

R&F PRINCESS
COVE 富力公主湾
JOHOR BAHRU

PHASE 1 RESIDENCE
— FREEHOLD —



MALAYSIA HOTLINE SINGAPORE HOTLINE KUALA LUMPUR HOTLINE
1800 18 7777 1800 755 7777 +603 2742 7277

Experience Our World-Class Sales Gallery - Monday to Sunday from 9am to 9pm

* Developer: R&F Development Sdn Bhd • Developer's License No.: 13578-1/07-2016/0637(U) • Validity Period: 02.07.2014 – 01.07.2016 • Advertising & Sales Permit No.: 13578-1/07-2016/0637(P) • Validity Period: 02.07.2014 - 01.07.2016 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/U/2014/8GN/97 • Expected Completion Date: July 2017 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 868 • Selling Price: RM778,600 (Min) - RM1,558,800(Max) • Built Up Area: 468sqft (Min) - 1,391sqft (Max) • 15% Discount Bumiputera • Restriction In Interest: Nil • Disclaimer: The ad images and content are for reference only, not as a sales contract commitments and accessories, the rights and obligations of buyers and sellers to government approvals and the final contract documents shall prevail.



HOPSCA
www.princesscove-rf.com

LUXURIOUS ABODES, IMPERIAL LIVING

DAWN OF A NEW SOUTHERN SKYLINE

天际新曙光

Straddling both sides of the Causeway to Singapore, R&F Princess Cove is 116-acres of commercial 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

| GRAND LOBBY |

WELCOME
HOME
TO GLAMOUR
&
GRANDEUR

欢迎开启辉煌瑰丽的
人生之门

An oasis of glamour and grandeur, impressive landscaped water features greet you as you enter, while the soft glow of chandeliers decorously usher you into the spectacular, two-story-tall Grand Lobby of your prestigious home - a 5-star reception, every time.



| CONCIERGE SERVICE |

SECURITY
ASSURED,
PEACE OF
MIND
ENSURED

先进的保安系统，
确保您住得安心

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.


CCTV


DIGITAL LOCK

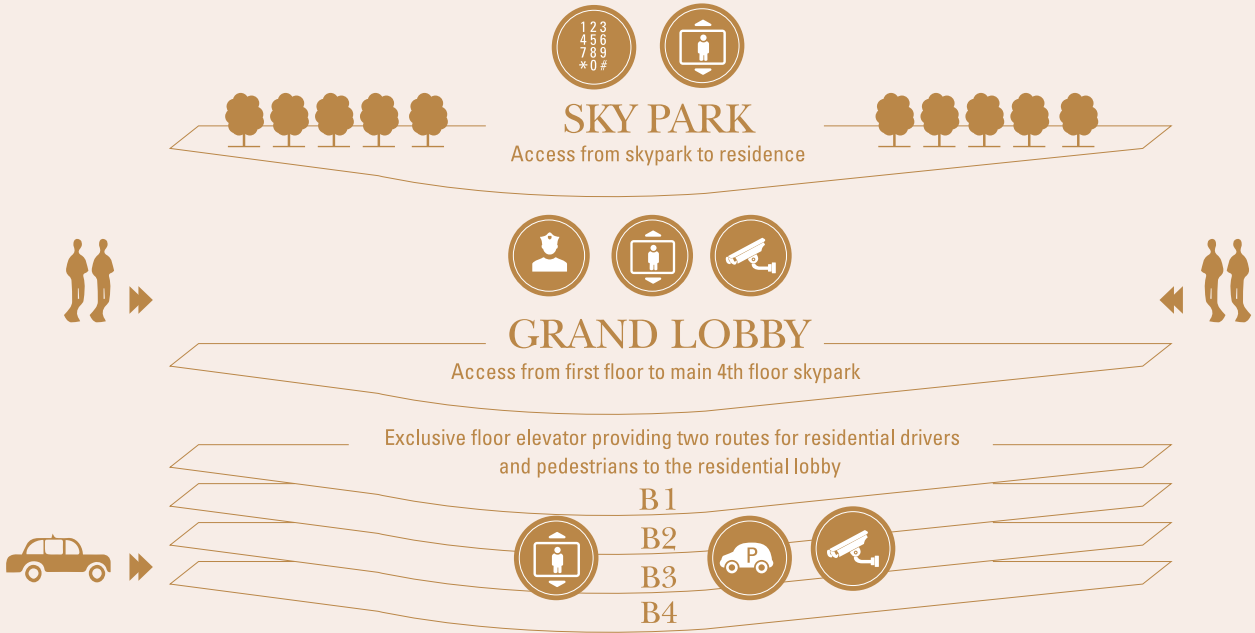

LIFT LOBBY


PERSONAL PARKING


SMOKE DETECTION SYSTEM


CENTRAL SECURITY

- 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
- Private residents’ lift lobby



RECREATE
YOUR
RELAXATION,
RE-IMAGINE
YOUR
RECREATION

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 – 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!



JOHOR BAHRU'S LARGEST SKYPARK CLUBHOUSE
新山最大的空中休闲俱乐部

- 1 Entrance Hall
- 2 Surau (Prayer Room)
- 3 Management Office
- 4 Reading Room
- 5 Apartment Lobby
- 6 Multi Purpose Hall
- 7 Child Care Center and Children's Playground
- 8 Toilets (Male & Female)
- 9 Swimming Pool
- 10 Children Pool
- 11 SPA/Sauna
- 12 Changing Rooms
- 13 Gymnasium
- 14 Squash Courts
- 15 Table Tennis Room and Area
- 16 Billiard Room
- 17 Games Room

- 18 Cafe
- 19 Events and Functions Room
- 20 Yoga Room
- 21 Playground
- 22 Recreation Deck
- 23 Jogging Track



*Every reasonable care has been taken in preparing this brochure. All measurements are approximate and illustrations are artist impressions only. All statements are believe to be correct at this point of printing but not to be regarded as elements or representations of fact



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. No matter which option you select, all units offer the modern features and contemporary luxury that you deserve.

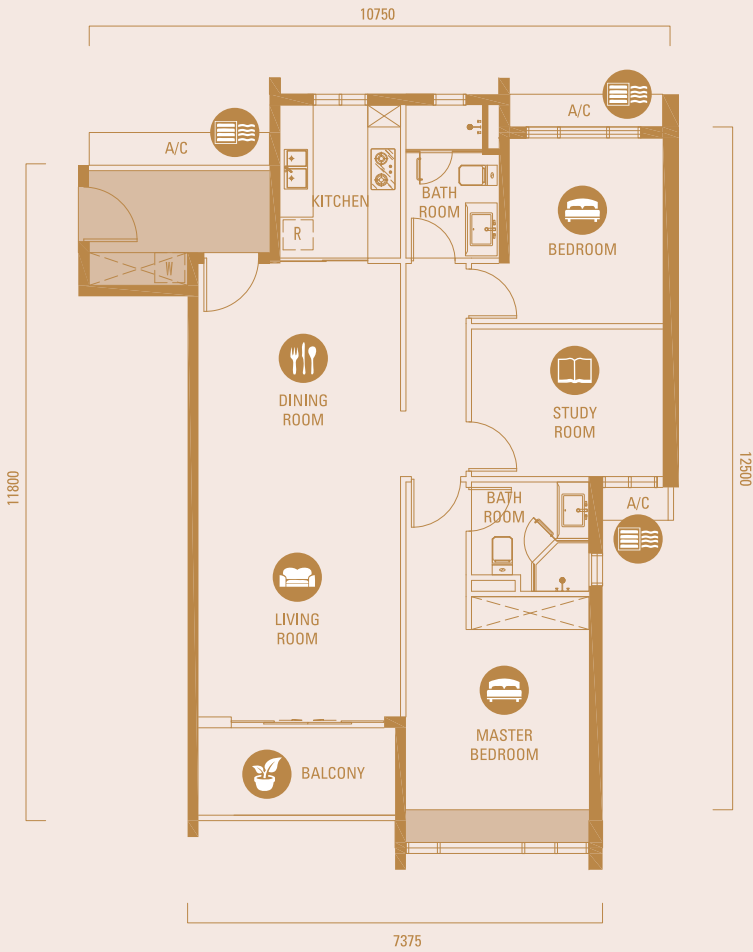
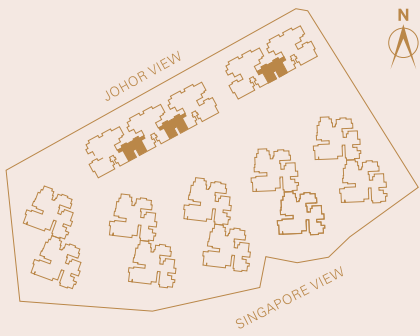


MASTERPLAN

TYPE A

Built-up
1,073 sq.ft.
99.7 m²

BALCONY
3 BEDROOMS
2 BATHROOMS
1 BAY WINDOW

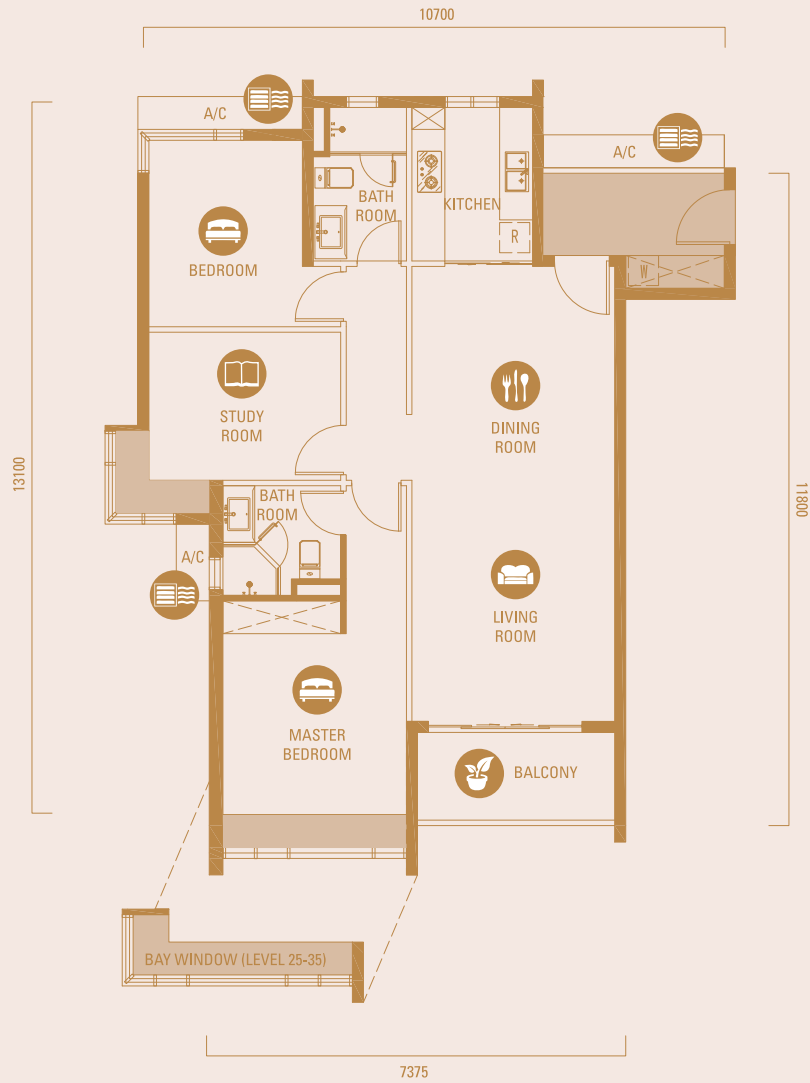
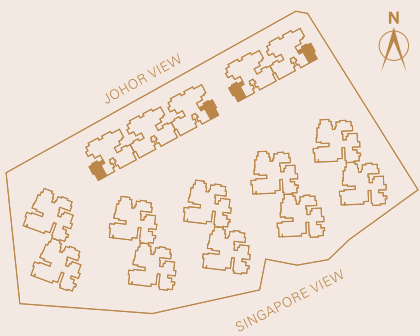


MIRROR IMAGE

TYPE A1

Built-up
1,073 sq.ft.
99.7 m²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



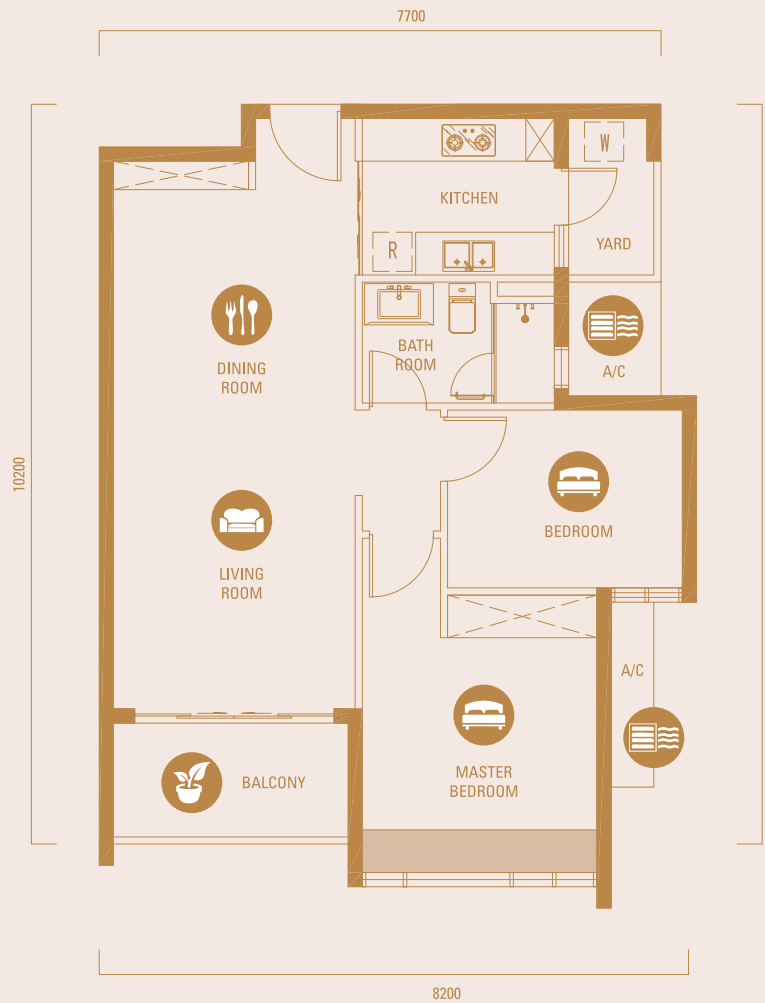
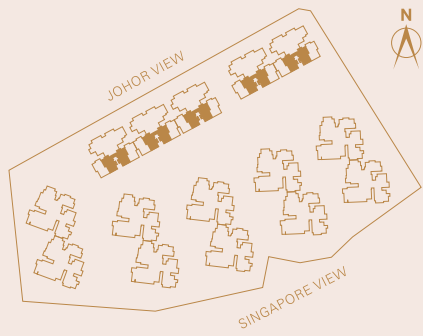
MIRROR IMAGE

*Every reasonable care has been taken in preparing this brochure. All measurements are approximate and illustrations are artist impressions only. All statements are believe to be correct at this point of printing but not to be regarded as elements or representations of fact

TYPE B

Built-up
797 sq.ft.
74 m²

BALCONY
2 BEDROOMS
1 BATHROOM
1 BAY WINDOW

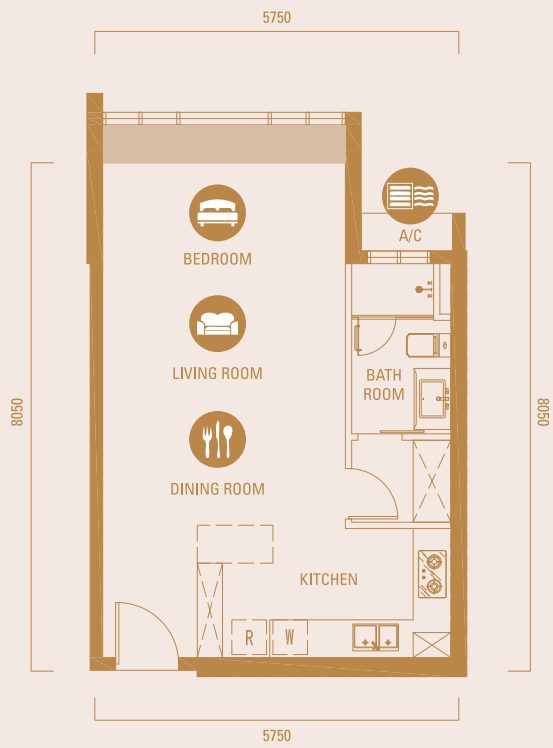
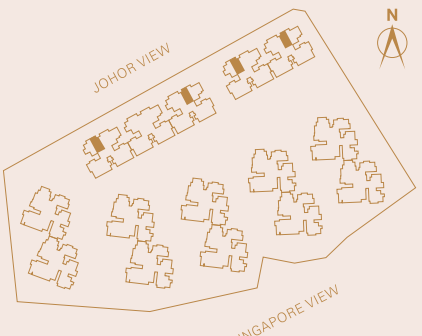


MIRROR IMAGE

TYPE D

Built-up
469 sq.ft.
43.6 m²

1 BEDROOM
1 BATHROOM
1 BAY WINDOW

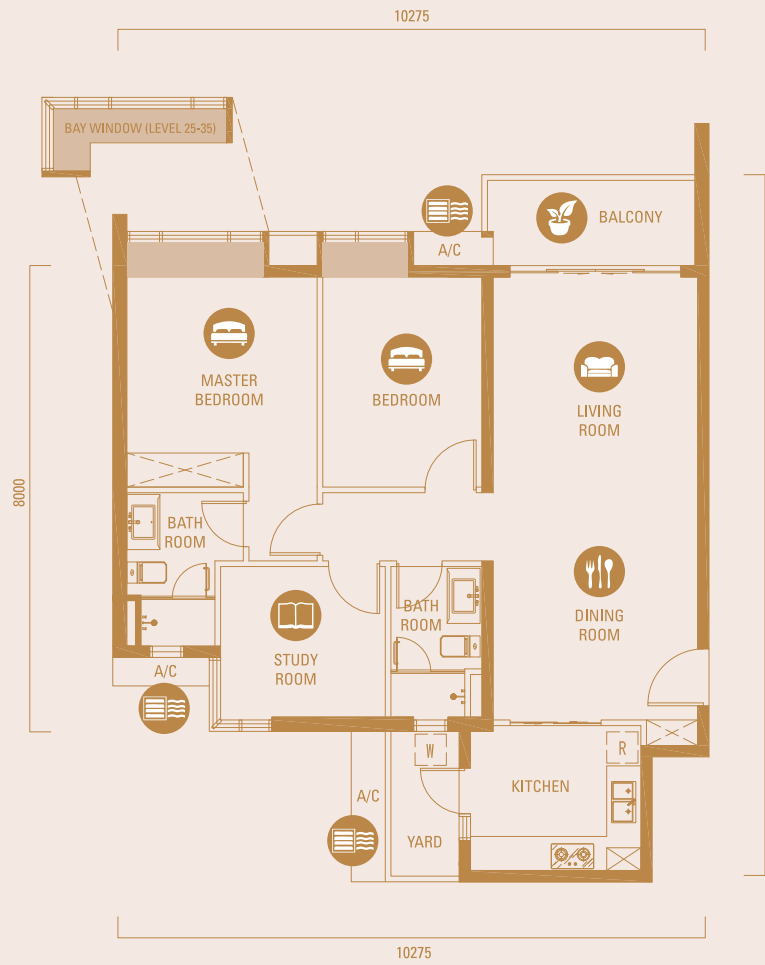
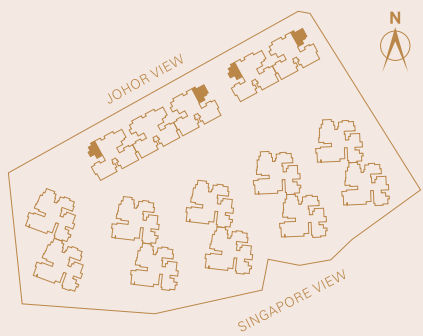


MIRROR IMAGE

TYPE C

Built-up
1,059 sq.ft.
98.4 m²

BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS

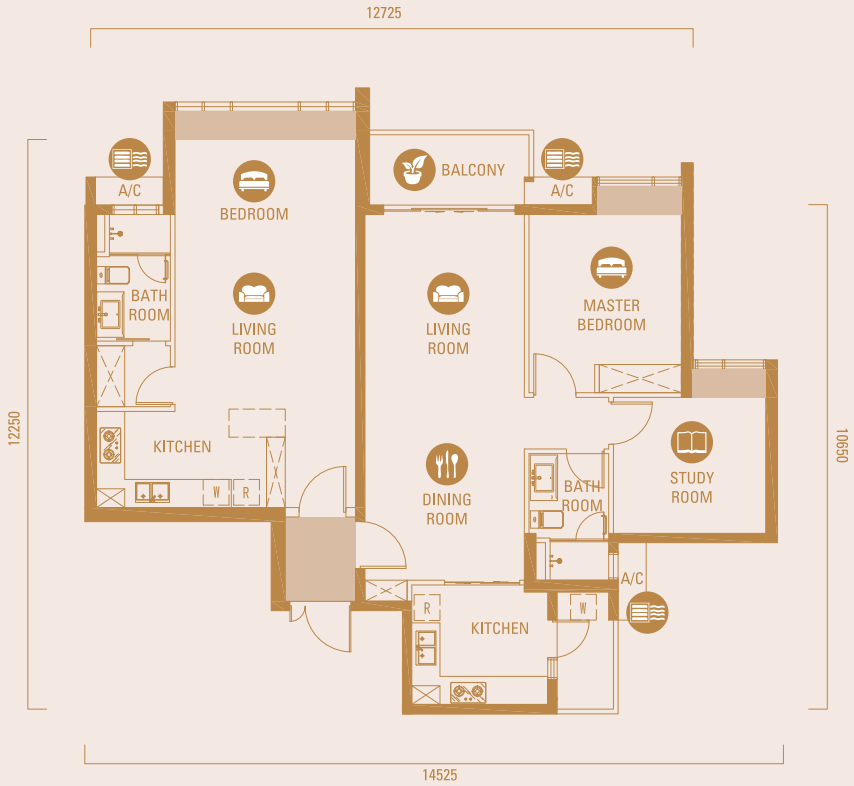
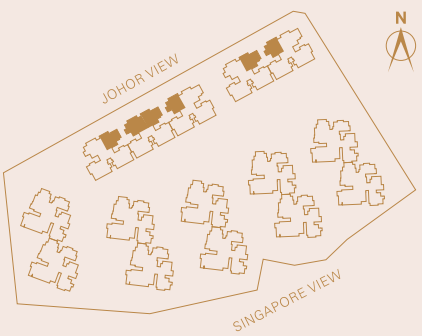


MIRROR IMAGE

TYPE E

Built-up
1,318 sq.ft.
122.4 m²

DUAL KEY
BALCONY
3 BEDROOMS
2 BATHROOMS
3 BAY WINDOWS



MIRROR IMAGE

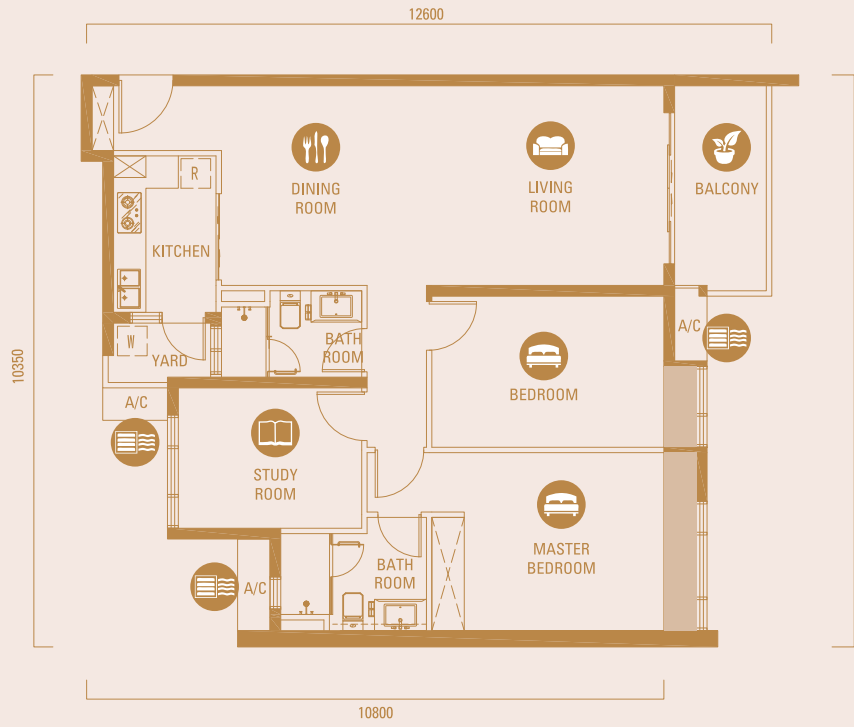
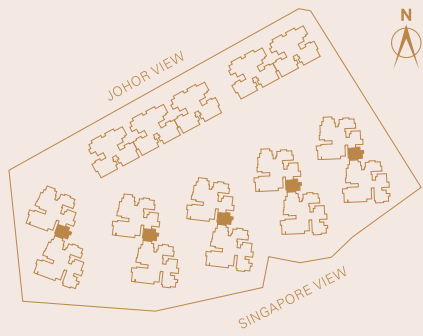
*Every reasonable care has been taken in preparing this brochure. All measurements are approximate and illustrations are artist impressions only. All statements are believe to be correct at this point of printing but not to be regarded as elements or representations of fact

*Every reasonable care has been taken in preparing this brochure. All measurements are approximate and illustrations are artist impressions only. All statements are believe to be correct at this point of printing but not to be regarded as elements or representations of fact

TYPE F

Built-up
1,139 sq.ft.
105.8 m²

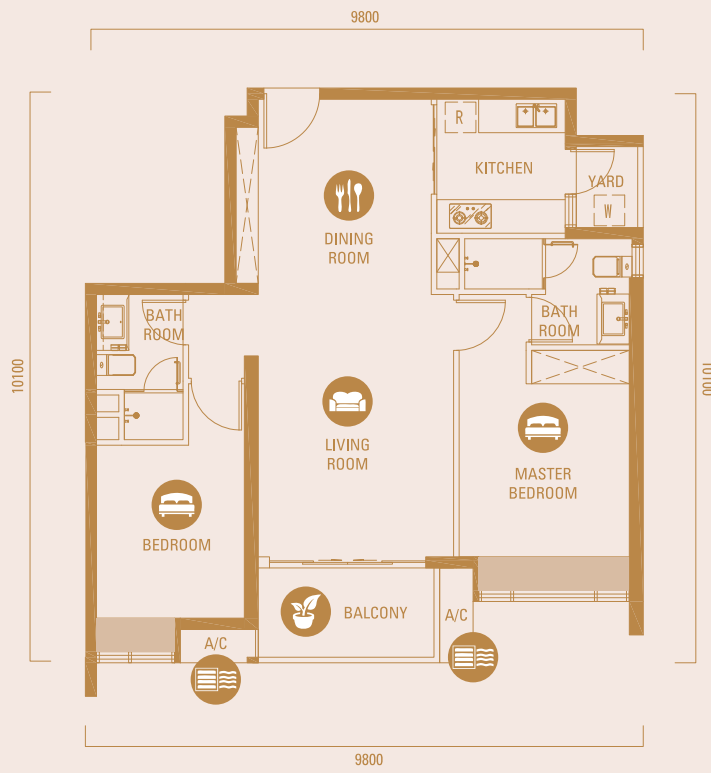
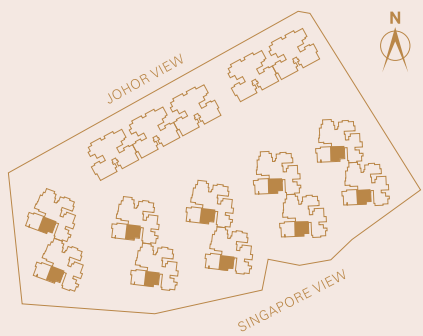
BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



TYPE G

Built-up
873 sq.ft.
81.1 m²

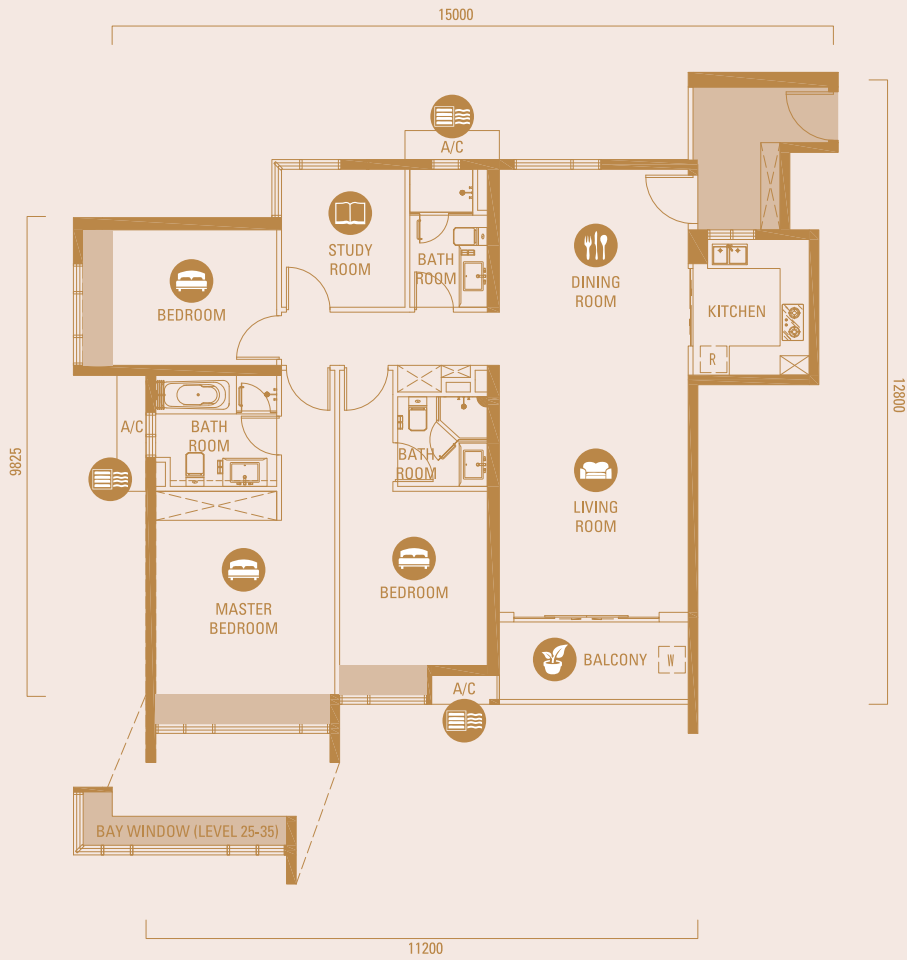
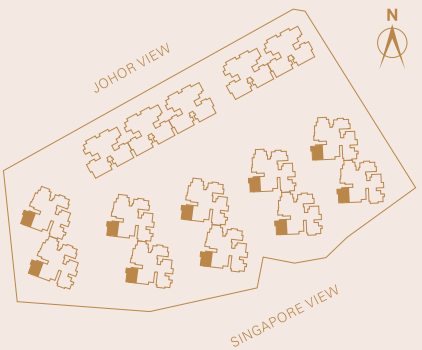
BALCONY
2 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



TYPE H

Built-up
1386 sq.ft.
128.8 m²

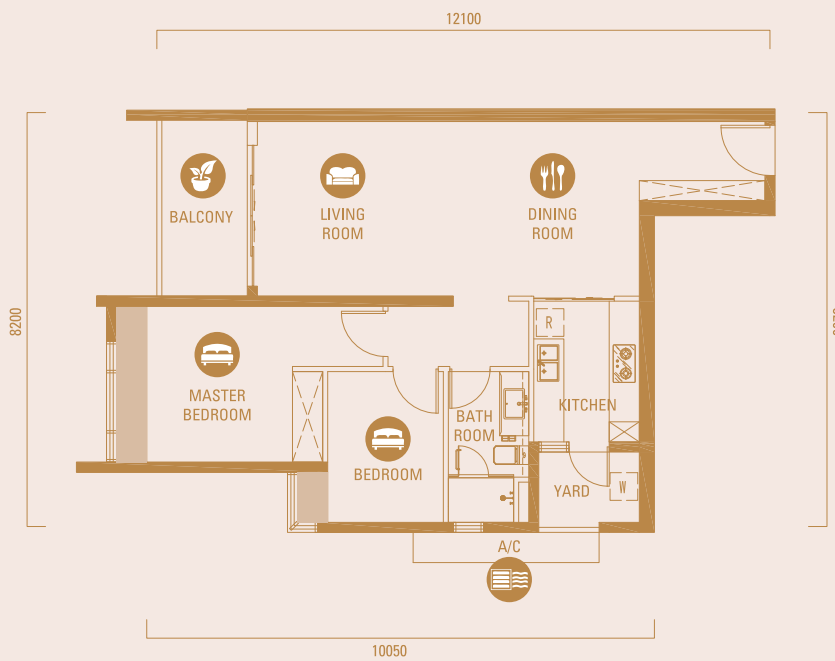
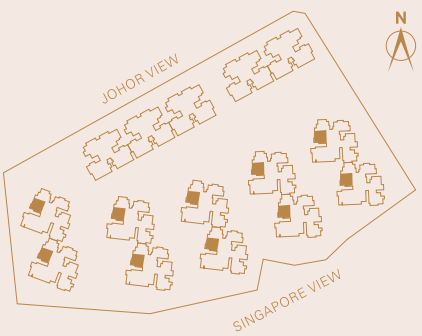
BALCONY
4 BEDROOMS
3 BATHROOMS
3 BAY WINDOWS



TYPE I

Built-up
873 sq.ft.
81.1 m²

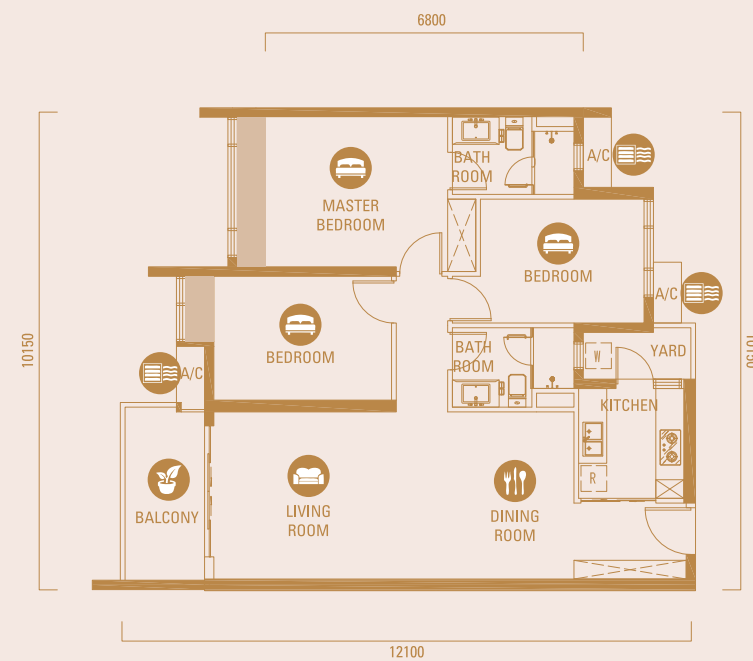
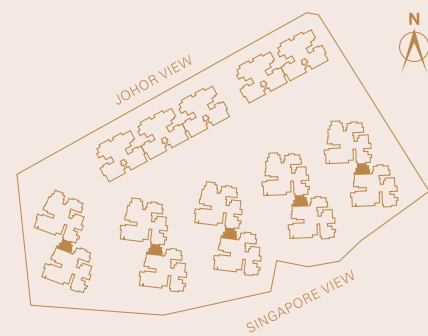
BALCONY
2 BEDROOMS
1 BATHROOM
2 BAY WINDOWS



TYPE J

Built-up
1,084 sq.ft.
100.7 m²

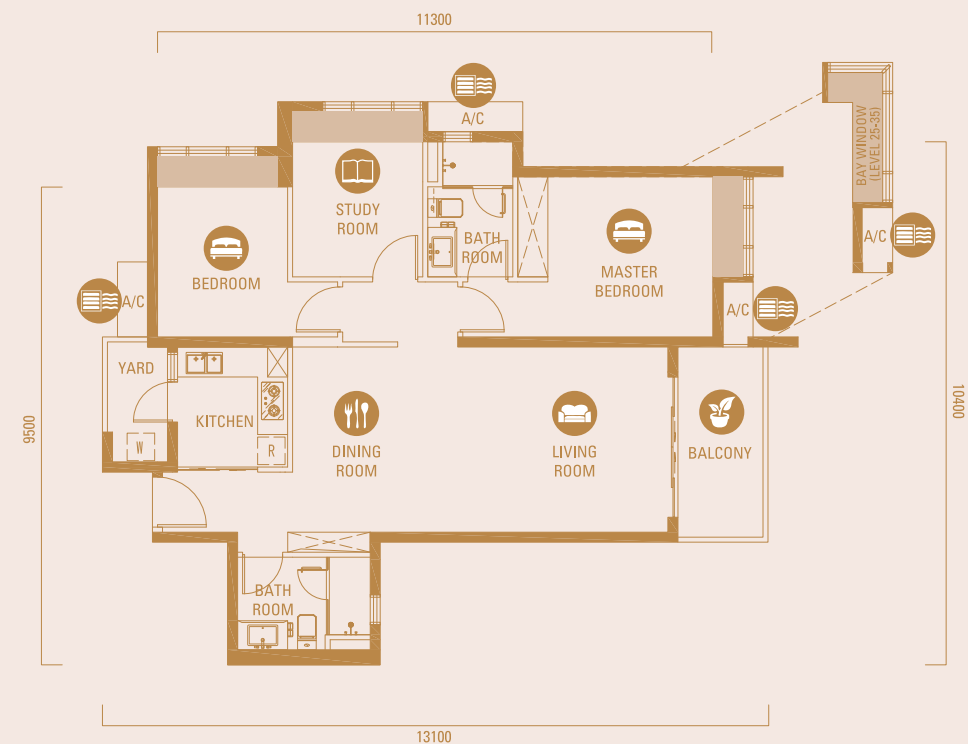
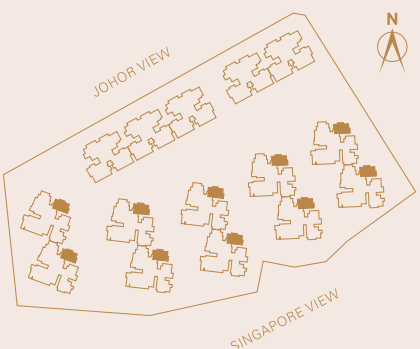
BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



TYPE K

Built-up
1,052 sq.ft.
97.7 m²

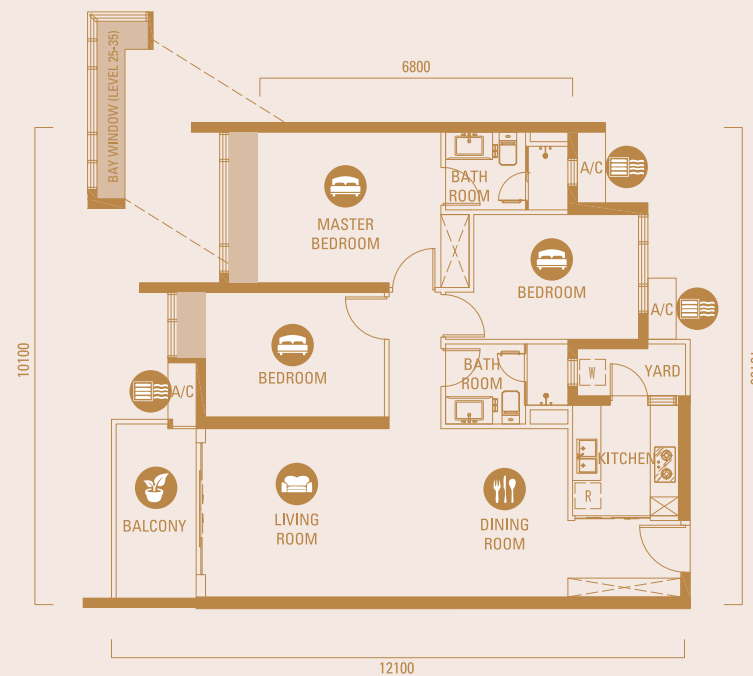
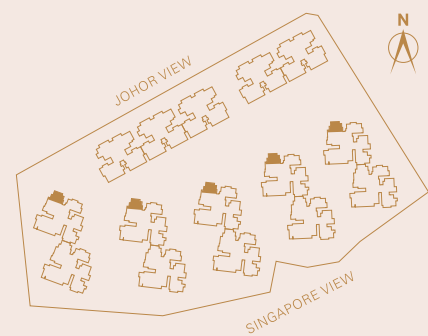
BALCONY
3 BEDROOMS
2 BATHROOMS
3 BAY WINDOWS



TYPE J1

Built-up
1,081 sq.ft.
100.4 m²

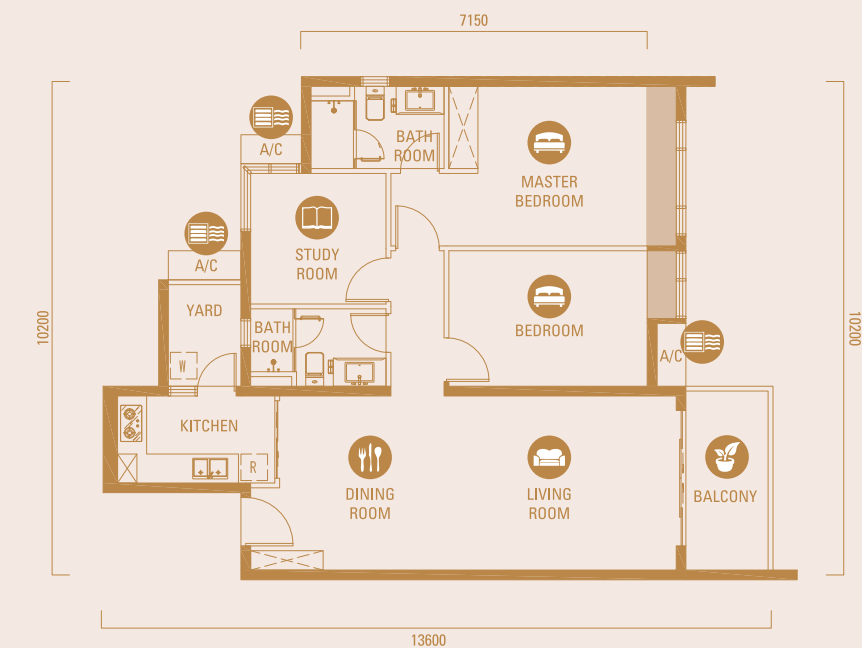
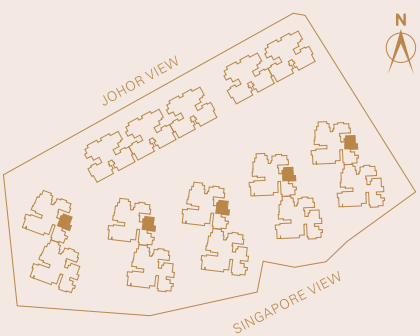
BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



TYPE L

Built-up
1,097 sq.ft.
101.9 m²

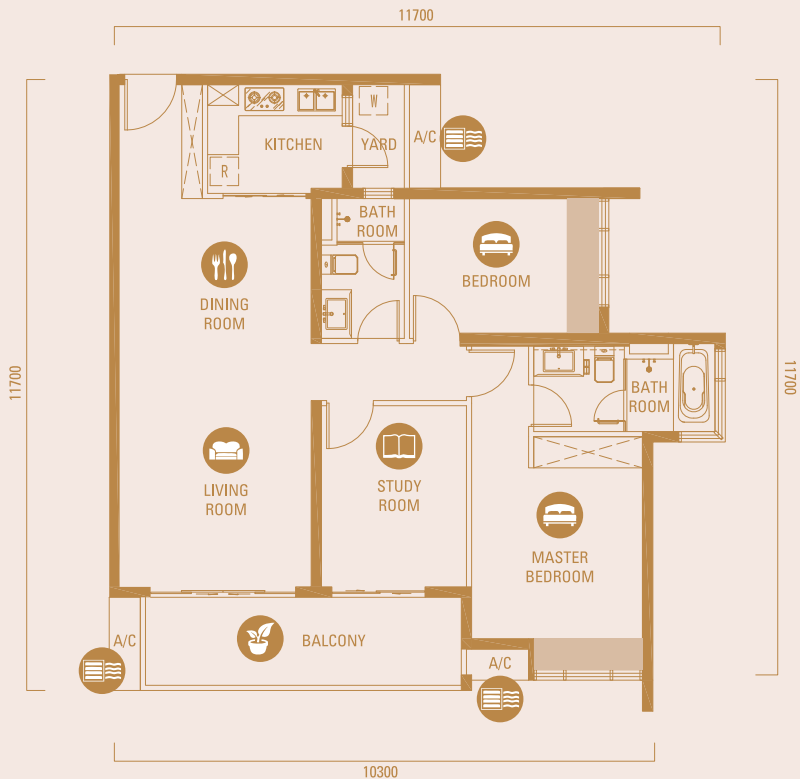
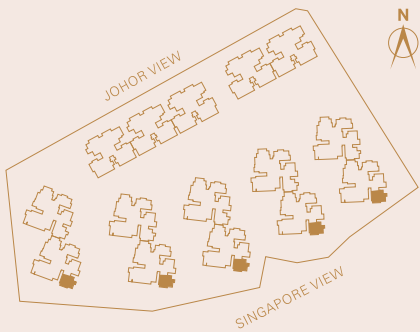
BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



TYPE M

Built-up
1,129 sq.ft.
104.9 m²

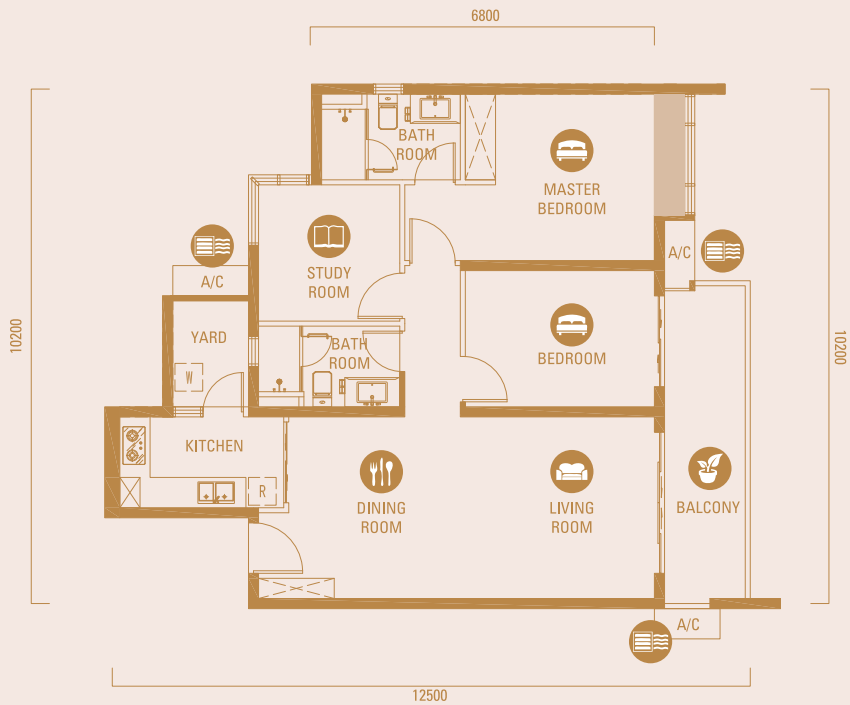
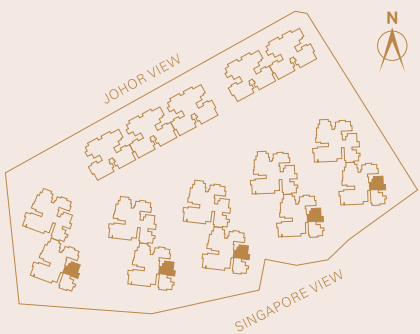
BALCONY
3 BEDROOMS
2 BATHROOMS
2 BAY WINDOWS



TYPE N

Built-up
1,074 sq.ft.
99.8 m²

BALCONY
3 BEDROOMS
2 BATHROOMS
1 BAY WINDOW



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 (13A)	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