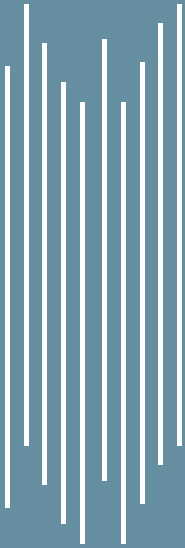


NEW CASA
S U I T E S

@ MERCU 3, R&F PRINCESS COVE



P H A S E 3

CONNECTING TWO CITIES, ENJOYING A NEW REALM OF LUXURY.



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L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
R&f Tanjung Puteri 80300 Johor Bahru, Malaysia.

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R&F PRINCESS COVE SALES GALLERY
L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,
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SINGAPORE SALES GALLERY
60 Paya Lebar Road #13-30 Paya Lebar Square ,
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www.rfmalaysia.com

Block C1

• Developer: R&F Development Sdn Bhd • Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. • Developer's License No.: 13578/05-2027/0392(A) • Validity Period: 26/04/2022 – 05/05/2027 • Advertising and Sales Permit Number: 13578-8/07-2028/0622(N)-(S) • Validity Period: 31/07/2025–30/07/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MB/JB/U/2024/14/BGN/178/KOM(16) • Expected Completion Date: 30/11/2029 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 422 • Selling Price: RM846,905 (Min.). – RM1,275,259 (Max.). • Built Up Area: 593 sq ft (Min.). – 781 sq ft (Max.). • Bumiputera Discount: 15% • Bumiputera Lot Available for Sale • Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C2

• Developer: R&F Development Sdn Bhd • Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. • Developer's License No.: 13578/05-2027/0392(A) • Validity Period: 26/04/2022 – 05/05/2027 • Advertising and Sales Permit Number: 13578-7/07-2028/0622(N)-(S) • Validity Period: 31/07/2025–30/07/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MB/JB/U/2024/14/BGN/180/KOM(16) • Expected Completion Date: 30/11/2029 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 700 • Selling Price: RM761,168 (Min.). – RM3,567,158 (Max.). • Built Up Area: 555 sq ft (Min.). – 1,555sq ft (Max.). • Bumiputera Discount: 15% • Bumiputera Lot Available for Sale • Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

Block C3

• Developer: R&F Development Sdn Bhd • Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru, Malaysia. • Developer's License No.: 13578/05-2027/0392(A) • Validity Period: 26/04/2022 – 05/05/2027 • Advertising and Sales Permit Number: 13578-6/07-2028/0623(N)-(S) • Validity Period: 31/07/2025–30/07/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MB/JB/U/2024/14/BGN/180/KOM(16) • Expected Completion Date: 30/11/2029 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 700 • Selling Price: RM761,168 (Min.). – RM3,567,158 (Max.). • Built Up Area: 555 sq ft (Min.). – 1,555sq ft (Max.). • Bumiputera Discount: 15% • Bumiputera Lot Available for Sale • Restrictions in Interest: i) The landowner is not permitted to offer or sell any building parcels to be constructed on this land unless construction of the building has commenced in accordance with the plans approved by the relevant Local Authority ii) Any building parcel constructed on this land, once transferred to a Bumiputera individual or Bumiputera company, shall not thereafter be sold, leased, or transferred in any manner to a Non-Bumiputera individual or Non-Bumiputera company without the consent of the State Authority iii) Any building parcel constructed on this land shall not be sold or transferred in any manner to a Non-Citizen or Foreign Company without the consent of the State Authority.

TOP 10 REASONS FOR CHOOSING R&F PRINCESS COVE

Situated at the vibrant heart of Johor Bahru, R&F Princess Cove offers a living experience like no other. Just a stone's throw from CIQ with direct connectivity to Singapore, this premier location boasts world-class facilities, cutting-edge architectural design, and the dynamic pulse of city life. Whether you're looking for a residence or an investment opportunity, R&F Princess Cove provides unmatched value and a lifestyle that redefines luxury and convenience.

- 01

Border Crossing with 350,000 Travellers Daily
- 02

Connected to RTS Station- Direct Access to Singapore
- 03

650 Meters Sheltered Link Bridge Connected to CIQ
- 04

Integrated Commercial Development Linked with R&F Mall
- 05

The Only 450m Sky Lounge Jogging Track in Johor Bahru
- 06

Most Viewed Condominium & Rental Project in Malaysia
- 07

First Opera House in Johor Bahru
- 08

Private Yacht Club International Marina Boulevard
- 09

R&F Marina Place International Boulevard Closest to Singapore
- 10

R&R Sojourn Property Management Service



Elevated Living, Unmatched *Experiences*

Discover sophisticated urban living at New Casa Suites @ Mercu 3, where every detail caters to a luxurious lifestyle. Step directly into the R&F Mall for premium shopping, spend an evening at the contemporary opera house, or unwind at our exclusive yacht club.

Immerse yourself in a world of sophistication with state-of-the-art amenities like a modern fitness center and an elegant boardwalk, ensuring a lifestyle of luxury and convenience that redefines urban living.



The Dual-City Charm of New Casa



Explore vibrant city life just steps away from your residence. Enjoy direct access to shopping, dining, and seamless cross-border convenience — day or night.



Enjoy the ease of travel with well-connected surroundings that bring work, leisure, and lifestyle closer than ever.



Bridging Two Cities, Redefining *Commutes*

MALAYSIA



MRT Map & Tips

To Navigating Singapore Mrt System

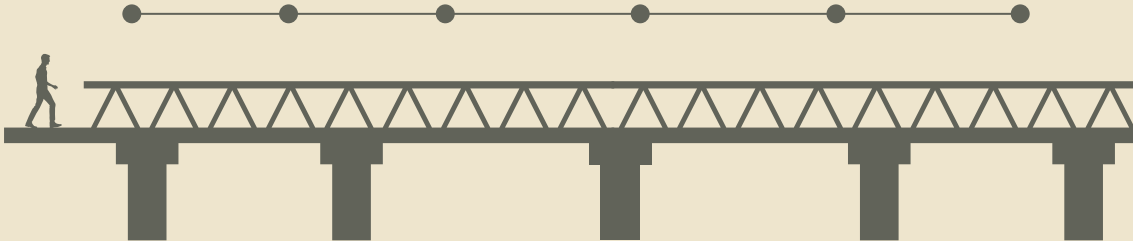
THE CLOSEST YOU CAN GET TO SINGAPORE

Double Delights for New Casa Suites @ Mercu 3

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



Sky Bridge	JB CIQ	RTS Station	Woodlands North	Marina Bay Sands	Changi International Airport
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EXPERIENCE THE BEST OF BOTH WORLDS
JUST FROM YOUR DOORSTEP

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



SINGAPORE

- | | | | |
|---|-------------------------------|---|---|
|  | North South Line (NS) |  | Sengkang & Punggol LRT |
|  | East West Line (EW) |  | Bukit Panjang LRT |
|  | North East Line (NE) |  | Sentosa Express (Monorail) |
| | Circle Line (CC) | | KTM Railway Line |
|  | Downtown Line (DTL) |  | Former Railway Line (closed 1/7/2011) |
|  | Thomson-East Coast Line (TEL) |  | Proposed station at Changi Airport Terminal 5 |

Urban Sky Park

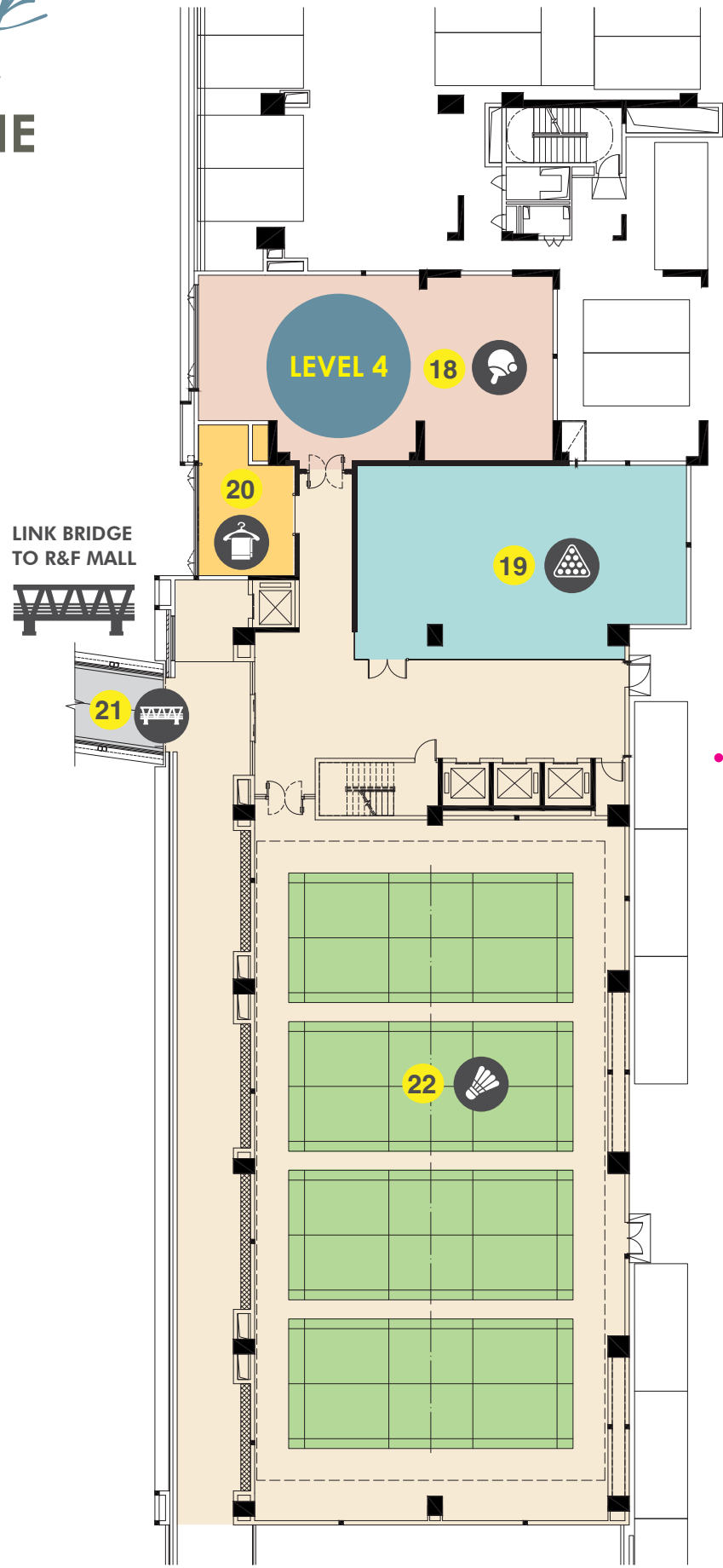
YOUR ALL-IN-ONE ACTIVE ZONE

LEVEL 6 Facilities

- 01. Swimming Pool
- 02. Jacuzzi
- 03. Kid's Swimming Pool
- 04. Outdoor Covered BBQ Area
- 05. Leisure Lawn
- 06. Children Playground
- 07. Sauna & Changing Room
- 08. Gym Room
- 09. Yoga Room
- 10. Childcare Centre
- 11. Multipurpose Room
- 12. Public Lobby
- 13. Tennis Court
- 14. Basketball Court
- 15. Leisure Track
- 16. Recreation Area
- 17. Outdoor Gym

LEVEL 4 Facilities

- 18. Table Tennis Room
- 19. Snooker Room
- 20. Changing Room
- 21. Link Bridge to R&F Mall
- 22. Badminton Hall



Studio 1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedrooms



Premier Amenities for Refined Living

Facilities on the 4th & 6th Floor

Indulge in the luxury of choice at New Casa Suites @ Mercu 3. Refresh in our outdoor pools, stay active with tennis and basketball, or relax at the Jacuzzi and BBQ area. Our comprehensive fitness and recreational facilities, including a gym, yoga space, and leisure track, are complemented by a children's playground and indoor nursery, ensuring every family member finds their perfect space.



RTS Link

A Definitive Game Changer

Woodlands to Johor Bahru —
A Seamless One-Stop Journey



RTS Link connects Johor Bahru and Singapore with one-stop dual customs clearance

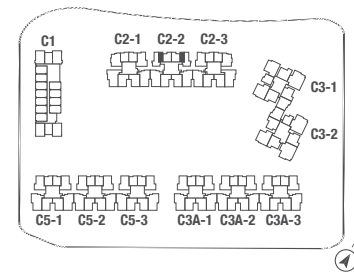
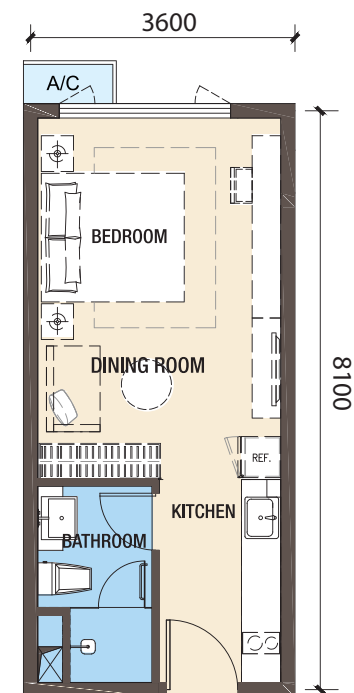
Travel between Bukit Chagar and Woodlands North with seamless dual-country customs clearance at a single co-located station. Designed to accommodate up to 10,000 passengers per hour per direction, the RTS Link provides a faster, more efficient alternative to the congested Causeway.



STUDIO

TYPE A/A(M)

1 ROOM 1 BATHROOM



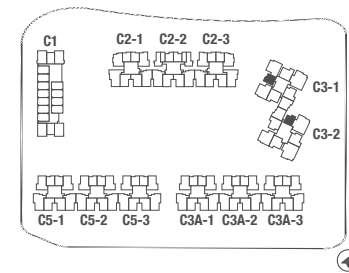
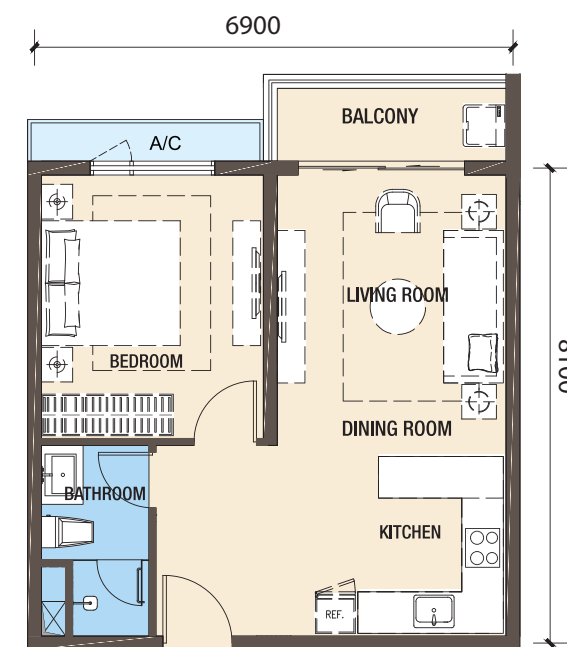
Compact Elegance

A space-efficient layout crafted for modern city living. The design integrates essential zones into one seamless flow, offering a cozy retreat with all the right functions in a bright, open environment.

Size: Approx. 29.16m² • 313 sq.ft.1
BEDROOM

TYPE B1b/B1b(M)

1 ROOM 1 BATHROOM



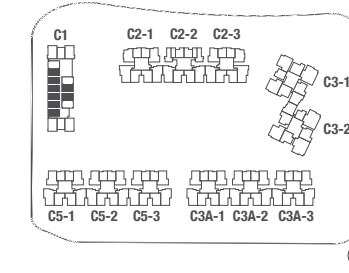
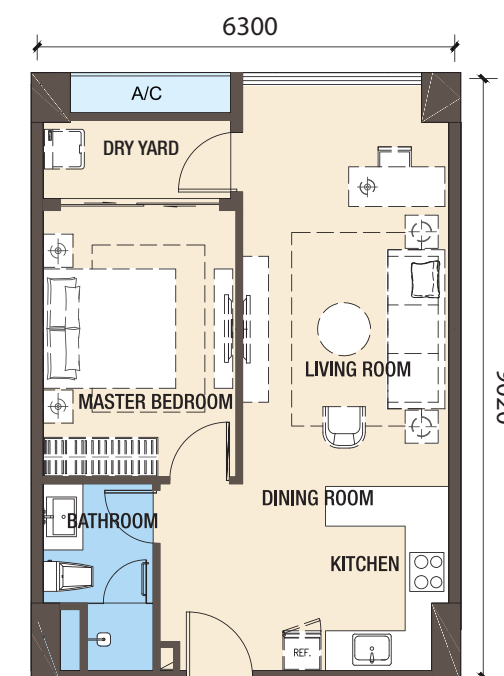
Balcony Bliss

An airy interior welcomes with abundant natural light, extending seamlessly toward a spacious balcony that opens the home to the outdoors. Perfect for those who value a refreshing, breezy living experience.

Size: Approx. 51.64m² • 555 sq.ft.1
BEDROOM

TYPE B3/B3(M)

1 ROOM 1 BATHROOM



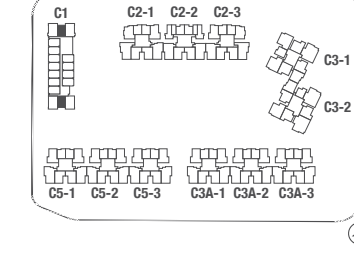
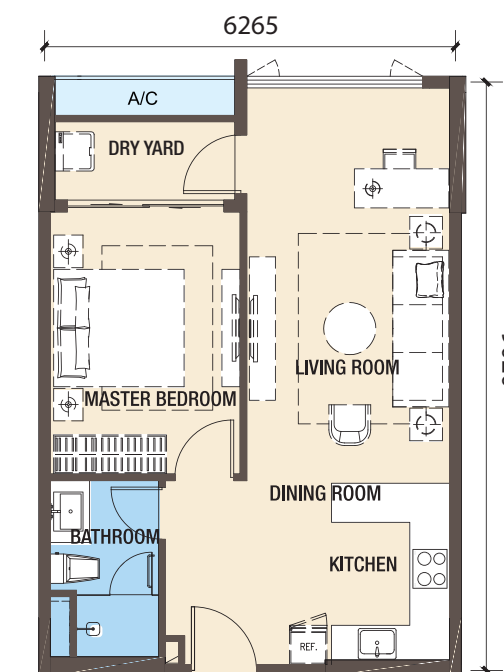
Scenic and Spacious

Designed for easy living, a practical layout thoughtfully integrates a dedicated dry yard that enhances practicality while maintaining a spacious interior flow. Its open layout encourages relaxation and personal expression.

Size: Approx. 55.14m² • 593 sq.ft.1
BEDROOM

TYPE B3b/B3b(M)

1 ROOM 1 BATHROOM



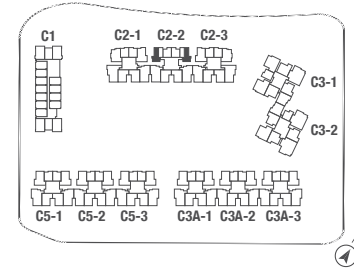
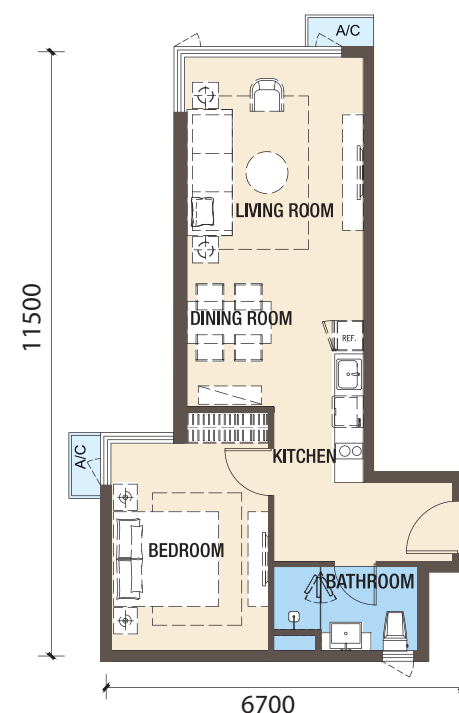
Masterful Design

A well-zoned layout with smooth circulation from entrance to living area. Designed with modern routines in mind, the space offers both openness and clarity—ideal for balanced and comfortable living.

Size: Approx. 55.14m² • 593 sq.ft.1
BEDROOM

TYPE B2/B2(M)

1 ROOM 1 BATHROOM



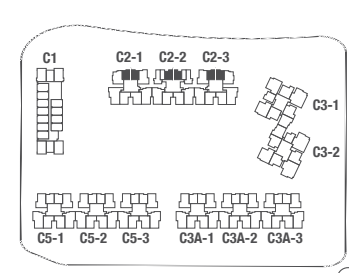
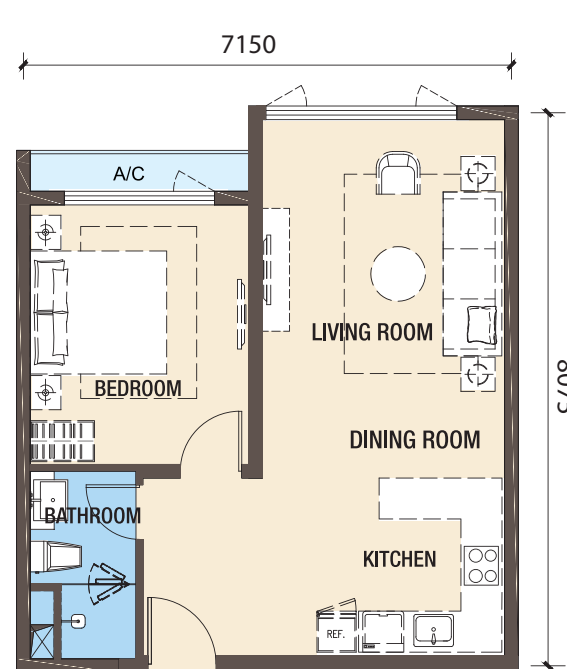
Urban Retreat

An elongated layout that makes the most of every corner. With a functional arrangement of living, dining, and rest areas, this home is tailored for comfort and efficient day-to-day living.

Size: Approx. 51.89m² • 558 sq.ft.1
BEDROOM

TYPE B1/B1(M)

1 ROOM 1 BATHROOM



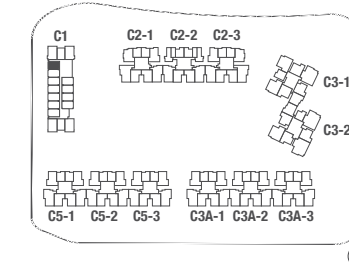
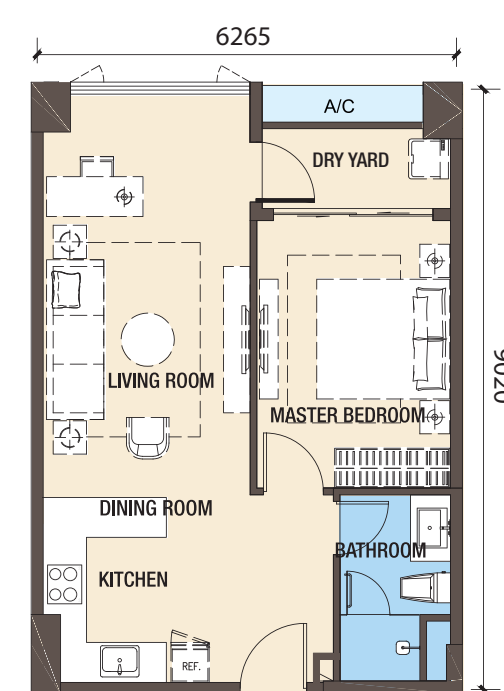
Sleek and Modern

A clean, well-structured layout enhances everyday living, ideal for those who value simplicity, function, and modern efficiency. The layout promotes comfort and ease, ideal for individuals or couples seeking a practical yet stylish urban home.

Size: Approx. 53.67m² • 577 sq.ft.1
BEDROOM

TYPE B3c

1 ROOM 1 BATHROOM



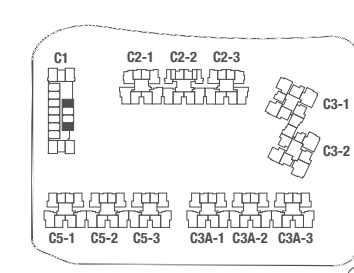
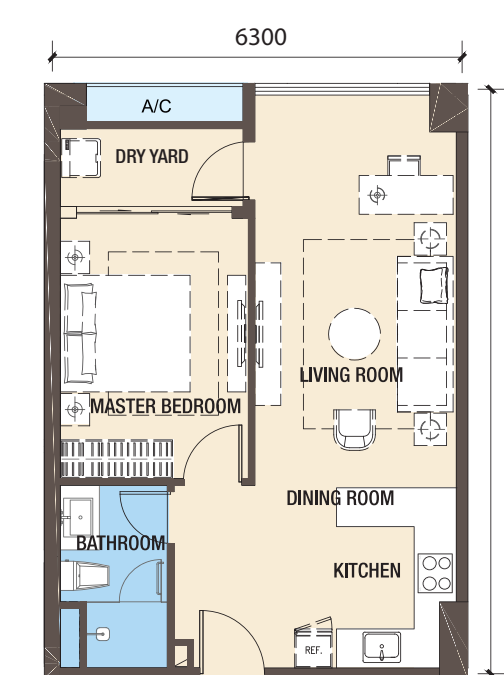
Elegance Unfolded

Spacious interiors are thoughtfully arranged to distinguish communal living areas from more private quarters—balancing openness with personal retreat. Designed for modern lifestyles, it brings together comfort, flow, and contemporary style in one cohesive space.

Size: Approx. 55.14m² • 593 sq.ft.1
BEDROOM

TYPE B3a/B3a(M)

1 ROOM 1 BATHROOM



Streamlined Elegance

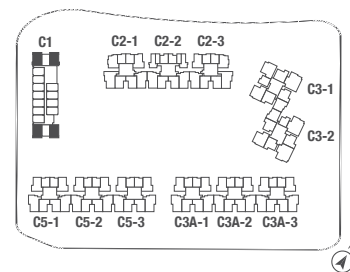
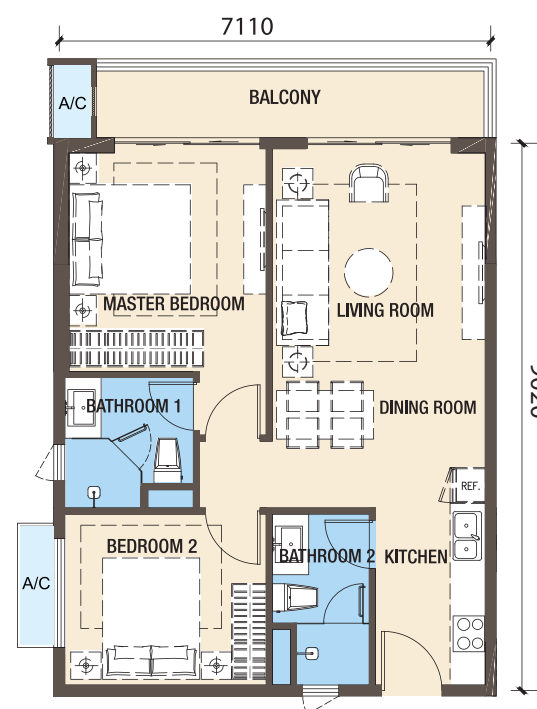
A design focused on simplicity and practicality ensures a smooth transition from the entryway to the heart of the home. The open space feels bright and well-balanced, perfect for a calm, uncluttered lifestyle.

Size: Approx. 55.35m² • 595 sq.ft.

2
BEDROOMS

TYPE C/C(M)

2 ROOMS 2 BATHROOMS



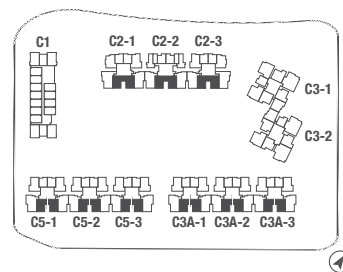
Cozy Haven

Thoughtful zoning balances intimate privacy with open connectivity, delivering a living space that adapts to diverse needs. Ideal for compact modern living with thoughtfully positioned essentials throughout.

Size: Approx. 72.56m² • 781 sq.ft.2
BEDROOMS

TYPE C1/C1(M)

2 ROOMS 2 BATHROOMS



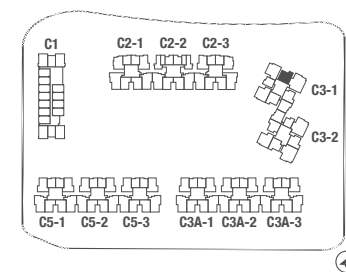
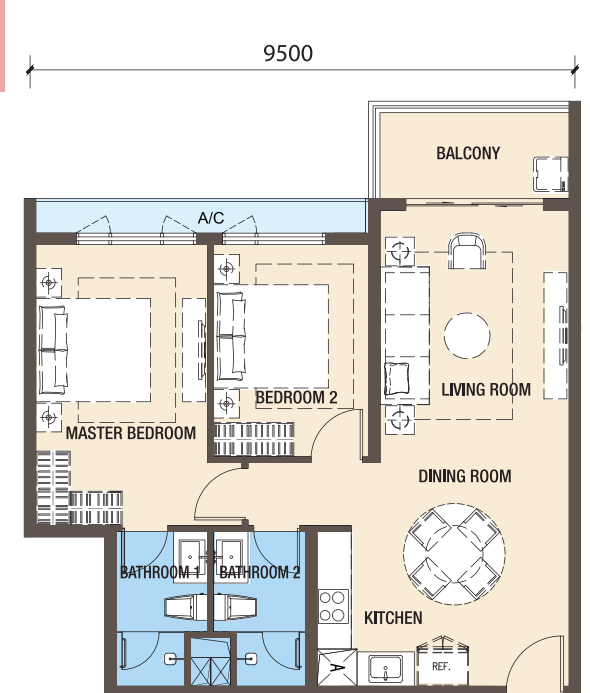
Modern Comfort

An open-concept living and dining area extends seamlessly to a balcony, enhancing both comfort and everyday usability. The spatial flow is intuitive, making it perfect for easy everyday living and occasional entertaining.

Size: Approx. 76.19m² • 820 sq.ft.2
BEDROOMS

TYPE C4c

2 ROOMS 2 BATHROOMS



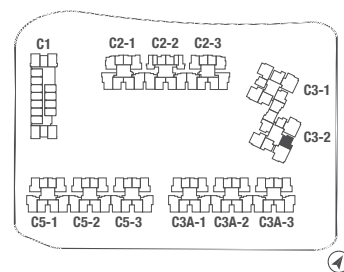
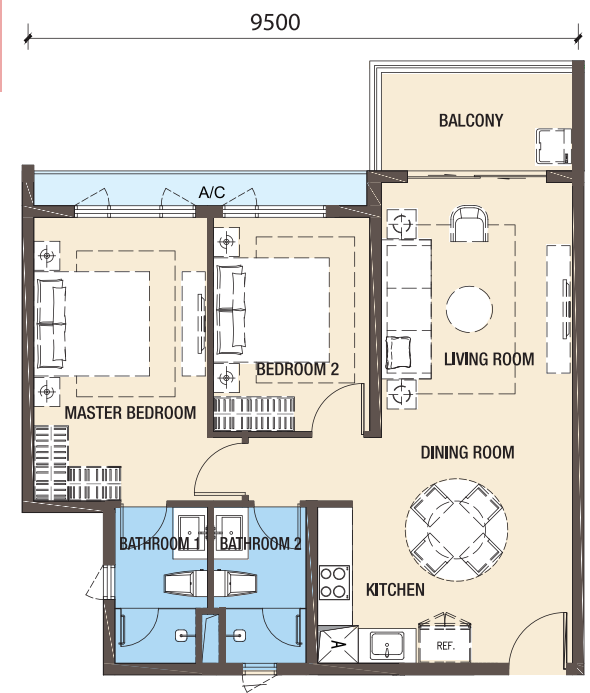
Sleek Sanctuary

Defined by contemporary lines and an airy balcony extension, the space brings together refined interior living and subtle outdoor moments. Ideal for those who enjoy simplicity paired with space to recharge.

Size: Approx. 79.18m² • 852 sq.ft.2
BEDROOMS

TYPE C4b

2 ROOMS 2 BATHROOMS



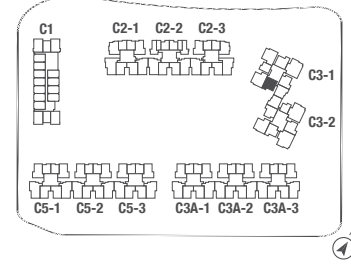
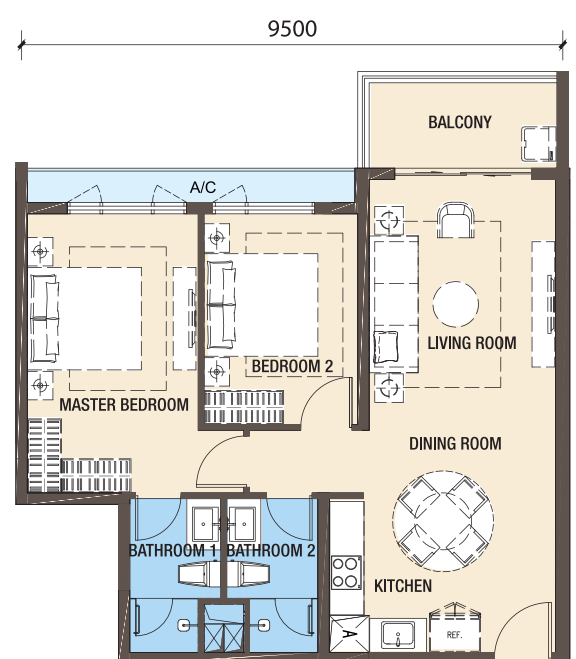
Symmetrical Sophistication

Balanced in every way, the design places equal-sized private suites on opposite sides of the home—offering symmetry, privacy, and flexibility. The central living area anchors the home with calm continuity and practical elegance.

Size: Approx. 79.88m² • 859 sq.ft.2
BEDROOMS

TYPE C4a

2 ROOMS 2 BATHROOMS



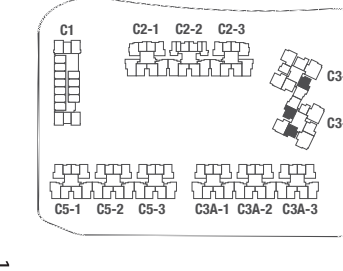
Serene Outlook

Crafted for peaceful living, this layout creates a private escape with clear flow from entrance to balcony. The design encourages openness while still offering distinct areas for unwinding and everyday function.

Size: Approx. 78.06m² • 840 sq.ft.2
BEDROOMS

TYPE C4

2 ROOMS 2 BATHROOMS



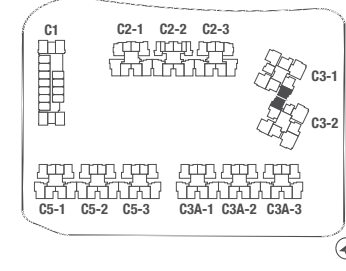
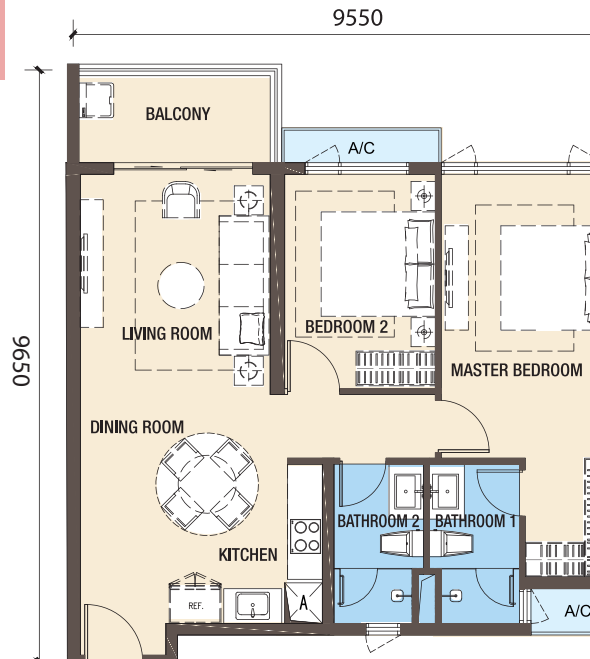
Refined Spaces

Cleanly structured around a generous central living area, the design evokes an elevated sense of spaciousness. Its arrangement supports both relaxation and interaction with subtle separation between zones.

Size: Approx. 79.18m² • 852 sq.ft.2
BEDROOMS

TYPE C5

2 ROOMS 2 BATHROOMS



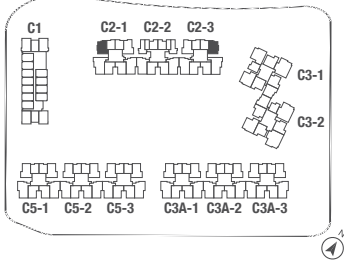
Peak Sophistication

A premium layout designed for modern lifestyles, offering generous proportions, a central living core, and a refined overall aesthetic. Each zone feels intentional and comfortably expansive.

Size: Approx. 81.41m² • 876 sq.ft.2
BEDROOMS

TYPE C2/C2(M)

2 ROOMS 2 BATHROOMS



Functional Harmony

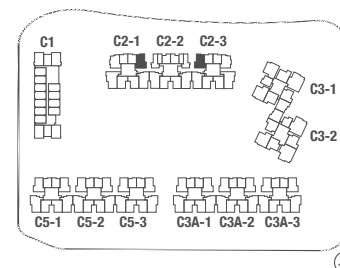
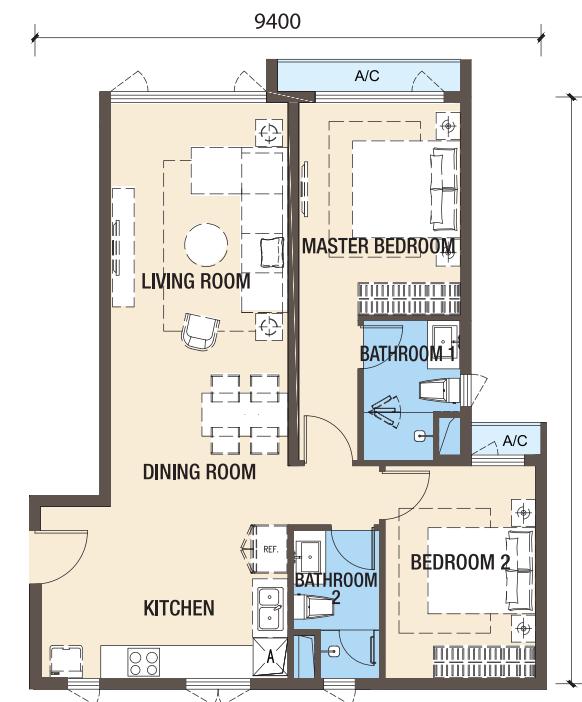
Crafted for practical living, the design combines everyday comfort and personal privacy within a well-zoned, intuitive flow. Each space is positioned to support day-to-day ease, while maintaining a welcoming and balanced environment.

Size: Approx. 81.54m² • 877 sq.ft.

2
BEDROOMS

TYPE C3/C3(M)

2 ROOMS 2 BATHROOMS



Spacious Living

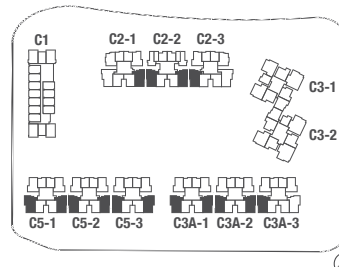
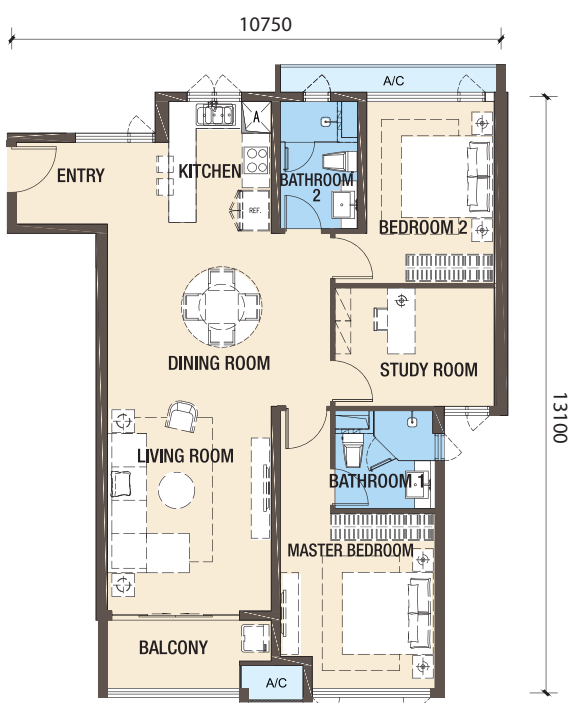
Spacious communal areas pair seamlessly with well-separated private rooms, making it a perfect choice for growing households. It strikes a thoughtful balance between openness and comfort for modern family life.

Size: Approx. 83.09m² • 894 sq.ft.

3
BEDROOMS

TYPE D3/D3(M)

3 ROOMS 2 BATHROOMS



Contemporary Luxury

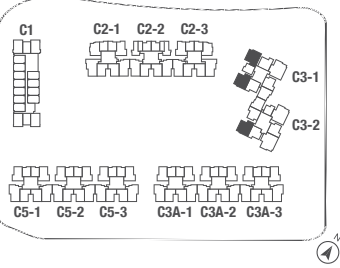
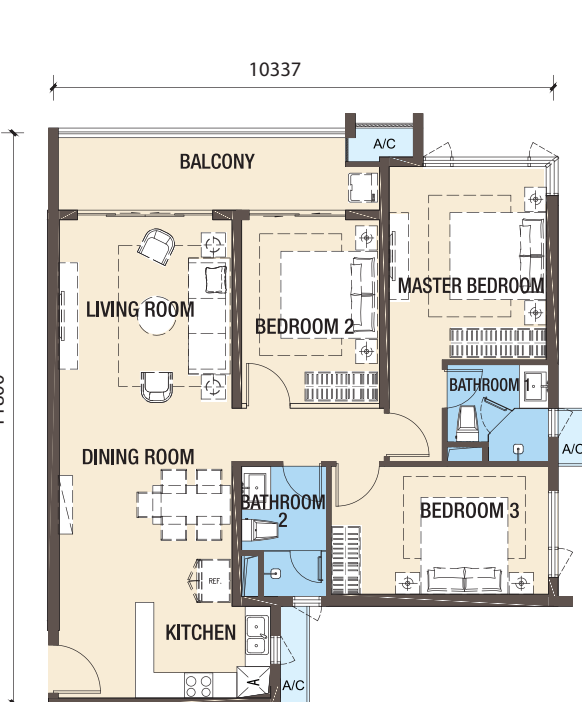
Built with a modern lifestyle in mind, the space integrates expansive common areas, ample resting zones, and a private study corner — ideal for those blending work and personal life in one seamless space.

Size: Approx. 107.94m² • 1161 sq.ft.

3
BEDROOMS

TYPE D1/D1(M)

3 ROOMS 2 BATHROOMS



Deluxe Family

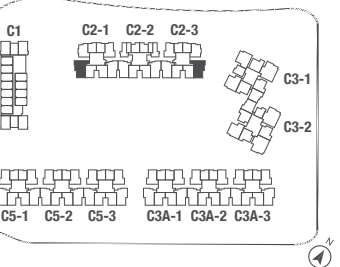
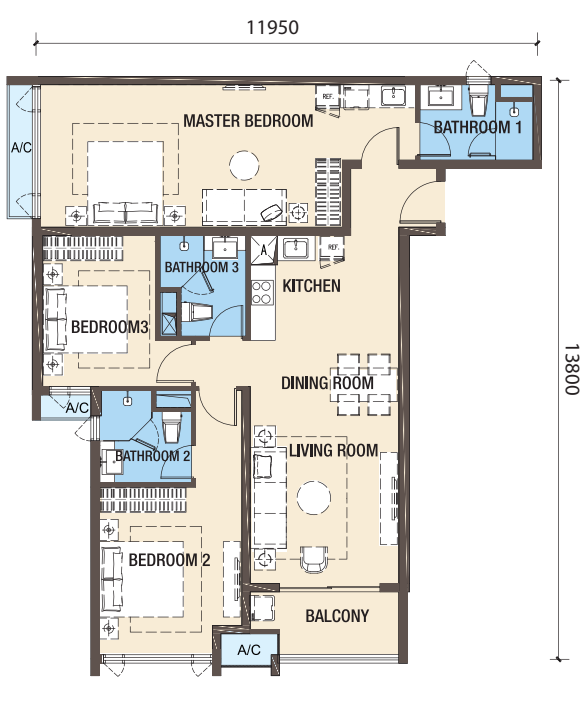
Spacious and inviting, the open-plan layout encourages connection-perfect for hosting guests or enjoying time with family. Every corner is thoughtfully planned to enhance togetherness and easy everyday living.

Size: Approx. 107.45m² • 1156 sq.ft.

3
BEDROOMS

TYPE D2/D2(M)

3 ROOMS 3 BATHROOMS



Expansive Elegance

A premier layout offering maximum space and flexibility. With well-defined zones and a subtle sense of luxury throughout, it supports sophisticated living with ample room for everyone to thrive.

Size: Approx. 118.47m² • 1275 sq.ft.



Designed for Comfort,
Built for
Family

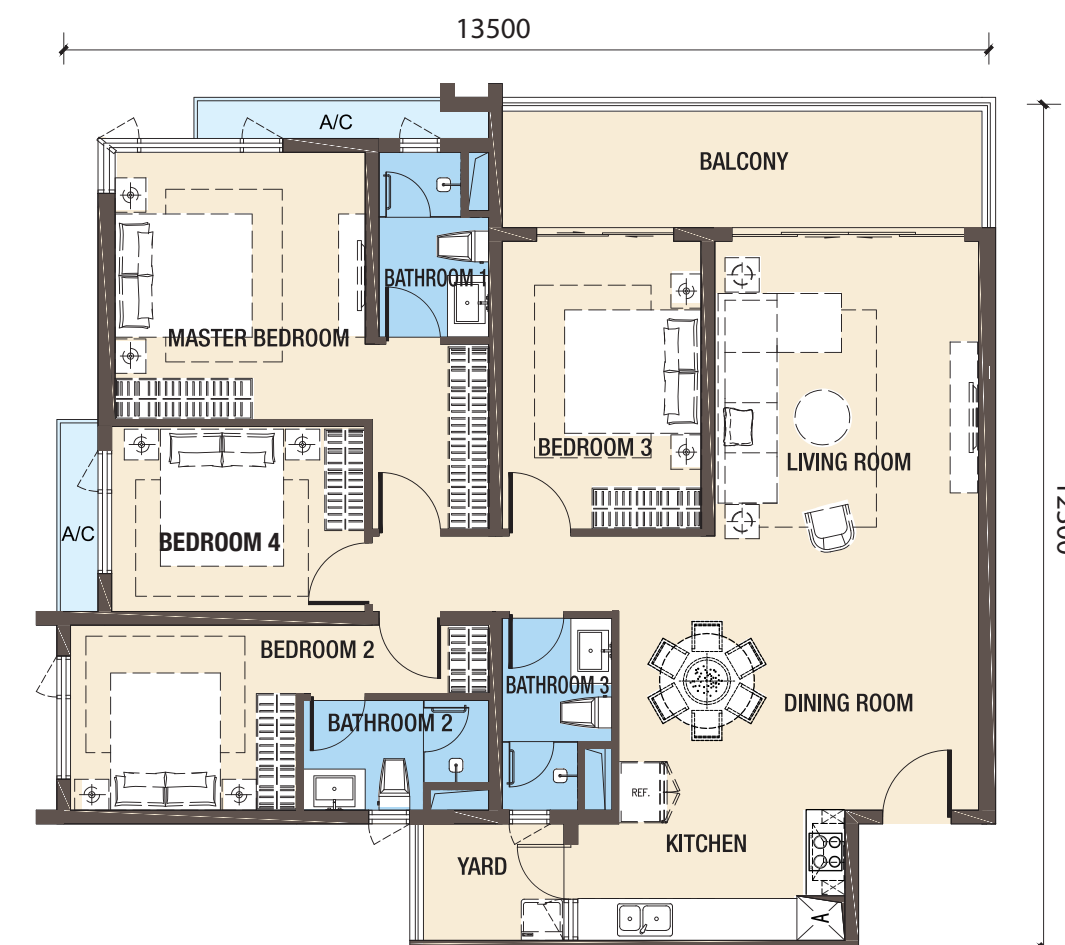
Every space at our residence is thoughtfully designed to enhance family interactions and provide comfort for all ages. From spacious family rooms ideal for gatherings to interactive play areas for children and tranquil retreats for parents, our facilities ensure that every family moment is cherished and celebrated.



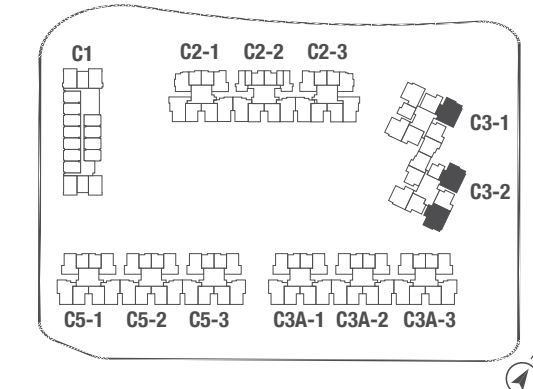
4
BEDROOMS

TYPE E/E(M)

4 ROOMS 3 BATHROOMS



Size: Approx. 144.55m² • 1555 sq.ft.



Grand Family Estate:

Spacious communal zones are paired with distinct private areas, creating a harmonious environment where multiple generations can live together—comfortably and respectfully. The open-plan core connects seamlessly to a wide balcony, creating a harmonious setting where everyday life, family bonding, and quiet moments naturally unfold.

SPECIFICATIONS

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

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

RAILING	
BALCONY	Glass railing

FLOOR FINISHES	
LIVING/ DINING	Tiles
KITCHEN/ BATHROOM	Tiles
BEDROOMS/ STUDY ROOM	Tiles
BALCONY	Tiles
OTHER AREAS	Cement Render (Where Applicable)

WALL FINISHING

BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster And Paint

SANITARY AND PLUMBING	TYPE	A /A(M)	B1b /B1b(M)	B2 /B2(M)	B1 /B1(M)	B3 /B3(M)	B3b /B3b(M)	B3c	B3a /B3a(M)	C /C(M)	C1 /C1(M)	C4a	C4	C4c	C4b	C5	C2 /C2(M)	C3 /C3(M)	D1 /D1(M)	D3 /D3(M)	D2 /D2(M)	E /E(M)
KITCHEN SINK		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
WASH BASIN		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
SHOWER FITTINGS		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
WATER CLOSET		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
BUILT-IN HIGH AND LOW KITCHEN CABINET		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
BUILT IN KITCHEN HOOD AND HOB		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
* BATHROOM ACCESSORIES		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	3	3
ELECTRICAL INSTALLATIONS																						
LIGHTING POINT		5	9	10	9	9	9	9	9	17	17	15	15	15	15	15	16	16	23	21	25	25
POWER POINT		14	21	20	21	17	17	17	17	26	26	25	30	25	25	25	27	26	29	30	46	35
WATER HEATER		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
AIR CONDITIONER POINT		1	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	4	4	4	5
TV POINT		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
DIGITAL LOCKSET		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
STORAGE WATER HEATER		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OVEN		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1

*Each set comes with standard accessories including a mirror, towel rack, and others. Final quantities are based on actual delivery.



NEW CASA
S U I T E S

@ MERCU 3, R&F PRINCESS COVE

