

PANGSAPURI

SAUJANA INDAH

molek

Johor's *Newest* Panoramic Address
in Molek



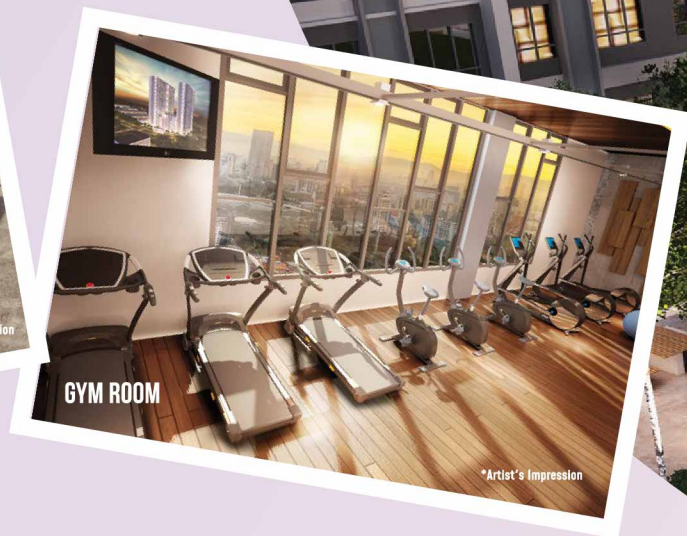
FROM
RM **300,900***

*Price after bumiputera discount

FREEHOLD

*Artist's Impression

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Your Gateway to
Convenient Living
in an Ideal Location

Enjoy the advantage of a strategic location,
seamlessly connecting you to the city's
pulse and ensuring effortless commuting





Discover the Height of
Modern Living in an
Ideal Location



**AVOID MASSIVE
JAM WITH
HIGHWAYS**

- EDL
- North-South
- Senai-Desaru
- Pasir Gudang



**ONE TRAFFIC
LIGHT AWAY**

- Custom & Immigration



**GREENERY
VIEW**

- Daiman 18 Golf Club



**NEARBY
AMENITIES**

- Local & International
Schools, Colleges
& Universities
- Supermarkets
- Banks
- Hospitals



**NATURAL
LEISURE**

- Lake Garden
- Blue Lake



Conveniently
Close to
**CIQ JB
CENTRAL**



SWIMMING POOL

*Artist's Impression



PLAYGROUND

*Artist's Impression

FLOOR PLAN

TYPE A | 590 sq.ft.



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Structure	
WALL	: Concrete Wall/Brick Wall	
ROOF	: Reinforced Concrete Roof	
CEILING	: Skim Coat/Plaster Ceiling	
WINDOW	: Aluminium Frame Glass Window	
DOOR	: Main Entrance	- Fire-rated Timber Door
	: Bedroom/Bathroom	- Flush Door
IRONMONGERY	: Selected Quality Locksets	
FLOOR FINISHES	: Foyer/Living/Dining/Kitchen	- Tiles
	: Bedroom	- Tiles
	: Bathroom	- Tiles
	: Others	- Tiles
WALL FINISHES	: Common Walls	- Plaster/Skim Coat and Paint
	: Bathroom	- Ceramic Wall Tiles up to ceiling high
	: Kitchen	- Ceramic Wall Tiles up to 1600mm high
SANITARY FITTINGS	: Kitchen Sink	- 1 No.
	: Wash Basin	- 1 No.
	: Toilet Roll Holder	- 1 No.
	: Shower Rose	- 1 No.
	: Water Closet	- 1 No.
ELECTRICAL INSTALLATION	: Lighting Point	- 9 Nos.
	: 13A Power Point	- 12 Nos.
	: Ceiling Fan Point c/wHook	- 2 Nos.
	: Air- Condition Point	- 2 Nos.
	: TV Point	- 1 No.
	: Telephone Point	- 1 No.
	: 20A Water Heater Point	- 1 No.
	: Door Bell Point	- 1 No.

TYPE B | 750 sq.ft.



STRUCTURE	: Reinforced Concrete Structure	
WALL	: Concrete Wall/Brick Wall	
ROOF	: Reinforced Concrete Roof	
CEILING	: Skim Coat/Plaster Ceiling	
WINDOW	: Aluminium Frame Glass Window	
DOOR	: Main Entrance	- Fire-rated Timber Door
	: Bedroom/Bathroom	- Flush Door
IRONMONGERY	: Selected Quality Locksets	
FLOOR FINISHES	: Foyer/Living/Dining/Kitchen	- Tiles
	: Bedrooms	- Tiles
	: Bathrooms	- Tiles
	: Others	- Tiles
WALL FINISHES	: Common Walls	- Plastered/Skim Coat and Paint
	: Bathroom	- Ceramic Wall Tiles up to ceiling high
	: Kitchen	- Ceramic Wall Tiles up to 1600mm high
SANITARY FITTINGS	: Kitchen Sink	- 1 No.
	: Wash Basin	- 2 Nos.
	: Toilet Roll Holder	- 2 Nos.
	: Shower Rose	- 2 Nos.
	: Water Closet	- 2 Nos.
ELECTRICAL INSTALLATION	: Lighting Point	- 13 Nos.
	: 13A Power Point	- 13 Nos.
	: Ceiling Fan Point c/wHook	- 4 Nos.
	: Air- Condition Point	- 2 Nos.
	: TV Point	- 1 No.
	: Telephone Point	- 1 No.
	: 20A Water Heater Point	- 2 Nos.
	: Door Bell Point	- 1 No.

FACILITIES PLAN

LEVEL 11



TOWER A

TOWER B

LEGEND	
	Type A
	Type A1
	Type B
	Type B1
	Type B2
	Type C
	Type C1
	Type D



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Experience an extraordinary lifestyle with exceptional facilities that cater to your every desire, creating the dream life you've always envisioned.





Conveniences Within Easy Reach

SHOPPING & ENTERTAINMENT

Lotus's Plentong	650m
Giant Hypermarket Plentong	1.1km
NSK Trade City	2.3km
Pandan Johor Bahru	
AEON Tebrau City	6.1km
Lotus's Desa Tebrau	6.1km
IKEA Tebrau	6.9km
TOPPEN Shopping Centre	7.1km
The Mall, Mid Valley Southkey	8km

EDUCATION

Paragon Private & International School	2.5km
SJK (C) Chien Chi	2.8km
Sunway College, Johor Bahru	8.3km
UITM Pasir Gudang	11km

RECREATION

Daiman 18 Golf Club	1.4km
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BANK

RHB Bank Plentong	400m
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MEDICAL

Sultan Ismail Hospital	6.9km
Regency Specialist Hospital	9.2km

AMUSEMENT PARKS

Austin Heights Water & Adventure Park	7.8km
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AIRPORT

Senai International Airport	30.9km
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LBS Motek Sales Gallery

Address : G-15 & 01-15, Jalan Masai Jaya 1, Plentong, 81750, Johor Bahru, Johor

Open daily from 10am to 6pm

Another project by



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FOLLOW LBS BINA ON:

Developer: Multi Court Developers Sdn Bhd (Company No. 201501020175 (1145511-K)), A Member of MGB Berhad | Developer's License No.: 19398/01-2024/48(A) | Validity Period: 14/01/2022 – 13/01/2024 | Advertising & Sales Permit No.: 19398-5/03-2026/0246(A)-(S) | Validity Period: 09/03/2023 – 08/03/2026 | Approving Authority: Majlis Bandaraya Johor Bahru | Building Plan Ref. No.: MBJB/U/2022/14/BGN/19/RP(17) | Land Tenure: Freehold | Land Encumbrances: Charged to United Overseas Bank (Malaysia) Berhad | Expected Date of Completion: March 2027 | Total Units: 595 units | Price: RM 424,800 (Min) – RM 694,800 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Development.

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