

THE

ADDRESS

JOHOR BAHRU

AN ADDRESS OF POSSIBILITY @TAMAN PELANGI

Strategically located in the prime and mature neighbourhood just
3km from the RTS Station and CIQ Complex.



Artist's Impression



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RETAIL AT YOUR DOORSTEP

Redefine modern convenience

56 retail shops are situated within the development, and the vibrant charm at Taman Pelangi is always within your reach.








AN ADDRESS IN THE HEART OF IT ALL

Situated in prime Taman Pelangi mere minutes from Johor Bahru City Centre. Enjoy doorstep retail convenience, surrounded by established malls, banks, eateries, schools, and medical centers.

LEISURE MALL

BERJAYA WATERFRONT FERRY TERMINAL

BERJAYA WATERFRONT HOTEL

THE ADDRESS JOHOR BAHRU

RTS LINK

CIQ COMPLEX

PLAZA PELANGI

JOHOR-SINGAPORE CAUSEWAY

E-ART STATION (PROPOSED)

JB SENTRAL

JBCC

BUKIT CHAGAR RTS STATION

SHERATON JB / SKS CITY MALL

RTS DEPOT

JOHOR CONTINGENT POLICE HEADQUARTERS

KSL CITY MALL

SINGAPORE

EDL HIGHWAY

TAMAN PELANGI

JALAN SEAWPANG

JALAN ABAD

TEBRAU HIGHWAY

TAMAN SRI TEBRAU

TAMAN ABAD

Artist's Impression



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SKY-HIGH LIFESTYLE & FACILITIES

Float above the city in calm, uninterrupted bliss on Level 11, with **44 thoughtfully curated facilities** including a 25m infinity pool, aqua gym, social kitchen, and lush green gardens designed for relaxation, recreation, and everyday enjoyment.

- Outdoor Facilities
- Indoor Facilities



LEVEL 11

ACTIVE & FITNESS ZONE (HEALTH & PLAY)

1. Gymnasium 02
2. Outdoor Gym 03
3. Open Studio 04
4. Aqua Gym 28
5. Basketball Half-court 39
6. Pickleball Courts 40
7. Outdoor Fitness Station 36
8. Jogging Path 42

WELLNESS & RELAXATION ZONE (POOLS & NATURE)

1. 25m Infinity Pool 26
2. Water Cocoon / Spa Pool / Leisure Pool 27
3. Children's Pool 30
4. Pool Deck 29
5. Outdoor Showers 31
6. Dry Cocoon / Sunken Lounger 32
7. Sauna & Locker Room 8
8. Forest Garden / Hammock 37
9. Garden Lawn 10 33 41 43
10. Terraced Seating 34

SOCIAL & COMMUNITY ZONE (GATHERINGS & CONVENIENCE)

1. Social Kitchen 20
2. Barbecue Area 38
3. Multipurpose Hall 24
4. Games Room 5
5. Residence Lounge 19
6. Working & Study Lounge 12
7. Outdoor Working Area 13
8. Outdoor Lounge / Deck 6 21
9. Children's Playground 35
10. Retail 16
11. Laundry 15
12. Surau (or Prayer Room) 7
13. Lift Lobbies & Foyers 1 11 14 17 18 22 23 25

THOUGHTFULLY CRAFTED LAYOUTS

Versatile residences tailored for modern urban living, offering optimal space, natural light, and future-ready innovation.

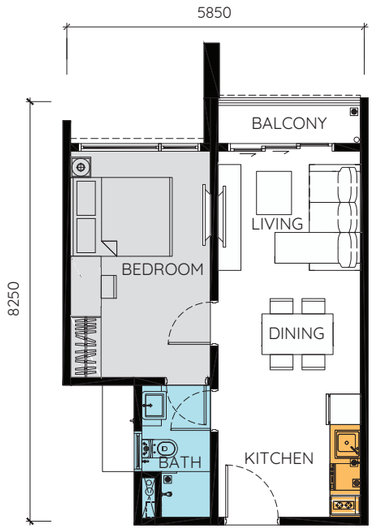
THE SUITE

Gross Built-up
450 sq.ft. / 41.8 m2

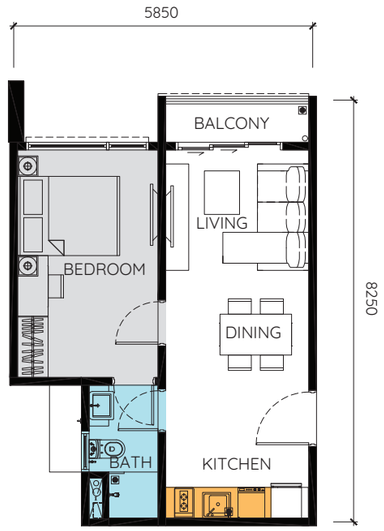
A streamlined space for independent living. Perfect for young professionals, solo dwellers, or smart investors.

- 1 Bedroom
- 1 Bathroom
- Kitchen Cabinet with Hood & Hob
- 2 A/C Units (Living room + Bedroom 1)
- 1 Water Heater

Type
A1



Type
A2



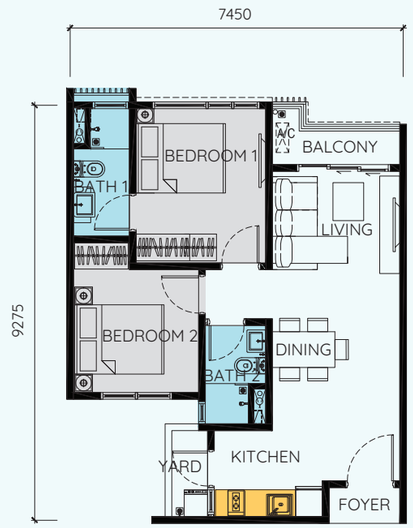
THE EDGE

Gross Built-up
660 sq.ft. / 61.3 m2

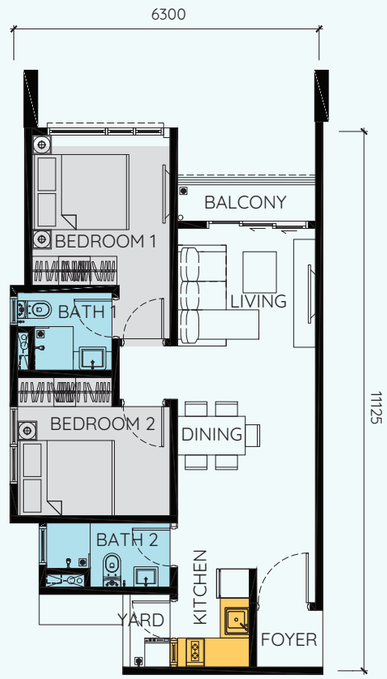
Flexible and thoughtfully designed for couples or small families, balancing comfort with modern city living.

- 2 Bedrooms
- 2 Bathrooms
- Kitchen Cabinet with Hood & Hob
- 2 A/C Units (Living room + Bedroom 1)
- 2 Water Heaters

Type
B1



Type
B2



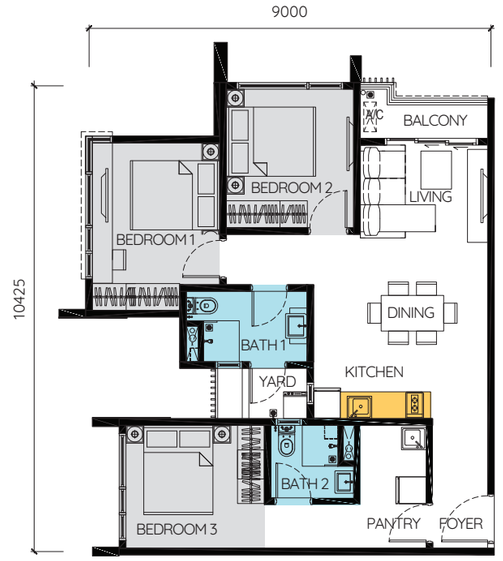
THE RESIDENCE

Gross Built-up
865 sq.ft. / 80.4 m2

Spacious, connected, and highly versatile. Designed with an innovative dual-key concept to maximize privacy and offer unmatched flexibility for modern urban living.

- 3 Bedrooms
- 2 Bathrooms
- Kitchen Cabinet with Hood & Hob
- 3 A/C Units (Living room + Bedroom 1 + Bedroom 3)
- 2 Water Heaters

Type
C



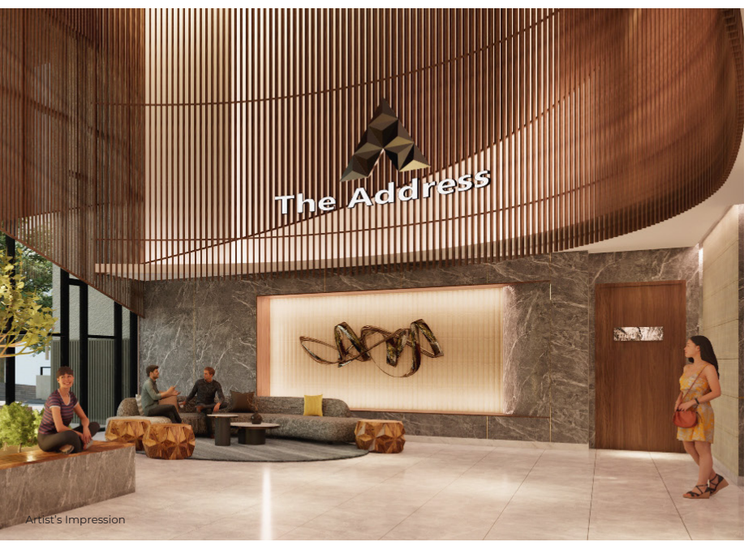
TYPICAL FLOOR PLAN

SPECIFICATIONS

Structure	Reinforced Concrete		**Windows**	Aluminum Frame Window	
Roof	Reinforced Concrete		**Ironmongery**	Lockset with Accessories	
Ironmongery	Lockset with Accessories				
Door	Main Entrance	Fire Rated Timber Door			
	Bedroom	Timber Flush Door			
	Balcony	Aluminum Frame Sliding Door			
	Other	Timber Flush Door			
Floor Finishes	Foyer	Tiles	**Ceiling Finishes**	Foyer	Plaster Ceiling & Paint
	Living / Dining	Tiles		Living / Dining	Plaster Ceiling & Paint
	Bedroom	SPC Flooring		Kitchen	Plaster Ceiling & Paint
	Bathroom	Tiles		Bedroom	Plaster Ceiling & Paint
	Balcony / Yard	Tiles		Bathroom	Plaster Ceiling & Paint
	Kitchen	Tiles		Balcony / Yard	Skim Coat & Paint
	A/C Ledge	Cement Render / Tiles			
Wall Finishes	General	Plaster & Paint			
	Living / Dining / Bedroom	Plaster & Paint			
	Kitchen	Plaster & Paint / Tiles			
	Bathroom	Tiles up to Ceiling Height			

		A1	A2	B1	B2	C
Sanitary Wares and Fittings - Quality Sanitary Wares & Fittings	Water Closet	1	1	2	2	2
	Hand Bidet	1	1	2	2	2
	Shower Head	1	1	2	2	2
	Wash Basin	1	1	2	2	2
	Wash Basin Tap	1	1	2	2	2
	Kitchen Sink	1	1	1	1	2
	Kitchen Sink Tap	1	1	1	1	2
	Yard Tap	-	-	1	1	1
Electrical Installation	Lighting Point	7	7	11	11	18
	Ceiling Fan Point	2	2	3	3	4
	Air Conditioning Refrigerant Piping and Wiring Point	1	1	1	1	2
	13A Switch Socket Outlet	12	12	15	15	21
	Water Heater Point	1	1	2	2	2
	Fiber Wall Socket	1	1	1	1	1
	Distribution Board	1	1	1	1	1
	Bell Point	1	1	1	1	1
	SMATV Point	1	1	1	1	2

All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Architect and / or the approving authorities



Artist's Impression


Actual Photo of Show Unit



SMART & SUSTAINABLE LIVING

Live greener, save smarter. Proudly GreenRE Silver Certified, The Address combines eco-conscious architecture with innovative technology to lower your maintenance costs and elevate your lifestyle.



GreenRE Silver Certified
Energy-efficient architecture for long-term cost savings

Automated Waste Management System
A smart disposal network that reduces manual labor, keeping the building clean and odor-free, ultimately reducing maintenance fees.

Express Speed Ramp
Skip the dizzying spirals. Enjoy smooth, direct access to your parking level to save time and prevent daily bottlenecks.

EV-Ready
Dedicated on-site charging stations for your electric vehicles.

Solar-Powered Common Areas
Clean energy integration to lower overall building maintenance fees.

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MAXIM PELANGI SDN BHD 202401006694 (1552544-M)
(A subsidiary of MAXIM GLOBAL BERHAD, listed on the Main Market of Bursa Malaysia Securities Berhad)
No. 2D, Jalan SS 6/6, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

Developer's License No.: 31074/06-2030/0130(A) • Validity Period: 25/06/2025 - 24/06/2030 • Advertisement Permit No.: 31074-1/08-2028/0677(A)-(S) • Validity Period: 15/08/2025 - 14/08/2028 • Plan Reference No.: MBJB/U/2025/14/BGN/67/KOM(13) • Expected Completion Date: July 2030 • Land Tenure: Freehold • Approving Authority: Majlis Bandaraya Johor Bahru • Restriction of Interest: i)This land must be used for commercial purposes (serviced apartments and business premises) built in accordance with plans approved by the relevant Local Authorities. ii) All debris and pollution resulting from this activity must be channeled to venues determined by the relevant Authorities iii) All policies and conditions set and enforced by the relevant authorities from time to time must be complied with. Express Conditions: i) The landowner is not allowed to offer or sell parcels contained in the building prior to construction unless construction of the building, in accordance with plans approved by the relevant local authority, has begun. ii) The parcels within the building to be erected on this land, once transferred to a Bumiputera/Bumiputera Company, cannot thereafter be sold, leased or transferred in any way whatsoever to a Non-Bumiputera / Non-Bumiputera Company without the consent of the State Authorities. iii) The parcels within the building to be erected on this land cannot be sold or transfer in any way whatsoever to a Non-Citizen/Foreign Company without the consent of the State Authorities. • Land Charge: Ambank Islamic Berhad • Type: Service Apartment • Total Units: 2743 unit (Block A: 858 units | Min RM449,000 - Max RM882,000) , (Block B: 858 units | Min RM449,000 - Max RM898,000) , (Block C: 1027 units | Min RM449,000 - Max RM4,948,000) *Subject to terms and conditions.

011-3910 3943
Sheny Ngew

The information contained herein is subject to change variations, modifications and substitutions without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer, owner and managers cannot be held responsible for any inaccuracy. For avoidance of doubt on all plans, layout, information and specifications, please always refer to the Sales and Purchase Agreement.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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