

NEW WORLD GARDEN

VILLA LIVING AT ITS BEST

Project Name: New World Garden

Location : Lot no.76349 (PTD 146390), Jalan Masai Baru, Masai
Mukim Plentong, Johor Bahru, Malaysia

Property Type : 92 units 3-storey Semi-detached Villa (Type A&B)
4 units 3-storey Bungalow

Tenure: Freehold

Land Title: Landed Strata

Land Area: 12.241 Acres

Build up : 4,092 / 4,140 (Type A/B) , 5,432 (Bungalow)

Listing Price : Type A -RM2,455,000 (min) - RM2,888,000 (max)

Type B -RM2,468,000 (min) - RM2,903,000 (max)

Bungalow: RM4,074,000 (min) - RM4,104,000 (max)

Maintenance fees : Approximately RM 0.18 psf based on built up size
of each unit were to be charged.

Expected Date of Completion : April 2014 (Built and sell concept)

Package : Free legal fees on SPA & 2 years Maintenance

Developer : Taipan Eagle Sdn.Bhd

Unit 1-1A, 1st Floor, Surian Tower,
No.1 Jalan PJU 7/3, Mutiara Damansara,
47810 Petaling Jaya, Selangor Darul Ehsan

Contact : 603-7710 8881 / 6012-911 3190

Contact Person : Denise Chan

Website : www.taipaneagle.com
www.nwd.com.hk

NEW WORLD GARDEN

VILLA LIVING AT ITS BEST



Aerial view of New World Garden

JOHOR BAHRU: THE SOUTHERN ATTRACTION

Nicknamed “New Mountain” or “Sin Sua” in Chinese (Hokkien), Johor Bahru, the capital of Johor, is located in the southern tip of Malaysia. Johor Bahru (JB) is the second most populous city, (approximately 1.4 million in the city, and nearly 2 million in the metropolitan area) in Malaysia. JB is home to heavy, medium and light industries, renowned institutions of higher learning, entertainment centres, and retail shopping malls, many of which are grouped in the city Centre and the suburbs. Not surprising as the next nearest metropolitan area is Singapore. Naturally, many Singaporeans own properties, businesses, and factories in JB. There’s a strong pull of Singapore tourists for entertainment, shopping and dining. JB’s strategic location provides convenient access through two main highways from the suburbs to the city. The interstate highway links JB to Kuala Lumpur up North and Singapore down South. In particular, the Johor-Singapore Causeway connects JB to Woodlands, Singapore.



Type A: 3-storey Semi-detached Villa



Type B: 3-storey Semi-detached Villa



3-storey Bungalow

SnapShot specifications

STRUCTURE : Reinforced Concrete Framework

WALLS : Brick and Cement Plaster

ROOF : RC Flat Roof with Waterproofing

CEILING : Skim Coat and Emulsion Paint by Nippon

FLOOR FINISHES : Porcelain Tiles by Niro Granite / 15mm-thick Burmese teak flooring

WALL FINISHES : Emulsion Paint by Nippon / Porcelain Tiles

WINDOWS : Aluminum Framed window with glass (Powder Coated)

DOORS : Timber Door with metal door frame / Aluminum framed sliding door

IRONMONGERY : Quality Locksets

PLUMBING & SANITARY FITTINGS : by American Standard / Roca / Premtex



40,000 sq ft Clubhouse with luxurious amenities & facilities

Gymnasium

Swimming Pool

Children's Playground

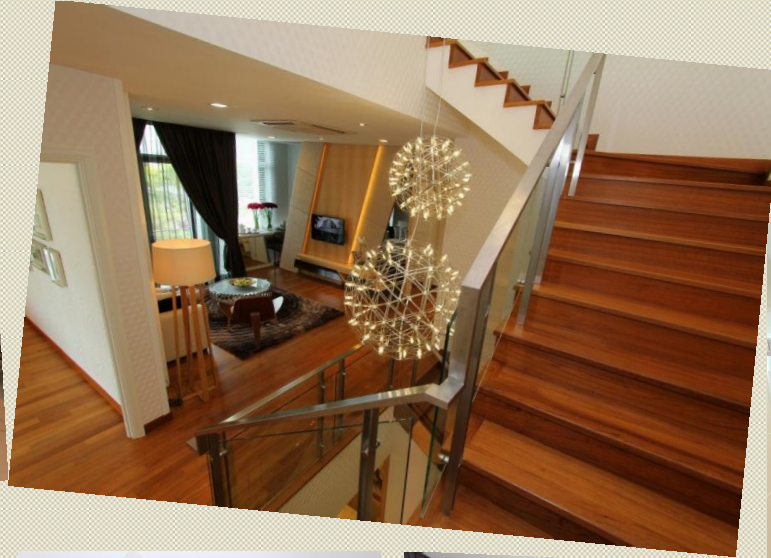
Multi-purpose hall

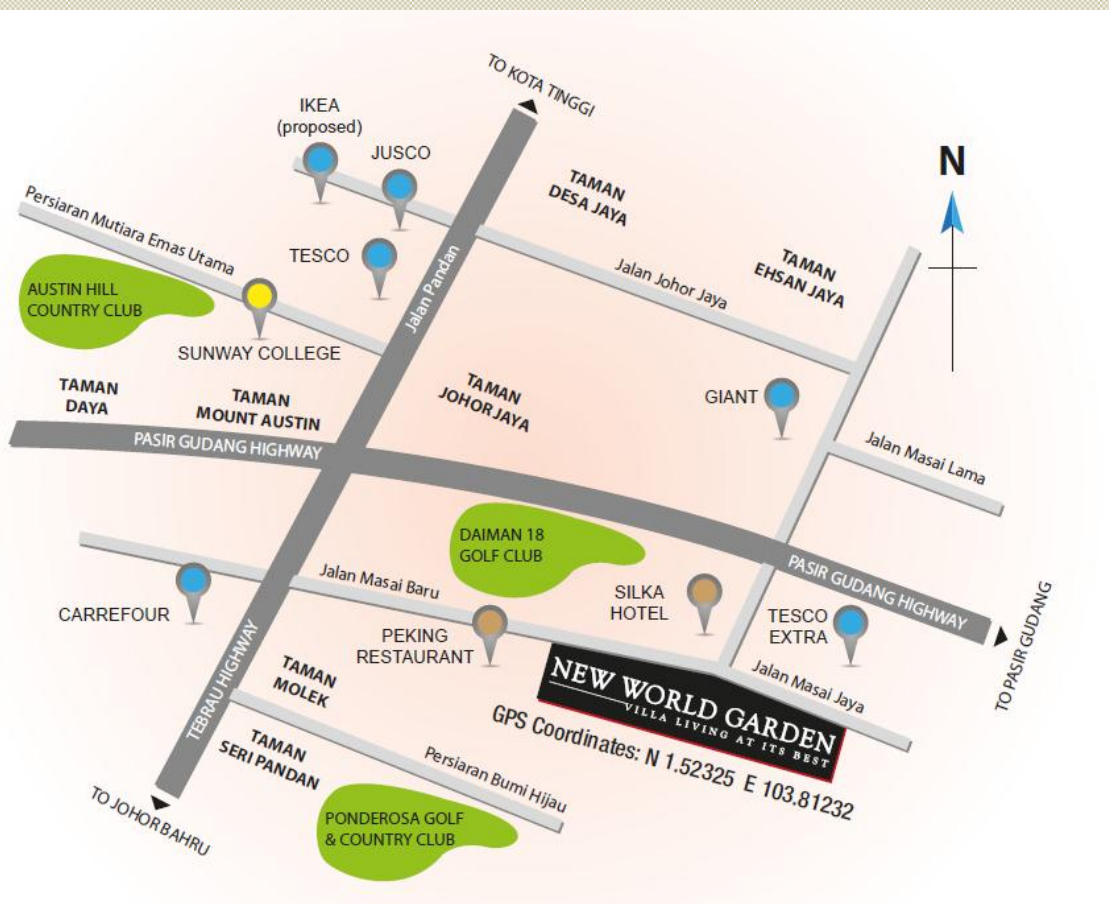


EXCLUSIVE FEATURES

- Gated & guarded community
- 24/7 CCTV surveillance and intercom system
- Exclusive neighborhood
- Strategic location & excellent accessibility
- Finished with quality materials
- Designer landscaping
- Accreditation by CONQUAS

Interior shots



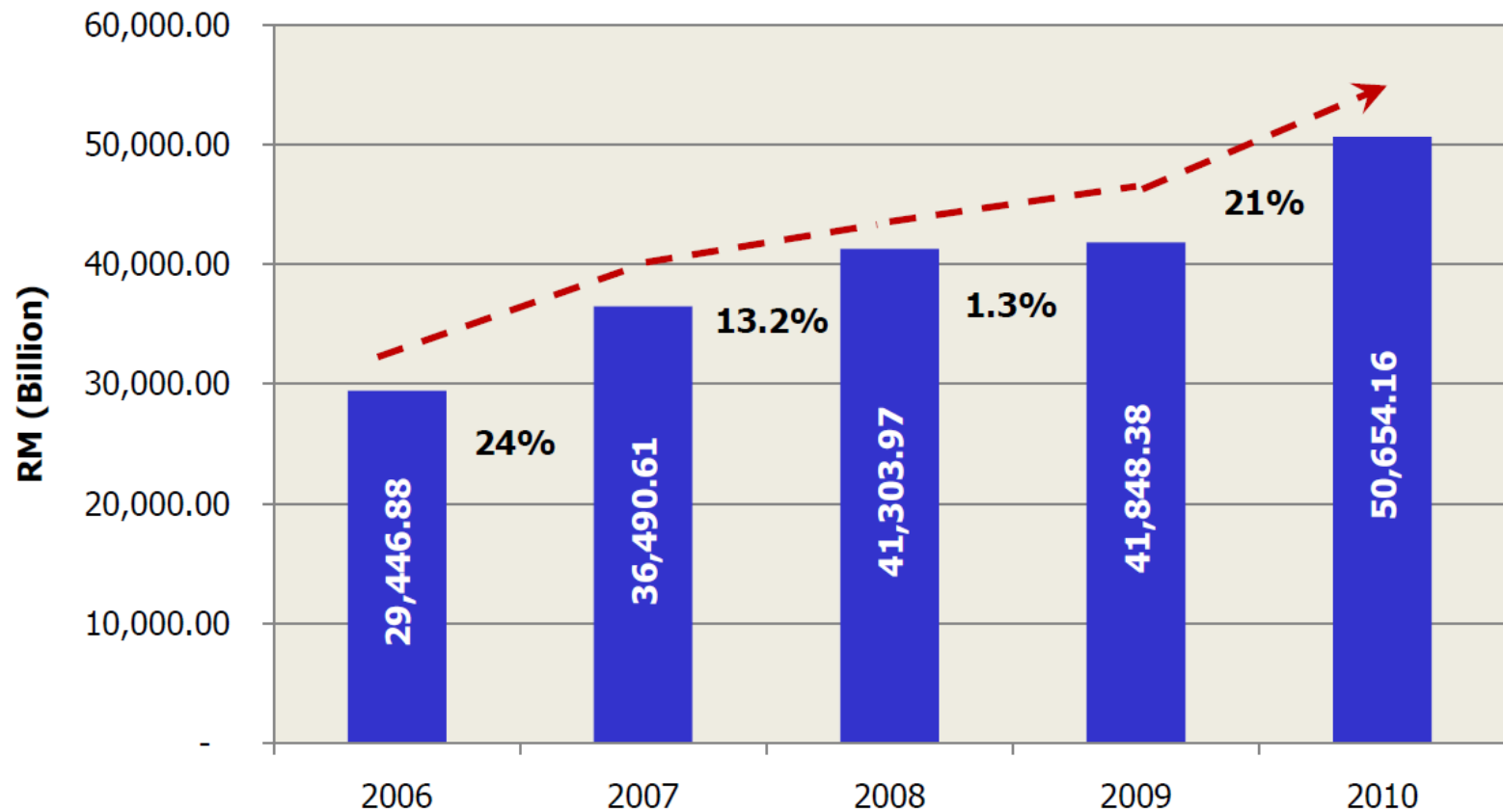


VITAL CONNECTIONS

Located in Plentong, New World Garden is just a short distance to Singapore and key market and business centres. A privilege living marked by exceptional accessibility to:

- 45-minute drive to Singapore's Changi International Airport
- 25-minute drive to Woodlands Causeway
- 15-minute drive to the City Centre
- 20-minute drive to Danga Bay Mall
- 30-minute drive to Legoland
- 30-minute drive to Johor Premium Outlet
- Close to key hypermarkets and recreational areas (such as Laman Tasik Pandan & Daiman 18 Golf Club)
- 5-minute drive to Taman Molek Commercial and Financial hub
- 15-minute drive to Tebrau highway
- 20-minute drive to North-South highway

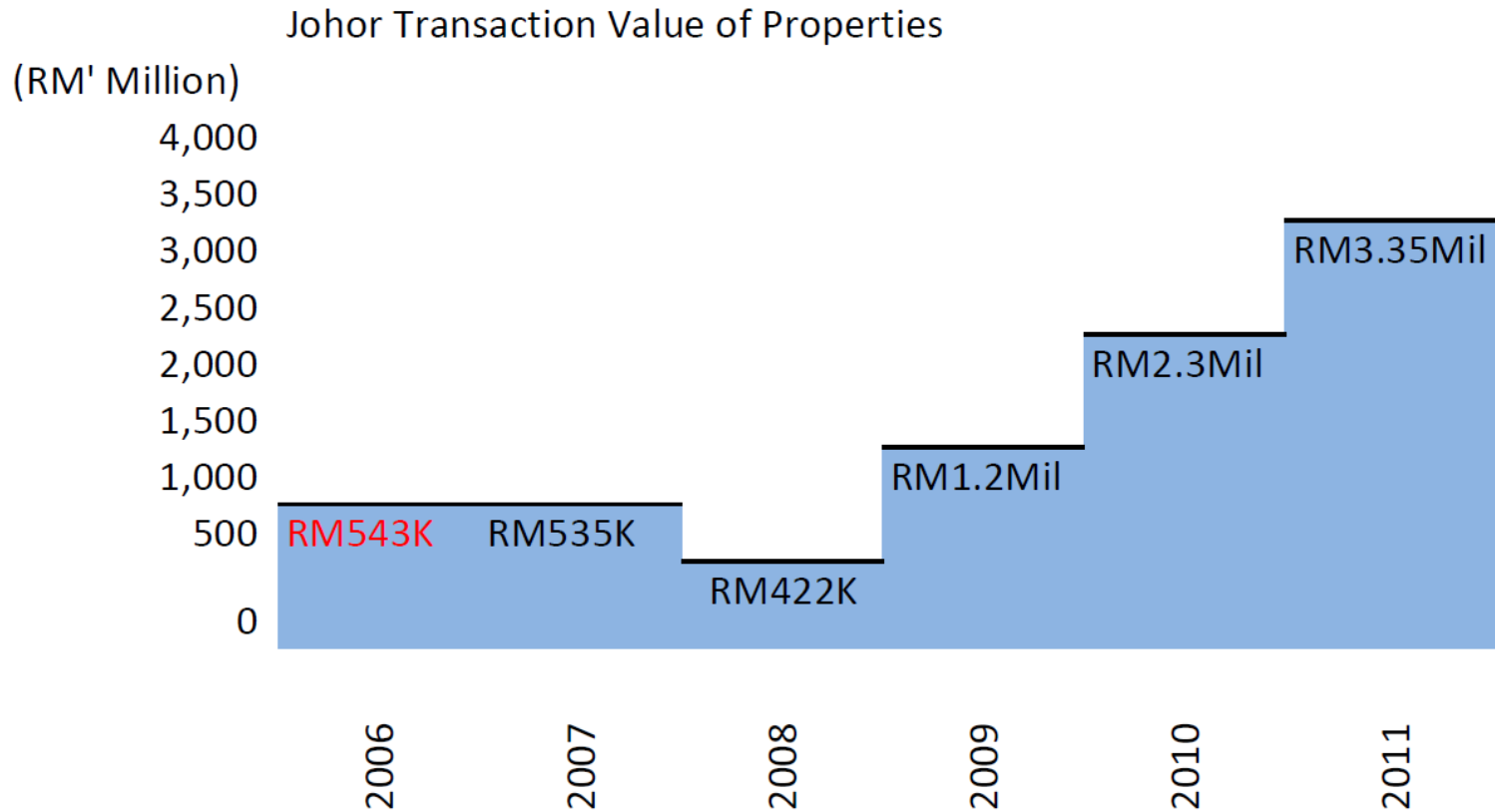
Residential Transaction (Value)



Source: Property Market Report (2006-2010)

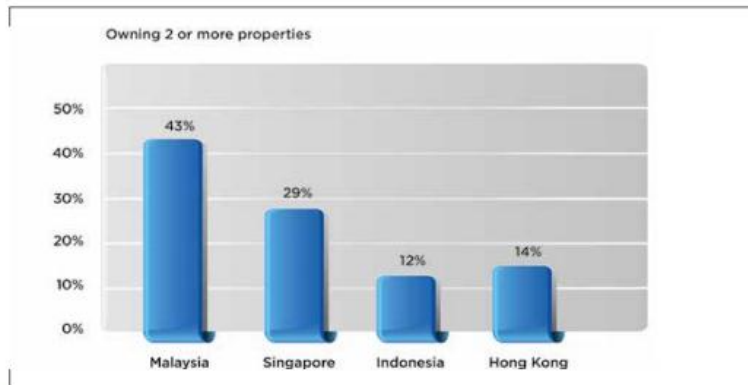
In 2010, house prices within RM250,000-RM500,000 as well as RM1,000,000 and above formed 23.2% (RM11.741bil) and 23.1% (RM11.699bil) respectively, constituting the biggest portion in term of transaction value

Market Intelligence



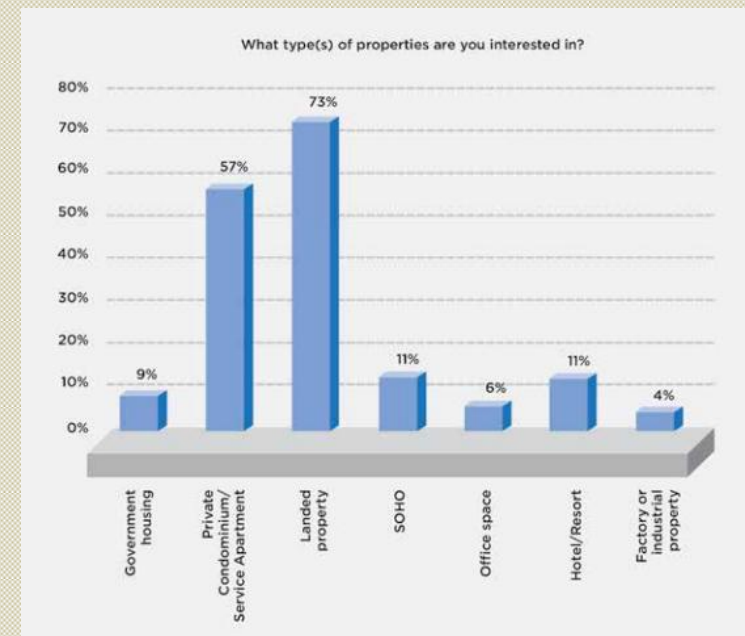
Johor's market sentiment proves a significant increase in property value transaction from 2006 - 2011

Market Intelligence



Malaysia being the most affordable investment venue in comparison with all their neighboring countries. Ownership of 2 or more properties to ONE individual is common.

In Malaysia, reason for investments are still because houses are affordable even for the landed property segment and thus the purchase for landed properties consistently sees great response during their launches



Overall Market Views – Johor Bahru

- From 2010, many developments were launched in Johor Bahru as well as the Klang Valley and Northern Region of Malaysia endlessly
- Property prices are generally based on demand and supply which are determined by growing population.
- The Johor property market recorded a total transaction value of RM **13.31 billion** for 40,864 property units as of 3Q 2011 a large increase against **RM 6.46 billion** (18,596 units) recorded in the preceding year. This shows that the Johor property market was hugely active in the first 3 quarters of 2011, registering an increase of 119.75% and 105.91% in terms of volume and value of property transactions. (Source: JPPH).
- The outlook this year for Johor's property market is positive as Iskandar Malaysia continues to fuel growth, reported The Star. 2012's "feel good factor" will continue into 2013, according to Koh Moo Hing, chairman of the Johor Real Estate Housing Developers Association (REHDA). Many of the Johor REDHA members reported a good response for property [...]
- Malaysia being the most affordable investment venue in comparison with all their neighboring countries (Singapore, Indonesia and Hong Kong)

- News Clippings
- Press Releases
- Iskandar Insight Newsletter

Subscribe eNewsletter

Your Name

Your Email Address

SUBMIT



Iskandar Malaysia Brochures Download

- 5 Year Progress Report
- Public Housing Info
- Investment Guide
- Official Brochures
- The 5 Flagship Zones



Inside Iskandar Quarterly Property Digest for Iskandar



Iskandar Malaysia Small Medium Enterprise Outreach Awareness



Iskandar Malaysia Corridor & City Transformation Programme



Your Guide to JB City



Blueprint for Iskandar Malaysia



Iskandar Malaysia Sustainable Metropolis Conference 2011



Iskandar Malaysia Information Kit

Singaporean home buyers look to Johor

08 NOVEMBER 2011 , BY THE SUN

The long queue for public housing in Singapore and high prices in the secondary market have resulted in more Singaporeans buying property in Johor and the Iskandar region, a Singapore real estate agent said.

Institute of Estate Agents Singapore immediate past president Jeff Foo said it is taking longer for young couples in Singapore to upgrade as property prices have gone up while supply is low.

"The government is working to provide more properties for young people, but we will only see the effect in several years' time," he said at the FIABCI-Malaysia Morning Talk on 'Singapore Property Market Updates' recently.

Foo said the certificate of entitlement or COE required for purchasing properties in the secondary market is expensive while the wait for new public housing from the government takes about three years.

He added that many Singaporeans, both local and permanent residents, are buying houses in Johor and commuting to work every day due to the lower cost of living and cheaper houses in Johor.

On the other hand, property buyers from China have overtaken Malaysians in Singapore. Today, 26% of property buyers in the republic are Chinese while 18% are Malaysians.

As for foreign property developers, most of them enter the Singapore market through joint ventures (JV) with local players as it is difficult to penetrate the market on their own. They would also need to know how the local players work in order to secure JVs, said Foo.

He said most foreign developers participating in the Singapore market are from China and Indonesia, while partnerships among local players are also common.

"I don't see Malaysian developers going into public housing projects as most tenders go to local developers. For luxury apartments, it depends if the project is worth going into a JV," he added.

On real estate investment trusts (REITs), Foo said prices have fallen due to lower demand while analysts have said Singapore's REITs are undervalued.

"REITs in Singapore have fallen, about 23% for hospitality REITs, office 22%, retail 5%, industrial about 7%," he said.

Foo said Grade A offices today are charging about S\$10 to S\$11 psf compared to the peak in 2008 with rentals of S\$18 psf, which was still 50% cheaper than in Hong Kong.

However, healthcare REITs are growing, he said. Singapore's only two healthcare REITs are Parkway and First REIT.

Search Keyword



Latest News

- Mida lulus tubuh 54 syarikat asing
30 August 2012
- MIDA lulus pelaburan RM5.4b
30 August 2012
- Keeping a positive outlook
30 August 2012
- Iskandar CEO counts on hitting RM100b target
30 August 2012
- Thousands visit Legoland in JB - before it opens
29 August 2012
- Thousands visit Legoland in JB - before it opens
29 August 2012
- MIDA Luluskan 54 Operasi Serantau, Global Pada Suku Pertama Dengan Pelaburan Berjumlah RM5.4 Bilion
29 August 2012
- MIDA Luluskan 54 Operasi Serantau, Global Pada Suku Pertama Dengan Pelaburan Berjumlah RM5.4 Bilion
29 August 2012
- MIDA approves 54 regional/global ops with RM5.4b investments
29 August 2012
- MIDA Approves 54 Regional, Global Operations In Q1 With RM5.4 Billion Investments
29 August 2012
- View News Archive

Article from
The SUN
8th November
2011

Sarawak
World Updates
Courts
Parliament
Columnists
Opinion

Honours List



Online
tuition
that
works!

- UPSR
- PMR
- SPM
- STPM



Japanese investors to develop RM500mil "Little Japan" in Johor Baru

Time Fibre Home Internet

100Mbps Internet @ RM179/Month. Free Voice With No Monthly Rental!
www.Time.com.my/FibreHomeBroadband

AdChoices ▶

JOHOR BARU: Japanese investors plan to develop Malaysia's first "Little Japan" township in Taman Molek here for high net worth ethnic Japanese keen to relocate and make Malaysia their second home.

Global Asia Assets (M) Sdn Bhd (GAAM), an asset-building consulting company for Japanese investors, which is behind the project, hopes to woo 2,000 wealthy Japanese to live, work or do business here within the next few years.

GAAM chief executive officer Fujimura Masanori said since March last year, some 70 Japanese individuals had already relocated here under the Malaysia My Second Home (MM2H) programme.

Additionally, 365 Japanese investors have also acquired high-end residential and commercial properties worth more than RM400mil here since January last year and are expected to also move here permanently soon.

"In view of the overwhelming response, we are eager to kick start the "Little Japan" project in Taman Molek where Japanese individuals are expected to invest over RM500mil in landed houses and luxury apartments over the next few years," said Fujimura.

Fujimura was talking to reporters at the Starhill Golf & Country Club in conjunction with a charity golf tournament in aid of the victims of the Japanese earthquake and tsunami last year.

About 50 golfers, including 20-GAAM customers from Japan had flown here to take part in the event.

All proceeds from the event will be donated to the Japanese Red Cross Society for distribution to needy victims of the Japanese earthquake and tsunami on March 11 last year.

According to Fujimura, "Little Japan", the first of its kind in Malaysia, would be a self-contained township complete with restaurants, spas, medical facilities and retirement homes for Japanese who want to live and work here.

yes www.yes.my

**NO BUFFERING NO SUFFERING
NO 3G yes 4G**

Say Yes to the Fastest 4G Mobile Internet with Voice
*Terms & Conditions Apply

Hot Postpaid Deals Hot Prepaid Deals Store Locator

Unbeatable Postpaid Deals

PERSONAL WiFi HOTSPOT
Yes Huddle Mobile Hotspot
Sign-up for any Super Postpaid Plan for 24 months and get this device for **FREE!**
~~RM350~~ **RM100**
[Learn more](#)

SMALL & POWERFUL
Yes Huddle XS Mobile Hotspot
Sign-up any Super Postpaid Plan for 24 months and get this device at a discounted price. [Learn more](#)
~~RM430~~ **RM180**

POCKET SIZE USB DONGLE
Yes Go Dongle
Sign-up for any Super Postpaid Plan for 12 months and get this device for **FREE!**
~~RM100~~ **FREE**
[Learn more](#)

Join the Small & Powerful Movement now!
14 units of Huddle XS to be won.

Follow @Yes4G Like fb.com/Yes4G

Latest Nation Business World Sports

- Google Malaysia blocks 'Innocence of Muslims' video clip
- Barisan will continue to do more for the country, says Najib
- Staying positive even with HIV
- FOC briyani for 'LGBTs'
- Singapore: No ban on youths from Sabah and Sarawak
- Losing leg to cancer is no handicap to determined student
- Malaysia a good place to learn English, says deputy V-C
- Deity comes down from hill for birthday celebration
- Practise discretion when using handcuffs
- Politician said to have fired shot at intruder
- Dancer describes Duchess as pretty and humble at farewell for royal couple
- Jimmy Choo puts best foot forward
- PM: Sarawak, Sabah and peninsula will never part

Article from
The STAR
18th March 2012

Why New World Garden?

- Buy with confidence From Taipan Eagle Sdn.Bhd, a joint development company between New World Development Co. Ltd and Luen Yum Development (M) Sdn.Bhd. They are both joint prominent global real estate visionaries in Hong Kong and beyond.
- Providing the Comfort of 3 generational living under one roof (Freehold)
- New World Garden is a low-density neighborhood (96 units only)
- High-end gated community with maximum security (High definition CCTVs surrounding parameter and armed security)
- Outstanding Architectural structure & Communal living
- Quality workmanship of the finishes (ROCA, American Standard, Granite Counter tops, 15mm-thick Burmese teak flooring etc.)
- High Specification with ready water heating system in all bathrooms
- High ceiling and built-in tempered glass windows
- Landscape gardens & full fencing
- 40,000 sq. ft Clubhouse with luxurious amenities & facilities
- Accessibility to nearby amenities & conveniences (Golf Clubs, Shopping Mall, Medical Facilities & Other Hotspot)

A PRESTIGIOUS DEVELOPMENT BY:

TAIPAN EAGLE SDN. BHD. (287509-U)

A JOINT DEVELOPMENT BY:



新世界發展有限公司

New World Development Company Limited (HKSC : 0017)



**LUEN YUM DEVELOPMENT
(M) SDN. BHD.** (225767-K)