



SOUTHERN  
MARINA

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RESIDENCES

PUTERI HARBOUR



*An invitation to live by the serenity of the sea*

*presented by*

PPB Group Berhad | Kuok Brothers Sdn Berhad | Khazanah Nasional Berhad



“live in the sunshine,  
swim the sea,  
drink the wild air...”

*ralph waldo emerson*



the  
serene sea

Southern Marina is an integrated, waterfront enclave in Puteri Harbour, the jewel of Nusajaya. This gem is a high-end, award-winning precinct with world-class living and leisure offerings that makes it a sought-after address for the discerning amongst us.

Designed to make the most of man's fascination with the sea, Southern Marina is a serene haven, surrounded by 3 marinas: The Private Marina, Puteri Harbour's Mega-Yacht Marina and the Public Marina. Life doesn't get better than this... your very own freehold home, by the marinas.

Puteri Harbour has been recognised globally with prestigious awards for its master planned township, harbour design and facilities.

- FIABCI Prix d'Excellence, Runner-up Best Master Plan, 2010.
- 5 Gold Anchor Award by The Yacht Harbour Association (TYHA), United Kingdom, February 2014.
- 4 Gold Anchor Award by The Yacht Harbour Association (TYHA), 2010.

# the story beyond the sea

Southern Marina is a well-thought-out development that enjoys an enviable location by the Private Marina of Puteri Harbour.

Rising elegantly from a peaceful cove, it is graced by the serenity of the sea all around. However, the sea is just the start of the story ...

Southern Marina presents Southern Marina Residences, its first edition of fine property developments, which are 2 deluxe towers of marina-front homes. A rare opportunity to live by the marina, complete with a myriad quayside lifestyle concepts, designed to appeal to Malaysians and expats from around the world. It's an ideal sanctuary for first-time homeowners, or for those who desire a holiday or retirement home.





# the love affair with the sea

Just like the ocean's endless love affair with the shoreline, we never get tired of the blue waters, the sea breeze, or the crashing waves.

## LAVISH IN EVERY WAY

The insight for the design concept was to make the most of the panoramic and spectacular views of the sea and the marinas. Lavish living spaces that surpass the norm, huge glass windows, and a large number of corner units with wraparound views, were crafted to mirror the expansive and soothing landscape beyond.





#### DESIGNED FOR LIVABILITY

Like the treasures that lie beneath the sea, the interior spaces of the residences have been finished and fitted with an array of imported brands, designed for livability. Every effort was made to ensure that the practical details for a life of ease and convenience were incorporated into the design. These include: fitted kitchen with imported appliances, air-conditioning, hot water system and more.



# life by the seashore

Living at Southern Marina Residences offers you a range of comprehensive facilities for everyone in the family. There are a host of activities upon the sea, by the shore or within the beautifully landscaped grounds. For those who prefer to stay active indoors, the well-equipped gym is the ideal spot to enjoy the best of both worlds. Its full-glass walls overlook the pool and the sea beyond.

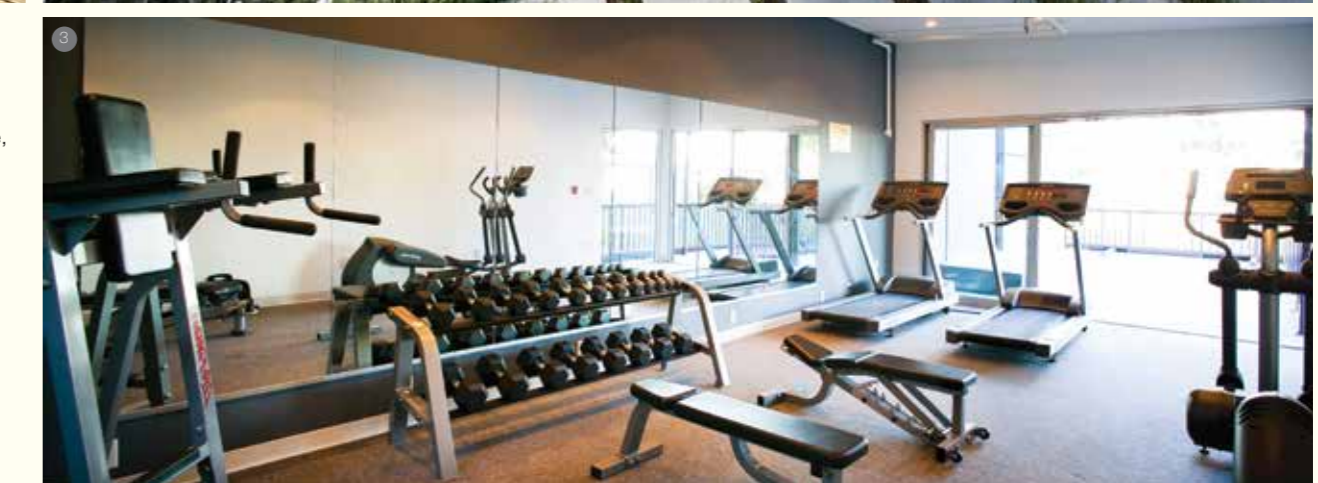




**Facilities**

- 50m lap pool
- Children's wading pool & interactive water play
- Jacuzzi
- Gymnasium
- Steam room
- Children's playground
- BBQ area
- Multi-purpose hall
- Tennis court
- Half basketball court
- Wellness & fitness gazebos
- Leisure pavilion
- Deck view to marina

- 1 Rejuvenate at the recreation deck
- 2 A limited number of apartments have large, private terraces
- 3 Well-equipped gym





Sky garden



Grand lobby



the promenade  
by the marina

The marina-front Promenade is a great way to explore the al fresco F & B and retail outlets that line it. However, if you'd rather get fit, a jog or a brisk walk along the Promenade can do wonders to re-energise the soul. The best part of it all is that everything is conveniently located at your doorstep.



INDULGE BY THE MARINA

Spend your leisure time relaxing, pampering yourself, dining or watching life go by at the marina.





Traders Hotel Puteri Harbour



Puteri Harbour International Ferry Terminal



Afiat Healthpark



Senai International Airport, Johor Bahru



an enviable address

Spanning 24,000 acres, Nusajaya is strategically located in the epicentre of the new economic Asia, with signature and catalytic projects like Educity, healthcare & wellness, tourism & leisure, creative, commerce, infrastructure and other sectors that are designed to drive economic growth. In addition, its proximity to Singapore provides immense potential for economic expansion.

It is a masterpiece development showcasing ‘The World in One City’, and in 2012, it was awarded the prestigious and globally acclaimed FIABCI Prix d’Excellence Award for Best Master Plan Category. Puteri Harbour is all set to become a world-class, waterfront hub with a premier selection of lifestyle and leisure

services that will benefit from its well-planned infrastructure and excellent connectivity. Southern Marina is positioned next to a 5-star hotel, an international convention centre, Traders Hotel, the CIQP & Ferry Terminal and a host of other iconic attractions in Puteri Harbour.

# the team behind the development

*Southern Marina Residences is a development undertaken by Southern Marina Development Sdn Berhad, a joint-venture between 3 strong and reputable partners, namely PPB Group Berhad, Kuok Brothers Sdn Berhad, and Khazanah Nasional Berhad, who share a common vision in the development of Southern Marina. A team of experienced and reputable consultants have been carefully picked to plan and design the residences.*

**PPB Group Berhad** (formerly known as Perlis Plantations Berhad), is a subsidiary of Kuok Brothers Sdn Berhad and is listed on the Main Market of Bursa Malaysia Securities Berhad. PPB Group is engaged in property investment and investment holding. Its subsidiaries are involved in businesses ranging from flour and animal feed milling, livestock farming, food processing, bakery, marketing and distribution of consumer products, cinema operations, environmental engineering to property management and development. Since its incorporation in Malaysia in 1968, PPB Group has grown into a major conglomerate with assets and market capitalisation totalling RM 17.1 billion and RM 19.1 billion respectively as at 31 December 2013. PPB Group currently has operations in China, Vietnam, Indonesia, Myanmar, Thailand and Singapore and employs more than 3,940 employees in its domestic operations.

**Kuok Brothers Sdn Berhad** was incorporated in 1949 and is the holding company of the Kuok Group's operations in Malaysia. Its principal activity is that of an investment holding company whereas its group of companies are involved in diverse business activities ranging from flour milling and distribution, cinema operations, environmental engineering, to property management and development.

Kuok Brothers Sdn Berhad has interests in property investment. Its property portfolio includes Taman Molek township development, Taman Ponderosa, Taman Redang, Taman Impian Emas, Johor Bahru City Square and Ponderosa Golf & Country Club in Johor Bahru. Kuok Brothers group of companies also has interests in Shangri-La Hotels (Malaysia) Berhad (listed on Bursa Malaysia), Wilmar International Limited (listed on the Singapore Stock Exchange), Kerry Properties Limited, Shangri-La Asia Limited, SCMP Group Limited (all listed on the Hong Kong Stock Exchange) and Shang Properties Inc (listed on the Philippines Stock Exchange).

**Khazanah Nasional Berhad (Khazanah)** is the strategic investment fund of the Government of Malaysia entrusted to hold and manage the commercial assets of the Government and to undertake strategic investments. Khazanah is involved in various sectors such as power, telecommunications, financial institutions, healthcare, aviation, infrastructure, leisure & tourism, property, creative & media, education, and innovation & technology. Some of the key listed companies in Khazanah's investment portfolio include Telekom Malaysia Bhd, Tenaga Nasional Bhd, CIMB Group, Axiata Group Bhd, IHH Healthcare Bhd, Malaysia Airports Holdings Bhd and UEM Sunrise Bhd.

“  
*We believe in the responsibility of Architecture beyond mere buildings, and create buildings that are both aesthetically pleasing and sympathetic to their surroundings.*”

#### **The Architects**

P & T Group was established in 1972 and is one of the largest International Architectural and Engineering practices in the world, with more than 2,000 employees across 18 offices worldwide.

They have successfully completed a wide range of prestigious mixed-use projects, both in Singapore and overseas, that include offices, residential developments, retail complexes, hotels, community, institutional and educational buildings. Their recent multi-award winning projects in Singapore are Mapletree Business City, United World College-South East Asia Campus and Ascentia Sky.

#### **The Landscape Architects**

Walrus Design was founded in 1999 by Julien Hodson-Walker, a British Chartered Landscape Architect with over twenty years of experience working in Southeast Asia. This boutique landscape consultancy is still run by the founder and operates out of Malaysia and Singapore, with clients throughout Southeast Asia.

Walrus Design specialises in Park Design, Exclusive Residential Landscapes, Hotels and Resorts, Civic and Urban Landscape, and Landscape Planning. Their multiple award-winning projects like Kota Kemuning Wetland, Kunming Wetland and Shangri-La Putrajaya, have been featured in international design publications.

“  
*We believe that every site and every client represents a different challenge that requires a unique and specific solution and this has created projects that have an identity of their own.*”

“  
*We believe in the importance of developing close working relationships with our clients, thereby placing sensitive emphasis on the need to create excellent as well as unique and distinctive solutions in response to our clients' briefs.*”

#### **The Interior Designers**

2nd Edition was formed in July 2005, as a boutique interior design studio, providing design consultancy for residential developments as well as bespoke commercial and hospitality projects.

Their interior designs are a harmonious balance of authenticity, style and functionality. This is achieved by abiding to the fundamental vision of creating design that is all about the articulation of space and form. 2nd Edition's refined craftsmanship, and their keen understanding of their clients' design aspirations have resulted in elegantly conceptualised end products where beauty and purity are discovered.

# unit plans & specifications

## SITE PLAN



## FACILITIES

- |   |                         |                                 |
|---|-------------------------|---------------------------------|
| 1 50m lap pool                                    | 5 Steam room            | 10 Half basketball court        |
| 2 Children's wading pool & interactive water play | 6 Children's playground | 11 Wellness and fitness gazebos |
| 3 Jacuzzi   | 7 BBQ area              | 12 Leisure pavilion             |
| 4 Gymnasium                                       | 8 Multi-purpose hall    | 13 Deck view to marina          |
|   | 9 Tennis court          |                                 |

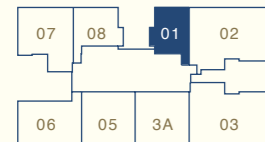


UNIT PLANS

TYPE  
**A1**

**1+1 BEDROOM**

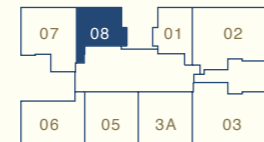
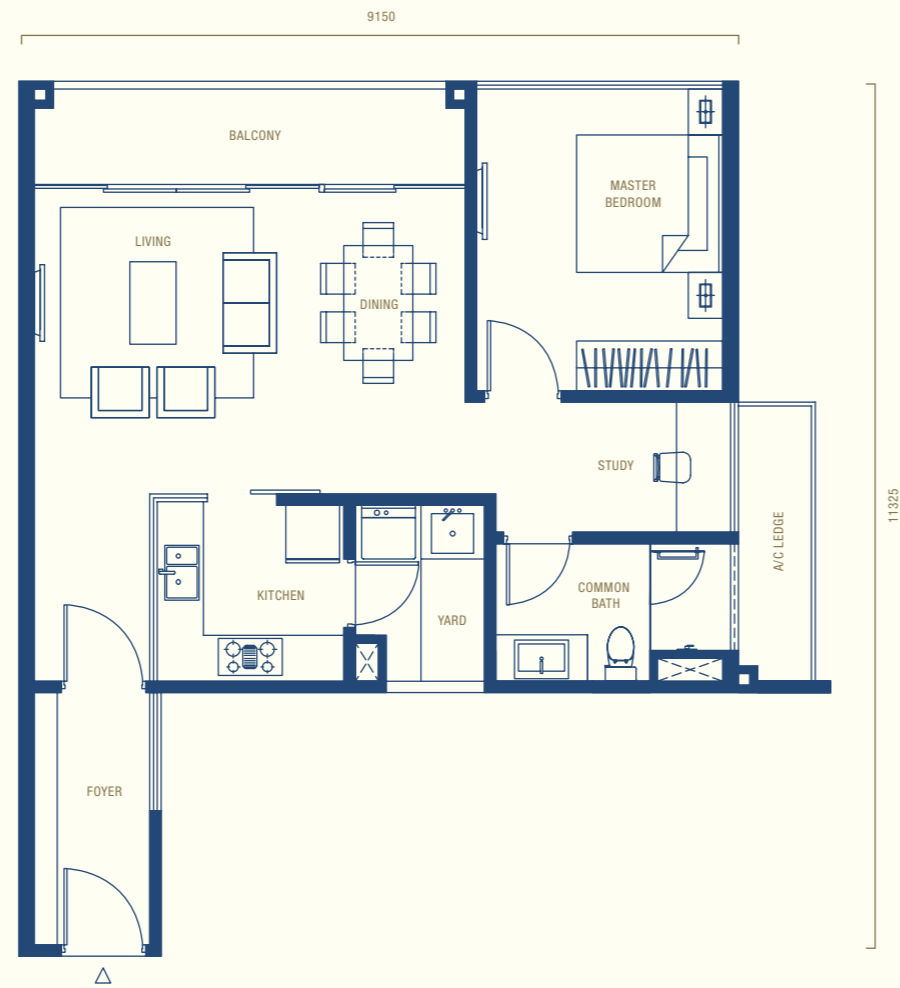
71.47 sqm / 769 sq ft



TYPE  
**A2**

**1+1 BEDROOM**

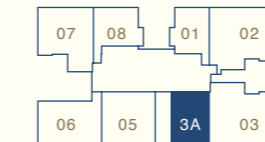
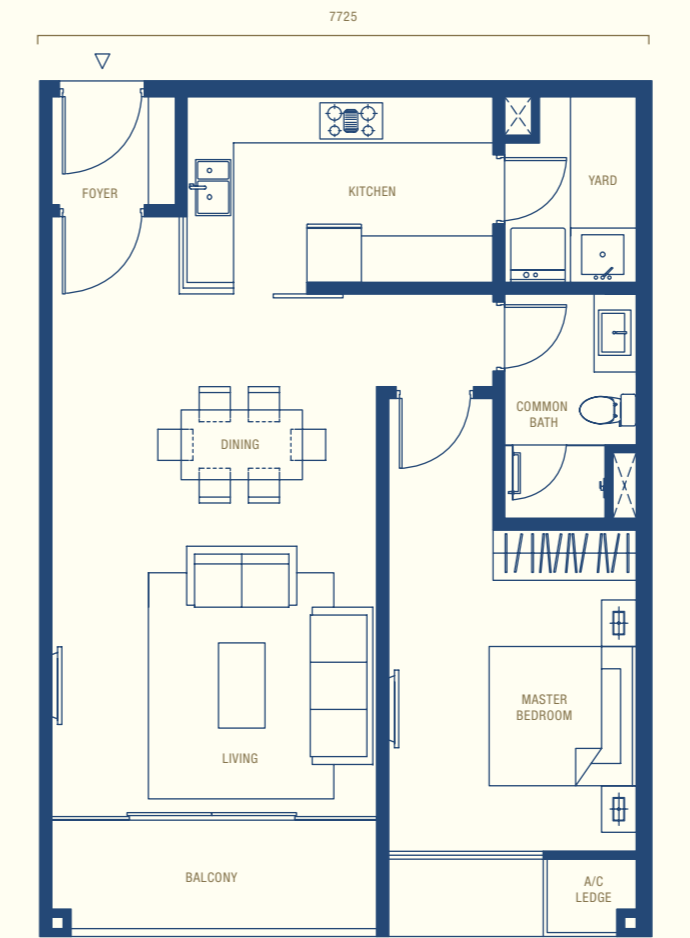
78.03 sqm / 840 sq ft



TYPE  
**A3**

**1+1 BEDROOM**

80.82 sqm / 870 sq ft

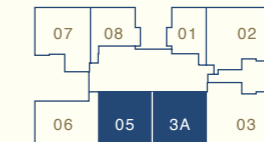
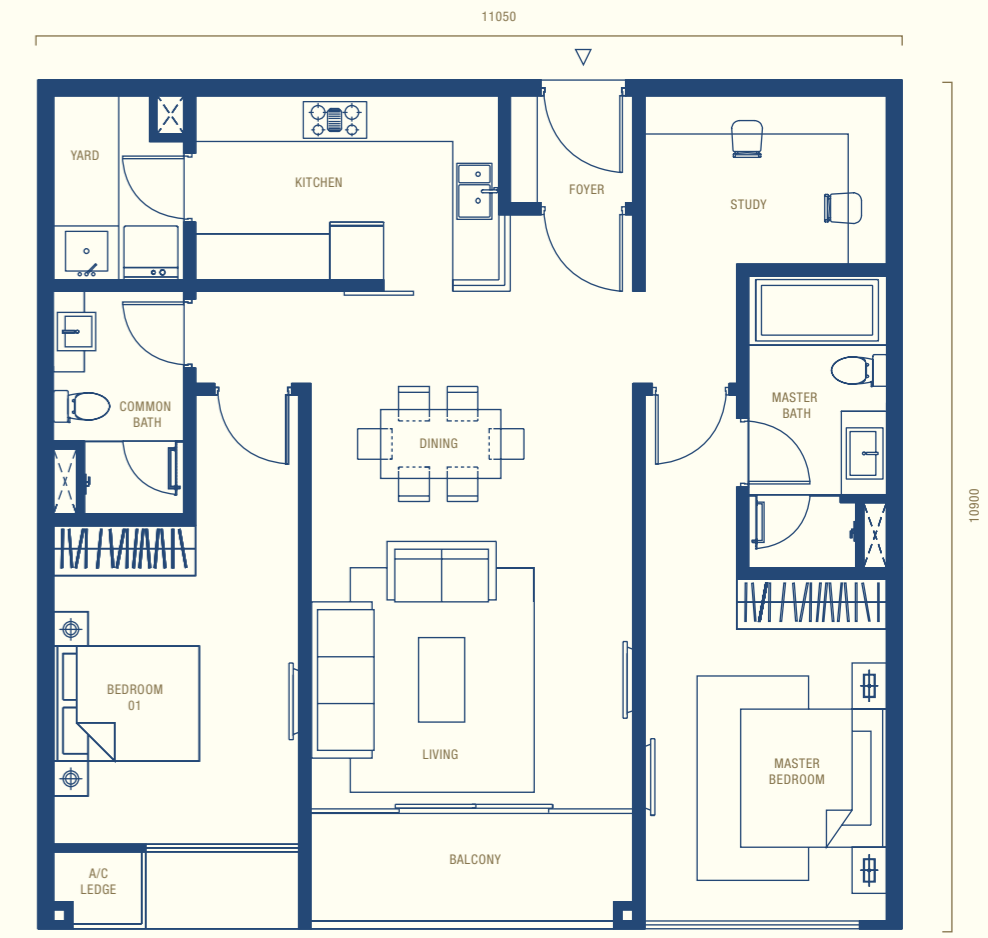


Level 6

TYPE  
**B1**

**2+1 BEDROOMS**

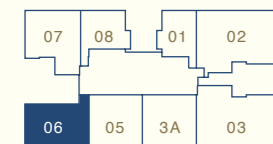
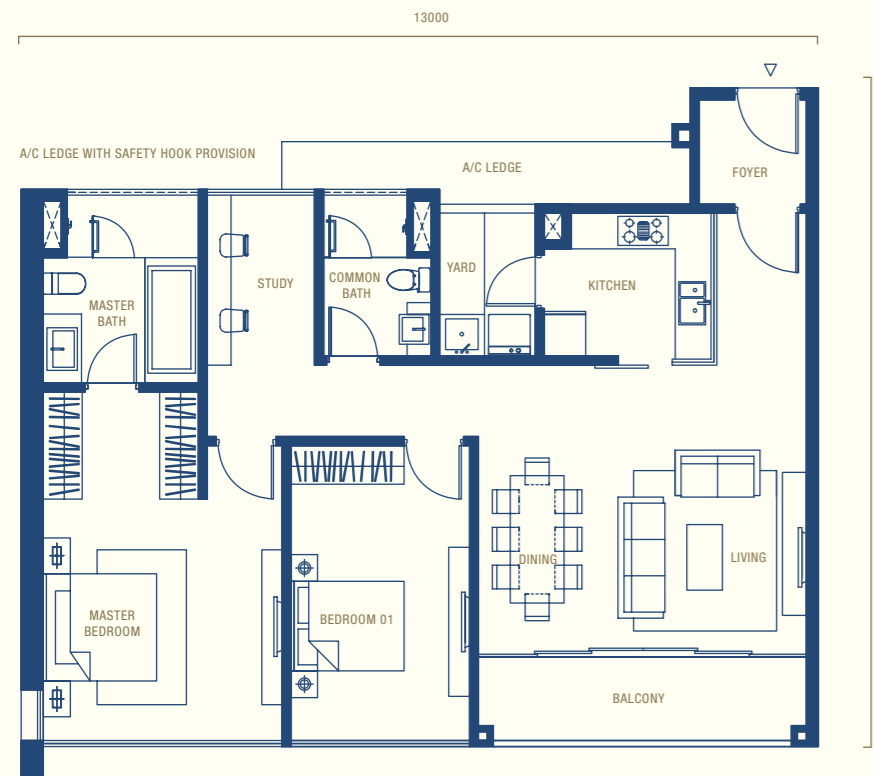
117.05 sqm / 1,260 sq ft



TYPE  
**B2**

**2+1 BEDROOMS**

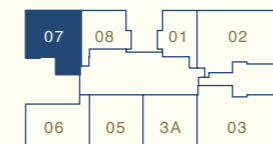
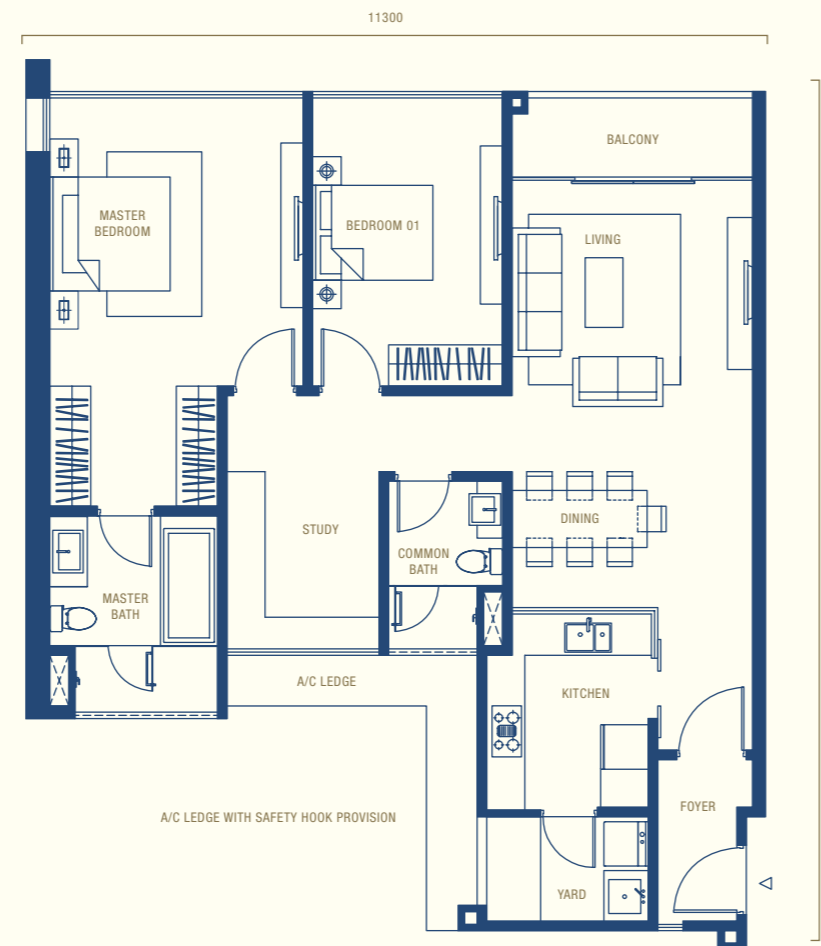
122.96 sqm / 1,324 sq ft



TYPE  
**B3**

**2+1 BEDROOMS**

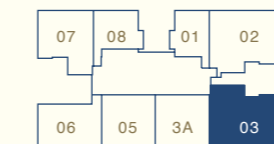
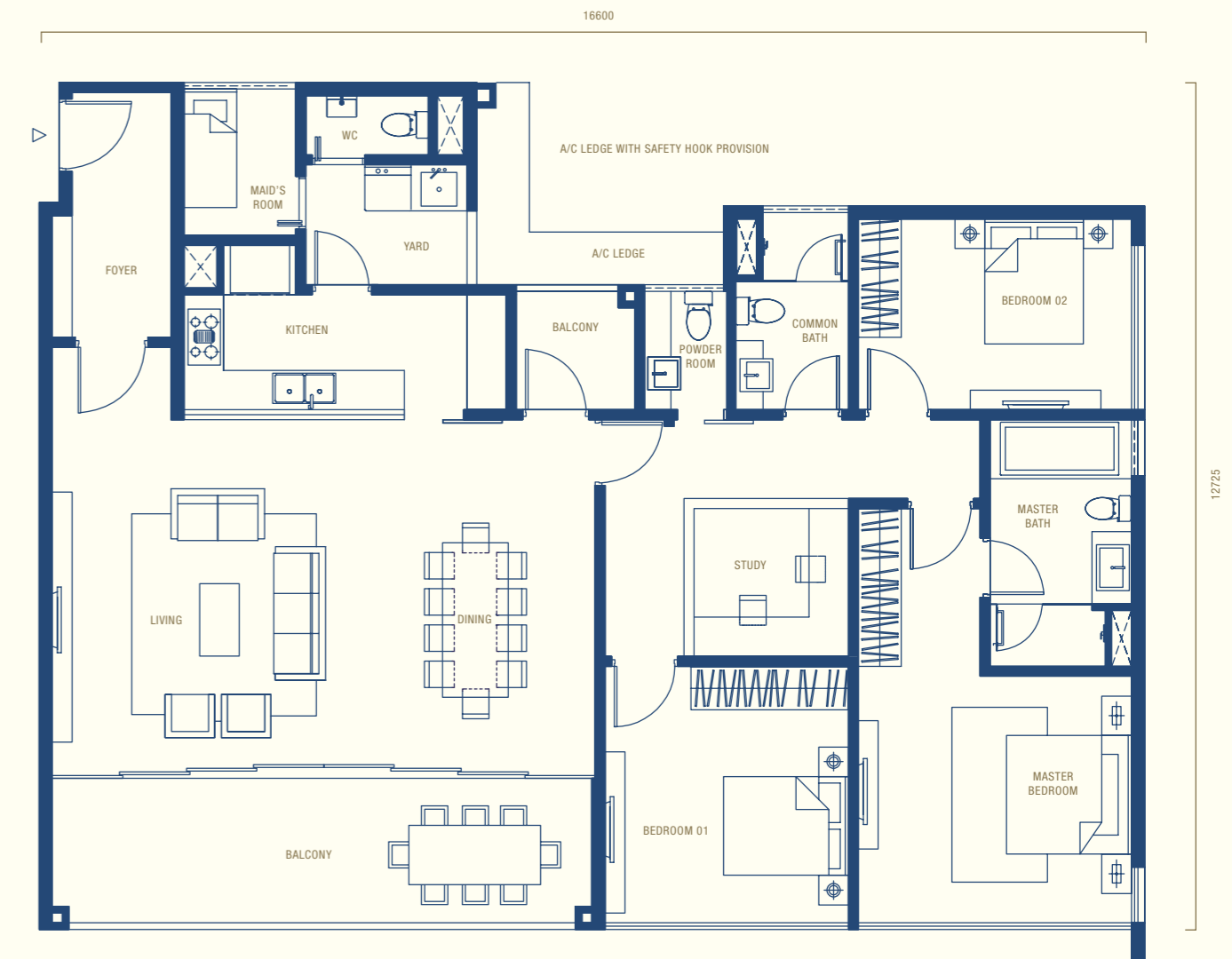
121.36 sqm / 1,306 sq ft



TYPE  
**C1**

**3+1 BEDROOMS**

187.04 sqm / 2,013 sq ft

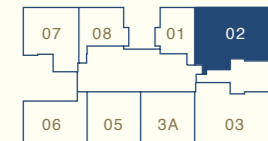
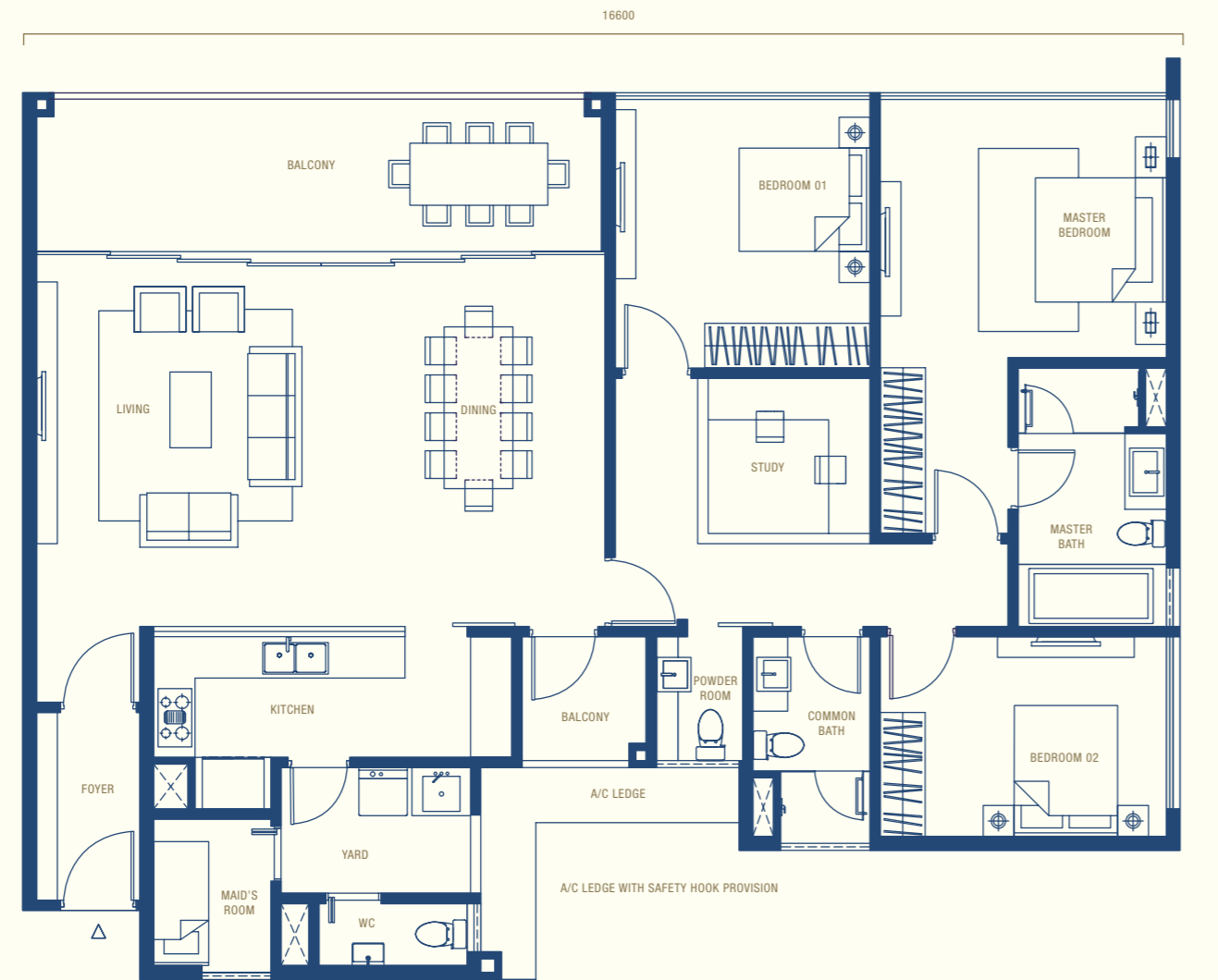


TYPE

**C2**

**3+1 BEDROOMS**

185.91 sqm / 2,001 sq ft



**SPECIFICATIONS**

**STRUCTURE**

Reinforced Concrete Frame

**WALL**

Reinforced Concrete Wall / Brick Wall

**ROOF**

Reinforced Concrete Roof

**CEILING**

Skim Coat Finish with Emulsion Paint / Calcium Silicate Ceiling to Wet Areas (where applicable)

**WINDOW**

Aluminium Framed Glass Window

**DOOR**

Solid Timber Door / Timber Flush Door / Aluminium Framed Sliding Glass Door / Aluminium Flush Door / Timber Sliding Door / Vinyl Foldable Door (where applicable)

**IRONMONGERY**

Quality Locksets

**FLOOR FINISHES**

Bedrooms / Study (where applicable) Engineered Timber Flooring  
 Living / Dining / Kitchen / Study (where applicable) Porcelain Tiles  
 Bathrooms / Balcony / Yard / Maid's Room Quality Tiles

**WALL FINISHES**

Internal Walls Plaster and Paint  
 External Walls Plaster and Paint  
 Kitchen Quality Tiles up to Ceiling Height  
 Bathrooms Quality Tiles up to Ceiling Height

**SANITARY FITTINGS / FIXTURES**

	A1 A2 A3	B1 B2 B3	C1 C2	D1 D2	D3 D4
Water Closet	1	2	4	6	5
Wash Basin	1	2	4	7	6
Kitchen Sink	1	1	1	2	2
Shower	1	2	3	5	4
Bath Tub	0	1	1	2	1
Bib Tap	1	1	2	2	2

**ELECTRICAL INSTALLATION**

NO	DESCRIPTION	A1	A2	A3	B1	B2	B3	C1	C2	D1	D2	D3	D4
1	Lighting Point	12	14	12	18	20	18	32	32	45	51	43	39
2	Power Point	20	18	20	20	21	20	24	23	25	31	27	26
3	Air-Conditioning Power Point	2	2	2	3	3	3	5	5	6	6	5	5
4	Water Heater Point	1	1	1	2	2	2	2	2	4	4	3	3
5	Fan Point	1	1	1	2	2	2	3	3	4	4	3	3
6	Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
7	Data Point	2	2	2	3	3	3	4	4	3	4	3	4
8	Telephone Point	1	1	1	2	2	2	2	2	2	2	2	2
9	Intercom	1	1	1	1	1	1	1	1	1	1	1	1
10	SMATV Point	2	2	2	3	3	3	4	4	5	5	4	4
11	Panic Button	1	1	1	1	1	1	1	1	1	1	1	1
12	SOHO Box	1	1	1	1	1	1	1	1	1	1	1	1
13	DB	1	1	1	1	1	1	1	1	1	1	1	1

**ADDITIONAL FEATURES**

Built-in Kitchen Cabinet / Hood / Hob / Fridge / Oven / Air-Conditioning in all bedrooms (except maid's room) / Hot water system in all bathrooms (except water closet and powder room)

*a project by*

PPB Group Berhad | Kuok Brothers Sdn Berhad | Khazanah Nasional Berhad  
(8167-W) (1765-T) (275505-K)

**SOUTHERN MARINA DEVELOPMENT SDN BHD** 1039652-H  
Tel: +6012 969 8099 / +603 9130 5088 [southernmarina.com.my](http://southernmarina.com.my)

**PUTERI HARBOUR SALES GALLERY AND SHOW UNIT**  
Lebuh Bahtera, Puteri Harbour, 79100 Nusajaya, Johor, Malaysia (*opening in April 2015*)

**UBN KL SALES GALLERY**  
No.10, Jalan P. Ramlee, 50250 Kuala Lumpur, Malaysia

All information and specifications herein are subject to variations, modifications and amendments as required by the relevant authorities or developer's consultants/architect and cannot form part of an offer or contract. Renderings and illustrations herein are artist's impressions only and all measurements are approximate subject to final survey. While every reasonable care has been taken in the preparation of this print, the developer, its agents or representatives cannot be responsible for any inaccuracies or changes.

**DEVELOPER:** Southern Marina Development Sdn Bhd. Address: Level 15, UBN Tower, No.10, Jalan P. Ramlee, 50250 KL, Wilayah Persekutuan. Developer's License No: 13788-1/11-2016/01208(L). Validity Period: 28/11/2014 – 27/11/2016. Advertising & Sales Permit No: 13788-1/11-2016/01208(P). Validity Period: 28/11/2014 – 27/11/2016. Approving Authority: Majlis Perbandaran Johor Bahru Tengah. Approved Building Plan No: (18) dlm MPJBT (JB) RP9A/2/2014. Tenure of Land: Freehold. No. of Units: 456. Expected Completion Date: December 2018. Price: (min) RM1,087,840 – (max) RM5,799, 500