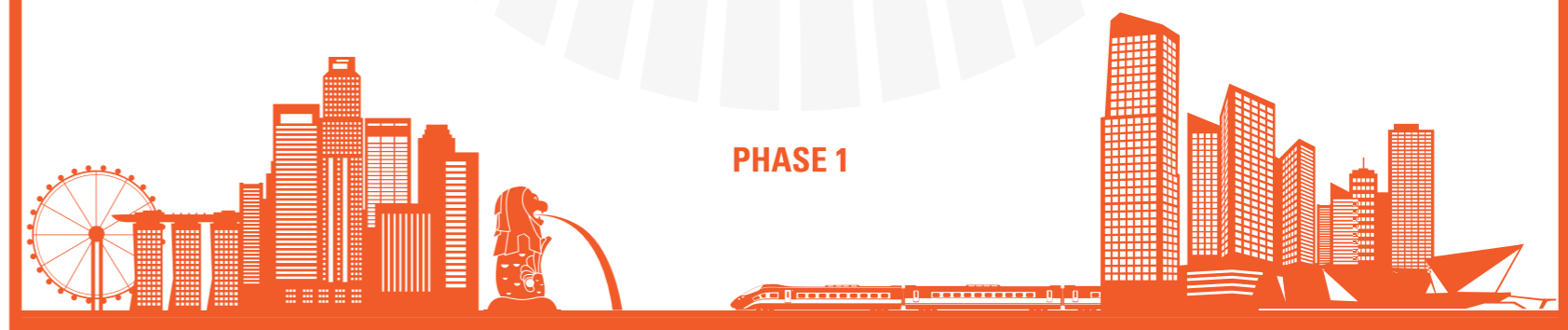




R&F PRINCESS  
COVE 富力公主湾  
JOHOR BAHRU

FREEHOLD  
永久产权



R&F DEVELOPMENT SDN. BHD. (ICD NO. 1069248-H)  
L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1,  
R&F Tanjung Puteri 80300 Johor Bahru Malaysia.

JOHOR BAHRU SALES GALLERY  
(Opposite Grand Blue Wave Hotel)  
Jalan Tanjung Puteri, 80300 Johor Bahru,  
Johor Darul Takzim, Malaysia.

SINGAPORE SALES GALLERY  
Level 3, Room 312, Suntec Singapore  
Convention & Exhibition Centre,  
1 Raffles Boulevard, Singapore 039593

EXPERIENCE OUR WORLD-CLASS SALES GALLERY  
MONDAY TO SUNDAY FROM 10AM TO 7PM

• Developer: R&F Development Sdn Bhd • Address: L2-086-A5, Mercu 1 Jalan Tanjung Puteri 1, R&F Tanjung Puteri 80300 Johor Bahru Malaysia • Developer's License No.: 13578-1/08-2018/01999(L) • Validity Period: 02/08/2017 - 01/08/2018 • Advertising & Sales Permit No.: 13578-1/08-2018/01999(P) • Validity Period: 02/08/2017 - 01/08/2018 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/U/2014/BGN/97 • Expected Completion Date: October 2017 • Land Tenure: Freehold • Land Encumbrance: Nil • Total No. of Units: 868 • Selling Price: RM 708,130 (Min) - RM 1,726,706 (Max) • Built Up Area: 874 sqft (Min) - 1,391 sqft (Max) • 15% Discount Bumiputera • Restriction In Interest: Nil \*Every reasonable care has been taken in preparing this artwork. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact. This is an overseas investment. As overseas investments carry additional financial, regulatory and legal risks, investors are advised to do the necessary checks and research on the investment beforehand.



# HOPSCA

A Comprehensive Lifestyle Development

## ENJOY THE BEST OF BOTH WORLDS BY A BRIDGE SO NEAR

一桥相接 · 两城美景

Straddling both sides of the Causeway to Singapore, R&F Princess Cove is a mixed development and prime waterfront real estate built on the world's most advanced real estate model, HOPSCA (Hotels, Offices, Parks, Shopping malls, Clubhouse and Apartments).



HOTEL



OFFICE



PARKS



SHOPPING



CLUBHOUSE



APARTMENT



# STRATEGIC LOCATION EXCELLENT CONNECTIVITY

优越地理位置 多维交通网络



Actual Aerial Shooting on Jun 2018

ENJOY THE  
URBAN LIFESTYLE OF  
SINGAPORE MALAYSIA IN  
30 MINUTES  
梦想家园 富力公主湾

A mere 2-minute drive to Johor CIQ via car and 10-minute walk to the planned future Rapid Transit (RTS) Link to Singapore, R&F Princess Cove is a privileged address in the heart of the Johor Bahru.



FUTURE THOMSON-EAST COAST  
MRT LINE EXTENSION  
JUST WITHIN 1KM

(BUKIT CHAGAR RAIL TRANSIT SYSTEM TERMINAL STATION)

新加坡汤申东海岸延长线近在咫尺  
新山武吉查卡 (Bukit Chagar) 终点站



# 1<sup>ST</sup> OPERA THEATER IN JOHOR BAHRU

## 新山首座歌剧院

Immerse yourself in a whole new world at the Opera House, a performing space dedicated solely to art creation and performances. The lifestyle boulevard of R&F Princess Cove will bring a whole new level of vibrancy and dynamic energy for the development as a whole. With a mix of retail units and F&B outlets, this colourful strip creates an ideal place for entertainment and leisure activities.



HOLISTIC INTEGRATED LIFESTYLE

# THE CLOSEST YOU CAN GET TO SINGAPORE

马新两国，一步之遥

Double delights for R&F Princess Cove! Following the agreement of RTS commuting system, travelling between the 2 megacities is even closer from now on!

R&F Princess Cove  
PHASE 1  
Shopping Mall

650m Pedestrian  
Sky Bridge To JB CIQ



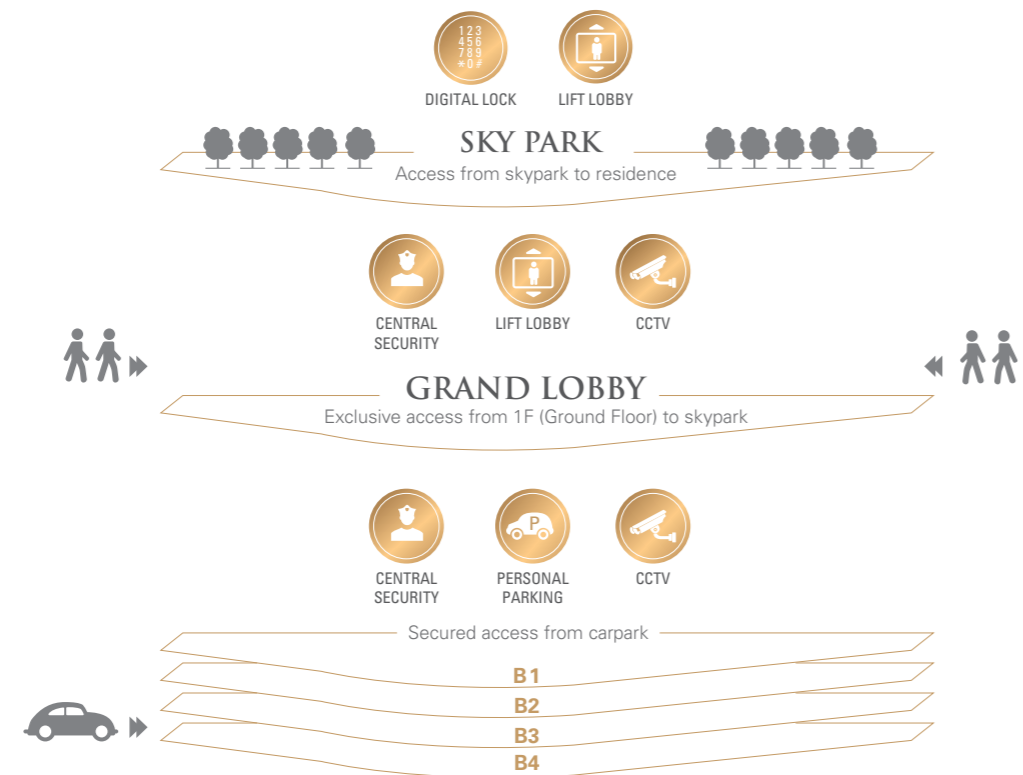
## SECURITY ASSURED, PEACE OF MIND ENSURED

先进的保安系统，给予您安宁无忧的生活

Providing a safe, secure and private environment for homeowners is part and parcel of the lifestyle encompassed by HOPSCA. Residents may rest assured knowing that they have a state-of-the-art Integrated Security and Safety Management System in place to ensure their security and well being at all times.

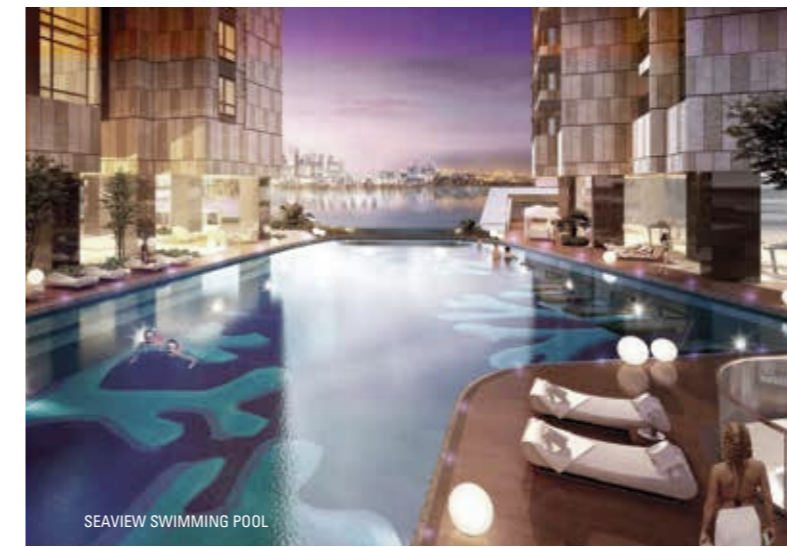


- Digital locks
- Digital Visitor Management System with Visual Intercom
- Emergency call button linked to central security
- Smoke detector system in all homes
- Intelligent internal gas system
- CCTVs in all public areas with central monitoring
- Card-controlled access to Skypark and residences
- Separate distinct vehicular access for residents
- 3 levels dedicated residents' parking
- Personal parking lots



## RECREATE YOUR RELAXATION EXPERIENCES

悠闲生活 全新体验



Relax, renew and reinvent yourself. Indulge in the luxury resort of the resident's only Skypark Clubhouse – one of the largest facilities podium in Johor Bahru overlooking the Straits. Take time for yourself and leave your worries behind... explore the myriad of posh recreational facilities created just for you. Enjoy a fun afternoon family weekend here at R&F Princess Cove.



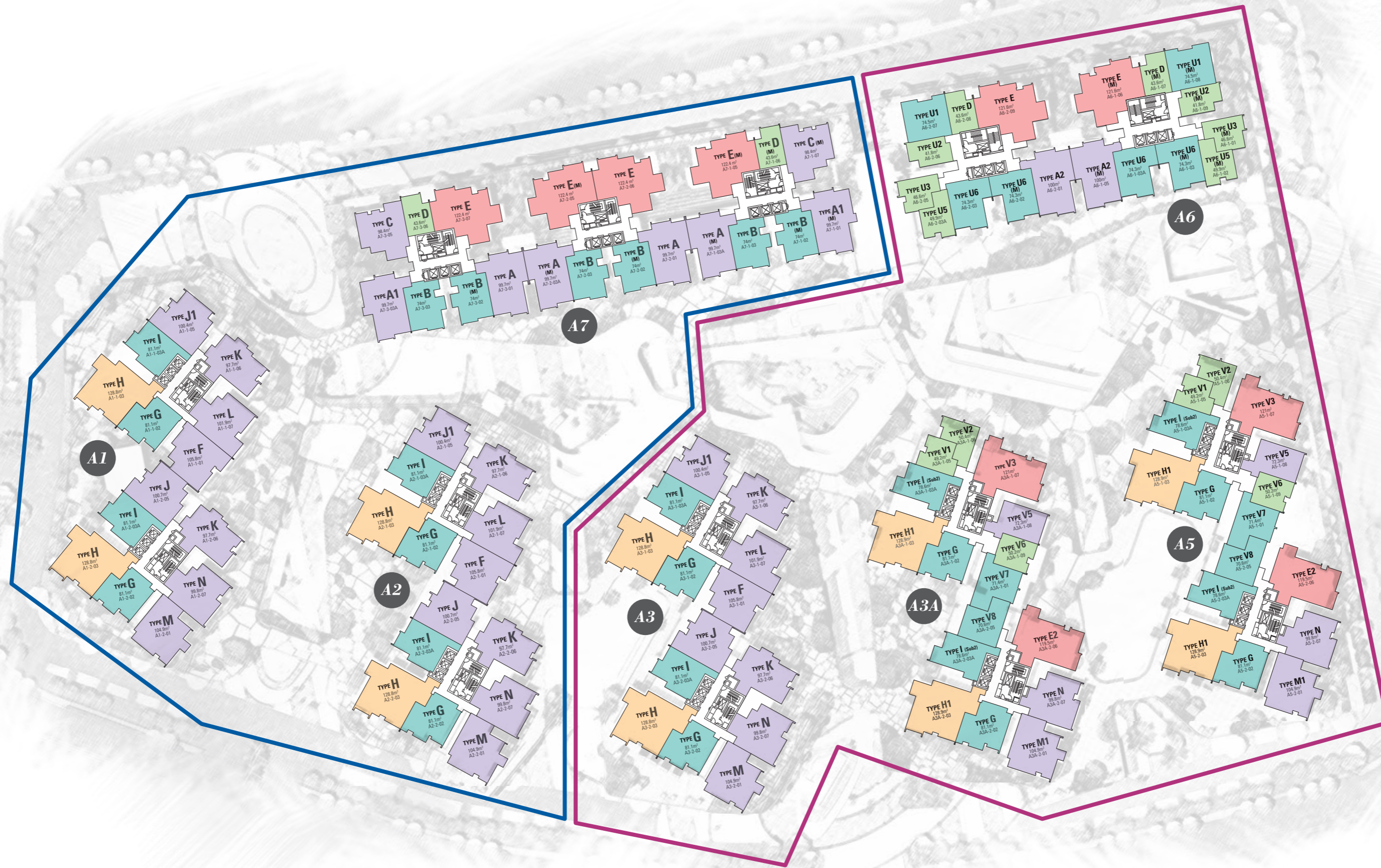
- |   |                               |                              |
|---|-------------------------------|------------------------------|
| 1 Entrance Hall                               | 9 Swimming Pool               | 17 Games Room                |
| 2 Surau (Prayer Room)                         | 10 Children Pool              | 18 Cafe                      |
| 3 Management Office                           | 11 SPA/Sauna                  | 19 Events and Functions Room |
| 4 Reading Room                                | 12 Changing Rooms             | 20 Yoga Room                 |
| 5 Apartment Lobby                             | 13 Gymnasium                  | 21 Playground                |
| 6 Multi Purpose Hall                          | 14 Squash Courts              | 22 Recreation Deck           |
| 7 Child Care Center and Children's Playground | 15 Table Tennis Room and Area | 23 Jogging Track             |
| 8 Toilets (Male & Female)                     | 16 Billiard Room              |                              |





# 33 LUXURIOUS LAYOUTS TO CHOOSE FROM

款豪华雅致的户型

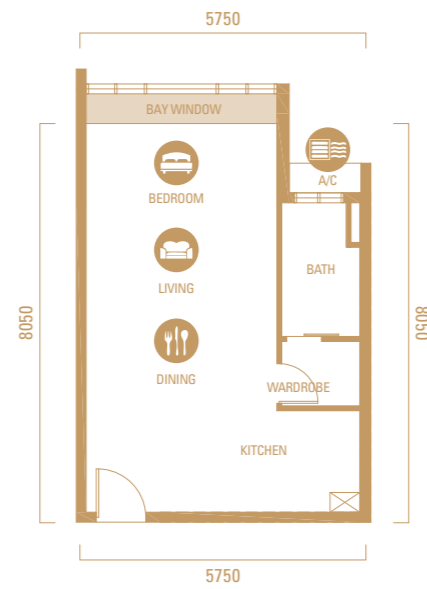


PHASE 1 MASTER PLAN

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms
- Dual Key

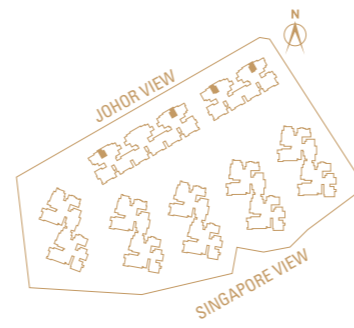


1  
BEDROOM



**TYPE D**

BUILT-UP  
469 SQ.FT. • 43.6 M<sup>2</sup>



MIRROR IMAGE

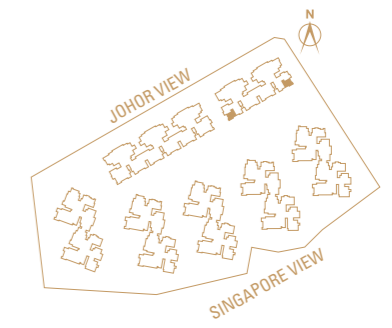


1  
BEDROOM



**TYPE U5**

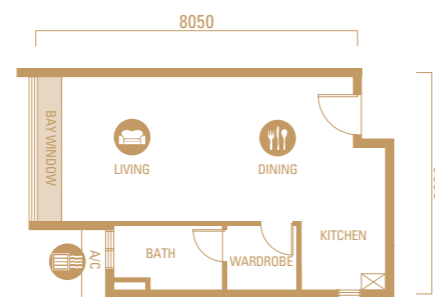
BUILT-UP  
537 SQ.FT. • 49.9 M<sup>2</sup>



MIRROR IMAGE

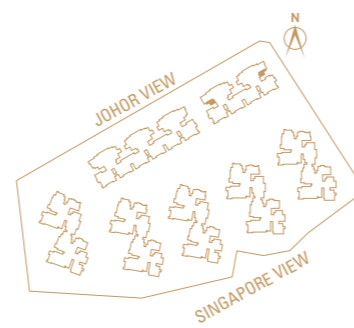


1  
BEDROOM



**TYPE U2**

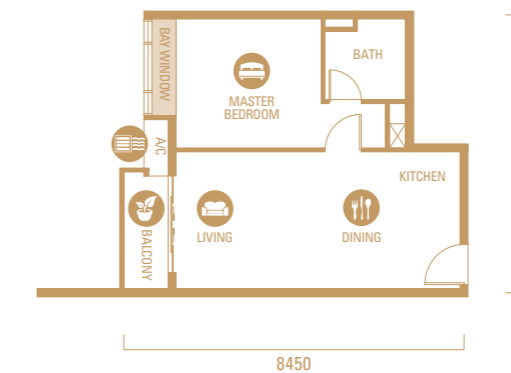
BUILT-UP  
450 SQ.FT. 41.8 M<sup>2</sup>



MIRROR IMAGE

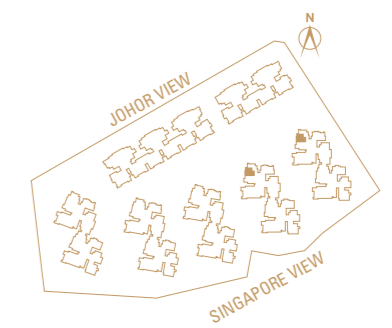


1  
BEDROOM



**TYPE V1**

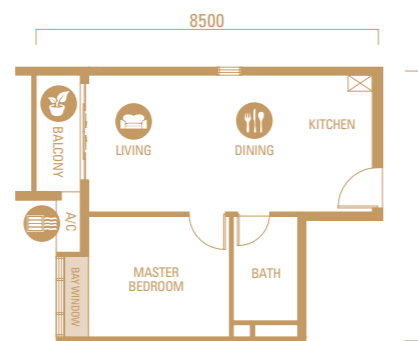
BUILT-UP  
530 SQ.FT. 49.2 M<sup>2</sup>



MIRROR IMAGE

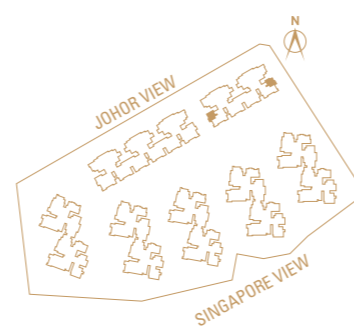


1  
BEDROOM



**TYPE U3**

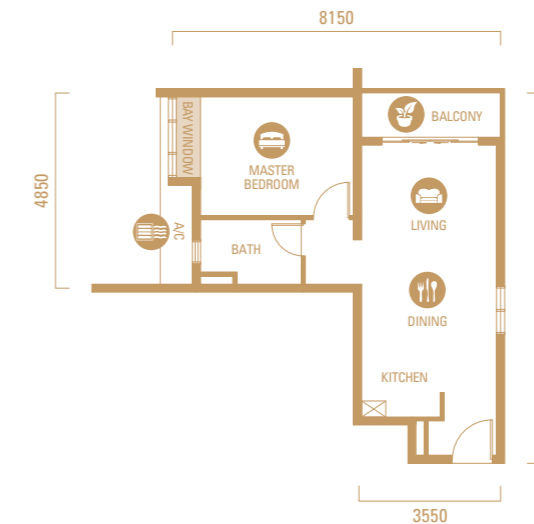
BUILT-UP  
502 SQ.FT. • 46.6 M<sup>2</sup>



MIRROR IMAGE

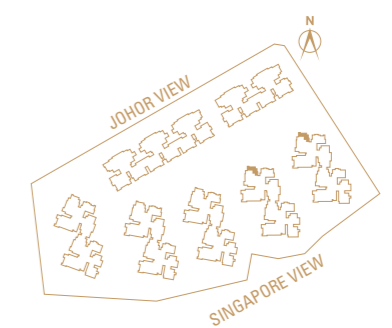


1  
BEDROOM



**TYPE V2**

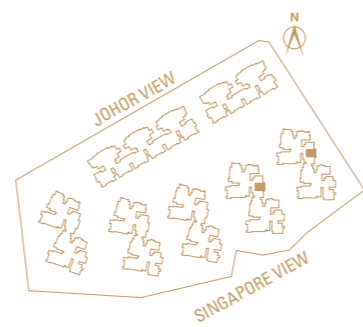
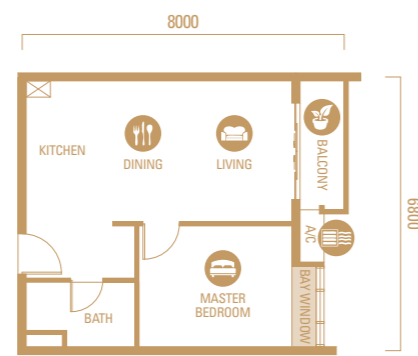
BUILT-UP  
543 SQ.FT. • 50.4 M<sup>2</sup>



MIRROR IMAGE



**1**  
BEDROOM



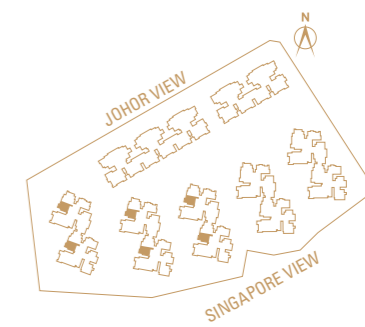
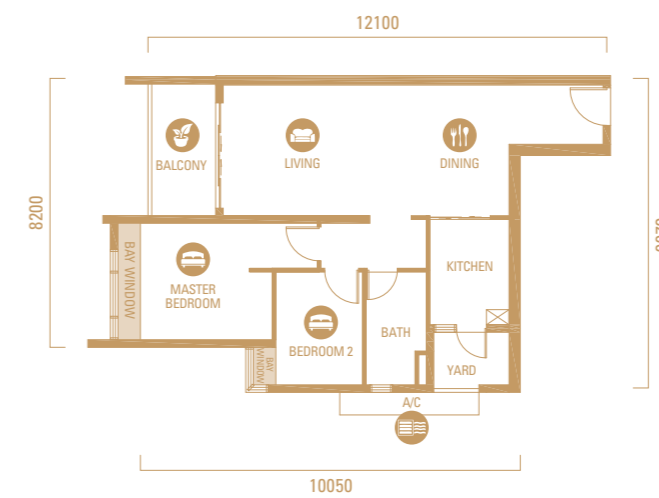
MIRROR IMAGE

**TYPE V6**

BUILT-UP  
540 SQ.FT. • 50.2 M<sup>2</sup>

- 1 BEDROOM
- 1 BATHROOM
- BALCONY
- 1 BAY WINDOW

**2**  
BEDROOMS



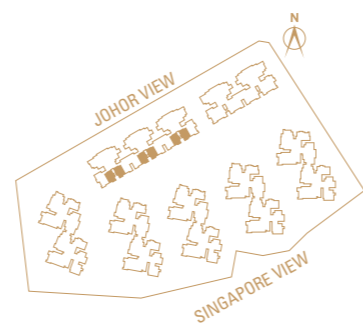
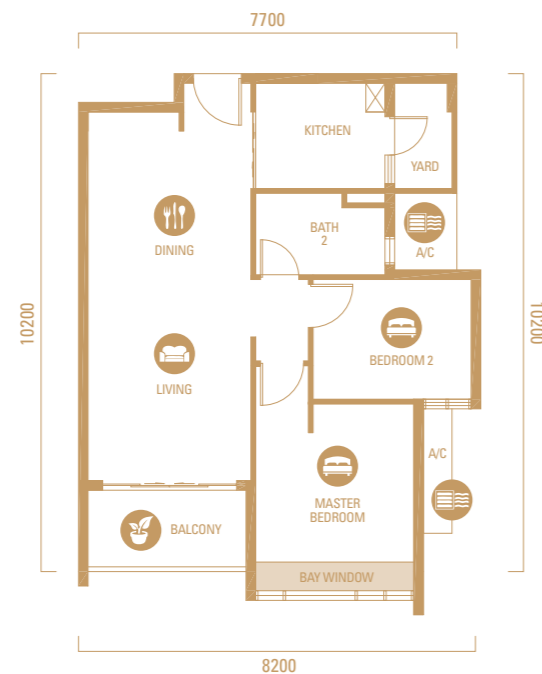
MIRROR IMAGE

**TYPE I**

BUILT-UP  
873 SQ.FT. • 81.1 M<sup>2</sup>

- 2 BEDROOMS
- 1 BATHROOM
- BALCONY
- 2 BAY WINDOWS

**2**  
BEDROOMS



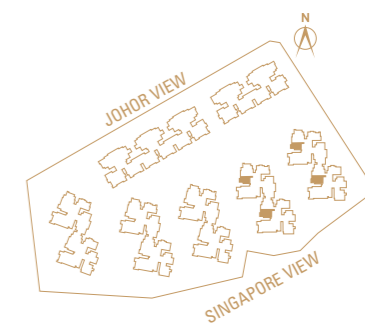
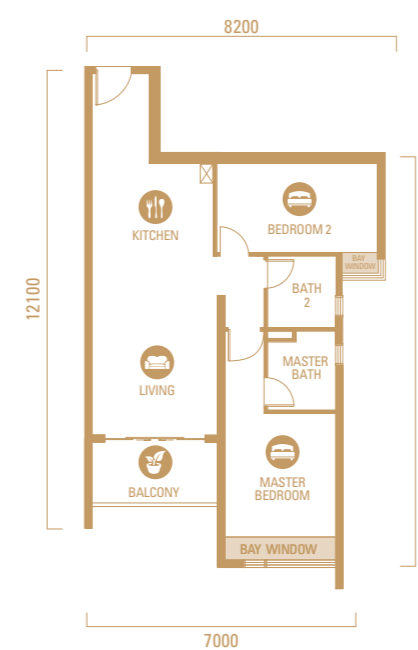
MIRROR IMAGE

**TYPE B**

BUILT-UP  
797 SQ.FT. • 74 M<sup>2</sup>

- 2 BEDROOMS
- 1 BATHROOM
- BALCONY
- 1 BAY WINDOW

**2**  
BEDROOMS



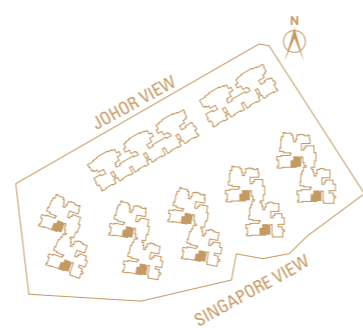
MIRROR IMAGE

**TYPE I SUB 2**

BUILT-UP  
846 SQ.FT. • 78.6 M<sup>2</sup>

- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY
- 2 BAY WINDOWS

**2**  
BEDROOMS



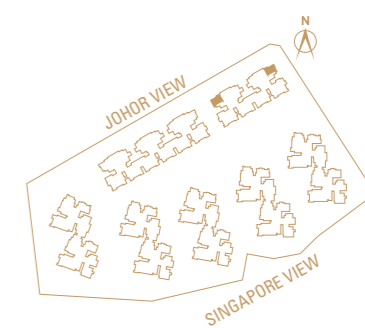
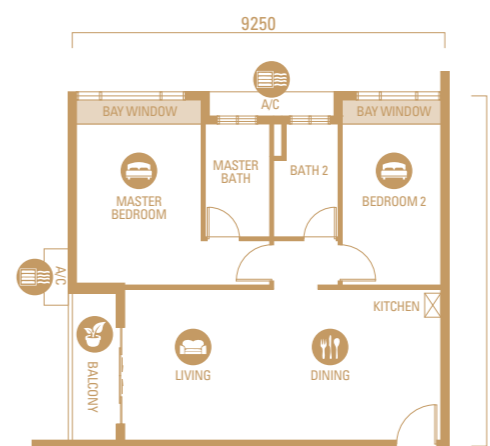
MIRROR IMAGE

**TYPE G**

BUILT-UP  
873 SQ.FT. • 81.1 M<sup>2</sup>

- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY
- 2 BAY WINDOWS

**2**  
BEDROOMS



MIRROR IMAGE

**TYPE U1**

BUILT-UP  
802 SQ.FT. • 74.5 M<sup>2</sup>

- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY
- 2 BAY WINDOWS

<p><b>2</b> BEDROOMS</p>  <p><b>TYPE U6</b> BUILT-UP 800 SQ. FT. • 74.3 M<sup>2</sup></p>  <p>MIRROR IMAGE</p>  <p>2 BEDROOMS 2 BATHROOMS BALCONY 2 BAY WINDOWS</p>	<p><b>3</b> BEDROOMS</p>  <p><b>TYPE L</b> BUILT-UP 1,097 SQ. FT. • 101.9 M<sup>2</sup></p>  <p>MIRROR IMAGE</p>  <p>2 BEDROOMS 2 BATHROOMS BALCONY 2 BAY WINDOWS 1 STUDY ROOM</p>
<p><b>2</b> BEDROOMS</p>  <p><b>TYPE V7</b> BUILT-UP 769 SQ. FT. • 71.4 M<sup>2</sup></p>  <p>MIRROR IMAGE</p>  <p>2 BEDROOMS 2 BATHROOMS BALCONY 1 BAY WINDOW</p>	<p><b>3</b> BEDROOMS</p>  <p><b>TYPE N</b> BUILT-UP 1,074 SQ. FT. • 99.8 M<sup>2</sup></p>  <p>MIRROR IMAGE</p>  <p>2 BEDROOMS 2 BATHROOMS BALCONY 1 BAY WINDOW 1 STUDY ROOM</p>
<p><b>2</b> BEDROOMS</p>  <p><b>TYPE V8</b> BUILT-UP 760 SQ. FT. • 70.6 M<sup>2</sup></p>  <p>MIRROR IMAGE</p>  <p>2 BEDROOMS 2 BATHROOMS BALCONY 1 BAY WINDOW</p>	<p><b>3</b> BEDROOMS</p>  <p><b>TYPE V5</b> BUILT-UP 778 SQ. FT. • 72.3 SQ. M<sup>2</sup></p>  <p>MIRROR IMAGE</p>  <p>2 BEDROOMS 1 BATHROOM BALCONY 1 BAY WINDOW 1 STUDY AREA</p>

<p><b>3</b> BEDROOMS</p>  <p><b>TYPE A</b> BUILT-UP 1,073 SQ.FT. • 99.7 M<sup>2</sup></p>	<p><b>3</b> BEDROOMS</p>  <p><b>TYPE C</b> BUILT-UP 1,059 SQ.FT. • 98.4 M<sup>2</sup></p>
<p><b>3</b> BEDROOMS</p>  <p><b>TYPE A1</b> BUILT-UP 1,073 SQ.FT. • 99.7 M<sup>2</sup></p>	<p><b>3</b> BEDROOMS</p>  <p><b>TYPE F</b> BUILT-UP 1,139 SQ.FT. • 105.8 M<sup>2</sup></p>
<p><b>3</b> BEDROOMS</p>  <p><b>TYPE A2</b> BUILT-UP 1079 SQ.FT. • 100.2 M<sup>2</sup></p>	<p><b>3</b> BEDROOMS</p>  <p><b>TYPE J</b> BUILT-UP 1,084 SQ.FT. • 100.7 M<sup>2</sup></p>

**3 BEDROOMS**

**TYPE J1**  
BUILT-UP  
1,081 SQ.FT. • 100.4 M<sup>2</sup>

3 BEDROOMS 2 BATHROOMS BALCONY 2 BAY WINDOWS

**3 BEDROOMS**

**TYPE M1**  
BUILT-UP  
1129 SQ. FT. • 104.9 M<sup>2</sup>

3 BEDROOMS 2 BATHROOMS BALCONY 2 BAY WINDOWS

**3 BEDROOMS**

**TYPE K**  
BUILT-UP  
1,052 SQ.FT. • 97.7 M<sup>2</sup>

3 BEDROOMS 2 BATHROOMS BALCONY 3 BAY WINDOWS

**4 BEDROOMS**

**TYPE H**  
BUILT-UP  
1386 SQ.FT. • 128.8 M<sup>2</sup>

4 BEDROOMS 3 BATHROOMS BALCONY 3 BAY WINDOWS

**3 BEDROOMS**

**TYPE M**  
BUILT-UP  
1,129 SQ.FT. • 104.9 M<sup>2</sup>

3 BEDROOMS 2 BATHROOMS BALCONY 2 BAY WINDOWS

**4 BEDROOMS**

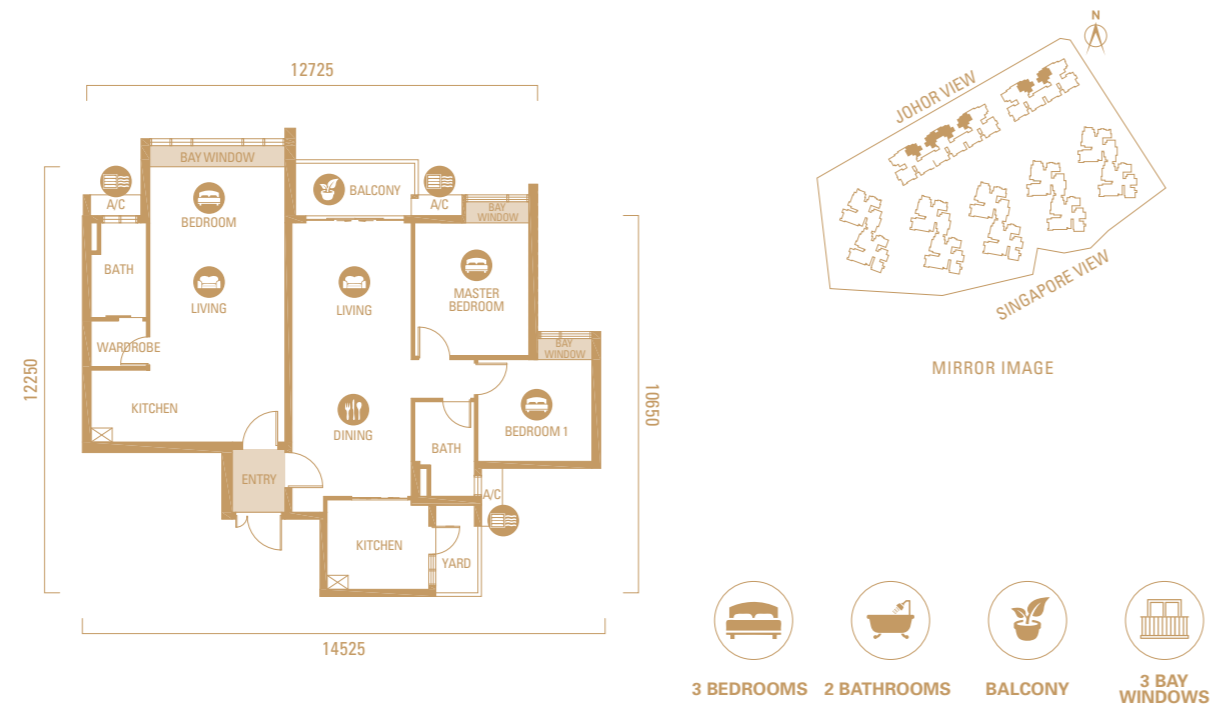
**TYPE H1**  
BUILT-UP  
1387 SQ.FT. • 128.9 M<sup>2</sup>

4 BEDROOMS 3 BATHROOMS BALCONY 3 BAY WINDOWS

**DUAL KEY**

**TYPE E**

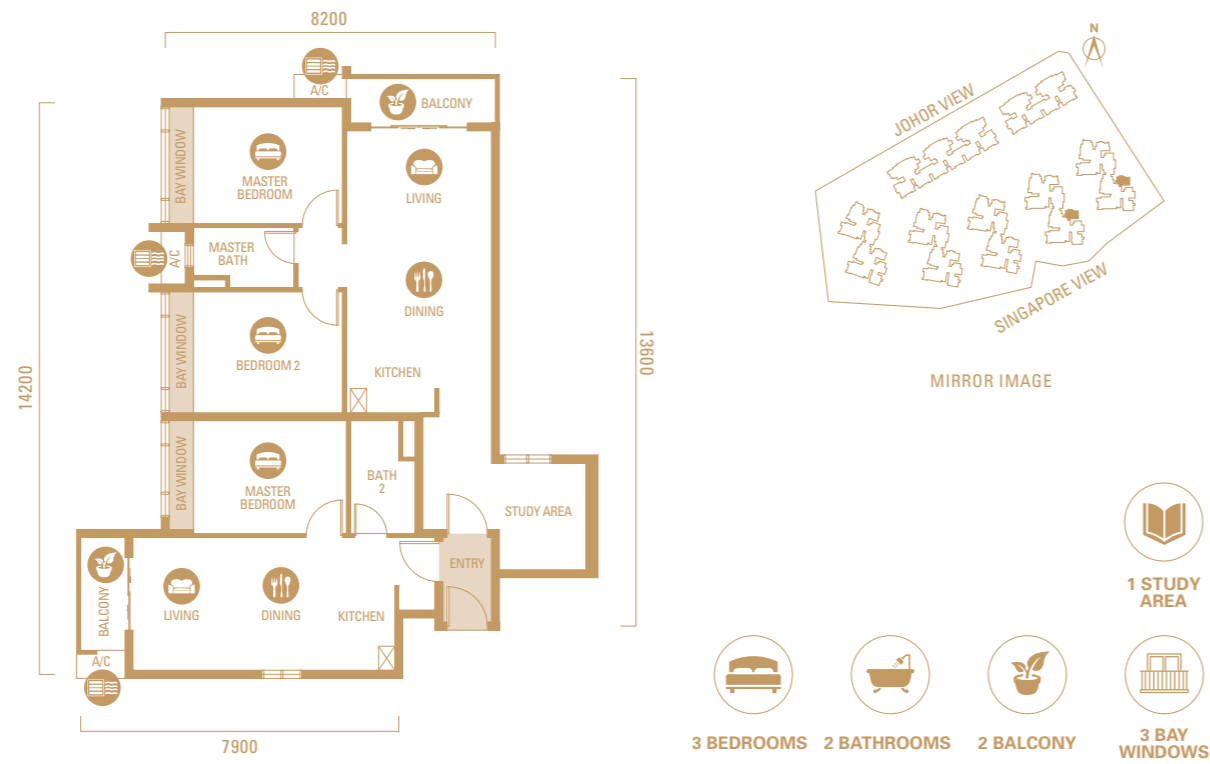
BUILT-UP  
1,318 SQ.FT. • 122.4 M<sup>2</sup>



**DUAL KEY**

**TYPE E2**

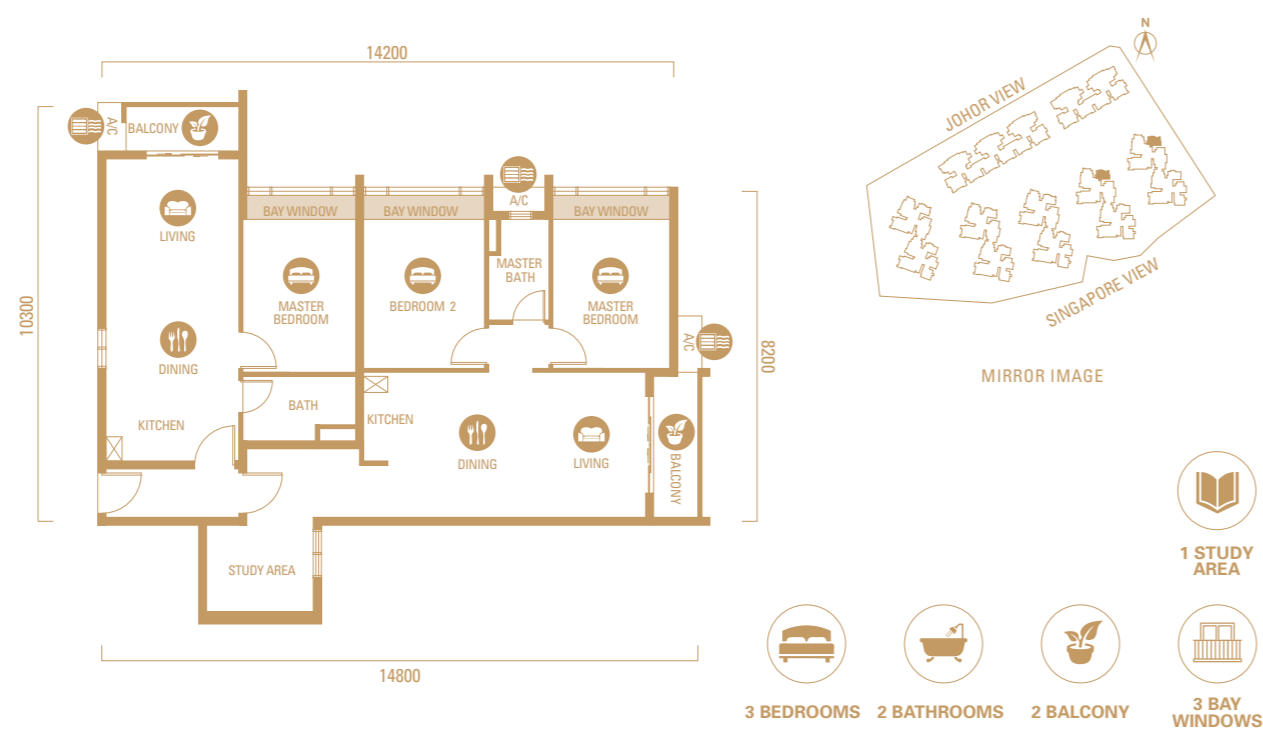
BUILT-UP  
1286 SQ.FT. • 119.5 M<sup>2</sup>



**DUAL KEY**

**TYPE V3**

BUILT-UP  
1302 SQ.FT. • 121.0 M<sup>2</sup>



**SPECIFICATION**

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALLS</b>	Brickwall / Reinforced Concrete
<b>ROOF COVERING</b>	Reinforced Concrete Roof
<b>CEILING</b>	Concrete Slab With Skim Coat / Ceiling Board
<b>WINDOWS</b>	Aluminium Frame Glazed Window
<b>DOORS</b>	
<b>MAIN ENTRANCE</b>	Quality Timber Door
<b>BEDROOMS / BATHROOMS</b>	Timber Flush Door
<b>BALCONY / OTHERS (IF ANY)</b>	Aluminium Frame Glazed Door / Timber Frame Glazed Door / Timber Flush Door
<b>IRONMONGERY</b>	Quality Locksets
<b>WALL FINISHES</b>	
<b>BATHROOMS</b>	Full Height Tiles (Where Applicable)
<b>KITCHEN</b>	Full Height Tiles (Where Applicable)
<b>GENERAL</b>	Plaster And Paint
<b>FLOOR FINISHES</b>	
<b>LIVING / DINING</b>	Tiles / Laminated Timber Flooring
<b>KITCHEN / BATHROOMS</b>	Tiles
<b>BEDROOMS</b>	Laminated Timber Flooring
<b>BALCONY / YARD (if any)</b>	Tiles
<b>OTHER AREAS</b>	Cement Render (Where Applicable)

SANITARY AND PLUMBING FITTINGS	A/A1	A2	B	C	D	E	E2	F	G	H	H1	I	I(Sub2)	J/J1	K	L	M	M1	N
KITCHEN SINK	1	1	1	1	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1
WASH BASIN	2	2	1	2	1	2	2	2	2	3	3	1	1	2	2	2	2	2	2
SHOWER FITTINGS	2	2	1	2	1	2	2	2	2	3	3	1	1	2	2	2	2	2	2
WATER CLOSET	2	1	1	2	1	2	2	1	1	1	1	1	1	1	1	1	2	1	2
BATH TUB	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0

SANITARY AND PLUMBING FITTINGS	U1	U2	U3	U5	U6	V1	V2	V3	V5	V6	V7	V8
KITCHEN SINK	1	1	1	1	1	1	1	2	1	1	1	1
WASH BASIN	2	1	1	1	1	1	1	2	1	1	2	2
SHOWER FITTINGS	2	1	1	1	1	1	1	2	1	1	2	2
WATER CLOSET	1	1	1	1	1	1	1	2	1	1	1	1
BATH TUB	0	0	0	0	0	0	0	0	0	0	0	0

ELECTRICAL INSTALLATIONS	A/A1	A2	B	C	D	E	E2	F	G	H	H1	I	I(Sub2)	J/J1	K	L	M	M1	N
LIGHTING POINT	25	18	23	24	14	43	27	24	24	24	21	22	15	24	24	24	24	15	24
POWER POINT (13A)	28	39	27	29	20	51	55	29	29	39	27	32	29	29	29	29	29	33	29
WATER HEATER	1	2	1	1	1	1	1	1	1	3	3	1	2	1	1	1	1	2	1
AIR CONDITIONER POINT	4	4	3	4	1	4	5	4	3	5	5	3	3	4	4	4	4	4	4
TV POINT	2	4	2	2	1	3	5	2	2	2	5	2	3	2	2	2	2	4	2
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

ELECTRICAL INSTALLATIONS	U1	U2	U3	U5	U6	V1	V2	V3	V5	V6	V7	V8
LIGHTING POINT	14	12	11	10	14	11	11	28	11	11	16	14
POWER POINT (13A)	30	18	22	23	30	22	24	51	29	22	31	28
WATER HEATER	2	1	1	1	2	1	1	2	1	1	2	2
AIR CONDITIONER POINT	3	1	2	2	3	2	2	5	3	3	3	3
TV POINT	3	1	2	2	3	2	2	5	3	3	3	3
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1
INTERCOM POINT	1	1	1	1	1	1	1	1	1	1	1	1

TELEPHONE POINT	A/A1	A2	B	C	D	E	E2	F	G	H	H1	I	I(Sub2)	J/J1	K	L	M	M1	N
TELEPHONE POINT	1	1	1	1	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1

TELEPHONE POINT	U1	U2	U3	U5	U6	V1	V2	V3	V5	V6	V7	V8
TELEPHONE POINT	1	1	1	1	1	1	1	2	1	1	1	1

\*Every reasonable care has been taken in preparing this brochure. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact.