

# NEW WORLD GARDEN

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VILLA LIVING AT ITS BEST



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## VILLA LIVING AT ITS BEST

Experience the charming and luxurious homes with the best aspects of modern designs with careful craftsmanship and superior quality materials. All set in the midst of suburb, upscale living with the most tempting club house, awesome swimming pools and friendly amenities.

Enjoy the modern comforts surrounded by greeneries and manicured lawns, providing maximum privacy and serene tranquility. Live within resort-style living in a peaceful and affectionately close-knit community.

Offering luxury tropical homes of true distinction in the chicest of addresses.



## JOHOR BAHRU: THE SOUTHERN ATTRACTION



*Singapore Causeway to Johor Bahru*



*Aerial view of New World Garden*

**NEW WORLD GARDEN**  
VILLA LIVING AT ITS BEST

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.



## EMBRACING LUXURIOUS HIGH LIVING



Experience the luxurious exterior of New World Garden's homes with interiors that wear a theme of minimalist comfort. The magnificent homes reflect distinctive architectural elegance at its finest, executed in rustic, captivating exterior.

Offering stylish architectural elements consisting of 92 units of semi-detached homes and four exclusive units of bungalows, facing north. It sits amidst over 12 acres of land with lush greeneries, reminiscent of resort living and home to a sprawling 40,000 sq. ft. club house. Delivering great casual elegance of a prestigious gated community, providing residents with new comfort and safety levels. A sanctuary of affordable luxury to nurture family and friends.

The best of contemporary design to suit the best of contemporary times. A home to relax and unwind.





## GRANDEUR ENTRY



Be awed by the stately façade. Experience the picturesque, inviting entry that is welcoming and elegant. Leaving the security in the good hands of professional security guards.

Its a homeowner's haven of maximum security and complete privacy around the clock. Offering outstanding CCTV surveillances all around with retaining wall.

A truly welcome peace of mind and the reason to live openly in your comfort zone.





## ULTIMATE INDULGENCE - THE CLUB



Take a journey and immerse in the joy of warm and enchanting ambience. Make the most of outdoor elements from the awesome swimming pools to the gym, barbeque pits and function rooms. All dedicated to relaxation, fitness and entertainment. And feel the rustic architectural magnificence that delivers luxury and service. Where life is a private celebration.





## HOUSE BEAUTIFUL



Experience the timeless design to make a house a home. Discover the formal elegance accented with an expanse of windows, volume ceiling and sleek modern lines. Live in harmonious balance of open, inviting sense of space. A true expression of a living room.





## BEDROOM BLISS



Awaken to the embrace of warm familiarity with classic elegance and modern comforts of the bedroom. Oozing a tropical feel with timber flooring, furnished with super-stylish walk-in closets. Plush, huge bathroom is wonderful and divine with compartmented toilet and roomy bath. Or simply while-away at the balcony; a perfect oasis from the bustle of life.



## KITCHEN PRETTY



Simplicity embraces elegance. Featuring clean lines and contemporary flair. A delightful combination with a food haven in the making. A comfort centre perfect for a crowd.





## QUALITY MATTERS



Perfection is everything. Marvel at the homes built to express quality, inside out and outside in. Feel the elegance of the staircase's handrails, windows and more. A time-honoured home built to last.

Feel the tropical-inspired 15mm-thick Burmese teak flooring. Bringing out the persona of the rooms ... a tribute to professional carpentry work. You'll be floored!





## TYPE A: 3 STOREY SEMI-DETACHED VILLA

### HOME HARMONY



Embrace sophistication with graceful accents for this contemporary design. Home of style and luxury spread on three storeys. A welcome and luxurious living in the neighbourhood.

Striking design and an open floor plan contribute to the glorious atmosphere. Practical with quality finishings.



SPECIFICATIONS & FLOOR PLANS



<b>STRUCTURE</b>	: Reinforced Concrete Framework		
<b>WALLS</b>	: Brick and Cement Plaster		
<b>ROOF</b>	: RC Flat Roof with Waterproofing		
<b>CEILING</b>	: Skim Coat and Emulsion Paint/ Plaster Ceiling	By Nippon	
<b>FLOOR FINISHES</b>			
Living Room, Dining Room, Dry & Wet Kitchen	: Porcelain Tiles	By Niro Granite	
Guest Room			
Master Bedrooms, Other Bedrooms, Family Hall 1 & 2	: Timber Flooring (Solid Burmese Teakwood)		
Master Bathrooms, Powder Room, Other Bathrooms, Balconies, Terrace	: Porcelain Tiles	By Niro Granite	
Utility Room	: Porcelain Tiles	By Niro Granite	
Car Porch, Driveway	: Porcelain Tiles	By Niro Granite	
<b>WALL FINISHES</b>			
Interior Walls and Ceiling	: Emulsion Paint	By Nippon	
Exterior Walls	: Weather Resistant Paint	By Nippon	
Master Bath	: Porcelain Tiles	By Niro Granite	
Powder Room, All Other Bathrooms and Wet Kitchen	: Porcelain Tiles	by Niro Granite	
Utility Bathroom	: Porcelain Tiles	By Niro Granite	
<b>WINDOWS</b>	: Aluminium Framed Window with Glass (Powder Coated)		
<b>DOORS</b>			
Front Entrance	: Timber Door with Metal Door Frame		
All Bathroom and All Bedrooms, Guest Room	: Timber veneer Plywood Flush Door with Metal Door Frame		
Wet Kitchen, Utility Room			
Living, Dining, Balconies, Terrace	: Aluminium Framed Sliding Door with Glass (Powder Coated)		
Utility Bathroom	: Aluminium Framed Bi-folding Sliding Polycarbonate Door		
<b>IRONMONGERY</b>	: Quality Locksets	By Yale	
<b>PLUMBING &amp; SANITARY FITTINGS</b>	: Selected Quality Sanitary Wares and Fittings		
Stainless Steel Kitchen Sink	: 2 nos		
Wash Basin	: 8 nos + 1 no		By American Standard / premtex
W.C.	: 6 nos + 1 no		By American Standard / premtex
Water Tap	: 8 nos + 1 no		By Roca / premtex
Bath Tub	: 2 nos		By Roca
Shower Head	: 6 nos + 1 no		By Roca / premtex
Approved water storage tank	: 1 no (stainless steel)		
<b>ELECTRICAL</b>			
Electricity Supply	: 3 Phase Power Supply		
General Light Point	: 45 nos		
Wall Light Point	: 7 nos		
Ceiling Fan Point	: 10 nos		
Wall Fan Point	: 1 no		
Water Heater Point	: 6 nos		
Power Point (13A S/S/O)	: 39 nos		
Weatherproof Power Point (15A S/S/O)	: 2 nos		
Air-Cond Point	: 10 nos		
ASTRO Point	: 4 nos		
TV Point	: 5 nos		
Telephone Point	: 6 nos		
Autogate Point	: 1 no		
Bell Post Point	: 1 no		
Bell Chime	: 2 nos		
Gate Light Point	: 2 nos		
Intercom	: 1 no		
Network Point	: 3 nos		
<b>OTHERS</b>	: Letter Box and Garbage Compartment at the front		

## TYPE B: 3 STOREY SEMI-DETACHED VILLA HOME CHARMING



Marvel at the essence and romance of the tropical soul of this gracious contemporary home. Makes a grand statement.

Great architectural finishings and designs are just a hint of the attention to details this well-crafted plan offers. Offers many pleasing attributes.



SPECIFICATIONS & FLOOR PLANS



<b>STRUCTURE</b>	: Reinforced Concrete Framework	
<b>WALLS</b>	: Brick and Cement Plaster	
<b>ROOF</b>	: RC Flat roof with Waterproofing	
<b>CEILING</b>	: Skim Coat and Emulsion Paint/ Plaster Ceiling	By Nippon
<b>FLOOR FINISHES</b>		
Living Room, Dining Room, Dry & Wet Kitchen	: Porcelain Tiles	By Niro Granite
Guest Room		
Master Bedrooms, Other Bedrooms, Family Hall 1 & 2	: Timber Flooring (Solid Burmese Teakwood)	
Master Bathrooms, Powder Room, Other Bathrooms, Balconies, Terrace	: Porcelain Tiles	By Niro Granite
Utility Room	: Porcelain Tiles	By Niro Granite
Car Porch, Driveway	: Porcelain Tiles	By Niro Granite
<b>WALL FINISHES</b>		
Interior Walls and Ceiling	: Emulsion Paint	By Nippon
Exterior Walls	: Weather Resistant Paint	By Nippon
Master Bath	: Porcelain Tiles	By Niro Granite
Powder Room,	: Porcelain Tiles	By Niro Granite
All Other Bathrooms and Wet Kitchen		
Utility Bathroom	: Porcelain Tiles	By Niro Granite
<b>WINDOWS</b>	: Aluminium Framed Window with Glass (Powder Coated)	
<b>DOORS</b>		
Front Entrance	: Timber Door with Metal Door Frame	
All Bathroom and All Bedrooms, Guest Room	: Timber veneer Plywood Flush Door with Metal Door Frame	
Wet Kitchen, Utility Room		
Living, Dining, Balconies, Terrace	: Aluminium Framed Sliding Door with Glass (Powder Coated)	
Utility Bathroom	: Aluminium Framed Bi-folding Sliding Polycarbonate Door	
<b>IRONMONGERY</b>	: Quality Locksets	By Yale

<b>PLUMBING &amp; SANITARY FITTINGS</b>	: Selected Quality Sanitary Wares and Fittings	
Stainless Steel Kitchen Sink	: 2 nos	
Wash Basin	: 8 nos + 1 no	By American Standard / premtex
W.C.	: 6 nos + 1 no	By American Standard / premtex
Water Tap	: 8 nos + 1 no	By Roca / premtex
Bath Tub	: 2 nos	By Roca
Shower Head	: 6 nos + 1 no	By Roca / premtex
Approved water storage tank	: 1 no (stainless steel)	
<b>ELECTRICAL</b>		
Electricity Supply	: 3 Phase Power Supply	
General Light Point	: 47 nos	
Wall Light Point	: 7 nos	
Ceiling Fan Point	: 10 nos	
Wall Fan Point	: 1 no	
Water Heater Point	: 6 nos	
Power Point (13A S/S/O)	: 38 nos	
Weatherproof Power Point (15A S/S/O)	: 2 nos	
Air-Cond Point	: 10 nos	
ASTRO Point	: 4 nos	
TV Point	: 5 nos	
Telephone Point	: 6 nos	
Autogate Point	: 1 no	
Bell Post Point	: 1 no	
Bell Chime	: 2 nos	
Gate Light Point	: 2 nos	
Intercom	: 1 no	
Network Point	: 3 nos	
<b>OTHERS</b>	: Letter Box and Garbage Compartment at the front	

## 3 STOREY BUNGALOW

### MAJESTIC BEAUTY



Enjoy a winsome, outstanding home. A special brand of charm expressed in three storeys high: commanding presence, simple and elegant.

A dynamic floor plan is the key to this quality, elegant home. A luxury to indulge – from the cosy frontage to the cheery kitchen.



SPECIFICATIONS & FLOOR PLANS



<b>STRUCTURE</b>	: Reinforced Concrete Framework			
<b>WALLS</b>	: Brick and Cement Plaster			
<b>ROOF</b>	: RC Flat Roof with Waterproofing			
<b>CEILING</b>	: Skim Coat and Emulsion Paint/ Plaster Ceiling	By Nippon		By Yale
<b>FLOOR FINISHES</b>				
Foyer, Living, Sitting, Dining, Dry Kitchen	: Porcelain Tiles	By Niro Granite		By American Standard / premtex
Master Bedrooms, Other Bedrooms, Family 1 & 2, Pantry	: Timber Flooring (Solid Burmese Teakwood)			By American Standard / premtex
Master Bathrooms, Guest Bathroom	: Porcelain Tiles	By Niro Granite		By Roca / premtex
Other Bathrooms, Wet Kitchen, Balconies, Terrace				By Roca
Utility Room	: Porcelain Tiles	By Niro Granite		By Roca / premtex
Car Porch, Driveway	: Porcelain Tiles			
<b>WALL FINISHES</b>				
Interior Walls and Ceiling	: Emulsion Paint	By Nippon		
Exterior Walls	: Weather Resistant Paint	By Nippon		
Master Bathroom, Powder Room, All Other Bathrooms and Wet Kitchen	: Porcelain Tiles	By Niro Granite		
Utility Bathroom	: Porcelain Tiles	By Niro Granite		
<b>WINDOWS</b>	: Aluminium Framed Window with Glass (Powder Coated)			
<b>DOORS</b>				
Front Entrance	: Timber Door with Metal Door Frame			
All Bathrooms and All Bedrooms, Guest Room, Utility Room, Wet and Dry Kitchen	: Timber veneer Plywood Flush Door with Metal Door Frame			
Living, Dining, Balconies	: Aluminium Framed Sliding Door with Glass (Powder Coated )			
Terraces	: Aluminium Framed Sliding Door with Glass (Powder Coated )			
Utility Bathroom	: Aluminium Framed Bi-folding Sliding Polycarbonate Door			
<b>IRONMONGERY</b>				
<b>PLUMBING &amp; SANITARY FITTINGS</b>				
Stainless Steel Kitchen Sink	: Quality Locksets			
Wash Basin	: Selected Quality Sanitary Wares and Fittings			
W.C.	: 3 nos			
Water Tap	: 7 nos + 1 no			
Bath Tub	: 6 nos + 1 no			
Shower Head	: 7 nos + 1 no			
Approved water storage tank	: 1 no			
<b>ELECTRICAL</b>	: 8 nos + 1 no			
Electricity Supply	: 2 nos (stainless steel)			
General Light Point	: 3 Phase Power Supply			
Wall Light Point	: 56 nos			
Ceiling Fan Point	: 11 nos			
Wall Fan Point	: 9 nos			
Water Heater Point	: 1 no			
Power Point (13A S/S/O)	: 6 nos			
Weatherproof Power Point (15A S/S/O)	: 35 nos			
Air-Cond Point	: 1 no			
ASTRO Point	: 10 nos			
TV Point	: 5 nos			
Telephone Point	: 6 nos			
Autogate Point	: 6 nos			
Bell Pust Point	: 1 no			
Bell Chime	: 2 nos			
Gate Light Point	: 2 nos			
Intercom	: 1 no			
Network Point	: 3 nos			
<b>OTHERS</b>	: Letter Box and Garbage Compartment at the front			

### **Taipan Eagle Sdn Bhd**

Taipan Eagle Sdn Bhd is a joint development company between New World Development Co. Ltd. (NWD) and Luen Yum Development (M) Sdn Bhd (LYD). They are both joint prominent global real estate visionaries in Hong Kong and beyond.

New World Garden at Johor Bahru, a prestigious gated and guarded residential development by Taipan Eagle Sdn Bhd, is a realization of the two visionaries. The partnership together forms a synonymous name for celebrated quality living with impressive track records.

The philosophy and vision means delivering their standards of quality, putting their combined expertise and experience to innovative use and matching up to home owners' expectations.

### **New World Development Company Limited**

New World Development Company Limited (HK Stock Code : 0017) was formed in 1970 and was listed on Hong Kong Hang Seng Index in 1972. The Group (ranked 4th in Hong Kong) has a total asset value of HK\$286.3 billion as at 30 June 2012. It is a leading conglomerate providing a broad portfolio of businesses in four core areas: property, infrastructure, services and departmental stores in Hong Kong, Mainland China and Macau, besides involving in direct investment and other businesses.

New World Development is owned by Chow Tai Fook Enterprise Ltd (HK Stock Code : 1929), a public listed jewellery company. The company is a leading jeweller in Mainland China, Hong Kong and Macau with a heritage of more than 80 years. With over 1,700 points of sale ("POS"), it has significant presence in the Greater China region.

New World Group's construction arm, responsible for large scale premium development projects in Hong Kong, Macau

and cities in Mainland China, offers clients one-stop service from architectural design, engineering and construction to technology services and project management. The recent property development projects in Hong Kong are:

#### *Hong Kong Island*

- The Signature - 8 Chun Fai Terrace
- Belcher's Hill - 9 Rock Hill Street, Kennedy Town
- The Merton - 38 Kennedy Town New Praya, 8 Davis Street
- 33 Island Road - 33 Island Road, Deep Water Bay, Southern District
- 11 MacDonnell Road - 11 MacDonnell Road, Mid-Level
- Bon-Point - 11 Bonham Road, Mid-level
- Dragon Pride - 18 Tin Hau Temple Road, Tin Hau
- Queen's Terrace - 1 Queen's Street, Sheung Wan

#### *Kowloon*

- The Masterpiece - 18 Hanoi Road, Tsim Sha Tsui
- Wylie Court Block A - 23 Wylie Path, Ho Man Tin
- Harbour Place - 8 Oi King Street, Hung Hom
- Prince Ritz - 448 Prince Edward Road West
- Parc Palais - 18 Wylie Road, King's Park Road
- Caldecott Hill - 2 Caldecott Road
- Monte Carlton - 363 Tai Po Road
- Villa Carlton - 369 Tai Po Road
- Sky Tower - 38 Sung Wong Toi Road, To Kwa Wan
- Bijou Apartments - 157 Prince Edward Road West

#### *New Territories*

- The Reach - 11 Shap Pat Heung Road, Yuen Long
- Double Cove - 8 Wu Kai Sha Road, Ma On Shan
- The Riverpark - 8 Che Kung Miu Road, Sha Tin
- Deep Bay Grove - 233 Deep Bay Road, Yuen Long
- Emerald Green - 138 Shap Pat Heung Road, Yuen Long
- The Grandiose - 9 Tong Chun Street, Tseung Kwan O
- South Hillcrest - 3 Tuen Kwai Road, Tuen Mun
- Sereno Verde - 99 Tai Tong Road, Yuen Long
- The Parcville - 33 Kau Hui Road, Yuen Long

#### *Outlying Islands*

- Seaview Crescent - 8 Tung Chung Waterfront Road, Tung Chung
- Tung Chung Crescent:
  1. Hing Tung Street, Tung Chung (Block 1 - 3)
  2. Mei Tung Street, Tung Chung (Block 5 - 9)

For more information, visit [www.nwd.com.hk](http://www.nwd.com.hk)

The Group has also won many accolades in the past years, among which is the "Top 10 Developers Award in BCI Asia Awards" in 2011 & 2012 (by BCI Asia). New World Property Management Company Ltd was awarded the ISO 9001, ISO 14001, OHSAS 18001 Integrated Management System (IMS) Certification and ISO 100002 for its Customer Satisfaction/ Complaint Management System Certification (by British Standards Institution)

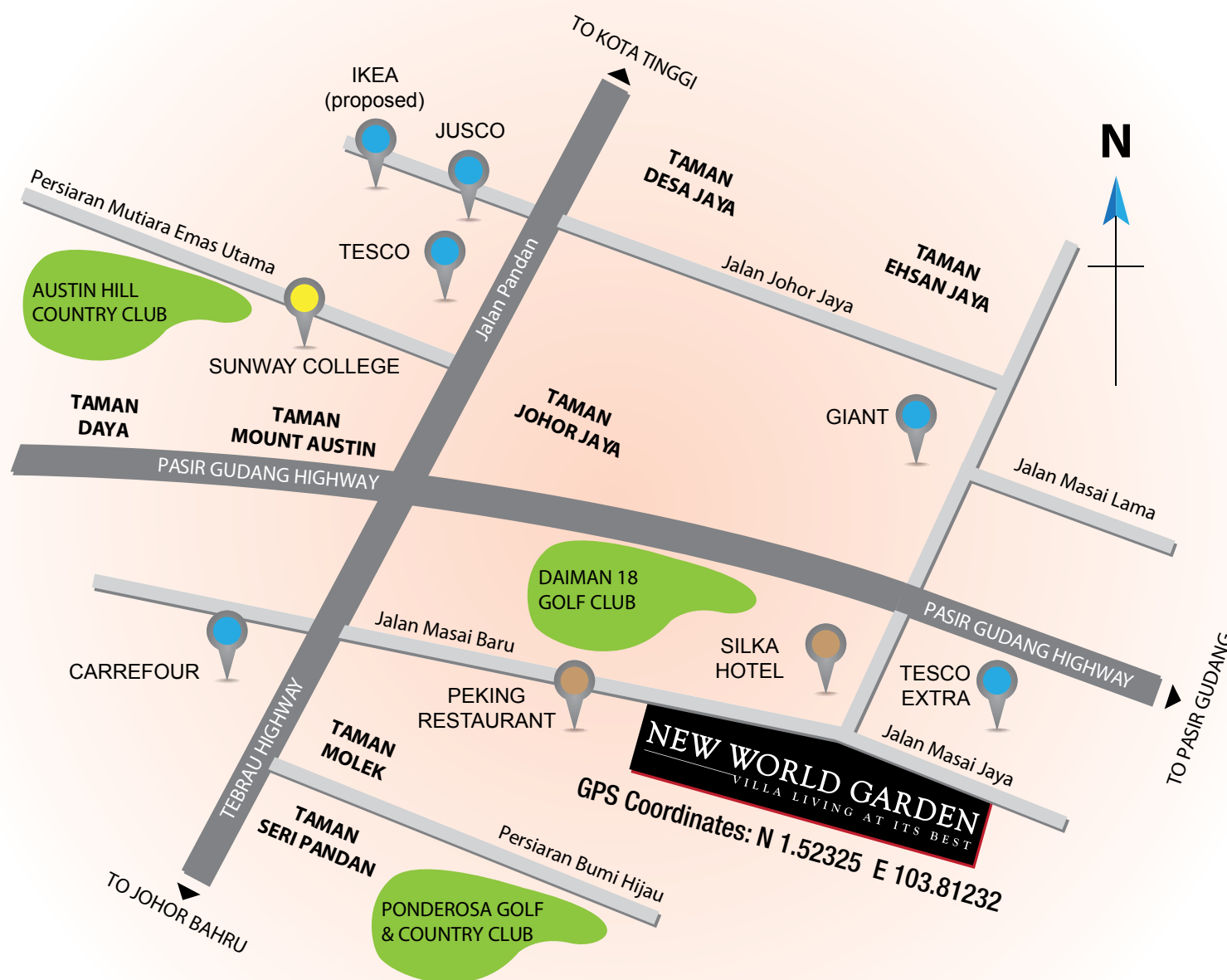
### **Luen Yum Development (M) Sdn Bhd**

Tracing its history more than 20 years ago, Luen Yum Development (M) Sdn Bhd is a company directly owned by Luen Yum Development Co. Ltd (LYD) Hong Kong, where foresight of a group of property visionaries began in Malaysia.

Luen Yum Development Company Limited, Hong Kong, is a property development company with a focus on multi-disciplinary in the real estate arena. Its innovative idea and foresight with perseverance make many development projects possible in Hong Kong.

A key joint development project partner with New World Development (NWD), Hong Kong, it rejuvenates many property developments into reality. Luen Yum Development Hong Kong is also an investment partner with Chow Tai Fook Enterprise Ltd, a major shareholder of the New World Group.





## 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

Developer:

**TAIPAN EAGLE SDN. BHD.** (287509-U)

Unit 1-1A, 1st Floor, Surian Tower, No.1, Jalan PJU 7/3, Mutiara Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan, Malaysia. Tel: 03-7710 8881 Fax: 03-7710 7881

Sales Office : Lot no. 76349 (PTD 146390), Jalan Masai Baru, Masai, Mukim Plentong, Johor Bahru, Malaysia. Hotline: 07-289 2223

For enquiries: 012 9933 226, 012 9933 227, 012 9933 228 Email: taipaneagle@gmail.com Website: www.taipaneagle.com

Developer License No: 12174-1/09-2017/1250. Validity: 14/09/2012-13/09/2017. Advertising Permit: xxxxx-x/xxxx/xxxx(X). Validity: xx/xx/2013-xx/xx/20xx. Building Plan Approving Authority: MJB. Building Plan Approval No: MJB/12/PB/65/2007. Tenure of Land: Freehold. Encumbrances: HSBC Bank Malaysia Berhad. Expected Completion Date: April 2014. Total No. Units: 96. 46 units of Type A: 3 Storey Semi-Detached Villa: RM2,455,000 (min), RM2,577,000 (std), RM2,888,000 (max). 46 units of Type B: 3 Storey Semi-Detached Villa: RM2,468,000 (min), RM2,608,000 (std), RM2,903,000 (max). 4 units of 3 Storey Bungalow Villa: RM4,074,000 (min), RM4,104,000 (max), Bumiputera Discount: 15%

Disclaimer: This advertisement serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. The name New World Garden is subject to MJB approval.

A PRESTIGIOUS DEVELOPMENT BY:  
**TAIPAN EAGLE SDN. BHD.** (287509-U)

A JOINT DEVELOPMENT BY:

 <b>新世界發展有限公司</b> New World Development Company Limited (HKSC : 0017)	 <b>LUEN YUM DEVELOPMENT (M) SDN. BHD.</b> (225767-K)
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