Studio / Size: Approx. 43.79m² | 471 sq.ft.

UNIQUENESS

- Functional layout designed for comfortable living
- Modern square design with a walk-in wardrobe

TYPE-D_(SUB2)

R.&F princess core unit appreciation



Studio / Size: Approx. 43.46m² | 468 sq.ft.

UNIQUENESS

- L-shaped contemporary kitchen, saving space yet ensuring convenience
- Wet and dry kitchen separation for hygienic lifestyle

TYPE-V6

R.&F princess core unit appreciation



UNIQUENESS

- Functional square layout to create generous space
- Living room connected to balcony, extended to the magnificent outdoor
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Reasonable layout for both active and quiet modes of living

1 Room 1 Bathroom / Size: Approx. 50.58m² | 544 sq.ft.

TYPE-V7_M*R & F Princess Cove unit appreciation*2 Rooms 2 Bathrooms / Size: Approx. 71.29m² | 767 sq.ft.**UNIQUENESS**

- Well-lit square layout designed for flexibility and comfortable living
- Open concept with kitchen, dining hall and living hall all connected for extra convenience
- Bay window design for both bedrooms for natural lighting
- Living hall connected with balcony for extended living space

TYPE-V7*R & F Princess Cove unit appreciation*2 Rooms 2 Bathrooms / Size: Approx. 74.17m² | 798 sq.ft.

- Flexible design with smart layout and optimum functionality
- Living hall open to spacious balcony for you to behold breathtaking sceneries
- Bay window design in master bedroom for extra space
- L-shaped kitchen with open concept for convenience

TYPE-B*R & F Princess Cove unit appreciation*2 Rooms 1 Bathroom / Size: Approx. 77.52m² | 834 sq.ft.**UNIQUENESS**

- Well-lit square design for optimum ventilation and natural lighting
- Open concept with dining hall and living hall both connected for flexible living

TYPE-B_(SUB2)*R & F Princess Cove unit appreciation*2 Rooms 1 Bathroom / Size: Approx. 77.55m² | 835 sq.ft.

- Balcony is attached to living room with flexible use of space
- Planned for both active and modest living to ensure uninterrupted harmony

TYPE-V5*R & F Princess Cove unit appreciation*2 Rooms 1 Bathroom / Size: Approx. 76.92m² | 828 sq.ft.**UNIQUENESS**

- Kitchen connected to dining hall for convenient living
- Serene study room to explore the sea of knowledge

TYPE-V5_M*R & F Princess Cove unit appreciation*2 Rooms 1 Bathroom / Size: Approx. 77.57m² | 835 sq.ft.

- Dining hall connected with kitchen for convenient cooking experience
- Yard is connected with kitchen and dining hall

TYPE-U1*R & F Princess Cove unit appreciation*2 Rooms 2 Bathrooms / Size: Approx. 77.86m² | 838 sq.ft.**UNIQUENESS**

- Well-lit layout with superb functionality
- Living halls connected to spacious balcony accompanied by breathtaking outdoor view

TYPE-U1_(SUB2)*R & F Princess Cove unit appreciation*2 Rooms 2 Bathrooms / Size: Approx. 77.96m² | 839 sq.ft.

- Open concept with living hall extended to dining hall, sense of space well established
- Kitchen connected to dining hall for convenient living



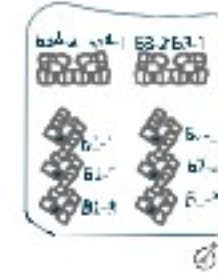
TYPE-G

R & F Princess Cove unit appreciation

UNIQUENESS

- Luxury well-lit layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting

2 Rooms 2 Bathrooms / Size: Approx. 86.66m² | 933 sq.ft.



TYPE-M1 (SUB2)

R & F Princess Cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 102.67m² | 1105 sq.ft.

UNIQUENESS

- Well-lit layout designed with optimum natural lighting and magnificent view
- Living hall is attached with a spacious balcony for unobstructed view
- Bay window design in master bedroom for ideal natural lighting and superb view
- Yard is connected with kitchen, enjoy cooking in natural sunlight

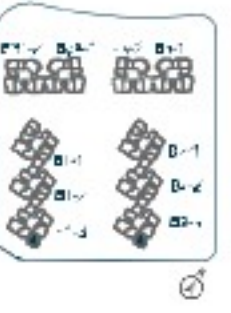
TYPE-M1

R & F Princess Cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 105.49m² | 1135 sq.ft.

- Luxury layout for premium lifestyle
- Expansive balcony for ventilation and sunlight
- Extra spaciousness for optimum flexibility
- Bay window design in master bedroom for natural lighting



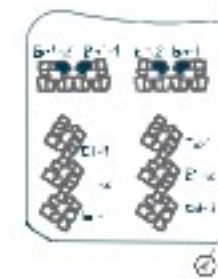
TYPE-E

R & F Princess Cove unit appreciation

UNIQUENESS

- A key for each suite to ensure uninterrupted privacy
- Equivalent to owning 2 units under 1 title
- Ideal for extended family or rental yield, flexible use
- Real luxury with a spectacular 2-hall design

Dual Key (2+1) / Size: Approx. 122.37m² | 1317 sq.ft.



TYPE-A

R & F Princess Cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.70m² | 1181 sq.ft.

UNIQUENESS

- Well-lit design for optimum sunlight
- Comes with an indoor garden for personal leisure

TYPE-A1

R & F Princess Cove unit appreciation



3 Rooms 2 Bathrooms / Size: Approx. 109.25m² | 1176 sq.ft.

- Yard is connected with kitchen, enjoy cooking in natural sunlight
- Living hall is attached with a balcony for an up-close with outdoor nature





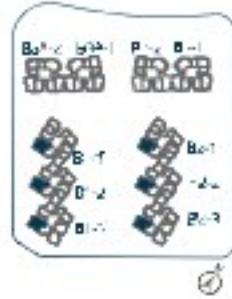
TYPE-H1

R&F Princess Cove unit appreciation

UNIQUENESS

- Generous space to optimise your vacation experience
- Comes with an indoor garden for personal leisure
- Luxury 4-room design with 2 suites layout
- Spacious living hall to exude a sense of superior minimalist

4 Rooms 3 Bathrooms / Size: Approx. 136.68m² | 1471 sq.ft.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brick Wall/ Reinforced Concrete
ROOF COVERING	Reinforced Concrete Roof
CEILING	Skim Coat/ Plaster Ceiling
WINDOW	Aluminium Frame Glazed Window

WALL FINISHING	
BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster And Point

DOORS	
MAIN ENTRANCE	Quality Timber Door
BEDROOM / BATHROOM	Timber Flush Door
BALCONY / OTHERS (IF ANY)	Aluminium Frame Glazed Door/ Timber Flush Door/ Timber Frame Glazed Door
IRONMONGERY	Quality Locksets

FLOOR FINISHES	
LIVING/ DINING	Tiles/ Laminated Timber Flooring
KITCHEN/ BATHROOM	Tiles
BEDROOM	Laminated Timber Flooring
BALCONY/ OTHERS (IF ANY)	Tiles
OTHER AREAS	Cement Render (Where Applicable)

	M1	M1 (SUB2)	G	H1	V5	V5(M)	V6	V7/ V7M	U1/U1(M) U1(SUB2)/ U1(SUB2M)	A/ A(M)	A1/ A1(M)	B/B(M)/ B1(SUB2)	D/D(M)/ D1(SUB2)/ D1(SUB2M)	E/E(M)
SANITARY AND PLUMBING														
KITCHEN SINK	1	1	1	1	1	1	1	1	1	1	1	1	1	2
WASH BASIN	2	2	2	3	1	1	1	2	2	2	2	1	1	2
SHOWER FITTINGS	2	2	2	3	1	1	1	2	2	2	2	1	1	2
WATER CLOSET	2	2	2	3	1	1	1	2	2	2	2	1	1	2
ELECTRICAL INSTALLATIONS														
LIGHTING POINT	20	23	20	26	16	16	12	20	18	25	23	18	10	28
POWER POINT	27	27	24	30	26	26	19	23	23	27	27	23	15	44
WATER HEATER	1	1	1	1	1	1	1	1	1	1	1	1	1	2
AIR CONDITIONER POINT	4	4	3	5	4	4	2	3	3	4	4	3	1	4
TV POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TELEPHONE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	2

INFO SHEET (APARTMENT) 付款流程明细表 (住宅)

UNIT NO	单位				
VIEW	景观				
DIRECTION	朝向				
SIZE	面积	SQ FT 平方英尺	SQ M 平方米		PYEONG 坪
SPA PRICE	合同价				

BOOKING PROCEDURE 标准预定付款流程

1. Booking Fees / Deposit 定金	PAYABLE TO : R&F DEVELOPMENT SDN. BHD.	Bank Name	
	Bank Account Number	Swiftcode	
2. Payment upon signing SPA 签署买卖合同			
Down payment 首付			
(Less) Booking fees 定金			
(Less) Others 其他 (如有)			
Payable amount 需付差价			

MISCELLANEOUS CHARGES 标准费用

	Payment Types 款项名称	Payment Schedule 交付时间及计算方式	Fees 费用明细
ONE-OFF PAYMENT 一次性付款	FOREIGN CONSENT / LEVY 外国人购置税	Upon Signing of SPA 签订合同时缴	RM20,000 or 2% of SPA Price Whichever is HIGHER 最低RM20,000或屋价2%
	MOT 制契税	After Vacant Possession (usual 2-3years) *** 交楼后 (一般2-3年) ***	4% of SPA Price 合同价格4%
	LEGAL FEE 律师费	Upon Signing of SPA 签订合同时缴	
	LOAN AGREEMENT & STAMPING FEE 按揭合同律师费	Upon Signing of SPA 签订合同时缴	
YEARLY EXPENSES 年费	QUIT RENT 地稅	From RM0.20 per square feet 马币0.20 每平方米	面积 X 费率
	ASSESSMENT FEE 门牌稅	Current Property Value X 0.27% 现估屋价的 0.27%	可分每半年缴
	FIRE INSURANCE 火險	Expenses by share unit	可分每半年缴
MONTHLY EXPENSES 月费	MAINTENANCE FEE 物业管理费	RM0.42 per square feet 每一平方尺 马币0.42	
	SINKING FUND 维修基金	10% Maintenance Fee 物业管理费的10%	
	UTILITIES 杂费 (水电费)		

Disclaimer: The content is for reference only, and shall not form part of any offer, contract, representation or the rights and obligations of buyers and sellers which upon government approval . If there is any inconsistency or ambiguity between this form and contract, the contract shall prevail.

PHASE 2- HDA 13 PAYMENT SCHEDULE 13期工程付款节点

Stage 阶段	Schedule of Payment 收款节点	Payment Percentage 收款比例	Payment Amount RM 付款金额 (马币)	Payment Amount Other Currency 其他汇率
1	Immediately upon signing of the SPA 签署购房合同	10%		
2	(a) The work below ground level including piling and foundation of the said building comprising the said parcel 庄基础完成	10%		
	(b) The reinforced concrete framework and floor slab of the said parcel 结构完成	15%		
	(c) The walls of the said parcel with door and window frames placed in position 墙面和门窗等完成	10%		
	(d) The roofing/ceiling, electrical wiring, plumbing (without fittings), gas piping (if any) 屋顶, 电烧, 水管, 燃气管道等完成	10%		
	(e) The internal and external plastering of the said parcel 内墙抹灰及外立面完成	10%		
	(f) The sewerage works serving the said parcel 排污设备及管道完成	5%		
	(g) The drains serving the said building 下水道系统完成	2.5%		
	(h) The roads serving the said building 道路完成	2.5%		
3	On the date of purchaser takes vacant possession of the said parcel with water and electricity supply ready for connection to the said parcel 达到交楼状态	17.5%		
4	Within twenty-one (21) working days after receipt by the purchaser of the written confirmation of the Vendor's submission to and acceptance by the appropriate authority of the application for subdivision of the said building 交楼手续完成	2.5%		
5	(a) Two point five per centum (2.5%) at the expiry of eight (8) months after the date of purchaser takes vacant possession of the said parcel 质量保证金-交楼后8个月	2.5%		
	(b) Two point five per centum (2.5%) at the expiry of twenty four (24) months after the date of purchaser takes vacant possession of the said parcel 质量保证金-交楼后24个月	2.5%		