



MONTERRA
JOHOR BAHRU

Modern Living, Effortless Access

Experience a well-rounded lifestyle with premium on-site amenities, a vibrant three-level commercial hub, and easy access to Mid Valley Southkey, top schools, healthcare, and everyday conveniences.

IKEA Tebrau

AEON Mall
Tebrau City

Tebrau
Highway

Mid Valley
Southkey

EDL
Highway

Singapore,
Woodlands

Discover Elevated Living At Monterra Johor Bahru

Located in the heart of Johor Bahru's Golden Triangle, Monterra Residence offers the perfect balance of urban convenience and serene living. Discover a space where luxury meets practicality, and every corner reflects your aspirations.



3-level

Commercial Hub
with Medical Centre

*subject to change



4 km

To Johor
Bahru City



5 km

To Sultan Iskandar CIQ
and JB-Singapore RTS



2.6

Acres of Lifestyle
Amenities



Secured

With Multi-tier
Security



Express

Car Park Ramp for
Seamless Entry & Exit



EV

Charging Solutions for
Modern Communities



Covered

Walkway To
Bus Stop

Tebrau Highway

EDL Highway



MONTERRA
JOHOR BAHRU

Creating Memories with Exceptional Amenities



Level 12 Facilities Floor



- | | | |
|-------------------|---|------------------------|
| 1. Outdoor Shower | 9. Urban Farming & Herbs Garden | 17. Chill Out Deck |
| 2. Swimming Pool | 10. Picturesque Walkway | 18. Greenhouse |
| 3. Pool Deck | 11. West Viewing Deck 1 & Plaza | 19. Parcourse |
| 4. Wading Pool | 12. Meandering Pathway | 20. Playscape 1 |
| 5. Floating Gym | 13. Relaxing Deck | 21. Sky Play |
| 6. Jacuzzi | 14. BBQ Garden 1 & Chill Area 1 | 22. Multi-purpose Hall |
| 7. Linear Garden | 15. Mini Gathering Area | 23. Surau M/F |
| 8. Glamping Area | 16. South Viewing Deck 2 & BBQ Garden 2 | 24. Washroom M/F |



Monterra Residence offers an unparalleled living experience, blending contemporary design with comfort and style. More than just a home, it's a way of life — unwind in the glass house, take a dip in the pool, stay active in the floating gym, or retreat to nature at the glamping area.



Retail Redefined

Here, every day brings convenience and delight — dine at your favourite eateries, unwind with wellness treats, and run errands with ease. It's all part of the Monterra experience.



The Perfect Balance of Home & City



Spacious Layout
with Dual Key Option



Partially Furnished Unit
with Kitchen Cabinet



Enjoy Natural Light &
Fresh Air in Every Bedroom



Keyless Home Access
with Digital Lock



Wheelchair & Stroller Friendly
with Ramp Access

*limited accessibility in certain areas



Move-in Ready
Spaces Ideal for Co-living

TYPE A

579 sqft | 53.8 sqm
(Built-up Area)



1+1 Bedroom 1 Bathroom

TYPE B

649 sqft | 60.3 sqm
(Built-up Area)



2 Bedrooms 2 Bathrooms



Morning light fills the room as a gentle breeze flows through. The sleek kitchen keeps everything within reach. Whether unwinding or embracing the city's energy, Monterra Residence always feels like home.



TYPE C

792 sqft | 73.6 sqm
(Built-up Area)



2 Bedrooms 2 Bathrooms

TYPE D

903 sqft | 83.9 sqm
(Built-up Area)



3 Bedrooms 2 Bathrooms

Location Map

Live close to everything that matters. Monterra Residence connects you effortlessly to daily essentials, vibrant city spots, and key transport routes. Whether it's work, leisure, or quiet moments at home, everything flows with ease from here.



HOSPITAL & SPECIALIST

1. KPJ Bandar Dato' Onn Specialist Hospital 5.8 Km
2. Hospital Sultan Ismail 6.0 Km
3. Columbia Asia Hospital 6.3 Km
4. Maria Hospital 7.3 Km



SHOPPING MALLS & GROCERY

1. Giant Southern City 2.4 Km
2. KSL City Mall 4.6 Km
3. The Mall, Mid Valley Southkey 5.3 Km
4. Larkin Sentral 5.5 Km
5. AEON Mall Tebrau City 6.9 Km
6. IKEA Tebrau 7.5 Km
7. Johor Bahru City Square 7.8 Km



EDUCATIONAL INSTITUTIONS

1. SJK (C) Foon Yew 2.7 Km
2. SJK (C) Pandan 3.0 Km
3. SMK Dato Jaafar 6.7 Km
4. Sunway College Johor bahru 8.0 Km
5. SMK Taman Pelangi Indah 9.4 Km



8.7 KM TO RTS LINK



TEBRAU LAND

Developer:

TH Tebrau Land Sdn Bhd. 201201012411 (985928-D)
PTD 209290, Jalan Kunyit, Taman Sri Amar, 81100 Johor Bahru, Johor.
T: 607-338 1818 E: info@thtebrau.com.my

012-715 4212

sales.monterra@thtebrau.com.my

No. Lesen: 19642/03-2032/0099(A) dari 26/3/2027 hingga 25/3/2032 • No. Permit Iklan dan Jualan: 19642-2/09-2028/0781(N)-(S) • Tempoh Sah: 17/9/2025 hingga 16/9/2028 • 490 Unit Pangapuri Perkhidmatan (Blok 1) daripada RM 425,850.00 sehingga RM806,000.00 • 539 Unit Pangapuri Perkhidmatan (Blok 2) daripada RM 425,000.00 sehingga RM795,000.00 • 539 Unit Pangapuri Perkhidmatan (Blok 3) daripada RM 423,300.00 sehingga RM810,000.00 • Jenis Hak Milik: Pajakan negeri selama tempoh 99 tahun berakhir pada 30 November 2113 • No. Ruj. Majlis: MBJB/U/2024/14/BGN/47/RP(20) • Jangka Slop: September 2028 • Tarikh Kelulusan: 13/11/2024 • Bebanan Tanah: Tiada • PBT yang Meluluskan Pelan: Majlis Bandaraya Johor Bharu • Bil. Parkir: 1 atau 2 (Blok 1, 2 & 3 : Jenis A dan Jenis B - 1 Parkir, Jenis C - 1 / 2 Parkir, Jenis D - 2 Parkir)

monterrajb.com