



# The Maris Desaru Coast Show Village

Visit our Show Village  
Open Daily 10am to 9pm

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of a never-ending holiday



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 JOHOR, MALAYSIA

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Developer: Desaru North Course Residences Sdn Bhd (971045-P) • Address: Level 4, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour, 79000 Iskandar Puteri, Johor • Tel: 07-886 1811 • Developer's Licence No.: 19800-1/11-2021/01021 (L)  
 • Validity Period: 06/11/2019 – 05/11/2021 • Advertising & Sales Permit No.: 19800-1/11-2021/01021 (P) • Validity Period: 06/11/2019 – 05/11/2021 • Expected Date of Completion: November 2021 • Approving Authority: Pihak Berkuasa Tempatan  
 Pengerang • Building Plan No.: PBTP: JPP/BBGN/PB32/2019 • Tenure of Land: Leasehold • Lease Period: 99 Years (Ends On: 1 Nov 2114) • Land Encumbrance: Nil • Type of Property: Cluster & Semi-Detached • Total Units: 66 Units  
 • Cluster Type A: 38 Units, Price: RM710,000 (Min) to RM802,222 (Max), Land Area: 30'x70', Built-Up Area: 2,059 sq. ft. • Cluster Type A1: 10 Units, Price: RM974,444 (Min) to RM1,013,333 (Max), Land Area: 44'x70', Built-Up Area: 2,131 sq. ft.  
 • Cluster Type B: 8 Units, Price: RM901,111 (Min) to RM907,778 (Max), Land Area: 35'x70', Built-Up Area: 2,305 sq. ft. • Semi-Detached Type C1: 4 Units, Price: RM1,216,667 (Min) to RM1,272,222 (Max), Land Area: 34'x80',  
 Built-Up Area: 2,666 sq. ft. • Semi-Detached Type C2: 4 Units, Price: RM1,232,222 (Min) to RM1,263,333 (Max), Land Area: 38'x80', Built-Up Area: 2,666 sq. ft. • Semi-Detached Type C3: 2 Units, Price: RM1,284,444 (Min) to RM1,284,444 (Max),  
 Land Area: 40'x80', Built-Up Area: 2,666 sq. ft.  
 Restrictions of interest: This land may not be sold, secured, mortgaged, leased or transferred in any way, including through the use of all deeds with the intent to release/sell the land without the consent of the State Authority.  
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



# LIVE IN DESARU COAST

## Malaysia's latest and most exciting destination



**Adventure Waterpark Desaru Coast** is one of the world's biggest waterparks. Set against the backdrop of a Malaysian fishing village, visitors can immerse themselves in one of the world's biggest wave pools and experience the first water coaster in the region. The waterpark features more than 20 different rides, slides and attractions, offering something for everyone. It also consists of five splash-tacular zones to explore; namely Penawar Falls, Penawar River, Shipwreck Reef, Tidal Wave Beach and Kids Ahoy.



The **Desaru Coast Conference Centre** is a fully equipped multipurpose venue that caters for corporate functions, meetings, exhibitions and entertainment events. Designed as a world-class facility, the banquet area and exhibition space can host up to 1,000 participants or guests. They are complemented with meeting rooms, VIP lounges, pre-function rooms and a beautifully landscaped courtyard.



A 23-acre waterfront landscaped retail and lifestyle village located in the heart of Desaru Coast, offering exciting retail outlets, restaurants, cafes and entertainment outlets. **Desaru Coast Riverside** is also a central hub with activities such as carnivals, bazaars and cultural events that reflect the Malaysian culture.

The **Valley Course** is the product of a world's-first collaboration between Ernie Els and his close friend, fellow Major Champion and World Golf Hall of Famer, Vijay Singh.

Precision is most certainly at a premium on the course. The undulating fairways and carefully calculated bunker placements are examples of the craftsmanship that permeate this course. There are some high tariff-shots, but the setting and brilliance of the design leaves you thirsty for more. The range of teeing options are aptly placed, giving all standards of golfers fair options to get the most out of their game. The state-of-the-art facilities provided include a 25,000 sq.ft. clubhouse fully equipped with a golf shop, locker rooms and a meeting space that can accommodate up to 120 people, golf carts with the latest GPS systems and the Lembah Restaurant that serves a delectable array of Indian, Fijian and local cuisine.

Designed by Four-time Major Champion Ernie Els, the **Ocean Course**, which adjoins the shoreline, is one of the headline acts. The three nine-hole loops named the Lakes (Par 36), Coast (Par 36) and Ridge (Par 37), make up the distinct course layout and are managed by world-renowned golf management specialist, Troon Golf. The course facilities include a 45,000 sq.ft. contemporary clubhouse that comes complete with a golf shop, luxurious locker room facilities, private function rooms and VIP rooms, golf carts with the latest state-of-the-art GPS system and the 261 Bar & Restaurant.



The Els Club Desaru Coast



A hotel with attitude and style, **Hard Rock Hotel Desaru Coast** is a 365-room hotel with unique accommodation, legendary service and an unmatched assortment of offerings including signature brand programmes.



**The Westin Desaru Coast Resort** is a five-star hotel that boasts 275 rooms. It brings an internationally recognised full-service experience to this unique beachfront location. The resort will be operated by Marriott International.



**Anantara Desaru Coast Resort & Villas** is the perfect place to begin your discovery of Desaru Coast. Inspired by the local culture and history, this 108-room retreat offers you unrivalled luxury. Pamper yourself between jaunts of adventure and fun.





Bandar Penawar

Lotus Desaru Beach Resort

Sand and Sandals

Tunamaya Beach Resort



One&Only



THE ELS CLUB  
DESARU COAST

DESARU COAST  
Riverside



DESARU COAST



DESARU COAST  
CONFERENCE  
CENTRE  
MALAYSIA



DESARU COAST  
RESORT & VILLAS

THE WESTIN  
DESARU COAST  
RESORT

From The Maris:

12km  
Toll  
Penawar

43km  
Pengerang

54km  
Kota  
Tinggi

75km  
Senai  
Airport

80km  
Johor  
Bahru

83km  
Woodlands  
Checkpoint

115km  
Changi  
Airport

117km  
Tuas  
Checkpoint

COME AND VISIT OUR SHOW  
VILLAGE TO LIVE THE DREAM



The Maris Desaru Coast Show Village



# Dream Resort Living

AT THE MARIS RESIDENCES

Do you dream of peaceful living amidst lush greenery and azure skies, yet yearn for the excitement of new experiences?  
Now, you can have the best of both worlds.

Experience unrivalled tranquility in the first phase of The Maris Residences. Situated a mere stone's throw away from Desaru Coast, Malaysia's latest and most exciting beachfront destination, you and your loved ones can now have it all. Relax and unwind in a luxurious home surrounded by spacious gardens and natural beauty. And when you feel like it, venture outside your doorstep to experience a world of exciting attractions.

1



## GATED NEIGHBOURHOOD FOR PEACE OF MIND

Enjoy the luxury of urban living surrounded by lush, natural greenery within an exclusive gated community. Live safely and move freely in a secure neighbourhood. Give yourself and your family the gift of security.

2



## SCENIC GARDENS FOR COMMUNITY LIVING

With lush and sprawling gardens, residents are able to engage in community-focused activities, putting their health and well-being first. Experience the joys of carefree and active living at The Maris Residences.

3



## LIVE AMIDST NATURAL GREEN SETTINGS

Improve mental and physical well-being by living in comfort amidst lush greenery and glorious gardens. Excite your senses with exclusive amenities designed for your enjoyment, set amidst the beauty of nature.

4



## LOW-DENSITY FOR EASY & COMFORTABLE LIVING

As a low-density development, The Maris Residences offers residents the benefit of spacious and tranquil living. Surrounded by vibrant and natural greenery, you and your loved ones can enjoy privacy and peace, whilst also having the choice of whether or not to partake in the community-focused activities on offer.



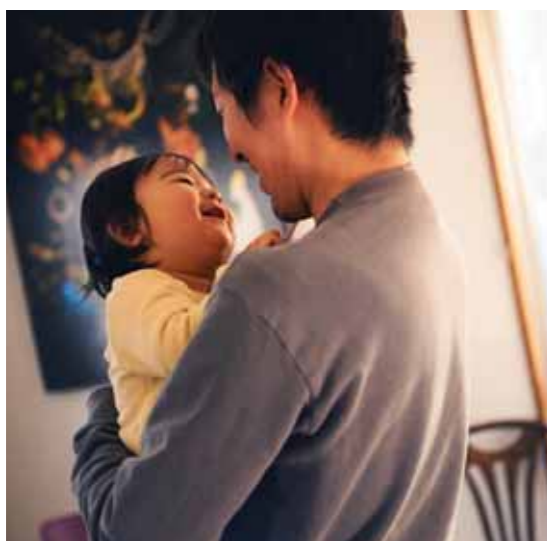
# Introducing Precinct 1

## The Maris Residences, Desaru Coast



Discover all the exciting possibilities that await right outside your doorstep

Make your home a truly peaceful escape for you and your loved ones, where spending time together turns into something special every time.



### Garden-Inspired Homes:

- TYPE A - STANDARD
- TYPE A1 - CORNER
- TYPE B - END
- TYPE C - SEMI-D





## **Your Life in Precint 1, The Maris Residences**

Come home to an idyllic environment of lush greenery and luxurious living spaces.



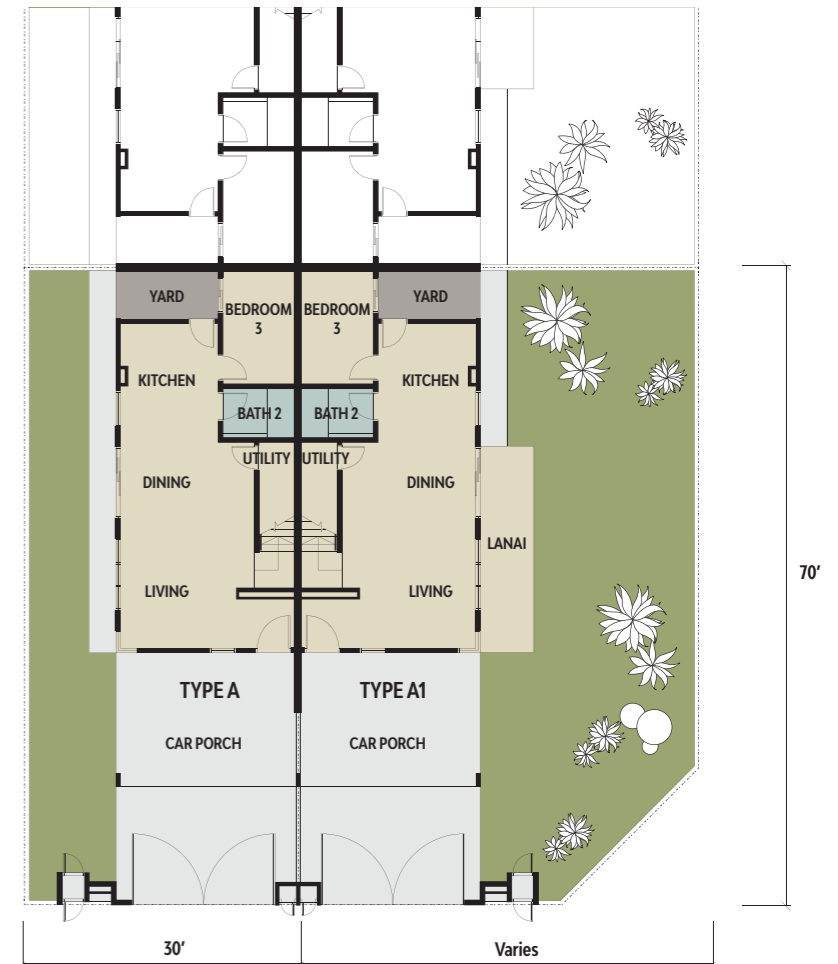


# TYPE A

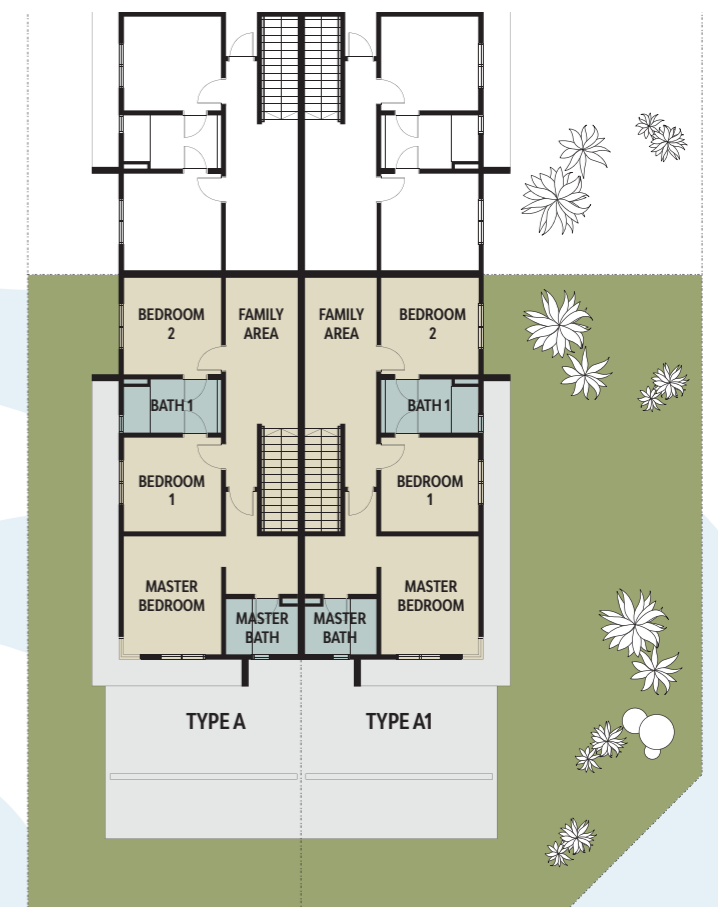
**Land Size** 30' x 70' (Standard)  
 30' x 65' (Cul De Sac)  
**Built-Up Area** 2,059 sq.ft.  
 4 Bedrooms | 3 Bathrooms

# TYPE A1

**Land Size** 44' x 70' (Corner)  
**Built-Up Area** 2,131 sq.ft.  
 4 Bedrooms | 3 Bathrooms



GROUND FLOOR



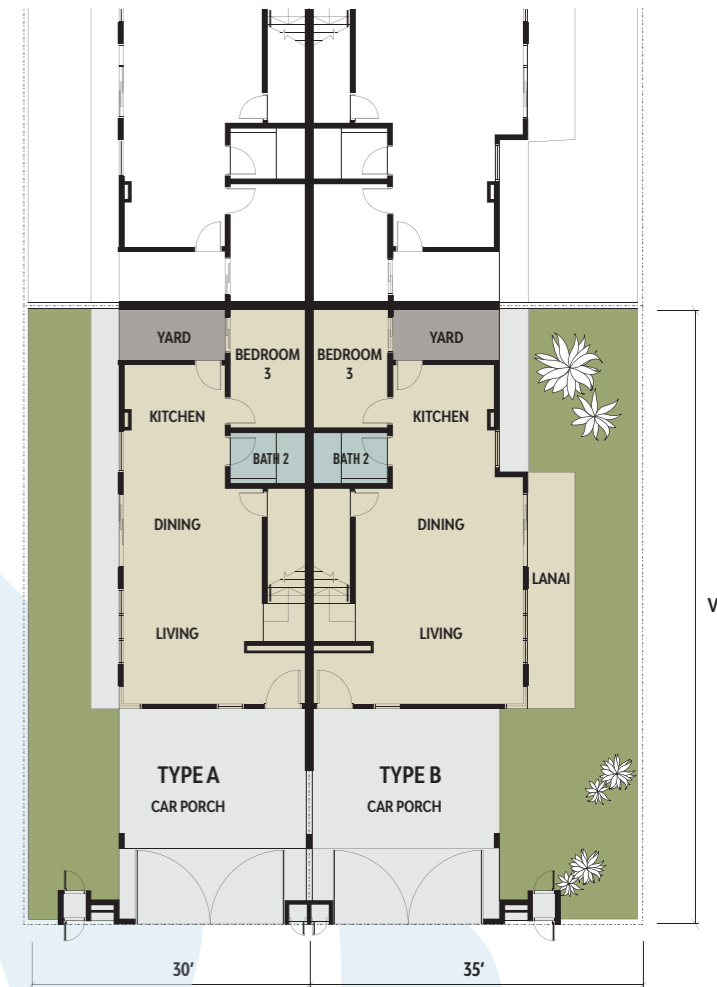
FIRST FLOOR



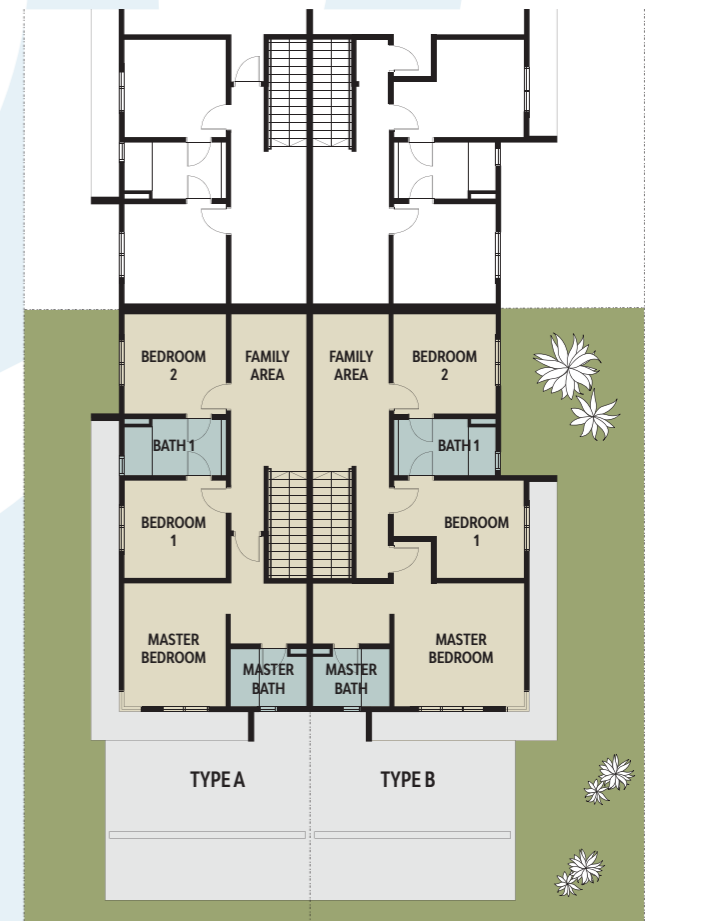


# TYPE B

**Land Size** 35' x 70' (Standard)  
 35' x 65' (Cul De Sac)  
**Built-Up Area** 2,305 sq.ft.  
 4 Bedrooms | 3 Bathrooms



GROUND FLOOR



FIRST FLOOR

Varies





# TYPE C

**Land Size** from 34' x 80'  
**Built-Up Area** 2,666 sq.ft.  
4+1 Bedrooms | 3 Bathrooms



GROUND FLOOR



FIRST FLOOR



# Specifications

<b>Structure</b>	Reinforced Concrete			
<b>Wall</b>	Brick Wall			
<b>Roof Covering</b>	Metal Deck/Concrete Slab where applicable			
<b>Roof Framing</b>	Metal Truss			
<b>Ceiling</b>	Plaster Ceiling/Skim Coat & Paint where applicable			
<b>Windows</b>	Aluminium Frame Window			
<b>Doors</b>	Flush Door/Louvered Door/Aluminium Frame Sliding Door where applicable			
<b>Ironmongery</b>	Quality Lockset			
<b>Wall Finishes</b>	External	Plaster & Paint		
	Master Bath, Bath 1 & 2	Tiles up to ceiling height		
	Kitchen	1.5m high Tiles/Plaster & Paint where applicable		
	Others	Plaster & Paint		
<b>Floor Finishes</b>	Car Porch	Tiles/Cement Render where applicable		
	Living/Dining/Kitchen	Tiles		
	Master Bedroom, Bedroom 1, 2 & 3	Tiles		
	Master Bath, Bath 1 & 2	Tiles		
	Family Area	Tiles		
	Staircase	Tiles		
	Yard	Tiles		
	Utility	Cement Render		
	Lanai (Type A1, B & C)	Tiles		
	Study (Type C)	Tiles		
<b>Sanitary and Plumbing Fittings</b>		<u>Type A &amp; A1</u>	<u>Type B</u>	<u>Type C</u>
	Water Closet	3	3	3
	Wash Basin	3	3	3
	Shower Rose	3	3	3
	Hand Bidet	3	3	3
	Bip Tap	3	3	3
	Kitchen Sink with Tap	1	1	1
	Yard with Tap	1	1	1
Garden Tap	1	1	2	
<b>Electrical Installation</b>		<u>Type A &amp; A1</u>	<u>Type B</u>	<u>Type C</u>
	Lighting Point	27	28	29
	Ceiling Fan Point	7	7	8
	Power Point	23	23	24
	Data/Telephone Point	2	2	2
	TV Point	3	3	3
	Water Heater Power Point	3	3	3
	Air-Conditioning Power Point	6	6	6
	Door Bell Point	1	1	1
Autogate Point	1	1	1	
<b>Internal Telecommunication Trunking &amp; Cabling</b>	Provided			
<b>Fencing</b>	Provided			
<b>Turfing</b>	Provided			

\*Variations apply to specific type



Come home to a calm and blissful retreat