

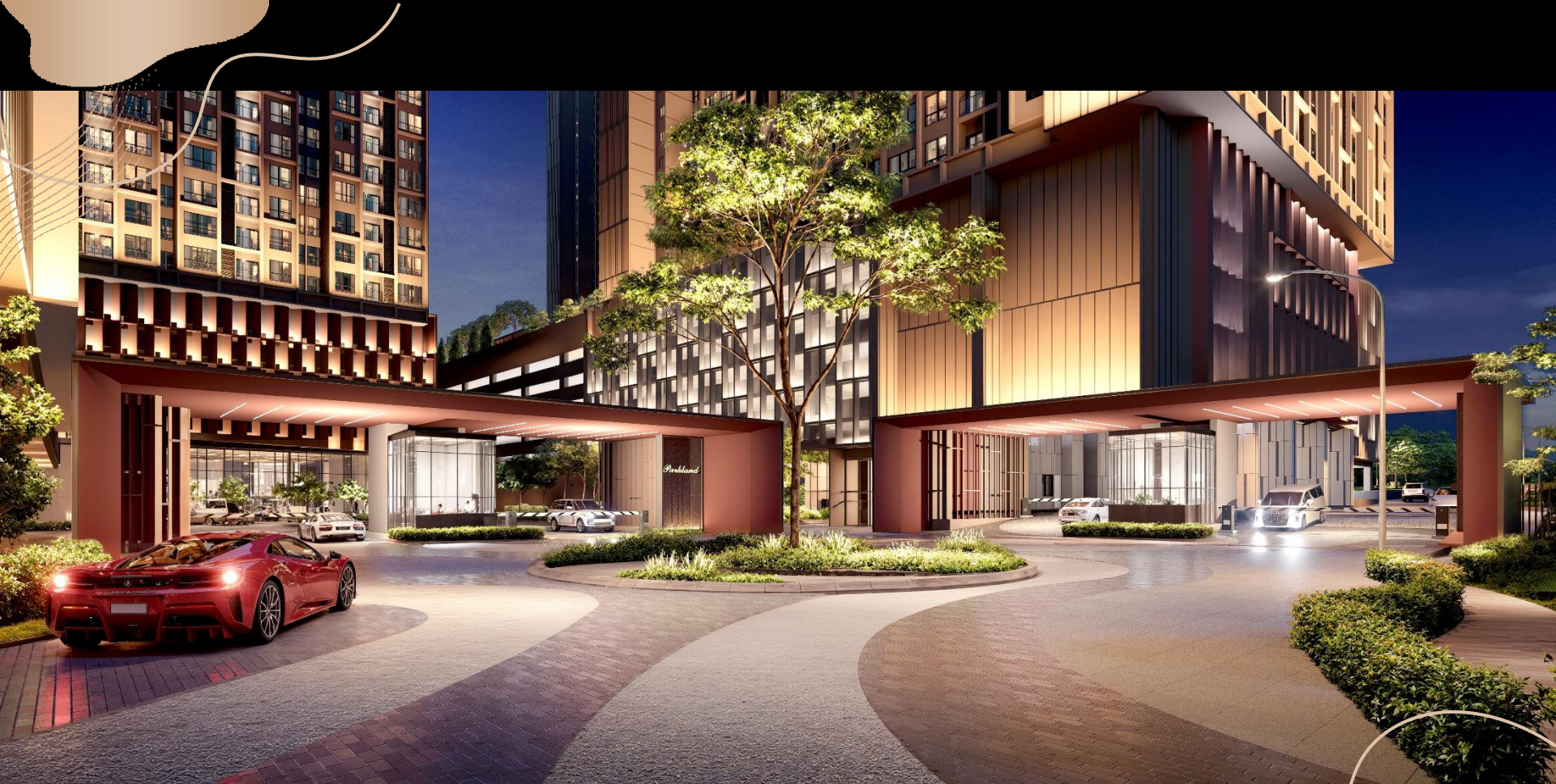
PARKLAND BY THE RIVER

Phase 2

Another Prestigious Project by:



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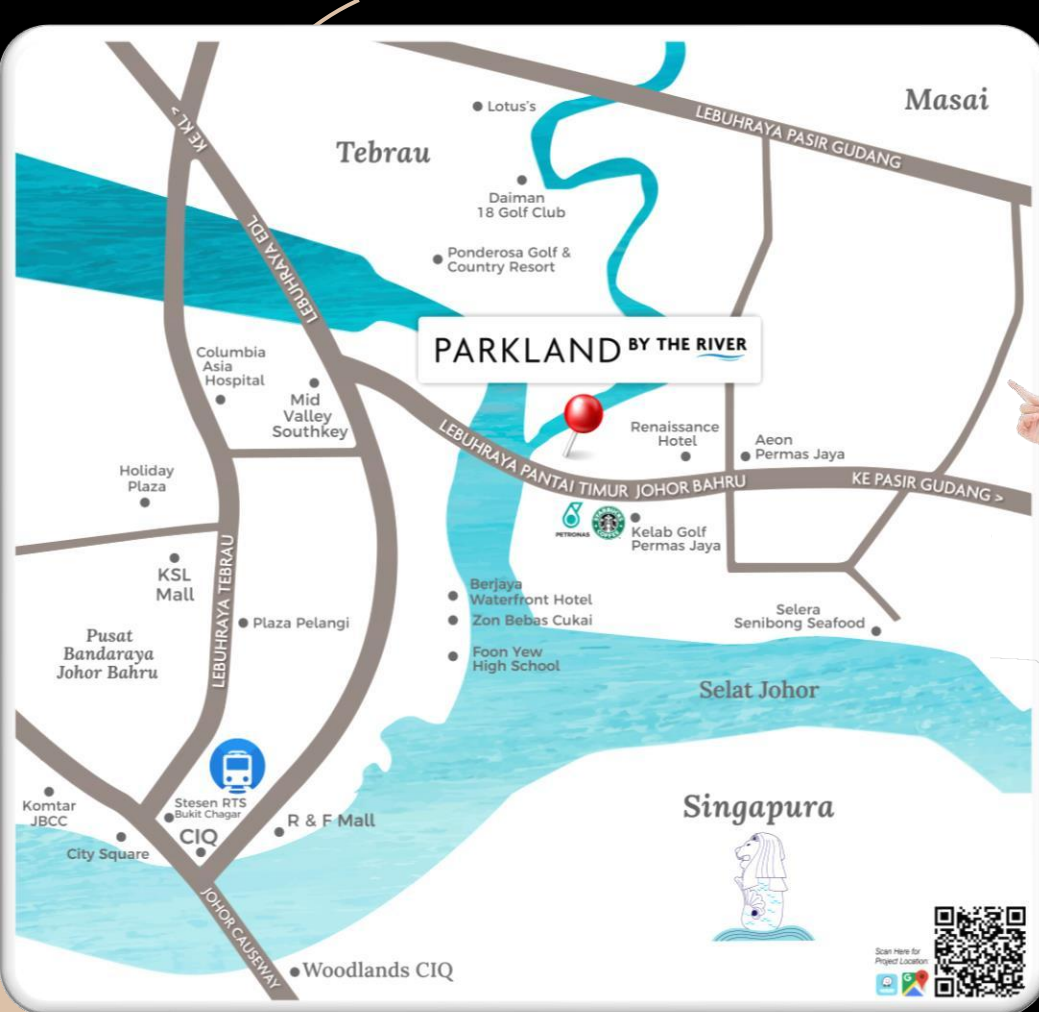


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Parkland by the River

Introducing the latest gem in Permas Jaya, Johor: a luxurious serviced apartment with modern design with unparalleled convenience.

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PARKLAND BY THE RIVER



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Educational Institution

- Sekolah Kebangsaan Permas Jaya : ~ **3 km**
- Sekolah Menengah Kebangsaan Permas Jaya: ~ **4 km**
- Schools Johor Bahru (International School): ~ **5 km**
- SJKC Pei Hwa 2: ~ **3 km**



Healthcare Facilities

- Regency Specialist Hospital: ~ **10 km**
- KPJ Pasir Gudang Specialist Hospital: ~ **10 km**
- Columbia Asia Hospital: ~ **3 km**

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Shopping Centres



- AEON Mall Permas Jaya: ~ **3 km**
- Lotus's Plentong: ~ **5 km**
- Giant Hypermarket Plentong: ~ **6 km**
- Midvalley Southkey: ~ **6 km**

Recreational Facilities

- Permas Jaya Golf Club: ~ **2 km**
- Permas Jaya Sports Complex: ~ **2.5 km**
- Permas Jaya Marina Club: ~ **3 km**



Easy Access

- Major highways (Pasir Gufang, Eastern Dispersal Link): **~ 2 km**
- RTS Bukit Chagar: **~ 8 km**
- CIQ: **~ 8 km**



Banks

- Maybank: **~ 2.5 km**
- CIMB Bank: **~ 2.5 km**
- Public Bank: **~ 2.5 km**



Dining and Entertainment

- Various Local and International Restaurant: ~ **2.4 km**
- Café and Fast Food Outlets: ~ **2.4 km**
- Entertainment Centre (Karaoke, Cinemas, Bar): ~ **3-5 km**

Public Services

- Permas Jaya Police Station: ~ **3 km**
- Permas Jaya Fire Station: ~ **3 km**
- Post Office & Courier Services: ~ **3 km**



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Park Land River

The Art of Environment

Crafting Lifestyle for the Well-Being and Health of the Peoples'

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A Wellness-Oriented Lifestyle along Waters

Spaces which connect seamlessly with nature to produce healthier atmospheres for the mind, body and soul



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Capturing the Positivity Bought by Waters



Designs that ignite positivity in its environment and enhances the circulation of energy and its flow

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Harnessing the Energy of Nature

An architectural approach that uses the concept of 'Qi' as its focal point



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An Environment that Resonates with Value of its Community

A central point that
establishes affinity with
the natural
environment by its
visuals, feeling or
activities



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A Glimpse between Metal and Nature

The balance between man-made forces and nature forces



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A Flame in the Wilderness

The integration of landscape significantly improves vibrance and the atmosphere



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*Picture

Co-Working Lobby Concept



Interacting People

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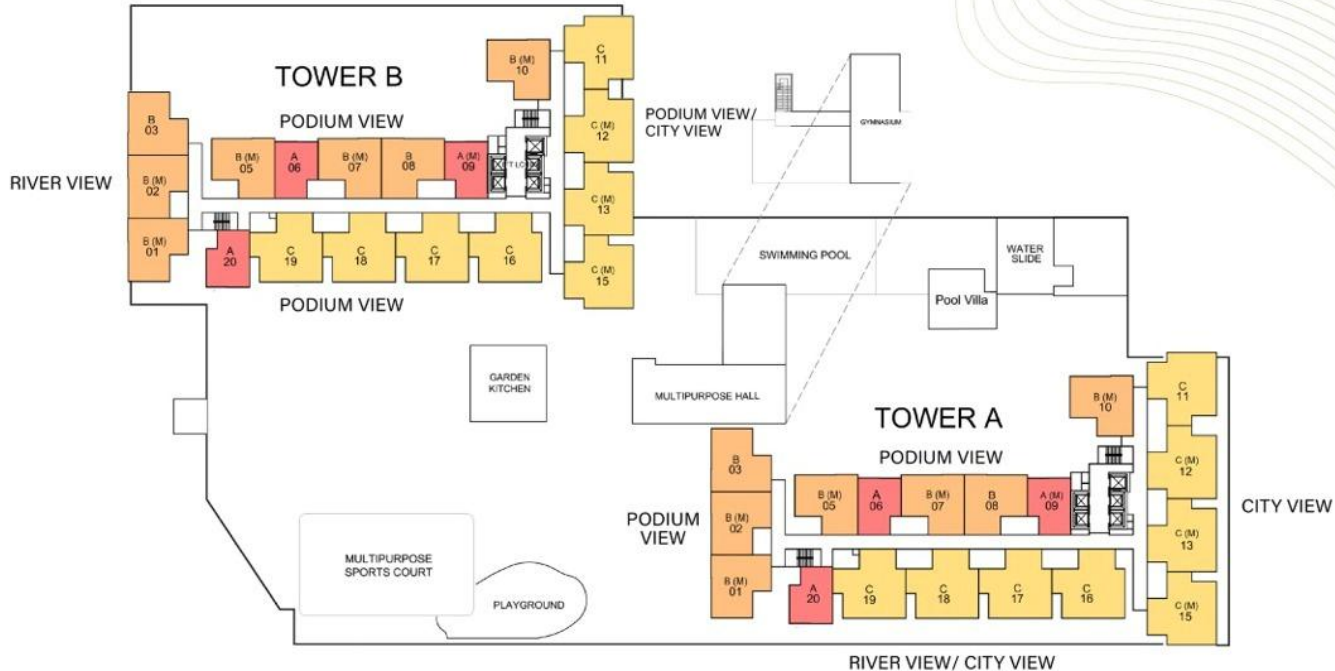
Just a glimpse of Parkland by the River



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Floor Plan (Phase 2)

PARKLAND BY THE RIVER



- TYPE A & A(M) - 562 sqft (1Bedroom + 1Bathroom)
- TYPE B & B(M) - 820 sqft (2Bedroom + 2Bathroom)
- TYPE C & C(M) - 1020 sqft (3Bedroom + 2Bathroom)



Unit Floor Plan



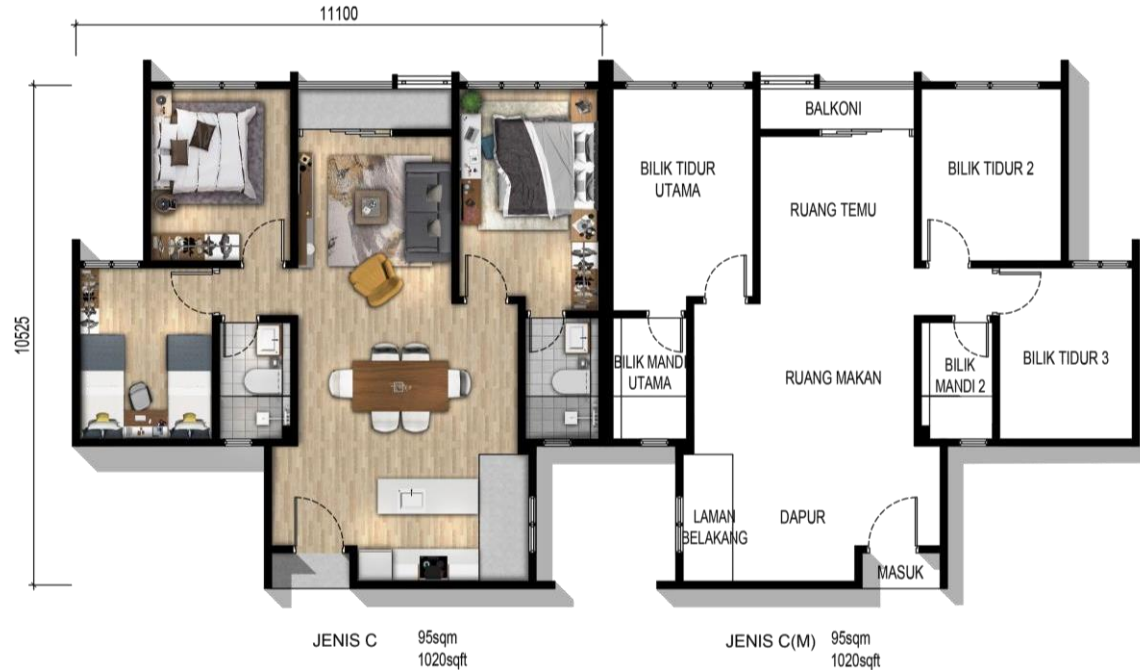
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Unit Floor Plan



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Unit Floor Plan



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Note : All items stated above are subject to variations, modifications and substitutions as to comply with the relevant Authorities / Architect / Engineers and By-Laws as they arise.

Specification

STRUCTURE	: Reinforced Concrete	
WALL	: Reinforced Concrete / Brick Wall	
ROOF COVERING	: Reinforced Concrete Flat Roof	
ROOF FRAMING	: Reinforced Concrete	
CEILING	: Skim Coat Finish / Plaster Ceiling	
WINDOWS	: Aluminium Frame Glass Window	
DOORS	: Main Entrance	- Fire Rated Timber Door
	Bedrooms	- Timber Flush Door
	Bathrooms	- Timber Flush Door
		- Sliding Door (Type A, A (M))
	Others	- Timber Flush Door

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Specification

IRONMONGERIES

: Selected Locksets

FLOOR FINISHES

: Living, Dining & Kitchen

- Selected Tiles

Bedrooms

- Selected Tiles

Bathrooms

- Selected Tiles

Others

- Selected Tiles

WALL FINISHES

: Living, Dining & Kitchen

- Plaster & Paint

Bedrooms

- Plaster & Paint

Bathrooms

- Selected Tiles

Others

- Plaster & Paint

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Specification

SANITARY AND PLUMBING FITTING

Type	Water Closet	Wash Basin	Shower with Mixer	Tap for Washing Machine
A,A (M)	1	1	1	1
B,B (M)	2	2	2	1
C,C (M)	2	2	2	1

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Specification

ELECTRICAL INSTALLATION

Type	Lighting Point	Power Point	Ceiling Fan Point	Air-Cond Point	Water Heater Point	TV Point	“Fiber Wall Socket”
A,A (M)	9	13	3	2	1	1	1
B,B (M)	13	15	4	3	1	1	1
C,C (M)	15	17	5	4	2	1	1

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Revolutionize connectivity between Johor Bahru
and Singapore



**Less than 10
minutes** away (by car) to upcoming
RTS Link

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10 minutes to Southkey Midvalley Mall



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5 + 1 Elevator

5 Elevator (to all floors) + 1 (Ground floor to Facilities floor)



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FREE!

Air Conditioner, Kitchen Cabinet & Shoe Cabinet



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FREE!

Shuttle Bus to CIQ



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Parkland Group is a company from Melaka that focuses on property development in the central and southern region of Peninsular Malaysia. The Group built its reputation as a competent and reliable property developer who produces good quality products with affordable prices while providing the best service to its clients. Parkland Group first established its brand by building several projects across Selangor, Negeri Sembilan, Melaka and Johor.

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Vision

Becoming one of the Top Property Developer in Malaysia, ***Creating Today's Environment for Tomorrow's Living***. The Group aims to positively transform the urban landscape by cultivating a spirit of collaboration, innovation, and integrity.

Mission

To provide an outstanding level of service and expertise in real estate development, and offering top quality property spaces that are both aesthetic and environmentally friendly. The Group is dedicated in building long-term relationships with satisfied clients.

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Parkland's Prominent High Rise Project



Parkland Residence @
Sungai Melaka



Parkland Residence @
Cheras South, Selangor

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Parkland's Prominent High Rise Project



Parkland Avenue by the Sea,
Melaka (On-going)



Parkland by the Hill,
Batu 9 Cheras, Selangor
(Upcoming)

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Parkland's Prominent Township Project



Bandar Botani Parkland,
Melaka



Taman Kluang Perdana,
Kluang Johor

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Parkland's Prominent Township Project



Taman Parkland,
Kluang Johor



Bandar Layangkasa,
Masai Johor

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Parkland's Prominent Landed Project



Taman Merlimau Emas,
Melaka



Taman Sungai Rambai Jaya,
Melaka

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Thank You



Parkland Group



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