

PARAGON
GATEWAY

J O H O R B A H R U

FREEHOLD
REMARKABLE LIVING

KEY HIGHLIGHTS

PRIME LOCATION WITH
EXCELLENT CONNECTIVITY
AND ROAD LINKAGE

PRACTICAL DESIGN
WITH A SEMI-
FURNISHED UNIT

SURROUNDED BY
THRIVING MATURED
TOWNSHIP



APPROVED BY
MALAYSIA'S LEADING
GREEN BUILDING
CERTIFICATION BODY



Complimentary shuttle service

Enjoy a free shuttle ride from Paragon Gateway
to Customs, Immigration and Quarantine (CIQ).

5.24

ACRES
LAND AREA

4

TOWERS

2,136

EXCLUSIVE
UNITS

Welcome to a splash of premiumness

Own this freehold ideal home in Johor Bahru
close to Singapore with a promising investment
value, a premium deck of facilities, a great view,
and a glorious landscape of serene surroundings.



Enjoy a complete podium of exclusive facilities

FACILITY DECK | LEVEL 10 (PODIUM)

- | | | | |
|------------------------|----------------------------|------------------------|-----------------------|
| 1 Infinity Edge Pool | 15 Children Adventure Zone | 29 Relaxation Pavilion | 36 Leisure Pool |
| 2 Lap Pool | 16 Pool Deck | 30 Leisure Terrace | 37 Children Play Zone |
| 3 Shallow Pool | 17 Chat Pavilion | 31 Sky Park | 38 Open Game Area |
| 4 Wading Pool | 18 Pool Deck/Outdoor Yoga | 32 E-game Arena | 39 Squash Court |
| 5 Aqua Pool | 19 Sky Gym | 33 Family Terrace | 40 Toilets |
| 6 Jacuzzi | 20 Gourmet Kitchen | 34 Multi Function Area | 41 Event Room |
| 7 Co-office | 21 Grill & Sizzle | 35 Outdoor Fitness | 42 Jogging Trail |
| 8 Reading/Study Room | 22 Showers & Toilets | | |
| 9 Entertainment Room | 23 Sauna | | |
| 10 Pool Side Terrace | 24 Surau | | |
| 11 Pre Function Lounge | 25 Management Office | | |
| 12 Multi Purpose Room | 26 Meeting Room | | |
| 13 Children Room | 27 Bridge | | |
| 14 Chess Terrace | 28 Star Deck | | |



Unwind, relax, and revive with a full deck of premium facilities. Tame your senses, evolve, and enjoy a sensible connection with your vibrant and best self without boundaries and limitations.



Infinity Edge Pool

Sky Gym

Children Adventure Zone

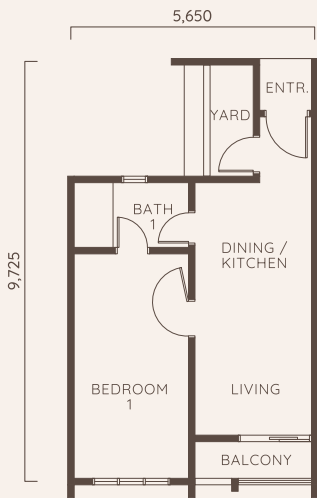
UNIT PLAN

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E

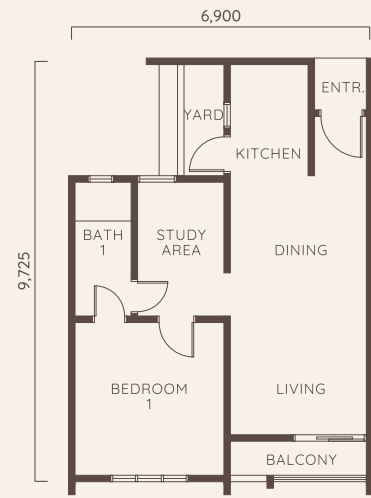


Thoughtfully designed *floor plans*

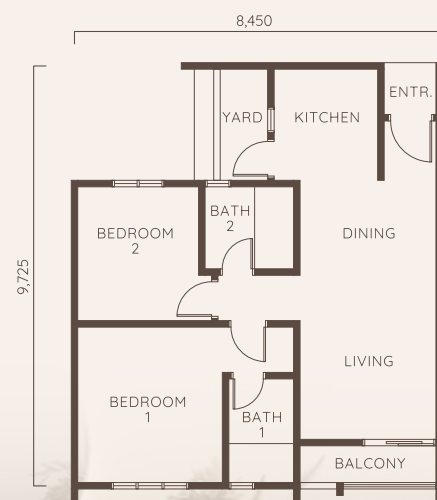
TYPE A 499 sq.ft.
1 bedroom
1 bathroom



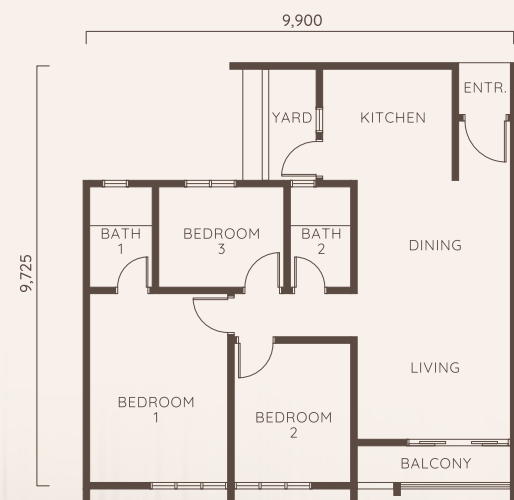
TYPE B 648 sq.ft.
1 bedroom + 1 study
1 bathroom



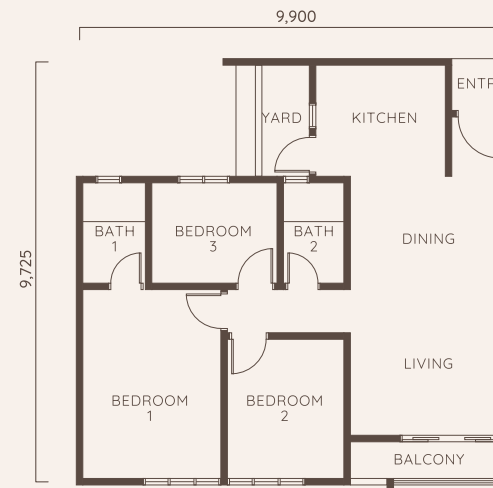
TYPE C 788 sq.ft.
2 bedrooms
2 bathrooms



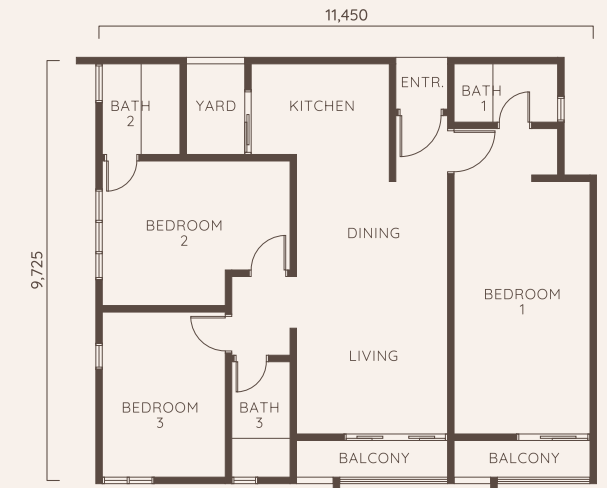
TYPE D 915 sq.ft.
3 bedrooms
2 bathrooms



TYPE D1 915 sq.ft.
3 bedrooms
2 bathrooms



TYPE E 1,177 sq.ft.
3 bedrooms
3 bathrooms



Specifications

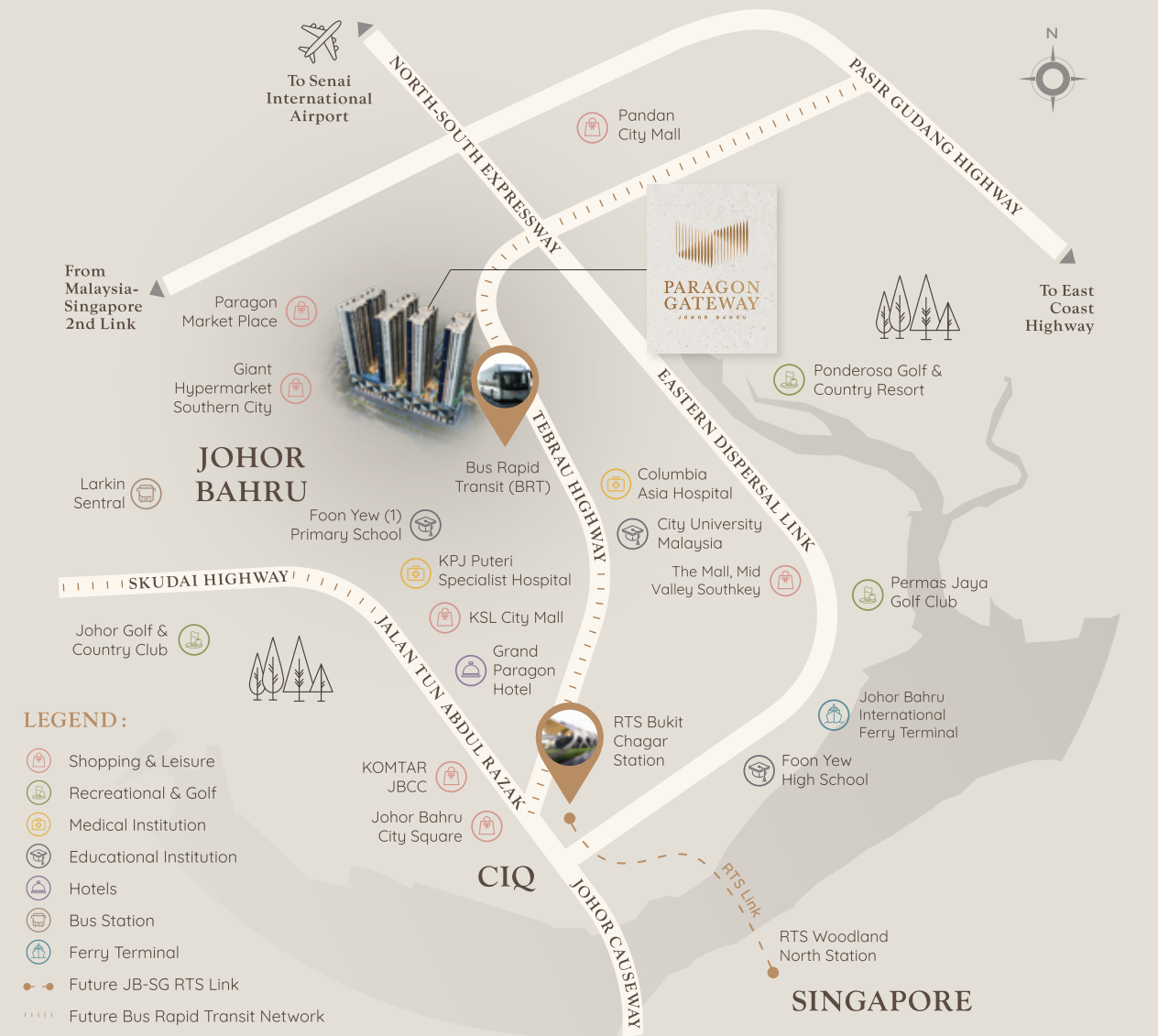
STRUCTURE	Reinforced Concrete Frame	
WALL	Reinforce Concrete Wall / Brickwall / Light Weight Block (Where Applicable)	
ROOF	Reinforce Concrete Flat Roof	
CEILING	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)	
DOOR	Metal Door Frame with Wooden Door	
WINDOW	Aluminium Frame Glass Window	
LOCKSET	Selected Quality Locksets	
WALL FINISHES	Kitchen (Selected Area)	1500mm Height Tiles
	Bathrooms	Ceiling Height Tiles
	External Wall	Weather Resistant Paint
	Others	Render / Plastering / Skim coat with Emulsion Paint
FLOOR FINISHES	Living / Dining	Tiles
	All Bedrooms / Study Area	Tiles
	Kitchen	Tiles
	All Bathrooms	Tiles
	Yard	Tiles
	Balcony	Tiles
	Entrance	Tiles
SANITARY & PLUMBING FITTINGS		
	TYPE	A B C D D1 E
	Kitchen Sink	1 1 1 1 1 1
	Sitting W.C	1 1 2 2 2 3
	Wash Hand Basin	1 1 2 2 2 3
	Tissue Roll Holder	1 1 2 2 2 3
	Shower Rose	1 1 2 2 2 3
	Tap	2 2 3 3 3 4
ELECTRICAL INSTALLATION		
	Lighting Point	9 12 14 14 14 18
	Fan Point	2 2 2 2 2 2
	Power Point	9 11 13 15 15 17
	Water Heater Power Point	1 1 2 2 2 3
	Air-Cond Power Point	2 3 3 4 4 4
	SMATV Point	1 1 1 1 1 2
	Distribution Board	1 1 1 1 1 1
	Fiber Wall Socket	1 1 1 1 1 1



A strategic location with excellent connectivity

Live within a connected location with great accessibilities, conveniences and amenities close by.

Estimated travel time by car



A PROJECT BY:



DEVELOPED BY:

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Suria Paragon • Developer's License No.: 30435/05-2028/0112(N) • Validity Period: 02/05/2023 - 01/05/2028 • Advertising & Sales Permit No.: 30435-1/10-2026/1109(N)-S • Validity Period: 05/10/2023 - 04/10/2026 • Land Tenure: Freehold • Authority Approval: Majlis Bandaraya Johor Bahru • Approval Building Plan Reference No.: MB/JB/U/2023/14/BGN/5/KOM • Expected Date of Completion: Dec 2027 • Land Charge: Malayan Banking Berhad • Total Units Tower A: 699 Unit - (Min): RM 348,653 (Max): RM 958,290 • Total Units Tower B: 699 Unit - (Min): RM 348,653 (Max): RM 957,290 • SIFUS Reference No.: PTG/SIFUS/11/02/40/303/182/2023 • 15% Discount for Bumiputera • All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specification are subject to change and cannot form part of an offer or contract presentation.