



Name of the Township: MARINA COVE

Name of Parcel 1 : WAVE Serviced Apartment

Developer : ADAWAN DEVELOPMENT SDN BHD

Site Location : Lot 5602, Jalan Sultanah Aminah, Marina Cove, 80050 Johor Bahru.

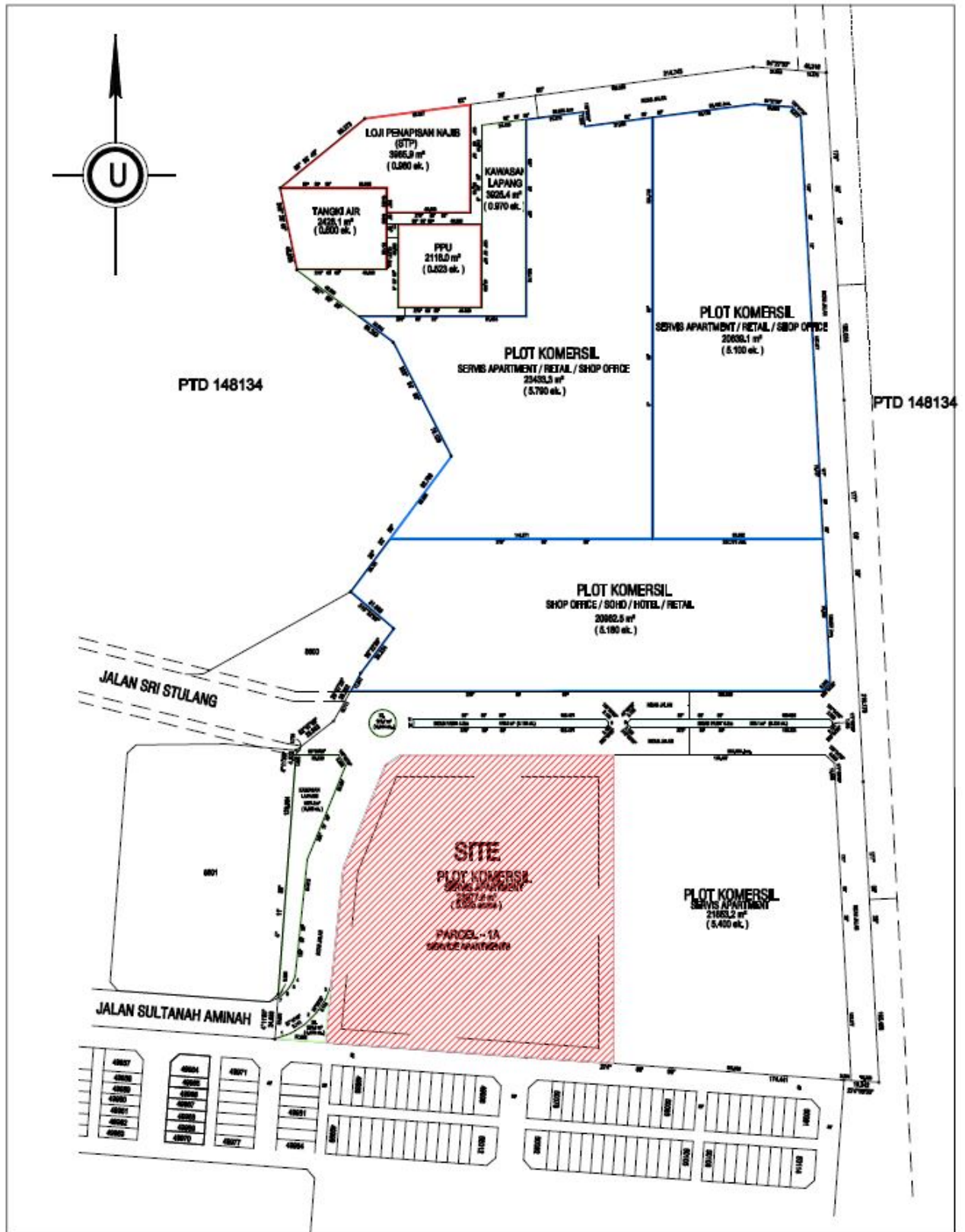
Tel: 607-333 8101 Fax: 607-333 5101

Project Management : by TRILINK PYRAMID SDN BHD (subsidiaries of IOI Properties Bhd)

Lot 32666, Jalan Segenting, Taman Bukit Mewah, 82100 Johor Bahru

Tel: 607-232 0101 Fax: 607-234 6053

Master Layout Plan



Site Plan



Illustration Façade views



View of the building façade (Front elevation view)



View of the Main Entrance, lobby and commercial shop



Site View of the commercial lot at 1st Storey (6 m ceiling height)



View of entrance drop off

Marina Cove, Johor Bahru Project Brief Info

Developer	: ADAWAN DEVELOPMENT SDN BHD
Managed by	: Trilink Pyramid Sdn Bhd (IOI Properties Bhd)
Project Name	: Marina Cove, Johor Bahru
Total Area	: 37.7 Acres (5 parcels)
Land Tenure	: Freehold
Type of Development	: Mixed/ Commercial Development consist of <ul style="list-style-type: none"> i. Serviced Apartments ii. Commercial Retails/ Complex iii. Hotels
Location	: MLO 2277, Mukim Plentong, Johor Bahru : 8 mins to Johor Bahru Causeway : 5 mins to The Zon JB, Shopping centre & Hypermarkets, International School : SLE Coastal Highway, North South Highway, Pasir Gudang Highway : 3 mins to Tebrau Highway : 2 mins to Eastern Dispersal Link : 1 min to Permas Bridge

Parcel 1	: Wave
Land Area	: 5.925 acres

Type Development	: 6 Blocks of 35 storey serviced apartment:- <ul style="list-style-type: none"> i. Block A – 238 units of Serviced Apartment + 3 commercial lots ii. Block B – 251 units of Serviced Apartment + 9 commercial lots iii. Block C – 252 units of Serviced Apartment (Launched) iv. Block D – 216 units of Serviced Apartment (Launched) v. Block E – 256 units of Serviced Apartment (Launched) vi. Block F – 252 units of Serviced Apartment (Launched)
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Total Units	: 1,465 units
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Unit Distribution	:
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Unit Type	Built-up Area	Block A	Block B	Block C	Block D	Block E	Block F	Total Unit
Type 1A [1 bedroom+Study]	526 ft ²	-	-	-	108	-	-	108
Type 1B [1 bedroom+Study]	553 ft ²	54	57	58	54	-	-	223
Type 2A [2 Bedrooms]	793 ft ²	54	58	58	54	-	-	224
Type 2B [2 Bedrooms+Study]	933 ft ²	-	-	-	-	116	116	232
Type 2C1 [2 Bedrooms+Study]	942 ft ²	31	34	34	-	-	-	99
Type 2C2 [2 Bedrooms+Study]	942 ft ²	34	34	34	-	-	-	102
Type 2D [2 Bedrooms+Study]	952 ft ²	65	68	68	-	-	-	201
Type 3A [3 Bedrooms]	1103 ft ²	-	-	-	-	70	70	140
Type 3B [3 Bedrooms+Study]	1344ft ²	-	-	-	-	70	66	136
Total unit		238	251	252	216	256	252	1465

Only 13 units with PES at Level 7 [Type 1B-4 units, Type 2A-4 units, Type 2B- 5 units]

- Car park Allocation : Type 1 (1A/1A-1/1B) - 1 Lot per unit
: Type 2 (2A/2B/2C-1/2C-2) – 1 Lots per unit
: Type 3 (3A/3B) – 2 Lots per unit
- Special Features : All units are in Semi Detached & Detached Layout
: Only 8 units per floor each tower (better privacy)
: All bedrooms having own views (pool/ city view)
: Full glass window promoted nature light & full view (less obstruction)
: Extra high ceiling at 3.2m (10.5ft) clear height
: 2.2 acres podium garden with various clubhouse facilities

Security System

Multi tiers security system –

- i. Perimeter fencing wall with high resolution CCTV link to security control room
- ii. 24 hours security patrolling
- iii. Smart card access control at all access points
- iv. Smart card control in lifts
- v. Digital lock entrance door
- vi. Intercom system & panic button in each units (for emergency)
- vii. Visitors Control
 - a. parking – outside the perimeter fencing
 - b. registration & verification – verified with resident before register with NRIC & issue smart card access
 - c. accessibility – only accessible to the destined floor
 - d. blacklist of visitor – management reserve the right to blacklist visitors

p/s: long range smart card reader at guard house area so resident can drive through like using smart tag without stop for “touch & go” without any smart tag device in car.

Telephone & Internet trucking: **ready connect to:-**

- i. high speed broadband service
- ii. SMATV (all Malaysia & Singapore TV Channels)
- iii. HD Astro

Lifts : 4 units per block (3 Passenger lifts & 1 service lift)

Promotion package

- : RM5,000 booking for Malaysian, 5% deposit for non-Malaysia citizen
- : 15% rebate on SPA price
- : SPA & loan Agreement Legal Document fee by developer
- : MOT, Stamp Duty & Title Registration by developer
- : Title Perfection and Title Charged fees by developer
- : Johor State Consent - state levy subsidy of maximum RM10,000.00 by developer, whatever additional fee imposed by authorities at purchaser(s) own cost
- : 2.4% non-DIBS rebate (*Non-DIBS refund will be given in 3 difference stages; after the first draw down, after 55% progress claimed and after vacant possession claimed.*)
- : Furnishes Package

Description of Items	Type 1A/1A-1/1B	Type 2A	Type 2B/2C-1/2C-2/2D	Type 3A	Type 3B
Kitchen cabinet cum with sink & tap, cooker hob & hood	1 unit	1 unit	1 unit	1 unit	1 unit
Wardrobe	1 unit	2 units	2 units	3 units	3 units
Vanity cabinet	1 unit	2 units	2 units	2 units	3 units
Shower screen	1 unit	2 units	2 units	2 units	3 units
Air-conditional	2 units	3 units	4 units	4 units	5 units

End Financier

- : up to 85% loan margin for Malaysian and up to 80% for Singaporean
 - i. Ambank
 - ii. CIMB
 - iii. OCBC
 - iv. Maybank
 - v. Hong Leong Bank
 - vi. Public Bank
 - vii. UOB Bank

* all promotion items may change from time to time, management reserved the right to change without further notification.

**if for any reason whatsoever the Purchaser shall:

- (a) withdraw from the purchase of the Property; or
- (b) in default of the SPA and/or the SPA is terminated; or
- (c) in default of the Loan Documents

then in such event the Promotion Package offered herein shall be withdrawn and revoked absolutely by the Developer and thereafter the Developer shall have no obligation whatsoever to the Purchaser in respect of the Promotion Package or any part thereof. Any Rebate and Credit Note if already issued shall be deemed revoked and cancelled and become null and void. Any sum or sums already due or paid by the Developer on behalf of the Purchaser pursuant to the Promotion Package including without limitation the Legal Fees and Disbursement and the Johor State Consent Fee (if applicable) shall be deducted from the instalment(s) previously paid by the Purchaser and retained by the Developer Provided That any deficiency thereof shall be made good by the Purchaser to the Developer and shall be a debt due by the Purchaser to the Developer and be payable immediately on demand.

Facilities

Podium Facilities Plan



Active Zone

1. Swimming pool
2. Pool deck
3. Lush green garden
4. Pavilion
5. Cabana
6. Jogging trail
7. Gymnasium
8. Games room
9. 1/2 Basketball court & wall climbing (Level 5)
10. Badminton court (Level 5)
11. Multi-purpose room (Level 5)

Leisure & Relax Zone

12. Play Pool
13. Spa Pool
14. Pool deck
15. BBQ Pavilion
16. Putting green
17. Landscape pond
18. Yoga/ meditation plaza
19. Pavilion
20. Female changing room & steam room
21. Male changing room & sauna
22. Prayer room
23. AV room
24. Function room
25. Open deck
26. Lawn

Kid's Zone

27. Kid's pool
28. Playground
29. Lawn
30. Water feature landscape
31. Kid's corner

Quiet Zone

32. Reading room

Illustration of Facilities



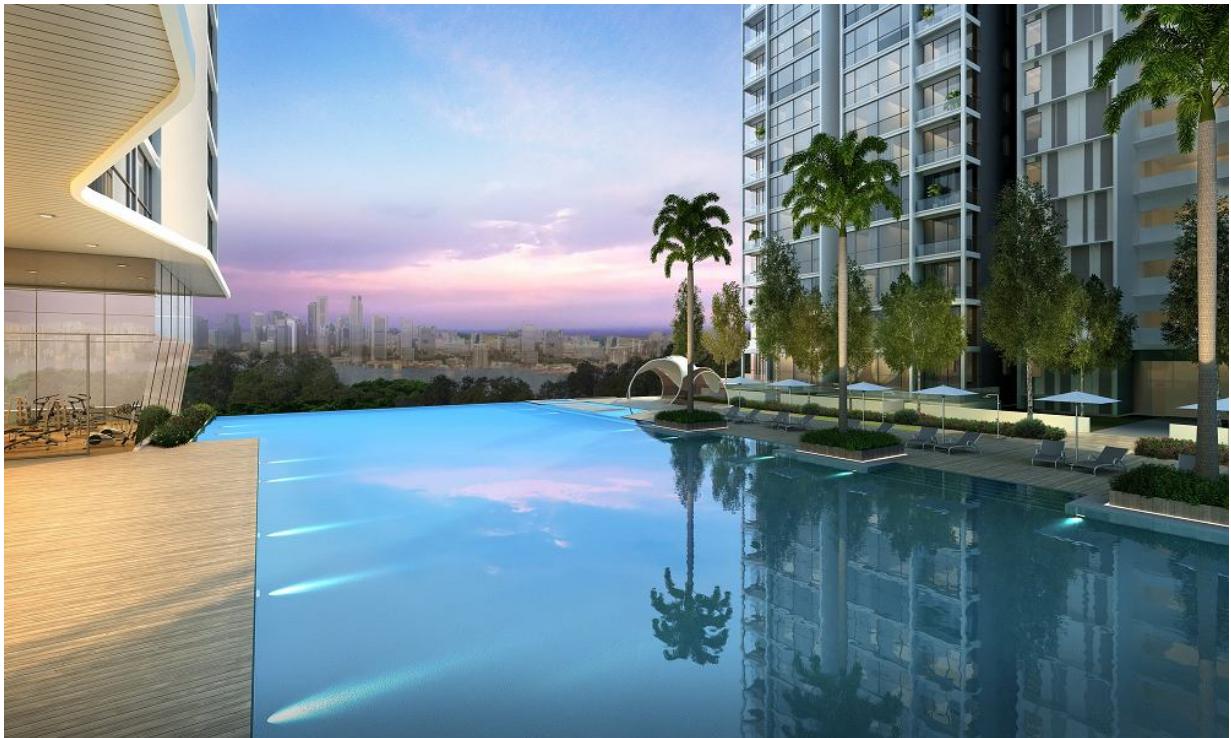
View of Level 5 – ½ Basketball court, Climbing Wall & Badminton Court



View of Level 7 –Putting Green & Swimming Pool, Gazebo at relax Zone

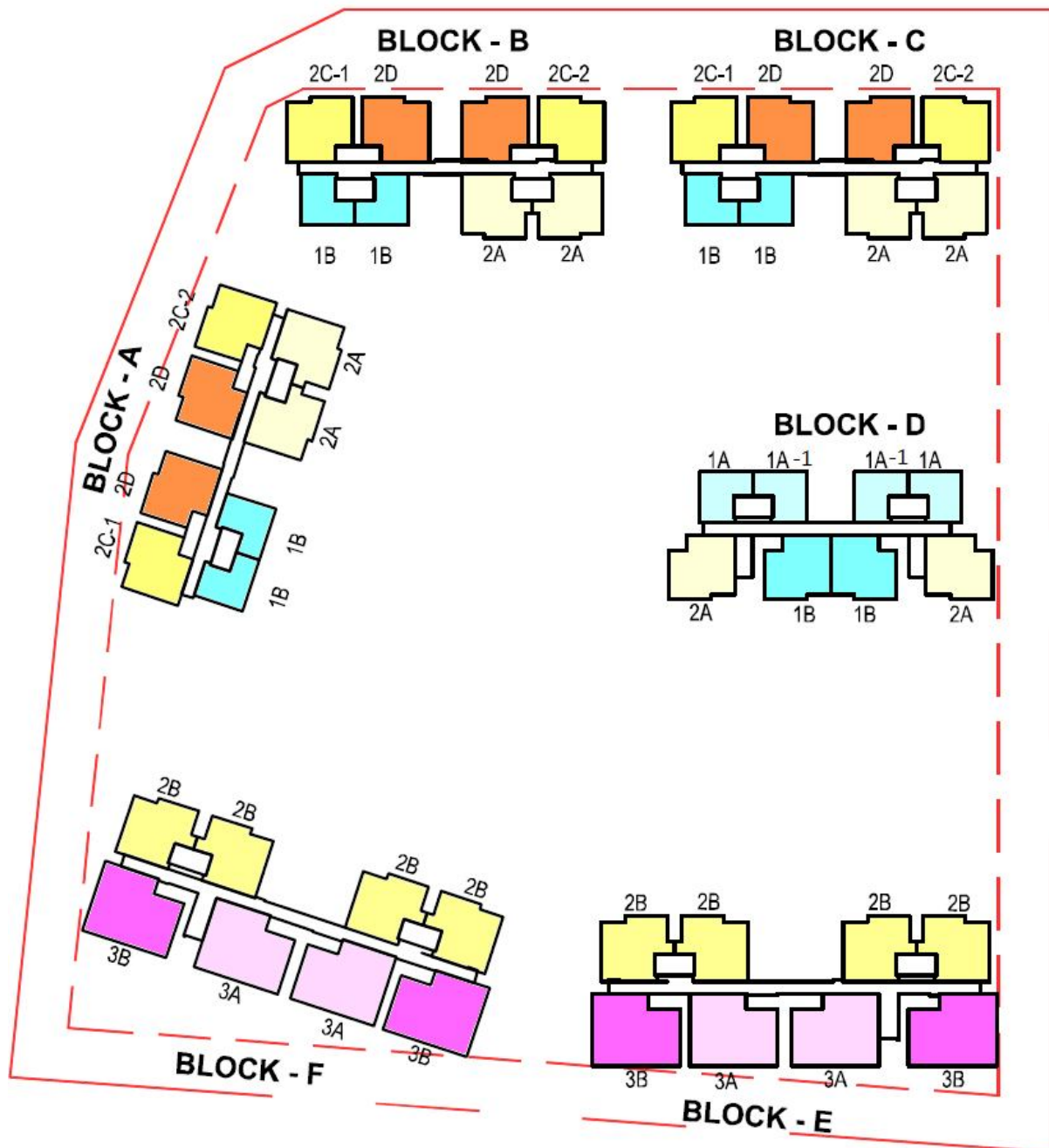


View of Level 7 –Swimming Pool & Spa Pool at relax zone



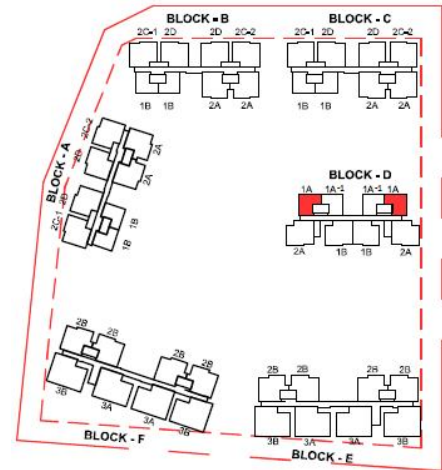
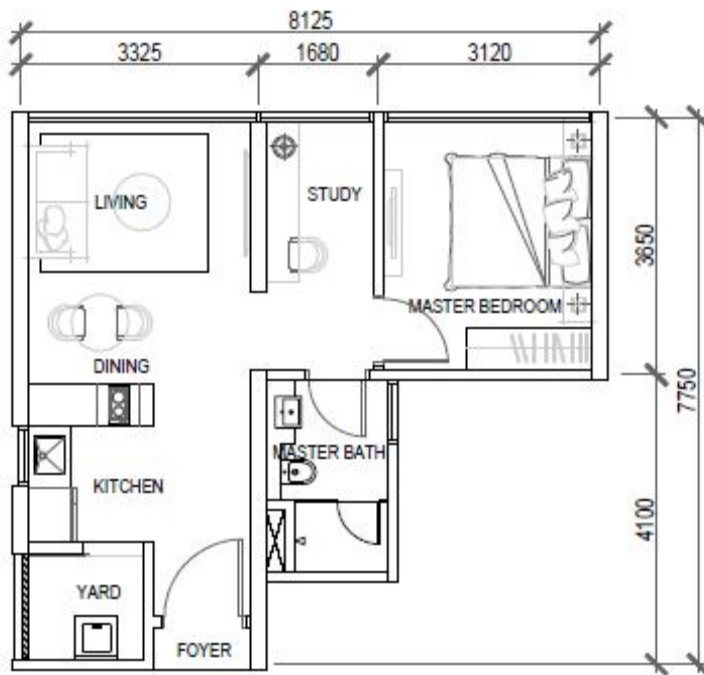
View of Level 7 –Lap Pool 12mx50m, Gymnasium & Pavilion at active zone

Typical Floor Layout

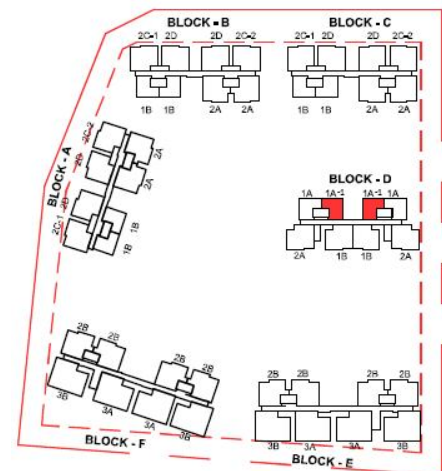
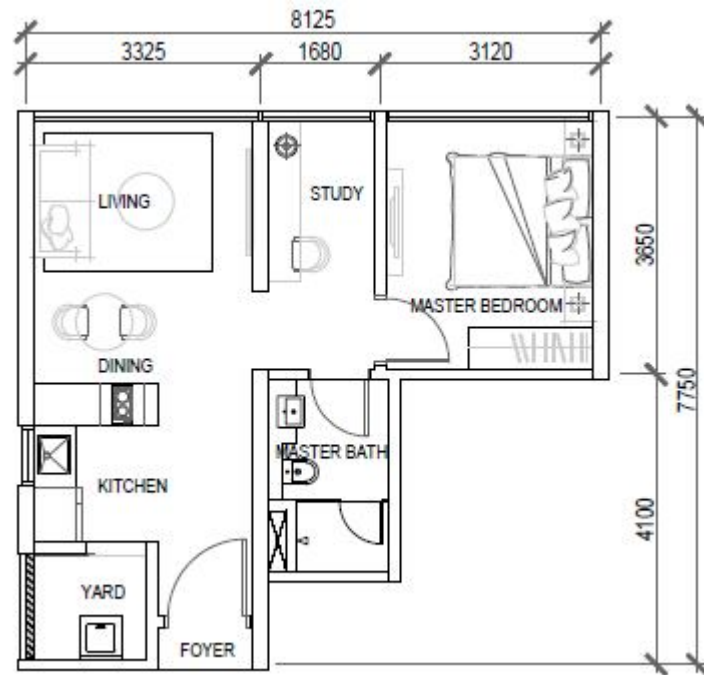


Typical Unit Plan

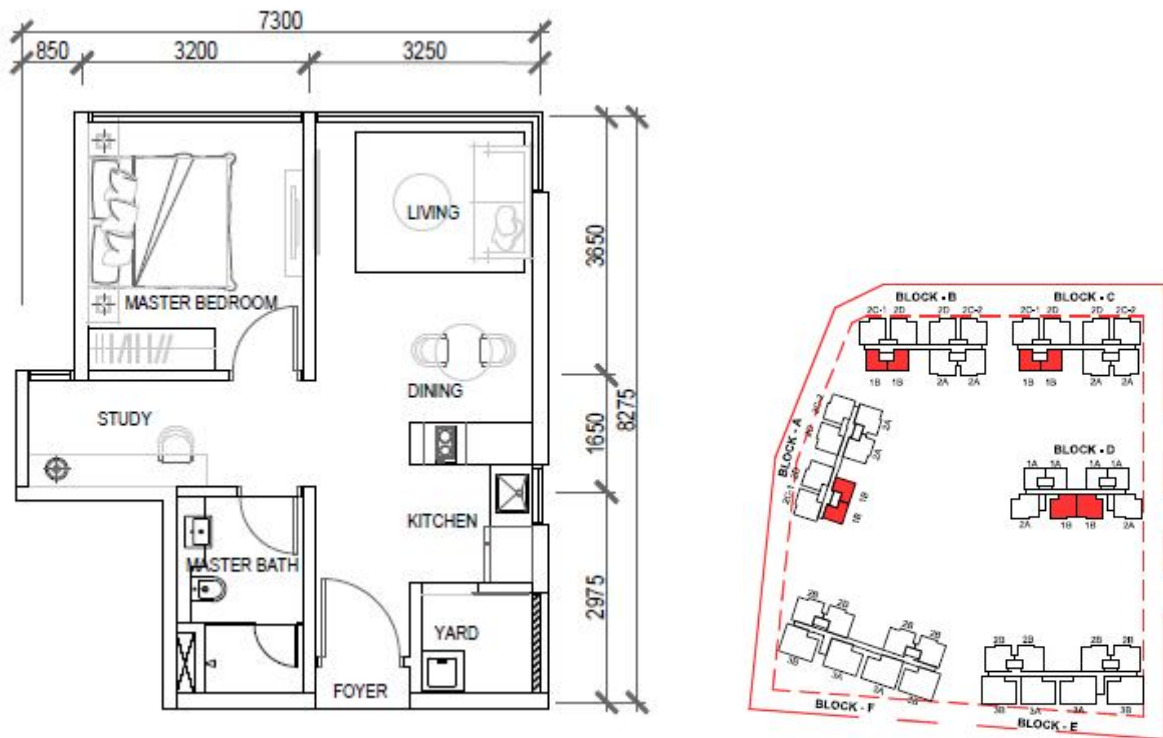
Type 1A [1 Bedroom + Study] – 526 sq.ft



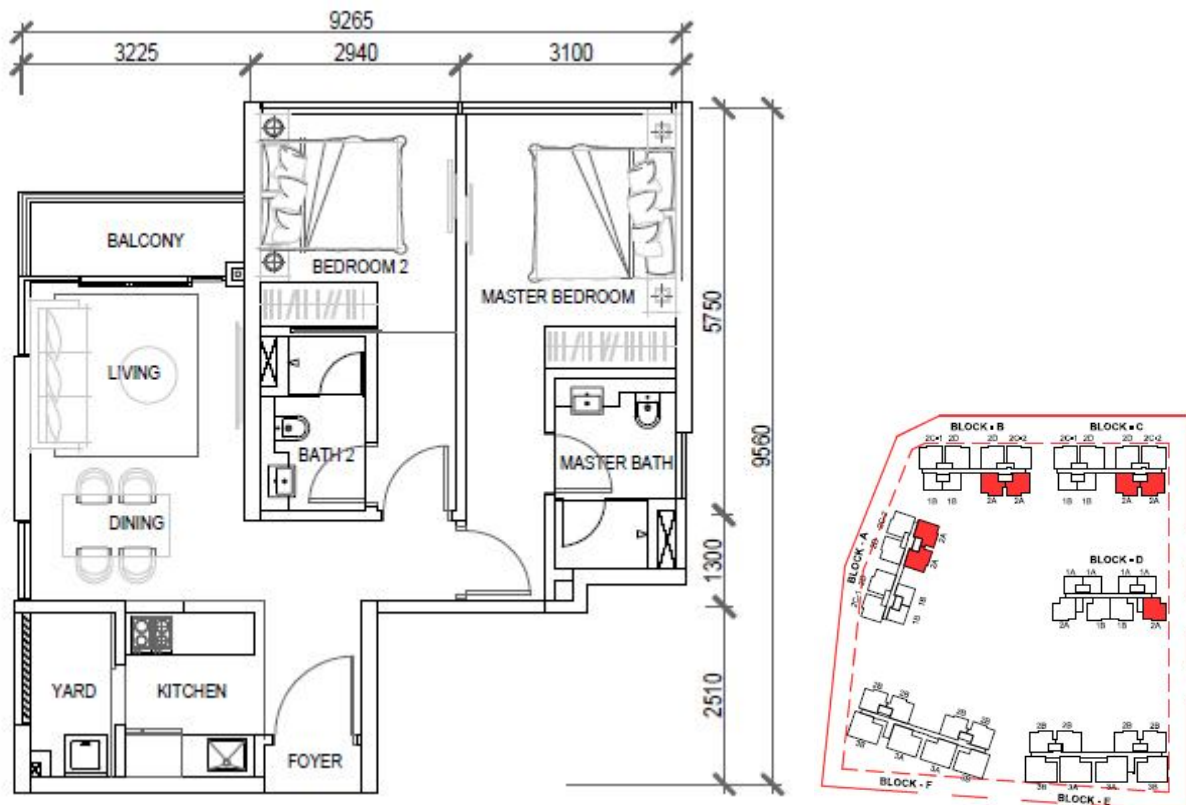
Type 1A-1 [1 Bedroom + Study] – 526 sq.ft



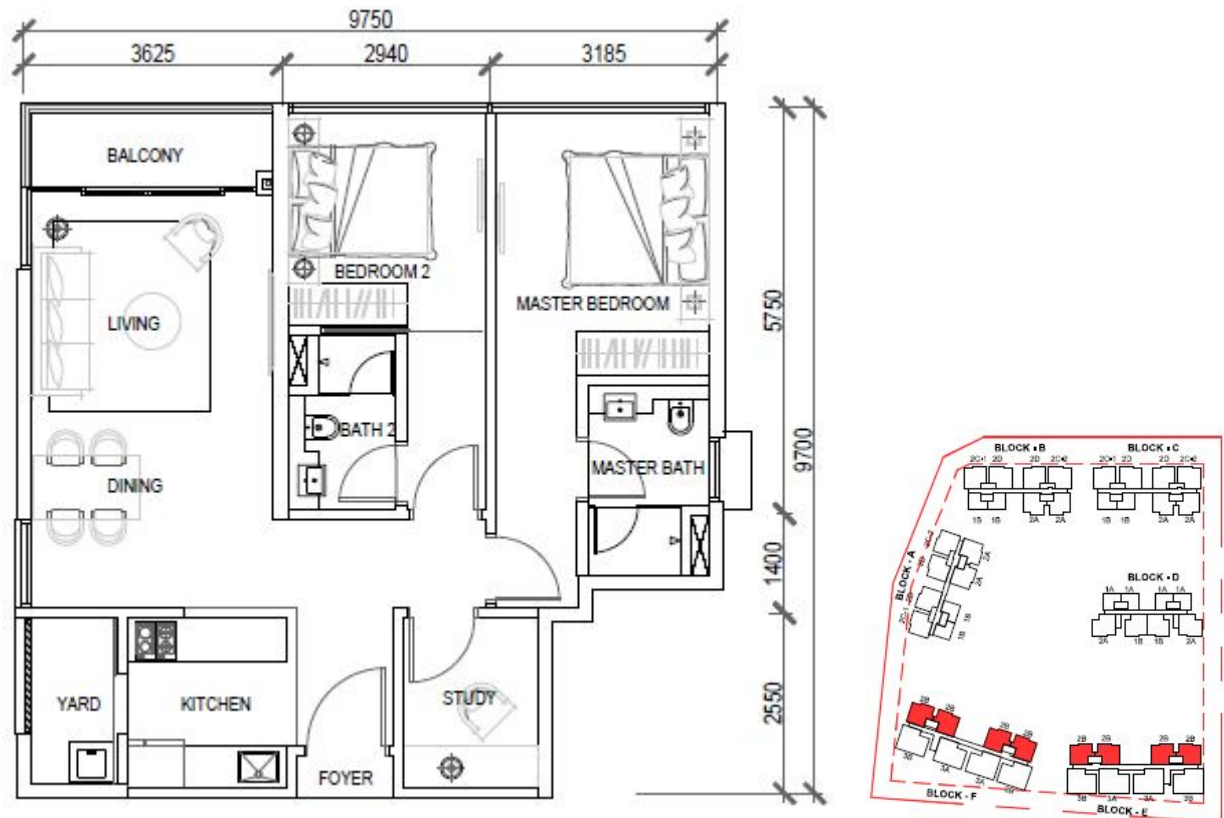
Type 1B [1 Bedroom + Study] – 553 sq.ft



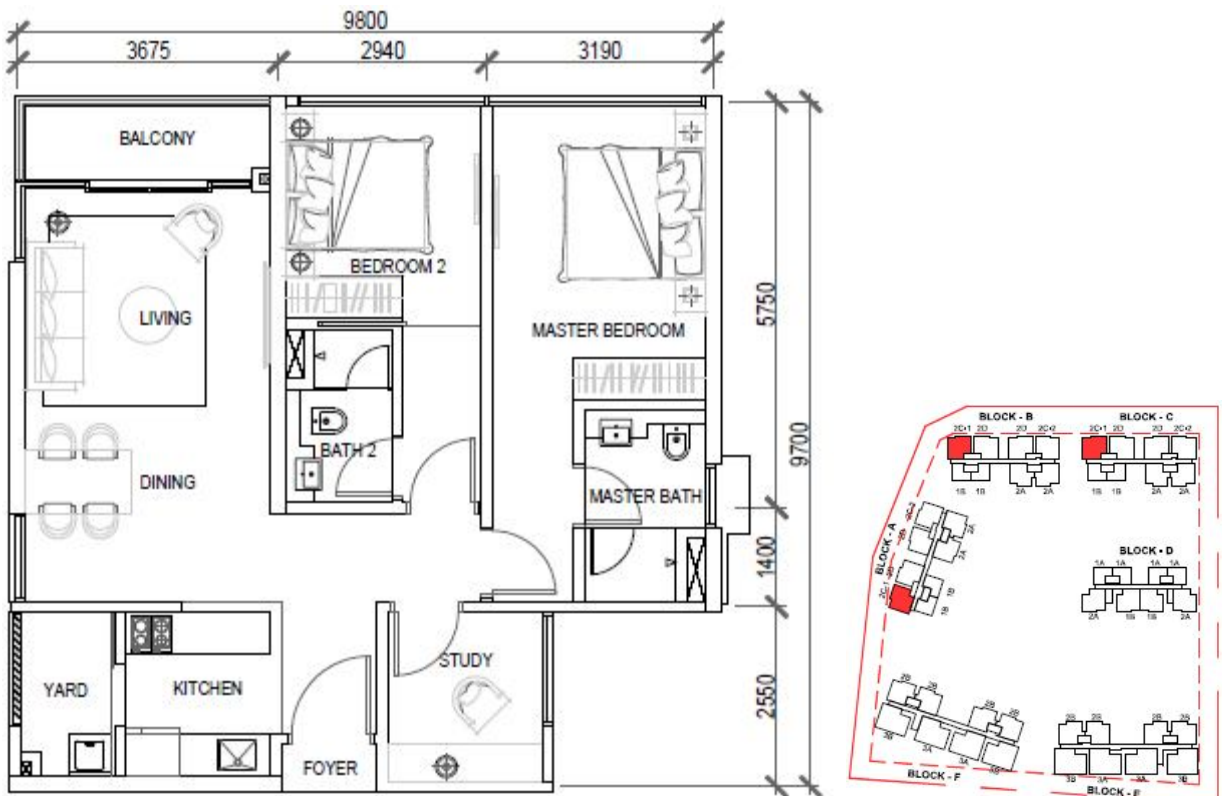
Type 2A [2 Bedrooms] – 793 sq.ft



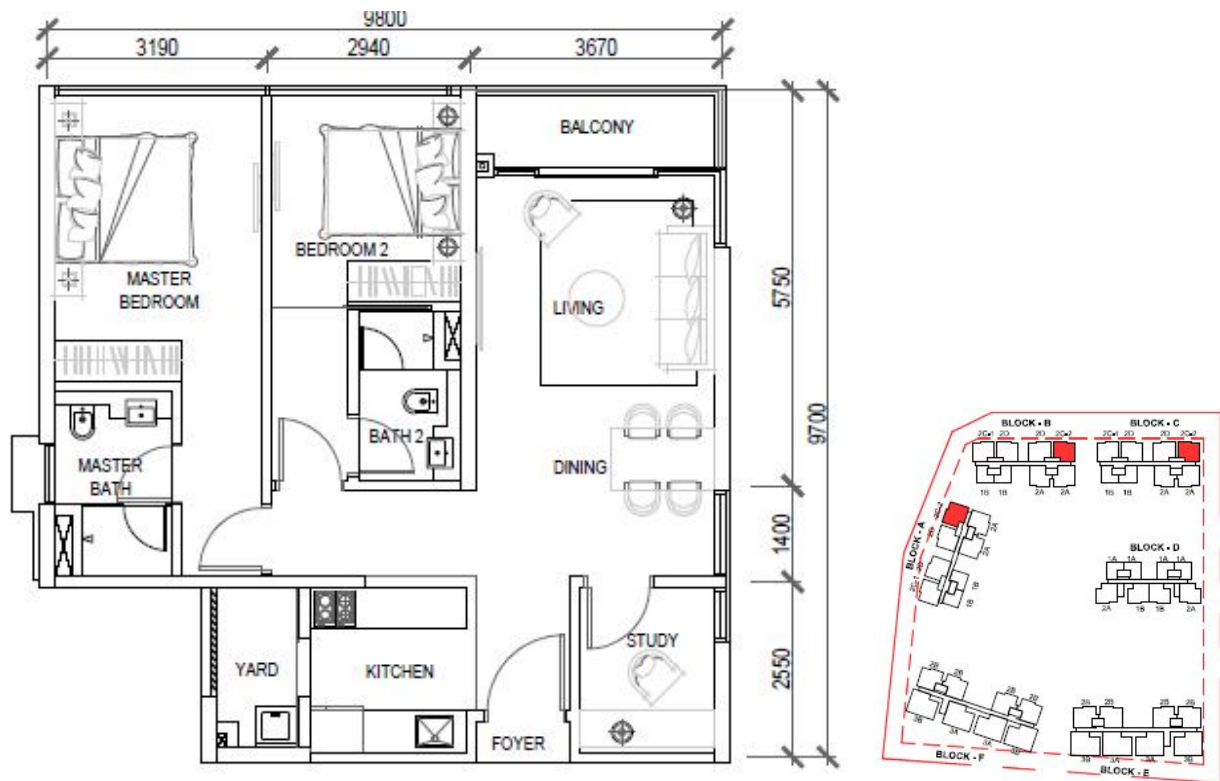
Type 2B [2 Bedrooms + Study] – 933 sq.ft



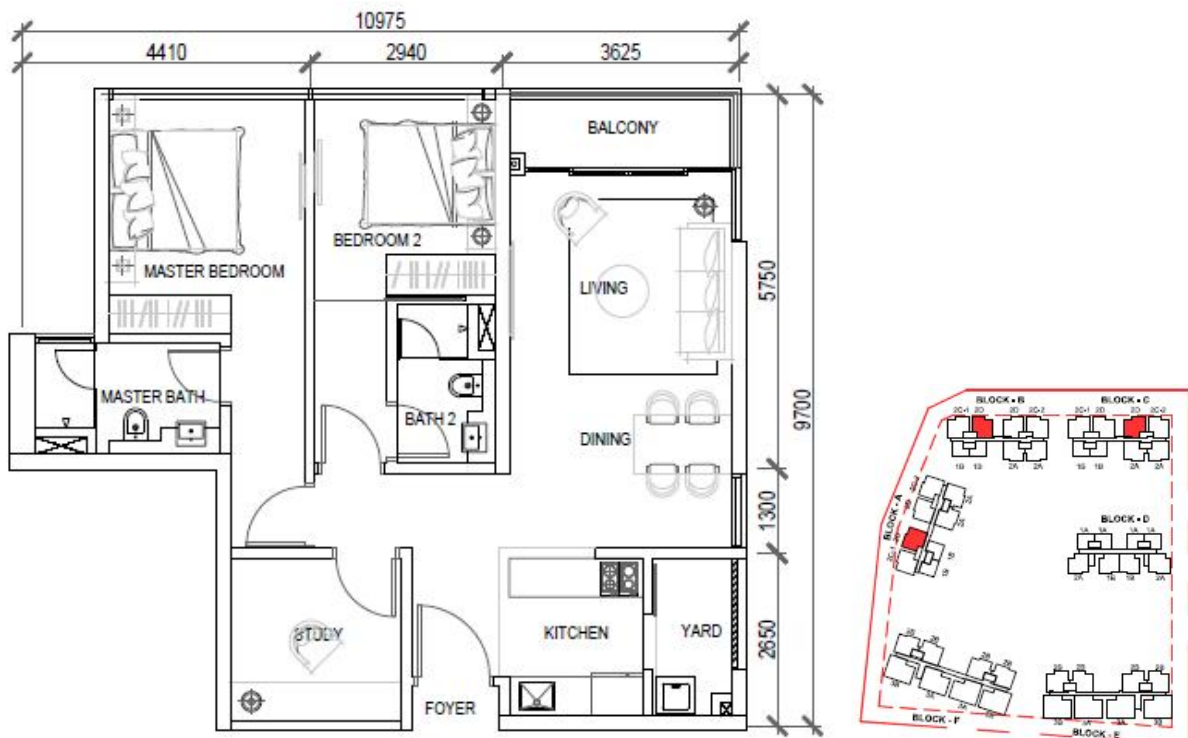
Type 2C-1 [2 Bedrooms + Study] – 942 sq.ft



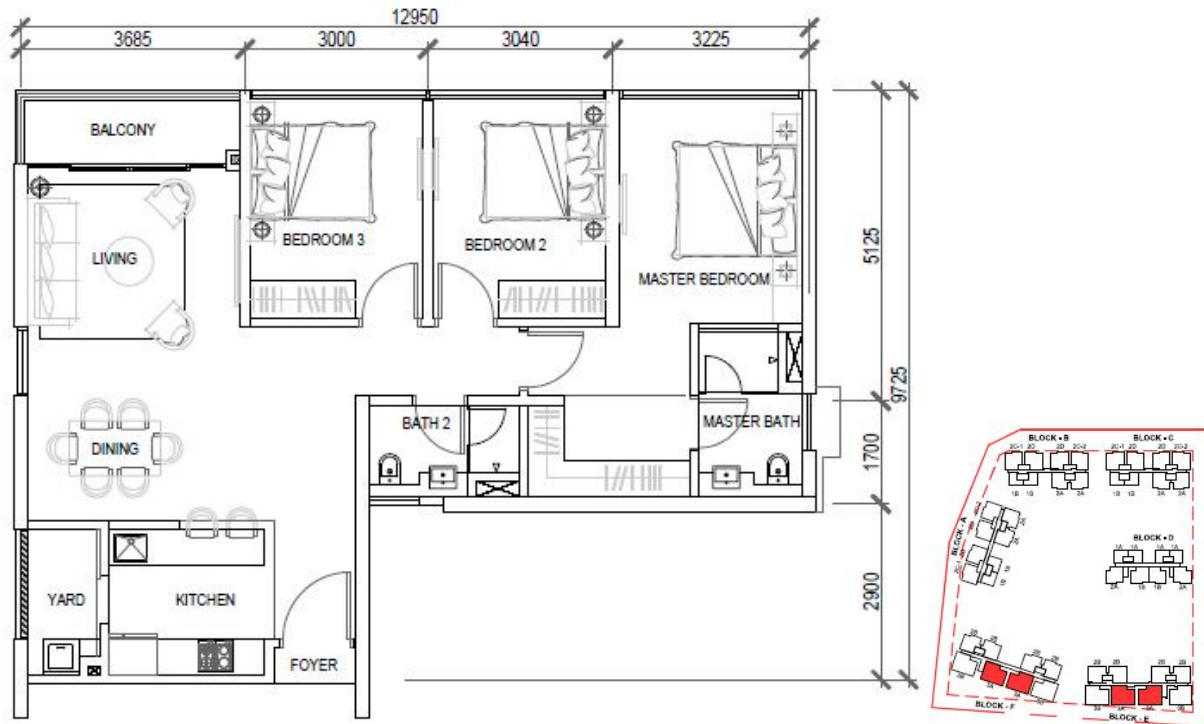
Type 2C-2 [2 Bedrooms + Study] – 942 sq.ft



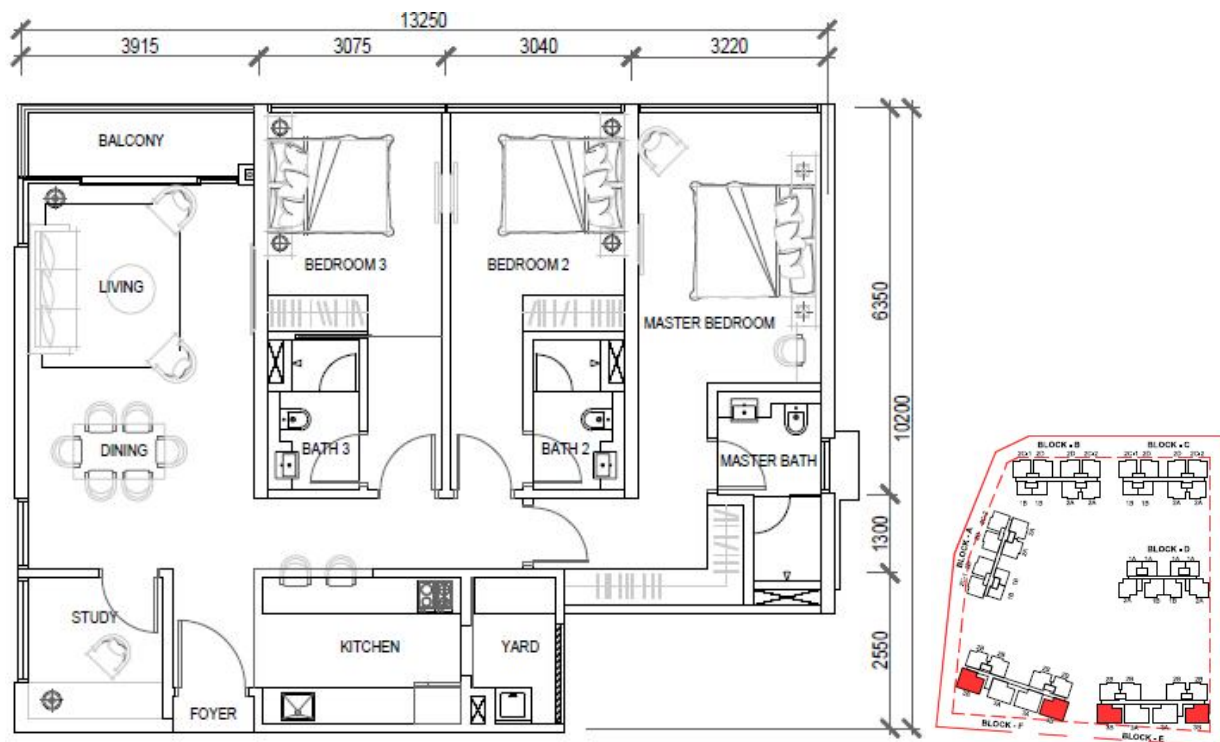
Type 2D [2 Bedrooms + Study] – 952 sq.ft



Type 3A [3 Bedrooms] – 1103 sq.ft



Type 3B [3 Bedrooms + Study] – 1344 sq.ft



All illustrations are artist's impression only. All the plan, specifications and information contained herein above are not to scale and are subject to any amendment without notifications as may be required by relevant authorities. All serviced apartments are approximate of typical plans and are subject to final survey and column sizes may vary. The developer and its agents cannot be held liable for any inaccuracies and cannot form part of any offer or contract