



SKYPARK

Kepler

LIDO JOHOR BAHRU



VISIONARY MASTER CONCEPT:
A BLUEPRINT FOR EXCELLENCE

FACTS & FIGURES:

HOLISTIC URBAN PLANNING

Step into a future defined by intelligence, connectivity, and sustainability. Lido Waterfront Boulevard transcends the concept of an integrated masterplan, seamlessly blending Johor's storied heritage with a forward-looking vision. Positioned as a vital gateway between Singapore and Malaysia, this international world-class hub offers everything for living, working, leisure, education, wellness, and hospitality. A vibrant destination where people of all ages and backgrounds can celebrate Johor's rich cultural legacy in one remarkable setting.

163 ACRES
TOTAL SITE AREA

78.75 ACRES
TOTAL DEVELOPABLE SITE

AVERAGE PLOT
RATIO OF 11

20% OPEN
SPACE

4,108,687.93 SQM
TOTAL GROSS FLOOR AREA



2.5-KILOMETRE
WATERFRONT
PROMENADE



NEW COASTAL
PARK



ONE-STOP LIFESTYLE
& DUTY-FREE
DESTINATION



INTERNATIONAL
FOOD WALK



CULTURAL
BUILDING

A SMART CITY BUILT FOR SMART LIVING



SMART CITY

Creating connected, data-driven and sustainable environments where technology is seamlessly integrated into daily life.



2.5KM WATERFRONT PROMENADE

Intersection of leisure, culture and sustainability, creating a vibrant public space that encourages social interaction, physical activity and environmental awareness.



QUAYSIDE EXPERIENCES

Creating spaces where people can live, work and play in the most seamless ways.



32-ACRE CENTRAL PARK

Designed to bring you back to nature to enjoy scenic paths, green spaces and eco-friendly initiatives for a healthier lifestyle.



PEDESTRIAN WALKWAY & CYCLIST PATH

Safe and efficient routes for non-motorized transport and also encourage healthier lifestyles and contribute to the city's environmental goals.



20% DEDICATED TO GREEN SPACES

Enhancing environmental sustainability, public health and the overall quality of life for residents.



RAINWATER HARVESTING

Reduces demand on ground water.



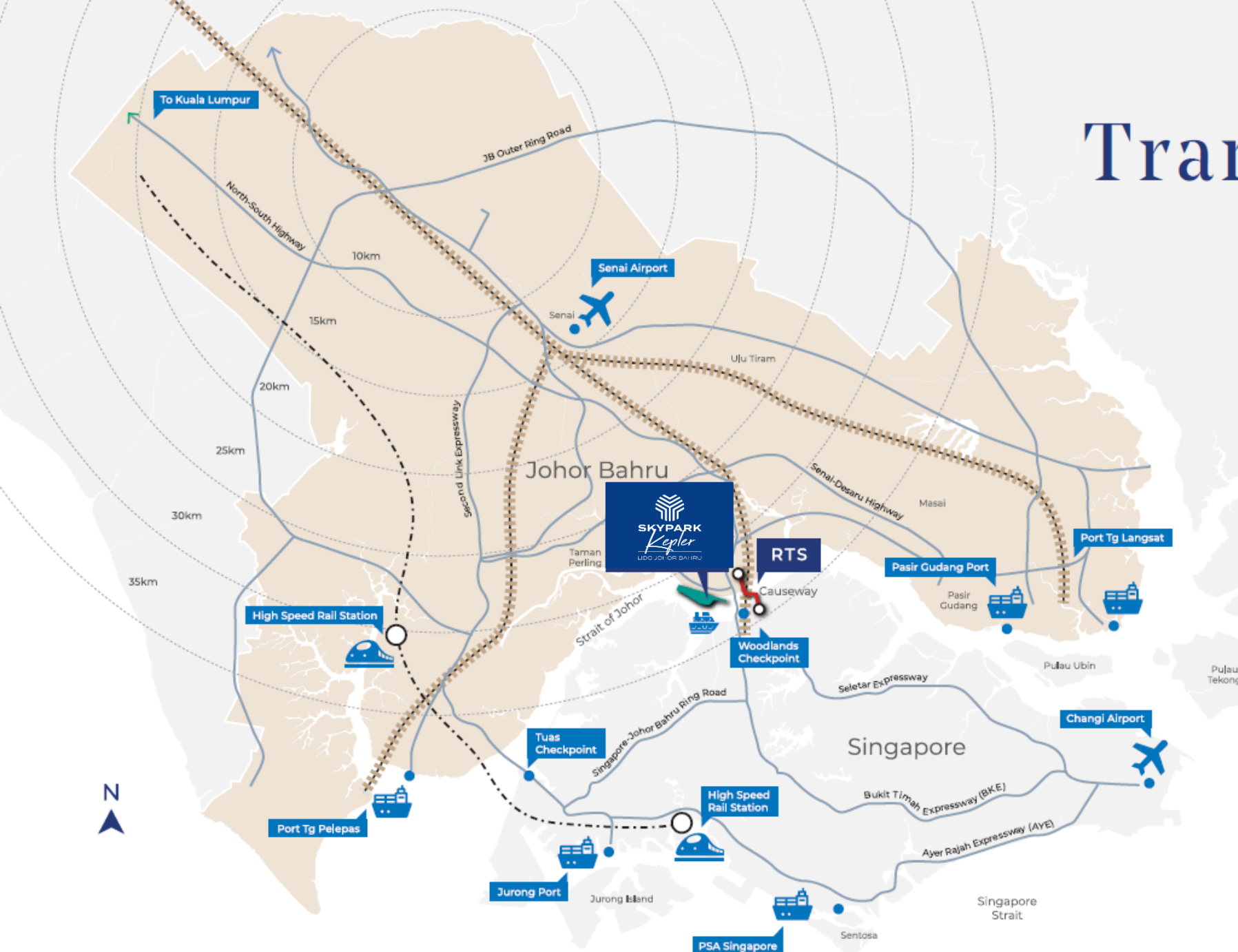
GREENRE RESIDENTIAL BUILDING

Increase energy and water efficiency while reducing carbon emissions.

ACTUAL SITE



Johor's Premier Transportation Hub



01



International Airports

02



Ports

03



Highways

04



Bus Rapid Transit

05



Rail Transport

SEAMLESS CONNECTIVITY AND CONVENIENCE



Total Length

4km in length
(Malaysia: 2.7km and
Singapore: 1.3km)



Number of Stations

2 stations
(Malaysia: Bukit Chagar Station and
Singapore: Woodlands North Station)



Frequency

3.6 minutes (Ultimate)
during peak hour



Journey Time

The estimated train
journey time is 6 minutes
between stations



Train Capacity

10,000 passengers
per hour per direction



Ridership

Estimated to carry
40,000 passengers per
day upon opening



WELL CONNECTED – DEVELOPMENT FEATURES



JS-SEZ

MOU to improve cross-border flow of business via implementation of **single QR code border checkpoints** and **Virtual Payment Address (VPA)**



SINGAPORE

Special Economic Zone agreement signed; 20,000 jobs to be created

Chin Soo Fang for The Straits Times
© Jan 08, 2025 07:56 am



The new Johor-Singapore Special Economic Zone (JS-SEZ) in Malaysia is expected to create 20,000 skilled jobs for people on both sides of the Causeway.

The zone for business and investment, covering the Iskandar Development Region and Pengerang, also aims to support the expansion of 50 projects in the first five years, and a cumulative 100 projects in its first decade.

Prime Minister Lawrence Wong and his Malaysian counterpart Anwar Ibrahim witnessed the exchange of the agreement on Jan 7 during the 11th Malaysia-Singapore Leaders' Retreat in Putrajaya.



PM Lawrence Wong with Malaysian PM Anwar Ibrahim at Perdana Putra during the Leaders' Retreat on Jan 7. ST PHOTO: AZMI ATHIR

Speaking at a joint press conference, PM Wong said the JS-SEZ will create good jobs and more opportunities for the people of both countries.

"When negotiating the agreement, both sides have actively engaged stakeholders to ensure that the JS-SEZ has the conditions to help our businesses grow together for the longer term," he said.

"The greater potential for the JS-SEZ is not just about Singapore businesses going to Johor, but it's about both sides working together to attract new investment projects globally," he added.

Connectivity a major plus for JS-SEZ

By SYAZWANI HASNIZAM



ECONOMY

Wednesday, 08 Jan 2025

Related News



NATION 1h ago
Asian economies must create own consumer markets, can't rely on...

WORLD 1d ago
News Analysis:
Moderate recovery vs mounting risks: what to...

VIETNAM 1d ago
Vietnam economy expands by more than 7% in 2024, beating...



Mah Sing's Ong said Johor's appeal continues to grow due to infrastructure projects.

KUALA LUMPUR: The joint agreement between Malaysia and Singapore marks a new beginning for the Johor-Singapore Special Economic Zone (JS-SEZ), which aims to support economic growth and transform Johor into a regional powerhouse.

Mah Sing chief executive officer of property subsidiaries Benjamin Ong, a panelist at the CGS International 17th Annual Malaysia Corporate Day 2025, expressed optimism on Johor's economic prospects, attributing it to improving market dynamics and enhanced connectivity.

Asia

Malaysia-Singapore Leaders' Retreat: New Johor SEZ deal guns for global investments, 20,000 skilled jobs in 5 years

The signed Special Economic Zone agreement was exchanged at the retreat in Putrajaya, witnessed by Malaysia Prime Minister Anwar Ibrahim and Singapore Prime Minister Lawrence Wong.



Exchange of MoU for Johor-Singapore Special Economic Zone between Singapore Deputy Prime Minister Gan Kim

KUALA LUMPUR: A Special Economic Zone in Johor jointly run by Malaysia and Singapore will gun for global investments, with both countries setting sights on the creation of 20,000 skilled jobs in the first five years.

The target is to facilitate the expansion of 50 projects in the first five years and hit 100 projects in the first 10 years.

Aqil Haziq Mahmud

07 Jan 2025 01:29PM
(Updated: 08 Jan 2025 10:13AM)



JOHOR-SINGAPORE SPECIAL ECONOMIC ZONE (JS-SEZ)

9 FLAGSHIP ZONES OF JOHOR-SINGAPORE SPECIAL ECONOMIC ZONE

The JS-SEZ drives high-impact growth across nine key zones, fostering advancements in finance, high-tech manufacturing, logistics, digital innovation, sustainability, tourism, education, healthcare, and agri-tech. With world-class infrastructure and strategic positioning, it enhances regional trade, talent development, and economic resilience, positioning Johor as a global business hub.

STATES OF JOHOR



A JOHOR BARU CITY CENTRE
Business Services,
Digital Economy, Health

D PASIR GUDANG
Manufacturing,
Energy, Logistics

G FOREST CITY
Financial Services

B ISKANDAR PUTERI
Manufacturing, Business
Services, Digital Economy,
Education, Health, Tourism

E SENAI-SKUDAI
Manufacturing, Digital Economy,
Education, Logistics, Tourism

**H PENERANG INTEGRATED
PETROLEUM COMPLEX (PIPC)**
Manufacturing, Energy, Logistics

**C TANJUNG PELEPAS-
TANJUNG BIN**
Manufacturing,
Energy, Logistics

F SEDENAK
Manufacturing, Business Services,
Digital Economy, Education,
Energy, Food Security, Health,
Logistics, Tourism

I DESARU
Education, Food Security,
Health, Tourism

CATEGORY

INCENTIVE TYPE

DETAILS

MITI/MIDA Incentives



Pioneer Status

70% income tax exemption for 5-10 years for qualifying activities (e.g., advanced manufacturing, tech).

Investment Tax Allowance (ITA)

60-100% allowance on capital expenditure (CAPEX) for approved projects.

Customs Duty Exemptions

Waivers on machinery, equipment, and raw material imports for SEZ-approved projects.

Double Deduction Incentives

For R&D, training, and market expansion (e.g., deduct 2x expenses from taxable income).

Tax Incentives



Corporate Income Tax Reduction

Reduced rates (potentially 0-10%) for priority sectors (e.g., green tech, digital services).

Withholding Tax Exemptions

Exemptions on royalties, technical fees, or interest paid to non-residents.

Stamp Duty Exemptions

Waivers for asset transfers, leases, or financing agreements within the SEZ.

GST Relief

Exemptions on specific transactions (e.g., intra-SEZ trade).

Cross-Border Perks



Streamlined Customs

Fast-track clearance for goods moving between Johor and Singapore.

Foreign Ownership Flexibility

Relaxed equity rules for foreign investors in targeted sectors.

Talent Mobility

Simplified work permits/visas for Singaporean/Malaysian professionals.

Sector-Specific Focus



Advanced Manufacturing

Tax breaks for automation, robotics, and Industry 4.0 adoption.

Tech & Digital Services

Incentives for data centers, fintech, and startups (e.g., grants, subsidized utilities).

Tourism & Healthcare

Support for medical tourism, integrated resorts, and hospitality projects.

Key Notes

1. Pending Agreements: Final incentives depend on Malaysia-Singapore bilateral negotiations.
2. Singapore's Role: Singapore may offer complementary grants or tax credits via its EDB.

COMPARISON OF NEW MM2H (2024), SARAWAK MM2H & SABAH MM2H

	NEW MM2H PROGRAMME 2024			SARAWAK	SABAH
	SILVER	GOLD	PLATINUM	MM2H	MM2H
Age requirement	25 years old			30 years old	30 years old
Residency requirement	Stay in Malaysia for at least 90 days each year (cumulative) For participants aged 21-49, the main applicant or one of the dependent family members can complete it			30 days for each person	30 days for each person
Dependant	Spouse, children under 34, and both parents			Spouse, children below 21 and both parents	Spouse, children below 21 and both parents
MM2H visa	5 years	15 years (5+5+5)	20 years (5+5+5+5)	10 years (5+5)	10 years (5+5)
Fixed deposit after approval	US\$150,000	US\$500,000	US\$1 mil	Individual: RM150,000 Couple: RM300,000	Individual: RM150,000 Family: RM300,000
Financial proof	N/A			Offshore income proof Individual: RM7,000; Couple: RM10,000 Or liquid asset proof Individual:RM 50,000;Couple:RM100,000	Offshore income proof Individual: RM10,000 Family: RM15,000
Government application fee (one-off)	RM1,000	RM3,000	RM200,000	-	-
Renewal application fees upon expiration	RM1,500	RM3,000	RM5,000	-	-
Property purchase	Minimum RM600.000	Minimum RM1 mil	Minimum RM2 mil	Minimum RM600,000 (Kuching) Minimum RM500,000 (other areas)	Minimum RM600,000
Home purchase condition	Not allowed to resell within 10 years. House upgrade through new house purchase to a higher value is allowed.			-	-
Business activity	Not allowed	Not allowed	Allowed	Allowed	Allowed
Working	Not allowed	Not allowed	Allowed	Not allowed	Not allowed
Education	Children can attend school in Malaysia, including higher education			Children can study with student pass	Children below 18 allowed to study with MM2H visa
Medical care	Long-term treatment in Malaysia is allowed				
Medical check-up	After approval, all applicants must undergo medical examinations at designated clinics or hospitals			Medical check-up In Sarawak	Medical check-up in Sabah
Agent fee	RM40,000	RM55,000	RM70,000	Not fixed by government	Maximum RM15,000








PROPERTY TAXES FOR FOREIGNERS

Stamp Duty (Property Transfer Tax)	Real Property Gains Tax (RPGT)	Foreign Levy (State-Specific)	Annual Property Assessment Tax	Quit Rent (Cukai Tanah)	Rental Income Tax
<p>Stamp duty is charged on the Memorandum of Transfer (MOT) based on the property's value:</p> <ul style="list-style-type: none"> foreigners (non-citizens and foreign-owned companies, excluding Malaysian permanent residents) will be subject to a flat rate stamp duty of 4% on property transfer instruments 	<p>RPGT is imposed on capital gains when you sell your property:</p> <ul style="list-style-type: none"> 30% RPGT for disposal of property within the first five years of ownership. 10% RPGT for disposal in the sixth year and onwards. 	<p>Different state impose different levy.</p> <p>Johor: Residential, Commercial, properties: The rate is now 3% of the JPPH valuation or minimum fee of RM30,000, whichever is higher</p> <p>Serviced Apartments (below RM1 million): The minimum fee has been set at RM50,000.</p> <p>Penang: 3% levy on property purchases</p> <p>Genting Highlands : RM100k or 2% of the property purchases, whichever higher</p>	<p>A local council tax paid semi-annually based on the estimated rental value of the property.</p> <p>Rates vary depending on property type and location.</p>	<p>An annual land tax applicable to landed properties.</p> <p>The rate is usually low, calculated per square foot or based on the property's land area.</p>	<p>Flat rate of 30% on net rental income for non-resident individuals</p> <p>Deductions on expenses (e.g., maintenance, property agent fees) are allowed</p>

MALAYSIA EDUCATION (JOHOR)

Category	Key Points	
Strategic Location 🗺️	<ul style="list-style-type: none">- Proximity to Singapore- Excellent transportation links (Causeway, RTS)	Johor Bahru's close proximity to Singapore and strong transport links make it a convenient hub for students.
Affordable Costs 💰	<ul style="list-style-type: none">- Lower cost of living- Affordable tuition fees	The city offers a cost-effective lifestyle and education compared to neighboring countries like Singapore.
Diverse Institutions 🎓	<ul style="list-style-type: none">- Reputable universities (e.g., UTM, Raffles University)- International schools	A wide range of high-quality institutions cater to various academic interests and levels.
Multicultural Environment 🤝	<ul style="list-style-type: none">- Welcoming society- Cultural exchange opportunities	A diverse population fosters inclusivity and enriches the learning experience for international students.
English Medium 🇬🇧	<ul style="list-style-type: none">- English as the primary language of instruction	English is widely used in education, making it easier for foreign students to adapt and excel.
Government Support 🏛️	<ul style="list-style-type: none">- Visa facilitation- Scholarships- Post-study work opportunities	Government policies and incentives make Malaysia an attractive destination for international students
Quality of Life 🌟	<ul style="list-style-type: none">- Modern amenities- Safe environment- Vibrant culture	Johor Bahru offers a comfortable and enjoyable lifestyle with access to modern facilities and entertainment.

MALAYSIA EDUCATION (JOHOR)

Category	Key Points	
Gateway to ASEAN 	<ul style="list-style-type: none">- Access to ASEAN job markets- Networking opportunities	Students gain exposure to one of the world's fastest-growing economic regions, enhancing career prospects.
STEM and Innovation  <i>(science, technology, engineering, and mathematics)</i>	<ul style="list-style-type: none">- Focus on STEM programs- Collaboration with tech parks (Iskandar)	Johor Bahru is emerging as a hub for science, technology, and innovation, offering cutting-edge programs.
Post-Graduation Opportunities 	<ul style="list-style-type: none">- Career opportunities in Malaysia/Singapore- Iskandar economic zone	Graduates can explore diverse job opportunities in thriving economic zones like Iskandar Malaysia.
International Partnerships 	<ul style="list-style-type: none">- Exchange programs- Dual degrees- Global exposure	Collaborations with global institutions provide students with international exposure and academic flexibility.
Sustainability Focus 	<ul style="list-style-type: none">- Green initiatives- Environmental studies	Many institutions incorporate sustainability into their curricula, preparing students for future challenges.
Supportive Community 	<ul style="list-style-type: none">- International student associations- Support services	Dedicated support systems ensure foreign students feel welcomed and assisted throughout their academic journey.
Entrepreneurship Potential 	<ul style="list-style-type: none">- Startup ecosystem- Innovation opportunities	Johor Bahru's growing economy and supportive environment encourage students to explore entrepreneurship.

WHAT & WHY BRANDED RESIDENCES

- **Added Value:** Global hospitality services, higher rental yields, and long-term investment potential.
- **Lifestyle:** Seamless integration of luxury living and world-class hospitality.

Description	Brand Residences	Luxury Residences
Definition	Properties managed by luxury hospitality brands, offering premium services and global recognition.	High-end properties with premium finishes, smart home technology, and luxurious amenities.
Benefits	<ul style="list-style-type: none"> ➤ Access to exclusive facilities and concierge services. ➤ Potential for high rental income through hotel-branded rental schemes. ➤ Global network and recognition, enhancing property value. 	<ul style="list-style-type: none"> ➤ Personalized living experience with state-of-the-art features. ➤ Focus on comfort, privacy, and exclusivity.

BANYAN GROUP

An Exquisite Collaborations

HOSPITALITY



SPA & WELLBEING



F&B & RETAIL



MEMBERSHIP, EDUCATION & LIFESTYLE



RESIDENCES



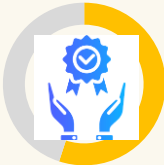
LEADERS IN HOSPITALITY

Accumulating over 3,000 industry awards, Banyan Group proudly sits among the Top 25 Hotel Brands in the World according to Travel + Leisure. Our hotels and resorts have received numerous awards in recognition of the team’s commitment to delivering service excellence and introducing travellers to the most awe-inspiring corners of the world.

As we forge ahead into the future, our key focus remains steadfast. We drive wellbeing through all our offerings, from our Wellbeing Sanctuaries to our brand new app Beyond, while embedding sustainability through our Stay For Good programme.



Maximize Return



Quality and Maintenance Service



Marketing and Customer Service Excellence

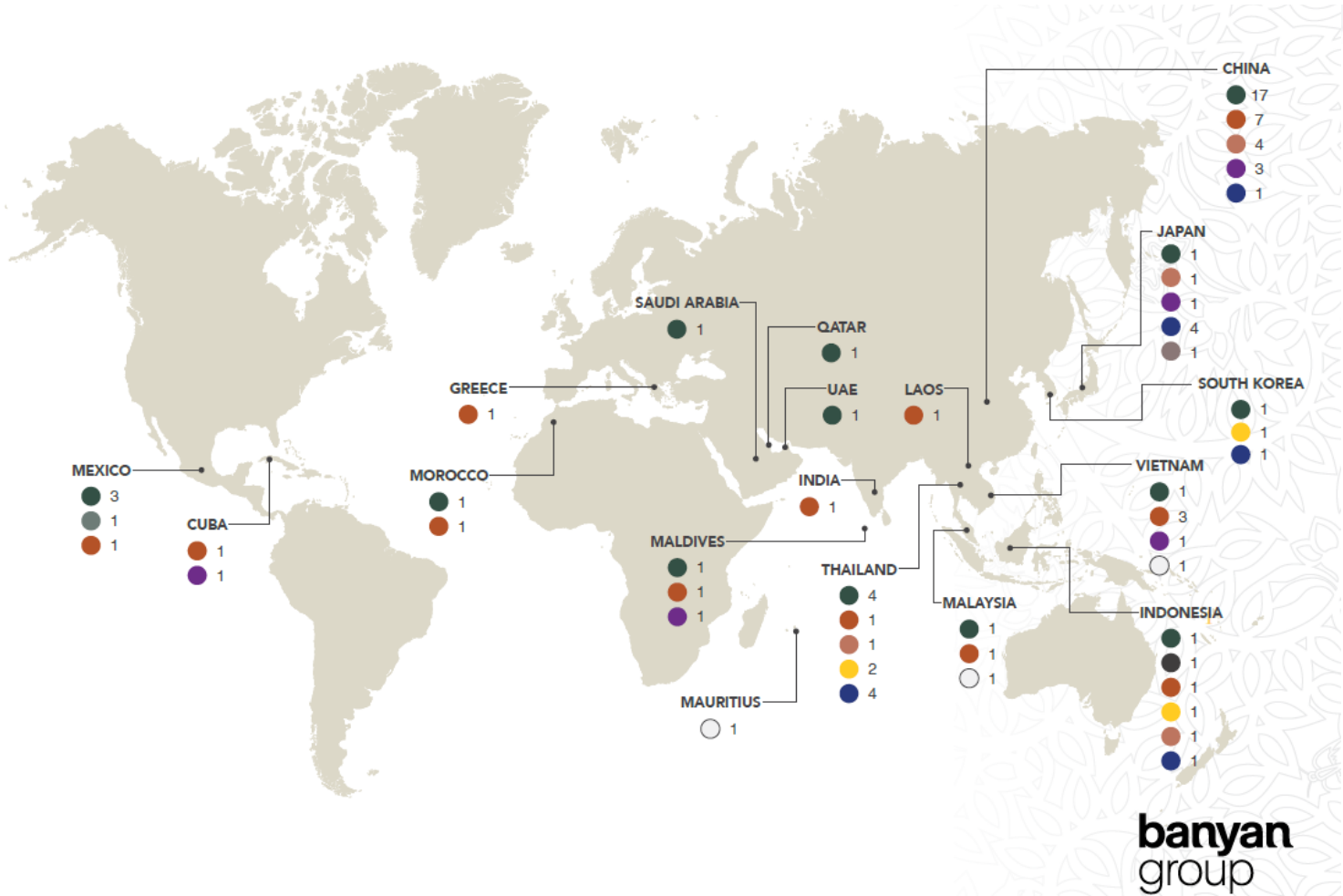


Future growth and Opportunities

AN EXQUISITE COLLABORATION WITH BANYAN GROUP

DESTINATION NETWORK

With a network of **83+** properties in destinations across the world, owners are offered the chance to seek out a wide choice of new travel inspirations and discover a world of wonders.



*Updated as of 13 March 2025



Experience the perfect blend of exclusivity and profitability through our **collaboration with Banyan Group**. Tailored for discerning buyers and savvy owners, this partnership offers world-class hospitality, seamless management, and strategic market access—delivering exceptional experiences for residents and sustainable, high-value returns for property owners.

Maximize Return

- Revenue Management System
- Comprehensive Reporting
- Centralizes Reservation Platform
- Enhanced Property Visibility

Quality and Maintenance Service

- Routine Inspection & Housekeeping
- Estate Management Support
- Guest Interaction Management

Marketing and Customer Service Excellent

- Robust Digital Marketing
- 24/7 Multilingual Support
- Focus on Tenant Satisfaction

Future growth and Opportunities

- Access to Emerging Markets
- Innovation Quality Assurance
- Sustainable Partnership



THE SANCTUARY CLUB PRIVILEGES



BY THE BANYAN TREE GROUP

COMPLIMENTARY MEMBERSHIP

Unit owners are automatically enrolled, unlocking access to the club's exclusive privileges.

GLOBAL DISCOUNTS

Enjoy discounts across resorts, spas, retail galleries, and golf courses within the Banyan Tree network worldwide.

PERSONALIZED OWNER SERVICES

A dedicated, multi-lingual team is available to support owners with any queries or special requests.

EXCLUSIVE INVITATIONS

Receive early invitations to pre-opening events of new hotels and other special events hosted by the Banyan Tree Group.

EXCHANGE PROGRAM

Owners can exchange part of their annual entitlement for free stays within Banyan Tree's participating properties.

ACCESS TO PREMIUM AMENITIES

Benefit from access to on-site amenities such as spas, restaurants, gyms, and shuttle services within the five star resorts.

THE BENEFITS

Participating owners can exchange part of their annual entitlement for a complimentary stay at any destination within the network. In addition, discounts and special privileges are offered to owners with the standard discounts⁽¹⁾ and privileges are listed below (terms and conditions apply):

- 30% discount on best available rates for hotel accommodation⁽²⁾
- 30% discount on golf green fees⁽³⁾
- 25% discount on food and beverage⁽⁴⁾
- 20% discount on a-la-carte spa menu
- 15% discount on gallery merchandise⁽⁵⁾
- 15% discount on in-house tours⁽⁶⁾
- 15% discount on laundry
- 10% discount on airport and ferry terminal transfers⁽⁷⁾
- Priority wait-list on reservations
- Early check-in / late check-out⁽⁸⁾
- Invitations to Xperiential Guest Program (i.e. pre-opening / trial stays at new resorts)

(1) Higher discounts may apply at certain times and locations and may be subject to change without notice

(2) Best available rate at time of booking

(3) Phuket, Bintan and Lăng Cô only

(4) Offers cannot be combined. Discounts may not apply to festive and special occasions

(5) Not applicable to consignment items

(6) Selected destinations only

(7) Selected destinations only

(8) Subject to availability on day of arrival / departure

Exchange Programme

The mechanism of the exchange programme is simple, an owner deposits 15 days of his annual entitlement into the exchange pool. These days then are attributed a monetary value based on the actual average daily rate for the past year.

The monetary value deposited can then be used to redeem for rooms and villas at participating properties at the best available rate at time of booking.

EXCHANGE PROGRAMME

Owners whose properties are managed under a hotel branded rental scheme are allowed to exchange part of their annual entitlement for a complimentary stay at any destination within The Sanctuary Club network.

STEP 1

An owner deposits 15 annual entitlement days into the exchange pool.



STEP 2

The days are attributed a monetary value.



STEP 3

The monetary value can then be used to redeem stays at participating properties at the best available rate at time of booking.



STEP 4

Booking can be requested via the centralised multilingual team.



STEP 5

A confirmation of your reservation will be sent to you along with value redeemed and your remaining balance.



STEP 6

Enjoy your stays at participating properties.



THE NETWORK



BANYAN TREE
GROUP

CURRENT DESTINATIONS



CHINA
Hangzhou
Tengchong-Hot Spring Village
Xian Lintong
Xishuangbanna
Zhuhai Phoenix Bay

INDIA
Bangalore

INDONESIA
● Bintan

LAOS
Maison Souvannaphum

MALAYSIA
● Teluk Bahang, Penang

MALDIVES
Ihuru
Velavaru

MAURITIUS
Balaclava

MEXICO
Hacienda Xcanatun by Angsana

MOROCCO
Riads Collection Morocco

THAILAND
Angsana Beachfront Residences
● Angsana Villas Resort Phuket
● Laguna Phuket

VIETNAM
● Lăng Cô



BANYAN TREE

CHINA
Anji
Chongqing Beibei
● Huangshan
Hangzhou
Jiuzhaigou
● Lijiang
Macau
Ringha
Sanya
Tengchong
Tianjin Riverside
Yangshuo

INDONESIA
● Bintan

MALAYSIA
Kuala Lumpur
Pavilion Hotel Kuala Lumpur

MALDIVES
Vabbinfaru

MEXICO
● Cabo Marqués
● Mayakoba

MOROCCO
Tamouda Bay

THAILAND
● Bangkok
Krabi
● Phuket DoublePool Villas
● Phuket Resort
Phuket Spa Sanctuary
Samui

VIETNAM
● Lăng Cô



CASSIA

INDONESIA
● Bintan

THAILAND
● Phuket



DHAWA

CUBA
Cayo Santa Maria



LAGUNA

THAILAND
● Dusit Thani Pool Villas
Laguna Holiday Club Phuket Resort

FUTURE DESTINATIONS



ANGSANA

CHINA
Chongqing Beibei
Dunhuang
Fuzhou Changle
Huizhou Luofushan
Kunming North
Lang Fang
Nanjing Tangshan
Qingcheng Shan
Wuxi

CAMBODIA
Siem Reap

GREECE
Corfu

INDONESIA
Bali

MOZAMBIQUE
Ilha Caldeira

SPAIN
Marbella
Penon del Lobo

TAIWAN
An Ping Harbor

THAILAND
Angsana Oceanview Residences

VIETNAM
Ho Tram
Quan Lan



BANYAN TREE

BAHRAIN
Janabiya

CHINA
Batu Bay
Dali
Dunhuang
Emeishan
Jilin Riverside
Tangshan of Jiangsu
Wuxi
Xian Lishan
Yangcheng Lake

INDIA
Goa

INDONESIA
Bali

QATAR
Doha

SOUTH KOREA
Busan



CASSIA

CHINA
● Lijiang

SOUTH KOREA
Jeju
Sokcho

THAILAND
Rama 9 Bangkok
Ram-Intra Bangkok



DHAWA

CHINA
Quzhou

THAILAND
Phuket



SKYPARK

THAILAND
Aurora Laguna Phuket
Lucrean Jomtien Pattaya

● Properties participating in Exchange Programme

WHY INVEST IN BANYAN RESIDENCES

- **World-Class Hospitality:** Managed by Banyan Group, ensuring premium service and maintenance.
- **Global Recognition:** Access to a network of luxury properties and exclusive privileges.

Description	Type A	Type B	Type C
Built-up (sqft)	463	667	807
SPA Price	RM880,000	RM1,233,000	RM1,489,000
Less 7% Rebate	-RM61,600	-RM86,310	-RM104,230
Nett Purchase Price	RM818,400	RM1,146,690	RM1,384,770
Est. Rental per Night	RM285	RM410	RM495
Est. Occupancy (%)	70%	70%	70%
Total Gross Rental Income	RM72,818 8.9%	RM104,755 9.1%	RM126,473 9.1%
Less Expenses (40%)	-RM29,127	-RM41,902	-RM50,589
Est. Rental Income	RM43,691	RM62,853	RM75,884
Less Maintenance Fee (RM 0.55 per sqft)	-RM3,056	-RM4,402	-RM5,326
Est. Net Rental Income	RM40,635	RM58,451	RM70,557
ROI (%)	5.0%	5.1%	5.1%

***Average rental income projection
(base on 70% Occupancy Rate)**

A
Premier Investment
Just
Across The Border

Strategically located between Johor and Singapore,
Lido Waterfront Boulevard is an international hub
for life, work, and leisure.


SKYPARK
Kepler
LIDO JOHOR BAHRU



Skypark Kepler
Branded Residences
Size: 3.972 acre
Targeted GFA: 1,307,654 sqft
Targeted NFA: 1,064,836 sqft

LEGEND

- COMMERCIAL LOT
- GREEN AREA
- CULTURAL CENTRE

The Majestic Unveiling of



Artist's Impression

PINNACLE OF SMART LIVING

Our units offer an unparalleled experience in modern living, equipped with smart appliances and state-of-the-art smart fittings. Through a curated partnership with Samsung and other renowned international brands, residents can enjoy a seamlessly connected lifestyle.

PROJECT NAME	SKYPARK KEPLER
Land Tenure	Freehold
Development Composition	Branded Residence (1,596 units) Retail Lots (16 units)
Launch Date	Q3 2025
Land Area	3.972 acres
Types of Unit	<ul style="list-style-type: none">• Type A 463 sq.ft 268 units• Type B 667 sq.ft 1,214 units• Type C 807 sq.ft 114 units Total : 1,596 units
Car Park	1,957 Bays
Maintenance Fees	Estimated RM0.55 psf

TOWER A & B GROUND FLOOR

LEGEND

- 01 LOBBY A
- 02 LOBBY B
- 03 MANAGEMENT OFFICE
- 04 CHILDCARE CENTRE
- 05 RETAILS 16 UNITS
- 06 SALEABLE STORAGE – 16 NOS
- 07 ENTRANCE STATEMENT
- 08 FEATURES LANDSCAPE
- 09 PERIMETER GREEN



TOWER A & B

LEVEL 9 - FACILITIES

01 FEATURE LANDSCAPE

- 1 Forest Tree Garden
- 2 Feature Seating
- 3 Stepping Walkway
- 4 Open Lawn
- 5 Lounge Gazebo
- 6 Playscape
- 7 Wall Play
- 8 Trampoline Play
- 9 Reflexology Path
- 10 Indoor Plants Garden

02 POOL ZONE

- 11 Encaustic Terrace
- 12 Wading Pool
- 13 Indoor Plants Garden
- 14 Ramp
- 15 Step Up
- 16 Gym Raised Platform
- 17 Stepping Walkway
- 18 Pool Garden & Outdoor Shower
- 19 Dry Lounge
- 20 Main Pool & Wet Lounge
- 21 Seating Garden
- 22 Pool Pergola & Wet Lounge
- 23 Bubble Pool & Jacuzzi

03 RECREATIONAL SPACE

- 24 Half-basketball court
- 25 Outdoor Gym
- 26 Reflexology Path
- 27 Forest Garden
- 28 Buffer Garden
- 29 Yoga Deck
- 30 Pocket Garden
- 31 Seating Area
- 32 Walkway
- 33 Colored Garden

04 PUBLIC GATHERING

- 34 Pollintor Garden
- 35 Viewing Deck
- 36 Linear Garden
- 37 BBQ Pit
- 38 Feature Step
- 39 Feature Pergola
- 40 Stepping Walkway
- 41 Herb Raised Planters
- 42 Scented Garden
- 43 Feature Seat





ENTRANCE STATEMENT



DROP OFF AREA



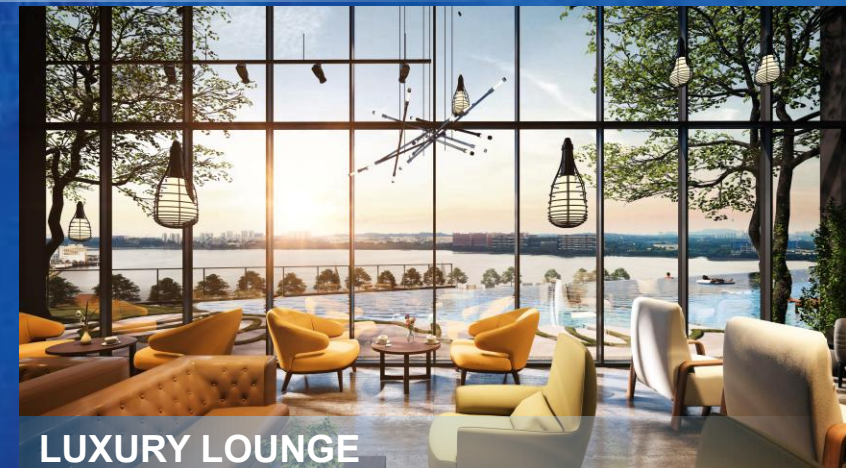
PERIMETER GREEN



POOL ZONE



PUBLIC GATHERING



LUXURY LOUNGE

COMPONENTS & INDICATIVE PRICE

COMPONENT:

Type	Description	Built Up (sf)	Built Up (sm)	Tower A No. of Units	Tower B No. of Units	Total Units	Car Park Allocation	Composition Ratio
A	1 Bedroom + 1 Bath	463	43.01	134	134	268	1	17%
B	2 Bedrooms + 2 Baths	667	61.97	607	607	1214	1	76%
C	3 Bedrooms + 3 Baths	807	74.97	57	57	114	2	7%
Total =				798	798	1,596		100%

INDICATIVE PRICE:

Tower	Type	No. Of Unit	Built up (Sqft)	Gross Selling Price (RM)	Gross Selling Price Psf (RM)	Gross Selling Price (SGD)	Gross Selling Price Psf (SGD)
A	A	134	463	587 K – 654 K	1,268 – 1,413	118 K – 198 K	255 - 427
	B	607	667	835 K – 920 K	1,252 – 1,379	253 K – 279 K	379 - 418
	C	57	807	1.01 mil – 1.07 mil	1,257 – 1,327	306 K – 324 K	379 - 401

Tower	Type	No. Of Unit	Built up (Sqft)	Gross Selling Price (RM)	Gross Selling Price Psf (RM)	Gross Selling Price (SGD)	Gross Selling Price Psf (SGD)
B	A	134	463	839 k – 900 k	1,812 – 1,955	254 k – 273 k	549 – 592
	B	607	667	1.19 mil - 1.27 mil	1,790 – 1,907	360 k – 385 k	542 – 579
	C	57	807	1.43 mil - 1.50 mil	1,778 – 1,862	433 k – 456 k	538 – 564

TYPICAL FLOOR PLAN

10th – 21st FLOOR

TOTAL OF 12 FLOORS

Per Tower 24 units/ floor/ tower

* Break Tank Stage 1 at 20th floor & 21st floor

TYPE A – 463ft² (6 units/ floor/ tower)

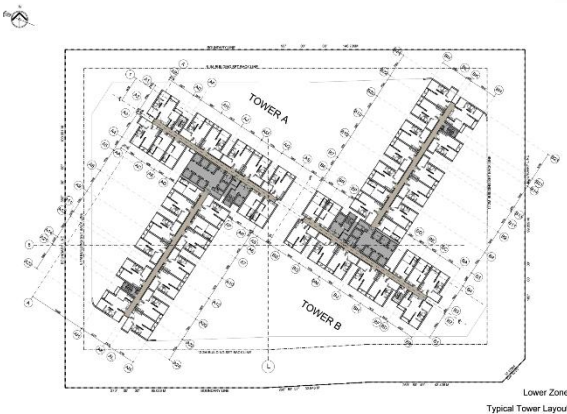
- Studio + Utility/store
- 1 Bathroom

TYPE B – 667ft² (16 units / floor/ tower)

- 2 Bedroom
- 2 Bathroom

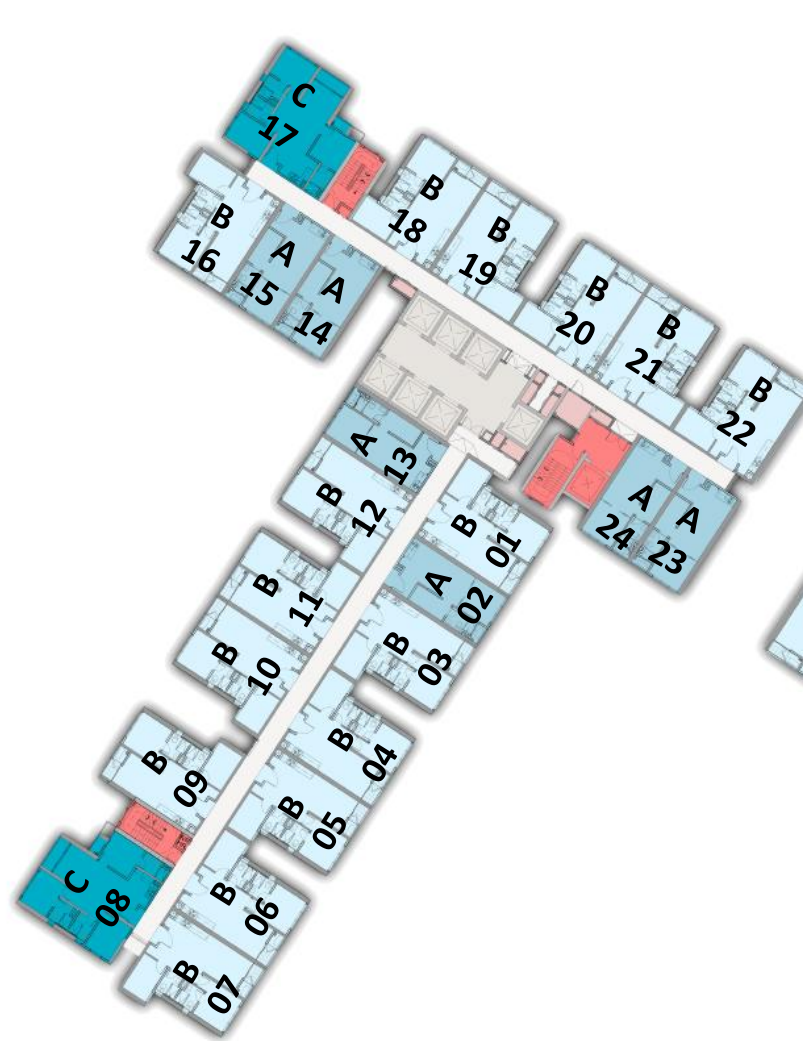
TYPE C – 807ft² (2 units/ floor/ tower)

- 3 Bedroom
- 3 Bathroom



Lower Zone
Typical Tower Layout

Tower A



Tower B



TYPICAL FLOOR PLAN

22nd – 54th FLOOR

TOTAL OF 33 FLOORS

Per Tower 16 units/ floor/ tower

* Break Tank Stage 2 at 40th floor & 41st floor

TYPE A – 463ft² (2 units / floor/ tower)

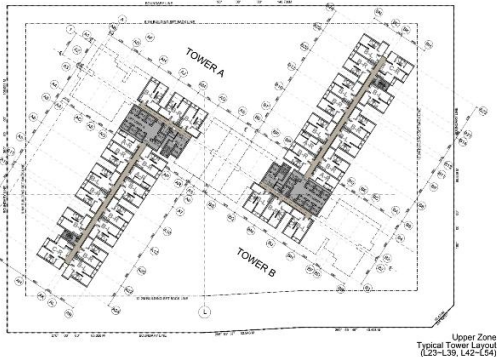
- Studio + Utility/store
- 1 Bathroom

TYPE B – 667ft² (13 units / floor/ tower)

- 2 Bedroom
- 2 Bathroom

TYPE C – 807ft² (1 units / floor/ tower)

- 3 Bedroom
- 3 Bathroom



Upper Zone
Typical Tower Layout
(L23-L39, L42-L54)



TYPE A



Built-Up
463 SF.

Total Units
268 units



1

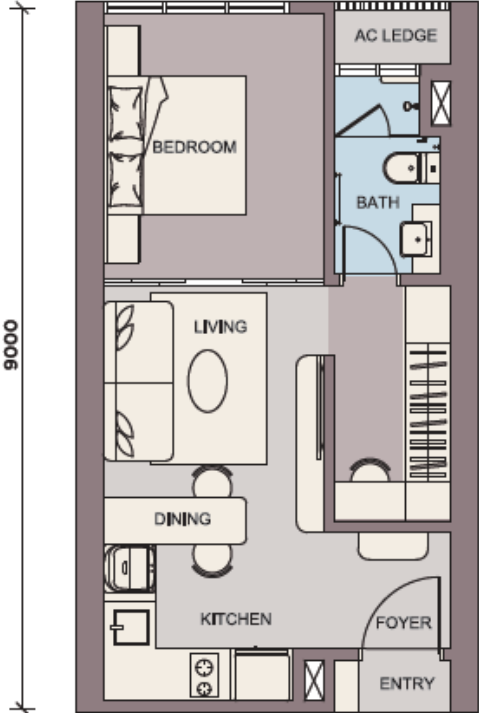


1



1

4900



TYPE B



Built-Up
667 SF.

Total Units
1,214 units



2

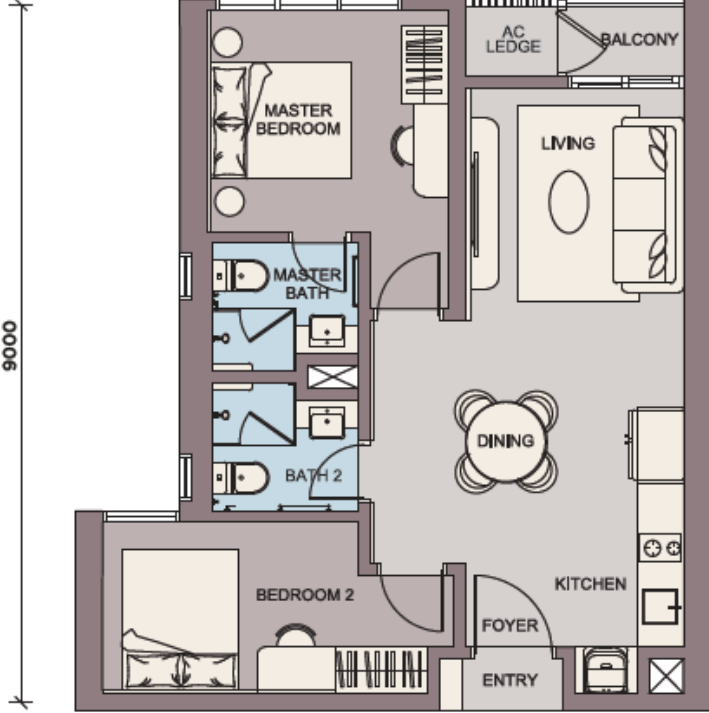


2



1

7900



TYPE C



Built-Up
807 SF.

Total Units
114 units



3

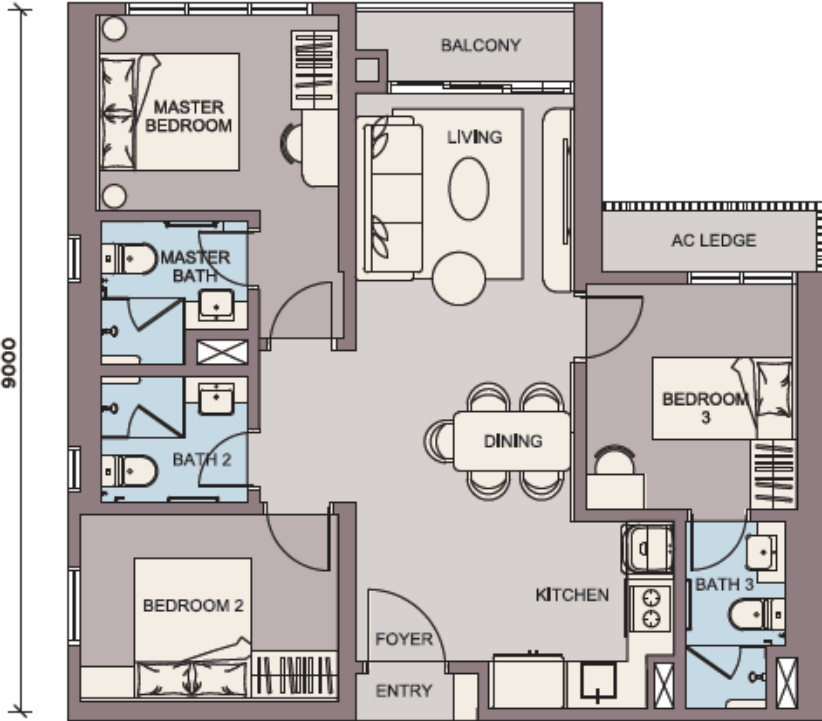


3



2

9400



FULLY FURNISHED UNITS

Fully furnished interiors with premium branded fittings, finishes and appliances

SAMSUNG

Refrigerator |
TV | Washer Dryer |
Jet Bot Vacuum |
Air Purifier

Teka

Hood & Hob

**SIGNATURE
KITCHEN**

Kitchen Top



FITTINGS &
SANITARY WARE

KOHLER

MASTER BATHROOM:

- One-piece washdown WC with dual flush
- Basin Mixer
- Hand Bidet
- Bath Shower Mixer
- Sliding Rail with Hand shower
- Overhead Shower

SECONDARY BATHROOM

- Soft Close with dual-flush

KITCHEN

- Sink Cold Tap

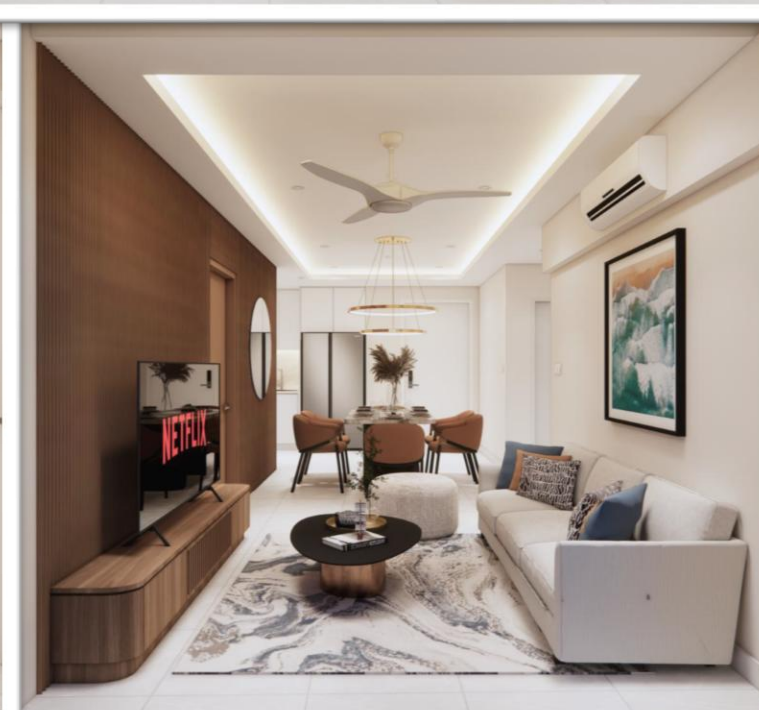
INTERIOR DESIGN TYPE A



INTERIOR DESIGN TYPE B



INTERIOR DESIGN TYPE C



SMART LIVING

Smart Living represents a futuristic vision of cities where technology and sustainability converge to create a more efficient, equitable, and enjoyable urban environment

CONNECTED, INSPIRED & SMART LIVING CONCEPT

Our development embodies the future of modern living, integrating advanced connectivity, innovative design, and intelligent technology to enhance your lifestyle. Here's how we bring this concept to life:



Predict energy consumption, pollution risks, and the effects on the environment



Bolster security with incident detection and intelligent CCTV



Increase efficiency with traffic and parking management for the building



Provide more adequate water supply, energy management, and waste management



Provide automated updates and tracking options on shuttle bus services & RTS



AI for Security, Management & Services

AI camera for Security Protection | AI Assisted Detection

Reducing Risks through AI Assisted Detection Instead of Labour Intensive Means

Entrances and Exits

Personnel Entry/Exit

Detection of Parking
Violations on Outdoor Road

Easy Access/Clock-
in/out at building

Control/Guard Rooms



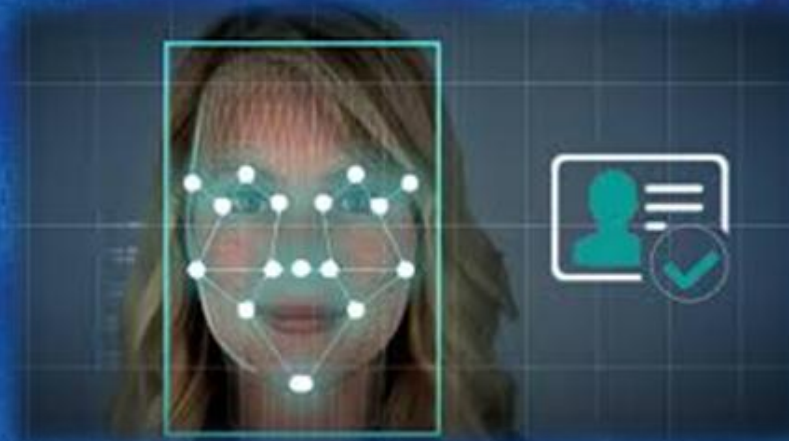
Intelligent
Management Of
Energy Efficiency

Personnel Access Control

Vehicle Access Control

Management/Behaviour
Analysis

Situation Awareness/
Behavior Analysis/
Voice Collaboration



Samsung appliances offer a variety of benefits that are centred around personalizing and enhancing the user experience through the advanced technology, and customization options.

- 1) Improved Efficiency and Convenience - Smart Scheduling , Smart Control via App
- 2) Energy Efficiency and Sustainability - Energy Saving, Eco-Friendly Feature
- 3) Enhanced Performance and Functionality - Powered Laundry, Intelligent Cooling in Refrigerators, Air Quality Management: Air conditioners
- 4) Improved User Interface and Control
- 5) Health and Hygiene Benefits - Hygiene Management, Food Preservation
- 6) Improved Durability and Reliability - Optimized Performance
- 7) Premium Aesthetic and Design - Sophisticated Look, Minimalist Design

Using Samsung appliances can significantly improve the convenience, efficiency, and sustainability of your home. From personalized smart technology to energy-saving capabilities and enhanced performance these appliances not only make daily tasks easier but also help optimize your home environment for health, comfort, and long-term savings.

- **Smart Washer/Dyer**
- **Smart Refrigerator**
- **Smart TV**
- **Smart Air purifier**
- **Smart Jet Bot Vacuum**
- **Microwave Owen**

Exclusive Privileges

T360 & The Privilege

T360 is a lifestyle platform founded with a single vision to encapsulate all Tropicana ecosystems under one app. The app will provide seamless lifestyle solutions for all property owners, T Privilege members, Tropicana Golf & Country Resort golfers, tenants, vendors, business partners and merchants, at the click of a button.

Benefits Of T360 Platform



T Privilege

Loyalty programme for Points, E-Vouchers, Merchants, Events & Payments



T Event

Brand Collaboration, Event Announcements, Revenue, Merchant Sales, T360 Awareness



T Media

Advertising through Magazine, Digital, Media Reviews, KOL Marketing & Offline Advertising



T Marketplace

External merchants brand promotion, products, services & awareness



T Property

Provides Tropicana Project Listings, Launches, Sales, Marketing & Referrals



T Journey

For Online Reservations, Concierge, Guest Experience & Comprehensive Reports



T Golf

Ease of Golf Membership Enquiries, Bookings, Billing, Food & Beverage Reservations



T Concierge

Lifestyle & hospitality services

T Privilege Membership Benefits



Tropicana Property Rebate

Incremental discounts on property purchases – the more you buy, the higher the discount rate



News Updates

Receive news updates on Tropicana Magazine and all Tropicana digital platforms



Priority Invite

Be the first to be invited to Tropicana property launches and exclusive partnership events



Networking & Cash Referral Fee

Receive cash rewards upon successful property referral and sale



Concierge Services

Enjoy hospitality and concierge services, from housekeeping, delivery, shuttle services to holiday tours



Members Affiliates

Enjoy additional members privileges through our Tropicana ecosystem and affiliates



Points Collection

Collect points and redeem rewards



Win Contest Prizes

Join exclusive campaigns and contests offering attractive prizes



Lifestyle Offerings

Lifestyle product rebates, offers and FOC vouchers from selected partners

5 membership categories:



Privé

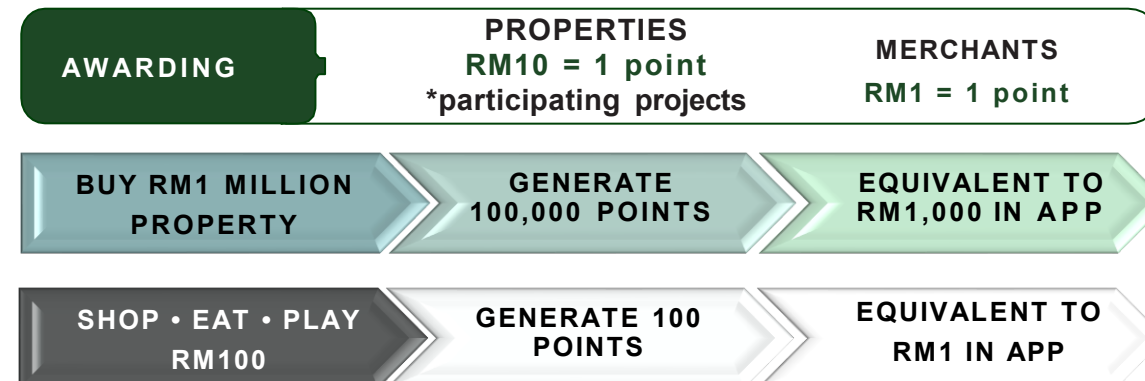
Open to public
Free membership

Priority, Gold, Platinum, Diamond

For property buyers

- The Priority membership tier is for the RM100,000 to RM999,999 spend bracket.
- The Gold membership tier is for the RM1,000,000 to RM1,999,999 spend bracket.
- The Platinum membership tier is for the RM2,000,000 to RM2,999,999 spend bracket
- The Diamond membership tier is for the RM3,000,000 and above spend bracket.

Point Conversion



T Privilege Partners for LIDO Projects



- Free ambulance services to the hospital.
- Comprehensive medical screening packages at a discounted price - RM 500
- 30% off Room and Board for admissions, and free room upgrades subject to availability.



- Additional 15% Off



- 15% Off outright purchase (water, Berex & bathroom series)



- 40% Off SRP on selective products



- 15% off BFR for higher room categories (Studio Executive & 1 Bedroom series)



- Studio Deluxe Room - 10% Off best available rate
- Studio Executive Room - 10% Off best available rate
- Executive Room - S\$320.00++ per room per night



- Additional RM1,000 off with purchase of OGAWA BioVis / OGAWA Maestro / OGAWA Master Drive Plus 5 Elements massage chair package
- Additional RM500 off with purchase of OGAWA V-Accento / OGAWA Vivre massage chair package



- 20% Off RRP on Dyson products



- RM500 cash voucher



- RM500 cash voucher



- 30% Off all BoConcept items with complimentary interior design services.



Monday to Thursday

Friday

Saturday PM & Public
Holidays PM

Sunday PM

Normal Package Rate

SGD101	RM334.80
SGD117	RM338.80
SGD189	RM625.30
SGD134	RM442.80

Special Package Rate

SGD81	RM270
SGD81	RM270
SGD134	RM442.80
SGD134	RM442.80

T GOLF
Exclusive Golf
Membership
Rate



Monday to Thursday

Friday

Saturday PM & Public
Holidays PM

Sunday PM

Members Guest Rate – Plantation Course

SGD38	RM124.20
SGD38	RM124.20
SGD60	RM199.80
SGD44	RM145.80

Members Guest Rate – Straits Course

SGD33	RM108
SGD33	RM108
SGD47	RM156.60
SGD33	RM108

Membership Rate

SGD22	RM73.45
SGD22	RM73.45
SGD22	RM73.45
SGD22	RM73.45

**Exclusive rate for Lido Waterfront Boulevard Owners*

18 holes Green fee, Sharing Buggy & Caddy, Golf Insurance & 8%SST

**rate as at 08th Nov 2024, 1 SGD = 3.30 MYR*

INVENTORY LIST – FULLY FURNISHED UNITS *(applicable to TOWER B only)*

FULLY FURNISHED UNITS – INVENTORY LIST

No.	Items / Description	Type A – 463 sqft 1 Bedroom, 1 Bathroom	Type B - 667 sqft 2 Bedrooms, 2 Bathrooms	Type C - 807 sqft 3 Bedrooms, 3 Bathrooms
	<u>Foyer</u>			
1.	Shoe Cabinet with LED Lighting	•	•	•
2.	Light Fitting	•	•	•
	<u>Kitchen</u>			
1.	Kitchen Cabinet with Appliances and Led Lighting	•	•	•
2.	Hood	•	•	•
3.	Hob	•	•	•
3a.	2 burners	•	•	N/A
3b.	3 burners	N/A	N/A	•
	<u>Dining</u>			
1.	Dining Table	•	•	•
2.	Dining Chair	•	•	•
3.	Pendant Lamp	•	•	•
	<u>Living</u>			
1.	TV Console with LED Lighting	•	•	•
2.	Full Height TV Feature Wall and Full Height Mirror	•	•	•
3.	Sofa	•	•	•
4.	Coffee Table	•	•	•
5.	Light Fitting	•	•	•
	<u>Master Bedroom</u>			
1.	Queen Size Bed with Divan	•	•	•
2.	Full Height Bedhead	•	•	•
3.	Light Fitting	•	•	•
4.	Wardrobe with LED Lighting	•	•	•
5.	Dressing Table c/w Mirror	•	•	•
6.	Stool	•	•	N/A
7.	Display Shelves	•	N/A	N/A

INVENTORY LIST – FULLY FURNISHED UNITS *(applicable to TOWER B only)*

No.	Items / Description	Type A – 463 sqft 1 Bedroom, 1 Bathroom	Type B - 667 sqft 2 Bedrooms, 2 Bathrooms	Type C - 807 sqft 3 Bedrooms, 3 Bathrooms
	<u>Bedroom 2</u>			
1.	Queen Bed with Divan	N/A	•	•
2.	Dressing Table c/w mirror	N/A	•	•
3.	Light Fitting	N/A	•	•
4.	Full Height Bedhead	N/A	•	•
5.	Wardrobe	N/A	•	•
6.	Stool	NA	•	•
	<u>Bedroom 3</u>			
1.	Queen Bed with Divan	N/A	N/A	•
2.	Light Fitting	N/A	N/A	•
3.	Full Height Bedhead	N/A	N/A	•
4.	Wardrobe	N/A	N/A	•
	<u>Bathroom</u>			
1.	Mirror	•	•	•
2.	Vanity Shelves	•	•	•
3.	Shower Screen with Glass Door	•	•	•
	<u>Home Appliances</u>			
1.	Digital Lockset	•	•	•
2.	Air-Conditioner	•	•	•
3.	Ceiling Fan	•	•	•
4.	TV	•	•	•
5.	Refrigerator	•	•	•
6.	Washer Dryer Combo	•	•	•
7.	Water heater with storage	•	•	•
8.	Microwave Oven	•	•	•
9.	Jet Bot Vacuum	•	•	•
10.	Air Purifier	•	•	•
	<u>Overall</u>			
1.	Curtain / Blinds	L/S	L/S	L/S
2.	Lightings	L/S	L/S	L/S
3.	Painting & Ceiling Work	L/S	L/S	L/S

PROMOTION PACKAGE

Booking Fee: 10% of selling price

Legal Fee on SPA & Loan Agreement absorbed by the developer

MOT (excluded legal and disbursement fees) absorbed by the developer

Shuttle Bus service fee (absorbed by developer) to JB CITY CENTRE, RTS and CIQ for 2 years after CCC

Waive 2 Years' Maintenance Fees (Cost absorbed by developer)

Bumi Discount 15%

TOWER A

- Partly Furnished Units:- Air-conditions to all Rooms and Living, Kitchen Cabinet (Top & Bottom), Hod & Hood and Water Heater for all Bath.

TOWER B

- Fully Furnished Unit - refer to the Inventory List for Fully Furnished
- Exclusive Feature of SAMSUNG SMART HOME APPLIANCES
- Waive 1 Year of Broadband service starting on the VP Date (Cost absorbed by developer)

THANK YOU

Lido
WATERFRONT BOULEVARD