

PARAGON
GATEWAY

J O H O R B A H R U

PHASE 2 | FREEHOLD

REMARKABLE LIVING



Complimentary shuttle service

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

Paragon Gateway embrace an Exceptional Lifestyle

In Johor Bahru's vibrant core, Paragon Gateway is your urban retreat. Discover serene spaces amidst the lively ambiance, adorned with lush greens, creating a warm sanctuary for your return home.

KEY HIGHLIGHTS

PRIME LOCATION WITH
EXCELLENT CONNECTIVITY
AND ROAD LINKAGE

PRACTICAL DESIGN
WITH A SEMI-
FURNISHED UNIT

SURROUNDED BY
THRIVING MATURED
TOWNSHIP

5.24 ACRES
LAND AREA

4 TOWERS

2,136 EXCLUSIVE
UNITS



APPROVED BY
MALAYSIA'S LEADING
GREEN BUILDING
CERTIFICATION BODY

FACILITY DECK
LEVEL 10 (PODIUM)



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.

A Tranquil Space for Unwind & Relax Mind

- | | | | | | |
|----------------------|------------------------|----------------------------|----------------------|------------------------|-----------------------|
| 1 Infinity Edge Pool | 8 Reading/Study Room | 15 Children Adventure Zone | 22 Showers & Toilets | 29 Relaxation Pavilion | 56 Leisure Pool |
| 2 Lap Pool | 9 Entertainment Room | 16 Pool Deck | 23 Sauna | 30 Leisure Terrace | 57 Children Play Zone |
| 3 Shallow Pool | 10 Pool Side Terrace | 17 Chat Pavilion | 24 Surau | 31 Sky Park | 58 Open Game Area |
| 4 Wading Pool | 11 Pre Function Lounge | 18 Pool Deck/Outdoor Yoga | 25 Management Office | 32 E-game Arena | 59 Squash Court |
| 5 Aqua Pool | 12 Multi Purpose Room | 19 Sky Gym | 26 Meeting Room | 33 Family Terrace | 40 Toilets |
| 6 Jacuzzi | 13 Children Room | 20 Gourmet Kitchen | 27 Bridge | 34 Multi Function Area | 41 Event Room |
| 7 Co-office | 14 Chess Terrace | 21 Grill & Sizzle | 28 Star Deck | 35 Outdoor Fitness | 42 Jogging Trail |



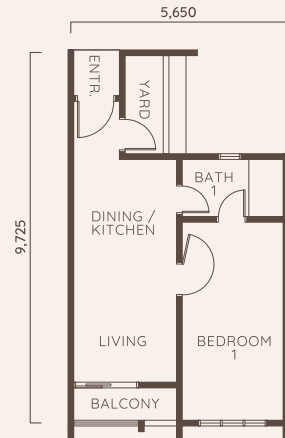
Leisure Pool

E-game Arena

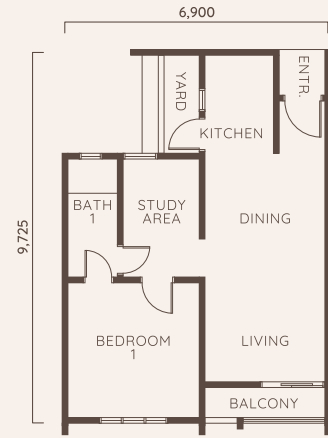
Lift Lobby

Thoughtfully designed floor plans

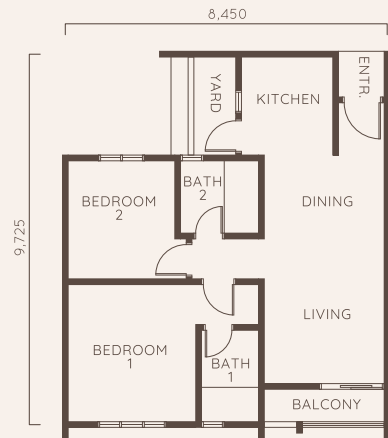
TYPE A 499 sq.ft.
1 bedroom
1 bathroom



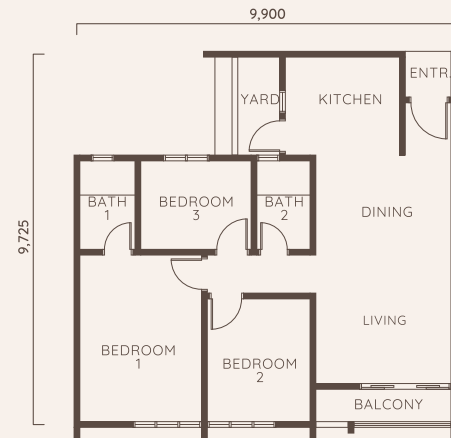
TYPE B 648 sq.ft.
1 bedroom + 1 study
1 bathroom



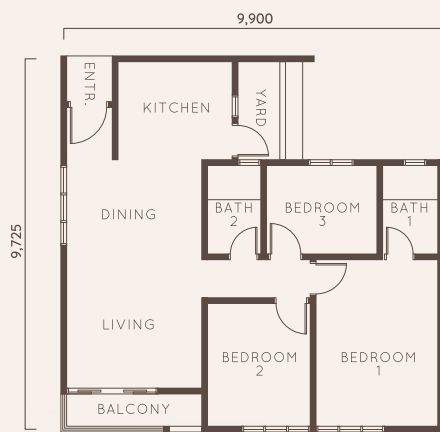
TYPE C 788 sq.ft.
2 bedrooms
2 bathrooms



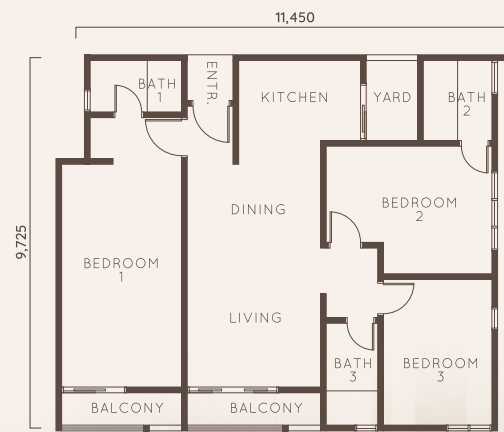
TYPE D 915 sq.ft.
3 bedrooms
2 bathrooms



TYPE D1 915 sq.ft.
3 bedrooms
2 bathrooms



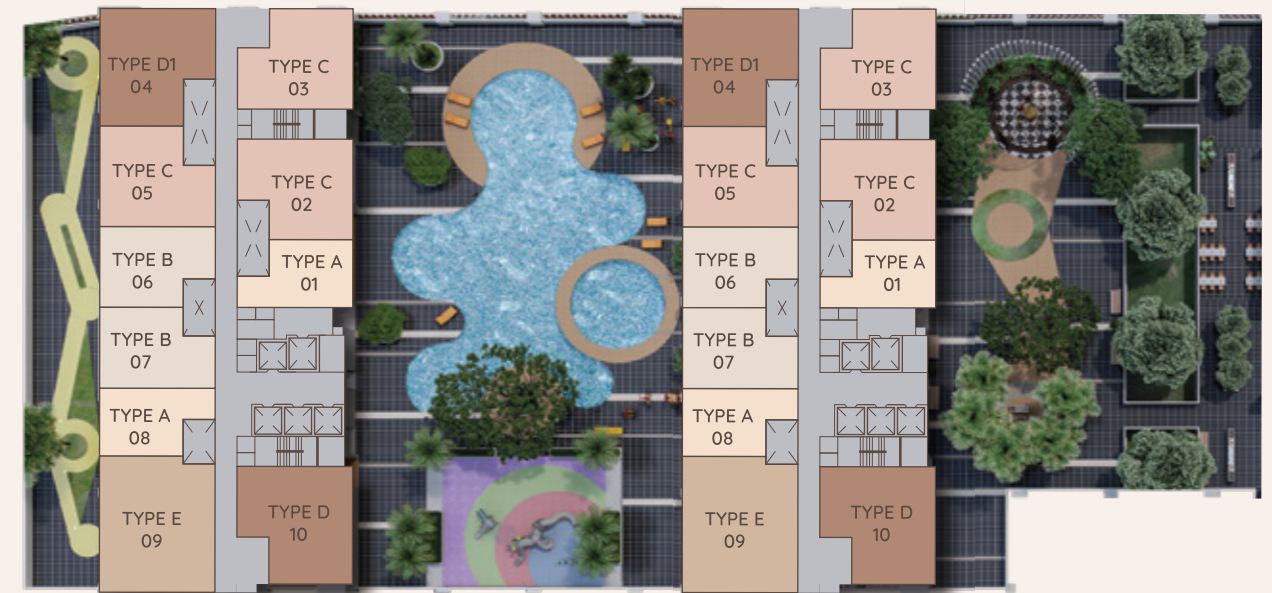
TYPE E 1,177 sq.ft.
3 bedrooms
3 bathrooms



Unblock View

Pool View

Garden View



TOWER D

TOWER C



Spacious & Low-density floor layout

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	Yard	Tiles
All Bedrooms / Study Area	Tiles	Balcony	Tiles
Kitchen	Tiles	Entrance	Tiles
All Bathrooms	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:

JU LAND
柔置地集团 GROUP

DEVELOPED BY:

PARAGON PREMIUM SDN. BHD.
Co. No. 201601021916 (1192855-H)
Level 10-01, Grand Paragon Hotel, No. 18,
Jalan Harimau, Taman Century, 80250 Johor Bahru, Johor.
Tel : 607 - 278 1111 Fax : 607 - 278 3880

FOR MORE INFORMATION, PLEASE CONTACT:

+607-2893611
www.paragongateway.com.my

Suria Paragon • Developer's License No.: 30435/05-2028/0112(A) • Validity Period: 02/05/2023 - 01/05/2028 • Advertising & Sales Permit No.: 30435-2/03-2027/0204(NH-S) • Validity Period: 04/03/2024 - 03/03/2027 • Land Tenure: Freehold • Authority Approval: Majlis Bandaraya Johor Bahru • Approval Building Plan Reference No.: MBBJ/BU/2023/14/BGN/5/KOM • Expected Date of Completion: Dec 2027 • Land Charge: Malayan Banking Berhad • Total Units Tower C: 369 Unit - (Min) RM 350,353 (Max): RM 970,290 • Total Units Tower D: 369 Unit - (Min): RM 350,353 (Max): RM 970,290 • 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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA