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A Joint Venture Project Between :

JOLAND
柔置地集团 GROUP

ACG HOLDINGS PTE LTD
SINGAPORE, INDONESIA, MALAYSIA

Managed By :

GRAND PARAGON
HOTEL
JOHOR BAHRU



THE PURSUIT OF LUXURY

Life in this city is exhilarating. Nothing seems to stop.
It's about fluidity in motion as the elements of life need
you to be almost everywhere all the time. The rhythm of
leisure and pleasure becomes enchanting for your
senses. For those that know what they want in life, the
pursuit of luxury begins here.

MAJESTIC VIEWS.

UNRIVALLED LOCATION.

IN THE HEART OF JOHOR BAHRU'S CITY CENTRE.

JUST MINUTES TO EVERYWHERE THAT MATTERS!



Actual Area View On Site

LUXURY THAT TRANSCENDS THE ORDINARY

WHERE YOU MAKE THE RULES

Even among an elite community, there are selected individuals who require more. Catering to their needs is Paragon Suites. Soaring 33-storey high, this prestigious address features 461 units of luxury apartments, right at the heart of JB's City Centre and within walking distance to the CIQ.

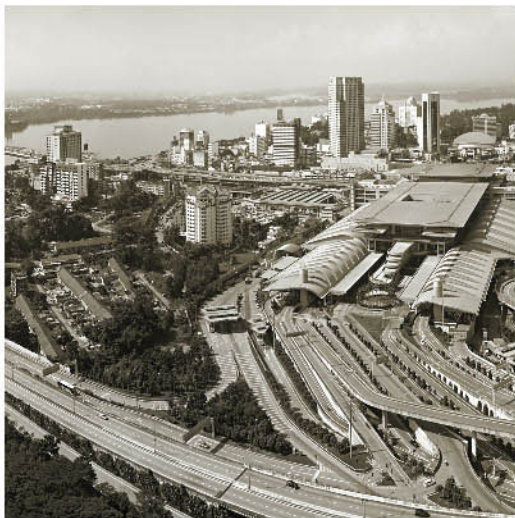




PARAGON
SUITES

ARRIVE IN **STYLE**

Your moment to indulge in unlimited prestige has now arrived. From the exquisitely grand entrance to the artsy and well-designed landscape, Paragon Suites allows for an impressive sense of arrival. With every possible amenity provided, including comprehensive security features, Paragon Suites emphasizes everything that symbolizes thoughtful luxury.



LIVE AT THE CENTRE OF IT ALL

Wouldn't it be great if the world revolved around you?
 Just 1 minute away from the Eastern Dispersal Link (EDL), Paragon Suites boasts excellent connectivity via major highways and roads while all major shopping destinations are within 3 minutes radius.



CONVENIENCE LIKE NEVER BEFORE

Connectivity between Singapore and Malaysia will reach new levels of ease with the upcoming Rapid Transit System (RTS) link to Singapore. Targeted to be completed by 2018, the RTS link will connect passengers from JB Sentral to Thomson Line in Woodlands.



LIFE IS MORE MEANINGFUL,
WHEN YOU SPEND LESS TIME TRAVELLING,

AND MORE TIME HAVING FUN.



For those who live in JB and work in Singapore,
convenience is unrivalled as the CIQ is within
walking distance from your home.





YOUR ESCAPE IN THE CITY

Treat yourself to a breather from the bustles of life as you indulge in resort-like facilities including Clubhouse, Zen Garden, Contemporary Garden, Yoga Deck, Dining Cabana and Sky Medieval Garden.



The little ones are sure to have plenty of fun at the 26th and 27th floor with facilities that include Kid's Playground, Kid's Exercise Corner, Kid's Garden and Kid's Library.

UNWIND TO
GORGEOUS VIEWS

At the 7th floor, you'll be able to soak in the amazing swimming pool or wading pool. And if you choose, you can have a rejuvenating work-out at the Floating Glass Gym.

TWICE THE
FACILITIES



CELEBRATE LIFE WITH LAUGHTER AND HAPPINESS.
SURROUND YOURSELF WITH ALL THAT YOU LOVE.
IN AN ADDRESS, WHERE IT'S ALL ABOUT YOU.



CLUB 33

Let your body and mind synch in harmony at the amazing Club 33 where more facilities pamper you including Jacuzzi Pools, BBQ Park, and golf putting greens.

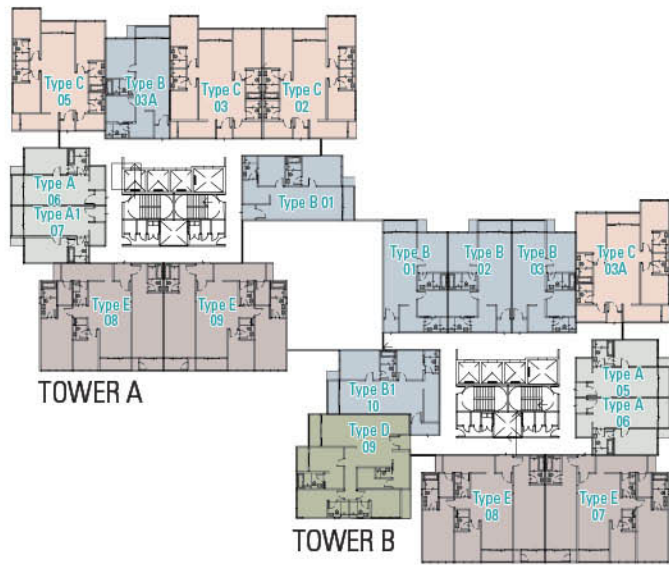


SENSUOUS
LIVING
SPACES

TWICE THE
PLEASURE

SLEEK.
MODERN.
EXCLUSIVE.

When style and quality form the foundation of a cozy home, you know that you've tapped on something magical. Inside the iconic facade, each unit at Paragon Suites is carefully planned to ensure optimum comfort within a spacious layout.



TYPE A (1 BR + 1 BATH)
60 m² / 646 sq.ft.



TYPE B1 (2 BR + 2 BATH)
91.78 m² / 988 sq.ft.



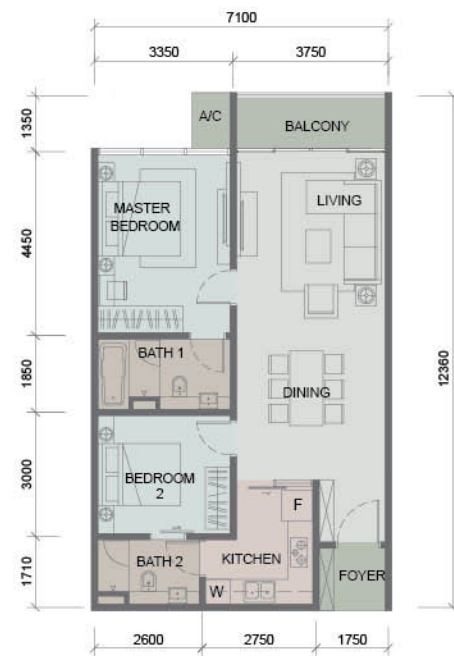
TYPE C (3+1 BR + 4 BATH)
128.27 m² / 1381 sq.ft.

FLOOR PLANS

FLOOR PLANS



TYPE A1 (1 BR + 1 BATH)
62.99 m² / 678 sq.ft.



TYPE B (2 BR + 2 BATH)
84.47 m² / 909 sq.ft.



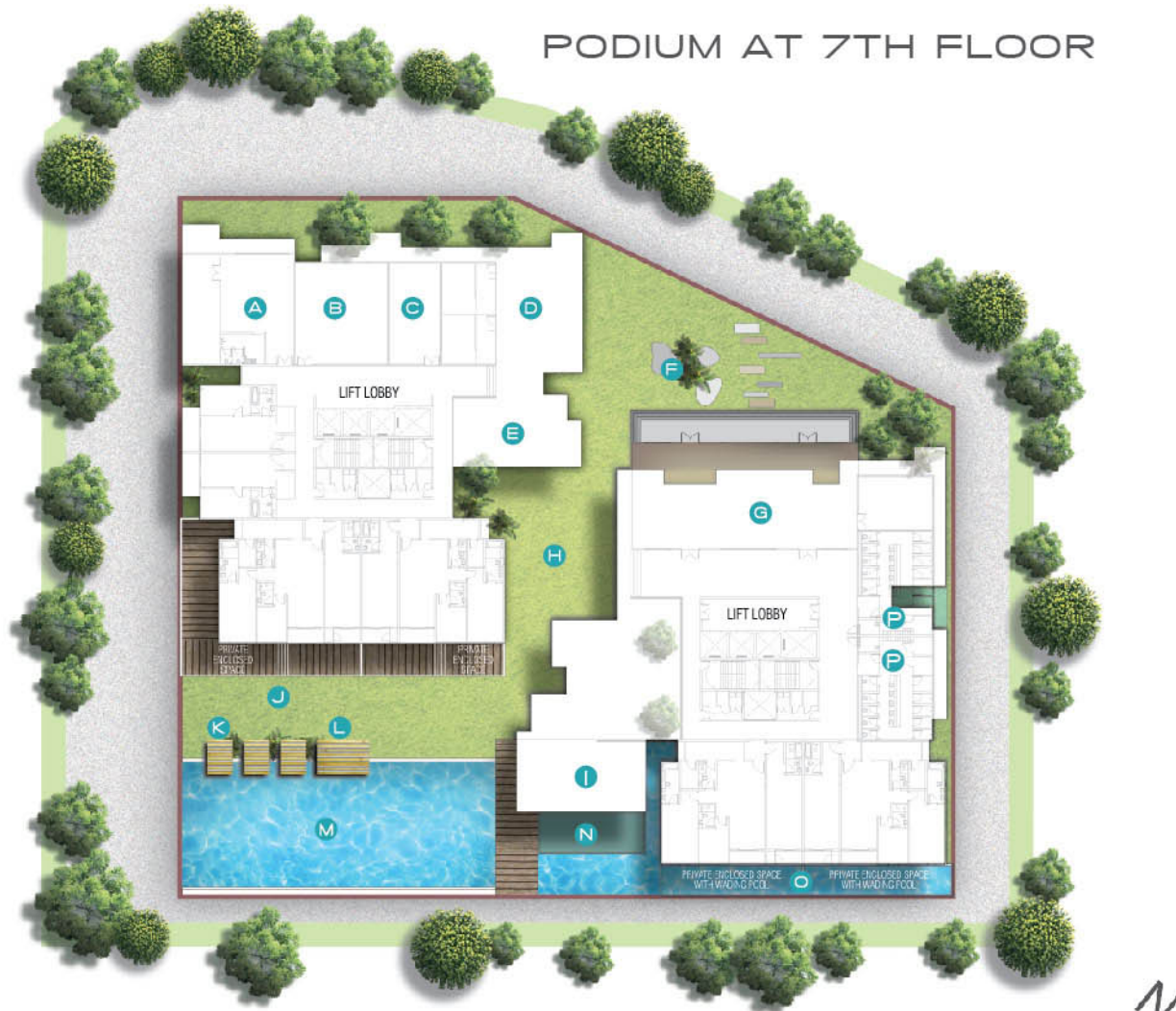
TYPE D (3+2 BR + 4 BATH)
137.64 m² / 1482 sq.ft.



TYPE E (3+1 BR + 4 BATH)
157.50 m² / 1695 sq.ft.

SPECIFICATIONS

PODIUM AT 7TH FLOOR



- A. Child Care Center
- B. Games Room
- C. Clubhouse & Management Office
- D. Surau - Relaxation Deck
- E. Indoor Zen Garden
- F. Tranquil Zen Garden
- G. Multi-Function Hall
- H. Contemporary Garden
- I. Yoga Deck
- J. Linear Park
- K. Relaxation Cabana
- L. Dining Cabana
- M. 30m X 12m X 1.2m (Deep) Swimming Pool
- N. Floating Glass Gym
- O. Wading Pool
- P. Changing Room & Toilet

OTHER FACILITIES

1st FLOOR

- Indoor Landscape Lobby
- Water Feature & Sculpture
- Water Feature

26th & 27th FLOOR

- Sky Garden
- Kid's Playground
- Kid's Exercise Corner
- Kid's Garden
- Kid's Library
- Sky Medieval Garden
- Sky Viewing Deck
- Sky Terrace
- Sky Retreat

CLUB 33 AT 33rd FLOOR

- 33 Putting Green
- 33 Square
- Linear BBQ Park
- Viewing Deck
- Panoramic Deck
- 3 nos Jacuzzi Pool

- Structure : Reinforced concrete structure
- Walls : Reinforced concrete wall / Brick wall
- Roofing covering : Reinforced concrete roof
- Ceiling : Skim coat / Plaster ceiling
- Windows : Aluminium framed glass windows
- Doors : Solid door / Plywood flush door / Aluminium framed glass sliding door
- Ironmongery : Quality lockset
- Wall Finishes : Full height ceramic tiles till ceiling level where applicable to kitchen.
Full height ceramic tiles till ceiling level to bathrooms / toilet

- Floor Finishes :
 - Foyer : Marble
 - Living / Dining : 800 x 800mm Polish Marblelike tiles
 - Bedrooms : Timber Flooring
 - Bathrooms : 300 x 600mm Homogenous tiles
 - Kitchen : 300 x 600mm Porcelain tiles
 - Balcony : 300 x 600mm Homogenous tiles
 - Air Cond Ledge : Cement render

Sanitary and Plumbing Fittings :	A	A1	B	B1	C	D	E
Kitchen sink	1	1	1	1	2	2	3
Wash basin	1	1	2	2	4	4	4
Toilet roll holder	1	1	2	2	4	4	4
Shower rose	1	1	2	2	4	4	4
W.C.	1	1	2	2	4	4	4

Electrical Installation :	A	A1	B	B1	C	D	E
Lighting point	9	10	12	13	19	22	24
Power point (13A)	14	14	16	16	23	25	28
Ceiling fan point	3	3	4	4	5	5	5
TV point	2	2	2	2	2	2	3
Water heater point	1	1	2	2	4	3	4
Mixer point	-	-	-	-	-	-	-
Air Cond point	3	3	4	4	5	5	6
Door bell point	1	1	1	1	1	1	1
Exhaust fan	-	-	-	-	-	-	-

Internal Telephone Trunking and Cabling :	A	A1	B	B1	C	D	E
	2	2	2	2	2	2	3

- *Fencing : N/A
- *Turfing : N/A
- *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.

TOWER A - FLOOR IDENTIFICATION PLAN

View	Level	The Zen & Medical Hub View		JB Town & City View		JB Town & City View		JB Town & City View		JB Town & City View		OQ & Sea View		OQ & Sea View		Swimming Pool & Marina Sea View		Swimming Pool & Marina Sea View									
		Type	No.	Sq. ft.	Type	No.	Sq. ft.	Type	No.	Sq. ft.	Type	No.	Sq. ft.	Type	No.	Sq. ft.	Type	No.	Sq. ft.	Type	No.	Sq. ft.					
	33	CLUB 33										CLUB 33															
CLUB 33	32	01		02		03		03A		05		06		07		08		09									
Penthouse	31	B	31-01 909 sf	C	31-02 1,1381 sf	C	31-03 1,1381 sf	B	31-03A 909 sf	C	31-05 1,1381 sf	A	31-06 646 sf	A1	31-07 678 sf	E	31-08 1,695 sf	E	31-09 1,695 sf								
	30	B	30-01 909 sf	C	30-02 1,1381 sf	C	30-03 1,1381 sf	B	30-03A 909 sf	C	30-05 1,1381 sf	A	30-06 646 sf	A1	30-07 678 sf	E	30-08 1,695 sf	E	30-09 1,695 sf								
	29	B	29-01 909 sf	C	29-02 1,1381 sf	C	29-03 1,1381 sf	B	29-03A 909 sf	C	29-05 1,1381 sf	A	29-06 646 sf	A1	29-07 678 sf	E	29-08 1,695 sf	E	29-09 1,695 sf								
	28	B	28-01 909 sf	C	28-02 1,1381 sf	C	28-03 1,1381 sf	B	28-03A 909 sf	C	28-05 1,1381 sf	A	28-06 646 sf	A1	28-07 678 sf	E	28-08 1,695 sf	E	28-09 1,695 sf								
Apartment + Sky Garden	27	B	27-01 909 sf	C	27-02 1,1381 sf	C	27-03 1,1381 sf	B	27-03A 909 sf	C	27-05 1,1381 sf	A	27-06 646 sf	A1	27-07 678 sf	E	27-08 1,695 sf	E	27-09 1,695 sf								
	26	B	26-01 909 sf	C	26-02 1,1381 sf	C	26-03 1,1381 sf	B	26-03A 909 sf	C	26-05 1,1381 sf	A	26-06 646 sf	A1	26-07 678 sf	E	26-08 1,695 sf	E	26-09 1,695 sf								
	25	B	25-01 909 sf	C	25-02 1,1381 sf	C	25-03 1,1381 sf	B	25-03A 909 sf	C	25-05 1,1381 sf	A	25-06 646 sf	A1	25-07 678 sf	E	25-08 1,695 sf	E	25-09 1,695 sf								
	23A	B	23A-01 909 sf	C	23A-02 1,1381 sf	C	23A-03 1,1381 sf	B	23A-03A 909 sf	C	23A-05 1,1381 sf	A	23A-06 646 sf	A1	23A-07 678 sf	E	23A-08 1,695 sf	E	23A-09 1,695 sf								
	23	B	23-01 909 sf	C	23-02 1,1381 sf	C	23-03 1,1381 sf	B	23-03A 909 sf	C	23-05 1,1381 sf	A	23-06 646 sf	A1	23-07 678 sf	E	23-08 1,695 sf	E	23-09 1,695 sf								
	22	B	22-01 909 sf	C	22-02 1,1381 sf	C	22-03 1,1381 sf	B	22-03A 909 sf	C	22-05 1,1381 sf	A	22-06 646 sf	A1	22-07 678 sf	E	22-08 1,695 sf	E	22-09 1,695 sf								
	21	B	21-01 909 sf	C	21-02 1,1381 sf	C	21-03 1,1381 sf	B	21-03A 909 sf	C	21-05 1,1381 sf	A	21-06 646 sf	A1	21-07 678 sf	E	21-08 1,695 sf	E	21-09 1,695 sf								
Apartment	20	B	20-01 909 sf	C	20-02 1,1381 sf	C	20-03 1,1381 sf	B	20-03A 909 sf	C	20-05 1,1381 sf	A	20-06 646 sf	A1	20-07 678 sf	E	20-08 1,695 sf	E	20-09 1,695 sf								
	19	B	19-01 909 sf	C	19-02 1,1381 sf	C	19-03 1,1381 sf	B	19-03A 909 sf	C	19-05 1,1381 sf	A	19-06 646 sf	A1	19-07 678 sf	E	19-08 1,695 sf	E	19-09 1,695 sf								
	18	B	18-01 909 sf	C	18-02 1,1381 sf	C	18-03 1,1381 sf	B	18-03A 909 sf	C	18-05 1,1381 sf	A	18-06 646 sf	A1	18-07 678 sf	E	18-08 1,695 sf	E	18-09 1,695 sf								
	17	B	17-01 909 sf	C	17-02 1,1381 sf	C	17-03 1,1381 sf	B	17-03A 909 sf	C	17-05 1,1381 sf	A	17-06 646 sf	A1	17-07 678 sf	E	17-08 1,695 sf	E	17-09 1,695 sf								
	16	B	16-01 909 sf	C	16-02 1,1381 sf	C	16-03 1,1381 sf	B	16-03A 909 sf	C	16-05 1,1381 sf	A	16-06 646 sf	A1	16-07 678 sf	E	16-08 1,695 sf	E	16-09 1,695 sf								
	15	B	15-01 909 sf	C	15-02 1,1381 sf	C	15-03 1,1381 sf	B	15-03A 909 sf	C	15-05 1,1381 sf	A	15-06 646 sf	A1	15-07 678 sf	E	15-08 1,695 sf	E	15-09 1,695 sf								
	13A	B	13A-01 909 sf	C	13A-02 1,1381 sf	C	13A-03 1,1381 sf	B	13A-03A 909 sf	C	13A-05 1,1381 sf	A	13A-06 646 sf	A1	13A-07 678 sf	E	13A-08 1,695 sf	E	13A-09 1,695 sf								
	13	B	13-01 909 sf	C	13-02 1,1381 sf	C	13-03 1,1381 sf	B	13-03A 909 sf	C	13-05 1,1381 sf	A	13-06 646 sf	A1	13-07 678 sf	E	13-08 1,695 sf	E	13-09 1,695 sf								
	12	B	12-01 909 sf	C	12-02 1,1381 sf	C	12-03 1,1381 sf	B	12-03A 909 sf	C	12-05 1,1381 sf	A	12-06 646 sf	A1	12-07 678 sf	E	12-08 1,695 sf	E	12-09 1,695 sf								
	11	B	11-01 909 sf	C	11-02 1,1381 sf	C	11-03 1,1381 sf	B	11-03A 909 sf	C	11-05 1,1381 sf	A	11-06 646 sf	A1	11-07 678 sf	E	11-08 1,695 sf	E	11-09 1,695 sf								
	10	B	10-01 909 sf	C	10-02 1,1381 sf	C	10-03 1,1381 sf	B	10-03A 909 sf	C	10-05 1,1381 sf	A	10-06 646 sf	A1	10-07 678 sf	E	10-08 1,695 sf	E	10-09 1,695 sf								
	9	B	09-01 909 sf	C	09-02 1,1381 sf	C	09-03 1,1381 sf	B	09-03A 909 sf	C	09-05 1,1381 sf	A	09-06 646 sf	A1	09-07 678 sf	E	09-08 1,695 sf	E	09-09 1,695 sf								
	8	B	08-01 909 sf	C	08-02 1,1381 sf	C	08-03 1,1381 sf	B	08-03A 909 sf	C	08-05 1,1381 sf	A	08-06 646 sf	A1	08-07 678 sf	E	08-08 1,695 sf	E	08-09 1,695 sf								
Facilities Floor + Loft Units	7	Facilities Floor										A		07-06		A1		07-07		E		07-08		E		07-09	

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