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[www.paragonresidences.com.my](http://www.paragonresidences.com.my)



**PARAGON**  
RESIDENCES  
@ Straits View

Developer :  
AMPROJEK CONSTRUCTION SDN BHD (Co. No. 727583-U)

Head Office : Level 10, Grand Paragon Hotel, No.18 Jalan Harimau,  
Taman Century, 80250 Johor Bahru, Johor, Malaysia. Tel : +607-278 1111 Fax: +607-278 3880 Web: [www.jolandgroup.com.my](http://www.jolandgroup.com.my)

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A Joint Venture Project Between :

**JOLAND**  
柔置地集团 GROUP

**ACG HOLDINGS PTE LTD**  
星洲集团, INDONESIA, MALAYSIA

Managed By :

**GRAND PARAGON**  
HOTEL  
JOHOR BAHRU

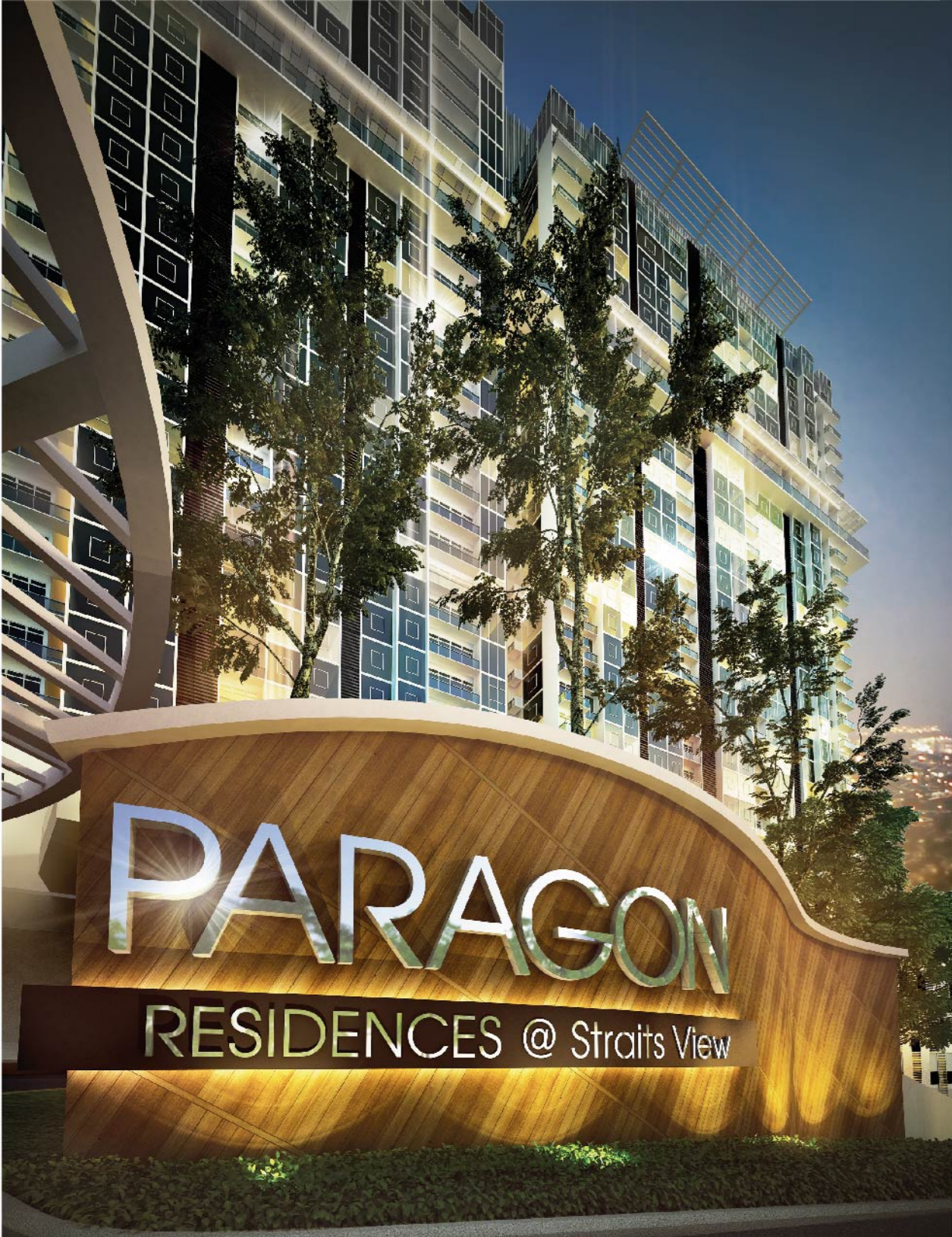
All renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by the relevant authorities. All plans, layout and information are subject to change and cannot form part of an offer or contract or presentation. In the event of a dispute, the English version will take precedent.

Experience Luxury Living Without Boundaries



Luxurious Apartments  
With  
270° Panoramic Marina  
&  
Sea Views





The Ultimate Luxurious Address

Your Private Paradise Of Serenity

Two dramatic buildings of inspired architecture, envisioned by the finest architects, Paragon Residences is a luxurious masterpiece that soars over the Straits of Johor.

Paragon Residences is a 32-storey luxury freehold address that takes you on a sensory journey of lavish fulfilment. Find yourself mesmerized by the awe-inspiring 270° panoramic marina and sea views as well as scenic views of the city.

Paragon Residences - simply so amazing that you have to see it to believe it.





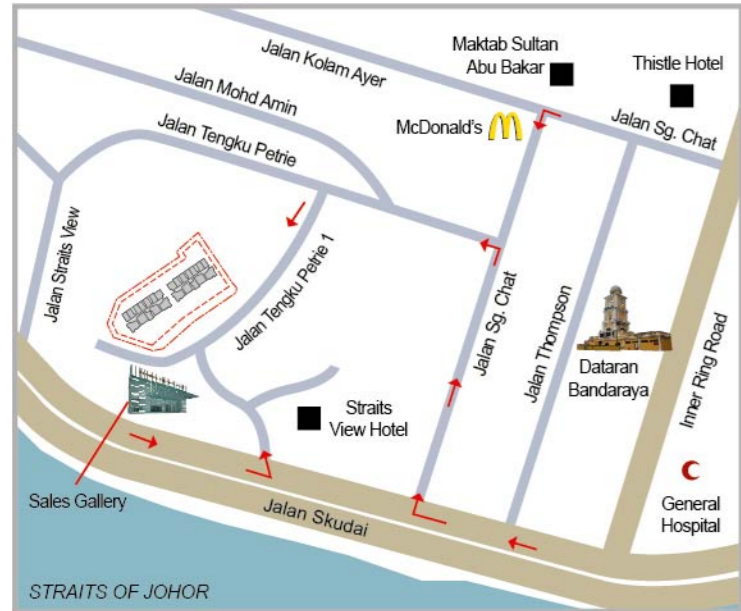
A Gated & Guarded Enclave  
With 3 Tier Security System

Experience a different pace of life, as you step into your personal universe of luxury. Sense the serenity of a gated & guarded environment with a 3 tier security system that keeps you safe always.

Strategically placed CCTV cameras and well-trained security personnel keep a watchful eye for total peace of mind. In addition to being on elevated land, enjoy maximum privacy as you'll be in a low density neighbourhood.



Comfortable & Secure Yet Enveloping You In Privacy



## Move To The Rhythm Of The City

Just 3 minutes from the city and CIQ to Singapore, Paragon Residences is Iskandar Malaysia's latest icon. Enjoy smooth access to all major destinations via the Inner Ring Road, EDL, Jalan Skudai and Coastal Highway.



Paragon Residences offers close proximity to the best JB has to offer. Surrounding this luxurious enclave, the best of the city is on display. The stores, restaurants and cafes will make everyday an exciting and convenient affair.

Everything is within easy reach at this coveted address. Be enthralled by the endless shopping, dining and entertainment choices at your doorstep. Live in luxurious apartments that anticipate your lifestyle with dazzling and glamorous amenities.



Shop, Dine or Simply Chill Out



The luxurious apartments of Paragon Residences reflect the energy and style of the city's most vibrant neighbourhood with designer inspired amenities that elegantly cater to all forms of fitness and leisure.

Host friends at the exciting entertainment lounge or at the BBQ Pavilion, where the fun is set against views of the gorgeous skyline. Slip into tranquillity at the linear park or spend unforgettable moments taking in the sweeping views at the Sky Garden. Have a delightful evening stroll in the company of lush greenery at the sculptural garden.

Furthermore, there is the 50m lap pool, kid's pool, aqua fountain and outdoor Jacuzzi for you and your family to rejuvenate and unwind together. Pamper your soul with luxurious indulgence as you feel energized and ready to take on a new day, everyday.



Unwind With Extraordinary Sea Views



## Facilities To Suit Every Lifestyle

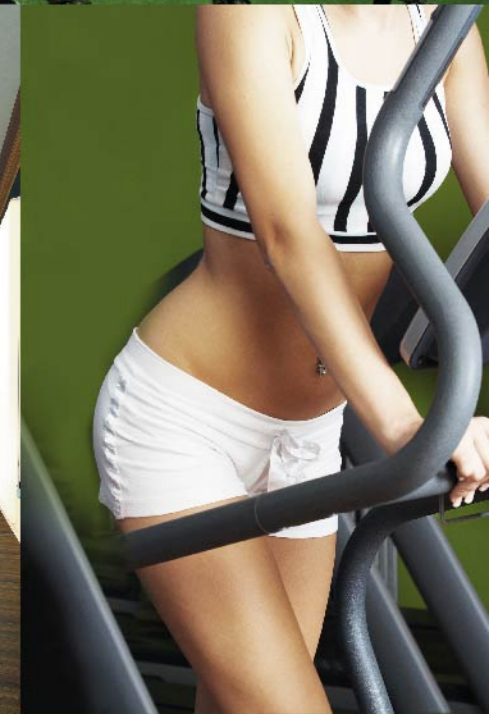


Restore mental and physical wellness in your life with a plethora of options. The Sky Gym at level 27 offers you a unique work-out experience with a terrific ambience. Moreover, with the tennis court and putting greens for a game of golf as part of your work-out regime, you will always feel refreshed and recharged.

It's time to put the "I" back into sheer indulgence. At Paragon Residences, we bring all the attention back to you. From the dedicated hospitality services brought to you by the renowned Paragon Hotel to the helpful concierge, it's all about putting you and your every whim and fancy first.



Where Everything Is About You.





**TOWER A - DANGA BAY'S MARINA VIEW,  
GOLF COURSE VIEW & JB CITYSCAPE VIEW**

	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.
PENTHOUSE										
LEVEL 32										
LEVEL 31	D	31-01	B	31-02	A1	31-03	A1	31-03A	B	31-05
LEVEL 30	D	30-01	B	30-02	A1	30-03	A1	30-03A	B	30-05
PREMIUM FLOOR										
LEVEL 29	D	29-01	B	29-02	A1	29-03	A1	29-03A	B	29-05
LEVEL 28	D	28-01	B	28-02	A1	28-03	A1	28-03A	B	28-05
SKY GARDEN	SKY GARDEN									
LEVEL 27										
LEVEL 26	D	26-01	B	26-02	A1	26-03	A1	26-03A	B	26-05
LEVEL 25	D	25-01	B	25-02	A1	25-03	A1	25-03A	B	25-05
LEVEL 23A	D	23A-01	B	23A-02	A1	23A-03	A1	23A-03A	B	23A-05
LEVEL 23	D	23-01	B	23-02	A1	23-03	A1	23-03A	B	23-05
LEVEL 22	D	22-01	B	22-02	A1	22-03	A1	22-03A	B	22-05
LEVEL 21	D	21-01	B	21-02	A1	21-03	A1	21-03A	B	21-05
LEVEL 20	D	20-01	B	20-02	A1	20-03	A1	20-03A	B	20-05
LEVEL 19	D	19-01	B	19-02	A1	19-03	A1	19-03A	B	19-05
LEVEL 18	D	18-01	B	18-02	A1	18-03	A1	18-03A	B	18-05
LEVEL 17	D	17-01	B	17-02	A1	17-03	A1	17-03A	B	17-05
LEVEL 16	D	16-01	B	16-02	A1	16-03	A1	16-03A	B	16-05
LEVEL 15	D	15-01	B	15-02	A1	15-03	A1	15-03A	B	15-05
LEVEL 13A	D	13A-01	B	13A-02	A1	13A-03	A1	13A-03A	B	13A-05
LEVEL 13	D	13-01	B	13-02	A1	13-03	A1	13-03A	B	13-05
LEVEL 12	D	12-01	B	12-02	A1	12-03	A1	12-03A	B	12-05
LEVEL 11	D	11-01	B	11-02	A1	11-03	A1	11-03A	B	11-05
LEVEL 10	D	10-01	B	10-02	A1	10-03	A1	10-03A	B	10-05
LEVEL 9	D	09-01	B	09-02	A1	09-03	A1	09-03A	B	09-05
LEVEL 8	D	08-01	B	08-02	A1	08-03	A1	08-03A	B	08-05
LEVEL 7	FACILITIES FLOOR									

**TOWER A - PANORAMIC SEA VIEW + POOL VIEW**

	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.
PENTHOUSE								
LEVEL 32								
LEVEL 31	D1	31-07	B1	31-08	A2	31-09	B1	31-10
LEVEL 30	D1	30-07	B1	30-08	A2	30-09	B1	30-10
PREMIUM FLOOR								
LEVEL 29	D1	29-07	B1	29-08	A2	29-09	B1	29-10
LEVEL 28	D1	28-07	B1	28-08	A2	28-09	B1	28-10
SKY GARDEN	SKY GARDEN							
LEVEL 27								
LEVEL 26	D1	26-07	B1	26-08	A2	26-09	B1	26-10
LEVEL 25	D1	25-07	B1	25-08	A2	25-09	B1	25-10
LEVEL 23A	D1	23A-07	B1	23A-08	A2	23A-09	B1	23A-10
LEVEL 23	D1	23-07	B1	23-08	A2	23-09	B1	23-10
LEVEL 22	D1	22-07	B1	22-08	A2	22-09	B1	22-10
LEVEL 21	D1	21-07	B1	21-08	A2	21-09	B1	21-10
LEVEL 20	D1	20-07	B1	20-08	A2	20-09	B1	20-10
LEVEL 19	D1	19-07	B1	19-08	A2	19-09	B1	19-10
LEVEL 18	D1	18-07	B1	18-08	A2	18-09	B1	18-10
LEVEL 17	D1	17-07	B1	17-08	A2	17-09	B1	17-10
LEVEL 16	D1	16-07	B1	16-08	A2	16-09	B1	16-10
LEVEL 15	D1	15-07	B1	15-08	A2	15-09	B1	15-10
LEVEL 13A	D1	13A-07	B1	13A-08	A2	13A-09	B1	13A-10
LEVEL 13	D1	13-07	B1	13-08	A2	13-09	B1	13-10
LEVEL 12	D1	12-07	B1	12-08	A2	12-09	B1	12-10
LEVEL 11	D1	11-07	B1	11-08	A2	11-09	B1	11-10
LEVEL 10	D1	10-07	B1	10-08	A2	10-09	B1	10-10
LEVEL 9	D1	09-07	B1	09-08	A2	09-09	B1	09-10
LEVEL 8	D1	08-07	B1	08-08	A2	08-09	B1	08-10
LEVEL 7	FACILITIES FLOOR							

**TOWER B - DANGA BAY'S MARINA VIEW,  
GOLF COURSE VIEW & JB CITYSCAPE VIEW**

	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.
PENTHOUSE										
LEVEL 32										
LEVEL 31	B	31-01	A1	31-02	A1	31-03	A1	31-03A	A1	31-05
LEVEL 30	B	30-01	A1	30-02	A1	30-03	A1	30-03A	A1	30-05
PREMIUM FLOOR										
LEVEL 29	B	29-01	A1	29-02	A1	29-03	A1	29-03A	A1	29-05
LEVEL 28	B	28-01	A1	28-02	A1	28-03	A1	28-03A	A1	28-05
SKY GARDEN	SKY GARDEN									
LEVEL 27										
LEVEL 26	B	26-01	A1	26-02	A1	26-03	A1	26-03A	A1	26-05
LEVEL 25	B	25-01	A1	25-02	A1	25-03	A1	25-03A	A1	25-05
LEVEL 23A	B	23A-01	A1	23A-02	A1	23A-03	A1	23A-03A	A1	23A-05
LEVEL 23	B	23-01	A1	23-02	A1	23-03	A1	23-03A	A1	23-05
LEVEL 22	B	22-01	A1	22-02	A1	22-03	A1	22-03A	A1	22-05
LEVEL 21	B	21-01	A1	21-02	A1	21-03	A1	21-03A	A1	21-05
LEVEL 20	B	20-01	A1	20-02	A1	20-03	A1	20-03A	A1	20-05
LEVEL 19	B	19-01	A1	19-02	A1	19-03	A1	19-03A	A1	19-05
LEVEL 18	B	18-01	A1	18-02	A1	18-03	A1	18-03A	A1	18-05
LEVEL 17	B	17-01	A1	17-02	A1	17-03	A1	17-03A	A1	17-05
LEVEL 16	B	16-01	A1	16-02	A1	16-03	A1	16-03A	A1	16-05
LEVEL 15	B	15-01	A1	15-02	A1	15-03	A1	15-03A	A1	15-05
LEVEL 13A	B	13A-01	A1	13A-02	A1	13A-03	A1	13A-03A	A1	13A-05
LEVEL 13	B	13-01	A1	13-02	A1	13-03	A1	13-03A	A1	13-05
LEVEL 12	B	12-01	A1	12-02	A1	12-03	A1	12-03A	A1	12-05
LEVEL 11	B	11-01	A1	11-02	A1	11-03	A1	11-03A	A1	11-05
LEVEL 10	B	10-01	A1	10-02	A1	10-03	A1	10-03A	A1	10-05
LEVEL 9	B	09-01	A1	09-02	A1	09-03	A1	09-03A	A1	09-05
LEVEL 8	B	08-01	A1	08-02	A1	08-03	A1	08-03A	A1	08-05
LEVEL 7	FACILITIES FLOOR									

**TOWER B - PANORAMIC SEA VIEW + POOL VIEW**

	TYPE	NO.	TYPE	NO.	TYPE	NO.	TYPE	NO.
PENTHOUSE								
LEVEL 32								
LEVEL 31	C	31-08	B1	31-09	A2	31-10	B1	31-11
LEVEL 30	C	30-08	B1	30-09	A2	30-10	B1	30-11
PREMIUM FLOOR								
LEVEL 29	C	29-08	B1	29-09	A2	29-10	B1	29-11
LEVEL 28	C	28-08	B1	28-09	A2	28-10	B1	28-11
SKY GARDEN	SKY GARDEN							
LEVEL 27								
LEVEL 26	C	26-08	B1	26-09	A2	26-10	B1	26-11
LEVEL 25	C	25-08	B1	25-09	A2	25-10	B1	25-11
LEVEL 23A	C	23A-08	B1	23A-09	A2	23A-10	B1	23A-11
LEVEL 23	C	23-08	B1	23-09	A2	23-10	B1	23-11
LEVEL 22	C	22-08	B1	22-09	A2	22-10	B1	22-11
LEVEL 21	C	21-08	B1	21-09	A2	21-10	B1	21-11
LEVEL 20	C	20-08	B1	20-09	A2	20-10	B1	20-11
LEVEL 19	C	19-08	B1	19-09	A2	19-10	B1	19-11
LEVEL 18	C	18-08	B1	18-09	A2	18-10	B1	18-11
LEVEL 17	C	17-08	B1	17-09	A2	17-10	B1	17-11
LEVEL 16	C	16-08	B1	16-09	A2	16-10	B1	16-11
LEVEL 15	C	15-08	B1	15-09	A2	15-10	B1	15-11
LEVEL 13A	C	13A-08	B1	13A-09	A2	13A-10	B1	13A-11
LEVEL 13	C	13-08	B1	13-09	A2	13-10	B1	13-11
LEVEL 12	C	12-08	B1	12-09	A2	12-10	B1	12-11
LEVEL 11	C	11-08	B1	11-09	A2	11-10	B1	11-11
LEVEL 10	C	10-08	B1	10-09	A2	10-10	B1	10-11
LEVEL 9	C	09-08	B1	09-09	A2	09-10	B1	09-11
LEVEL 8	C	08-08	B1	08-09	A2	08-10	B1	08-11
LEVEL 7	FACILITIES FLOOR							

**Facilities & Amenities**

- 1 Entrance Guardhouse
- 2 Entertainment Lounge
- 3 Lobby
- 4 Changing Rooms
- 5 Kid's Paradise
- 6 Outdoor Bar
- 7 Gymnasium
- 8 Viewing Deck
- 9 Jacuzzi
- 10 Aqua Fountain
- 11 50m Lap Pool
- 12 Kid's Pool
- 13 Pool Deck
- 14 Linear Park & BBQ Pavilion
- 15 Sculptural Gardens
- 16 Putting Green
- 17 Tennis Court
- 18 Perimeter Fencing

50m Lap Pool @ Level 7



Sky Garden @ Level 27



Sky Gym @ Level 27

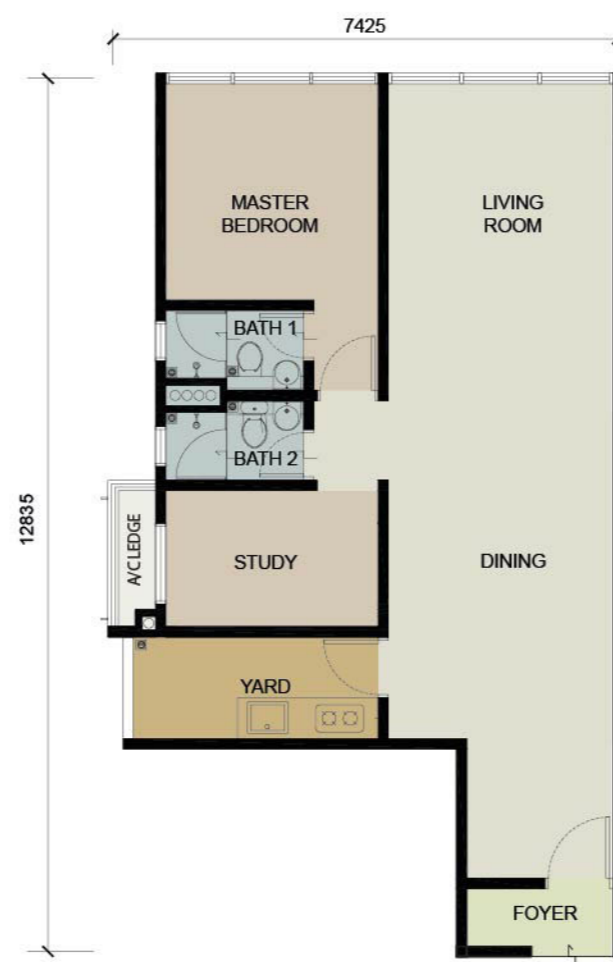
**Type A** 1 + 1 Bedroom + 2 Bathroom  
Built-up : 732 sq.ft.



**Type A1** 1 + 1 Bedroom + 2 Bathroom  
Built-up : 753 sq.ft., 764 sq.ft.



**Type A2** 1 + 1 Bedroom + 2 Bathroom  
Built-up : 807 sq.ft., 818 sq.ft.



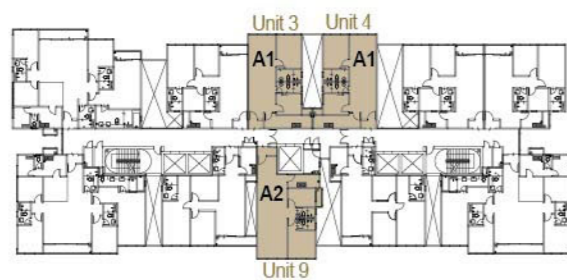
**Type B** 2 + 1 Bedroom + 2 Bathroom  
Built-up : 936 sq.ft.



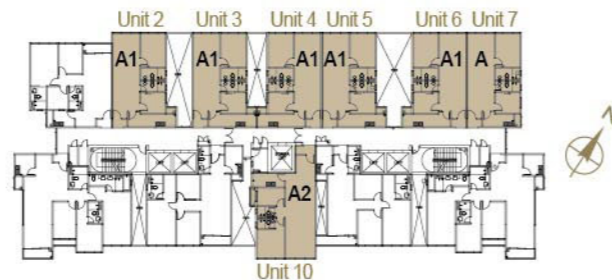
**Type B1** 2 + 1 Bedroom + 2 Bathroom  
Built-up : 1,044 sq.ft., 1,055 sq.ft., 1,076 sq.ft.



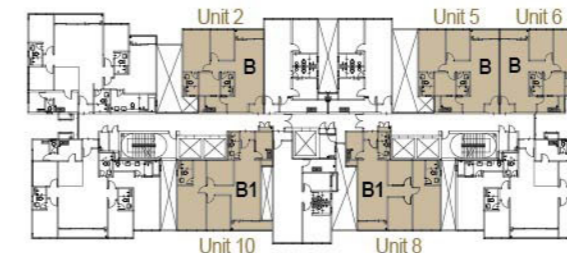
**Tower A**



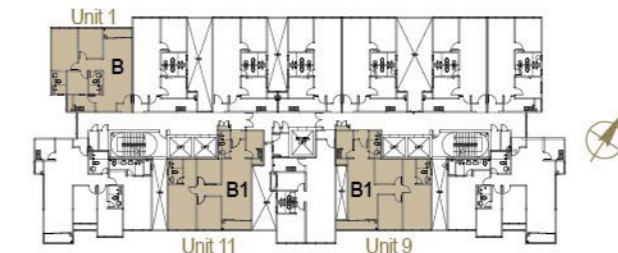
**Tower B**



**Tower A**



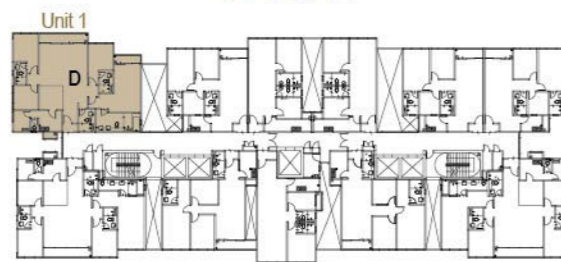
**Tower B**



**Type C** 3 Bedroom + 3 Bathroom  
Built-up : 1,367 sq.ft., 1,389 sq.ft.



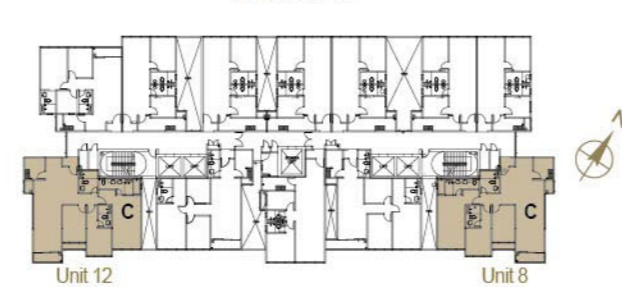
**Tower A**



**Type D** 3 + 1 Bedroom + 4 Bathroom  
Built-up : 1,711 sq.ft.



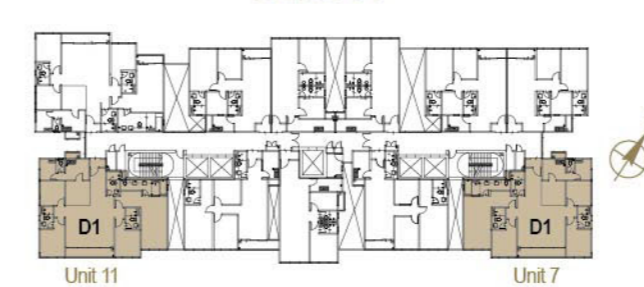
**Tower B**



**Type D1** 3 + 1 Bedroom + 4 Bathroom  
Built-up : 1,647 sq.ft.



**Tower A**



## Specifications

- (a) Structure : Reinforced concrete structure
- (b) Walls : Reinforced concrete wall / Brick wall / Light weight block
- (c) Roof Covering : Reinforced concrete roof
- (d) Ceiling : Skim coat / Plaster ceiling
- (e) Windows : Aluminium framed glass windows
- (f) Doors : Fire-rated door / Plywood flush door / Aluminium framed glass sliding door
- (g) Ironmongery : Quality lockset
- (h) Wall Finishes : Full height ceramic tiles till ceiling level where applicable to kitchen.  
Full height ceramic tiles till ceiling level to bathrooms / toilet

- (i) Floor Finishes :
  - (a) Foyer - Marble
  - (b) Living/Dining - 800 x 800mm Polish Marblelike tiles
  - (c) Bedrooms - Timber flooring
  - (d) Bathroom - 300 x 600mm Homogenous tiles
  - (e) Kitchen - 300 x 600mm Porcelain tiles
  - (f) Balcony - 300 x 600mm Homogenous tiles
  - (g) Aircond Ledge - Cement render

(j) Sanitary & Plumbing Fittings :

	A	A1	A2	B	B1	C	D	D1
(a) Kitchen sink	1	1	1	2	2	2	2	2
(b) Wash basin	2	2	2	2	2	4	5	5
(c) Toilet roll holder	2	2	2	2	2	3	5	5
(d) Shower rose	2	2	2	2	2	4	5	5
(e) W.C.	2	2	2	2	2	3	5	5

(k) Electrical Installation :

	A	A1	A2	B	B1	C	D	D1
(a) Lighting point	13	13	14	16	16	21	30	28
(b) Power point (13A)	18	18	20	22	20	27	29	29
(c) Ceiling fan point	3	3	3	3	3	4	5	5
(d) TV point	2	2	2	3	3	4	4	4
(e) Water heater point	2	2	2	2	2	3	4	4
(f) Mixer point	-	-	-	-	-	-	-	-
(g) Aircond point	4	4	4	5	5	5	5	5
(h) Door bell point	1	1	1	1	1	1	1	1
(i) Exhaust fan	-	-	-	-	1	2	2	2

(l) Internal Telephone Trunking & Cabling :

	A	A1	A2	B	B1	C	D	D1
	2	2	2	2	2	2	2	2

\*(m) Fencing : N/A

\*(n) Turfing : N/A

\*(o) Gas Piping : N/A

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out for the item or items marked with an \* which may be deleted if not applicable.