



R&F PRINCESS
COVE 富力公主湾
JOHOR BAHRU

FREEHOLD
永久产权



ENJOY THE BEST OF
BOTH WORLDS BY A BRIDGE SO NEAR
一桥相接 · 两城美景

PHASE 1 A

MY 1800-18-7777 SG 1800-755-7777

R&F DEVELOPMENT SDN. BHD. (CO. NO. 1069248-H)
Level 12A, Menara MSC Cyberport,
No. 5, Jalan Bukit Meldrum, 80300 Johor Bahru,
Johor Darul Takzim, Malaysia.

JOHOR BAHRU SALES GALLERY
(Opposite Grand Blue Wave Hotel)
Jalan Tanjung Puteri, 80300 Johor Bahru,
Johor Darul Takzim, Malaysia.

SINGAPORE SALES GALLERY
Level 3, Room 312, Suntec Singapore
Convention & Exhibition Centre,
1 Raffles Boulevard, Singapore 039593

www.rfmalaysia.com



EXPERIENCE OUR WORLD-CLASS SALES GALLERY MONDAY TO SUNDAY FROM 10AM TO 7PM

* Developer: R&F Development Sdn Bhd • Address: Level 12A, Menara MSC Cyberport, No.5, Jalan Bukit Meldrum, 80300 Johor Bahru, Johor, Malaysia • Developer's License No.: 13578-1/08-2018/01999(L) • Validity Period: 02/08/2017 - 01/08/2018 • Advertising & Sales Permit No.: 13578-1/08-2018/01999(P) • Validity Period: 02/08/2017 - 01/08/2018 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJ/B/1/2014/05/09/97 • Expected Completion Date: October 2017 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 868 • Selling Price: RM 726,120 (Min) - RM 1,726,700 (Max) • Built Up Area: 874 sqft (Min) - 1,391 sqft (Max) • 15% Discount Surcharge • Restriction & Interest: Nil • Every reasonable care has been taken in preparing this artwork. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact. This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand.



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with
The Telegraph

HIGHLY
COMMEDED
MIXED-USE
DEVELOPMENT
MALAYSIA

R&F Princess Cove
by R&F Development
Sdn Bhd

2016-2017

BEST OF BOTH WORLDS
By a Bridge so Near
一桥相接 两城美景

Straddling both sides of the Causeway to Singapore, R&F Princess Cove is a mixed development and prime waterfront real estate built on the world's most advanced real estate model. HOPSCA (Hotels, Offices, Parks, Shopping malls, Clubhouse and Apartments).

HOPSCA
A Comprehensive Lifestyle Development

- HOTEL
- OFFICE
- PARKS
- SHOPPING
- CLUBHOUSE
- APARTMENT

Artist's Impression Only



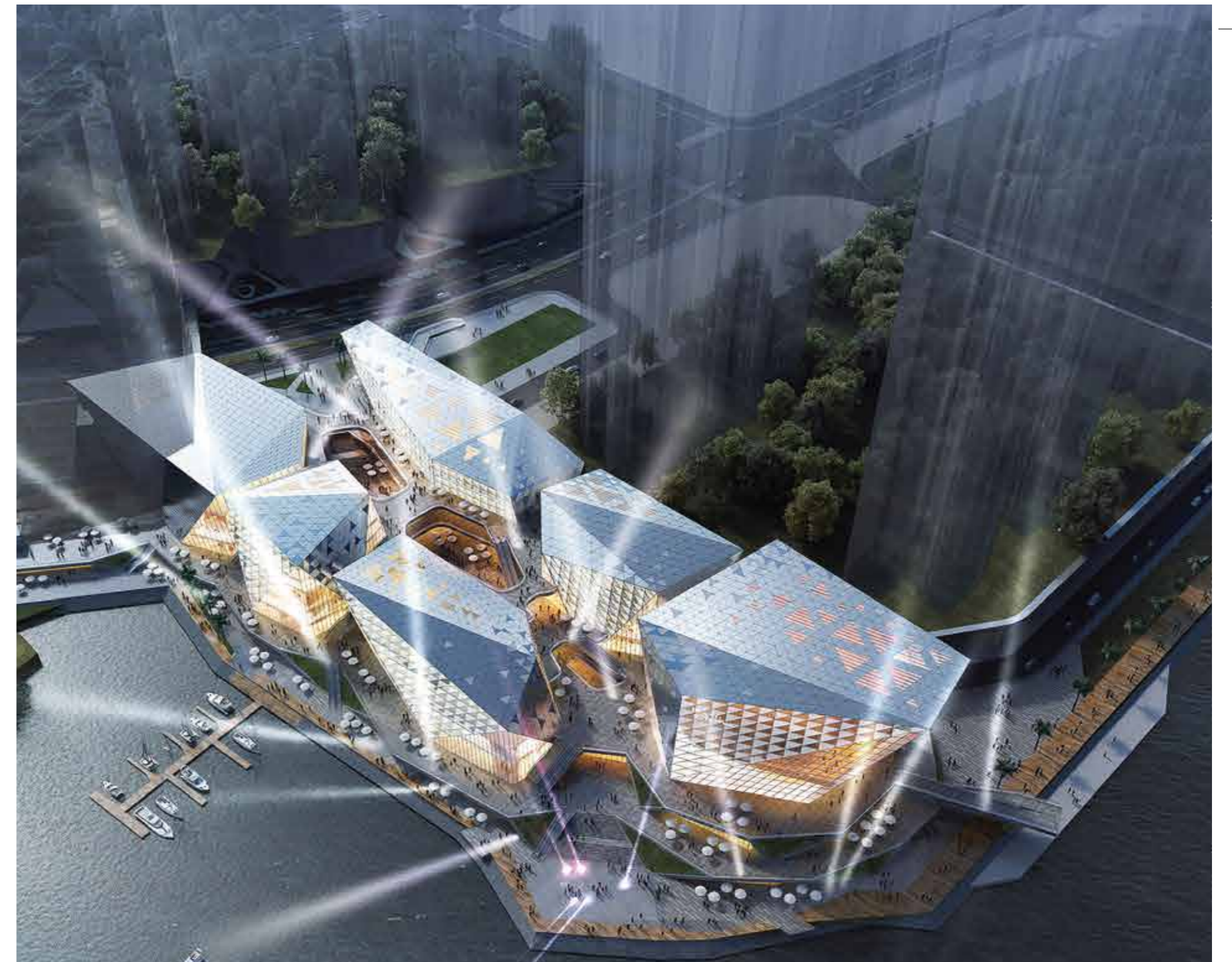
* Artist's Impression Only

The Vibrancy of Lifestyle Retail
AN IDEAL ALFRESCO AMBIENCE WITH MIX OF
F&B OUTLETS AND CAFES

引领生活趋势的零售商铺
汇聚时下最夯连锁门市以及精品咖啡座的露天餐饮区



* Artist's Impression Only



The First R&F Princess Cove
OPERA THEATRE IN JOHOR BAHRU,
MALAYSIA.

富力公主湾 新山首座歌剧院

Immerse yourself in a whole new world at the Opera House, a performing space dedicated solely to art creation and performances. The lifestyle boulevard of R&F Princess Cove will bring a whole new level of vibrancy and dynamic energy for the development as a whole. With a mix of retail units and F&B outlets, this colourful strip creates an ideal place for entertainment and leisure activities.



* Artist's Impression Only

Strategic Location
EXCELLENT CONNECTIVITY

优越地理位置 多维交通网络



R&F Princess Cove is adjacent to the Sultan Iskandar Customs, Immigration and Quarantine (CIQ) Complex, Johor-Singapore MRT Station and connected to the 2nd Link, making it the closest integrated development to Singapore.

From the Johor-Singapore Rapid Transit Link, KL-Singapore High Speed Railway system, to a simple bus ride, R&F Princess Cove is truly a multi-dimension transport hub, allowing you to jet back and forth easily to and fro between major cities using one of the many transport systems within the area.

ACCESSIBILITY FROM JOHOR BAHRU	
Destination	By High-Speed Rail (by year 2026)
To Singapore	5 Min
To Melaka	30 Min
To Seremban	45 Min
To Kuala Lumpur	60 Min



A New Lifestyle,
AT THE HEART OF THE NEW WATERFRONT
全新生活格调 崭新的滨海休闲区

JOHOR BAHRU CBD
Proposed Bukit Chagar RTS Terminal Station
JB CIQ / Checkpoint
JB CITY SQUARE
JB Sentral
PROPOSED SKY BRIDGE
PROPOSED PEDESTRIAN BRIDGE
PHASE 1A
PHASE 1B
R&F PRINCESS COVE
PHASE 1 RESIDENCE
FUTURE DEVELOPMENT
JOHOR STRAITS
1096 meters
JB - WOODLANDS CAUSEWAY
Future Thomson - East Coast MRT Line Extension
Woodlands North Station
Woodlands Checkpoint
Singapore Woodlands Train Checkpoint
SINGAPORE
Republic Polytechnic
Woodlands South

Turning Your DREAMS INTO AN ADDRESS
梦想家园 富力公主湾

A mere 2-minute drive to Johor CIQ via car and 10-minute walk to the planned future Rapid Transit (RTS) Link to Singapore, R&F Princess Cove is a privileged address in the heart of the Johor Bahru.

Future Thomson-East Coast MRT Line Extension
WITHIN 1KM ONLY!
(BUKIT CHAGAR RAIL TRANSIT SYSTEM TERMINAL STATION)

咫尺间即达未来新加坡汤申东海岸延长线新山武吉查卡 (Bukit Chagar) 终站

Artist's Impression Only

*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
Prime Ministers of Singapore and Malaysia,
travelling between the 2 megacities is even closer from now on!



**R&F Princess Cove
PHASE 1
Shopping Mall**

**Proposed Pedestrian
SkyBridge To JB CIQ**

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



60 minutes to experience strategic availability from your doorstep

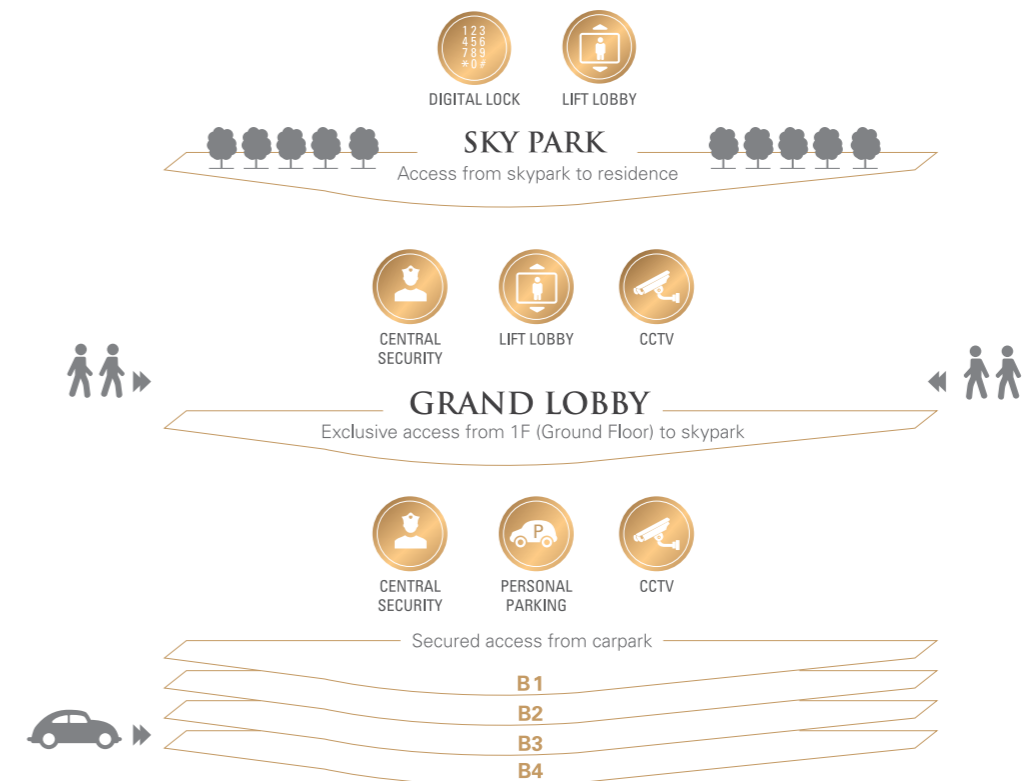
* Artist's Impression Only

Security Assured,
PEACE OF MIND ENSURED
先进的保安系统，给予您安宁无忧的生活

Providing a safe, secure and private environment for homeowners is part and parcel of the lifestyle encompassed by HOPSCA. Residents may rest assured knowing that they have a state-of-the-art Integrated Security and Safety Management System in place to ensure their security and well being at all times.



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




Recreate Your
RELAXATION EXPERIENCES
 悠闲生活 全新体验


Relax, renew and reinvent yourself. Indulge in the resort luxury of the resident's only Skypark Clubhouse – one of the largest facilities podium in Johor Bahru overlooking the Straits. Take time for yourself and leave your worries behind... explore the myriad of posh recreational facilities created just for you. Here, an afternoon of family fun doesn't have to be far away!



SEAVIEW SWIMMING POOL

- | | | |
|---|-------------------------------|------------------------------|
| 1 Entrance Hall | 9 Swimming Pool | 17 Games Room |
| 2 Surau (Prayer Room) | 10 Children Pool | 18 Cafe |
| 3 Management Office | 11 SPA/Sauna | 19 Events and Functions Room |
| 4 Reading Room | 12 Changing Rooms | 20 Yoga Room |
| 5 Apartment Lobby | 13 Gymnasium | 21 Playground |
| 6 Multi Purpose Hall | 14 Squash Courts | 22 Recreation Deck |
| 7 Child Care Center and Children's Playground | 15 Table Tennis Room and Area | 23 Jogging Track |
| 8 Toilets (Male & Female) | 16 Billiard Room | |

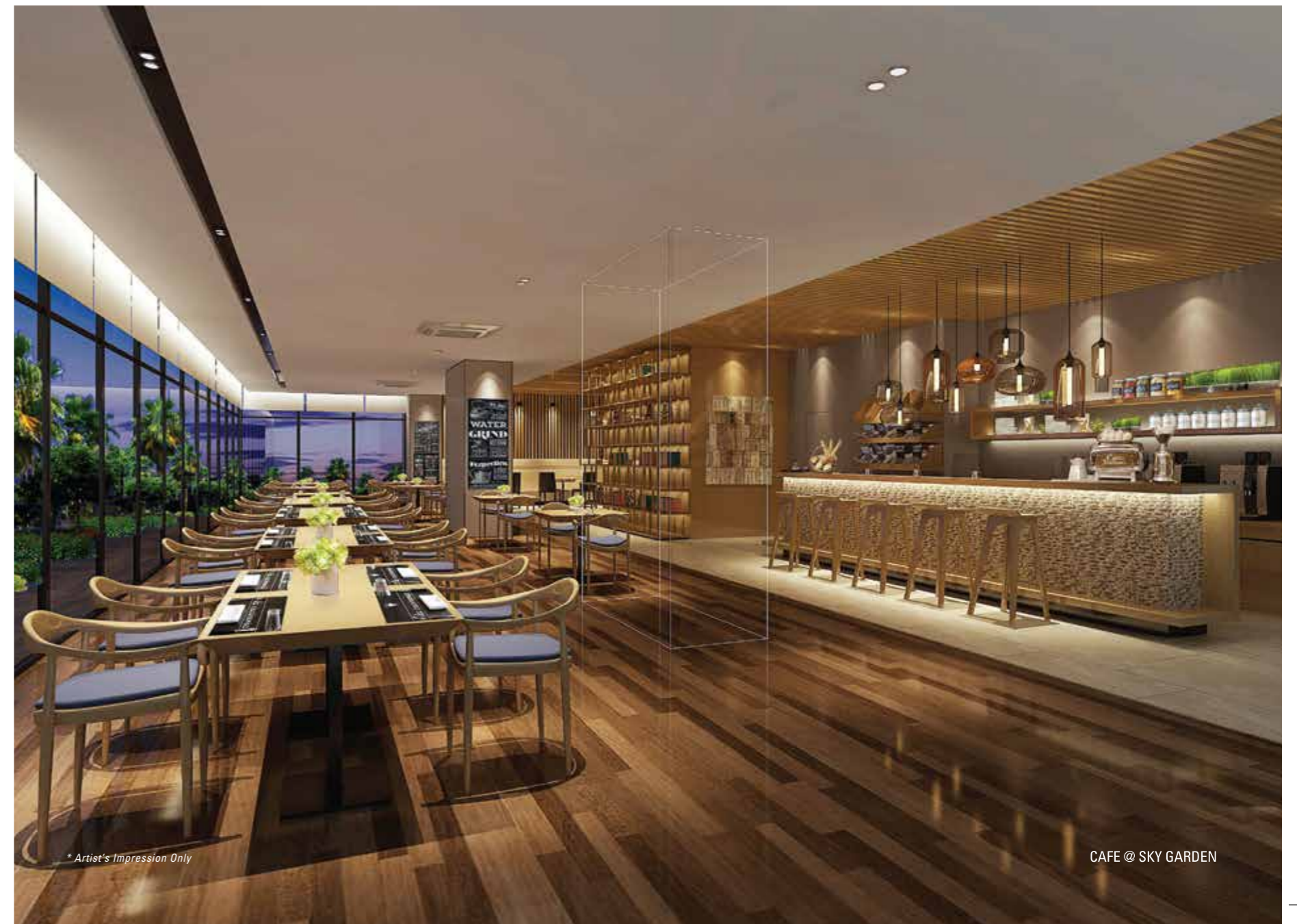


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READING ROOM @ SKY GARDEN



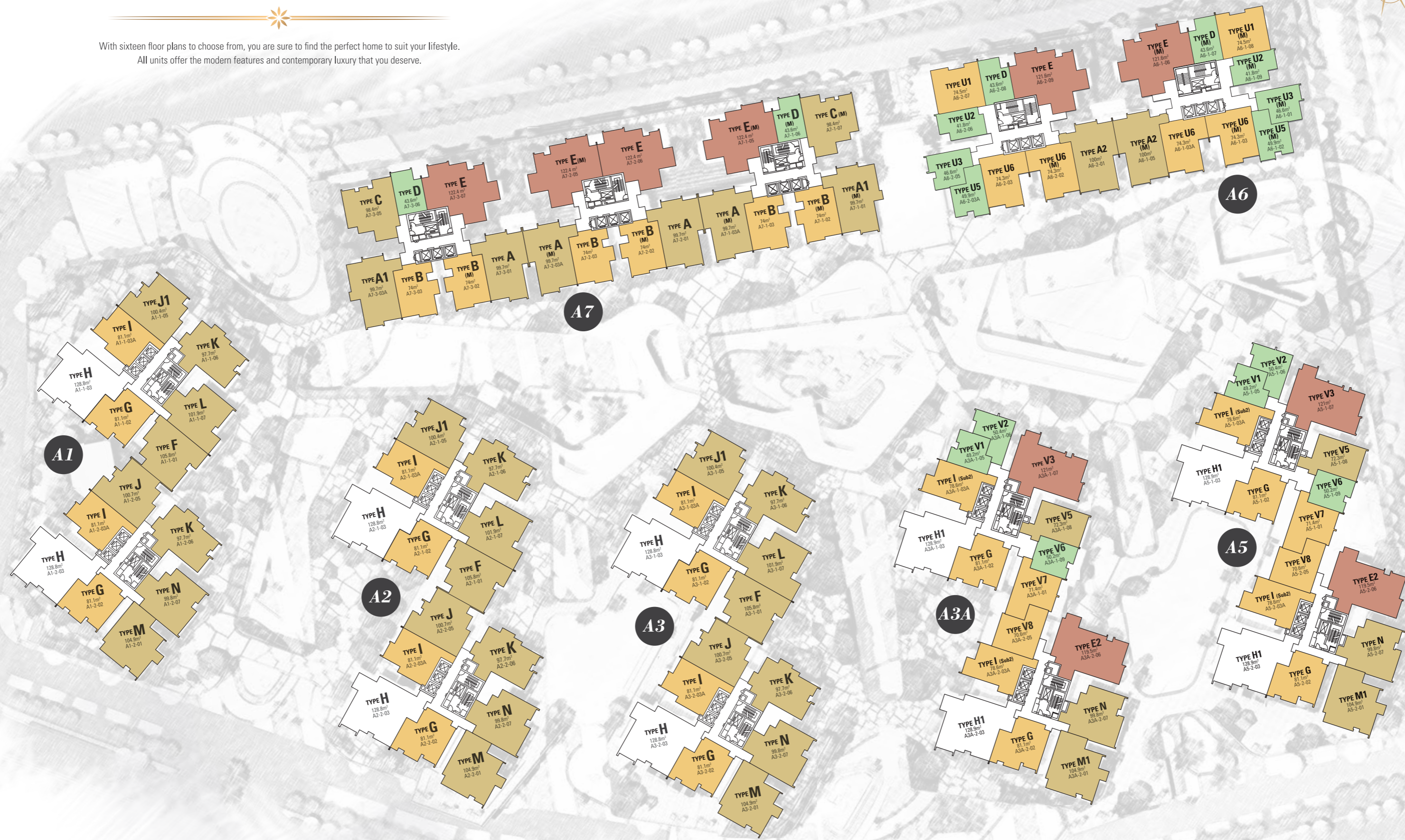
* Artist's Impression Only

CAFE @ SKY GARDEN

16 LUXURIOUS LAYOUTS to Choose from

16款豪华雅致的户型

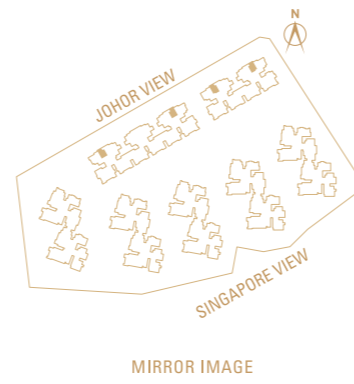
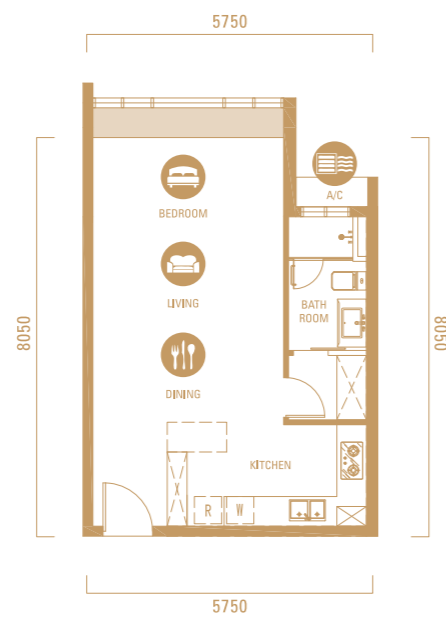
With sixteen floor plans to choose from, you are sure to find the perfect home to suit your lifestyle.
All units offer the modern features and contemporary luxury that you deserve.



PHASE 1A MASTER PLAN

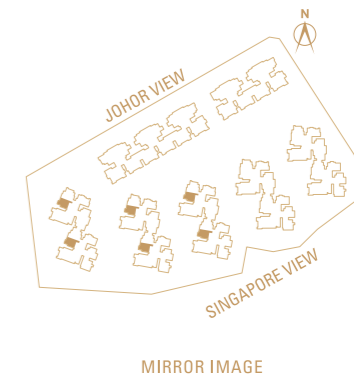
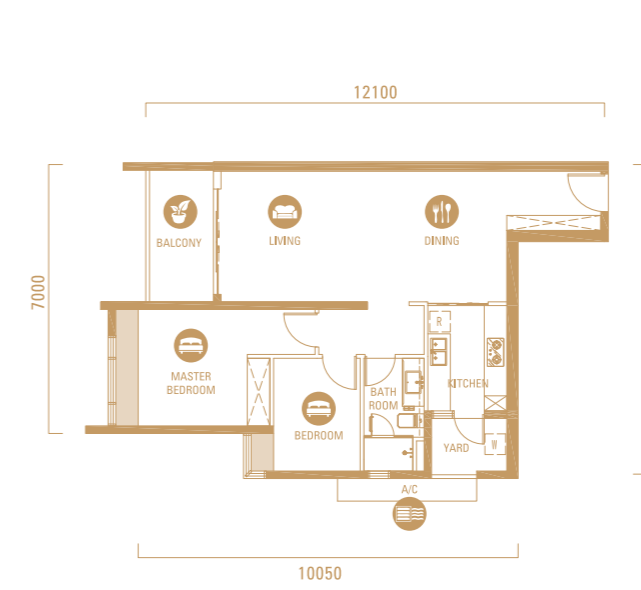
1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedrooms Dual Key

TYPE D
 BUILT-UP
 469 SQ.FT.
 43.6 M²
 1 BEDROOM
 1 BATHROOM
 1 BAY WINDOW

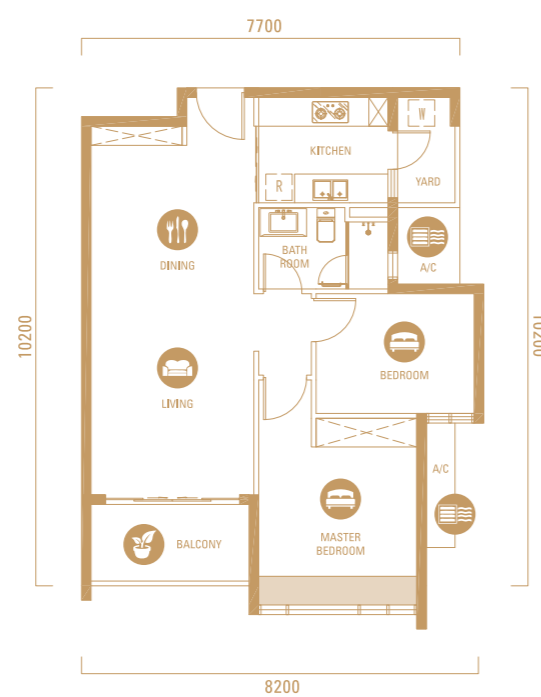
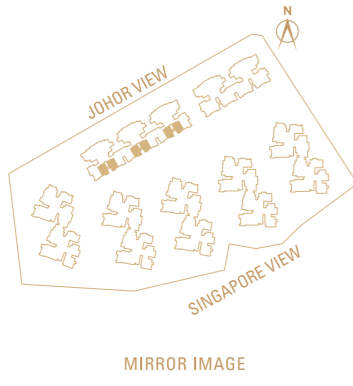


1 BEDROOM

TYPE I
 BUILT-UP
 873 SQ.FT.
 81.1 M²
 BALCONY
 2 BEDROOMS
 1 BATHROOM
 2 BAY WINDOWS

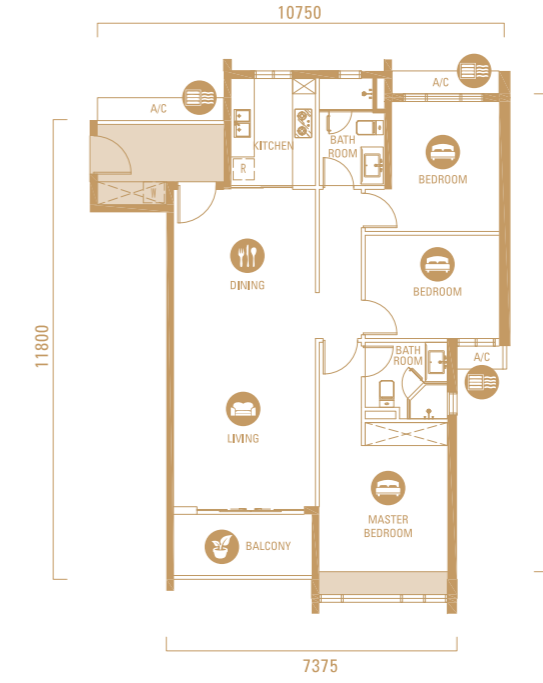
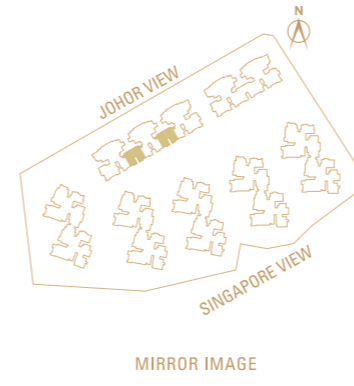


2 BEDROOM



TYPE B
 BUILT-UP
 797 SQ.FT.
 74 M²
 BALCONY
 2 BEDROOMS
 1 BATHROOM
 1 BAY WINDOW

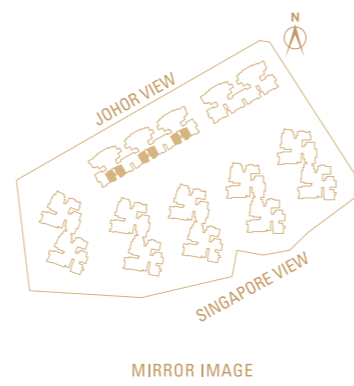
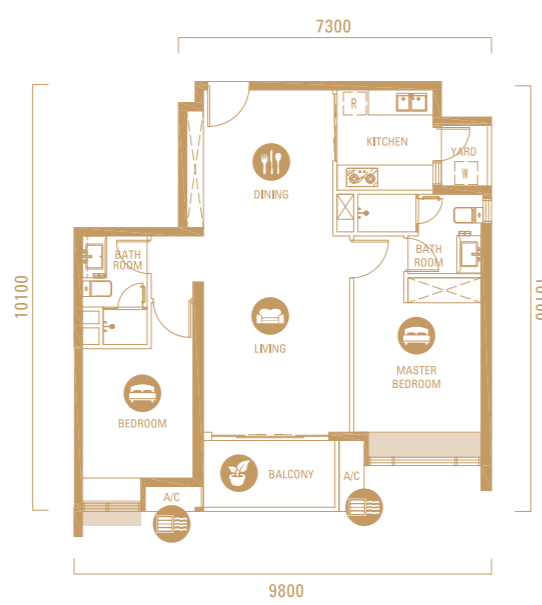
2 BEDROOM



TYPE A
 BUILT-UP
 1,073 SQ.FT.
 99.7 M²
 BALCONY
 3 BEDROOMS
 2 BATHROOMS
 1 BAY WINDOW

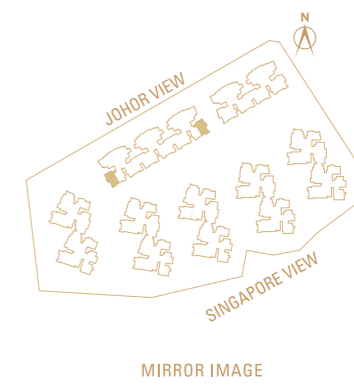
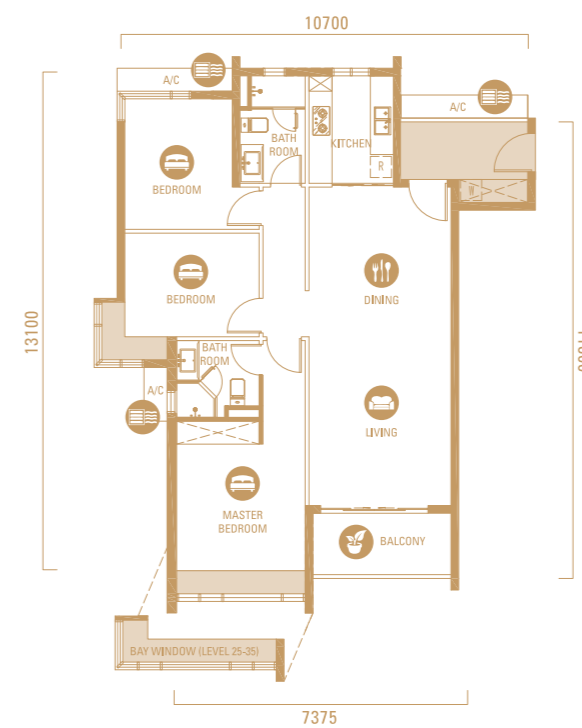
3 BEDROOM

TYPE G
 BUILT-UP
 873 SQ.FT.
 81.1 M²
 BALCONY
 2 BEDROOMS
 2 BATHROOMS
 2 BAY WINDOWS



2 BEDROOM

TYPE A1
 BUILT-UP
 1,073 SQ.FT.
 99.7 M²
 BALCONY
 3 BEDROOMS
 2 BATHROOMS
 2 BAY WINDOWS



3 BEDROOM

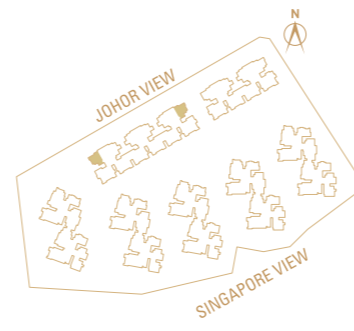
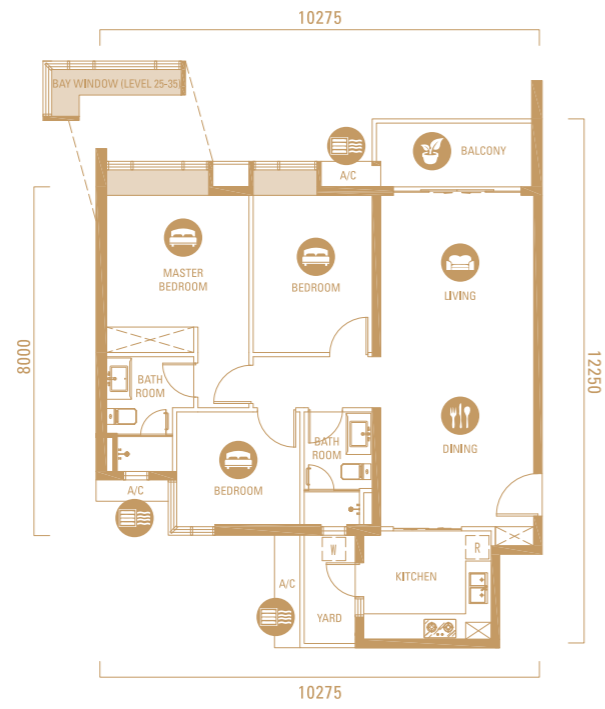
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TYPE C

BUILT-UP
1,059 SQ.FT.
98.4 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



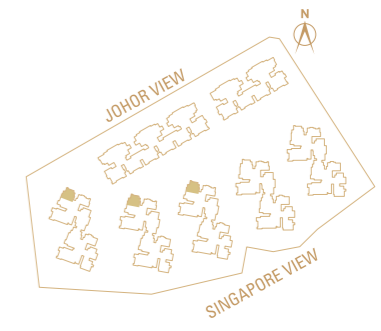
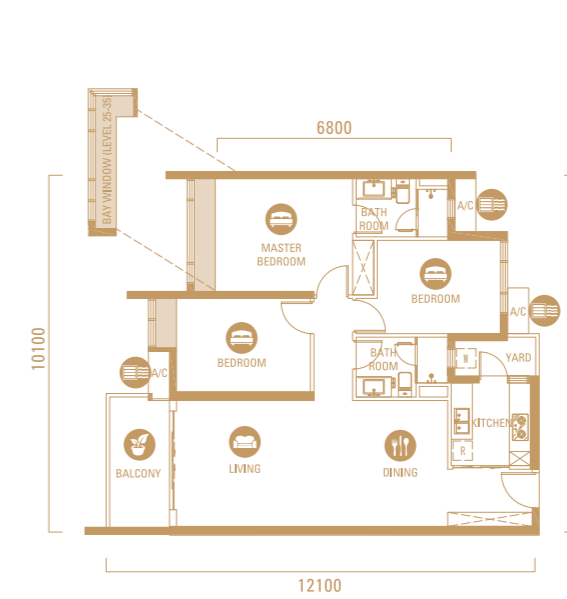
MIRROR IMAGE

3 BEDROOM

TYPE J1

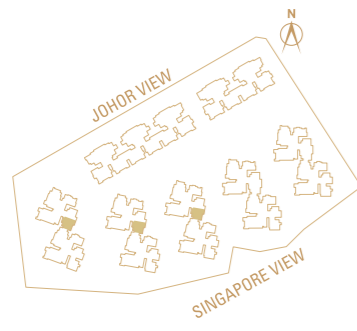
BUILT-UP
1,081 SQ.FT.
100.4 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS

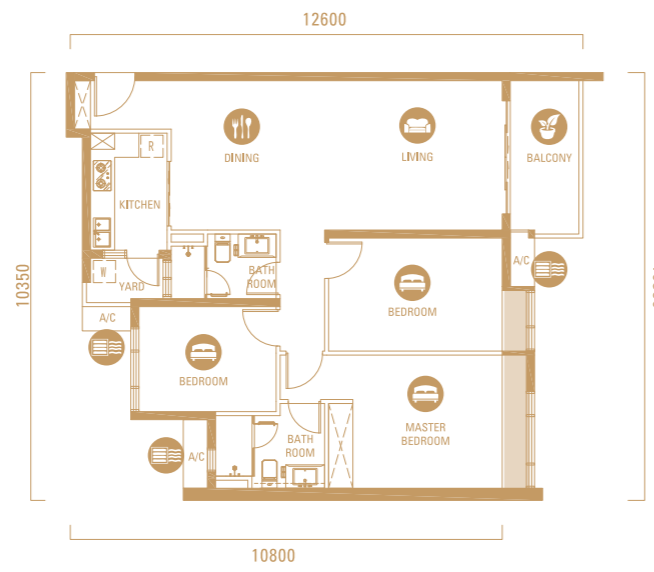


MIRROR IMAGE

3 BEDROOM



MIRROR IMAGE

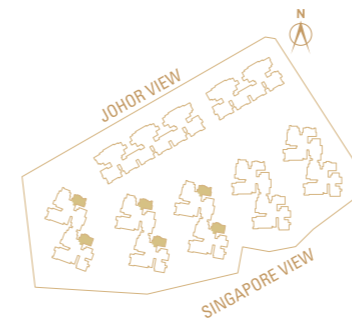


TYPE F

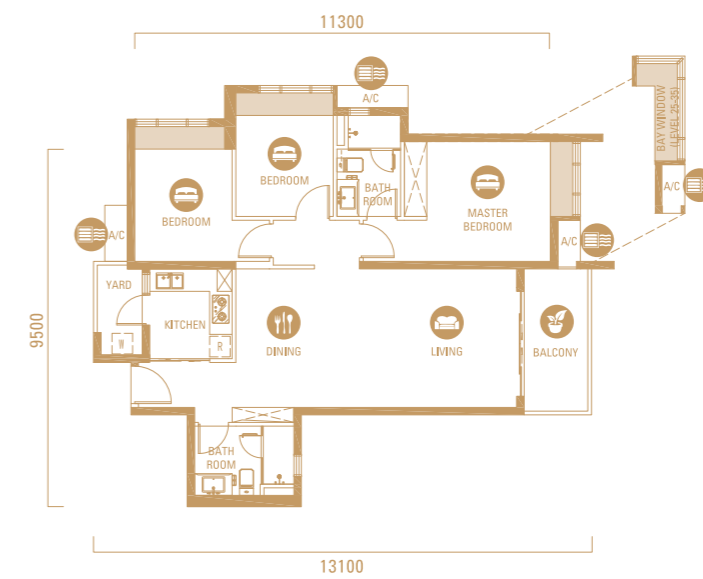
BUILT-UP
1,139 SQ.FT.
105.8 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS

3 BEDROOM



MIRROR IMAGE



TYPE K

BUILT-UP
1,052 SQ.FT.
97.7 M²

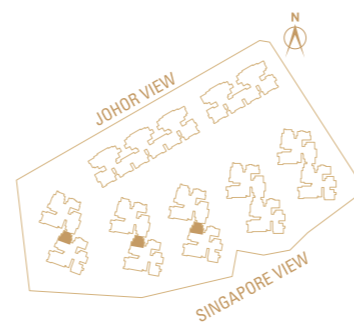
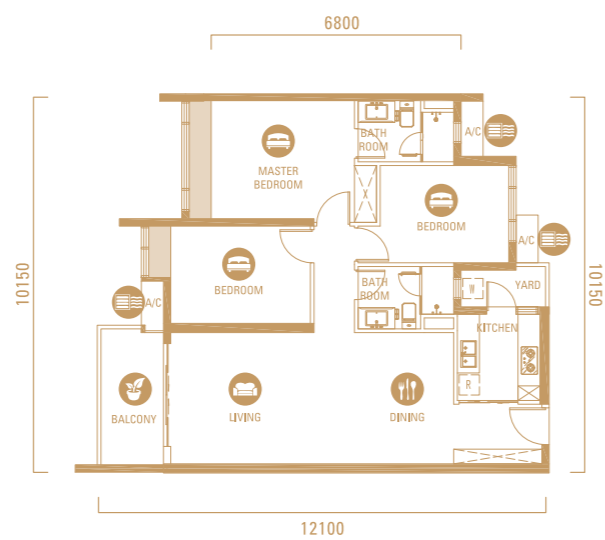
BALCONY
3 BEDROOMS
2 BATHROOMS
3 BAY WINDOWS

3 BEDROOM

TYPE J

BUILT-UP
1,084 SQ.FT.
100.7 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



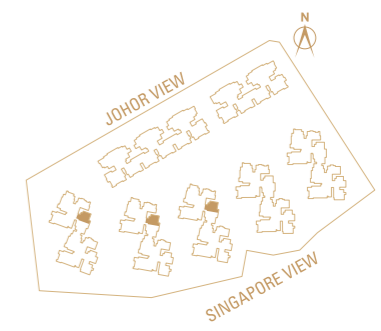
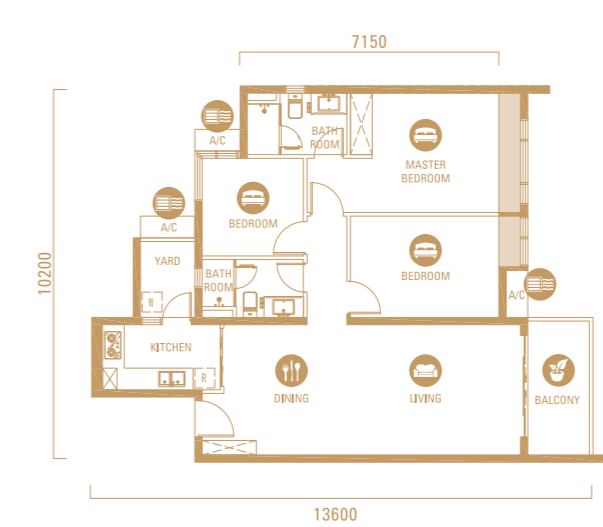
MIRROR IMAGE

3 BEDROOM

TYPE L

BUILT-UP
1,097 SQ.FT.
101.9 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



MIRROR IMAGE

3 BEDROOM

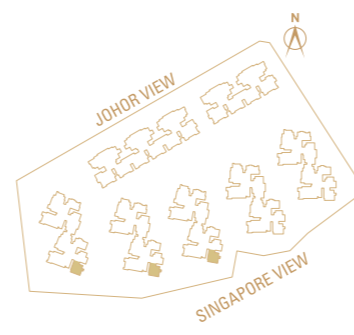
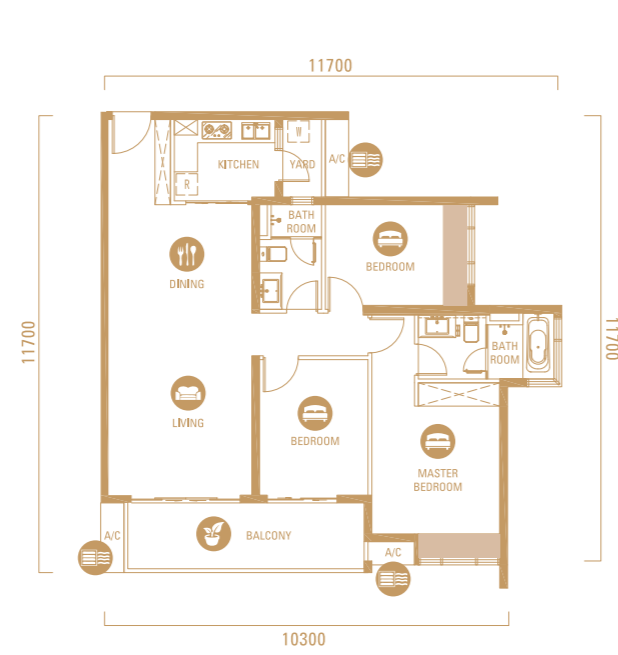
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TYPE M

BUILT-UP
1,129 SQ.FT.
104.9 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



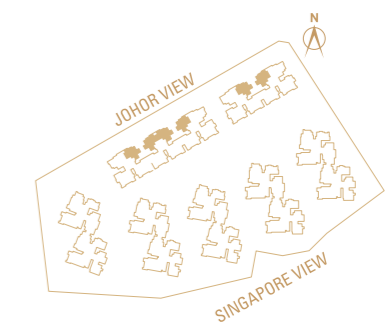
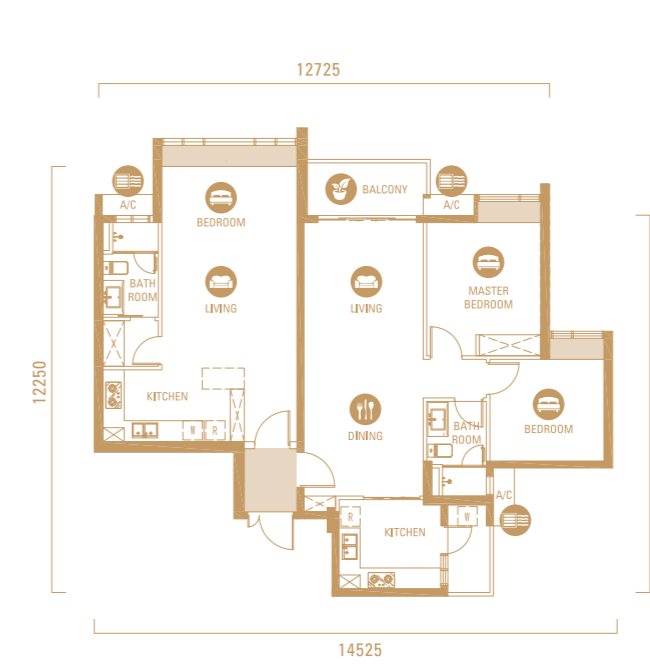
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3 BEDROOM

TYPE E

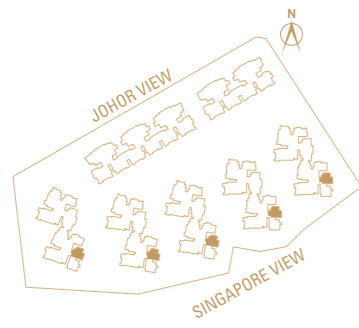
BUILT-UP
1,318 SQ.FT.
122.4 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
3 BAY WINDOWS



MIRROR IMAGE

DUAL KEY

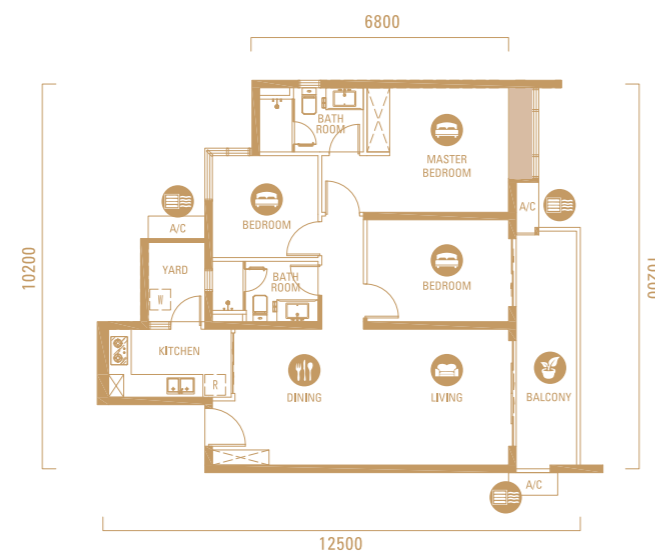


MIRROR IMAGE

TYPE N

BUILT-UP
1,074 SQ.FT.
99.8 M²

BALCONY
3 BEDROOMS
2 BATHROOMS
1 BAY WINDOW

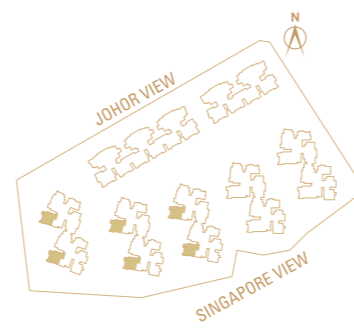
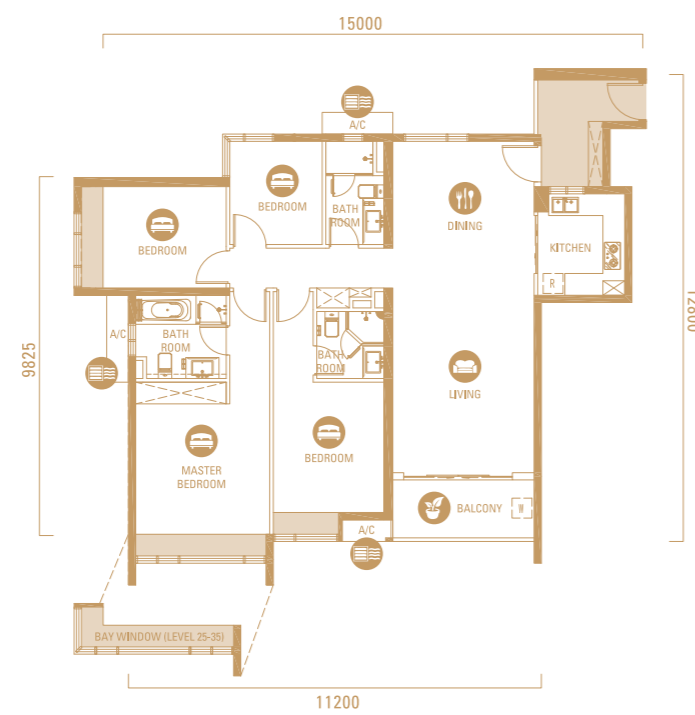


3 BEDROOM

TYPE H

BUILT-UP
1386 SQ.FT.
128.8 M²

BALCONY
4 BEDROOMS
3 BATHROOMS
3 BAY WINDOWS



MIRROR IMAGE

4 BEDROOM

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SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brickwall / Reinforced Concrete Wall
ROOF COVERING	Reinforced Concrete Roof
CEILING	Concrete Slab With Skim Coat / Ceiling Board
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 Frame Glazed Door / Timber Flush Door
IRONMONGERY	Quality Locksets
WALL FINISHING	
BATHROOM	Full Height Tiles (Where Applicable)
KITCHEN	Full Height Tiles (Where Applicable)
GENERAL	Plaster And Paint / Wallpaper / Fabric
FLOOR FINISHING	
LIVING / DINING	Tiles
KITCHEN / BATHROOM	Tiles
BEDROOM	Laminated Timber Floor
BALCONY / UTILITIES / YARD	Tiles
OTHER AREAS	Cement Render (Where Applicable)

SANITARY AND PLUMBING FITTINGS	A/A1	B	C	D	E	F	G
KITCHEN SINK	1	1	1	1	2	1	1
WASH BASIN	2	1	2	1	2	2	2
SHOWER FITTINGS	2	1	2	1	2	2	2
W.C.	2	1	2	1	2	2	2
BATH TUB	0	0	0	0	0	0	0

	H	I	J/J1	K	L	M	N
	1	1	1	1	1	1	1
	3	1	2	2	2	2	2
	3	1	2	2	2	2	2
	3	1	2	2	2	2	2
	1	0	0	0	0	1	0

ELECTRICAL INSTALLATIONS	A/A1	B	C	D	E	F	G
LIGHTING POINT	25	23	24	14	43	24	24
POWER POINT	28	27	29	20	51	29	29
WATER HEATER STORAGE TANK	1	1	1	1	1	1	1
AIR CONDITIONER POINT	4	3	4	1	4	4	3
TV POINT	2	2	2	1	3	2	2
DOOR BELL POINT	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1

	H	I	J/J1	K	L	M	N
	24	22	24	24	24	24	24
	29	27	29	29	29	29	29
	1	1	1	1	1	1	1
	5	3	4	4	4	4	4
	2	2	2	2	2	2	2
	1	1	1	1	1	1	1
	1	1	1	1	1	1	1

TELEPHONE POINT	A/A1	B	C	D	E	F	G
	1	1	1	1	2	1	1

	H	I	J/J1	K	L	M	N
	1	1	1	1	1	1	1

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THE LANDMARK MAKER 地标缔造者

Founded in 1994, R&F Properties is one of the leading property developers in Mainland China. Over the years, the company expanded from Guangzhou into 20 other cities and areas i.e. Beijing, Tianjin, Shanghai, Hangzhou, Xi'an, Chongqing, Hainan, Taiyuan, Shenyang, Huizhou, Nanjing, Chengdu, Harbin, Datong, Wuxi, Changsha, Meizhou, Fuzhou, and Guiyang. R&F's expansion and steady growth have driven the size and scope of its business to a new level.

Today, in addition to developing and selling quality private residential properties, the group also develops, sells and leases commercial and office spaces, as well as engages in other property related services including architectural and engineering design, engineering supervision, property management and property agency services. R&F Properties has recently diversified its property portfolio by developing hotels and shopping malls.



VILLA HOMES



HIGH RISE CONDO



OVERSEAS PROJECT



INTERNATIONAL 5 STAR HOTEL



COMMERCIAL COMPLEX



GRADE-A OFFICES



Johor Bahru MALAYSIA . 2014

Landmark HOPSCA development in Johor Bahru CBD, Malaysia - R&F Princess Cove

Milestones Glorious 23 YEARS OF R&F PROPERTIES 富力地产辉煌廿三载

1994 ESTABLISHED IN GUANGZHOU

R&F Properties ventures into the real estate development industry.

2002 AMBITIOUS NATIONAL EXPANSION

R&F Properties embarks on the mission of nationwide expansion by advancing into Beijing.

2005 HONORABLE PUBLIC LISTED

R&F Properties is listed on the Main Board of The Stock Exchange of Hong Kong Ltd. *(SEHK Listing No.: 2777).

2006 FAST TRACK EXPANSION

R&F Properties successfully expands into many cities including Beijing, Tianjin and Guangzhou.

2007 SUCCESSFUL CITY DEVELOPMENT

R&F Properties Guangzhou has developed a total of 16 projects in Zhu Jiang New Town Guangzhou, Guangzhou CBD.

2010 SHIFTING FOR IMPROVEMENT

R&F Properties shifts to modern management and technology system to capture company demands and fast expansion.

2013 VENTURING OVERSEAS

In December 2013, R&F Properties purchased 6 parcels of prime land in Zone A, Iskandar Malaysia making its foray into Malaysia with the vision of global expansion.

2015 EXPANDING IN SAN FRANCISCO, USA & AUSTRALIA BRISBANE

In the US, R&F Properties has acquired a site at 325 Fremont Street in San Francisco in March. In December, 4 project in Brisbane & Melbourne has been acquired.

2017 CHINA'S R&F PROPERTIES BUYS LUXURY LONDON DEVELOPMENT

April 5 (Reuters) - China's R&F Properties has agreed to buy the Vauxhall Square development in central London from CLS Holdings for a gross 157.77 million pounds (\$197 million), a boost to the capital's faltering luxury residential property market.