

# ESTUARI GARDENS



NATURE-INSPIRED PARK LIVING



Puteri Harbour Marina

## NESTLED WITHIN NATURE'S EMBRACE

Enter the realm of Estuari Gardens, situated merely at a stone's throw distance from the award-winning waterfront destination Puteri Harbour, Malaysia's first internationally-recognised marina.



A relaxing atmosphere

### HALLMARK OF ESTUARI GARDENS

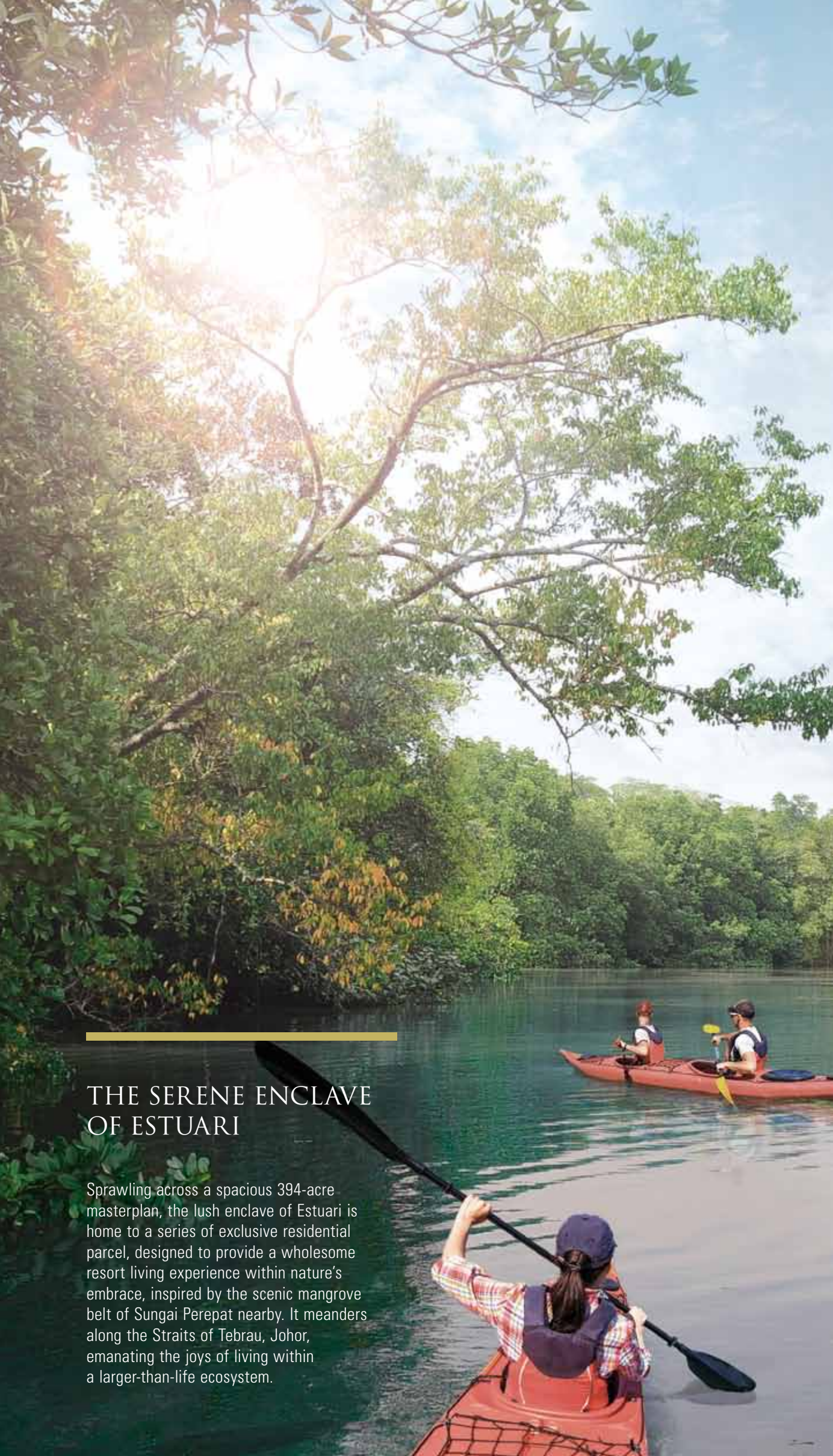
- First landed property by UEM Sunrise within award-winning Puteri Harbour
- Exclusive gated and guarded community
- 13-acre designer crafted landscape area with transplanting of mature trees
- 4.9-acre of lush Central Garden area
- Cul-de-sac streets for unparalleled exclusivity
- 50ft wide road reserve
- Scenic lake next to residence
- Freehold



Breathtaking Marina



Discover a serene living of Estuari Gardens, the first exclusive residential development within Estuari.



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## THE SERENE ENCLAVE OF ESTUARI

Sprawling across a spacious 394-acre masterplan, the lush enclave of Estuari is home to a series of exclusive residential parcel, designed to provide a wholesome resort living experience within nature's embrace, inspired by the scenic mangrove belt of Sungai Perepat nearby. It meanders along the Straits of Tebrau, Johor, emanating the joys of living within a larger-than-life ecosystem.



Welcoming entrance statement of Estuari Gardens

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## PRIVATELY GUARDED EXCLUSIVELY GATED

Estuari Gardens is the first phase exclusive residential development within the 394-acre Estuari, featuring a gated serene urban living surrounded by undiluted greenery and complete neighbourhood amenities. Traverse freely within the safely guarded environment of Estuari Gardens, complete with top-notch security features and perimeter fencing designed to provide the residents a peace of mind.



Serenity amidst gated community



Be one with nature



Enter the realm of peace and tranquility



Riding along within the comfort of greenery

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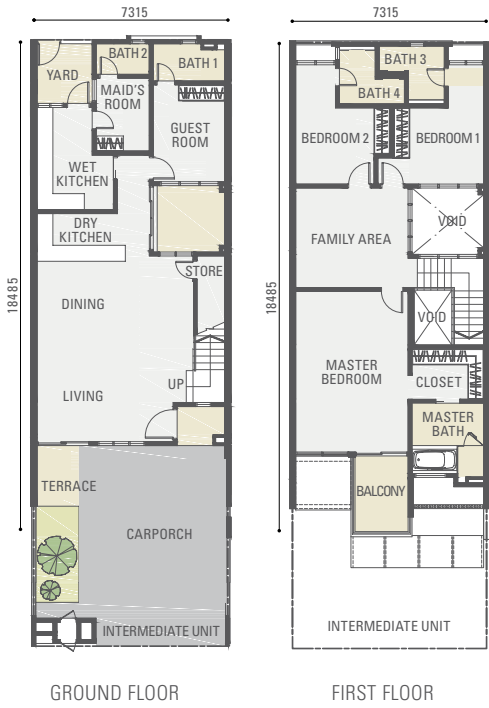
## THE PURSUIT OF CONTEMPORARY COMFORT

Nurture your well-being at sanctuary-inspired designer gardens and through a host of other amenities designed for your exclusive enjoyment at Estuari Gardens. Invigorate in an oasis of serenity as you relive your carefree living.

# TYPICAL FLOOR PLAN

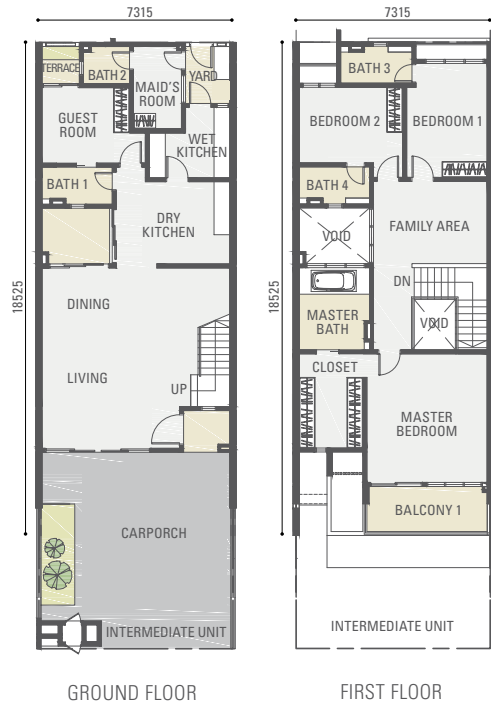
TYPE 24' x 75' | From 2,708 sf  
 4 + 1 Bedroom  
 5 Bathroom

A1



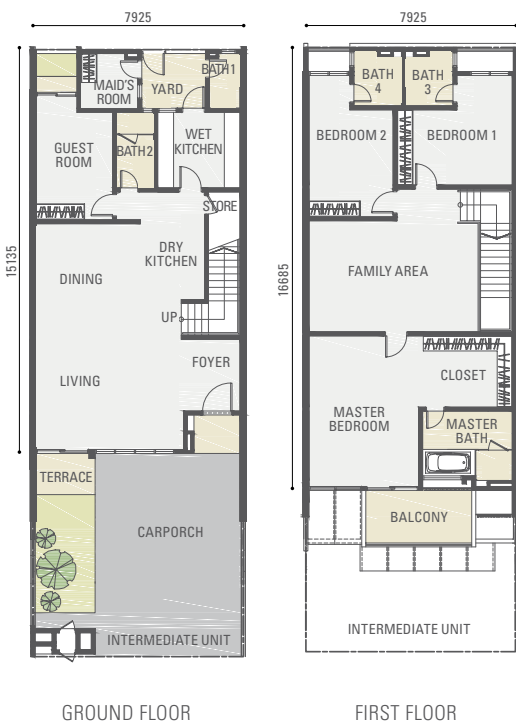
TYPE 24' x 75' | From 2,754 sf  
 4 + 1 Bedroom  
 5 Bathroom

A2



TYPE 26' x 75' | From 3,032 sf  
 4 + 1 Bedroom  
 5 Bathroom

B



TYPE 30' x 80' | from 3,550 sf  
 5 + 1 Bedroom  
 5 Bathroom Intermediate  
 6 Bathroom Corner

C



# SPECIFICATIONS

<b>Structure</b>	Reinforced Concrete				
<b>Wall</b>	Clay Bricks				
<b>Roof</b>	Concrete Roof Tiles/ RC Flat Roof				
<b>Ceiling</b>	Plaster Board Ceiling/ Skim Coat				
<b>Wall Finishes</b>	External Walls	Plaster & Weather Resistant Paint			
	Internal Walls	Plaster & Paint			
	Bathrooms	Porcelain Tiles			
	Dry / Wet Kitchen	Porcelain Tiles to Ceiling Height / Plaster & Paint			
<b>Floor Finishes</b>		<b>Type A1</b>	<b>Type A2</b>	<b>Type B</b>	<b>Type C</b>
	Living / Dining / Bedrooms	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
	Bedrooms (First Floor)	Engineered Timber Flooring	Engineered Timber Flooring	Engineered Timber Flooring	Engineered Timber Flooring
	Bathrooms / Store / Utility	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
	Dry / Wet Kitchen	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
	Yard / Car Porch / Balcony / Terrace	Homogeneous Tiles	Homogeneous Tiles	Homogeneous Tiles	Homogeneous Tiles
<b>Door</b>	Main Entrance	Engineered Timber Door			
	Other Doors	Engineered Timber Door/ Aluminium Frame Sliding Door			
<b>Windows</b>	Aluminium Frame Glass Windows				
<b>Ironmongery</b>	Quality Locksets with Accessories				
<b>Electrical Fittings</b>	Lighting Point	Solar Water Heater			
	Power Point	Tv Point			
	Ceiling Fan Point	Ready for Unifi			
	Air Conditioner				

\* Variations apply to specific type.

The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and therefore cannot form part of an offer or contract presentation.



Mall of Medini



Pinewood Iskandar Malaysia Studios



Gleneagles Hospital



Hotel Jen pool deck view



Horizon Hills Golf & Country Club

## WELL-SERVED INTERNATIONALLY

Apart from being strategically located within Puteri Harbour, Estuari Gardens also boasts an excellent accessibility to major highways and close proximity to modern township amenities of Johor Bahru City Centre. It is also conveniently near to international education hub, family-friendly attractions and shopping malls, providing a host of wonders for a complete living.

### CLOSE ACCESS TO

- Legoland® Malaysia
- Sanrio Hello Kitty Town
- Horizon Hills Golf Resort
- Pinewood Malaysia Studios
- Johor Bahru City Centre
- Mall of Medini
- Afiat Healthpark - Columbia Asia
- Gleneagles Medini
- EduCity
- Raffles American School
- Marlborough College Malaysia
- University of Southampton
- Puteri Harbour CIQ Ferry Terminal



Puteri Harbour Ferry Terminal

Legoland® Malaysia





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**BANDAR NUSAJAYA DEVELOPMENT SDN BHD**

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Developer's Licence No : 14032-1/06-2017/0515(L) • Validity Period : 06/06/2015 - 05/06/2017 • Sales & Advertising Permit No : 14032-1/06-2017/0515(P) • Validity Period : 06/06/2015 - 05/06/2017 • Expected Date of Completion : July 2017 • Approving Authority : MPJBT • Ref. No : MPJBT(JB)RP/9/4/2014 • Tenure of Land : Freehold • Land Encumbrance : None • Total Units : 350 units • Units : Type A1 - 83 Units, Type A2 - 83 Units, Type B - 120 Units, Type C - 64 Units • Land Area : Type A1 - 24' x 75', Type A2 - 24' x 75', Type B - 26' x 75', Type C - 30' x 80' • Price : Type A1 : RM1,394,888.00 (Min) - RM2,683,526.00 (Max), Type A2 : RM1,500,888.00 (Min) - RM2,665,677.00 (Max), Type B : RM1,788,888.00 (Min) - RM3,195,648.00 (Max), Type C : RM1,991,888.00 (Min) - RM3,661,672.00 (Max) • All illustrations are artist's impression only. All information and representation contained herein are subject to changes, modifications and / or substitutions as may be required / recommended by the Co's Architect / engineers / the relevant authorities and cannot form part of an offer contract. While every reasonable care has been taken in providing this information, the developer cannot be held responsible in the event of any error or inaccuracy.