

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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Modern Living in an  
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**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

<b>STRUCTURE</b>	: Reinforced Concrete Structure	
<b>WALL</b>	: Concrete Wall/Brick Wall	
<b>ROOF</b>	: Reinforced Concrete Roof	
<b>CEILING</b>	: Skim Coat/Plaster Ceiling	
<b>WINDOW</b>	: Aluminium Frame Glass Window	
<b>DOOR</b>	: Main Entrance	- Fire-rated Timber Door
	: Bedroom/Bathroom	- Flush Door
<b>IRONMONGERY</b>	: Selected Quality Locksets	
<b>FLOOR FINISHES</b>	: Foyer/Living/Dining/Kitchen	- Tiles
	: Bedroom	- Tiles
	: Bathroom	- Tiles
	: Others	- Tiles
<b>WALL FINISHES</b>	: Common Walls	- Plaster/Skim Coat and Paint
	: Bathroom	- Ceramic Wall Tiles up to ceiling high
	: Kitchen	- Ceramic Wall Tiles up to 1600mm high
<b>SANITARY FITTINGS</b>	: Kitchen Sink	- 1 No.
	: Wash Basin	- 1 No.
	: Toilet Roll Holder	- 1 No.
	: Shower Rose	- 1 No.
	: Water Closet	- 1 No.
<b>ELECTRICAL INSTALLATION</b>	: 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.



<b>STRUCTURE</b>	: Reinforced Concrete Structure	
<b>WALL</b>	: Concrete Wall/Brick Wall	
<b>ROOF</b>	: Reinforced Concrete Roof	
<b>CEILING</b>	: Skim Coat/Plaster Ceiling	
<b>WINDOW</b>	: Aluminium Frame Glass Window	
<b>DOOR</b>	: Main Entrance	- Fire-rated Timber Door
	: Bedroom/Bathroom	- Flush Door
<b>IRONMONGERY</b>	: Selected Quality Locksets	
<b>FLOOR FINISHES</b>	: Foyer/Living/Dining/Kitchen	- Tiles
	: Bedrooms	- Tiles
	: Bathrooms	- Tiles
	: Others	- Tiles
<b>WALL FINISHES</b>	: Common Walls	- Plastered/Skim Coat and Paint
	: Bathroom	- Ceramic Wall Tiles up to ceiling high
	: Kitchen	- Ceramic Wall Tiles up to 1600mm high
<b>SANITARY FITTINGS</b>	: Kitchen Sink	- 1 No.
	: Wash Basin	- 2 Nos.
	: Toilet Roll Holder	- 2 Nos.
	: Shower Rose	- 2 Nos.
	: Water Closet	- 2 Nos.
<b>ELECTRICAL INSTALLATION</b>	: 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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## 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

Public Bank	2.5km
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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 Molek 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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Developer: Multi Court Developers Sdn Bhd (Company No. 201501020175 (1145511-K)), A Member of MGB Berhad | Developer's License No.: 19398/01-2029/1573(A) | Validity Period: 14/01/2024 – 13/01/2029 | 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 Department.

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