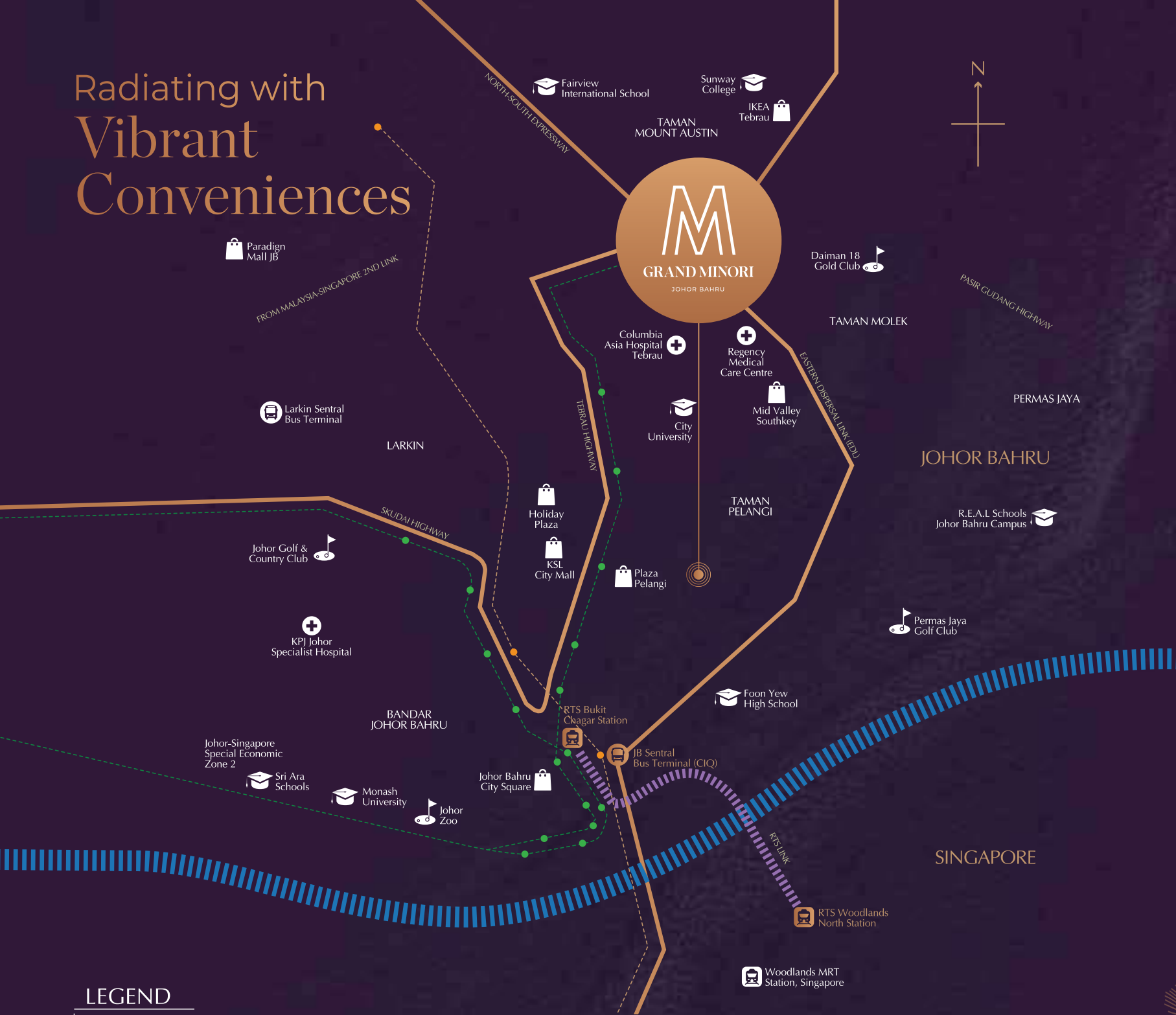


Radiating with
Vibrant
Conveniences



LEGEND

CHECKPOINT		
Johor Causeway Johor Bahru Checkpoint (CIQ)	5.0km	
Second Link Bridge Sultan Abu Bakar Immigration (ICQS)	40.9km	
PUBLIC TRANSPORTS		
RTS Station	3.0km	
RTS Link Railway Track	3.8km	
Larkin Sentral Bus Terminal	7.4km	
LEISURE		
Plaza Pelangi	1.5km	
KSL City Mall	2.1km	
RNF Mall	4.1km	
JB City Square	4.4km	
The Mall, Mid Valley Southkey	5.7km	
SPORTS/GOLF CLUB		
Tiara Sport World	2.8km	
Ponderosa Golf & Country Resort	13.2km	
EDUCATION		
SMK Taman Pelangi	1.4km	
Foon Yew High School	3.4km	
Paragon Private & International School	16.0km	
OTHERS		
Balai Polis Taman Pelangi	550m	
Istana Pasir Pelangi	2.3km	
Menara MBBJ	2.4km	
Stulang Beach	3.1km	
Balai Bomba dan Penyelamat Johor Bahru	4.7km	
HOSPITAL		
Columbia Asia Hospital	4.5km	
KPJ Johor Specialist Hospital	5.5km	
Hospital Sultanah Aminah	5.7km	

Reinvent Spaces. Enhance Life.



M Grand Minori Sales Gallery
Jalan Kuning, Taman Pelangi,
80400 Johor Bahru, Johor Darul Ta'zim
Opens Daily: 9:30AM - 9:00PM

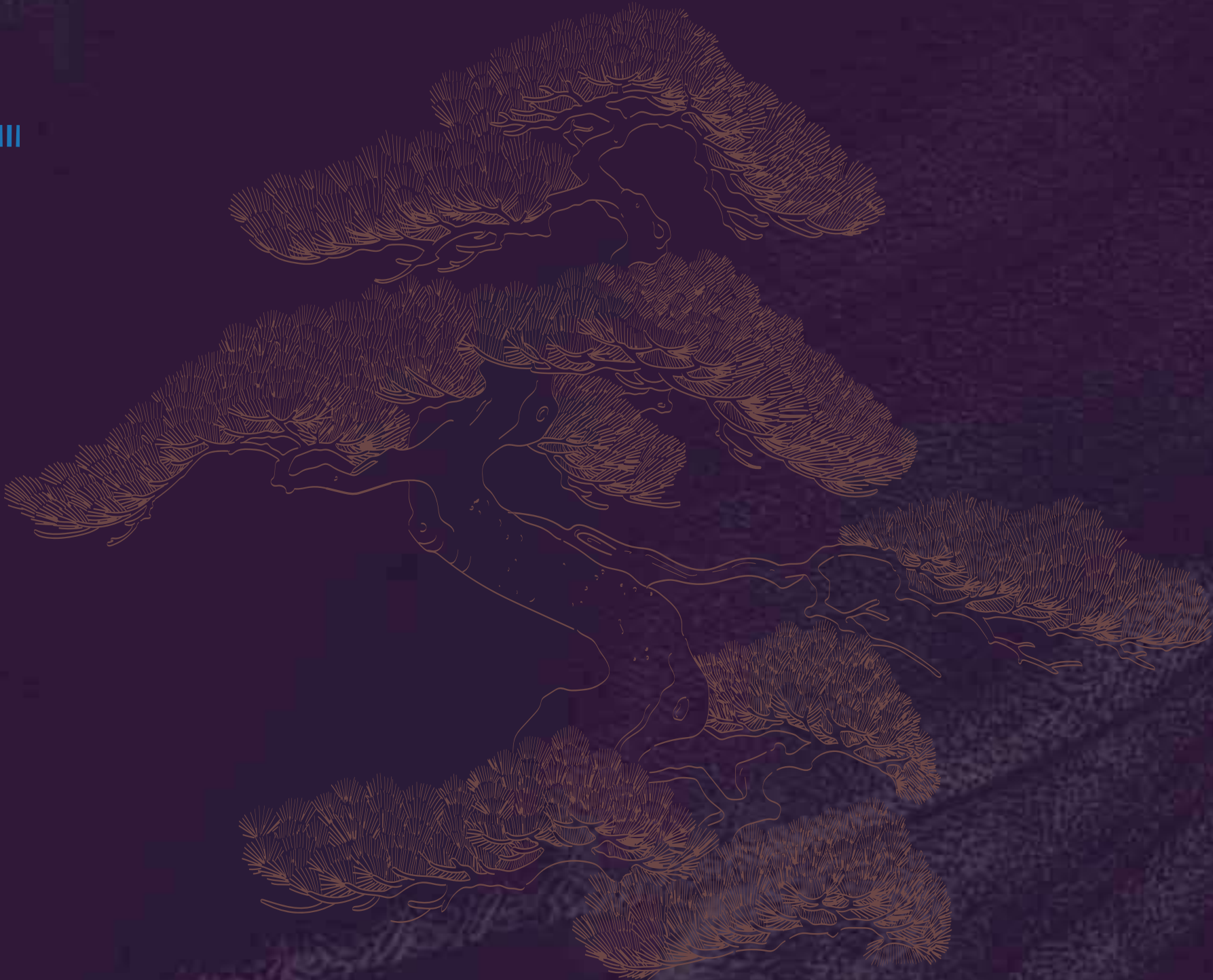
07 291 3226
m-grandminori.com.my



GRAND MINORI

JOHOR BAHRU

The New Minori Life



Dsara Sentral Sdn. Bhd. (200401006399 (644903-D)) • Address: Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor • Developer License No.: 9600/09-2026/0761 (A) • Validity Period: 03/09/2021-02/09/2026 • Property Type: Serviced Apartment • Phase 1, Tower A (61 Floors) • Advertising Permit No.: 9600-6/08-2028/0716 (A)-(S) • Validity Period: 29/08/2025-28/08/2028 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/U/2025/14/BGN/105/KOM • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: July 2030 • Pricing: RM437,000 (Min) - RM896,000 (Max) • Total Units: 843
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. DEVELOPMENT INFORMATION AND APPROVAL ADVERTISEMENT CAN BE CHECKED ON PORTAL TEDUH.KPKT.GOV.MY

RESIDENSI ANGGUN MEWAH

A Luminous Site for Convenience & Accessibility

Nestled in the heart of Taman Pelangi — one of the most established and vibrant neighborhoods — M Grand Minori enjoys a prime location surrounded by major roads and essential amenities. Its central position ensures unmatched connectivity, where daily living is made effortless with convenience and accessibility at your doorstep.





Bask in the Golden Beam of Life

M Grand Minori is meticulously designed with pillars of Japanese-inspired elegance, where every space and experience is infused with a signature Zen opulence.

Iki-Gen

Derived from genkan (玄関, entryway), this philosophy creates a sense of grand arrival.



Iki-Gawa

Inspired by gawa (川, water), this philosophy shapes corridors into tranquil, flowing spaces.



Iki-Niwa

Rooted in niwa (庭, garden), this philosophy brings the elegance of Japanese gardens to shared spaces.



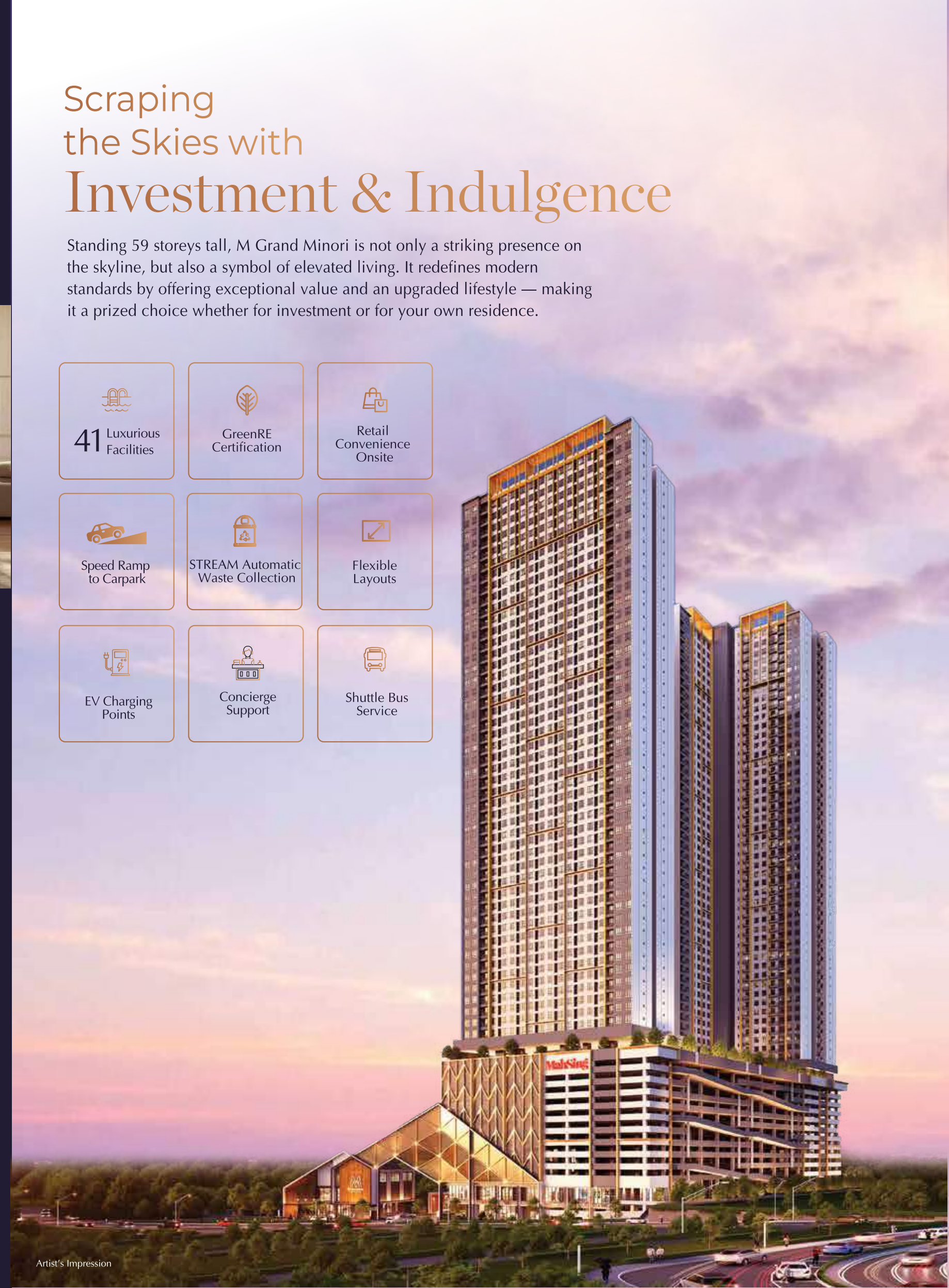
Iki-Mado

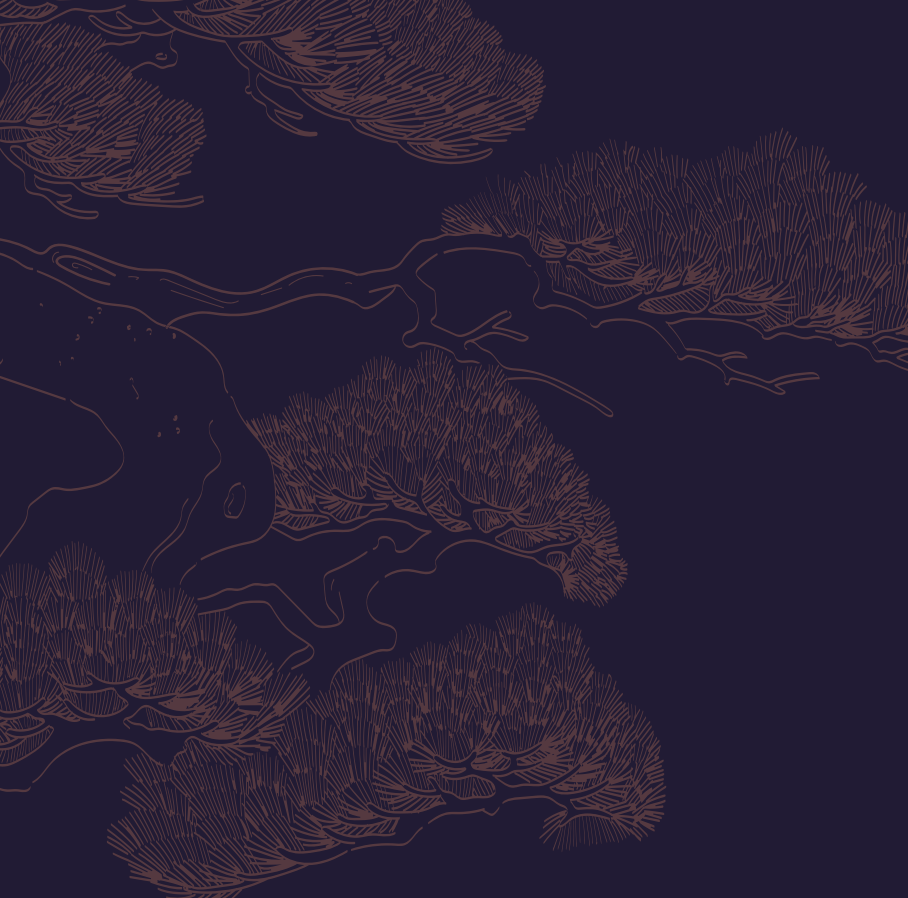
From mado (窓, window), this philosophy embraces expansive windows to fill homes with light and air.

Scraping the Skies with Investment & Indulgence

Standing 59 storeys tall, M Grand Minori is not only a striking presence on the skyline, but also a symbol of elevated living. It redefines modern standards by offering exceptional value and an upgraded lifestyle — making it a prized choice whether for investment or for your own residence.

 41 Luxurious Facilities	 GreenRE Certification	 Retail Convenience Onsite
 Speed Ramp to Carpark	 STREAM Automatic Waste Collection	 Flexible Layouts
 EV Charging Points	 Concierge Support	 Shuttle Bus Service





Pillars of Elevated Minori Life

Anchored by three pillars of opulence in both form and function, M Grand Minori elevates not just spaces, but the very lifestyle of its community.



RESIDENTIAL EXCELLENCE

With wellness facilities

Curated for families designed to nurture body, mind, and soul.



PRACTICAL LAYOUT

With rental income potential

Multiple types of units offer greater privacy for multigenerational living or passive income by renting out part of the unit.



ECO-CONSCIOUS

With GreenRE certification

Dedicated to promoting eco-friendly living through integrated environmental, social, and governance elements.



Artist's Impression

41 Lifestyle Facilities Designed for Elevated Living



Level 12

Level 12

Water Amenities

- 1 35m lap pool
- 2 Jacuzzi
- 3 Wading pool
- 4 Kid's aqua play
- 5 Raise pool deck
- 6 Floating pool cabana
- 7 Outdoor shower

Gardens & Landscaping

- 8 Linear garden
- 9 Zen garden
- 10 Edible garden
- 11 Rock garden
- 12 Serene garden

Leisure & Wellness

- 13 Children playground
- 14 Hammock swing
- 15 Family lawn
- 16 BBQ terrace
- 17 Chilling lounge
- 18 Resting lounge
- 19 Reflexology path
- 20 Meditation lawn
- 21 Dining deck



Basement 2

M Grand Minori offers over 41 lifestyle facilities, with a strong focus on water features. These include a 35-meter-long swimming pool, Jacuzzi, Wading Pool, Kid's Aqua Play, Raise Pool Deck, Floating Pool and Cabana.

Fitness & Sports

- 30 Outdoor fitness station
- 31 Exercise lawn
- 32 Yoga & meditation deck
- 33 Gymnasium
- 34 Badminton court
- 35 Pickleball court
- 36 Half basketball court
- 37 Kid's play room
- 38 Yoga / dance studio

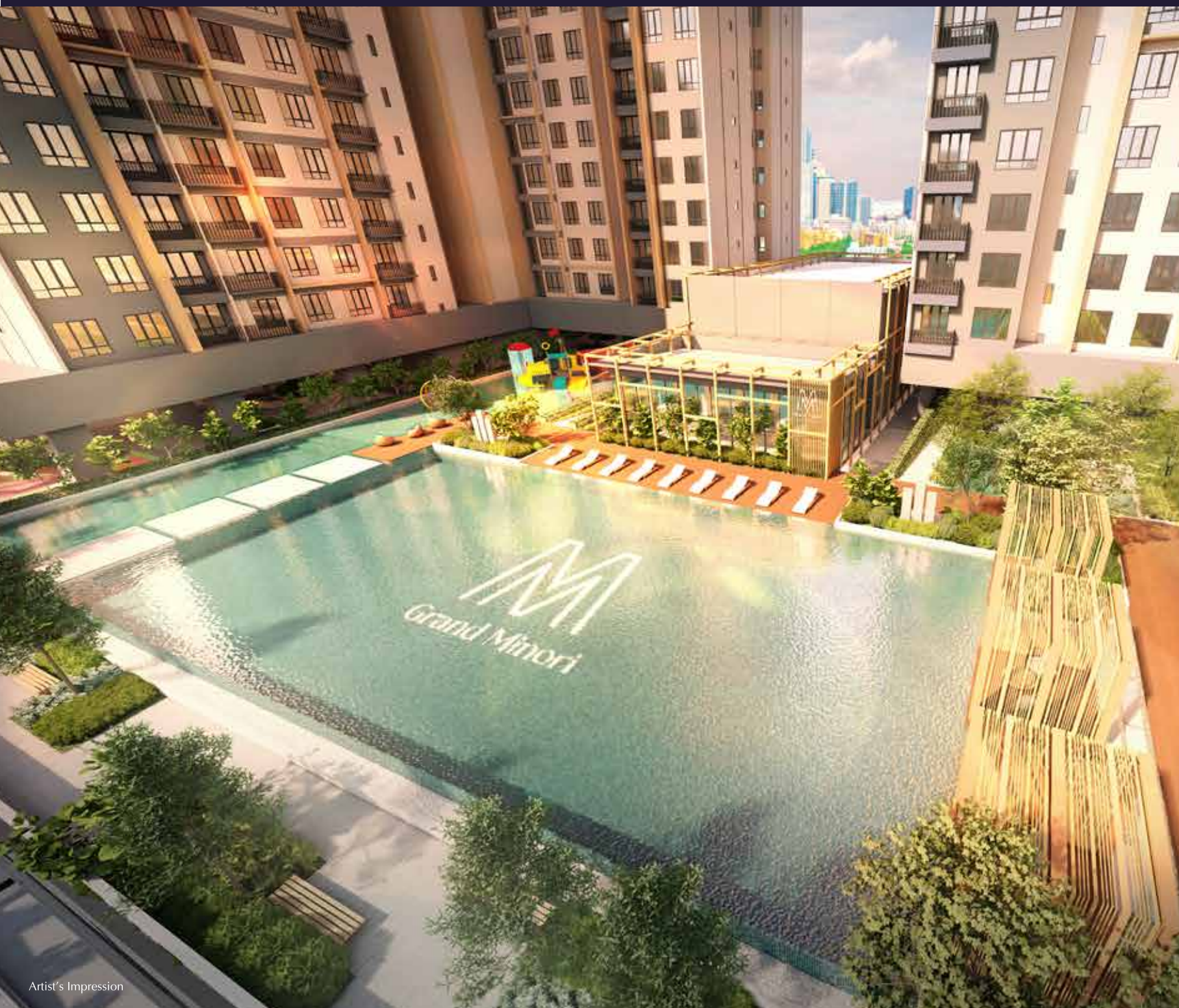
Sub Basement 2

- 39 Calming path
- 40 Outdoor lounge & rock garden

Level 1

- 41 Childcare centre
(Space allocated for operator)

Immersive Experience for Ultimate Relaxation



Artist's Impression

ENTERTAINMENT | LIFESTYLE

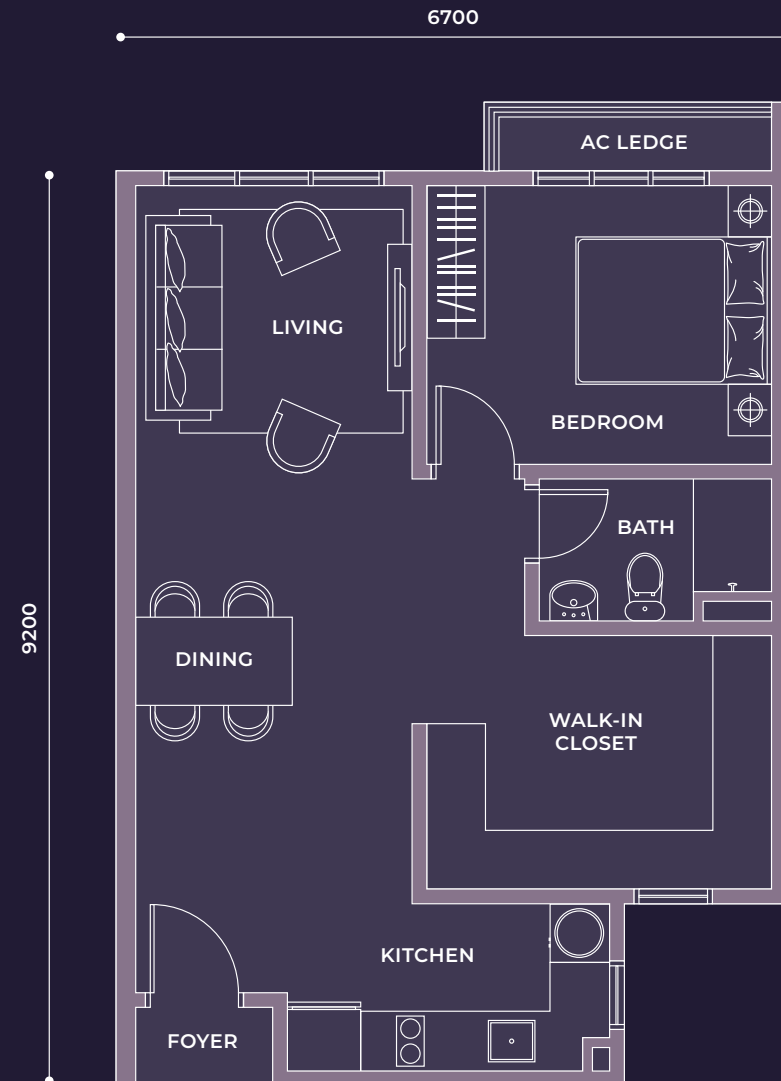
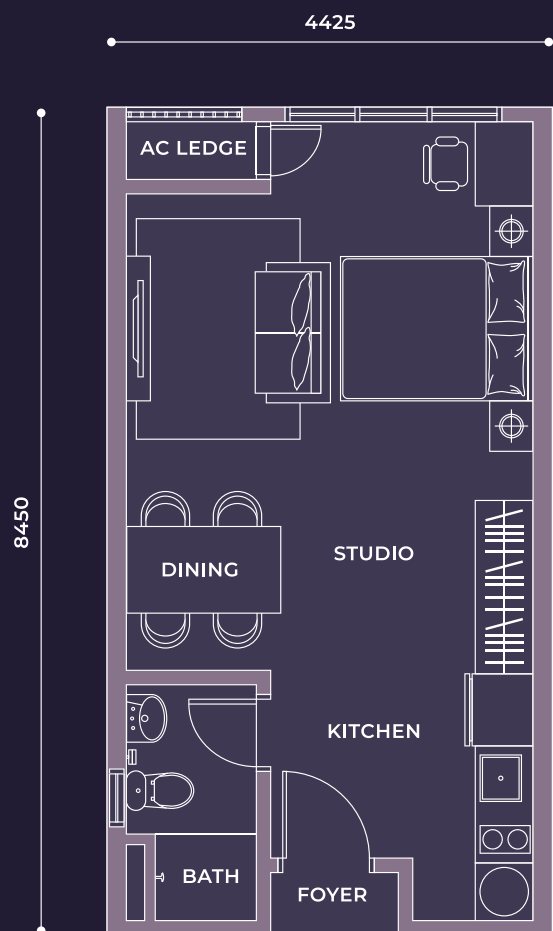
At M Grand Minori, the residents are free to unwind, explore and relax in style at the facilities deck. No matter the day or time, the facilities here are thoughtfully designed, abundant, and always inviting.



CURATED FOR FAMILIES

Every detail of our service apartment has been thoughtfully crafted with families in mind, from spacious & flexible layouts that encourage togetherness to lifestyle facilities that nurture both leisure and learning. Here, children find room to grow, parents discover spaces to unwind, and loved ones create cherished memories in an environment designed to foster harmony, comfort, and belonging.

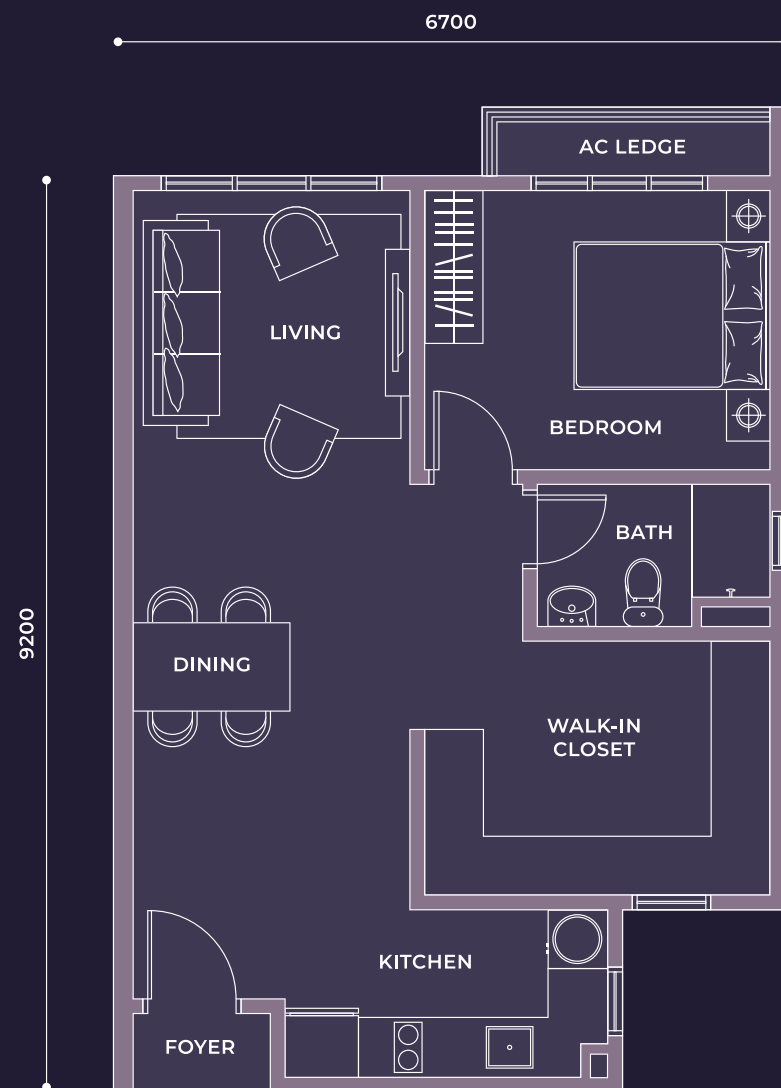
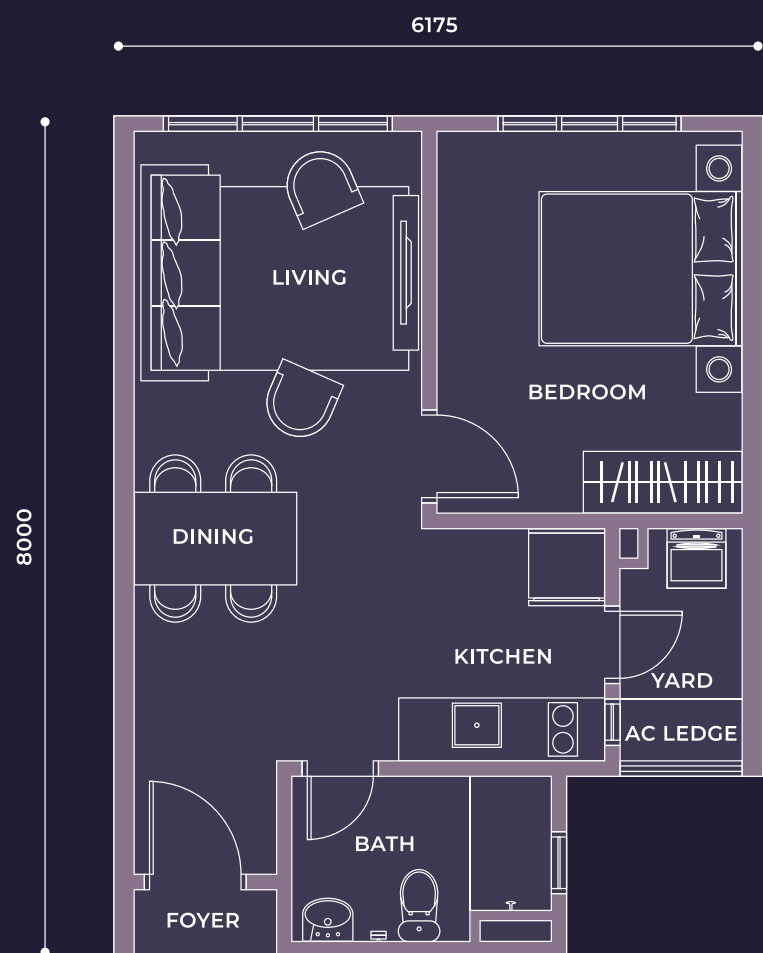
Studio unit
Built-up size: 403 sqft



1 Bedroom | 1 Bathroom
Built-up size: 630 sqft



1 Bedroom | 1 Bathroom
Built-up size: 496 sqft



1 Bedroom | 1 Bathroom
Built-up size: 630 sqft



1 Bedroom | 1 Bathroom & 1 Powder Room
Built-up size: 624 sqft



SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALLS	Reinforced Concrete / Brick				
ROOF COVERING	Reinforced Concrete				
CEILING	Skim Coating / Plaster Board				
WINDOWS	Aluminium Framed Glass Windows				
DOORS	Solid Timber Door / Flush Door				
IRONMONGERY	Selected Lockset				
WALL FINISHES					
INTERNAL WALL	Cement Plaster and Paint / Skim Coat &Paint				
BATHROOM	Tiles up to Ceiling Height				
POWDER ROOM (TYPE C)	Tiles up to Ceiling Height				
KITCHEN	Cement Plaster and Paint				
FLOOR FINISHES					
FOYER / LVING / DINING / KITCHEN / BEDROOMS	Tiles				
BATHROOM	Tiles				
POWDER ROOM (TYPE C)	Tiles				
YARD / AC LEDGE (TYPE B)	Tiles				
AC LEDGE (TYPE A, C, D, D1 & E)	Cement Render				
SANITARY FITTINGS	TYPE A	TYPE B	TYPE C	TYPE D/D1	TYPE E
KITCHEN SINK	1	1	1	1	1
WASH BASIN	1	1	2	1	2
TOILET ROLL HOLDER	1	1	2	1	2
WATER CLOSET	1	1	2	1	2
ELECTRICAL PROVISION	TYPE A	TYPE B	TYPE C	TYPE D/D1	TYPE E
LIGHTING POINT	5	9	10	10	13
13A POWER POINT	9	11	14	13	18
15A POWER POINT (FOR KITCHEN HOB)	1	1	1	1	1
15A WIRING POINT (FOR AIRCOND)	1	2	2	3	4
CEILING FAN POINT	1	2	2	2	2
TV POINT	1	1	2	1	2

3 Bedrooms | 2 Bathrooms
Built-up size: 835 sqft



PARTIALLY FURNISHED

Kitchen Cabinet with Hood & Hob

Aircond

Digital Lock Set

Water Heater

2in1 Washer Dryer