

the  
Fairway  
GOLF VILLAS

LIFE ABOVE & BEYOND



FAIRWAY'S **VISTA OF LIFE**

Rolling greens, peaceful sky,  
verdant views, and most of all,  
the joy of pursuing what you love most.



## THE ULTIMATE 18-HOLE GOLFING LIFESTYLE

The Fairway Golf Villas is Sevana Cove Resort's premier residential precinct located on high ground. Perched right next to the rolling greens of the designer golf course, the entire enclave is designed from the ground up to be your dream home, giving you the ideal backdrop to nurture your family and pursue your golfing passion. Here, natural greenery of lush trees are well-preserved to evoke a sensuous teeing off into the pristine woods.



## COMING HOME SAFE

Feel welcome as you are greeted at the imposing wide entrance of guardhouse adorned with greenery. The Fairway Golf Villas is a gated and guarded community with 24-hour CCTV surveillance and security personnel patrolling. A sense of tranquility lingering as you come home safely.





## SERENITY WITHIN NEIGHBOURHOOD

The streetscape is pleasant and appealing, with landscaped driveways and walkways that are clearly delineated for pedestrian safety. Such neighbourhood creates a benevolent community where elderly and young couples can stroll freely along paved sidewalks as they greet each other with a nod of head or waving of hand.

## A CONNECTED COMMUNITY

The entire Fairway enclave is built with an emphasis on open space and seamless borders, with villas artfully scattered in an inviting, park-like setting. With a low density of 5 acres per unit, the open environment that is further augmented by beautiful pocket parks encourages residents to engage in healthy exercise.



The neighbourhood also features streets with cul-de-sac designs for safety, exclusivity and privacy, as this reduces vehicular speed as well as frequency, and ensures that residents have their own personal entry.





## AN AESTHETICALLY PLEASING GREENERY

All Fairway golf villas are CONQUAS-certified. Built to high standards and excellent quality benchmarks, these homes are also sustainable, with features like large windows, a rainwater harvesting system, double volume ceilings and integrated facade screening to minimise negative impact to the environment. A choice of phenomenal golf or garden view, only for the few.



## HOME FOR A JOYFUL LIFE

The villa lifestyle as espoused by the Fairway Golf Villas is luxurious and exclusive, with extremely spacious floor plans in an open design. Expansive windows bring the lush beauty of the outdoors into the living areas, and life for the privileged few are further enriched by the panorama of the undulating golf course.



With built-up areas ranging from 2,923 sq. ft. to 4,266 sq. ft., each villa enjoys generous land area which can function as an innovative space. You will have the leeway to design and personalise your own private garden, or even swimming pool whichever more desirable for your everyday way of life.





## WELL-PLANNED AND HOLISTIC

Adorned with manicured greenery of leisure and comfort sits a well-planned township where each cluster of family home enjoys their privacy yet bonds as a tight community. Your home in Fairway is encapsulated with natural beauty as it is centrally located in Sevana Cove Resort to ensure close enjoyment of marina and nature, apart from golf itself.

## SITE LAYOUT PLAN

### LEGEND

- 1 Entrance with Guard House
- 2 Sales Gallery
- 3 Show Unit Type A
- 4 Show Unit Type B
- 5 Green Park
- 6 Water Features
- Type A
- Type A1
- Type A2
- Type B
- Type B1
- Type B1a
- Type C
- Reserved Plot



Subject to change based on authority approval

TYPE A & A1



TYPE  
A

\*Built-up Area: 4,062 - 4,266 sq. ft.



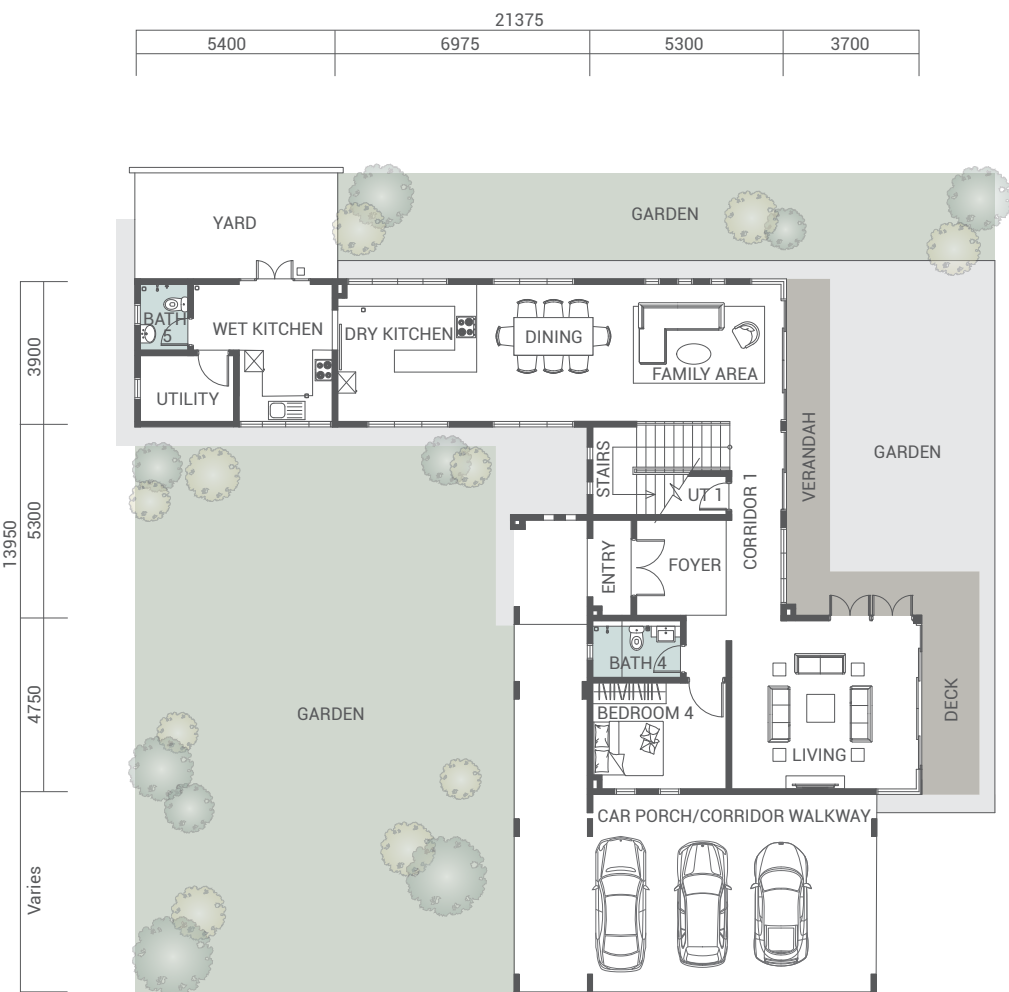
GROUND FLOOR



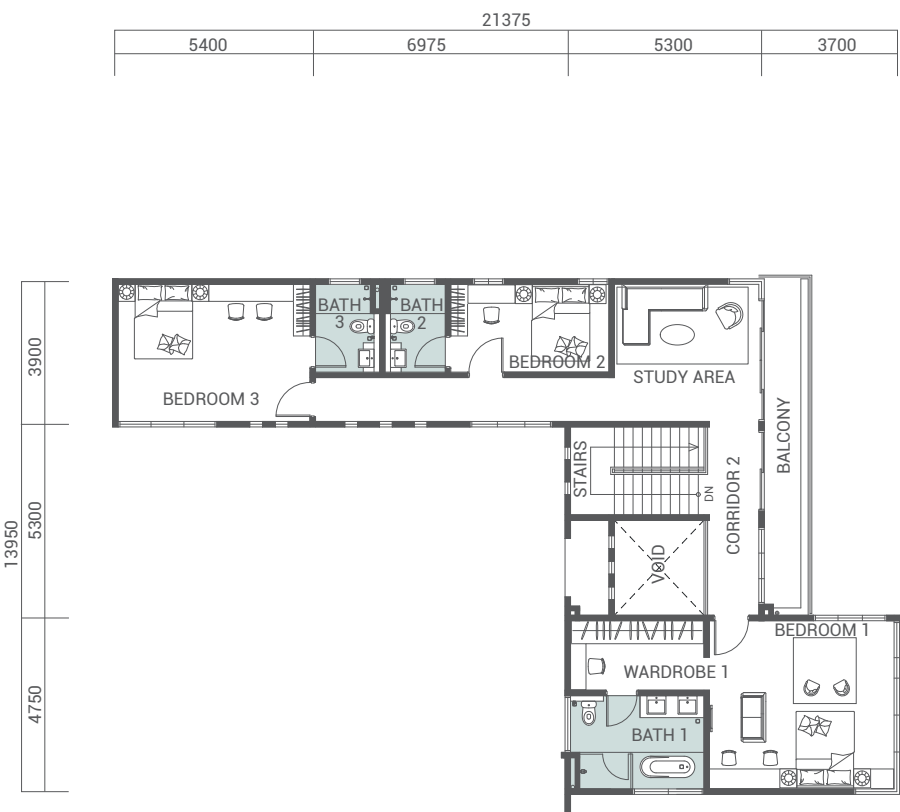
FIRST FLOOR

TYPE  
A1

\*Built-up Area: 3,662 - 3,761 sq. ft.



GROUND FLOOR



FIRST FLOOR

\*The land area configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of the particular unit can be made available upon request.

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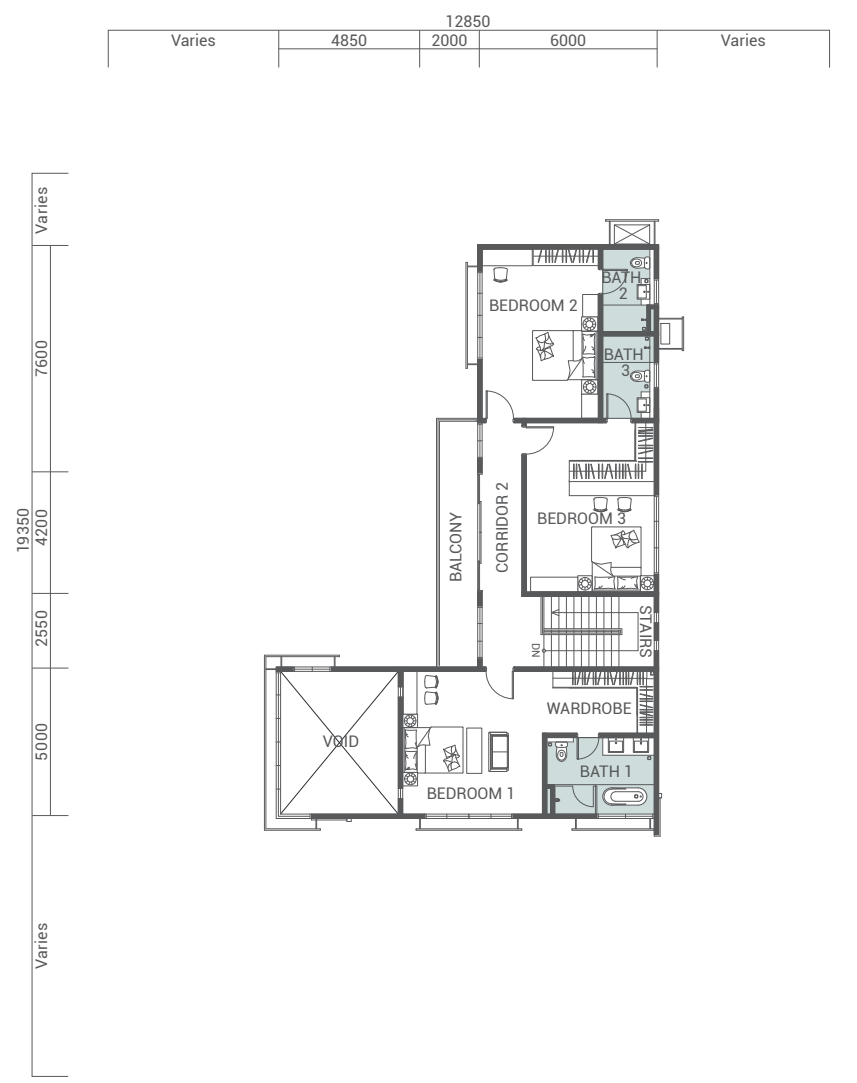
TYPE B & B1

TYPE B

\*Built-up Area: 3,764 - 4,038 sq. ft.



GROUND FLOOR

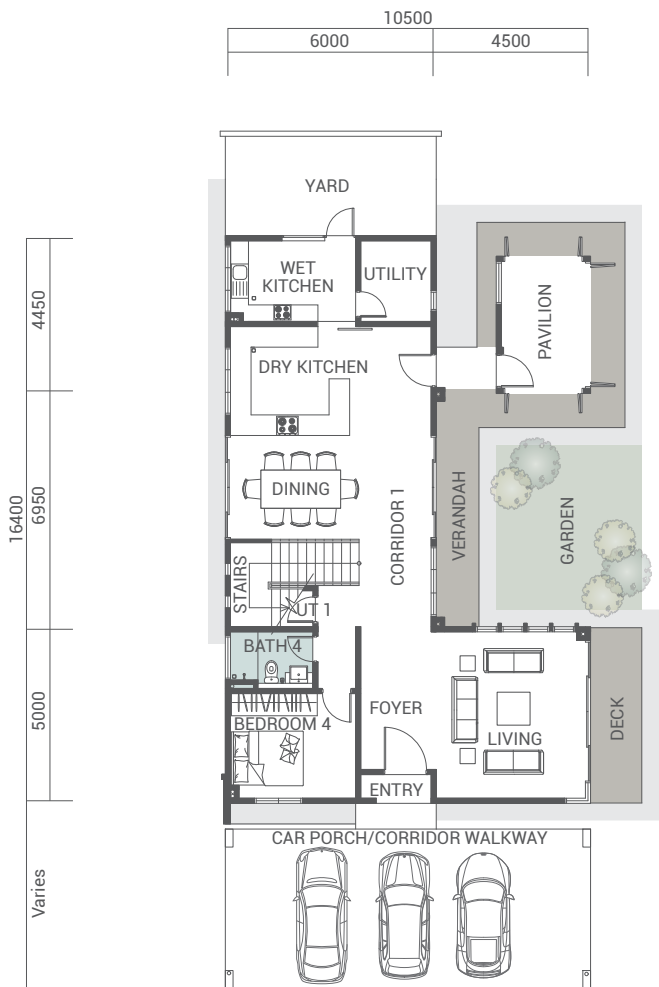


FIRST FLOOR

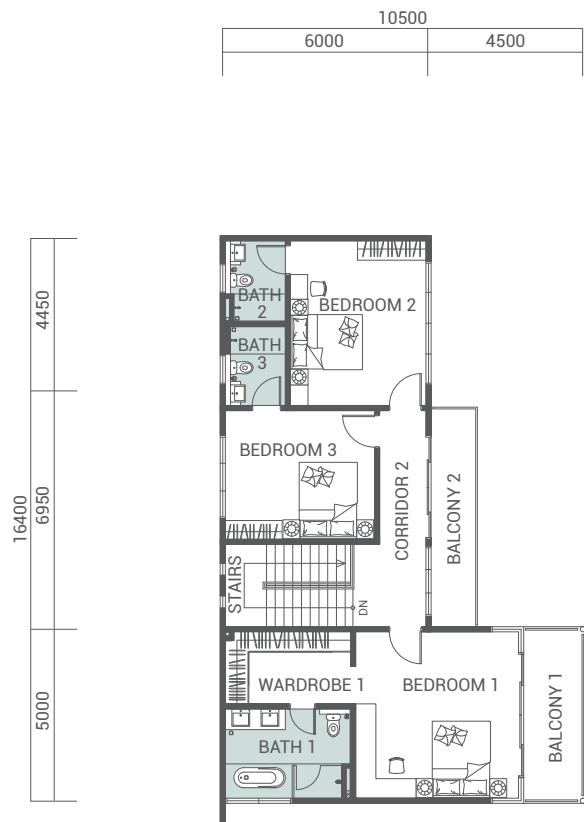
\*The land area configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of the particular unit can be made available upon request.

TYPE  
**B1**

\*Built-up Area: 3,039 - 3,395 sq. ft.



GROUND FLOOR



FIRST FLOOR

\*The land area configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of the particular unit can be made available upon request.

TYPE  
**C**

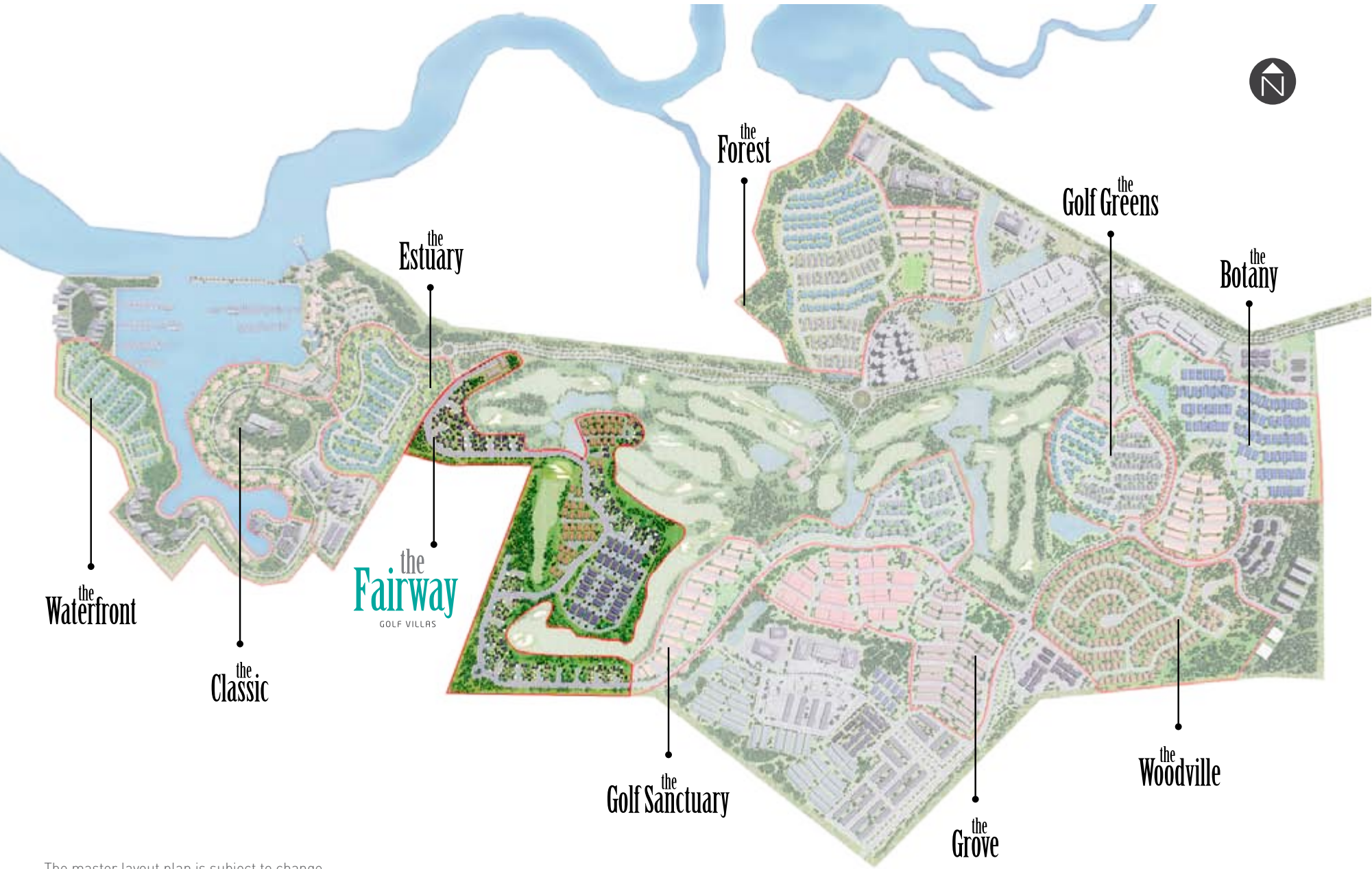


\*Built-up Area: 3,078 - 3,325 sq. ft.



\*The land area configuration, dimensions and area vary from unit to unit. A copy of the plan showing the actual configuration and measurements of the particular unit can be made available upon request.

SEBANA COVE RESORT MASTER LAYOUT PLAN



The master layout plan is subject to change

COMPLETE  
TOWNSHIP PLANNING

The Fairway Golf Villas is an integral part of the 1,200-acre master planned Sevana Cove Resort. It is a unique resort township with 10 precincts and 10 individual themes, all distinctively crafted to complement the characteristics of the land. Here residential, commercial and social amenities are planned cohesively alongside an exclusive private marina, an 18-hole golf course as well as natural pristine greenery, making it the only resort township with 2 clubhouses and 3 delightful lifestyles.



The overall community within the township incorporates the best in urban township planning, architectural design and resort management practices, giving you a sustainable resort-style environment in lush park setting, where you can nurture your family to the fullest.

Sevana Cove Resort is also host to an international community as seen after the maiden launch of Classic 1 cluster apartments, where majority of buyers are foreigners, particularly Singaporeans, making it more than a township. It is an international resort township that you can be proud of.





## SPOILT FOR **CHOICE**

Bask in plentiful choices of recreational activities and enjoy beyond the vast green outdoors of your homes, with two fascinating clubhouse facilities for double indulgence, all in one township.

As a prestigious owner, your enjoyment is topped with free membership of the golf course and golf clubhouse with unlimited access to the marina clubhouse. Otherwise, satiate yourself with a variety of F&B outlets for a delectable evening with friends and family.

### **CLUBHOUSE FACILITIES**

- Leisure pool
- Children's pool with slide
- Tennis courts
- Outdoor badminton and basketball courts
- Sauna
- Indoor and outdoor gym
- Children's playground
- Restaurants and cafes
- Banquet hall & function room

# A BOOMING ADDRESS

Sebana Cove Resort is conveniently accessible to Singapore as it is 30 minutes away by waterway, and the future car ferry terminal that is projected to be operational by early 2016 will further enhance connectivity. About an hour from Woodlands via the Senai-Desaru Highway, it is located next to the Pengerang Integrated Petroleum Complex (PIPC) as well as tourism hotspots like the Desaru Coast. As a unique resort township that embraces a trinity of delightful pursuits, Sebana Cove Resort is poised for high potential growth within the Pengerang region.



## TRAVEL DISTANCE TO SEBANA COVE RESORT

| 30 minutes*                          | 60 minutes*                                                | 70 minutes*                        |
|--------------------------------------|------------------------------------------------------------|------------------------------------|
| Tg Belungkor - Changi Ferry Terminal | 1 JB CIQ-EDL-Tebrau-Senai/Desaru Highway                   | 3 Second Link-Senai/Desaru Highway |
|                                      | 2 JB CIQ-EDL-Permas Jaya-Eastern Link-Senai/Desaru Highway |                                    |

\*The above travelling time may vary depending on the mode of transport and road conditions upon travelling.



Pengerang Integrated Petroleum Complex (PIPC)

RM170 Billion

of oil & gas industry investment

50,000 - 70,000

Manpower requirement



Senai-Desaru Highway

20%

Highly skilled workers  
from around the world



Desaru Beach



Water Sports Activities



Tg. Belungkor-Changi Ferry Terminal

New car ferry service projected  
to be operational by early

2016



## A DEVELOPER OF EXPERIENCE, INTEGRITY AND SUCCESS

IJM Land Berhad, the property development arm of IJM Corporation Berhad, has garnered a reputation as one of Malaysia's premier property developers. Through the years, we are honoured to have shaped Malaysia's township landscape and built thriving communities that are well into the future.

A strong sense of responsibility drives our business. What defines us is our customer passion, innovative spirit, drive for excellence and sustainable practices. At IJM Land, our design and build philosophy is always been about providing quality experiences and delivering meaningful value to those who matter most – our customers.

The company's vast portfolio includes townships, sustainable developments, iconic waterfront communities, luxury homes, landed and high-rise residences, office and commercial properties in prime areas of Penang, the Greater Kuala Lumpur, Seremban, Johor, Sabah and Sarawak. Our global footprint extends to Vietnam, China and the United Kingdom.



[www.ijmland.com](http://www.ijmland.com)

## IJM LAND

### NORTHERN REGION

- Pearl Regency
- Sanctuary Garden
- The Address
- THE LIGHT Waterfront Penang
- Maritime Piazza & Suites
- Vertiq

### CENTRAL REGION

- 1 Lagenda
- Bandar Rimbayu
- Bukit Manda'rina
- DeBunga Residensi
- Laman Granview
- Pantai Sentral Park
- S2 Heights
- Seremban 2
- Seri Riana Residence
- Shah Alam 2
- Sh'ng Villas

### SOUTHERN REGION

- D'Ambience
- D'Rich
- Nusa Duta
- Seban Cove Resort
- SuriaMas Suites
- Nasa City

### EAST MALAYSIA

- Bandar Utama
- Indah Utama
- Riverine Sapphire
- Sky Mansions
- Yen Yen Park

### INTERNATIONAL

#### VIETNAM

- NTCC Dong Nai

#### CHINA

- Yin Hai Complex

#### LONDON

- Royal Mint Gardens



## SEBANA COVE RESORT

Marina • Golf • Nature

For Further Enquiries

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Developer

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Taman Gaya Sales Office: **N 1 34.093 E 103 48.100 | Seban Cove Resort Sales Gallery: N 1 24.804 E 104 10.712**

• Developer's License No.: 13695-1/09-2016/0945(I) • Validity Date : 19/9/2014 - 18/9/2016 • Advertising & Sales Permit No.: 13695-1/09-2016/0945(P) • Validity Period: 19/9/2014-18/9/2016 • Approving Authority for building plan: Majlis Daerah Kota Tinggi • Building Plan Reference No.: MDKTOSC/P/0431 • Expected Completion Date: November 2016 (Phase 1) ,2017 (Phase 2) ,2018 (Phase 3) • Type of Property: 2 Storey Bungalow 1A1-a • Total No. of Units: 28 units • Approved Selling Price: Phase 1 (Type A) Price (10): RM2,803,800(min)-RM 2,956,800(max), (Type A1) Price (1): RM 2,838,800 (min & max), (Type B) Price (12): RM 2,667,800 (min) – RM 2,874,800 (max), (Type B1) Price (4): RM 2,412,800 (min) – RM 2,502,800 (max), (Type C) Price (1): RM 2,279,800 (min & max) • Type of Property: 2 Storey Bungalow 1A1-b • Total No. of Units: 22 units • Approved Selling Price: Phase 2 (Type A) Price (8): RM 3,970,800 (min)-RM 4,243,800 (max), (Type A1) Price (3): RM 3,782,800 (min)-RM 3,909,800 (max), (Type A3) Price (1): RM 3,518,800 (min & max), (Type B) Price (5): RM 3,820,800 (min)-RM3,956,800 (max), (Type B1) Price (6): RM 3,499,800(min)-RM 3,617,800 (max) • Type of Property: 2 Storey Bungalow 1A1-c • Total No. of Units: 52 units • Approved Selling Price: Phase 3 (Type A) Price(3): RM 4,979,800(min) – RM 5,175,800 (max), (Type A1) Price (1): RM 4,951,800 (min & max), (Type A2) Price (5): RM 4,908,800(min)-RM5,141,800 (max), (Type A3) Price (7): RM 4,543,800(min)-RM4,798,800 (max), (Type B) Price (3): RM 4,871,800 (min) – RM 4,926,800 (max), (Type B1) Price (17): RM 4,493,800 (min)-RM 4,762,800 (max), (Type C) Price (16)RM 4,340,800(min)-RM4,565,800 (max) • Land Tenure: Leasehold (expired on 14 May 2098) • Land Encumbrances: Nil • Bumiputera Discount: 15%

All photos and illustrations in this publication are artist's impressions only. The developer reserves the right to modify any part of the development/building and as directed or approved by the relevant authorities. In the event of any conflict or discrepancy, the contents of the Sale & Purchase Agreement shall prevail unless otherwise specified.

Another Prestigious Project by

IJM LAND

An  Company